NOTES:

1) MAP REFERENCES:
   A) DRAWING ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR BORGHESI BUILDING & ENGINEERING, #341 PINEWOODS ROAD, TORRINGTON, CONNECTICUT," PREPARED BY DUFOUR SURVEYING LLC, 575 NORTH MAIN STREET, BRISTOL, CT, DATED 04-12-2021. (JOB No. 21-18, FILE No.\21-18)

2) OWNER:
   JOSEPH J. & MARILYN K. RICCI
   6 WESTVIEW DRIVE
   CANTON, CT 06019

   APPLICANT:
   BORGHESI BUILDING & ENGINEERING CO., INC.
   2155 EAST MAIN STREET
   TORRINGTON, CT 06790

3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
   SP1 SITE PLAN (30 SCALE)
   SP2 SITE PLAN (20 SCALE)
   SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN (30 SCALE)
   SP4 PHOTOMETRIC PLAN (30 SCALE)
   SP5 TRAFFIC MANEUVERING & LAYOUT PLAN
   SPD1 EROSION CONTROL NOTES & DETAILS
   SPD2 SITE DETAILS
   SPD3 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 ANY EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-922-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.

5) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

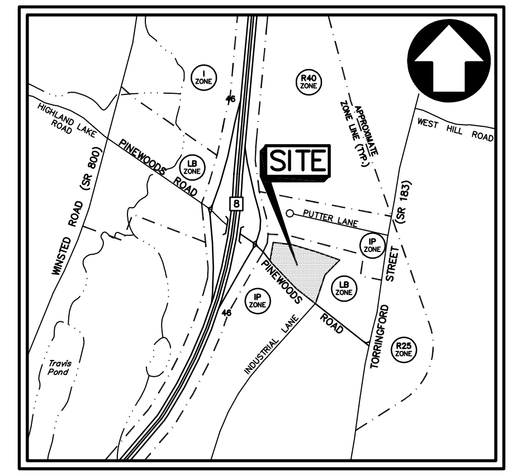
6) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY WITH CT STATE BLDG. CODE.

7) ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.

8) PRIOR TO BACKFILLING ANY ISLANDS REQUIRING TREES, ANY GRAVEL OR MATERIAL USED IN THE CONSTRUCTION OF THE PARKING AREAS SHALL BE REMOVED, BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 2' (TWO FEET), & REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR. ANY AREAS TO BE PLANTED WITH SHRUBS &/OR PERENNIALS SHALL HAVE ANY UNSUITABLE MATERIAL REMOVED, BY THE SITE CONTRACTOR, TO A MINIMUM DEPTH OF 18" (EIGHTEEN INCHES), & REPLACED WITH TOPSOIL, BY THE SITE CONTRACTOR.

9) A SECURE KNOX BRAND LOCK BOX SHALL BE INSTALLED ON THE BUILDING.

10) ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES.



