

SITE INFORMATION

TAX MAP DESIGNATION: CITY OF TORRINGTON MAP 117, BLOCK 15, LOT 1
PROPERTY OWNER: JAYSON HOSPITALITY LLC 440 BEDFORD STREET LEXINGTON, MA 02420
APPLICANT: ASHOK PATEL JAYSON HOSPITALITY LLC 440 BEDFORD STREET LEXINGTON, MA 02420 Ph # (781) 856-8206

STREET ADDRESS: 93 MAIN STREET / 30 MAIDEN LANE TORRINGTON, CONNECTICUT
USE: EXISTING: LODGING/RETAIL PROPOSED: NC

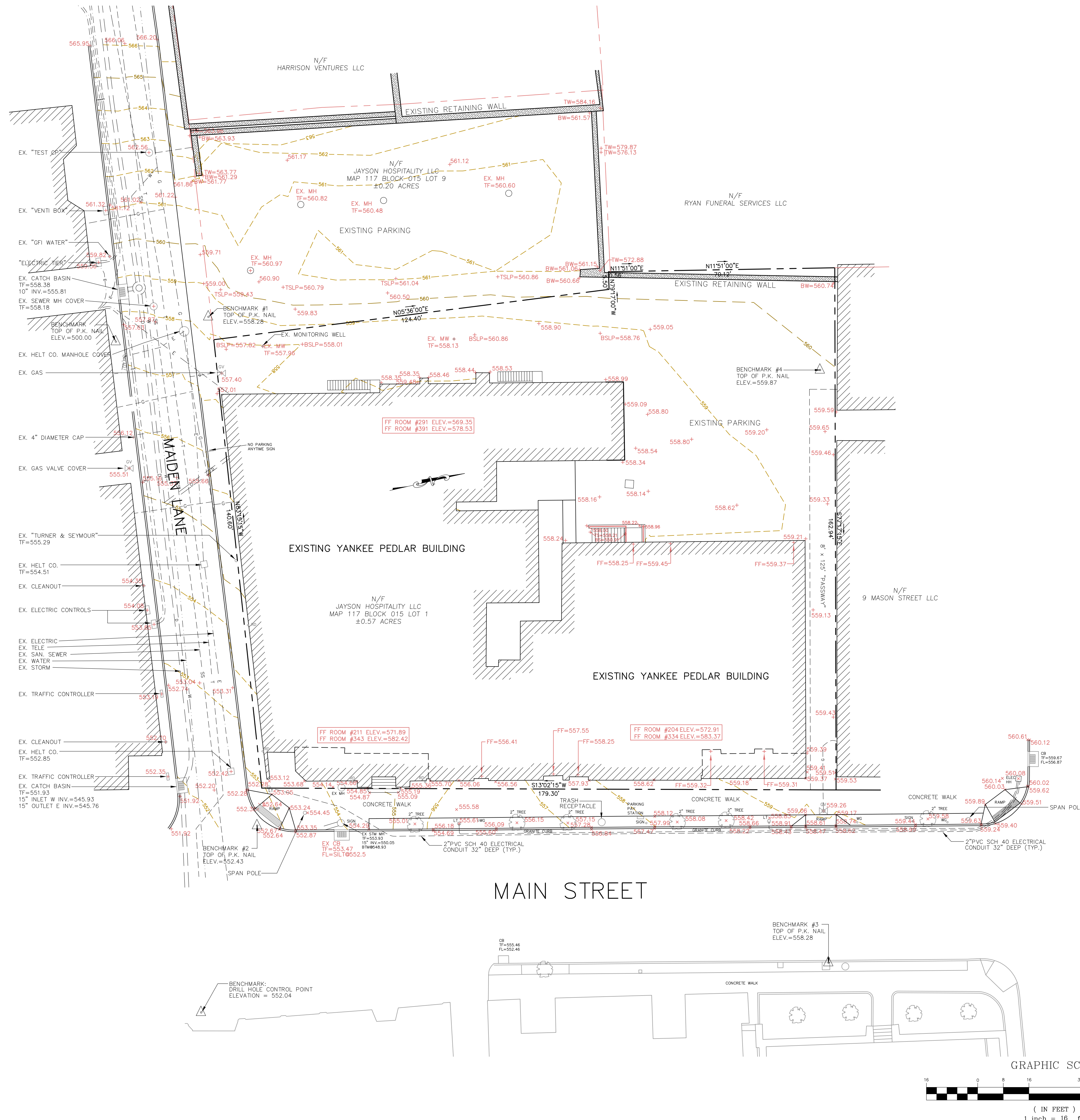
ZONED: DD - DOWNTOWN DISTRICT ZONE

ZONING DATA

DESIGNATION	EXISTING	PROPOSED	ALLOWED/REQUIRED
NC = NO CHANGE			
NR = NO REGULATION			
BUILDING AREA (LOT 1)	18,284 SF	18,151 SF	NR
BUILDING COVERAGE (LOT 1)	74%	73%	NR
PARKING (LOT 1)	7±	5 CARS	1.2 PER ROOM
PARKING (LOT 9)	19±	20 CARS	NR
LOT AREA (LOT 1)	24,829 SF	NC	NR
LOT FRONTAGE (LOT 1)	319.90'	NC	NR
LOT AREA (LOT 9)	8,712 SF	NC	NR
LOT FRONTAGE (LOT 9)	69.12'	NC	NR
FRONT SETBACK (LOT 1)	0.53'±	NC	NR
SIDE SETBACK (LOT 1)	9.46'±	NC	NR
REAR SETBACK (LOT 1)	17.20'±	NC	NR
HEIGHT (LOT 1)	45'±	NC	60'
IMPERVIOUS SURFACE AREA (LOT 1)	24,829 SF	23,255 SF	NR
IMPERVIOUS SURFACE AREA (LOT 9)	8,712 SF	7,936 SF	NR

