RECEIPT No. 151137

DATE 07/11/25

FROM Rich Hall Borghesi Bldg+Eng $ 710.00

Seven hundred ten dollars DOLLARS

FOR REN

FOR P42 Application

ACCT.		
PAID	710.00	
DUE		

CASH

CHECK # 64393

MONEY ORDER

CREDIT CARD

FROM Planning & Zoning

BY Michele

A-1152 T-4161

Borghesi Building & Engineering Co., Inc.
Check Request Form

Rich Hall (name of requestor) will need a check issued, signed and ready by: 12:00 (time) am pm 12/9/25 (day or date)

In the Amount of: $ $710.00

Payable to: Town of Cheshire

As payment for: Land use application Fee

For the Job: Stonebridge Court

Or a Permit for:

- [ ] Building
- [ ] Wetlands
- [x] Planning & Zoning
- [ ] Demolition
- [ ] Foundation
- [x] Site Plan
- [ ] Renovation
- [x] Application
- [ ] Steel Erection
- [ ] Fire Marshal

12/8/25

Borghesi Building & Engineering Co., Inc.

64393

Vendor	TOWN OF CH	Town of Cheshire	Check 64393	12/09/25	
Trx No	Invoice No	Inv Date Description	Gross	Discount	Check Amount
65257	Stonebrdg LU f	12/09/25	710.00		710.00
			710.00		710.00

Town of Cheshire

Department of Planning and Development

Office Use Only
Date submitted: _____
App. No.: _____
Total fee $ _____

Planning and Zoning Commission Application

1. TYPE OF APPLICATION (S), USE AND PROPERTY INFORMATION *(CHECK ALL THAT APPLY)*

- [x] Site Plan Approval
- [ ] Special Permit
- [ ] Zone Change
- [ ] Earth Excavation
- [ ] Zoning Text Amendment
- [ ] Affordable Housing
- [ ] Special Development
- [ ] Infill Development
- [ ] Subdivision
- [ ] Re-Subdivision
- [ ] Amendment to subdivision regulations
- [ ] Other: _____
- [ ] Other: _____

Specify all uses and corresponding section of the zoning regulations which this application applies:

Use: Professional offices Section: Section 30, Schedule A, #49

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development: _____ How many lots created: _____

If applicable, are proposed roadways to be private, public, or a combination of both:

- [x] **Public**
- [ ] **Private**
- [ ] **Combination of both private and public**

Parcel 1

Map/Block/Lot 3-57 / / _____

Street No. 104

Street Name Stonebridge Court

Property size: 1.3 / 56,563 **ac/sf**

Zoning District(s) ICSDD

Volume and Page for deed: 1656 / 274

Parcel 2

Map/Block/Lot _____ / _____ / _____

Street No. _____

Street Name _____

Property size: _____ **ac/sf**

Zoning District(s) _____

Volume and Page for deed: _____

Planning and Zoning Commission Application

2. APPLICANT INFORMATION

Name: Richard C Hall

Title: Project Development Engineer

Company: Borghesi Building & Engineering Co., Inc.

Address: 2155 East Main Street

City/State: Torrington Connecticut

Zip Code: 06790

Telephone: (860) 482-7613 Email: richard@borghesibuilding.com

Applicant's Authority to file application

- [ ] Legal Owner of Record
- [ ] Power of Attorney
- [ ] Contract to purchase
- [ ] Other: _____

3. AGENT INFORMATION; IF APPLICABLE

Name: _____

Company: _____

Address: _____

City/State: _____ _____

Zip Code _____

Telephone: _____

Email: _____

Specify Nature of Agent

- [ ] Attorney
- [ ] Civil Engineer
- [ ] Land surveyor
- [ ] Architect
- [ ] Other: _____

4. PROPERTY OWNER(S) AND INFORMATION

Note: If property owner is a LLC, Corporation, trust, or other legal entity, attach the names, addresses, and title of each member or officer, including agent(s). if same as applicant list Applicant must submit evidence attesting to authority to file application (i.e., deed, option for purchase, etc.)

Name: Miller, Napolitano, Wolff, LLC Tristar Development, LLC

Address: PO Box , 166 South Main Street

City/State: Cheshire Connecticut

Zip Code 06410 Telephone: (203) 710-9100

Email: pbowman@diversibuild.com

5. STATEMENT OF USE

Please attach to the application a typed statement of use.

Said statement is to include all hours and days of operation, size of buildings, and number of stories, utilities serving the parcel, variances received, number of employees, structures to be demolished, and/or similar information that will assist the Commission in determining whether the proposed use in conformance with the applicable zoning regulations

6. NATURAL AND CULTURAL RESOURCES

Check One

YES	NO	
☐	☑	**a. Are Inland wetlands present on site? If so Total SF/AC: _____**
☐	☑	**b. Are floodplains or flood hazards area on the property** **If so Identify: _____**
☐	☑	**c. Is the property located within a local, state of national historic district?** **If so Identify: _____**
☐	☑	**d. Does the site possess any structures or sites listed on the local, state, or register historic landmarks?** **If so Identify: _____**

7. CONSISTENCY WITH ADOPTED PLAN OF CONSERVATION AND DEVELOPMENT

PLEASE NOTE: <u>This section only applies to applications for zoning text amendments or zone changes</u>

Attach a statement a testing how proposed zone text amendment or zone change is consistent with the most recent adopted Plan of Conservation and Development. Note the relevant Plan section numbers and pages within the statement.

8. ADDITIONAL INFORMATION

Check One

YES	NO	
☐	☑	*a. Is any part of the site within 500' of the Town line? Which town: _____*
☐	☑	*b. Will any egress or ingress for the property use streets within an adjoining municipality?*
☐	☑	*c. Is any work proposed in wetlands or watercourses? If so, explain in Statement of Use.*
☐	☑	*d. Is any work proposed within 50 feet of a wetland or watercourse?*
☐	☑	*e. Is any work proposed within a floodplain or area of flood hazard?*
☑	☐	*f. Is public water available or proposed to serve the site?*
☑	☐	*g. Are public sanitary sewers available or proposed to serve the site?*
☑	☐	*h. Is there a utility, drainage, or other easement(s) on the site? If so, please explain.*

9. PREVIOUS LAND USE PERMITS ASSOCIATED WITH THE PROPERTY(S)

Check One

Have previous permits been issued for the Property: ☐ **Yes** ☑ **No**

Date Issued	Issuing Agency	Approved Use/Activity

10. CHANGE OF ZONE, REGULATION AMENDMENT

YES NO

☐ ☑ a. Is the application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐ Fixed Zoning District

☐ Floating Zone

☐ Overlay Zoning District

Identify proposed Zone Name and Designation: _____

For new regulations, list proposed section number(s) and title(s)

_____

YES NO _____

☐ ☑ b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications, or additions. List sections proposed to be modified:

_____

YES NO _____

☐ ☑ c. Is this application for a change to a zoning district already established within the regulations? Identify: _____

_____

For new zoning districts or a change in zoning district boundaries, the applicant shall provide a legal description of land involved in the zone district change including the following details:

- Location map at 1" = 1000' scale
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands, and watercourses, floodplains, all improvements, and structures
- All lots or parts of lots contained in an area within 500 feet in al directions of the zone change tract recorded in the Assessor's records and shall show nature of use
- North point, and distance along road from nearest road intersection
- Scale of map(s)

11. BULK ZONING REQUIREMENT TABLE

Complete the following table, which must also be included on applicable drawings:

Zoning District: ICDD

	PERMITTED/REQUIRED	PROPOSED
Minimum Lot size	40,000sf	56,563sf (1.3Ac+/-)
Frontage	50'	353'(+/-)
Front Yard	25'	26'
Side Yard	12.5'	14'
Rear Yard	50'	N/A
Required Parking	54 spaces	54 spaces
Lot Coverage	no requirement	N/A

12. CT PUBLIC HEALTH CODE REVIEW

Check One

YES NO

☐ ☑ **a. Is the site served by onsite sewage disposal system?**

If so, please provide approvals from Chespercott Health District regarding septic or sewage disposal system review and/or approval.

☐ ☑ **b. Is the site served by onsite wells? If so, provide layout and approval from Chespercott Health District.**

☐ ☑ **c. Are there any approvals required by Chespercott Health District for the operation of the proposed business? If so, please explain and provide copies of any approvals:**

13. AQUIFER PROTECTION AREA

YES	NO	
☐	☑	a. Is your site located within an area that is depicted as a level aquifer protection area?
☐	☑	b. Are you proposing a use that is a regulated activity as per Aquifer Protection Ordinance?
☐	☑	c. Has Regional Water Authority or Meriden City Water Company been notified (if required)?

If notification is required, copies of referral forms are to be submitted with application.

14. SUPPORTING DOCUMENTATION

Itemize, including additional attachments, all information provided in support of the application. Titles, dates, and sheet/map numbers shall correspond exactly with the corresponding information provided.

Borghesi - Stonebridge Office Building	Site plans, 12/2/25, Sheets SP1-SP4
Borghesi - Stonebridge Office Building	Site plan details, 11/5/25, Sheets SPD1-SPD2
SLR Property Survey / Topographical Survey	Stone Bridge Crossing Lot 4, 4/11/25, Sheet 1 of 1
SLR Subdivision Map - Resubdivision of Lot 4	Stone Bridge Crossing Lot 4, 8/22/25, Sheet 1 of 1
Borghesi - Stonebridge Office Building	Architectural Drawings, 11/25/25, Sheets A1-A2
Borghesi - Stonebridge Office Building	Drainage Report, 11/20/25
Borghesi - Stonebridge Office Building	Rendering Set, 12/10/25

Applicants are required to provide Planning Department staff electronic copies of supporting documentation for the application. Said documents are to be emailed to mglidden@cheshirect.org and ccostello@cheshirect.org.

In addition to electronic submission, applicant is to provide **6 copies of site plan, architectural plans, landscaping plan and other relevant documents that will assist to demonstrate compliance to all applicable section of the Cheshire Zoning Regulations**.

15. PRE-APPLICATION MEETING PURSUANT TO CGS 7-159B

CGS 7-159b- Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440, and 541 or any other provision of the general statutes authorizing , commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department, or agency or authorized agent therefore may separately , jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency, or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Cheshire Planning and Zoning Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision or Zoning Regulations of the Town of Cheshire as the case may be.

Signature	Printed Name	Date
Applicant	Richard C Hall	12/11/25
Agent		12/11/25
Property Owner	Paul Bowman, member Paul Bowman Miller, Napolitano, Wolff LLC	12/11/25
Property Owner	Paul A. Bowman Member Tristar Development, LLC	12/11/25

Planning and Zoning Commission Application

16. APPLICATION FOR EARTH REMOVAL, FILLING OR REGRADING PERMIT

In accordance with Section 25 of the Cheshire Zoning Regulations, as amended, please check box below that the undersigned applies for a permit

☐ **Earth Removal** ☐ **Filling** ☐ **Regrading**

Is a waiver requested pursuant to Section 25.3.2? Check One YES ☐ NO ☐

If yes, please check each section that a waiver is being requested:

☐ **waiver to Section 25.5.3** ☐ **waiver to Section 25.5.9** ☐ **waiver to Section 25.5.11**

Volume 1656 **Page** 274 **for property deed**

The following documents are required:

☐ **6 copies of a survey map prepared by a registered Land Surveyor class A2 with grading certified to class T2 accuracy by a civil engineer. The site plan needs to demonstrate compliance to Section 25.4 of the Cheshire Zoning Regulations.**

☐ **A list of all abutting property owners and their current addresses. This list includes those across the street from the subject property).**

☐ **Application fees in the form of a check made payable to "Collector, Town of Cheshire".**

Breakdown of fees are as follows:

- **Base Fee:** **$500.00**
- **Public Hearing Fee** **$175.00**
- **State Fee:** **$60.00**
- **Total Due:** **$735.00**

Applicant's Name: Richard C Hall - Borghesi Buiding & Engineering C0., Inc

Applicant's Signature: _____

Address: 2155 East Main Street , Torrington CT 06790

Telephone: (860) 482- 7613

Email: richard@borghesibuilding.com

Property Owner Name: Paul Bowman

Owner's Signature: _____

Mailing Address: PO Box , 166 South Main Street, Cheshire, Connecticut 06410

Telephone: (203) 710-9100

Planning and Zoning Commission Application

17. ACKNOWLEDGEMENTS; ALL APPLICATIONS

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Cheshire Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and/or Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publicly when requested and all applicable fees are paid in full by the requesting party.

Signature	Printed Name	Date
	Richard C Hall	12/11/25
Applicant		
		12/12/25
Agent		
	Paul Bowman, member ~~Miller Napolitano Wolff, LLC~~ Triton Development, LLC Paul A. Bowman Member	12/11/25
Property Owner		
Property Owner		

Borghesi
Building & Engineering Co., Inc.

Statement of Use
104 Stonebridge Court
Cheshire, CT 06410

The proposed building at 104 Stonebridge Court will be used to house three (3) professional office suites. The office suites will be approximately 4,412 square feet, 3,230 square feet, and 3,610 square feet, for a total square footage of approximately 11,252 square feet. The building will be one (1) story with a low eave of approximately twelve feet (12′) and a high peak of approximately thirty feet seven and one-half inches (30′-7½″).

The building has been designed for approximately thirty-three (33) employees total (based on office/reception count for all three suites). Hours of operation would be normal business hours, Monday through Friday with potential for some weekend hours.

As the property was previously undeveloped, there is no demolition of any structures required. The property has the typical utility easements and a reciprocal access agreement with the adjacent lot 4A.

The lot is serviced by city water, city sewer, gas, electric, and telecommunications.

ENGINEERS·DESIGNERS·CONTRACTORS
2155 East Main Street Torrington, CT 06790 860-482-7613 FAX 860-482-5082

DRAINAGE REPORT

Stonebridge Office Building

The Shops At Stonebridge.
Cheshire, CT

November 20, 2025

PREPARED BY:

BORGHESI BUILDING & ENGINEERING CO.
2155 EAST MAIN STREET
TORRINGTON, CT 06790
(860) 482-7613

SUMMARY

The applicant proposes to construct an 11,385 sf office building on their Cheshire, CT property. Considerable grading and land clearing is required for construction. The site and the adjacent site share a common detention basin and water quality system that was designed by others. This report analyses the proposed on-site stormwater piping system.

All paved runoff is collected in catch basins equipped with 4' sumps and piped to a catch basin near the property line. The piping system is designed for the 25-year storm in accordance with CONNDOT methods. Hydroflow software is used to evaluate the proposed conditions. Calculations for the system are on the following pages. A watershed map is attached at the rear of the report.

