



Vanasse Hangen Brustlin, Inc.



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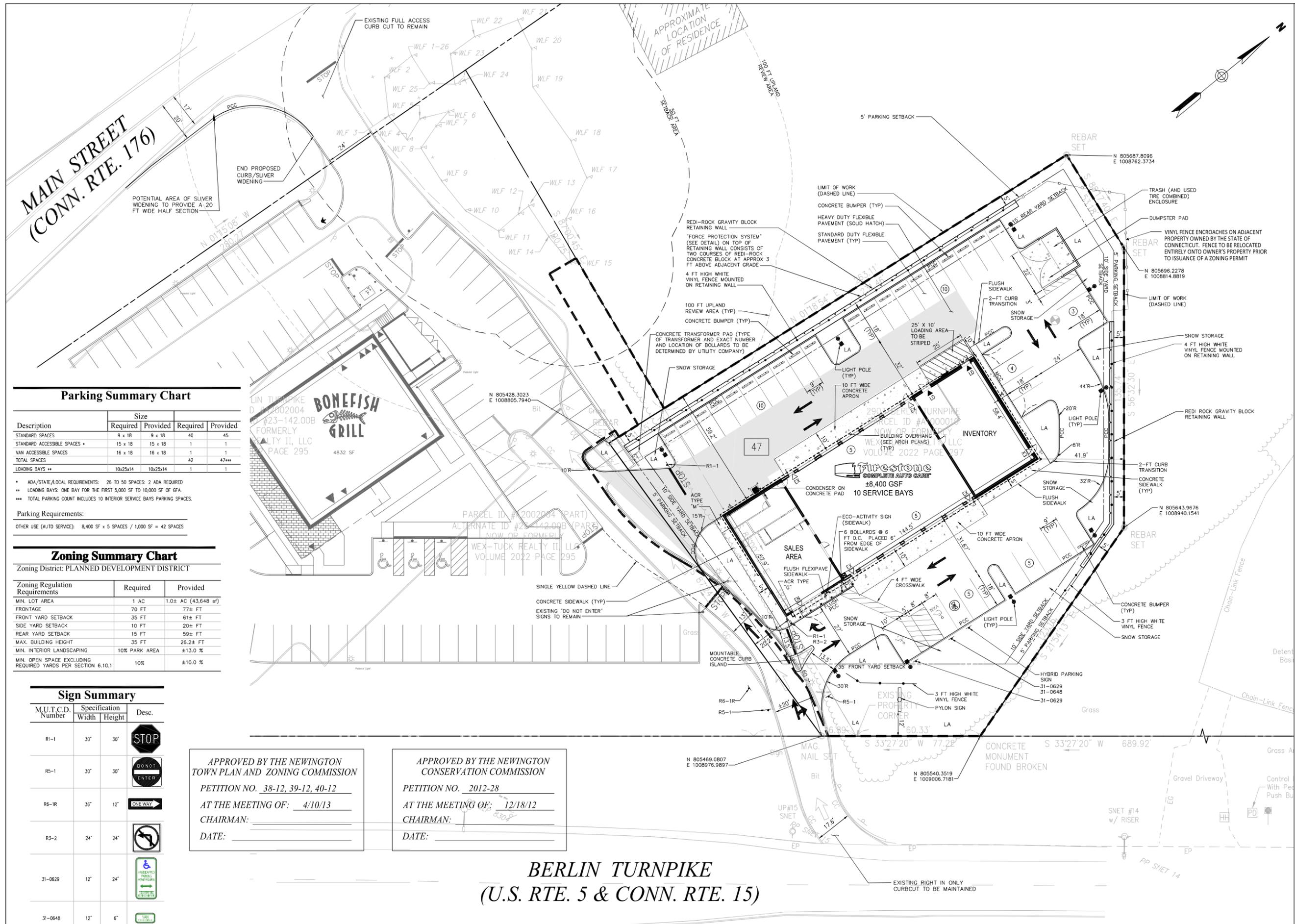
FIRESTONE COMPLETE AUTO CARE
2903 BERLIN TURNPIKE
NEWINGTON, CT 06111
OWNER: WEX-TUCK REALTY, L.L.C.
121 PARK STREET
NEW CANAAN, CT 06840



ZONE APPROVAL (BY/DATE):
VP: _____
CONTR: _____
RM: _____
CM: _____
PROPERTY NO.: 000000
6 DIGIT NO.: 000000
4 DIGIT NO.: 0000
ACR PROJECT NUMBER: xxxxxxxx
LOCAL APPROVALS: DATE: 11-28-12
TOWN COMMENTS: DATE: 01-22-13
TOWN COMMENTS: DATE: 04-19-13
TOWN COMMENTS: DATE: 05-08-13
FENCE ADDED: DATE: 02-18-20

SHEET TITLE:
LAYOUT AND MATERIALS PLAN

SHEET NUMBER:
C-3



Parking Summary Chart

Description	Size		Required	Provided
	Required	Provided		
STANDARD SPACES	9 x 18	9 x 18	40	45
STANDARD ACCESSIBLE SPACES *	15 x 18	15 x 18	1	1
VAN ACCESSIBLE SPACES	16 x 18	16 x 18	1	1
TOTAL SPACES			42	47***
LOADING BAYS **	10x25x14	10x25x14	1	1

* ADA/STATE/LOCAL REQUIREMENTS: 26 TO 50 SPACES: 2 ADA REQUIRED
 ** LOADING BAYS: ONE BAY FOR THE FIRST 5,000 SF TO 10,000 SF OF GFA.
 *** TOTAL PARKING COUNT INCLUDES 10 INTERIOR SERVICE BAYS PARKING SPACES.

Parking Requirements:
 OTHER USE (AUTO SERVICE): 8,400 SF x 5 SPACES / 1,000 SF = 42 SPACES

Zoning Summary Chart

Zoning District: PLANNED DEVELOPMENT DISTRICT

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	1 AC	1.0± AC (43,648 sf)
FRONTAGE	70 FT	77± FT
FRONT YARD SETBACK	35 FT	61± FT
SIDE YARD SETBACK	10 FT	20± FT
REAR YARD SETBACK	15 FT	59± FT
MAX. BUILDING HEIGHT	35 FT	26.2± FT
MIN. INTERIOR LANDSCAPING	10% PARK AREA	±13.0 %
MIN. OPEN SPACE EXCLUDING REQUIRED YARDS PER SECTION 6.10.1	10%	±10.0 %

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R5-1	30"	30"	
R6-1R	36"	12"	
R3-2	24"	24"	
31-0629	12"	24"	
31-0648	12"	6"	

APPROVED BY THE NEWINGTON TOWN PLAN AND ZONING COMMISSION
 PETITION NO. 38-12, 39-12, 40-12
 AT THE MEETING OF: 4/10/13
 CHAIRMAN: _____
 DATE: _____

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
 PETITION NO. 2012-28
 AT THE MEETING OF: 12/18/12
 CHAIRMAN: _____
 DATE: _____

BERLIN TURNPIKE (U.S. RTE. 5 & CONN. RTE. 15)



* SEE SITE DETAILS FOR ECO-ACTIVITY SIGNS AND HYBRID PARKING SIGN