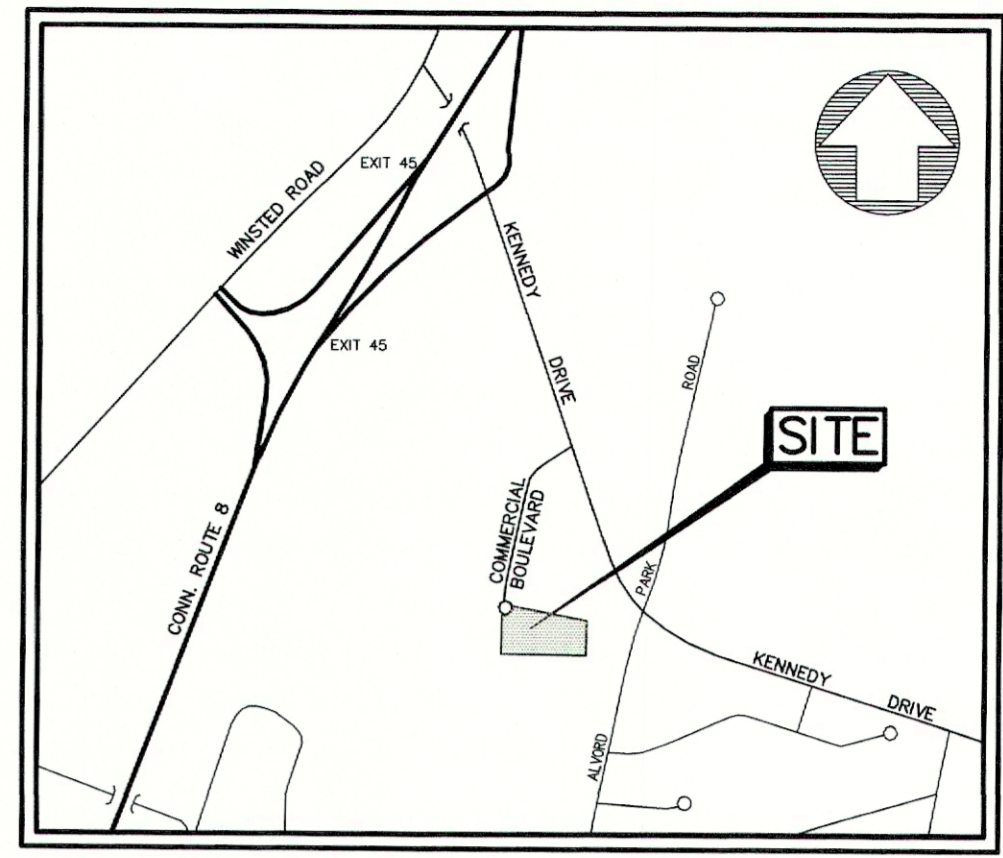
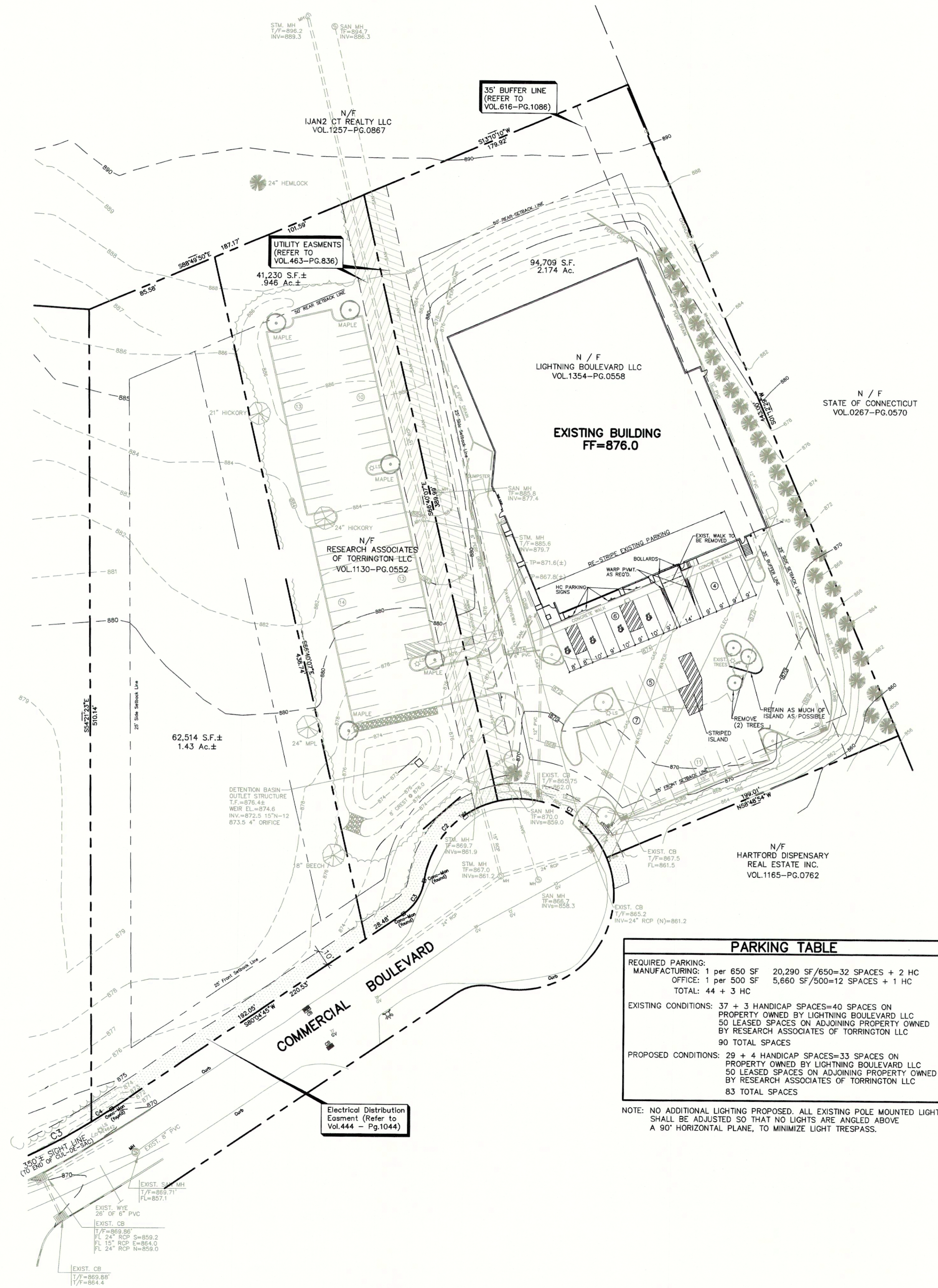


