

ZONE TABLE
I ZONE (INDUSTRIAL ZONE)

	REQUIRED	PROVIDED
LOT AREA (MIN)	10,000 S.F. OR 0.23 AC.	2,542 ± ACRES
LOT FRONTAGE (MIN)	10.00'	281.01'
FRONT YARD	15.0' MIN.	4.8'
SIDE YARD	25.0' F.F. ADJ. TO RESIDENTIAL USE	78.5'
REAR YARD	25.0' F.F. ADJ. TO RESIDENTIAL USE	326.6'
MAX. BUILDING HEIGHT	60.0'	24.0'
MAX. NUMBER OF RATIO	0.75	0.10
MAX. BUILDING COVERAGE		
PARKING SECT. 5 REQUIREMENTS		
8.20 Z/BV + 1 PER. 500 SF	19	19
SIGN SECTION 5.15 REQUIREMENTS		
WALL SIGN	32 SF	32 SF PROVIDED
OUTSIDE LIGHTING REQUIREMENTS		(G) 300 WATT (H) 100 WATT LIGHT PROVIDED

NOTE PROPERTY IS SERVED BY PUBLIC WATER SEWER & STORMWATER UTILITIES
NOTE PROPERTY IS SERVED BY PRIVATE GAS SERVICE

NOTE PROPERTY NOT SUBJECT TO THE INSTALLATION OF CONCRETE SIDEWALKS PER CITY OF TORRINGTON.

OWNER APPLICANT
NEZZAT DOBROWA
2177 WINSTED ROAD
TORRINGTON, CT 06790

AREA OF DISTURBANCE PROPOSED BY THIS PLAN IS 51,000 S.F.

SIGNATURE & DATE
THIS SKETCH IS A ACCURATE REPRESENTATION OF THE PROPOSED LICENSED AREA

MAP REFERENCE:
1. REFER TO MAPS ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF TORRINGTON TORRINGTON-WINSTED RD ROUTE NO.8 SHEETS 1 OF 5 TO 5 OF 5 DATED 4/6/32.

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 7-2-300B-1 THRU 2-2-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY. BOUNDARY DETERMINATION IS BASED ON A FIRST SURVEY FOR THE SUBJECT PROPERTY BASED UPON DEEDS FOR PROPERTY. THIS SURVEY CONFORMS TO A CLASS A-2 HORIZONTAL ACCURACY.
3. THIS SURVEY WAS PERFORMED IN THE FILED JULY 2019.
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPLETED, IN PART, FROM PAROL, TESTIMONY AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO GARY GIORGANO LICENSED LAND SURVEYOR. LOCATION OF ANY SUCH FEATURES AND UTILITIES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1 - 800 - 922 - 4455.

PROPERTY NOTES:
1. PROPERTY IS LOCATED IN A I ZONE.
2. PORTION OF THIS PROPERTY IS LOCATED WITHIN A8 FLOOD ZONE.

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

GARY GIORGANO L.S. 15161
NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON

