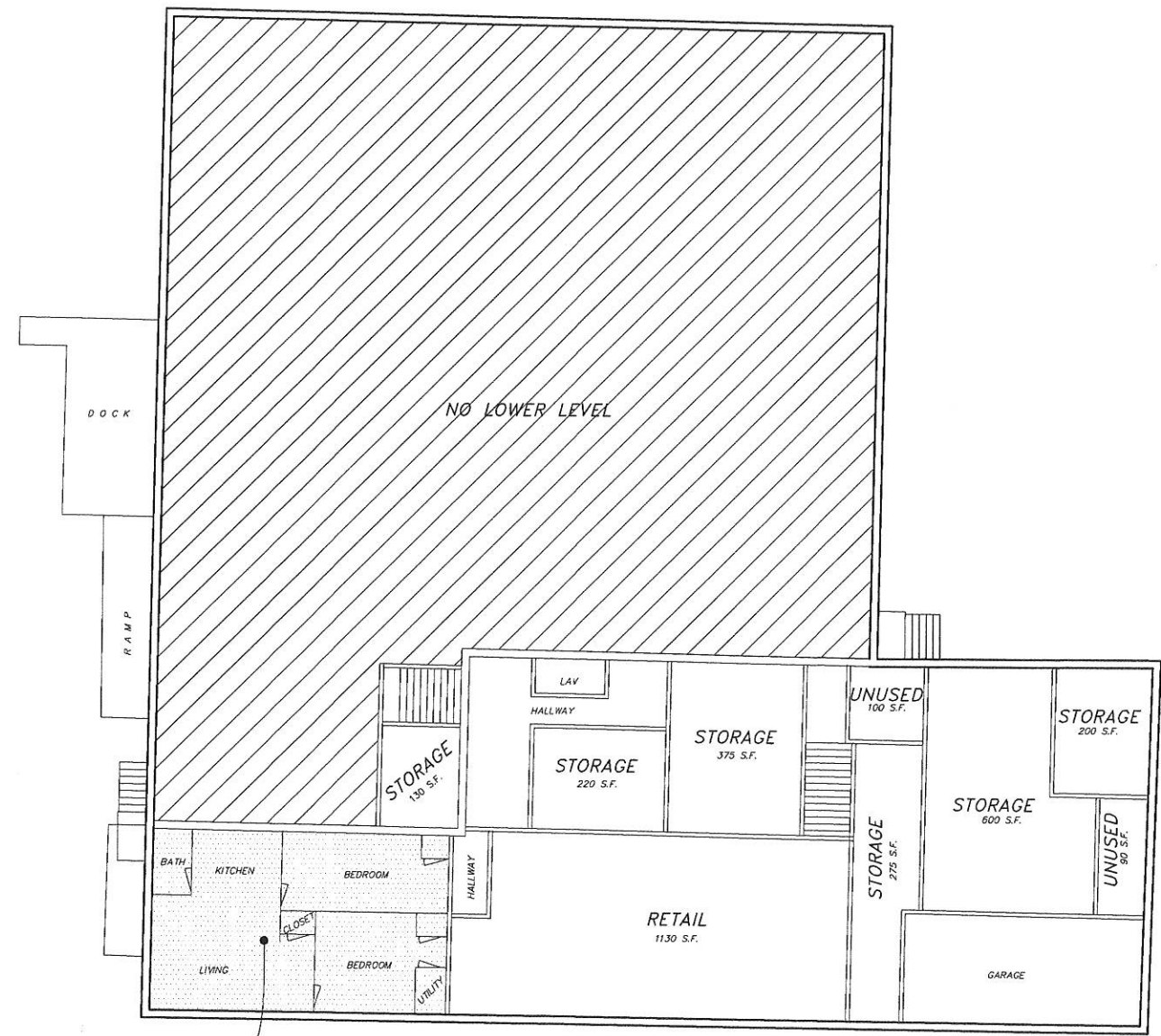


UPPER LEVEL



LOWER LEVEL

PROPOSED 2 BEDROOM APARTMENT (dotted area)

PROPOSED 2 BEDROOM APARTMENT (dotted area)

NO.	REVISIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TIMOTHY G. WYLLIE, JR. LICENSE # 70421 L.S.
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)

(SEAL)

