

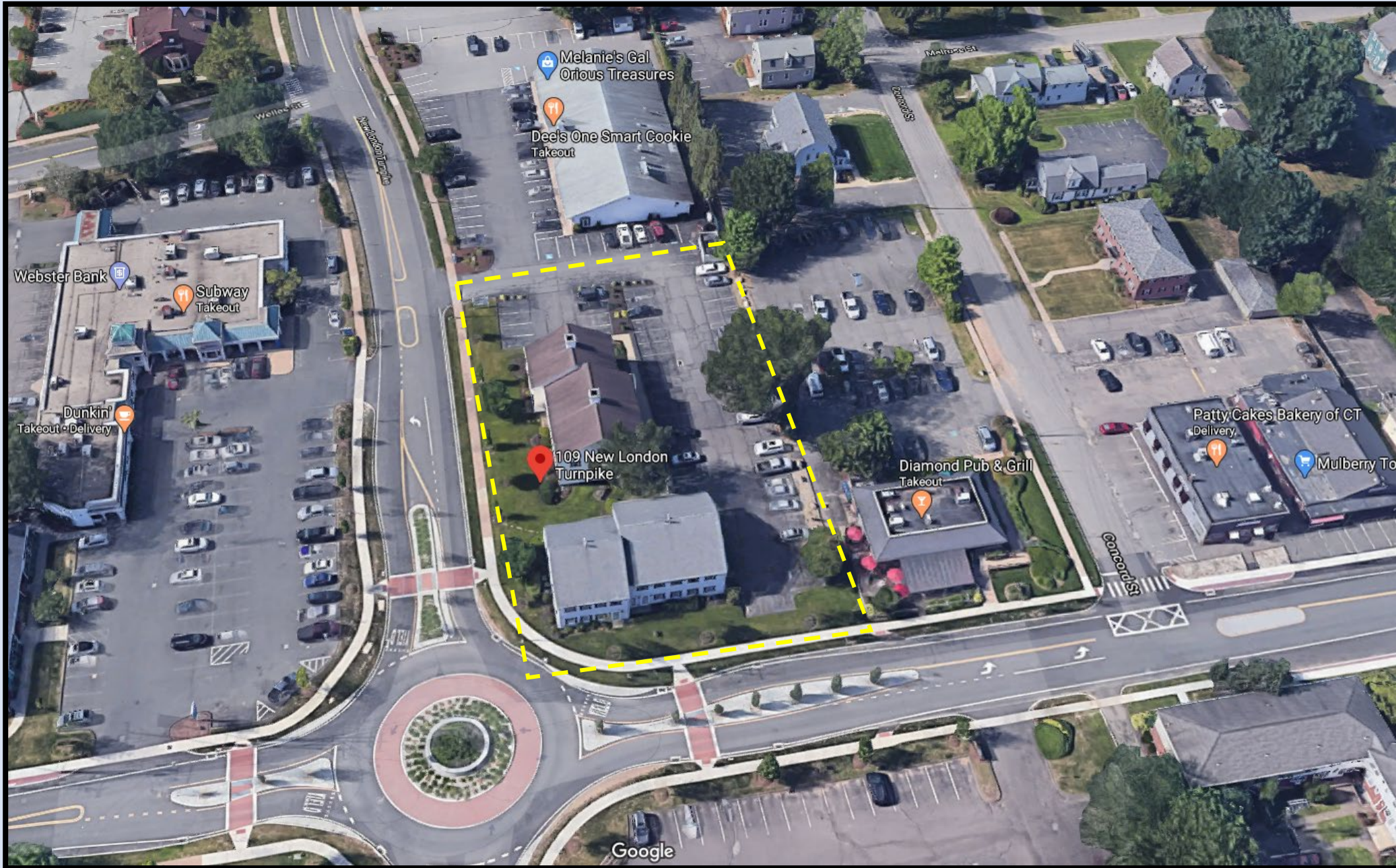
Proposed Chase Bank 109-117 New London Turnpike



Applicant:
FERFELDT INVESTMENTS LLC

Conservation Commission
June 25, 2020 – 7:00 PM

Aerial View of Site



Previous Site Plan



Revised Site Plan



ZONING ANALYSIS TABLE

ZONING DISTRICT	TOWN CENTER (TC)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	±40,950 SF	NO CHANGE
MINIMUM LOT FRONTAGE	100'	156.2'	NO CHANGE
MAX. LOT COVERAGE	FAR 0.5	7,296 / 40,830 = 0.178	3,470 / 40,830 = 0.085
MIN. FRONT SETBACK	20'	25.0'	21.8'
MIN. SIDE SETBACK	8'	25.4'	23.0'
MIN. REAR SETBACK	20'	50.6'	47.5'
MAX. BUILDING HEIGHT	3 STORIES (38')	2 STORIES (31.7')	29'
REQUIRED OPEN SPACE	15% OF LOT AREA	13,725 / 40,830 = 33.6%	11,932 / 40,830 = 29.2%
IMPERVIOUS COVERAGE	N/A	27,225 / 40,830 = 66.7%	29,018 / 40,830 = 71.1%
PARKING SPACES	18	±50	28
PARKING CRITERIA	ONE (1) SPACE FOR EVERY TWO-HUNDRED (200) SQUARE FEET OF GROSS BUILDING FLOOR AREA (BUSINESS/FINANCE SERVICE) 3,470 SF / 200 = 17.35 ~ 18 SPACES REQ.		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

Lighting Plan



12' Mounting Height

