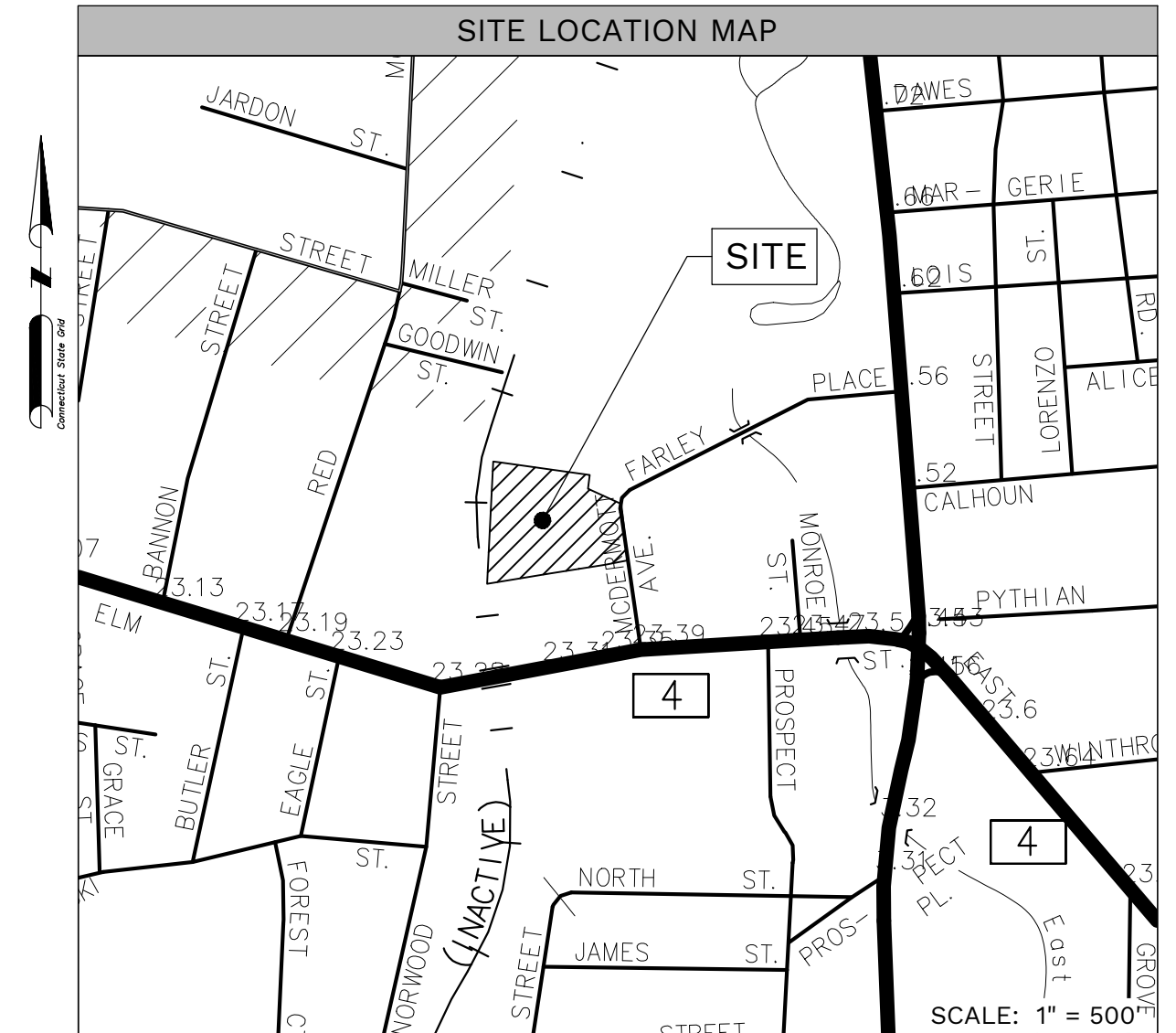


SITE PLAN DEVELOPMENT

53 MCDERMOTT STREET, TORRINGTON, CT

SITE PLAN & CHANGE OF ZONING MAP	
DATE ISSUED:	02.09.2023
REVISED AND REISSUED:	03.14.2023



OWNER:
MCDERMOTT STREET LLC
 53 McDermott Street
 Torrington, CT 06790

APPLICANT:
PATRIK JONSSON
 101 Accord Park Drive, Suite 101
 Norwell, MA 02061

LOCAL BUSINESS (LB) DISTRICT - CITY OF TORRINGTON CONNECTICUT ZONING REGULATIONS SECTION 4.12		
DESCRIPTION	REQUIRED	PROPOSED
LOT SIZE	10,000 SF	105,162 SF
LOT WIDTH	80'	161.48'
FRONT YARD SETBACK	10'	104.58'
SIDE YARD SETBACK	25'	0.16' (SEE NOTE 1)
REAR YARD SETBACK	25'	170.31'
MAXIMUM HEIGHT	50'	< 50'
MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.456
PARKING SPACES	18 SPACES MINIMUM (SEE NOTE 2)	57 (INCLUDING 3 HANDICAP ACCESSIBLE SPACES)
	26 SPACES MAXIMUM (SEE NOTE 2)	57 (INCLUDING 3 HANDICAP ACCESSIBLE SPACES) (SEE NOTE 3)

