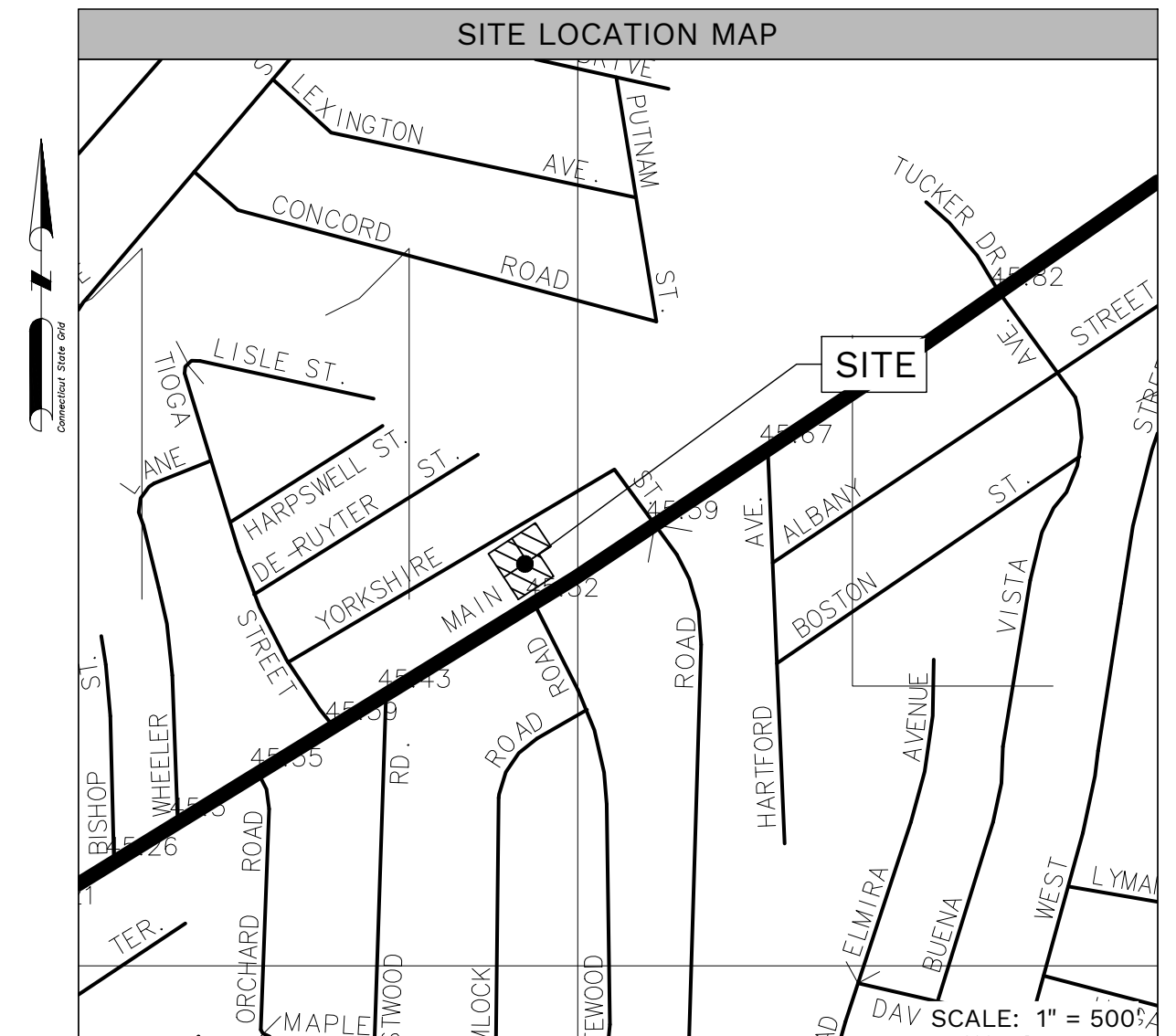


THE COLLECTIVE

957 EAST MAIN STREET, TORRINGTON, CT

| SITE PLAN | |
|-----------------------|------------|
| DATE ISSUED: | 10.18.2022 |
| REVISED AND REISSUED: | 11.03.2022 |
| | |
| | |
| | |



OWNER:
ROSS JAMES A & ROBERT C & RICHARD
 25 Silhouette Drive
 Colebrook, CT 06021

APPLICANT:
THE COLLECTIVE
 1396 Park Street
 Hartford, CT 06106

| LOCAL BUSINESS (LB) DISTRICT - CITY OF TORRINGTON CONNECTICUT ZONING REGULATIONS SECTION 4.12 | | |
|---|------------------------------|--|
| DESCRIPTION | REQUIRED | PROPOSED |
| LOT SIZE | 10,000 SF | 15,462.5 SF |
| LOT WIDTH | 80' | 80' |
| FRONT YARD SETBACK | 10' | 13.9' |
| SIDE YARD SETBACK | 25' | 3.82'* (SEE NOTE 1) |
| REAR YARD SETBACK | 25' | N/A |
| MAXIMUM HEIGHT | 50' | 15'± |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 0.75 | 0.816* (SEE NOTE 2) |
| PARKING SPACES | 350 SF Min. = 9 (SEE NOTE 3) | 23 (INCLUDING 1 HANDICAP VAN ACCESSIBLE SPACE) |

- NOTES
- PRE-EXISTING NON-CONFORMITY.
 - EXISTING IMPERVIOUS SURFACE AREA RATIO = .912, PROPOSED DEVELOPMENT TO REDUCE EXISTING NONCONFORMITY.
 - PARKING REQUIREMENT FOR RETAIL USE APPLIED AT 1 SPACE REQUIRED PER 350 SF MIN.

IMPERVIOUS SURFACE CALCULATION
 AREA OF PROPERTY WITH EASEMENT: 17,542.5 SF
 PROPOSED IMPERVIOUS AREA: 14,308.32 SF
 PROPOSED IMPERVIOUS SURFACE RATIO: .812
 EXISTING IMPERVIOUS AREA: 15,997.13 SF
 EXISTING IMPERVIOUS SURFACE RATIO: .912

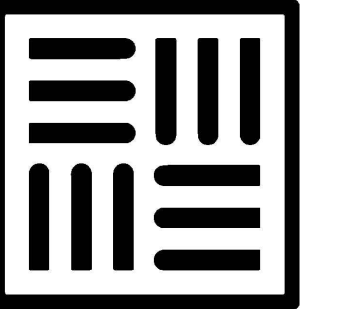


PREPARED BY:

EAST-WEST
 ENGINEERING

91 South Main Street,
 West Hartford, CT 06107
 860-729-9326
 EAST-WESTENGINEERING.COM

| SHEET INDEX | | | |
|-------------|-----------------|------------|------------|
| NUMBER | SHEET TITLE | DATE | REVISED |
| - | COVER SHEET | 10.18.2022 | 11.03.2022 |
| ZC-1 | ZONE CHANGE MAP | 10.18.2022 | - |
| SP-1 | SITE PLAN | 10.18.2022 | 11.03.2022 |
| GP-1 | GRADING PLAN | 10.18.2022 | 11.03.2022 |
| CD-1 | SITE DETAILS | 10.18.2022 | 11.03.2022 |



