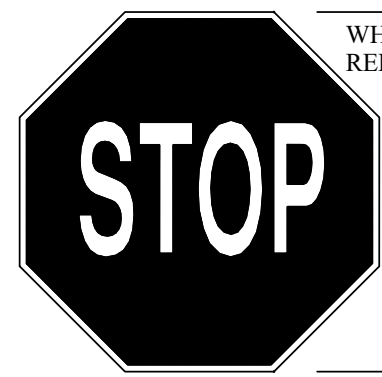


ZONING TABLE (ZONE CR)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	99,258 S.F.
MINIMUM LOT WIDTH	150 FT	359.03 FT
MINIMUM FRONT YARD	40 FT	40.5 FT
MINIMUM SIDE YARD (50' TOTAL)	20 FT MIN.	21.0 FT
MINIMUM REAR YARD	25 FT	35.4 FT
MAXIMUM BUILDING HEIGHT	36 FT	21 FT
BUILDING & IMPERVIOUS COVERAGE	65%	55.44%

EXISTING SITE IMPERVIOUS = 34.14%



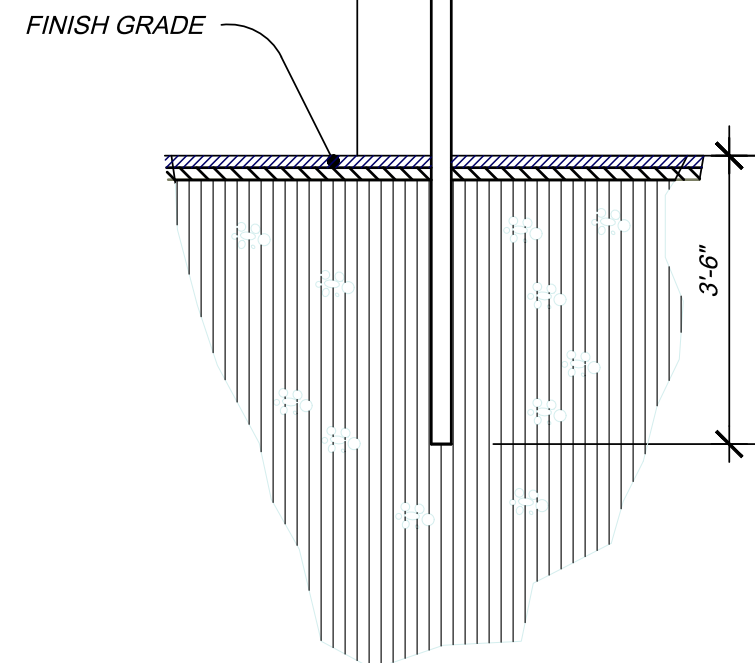
NOTE: SIGN SHALL BE HIGH INTENSITY PRISMATIC

**STOP SIGN (31-0552)**

N.T.S.



N / F  
JLC FARMS, LLC  
VOL.1139 - PG.116  
172 SCOTT SWAMP ROAD



**STOP SIGN (31-0552)  
AND POST DETAIL**

N.T.S.

SITE SIGNAGE SHALL MEET ALL  
MUTCD STANDARDS AND  
SPECIFICATION

**SPEED LIMIT  
45 M.P.H.**

SITE SIGNAGE WITHIN  
STATE R.O.W. SHALL  
BE BREAK AWAY AS PER  
STATE SPECIFICATIONS

IMPERVIOUS IN STATE R.O.W.

EXISTING = 12,679 S.F.  
PROPOSED = 2,712 S.F.  
(9,967 S.F. REDUCTION)

STATE OF CONNECTICUT

8783 SCOTT SWAMP ROAD

PROPOSED BUILDING #3  
5,000 S.F. (2 UNITS)  
F.F. = 202.30

PROPOSED BUILDING #4  
4,800 S.F. (4 UNITS)  
F.F. = 201.80

PROPOSED BUILDING #1  
9,706 S.F. (4 UNITS)  
F.F. = 201.30  
(SEE FOUNDATION PLAN FOR  
EXACT DIMENSIONS)

PROPOSED BUILDING #2  
2,700 S.F. (1 UNIT)  
F.F. = 201.50

### PARKING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
CONTRACTOR STORAGE	1 SPACE PER	17 GARAGE DOORS
11 UNITS TOTAL	EMPLOYEE	COUNT 1 SPACE
		INSIDE & 1 SPACE
		OUTSIDE
		34 SPACES
OFFICE AREA	1 PER 225 S.F.	18 (9'x20')SPACES
300 S.F. EACH UNIT	14.6 SPACES	2 HANDICAP
3,300 S.F. TOTAL		54 TOTAL SPACES
OVERALL PARKING AVERAGES 5 SPACES PER UNIT (5 EMPLOYEES)		

GROSS AREA OF PARKING & AISLES = 37,240 S.F.