- NOTES**
- EXISTING NON-CONFORMITY.
 - PARKING REQUIREMENT:
 5,500 SF RETAIL BUILDING: 1 PARKING SPACE PER 350 SF MINIMUM AND 250 SF MAXIMUM
 738 SF OFFICE BUILDING: 1 PARKING SPACE PER 500 SF MINIMUM AND 200 SF MAXIMUM
 - A WAIVER IS REQUESTED FOR THE MAXIMUM NUMBER OF PARKING SPACES PROVIDED TO EXCEED THE MAXIMUM NUMBER OF SPACES CALCULATED PER THE CURRENT ZONING REGULATIONS. THE EXISTING NUMBER OF STRIPED PARKING SPACES TOTAL 71, WHICH IS AN EXISTING NONCONFORMITY. UNDER THE PROPOSED SITE PLAN, THE NUMBER OF PARKING SPACES IS REDUCED TO 57. THE PROPOSED LAYOUT REDUCES THE NONCONFORMITY BY 14 SPACES BY ELIMINATING STRIPED SPACES THAT ARE UNDERSIZED PER THE CURRENT CITY ZONING REGULATIONS AND RESTRIPIING THE HANDICAP SPACES FOR ADA COMPLIANCE.
 - SEE SHEET SP-1 FOR NOTES ON LANDSCAPE PLANTINGS AND LIGHTING.