**NOTES:**

- MAP REFERENCES:  
A) DRAWING ENTITLED "TCT PARKING EXPANSION, 187 COMMERCIAL BOULEVARD, TORRINGTON, CT. SITE PLAN," SHEETS SP1 & 2, PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC., 2155 EAST MAIN STREET, TORRINGTON, CT. DATED 11-05-12, REV. TO 03-02-15.
- OWNER: LIGHTNING BOULEVARD, LLC, 187 COMMERCIAL BOULEVARD, TORRINGTON, CT 06790  
APPLICANT: BORGHESI BUILDING & ENGINEERING CO., INC., 2155 EAST MAIN STREET, TORRINGTON, CT 06790
- 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.
- 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 BUILDING CODE.
- 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD	DELTA ANGLE
C1	83.82	60.00	N83°14'30"E	77.02	79°51'13"
C2	72.72	60.00	N113°22'28"W	68.38	89°28'31"
C3	25.23	30.00	S22°00'56"E	24.48	48°17'33"
C4	15.00	370.00	S63°14'28"W	15.00	2°19'22"



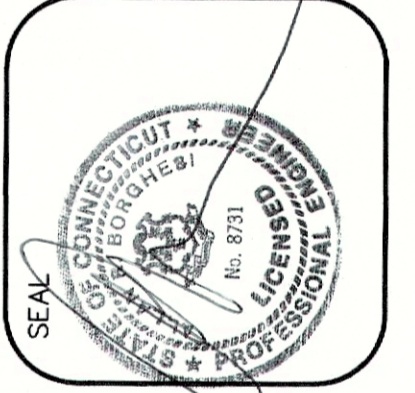
**LOCATION MAP**  
APPROX. SCALE: 1"=1000'

PARKING TABLE		
REQUIRED PARKING:		
MANUFACTURING:	1 per 650 SF	20,290 SF/650=32 SPACES + 2 HC
OFFICE:	1 per 500 SF	5,660 SF/500=12 SPACES + 1 HC
TOTAL:	44 + 3 HC	
EXISTING CONDITIONS:	37 + 3 HANDICAP SPACES=40 SPACES ON PROPERTY OWNED BY LIGHTNING BOULEVARD LLC	
	50 LEASED SPACES ON ADJOINING PROPERTY OWNED BY RESEARCH ASSOCIATES OF TORRINGTON LLC	
	90 TOTAL SPACES	
PROPOSED CONDITIONS:	29 + 4 HANDICAP SPACES=33 SPACES ON PROPERTY OWNED BY LIGHTNING BOULEVARD LLC	
	50 LEASED SPACES ON ADJOINING PROPERTY OWNED BY RESEARCH ASSOCIATES OF TORRINGTON LLC	
	83 TOTAL SPACES	

NOTE: NO ADDITIONAL LIGHTING PROPOSED. ALL EXISTING POLE MOUNTED LIGHTS SHALL BE ADJUSTED SO THAT NO LIGHTS ARE ANGLED ABOVE A 90° HORIZONTAL PLANE, TO MINIMIZE LIGHT TRESPASS.

