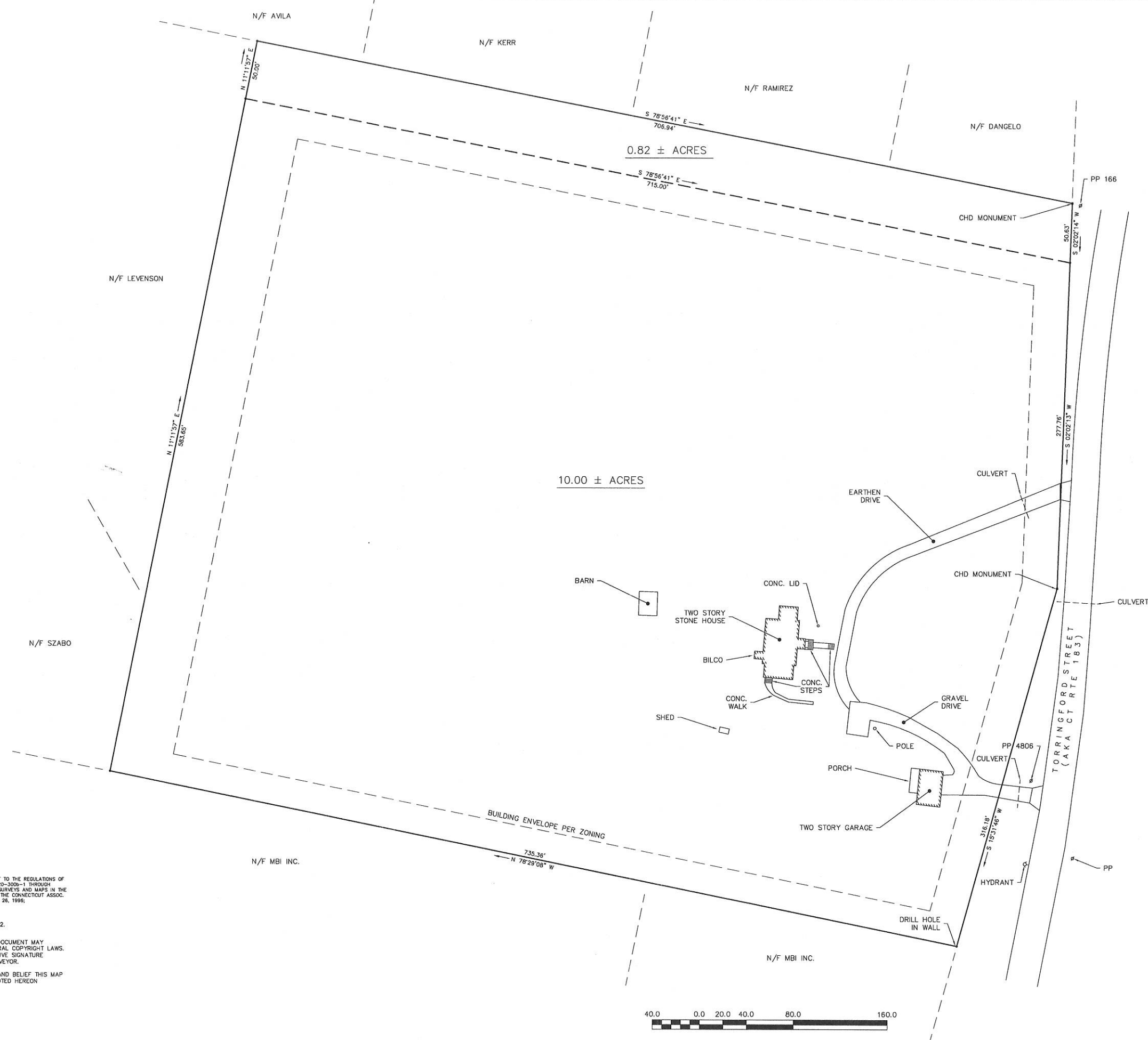


ZONE R-25
 FRONT SETBACK 30'
 SIDE SETBACK 25'
 REAR SETBACK 50'

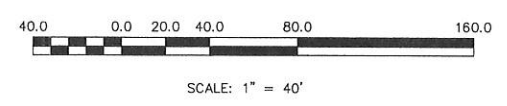


THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOC. OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS IS A SITE LOCATION SURVEY.
 HORIZONTAL ACCURACY CLASS A-2.

