

DEVELOPMENT SUMMARY

SITE SUMMARY

PIN: 31.1 32
 Real Estate ID: 0.34 ACRES (14,975 SF)
 EXISTING LAND AREA:
 R/W DEDICATION: 0.34 ACRES (14,975 SF)
 GROSS LAND AREA: 3,500 SF (14,975 SF)
 % SITE COVERAGE: 23% PROVIDED/30% MAX

AREA OF DISTURBANCE:
 EXISTING ZONING: CA
 LAND CLASS: COMMERCIAL

LOT SUMMARY

MAX BUILDING HEIGHT: 30 FT MEAN
 STREET YARD SETBACK: 20 FT
 SIDE SETBACK: 12 FT

OPEN SPACE/TREE CONSERVATION SUMMARY

OUTDOOR AMENITY AREA 10% REQUIRED:

BUILDING SUMMARY

EXISTING BUILDING AREA: 3,076 SF GROSS
 PROPOSED BUILDING AREA: 12,700 SF GROSS
 (BASEMENT AND ATTIC INCL)

PARKING SUMMARY

3,600 SF/250 SF = 14 SPACES
 6 BEDROOMS x 1.5 PER BEDROOM = 9 SPACES
 TOTAL PARKING REQUIREMENT = 14 SPACES + (9 SPACES x 50%)
 = 18.5 or 19 SPACES

