

**NOTES:**

- 1) MAP REFERENCES: DRAWING ENTITLED "TOPOGRAPHICAL SURVEY" OWNED BY CONNECTICUT CAMPING CENTER LLC PREPARED BY THOMAS G. WYLLIE JR., LAND SURVEYOR, BARNHARTSTEDT CONNECTICUT.
- 2) OWNER/APPLICANT: CONNECTICUT CAMPING CENTER LLC P.O. BOX 256 MIDDLETOWN, CT 06447
- 3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION: SP1 1/8" SCALE SITE PLAN PHOTOMONTAGE PLAN SP2 EROSION CONTROL NOTES & DETAILS SP3 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-1-800-488-4848" OR 1-800-522-4848 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- 5) ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. FINAL LOCATION OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES (E.G. ELEC, GAS, WWT) OR MUNICIPAL AUTHORITIES, & 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 9" x 12" OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.
- 8) ALL PAVED AREAS SHALL BE CURBED WITH BURNISHED 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 REGS. 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 OUT-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 = 2132 MERIDIAN WATERBURY TWP  
EXISTING USE OF PROPERTY = AUTO SALES AND SERVICE  
PROPOSED USE OF PROPERTY = SAME  
GROSS FLOOR AREA (GFA) OF PROPOSED BUILDING=26,400(S) SF  
GFA OF EXISTING BUILDING=4,000(S) SF  
TOTAL=40,500(S) SF

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	26,000 SF	700,300(S) SF (78,071) AC
MIN. LOT WIDTH	150'	836 (E)
MIN. YARDS		
FRONT	40'	165 (E)
SIDE	10'	121 (E)
REAR	20'	296 (E)
MAX. HEIGHT	3 STOREYS/40' (ALLOWED)	28'
MAX. LOT COVERAGE	25% (ALLOWED)	40,500/700,300=5.78% (E)
PARKING	3 per 1,000 SF GFA (2340=120 SP + REQ'D) H.C. = 26-30 SPACES = (3)	37 SP + 2-26 SP + 38 SP = 101
LOADING	1 (12'X30' MIN) OR 1 (12'X30' FOR SEMI-TRAILERS)	1 (12'X50')
LANDSCAPING	200' / PARKING SPACE	300 SPACES X 30 = 780 SF AREA PROVIDED 4,100 SF

Job: Hemlock Hill RV SP 2004  
Units: P1-C1  
Sat Jan 24, 2023 13:42:33 Page 1

Volume Report  
Design vs. Existing

Display Area	Total		Area		Volume		Comp Ratio	Compact	Export Change
	Orig	Prop	Orig	Prop	Orig	Prop			
Existing Building	13,736	0	0	13,736	0	1,000	1.00	0	0
Green Areas	55,721	21,447	9,523	24,751	846	194	1.00	846	194
Islands	1,805	0	1,805	0	0	34	1.00	0	34
Islands	1,344	0	1,196	149	0	12	1.00	0	12
Islands	771	0	275	496	0	3	1.00	0	3
Islands	816	0	0	816	0	0	1.00	0	0
Islands Sub:	4,536	0	3,274	1,262	0	48	1.00	0	48
Pavement	1,686	936	145	562	16	1	1.00	1.00	15
Pavement	106,843	23,904	29,912	53,027	641	496	1.00	1.00	641
Pavement	6,497	923	1,560	4,014	11	17	1.00	1.00	11
Pavement Sub:	115,026	26,766	31,617	57,623	668	516	1.00	1.00	668
Proposed Building	26,400	0	26,400	0	0	616	1.00	1.00	0
Regions Total	243,620	72,976	71,038	99,866	2,712	1,380	1.00	1.00	1,332

*1332 yd<sup>3</sup> x 24H/4d = 25,914 H<sup>3</sup> additional flood plain capacity*

*Service station building no longer shown*

*This will bring parking back to one side conditions or better as it will prevent RV parking behind the building*

*REMOVE EXISTING FILL AND RV PARKING TO CREATE WATER QUALITY BASIN & FLOOD STORAGE CAPACITY*

*REMOVE EXISTING SIDE OF PROPERTY*

**SITE PLAN**  
SCALE: 1"=50'



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

PROJECT: HEMLOCK HILL RV  
2132 MERIDIAN WATERBURY TWP  
MIDDLETOWN, CT

DATE: 02/27/23 SCALE: AS NOTED  
DRAWN BY: D.A.N. PREPARED BY: J.A.P.  
3102 EAST MAIN STREET, MIDDLETOWN, CT 06450  
860-457-3513 WEB: WWW.BORGHESIENGINEERING.COM

SHEET NO.  
**SP1**