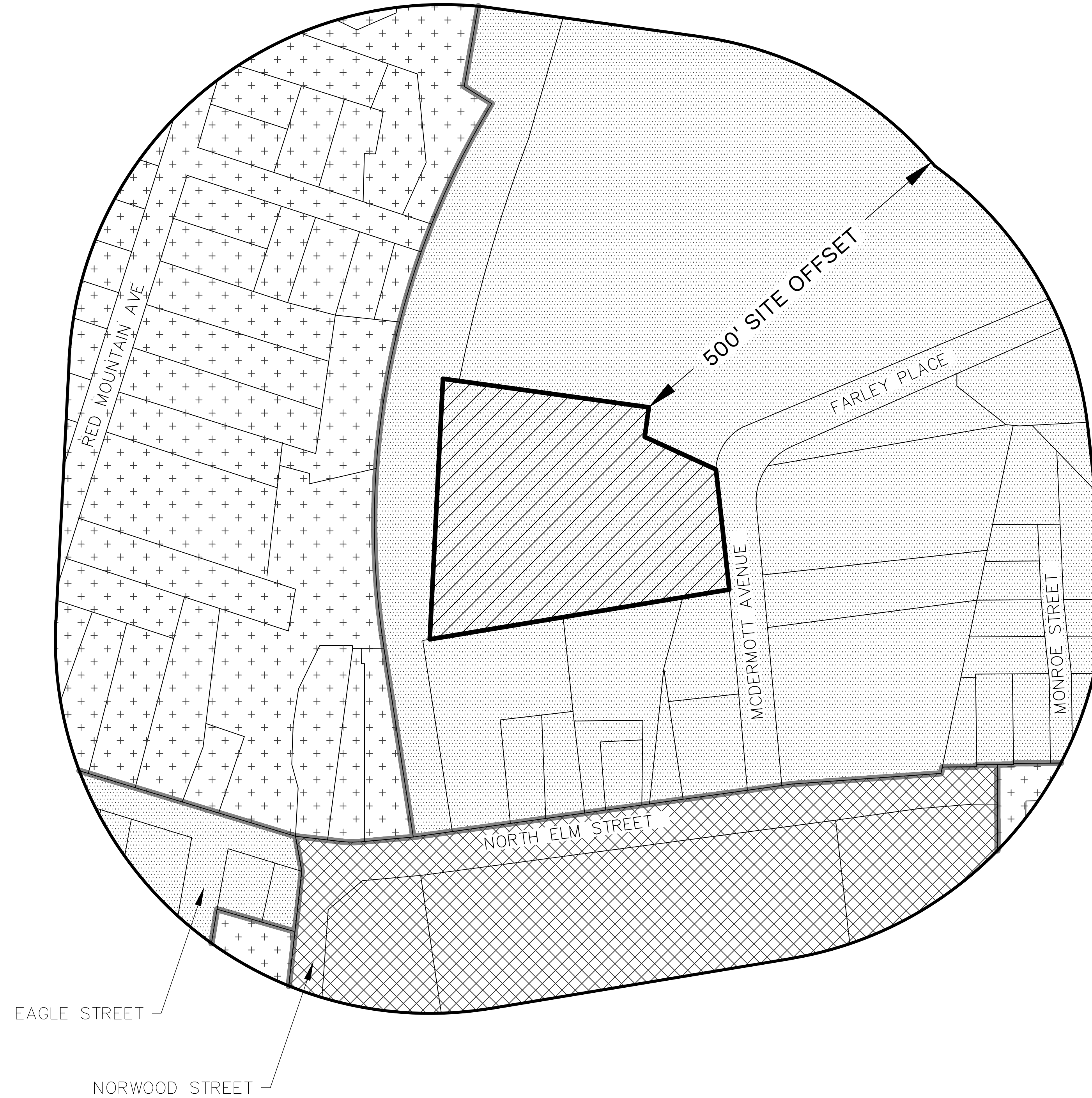
IMPERVIOUS SURFACE CALCULATION
 AREA OF PROPERTY: 105,162 SF
 EXISTING IMPERVIOUS AREA: 72,920 SF
 EXISTING IMPERVIOUS SURFACE RATIO: 0.693
 PROPOSED IMPERVIOUS AREA: 47,977 SF
 PROPOSED IMPERVIOUS SURFACE RATIO: 0.456



PREPARED BY:
EAST-WEST ENGINEERING
 91 South Main Street
 West Hartford, CT 06107
 860-729-9326
 EAST-WESTENGINEERING.COM

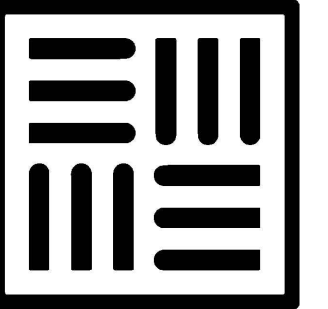
SHEET INDEX			
NUMBER	SHEET TITLE	DATE	REVISED
-	COVER SHEET	02.09.2023	03.14.2023
ZC-1	ZONE CHANGE MAP	02.09.2023	-
SP-1	SITE PLAN	02.09.2023	03.14.2023
CD-1	SITE DETAILS	03.14.2023	-

DRAWING NAME: C:\Users\jg\OneDrive\Documents\Projects\1191_53 McDermott Avenue_Torrington\1191_ZC-1_LAYOUT\1191_ZC-1_PLOT DATE: Feb 08, 2023 4:46pm



NOTES:

1. THERE ARE NO PARKS, PLAYGROUNDS, RECREATIONAL FACILITIES, CHILD CARE CENTERS, OR LIBRARIES WITHIN 500 FEET OF THE SUBJECT PROPERTY.
2. ZONE LINES TAKEN FROM CITY OF TORRINGTON ONLINE GIS MAPS AND DATA ON 02.08.2023.



