

BIG Y EXPRESS PROPOSED RETAIL BUILDING 1
CONCEPT 'B' - REVISED ENTRANCE
WEST ROAD (CT ROUTE 83) ELLINGTON, CT 06/21/18



REAR VIEW



SIDE VIEW



FRONT VIEW

NOT TO SCALE

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ZONING DATA TABLE

Zone: Planned Commercial and Rural Agricultural Residential
 Zoning Data Analysis based upon Planned Commercial Zone

| Regulation | Section | Required | Proposed |
|-------------------------|-----------------|-------------|---------------------|
| Minimum Lot Area | Section 4.2.1 | 3 Acres | 8.704 Acres |
| Minimum Width | Section 4.2.1 | 300 Feet | 599.58 Feet |
| Minimum Front Yard | Section 4.2.1 | 100 Feet | 158 ± Feet |
| Minimum Side Yard | Section 4.2.1 | 10 Feet (1) | 20 Feet and 60 Feet |
| Minimum Rear Yard | Section 4.2.1 | 50 Feet (1) | 204 ± Feet |
| Maximum Building Height | Section 4.2.3 | 38 Feet | 35 ± Feet |
| Maximum Lot Coverage | Section 4.2.3 | 60 Percent | 35.6 ± Percent |
| Minimum Parking | Section 6.2.3.A | 135 Spaces | 142 Spaces |

(1) 50 feet side and rear yard required where abutting residential property or zone, except if home occupation only

DEVELOPMENT DATA

| Building | Square Feet | Use | Phase |
|--------------|----------------|-------------|---------|
| Building 1-A | 3,072 Sq.Ft. | Restaurant | Phase 1 |
| Building 1-B | 9,750 | Retail | Phase 1 |
| Pump Island | 6 Fuel Islands | Gas Station | Phase 1 |
| Building 2 | 2,128 Sq. Ft. | Retail | Phase 1 |
| Building 3 | 14,150 Sq. Ft. | Retail | Phase 2 |

PHASE 1 DEVELOPMENT DATA

| Building | Square Feet | Use |
|--------------|----------------|------------------------|
| Building 1-A | 3,072 Sq.Ft. | Restaurant |
| Building 1-B | 9,750 Sq. Ft. | Retail |
| Pump Island | 6 Fuel Islands | Motor Vehicle Gasoline |
| Building 2 | 2,128 Sq. Ft. | Retail |

Required Parking for Phase 1

- Retail Trade Uses: 1 Parking Space for each 200 square feet of net floor area
- Restaurant: 1 Parking Space for each 100 square feet of net floor area
- Motor Vehicle Gasoline: 5 Spaces

Required Parking Calculation for Phase 1

- Assume 80% net floor area of all Retail Trade Use and Restaurant buildings
- Retail Trade Uses: 9,750 Sq.Ft. + 2,128 Sq. Ft. x 80% = 9,502 Sq.Ft. Net Floor Area
 9,502 Sq. Ft. / 1 Parking Space for each 200 Sq.Ft. Net Floor Area = **48 Spaces**
- Restaurant: 3,072 x 80% = 2,458 Sq.Ft. Net Floor Area
 2,458 Sq. Ft. / 1 Parking Space for each 100 Sq. Ft. Net Floor Area = **25 Spaces**
- Motor Vehicle Gasoline: **5 Spaces**
- Total Required Spaces for Phase 1 = **78 Spaces**

Proposed Parking for Phase 1

- Reserved Parking Spaces = **3 Spaces**
- Standard Parking Spaces (9' x 20' or 10' x 18') = **63 Spaces**
- Fuel Island Parking Spaces = **12 Spaces**
- Total Proposed Spaces for Phase 1 = **78 Spaces**

PHASE 2 DEVELOPMENT DATA

| Building | Square Feet | Use |
|------------|----------------|--------|
| Building 2 | 14,150 Sq. Ft. | Retail |

