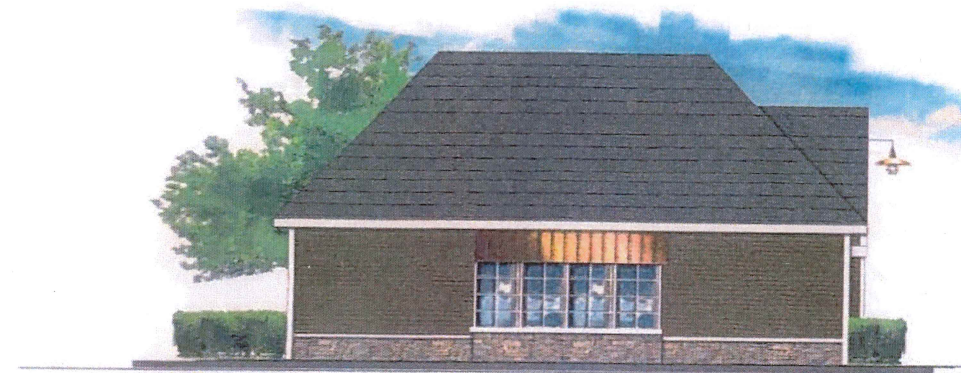


BIG Y EXPRESS PROPOSED RETAIL BUILDING I
 CONCEPT 'B' - REVISED ENTRANCE
 WEST ROAD (CT ROUTE 83) ELLINGTON, CT 06/21/18



REAR VIEW



SIDE VIEW



FRONT VIEW

NOT TO SCALE

BrodenDesignGroup

2 Valley Road, Denville, NJ 07834
 T: 800-432-4522 FAX: 908-206-1801
 © BrodenDesignGroup 2018

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	589.58 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

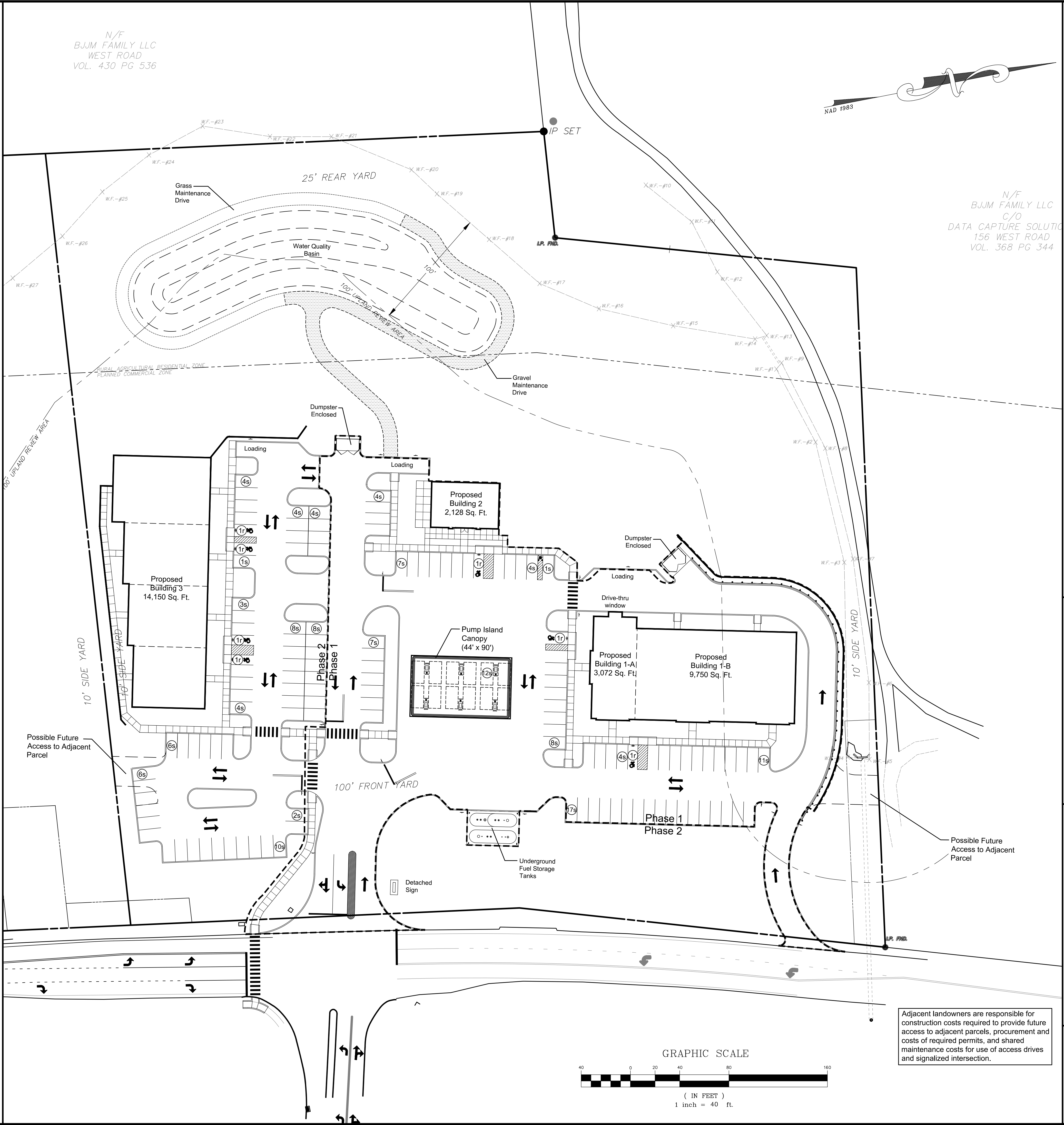
Total Required Spaces for Phase 2 = 57 Spaces

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



MA-1

MASTER PLAN
PREPARED FOR
BIG Y
WEST ROAD
ELLINGTON, CONNECTICUT

Revisions:

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

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

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahsketh.com malfahsketh.com
Civil & Traffic Engineers • Planners • Landscape Architects

FAH