

(Map Ref. #8)

ZONE R-20A

ZONE C-3

Ex. Cooler  
Ex. Stoop  
Ex. R.R. Wall  
Ex. Hat  
Ex. Stairs  
Ex. Porch  
Ex. Bench  
Ex. Picnic Table  
Ex. Wood  
Ex. Split Rail Fence

PROP. 1600 SF  
DRIVE-THRU  
RESTAURANT

(TO BE CONVERTED FROM  
MANUFACTURING TO RETAIL)  
5,500 S.F.  
#830  
Ex Building  
Manufacturing  
4,440 S.F.  
(Slab on Grade)  
(Served by Private Well)

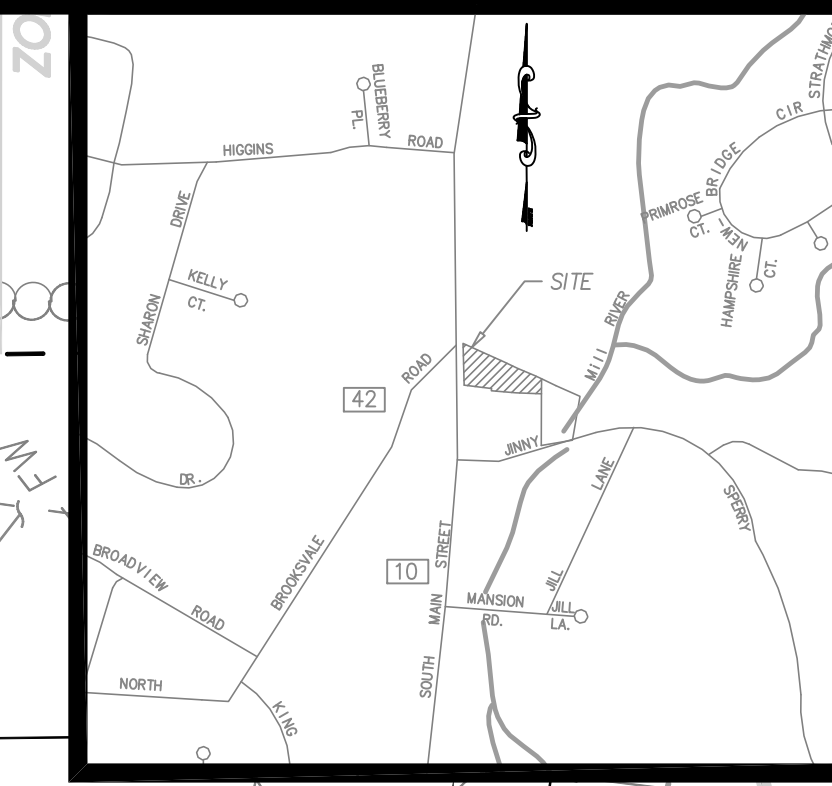
Retail  
5,060 S.F.

N/F  
FRANCHISE REALTY  
INTERSTATE CORP  
(McDONALD'S)

(TO BE REMOVED)  
Ex. Trailer

Ex Building  
(Slab on Grade)  
(Served by Private Well)

Ex Door  
FF=161.4'



KEYMAP SCALE: 1" = 1000'

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1:
PROJECT: 211058-FLOOD
DB: AQ/MPT SR: AQ DR: SB
SEAL:

Disclaimer:  
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area (either in service or abandoned). To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

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FEASIBILITY #2

for  
THE  
GREYSTONE  
GROUP

#828 & #830 SOUTH MAIN STREET  
CHESHIRE, CT

SCALE: 1" = 20'  
DATE: FEBRUARY 25, 2022

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO.: 211-058  
DRAWING NO.: F-2

PARKING TABLE	
PARKING REQUIREMENTS:	
RETAIL: 1/250 S.F. OF GROSS AREA	
STORAGE: 1/1000 S.F. OF GROSS AREA	
RETAIL BUILDING (#830) = 9,500 S.F./ 250 = 38.00 SPACES	
ICE CREAM BUILDING (#828):	
1ST FLOOR RETAIL = 960 S.F./ 250 = 3.84 SPACES	
2ND FLOOR STORAGE = 960 S.F./ 1000 = 0.96 SPACES	
TOTAL REQUIRED PARKING = 38.00 + 3.84 + 0.96 = 42.80 = 43 SPACES	
PROPOSED PARKING = 4 H.C. + 44 STANDARD = 48 SPACES	

LANDSCAPING TABLE	
PARKING LOTS FOR MORE THAN TWENTY (20) CARS SHALL CONTAIN INTERIOR LANDSCAPED AREA EQUAL TO AT LEAST 10% OF THE GROSS PARKING LOT AREA. ONE (1) SHADE TREE NOT LESS THAN TWO (2) INCHES IN CALIPER SHALL BE PLANTED WITHIN THE INTERIOR LANDSCAPED AREA FOR EACH FIVE (5) PARKING SPACES OR FRACTION THEREOF.	
GROSS PAVED AREA = 25,700 S.F.	
INTERIOR LANDSCAPED AREA = 25,700 X 0.11 = 2,570 S.F.	
REQUIRED LANDSCAPED AREA = 3,000 S.F.±	
PROPOSED PARKING = 48 SPACE	
REQUIRED SHADE TREES = 48/5 = 9.6 = 10 TREES	
PROPOSED STREET TREES = 10	

ZONING TABLE	
ZONE: C-3	REQUIRED
LOT AREA	20,000 SF
FRONT YARD SETBACK	50 FT
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	40 FT
MIN. SETBACK FROM RES. DIST. BOUNDARY LINE	40 FT
MAX. LOT COVERAGE	20%

LEGEND	
○	PROPERTY LINE
●	IRON PIN TO BE SET
◻	EXISTING IRON PIN
■	MONUMENT TO BE SET
■	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊗	EXISTING STORM MANHOLE
⊕	EXISTING CATCH BASIN
⊛	EXISTING LIGHT
⊚	EXISTING HYDRANT
⊖	EXISTING GAS VALVE
⊕	EXISTING WATER VALVE
⊗	EXISTING UTILITY POLE
---	EX. EDGE OF ROAD
---	EX. EDGE OF ROAD (CURBED)
---	EX. EDGE OF DRIVEWAY
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. GUIDE RAIL
---	EX. CONTOUR