



27' if aligned with the rear PL. Should we hold the 33' and meet the 1608 PL at an angle?

33'?

ZONING REQUIREMENTS (ZONE B - BUSINESS)		
PARAMETER	REQUIRED	PROPOSED
LOT PARAMETERS		
MINIMUM LOT SIZE (S.F.)	20,000	37,161
LOT WIDTH (FT.)	100	130
SETBACK PARAMETERS		
FRONT (FT.)	40	40
SIDE (FT.)	10	17
REAR (FT.)	20	42.1
LOT COVERAGE		
MAX. BUILDING %	25	20.0%
MAX. BUILDING HEIGHT (FT.)	40	
PARKING SUMMARY		
REQUIRED	16	21
PROVIDED		
ZONING REQUIREMENTS (ZONE I-1 - INDUSTRIAL)		
PARAMETER	REQUIRED	PROPOSED
LOT PARAMETERS		
MINIMUM LOT SIZE (S.F.)	20,000	21,723
LOT WIDTH (FT.)	100	108
SETBACK PARAMETERS		
FRONT (FT.)	40	100+
SIDE (FT.)	15	19
REAR (FT.)	20	67.6
LOT COVERAGE		
MAX. BUILDING %	35	35%
MAX. BUILDING HEIGHT (FT.)	55	
PARKING SUMMARY		
REQUIRED	N/A	6
PROVIDED		

PRELIMINARY SITE LAYOUT

FUELING STATION & CONVENIENCE STORE DEVELOPMENT
 1608 MERIDEN-WATERBURY TURNPIKE, SOUTHWINGTON, CT
 PREPARED FOR: **MDP HOLDING, LLC**

SCALE: 1" = 20'
 CONR. NO. 58MH0.01
 DRAWN BY: TRW
 DATE: []

APPROVED BY: []
 DATE: []

STAMP: []
 DESCRIPTION OF REVISION: []
 REV. [] DATE []
 APPR. [] DATE []

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V:\CT\SOUTH\CONVENIENCE-WATERBURY\TP-1608\SITE DEVELOPMENT\58MH0.01\PRELIM SITE LAYOUT C 2.DWG (TR: PRELIM 2.SWIS: 12/28/2020 10:13 AM) Revise: 12/28/2020 10:14 AM