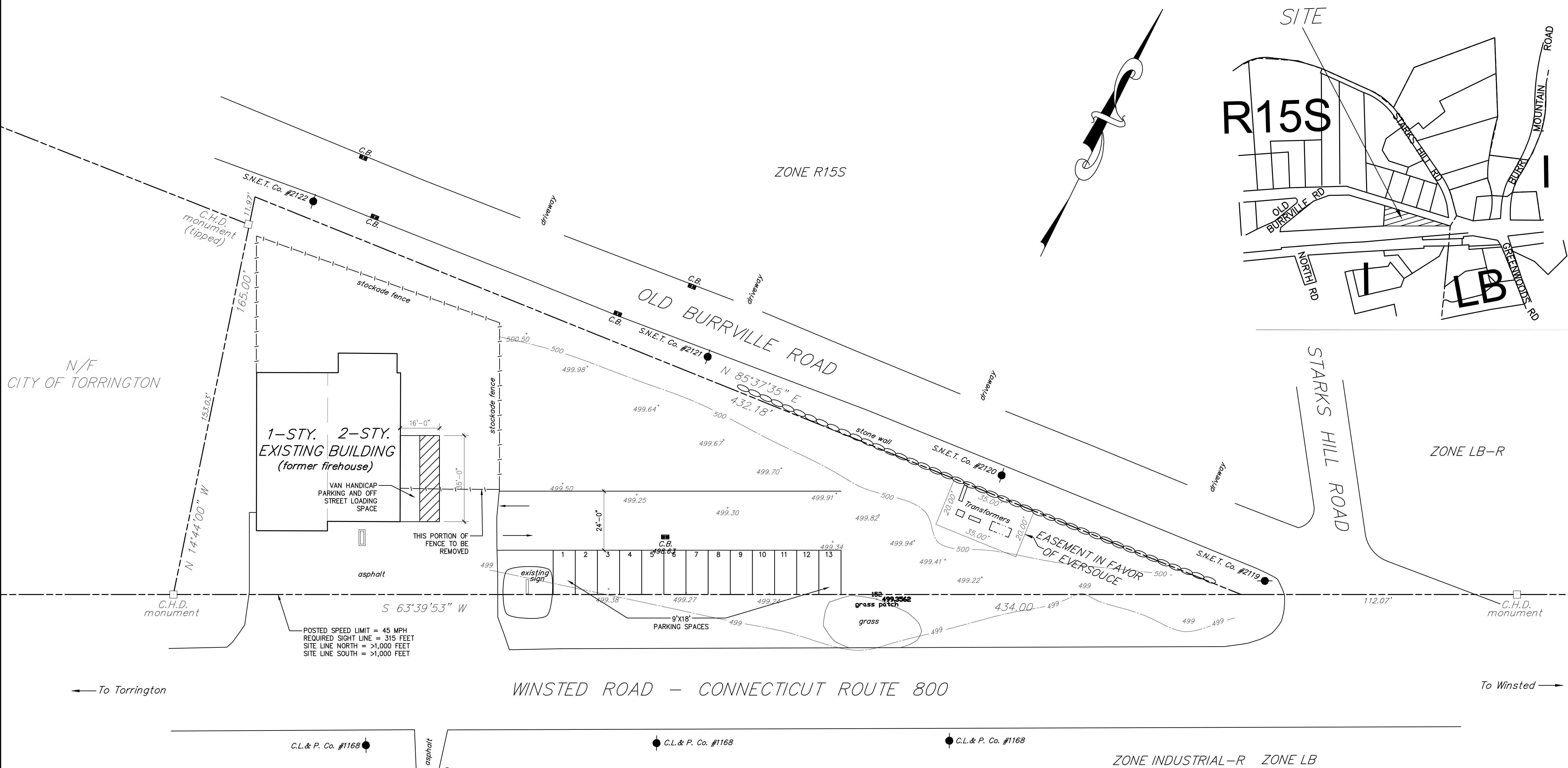


INFORMATION TABLE

EXISTING USE OF PROPERTY	BANQUET HALL AND STORAGE
PROPOSED USE OF PROPERTY	SAME PLUS TAG SALES
ZONE	LB
PROPERTY SIZE	35,073 SF
EXISTING GROSS FLOOR AREA	5,620 SF
PROPOSED GROSS FLOOR AREA	N/A
TOTAL IMPERVIOUS SURFACE	24,580 SF
BUILDING HEIGHT	±31 FT
NUMBER OF PARKING SPACES REQUIRED	13 AND 1 HANDICAP
NUMBER OF PARKING SPACES PROVIDED	13 AND 1 HANDICAP
NUMBER OF LOADING SPACES REQUIRED	1
NUMBER OF LOADING SPACES PROVIDED	1

PROJECT DESCRIPTION

THIS PROPERTY IS CURRENTLY ZONED LB. THE EXISTING USE IS AS A BANQUET HALL AND STORAGE. THE OWNERS WOULD LIKE TO ADD A TAG SALE/FLEA MARKET IN AN AREA CURRENTLY UTILIZED FOR STORAGE (+/-2,000 SF). THIS PLAN IS INTENDED TO DEMONSTRATE COMPLIANCE WITH THE CITY ZONING REGULATIONS, AND IN PARTICULAR, THE PARKING REQUIREMENTS. APPROXIMATELY 2,000 SF WILL BE UTILIZED FOR TAG SALE/FLEA MARKET ACTIVITIES WHICH REQUIRE A MINIMUM OF 6 PARKING SPACES (2,000 SF/350 SPACES PER SF). THE BANQUET HALL (+/- 2,000 SF) REQUIRES 7 SPACES (2,000 SF/300 SPACES PER SF). THE REMAINING STORAGE IS ACCESSORY TO THE EXISTING USES AND THEREFORE NO PARKING IS REQUIRED.



