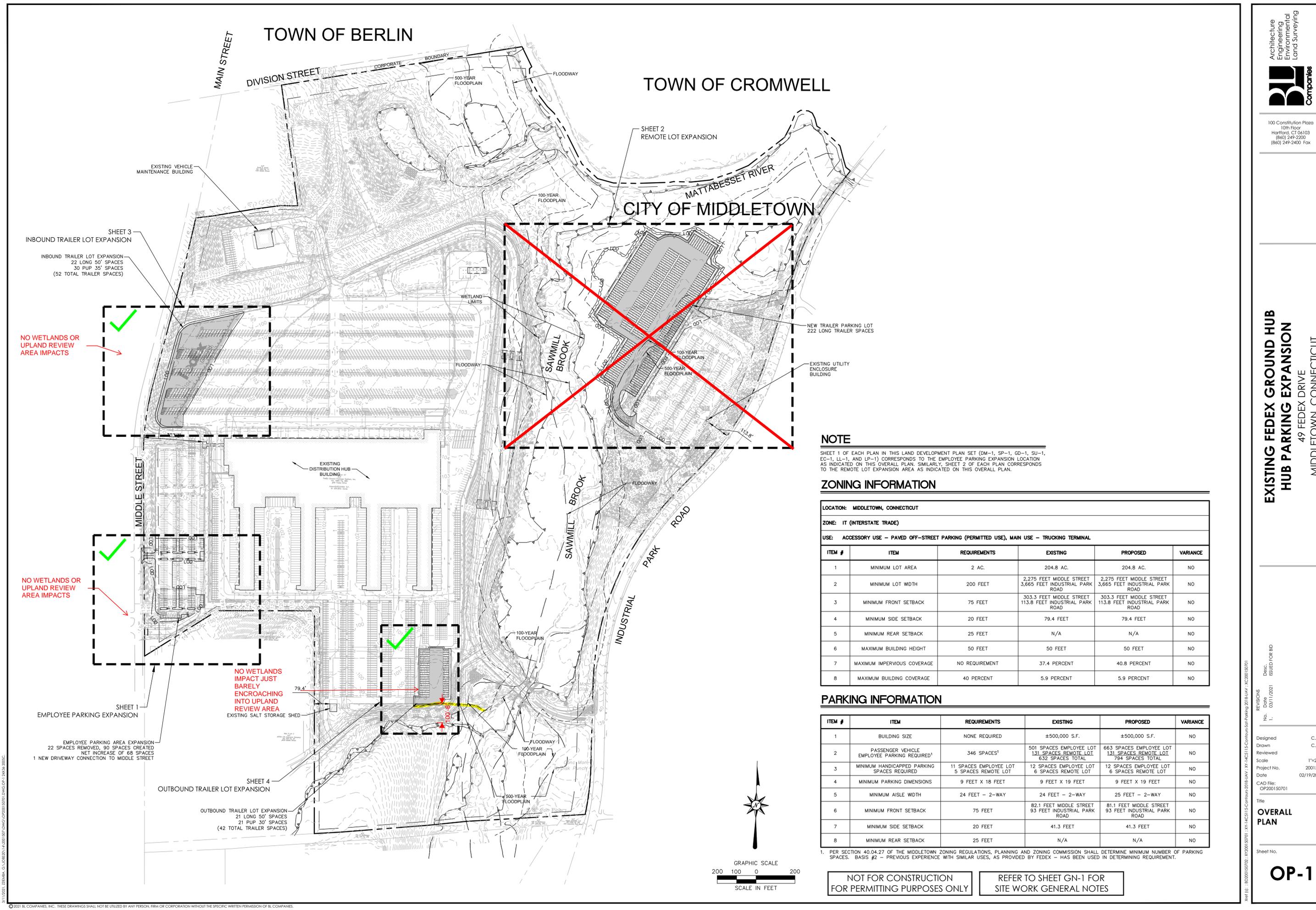


TOWN OF BERLIN

TOWN OF CROMWELL

CITY OF MIDDLETOWN



SHEET 3  
INBOUND TRAILER LOT EXPANSION  
22 LONG 50' SPACES  
30 PUP 35' SPACES  
(52 TOTAL TRAILER SPACES)

