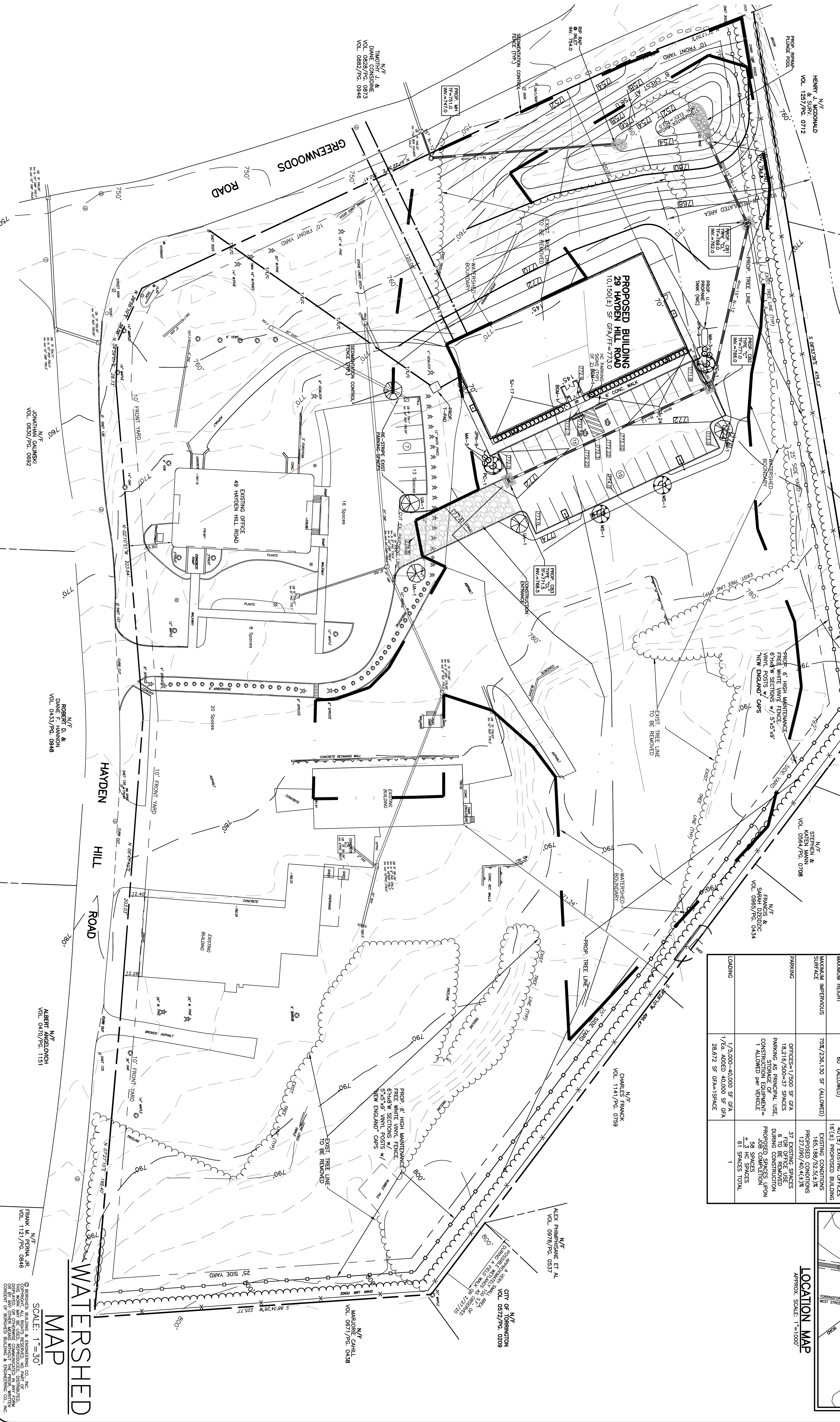


NOTES:

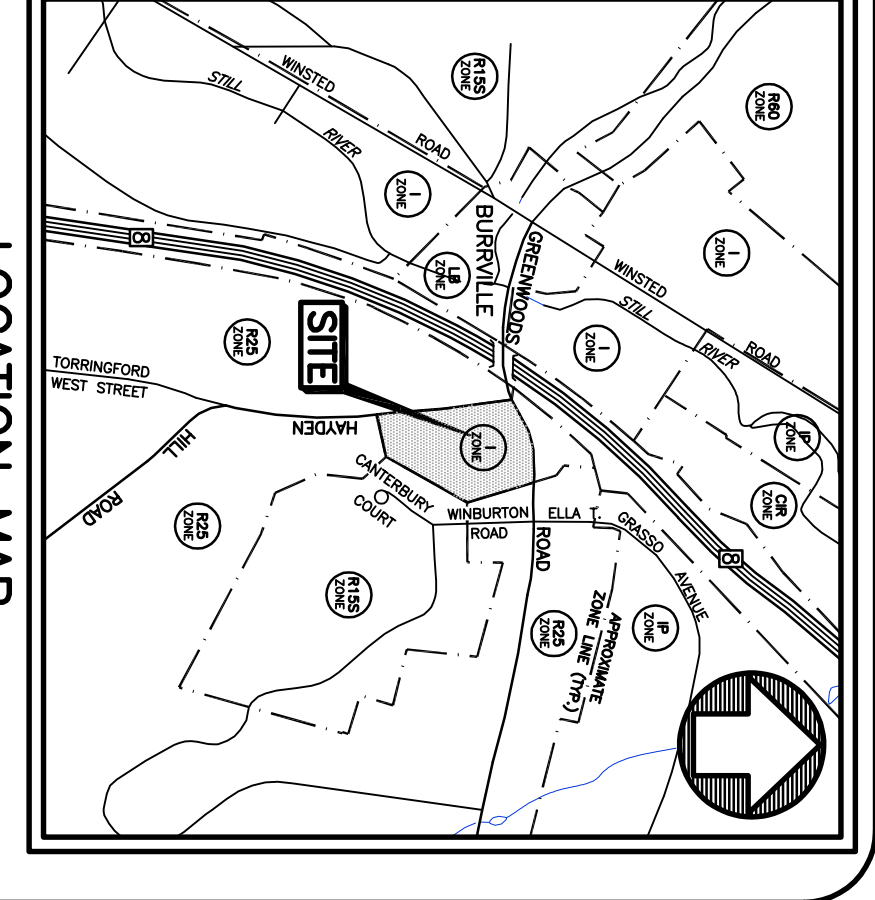
- 1) ALL REFERENCES TO EXISTING CONDITIONS ARE FROM THE BEST AVAILABLE INFORMATION.
- 2) DRAWING ENTITLED "EXISTING CONDITIONS PLAN" BY C.H. NICKERSON CO. INC., DATED JULY 2007 (JOB NO. 20735, BOOK NO. B-7311).
- 3) OWNER/APPLICANT: C.H. NICKERSON COMPANY, INC., TORRINGTON, CT 06790.
- 4) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERMIT INFORMATION:
 - SP1 SITE PLAN (20 SCALE)
 - SP2 LANDSCAPE, LIGHTING, & LAYOUT PLAN (20 SCALE)
 - SP3 EROSION CONTROL NOTES & DETAILS
 - SP4 SITE DETAILS
- 5) CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PROVIDED ON THIS DRAWING TO MATCH ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT.
- 6) ALL DRAINAGE PRINGS TO BE AS SHOWN OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

- 6) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ITS ADJACENT SIDEWALK SHALL COMPLY WITH STATE BLUE COMPLIANCE & ITS ADJACENT SIDEWALK SHALL COMPLY WITH STATE BLUE COMPLIANCE.
- 7) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS CONTROL DEVICES (VADIS) & ITS ADDENDUMS.
- 8) USED IN THE CONSTRUCTION OF THE DRAWINGS ANY CONE, OR UTILITY, OR OTHER MARKING SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE PROJECT.
- 9) A SECURE KNOX BRAND LOCK BOX SHALL BE INSTALLED ON THE BUILDING.



ZONING INFORMATION TABLE

ITEM	REQUIRED/ALLOWED	PROPOSED
ASSESSOR'S INFO: MAP 243, BLOCK 005, LOT 021		
ADDRESS: 49 HAYDEN HILL ROAD		
ZONE: I (INDUSTRIAL)		
PERMITTED USE OF PROPERTY: CONSTRUCTION COMPANIES, CONTRACTORS YARD		
GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 8,086(4) SF (OFFICES)		
4,000(4) SF (WAREHOUSE)		
18,529(4) SF (TOTAL)		
GFA OF PROPOSED BUILDING: 10,150(4) SF (OFFICES)		
28,672(4) SF TOTAL		
MINIMUM LOT SIZE	10,000 SF	314,841(4) SF/27,212(4) ACRES
MINIMUM LOT WIDTH	80'	121(4) FEET (MIN)
FRONT YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	91'(4)
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	NOT APPLICABLE
REAR YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	CORNER LOT
MAXIMUM HEIGHT	60' (ALLOWED)	2 FRONT, 2 SIDE YARDS
MINIMUM INTERSPACES SURFACE	75%/236,130 SF (ALLOWED)	40'(4) EXISTING OFFICES
		16'(4) PROPOSED BUILDING
		EXISTING CONDITIONS
		165,189(52.5)(4)%
		127,090(40.4)(4)%
PARKING	OFFICES=1/500 SF GFA 18,216/500=37 SPACES PARKING AS PRINCIPAL USE, CONSTRUCTION EQUIPMENT=1 ALLOWED PER VEHICLE	37 EXISTING SPACES FOR OFFICE USE 6 FOR OFFICE USE DURING CONSTRUCTION PROPOSED SPACES UPON JOB COMPLETION 4=38 SPACES 61 SPACES TOTAL
LOADING	1/5,000=40,000 SF GFA 1/50=400,000 SF GFA 28,672 SF GFA=1SPACE	1



LOCATION MAP
APPROX. SCALE: 1"=1000'

PROJECT
49 HAYDEN HILL ROAD, TORRINGTON, CT 06790

Nickerson
GENERAL CONTRACTORS

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

DATE: 03-05-20 **SCALE:** AS NOTED

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

REVISIONS
03-13-20 REV. WATERSHED BOUNDARIES

SEAL

SCALE: 1"=30'

MAP

WATERSHED

MAP

Borghesi
Building & Engineering Co., Inc.