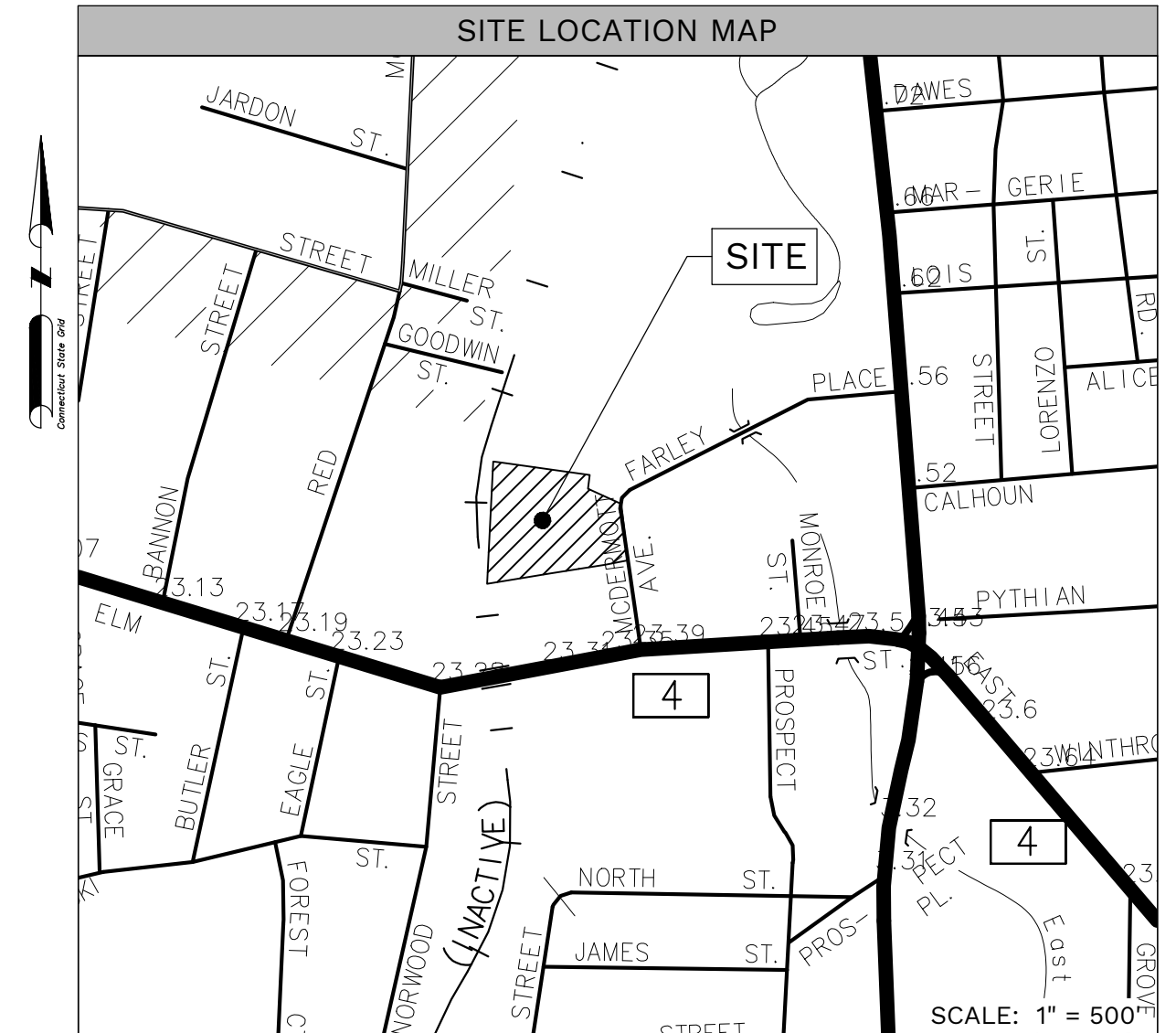


SITE PLAN DEVELOPMENT

53 MCDERMOTT STREET, TORRINGTON, CT

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



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	0.693
PARKING SPACES	18 (SEE NOTE 2)	68 (INCLUDING 3 HANDICAP ACCESSIBLE SPACES)
	26 (SEE NOTE 2)	68 (INCLUDING 3 HANDICAP ACCESSIBLE SPACES) (SEE NOTE 1)

