

ZONING DATA TABLE GENERAL BUSINESS 'B-2' ZONING DISTRICT		
MINIMUM LOT AREA	20,000 SQ. FT.	9,450± SQ. FT. (EXISTING NON-CONFORMITY)
MINIMUM FRONTAGE	100 FT.	105± FT.
MAXIMUM LOT COVERAGE	80%	77.0%
MINIMUM FRONT YARD SETBACK	30 FT.	34.7 FT.
MINIMUM REAR YARD SETBACK	20 FT.	19.0 FT. (VARIANCE REQUIRED)
MINIMUM SIDE YARD SETBACK	20 FT.	20.8 FT. (WEST) 41.4 FT. (EAST)
PARKING SPACES	2 (MIN.) 9 (MAX.) (SEE ZONING NOTE #2)	5 SPACES
DRIVE-THROUGH LANES	LANE WIDTH = 10 FT. (MIN.) STACKING LENGTH = 120 FT. (MIN.) BY-PASS LANE = 1 LANE	LANE WIDTH = 10 FT. STACKING LENGTH = 75 FT. (VARIANCE REQUIRED) BY-PASS LANE = 1 LANE
WATER SUPPLY	PUBLIC WATER	
SANITARY DISPOSAL	PUBLIC SANITARY SEWER	

ZONING NOTES:

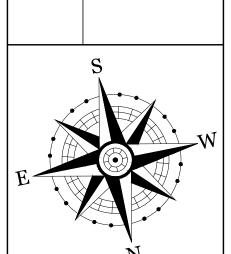
1. LOT COVERAGE INCLUDES THE AREA COVERED BY ALL BUILDINGS AND IMPERVIOUS SURFACES.

- 2. PARKING CALCULATION: PER SECTION 71.3 OF THE WINDHAM ZONING REGULATIONS, THE NUMBER OF PARKING SPACES REQUIRED IS AS FOLLOWS;
- A. RESTAURANT DRIVE-THRU AND/OR WITH SEATING AND TAKE-OUT:
- a. MINIMUM: 2 SPACES/1,000 SQ. FT. GFA (2 SPACES/1,000 SQ. FT.) x 862 SQ. FT. = 2 SPACES b. MAXIMUM: 10 SPACES/1,000 SQ. FT. GFA = (10 SPACES/1,000 SQ. FT.) x 862 SQ. FT. = 9 SPACES
- 3. PARKING LOT DESIGN STANDARDS: PER SECTION 71.5.1 OF THE WINDHAM ZONING REGULATIONS, THE FOLLOWING ARE MINIMUM DESIGN STANDARDS FOR PARKING LOTS: A. STALL SIZE:
 - a. REQUIRED: 9 FT. x 18 FT. (MIN.)
- b. PROVIDED = 9 FT. x 18 FT. B. PARKING SETBACK (NON-RESIDENTIAL ABUTTING NON-RESIDENTIAL):
- b. REQUIRED: 10 FT. (MIN.) c. PROVIDED: 1.2 FT. (VARIANCE REQUIRED)

ENGINEERING ASSOCIATES 232 Greenmanville Avenue Suite 201 Mystic, CT 06355 860-980-8008 (O); 413-579-4488 (M) www.hh-engineers.com

SITE PLAN 'D CONCEPTUAL

LYMAN REAL ESTATE BROKERAGE & DEV 1160 BOSTON POST ROAD, WESTBROOK, CT



SCALE: 1" = 10' PROJECT NO. 2023-0111 DRAWN BY: SMM DATE: **11/30/2023** CHECKED BY: SMM DATE: 11/30/2023

CSP-D

SHEET NUMBER: 1 OF 1

EX. INDEX CONTOUR

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