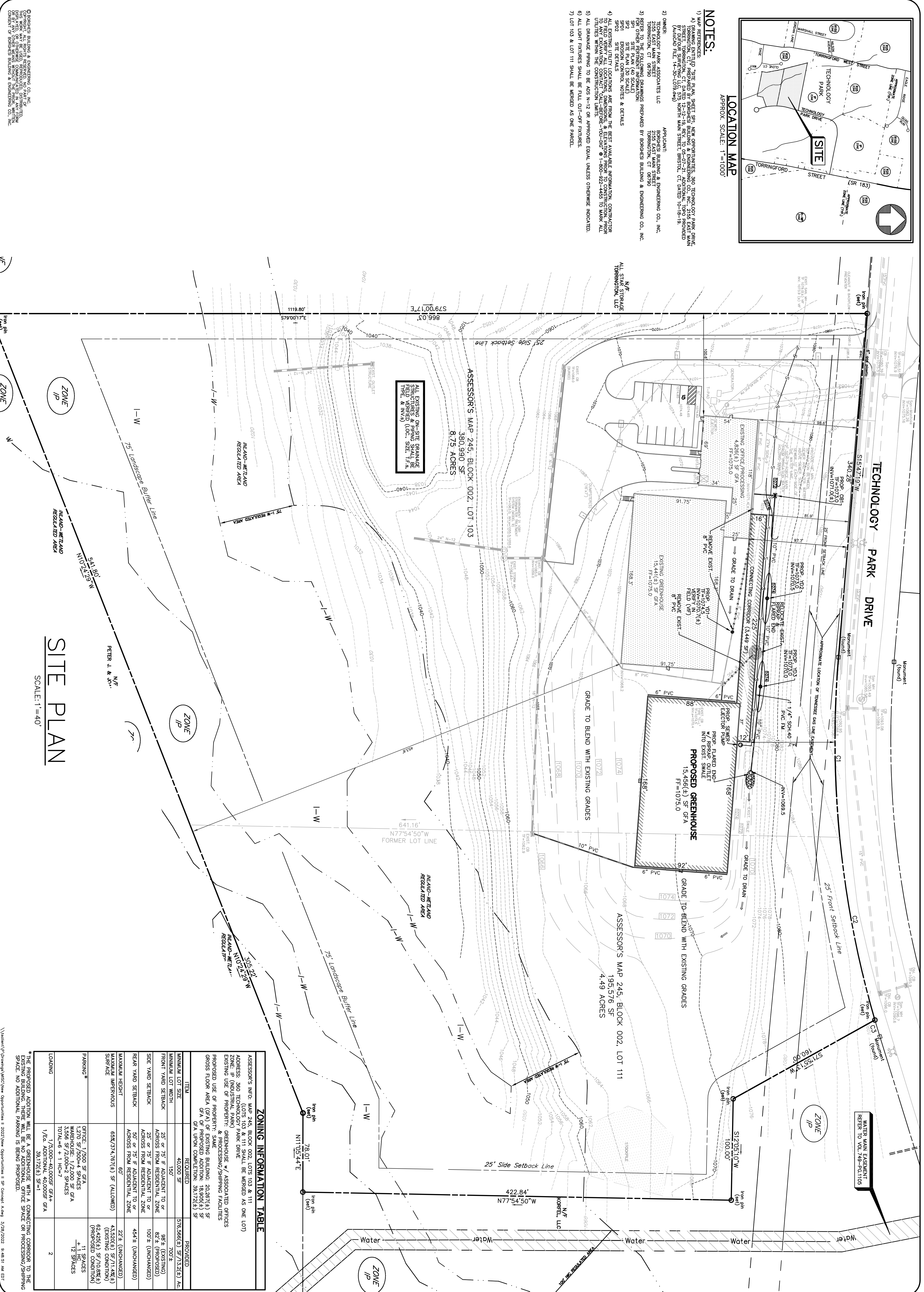


LOCATION MAP
APPROX. SCALE: 1"=1000'

NOTES:

