



**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
BUILDING SETBACK LINE	- - - -
EASEMENT LINE	— GL —
UNDERGROUND GAS LINE	— EL —
UNDERGROUND ELECTRIC LINE	— WL —
UNDERGROUND WATER LINE	—
UTILITY POLE	⊕
LIGHT POLE	☆
GAS VALVE	⊙
WATER VALVE	⊙
CATCH BASIN	⊕
SANITARY MANHOLE	⊕
DRAINAGE MANHOLE	⊕

**NOTES:**

- BOUNDARY DETERMINATION CATEGORY: ORIGINAL PARCEL: DEPENDENT RESURVEY
- OWNER / APPLICANT: EUB TRUST TORRINGTON, LLC, 95 MORSE STREET, NORWOOD, MASSACHUSETTS 06062, ASSESSORS MAP 120 / BLOCK 9 / LOT 9, ASSESSORS MAP 120 / BLOCK 9 / LOT 5
- TOTAL AREA = 152,112 +/- S.F.; 3.48 +/- Ac. PARCEL A = 77,442 +/- S.F.; 1.77 +/- Ac. PARCEL B = 74,670 +/- S.F.; 1.71 +/- Ac.
- ZONE: LB
- REFER TO THE FOLLOWING MAPS: TC# 5280, 5066, 2078, 4270 AND \*MAP PREPARED FOR A. JAMES ZELLER ET AL, WINSTED ROAD - ROUTE 80 TORRINGTON, CT SCALE 1"=20' DATE JUNE, 1989 SHEET 1 OF 1 JOB NO. 740 WILLIAM A. BERGLUND LL.S TORRINGTON CONNECTICUT ON FILE IN TORRINGTON LAND RECORDS.
- REFER TO THE FOLLOWING DEEDS: VOL.1040 / PG.145, VOL.1040 / PG.147 & VOL.201 / PG.407 ON FILE IN TORRINGTON LAND RECORDS.
- REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT No. CTS2226073, EFFECTIVE DATE: DECEMBER 11, 2015 @ 5:00 PM
- WETLANDS FLAGGED IN THE FIELD BY CYNTHIA M. RABINOWITZ, C.S.S. ON 6/03/08
- PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.

**PARKING REQUIREMENTS TABLE**

REQUIRED SPACES	PARKING SPACES	
MOTOR VEHICLE SALES	91	
MOTOR VEHICLE SERVICE	16	
TOTAL	107	
EXISTING SPACES	PARKING SPACES	HANDICAPPED SPACES
TOTAL	216	3

**SUMMARY OF ZONING CODE REQUIREMENTS ZONE: LB**

CODE ITEM	REQUIRED	EXISTING
MIN. LOT WIDTH (FEET)	150	455.08
MIN. LOT AREA (S.F.)	10,000	152,112±
MIN. FRONT YARD (FEET)	10	92.2
MIN. SIDE YARD (FEET)	*N/A	51.1
MIN. REAR YARD (FEET)	**N/A	69.9
MIN. SETBACK FROM RESIDENTIAL ZONE (FEET)	25	N/A
IMPERVIOUS SURFACE RATIO	MAX.=75%	73.0%
MAX. BUILDING HEIGHT (FEET)	50	27
BUILDING AREA (Sq.Ft.)	N/A	27,178

\* 25 FT. SIDE YARD SETBACK IS REQUIRED ONLY IF ADJACENT TO A RESIDENTIAL ZONE  
 \*\* 25 FT. REAR YARD SETBACK IS REQUIRED ONLY IF ADJACENT TO A RESIDENTIAL ZONE

TO: EMMA ROSE, LLC  
 GRAY ROBINSON, PA  
 FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS  
 AND COMPASS BANK, AN ALABAMA BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS

THIS SURVEY WAS CONDUCTED ON THE GROUND ON JANUARY 20, 2016 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THAT UNLESS OTHERWISE DEPICTED OR NOTED HEREON: A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME; B) ALL BUILDINGS HAVE BEEN LOCATED; C) BUILDINGS DO NOT ENCR OACH OVER STREET, TITLE OR EASEMENT LINES; D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OR DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDING; E) THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME; OTHER THAN THOSE DEPICTED OR NOTED HEREON; AND F) THE PARCELS DEPICTED HEREON ARE CONTIGUOUS WITH NO GAPS OR GORES.

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

KENNETH S. HRICA, P.E., L.L.S. CT LIC. #18866  
 NOT VALID WITHOUT ORIGINAL SEAL

**PROPERTY SURVEY**  
 PREPARED FOR  
**CENTER SUBARU**  
**45 & 75 WINSTED ROAD**  
**TORRINGTON, CONNECTICUT**

**Hrica Associates LLC**  
**Engineers Surveyors**

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DATE:	02/22/2016	MAP #:	0208
SCALE:	1"=30 ft.	SHEET #:	A2
DRAWING:	160593	DRAWN BY:	JLP
PROJECT #:	16-0593	CHECKED BY:	KSH