

MAGNETIC NOVEMBER 2022

EXISTING:

ZONING COMPLIANCE TABLE - R6 ZONING DISTRICT		
STANDARD	REQUIREMENT	EXISTING
LOT SIZE:	7,500	66,168± SQFT
LOT WIDTH:	75 FT.	242.19 FT.
FRONT YARD SETBACK:	25 FT.	8.1 FT.
SIDE YARD SETBACK:	MIN. 8 FT. 20 FT. AGGREGATE	MIN. 3.8 FT. 25.2 FT. AGGREGATE
MAXIMUM BUILDING HEIGHT:	60 FT.	(1) 1 - STORY BUILDING (1) 2 - STORY BUILDING
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.5	0.552
PARKING:	1 PER 5 SEATS IN THE PORTION OF THE BUILDING USED FOR SERVICE PLUS SPACES FOR ANY RESIDENTIAL USES	43 SPACES

NOTES:
- A CORNER LOT SHALL COMPLY WITH THE SETBACK REQUIREMENTS FOR TWO FRONT YARDS AND TWO SIDE YARDS
- EXISTING LAND USE: CHURCH - SANCTUARY

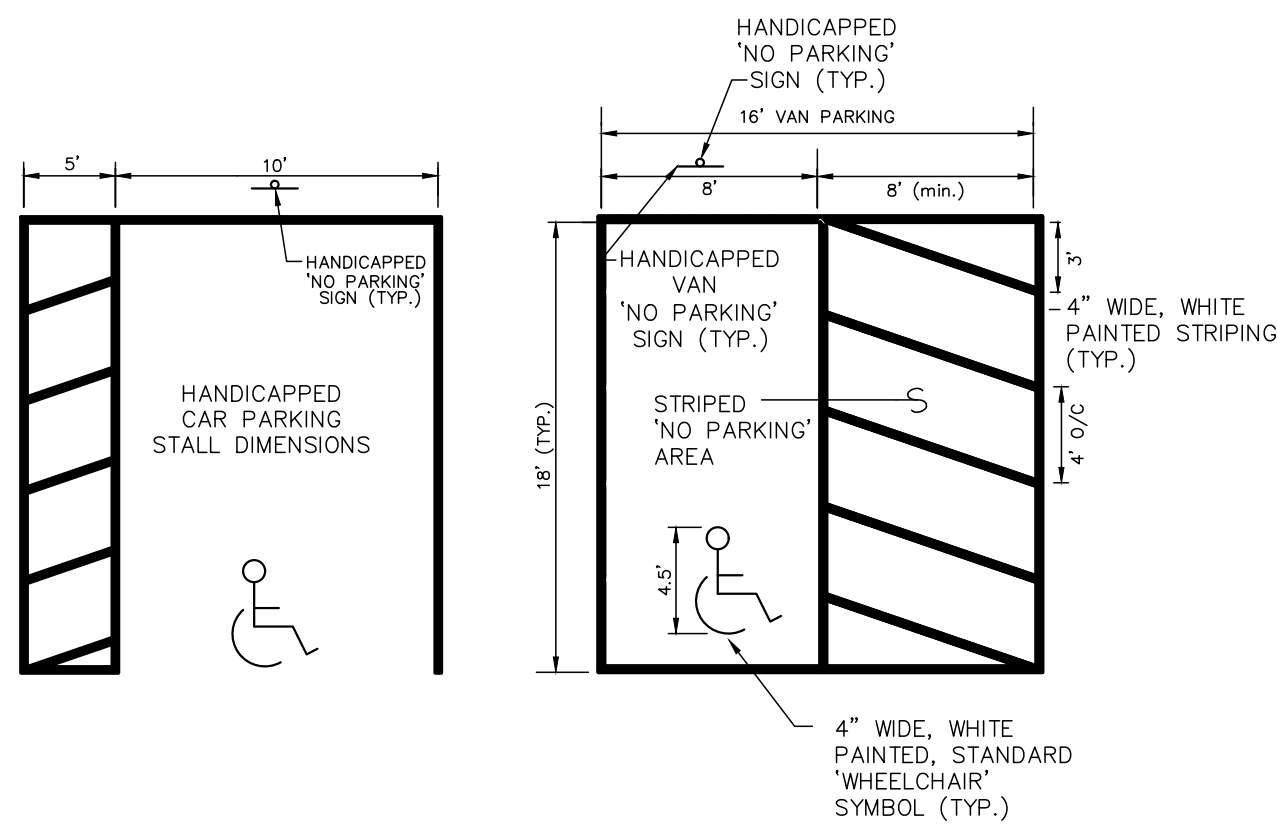
PROPOSED:

