



Free Vacuums

**PERMIT SET**

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The Car Wash Express

Exterior Signage • Version 3 • Job# 24527 • July 22, 2020

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60 Westfield Drive  
Plantsville, CT 06479  
860.229.1812



Front & Halo-Lit Channel Letters

3" Black Coil

1" Black Trim

Red Acrylic Faces

29.8 Square Feet



Project Address:  
The Car Wash Express  
70 Oak Street  
Glastonbury, CT 06033

SPI WO #: 24527  
Issue Date: 7/10/2020

Salesperson: Pete Rappoccio  
Designer: G.D

DRAWINGS ARE NOT TO SCALE  
UNLESS OTHERWISE NOTED

Revisions:  
RV1: GD 7/17/2020  
RV2: GD 7/22/2020

# CAR WASH

15 5/8"H x 141.4"W  
15.3 SqFt

# VACUUMS

15 5/8"H x 134"W  
14.5 SqFt

Customer Approval:  APPROVED  APPROVED AS NOTED  REVISE & RESUBMIT



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SIGN TYPE  
**Channel**  
PAGE  
**2 of 5**

PRINT SIGN DATE  
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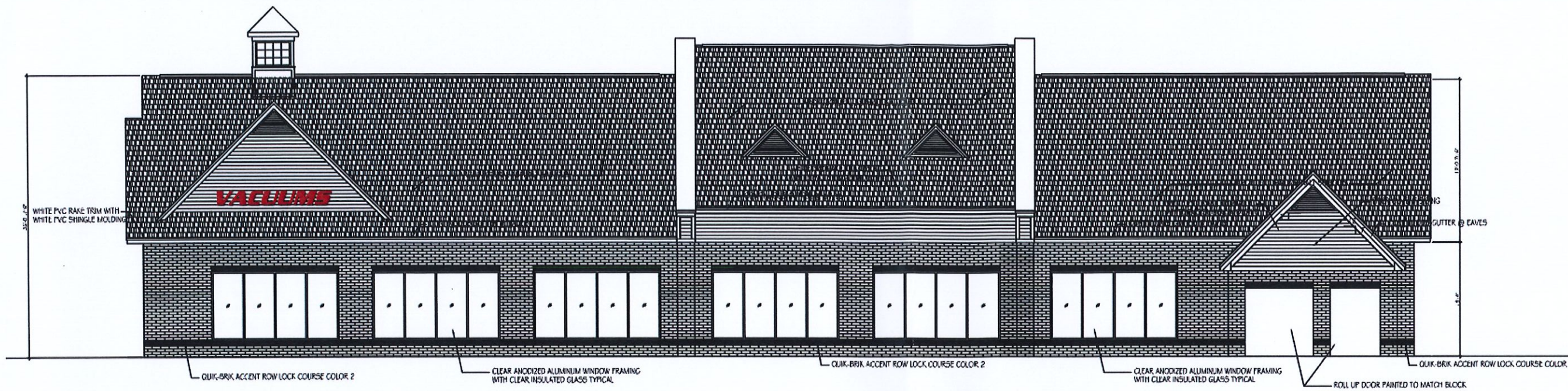
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North elevation

LED ILLUMINATED CHANNEL LETTERS



West elevation

Building facade is 34' wide.