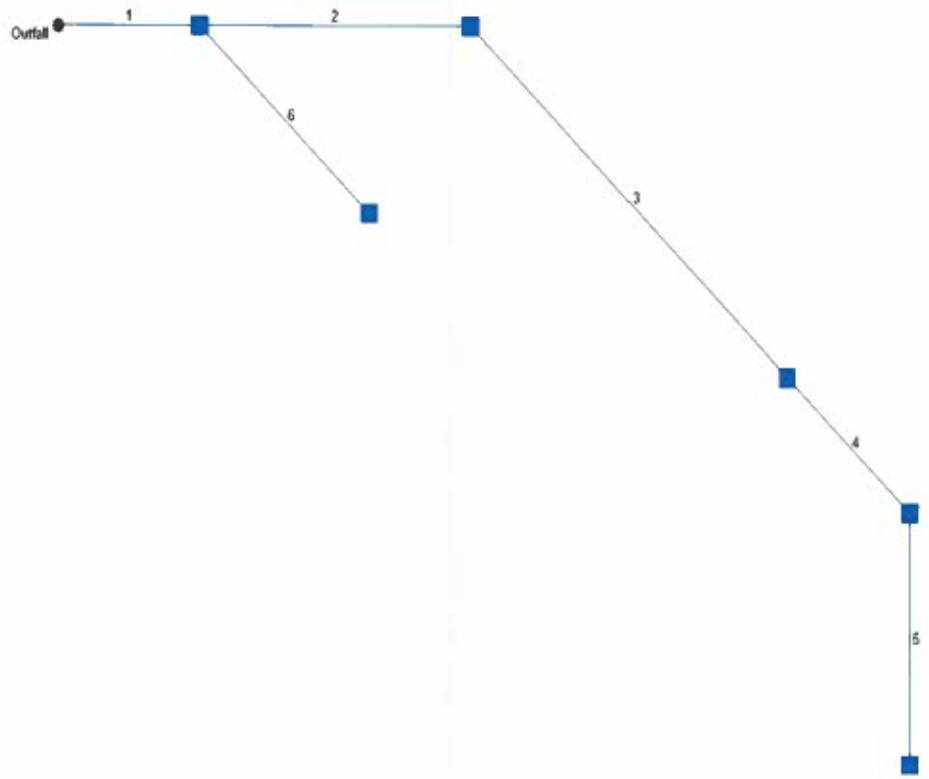
BORGHESI BUILDING & ENGINEERING CO.
2155 EAST MAIN ST., TORRINGTON, CT

Stonebridge
Cheshire, CT

RUNOFF COEFFICIENTS

LINE	AREA DESCRIPTION	AREA (ACRE)	C	CA	TC (MIN)
	WATERSHED ANALYSIS				
CB1	PAVED, BLDG.	0.04	0.95	0.04	
	GRASS	0.00	0.30	0.00	
	TOTAL	0.04	0.95	0.04	5
CB2	PAVED, BLDG.	0.17	0.95	0.16	
	GRASS	0.04	0.30	0.01	
	TOTAL	0.21	0.83	0.17	5
YD1	PAVED, BLDG.	0.01	0.95	0.01	
	GRASS	0.03	0.30	0.01	
	TOTAL	0.04	0.46	0.02	5
YD2	PAVED, BLDG.	0.07	0.95	0.07	
	GRASS	0.02	0.30	0.01	
	TOTAL	0.09	0.81	0.07	5
YD3	PAVED, BLDG.	0.06	0.95	0.06	
	GRASS	0.02	0.30	0.01	
	TOTAL	0.08	0.79	0.06	5
CB3	PAVED, BLDG.	0.17	0.95	0.16	
	GRASS	0.01	0.30	0.00	
	TOTAL	0.18	0.91	0.16	5
CB4	PAVED, BLDG.	0.12	0.95	0.11	
	GRASS	0.01	0.30	0.00	
	TOTAL	0.13	0.90	0.12	5
YD4	PAVED, BLDG.	0.07	0.95	0.07	
	GRASS	0.04	0.30	0.01	
	TOTAL	0.11	0.71	0.08	5
YD5	PAVED, BLDG.	0.00	0.95	0.00	
	GRASS	0.05	0.30	0.02	
	TOTAL	0.05	0.30	0.02	5

Hydraflow Plan View



Project File: Stonebridge CB1.stm	No. Lines: 6	10-31-2025

Hydraflow Storm Sewers 2005

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	36.0	0.04	0.64	0.95	0.04	0.53	5.0	9.6	5.6	2.97	8.24	2.42	15	1.39	155.30	154.80	158.67	158.60	160.30	159.60	CB1
2	1	69.0	0.21	0.42	0.83	0.17	0.33	5.0	8.9	5.7	1.89	7.53	1.54	15	1.16	156.10	155.30	158.87	158.82	160.80	160.30	CB2
3	2	114.0	0.04	0.21	0.46	0.02	0.15	5.0	7.4	6.1	0.94	5.11	1.23	12	1.75	158.10	156.10	158.99	158.93	163.00	160.80	YD1
4	3	44.0	0.09	0.17	0.81	0.07	0.14	5.0	6.8	6.2	0.85	5.20	2.06	12	1.82	158.90	158.10	159.29	159.01	163.30	163.00	YD2
5	4	58.0	0.08	0.08	0.79	0.06	0.06	5.0	5.0	6.7	0.42	5.31	1.71	12	1.90	160.00	158.90	160.28	159.42	163.30	163.30	YD3
6	1	61.0	0.18	0.18	0.91	0.16	0.16	5.0	5.0	6.7	1.10	7.33	1.40	12	3.61	157.50	155.30	158.88	158.83	161.50	160.30	CB3

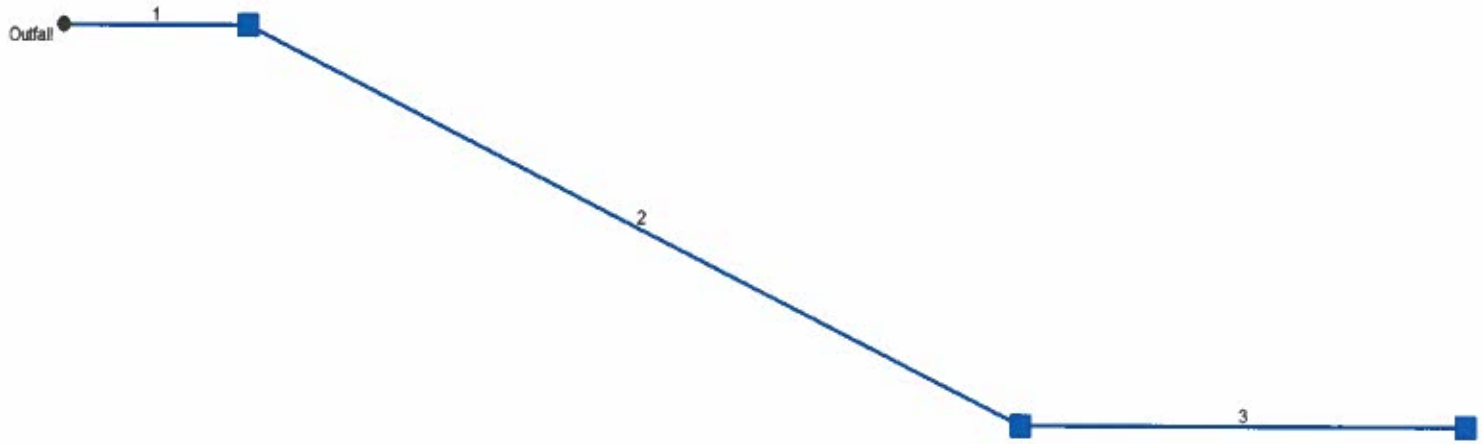
Project File: Stonebridge CB1.stm

Number of lines: 6

Run Date: 10-31-2025

NOTES: Intensity = 101.98 / (Inlet time + 15.80) ^ 0.90; Return period = 25 Yrs.

Hydraflow Plan View



Project File: Stonebridge CB4.stm	No. Lines: 3	10-31-2025

Hydraflow Storm Sewers 2005

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
1	End	20.0	0.13	0.29	0.90	0.12	0.21	5.0	13.2	5.0	1.04	7.72	1.33	12	4.00	157.00	156.20	159.51	159.50	161.80	160.50	CB4
2	1	92.0	0.11	0.16	0.71	0.08	0.09	5.0	11.3	5.3	0.49	5.69	0.84	12	2.17	159.00	157.00	159.57	159.56	163.00	161.80	YD4
3	2	48.0	0.05	0.05	0.30	0.02	0.02	5.0	5.0	6.7	0.10	5.57	0.90	12	2.08	160.00	159.00	160.13	159.60	163.00	163.00	YD5

Project File: Stonebridge CB4.stm | Number of lines: 3 | Run Date: 10-31-2025

NOTES: Intensity = 101.98 / (Inlet time + 15.80) ^ 0.90; Return period = 25 Yrs.

NOTES:

1) MAP REFERENCES:
   A) DRAWING ENTITLED "PROPERTY SURVEY/TOPOGRAPHIC SURVEY PREPARED FOR STONE BRIDGE CROSSING LOT 4, CHESHIRE, CONNECTICUT," PREPARED BY SLR, 99 REALTY DRIVE, CHESHIRE, CT, DATED 04-11-25 (JOB No. 50744.00001)

2) OWNER/APPLICANT:
   JOSH BROADER
   LOT 4B, STONE BRIDGE COURT
   CHESHIRE, CT

3) REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
   SP2 SITE PLAN (20 SCALE))
   SP3 LANDSCAPE, LIGHTING, & LAYOUT PLAN
   SP4 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 DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

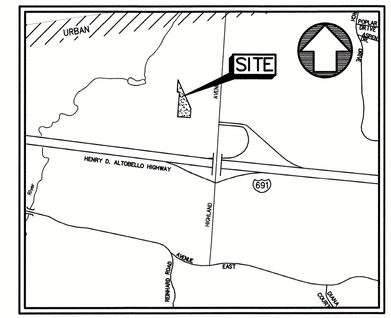
6) ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.

7) 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.

8) 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.

9) 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.

10) ALL LIGHTING TO BE FULL CUT-OFF FIXTURES.



LOCATION MAP

APPROX. SCALE: 1"=1000'

ZONING INFORMATION TABLE

ZONE: ICSDD (INTERSTATE SPECIAL DEVELOPMENT DISTRICT); M/L= 3/57
ADDRESS: 104 STONEBRIDGE COURT, CHESHIRE, CT. (LOT 4B)
EXISTING USE OF PROPERTY: VACANT
PROPOSED USE OF PROPERTY: PROFESSIONAL OFFICE FACILITY
GROSS FLOOR AREA (GFA) OF PROPOSED BUILDING =11,365(±) SF

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	56,563 SF (1.3 Ac.±)
MIN. LOT WIDTH	200'	400'(±)
MIN. LOT FRONTAGE	50'	353' ±
SETBACKS:		
STREET LINE SETBACK	25'	26'
SIDE LINE SETBACK	12.5'	14'
REAR LINE SETBACK	50'	N/A
MAX. HEIGHT	75'	30'(±)
MAX. LOT. COVERAGE	NO REQUIREMENT	N/A
LANDSCAPE SPACE (NON-IMPERVIOUS SURFACES)	20% (MIN.)	43% ±
LANDSCAPE SPACE (GROSS PARKING AREA)	5% (MIN.)	9% ±
PARKING	OFFICE AREA: 1 SPACE/200 SF FINISHED SPACE 10,735±/200=54 SP.s	51 SPACES + 3 HC SPACES 54 SPACES
LOADING	N/A	N/A

SITE PLAN

SCALE: 1"=30'

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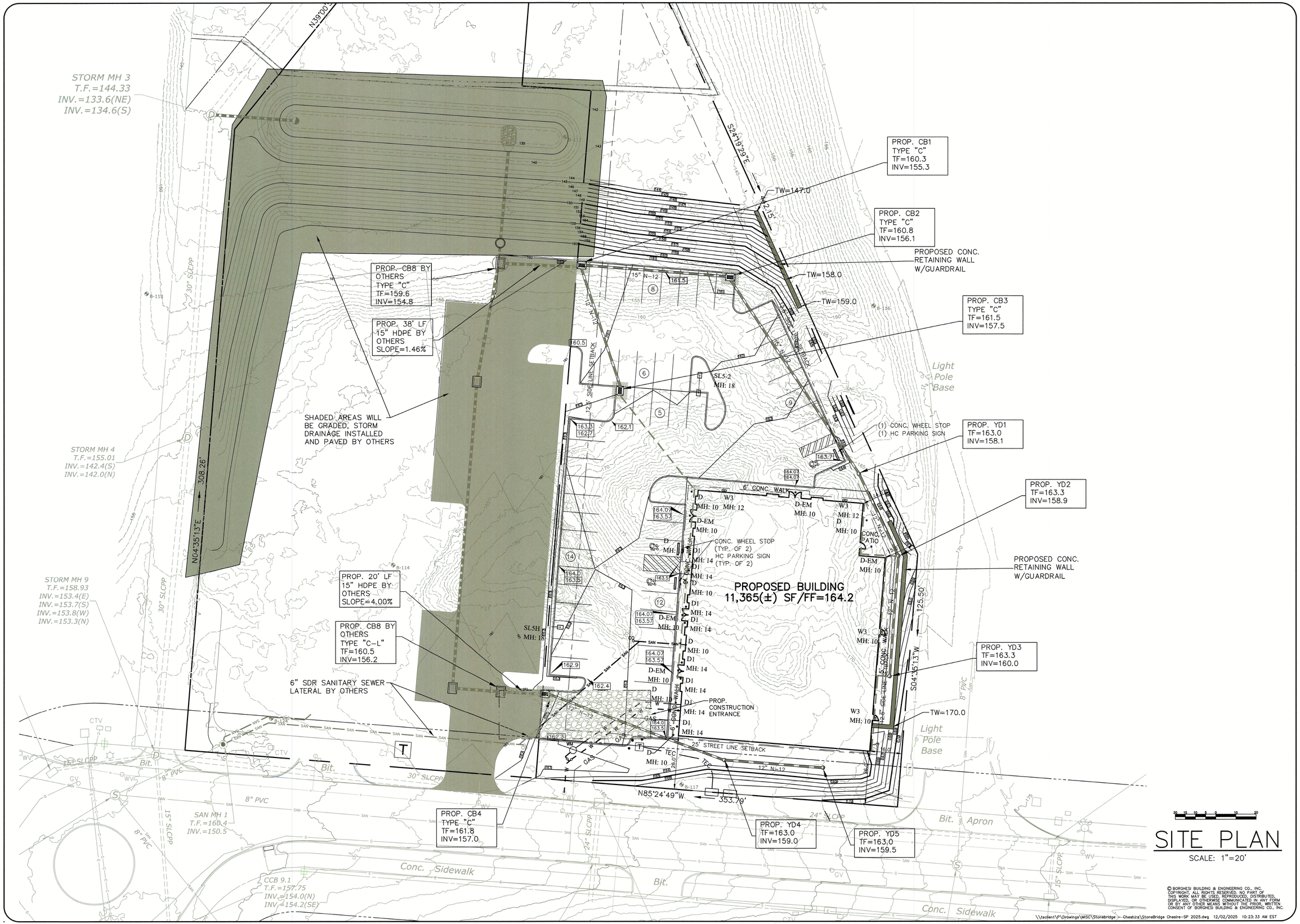
PROJECT: STONEBRIDGE OFFICE BLDG.

DRAWN BY: D.A.N. | APPROVED BY: J.H.P.
DATE: 12/02/25 | SCALE: AS NOTED

8150 E-MAIL MAIN STREET, TORRINGTON, CT 06790
8150 - REC - 76-75 WEB: WWW.BORGHESIBUILDING.COM

SHEET NO. SP1



SITE PLAN

SCALE: 1"=20'

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PROJECT: STONEBRIDGE OFFICE BLDG.

