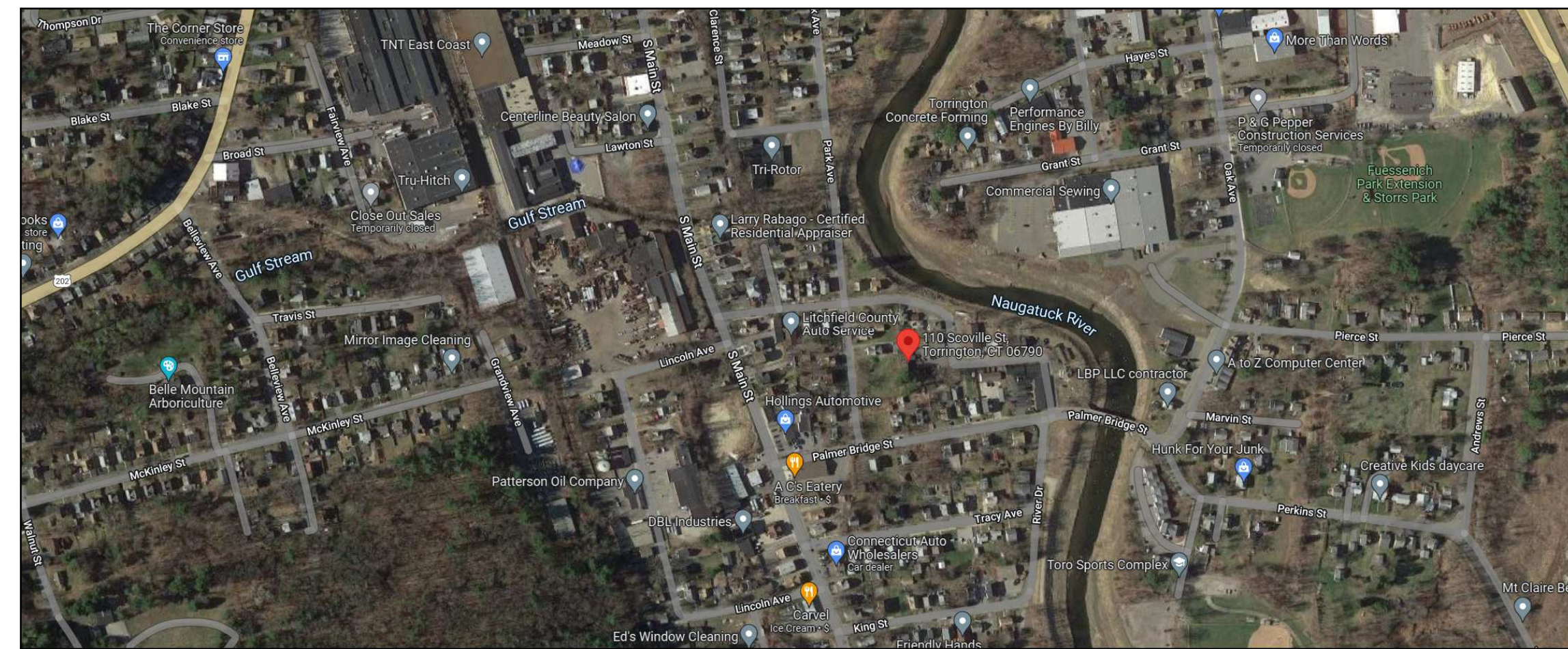


PROJECT LOCATION KEY PLAN



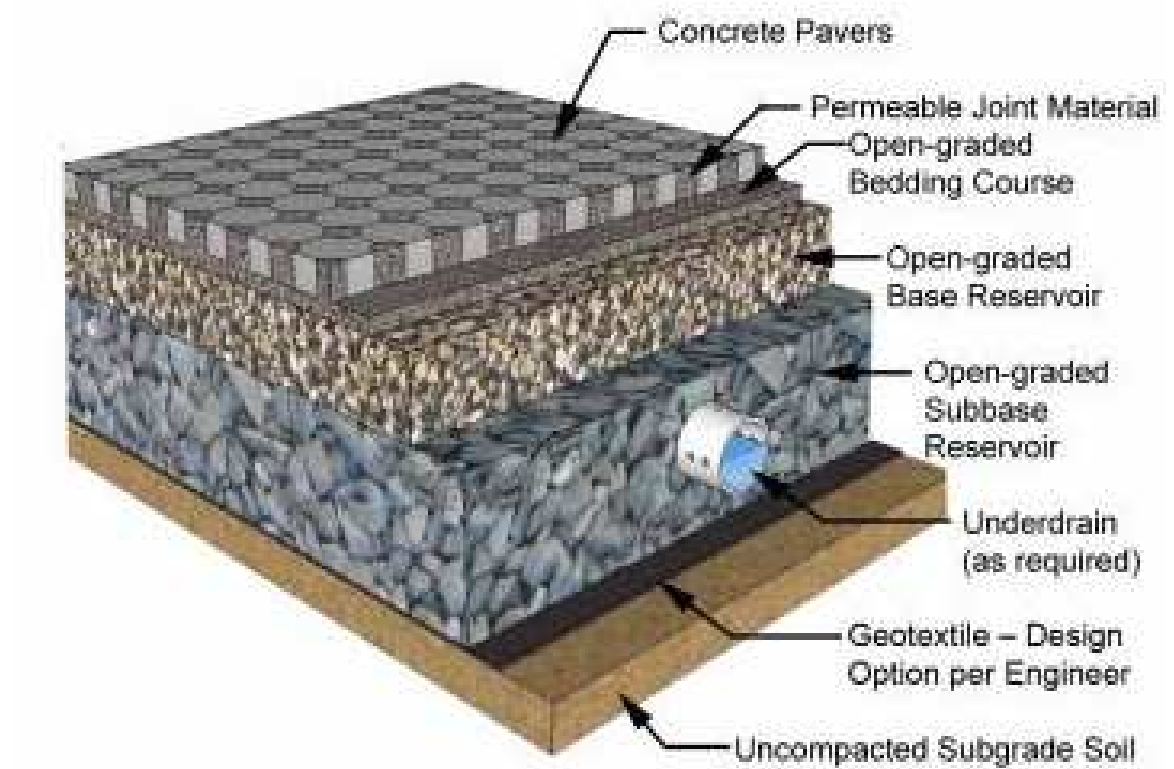
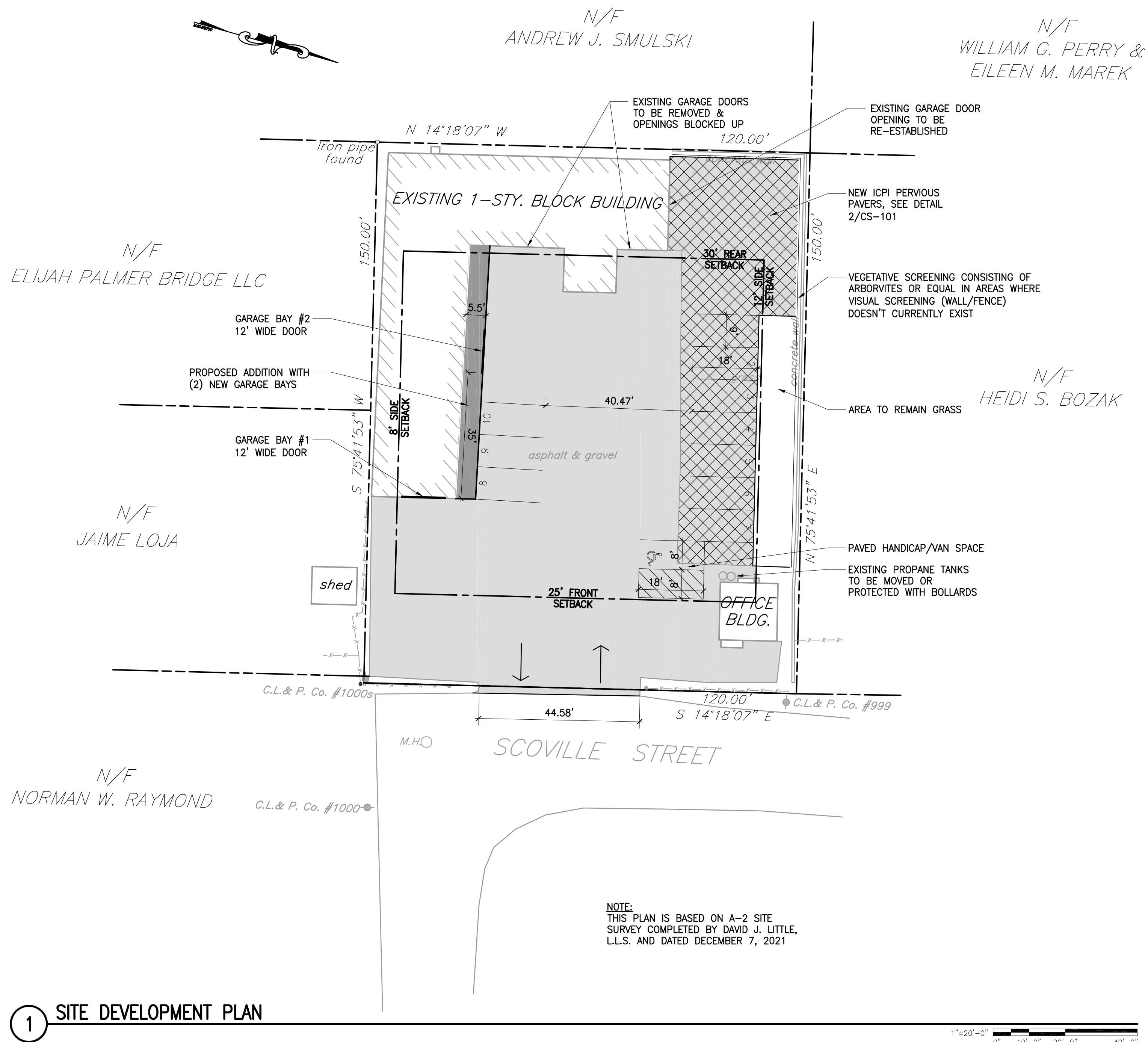
PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A 385 SF ADDITION TO THE EXISTING MOTOR VEHICLE REPAIR FACILITY AND RECONFIGURATION OF THE GARAGE BAY LOADING. THE RESULTING GARAGE BUILDING WILL HAVE THREE GARAGE BAYS. ONE GARAGE BAY WILL ENTER ALONG THE EASTERN SIDE OF THE BUILDING, THE SECOND BAY WILL BE ALONG THE NORTHERLY SIDE OF THE NEW ADDITION AND THE THIRD BAY WILL BE ON THE NORTHERLY SIDE OF THE EXISTING BUILDING. THE REQUIRED PARKING IS 3 SPACES PER BAY, 1 FOR THE OFFICE AND A VAN/HANDICAP SPACE. THE PROPERTY IS LOCATED IN THE R6 ZONE AND NO FURTHER ENCROACHMENT ON PROPERTY LINE SETBACKS IS PROPOSED. THE BUILDING WILL BE A MAXIMUM HEIGHT OF 25' AND THE RESULTING BUILDING COVERAGE RATIO WILL BE 24.8%. THE EXISTING GRASS AREA ON THE NORTHERLY PORTION OF THE PROPERTY WILL BE PARTIALLY REPLACED WITH PERVIOUS PAVERS, THEREFORE THERE IS NO PROPOSED INCREASE IN IMPERVIOUS AREA. A 12' STRIP OF GRASS WILL REMAIN ALONG THE NORTHERLY PROPERTY LINE.

