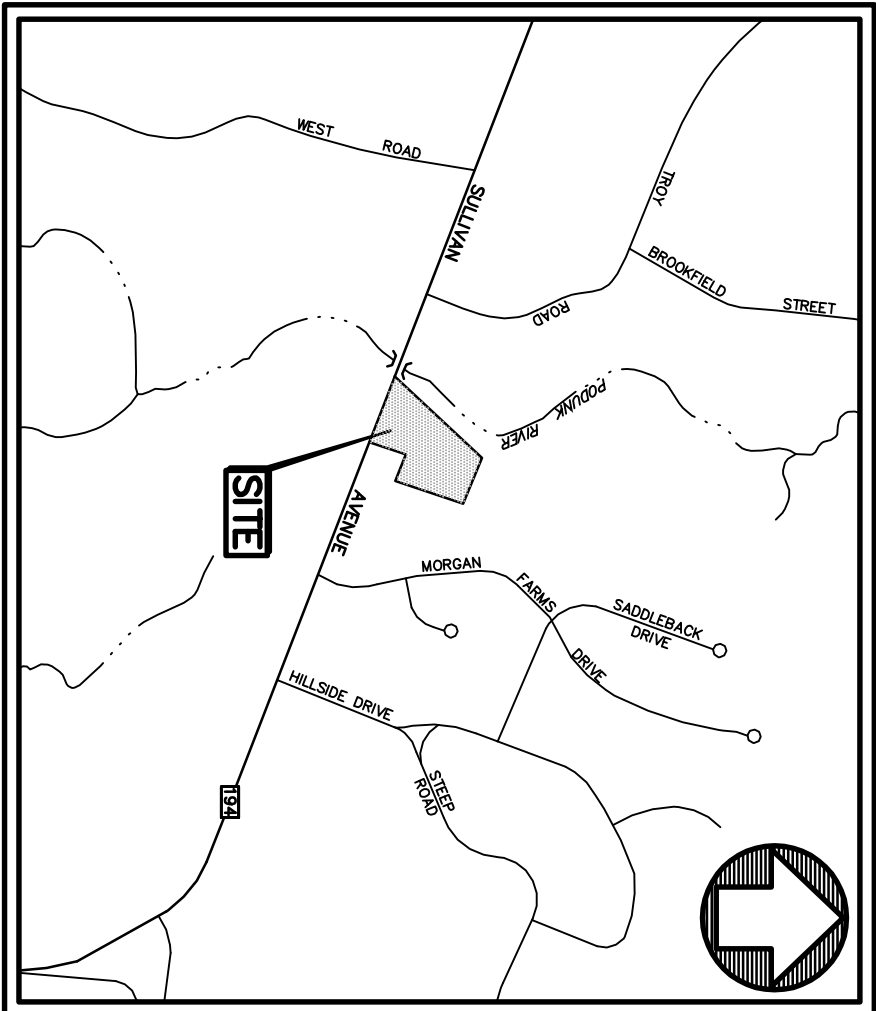


NOTES:

- 1) DRAWING ENTITLED "PLAN PREPARED PER EXP. LIT. 85-211444 AVENUE SOUTH WINDSOR, CT. PROPERTY/BOUNDARY SURVEY, "TOPOGRAHIC SURVEY," DATED 03-20-2020 (PROJECT# 2020-16, A/C# 2020-16/04, SHEET 1 OF 1)
- 2) TOWN OF SOUTH WINDSOR'S MAPS, AVAILABLE FROM THE TOWN OF SOUTH WINDSOR WEB SITE.
- 3) OWNER:
25 MAIN STREET
SOUTH WINDSOR, CT 06094
- 4) APPLICANT:
WINDSOR BUILDING & ENGINEERING CO., INC.
2155 EASTMAN STREET
TORONTO, ONT. M9V 6R9
- 5) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGES BUILDING & ENGINEERING:
SPT SITE PLAN (50 SCALE)
SPT SITE PLAN (20 SCALE)
SPT LANDSCAPE, PLANTING, & LAYOUT PLAN
SPT PHOTOGRAPHIC NOTES & DETAILS
SPT SITE DETAILS
- 6) ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES TO BE REMOVED OR TO ANY EXISTING UTILITIES, AND THEREAFTER, FOR NOTING ANY CHANGES TO THE UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- 7) ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. (ALL LOCATIONS) OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY MEANS OF A UTILITY LOCATING SERVICE OR MUNICIPAL AUTHORITIES) & BASED UPON THEIR REVIEW & APPROVAL.
- 8) ALL SIGNS, SIGN LOCATIONS, & 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, & SHALL COMPLY W/
- 9) ALL SIGN, ROAD MARKINGS, & PAINTED MARKINGS SHALL BE EXECUTED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE W/ CT STATE BLDG. CODE, CURRENT EDITION, & ITS ADDENDUMS, & SHALL COMPLY W/ CT STATE BLDG. CODE.
- 10) PRIOR TO BACKFILLING ANY ISLANDS REQUIRING TREES, ANY GRAVE, OR MATERIAL WITHIN THE CONSTRUCTION OF THE PARKING AREAS SHALL BE REMOVED, BY THE CONTRACTOR, & THE REMOVAL OF ANY GRAVE, OR MATERIAL SHALL BE PLANNED WITH SHIRAS & TOR, & PERMITS SHALL HAVE ANY UNSUITABLE MATERIAL REMOVED, BY THE SITE CONTRACTOR, BY THE SITE CONTRACTOR (EIGHTH INCHES), & BE REPLACED WITH TOP SOIL.
- 11) ALL CATCH BASINS SHALL BE TYPE "C" OR "C-L" WITH 4" CULMS, UNLESS OTHERWISE NOTED.
- 12) ALL PAVEMENT PILING TO BE AOS N+12 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
- 13) ALL PAVED AREAS SHALL BE CURED WITH PAVEMENT CURE CURBING UNLESS OTHERWISE NOTED. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ADJACENT.