DRAWN BY	D.A.N.
DATE	12/02/25
APPROVED BY	J.H.P.
SCALE	AS NOTED

2155 EAST MAIN STREET TORRINGTON, CT 06790
860-482-7613/WEB: WWW.BORGHESIBUILDING.COM

SHEET NO.
SP2

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	7	D	Single	1691	18.97	0.900	N.A.	10	Lithonia LDN4 ALO2 (1500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ NLTAIR2
	5	D-EM	Single	1691	18.97	0.900	N.A.	10	Lithonia LDN4 ALO2 (1500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ E10WCP NLTAIR2
	8	D1	Single	492	5.83	0.900	N.A.	14	Lithonia LDN4 ALO1 (500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ NLTAIR2
	1	SL5-2	Back-Back	15607	123.94	0.900	B5-U0-G3	18	Lithonia DSX1 LED P4 40K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE
	1	SL5H	Single	10601	123.9373	0.900	B3-U0-G3	18	Lithonia DSX1 LED P4 40K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	4	W3	Single	1908	12.37	0.900	B1-U0-G1	10, 12	Lithonia DSXW1 P1 40K T3M MVOLT BBW PIR DBLXD

PLANTING LEGEND

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
AR	8	ARMSTRONG RED MAPLE	ACER x FREEMANII HYBRID 'ARMSTRONG'	2 1/2"–3" CAL.
HP	6	HARDY HYDRANGEA	HYDRANGES PANICULATA 'QUICKFIRE'	10 GAL.
PJM	18	PJM RHODODENDRON	RHODODENDRON 'PJM'	6 GAL.

PLANTING NOTES:

1) ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
2) PLANTING SOIL MIX SHALL CONSIST OF LOAM THOROUGHLY INCORPORATED WITH COMPOST PROPORTIONED 5 CY:1 CY ALONG WITH AN ORGANIC STARTER FERTILIZER AT RECOMMENDED RATES.
3) MULCH FOR PLANTING BEDS & TREE SAUCERS TO BE AGED, DOUBLE GROUND PINE BARK APPLIED AT A DEPTH OF THREE (3) INCHES.
4) ALL OTHER DISTURBED AREAS, NOT COVERED BY BY BUILDINGS, PAVEMENT, ETC., SHALL BE GRADED & SEEDED TO LAWN, MEADOW, WILDFLOWER, ETC., AS DIRECTED BY THE OWNER.
5) LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. PROPER LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
6) SHADE TREES SHALL HAVE A BRANCHING HEIGHT OF FIVE (5') MINIMUM.

NOTE: UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE SEEDED WITH THE APPROPRIATE LAWN SEED MIXTURE SHOWN BELOW, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SLOPE MIXTURE

GRASSES:
40% CREEPING RED FESCUE
22% V.N.S. PERENNIAL RYE
20% K–31 TALL FESCUE
8% REDTOP
5% BIRDSFOOT TREFOIL
5% WHITE CLOVER
SEEDING RATE: 5 LB.s/1000 SF

LOW MOW MIXTURE
60% SPARTEN'S HARD FESCUE
40% AZAY SHEEP'S FESCUE
SEEDING RATE: 5 LB.s/1000 SF

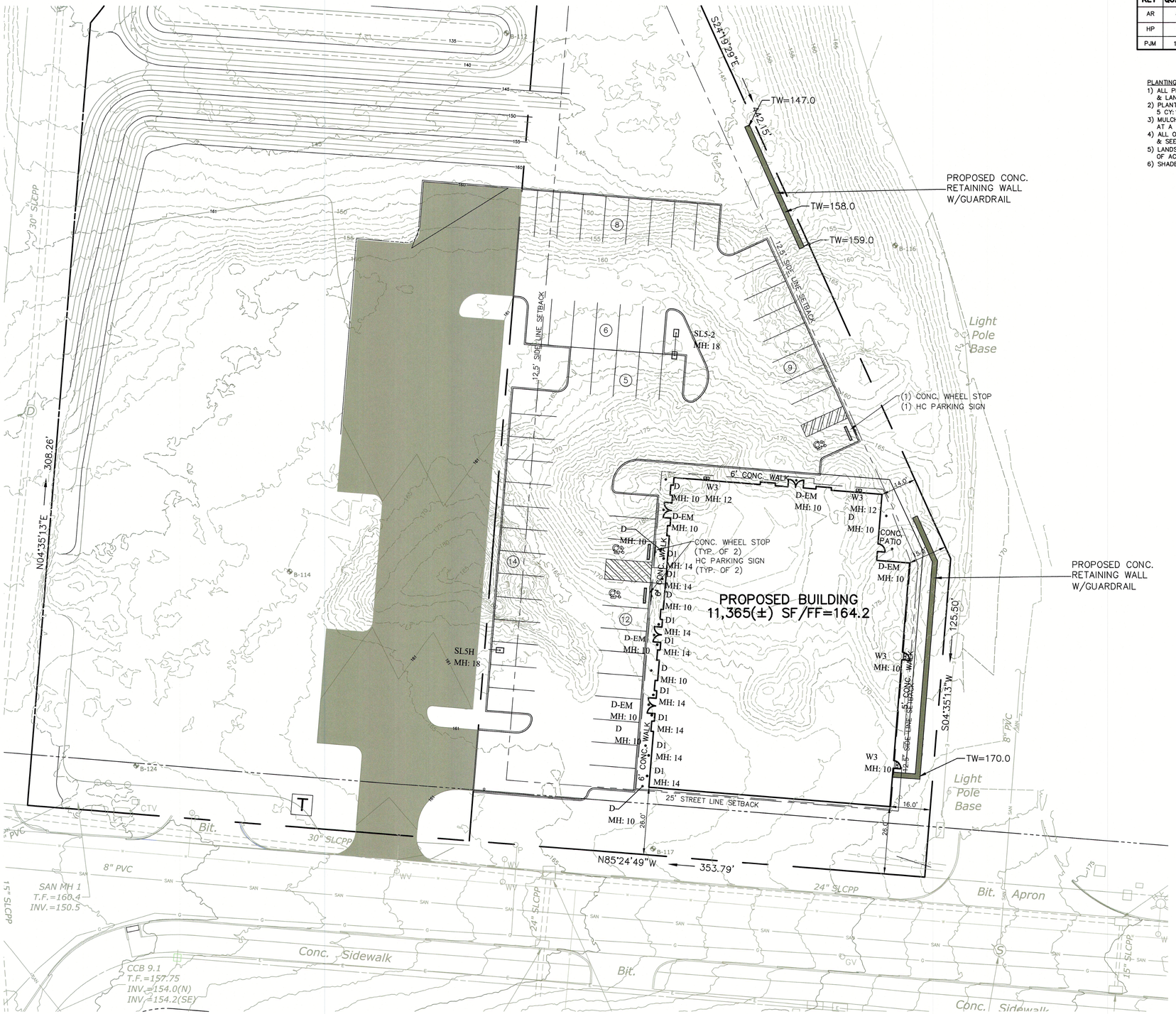
FLOWERING SLOPE MIXTURE
37% CREEPING RED FESCUE
20% FIESTA PERENNIAL RYE
18% K–31 TALL FESCUE
7% REDTOP
4% BIRDSFOOT TREFOIL
4% WHITE CLOVER
3% BLACK–EYE SUSAN
3% PURPLE CONEFLOWER
4% OX–EYE DAISY
SEEDING RATE: 5 LB.s/1000 SF

LAWN SEED MIXTURE:
35% LONGFELLOW II CHEWINGS FESCUE
40% STALLION SUPREME PERENNIAL RYEGRASS
25% BLUE SAPPHIRE KENTUCKY BLUEGRASS
SEEDING RATE: 5 LB.s/1000 SF

DETENTION BASIN SEED MIXTURES:

GRASSES WITH FLOWERS:
20% CREEPING RED FESCUE
20% CREEPING BENTGRASS
15% PERENNIAL RYEGRASS
15% REDTOP
15% SWITCHGRASS
5% FOX SEDGE
2% GREEN BULLRUSH
2% SOFT RUSH
1% BLUE VERVAIN
1% JOE PYE WEED
1% NODDING BUR MARIGOLD
1% GRASS LEAVED GOLDENROD
1% NEW ENGLAND ASTER
1% BONESET
SEEDING RATE: 15–20 LB.s/Ac.

GRASSES ONLY:
20% CREEPING RED FESCUE
20% CREEPING BENTGRASS
20% PERENNIAL RYEGRASS
20% REDTOP
20% SWITCHGRASS
SEEDING RATE: 15–20 LB.s/Ac.



LANDSCAPE, LIGHTING, & LAYOUT PLAN

SCALE: 1"=20'

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PROJECT STONEBRIDGE OFFICE BLDG.

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DATE 12/01/25 | SCALE AS NOTED
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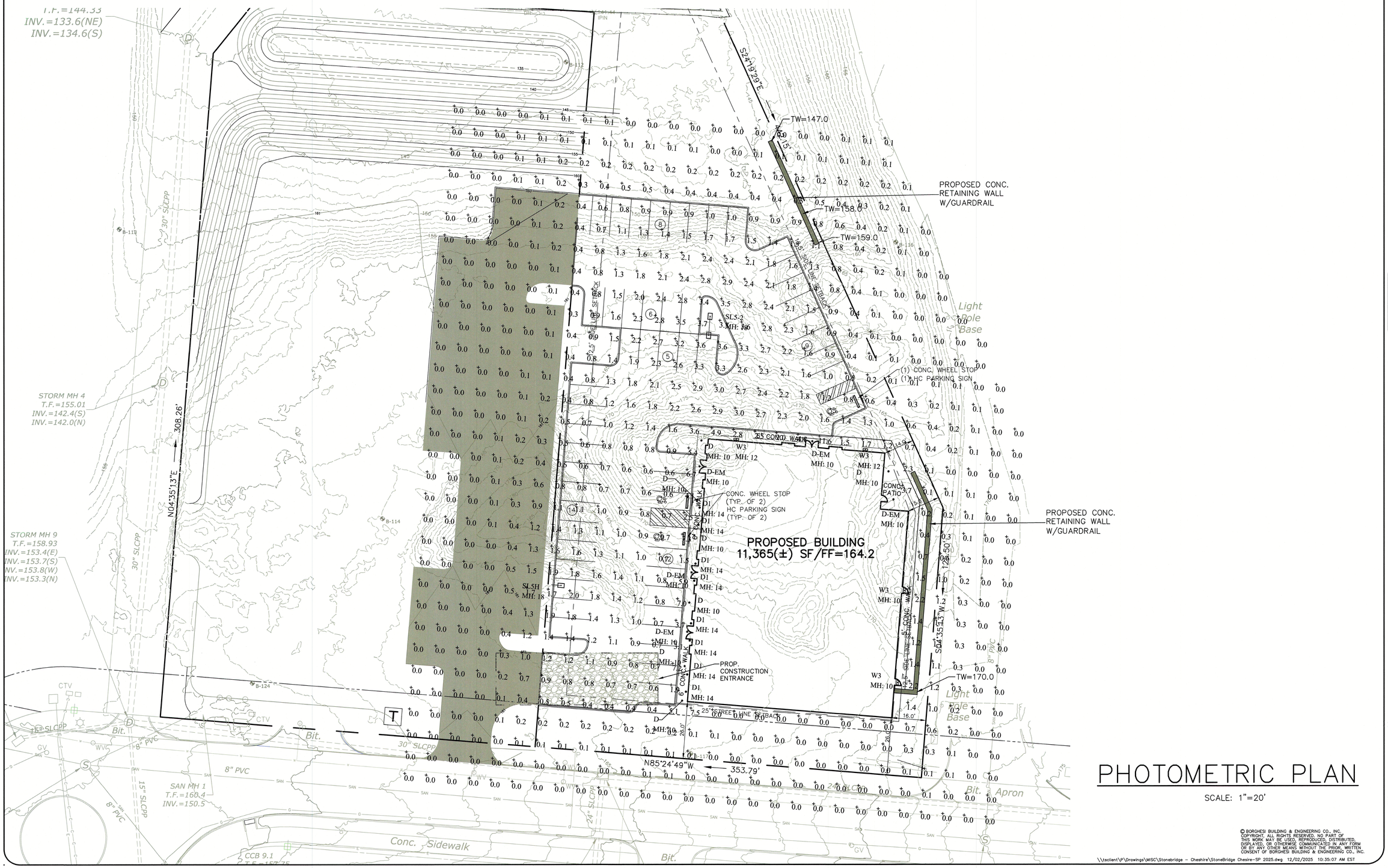
SHEET NO. SP3

Filename: Stonebridge Office Building - Site Lighting - Cheshire - REV 1.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	7	D	Single	1691	18.97	0.900	N.A.	10	Lithonia LDN4 ALO2 (1500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ NLTAIR2
	5	D-EM	Single	1691	18.97	0.900	N.A.	10	Lithonia LDN4 ALO2 (1500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ E10WCP NLTAIR2
	8	D1	Single	492	5.83	0.900	N.A.	14	Lithonia LDN4 ALO1 (500LM) SWW1 (4000K) LO4 AR TRBL LD WD MVOLT UGZ NLTAIR2
	1	SL5-2	Back-Back	15607	123.94	0.900	B5-U0-G3	18	Lithonia DSX1 LED P4 40K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE
	1	SL5H	Single	10601	123.9373	0.900	B3-U0-G3	18	Lithonia DSX1 LED P4 40K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE
	4	W3	Single	1908	12.37	0.900	B1-U0-G1	10, 12	Lithonia DSXW1 P1 40K T3M MVOLT BBW PIR DBLXD

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.69	11.6	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.86	11.6	0.4	4.65	29.00

NOTE:
1) ALL LIGHTING TO BE FULL CUT-OFF FIXTURES



PHOTOMETRIC PLAN

SCALE: 1"=20'

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SEAL: STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER

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PROJECT: STONEBRIDGE OFFICE BLDG.

DRAWN BY: D.A.N. | APPROVED BY: J.H.P.
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SHEET NO. SP4

SOIL EROSION & SEDIMENT CONTROL PLAN NARRATIVE

INTRODUCTION:

PURSUANT TO CONNECTICUT P.A. 83–388, A SOIL EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE IS REQUIRED FOR THIS PROJECT.

THIS NARRATIVE DESCRIBES MEASURES REQUIRED TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION OF THE PROPOSED SITE WORK SHOWN ON THIS PLAN. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE DESIGNED IN ACCORDANCE WITH A DOCUMENT ENTITLED "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CT DEP.

THE GUIDELINES ARE OBTAINABLE FROM CONNECTICUT'S DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AT THE FOLLOWING WEB ADDRESS: https://portal.ct.gov/DEEP/Water/Soil-Erosion-and-Sediment-Control-Guidelines/Guidelines-for-Soil-Erosion-and-Sediment-Control, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

PROJECT DESCRIPTION:

THE APPLICANT PROPOSES TO CONSTRUCT A 11,365 (±) SQUARE FOOT BUILDING WITH APPURTENANT PARKING. THE BUILDING WILL BE SERVED BY PUBLIC SEWER/WATER THE SITE IS LOCATED AT 104 STONEBRIDGE COURT, CHESHIRE, CT.

RUN OFF FROM THE DEVELOPED SITE WILL BE COLLECTED IN CATCH BASINS AND PIPED TO AN ON–SITE DETENTION BASIN, WHICH WILL OUTLET INTO AN EXISTING STORM DRAINAGE SYSTEM. RIPRAP WILL BE INSTALLED AT ALL PIPE OUTLETS TO MINIMIZE SOIL EROSION.

