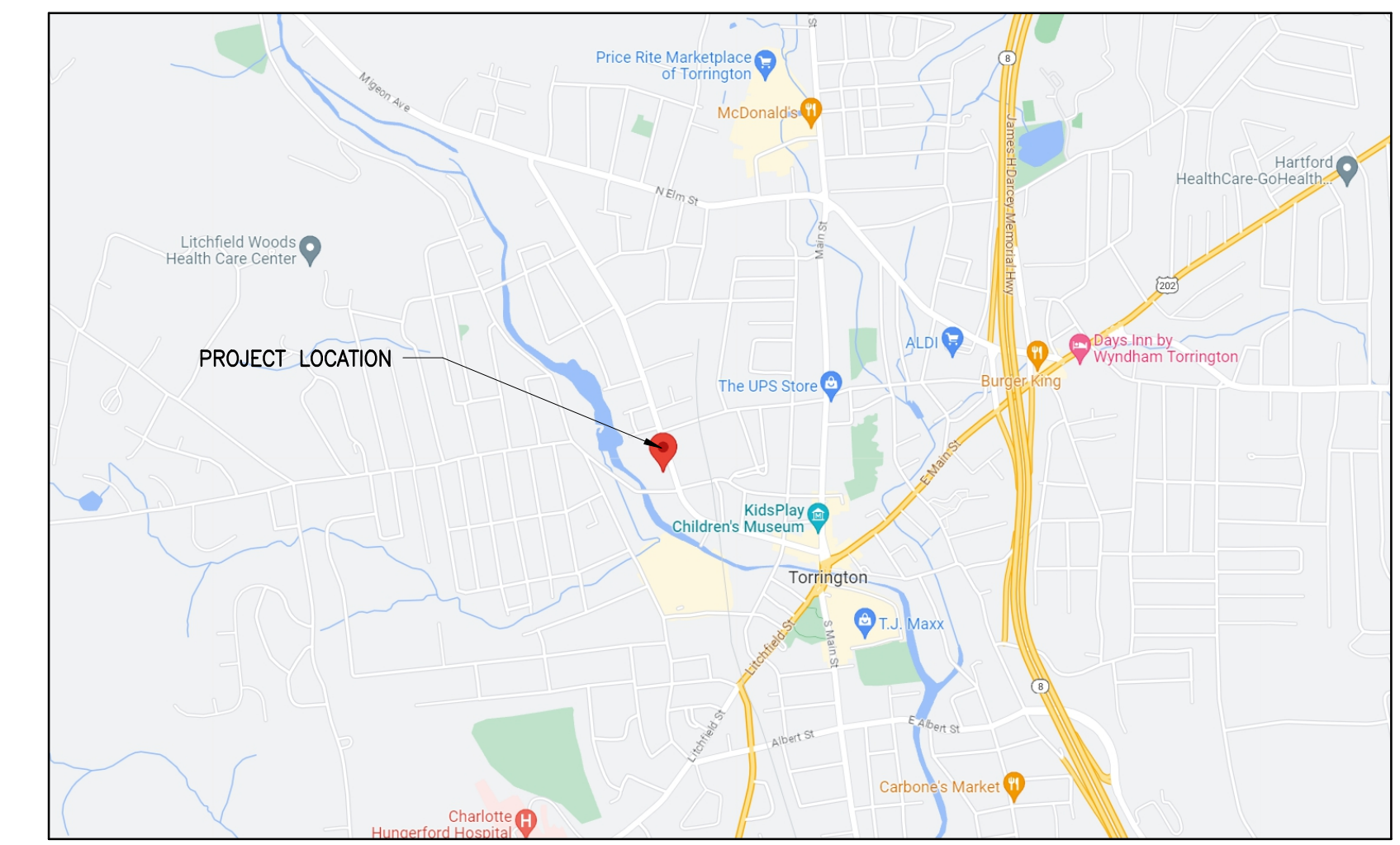


PROJECT LOCATION KEY PLAN



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A CHANGE OF USE FROM VACANT (PREVIOUSLY OIL DISTRIBUTOR) TO A MOTOR VEHICLE REPAIR/SALES FACILITY. PLEASE NOTE THAT PRIOR TO THE OIL DISTRIBUTOR THIS WAS OPERATED AS A MOTOR VEHICLE REPAIR/SALES FACILITY. THE REQUIRED PARKING IS 3 SPACES PER BAY (12), 1 FOR THE OFFICE (13), PLUS A VAN HANDICAP SPACE. THE PROPERTY IS LOCATED IN THE DD ZONE AND DOES NOT ABUT A RESIDENTIAL ZONE, THEREFORE SETBACKS TO THE PROPERTY LINES IS NOT APPLICABLE.

ZONING & PARKING SUMMARY

PROPOSED SITE & USE SUMMARY			
EXISTING USE:	VACANT		
PROPOSED USE:	MOTOR VEHICLE REPAIR		
ZONE:	DOWNTOWN DISTRICT		
BULK REQUIREMENTS			
LOT AREA & COVERAGE	REQUIRED NO. MIN. AREA	EXISTING 21,958 SF	PROPOSED 21,958 SF
MINIMUM LOT AREA	60'	20'±	20'±
MAXIMUM BLDG. HEIGHT			
BUILDING SETBACKS			
FRONT YARD	NONE		
SIDE YARDS (MIN/TOTAL)	N/A		
REAR YARD	N/A		
PARKING REQUIREMENTS			
# OF STALLS	3/GARAGE BAY PLUS 1/OFFICE	NONE*	13+1 HANDICAP
PARKING STALL DIM.	9'X18'	NONE*	9'X18'
DRIVE AISLE WIDTH	22'	NONE*	40.47'
*INDICATES EXISTING NONCONFORMING			

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: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 3. Conditional Approval: \_\_\_\_\_  
 Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**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 : 03-07-23
REVISION DATE :

VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

**SITE DEVELOPMENT PLAN PREPARED FOR  
BARIS CEM KORA - ECK MOTORSPORTS, LLC  
37 MIGEON AVENUE  
TORRINGTON, CONNECTICUT**