

NOTES:

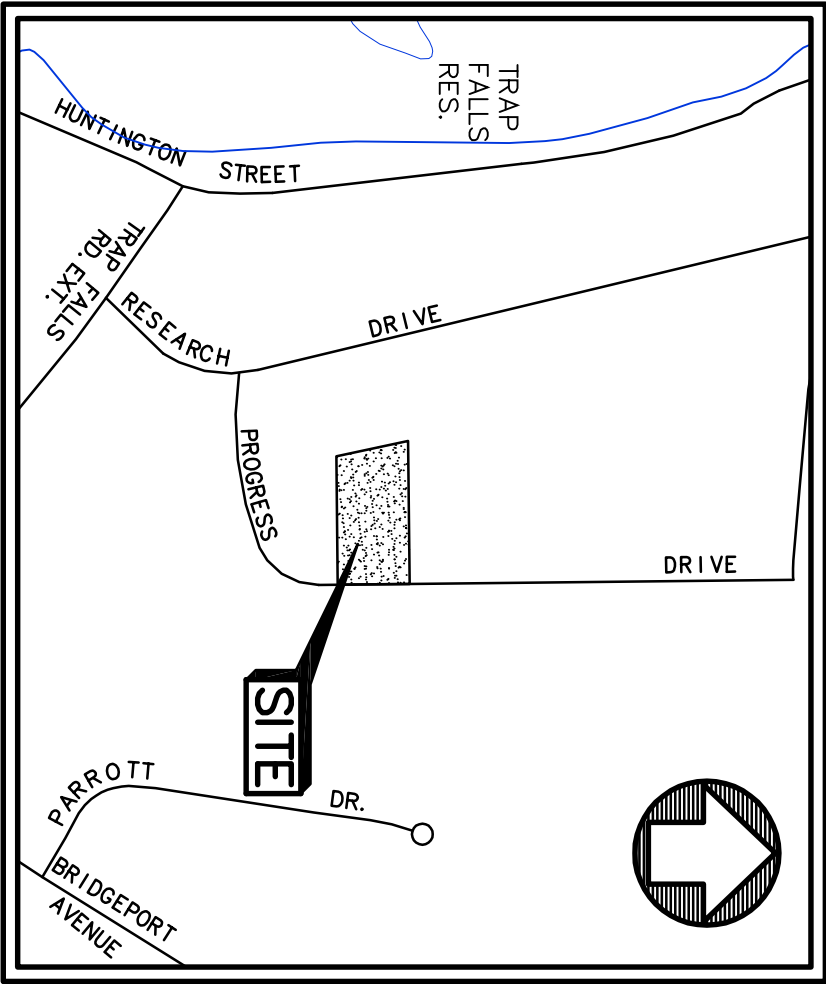
- 1) MAP REFERENCES:
A) PLANNING EXHIBIT, "IMPROVEMENT LOCATION SURVEY PREPARED FOR BORGHESI BUILDING & ENGINEERING CO., INC., 11 PROGRESS DRIVE, SHELTON, CONNECTICUT" PREPARED BY DUFOUR SURVEYING LLC, 575 NORTH MAIN STREET, BRISTOL, CT, DATED 03/25/2024.
(JOB No. 24-11; FILE No. 24/11)
2) OWNER/APPLICANT:
BORGHESI BUILDING & ENGINEERING CO., INC.
11 PROGRESS DRIVE
SHELTON, CT
3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:

- 4) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO FIELD VERIFICATION, CONTRACTOR SHALL LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
5) ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