ANTICIPATED START OF CONSTRUCTION IS SPRING OF 2026 . SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND WILL BE IN PROPER WORKING ORDER BEFORE CONSTRUCTION BEGINS. SEDIMENT AND EROSION MEASURES WILL BE MAINTAINED IN PROPER WORKING ORDER THROUGH COMPLETION OF CONSTRUCTION AND WILL REMAIN IN PLACE AND CONTINUE TO BE MAINTAINED AFTER CONSTRUCTION HAS BEEN COMPLETED, UNTIL ALL DISTURBED AREAS ARE STABILIZED.

CONSTRUCTION SCHEDULE:

1. OBTAIN A COPY OF ALL PROJECT LAND–USE PERMITS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. INSTALL SILTATION CONTROL FENCES AND FILTER FABRIC SILT BARRIERS AT EXISTING CATCH BASINS.
3. INSTALL CONSTRUCTION ENTRANCE.
4. REMOVE TREES, BRUSH, AND STUMPS IN AREAS TO BE CLEARED AS REQUIRED.
5. STRIP TOPSOIL FROM WORK AREAS, STOCKPILE AND INSTALL SILT FENCE AT TOE OF PILE.
6. ROUGH GRADE DETENTION BASIN.
7. ROUGH GRADE SITE, BEGIN CONSTRUCTION OF BUILDING.
8. INSTALL UTILITIES AND FILTER FABRIC SILT BARRIERS AT NEW CATCH BASINS.
9. BACKFILL FOUNDATION.
10. ROUGH GRADE NEW PARKING AREAS, INSTALL AND GRADE PAVEMENT BASE AND CURBS.
11. PAVE PARKING AREAS AND INSTALL WALKS.
12. GRADE, STABILIZE AND SEED ALL DISTURBED AREAS.
13. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL A DURABLE GRASS STAND IS ESTABLISHED IN ALL NON–PAVED AREAS.

LAND DISTURBANCE:

THE FOLLOWING PROCEDURES SHALL BE USED FOR ALL LAND DISTURBING ACTIVITIES:

1. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO PROPOSED CONSTRUCTION ACTIVITIES.
2. LAND CLEARING SHALL PROCEED AT THE SAME RATE AS CONSTRUCTION.
3. REMOVAL OF VEGETATION SHALL BE RESTRICTED TO THOSE AREAS NECESSARY FOR CURRENT CONSTRUCTION ACTIVITIES.
4. DISTURBED AREAS SHALL BE LIMITED TO A MAXIMUM OF 20 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE ROADS, DRIVEWAYS, UTILITY TRENCHES, SEPTIC SYSTEMS, AND AREAS TO BE GRADED.
5. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE CONFINED TO THE DISTURBED AREAS ONLY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
7. THE USE, STORAGE, OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLAN OR REQUIRED BY THE REGULATORY AGENCY MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

GENERAL NOTES:

WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS OR AS AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:

THE DIVERSION OF WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.

ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT–OF–WAY SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PRESERVE ALL SPECIMEN TREES. THOSE TREES IDENTIFIED TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY SUITABLE MEANS. ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOURS.

EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA.

WORK WITHIN REGULATED AREAS:

IF WORK IS REQUIRED WITHIN A REGULATED WETLAND, WATER COURSE, OR ADJACENT AREA, SITE DISTURBANCE SHALL BE LIMITED TO THE AREA ABSOLUTELY NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMIT(S) FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, MAPS APPROVED BY THE TOWN INDICATING THE LIMITS OF INLAND WETLANDS, AND CONDITIONS FOR CONSTRUCTION WITHIN THESE REGULATED AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

SOIL EROSION AND SEDIMENT CONTROL MEASURES:

ALL WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION.

STRAW BALES OR SYNTHETIC FILTER BARRIER FENCE, AS SPECIFIED, IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS, OR WATER COURSES. STRAW BALES OR SILT FENCE SHALL BE STAKED AS SHOWN ON THE PLAN, AND ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE STRAW BALES OR SILT FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. STRAW BALES AND SILT FENCES ARE TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCES ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

DURING CONSTRUCTION, ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND MAINTENANCE OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN.

STRIPPING AND STOCKPILING:

STOCKPILES THAT CONSIST OF ERODIBLE MATERIAL, SUCH AS STRIPPED TOPSOIL, ROAD FILL, SOILS EXCAVATED FROM ROAD CUTS AND FOUNDATION HOLES, ETC., SHALL CONFORM TO THE FOLLOWING CRITERIA:

1. LOCATION
   - ALL STOCKPILES SHALL BE LOCATED WITHIN THE AREA OF THE PROPOSED DISTURBANCE AND AWAY FROM THE FOLLOWING:
   - WETLANDS
   - WATER CONVEYANCE CHANNELS
   - STORM DRAINAGE SYSTEM INLETS
   - TOP OF STEEP SLOPES
2. SEDIMENT CONTROL–ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT BARRIERS, EITHER GEOTEXTILE SILT FENCE OR STRAW BALE BARRIERS, PLACED APPROXIMATELY TEN FEET (10') FROM THE TOE OF SLOPE. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1. STOCKPILED MATERIAL NOT TO BE USED WITHIN THIRTY DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS, AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS INLAND WETLANDS, THE UPPER STRATA, TO A DEPTH OF 2 FEET, SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT INTRODUCE ANY FILL MATERIALS INTO ANY AREAS DESIGNATED AS INLAND WETLANDS WITHOUT FIRST OBTAINING A PERMIT(S) FROM THE TOWN WETLANDS COMMISSION.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEEDED IF NECESSARY.

RIPRAP: RIPRAP, IF SPECIFIED, IS TO BE INSTALLED FOR ENERGY DISSIPATION AND TO CONTROL EROSION. THE RIPRAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE WORKING, AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED, IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING, MULCHING, OR OTHER METHODS AS DEFINED IN THE "GUIDELINES". RIPRAP SHALL BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP OR FILTER BLANKET, OR DISLODGED ANY OF THE RIPRAP OR FILTER BLANKET MATERIALS. REPAIR IMMEDIATELY UPON OBSERVED FAILURE.

DISPOSAL OF TREES AND BRUSH:

ALL VEGETATION REQUIRING REMOVAL FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF–SITE. NO TREES, BRUSH, OR STUMPS SHALL BE BURIED OR OTHERWISE DISPOSED OF ON–SITE.

TRENCH EXCAVATION AND BACKFILL:

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

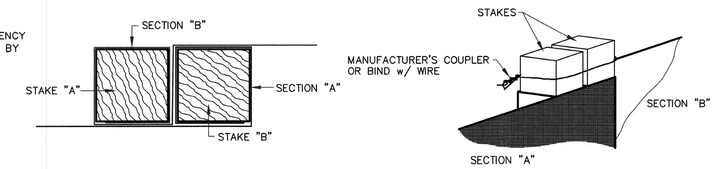
TRENCH EXCAVATION, BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY, SHALL BE STOCKPILED AND USED AS THE TRENCH BACKFILL MATERIAL, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.

ESTABLISH VEGETATION COVER ON DISTURBED AREAS:

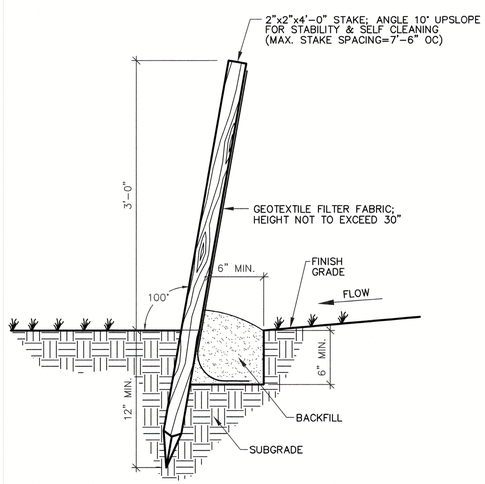
1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED; PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.
2. FERTILIZE AT THE FOLLOWING RATES: a) FOR SPRING SEEDING, APPLY 19–19–19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER AN ADDITIONAL 10 LB.s/1000 SF IS TO BE APPLIED. b) FOR FALL SEEDING, APPLY 19–19–19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL.
3. SMOOTH AND FIRM SEEDBED; APPLY SEED AT THE RATE(S) SPECIFIED BELOW. COVER SEED WITH NOT MORE THAN 1/4" OF SOIL. APPLY APPROPRIATE SEED MIXTURE PER THE FOLLOWING:

   PERMANENT SEEDING
   30% CREEPING RED FESCUE
   35% SHAMROCK KENTUCKY BLUEGRASS
   35% ALL–SPORT PERENNIAL RYE
   APPLICATION RATE: 5 LB.s/1000 SF

   TEMPORARY SEEDING (WINTER SOIL PROTECTION) ANNUAL RYE OR PERENNIAL RYE
   APPLICATION RATE: 2 LB.s/1000 SF
4. MULCH IMMEDIATELY WITH STRAW FREE FROM WEED SEEDS AT A RATE OF 3 BALES/1000 SF.

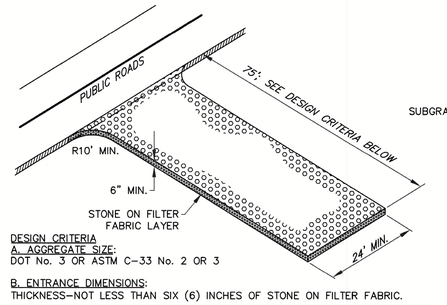


COUPLING OF ADJACENT SECTIONS



SILTATION CONTROL FENCE

N.T.S.



DESIGN CRITERIA

A. AGGREGATE SIZE:
DOT No. 3 OR ASTM C–33 No. 2 OR 3

B. ENTRANCE DIMENSIONS:
THICKNESS–NOT LESS THAN SIX (6) INCHES OF STONE ON FILTER FABRIC.

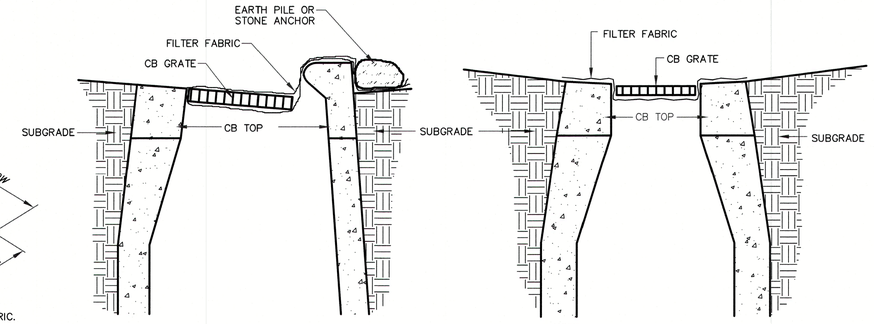
WIDTH=TWENTY–FOUR FT. (24') MIN., w/ POINTS OF INGRESS/EGRESS FLARED SUFFICIENTLY TO ACCOMMODATE CONSTRUCTION VEHICLES USED ON SITE

LENGTH–50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS, OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY

AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHOULD BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION ENTRANCE

N.T.S.



NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC. ANCHOR w/ STONE OR EARTH PILE

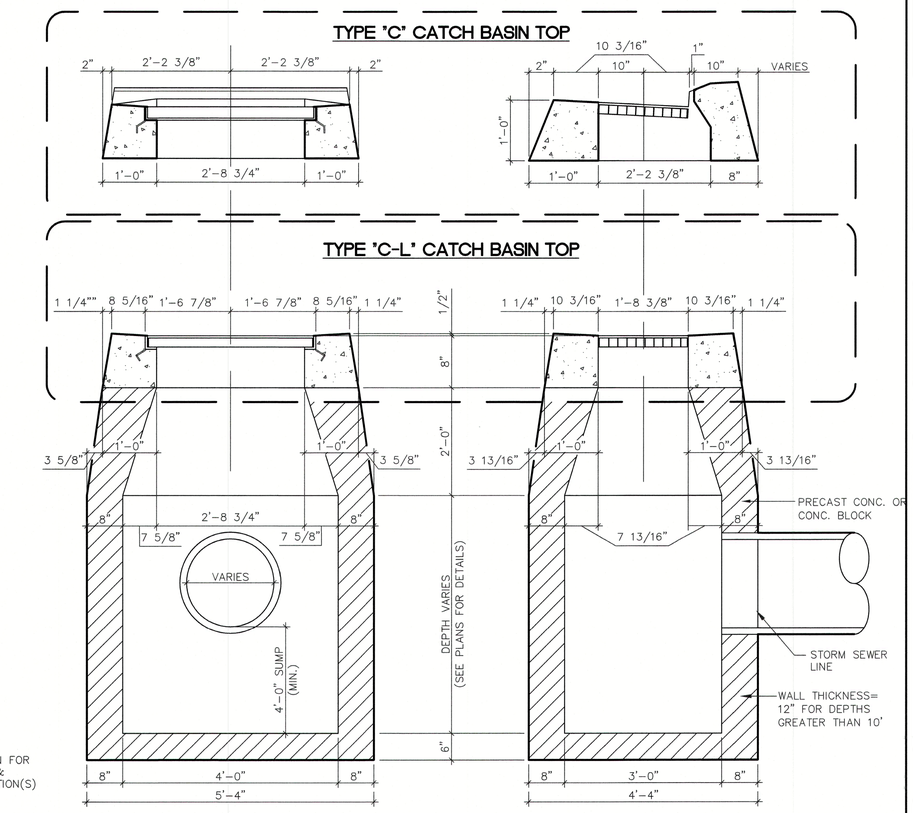
TYPE "C"

NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC.

TYPE "CL"

FILTER FABRIC SILT BARRIER AT CATCH BASIN

N.T.S.

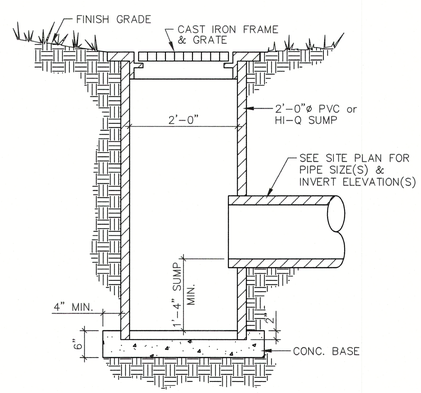


LONGITUDINAL SECTION

TRANSVERSE SECTION

STATE OF CONN. CATCH BASIN

N.T.S.



YARD DRAIN (Y.D.) DETAIL

N.T.S.

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Borghesi Building & Engineering Co., Inc.

SEAL

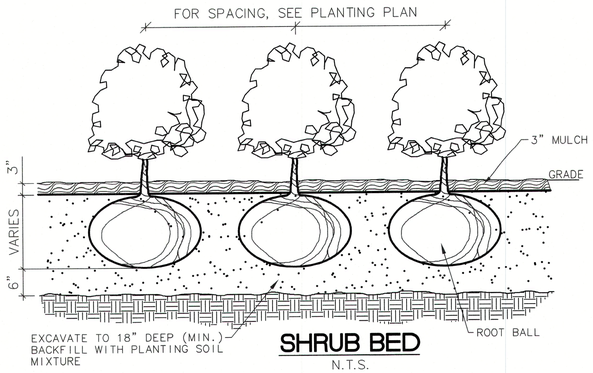
REVISIONS

PROJECT
STONEBRIDGE OFFICE BLDG.
THE SHOPS AT STONEBRIDGE, CHESHIRE, CT

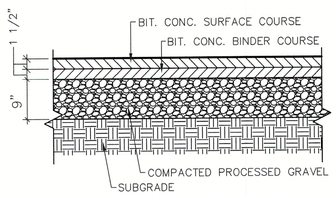
DRAWN BY	D.A.N.	APPROVED BY	J.H.P.
DATE	11/05/25	SCALE	NTS

2155 EAST MAIN STREET, TORRINGTON, CT 06790
860–482–7613/WEB: WWW.BORGHESIBUILDING.COM

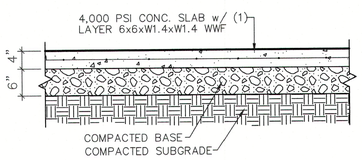
SHEET NO.
SPD1



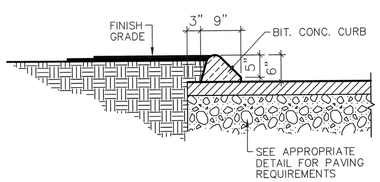
SHRUB BED
N.T.S.



