

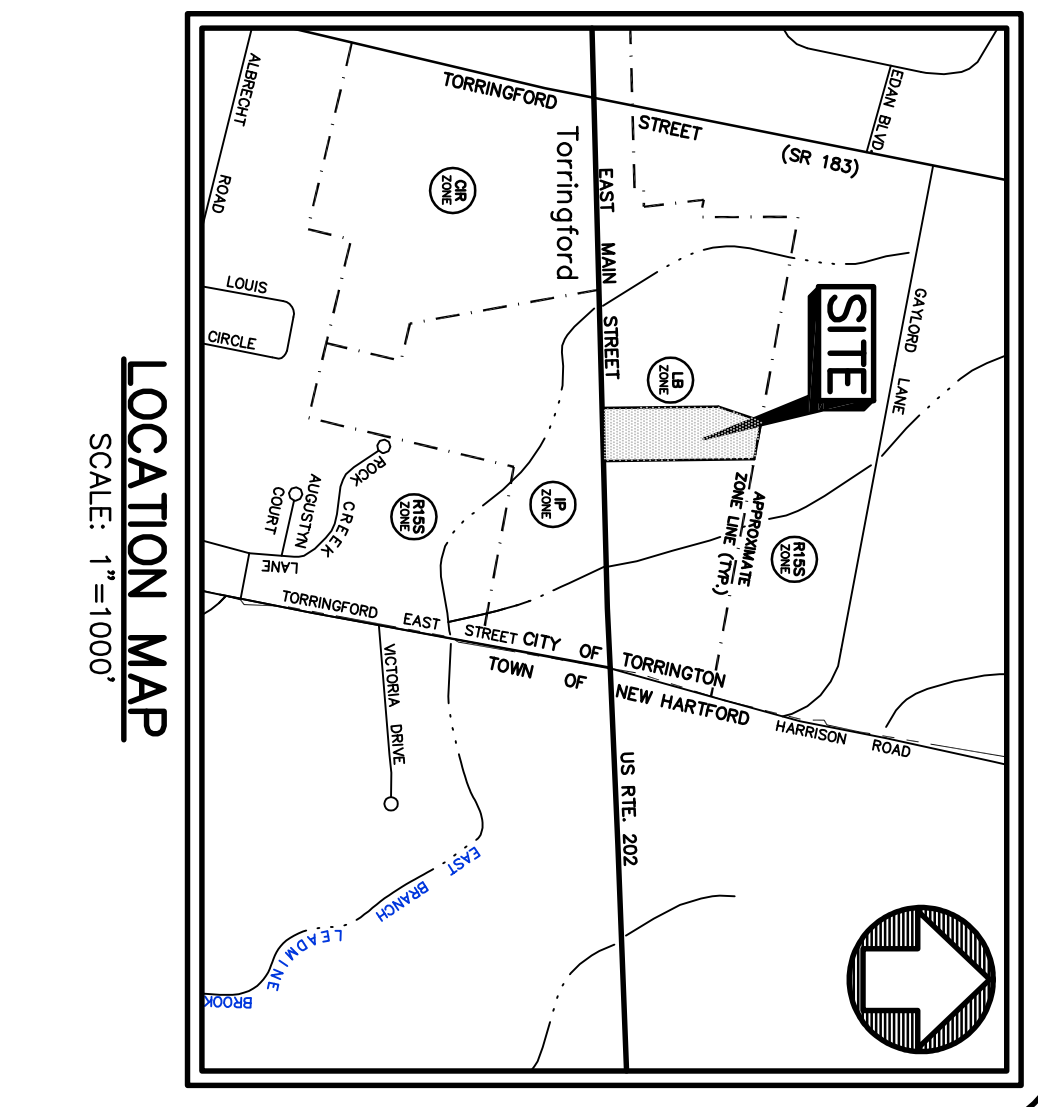
**NOTES:**

- 1) MAP REFERENCES:
  - A) DRAWING ENTITLED "LOT LINE ADJUSTMENT MAP" PREPARED FOR BKLS & BKLS II, LLC BY TORRINGTON PLANNING & ZONING COMMISSION, 2015 EAST MAIN STREET, TORRINGTON, CT 06790.
  - B) PREVIOUS RECORDS FOR THE PROPERTY, INCLUDING RECORDS FOR BKLS & BKLS II, LLC, 2015 EAST MAIN STREET, TORRINGTON, CONNECTICUT, PREPARED BY DUFFOUR SURVEYING LLC, 573 NORTH MAIN STREET, BRISTOL, CT DATED 06-22-18, (JOB NO. 16-147, FILE NO. 15-47).
- 2) OWNER:
  - APPLICANT: BORGHESI BUILDING & ENGINEERING CO., INC.
  - 20 BANKER HILL ROAD
  - 2155 EAST MAIN STREET
  - TORRINGTON, CT 06790
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC.
  - SP1 SITE PLAN (40 SCALE)
  - SP2 ELECTRICAL PLAN (40 SCALE)
  - SP3 PLUMBING PLAN (40 SCALE)
  - SP4 MECHANICAL PLAN (40 SCALE)
  - SP5 EROSION CONTROL NOTES & DETAILS
  - SP62 SITE DETAILS
- 4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO THE EXCAVATION OF ANY UTILITY, CONTRACTOR SHALL CALL 811 TO REPORT TO THE UTILITY LOCATIONS SERVICE CENTER. CONTRACTOR SHALL MARK ALL UTILITY LOCATIONS WITH REFLECTOR PINS AT 1-800-822-4455 TO MARK ALL UTILITY LOCATIONS.
- 5) ALL DRAINAGE PAVING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS, & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS.
- 6) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS, & ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS.
- 7) ALL SCOPED IN/OUT OF STATE BUSSES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS.
- 8) PRIOR TO BACKFILLING ANY ISLANDS REQUIRING PAVEMENT, CONTRACTOR SHALL VERIFY THE MINIMUM DEPTH OF EXISTING PAVEMENT, & REPAVED WITH TOPSOIL, BY THE SITE CONTRACTOR. CONTRACTOR SHALL VERIFY THE MINIMUM DEPTH OF EXISTING PAVEMENT, & REPAVED WITH TOPSOIL, BY THE SITE CONTRACTOR TO A MINIMUM DEPTH OF 1" (SEVENTEEN INCHES), & REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR.