ZONING COMPLIANCE TABLE - R6 ZONING DISTRICT (MULTI-FAMILY RESIDENCES, ZONING CH. 6.8)		
STANDARD	REQUIREMENT	PROPOSED
LOT SIZE:	9,000	66,168± SQFT
LOT WIDTH:	90 FT.	242.19 FT.
FRONT YARD SETBACK:	25 FT.	8.1 FT.
SIDE YARD SETBACK:	30 FT.	3.8 FT.
MAXIMUM BUILDING HEIGHT:	45 FT.	(1) 1 - STORY BUILDING (1) 2 - STORY BUILDING
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.5 FT.	.552
PARKING:	2 PER DWELLING UNIT WITH 2 BEDROOMS OR MORE (13 UNITS) + 1.5 PER DWELLING UNIT WITH 1 BEDROOM OR MORE (2 UNITS) TOTAL PARKING REQUIRED = 29 SPACES	40 CONVENTIONAL SPACES 2 HANDICAPPED SPACES (1 VAN ACCESSIBLE)

NOTES:
- A CORNER LOT SHALL COMPLY WITH THE SETBACK REQUIREMENTS FOR TWO FRONT YARDS AND TWO SIDE YARDS
- PROPOSED LAND USE: MULTI-FAMILY RESIDENCE

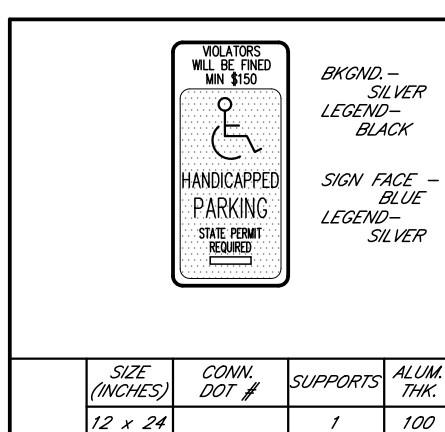
LEGEND

PROPERTY LINE	○
EXISTING IRON PIN OR PIPE	●
PROPOSED IRON PIN OR PIPE	○
DRILL HOLE	⊙
UTILITY POLE W/ANCHOR	⊕
CHAIN FENCE	—○—○—○—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	— 25' F.Y. —
WATERCOURSE	—~—~~—
EXISTING CONTOUR	— 310 —
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5



HANDICAPPED PARKING STALL LAYOUT

N.T.S.



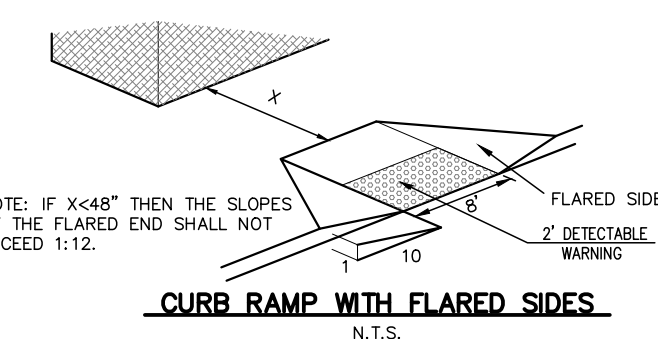
HANDICAP SPECIFICATIONS:

- PRIMARY ENTRANCE WALK & RAMP NOT TO EXCEED 1 IN 20 SLOPE.
- PROVIDE 5' LANDING AT PRIMARY ACCESS DOOR.
- LANDING WIDTH TO EXTEND 2' MIN ON LATCH SIDE OF DOOR.
- EACH H.C. SPACE TO HAVE ABOVE GRADE SIGN WITH SYMBOL & "STATE PERMIT REQUIRED".
- H.C. CURB CUTS TO BE CONSTRUCTED OF SLIP RESISTANT SURFACE, AT MAX. 1 IN 12 GRADIENT AND MINIMUM OF 4 FEET WIDE.
- H.C. ACCESS WALKS TO BE MINIMUM 4' WIDE WITH MIN. 5' PASSING ZONES WHERE REQUIRED.
- H.C. REQUIREMENTS TO CONFORM TO CT & ADA REQUIREMENTS.

