

"WIND-TREE" SUBDIVISION

"STONEGATE" SUBDIVISION

TORRINGTON SAVINGS BANK  
VOL. 706 - PG. 326  
MBL 136/005/030  
Zone LB

N/F  
**ESTER C. REBILLARD**  
VOL. 768 - PG. 483  
MBL 247/001/007  
Zone R155

N/F  
**YO YO TORRINGTON LLC**  
MBL 247/001/001  
Zone LB

N/F  
**NORTHEASTERN GAS TRANSMISSION CO.**  
VOL. 459 - PG. 75  
MBL 136/005/032  
Zone LB

N/F  
**YANKEE GAS SERVICE COMPANY**  
VOL. 459 - PG. 75  
MBL 136/005/032  
Zone LB

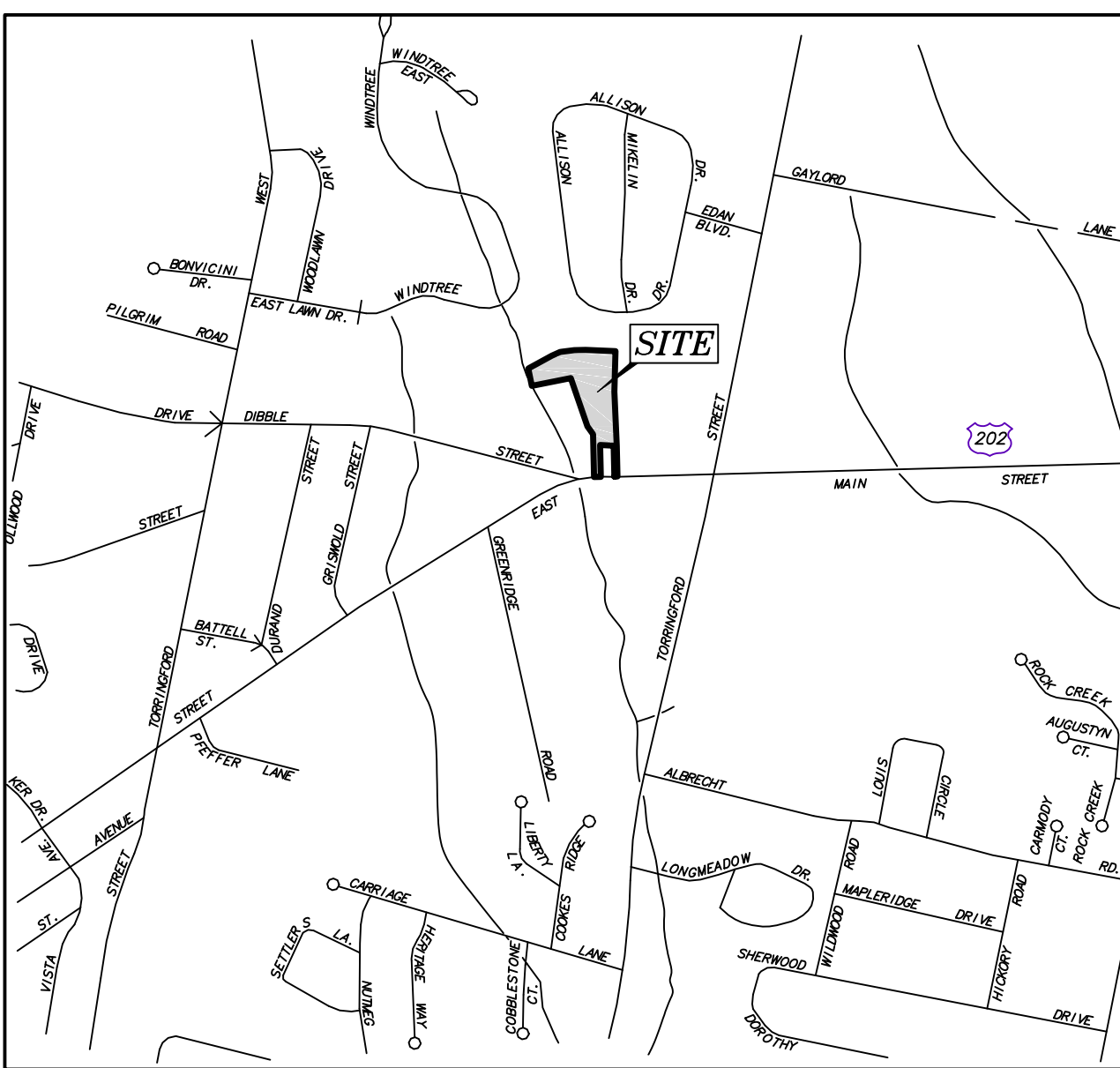
N/F  
**GR PARTNERS LLC**  
VOL. 1197 - PG. 963  
MBL 136/005/031  
Zone I