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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



KEEFE LAND SURVEYING
 THE COMPLETE PRACTICE OF
 PROFESSIONAL LAND SURVEYING
 492 MAIN STREET
 WINSTED, CT 06098-1507
 (860)-379-7322

MAP SHOWING PROPERTIES OF
 SARAH CONSTANCE TRACY
 2597 TORRINGFORD STREET
 TORRINGFORD, CONNECTICUT
 APRIL 3, 2021

Zoning Notes: Zone R-25
 Front Yard Setback: 30 ft.
 Side Yard Setback: 25 ft.
 Rear Yard Setback: 50 ft.
 Maximum Height: 35 ft.
 Maximum Building Coverage Ratio: 0.20

Site Plan Notes:

P = Parking; 3 provided (for residence) - 3 provided (business), 6 total

Exterior Lighting; Existing lighting to remain. Existing lighting consists of one flood light on the West elevation of garage and one motion activated light located on the pole adjacent the existing parking spaces. Business will not operate during evenings, therefore, no new lighting will be provided.

Signage - Not lit. One removable sign fastened to East, exterior wall of the garage. Temporary sandwich board sign to be placed at road during open business hours.

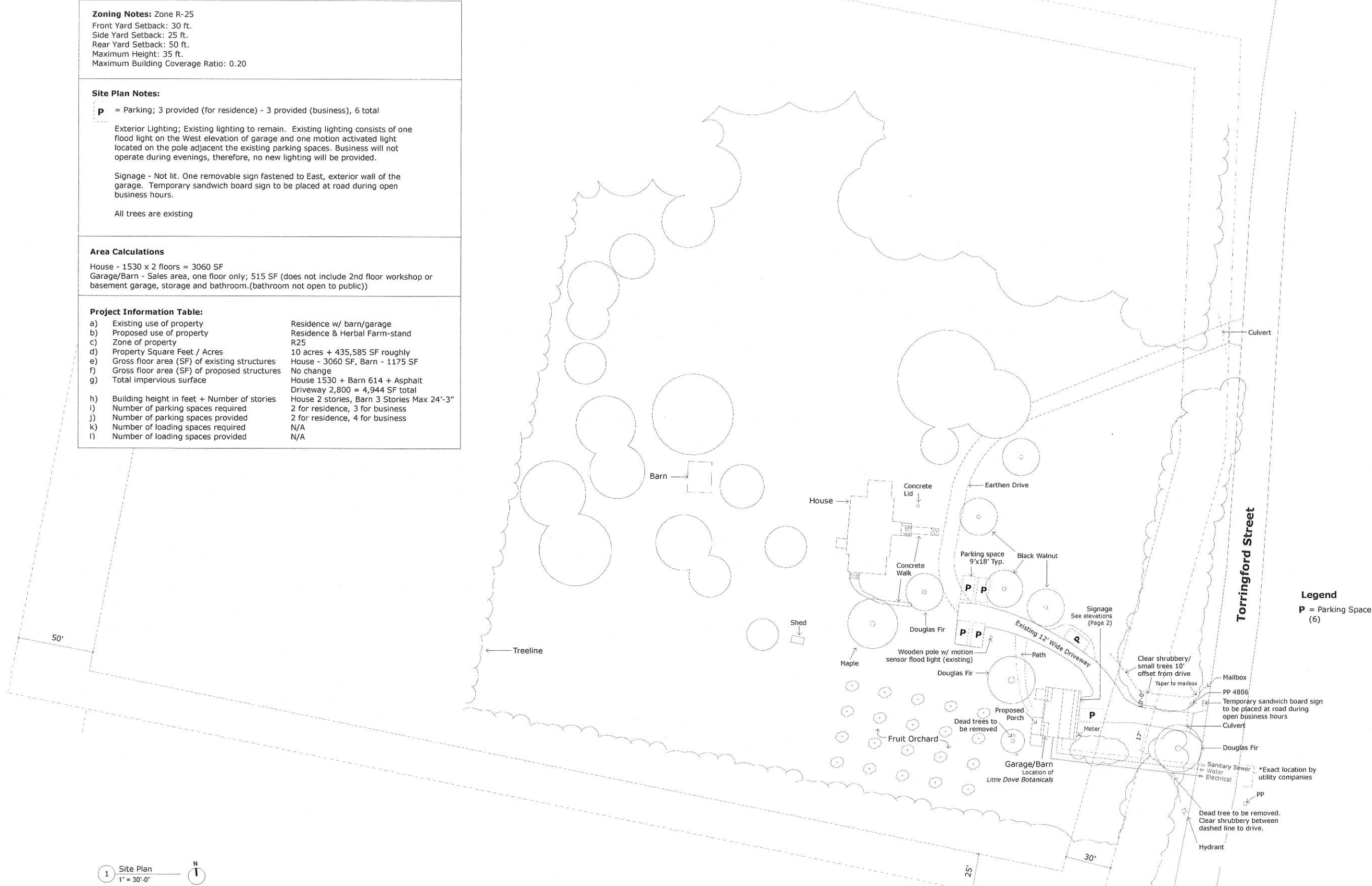
All trees are existing

Area Calculations

House - 1530 x 2 floors = 3060 SF
 Garage/Barn - Sales area, one floor only; 515 SF (does not include 2nd floor workshop or basement garage, storage and bathroom. (bathroom not open to public))

Project Information Table:

a) Existing use of property	Residence w/ barn/garage
b) Proposed use of property	Residence & Herbal Farm-stand
c) Zone of property	R25
d) Property Square Feet / Acres	10 acres + 435,585 SF roughly
e) Gross floor area (SF) of existing structures	House - 3060 SF, Barn - 1175 SF
f) Gross floor area (SF) of proposed structures	No change
g) Total impervious surface	House 1530 + Barn 614 + Asphalt Driveway 2,800 = 4,944 SF total
h) Building height in feet + Number of stories	House 2 stories, Barn 3 Stories Max 24'-3"
i) Number of parking spaces required	2 for residence, 3 for business
j) Number of parking spaces provided	2 for residence, 4 for business
k) Number of loading spaces required	N/A
l) Number of loading spaces provided	N/A



Legend
P = Parking Space (6)

1 Site Plan
 1" = 30'-0"

* Site Plan drawn over Survey that was Prepared by Keefe Land Surveying of 492 Main Street, Winsted, CT 06098, on April 3, 2021

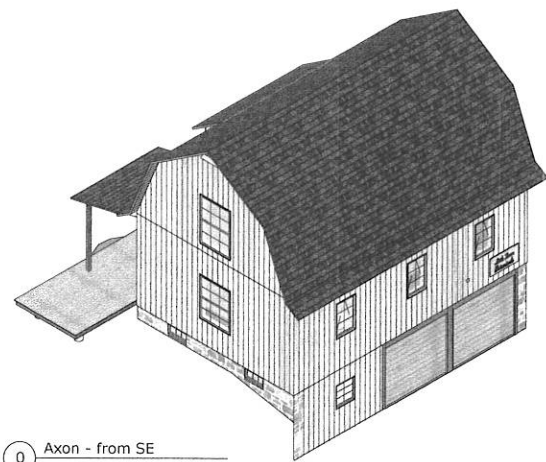


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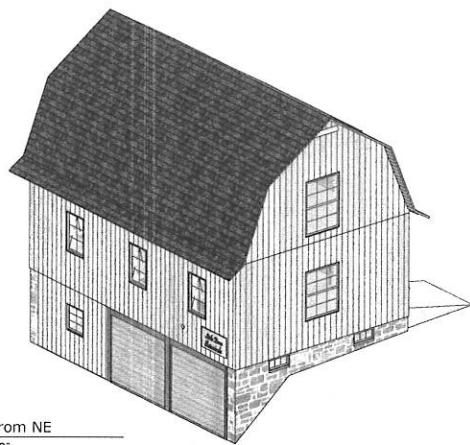
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Project/Owner/ Contact
Tracy Mastergate + Barn Renovation
 Owners: Sarah & Trevor Tracy
 2597 Torringford St
 Torrington, CT 06790
 Sarah: 860 496 1961

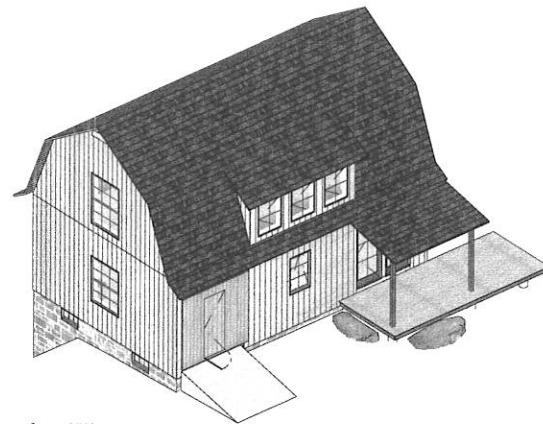
No.	Date	Issue
1	April 7, 2021	Special Exception Application