- 9) A SCORE MARK BRAND LOOK BOX SHALL BE INSTALLED ON THE BUILDING.

- 10) RIGHT TO GRADE & RIGHT TO BRUSH PASSES SHALL BE REQUIRED & SHALL BE PROPERLY MAINTAINED.
- 11) A PORTION OF PROPERTY OF BKLS II, LLC, SAID TRANSACTION SHALL BE PROPERLY RECORDED IN THE CITY OF TORRINGTON LAND RECORDS.



ZONING INFORMATION TABLE			
ASSESSOR'S INFO: MAP 247 BLOCK 023, LOT 029			
ADDRESS: 2015 EAST MAIN STREET			
ZONE: 1B (LOCAL BUSINESS) MOTOR VEHICLE DISPLAY & STORAGE			
EXISTING USE OF PROPERTY: MOTOR VEHICLE DISPLAY & STORAGE			
GROSS FLOOR AREA (GFA) OF PROPOSED BUILDING: 22,390(SF) SF			
ITEM	REQUIRED	EXISTING CONDITIONS	PROPOSED
MIN. LOT SIZE	10,000 SF	354,142(SF) SF/8.13(±) ACRES	
MIN. LOT WIDTH	80'	519'(±)	
FRONT YARD	10'	59'(±)	
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	10'(±)	
REAR YARD	20' (RESIDENTIAL ZONE)	360'(±)	
MAX. HEIGHT	50' (ALLOWED)	30'(±)	
MAX. IMPERVIOUS SURFACE	75%/84,169 SF (ALLOWED)	EXISTING=60 %/64,118 SF	PROPOSED=61.6%(±) %
PARKING*	GATES-1/1,000 SF GFA 6,130/1,000 SF SPACES REAR/FRONT=1/1,000 SF GFA TOTAL=1,410 SPACES ± 2 HS SPACES	138 SPACES 143 SPACES TOTAL (EXISTING=107) 421 (VEHICLE DISPLAY @ 8x18)	
LOADING	1/5,000 SF GFA 1/1,000 SF GFA 41,035 SF GFA=2 SPACES		2



APPROVAL & ENDORSEMENT	
1. APPROVED BY THE TORRINGTON PLANNING & ZONING COMMISSION:	CHAIRMAN
DATE: _____	EXPIRATION DATE: _____
2. FINAL APPROVAL: _____	CHAIRMAN
DATE: _____	EXPIRATION DATE: _____
3. CONDITIONAL APPROVAL: _____	CHAIRMAN
DATE: _____	EXPIRATION DATE: _____

**SITE PLAN**

SCALE: 1"=40'

BORGHESI BUILDING & ENGINEERING CO., INC.  
2155 EAST MAIN STREET, TORRINGTON, CT 06790  
860-482-7613 / WEB: WWW.BORGHESI.BUILDING.COM

PROJECT		REVISIONS	
<b>NORTHWEST HILLS CHRYSLER-RAM-DODGE-JEEP</b>			
2033 EAST MAIN STREET (US RT 202) TORRINGTON, CT			
DRAWN BY	D.A.N.	APPROVED BY	J.H.P.
DATE	03/06/23	SCALE	AS NOTED
2155 EAST MAIN STREET, TORRINGTON, CT 06790 860-482-7613 / WEB: WWW.BORGHESI.BUILDING.COM			

SEAL