Customer Approval:  APPROVED  APPROVED AS NOTED  REVISE & RESUBMIT

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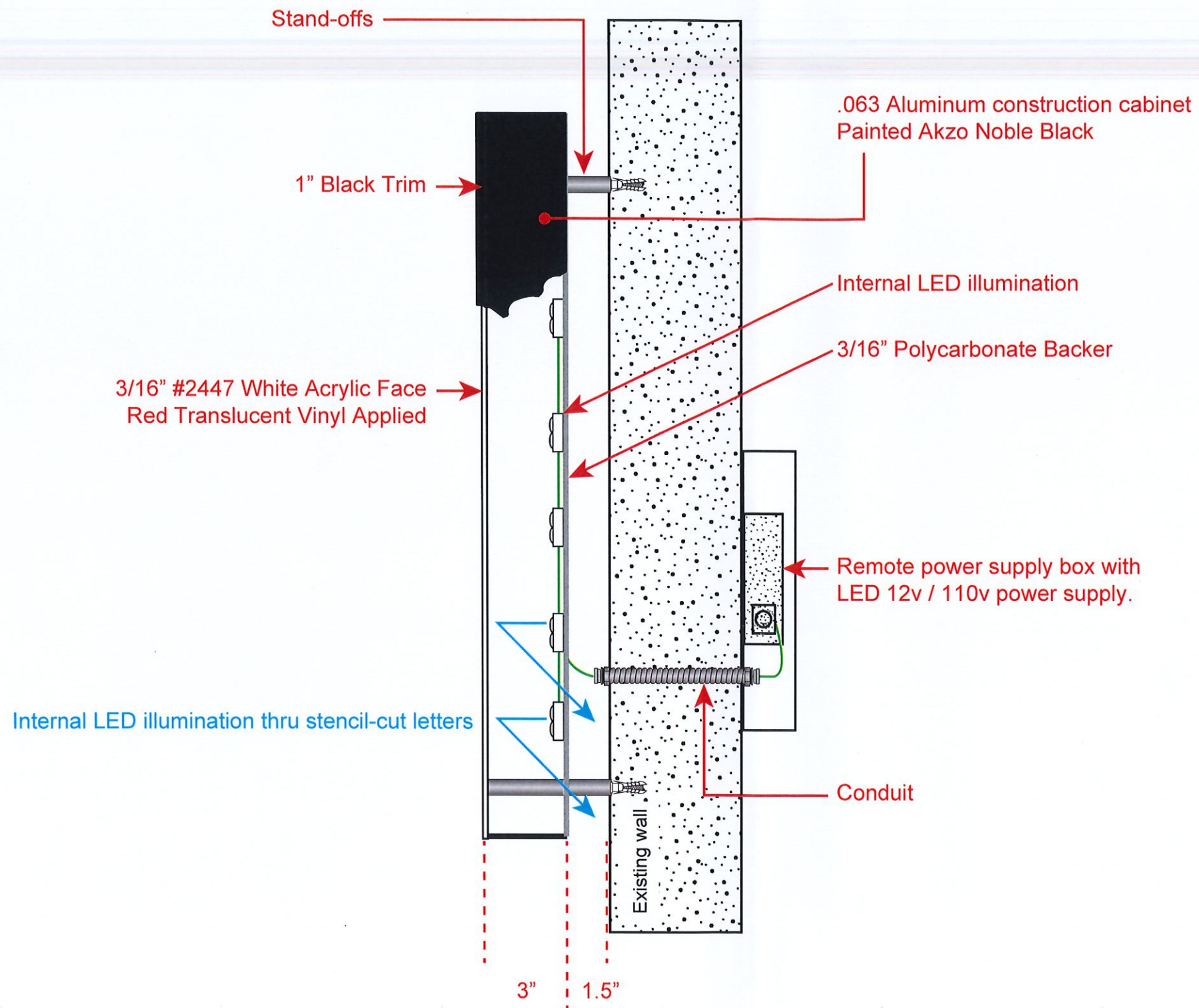
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Channel

