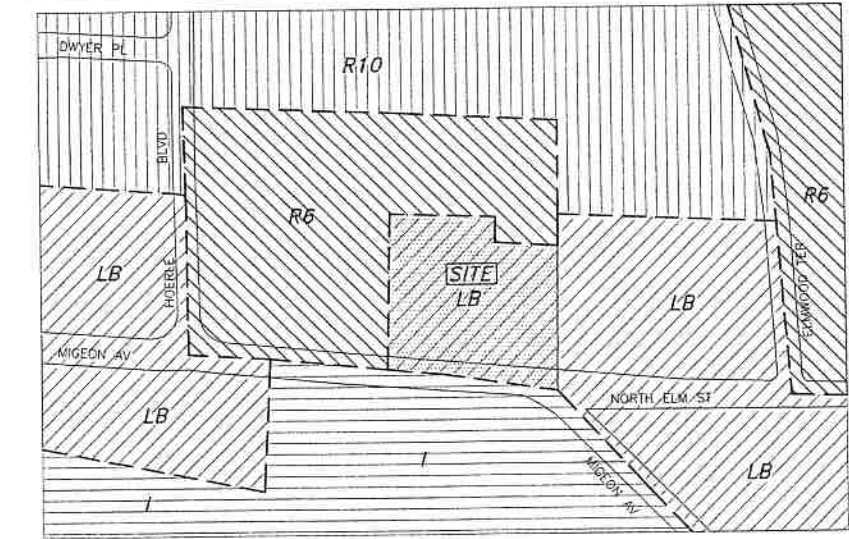


MIGEON AVENUE - ROUTE 4

NORTH ELM STREET
ROUTE 4

NOTES

- 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 **PROPERTY SURVEY** based on a **DEPENDENT RESURVEY** and conforms to a Horizontal Accuracy Class A-2 and a Vertical Accuracy Class N/A.
- OWNER OF RECORD - DANIEL A. ABATE (Vol.741 - Pg.380)
- AREA - 28772 S.F. or 0.661 Acres
- Refer to maps prepared by William A. Berglund, L.S., G.A. Hanson, L.S. and Robert C. Sterling, L.S.
- ZONE - LB (Local Business)
- No proposed change in grading.
- No proposed change in lighting.



Information Table

a.	EXISTING USE - Motor vehicle sales and service & autobody repair.
b.	PROPOSED USE - Motor vehicle sales and service & autobody repair.
c.	ZONE - LB (Local business)
d.	AREA - 28772 S.F. or 0.661 Ac.
e.	GROSS FLOOR AREA - Existing - 7250 s.f.
f.	GROSS FLOOR AREA - Proposed - No proposed change
g.	TOTAL IMPERVIOUS SURFACE - - Existing - 27500 / 28772 = 96% - Proposed - No change
h.	BUILDING HEIGHT - 25' ± 1 story
i.	PARKING SPACES REQUIRED - Sales/Waiting Area 250/250 = 1 spaces, autobody/painting 1250/250=5 spaces plus 7 bays x 2 =14 spaces Total = 20 spaces plus 1 hdp
j.	PARKING SPACES PROVIDED - 24 spaces plus 1 hdp.

1. Approved by the Planning & Zoning Commission:

2. Final Approval: _____ Chairman
Date: _____ Expiration Date: _____

3. Conditional Approval: _____ Chairman
Date: _____ Expiration Date: _____

THIS SKETCH IS AN ACCURATE REPRESENTATION OF THE PROPOSED LICENSED AREA

DANIEL A. ABATE _____ DATE _____

THE SITE PLAN OF THIS LOCATION HAS BEEN REVIEWED AND GENERALLY REPRESENTS THE APPROVED LOCATION

LOCAL AUTHORITY _____ DATE _____

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

Robert C. Sterling L.S.
ROBERT C. STERLING License # 15196
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)
0 1 2 3 4

REVISIONS

IMPROVEMENT LOCATION SURVEY

PREPARED TO SHOW PROPERTY TO BE LICENSED BY
STATE OF CONNECTICUT - DEPARTMENT OF MOTOR VEHICLES
TO
ABATE AUTOBODY & COLLISION
610 MIGEON AVENUE
TORRINGTON, CONNECTICUT

SCALE 1" = 20' DATE NOVEMBER, 2004 SHEET NO. 1 OF 1 JOB NO. 230-105

STERLING LAND SURVEYING, LLC
122 FRANKLIN STREET
TORRINGTON, CONNECTICUT
Phone 860.489.4920 Fax 860.489.4921