

**ZONING INFORMATION TABLE - EAST HAMPTON, CT
#1 COLCHESTER AVE**

OWNER: CH REALTY VIII/CG CT ATLANTIS LLC,
 EXISTING LOT AREA = 67,163 S.F. (1.54± Ac)
 ASSESSOR'S MAP ID: 07A-56-22 AND 071-56-24
 ZONING: C ZONE - COMMERCIAL
 EXISTING USE: GAS STATION AND RESIDENTIAL
 PROPOSED USE: GAS STATION

	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	15,182 S.F.	76,122 S.F.
MINIMUM FRONTAGE	100 FT.	460 FT.	550 FT.
LOT WIDTH - MAIN ST.	150 FT.	15± FT.	200 FT.
LOT WIDTH - COLCHESTER AVE.	150 FT.	93± FT.	175 FT.
HEIGHT	35 FT.	<35	<35
FRONT YARD	50 FT	3.7 FT (CANOPY)	50 FT (CANOPY)
		40.5 FT (BUILDING)	105.3 FT (BUILDING)
SIDE YARD	25 FT	17.9 FT	60.8 FT.
REAR YARD	25 FT	119.7 FT	N/A
LOT COVERAGE	60 %	7.2 %	9.1 % (6,948 S.F.)

PARKING:
 RETAIL (SECTION 7.1)
 2 SPACES/1000 SF X 4,500 SF = **REQUIRED** 9 SPACES **PROPOSED** 19 SPACES

RESTAURANT (SECTION 7.1)
 1 SPACES/3 SEATS X 12 SEATS = 4 SPACES 4 SPACES

TOTAL SPACES = 13 SPACES 23 SPACES

MARKED HANDICAP ACCESSIBLE SPACES (1-25 SPACES) 1 HC SPACES 1 HC SPACES

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT:
 FILLING STATION RECONSTRUCTION
 1 COLCHESTER AVE
 EAST HAMPTON, CT 06424

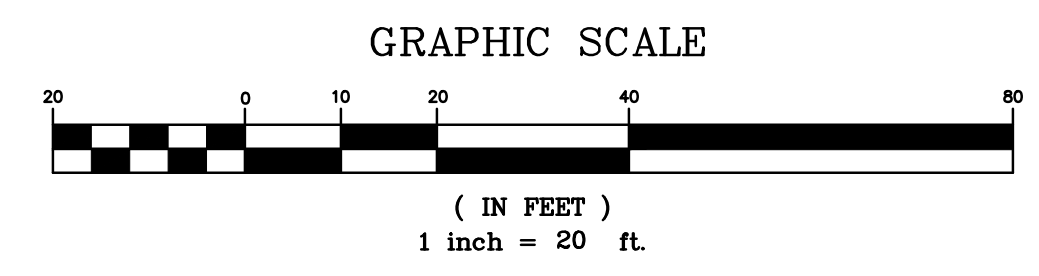
PREPARED FOR:
 ATLANTIS MANAGEMENT GROUP
 318 MAIN STREET
 KENSINGTON, CT 06037

**ENVIRONMENTAL SERVICES
 ENGINEERING SERVICES**
 67 HALL ROAD
 STURBRIDGE, MA 01560
 PHONE: 774-241-0901
 FAX: 774-241-0906



ISSUE DATE: 03/25/2019
 DRAWN BY: SH CHECKED BY: MS
 SCALE: 1" = 20'
 PROJECT NO.: 2018-184
 SHEET NAME:
**PROPOSED LAYOUT
 PLAN**
 SHEET NO.:
C-1.0

CBYD NOTE:
 CONTRACTOR REQUIRED TO NOTIFY "CALL-BEFORE-YOU-DIG" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-800-922-4455.
 CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES



PLAN REFERENCE:
 BASE PLAN PER PLANS ENTITLED "EXISTING CONDITION SURVEY", PREPARED FOR ATLANTIS MANAGEMENT, BY: DENNO LAND SURVEYING AND CONSULTING, 2 TUNXIS RD STE. 214 - TARIFFVILLE, CT 06081, DATED 01/15/20, SCALE: 1"=20'

PROFESSIONAL SEAL