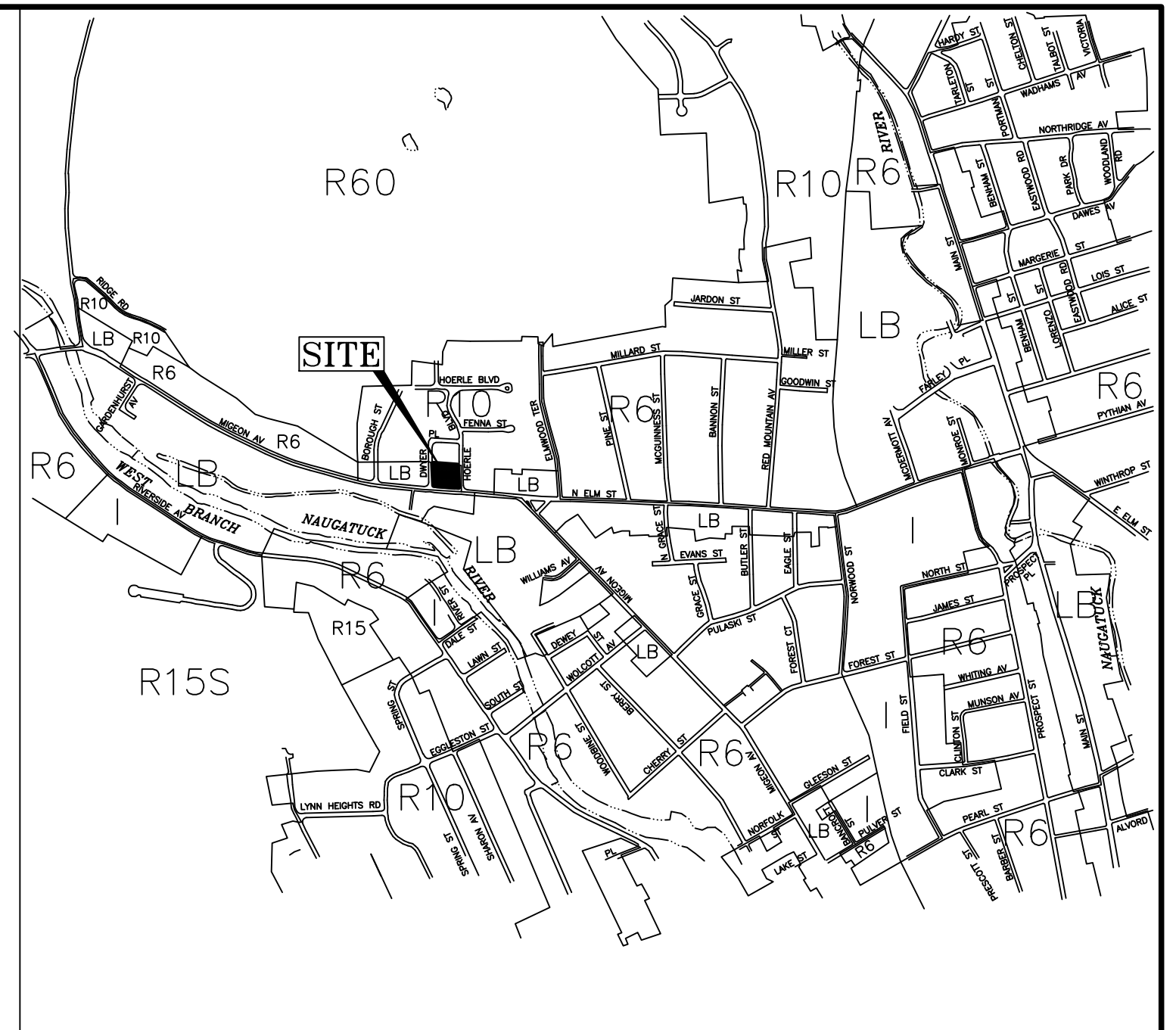
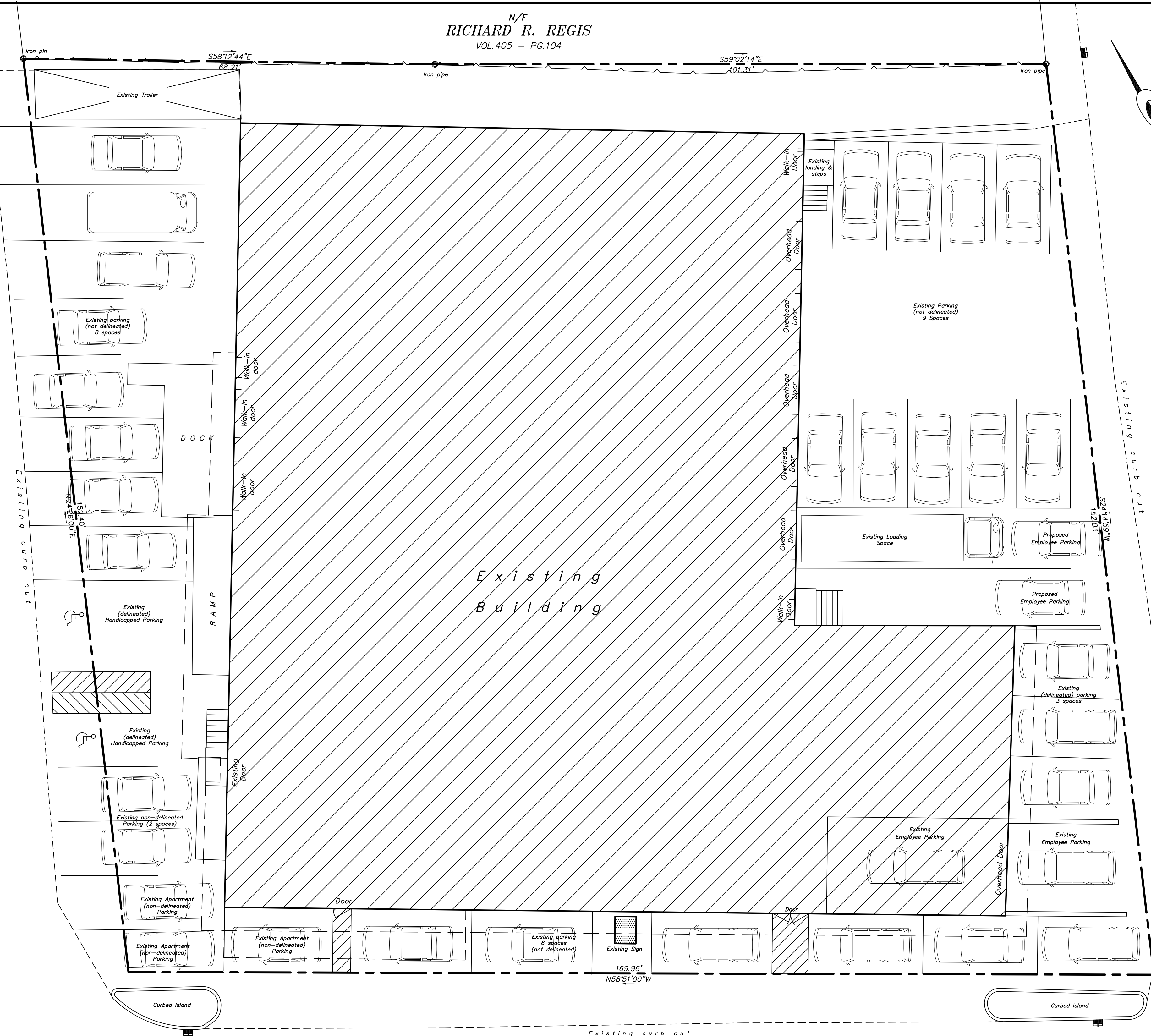