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West Hartford, CT 06107
860-729-9326
EAST-WESTENGINEERING.COM

APPLICANT

THE COLLECTIVE
1396 PARK STREET
HARTFORD, CT 06106

OWNER

**ROSS JAMES A &
ROBERT C & RICHARD**
25 SILHOUETTE DRIVE
COLEBROOK, CT 06021

NORTH

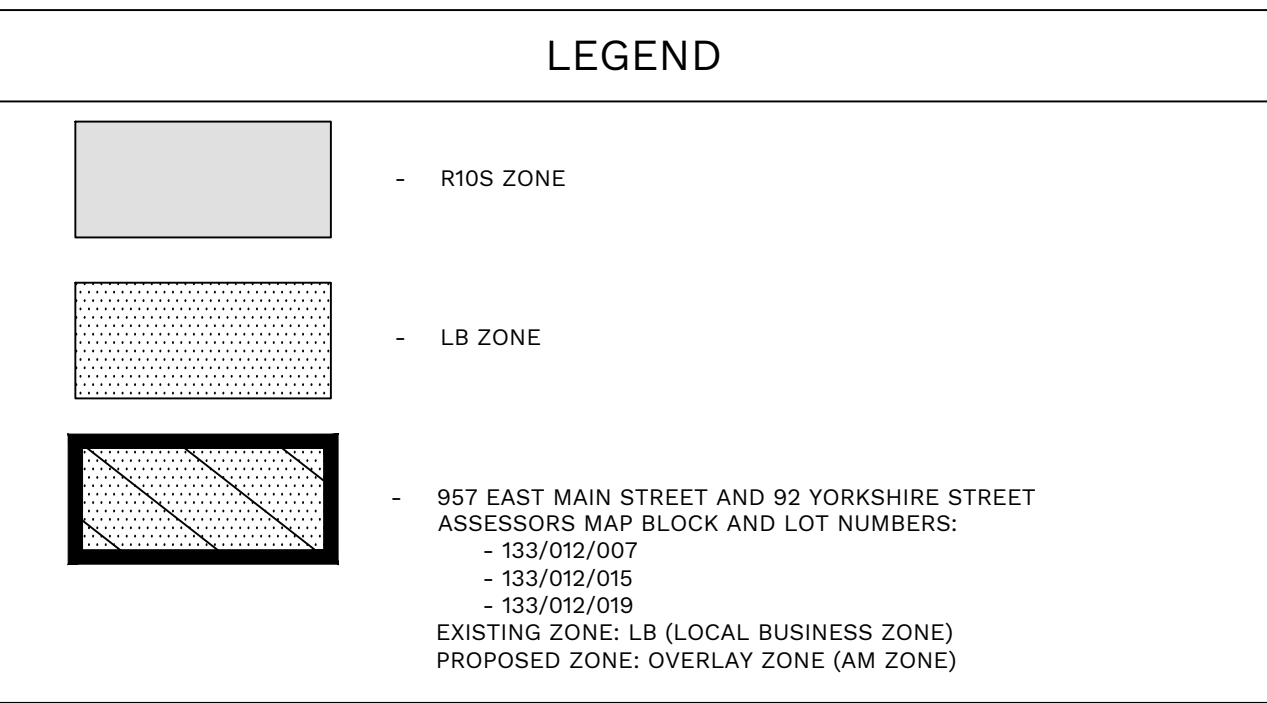
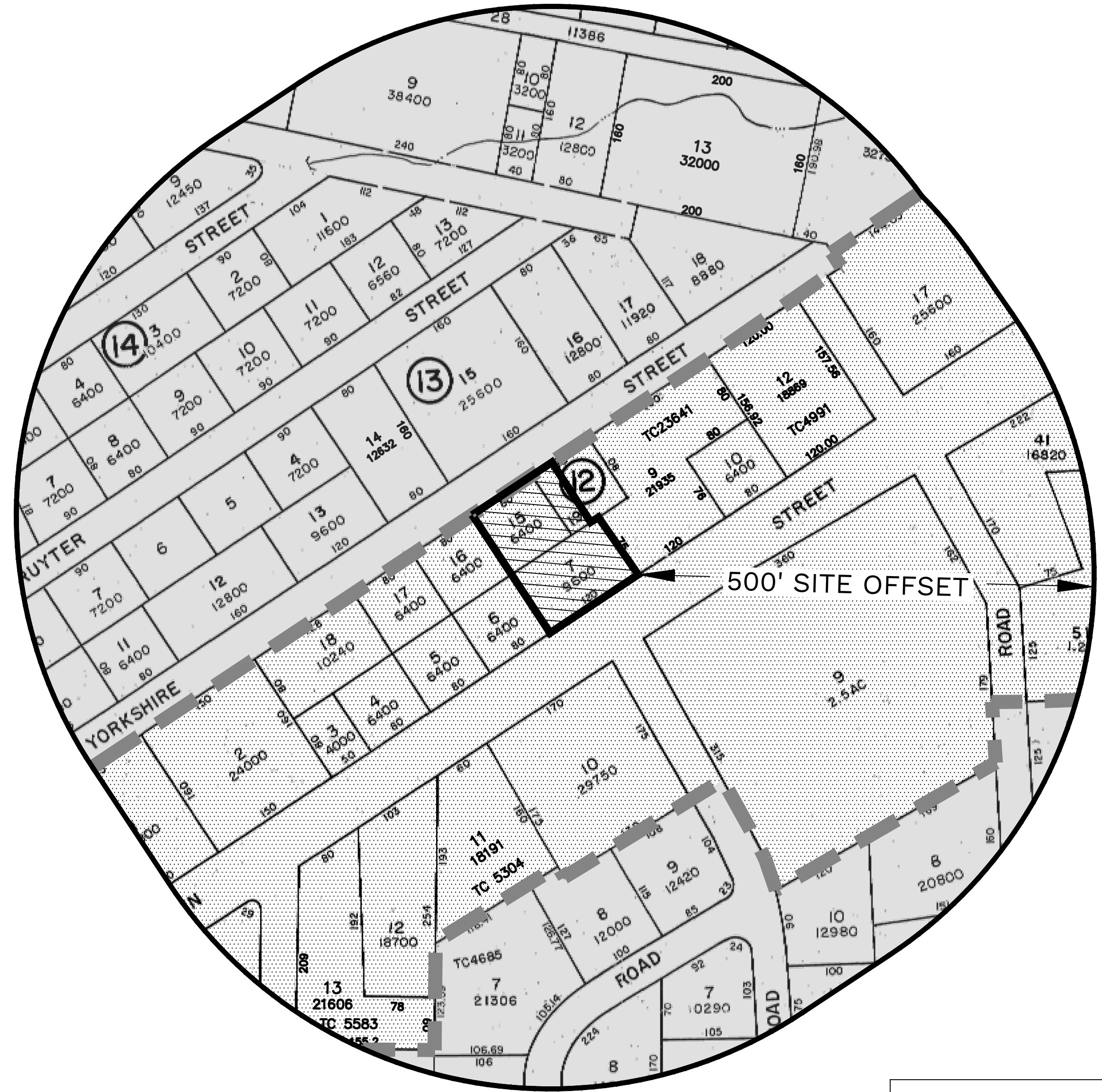


SCALE 1" = 100'



NOTES:

1. THERE ARE NO PARKS, PLAYGROUNDS, SCHOOLS, RECREATIONAL FACILITIES, CHILD CARE CENTERS, OR LIBRARIES WITHIN 500 FEET OF THE SUBJECT PROPERTY.
2. ZONE LINES TAKEN FROM CITY OF TORRINGTON GIS ON 10.05.2022.
3. BASE MAPPING TAKEN FROM THE CITY OF TORRINGTON, CONNECTICUT ASSESSORS MAPS, LAST REVISION DATED JULY 2021.



