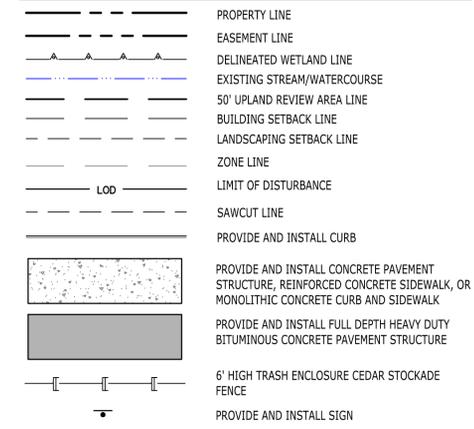


**SITE PLAN LEGEND**



**ZONING INFORMATION**

LOCATION: BERLIN, CT  
 ZONE: BT-1 (BERLIN TURNPIKE ZONE 1)

USE: MOTOR VEHICLE FUELING STATION WITH PRINCIPAL BUILDING NOT LESS THAN 5,000 S.F. (SPECIAL PERMIT AND ZONING BOARD OF APPEALS), RETAIL BUSINESS (SITE PLAN), RESTAURANT OR OTHER PLACE SERVING FOOD AND BEVERAGE (SITE PLAN), DRIVE-IN ESTABLISHMENTS (SPECIAL PERMIT), AND ALL ALL USES PERMITTED BY SITE PLAN IN EXCESS OF 5,000 SQUARE FEET PROVIDED THAT A SINGLE UNIFIED SITE PLAN APPLICATION MAY BE SUBMITTED FOR MULTI-BUILDING PROJECTS. (SPECIAL PERMIT).

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	2 ACRES	5.33 ACRES (227,630 SF)	NO
MINIMUM LOT WIDTH	175 FEET	518 FEET	NO
MINIMUM LOT FRONTAGE	100 FEET	592 FEET	NO
MINIMUM FRONT BUILDING SETBACK	50 FEET	108 FEET	NO
MINIMUM SIDE BUILDING SETBACK	25 FEET	142 FEET	NO
MINIMUM REAR BUILDING SETBACK	50 FEET	99 FEET	NO
MAXIMUM BUILDING HEIGHT	35 FEET / 2-1/2 STORIES	<35 FEET	NO
MAXIMUM BUILDING COVERAGE	25 PERCENT	4.2 PERCENT	NO
MAXIMUM BUILDING IMPERVIOUS SURFACE COVERAGE	80 PERCENT	59 PERCENT	NO

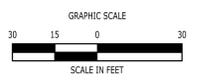
- NO OUTSIDE STORAGE OF ANY MOTOR VEHICLE SHALL BE PERMITTED.
- NO OUTDOOR DISPLAY OF MERCHANDISE, EXCEPT THAT MOTOR OIL AND OTHER FLUIDS FOR MOTOR VEHICLES MAY BE DISPLAYED ON RACKS DESIGNED THEREFOR IMMEDIATELY ADJACENT TO THE SERVICE.
- THERE SHALL BE NO MORE THAN 1 DRIVEWAY PER 50 FT OF PARCEL LENGTH. SUCH DRIVEWAYS SHALL BE NOT MORE THAN 35 FEET WIDE AND NOT LESS THAN 20 FEET WIDE AT THE CURB LINE; SHALL BE NO CLOSER TOGETHER THAN 15 FEET AT THE CURB LINE AND SHALL BE AT LEAST 20 FEET FROM ANY INTERSECTION OF PUBLIC STREETS.

**PARKING INFORMATION**

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	6,000 S.F.	NO
PARKING REQUIRED	FAST FOOD RESTAURANTS: 1 PER 125 S.F. OF GFA (1,500 S.F./125 = 12 SPACES)  RETAIL: 1 PER 250 S.F. OF GFA (4,500 S.F./250 = 18 SPACES)  MOTOR VEHICLE SERVICE STATION 4 PER FACILITY = 4 SPACES  TOTAL SPACES = 34 SPACES	36 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
MINIMUM AISLE WIDTH	20 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 12 FEET - 1-WAY	NO
MINIMUM FRONT SETBACK	10 FEET	14.5 FEET	NO
MINIMUM SIDE SETBACK	10 FEET	110 FEET	NO
MINIMUM REAR SETBACK	10 FEET 50 FEET IF ABUTTING RESIDENTIAL (30 FEET*)	117 FEET	NO
MINIMUM INTERIOR LANDSCAPING	15 PERCENT WITHIN THE GROSS PAVED PARKING LOT AREA SHALL BE LANDSCAPED	15.1 PERCENT	NO

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

FOR PERMITTING PURPOSES ONLY  
 NOT RELEASED FOR CONSTRUCTION



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

**PROPOSED GAS STATION EXPANSION  
 109 & 129 BERLIN TURNPIKE  
 BERLIN, CT**

REVISIONS

No.	Date	Desc.

Designed: K.R.  
 Drawn: K.R.  
 Reviewed: J.S.S.  
 Scale: 1"=30'  
 Project No.: 2500370  
 Date: 02/13/2026  
 CAD File: C2500370-10

**SITE PLAN**

Sheet No.

**C1.00**

2/21/2026: TBAGAW, G:\08625202\2500370\DWG\C2500370-10.DWG, C1.00 24X36 30SC.

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