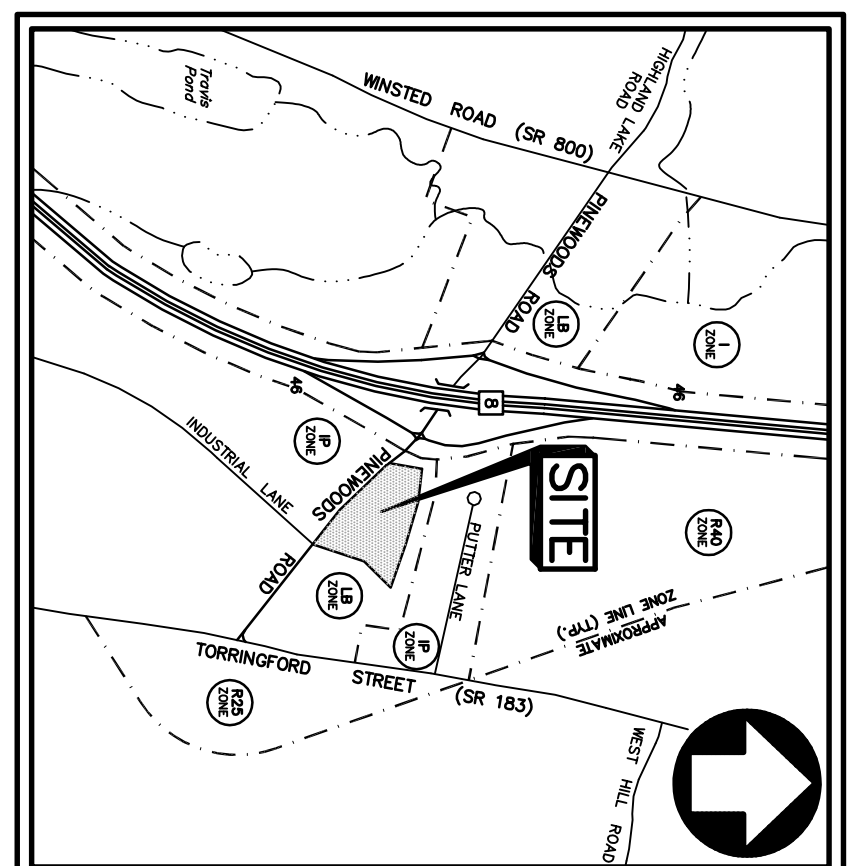
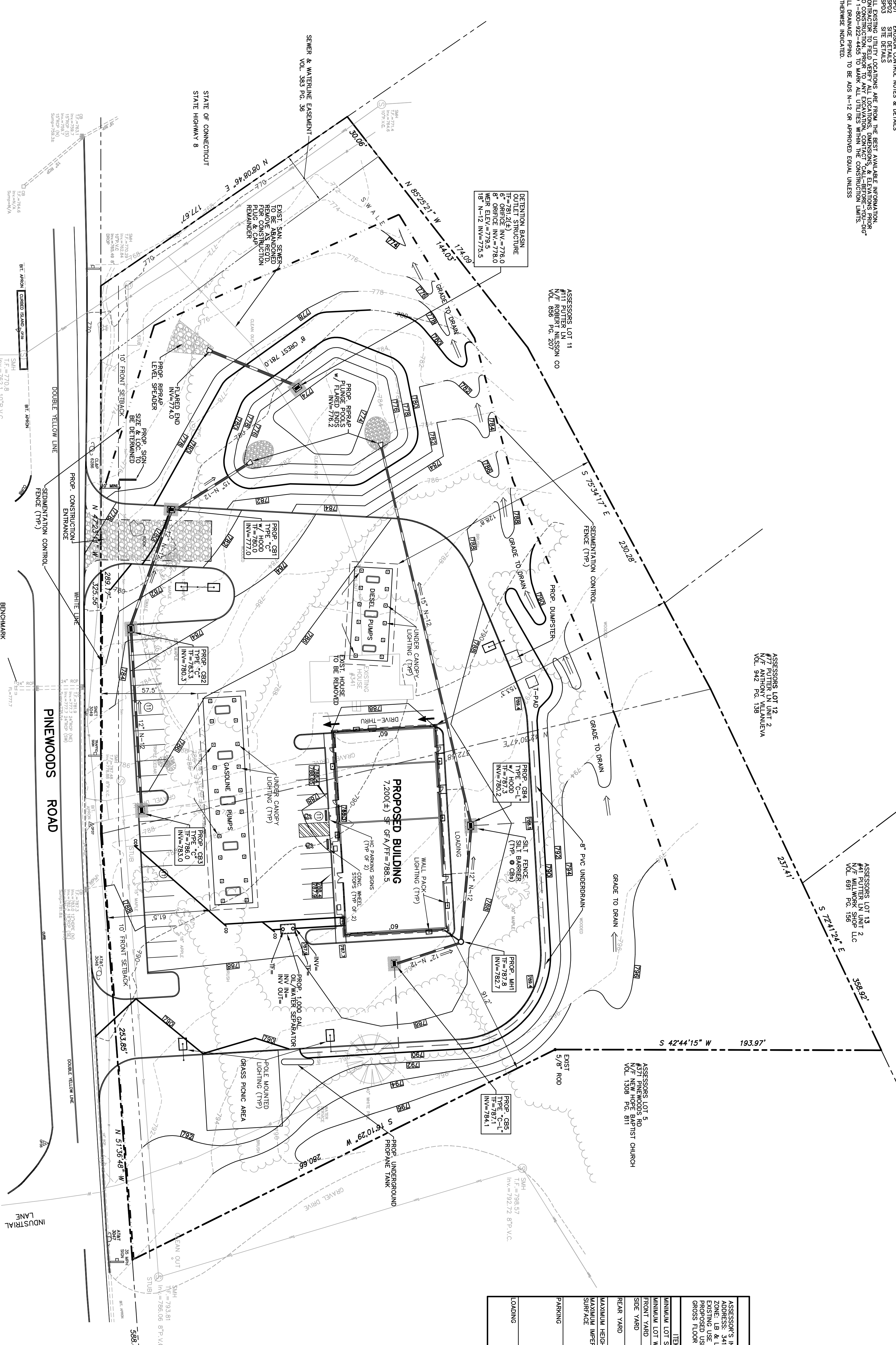