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# Illuminated Monument Sign

25 sf



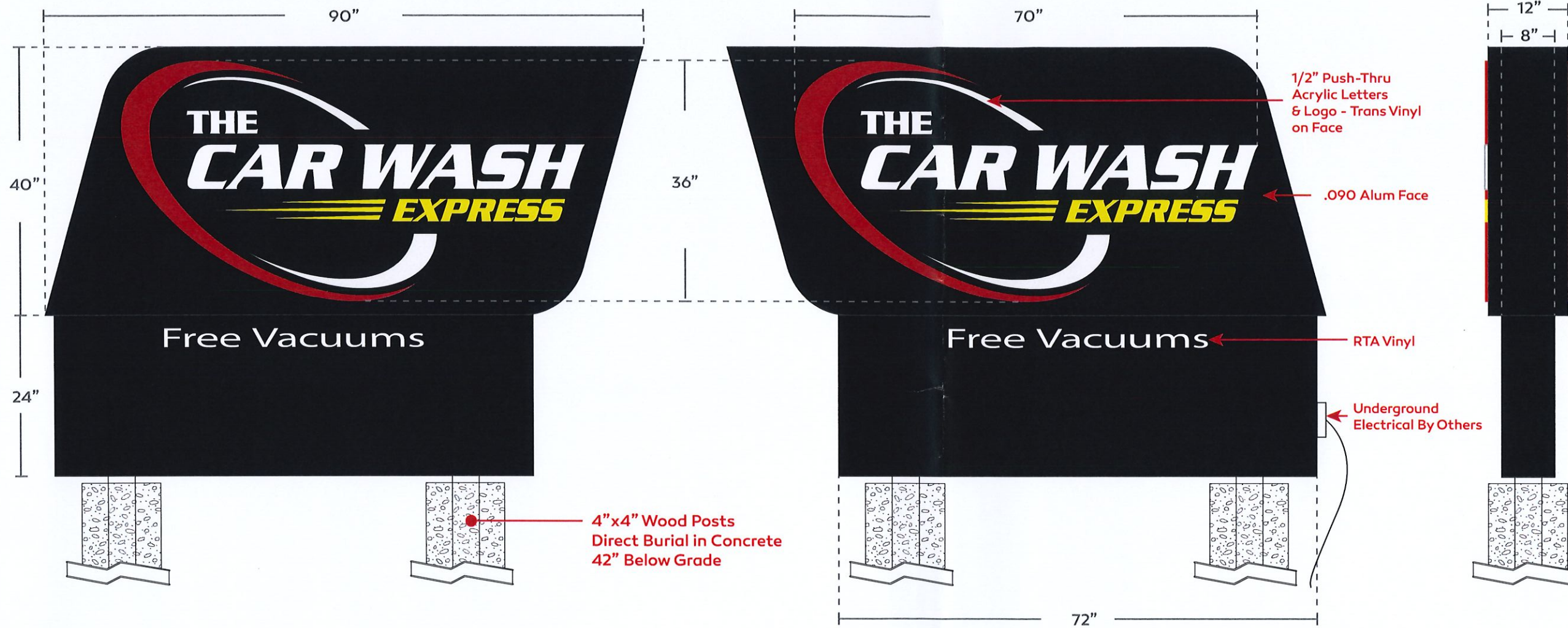
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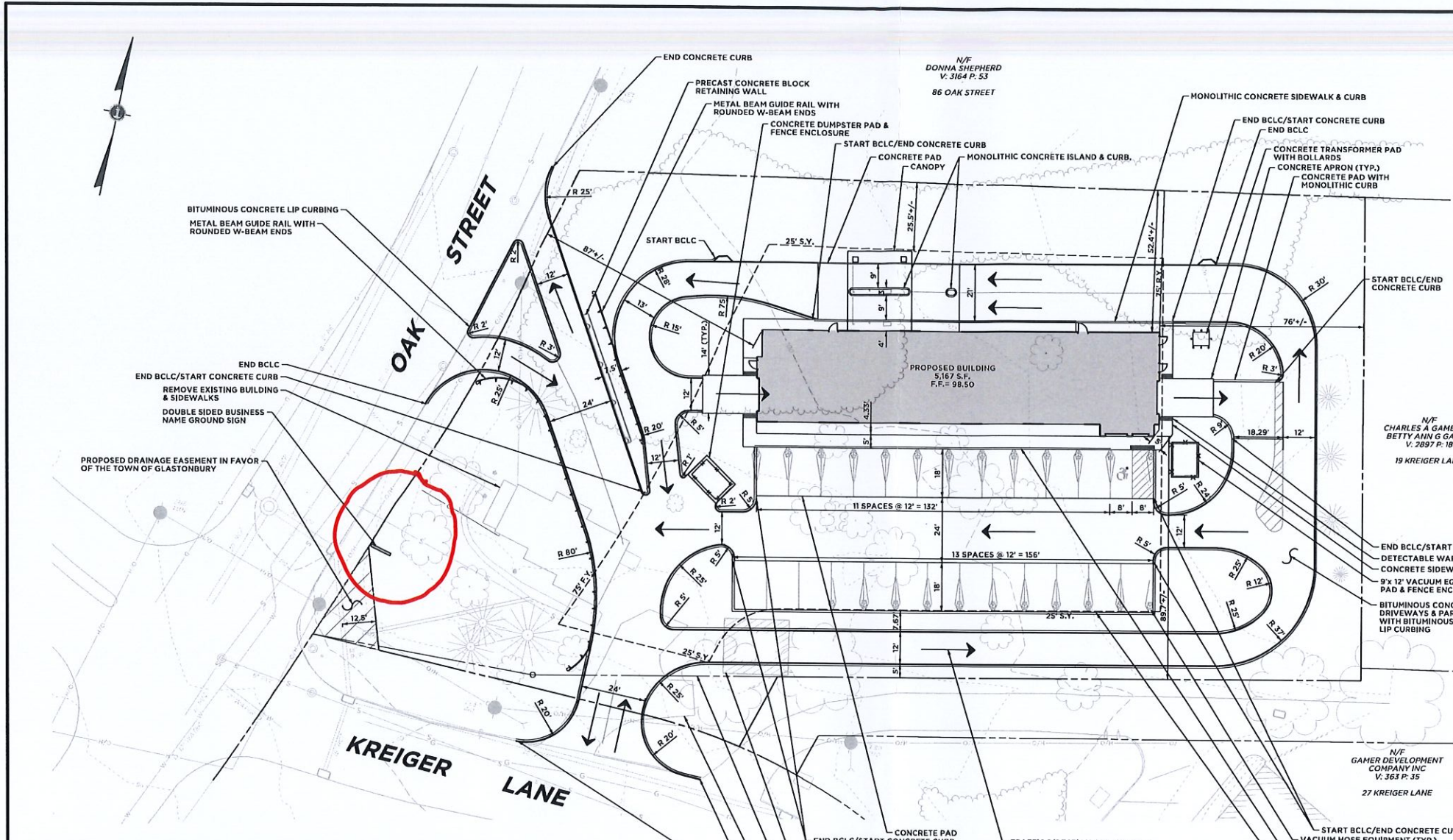
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**Monument**  
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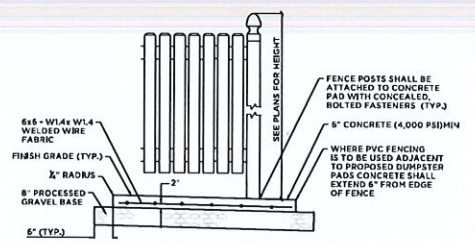
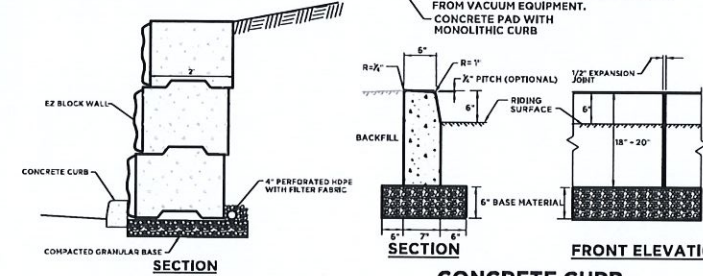
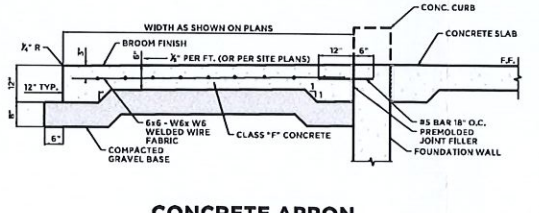
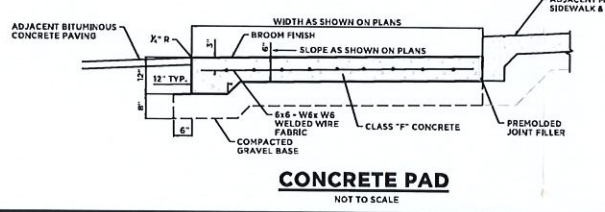
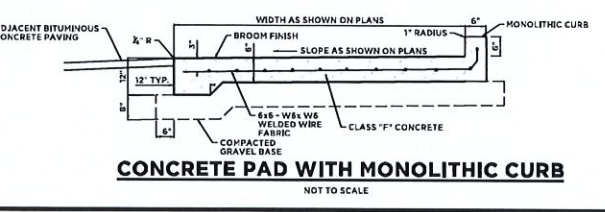


