

**ZONING TABLE**

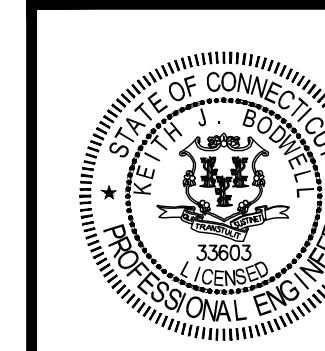
OWNER OF RECORD	THONGSENG RAMOS & RYAN TIC BATCHELDER
ZONE	LOCAL BUSINESS ZONE (LB)
MINIMUM LOT AREA IP ZONE	10,000 SF
MINIMUM LOT WIDTH	80 FT
FRONT YARD SETBACK	10 FT
SIDE YARD SETBACK	25 FT ONLY IF ADJACENT TO A RESIDENTIAL ZONE
REAR YARD SETBACK	25 FT ONLY IF ADJACENT TO A RESIDENTIAL ZONE
MAXIMUM HEIGHT	50 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	0.75
TOTAL SITE AREA (SF)	18,100 SF
PROPOSED IMPERVIOUS SURFACE RATIO	0.60
PARKING PROVIDED	
1 HANDICAP SPACE	
6 REGULAR SPACES	
FRONTAGE OF PROPOSED TAKE OUT USE = 280'	
EXISTING 24" DECIDUOUS TREE TO REMAIN	
EXISTING 12" CEDAR TO REMAIN	
6 PROPOSED DECIDUOUS TREES -	2" TRUNK DIAMETER MIN, 5' BRANCH HEIGHT MIN, 8' TOTAL HEIGHT MIN
35 - PROPOSED DENSE SPREADING YEW'S	18" HEIGHT

**LEGEND**

- EXISTING IRON PIPE
- EXISTING IRON PIN
- SET IRON PIN
- - - EXISTING CONTOURS
- EX FENCE LINE



**BODWELL ENGINEERING AND SURVEYING LLC**  
 92 CREAM HILL RD. - WEST CORNWALL, CT 06796  
 860-318-5300 - BODWELLENENGINEERING.COM



**SITE PLAN**

1050 EAST MAIN ST - TORRINGTON, CT  
 Map 133 Block 006 Lot 040

PREPARED FOR  
 RYAN BATCHELDER  
 1050 EAST MAIN ST  
 TORRINGTON, CT 06790

APPROVED:

SCALE: 1"=20'  
 DATE: SEPTEMBER 2022  
 REV:

PROJECT#: 2021-21  
 SHEET#: 1 OF 1