NOTES:

- 1) UAS REFERENCES:
 - A) DRAWING ENTITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR THE STATE OF CONNECTICUT" PREPARED BY DUDMAN SURVEYING LLC, 975 NORTH MAIN STREET, BRISTOL, CT 06253, DATED 04-12-2021.
 - B) STATE OF CONNECTICUT, 1975-1976, 1977-1978, 1979-1980, 1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022.
- 2) OWNER: A & MARIN K. ROCC APPLICANT
2155 EAST MAIN STREET
TORRINGTON, CT 06790
- 3) PROJECT: 341 PINEWOODS ROAD SERVICE CENTER IMPROVEMENTS BUILDING & CONTROL BUILDING
- 4) SITE PLAN (30 SCALE)
- 5) LANDSCAPE PLAN (30 SCALE)
- 6) PHOTOGRAPHIC PLAN (30 SCALE)
- 7) SITE DETAILS
- 8) ALL EXISTING UTILITIES LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION TO BE OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. CONTACT CALL-BEFORE-CALL-DIG (800) 485-5844 FOR MORE INFORMATION.
- 9) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

- 6) HANDPAINTED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CONNECTICUT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.
- 7) ALL SIGNS, SIGN MOUNTINGS & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.
- 8) PRIOR TO GRADING ANY ISLANDS REQUIRING TREES, ANY GRAVEL OR MATERIAL SITE CONTRACTORS TO A MINIMUM DEPTH OF 2" (TWO FEET) & REPAIRED WITH 40% PERCENTUALS SHALL HAVE ANY UNSUITABLE MATERIAL REMOVED BY THE SITE CONTRACTOR TO A MINIMUM DEPTH OF 18" (EIGHTEEN INCHES) & REPLACED WITH TOPSOIL.
- 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 (MUNSTED ROAD)
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 (A.3)(4) ACRES
MINIMUM LOT WIDTH	80'	579(±)'
FRONT YARD	25' (ONLY IF ADJACENT TO RESIDENTIAL ZONE)	97(±)'
SIDE YARD	25' (MINIMUM 10' ADJACENT TO RESIDENTIAL ZONE)	129(±)'
REAR YARD	50' (ALLOWED)	237(±)'
MAXIMUM HEIGHT	75%/140,124 SF (ALLOWED)	4.09(14) SF/22(2)2% PROPOSED CONDITIONS 68.43(14) SF/27.28(±)2%
PARKING	RETAIL, 420,000 SF GFA= 1,250 SF GFA 7,200/350=21 SPACES + 1 HC SPACE 22 SPACES	31 SPACES ± 2 HC SPACES 33 SPACES TOTAL
LOADING	1/10,000-40,000 SF GFA 1/10,000-40,000 SF GFA 7,200 SF GFA=1SPACE	1