ZONING COMPLIANCE TABLE		
ZONING COMPLIANCE BASED UPON ZONING REGULATIONS FOR SECTION 4.15 - PLANNED COMMERCE (PO) ZONE; SECTION 6.2 - MOTOR VEHICLE CAR WASH AND SECTION 20 - GROUNDWATER PROTECTION ZONE 1 (GW-1)		
CAR WASH FACILITY REQUIREMENTS	PROVIDED (AFTER BOUNDARY LINE AGREEMENT)	
MINIMUM LOT AREA (SQ. FT.)	65,000	188.62
MINIMUM LOT FRONTAGE (FT.)	150	30 (1)
MAXIMUM LOT COVERAGE (%)	30 (1)	9.25% (INCLUDES CANOPY)
YARDS (FT.)		
-MINIMUM PRINCIPAL FRONT	75 (2) (3)	87 1/2'
-REQUIRED BUILDING SIDE	25	25.5'-0"
-REAR	75 (2)	76'-0"
MAXIMUM HEIGHT (STORIES/FT.)	2 1/2	11.5'-0"
MINIMUM OPEN SPACE (%)	30X (1)	48X (1)
PARKING		24 SPACES AND 1 VAN ACCESSIBLE SPACE

(1) SEE SECTION 4.15.6 (LOT COVERAGE): ALL PRINCIPAL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, SHALL COVER NOT MORE THAN TWENTY PERCENT (20%) OF THE AREA OF THE LOT FOR BUILDINGS DESIGNED FOR OFFICE, GENERAL AND/OR PROFESSIONAL USE. ALL PRINCIPAL AND ACCESSORY STRUCTURES DESIGNED FOR USES OTHER THAN OFFICE MAY COVER THIRTY PERCENT (30%) OF THE AREA OF THE LOT. ALSO SEE SECTION 4.15.11 REQUIRED OPEN SPACE FOR SAME DESCRIPTION.

