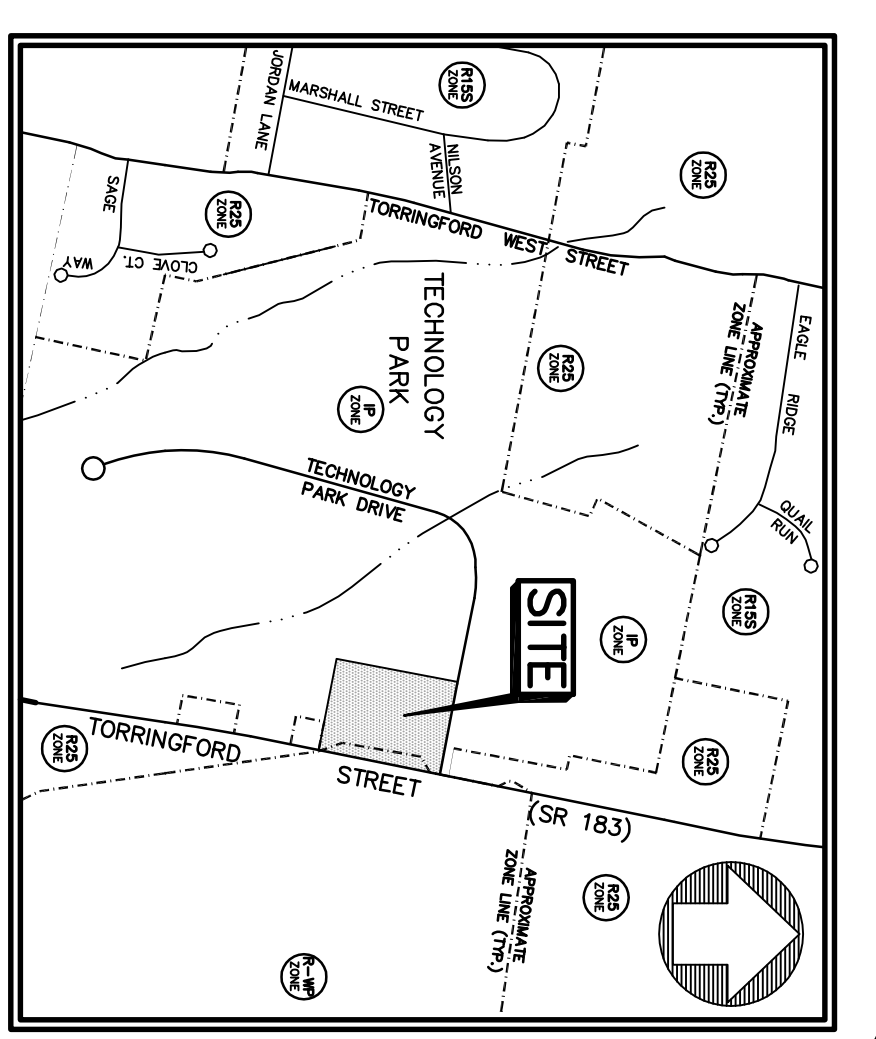
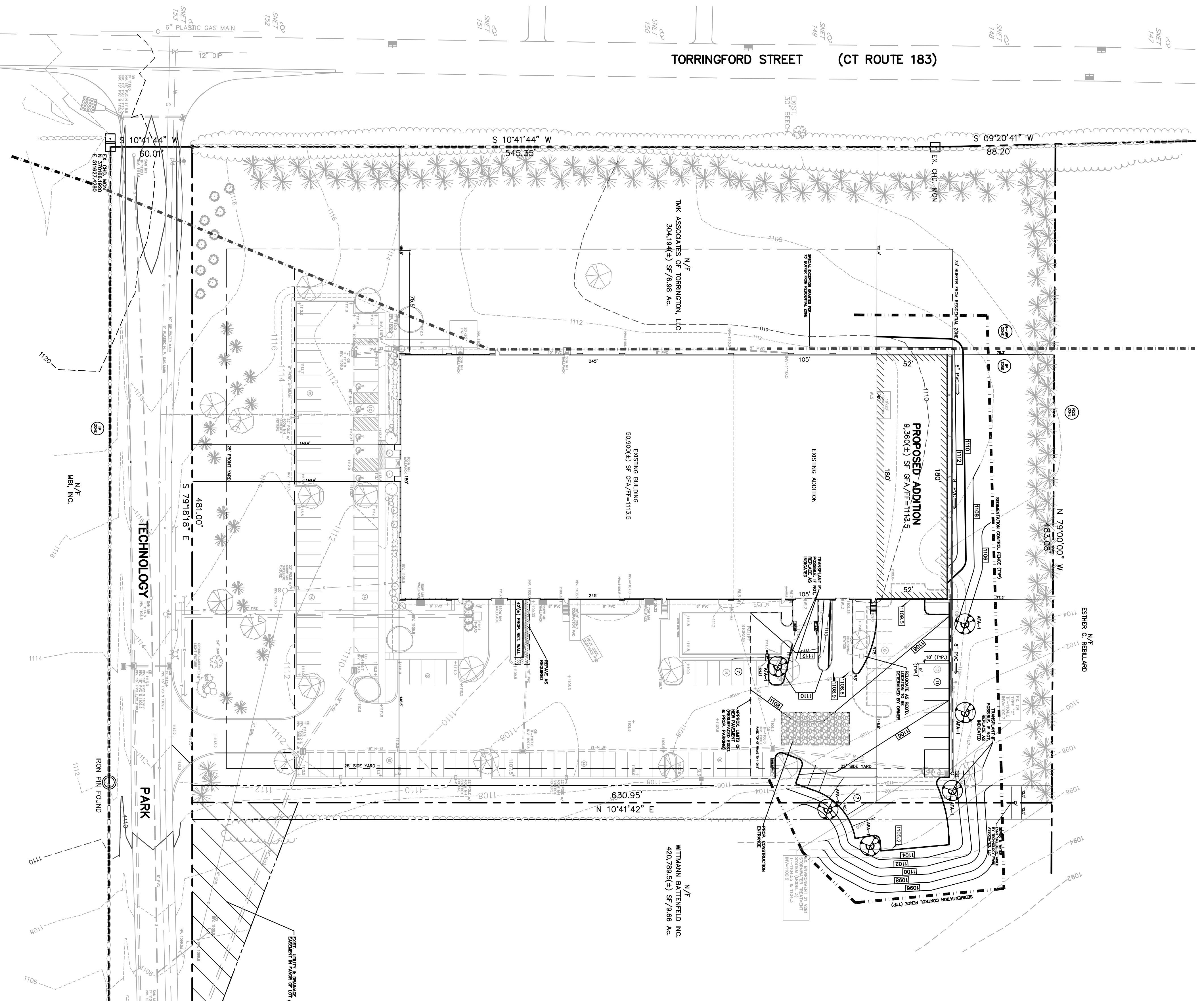