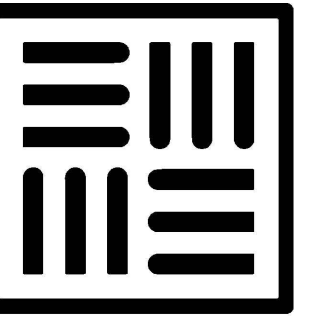
| REVISIONS | | DESCRIPTION |
|-----------|------------|-------------------|
| NO. | DATE | PER TOWN COMMENTS |
| 1 | 11.03.2022 | |
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| | |
|-------------|------------|
| DATE | 10.18.2022 |
| SCALE | 1" = 100' |
| PROJECT NO. | 1086 |
| DESIGNED BY | GBS |
| DRAWN BY | HEK |
| REVIEWED BY | GBS |

THE COLLECTIVE
957 EAST MAIN STREET
TORRINGTON, CONNECTICUT

ZONE CHANGE MAP

SHEET NUMBER
ZC-1



**EAST-WEST
ENGINEERING**
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West Hartford, CT 06107
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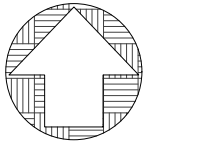
APPLICANT

THE COLLECTIVE
1396 PARK STREET
HARTFORD, CT 06106

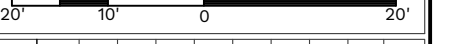
OWNER

**ROSS JAMES A &
ROBERT C & RICHARD**
25 SILHOUETTE DRIVE
COLEBROOK, CT 06021

NORTH

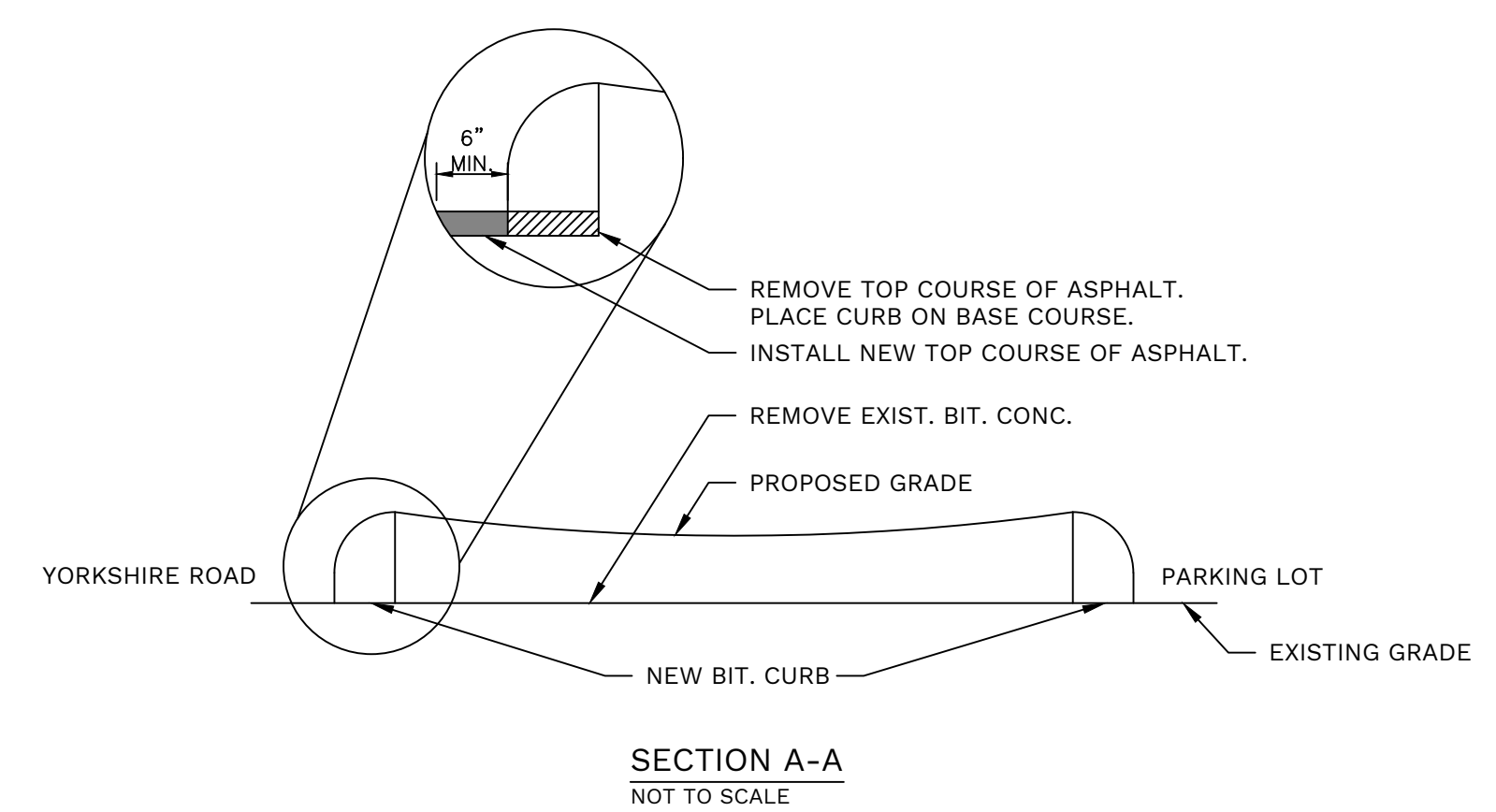
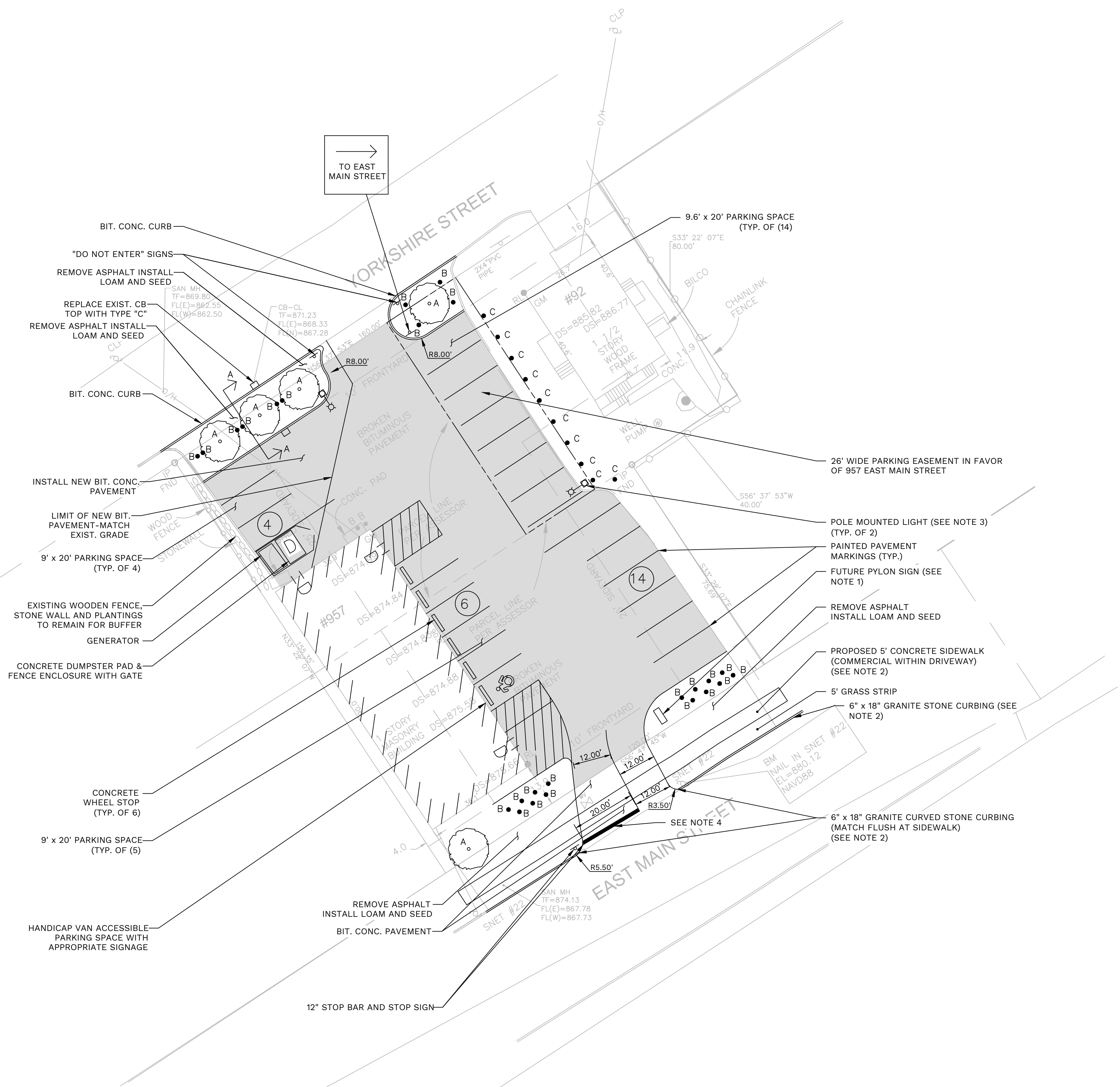