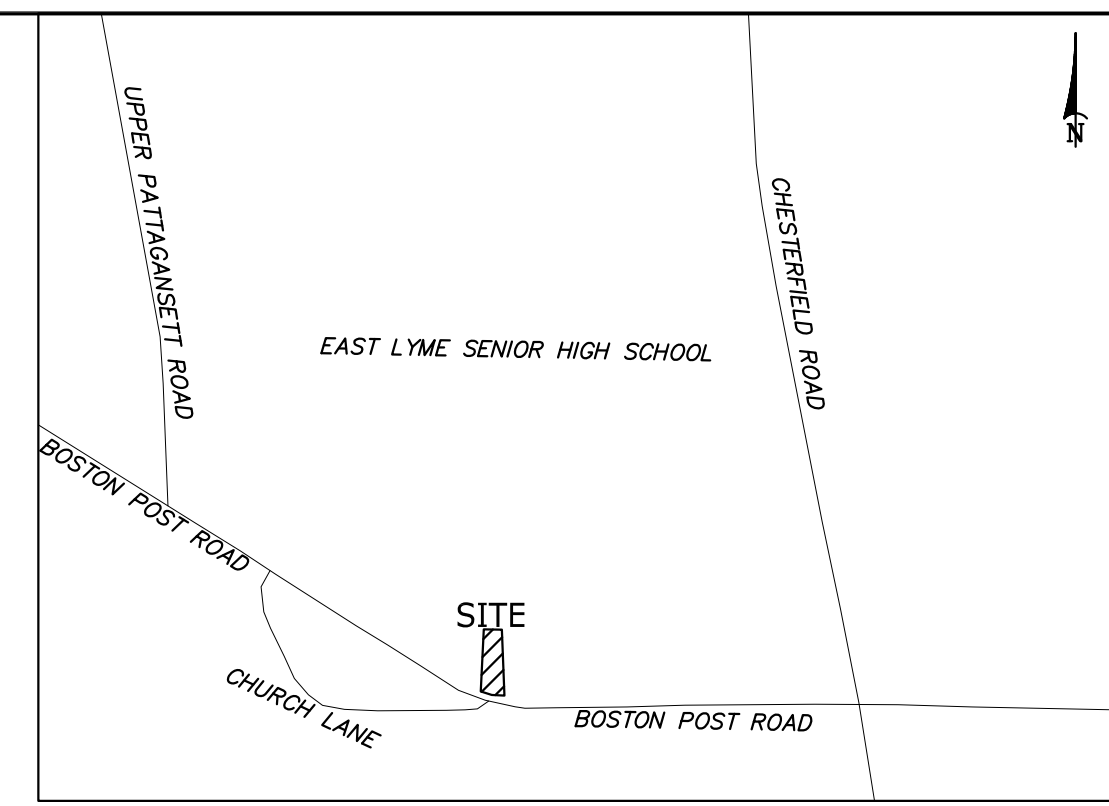
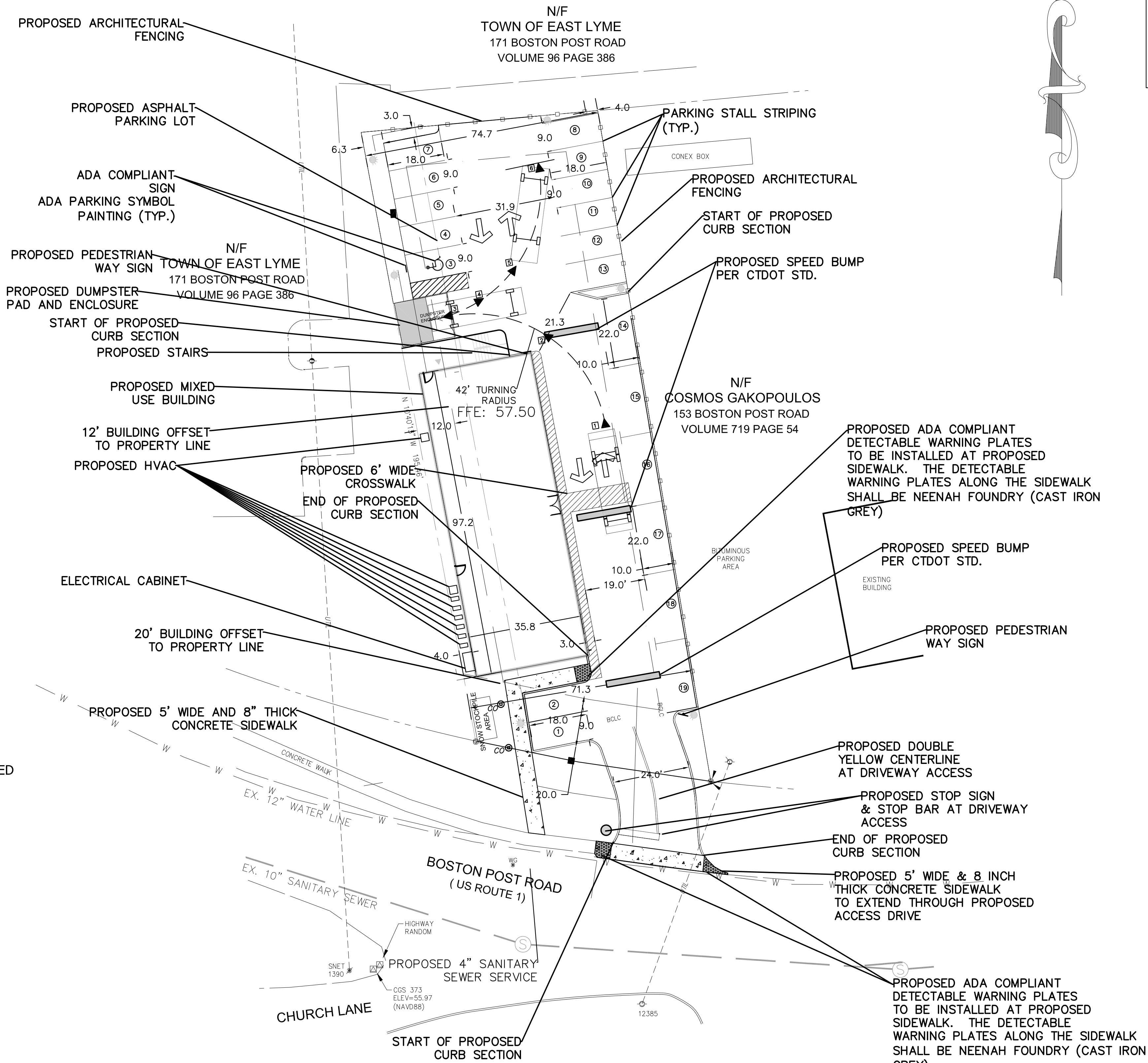
HANDICAP REQUIRED = 1 SPACE / PROVIDED 1 SPACE

IMPERVIOUS SURFACE SUMMARY

EXISTING IMPERVIOUS AREA = 7,774.0557 SF/ 0.178 AC.
 PROPOSED IMPERVIOUS SURFACE = 13,684.1421 SF/ 0.314 AC.

LEGEND

- CONCRETE WALK
- CONTOURS
- SITE ITEMS TO BE DEMOLISHED
- EXISTING WATER
- EXISTING SEWER
- DOMESTIC WATER SERVICE
- SANITARY SEWER SERVICE
- GRASSED AREA
- CANOPY TREE
- SHRUBS
- UNDERSTORY TREE
- CONCRETE
- ASPHALT CURB
- PROPOSED CONTOURS
- CLEAN OUT
- LIGHT POLE (FULL ILLUMINATION)
- LIGHT POLE (DIRECTIONAL ILLUMINATION)
- UNDERGROUND POWER SERVICE



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SCALE: AS SHOWN 02 Feb 2021

CLIENT
A Beautiful Company
 159 Boston Post Road
 East Lyme, CT

REVISIONS
 To address Town Comments of 28 Jan 2021
 To address Town Comments of 12 Feb 2021

PROJECT
 MIXED USE BUILDING
 SITE LAYOUT

C-200