EAST-WEST
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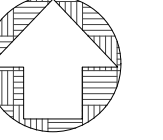
APPLICANT

PATRIK JONSSON
101 ACCORD PARK DRIVE
SUITE 101
NORWELL, MA 02061

OWNER

MCDERMOTT STREET LLC
53 MCDERMOTT STREET
TORRINGTON, CT 06790

NORTH



SCALE 1" = 40'



NO.	DATE	DIVISION	DESCRIPTION
1			

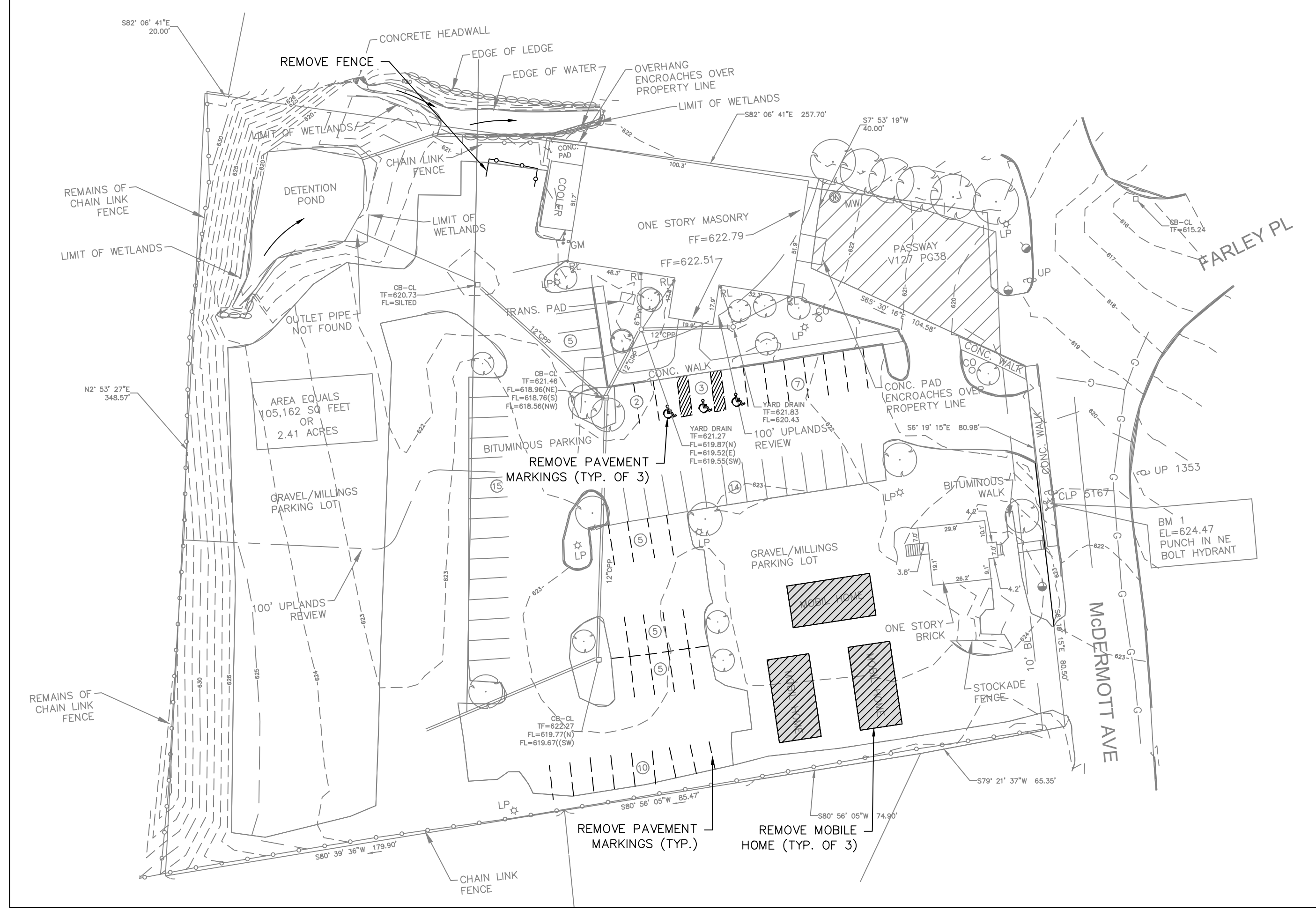
DATE:	02.09.2023
SCALE:	1" = 100'
PROJECT NO.:	1101
DESIGNED BY:	JAS
DRAWN BY:	JAS
REVIEWED BY:	GBS

