LOCATION MAP

SCALE: 1" = 1000'

ZONING INFORMATION

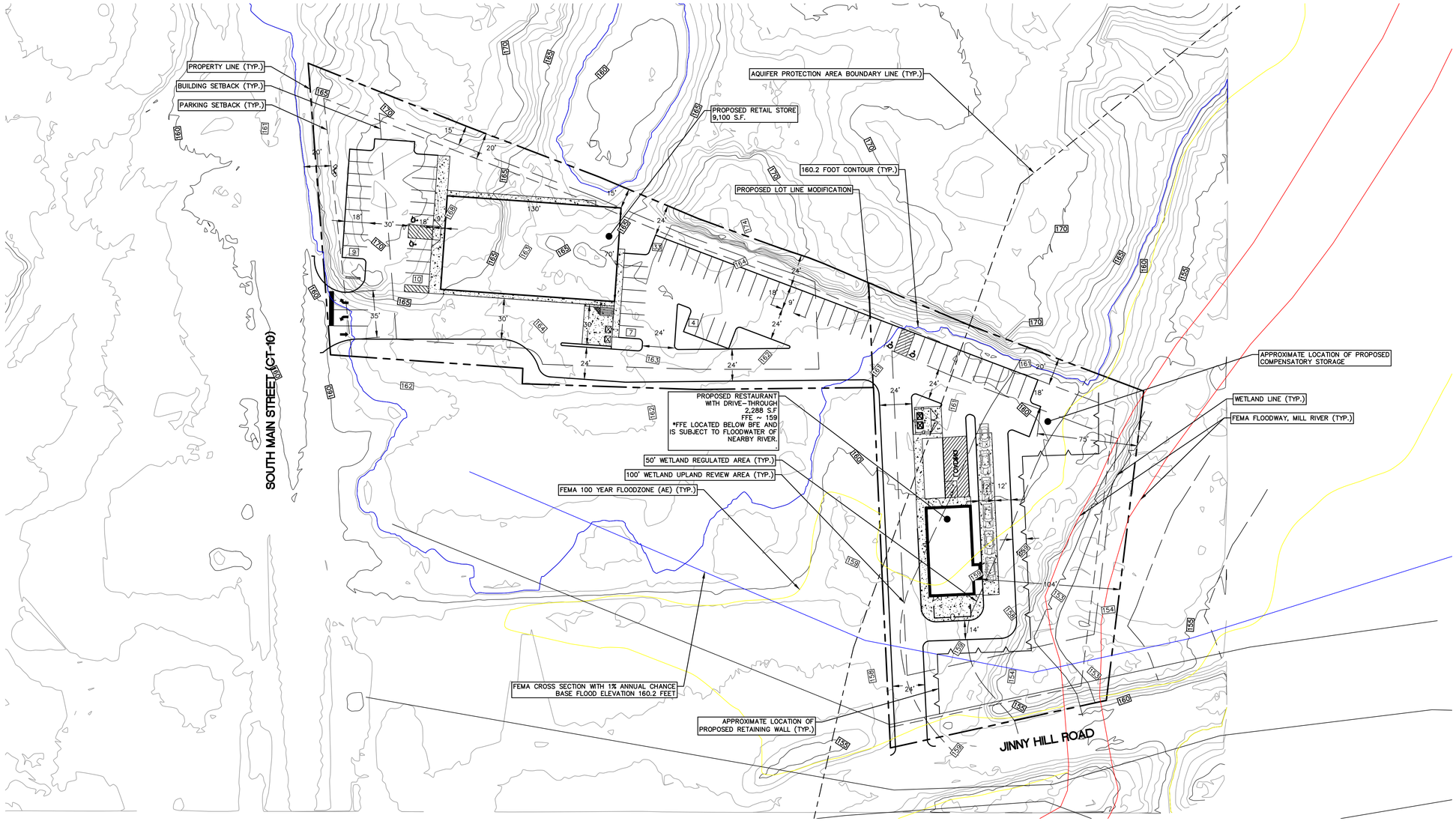
LOCATION: CHESHIRE, NEW HAVEN COUNTY				
ZONE: COMMERCIAL DISTRICT 3 (C-3)				
USE: RETAIL (PERMITTED USE VIA ADMINISTRATIVE SITE PLAN APPROVAL BY PZC); RESTAURANT WITH DRIVE THROUGH (PERMITTED VIA SPECIAL PERMIT BY PZC)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	20,000 S.F.	114,802 S.F. (2.64 AC.)	NO
2	MINIMUM LOT WIDTH	100 FEET	78 FEET	NO
3	MINIMUM LOT FRONTAGE	50 FEET	218 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	85 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	15 FEET	NO
6	MINIMUM REAR SETBACK	40 FEET	104 FEET	NO
7	MAXIMUM BUILDING HEIGHT	40 FEET	< 40 FEET	NO
8	MAXIMUM LOT COVERAGE	20 PERCENT	9.9 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	11,388 S.F.	NO
2	PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 250 S.F. OF FINISHED SPACE (9,100 S.F.) TOTAL= 36 RESTAURANT: 1 SPACE PER EVERY 75 S.F. OF CUSTOMER SPACE (1,144 S.F.) PLUS 1 SPACE PER EACH 100 FEET OF OTHER FLOOR AREA (1,144 S.F.) TOTAL = 27 TOTAL REQUIRED = 63 SPACES	63 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	4 SPACES	4 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2–WAY DRIVEWAY MAXIMUM – 35 FEET	24 FEET – 2–WAY DRIVEWAY MAXIMUM – 35 FEET	NO
6	MINIMUM FRONT SETBACK	20 FEET FROM STREET LINE	20 FEET FROM STREET LINE	NO
7	MINIMUM SIDE SETBACK	20 FEET FROM RESIDENTIAL DISTRICT BOUNDARY LINE	20 FEET	NO
8	MINIMUM REAR SETBACK	20 FEET FROM RESIDENTIAL DISTRICT BOUNDARY LINE	75 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	INTERIOR LANDSCAPED AREAS EQUAL TO 10 PERCENT OF THE GROSS PARKING LOT AREA. ONE SUITABLE TREE PER PZC PLANED WITHIN THE INTERIOR LANDSCAPED AREAS FOR EACH 5 PARKING SPACES.	TBD	NO

GENERAL NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND–WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. AN INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.
4. PROPERTY IS LOCATED WITHIN THE SPECIAL FLOODZONE AE. THE APPROXIMATE BASE FLOOD ELEVATION IS 160.2 FEET.
5. FLOOD PROTECTION MEASURES FOR THE PROPOSED BUILDING WILL BE REQUIRED UNLESS THE FFE IS AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION OF 160.2. COMPENSATORY STORAGE WILL BE REQUIRED DUE TO THE PLACEMENT OF THE BUILDING AND GRADING WITHIN THE FLOODPLAIN.
6. PARCELS ARE WITHIN THE AQUIFER PROTECTION ZONE.



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PROPOSED DEVELOPMENT

840 SOUTH MAIN STREET
CHESIRE, NEW HAVEN COUNTY, CONNECTICUT

REVISIONS

No.	Date	Desc.

Designed	R.R.F.
Drawn	R.R.F.
Reviewed	
Scale	1"=40'
Project No.	2102140
Date	08/25/2021
CAD File	SK21-021400 1

Title

SKETCH PLAN

Sheet No.

SK-1

Xref (s):

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Layout: 24 x 36 ANSI D

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