NOTES:

- 1) MAP REFERENCES:
 - A) PLAN ENTITLED, "WITTMANN ROBOT & AUTOMATION, 37 TECHNOLOGY PARK DRIVE, TORRINGTON, CT, SITE PLAN, SHEET SP-1," PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC., 2155 EAST MAIN STREET, TORRINGTON, CT, DATED 08-13-13, REV. 10-10-13-14.
- 2) OWNER:
 - ASSOCIATES OF TORRINGTON, LLC
 - APPLICANT: BORGHESI BUILDING & ENGINEERING CO., INC
 - 37 TECHNOLOGY PARK DRIVE
 - TORRINGTON, CT 06790
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO. FOR OTHER PERTINENT INFORMATION:
 - SP-2 SITE PLAN (20 SCALE)
 - SP-3 EROSION CONTROL NOTES & DETAILS: 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 EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-922-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- 5) THE SITE IS NOT LOCATED WITHIN A REGULATED FLOODPLAIN.
- 6) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- 7) ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.
- 8) ALL LIGHTS SHALL BE FULL CUT-OFF FIXTURES.



ZONING INFORMATION TABLE

ITEM	REQUIRED	PROVIDED
ASSESSOR'S INFO: MAP 245, SECTION 022, LOT 094		
ADDRESS: 37 TECHNOLOGY PARK DRIVE		
ZONE: IP (INDUSTRIAL PARK)		
EXISTING USE OF PROPERTY: MANUFACTURING W/ ASSOCIATED WAREHOUSE & OFFICES		
PROPOSED USE OF PROPERTY: SAME, PROPOSED ADDITION TO BE MANUFACTURING & OFFICES		
GROSS FLOOR AREA (GFA) OF EXISTING BUILDING: 69,800(SF) SF		
GFA OF PROPOSED ADDITION: 9,380(SF) SF		
TOTAL GFA UPON COMPLETION: 79,180(SF) SF		
MINIMUM LOT SIZE	40,000 SF	304,194(SF) SF/6.98(A) AC.
MINIMUM LOT WIDTH	150'	481'(F)
FRONT YARD SETBACK	25' OR 75' IF ADJACENT TO OR ACROSS FROM RESIDENTIAL ZONE	148'(F) EXISTING 148'(F) PROPOSED
SIDE YARD SETBACK	25' OR 75' IF ADJACENT TO OR ACROSS FROM RESIDENTIAL ZONE	3'(F) (SPECIAL EXCEPTION PREVIOUSLY GRANTED)
REAR YARD SETBACK	50' OR 75' IF ADJACENT TO OR ACROSS FROM RESIDENTIAL ZONE	NOT APPLICABLE
MAXIMUM HEIGHT	60'	2 FRONT, 2 SIDE YARDS 25'(F) EXISTING 35'(F) PROPOSED
MAX. IMPERVIOUS SURFACE	65% (ALLOWED)/197,728(F) SF	EXISTING CONDITIONS 133,138(F) SF/41.08(A) PROPOSED CONDITIONS 144,888(F) SF/47.68(A)
PARKING	OFFICE: 1/500 SF GFA CARS 14,000 SF/500=28 SPACES MANUFACTURING: 1/750 SF GFA 251,60 SF/693=39 SPACES WAREHOUSE: 1/2,000 SF GFA 40,980 SF/2,000=20 SPACES TOTAL=87 + 4 HC=92	EXISTING CONDITIONS 122 PROPOSED CONDITIONS 120 SPACES (115+5 HC)
LOADING	1/5,000-40,000SF GFA 1/50,000-40,000SF GFA 1/50,000-40,000SF GFA	6 (3 DOCKS, 3 DRIVE-IN)

SITE PLAN

SCALE: 1"=40'

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 INFORMATION STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT THE WRITTEN PERMISSION OF BORGHESI BUILDING & ENGINEERING CO., INC.
 11/20/22 11:00am
 2022\Wittmann Addition SP 2022.dwg 4/18/2022 2:44:02 PM EDT

PROJECT: **Wittmann**
 37 TECHNOLOGY PARK DRIVE, TORRINGTON, CT

DRAWN BY: G.R.W./J.H.P. APPROVED BY: J.H.P.
 DATE: 04-18-22 SCALE: AS NOTED

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

REVISIONS

SEAL