SITE PLAN

SCALE: 1"=30'

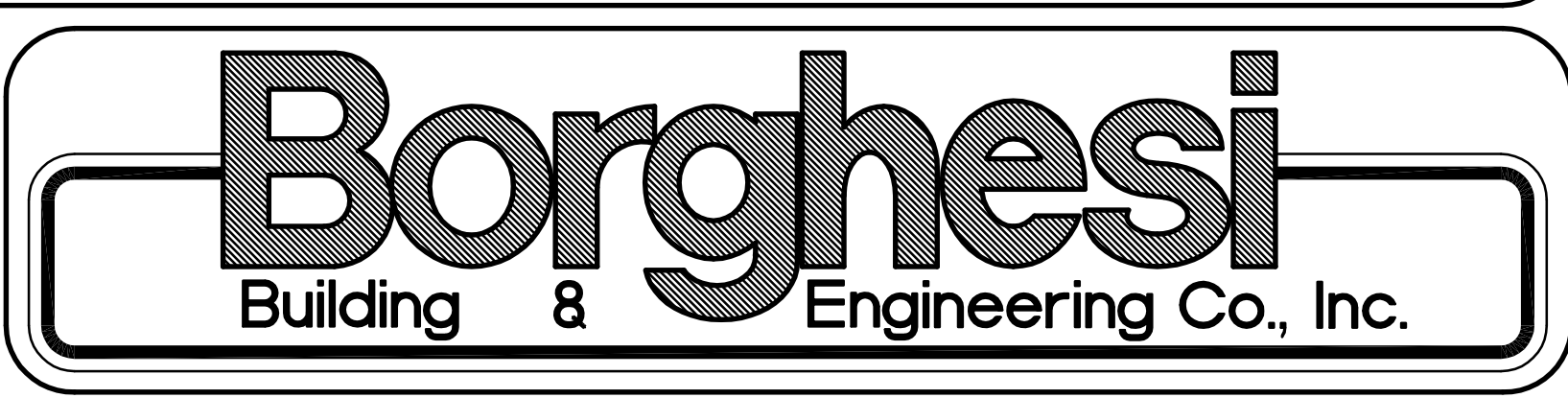
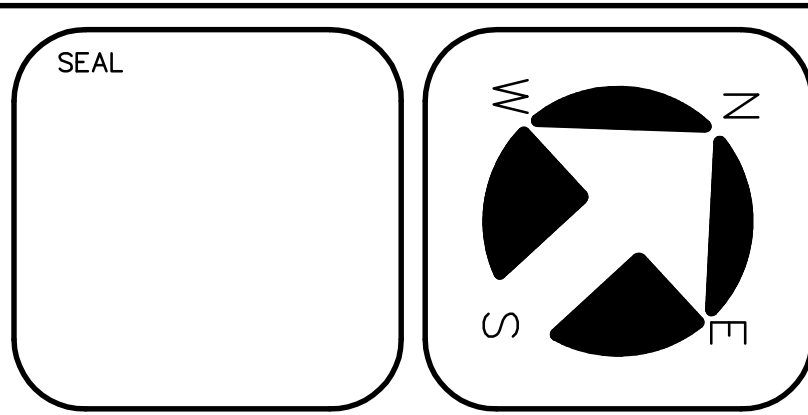
TORRINGTON FARMS SERVICE CENTER
341 PINEWOODS ROAD, TORRINGTON, CT 06790

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

REVISIONS
05-10-21 REV. SITE LIGHTING

SEAL



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