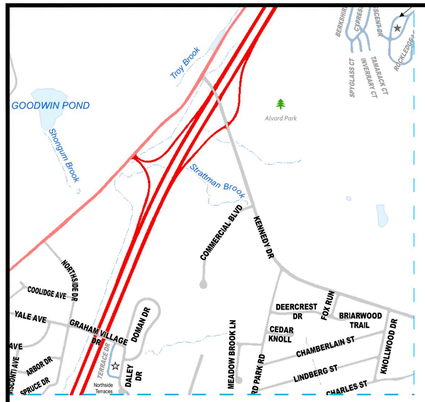


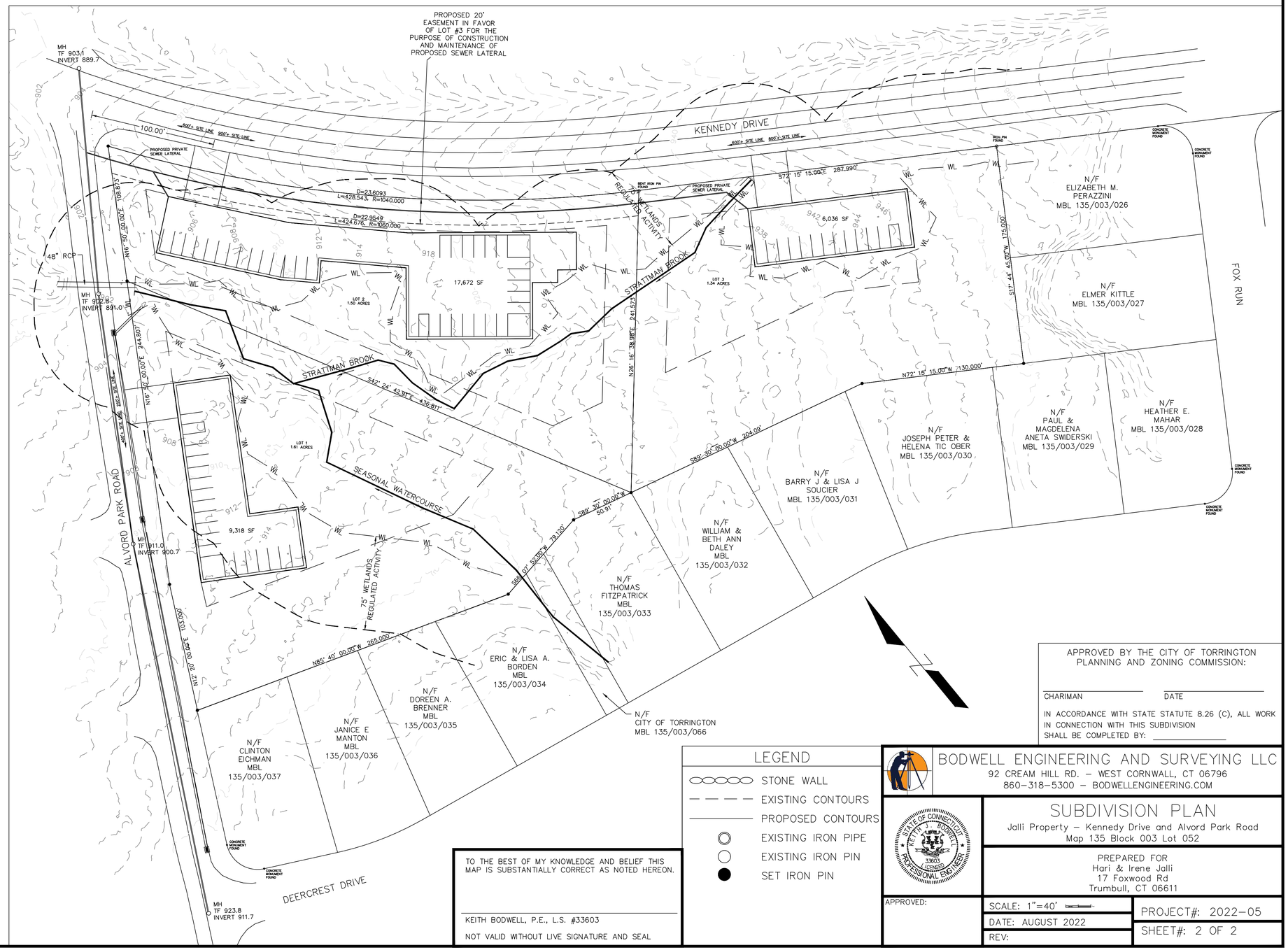
GENERAL NOTES

1. 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.
   A. THE HORIZONTAL ACCURACY CONFORMES TO CLASS "A-2"
   B. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY"
   C. THE TYPE OF SURVEY IS A "SUBDIVISION SURVEY"
2. ALL MONUMNETATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE NORTH ARROW IS BASED UPON REFERENCE MAP.
4. 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

5. 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.
6. 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.

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



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: _____

LEGEND

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

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

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

STATE OF CONNECTICUT KEITH J. BODWELL 33603 LICENSED PROFESSIONAL ENGINEER

SUBDIVISION PLAN

Jalli Property – Kennedy Drive and Alvord 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:

PROJECT#: 2022-05

SHEET#: 2 OF 2