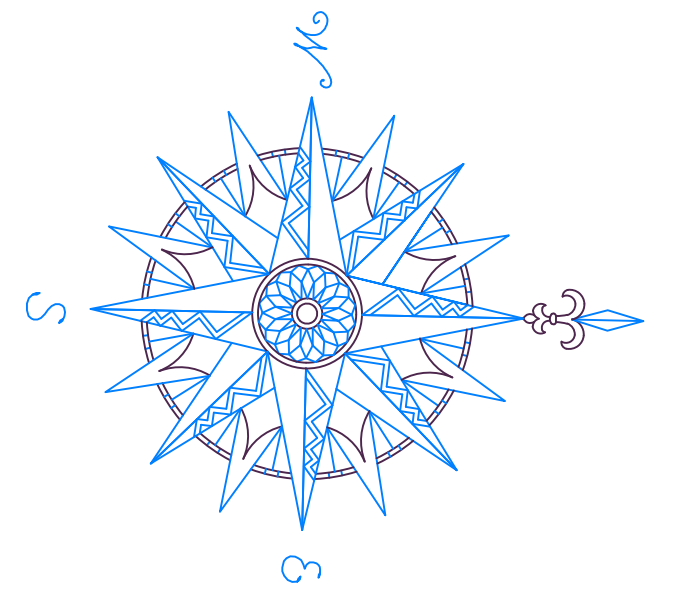
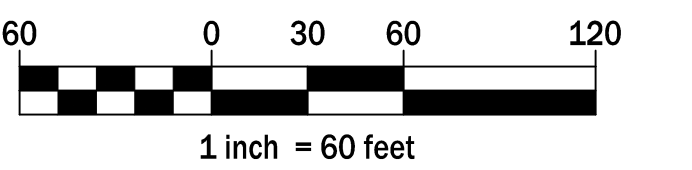


ZONE: INDUSTRIAL	REQUIRED:	PROPOSED:
MINIMUM LOT AREA IN SF:	80,000	498,156
MAX HEIGHT OF BUILDING OR STRUCTURE*	40'	< 40'
MIN. LOT FRONTAGE	200'	367.5'
MAX LOT (BUILDING) COVERAGE	30%	29%
MAX IMPERVIOUS COVERAGE	70%	<70%
SETBACKS:		
MIN FRONT YARD	100'	> 100'
MIN SIDE YARD	15'	> 15'
MIN REAR YARD	30'	> 30'

PARKING

1 SPACE REQUIRED PER EMPLOYEE	116	116
TOTALS:	116	116

1. THE PLANS ARE SHOWN ARE SCHEMATIC IN NATURE AND ARE ONLY FOR GENERAL PLANNING PURPOSES.
2. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE FEMA FLOODWAY AND/OR FLOODPLAIN PER AVAILABLE FEMA MAPPING.
3. EXISTING BASEMAP INFORMATION IS CONSIDERED APPROXIMATE AT THIS TIME.
4. EXISTING BASEMAP AND TOPOGRAPHY INFORMATION TAKEN FROM BASEMAPS ENTITLED "EXISTING CONDITIONS PLAN A" AND "EXISTING CONDITIONS PLAN B"; DATED AUGUST 15, 2022 AND LAST REVISED AUGUST 9, 2023 , BY BOHLER SITE CIVIL AND CONSULTING ENGINEERING.

[illegible]

**810 DEVELOPERS, LLC
115 COMMERCE ROAD
BROOKFIELD, CT**

SCHEMATIC PLAN

160 SUNNY VALLEY ROAD

CONNECTICUT



TRAINING: CP	APPROVED: CJ
SCALE:	1" = 60'
DATE:	OCT 22 2025
CL. NO.:	4431
DD FILE NAME:	4431 SCHEM
TRAINING NO.:	

1 OF 1

PRELIMINARY