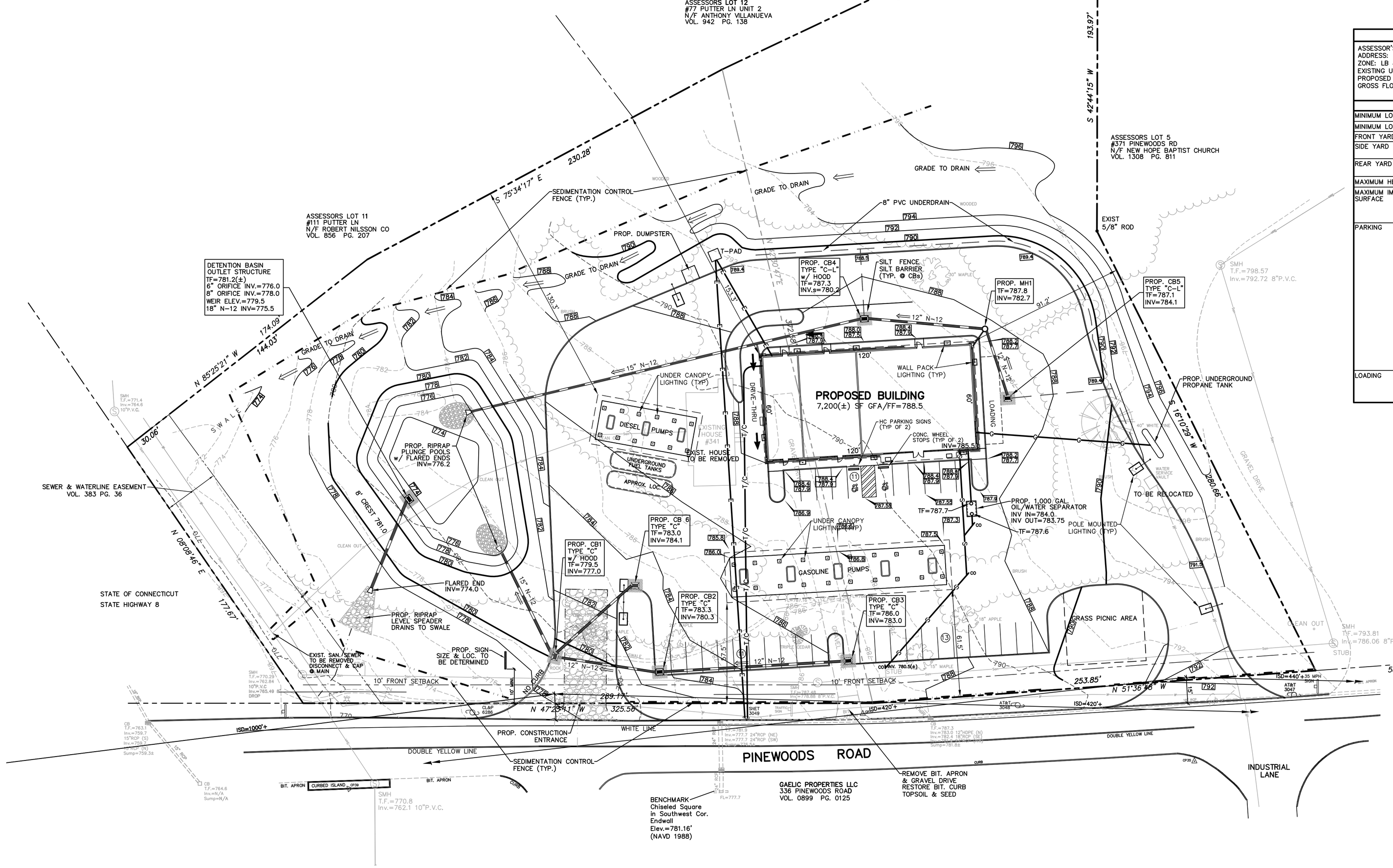
LOCATION MAP

APPROX. SCALE: 1"=1000'

ZONING INFORMATION TABLE

ASSESSOR'S INFO: MAP 253, BLOCK 001, LOT(S) 006 & 015 (LOTS TO BE MERGED)
ADDRESS: 341 PINEWOODS ROAD
ZONE: LB & LB-R (LOCAL BUSINESS)
EXISTING USE OF PROPERTY: VACANT LAND (EXISTING HOUSE TO BE REMOVED)
PROPOSED USE OF PROPERTY: RETAIL: CONVENIENCE STORE WITH FUEL SALES
GROSS FLOOR AREA (GFA) OF EXISTING HOUSE: 1,134(±) SF (TO BE REMOVED)
GFA OF PROPOSED BUILDING: 7,200(±) SF

ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	186,832(±) SF/4.3(±) ACRES
MINIMUM LOT WIDTH	80'	579'(±)
FRONT YARD	10'	57'(±)
SIDE YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	91'(±)
REAR YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	129'(±)
MAXIMUM HEIGHT	50' (ALLOWED)	23'(±)
MAXIMUM IMPERVIOUS SURFACE	75%/140,124 SF (ALLOWED)	EXISTING CONDITIONS 4,091(±) SF/2.2(±)% PROPOSED CONDITIONS 69,431(±) SF/37.2%(±)%
PARKING	RETAIL, <20,000 SF GFA= 1/350 SF GFA 5,960/350=17 SPACES + 1 HC SPACE 18 SPACES RESTAURANT w/ DRIVE-THRU & OUTDOOR SEATING 1/350 SF GFA 1,240/350=4 SPACES + 6 STACKING SPACES (6/DRIVE-UP WINDOW) + 4/10 OUTDOOR SEATS + 1 HC SPACE REQUIRED TOTALS 26 SPACES + 2 HC SPACES + 6 STACKING SPACES	33 SPACES + 2 HC SPACES 35 SPACES TOTAL 8 STACKING SPACES
LOADING	1/10,000-40,000 SF GFA 1/Ea. ADDED 40,000 SF GFA 7,200 SF GFA=1SPACE	1



SITE PLAN

SCALE: 1"=30'

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\\tsclient\P\Drawings\MISC\Torrington Farms Sevice Center\Rev 1 Torrington Farms Service 2021 SP.dwg 6/8/2021 10:46:00 AM EDT

Borghesi Building & Engineering Co., Inc.

N E W S

SEAL

REVISIONS
06-01-21 PER STAFF COMMENTS
06-08-21 REV. PER CITY COMMENTS (MEMO FROM M. CONNOR, CITY PLANNER, DATED 06-01-21; STAFF COMMENTS FROM OTHER RELEVANT CITY DEPT.s)

PROJECT
TORRINGTON FARMS SERVICE CENTER
341 PINEWOODS ROAD, TORRINGTON, CT 06790

DRAWN BY G.R.W. | APPROVED BY A.R.B.
DATE 05-04-21 | SCALE AS NOTED

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

SHEET NO.
SP1