0 Axon - from SE
3/16" = 1'-0"



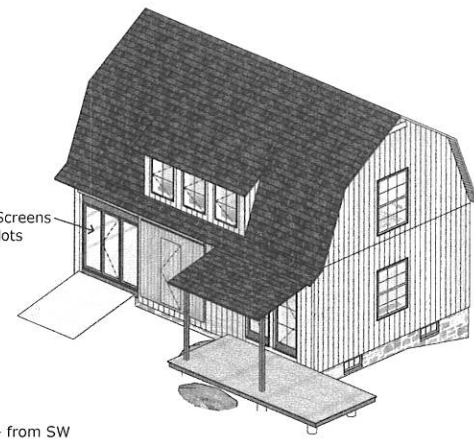
1 Axon - from NE
3/16" = 1'-0"



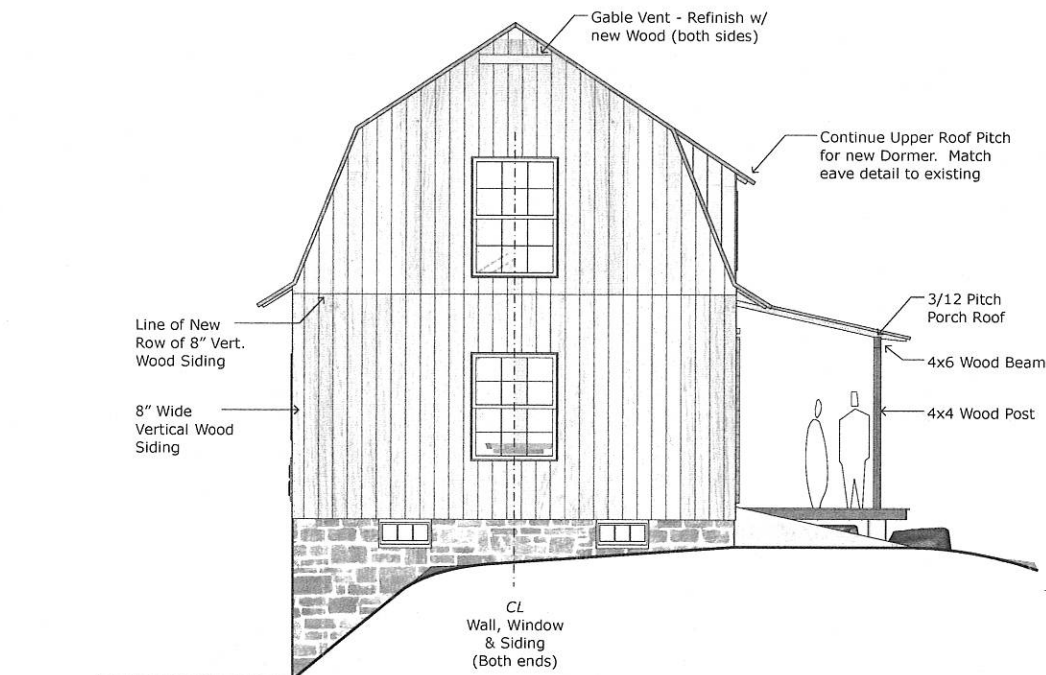
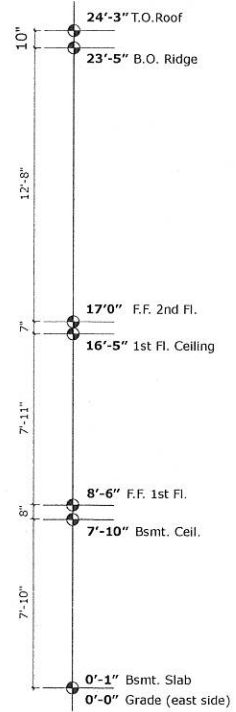
2 Axon - from NW
3/16" = 1'-0"



