NOTES:

1) MAP REFERENCES:
   DRAWING ENTITLED "TOPOGRAPHICAL SURVEY" OWNED BY CONNECTICUT CAMPING CENTER LLC PREPARED BY TIMOTHY G. WYLLIE JR., LAND SURVEYOR, BARKHAMSTED CONNECTICUT.

2) OWNER/APPLICANT:
   CONNECTICUT CAMPING CENTER LLC
   P.O.BOX 556
   MILLDALE, CT 06467

3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
   SP2 1:30 SCALE SITE PLAN
   SP3 PHOTOMETRIC PLAN
   SPD1 EROSION CONTROL NOTES & DETAILS
   SPD2 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 PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. FINAL LOCATION(S) OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY(IES)(ie: NU, CNG, MDC) OR MUNICIPAL AUTHORITY(IES), & BASED UPON THEIR REVIEW & APPROVAL.

6) ALL CATCH BASINS SHALL BE TYPE "C" WITH 4' SUMPS, UNLESS OTHERWISE NOTED.

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

8) 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.

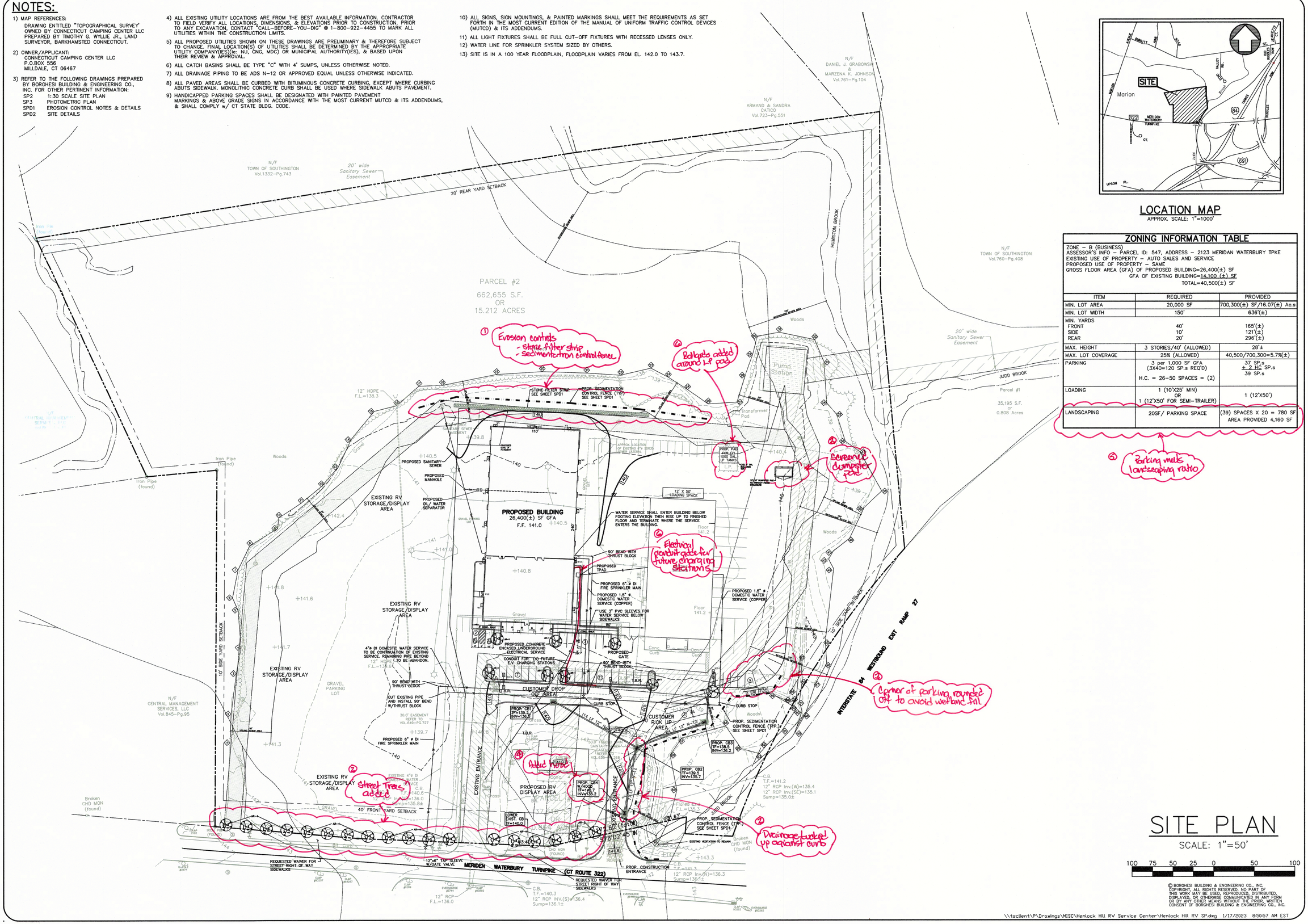
9) HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY w/ CT STATE BLDG. CODE.

