



ZONING TABLE

ZONE: B-2 General Business Zone

| ITEM | Permitted / Required | Existing | Proposed |
|---|---|---------------------------------|---|
| HEIGHT, AREA & YARD REQUIREMENTS | | | |
| Property Use | Per Sec. 61 of the Regulations | Automated Car Wash Facility (1) | Automated Car Wash Facility (1) |
| Minimum Lot Area (Ac.) | None | 1.26 (54,637 s.f.) | 1.26 (54,637 s.f.) |
| Minimum Lot Frontage (ft.) | 50 | 27.6 (2) | 27.6 (2) |
| Minimum Front Yard (ft.) | 50 | 35.5 | 64.5 |
| Minimum Side Yard (ft.) | 10 | 22.6 | 25.6 |
| Minimum Rear Yard (ft.) | 10 | 36.7 | 35.0 |
| Maximum Building Height (ft.) | 3.5 Stories | 30a | 38a (< 3.5 Stories) |
| Maximum Building Coverage (% total lot area) | 30 | 18.5 (10,140 s.f.) | 9.0 (4,958 s.f.) |
| Previous Coverage (% total lot area) | N/A | 3.6 (1,978 s.f.) | 33.0 (18,101 s.f.) |
| PARKING REQUIREMENTS | | | |
| Car Washing Establishment: | As Determined by the P & Z Commission (3) | (4) | 3 Parking Spaces 21 Vacuum Stations 50a Vehicle Stacking Area |
| SIGN REQUIREMENTS | | | |
| Building Mounted Signs (2 allowed in B2 Zone) | 2 s.f. per linear foot of storefront or maximum 100 s.f. whichever is less. Freestanding sign shall not exceed 30% of allowable area. | (5) | 105 s.f. |
| Free Standing Signs (1 allowed in B2 Zone) | | | > 45 s.f. |

(1) - Allowable use per Section 61.01 of the Regulations.
 (2) - Pre-existing rear parcel accessway width.
 (3) - Per Section 40.04.27 of the Regulations.
 (4) - No designated parking spaces meeting the requirements of Section 40.03 of the Regulations currently on site.
 (5) - Existing building razed prior to the preparation of this plan.

EARTHWORK VOLUMES:
PROPOSED CUT = 1,350 yds
PROPOSED FILL = 1,306 yds
NET CUT = 44 yds

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.
 2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:
 + 06/16/2021 Per City of Middletown & CTDOT Comments
 + 07/28/2021 Per City of Middletown Comments

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Site Development Plan

for
593 Washington Street Realty, LLC

DEVELOPMENT:
Middletown Express Wash, LLC
 Town of Middletown
 County of Middlesex
 State of Connecticut

DATE: **May 21, 2021**
 SCALE: **1" = 20'**



SHEET: **SD.1**

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.

Underground utility, structure and facility locations shown have been determined from reports provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction. Call Before You Dig, 1-800-922-4455.