

**530 New London Turnpike  
Change of Use from Office to Personal Services (Hair Salon)**



**Property Owner/Co-Applicant:**  
**560 Associates, LLC**

**Co-Applicant:**  
**Andrea Mott**

**Plans Review Subcommittee  
May 27, 2020 8:20 AM**



- 12/04/2017 – ZBA approved use variance
- 02/28/2018 – Submeter installed to monitor water use
- 03/01/2019 – One year water reading taken
- 08/22/2019 – Underground investigation of septic system determined leeching area crossed property line

# Existing Conditions Plan



LOCATION PLAN  
SCALE: 1"=1,000'



ICAL SUPPLY RETAIL FACILITY  
 HESD FOR JAMES HANFORD  
 UTTON ASSOCIATES, LLC L.S.  
 DATE: 10-10-2011 SCALE:  
 11-040-8  
 MAPKE PREPARED FOR NEL  
 EDSON & NEALE C.E. & L.S.  
 NO REV. 12-18-89 SCALE:  
 DESK GLASTONBURY, CONN. BY  
 STONBURY, CONN. DATE: 3-17-88  
 I.E. 1"=20' MAP NO. 318-85-1

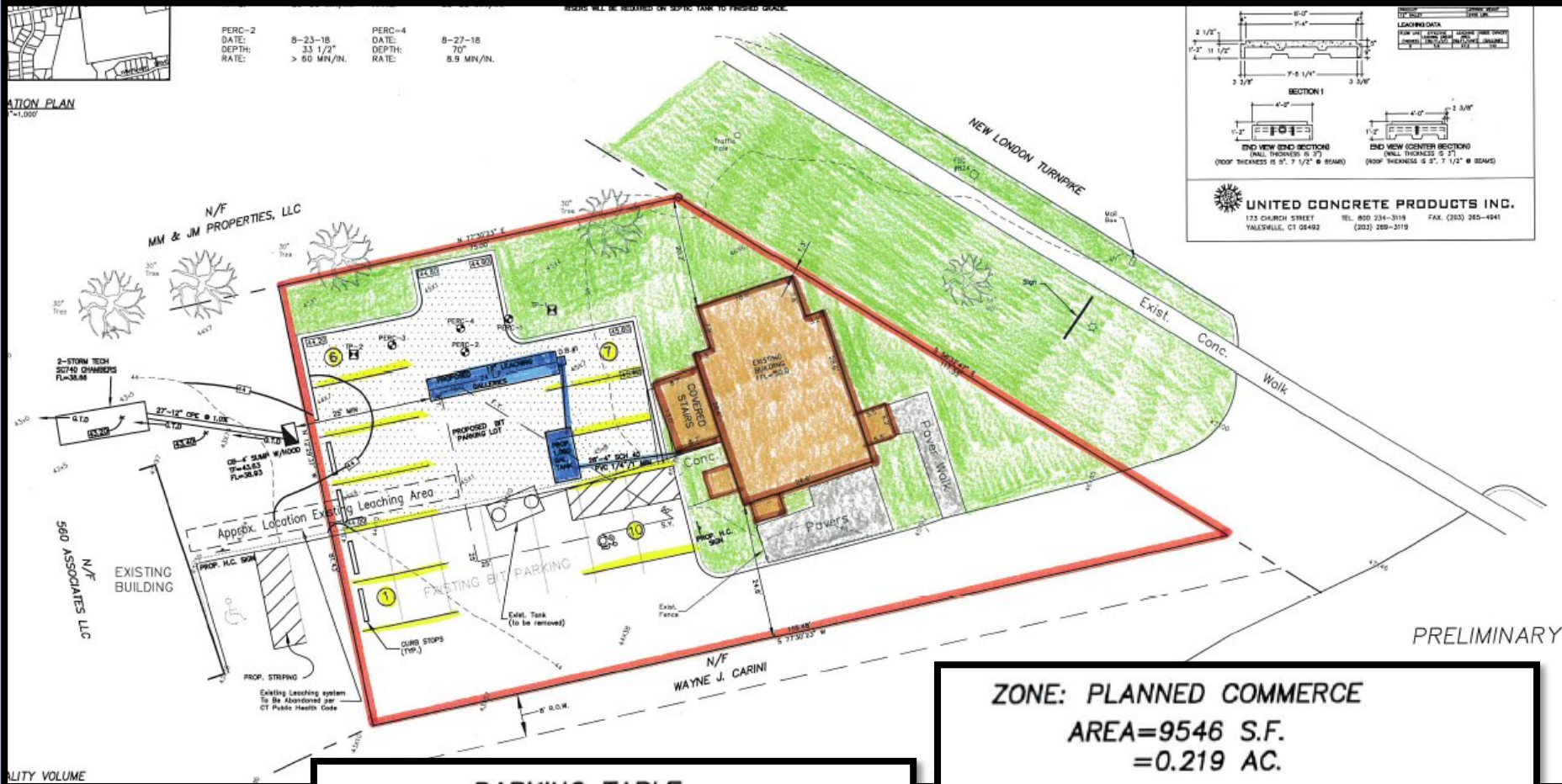
IN ANY WAY AND DOES NOT  
 INCORPORATED.

560 ASSOCIATES LLC	PLANNED COMMERCE
PROJECT/APPLICANT	ZONE
530 NEW LONDON TURNPIKE	
PROJECT ADDRESS	

PRELIMINARY

ZONE: PLANNED COMMERCE  
 AREA=9546 S.F.  
 =0.219 AC.

# Site Plan



PRELIMINARY

**PARKING TABLE**

BUILDING USE: SALON  
 1ST FLOOR AREA = 844 S.F.  
 2 CHAIRS  
 1 PEDI STATION  
 1 MANI STATION

2ND FLOOR AREA = 704 S.F.  
 3 MASSAGE ROOMS

PARKING REQUIRED: 1 SPACE/150 S.F. OF GROSS FLOOR AREA  
 GROSS FLOOR AREA = 1,548 S.F. X .85/150 = 8.8 SPACES REQUIRED

PARKING PROVIDED: 10 SPACES/ 1 H.C.

**ZONE: PLANNED COMMERCE**

**AREA=9546 S.F.**  
**=0.219 AC.**

**COVERAGE TABLE**

BUILDING COVERAGE W/OVERHANGS	1096 S.F. 11.5% (15% MAX)
EXISTING PAVEMENT COVERAGE:	3,370 S.F.
<b>PROPOSED PAVEMENT COVERAGE:</b>	<b>2,068.38 S.F.</b>
TOTAL IMPERVIOUS COVERAGE:	5,438 S.F. 57.0%
OPENSACE :	3,012 S.F. 31.5% (30% MIN.)
	<u>9546 S.F. 100%</u>

