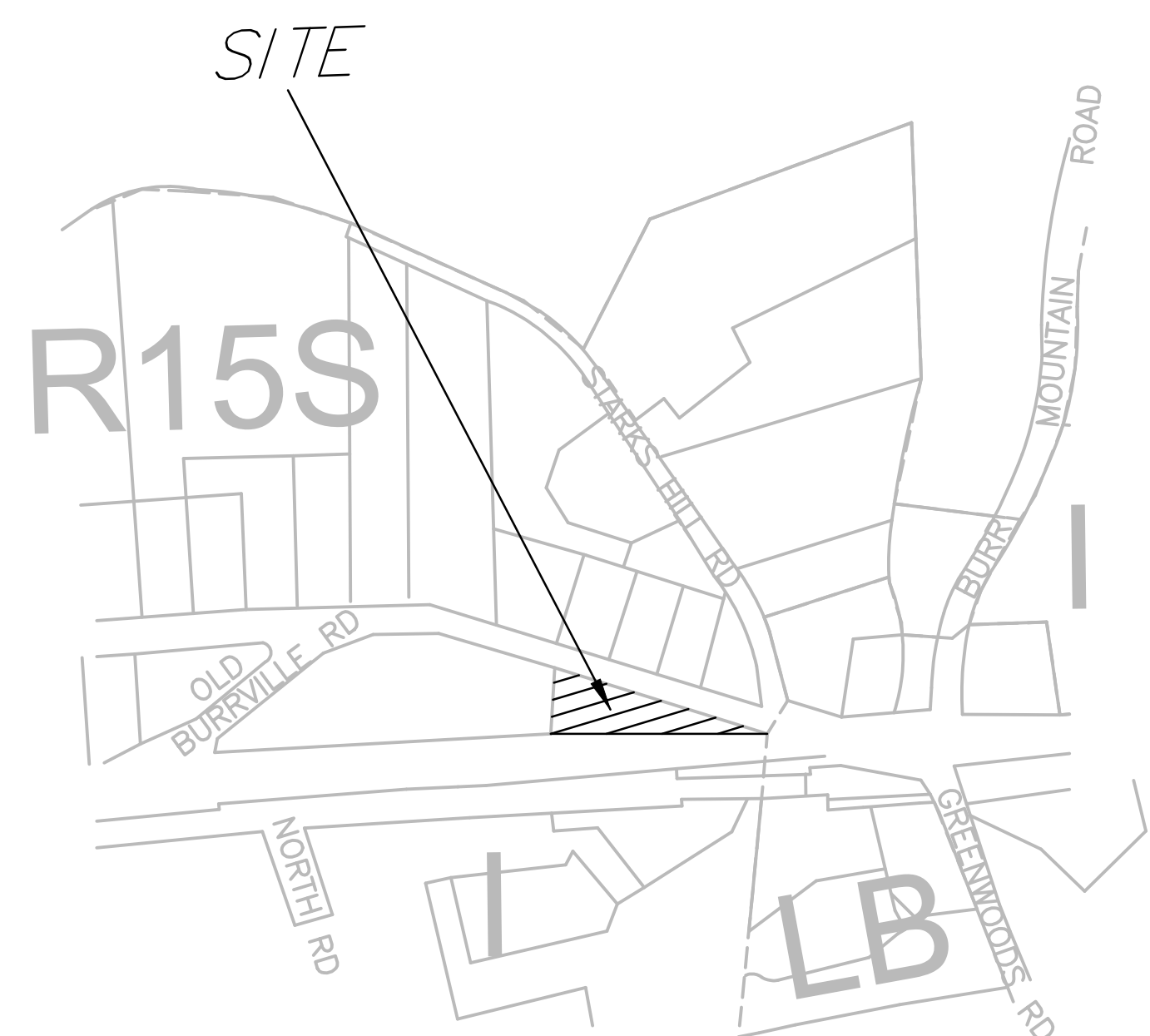
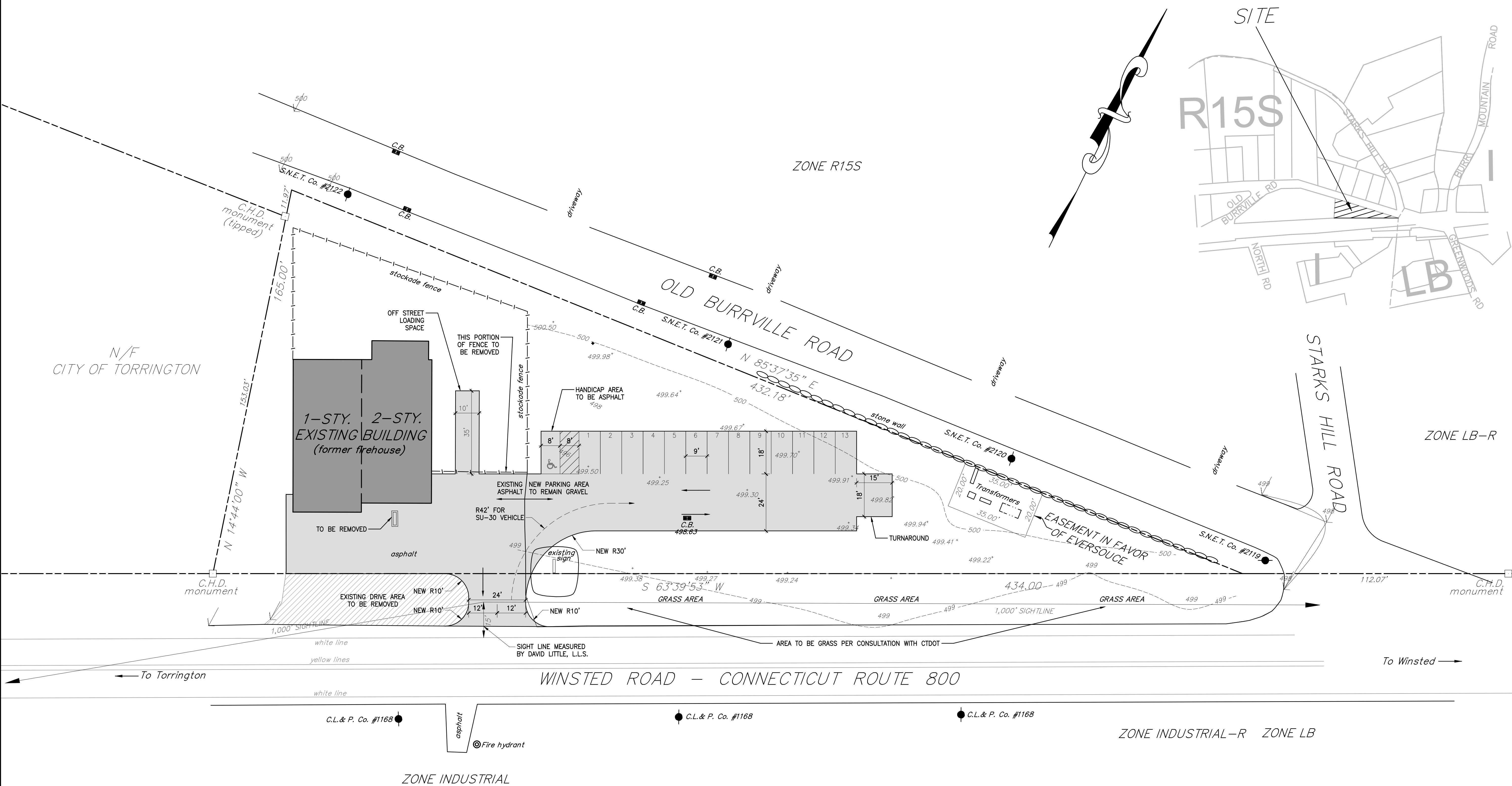


