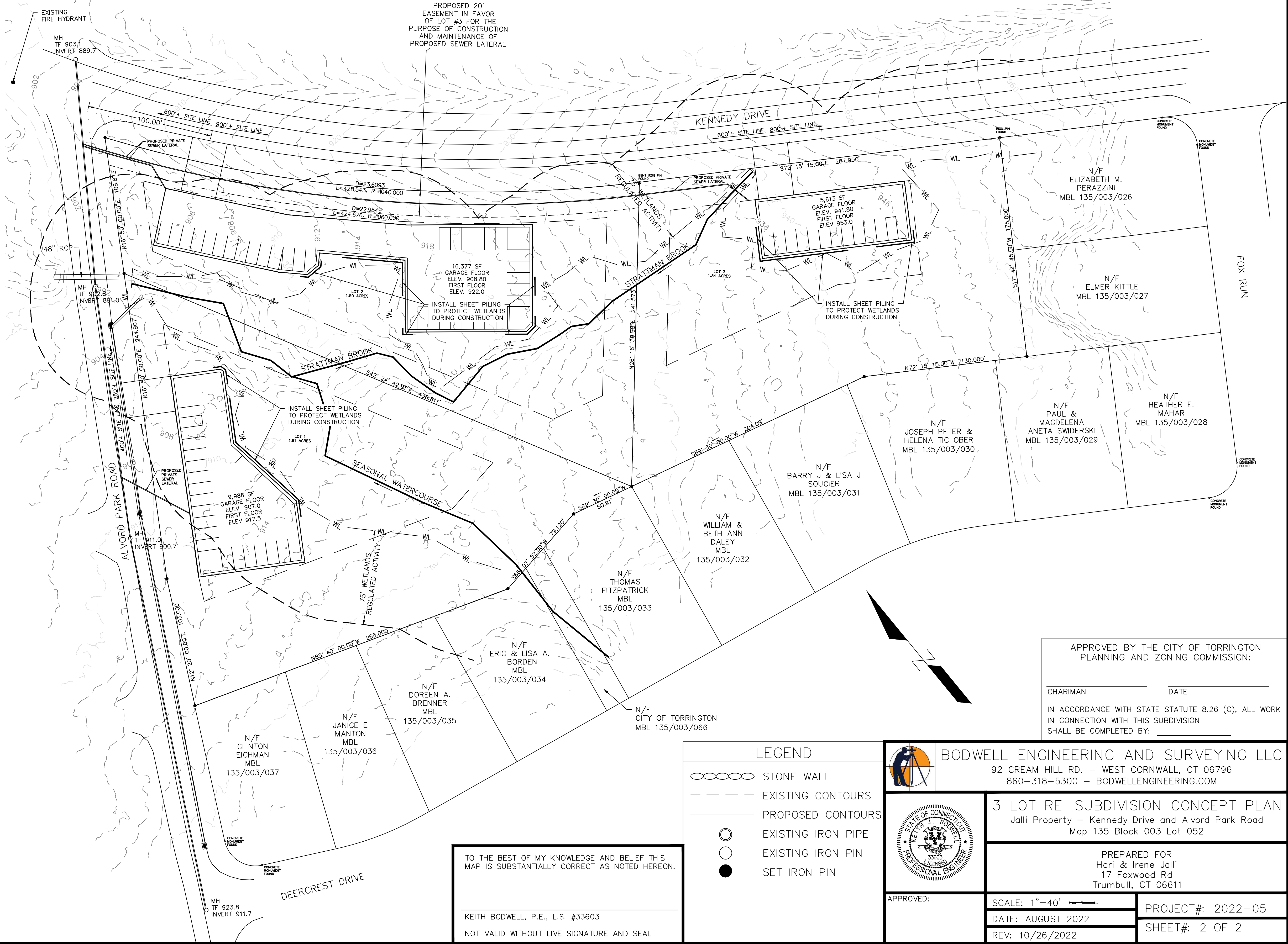


- GENERAL NOTES**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
    - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
    - THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY"
    - THE TYPE OF SURVEY IS A "SUBDIVISION SURVEY"
  - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
  - THE NORTH ARROW IS BASED UPON REFERENCE MAP.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 