ZONING INFORMATION TABLE			
ZONE: GC (GENERAL COMMERCIAL)			
ASSESSOR'S INFO: 818 SULLIVAN AVENUE (ROUTE 194), MAP BLOCK: 100/1			
EXISTING USE OF PROPERTY: CAR WASH			
PROPOSED USE OF PROPERTY: CAR WASH w/ VAQUOLINE OIL CHANGE SERVICE			
GROSS FLOOR AREA (GFA) OF EXISTING BUILDINGS: 17,724(S) SF (OFFICE: 17,724(S) SF TO BE REMOVED)			
GFA OF EXISTING CAR WASH: 4,143(4) SF			
GFA OF PROPOSED CAR WASH: 4,143(4) SF			
GFA UPON COMPLETION: 4,820(4) SF			
TOTAL GFA UPON COMPLETION: 8,785(4) SF			
ITEM	REQUIRED/ALLOWED	PROVIDED	
MINIMUM LOT AREA	30,000 SF	192,828(4) SF/ 4.4 ACRES	
MINIMUM LOT FRONTAGE	150'	367(7)'	
MINIMUM YARD SETBACKS	50'	51(7)'	
FRONT YARD SETBACKS	10'	11(7)'	
REAR YARD SETBACKS	15'	>400(4)'	
MAXIMUM LOT (BUILDING) COVERAGE	30% (ALLOWED)	EXISTING CONDITION: 4,920(4) SF=23.4(4)% PROPOSED CONDITION: 8,630(4) SF=43.3(4)%	
MAXIMUM IMPERVIOUS COVERAGE	65% (ALLOWED)	EXISTING CONDITION: 4,920(4) SF=23.4(4)% PROPOSED CONDITION: 43,333(4) SF=22.5(4)%	
MAXIMUM HEIGHT	40/2 STORIES	20'(4) (EXISTING CONDITION) 27'(4) (PROPOSED CONDITION)	
PARKING	OIL CHANGE ONLY NOT A FULL SERVICE GARAGE TO BE DETERMINED BY COMMISSION, BASED UPON SIMILAR USES	3 SPACES + 1 HO SPACE 4 SPACES	
LOADING	TO BE DETERMINED	1	

100 YEAR FLOODPLAIN BASED ON FEMA ELEV=86.0
SITEWORK WITHIN THE FLOODPLAIN WITH RESULT IN
A NET CUT OF 3,600 CF.

SITE PLAN


SCALE: 1"=30'

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OR BY ANY OTHER MEANS WITHOUT THE PRIOR, WRITTEN
CONSENT OF BORGHESI BUILDING & ENGINEERING CO., INC.

<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET NO.</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 2em;">SP1</div>	PROJECT	 <div style="display: inline-block; vertical-align: middle;"> Valvoline INSTANT OIL CHANGE </div>
	818 SULLIVAN AVENUE, SOUTH WINDSOR, CT	
	DRAWN BY	APPROVED BY
	G.R.W.	A.R.B.
DATE	SCALE	
08-19-20	AS NOTED	
2155 EAST MAIN STREET TORRINGTON, CT 06790 860-482-7613 / WEB: www.borghesibuilding.com		

REVISIONS
09-02-20 ADD WETLAND BOUNDARY, REDUCE P.W.M.T. ADJACENT TO WETLANDS
09-18-20 REV. PROP. ADDITION TO EXIST. CAR WASH
09-23-20 REV. LAYOUT & SIZE OF ADDITIONS TO EXIST. CAR WASH, REV. per TOWN COMMENT
(MEMO FROM J. FOLDER, ENV. PLANNER, DATED 09-21-20)

SEAL

The logo for Borghesi Building & Engineering Co., Inc. features the company name in a stylized, bold, sans-serif font. The word "Borghesi" is significantly larger and more prominent than "Building & Engineering Co., Inc.", which is written in a smaller, simpler font directly beneath it. The entire logo is enclosed within a rectangular border with rounded corners.