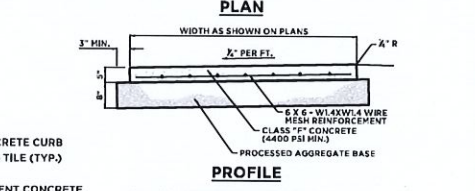
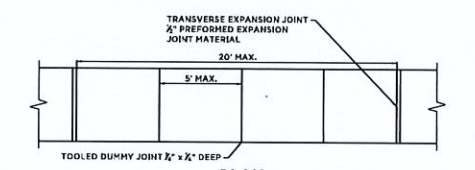
(2) SEE SECTION 6.2 (3): ALL PORTIONS OF BUILDINGS USED FOR THE WASHING OF CARS MUST BE LOCATED NOT LESS THAN SEVENTY-FIVE (75) FEET FROM THE ZONE BOUNDARY LINE OF ANY RESIDENTIAL ZONE (OR RR, AA, AA.A) OR THE PROPERTY LINE OF ANY RESIDENTIAL PROPERTY IN ANY ZONE, AND NOT LESS THAN ONE HUNDRED AND TWENTY-FIVE (125) FEET FROM THE STREET LINE OF THE STREET UPON WHICH THE PREMISES FRONTS.

(3) A VARIANCE TO 75 FEET FOR REQUIRED FRONT YARD WAS GRANTED FOR THE PROPERTY.

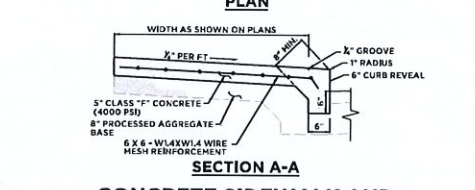
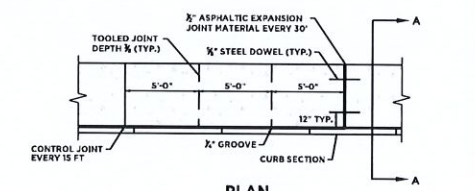


NOTES:  
 1. WHERE PVC FENCING IS TO BE USED ADJACENT TO PROPOSED DUMPSTER PAD THE DUMPSTER SHALL NOT BE HIGHER THAN THE FENCE.  
 2. PROPOSED GATES AT DUMPSTER PADS SHALL BE PVC DOUBLE OUTSWING AND SHALL BE KEPT CLOSED AT ALL TIMES EXCEPT DURING ACCESS TO DUMPSTER.

**DUMPSTER PAD & PVC FENCE**  
NOT TO SCALE



**CONCRETE SIDEWALK**  
NOT TO SCALE



**CONCRETE SIDEWALK AND CURB MONOLITHIC (PRIVATE)**  
NOT TO SCALE

NOTE:  
 THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THRU FRIDAY AT (860) 652-9738.

SCALE: 1"=20'

**PERMIT PLAN SET**  
NOT RELEASED FOR CONSTRUCTION

CAR WASH SERVICES MD, LLC APPLICANT	DC (PLANNED COMMERCE) & GW-1 ZONE
70 OAK STREET, GLASTONBURY, CT PROJECT ADDRESS	
SPECIAL PERMITS SECTION	TPZ CHAIRMAN
APPROVAL DATE	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

**ANCHOR ENGINEERING SERVICES, INC.**  
 481 S. Main St. Suite 201  
 Glastonbury, CT 06033  
 Phone: (860) 652-9738  
 Fax: (860) 652-9737  
 www.anchoreng.com

PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB

**SPECIAL PERMIT PLANS**  
 PREPARED FOR  
 CAR WASH SERVICES MD, LLC  
**LAYOUT PLAN**

REVISIONS	
08/07/19	
10/08/19	
10/25/19	

70 OAK STREET  
 PROJ. CT 1427-01  
 DATE 07/22/19  
 SHEET NO. 5 OF 11