"SUBDIVISION PLAN FOR DEERCREST WOODS", KNOLLWOOD DR, ALVORD PARK RD, KENNEDY DR, TORRINGTON CONN. DATED APRIL 1988, REVISED 5/16/88, 7/11/88, 7/31/88, PREPARED BY TRANQUILLO ENGINEERING CONSULTING PROFESSIONAL ENGINEERS. FILED AS MAP NUMBERS 3383 & 3384 IN THE TORRINGTON LAND RECORDS
  - THE APPLICANT REQUESTS A WAIVER OF THE OPEN SPACE REQUIREMENTS FOR THESE LOTS. A LARGE PORTION OF THESE LOTS CONTAIN WETLANDS SOILS AND CAN NOT BE DEVELOPED. MEETING OPEN SPACE REQUIREMENTS WOULD PUT A HARDSHIP ON THESE LOTS.
  - THE APPLICANT REQUESTS WAIVER OF A FULL SEDIMENT AND EROSION CONTROL PLAN, THESE PLANS ARE CONCEPT ONLY AND FULL EROSION AND SEDIMENT CONTROL PLANS WILL BE SUBMITTED WHEN APPLICATION IS MADE FOR DEVELOPMENT OF THE INDIVIDUAL LOTS.
  - THE APPLICANT REQUESTS WAIVER OF STORMWATER MANAGEMENT PLANS, THESE PLANS ARE CONCEPT ONLY AND FULL STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WHEN APPLICATION IS MADE FOR DEVELOPMENT OF THE INDIVIDUAL LOTS.
  - NO FEDERALLY DEFINED FLOODPLAINS EXIST ON THIS PROPERTY WATER AND SEWER SERVICE TO BE PROVIDED BY TORRINGTON WATER COMPANY AND TORRINGTON WATER POLLUTION CONTROL AUTHORITY.
  - THIS PLAN IS A CONCEPT PLAN ONLY, NOT FOR CONSTRUCTION

ZONING TABLE	
OWNER OF RECORD	IRENE MARY JALLI
ZONE	INDUSTRIAL PARK ZONE (IP)
MINIMUM LOT AREA IP ZONE	40,000 SF / 0.9183 ACRES
MINIMUM LOT WIDTH	150 FT
FRONT YARD SETBACK	25 FT OR 75 FT IF ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE
SIDE YARD SETBACK	25 FT OR 75 FT IF ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE
REAR YARD SETBACK	50 FT OR 75 FT IF ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE
MAXIMUM HEIGHT	60 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	0.65
TOTAL SITE AREA (SF)	194,104.94 SF - 4.456 ACRES
LOT 1 AREA	70,030.70 SF - 1.61 ACRES
LOT 1 IMPERVIOUS SURFACE RATIO	0.143
LOT 2 AREA	65,492.36 SF - 1.50 ACRES
LOT 2 IMPERVIOUS SURFACE RATIO	0.280
LOT 3 AREA	58,581.88 SF - 1.34 ACRES
LOT 3 IMPERVIOUS SURFACE RATIO	0.115



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KEITH BODWELL, P.E., L.S. #33603

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL

LEGEND	
	STONE WALL
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING IRON PIPE
	EXISTING IRON PIN
	SET IRON PIN

APPROVED BY THE CITY OF TORRINGTON PLANNING AND ZONING COMMISSION:

CHARIMAN \_\_\_\_\_ DATE \_\_\_\_\_

IN ACCORDANCE WITH STATE STATUTE 8.26 (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY: \_\_\_\_\_

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

**3 LOT RE-SUBDIVISION CONCEPT PLAN**  
 Jalli Property - Kennedy Drive and Alford Park Road  
 Map 135 Block 003 Lot 052

PREPARED FOR  
 Hari & Irene Jalli  
 17 Foxwood Rd  
 Trumbull, CT 06611

APPROVED: \_\_\_\_\_

SCALE: 1"=40'

DATE: AUGUST 2022

REV: 10/26/2022

PROJECT#: 2022-05

SHEET#: 2 OF 2