- NOTES:
- ALL COLORS SHALL BE REFLECTORIZED, & SIGN MOUNTING DETAILS FOR SIGN FACE SHEET ALUMINUM.
 - FOR SPECIFIC LEGEND & SIGN DESIGN, REFER TO CONN. DOT DETAILED DRAWINGS. FOR BOLT HOLE PATTERNS REFER TO FHWA PUBLICATION STANDARD HIGHWAY SIGNS AS SPECIFIED IN THE METHOD SIGNS OF DIFFERENT DIMENSIONS TO BE ERRECTED ON THE SAME SUPPORTS MAY REQUIRE SPECIAL BOLT HOLE PATTERNS.
 - SUPPORT CAPACITY - 3 LB/FT
 - SIGN TO BE BOLTED TO GALVANIZED U-CHEMEL SIGN POST SET 8" ABOVE FINISH GRADE TO CENTER OF SIGN

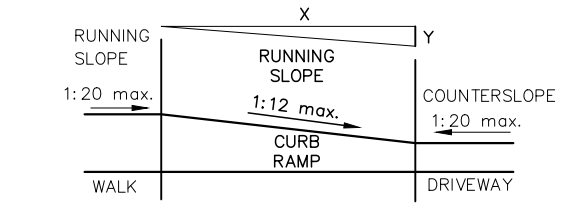
HANDICAP SIGN DETAIL

N.T.S.