- 1) MAP REFERENCES:
 - A) DRAWING ENTITLED "SITE PLAN, SHEET SP1, NEW OPPORTUNITIES, 360 TECHNOLOGY PARK DRIVE, TORRINGTON, CT, PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC., 215 EAST MAIN STREET, TORRINGTON, CT 06790, ON 03-28-22, 1:500 SCALE, AND 03-28-22, 1:500 SCALE, BY DAVID SUPERMAN, LLC, 375 NORTH MAIN STREET, BRISTOL, CT, DATED 10-18-18. (AUTO FILE: 14-30-1019.dwg)
 - B) SITE PLAN (30 SCALE)
 - C) SITE PLAN (60 SCALE)
 - D) SITE PLAN (90 SCALE)
- 2) OWNER: TECHNOLOGY PARK ASSOCIATES, LLC
BORGHESI BUILDING & ENGINEERING CO., INC.
TORRINGTON, CT 06790
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC.:
 - SP1 SITE PLAN (30 SCALE)
 - SP2 SITE PLAN (60 SCALE)
 - SP3 SITE PLAN (90 SCALE)
- 4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY ALL LOCATIONS, DEPTHS, AND ELEVATIONS FROM CONSTRUCTION MARK UTILITIES WITHIN THE CONSTRUCTION LIMITS.
 - 5) ALL DRAINAGE PIPING TO BE 40S N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.
 - 6) ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES.
 - 7) LOT 103 & LOT 111 SHALL BE MERGED AS ONE PARCEL.



ALL EXISTING ON-SITE DRAINAGE STRUCTURES & PIPING SHALL BE FIELD VERIFIED (LOC., SIZE, T.F.S. ELEV., & INVENTORY)

WATER MAIN EXISTENT REFER TO VOL. 749-PG. 1105

SITE PLAN

SCALE: 1"=40'

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ZONING INFORMATION TABLE

ASSESSOR'S INFO: MAP 245, BLOCK 002, LOTS 103 & 111		ADDRESS: 360 TECHNOLOGY PARK DRIVE	
ZONE: IP (INDUSTRIAL PARK)		OPENHOUSE w/ ASSOCIATED OFFICES & PROCESSING/SHIPPING FACILITIES	
PROPOSED USE OF PROPERTY: SAME		GROSS FLOOR AREA (GFA) OF EXISTING BUILDING: 20,267(SF) SF	
GFA OF PROPOSED ADDITION: 18,909(SF) SF		GFA UPON COMPLETION: 39,176(SF) SF	
ITEM	REQUIRED	PROVIDED	
MINIMUM LOT SIZE	40,000 SF	576,566(SF) SF / 13.2(A) AC.	700'±
MINIMUM LOT WIDTH	150'		
FRONT YARD SETBACK	25' or 75' IF ADJACENT TO or ACROSS FROM RESIDENTIAL ZONE	98'± (EXISTING) 62'± (PROPOSED)	
SIDE YARD SETBACK	25' or 75' IF ADJACENT TO or ACROSS FROM RESIDENTIAL ZONE	100'± (UNCHANGED)	
REAR YARD SETBACK	50' or 75' IF ADJACENT TO or ACROSS FROM RESIDENTIAL ZONE	45'± (UNCHANGED)	
MAXIMUM HEIGHT	65' (ALLOWED)	22.2' (UNCHANGED)	
MAXIMUM INTERIORS SURFACE	65'± (ALLOWED)	43.56'± (EXISTING) 62.42'± (PROPOSED CONDITION)	
PARKING*	OFFICE: 1/500 SF GFA WAREHOUSE: 1/2,000 SF GFA TOTAL: 1/1,500 SF GFA	11 SPACES + 1 HC 12 SPACES (PROPOSED CONDITION)	
LOADING	1/500-40,000 SF GFA 1/500-39,176(SF) SF	2	

PROJECT

New Opportunities II

360 TECHNOLOGY PARK DRIVE
TORRINGTON, CT 06790

REVISIONS

SEAL

SHEET NO.

SP1

DRAWN BY: G.R.W.

APPROVED BY: A.R.B.

DATE: 03-28-22

SCALE: AS NOTED

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613 / WEB: WWW.BORGHESIBUILDING.COM