SITE PLAN DEVELOPMENT
53 MCDERMOTT AVENUE
TORRINGTON, CONNECTICUT

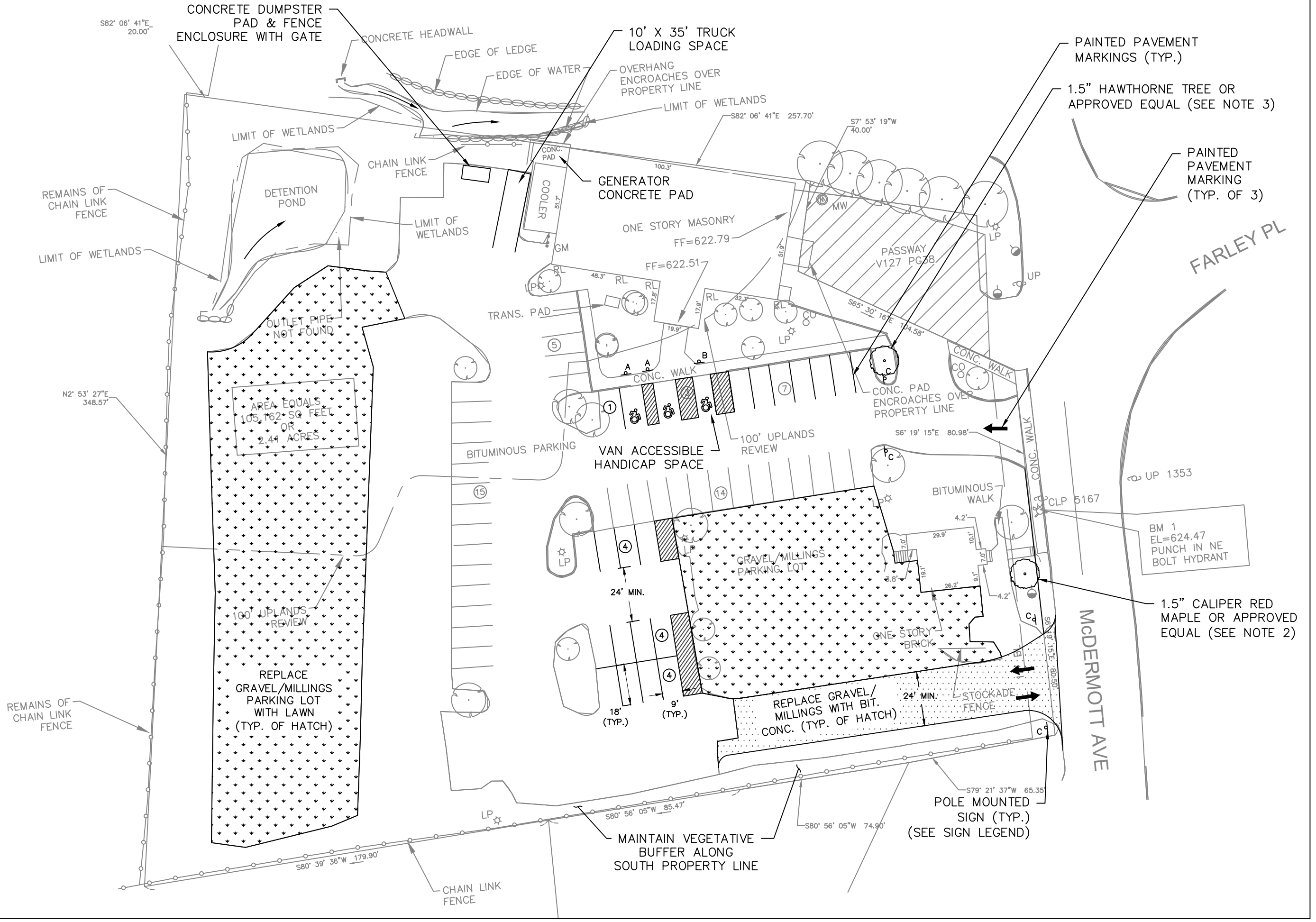
ZONE CHANGE MAP

SHEET NUMBER
ZC-1

LEGEND	
	- ZONE R-6 - 6,000 SF LOT SIZE
	- ZONE I - INDUSTRIAL
	- ZONE LB - LOCAL BUSINESS
	- 53 MCDERMOTT AVENUE - ASSESSORS MAP BLOCK LOT 119/006/012
	- EXISTING ZONE - LB
	- PROPOSED ZONE - OVERLAY ZONE (AM ZONE)



REMOVAL PLAN
SCALE: 1" = 40'

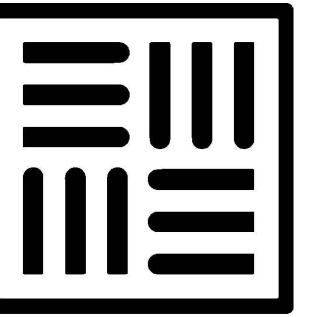


SITE PLAN
SCALE: 1" = 40'

SIGN LEGEND	
A	ACCESSIBLE PARKING SIGN
B	VAN ACCESSIBLE PARKING SIGN
C	DO NOT ENTER SIGN

NOTES:

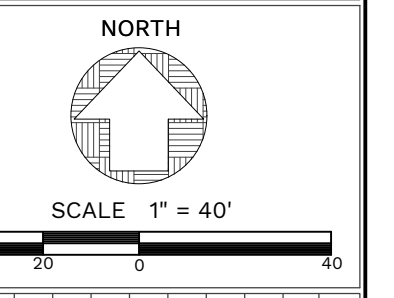
- BASE MAPPING TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY, PREPARED FOR THE COLLECTIVE, 53 MCDERMOTT AVENUE, TORRINGTON, CONNECTICUT, SCALE 1" = 30', DATE 1/31/23, SHEET 1 OF 1" PREPARED BY CLOSE, JENSEN & MILLER, P.C.