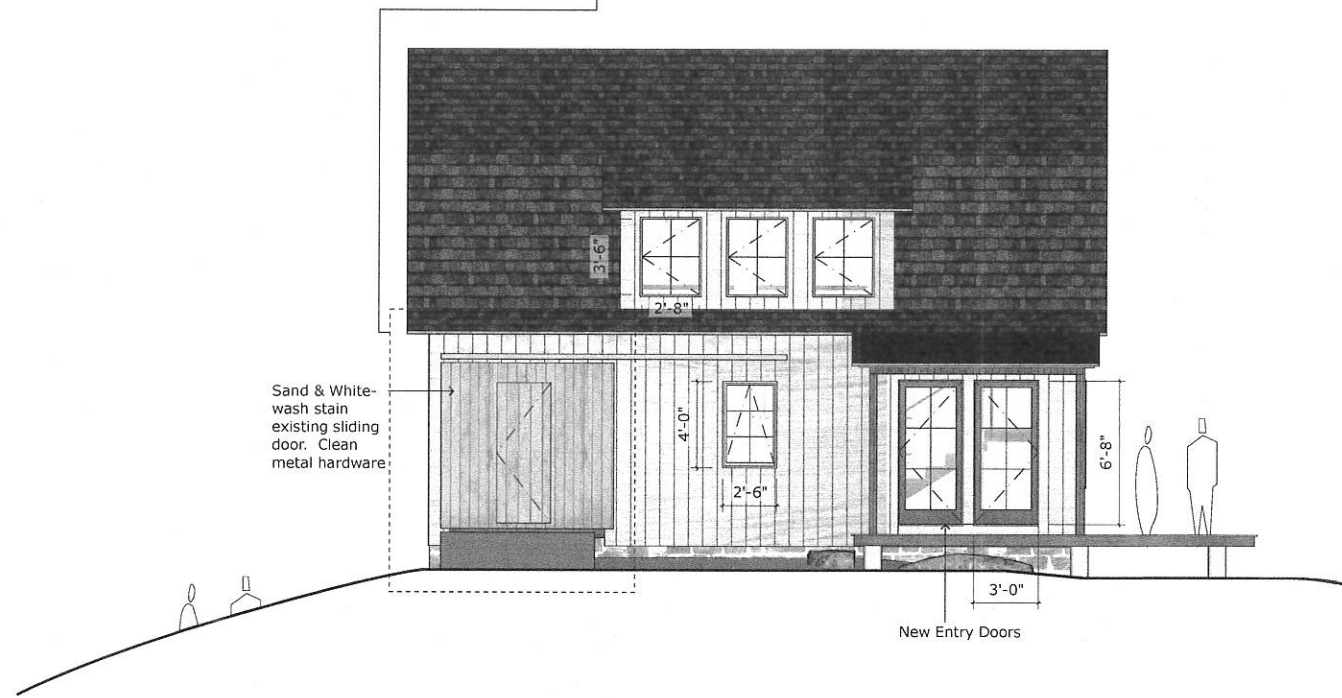
Wood frame w/ Screens & Storm Panel Slots (one for door)