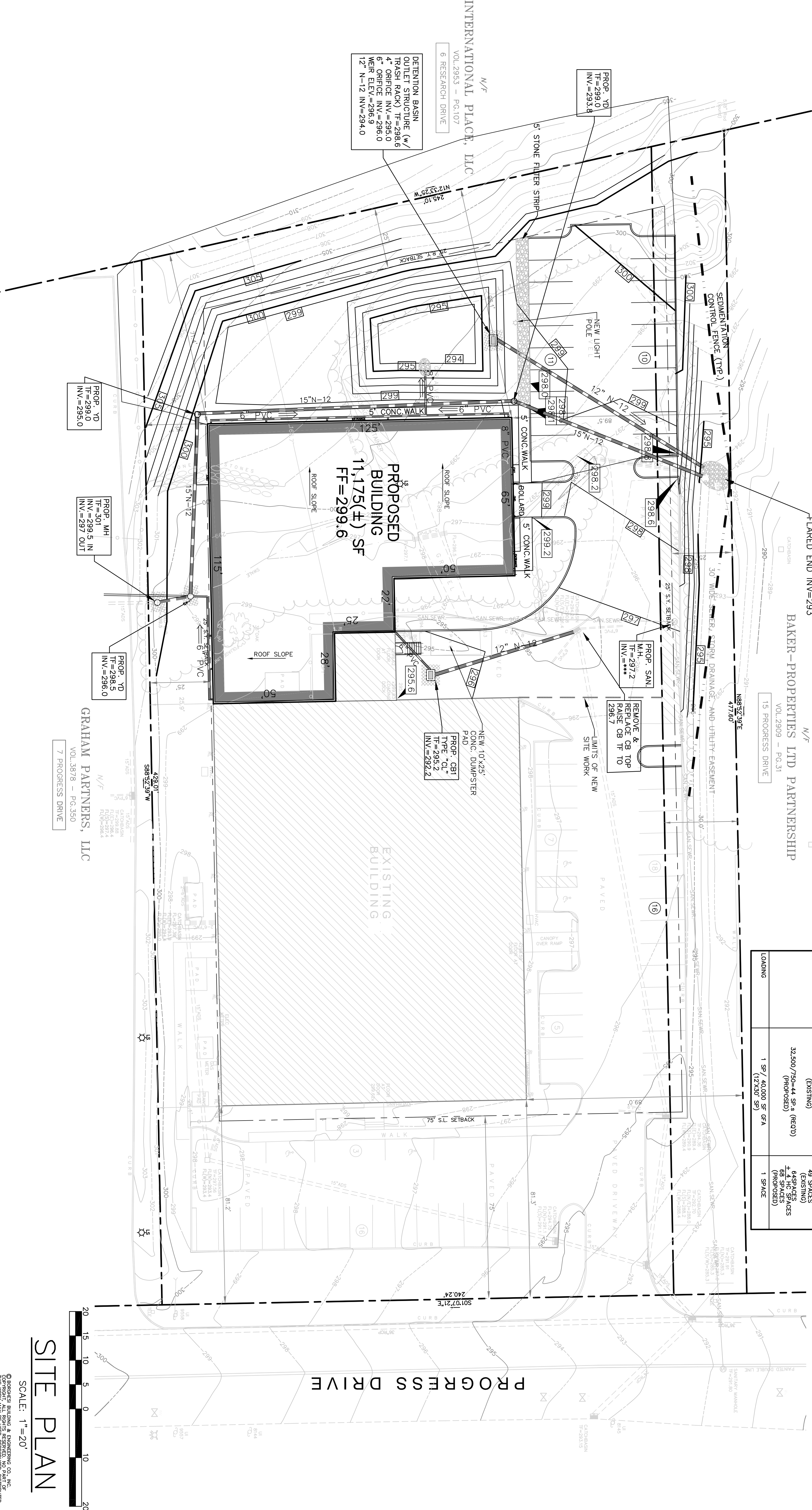
- 6) ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.
7) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & SHALL COMPLY WITH CT STATE BUILDING CODE.
8) 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.
9) ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE MUNICIPAL AUTHORITIES, & BASED UPON THEIR REVIEW & APPROVAL.
10) ALL LIGHTING TO BE FULL CUT-OFF FIXTURES.

ZONING INFORMATION TABLE

ZONE: IUP (LIGHT INDUSTRIAL PARK); PARCEL ID 28 4 ADDRESS: 11 PROGRESS DRIVE, SHELTON, CONNECTICUT EXISTING USE OF PROPERTY: MANUFACTURING PROPOSED USE OF PROPERTY: MANUFACTURING GROSS FLOOR AREA (GFA) OF EXISTING BUILDING= 21,325(SF) SF GFA OF PROPOSED BUILDING= 32,500(SF) SF			
ITEM	REQUIRED	PROVIDED	
MIN. LOT AREA	80,000 SF (1.856 ACRES)	2,500 SF 240'(±)	
MIN. LOT FRONTAGE	175'	PROGRESS DRIVE: 240'(±)	
MIN. SETBACKS:			
STREET LINE	75'	81.2'(±)	
SIDEYARD	25'	25.7'(±)	
REAR YARD	40'	71.4'(±)	
MAX. BLDG. COVERAGE	300% (50% MAX. FLOOR AREA)	21,325 / 108,900=19.6%(±)	
MAX. HEIGHT	3 STORIES (40' / STORY)	29'(±)	
MAX. BLDG. COVERAGE	21,325 (EXIST. BLDG.) + 11,175 (PROP. BLDG.) = 32,500 SF(±)	32,500 / 108,900=29.8%(±)	
32,500 (BLDG'S) + 3,498 (FLOOR AREA) = 36,000 SF(±)		36,000 / 108,900=33.0%(±)	
TOTAL LOT COVERAGE (PREVIOUS SURFACES)	75% (ALLOWED)	47,682 / 108,900=43.77%(±)	
		67,069 / 108,900=61.6%(±)	
PARKING	MANUFACTURING: 1 SPACE / 750 SF GFA 21,325 / 750=28 SP's (REQD) (EXISTING) 32,500 / 750=44 SP's (REQD) (PROPOSED)	45 SPACES 1.4 HC SPACES (EXISTING) 64 SPACES 1.4 HC SPACES (PROPOSED)	
LOADING	1 SP' / 40,000 SF GFA (12,400 SP')	1 SPACE	



LOCATION MAP
APPROX. SCALE: 1"=1000'



SITE PLAN

SCALE: 1"=20'

BORGHESI BUILDING & ENGINEERING CO., INC.
11 PROGRESS DRIVE, SHELTON, CT 06490
2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613 / WEB: WWW.BORGHESIBUILDING.COM
CONSIST OF BORGHESI BUILDING & ENGINEERING CO., INC.
DATE: 10/21/24
DRAWN BY: D.A.N.
APPROVED BY: J.H.P.
SCALE: AS NOTED
DATE: 10/21/24
PROJECT: BETA SHIM
11 PROGRESS DRIVE, SHELTON, CT.
SHEET NO. SP1