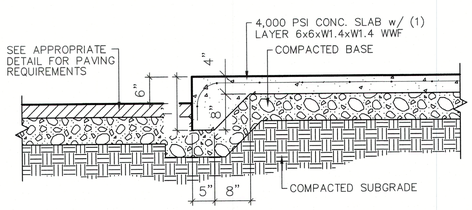
BITUMINOUS CONCRETE PAVEMENT
N.T.S.



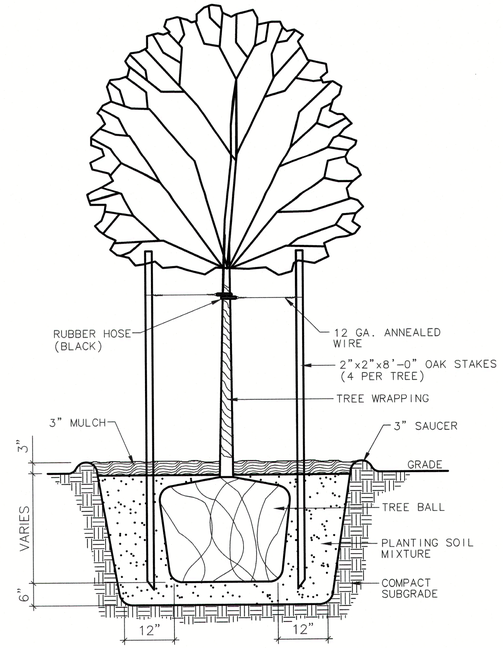
CONCRETE WALK PAVEMENT
N.T.S.



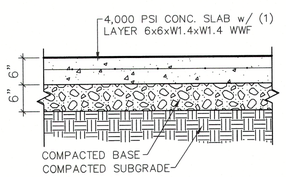
BITUMINOUS CONCRETE CURB
N.T.S.



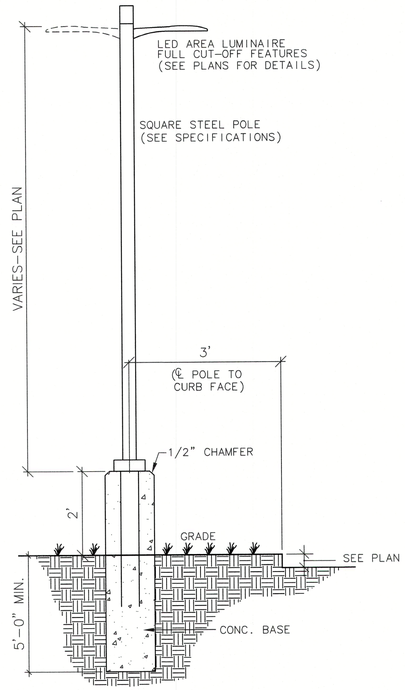
MONOLITHIC CONCRETE CURB
N.T.S.



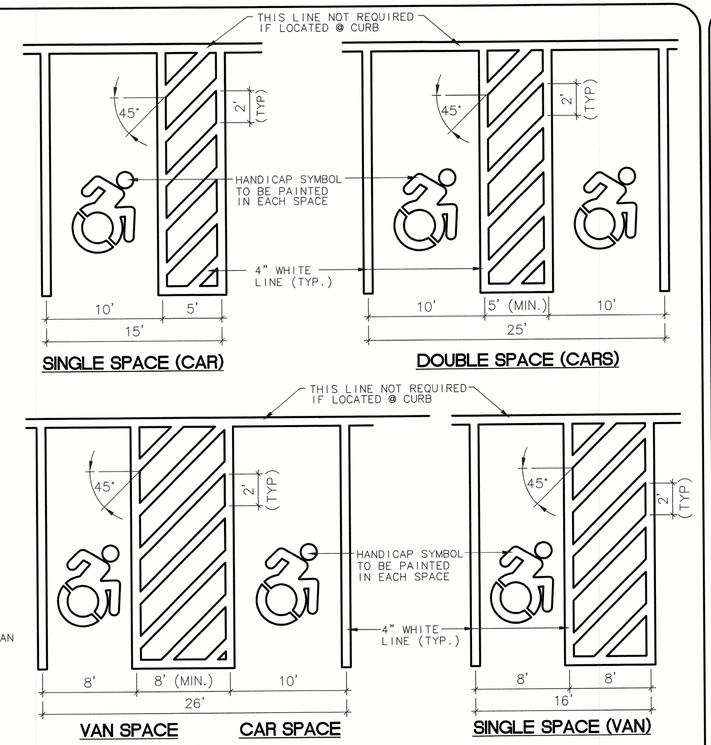
TREE PLANTING
(FOR TREES UNDER 3" CAL.)
N.T.S.



DUMPSTER PAD
N.T.S.

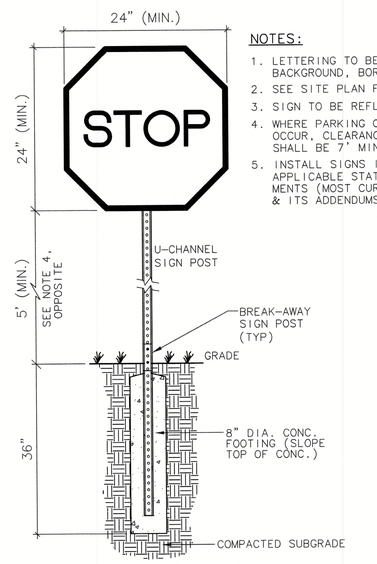


PARKING LOT LIGHT
N.T.S.



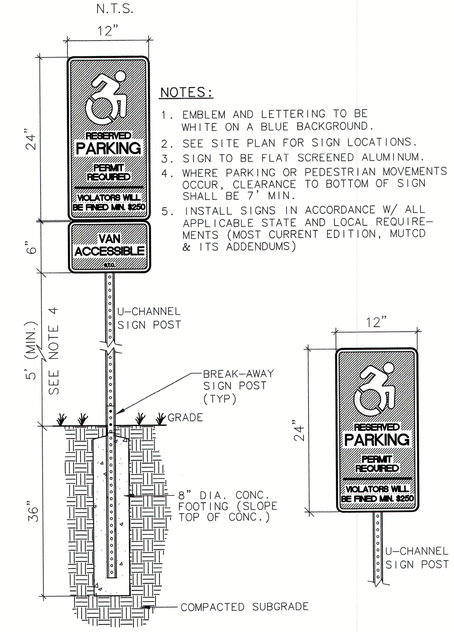
NOTES:
1. HATCHED ACCESS AISLES FOR HANDICAP SPACES MAY BE SHARED.
2. HATCHED ACCESS AISLES MAY BE ON EITHER SIDE OF THE VAN OR CAR SPACES. HOWEVER, ANGLED VAN SPACES SHALL HAVE THE THE ACCESS AISLE ON THE PASSENGER SIDE OF THE PARKING SPACE.

HANDICAP ACCESSIBLE PARKING STALLS
N.T.S.



NOTES:
1. LETTERING TO BE WHITE ON A RED BACKGROUND, BORDERED BY WHITE.
2. SEE SITE PLAN FOR SIGN LOCATIONS.
3. SIGN TO BE REFLECTIVE ALUMINUM.
4. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, CLEARANCE TO BOTTOM OF SIGN SHALL BE 7' MIN.
5. INSTALL SIGNS IN ACCORDANCE W/ ALL APPLICABLE STATE AND LOCAL REQUIREMENTS (MOST CURRENT EDITION, MUTCD & ITS ADDENDUMS)

STOP SIGN
N.T.S.



NOTES:
1. EMBLEM AND LETTERING TO BE WHITE ON A BLUE BACKGROUND.
2. SEE SITE PLAN FOR SIGN LOCATIONS.
3. SIGN TO BE FLAT SCREENED ALUMINUM.
4. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, CLEARANCE TO BOTTOM OF SIGN SHALL BE 7' MIN.
5. INSTALL SIGNS IN ACCORDANCE W/ ALL APPLICABLE STATE AND LOCAL REQUIREMENTS (MOST CURRENT EDITION, MUTCD & ITS ADDENDUMS)

HANDICAP PARKING SIGNS
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Borghesi Building & Engineering Co., Inc.

SEAL

REVISIONS

PROJECT STONEBRIDGE OFFICE BLDG.
THE SHOPS AT STONEBRIDGE, CHESHIRE, CT

DRAWN BY D.A.N. | APPROVED BY J.M.P.
DATE 11/05/25 | SCALE NTS

2155 EAST MAIN STREET, TORRINGTON, CT 06790
860-482-7613/WEB: WWW.BORGHESIBUILDING.COM

SHEET NO.
SPD2

NOTES:

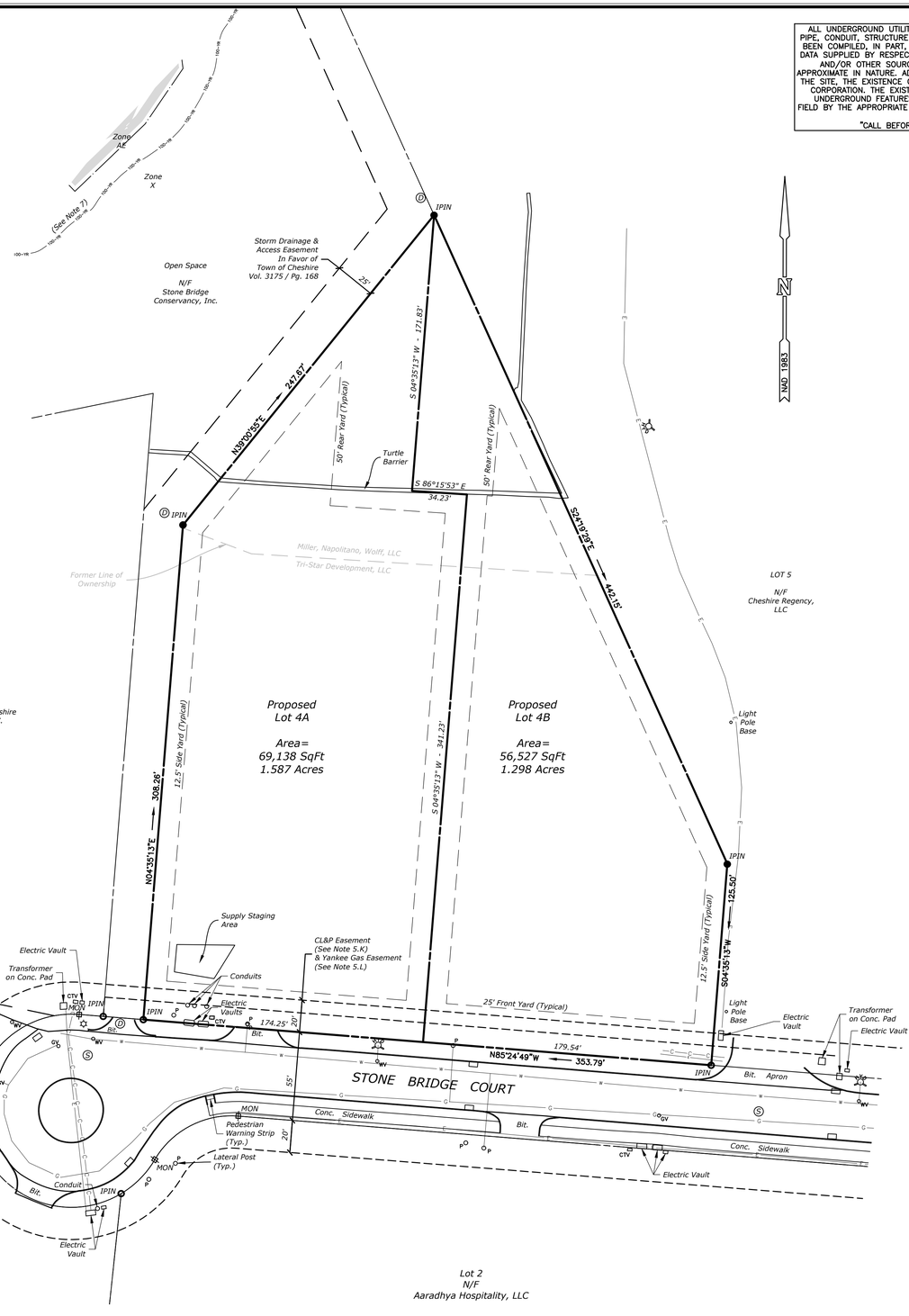
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
   TYPE OF SURVEY: PROPERTY SURVEY
   BOUNDARY DETERMINATION: PERIMETER (COMPILED)
   PROPOSED (ORIGINAL)
   CLASS OF ACCURACY: PERIMETER=D; ORIGINAL=A–2