SCALE 1" = 20'



NOTES:

1. PYLON AND OTHER SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
2. ALL IMPROVEMENTS WITHIN STATE R.O.W. TO BE COMPLETED IN ACCORDANCE WITH CITY OF TORRINGTON ENGINEERING DEPARTMENT EAST MAIN STREET (ROUTE 202) IMPROVEMENT PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CT DOT SPECIFICATIONS, FORM 818 AND SHALL BE INSPECTED AND APPROVED BY DOT DISTRICT 4.
3. LIGHT SHALL BE POLE MOUNTED RAB LIGHTING - OUTDOOR AREA LIGHTING LUMINAIRE AJH100PSQ 14" MOUNTING HEIGHT, 20° TILT.
4. CONFIGURATION OF ENTRANCE DRIVE TO BE APPROVED BY CT DOT DISTRICT 4 OFFICE PRIOR TO CONSTRUCTION.



| PLANTING TABLE | | | | |
|----------------|----------|---------------------------|----------------|--------------------------|
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE |
| A | 5 | ACER RUBRUM | RED MAPLE | 1.5" CALLIBER |
| B | 25 | LLEX GALABRA 'SHAMROCK'TT | INKBERRY HOLLY | 12-18" WIDTH AT PLANTING |
| C | 10 | JUNIPERUS COMMUNIS | COMMON JUNIPER | 3-4' HEIGHT |

| REVISIONS | | DESCRIPTION |
|-----------|------------|---------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 11.03.2022 | HEK/GBS PER TOWN COMMENTS |

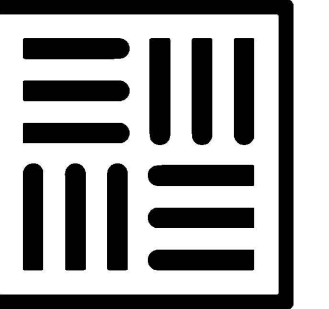
| | |
|--------------|------------|
| DATE: | 10.18.2022 |
| SCALE: | 1" = 20' |
| PROJECT NO.: | 1086 |
| DESIGNED BY: | GBS |
| DRAWN BY: | HEK |
| REVIEWED BY: | GBS |

THE COLLECTIVE
957 EAST MAIN STREET
TORRINGTON, CONNECTICUT

SITE PLAN

SHEET NUMBER
SP-1

DRAWING NAME: C:\Users\EastWest\Engineering\PL\Communication\..._957 East Main St_Torrington\AutoCAD\1086.SP-1_LAYOUT_1086.DWG - PLOT DATE: Nov 15, 2022 - 11:07am



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EAST-WESTENGINEERING.COM

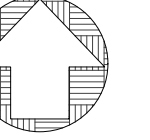
APPLICANT

THE COLLECTIVE
1396 PARK STREET
HARTFORD, CT 06106

OWNER

**ROSS JAMES A &
ROBERT C & RICHARD**
25 SILHOUETTE DRIVE
COLEBROOK, CT 06021

NORTH



SCALE 1" = 20'



| NO. | DATE | DWNRW | DESCRIPTION |
|-----|------------|-------|-------------|
| | | | |
| 1 | 11.03.2022 | | |

| DATE | SCALE | PROJECT NO. | DESIGNED BY | DRAWN BY | REVIEWED BY |
|------------|----------|-------------|-------------|----------|-------------|
| 10.18.2022 | 1" = 20' | 1086 | GBS | HEK | GBS |