- FRONT YARD LANDSCAPE PLANTINGS: ADDITIONAL SHRUB PLANTINGS TO BE PLANTED WITHIN THE FRONT YARD BUFFER PER SECTION 5.3.11.B.2 OF THE CITY ZONING REGULATIONS SUBJECT TO APPROVAL BY THE CITY. ONE (1) ADDITIONAL TREE PLANTING IS PROPOSED WITHIN THE FRONT YARD BUFFER.
- PARKING LOT LANDSCAPE PLANTINGS: A LANDSCAPE ISLAND IS PROVIDED AT THE ENDS OF ALL PARKING ROWS. ALL PARKING ROWS CONTAIN 15 SPACES OR LESS. ALL PARKING LOT LANDSCAPE ISLANDS INCLUDE A TREE PLANTING.
- EXISTING PARKING LOT LIGHTING WILL BE MAINTAINED AND NO NEW EXTERIOR LIGHTING IS PROPOSED; THEREFORE, A WAIVER IS REQUESTED TO THE REQUIREMENT TO SUBMIT A PHOTOMETRIC PLAN PER SECTION 5.17 OF THE ZONING REGULATIONS.



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TORRINGTON, CT 06790



NO.	DATE	DESCRIPTION
1	03.14.2023	PER CITY COMMENTS

DATE:	02.09.2023
SCALE:	1" = 40'
PROJECT NO.:	1101
DESIGNED BY:	JAS
DRAWN BY:	JAS
REVIEWED BY:	GBS

SITE PLAN DEVELOPMENT
53 MCDERMOTT AVENUE
TORRINGTON, CONNECTICUT

REMOVAL PLAN & SITE LAYOUT PLAN

SHEET NUMBER
SP-1