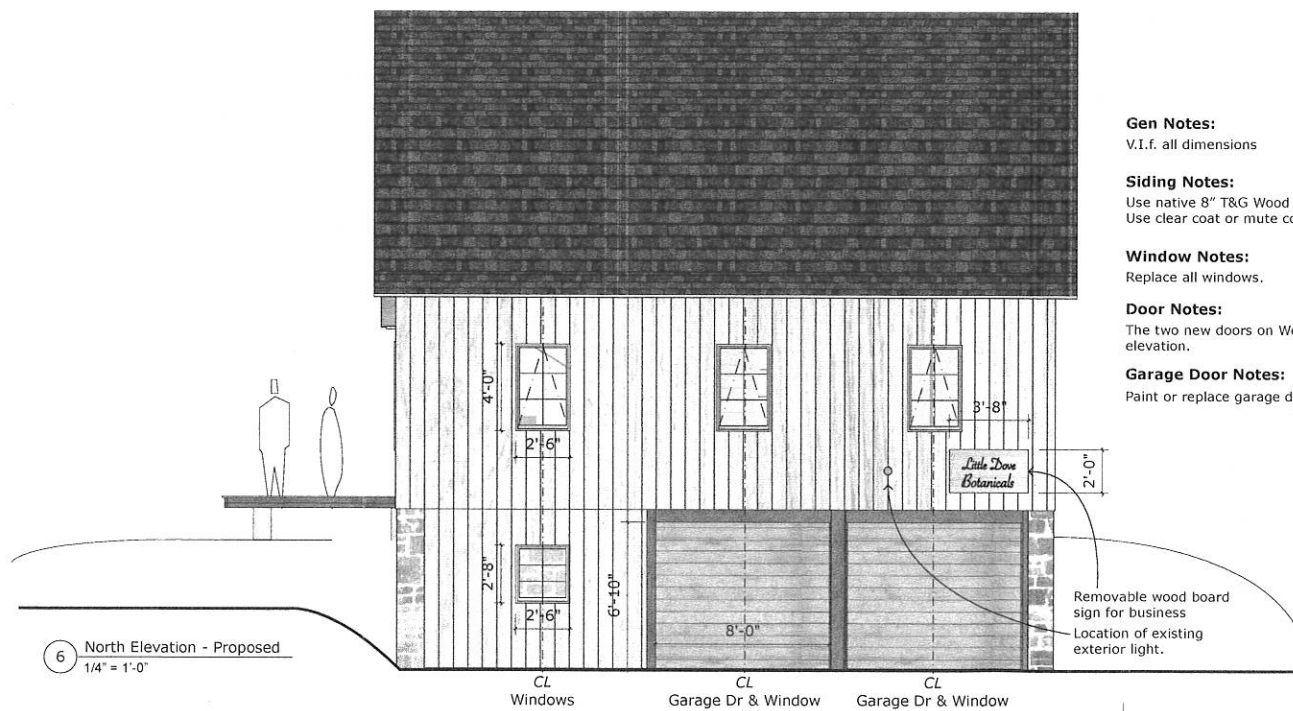
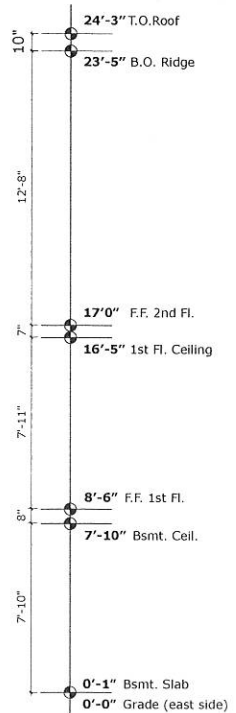
3 Axon - from SW
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"



5 West Elevation - Proposed
1/4" = 1'-0"



6 North Elevation - Proposed
1/4" = 1'-0"

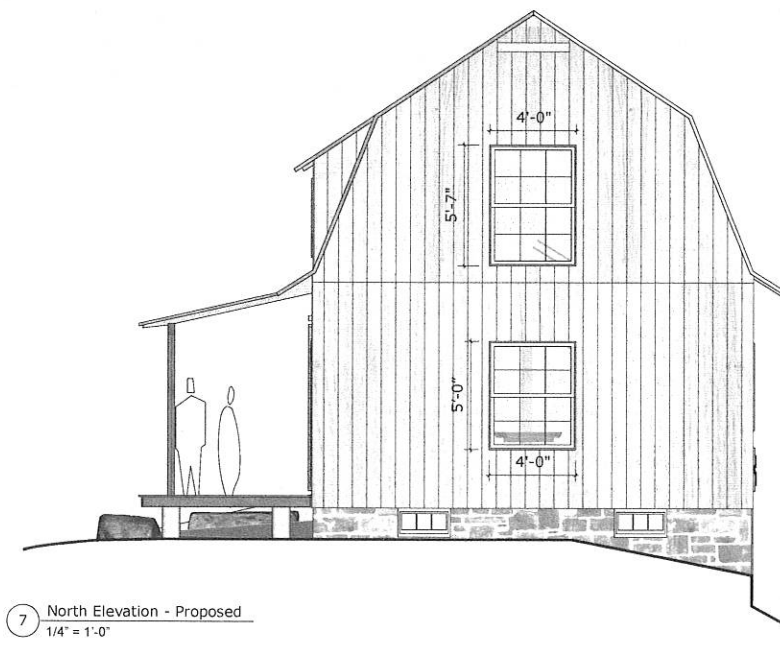
Gen Notes:
V.I.f. all dimensions

Siding Notes:
Use native 8" T&G Wood Board.
Use clear coat or mute colored stain finish

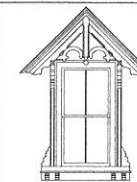
Window Notes:
Replace all windows.

Door Notes:
The two new doors on West elevation.

Garage Door Notes:
Paint or replace garage doors.



7 North Elevation - Proposed
1/4" = 1'-0"



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