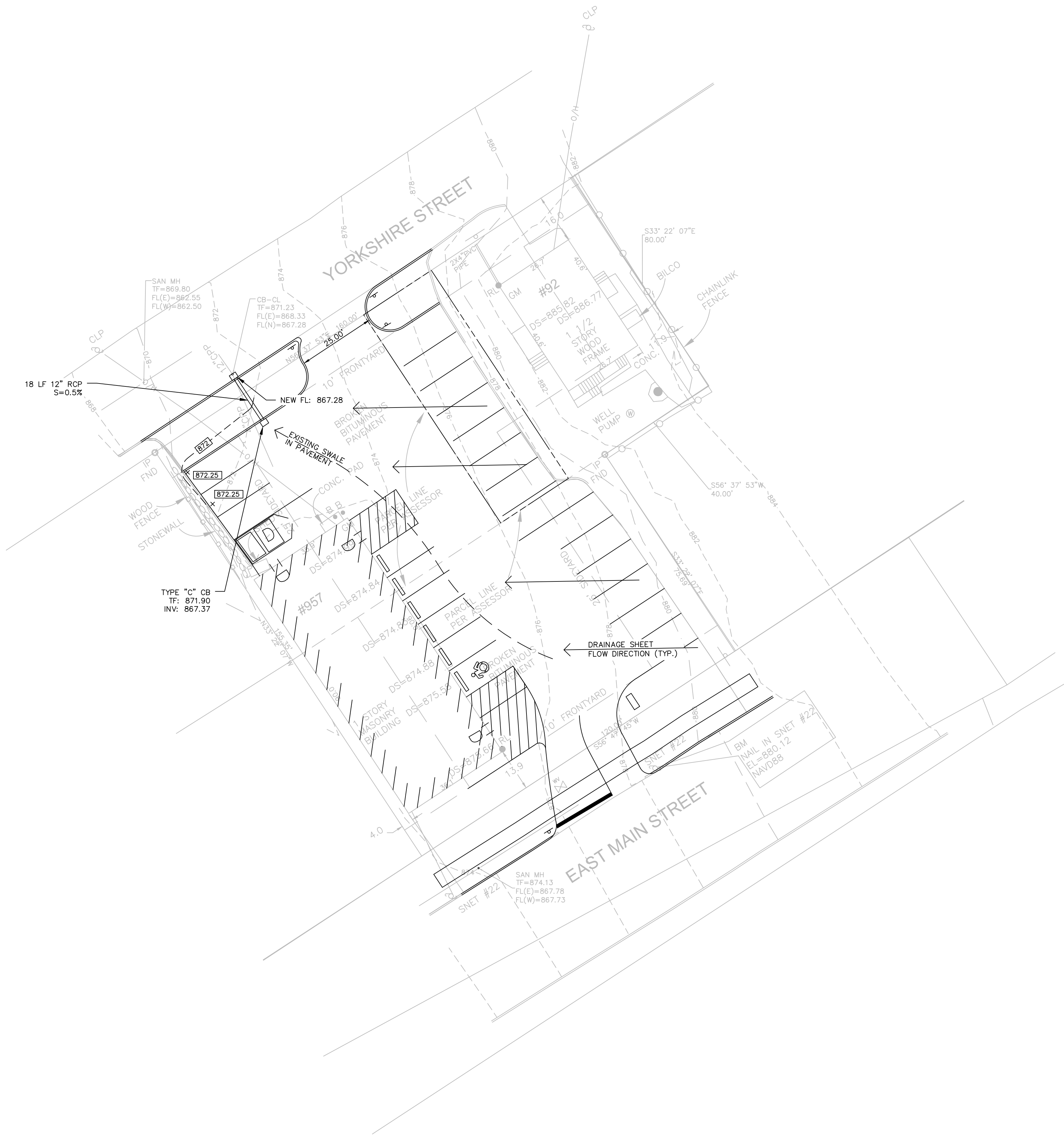
THE COLLECTIVE

957 EAST MAIN STREET
TORRINGTON, CONNECTICUT

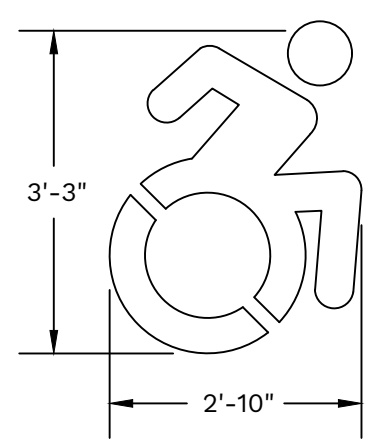
GRADING PLAN

SHEET NUMBER

GP-1



DRAWING NAME: C:\Users\eastwest\OneDrive\Engineering\PLLC\Communication\1086_957 East Main St_Torrington\AutoCAD\1086 GP-1_LAYOUT_1086 GP-1_PLOT DATE: Nov 15, 2022 - 11:07am



