

LOCATION: BERLIN, CT				
ZONE: BT-1 (BERLIN TURNPIKE ZONE 1)				
USE: CAR WASH (SPECIAL PERMIT***)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	2 AC.*	85,347 S.F. (1.959 AC.)	YES***
2	MINIMUM LOT WIDTH	175 FEET	189 FEET	NO
3	MINIMUM FRONT SETBACK	50 FEET	51 FEET	NO
4	MINIMUM SIDE SETBACK	25 FEET	26 FEET	NO
5	MINIMUM REAR SETBACK	50 FEET	170 FEET	NO
6	MAXIMUM BUILDING HEIGHT	35 FEET/ 2-1/2 STORIES	<35 FEET	NO
7	MAXIMUM BUILDING COVERAGE	25 PERCENT	5.2 PERCENT	NO
8	MAXIMUM BUILDING IMPERVIOUS SURFACE COVERAGE	80 PERCENT	49.9 PERCENT	NO

***THESE SPECIAL PERMIT USES MAY NOT BE DEVELOPED ON LOTS LESS THAN TWO ACRES.

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	4,421 S.F.	NO
2	PARKING REQUIRED	CAR WASH: 1 PER EMPLOYEE ON LARGEST SHIFT ASSUME 5 = 5 SPACES TOTAL REQUIRED = 5 SPACES	9 STANDARD SPACES 21 VAC SPACES 30 TOTAL SPACES	NO
3	STACKING REQUIRED	CARWASH 10 STACKING SPACES PER BAY FOR FULL SERVICE/DRIVE THROUGH ROOM PER STALL. 1 BAY = 10 SPACES	16 STACKING SPACES	NO
4	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
5	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET (90°) 10 FEET X 18 FEET (60°)	9 FEET X 18 FEET (90°)	NO
6	MINIMUM AISLE WIDTH	20 FEET – 2-WAY 12 FEET – 1-WAY	24 FEET – 2-WAY 12 FEET – 1-WAY	NO
7	MINIMUM PARKING AND LOADING SETBACK FRONT YARD	10 FEET	10 FEET	NO
8	MINIMUM PARKING AND LOADING SETBACK SIDE YARD	10 FEET	41 FEET	NO
9	MINIMUM PARKING AND LOADING SETBACK REAR YARD	10 FEET 50 FEET IF ABUTTING RESIDENTIAL (30 FEET**)	102 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	15 PERCENT WITHIN THE GROSS PAVED PARKING LOT AREA SHALL BE LANDSCAPED	24.6 PERCENT	NO

** FOR PROPERTIES FRONTING ON A STATE HIGHWAY THAT ADJUT A RESIDENTIAL DISTRICT, THE MINIMUM REAR YARD SETBACK SHALL BE 30 FEET.

	PROPERTY LINE
	LIMIT OF DISTURBANCE AND SITEWORK
	CONTRACT LIMIT LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	SAWCUT LINE
	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE, SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL SIGN
	VACUUM STALL
	CURB MATERIAL OR HEIGHT CHANGE SYMBOL

SIGN NO.	MUTCD NO.	LEGEND
A	R1-1	30'
B	R5-1	
C	R7-8	
D	R7-8P	



100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200



PROPOSED CAR WASH
129 BERLIN TURNPIKE
BERLIN, HARTFORD COUNTY, CONNECTICUT

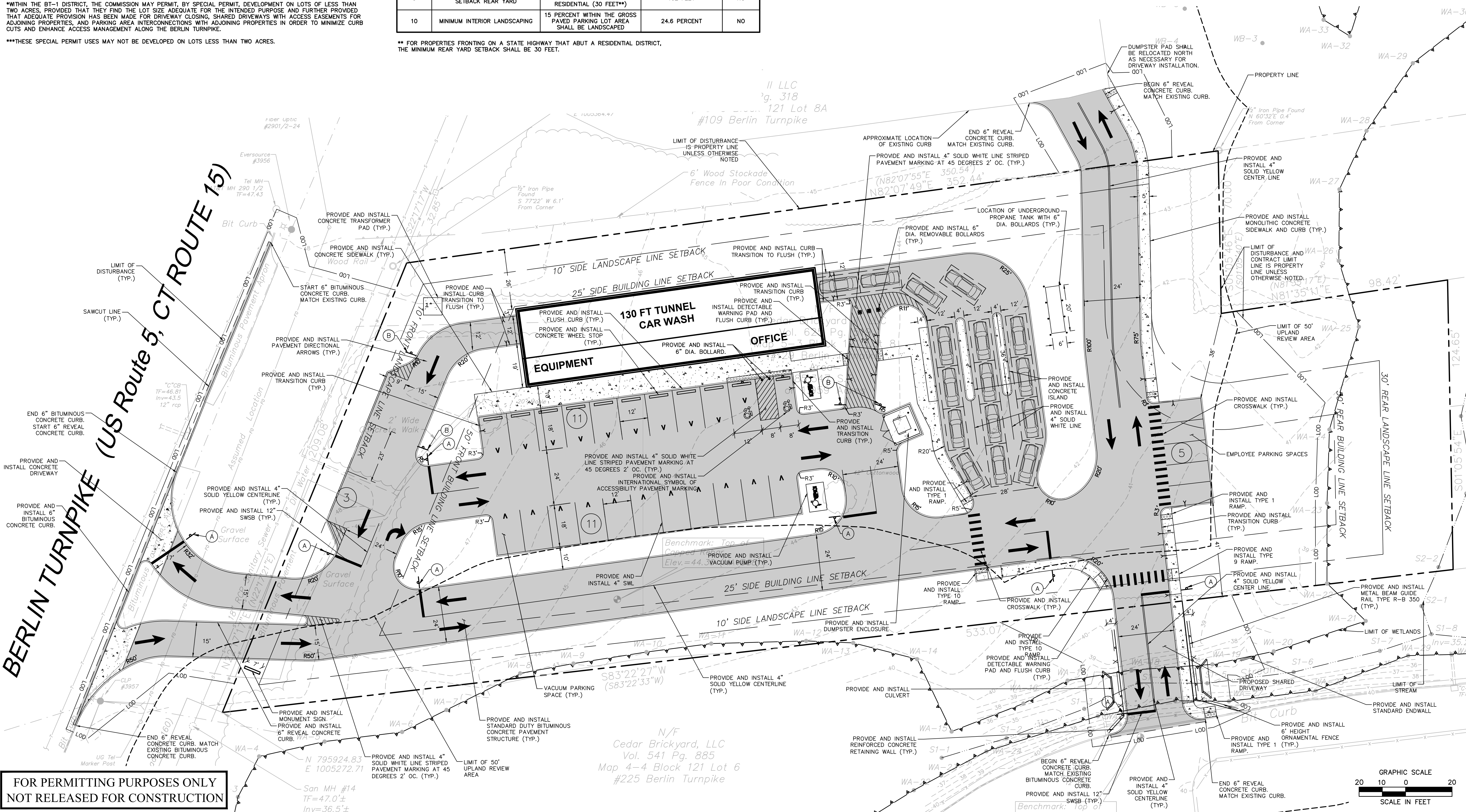
Designation	Date	No.
Signed		
Town		
Reviewed		
File		
Project No.		230109101
File	03/18/	
FD File:		
		230109101

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ITE PLAN

Sheet No.

SP-1



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

4/18/2024, TBRAGAW, \\BLCOMPANIES.COM\DFS\PROJ\JOBS23\10\2301091\DWG\SP230109101.DWG.SP-1 24X36 40SC.

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