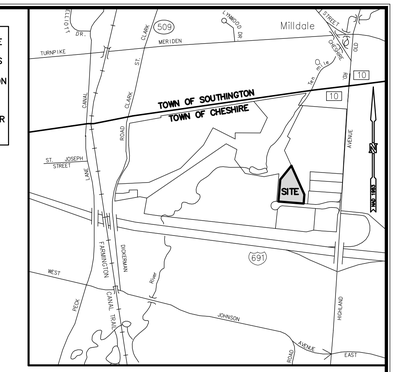
   PERIMETER BOUNDARY DEPICTED PER MAP REFERENCE IN NOTE 4.xxxx. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. NORTH BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
3. VERTICAL DATUM BASED UPON NGVD 1929.
4. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "PROPERTY SURVEY, PROPERTIES OF: TRI–STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO, WOLFF, LLC, HIGHLAND AVENUE & DICKERMAN ROAD, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: AUGUST 31, 2007, REVISED: 10/9/07 (MAP #4130 C.L.R.)
   B. "RESUBDIVISION MAP, STONE BRIDGE CROSSING, FINAL WPCA SUBMISSION, 1953, 2037, 2061 HIGHLAND AVENUE & MBL: 3–51, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: JANUARY 4, 2021, REVISED: 04/01/2021 (MAP #4803 C.L.R.)
   C. "RESUBDIVISION MAP, DEPICTING LOT LINE REVISIONS LOTS 3, 4, 5, 7, PUMP STATION PARCEL & OPEN SPACE, STONE BRIDGE CROSSING, HIGHLAND AVENUE & DICKERMAN ROAD, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: DECEMBER 8, 2021 (MAP #4812 C.L.R.)
   D. "PROPERTY SURVEY, SURVEY OF: STONE BRIDGE CROSSING, HIGHLAND AVENUE, DICKERMAN ROAD & STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: AUGUST 24, 2022, REVISED TO: 11/1/22. MAP #4871 C.L.R. (SEE ALSO MAP #4899 C.L.R.)
   E. "EASEMENT MAP, DEPICTING EASEMENT AREA TO BE GRANTED TO, THE CONNECTICUT LIGHT AND POWER COMPANY, D/B/A EVERSOURCE ENERGY, ACROSS THE PROPERTY OF, TRI–STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO & WOLFF, LLC, STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=40', DATED: DECEMBER 13, 2022. REVISED TO: 1/3/23, PREPARED BY: SLR (MAP # 4893 C.L.R.)
   F. "EASEMENT MAP, DEPICTING EASEMENT AREA TO BE GRANTED TO: YANKEE GAS SERVICES COMPANY, D/B/A EVERSOURCE ENERGY, ACROSS THE PROPERTY OF, TRI–STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO & WOLFF, LLC, STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=40', DATE: APRIL 26, 2023, PREPARED BY: SLR (MAP #4897 C.L.R.)
   G. "PROPERTY SURVEY, DEPICTING LOT LINE ADJUSTMENT BETWEEN STONE BRIDGE CROSSING LOT 4 & LOT 5 AND CONSOLIDATION OF STONE BRIDGE CROSSING LOT 5 & LOT 6, HIGHLAND AVENUE & STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=60', DATED: JANUARY 5, 2024, PREPARED BY: SLR (MAP #4946 C.L.R.)
   H. "PROPERTY SURVEY / TOPOGRAPHIC SURVEY –ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: ROSEWOOD REAL ESTATE, LLC STONE BRIDGE CROSSING LOT 4 STONE BRIDGE COURT CHESHIRE, CONNECTICUT" SCALE: 1"=40', DATE: JUNE, 2025, BY SLR
   I. "PROPOSED PRIVATE SCHOOL AND RETAIL DEVELOPMENT STONE BRIDGE CROSSING – LOT 4 STONE BRIDGE COURT CHESHIRE, CONNECTICUT" BY SLR, DATE JUNE 2, 2025, SHEETS 1–18
5. PARCEL MAY BE AFFECTED BY THE FOLLOWING:
   A. RESTRICTIONS AND CONDITIONS SET FORTH IN DEED DATED: DECEMBER 27, 2004 AND RECORDED IN VOLUME 997 AT PAGE 1112 S.L.R. (EXCEPTION #9).
   B. GRANT IN FAVOR OF POSTAL TELEGRAPH CO., DATED: JANUARY 3, 1903 AND RECORDED IN VOLUME 37 AT PAGE 180 C.L.R. (EXCEPTION #10). (LOCATION UNKNOWN)
   C. GRANT IN FAVOR OF HOUSATONIC POWER COMPANY, DATED: JULY 8, 1904 AND RECORDED IN VOLUME 37 AT PAGE 224 C.L.R. (EXCEPTION #12). (LOCATION UNKNOWN)
   D. EASEMENT GRANTED TO THE HOUSATONIC POWER COMPANY, DATED: JULY 8, 1904 AND RECORDED IN VOLUME 37 AT PAGE 204 C.L.R. (EXCEPTION #13) (LOCATION UNKNOWN)
   E. NOTICE OF APPROVAL BY CHESHIRE INLAND WETLANDS AND WATERCOURSES COMMISSION RECORDED: JULY 17, 2019 IN VOLUME 2905 AT PAGE 51 C.L.R. (EXCEPTION #31).
   F. NOTICE GRANTED BY TOWN OF CHESHIRE PLANNING & ZONING COMMISSION DATED: OCTOBER 15, 2019 AND RECORDED IN VOLUME 2919 AT PAGE 242 C.L.R. (EXCEPTION #35).
   G. NOTICE GRANTED BY TOWN OF CHESHIRE PLANNING & ZONING COMMISSION DATED: FEBRUARY 8, 2021 AND RECORDED IN VOLUME 3026 AT PAGE 245 C.L.R. (EXCEPTION #36).
   H. NOTICE GRANTED BY TOWN OF CHESHIRE PLANNING & ZONING COMMISSION DATED: MAY 4, 2021 AND RECORDED IN VOLUME 3045 AT PAGE 251 C.L.R. (EXCEPTION #37).
   I. TRAFFIC INVESTIGATION REPORT BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECORDED APRIL 26, 2022 IN VOLUME 3121 AT PAGE 172 C.L.R. (EXCEPTION #42).
   J. NOTICE GRANTED BY TOWN OF CHESHIRE PLANNING & ZONING COMMISSION DATED: AUGUST 24, 2022 AND RECORDED IN VOLUME 3141 AT PAGE 200 C.L.R. (EXCEPTION #44).
   K. ELECTRIC DISTRIBUTION EASEMENT GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY, DATED: 2/16/23 AND RECORDED IN VOLUME 3170 AT PAGE 40 C.L.R. (EXCEPTION #46). (DEPICTED HEREON)
   L. GAS DISTRIBUTION EASEMENT GRANTED TO YANKEE GAS SERVICES COMPANY, DATED: 5/16/23 AND RECORDED IN VOLUME 3176 AT PAGE 133 C.L.R. (NOT IN COMMITMENT). (DEPICTED HEREON)
   M. AGREEMENT AND COVENANT RE: OPEN SPACE, DATED: 5/25/23 AND RECORDED IN VOLUME 3177 AT PAGE 91 C.L.R. (EXCEPTION #47).
   N. DECLARATION OF STONE BRIDGE CROSSING DATED: 6/01/23 AND RECORDED 6/01/23 IN VOLUME 3177 PAGE 122 OF THE CHESHIRE LAND RECORDS; AMENDMENT TO DECLARATION OF STONE BRIDGE CROSSING DATED: FEBRUARY 23, 2024 AND RECORDED FEBRUARY 29, 2024 IN VOLUME 3212, PAGE 184; PARTIAL ASSIGNMENT OF DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS STONE BRIDGE CROSSING RECORDED FEBRUARY 29, 2024 IN VOLUME 3212, PAGE 209; AMENDMENT TO DECLARATION OF STONE BRIDGE CROSSING DATED: FEBRUARY 23, 2024 AND RECORDED FEBRUARY 29, 2024 IN VOLUME 3212, PAGE 211 OF THE CHESHIRE LAND RECORDS. (EXCEPTION #48).
   O. TRAFFIC INVESTIGATION REPORT BY THE STATE OF CONNECTICUT, DATED: 1/24/24 AND RECORDED IN VOLUME 3209 AT PAGE 137 C.L.R. (EXCEPTION #50).
   P. TRAFFIC CERTIFICATE APPROVED 1/17/24 AND RECORDED IN VOLUME 3211 AT PAGE 32 C.L.R. (EXCEPTION #51).
   Q. EASEMENT AGREEMENT DATED: 2/23/24 AND RECORDED IN VOLUME 3212 AT PAGE 213 C.L.R. (EXCEPTION #52).
6. REFERENCE IS MADE TO FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO.: TCT969411, DATED: MARCH 28, 2025 WAS USED TO PREPARE THIS SURVEY.
7. PARCEL IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CT. MAP NO.: 09009C0142J, MAP REVISED: MAY 16, 2017.

NOTES (Continued):

8. UTILITIES DEPICTED HEREON ARE FROM FIELD SURVEY BY SLR INTERNATIONAL CORPORATION JANUARY 2025.
9. THE PROPERTY IS TOGETHER WITH A P&Z APPROVAL FOR CHANGES TO SPECIAL DEVELOPMENT DISTRICT ASSESSOR'S MAP 3, LOT 57 AS DESCRIBED IN VOLUME 3250, PAGE 1111 OF THE CHESHIRE LAND RECORDS.
10. THE PROPERTY IS TOGETHER WITH A P&Z APPROVAL FOR CHANGE TO SPECIAL REGULATIONS FOR LOT 4 (NOW LOTS 4A AND 4B) STONE BRIDGE CROSSING IN THE INTERCHANGE SPECIAL DEVELOPMENT DISTRICT AS DESCRIBED IN VOLUME 3250, PAGE 1113 OF THE CHESHIRE LAND RECORDS.
11. THE PROPERTY IS TOGETHER WITH A P&Z APPROVAL OF SPECIAL DEVELOPMENT PROJETS ON LOT 4 (NOW LOTS 4A AND 4B) STONE BRIDGE CROSSING IN THE INTERCHANGE SPECIAL DEVELOPMENT DISTRICT AS DESCRIBED IN VOLUME 3250, PAGE 1125 OF THE CHESHIRE LAND RECORDS.

ALL UNDERGROUND UTILITIES MAY NOT DEPICTED HEREON. UNDERGROUND PIPE, CONDUIT, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING OR OTHER SOURCES OF DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO SLR INTERNATIONAL CORPORATION. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH UNDERGROUND FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING EXCAVATION OR CONSTRUCTION.
"CALL BEFORE YOU DIG" 1–800–922–4455 OR 811.





LOCATION MAP
SCALE: 1"=1000'

NAD 1983

LEGEND

	STREET LINE
	PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT
100–YR	FLOOD LINE
C	COMMUNICATION LINE
E	ELECTRIC LINE
G	GAS LINE
SAN	SANITARY LINE
W	WATER LINE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	CATCH BASIN
GV	GAS VALVE
WV	WATER VALVE
CTV	CABLE TV VAULT
	HYDRANT
	LIGHT POST
IPIN	IRON PIN SET
IPIN	IRON PIN FOUND
MON	CONCRETE MONUMENT FOUND

GRAPHIC SCALE
0 40 80 120 FT.
0 1 2 3 IN.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREGORY A. SZYSZKOWSKI CT L.S. #70095

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL. UNAUTHORIZED ALTERATIONS SHALL RENDER THIS PLAN NULL & VOID.

SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com

SUBDIVISION MAP

MAP OF RE-SUBDIVISION OF
LOT 4
STONE BRIDGE COURT
CHESHIRE, CONNECTICUT
PREPARED FOR
ROSEWOOD REAL ESTATE, LLC

DATE	REVISION				
		SCALE: 1" = 40'	DATE: AUGUST 22 , 2025		JOB: 300796.00001
		FIELD: N/A	DRAWN: TJP	CHCKD: MFM/GAS	SHEET: 1 OF 1

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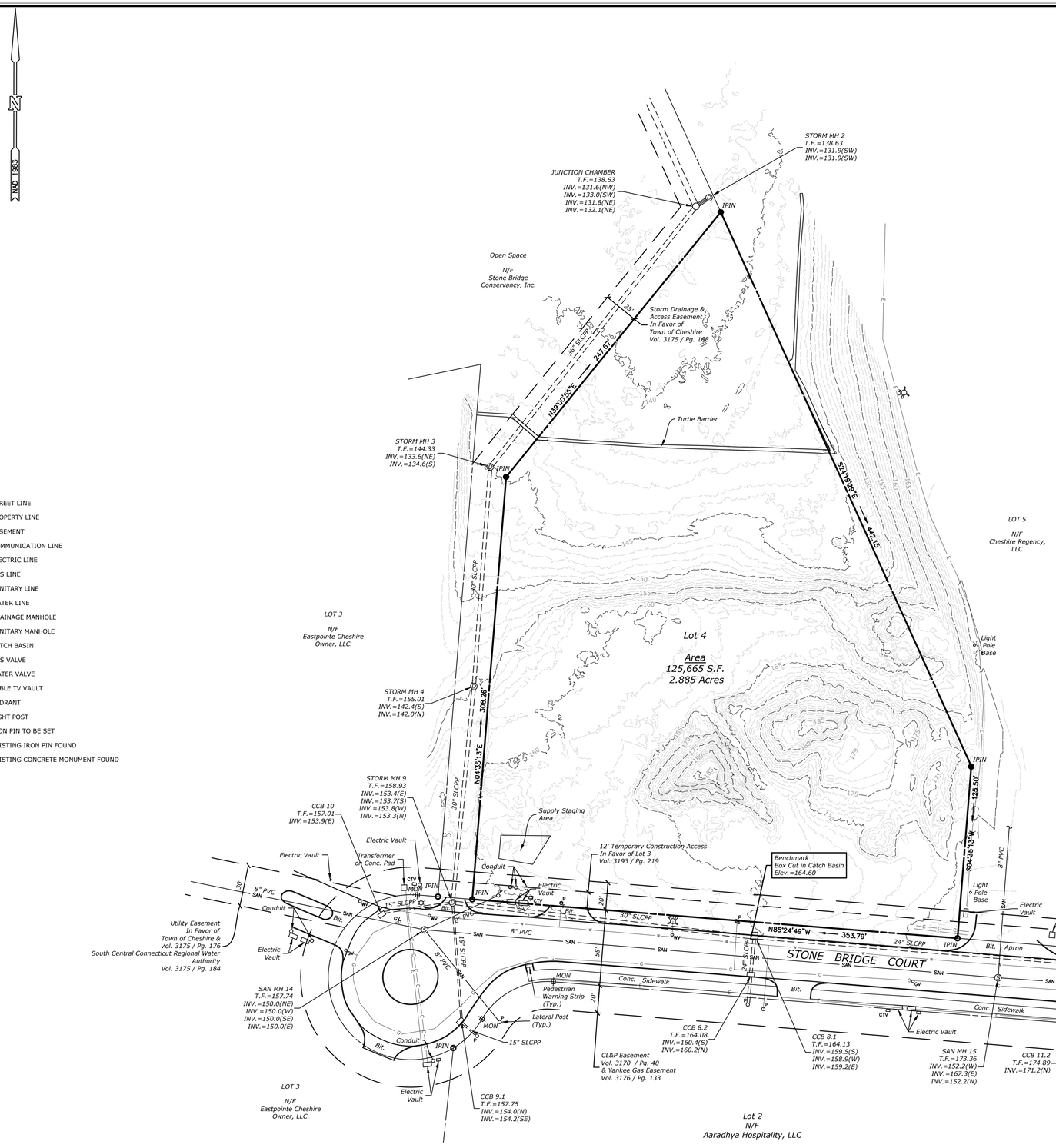

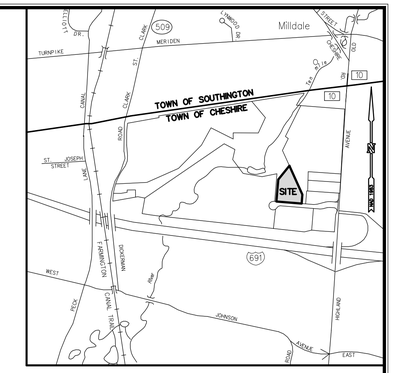

LOCATION MAP
SCALE: 1"=1000'

LEGEND

	STREET LINE
	PROPERTY LINE
	EASEMENT
C	COMMUNICATION LINE
E	ELECTRIC LINE
G	GAS LINE
SAN	SANITARY LINE
W	WATER LINE
D	DRAINAGE MANHOLE
S	SANITARY MANHOLE
	CATCH BASIN
GV	GAS VALVE
WV	WATER VALVE
CTV	CABLE TV VAULT
	HYDRANT
	LIGHT POST
IPIN	IRON PIN TO BE SET
IPIN	EXISTING IRON PIN FOUND
MON	EXISTING CONCRETE MONUMENT FOUND