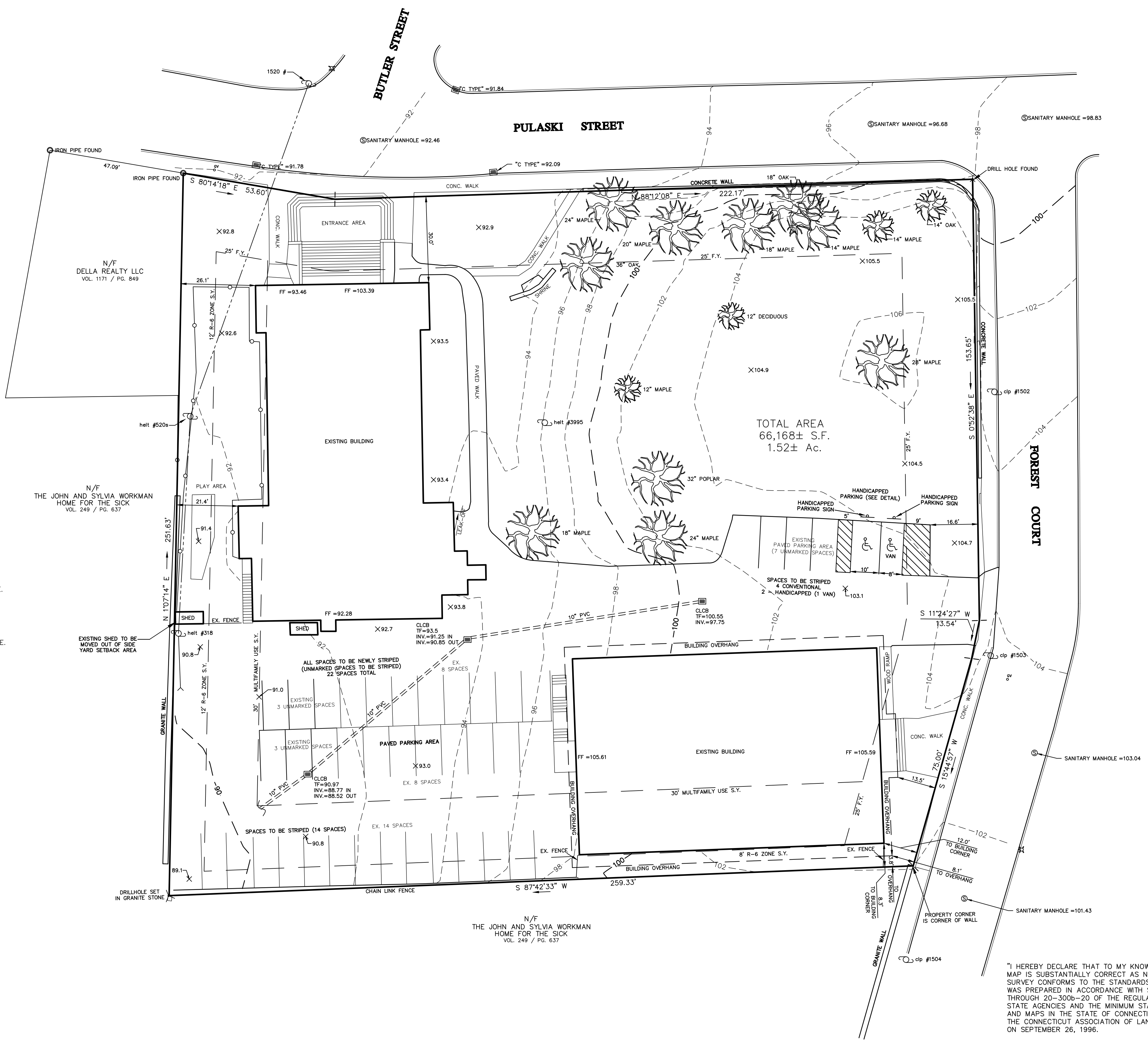
CURB RAMP WITH FLARED SIDES

N.T.S.



MEASUREMENT OF CURB RAMP SLOPES

N.T.S.



- NOTES:
- BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY BASED UPON VOL. 1375 PG. 341 T.L.R.
 - OWNER / APPLICANT: OV 147 MARKET, LLC 234 10TH AVENUE, NEW YORK, NY 10011 REF: VOL. 1375 / PG. 341 ASSESSORS MAP 108 / BLOCK 016 / LOT 001
 - TOTAL AREA = 66,168 ± S.F.; 1.52 ± Ac.
 - ZONE: R6
 - REFER TO THE FOLLOWING MAP: "TOPOGRAPHIC & BOUNDARY SURVEY PREPARED FOR: WORKMAN HOME, 244 FOREST STREET, TORRINGTON, CONNECTICUT" DATED: 5-30-96, PREPARED BY: DUFOUR SURVEYING ASSOCIATES FOUND IN TORRINGTON ENGINEERING DEPARTMENT ARCHIVES.
 - REFER TO OTHER MAPPING FOUND IN TORRINGTON ENGINEERING DEPARTMENT ARCHIVES.
 - STREETLINE FROM DEEDS VOL. 214 PG. 179, VOL. 79 PG. 628, VOL. 78 PG. 312 & VOL. 1291 PG. 760 AND MAY BE SUBJECT TO RIGHT-OF-WAY ESTABLISHMENT BY THE CITY OF TORRINGTON.
 - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
 - STONE WALLS AND FENCES MAY VARY FROM PRINCIPLE COURSES SHOWN.
 - VERTICAL DATUM IS ASSUMED.

DATE	REVISION
12/02/22	SETBACK LABELING

SITE PLAN

PREPARED FOR
OV PULASKI COMMONS, LLC

85 PULASKI STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC

Engineers Surveyors

Kenneth S. Hrica, P.E., L.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759

860-567-2112 (business)
860-567-0491 (toll-free)
e-mail: hricassociates@optonline.net

DATE:	11/17/2022	MAP #:	0880
SCALE:	1"=20 ft.	SHEET #:	C2
DRAWING:	220880	DRAWN BY:	JLP
PROJECT #:	22-0880	CHECKED BY:	KSH

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

KENNETH S. HRICA P.E., L.S. CT LIC. #18866
NOT VALID WITHOUT ORIGINAL SEAL