NOTES

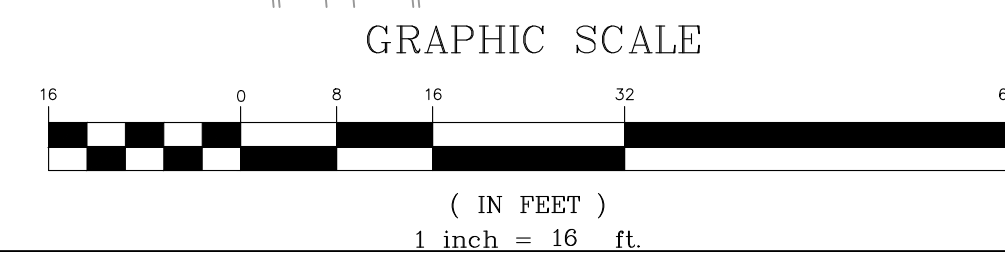
- REFERENCE MAPS:
 - "IMPROVEMENT LOCATION SURVEY FOR MAIN STREET AND CITY HALL AVENUE", PREPARED FOR THE CITY OF TORRINGTON, DATED OCTOBER 10, 2014, SCALE 1"=10', PREPARED BY DUFOUR SURVEYING LLC, 575 NORTH MAIN STREET, BRISTOL, CONNECTICUT.
 - "MAIDEN LANE SIDEWALK IMPROVEMENTS UTILITY AND CONDUIT AS-BUILT PLAN", DATED MARCH 1, 2012, SCALE 1"=10', PREPARED BY ENGINEERING DEPARTMENT, CITY OF TORRINGTON.
 - "MAIDEN LANE SIDEWALK IMPROVEMENTS SURVEY CONTROLS", DATED JULY 6, 2011, SCALE 1"=20', PREPARED BY ENGINEERING DEPARTMENT, CITY OF TORRINGTON.
 - "MAP SHOWING PROPERTY OF FLEET NATIONAL BANK OF CONNECTICUT, PROSPECT STREET AND MAIDEN LANE, DATED OCTOBER 1996, SCALE 1"=20', PREPARED BY SAMUEL P. BERTOCINI, JR., SURVEYOR, LITCHFIELD, CONNECTICUT.
 - "PROPERTY TO BE CONVEYED BY COMMERCIAL SECURITIES CORPORATION TO CONELY INN ASSOCIATES", DATED JUNE 10, 1946, SCALE 1/16"=1'-0", PREPARED BY DOUGLAS G. LITTLE, SURVEYOR.
 - "PLAN OF PROPERTY ON MAIDEN LANE, TORRINGTON, CONNECTICUT" DATED JANUARY 10, 1927, SCALE 1/8"=1'-0", PREPARED BY W.A. WILLISTON, CIVIL ENGINEER, TORRINGTON, CONNECTICUT.
- ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWINGS.
- STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
- UTILITY INFORMATION SHOWN IS TAKEN FROM UTILITY COMPANY MAPS, OTHER MAPS, AND LIMITED FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, THE OWNER, AND THE CITY ENGINEER. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
- ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY CITY STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ANY EXISTING WORK OR SITE DRAINAGE STRUCTURES OR UTILITIES OTHER THAN THOSE CALLED OUT TO BE REPLACED OR MODIFIED, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH CITY OF TORRINGTON STANDARD CONSTRUCTION PRACTICES AND PROCEDURES.
- ANY REFUSE OR DEBRIS MUST BE CLEANED UP DAILY AND DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.
- ELEVATIONS ARE BASED ON THE REFERENCED MAP.



APPROVED BY PLANNING AND ZONING COMMISSION:

1. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

2. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____



AEA
 Allied Engineering Assoc. Inc.
 95 Main St., 3rd Fl., E. Ct. 06018
 P.O. Box 7700 Torrington, CT 06068
 860-824-1400 860-824-1401 fax
 aea.george@gmail.com

REVISION NUMBER - DESCRIPTION - DATE - INITIAL
 1. - REV. PER STAFF COMMENTS - 1/06/24 - GHU

HAMPTON INN PROPERTY IMPROVEMENT
 EXISTING SITE PLAN
 PREPARED FOR
 YANKEE PEDLAR INN (JAYSON HOSPITALITY, LLC)
 93 MAIN STREET
 TORRINGTON, CONNECTICUT

SCALE: 1/16"=1'-0"
 FILE NAME: 1034-SITE-2
 DATE: 7/10/2023
 ISSUED FOR: PERMITTING
 PROJECT NO. 1034
 DRAWING NO. C-1