**INFORMATION TABLE**

- a. EXISTING USE - Retail sales, small engine sales & service, OTB (Recreation) and warehouse with associated offices.
- b. PROPOSED USES - No Change (Same)
- c. ZONE LB (Local Business) & I (Industrial)
- d. TOTAL AREA - 165,357 S.F. or 3.796 Ac.
- e. GROSS FLOOR AREA - Existing Structures - 25,000 s.f.
- f. GROSS FLOOR AREA - Proposed Structures - 10,200 s.f.
- g. TOTAL IMPERVIOUS SURFACE - 124,100/165,357 = 75%
- h. BUILDING HEIGHT - 27' (Two stories)
- i. PARKING SPACE REQUIRED - See parking schedule below
- j. PARKING SPACES PROVIDED - See parking schedule below
- k. LOADING SPACES REQUIRED - 22,360 S.F. = 1 Space
- l. LOADING SPACE PROVIDED - 3 Spaces

**PARKING REQUIREMENTS**

- BUILDING "A" Area "1"**
  - Retail - 2400/250=10 spaces
  - Service/retail 2240/250=9 spaces
  - Office 1000/350 = 3 spaces
  - Warehouse 4560/2000 = 2 Spaces
- BUILDING "A" Area "2"**
  - Retail 2400/250 = 10 Spaces
  - Warehouse - 7800/2000 = 4 Spaces
- BUILDING "B"**
  - Offices 800/350 = 2 Spaces
  - Warehouse 10000/2000 = 5 Spaces
- BUILDING "C"**
  - Recreation 4000/200 = 20 Spaces
- STORAGE TRAILERS**
  - Warehouse 650/2000= 1 Spaces
- TOTAL REQUIRED = 66 Spaces Plus 3 Hdcp**
- TOTAL PROVIDED = 114 Spaces Plus 5 Hdcp**



**VICINITY MAP**  
Scale: 1"=1000'

**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. adopted June 21, 1996 and amended October 26, 2018. It is a LIMITED PROPERTY SURVEY based on a RESURVEY and conforms to a Horizontal Accuracy Class A-2.
- Property Lines and Improvements shown taken from Map #4851 T.L.R. and field checked January 2024.
2. OWNER OF RECORD - GEORGE G. RUWET (Vol.1149-Pg.847)
3. AREA - 165,357 S.F. or 3.796 Ac.
4. ZONE - LB (Local Business) & I (Industrial)
5. ASSESSOR LOT - MBL 247/001/035-1
6. No proposed change in lighting.
7. Property is serviced by municipal sewer and water.

**LEGEND**

- PROPERTY LINE
- EASEMENT
- VEGETATION LINE
- UNDERGROUND GAS LINE
- IRON PIN OR PIPE
- MONUMENT
- CATCH BASIN
- CURBLESS CATCH BASIN
- MANHOLE
- HAND HOLE
- UTILITY POLE
- LIGHT POLE
- WATER SHUTOFF
- TREE

EAST MAIN STREET

1. Approved by the Planning & Zoning Commission:

2. Final Approval: \_\_\_\_\_ Chairman  
Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

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

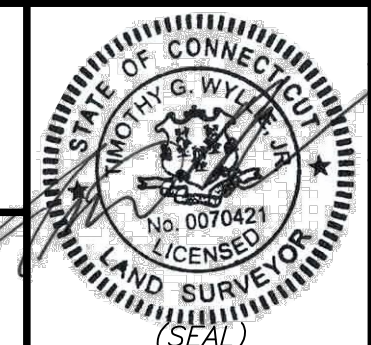
NO.	REVISIONS

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)



**COMPILATION PLAN**

PREPARED FOR

**GEORGE G. RUWET**

1695 - 1703 EAST MAIN STREET  
TORRINGTON, CONNECTICUT

SCALE: 1"=30'	DATE: January, 2024	SHEET NO. 1 OF 1	JOB NO. 0419-101
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**Timothy G. Wyllie Jr., Land Surveyor**  
Barkhamsted, Connecticut

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