N/F
RICHARD R. REGIS
 VOL.405 - PG.104



D W Y E R P L A C E

H O E R L E B O U L E V A R D



Information Table

- a. EXISTING USE - Retail (store), Warehouse (within structure) and 1-1bedroom apt. 1-2 bedroom apartment.
- b. PROPOSED USE - Retail (store), Warehouse (within structure), 1-1bedroom apt 2-2 bedroom apartments, Proposed Gym Space. (within structure).
- c. ZONE - LB (Local business)
- d. LOT SIZE - 25,600 S.F. or 0.587 Ac.
- e. GROSS FLOOR AREA - Existing - 19,000± S.F.
- f. GROSS FLOOR AREA - Proposed - no change
- g. TOTAL IMPERVIOUS SURFACE - Existing - 24,160/25,600=94% - Proposed (no change)
- h. BUILDING HEIGHT - 2-stories - 30'±
- i. PARKING SPACES REQUIRED - Retail=1,130/350=3.2, Warehouse=5,645/200=2.8, Residential -2 bedroom=2, Residential -1 bedroom=1, Indoor Gym 4800/200=24, TOTAL = 33 SPACES PLUS 2 HDPC
- j. PARKING SPACES PROVIDED - 34 spaces plus 2 hdpc
- k. LOADING SPACES REQUIRED - 1
- l. LOADING SPACES PROVIDED - 1

NOTE: All parking stripping to be painted or repainted. Handicap spaces to be marked with proper above grade signage.

1. Approved by the Planning & Zoning Commission:
2. Final Approval: _____
 Date: _____ Chairman
 Expiration Date: _____
3. Conditional Approval: _____
 Date: _____ Chairman
 Expiration Date: _____

NOTES

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 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 LIMITED PROPERTY SURVEY based on a RESURVEY and conforms to a Horizontal Accuracy Class A-2 and a Vertical Accuracy Class N/A .
2. OWNER OF RECORD - JOHN FALCONE, LLC. (Vol.938 - Pg.1127)
3. AREA - 25,600 S.F. or 0.587 Ac.
4. Refer to map entitled "IMPROVEMENT LOCATION SURVEY - PREPARED FOR JOHN G. FALCONE, 622-634 MIGEON AVENUE, TORRINGTON, CONNECTICUT", Scale of 1" = 10', dated July, 2003 prepared by Sterling Land Surveying, LLC.
5. Property is serviced by municipal sewer and water.
6. No proposed change in lighting.
7. No proposed change in grading.

M I G E O N A V E N U E - R O U T E 4

IMPROVEMENT LOCATION SURVEY

PREPARED FOR
JOHN FALCONE
 622 - 634 MIGEON AVENUE
 TORRINGTON, CONNECTICUT

SCALE 1"=10'	DATE APRIL, 2020	SHEET NO. 1 OF 2	JOB NO. 0221-102
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Timothy G. Wyllie Jr., Land Surveyor
 Barkhamsted, Connecticut
 Phone: 860.605.9075 email: tgwsurveying@gmail.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. _____, L.S. TIMOTHY G. WYLLIE, JR. LICENSE # 70421 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED GRAPHIC SCALE (INCHES) 	4/29/2021 Proposed employee parking location REVISIONS
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CD
 SNET
 411

(SEAL)