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

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



REVISIONS: SHOWING ALONG SCHEDULE @ FRONT OF BLOCK, ADD NOTE #4: TREE REMOVAL 05-08-22 IN ISLAND; ADD PARKING TABLE & NOTE #6: LIGHTING

PROJECT: EAST COAST LIGHTNING EQUIPMENT  
187 COMMERCIAL BOULEVARD, TORRINGTON, CT 06790  
DRAWN BY: J.B.M./G.R.W.  
DATE: 05-26-22  
APPROVED BY: J.H.P.  
SCALE: AS NOTED  
2155 EAST MAIN STREET TORRINGTON, CT 06790  
860-482-7613/WEB: WWW.BORGHESIBUILDING.COM

**SITE PLAN**  
SCALE: 1"=40'

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SHEET NO.  
**SP1**

UTILITY EASMENTS  
(REFER TO  
VOL.463-PG.836)

41,230 S.F.±  
.946 Ac.±

94,709 S.F.  
2.174 Ac.

N / F  
LIGHTNING BOULEVARD LLC  
VOL.1354-PG.0558

EXISTING BUILDING  
FF=876.0

**PARKING TABLE**

REQUIRED PARKING:		
MANUFACTURING:	1 per 650 SF	20,290 SF/650=32 SPACES + 2 HC
OFFICE:	1 per 500 SF	5,660 SF/500=12 SPACES + 1 HC
TOTAL:	44 + 3 HC	
EXISTING CONDITIONS:	37 + 3 HANDICAP SPACES=40 SPACES ON PROPERTY OWNED BY LIGHTNING BOULEVARD LLC	
	50 LEASED SPACES ON ADJOINING PROPERTY OWNED BY RESEARCH ASSOCIATES OF TORRINGTON LLC	
	90 TOTAL SPACES	
PROPOSED CONDITIONS:	29 + 4 HANDICAP SPACES=33 SPACES ON PROPERTY OWNED BY LIGHTNING BOULEVARD LLC	
	50 LEASED SPACES ON ADJOINING PROPERTY OWNED BY RESEARCH ASSOCIATES OF TORRINGTON LLC	
	83 TOTAL SPACES	

NOTE: NO ADDITIONAL LIGHTING PROPOSED. ALL EXISTING POLE MOUNTED LIGHTS SHALL BE ADJUSTED SO THAT NO LIGHTS ARE ANGLED ABOVE A 90° HORIZONTAL PLANE, TO MINIMIZE LIGHT TRESPASS.

N / F  
STATE OF CONNECTICUT  
VOL.0267-PG.0570

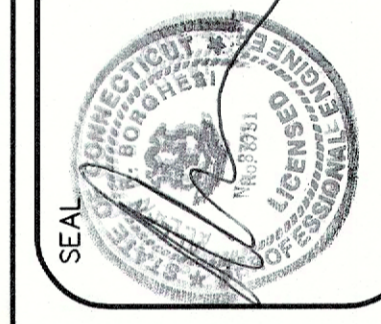
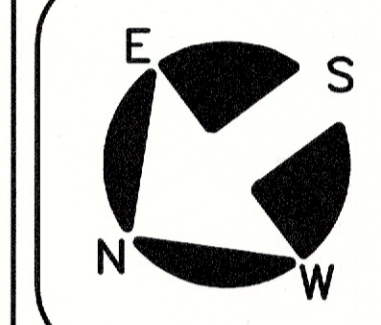
62,514 S.F.±  
1.43 Ac.±

DETENTION BASIN  
OUTLET STRUCTURE  
T.F.=876.4±  
WEIR EL.=874.6  
INV.=872.5 15"N-12  
873.5 4" ORIFICE

N / F  
HARTFORD DISPENSARY  
REAL ESTATE INC.  
VOL.1165-PG.0762

**SITE PLAN**

SCALE: 1"=20'



REVISIONS:  
06-10-22: N ISLAND AND PARKING TABLE & NOTE #4  
06-10-22: N ISLAND AND PARKING TABLE & NOTE #4

PROJECT: EAST COAST LIGHTNING EQUIPMENT BY COMMERCIAL BOULEVARD, TORRINGTON, CT 06790  
DRAWN BY: J.B.M./G.S.W.  
DATE: 05-26-22  
SCALE: AS NOTED  
APPROVED BY: J.M.P.  
AS NOTED  
2155 EAST MAIN STREET, TORRINGTON, CT 06790  
880-462-7613/WEB: WWW.BORGHESIENGINEERING.COM

SHEET NO.  
**SP2**

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