ZONING & PARKING SUMMARY

PROPOSED SITE & USE SUMMARY			
EXISTING USE:	MOTOR VEHICLE REPAIR		
PROPOSED USE:	NO CHANGE		
ZONE:	R6		
BULK REQUIREMENTS			
LOT AREA & COVERAGE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	18,000 SF	18,000 SF
MAXIMUM BLDG. HEIGHT	25'	25'	25'
MAX. BLDG. COV. (%)	40	22.7 (4,085 SF)	24.8 (4,472 SF)
TOTAL IMPRV. COV. (%)	50	73.1 (13,171 SF)*	73.1 (13,171 SF)*
BUILDING SETBACKS			
FRONT YARD	25'	51.72'	51.72'
SIDE YARDS (MIN/TOTAL)	8'/20'	0.8'*/39.57'	0.8'*/39.57'
REAR YARD	30'	2.84'*	2.84'*
PARKING REQUIREMENTS			
# OF STALLS	3/GARAGE BAY PLUS 1/OFFICE	NONE*	10+1 HANDICAP
PARKING STALL DIM.	9'X18'	NONE*	9'X18'
DRIVE AISLE WIDTH	22'	NONE*	40.47'

*INDICATES EXISTING NONCONFORMING



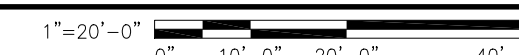
2 INTERLOCKING CONCRETE PAVEMENT SYSTEM
NOT TO SCALE

SYMBOLS LEGEND

	BOUNDARY LINE
	SETBACK LINE
	EXISTING TOPO LINE
	PROPOSED TOPO LINE
	SILT FENCE
	UTILITY LINE
	SEWER LINE
	WELL
	PERCOLATION TEST
	TEST PIT

1. Approved by the Planning & Zoning Commission:
 2. Final Approval: _____
 Date: _____ Chairman
 Expiration Date: _____
 3. Conditional Approval: _____
 Date: _____ Chairman
 Expiration Date: _____

1 SITE DEVELOPMENT PLAN



**Colby Engineering
And Consulting, LLC**
CEC
 4 BRYNMOOR COURT
 GOSHEN, CONNECTICUT 06756
 (860) 491-9664

DES'D BY : WGC
APP'D BY : WGC
DRAWN BY : JMM
SCALE : 1" = 20'-0"
DATE : 07-15-22
REVISION DATE :

VALID WITH RED SEAL ONLY
 WILLIAM G. COLBY

SITE DEVELOPMENT PLAN PREPARED FOR
PROSPECT INVESTMENT GROUP, LLC
110 SCOVILLE STREET
TORRINGTON, CONNECTICUT

PROJECT # 22038
 SHEET # CS-101