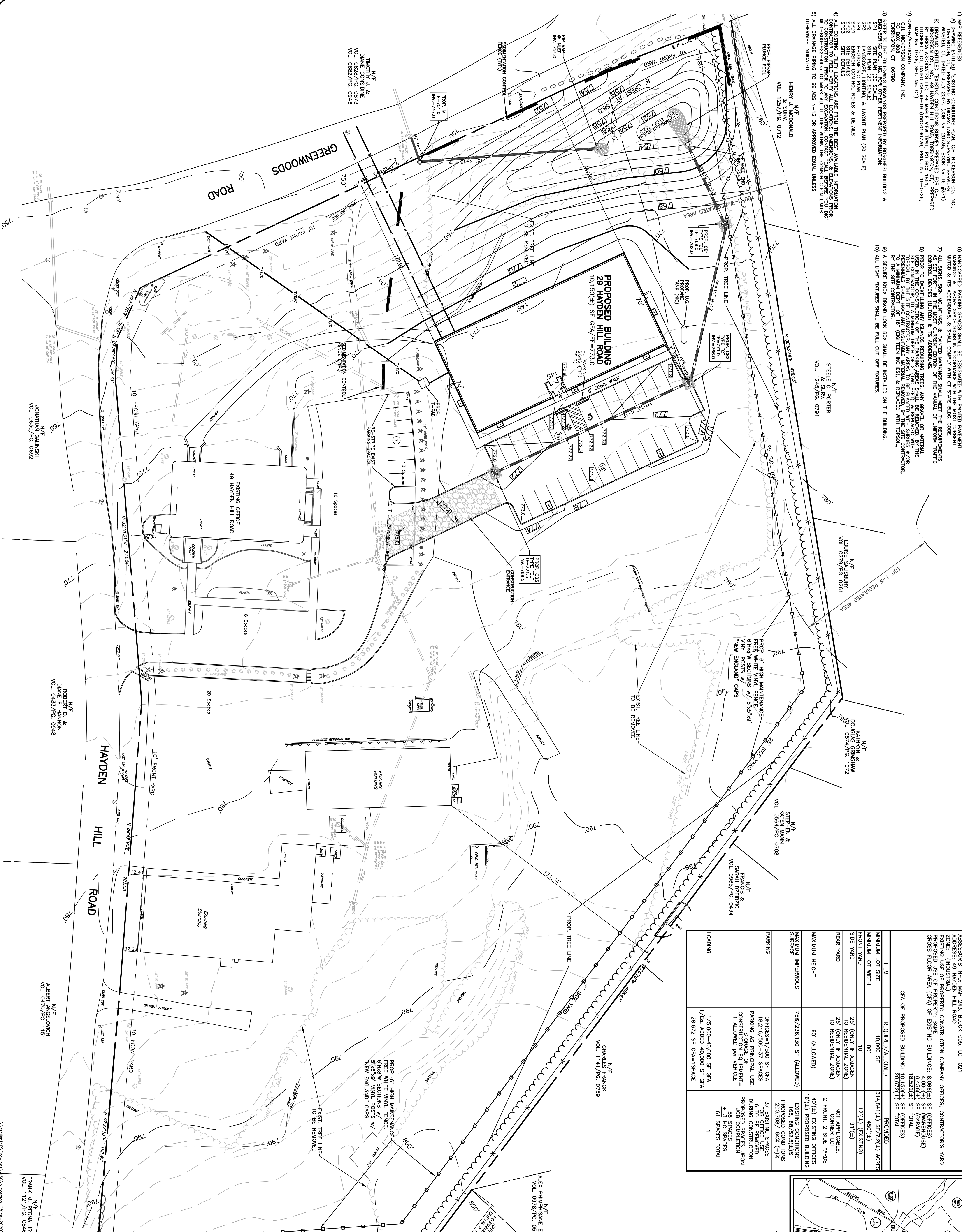


**NOTES:**

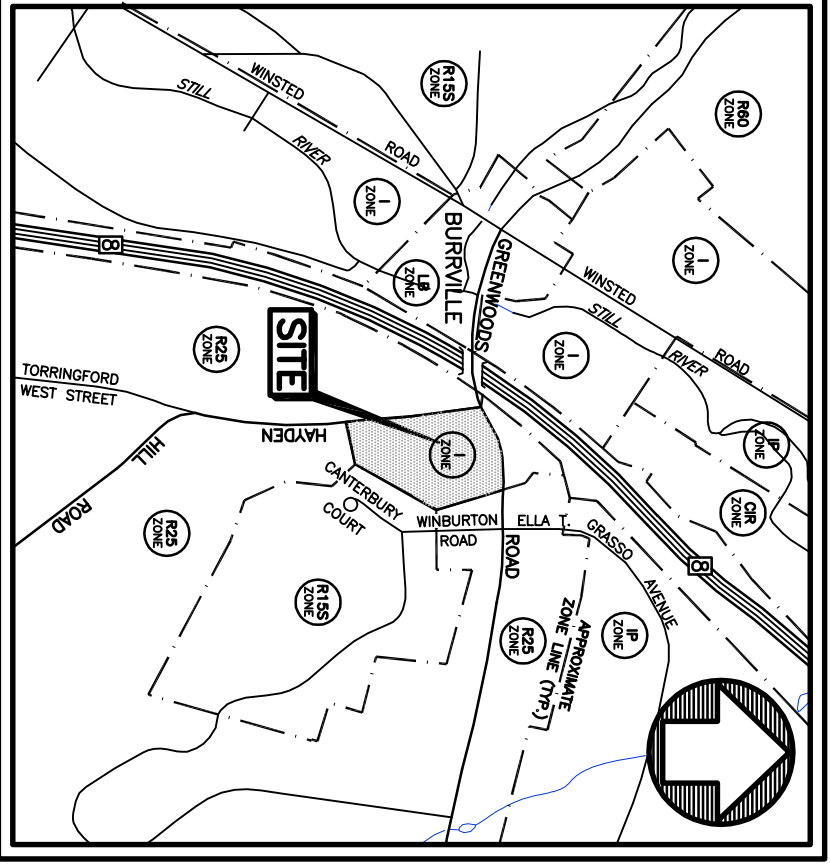
- 1) SEE REFERENCES.
- 2) DRAWING ENTITLED "EXISTING CONDITIONS PLAN, C.H. NICKERSON CO., INC., WESTPORT, CT, DATED JULY 2007 (JOB NO. 0723). (SEE SHEET 18-F-217)
- 3) DRAWING ENTITLED "EXISTING CONDITIONS SURVEY, PREPARED FOR C.H. NICKERSON CO., INC., BY HAYDEN HILL ROAD, TORRINGTON, CT, PREPARED BY LITFIELD, CT, DATED 08-30-19 (06C0190726, PROJ. NO. 19-0726, OWNER/ARCHITECT: C.H. NICKERSON COMPANY, INC., PROJ. BOX REF. CT 06790)
- 4) SEE TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:  
 SP1 SITE PLAN (20 SCALE)  
 SP2 LANDSCAPE, LIGHTING, & LAYOUT PLAN (20 SCALE)  
 SP3 PHOTOGRAPHIC ROOM NOTES & DETAILS  
 SP4 SITE DETAILS
- 5) ALL DIMENSIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. ALL DIMENSIONS SHALL BE AS NOTED UNLESS OTHERWISE INDICATED.
- 6) UNOCCUPIED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PARENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY WITH THE MOST CURRENT LOCAL ORDINANCES. UNOCCUPIED PARKING SPACES SHALL BE THE RESPONSIBILITY OF THE OWNER. CONTROL DEVICES (AUTO) & ITS ADDENDUMS.
- 7) ALL SERVICES, MATERIALS, CURRENT CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PRIOR TO ACCEPTING ANY SQUARES REQUIRING TREES, ANY GENERAL OR MATERIAL SITE CONTRACTOR TO A MINIMUM DEPTH OF 2' (TWO FEET) & REPAIRED WITH PERMANENTLY SUEDE AND INSULATED MATERIAL. MATERIAL TO BE REMOVED SHALL BE TO A MINIMUM DEPTH OF 18" (EIGHTEEN INCHES), & REPLACED WITH TOPSOIL.
- 8) A SCREED KEY BRAND LOCK BOX SHALL BE INSTALLED ON THE BUILDING.
- 9) ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES.



**ZONING INFORMATION TABLE**

ADDRESS: 49 HAYDEN HILL ROAD  
 ZONE: I (INDUSTRIAL)  
 PROPOSED USE OF PROPERTY: SAME  
 GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 8,086(4) SF (OFFICES) 4,000(4) SF (WAREHOUSE) 4,522(4) SF (TOTAL)  