IMPROVEMENT LOCATION SURVEY

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

SCALE 1"=10'	DATE DECEMBER, 2020	SHEET NO. 2 OF 2	JOB NO. 0221-101
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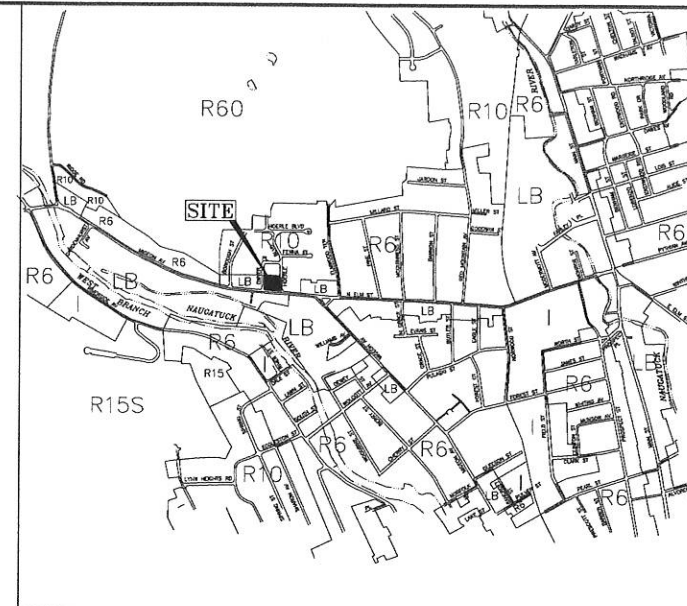
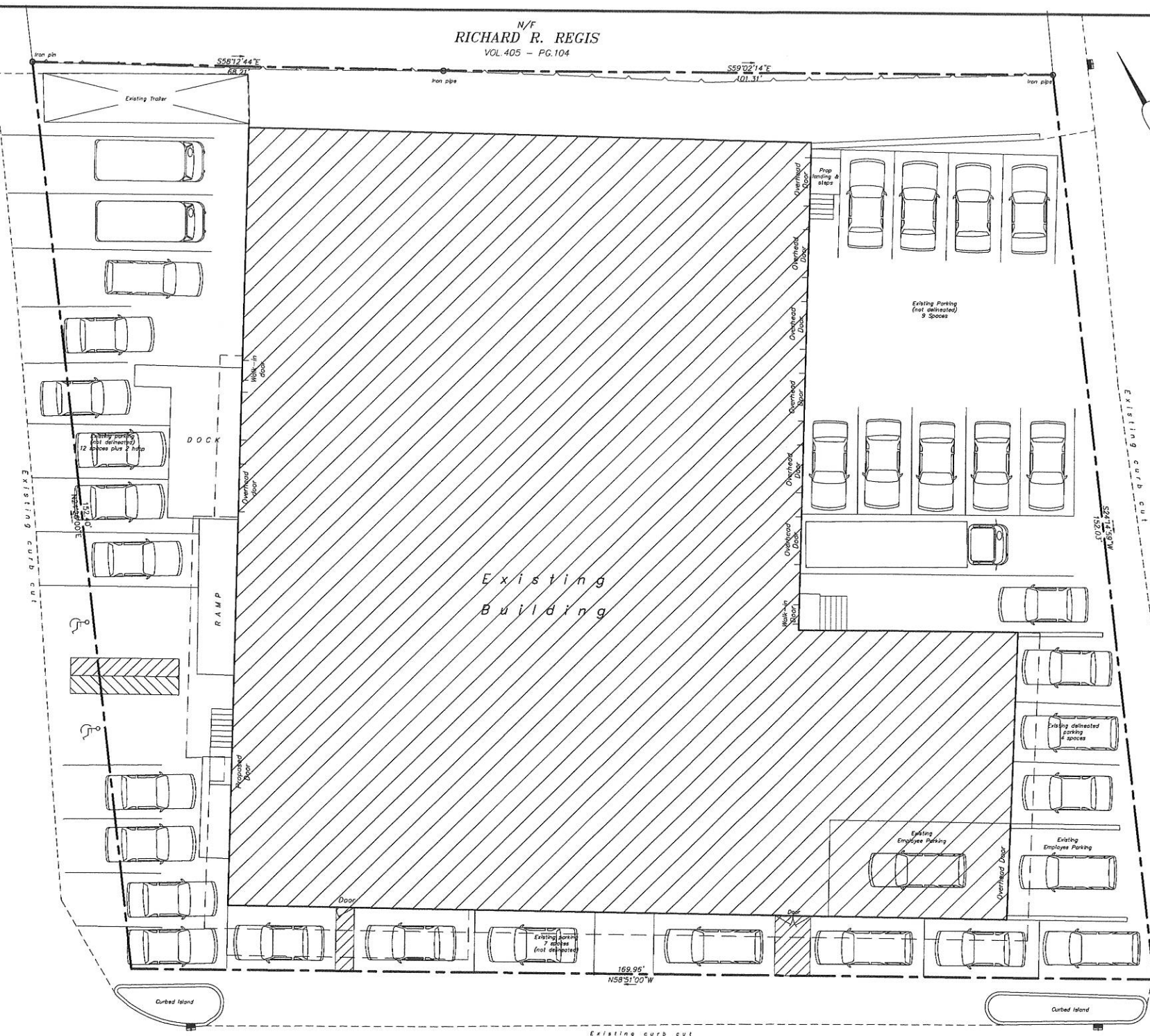
Timothy G. Wyllie Jr., Land Surveyor
Barkhamsted, Connecticut
Phone: 860.605.9075 email: tgwsurveying@gmail.com

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

CD,
 1111
 2752

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 (produce & health food store), Warehouse (within structure) and 1-bedroom apt.
- b. PROPOSED USE - Retail (produce & health food store), Warehouse (within structure), 1-bedroom apt 2-2 bedroom apartments.
- 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=1,130/250=4.5, Warehouse=10,245/2000=5.1, Residential 1-bedroom=1.5/ 2-bedroom=4, TOTAL = 15.1 SPACES PLUS 1 HDOP
- j. PARKING SPACES PROVIDED - 34 spaces plus 2 hdop
- k. LOADING SPACES REQUIRED - 1
- l. LOADING SPACES PROVIDED - 1

NOTE: All parking striping 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

CD,
 1111
 411

NO.	DATE	REVISIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TIMOTHY G. WYLLIE, JR. LICENSE # 70421
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)



(SEAL)

IMPROVEMENT LOCATION SURVEY

PREPARED FOR

JOHN FALCONE

622 - 634 MIGEON AVENUE
 TORRINGTON, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
1"=10'	DECEMBER, 2020	1 OF 2	0221-101

Timothy G. Wyllie Jr., Land Surveyor
 Barkhamsted, Connecticut

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email: tgwsurveying@gmail.com