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY SURVEY/TOPOGRAPHIC SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND TOPOGRAPHIC ACCURACY CLASS T–2 AND IS INTENDED TO DEPICT THE EXISTING SITE CONDITIONS.
2. NORTH ARROW AND BEARINGS ARE BASED UPON (NAD 1983).
3. ELEVATIONS, CONTOURS AND BENCHMARK ARE BASED UPON NGVD 1929.
4. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "PROPERTY SURVEY, PROPERTIES OF: TRI–STAR DEVELOPMENT, LLC, MILLER, NAPOLITANO, WOLFF, LLC, HIGHLAND AVENUE AND DICKERMAN ROAD, CHESHIRE, CONNECTICUT", SCALE:1"=100', DATED: AUGUST 31, 2007, REVISED: 10/9/07. MAP #4130 C.L.R.
   B. "RESUBDIVISION MAP, STONE BRIDGE CROSSING FINAL WPCA SUBMISSION, 1953, 2037, 2061 HIGHLAND AVENUE & MBL 3–51, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: JANUARY 4, 2021, REVISED TO: 04/01/2021, PREPARED BY: SLR. MAP #4803 C.L.R.
   C. "RESUBDIVISION MAP, DEPICTING LOT LINE REVISIONS LOTS 3,4,5,7, PUMP STATION PARCEL & OPEN SPACE, STONE BRIDGE CROSSING, HIGHLAND AVENUE & DICKERMAN ROAD, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: DECEMBER 8, 2021, PREPARED BY: SLR. MAP #4812 C.L.R.
   D. "PROPERTY SURVEY, SURVEY OF STONE BRIDGE CROSSING HIGHLAND AVENUE, DICKERMAN ROAD & STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=100', DATED: AUGUST 24, 2022, REVISED TO: 11/1/22, PREPARED BY: SLR. MAP #4871 C.L.R.
   E. "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY ACROSS THE PROPERTY OF TRI–STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO & WOLFF, LLC, STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=40', DATED: DECEMBER 13, 2022, REVISED: 1/3/23, PREPARED BY: SLR. MAP #4893 C.L.R.
   F. "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE YANKEE GAS SERVICES COMPANY D/B/A EVERSOURCE ENERGY ACROSS THE PROPERTY OF TRI–STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO & WOLFF, LLC, STONE BRIDGE COURT & STONE BRIDGE CROSSING LOT 3, CHESHIRE, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 26, 2023, PREPARED BY: SLR. MAP #4897 C.L.R.
   G. "PROPERTY SURVEY, DEPICTING LOT LINE ADJUSTMENT BETWEEN, STONE BRIDGE CROSSING LOT 4 & LOT 5 AND CONSOLIDATION OF STONE BRIDGE CROSSING LOT 5 & LOT 6, HIGHLAND AVENUE & STONE BRIDGE COURT, CHESHIRE, CONNECTICUT", SCALE: 1"=60', DATED: JANUARY 5, 2024, PREPARED BY: SLR. MAP #4946 C.L.R.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL F. MANSFIELD L.S. #70120

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND RAISED EMBOSSED SEAL.

SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
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T: 203.271.1773
www.slrconsulting.com

PROPERTY SURVEY / TOPOGRAPHIC SURVEY

STONE BRIDGE CROSSING
LOT 4
STONE BRIDGE COURT
CHESHIRE, CONNECTICUT

DATE	REVISION

SCALE: 1" = 40'	DATE: APRIL 11, 2025		JOB: 50744.00001
FIELD: N/A	DRAWN: TJP	CHCK'D: MFM	SHEET: 1 OF 1

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Filename: W:\50744001\CT\Cheshire\50744001-SHEET-1-TOPO.dwg
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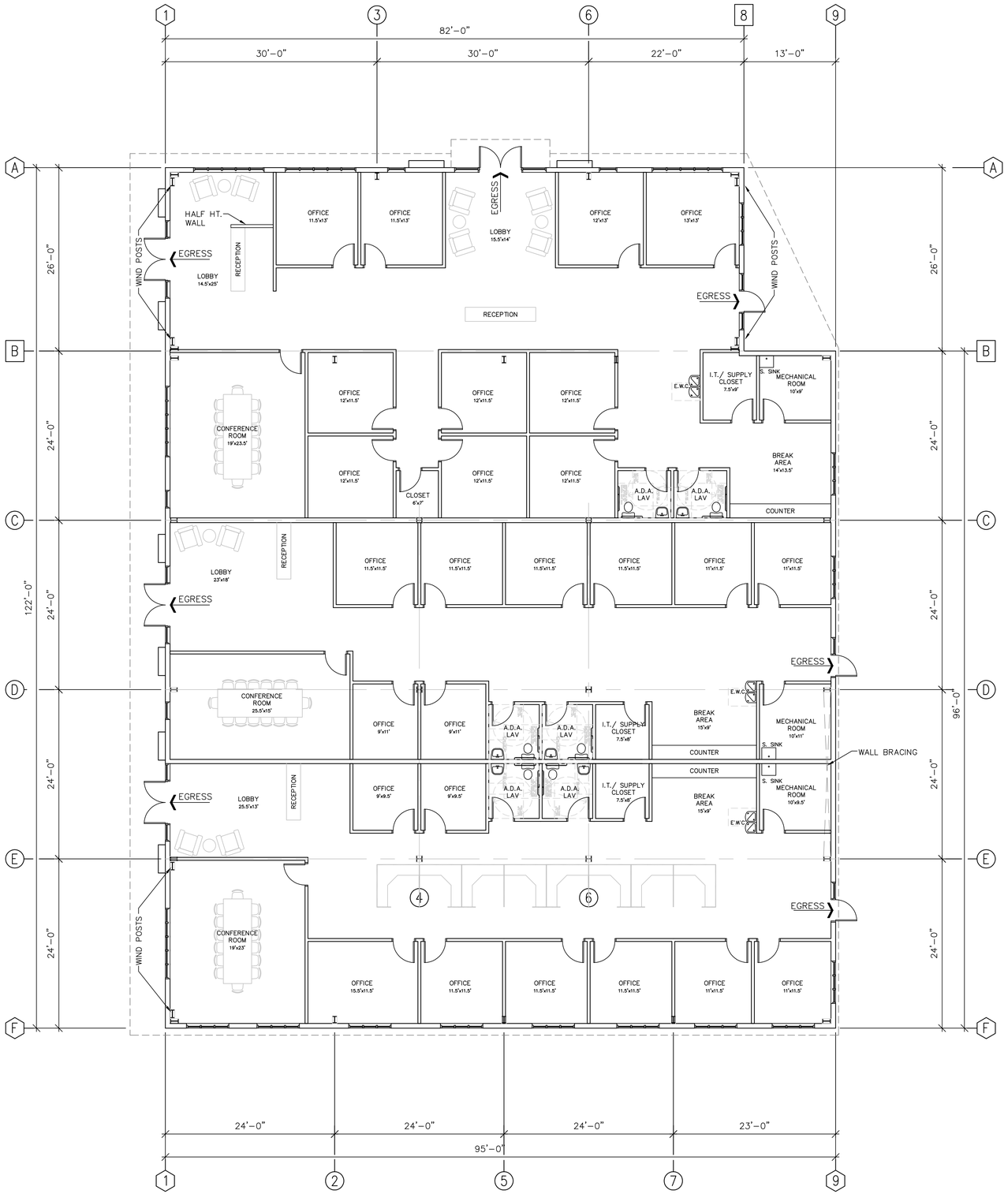
Layout: 1" = 40' Scale: 1" = 1'-0" Plot Scale: 1.0000



FLOOR PLAN

SCALE: 1/8"=1'-0"

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PLAN
NORTH

SEAL

REVISIONS

PROJECT
STONEBRIDGE OFFICE BLDG.
THE SHOPS AT STONEBRIDGE, CHESHIRE, CT

DRAWN BY G.T.A.
APPROVED BY C.C.
DATE 11/25/25
SCALE AS NOTED

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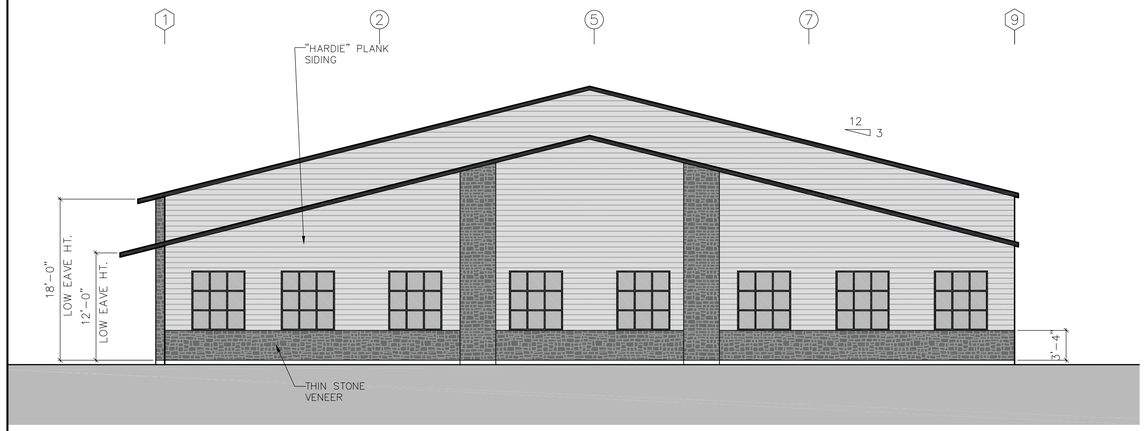
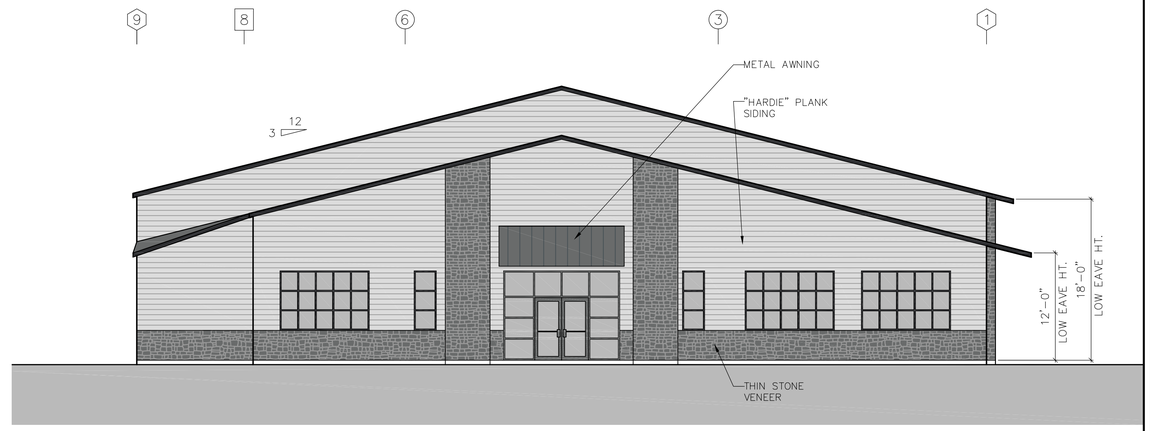
SHEET NO.
A1



SOUTH ELEVATION

SCALE: 1/8"= 1'-0"



NORTH ELEVATION

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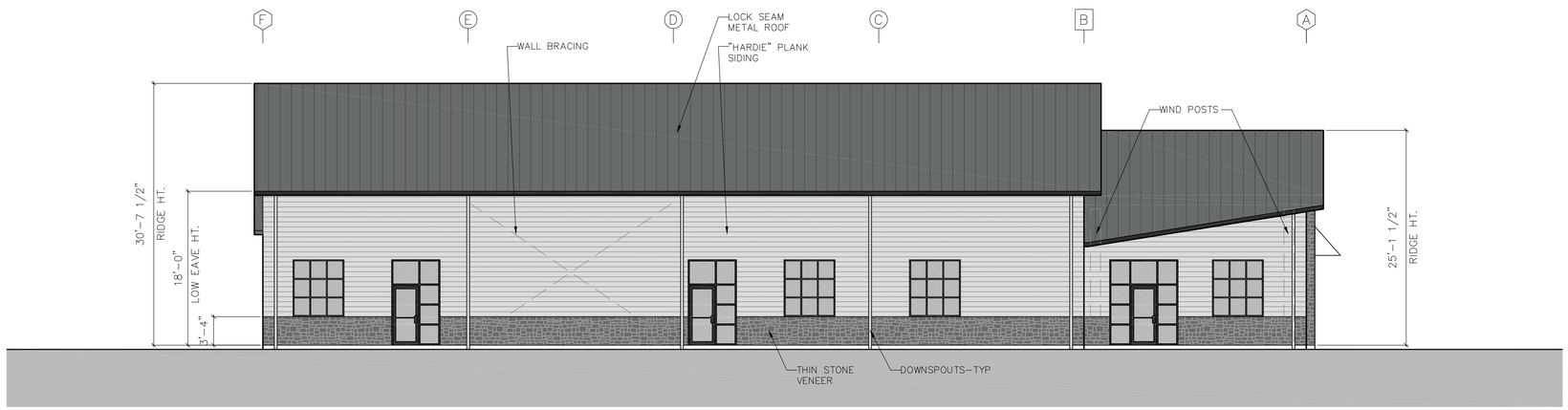

EAST ELEVATION

SCALE: 1/8"= 1'-0"

WEST ELEVATION

SCALE: 1/8"= 1'-0"

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STONEBRIDGE OFFICE BLDG.
THE SHOPS AT STONEBRIDGE, CHESHIRE, CT

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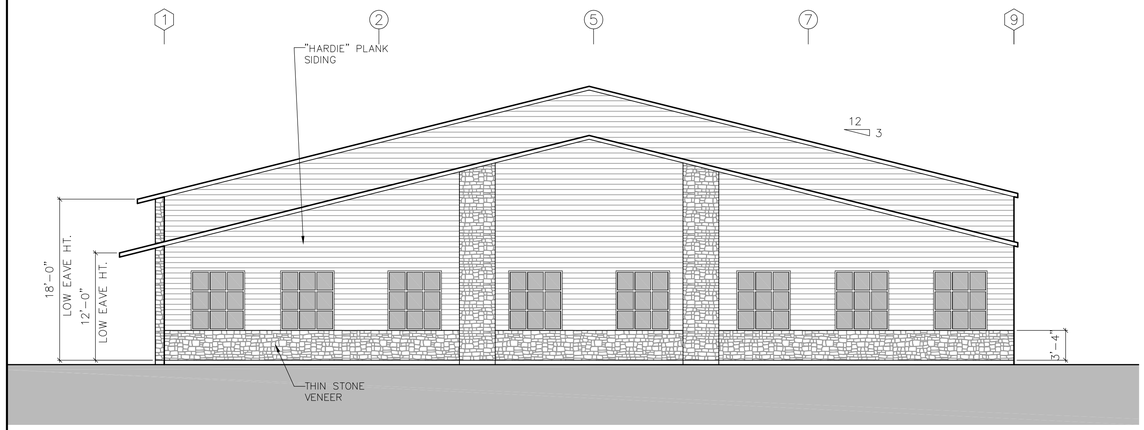
SHEET NO.
A2