 GFA OF PROPOSED BUILDING: 10,150(4) SF (OFFICES) 28,672(4) SF (TOTAL)

ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	314,841(4) SF (21(4) ACRES)
MINIMUM LOT WIDTH	80'	450(4)'
FRONT YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	12'(4) (EXISTING)
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	9'(4) (3)
REAR YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	NOT APPLICABLE.
MAXIMUM HEIGHT	60' (ALLOWED)	2 FRONT, 2 SIDE YARDS CORNER LOT
MAXIMUM IMPERVIOUS SURFACE	75%/256,130 SF (ALLOWED)	40'(4) EXISTING BUILDING 181(4) PROPOSED BUILDING 155,188/52,514(4) 200,789/ 84% (43% PROPOSED CONDITIONS)
PARKING	OFFICES=1,500 SF GFA 18,216/500=37 SPACES PARKING AS PRINCIPAL USE, CONSTRUCTION EQUIPMENT=1 ALLOWED PER VEHICLE	37 EXISTING SPACES 6 TO BE REMOVED DURING CONSTRUCTION PROPOSED SPACES UPON JOB STARTUP 4.3 HC SPACES 61 SPACES TOTAL
LOADING	1/5,000-40,000 SF GFA 1/Ea. ADDED 40,000 SF GFA 28,672 SF GFA=1SPACE	1



**SITE PLAN** SCALE: 1"=30'

PROJECT: **Nickerson GENERAL CONTRACTORS** HAYDEN HILL ROAD, TORRINGTON, CT 06790

DRAWN BY: G.R.W./J.H.P. APPROVED BY: J.H.P.

DATE: 03-04-20 SCALE: AS NOTED

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

REVISIONS: 03-11-20 REV. PER CITY COMMENTS (P. KUNDZINS, PE, CITY ENG. 03-11-20); ADD MAP REF. B 03-31-20 REV. FENCE ALONG BUFFER AREA (SIDE YARDS)

SEAL: [Professional Seal Area]

**Borghesi Building & Engineering Co., Inc.**

SHEET NO. **SP 1**

PROJECT: **Nickerson GENERAL CONTRACTORS** HAYDEN HILL ROAD, TORRINGTON, CT 06790

DRAWN BY: G.R.W./J.H.P. APPROVED BY: J.H.P.

DATE: 03-04-20 SCALE: AS NOTED

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

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SEAL: [Professional Seal Area]

**Borghesi Building & Engineering Co., Inc.**