ACCESSIBLE PARKING SPACE SYMBOL

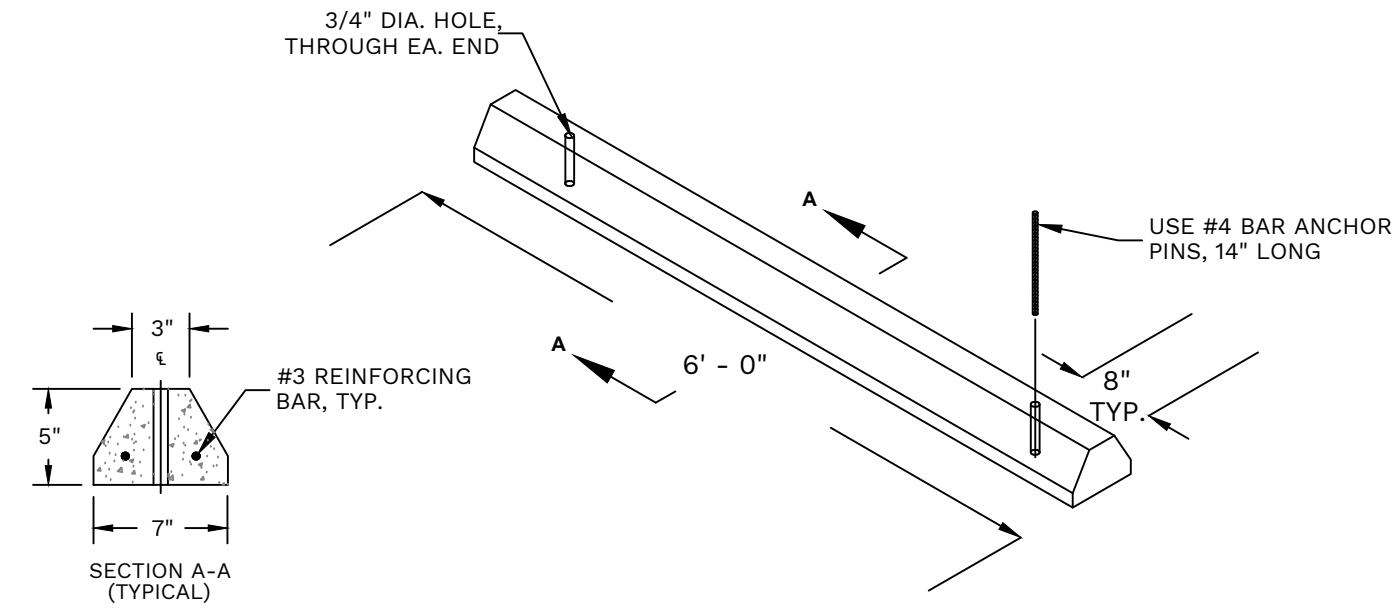


ACCESSIBLE PARKING SIGN

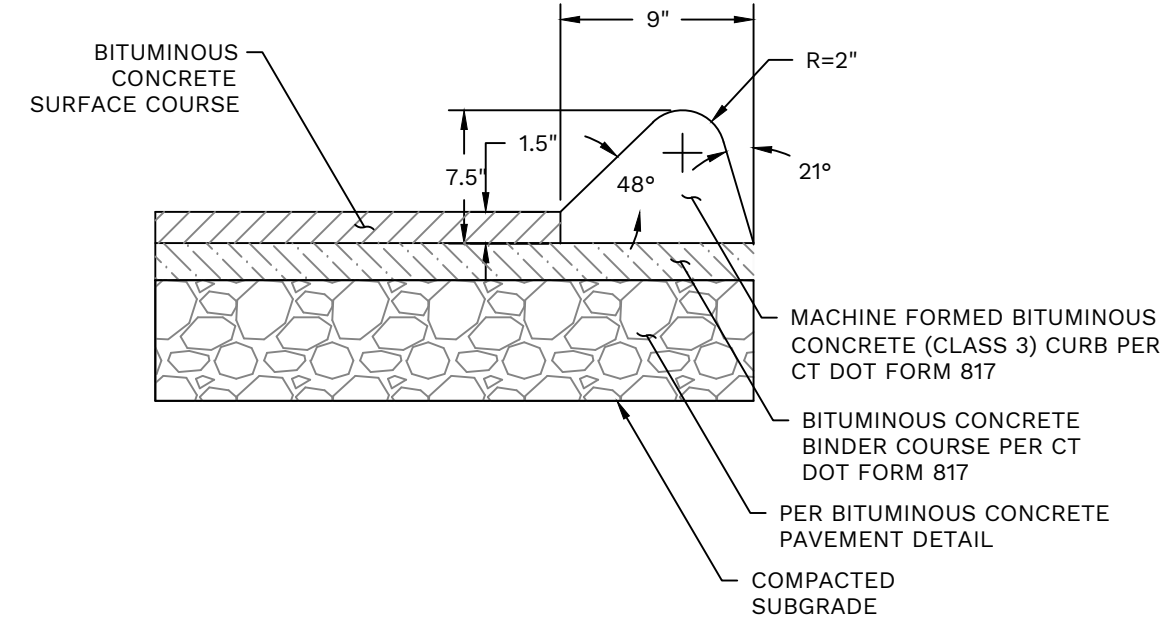
NOTE: ACCESSIBLE PARKING SIGNS SHALL CONFORM WITH CURRENT STATE AND LOCAL REGULATIONS.



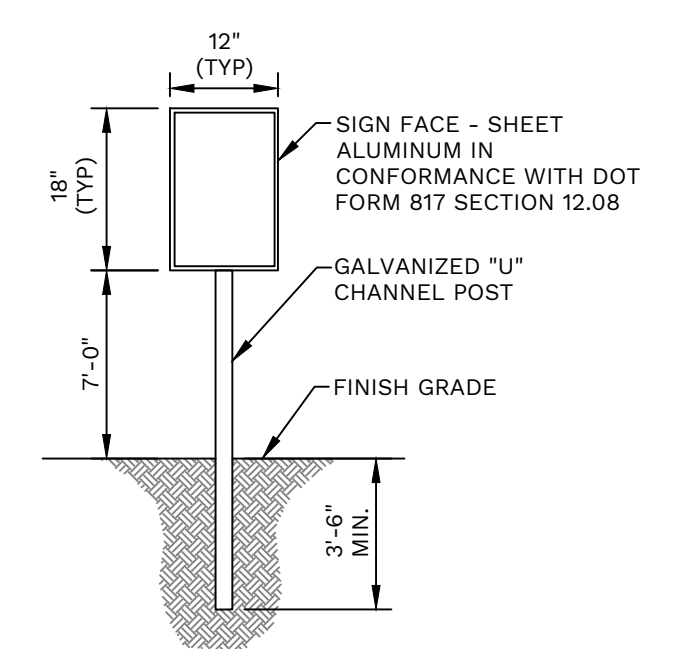
VAN ACCESSIBLE PARKING SIGN



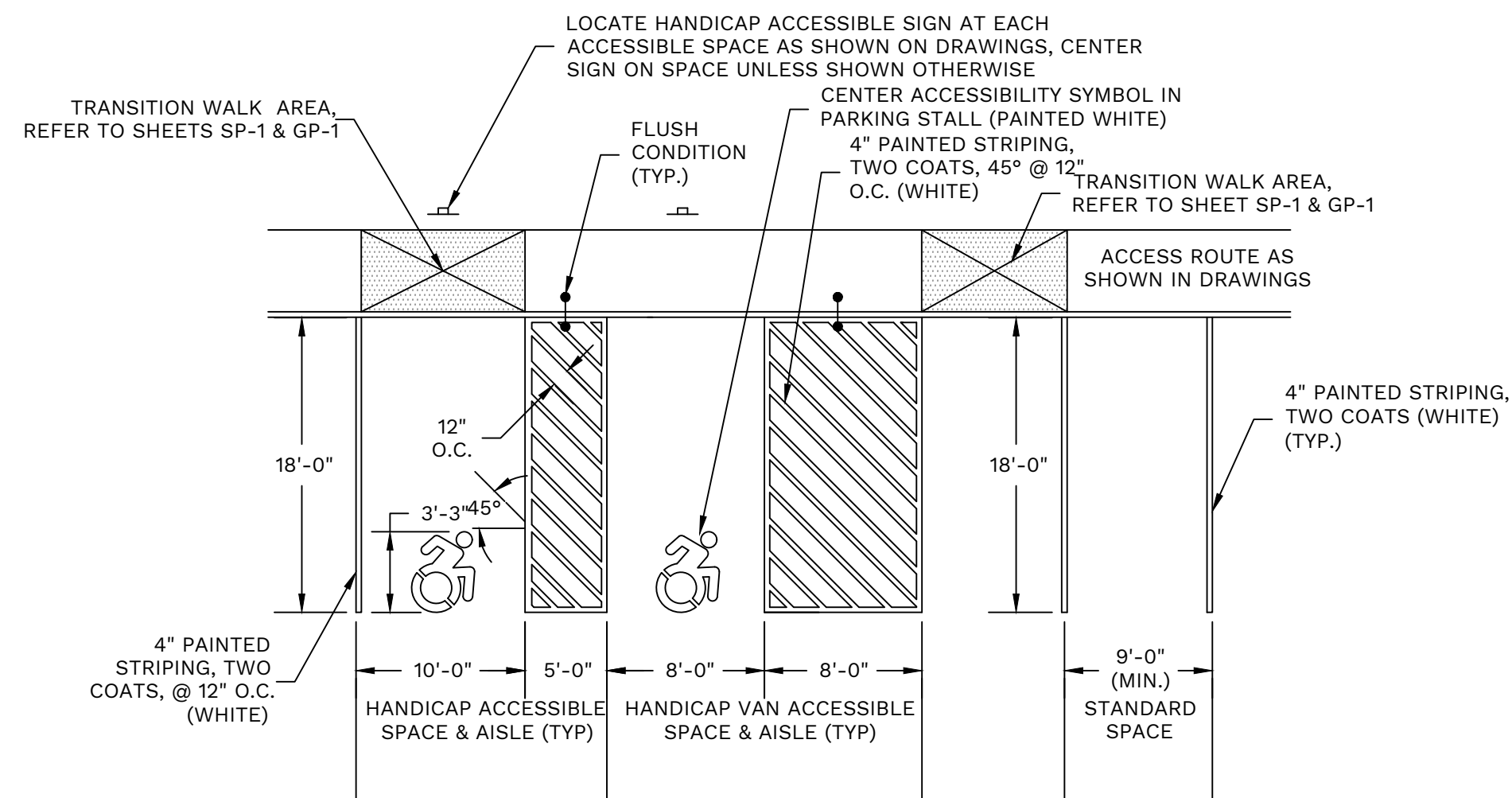
CONCRETE WHEEL STOP
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE

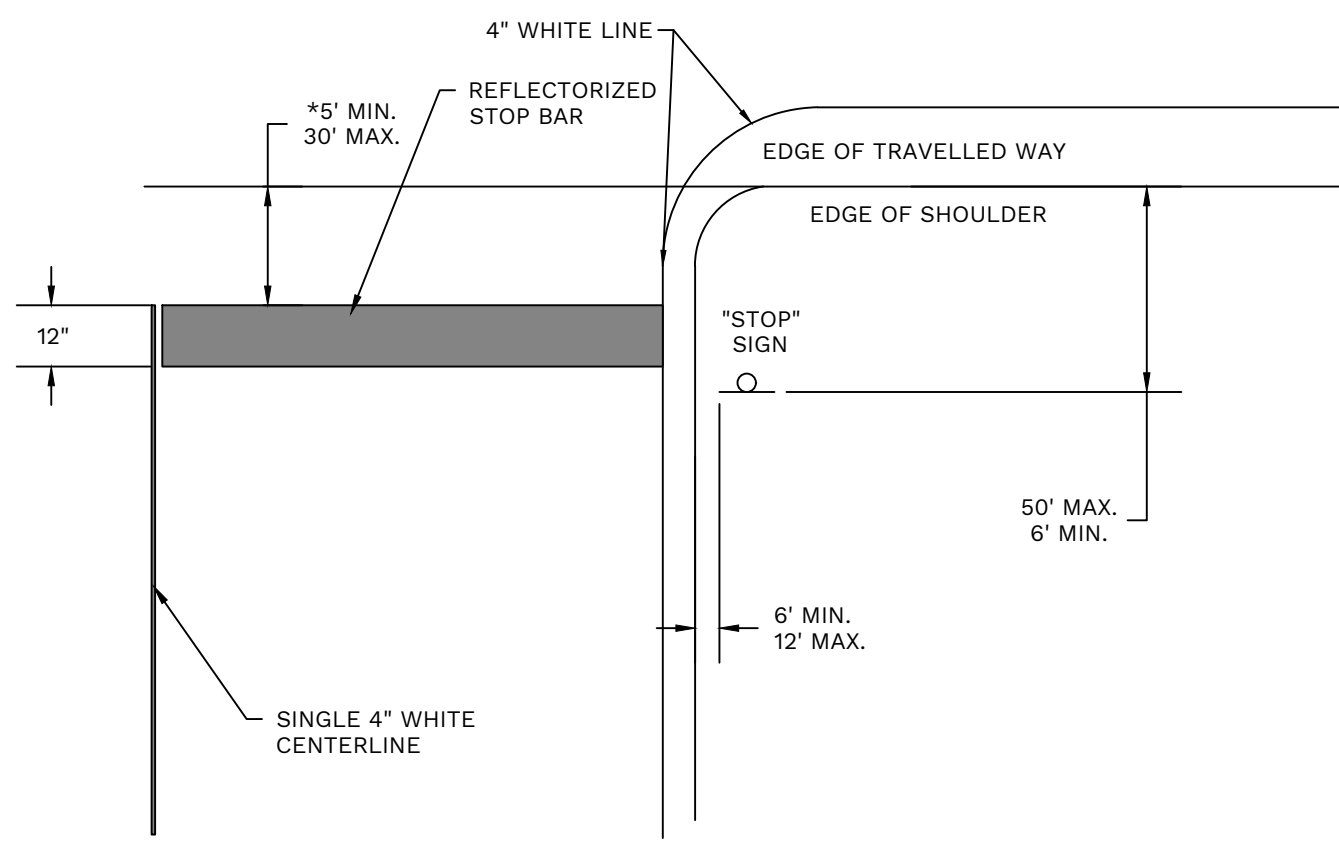


TYPICAL SIGN POST
NOT TO SCALE



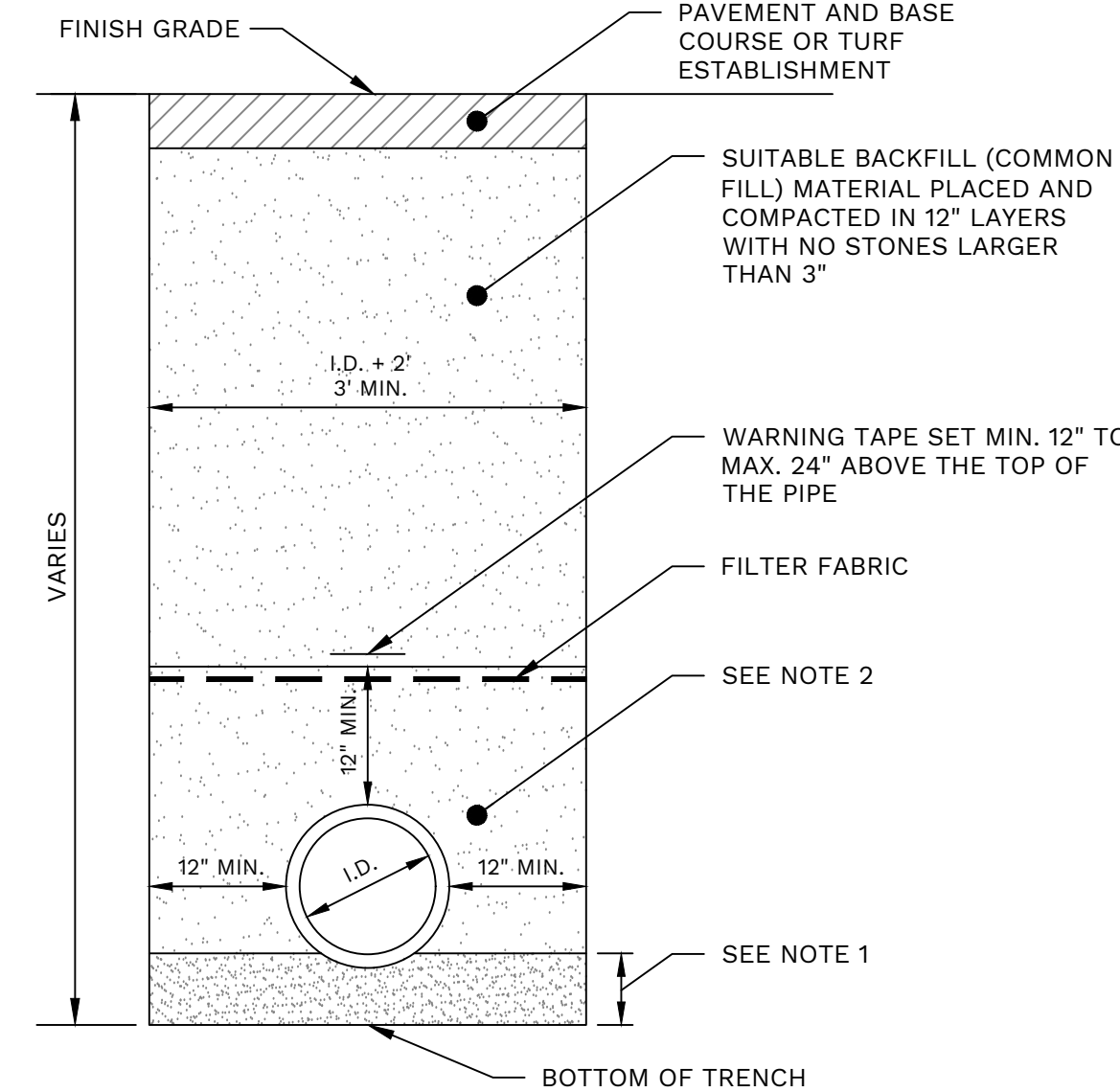
ACCESSIBLE PARKING SPACES
NOT TO SCALE

- NOTES:
- SLOPE ON PAVEMENT SHALL BE NO MORE THAN 2% IN ANY DIRECTION FOR ACCESSIBLE PARKING SPACES.
 - CROSS HATCH AISLES MAY BE SHARED BETWEEN TWO SPACES.
 - AISLE WIDTH IS 8' FOR VAN ACCESSIBLE SPACES, AND 5' FOR ALL OTHER ACCESSIBLE SPACES.



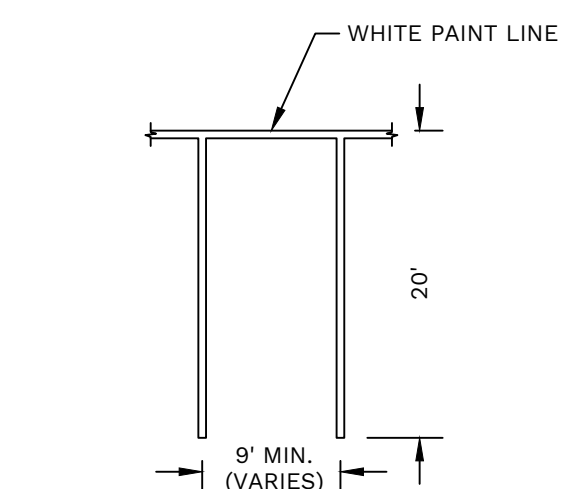
STOP BAR
NOT TO SCALE

- NOTES:
- STOP BARS SHALL BE WHITE.
 - LOCATION OF STOP BARS SHALL BE FIELD VERIFIED PRIOR TO PAINTING.
 - STOP BARS SHALL BE 12" MIN. UNLESS OTHERWISE NOTED ON PLANS.