LIGHTING LEGEND

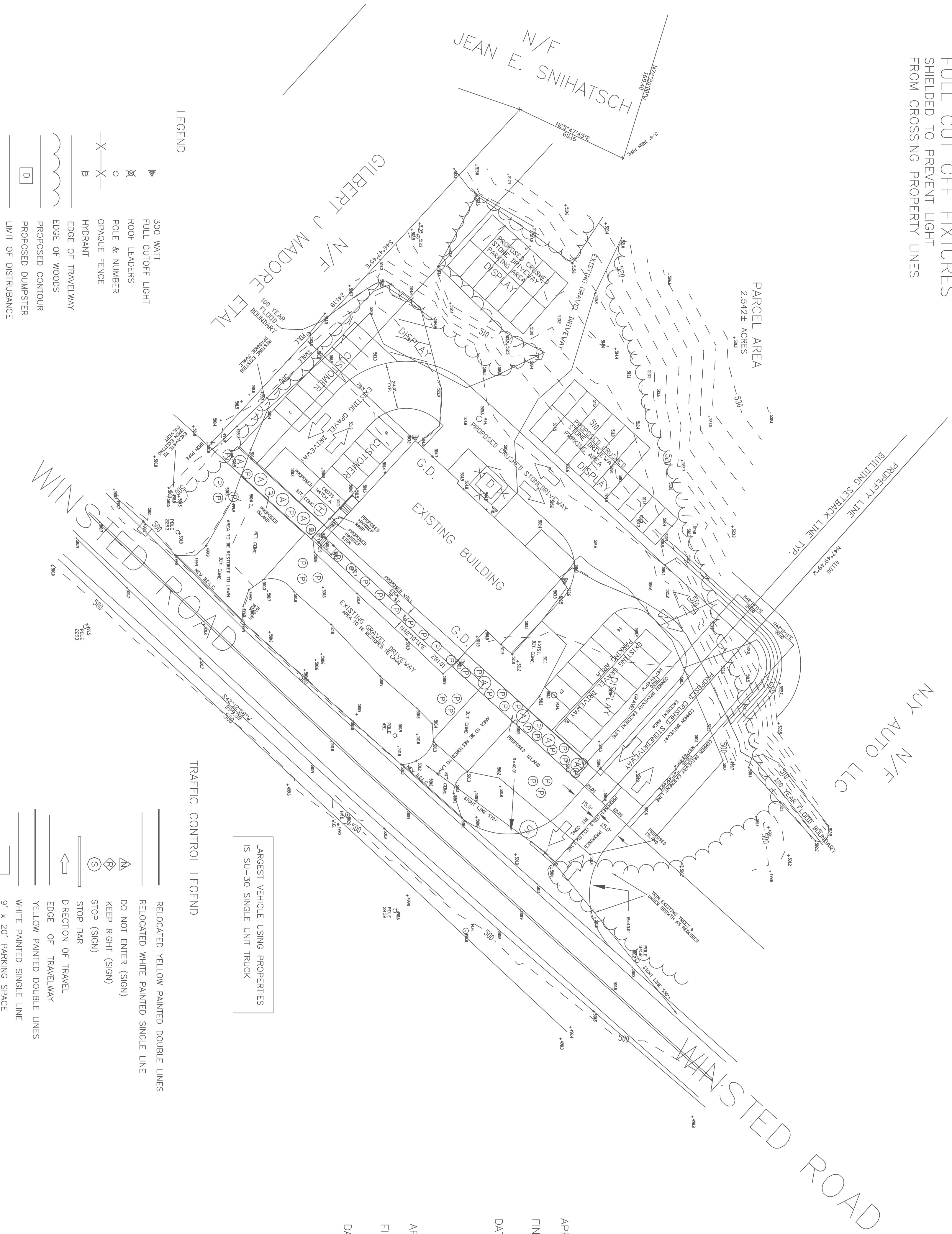
LIGHT SCHEDULE	SIZE & QUANTITY	LEGEND
WALL	500 WATT 5	▲
POST	500 WATT 0	⊗
BOLLARD	100 WATT 0	ⓑ

ALL PROPOSED LIGHTING TO BE FULL CUT OFF FIXTURES SHIELDED TO PREVENT LIGHT FROM CROSSING PROPERTY LINES

PLANTING LEGEND

PLANTING SCHEDULE SETBACK LINE	QUANTITY REQUIRED	QUANTITY PROVIDED	LEGEND
DECIDUOUS TREE 2.5 DIA & 5 HIGH MIN.	7	8	Ⓐ
SHRUB 18" HIGH MIN.	35	40	Ⓟ
WILDFLOWER SEED MIX 50% BLACKED-HEAD SUSAN 20% PURPLE CONFLOWER 10% BUTTERNUT WEED	100 LBS	SPREAD EVENLY OVER AREA	Ⓜ

PROJECT SEED MIX:
LAWN AREAS EROSION CONTROL/RESTORATION MIX 0"-6" DEPTH
NOTE: PLANT MATERIAL USED ON THE PROJECT LISTED BY CT DEP AS INVASIVE OR POTENTIALLY INVASIVE SHALL BE ALLOWED
2. NO SEED MIXTURE USED ON THE PROJECT SHALL CONTAIN SPECIES LISTED BY CT DEP AS INVASIVE OR POTENTIALLY INVASIVE.