SOUTH ELEVATION

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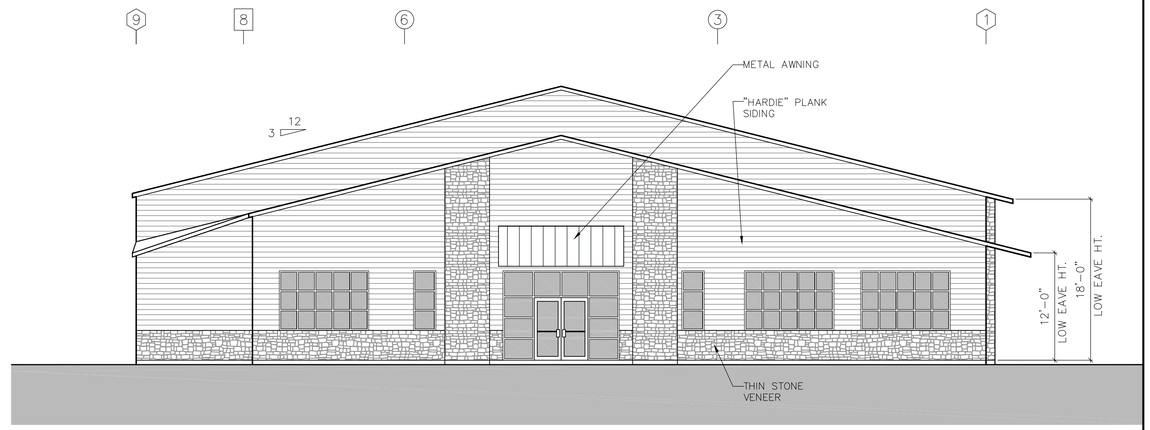

NORTH ELEVATION

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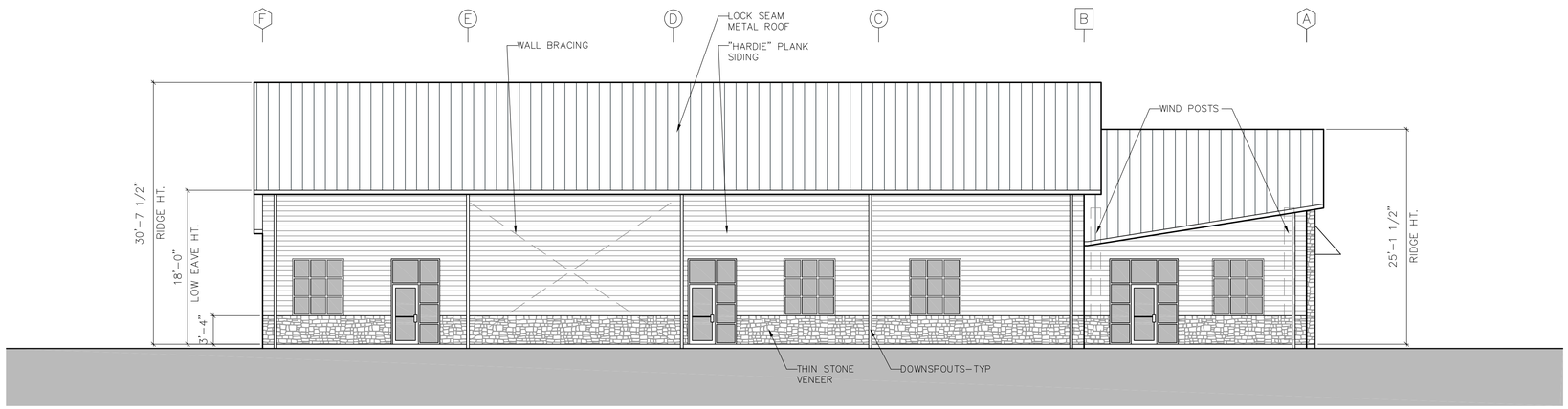

EAST ELEVATION

SCALE: 1/8"= 1'-0"

WEST ELEVATION

SCALE: 1/8"= 1'-0"

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THE SHOPS AT STONEBRIDGE, CHESIRE, CT

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A0.1

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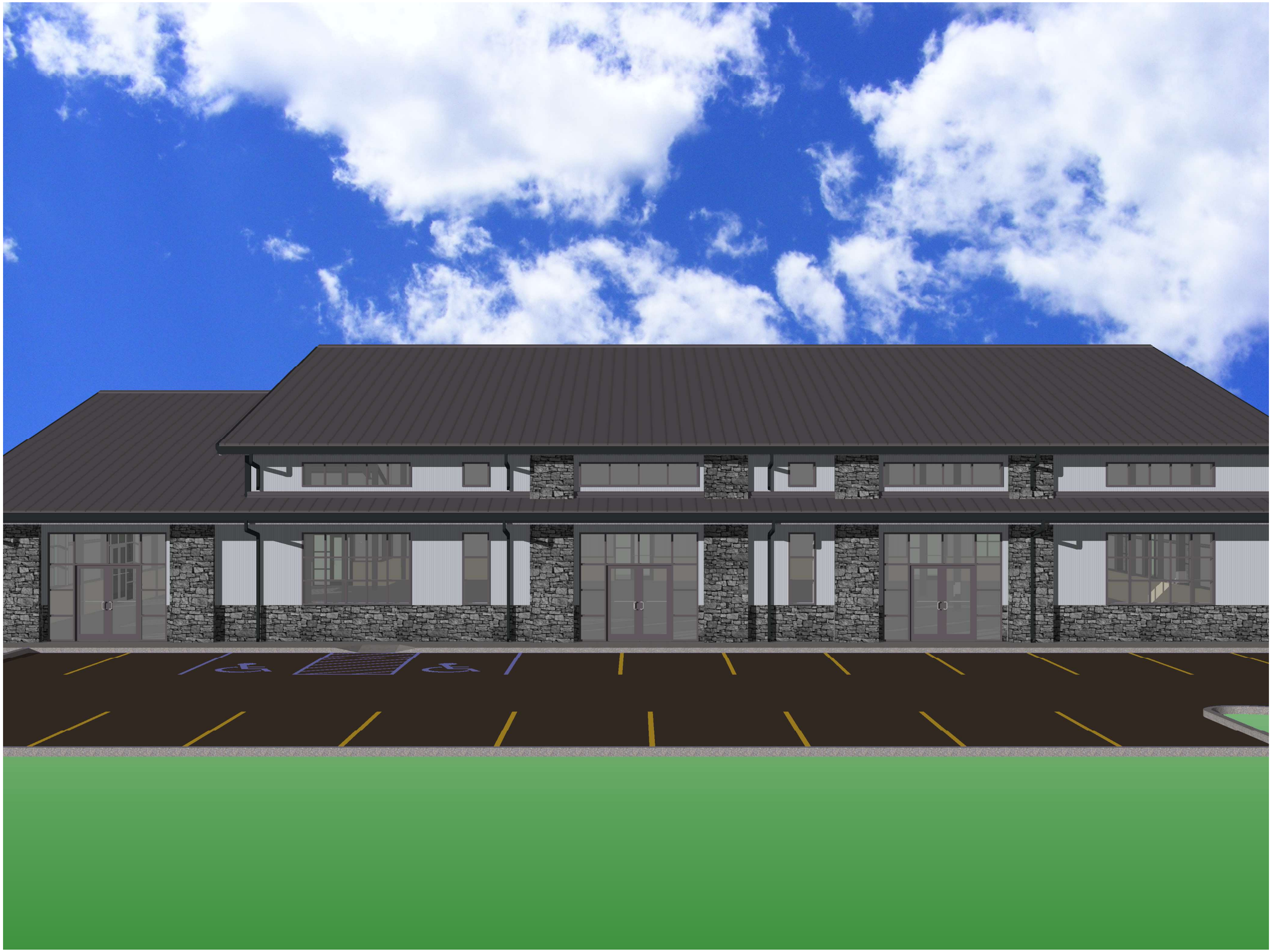
PROJECT
StoneBridge Chesire

A0.2



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PROJECT
StoneBridge Chesire

A0.3

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PROJECT
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A0.4

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PROJECT
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A0.6

Borghesi
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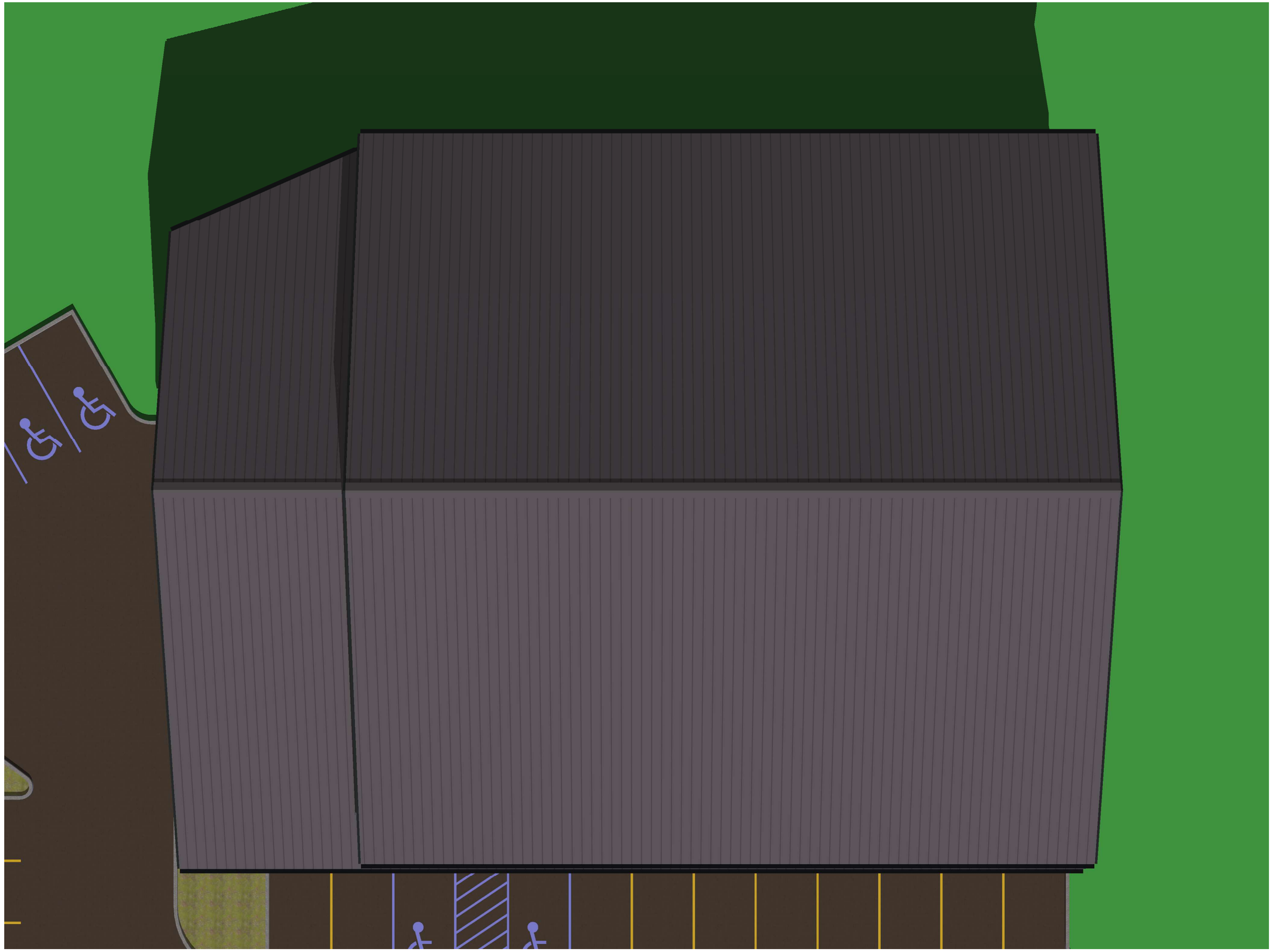
PROJECT
StoneBridge Chesire

A0.7



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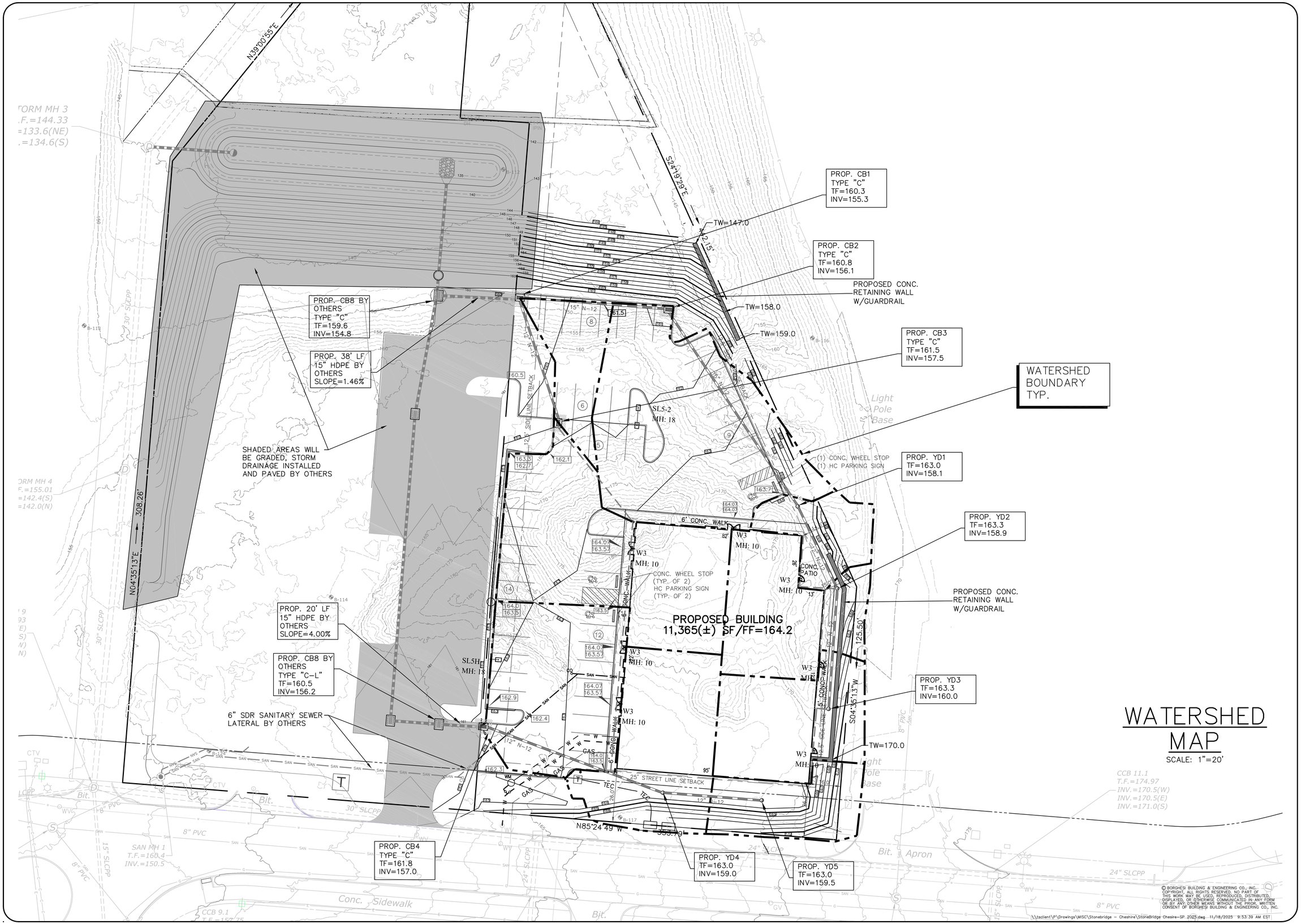

WATERSHED MAP

SCALE: 1"=20'

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N W E S

SEAL

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THE SHOPS AT STONEBRIDGE, CHESHIRE, CT

DRAWN BY	D.A.N.
APPROVED BY	J.H.P.
DATE	11/18/25
SCALE	AS NOTED

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