

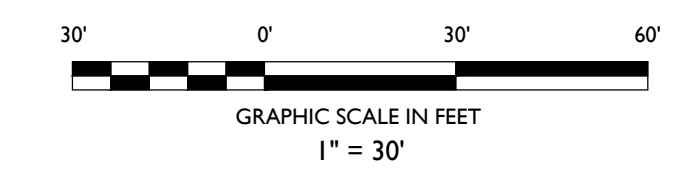
LAND USE AND ZONING			
BLOCK 225, LOT 4-2			
GENERAL COMMERCIAL (C2)			
<b>PROPOSED USE</b>			
CAR WASH		SPECIAL PERMIT USE	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	50,225 SF (1.15 AC)	50,225 SF (1.15 AC)
MINIMUM LOT FRONTAGE	75 FT	125 FT	125 FT
MAXIMUM IMPERVIOUS COVERAGE	70% (35,158 FT)	0.8% (368.3 SF)	65.1% (32,703 SF)
MAXIMUM BUILDING HEIGHT	35 FT	N/A	27.4 FT
MINIMUM FRONT YARD SETBACK	30 FT	N/A	67.7 FT
MINIMUM SIDE YARD SETBACK	20 FT	N/A	20.0 FT
MINIMUM REAR YARD SETBACK	20 FT	N/A	136.5 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 71.3	PARKING REQUIREMENT: PERSONAL SERVICE 2 - 5 SPACES PER 1,000 SF GFA MINIMUM: (4,655 SF) (2 SPACES/1,000 SF) = 10 SPACES MAXIMUM = (4,655 SF) (5 SPACES/1,000 SF) = 24 SPACES	COMPLIES 19 SPACES
§ 71.5.1	PARKING STALL SIZE: 60" x 9 FT WIDE 18 FT DEEP 18 FT DRIVE AISLE	COMPLIES 9 FT WIDE 18 FT DEEP 18 FT DRIVE AISLE
§ 84.5.a.12	AN EMERGENCY BYPASS LANE ADJACENT TO QUEUING AREA TO ALLOW QUEUED VEHICLES TO LEAVE SHALL BE REQUIRED.	COMPLIES
§ 84.5.a.14	THE ENTRANCE AND EXIT DRIVEWAY SHALL BE A MINIMUM OF 50 FT AWAY FROM EACH OTHER	N/A
§ 84.5.c.1	A MINIMUM STACKING AREA OF 500 FT SHALL BE PROVIDED FOR QUEUED VEHICLES FOR EACH BAY	COMPLIES 575 FT

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 72.3.5	FREE-STANDING SIGN REQUIREMENT: MAXIMUM NUMBER OF FREE-STANDING SIGNS: 1 SIGN IF HEIGHT 5 FT, 36 SF MAXIMUM IF HEIGHT 8 FT, 28 SF MAXIMUM	1 SIGN
§ 72.4.2	WALL SIGN REQUIREMENT: SHALL BE ATTACHED TO FACE OF BUILDING IN A PLACE PARALLEL AND FLUSH TO SUCH FACE, CANNOT EXTEND OR PROJECT MORE THAN 15 IN FROM BUILDING AND CANNOT EXTEND HIGHER THAN PARAPET IN CASE OF A ONE-STORY BUILDING MAXIMUM NUMBER OF WALL SIGNS ARE 1, UNLESS DOUBLE FRONTAGE THEN 2 ARE ALLOWED CANNOT EXCEED 15% OF FACADE FACING PRIMARY ROAD: MAXIMUM = .15 * (27.4 FT [HEIGHT] * 35 FT [LENGTH]) = 143.85 SF	TO BE DETERMINED
§ 72.5.3	SIGNAGE REQUIREMENTS: MAXIMUM SF AREA FOR ALL SIGNAGE LOCATED LOT SHALL BE BASED ON BUILDING FACADE LENGTH ALONG PRIMARY ROAD, MULTIPLIED BY 2: MAXIMUM SF = 35 FT (LENGTH) * 2 = 70 SF SIGNS INCLUDED IN THE MAXIMUM SIGN AREA CALCULATION INCLUDE FREE STANDING SIGNS & WALL SIGNS. TOTAL OF ALL SIGNAGE CANNOT EXCEED MAXIMUM SIGN AREA SIGN AREA OF 60% AS BACKGROUND AND MAXIMUM OF 40% TEXT/LOGO, SHALL BE LIMITED TO NAME, LOGO, TYPE OF BUSINESS OR PRODUCT, MINIMUM LETTERING SIZE SHALL BE 6 IN	TO BE DETERMINED

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
∩	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



REVISION	DATE	ISSUE	BY	DESCRIPTION
1	01/25/2023	AWA		FOR MUNICIPAL SUBMISSION
2	02/06/2023	AWA		REVISED PER AXIS KICKOFF
3	01/09/2023	JA		REVISED PER ARCHITECTURAL UPDATES
4	02/17/2023	JLO		REVISED PER ARCHITECTURAL UPDATES
5	03/23/2023	JA		FOR MUNICIPAL RESUBMISSION
6	05/10/2023	JR		REVISED PER SITE PLAN COMMENTS
7	05/16/2023	JR		REVISED PER SITE PLAN COMMENTS

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

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**PROPOSED MODWASH**  
**CAR WASH**

**STONEFIELD**  
engineering & design

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TOWN OF WINDHAM  
WINDHAM COUNTY, CONNECTICUT

JAKE MODESTOW, P.E.  
CONNECTICUT LICENSE No. 34177  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: BOS-220089

TITLE:  
**SITE PLAN**

DRAWING:  
**C-3**

2-BOSTON-05220220089-HUTTON-GROUP-08AL-STATE, INC., 321 BOSTON POST ROAD, WINDHAM, CT 06201/07814-03 SITE.DWG