10) 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.

11) ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES WITH RECESSED LENSES ONLY.

12) WATER LINE FOR SPRINKLER SYSTEM SIZED BY OTHERS.

13) SITE IS IN A 100 YEAR FLOODPLAIN, FLOODPLAIN VARIES FROM EL. 142.0 TO 143.7.



LOCATION MAP
APPROX. SCALE: 1"=1000'

ZONING INFORMATION TABLE

ZONE – B (BUSINESS)
ASSESSOR'S INFO – PARCEL ID: 547, ADDRESS – 2123 MERIDAN WATERBURY TPKE
EXISTING USE OF PROPERTY – AUTO SALES AND SERVICE
PROPOSED USE OF PROPERTY – SAME
GROSS FLOOR AREA (GFA) OF PROPOSED BUILDING=26,400(±) SF
GFA OF EXISTING BUILDING=14,100 (±) SF
TOTAL=40,500(±) SF

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	700,300(±) SF/16.07(±) Ac.s
MIN. LOT WIDTH	150'	636'(±)
MIN. YARDS FRONT SIDE REAR	 40' 10' 20'	 165'(±) 121'(±) 296'(±)
MAX. HEIGHT	3 STORIES/40' (ALLOWED)	28'±
MAX. LOT COVERAGE	25% (ALLOWED)	40,500/700,300=5.7%(±)
PARKING	3 per 1,000 SF GFA (3X40=120 SP.s REQ'D) H.C. = 26-50 SPACES = (2)	37 SP.s + 2 HC SP.s 39 SP.s
LOADING	1 (10'X25' MIN) OR 1 (12'X50' FOR SEMI-TRAILER)	1 (12'X50')
LANDSCAPING	20SF/ PARKING SPACE	(39) SPACES X 20 = 780 SF AREA PROVIDED 4,160 SF

SITE PLAN
SCALE: 1"=50'

100 75 50 25 0 50 100

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\\tsclient\P\Drawings\MISC\Hemlock Hill RV Service Center\Hemlock Hill RV SP.dwg 1/17/2023 8:50:57 AM EST

Borghesi Building & Engineering Co., Inc.

N W E S

SEAL

REVISIONS
01/17/23- UPDATED PER LETTER DATED 1/4/23 BY DAVID LAVALLEE, ADDED CRUSHED STONE STRIP AT REAR OF THE LOT, STREET TREES, DRAINAGE AND GRADING AT THE ENTRANCE, E.V. CHARGING STATIONS ADDED WATER SERVICE VALVES AND NOTES.

PROJECT
HEMLOCK HILL RV
2123 MERIDEN WATERBURY TURNPIKE
SOUTHINGTON, CT

DRAWN BY D.A.N. | APPROVED BY J.H.P.
DATE 12/12/22 | SCALE AS NOTED

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-2615 WEB: WWW.BORGHESIBUILDING.COM

SHEET NO.
SP1