NO WETLANDS OR UPLAND REVIEW AREA IMPACTS

NO WETLANDS OR UPLAND REVIEW AREA IMPACTS

NO WETLANDS IMPACT JUST BARELY ENCRANCHING INTO UPLAND REVIEW AREA

SHEET 1  
EMPLOYEE PARKING EXPANSION  
22 SPACES REMOVED, 90 SPACES CREATED  
NET INCREASE OF 68 SPACES  
1 NEW DRIVEWAY CONNECTION TO MIDDLE STREET

SHEET 4  
OUTBOUND TRAILER LOT EXPANSION  
21 LONG 50' SPACES  
21 PUP 30' SPACES  
(42 TOTAL TRAILER SPACES)

SHEET 2  
REMOTE LOT EXPANSION

**NOTE**

SHEET 1 OF EACH PLAN IN THIS LAND DEVELOPMENT PLAN SET (DM-1, SP-1, GD-1, SU-1, EC-1, LL-1, AND LP-1) CORRESPONDS TO THE EMPLOYEE PARKING EXPANSION LOCATION AS INDICATED ON THIS OVERALL PLAN. SIMILARLY, SHEET 2 OF EACH PLAN CORRESPONDS TO THE REMOTE LOT EXPANSION AREA AS INDICATED ON THIS OVERALL PLAN.

**ZONING INFORMATION**

LOCATION: MIDDLETOWN, CONNECTICUT					
ZONE: IT (INTERSTATE TRADE)					
USE: ACCESSORY USE - PAVED OFF-STREET PARKING (PERMITTED USE), MAIN USE - TRUCKING TERMINAL					
ITEM #	ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	2 AC.	204.8 AC.	204.8 AC.	NO
2	MINIMUM LOT WIDTH	200 FEET	2,275 FEET MIDDLE STREET 3,665 FEET INDUSTRIAL PARK ROAD	2,275 FEET MIDDLE STREET 3,665 FEET INDUSTRIAL PARK ROAD	NO
3	MINIMUM FRONT SETBACK	75 FEET	303.3 FEET MIDDLE STREET 113.8 FEET INDUSTRIAL PARK ROAD	303.3 FEET MIDDLE STREET 113.8 FEET INDUSTRIAL PARK ROAD	NO
4	MINIMUM SIDE SETBACK	20 FEET	79.4 FEET	79.4 FEET	NO
5	MINIMUM REAR SETBACK	25 FEET	N/A	N/A	NO
6	MAXIMUM BUILDING HEIGHT	50 FEET	50 FEET	50 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	NO REQUIREMENT	37.4 PERCENT	40.8 PERCENT	NO
8	MAXIMUM BUILDING COVERAGE	40 PERCENT	5.9 PERCENT	5.9 PERCENT	NO

**PARKING INFORMATION**

ITEM #	ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±500,000 S.F.	±500,000 S.F.	NO
2	PASSENGER VEHICLE EMPLOYEE PARKING REQUIRED <sup>1</sup>	346 SPACES <sup>1</sup>	501 SPACES EMPLOYEE LOT 131 SPACES REMOTE LOT 632 SPACES TOTAL	663 SPACES EMPLOYEE LOT 131 SPACES REMOTE LOT 794 SPACES TOTAL	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	11 SPACES EMPLOYEE LOT 5 SPACES REMOTE LOT	12 SPACES EMPLOYEE LOT 6 SPACES REMOTE LOT	12 SPACES EMPLOYEE LOT 6 SPACES REMOTE LOT	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 19 FEET	9 FEET X 19 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY	24 FEET - 2-WAY	25 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	75 FEET	82.1 FEET MIDDLE STREET 93 FEET INDUSTRIAL PARK ROAD	81.1 FEET MIDDLE STREET 93 FEET INDUSTRIAL PARK ROAD	NO
7	MINIMUM SIDE SETBACK	20 FEET	41.3 FEET	41.3 FEET	NO
8	MINIMUM REAR SETBACK	25 FEET	N/A	N/A	NO

1. PER SECTION 40.04.27 OF THE MIDDLETOWN ZONING REGULATIONS, PLANNING AND ZONING COMMISSION SHALL DETERMINE MINIMUM NUMBER OF PARKING SPACES. BASIS #2 - PREVIOUS EXPERIENCE WITH SIMILAR USES, AS PROVIDED BY FEDEX - HAS BEEN USED IN DETERMINING REQUIREMENT.

NOT FOR CONSTRUCTION  
FOR PERMITTING PURPOSES ONLY

REFER TO SHEET GN-1 FOR  
SITE WORK GENERAL NOTES

