

PRELIMINARY DEVELOPMENT DATA

Zone: CR (Commercial-Retail)

Project Area: 9.8 Acres

HEIGHT AND AREA REQUIREMENTS

	CR Zone
Min. Lot Area	60,000 sq. ft.
Min. Lot Width	200 feet
Max. Lot Coverage	25 percent
Min. Front Yard	75 feet
Min. Side/Rear Yards	20 feet
Min. Building Footprint	4,000 sq. ft.
Max. Building Height	35 feet
Max. Number of Stories	2 stories
Min. Landscaped Area	50 percent

PARKING TABULATION

REQUIRED PARKING

"The Commission shall determine the required number of parking spaces for all uses not included in the above table, based on those criteria"

Retail Stores (0 - 10,000 sq. ft.) require 10 spaces per 1,000 gross sq. ft..

1,010 Sq. Ft. / 1,000 x 10 = 10 spaces

Service Bays require 3 spaces per service bay:

10 service bays x 3 spaces per bay = 30 spaces

Add

Restaurants require 1/2 seats plus 1/2 employees

Assume 100 seats
20 employees = 60 spaces

Day Care Facility

Assume 7 spaces per 1,000 Sq.Ft. = 70 spaces

Total required parking = 170 spaces

PROPOSED PARKING

Total = 171 spaces



No.	Date	Description

MASTER CONCEPT PLAN
PRUDENTIAL CT REALTY
 275 & 279 WEST MAIN STREET
 AVON, CONNECTICUT
 Date: 04-14-09 Drawn by: KLL Job no: 08164
 Scale: 1" = 40' Checked by: JGG Sheet no: 1 OF 1
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