- 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

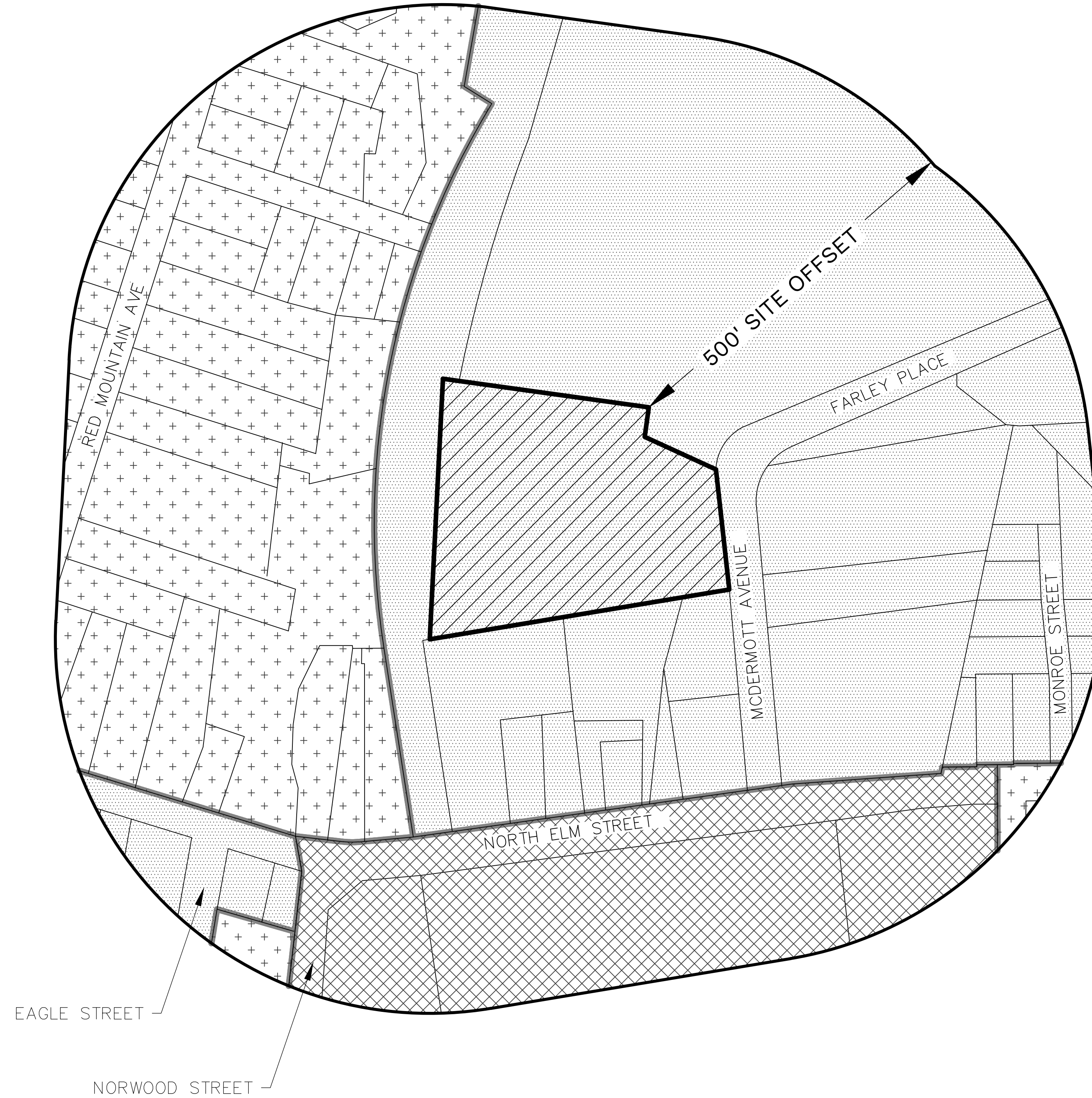
IMPERVIOUS SURFACE CALCULATION
 AREA OF PROPERTY: 105,162 SF
 EXISTING IMPERVIOUS AREA: 72,920 SF
 EXISTING IMPERVIOUS SURFACE RATIO: 0.693



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

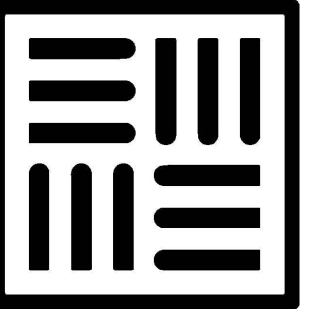
SHEET INDEX			
NUMBER	SHEET TITLE	DATE	REVISED
-	COVER SHEET	02.09.2023	-
ZC-1	ZONE CHANGE MAP	02.09.2023	-
SP-1	SITE PLAN	02.09.2023	-

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

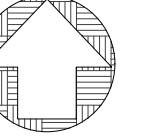
APPLICANT

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)