Required Parking for Phase 2

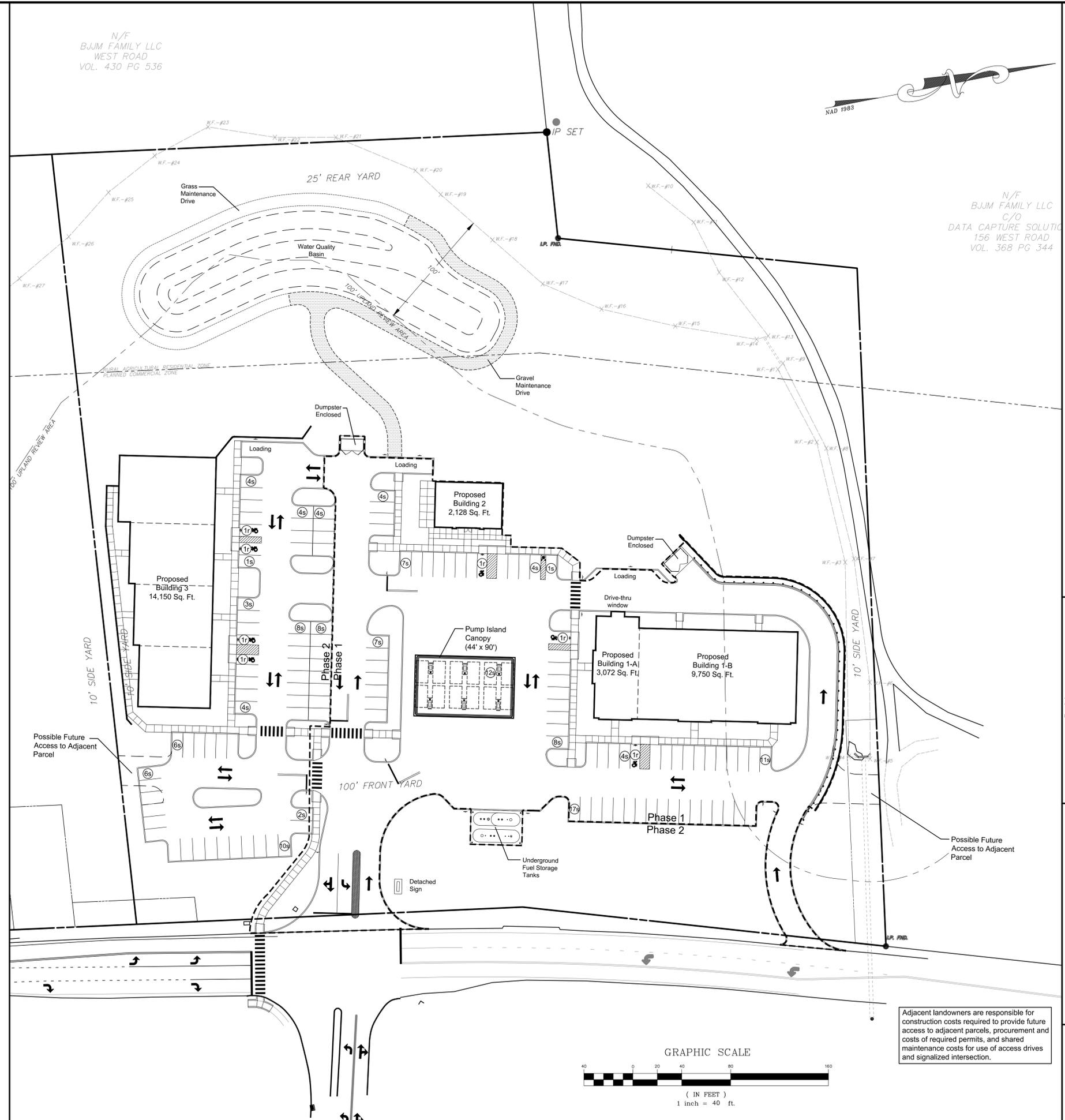
- Retail Trade Uses: 1 Parking Space for each 200 square feet of net floor area

Required Parking Calculation for Phase 2

- Assume 80% net floor area of all Retail Use buildings
- Retail Trade Uses: 14,150 x 80% = 11,320 Sq.Ft. Net Floor Area
 11,320 Sq. Ft. / 1 Parking Space for each 200 Sq.Ft. Net Floor Area = **57 Spaces**
- Total Required Spaces for Phase 2 = **57 Spaces**

Proposed Parking for Phase 2

- Reserved Parking Spaces = **4 Spaces**
- Standard Parking Spaces (9' x 20' or 10' x 18') = **60 Spaces**
- Total Proposed Spaces for Phase 2 = **64 Spaces**



| No. | Date | Description |
|-----|------------|--------------------|
| 1 | 04-20-2018 | PZC Submittal |
| 2 | 06-18-2018 | Staff/PZC Comments |

MASTER PLAN
 PREPARED FOR
BIG Y
 WEST ROAD
 ELLINGTON, CONNECTICUT

Date: 04-20-2018 Drawn by: KLL Job no: 18108
 Checked by: GAH Sheet no: 2 OF 23
 Scale: 1" = 40' Checked by: GAH
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