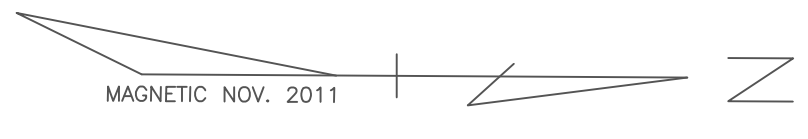
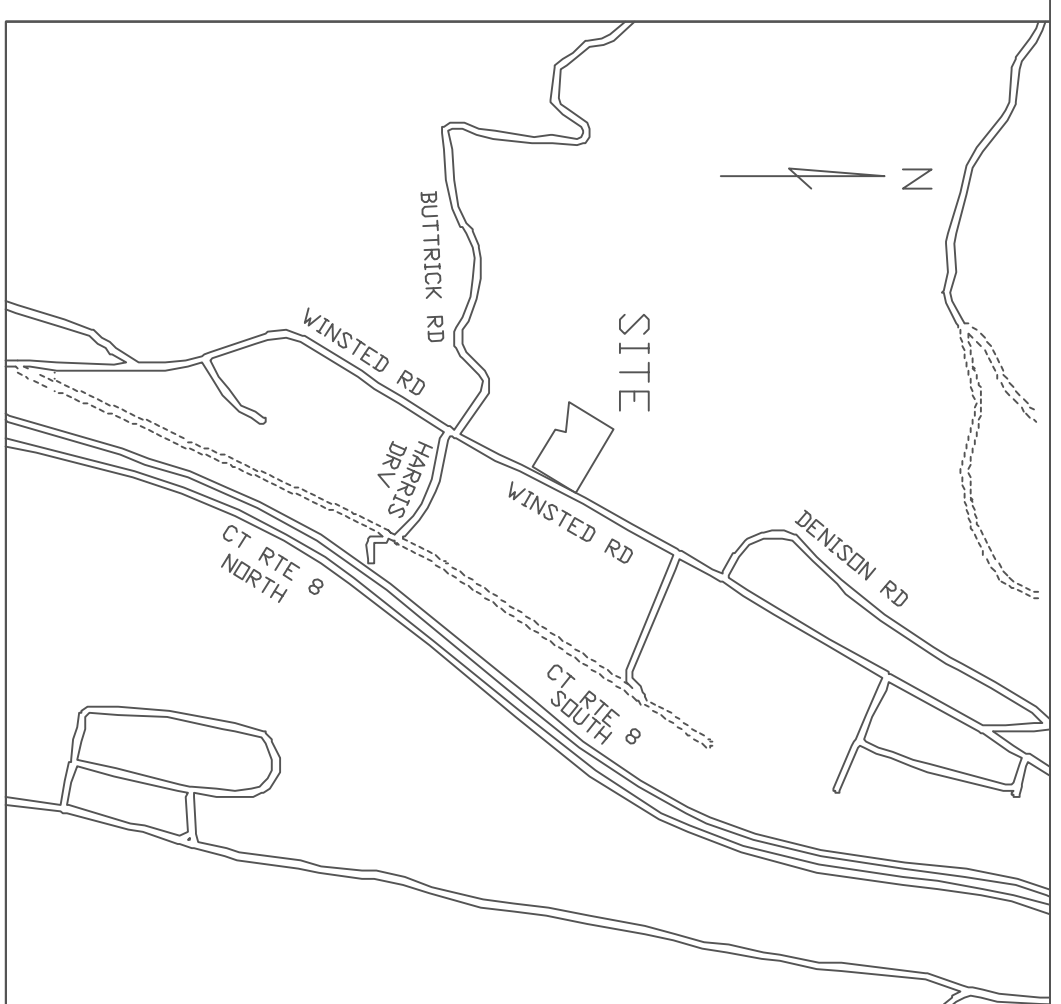
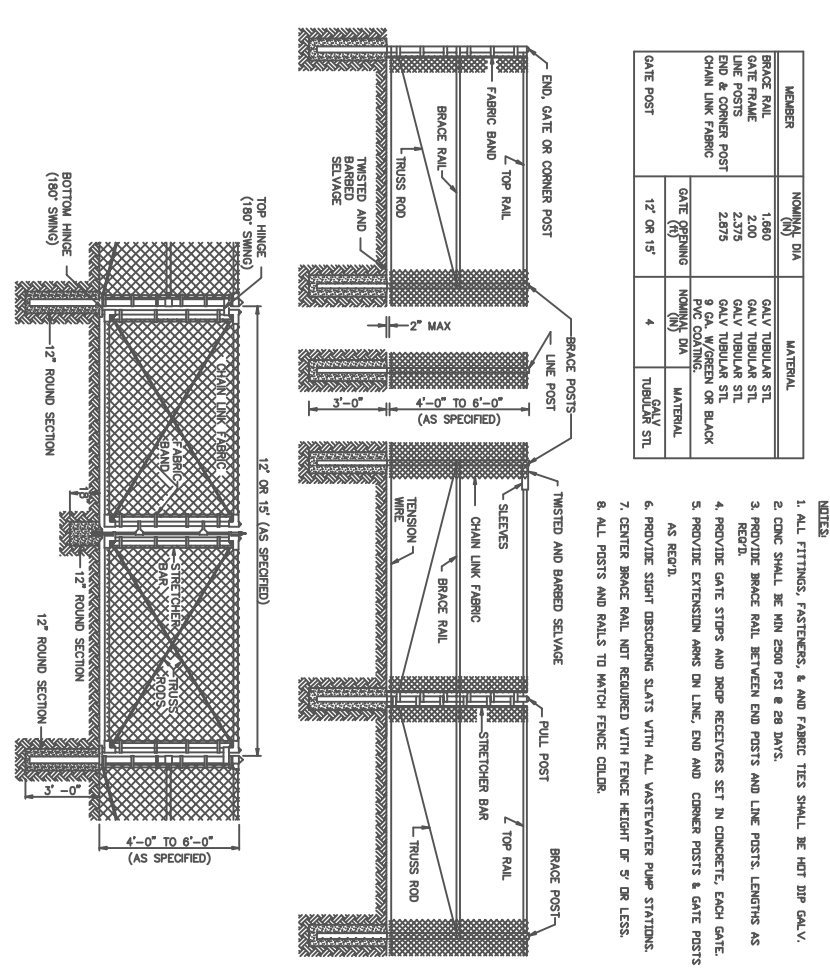
LEGEND