N/F CITY OF TORRINGTON

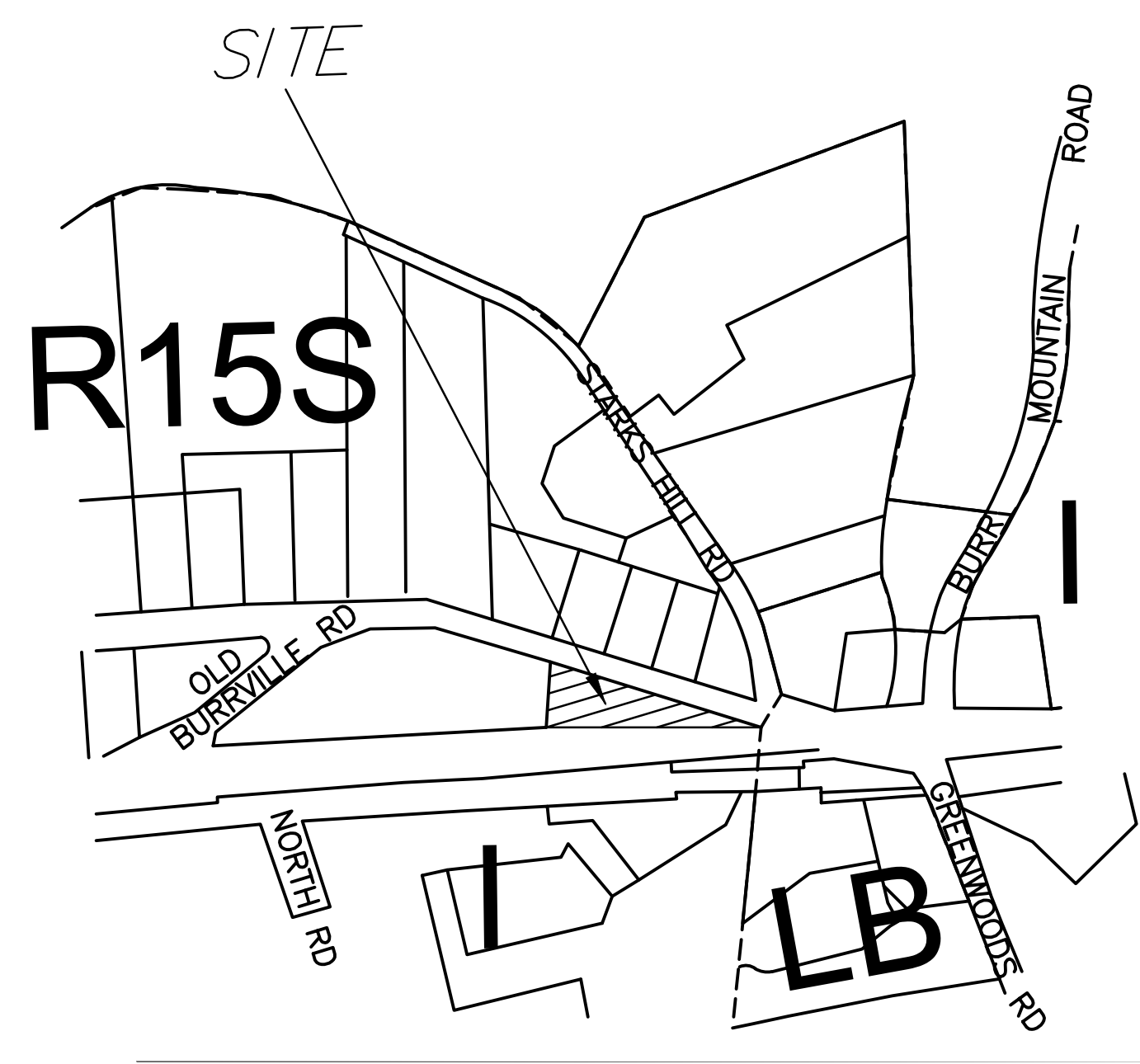
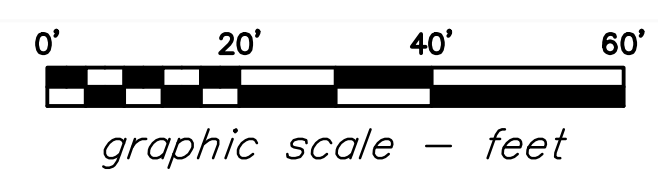
← To Torrington

To Winsted →

WINSTED ROAD - CONNECTICUT ROUTE 800

This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-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. It is a DEPENDENT RESURVEY conforming with CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
To my knowledge and belief, this map is substantially correct as noted hereon.

SCALE: 1" = 20' JANUARY 10, 2022



**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 : AS-NOTED
DATE : 05-18-22
REVISION DATE :

VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

**SITE DEVELOPMENT PLAN
FINAL MOVE LLC
2865 WINSTED ROAD
TORRINGTON, CONNECTICUT**

PROJECT # 22022
PLAN # CS-101