



- NOTES:
1. THE PROPOSED BUILDING WILL MATCH THE EXIST. BUILDING'S COLOR & ARCHITECTURAL DESIGN.
  2. THE NEW LOT COVERAGES ARE AS FOLLOWS:  
 a) EX. BUILDING COVERAGE = 10.87%  
 b) NEW BUILDING COVERAGE = 11.87%  
 c) EX. LOT COVERAGE = 40.07%  
 d) NEW LOT COVERAGE = 40.07%  
 THESE PERCENTAGES ARE BELOW THE ALLOWABLE PERCENTAGES.
  3. THERE NO SETBACKS ON THIS SITE.



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100 STATE ST. SUITE 100  
HARTFORD, CT 06103-3111  
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LAKEVIEW COURT  
A RETAIL AND OFFICE BUILDING

42 EAST HIGH ST. HARTFORD, CONNECTICUT 06103  
EAST HAMPTON, CT

OWNER/APPLICANT  
WILLIAM WAYNE RAND  
EAST HIGH ST.  
EAST HAMPTON, CT

DATE OF ISSUE: 12 FEB 2002  
FILE NO: 2002-0002

PER SECTION 16-6 OF THE CONNECTICUT GENERAL STATUTES AS AMENDED, APPROVAL AUTOMATICALLY GRANTED IF ALL PHYSICAL REQUIREMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.  
 THE REGULATION REGULATIONS OF THE TOWN OF EAST HAMPTON PLANNING & ZONING COMMISSION ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, INCLUDING ANY VARIANCES OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCES OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE EAST HAMPTON  
PLANNING & ZONING COMMISSION  
FINAL APPROVAL CHAIRMAN DATE  
CONDONATIONAL APPROVAL CHAIRMAN DATE

APPROVED BY THE EAST HAMPTON  
ZONING BOARD OF APPEALS  
FINAL APPROVAL CHAIRMAN DATE  
CONDONATIONAL APPROVAL CHAIRMAN DATE

PARKING CALCULATIONS: BREAKDOWN PER USE:

USE	NET SF	PARKING REQ.
OFFICES - B.C. MEDICAL	1,000	1,000
W/O CONSTRUCTION	1,000	1,000
EMERSON PHYS. THERAPY	1,000	1,000
W/O BLESSE FAMILY PRACTICE	1,000	1,000
DENTIST	800	7,000

ADDITIONAL RETAIL:

WALDEEN P.S. INC.	500	3,750
TAKE'S CAFE	750	4,125
TEMPERATIONS TEJELAY	500	3,125
VILLAGE CUPPER	1,000	6,250
THATCHER'S CLOTH STORE	200	1,875
EMMA DEARON, THE (AT DAY)	100	937.5
PAT'S WASH RLS	100	937.5
RETAIL TO BE BUILT (APPROX)	250	1,875
RETAIL PER REGS.	200	1,875
BENEFITS FEE REGS.	100	937.5
PARKING SPACES REQUIRED	64,125	
PARKING SPACES PROVIDED	78,000	*

\* THIS IS AFTER 8 SPACES ARE REMOVED FOR THE PROPOSED BUILDING.

OWNER/APPLICANT  
WILLIAM WAYNE RAND  
EAST HIGH ST.  
EAST HAMPTON, CT

ABANDONED SITE PLAN LAYOUT  
LAKEVIEW COURT  
EAST HIGH ST.  
EAST HAMPTON, CONNECTICUT

PLANS BY PAT GORMAN  
DATE: 2/2/02 DRAWN: PFG SHEET # 1  
SCALE: 1"=20' DES: AVG 13 & 2002

DATE	BY	REVISION
2/2/02	PFG	1
2/2/02	AVG	2