INFORMATION TABLE

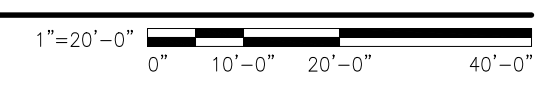
EXISTING USE OF PROPERTY	BANQUET HALL AND STORAGE
PROPOSED USE OF PROPERTY	SAME PLUS TAG SALES
ZONE	LB
PROPERTY SIZE	35,073 SF
EXISTING GROSS FLOOR AREA	5,620 SF
PROPOSED GROSS FLOOR AREA	N/A
TOTAL IMPERVIOUS SURFACE	24,580 SF
BUILDING HEIGHT	±31 FT
NUMBER OF PARKING SPACES REQUIRED	13 AND 1 HANDICAP
NUMBER OF PARKING SPACES PROVIDED	13 AND 1 HANDICAP
NUMBER OF LOADING SPACES REQUIRED	1
NUMBER OF LOADING SPACES PROVIDED	1

PROJECT DESCRIPTION

THIS PROPERTY IS CURRENTLY ZONED LB. THE EXISTING USE IS AS A BANQUET HALL AND STORAGE. THE OWNERS WOULD LIKE TO ADD A TAG SALE/FLEA MARKET IN AN AREA CURRENTLY UTILIZED FOR STORAGE (+/-2,000 SF). THIS PLAN IS INTENDED TO DEMONSTRATE COMPLIANCE WITH THE CITY ZONING REGULATIONS. AND IN PARTICULAR, THE PARKING REQUIREMENTS. APPROXIMATELY 2,000 SF WILL BE UTILIZED FOR TAG SALE/FLEA MARKET ACTIVITIES WHICH REQUIRE A MINIMUM OF 6 PARKING SPACES (2,000 SF/350 SPACES PER SF). THE BANQUET HALL (+/- 2,000 SF) REQUIRES 7 SPACES (2,000 SF/300 SPACES PER SF). THE REMAINING STORAGE IS ACCESSORY TO THE EXISTING USES AND THEREFORE NO PARKING IS REQUIRED.



1 SITE DEVELOPMENT PLAN



Colby Engineering And Consulting, LLC
CEC
 4 BRYNMOOR COURT
 GOSHEN, CONNECTICUT 06756
 (860) 491-9664

DES'D BY : WGC
 APP'D BY : WGC
 DRAWN BY : JMM
 SCALE : AS-NOTED
 DATE : 05-18-22
 REVISION DATE : 06-21-22

VALID WITH RED SEAL ONLY

WILLIAM G. COLBY

SITE DEVELOPMENT PLAN
FINAL MOVE LLC
2865 WINSTED ROAD
TORRINGTON, CONNECTICUT

22022
 CS-101