INTERIOR LANDSCAPING REQUIRED (10%): 3,724 S.F.

INTERIOR LANDSCAPING PROVIDED: 3,981 S.F.

### NOTES:

1. ALL HVAC UNITS SHALL BE SCREENED FROM THE ROADWAY (NO ROOFTOP MECHANICALS PROPOSED)
2. TRANSFORMER LOCATION SHALL BE COORDINATED WITH EVERSOURCE.
3. PRIVATE HAULER REFUSE AND RECYCLING CONTAINERS SHALL BE STORED INSIDE UNITS.
4. ALL UNITS SHALL BE EQUIPPED WITH SPILL KITS.
5. NO OUTSIDE STORAGE SHALL BE ALLOWED.

N / F  
STATE OF CONNECTICUT  
8560 SCOTT SWAMP ROAD

PROPOSED 195 L.F. PRECAST  
CONCRETE BLOCK RETAINING  
WALL BY ATLAS CONCRETE  
PRODUCTS (OR EQUAL)  
(ENGINEER'S DESIGN REQUIRED)

### ConnDOT TRAFFIC STATEMENT FOR 8774 SCOTT SWAMP ROAD (ROUTE 6):

The existing 2.279 acre site is located on the north side of Route 6 900' west of the intersection with New Britain Avenue in Farmington. The site has 359' of frontage with (2) existing curb cuts. The easterly curb cut is 57' wide and the westerly curb cut is 92' wide. The parcel was previously owned by the State of Connecticut and utilized for storage of salt and materials for maintenance related to state highways.

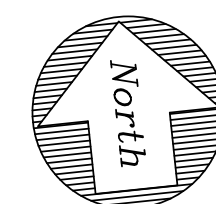
The proposed use is contractor's storage units comprising of (4) buildings totaling 22,100 s.f. with 11 units. Proposed parking accounts for (5) employees per unit.

Site traffic into the site is designed as a one-way in from traffic traveling east and west at the eastern entrance. The existing eastern curb cut (57') will be closed and a new curb cut being located 70' easterly being 38.4' in width. "Do Not Enter" signs are utilized to control on-site traffic from using this entrance as an exit. Maximum driveway width shall be 18'.

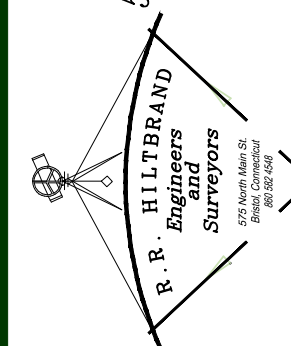
Site traffic out of the site is designed as a one-way out utilizing the existing western curb cut (92') and adjusting that to an 54.5' curb cut. Stop signs, 12" wide white painted stop bar and "Do Not Enter" signs are utilized to control traffic on-site. Maximum driveway width shall be 18'.

Proposed entrance and exit drives are designed to accommodate SU-30 turning movements within appropriate lanes. Sightline distances for the one-way out driveway are 893' to the east and 751' to the west, as shown, measured 15' from the edge of the road. The posted speed limit is 45 M.P.H.

DATE:	REVISION
6/6/24	PER TOWN AND STATE COMMENTS
7/19/24	PER CONDOT COMMENTS DATED 6/20/24
7/28/24	FINAL CONDOT APPROVAL



R. R. HILTBRAND ENGINEERS and SURVEYORS  
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548



OWNER:  
8774 SCOTT SWAMP LLC

APPLICANT:  
DAN RIZZO/ERRATO  
31 BRICLAUN TERRACE  
NEWINGTON, CT 06111

### SITE LAYOUT PLAN

8774 Scott Swamp Road  
(A.K.A. CT ROUTE 6)  
FARMINGTON, CONNECTICUT

DATE:	February 15, 2024
SCALE:	As Noted
DRAWN BY:	SMP
CHECKED BY:	RRH
SHEET NO.:	