▲	300 WATT FULL CUTOFF LIGHT
⊗	ROOF LEADERS
○	POLE & NUMBER
⊗	OPAQUE FENCE
⊗	HYDRANT
⊗	EDGE OF TRAVELWAY
⊗	EDGE OF WOODS
⊗	PROPOSED CONTOUR
⊗	PROPOSED DUMPSTER
⊗	LIMIT OF DISTURBANCE

TRAFFIC CONTROL LEGEND

—	RELOCATED YELLOW PAINTED DOUBLE LINES
—	RELOCATED WHITE PAINTED SINGLE LINE
▲	DO NOT ENTER (SIGN)
⊗	KEEP RIGHT (SIGN)
⊗	STOP (SIGN)
⊗	STOP BAR
—	DIRECTION OF TRAVEL
—	EDGE OF TRAVELWAY
—	YELLOW PAINTED DOUBLE LINES
—	WHITE PAINTED SINGLE LINE
—	9' x 20' PARKING SPACE

LARGEST VEHICLE USING PROPERTIES IS SU-30 SINGLE UNIT TRUCK



APPROVED BY THE PLANNING & ZONING COMMISSION
FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

APPROVED BY THE ZONING BOARD OF APPEALS
FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

SITE PLAN
LAND OF
NUY AUTO, LLC
2177 WINSTED ROAD
TAX MAP 238, BLOCK 002, LOT 001
TORRINGTON CONNECTICUT
SCALE IN FEET
0 30 60
SCALE 1" = 30'
MAR. 12, 2020
GARY GIORGANO PROFESSIONAL ENGINEER & LAND SURVEYOR, LLC
19 TERRILL FARM RD, BETHELHEM, CT. 06751 203-266-6760