 - STOP BARS TO BE MARKED A MINIMUM OF 4' IN ADVANCE OF NEAREST EDGE OF CROSSWALK
 - IN ABSENCE OF MARKED CROSSWALK, THE STOP BAR SHALL BE PLACED AT THE DESIRED STOPPING POINT: NO MORE THAN 30', LESS THAN 5' FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY, AND 90° TO THE CENTERLINE OF THE ROADWAY.



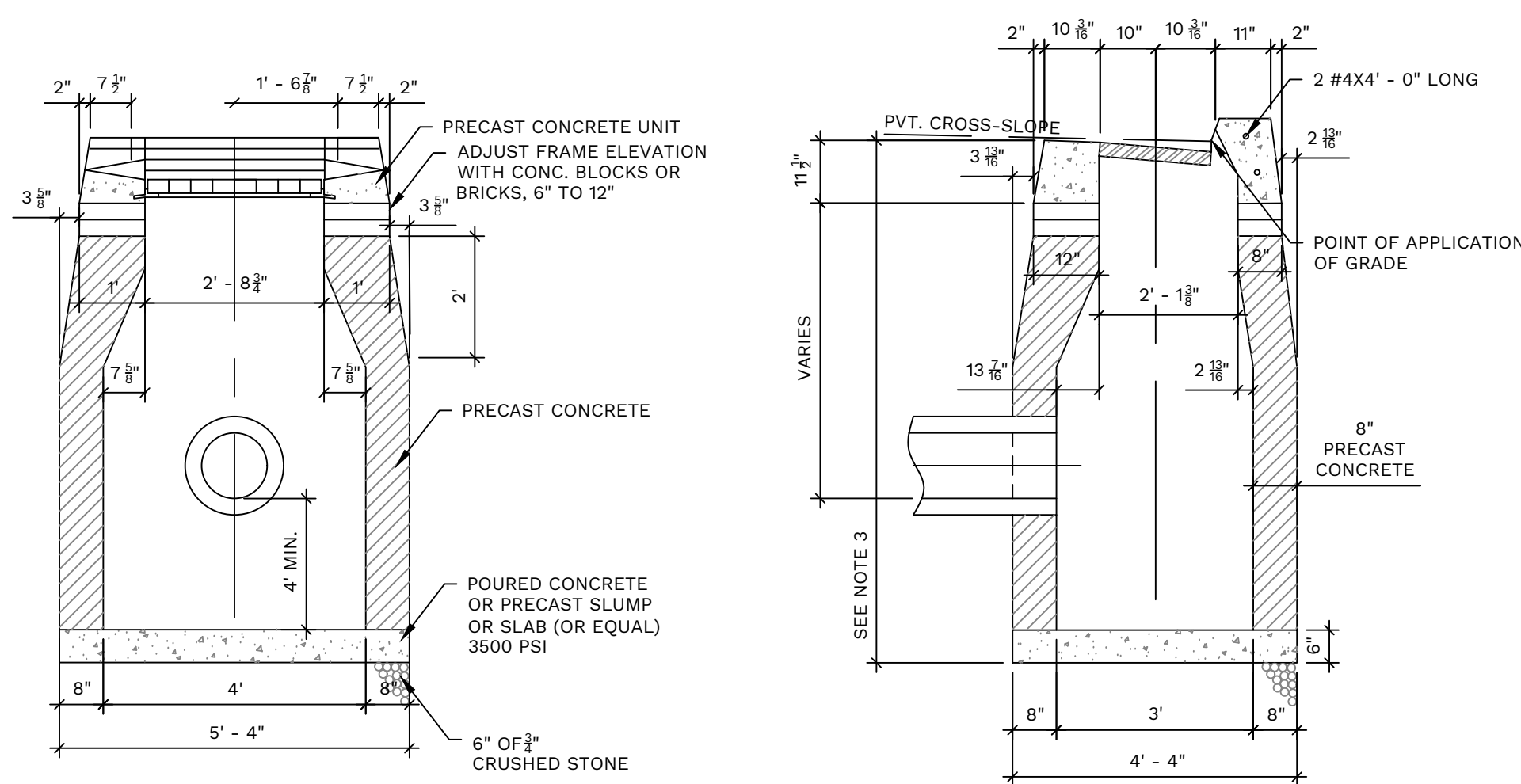
TYPICAL STORM TRENCH
NOT TO SCALE

- NOTES:
- FOR HDPE PIPE, INSTALL 6" SAND BEDDING MATERIAL OR 3/4" CRUSHED STONE WHEN IN ROCK OR UNSUITABLE MATERIAL. FOR CONCRETE PIPE, INSTALL 3" GRANULAR FILL.
 - FOR HDPE PIPE, INSTALL 3/4" CRUSHED STONE. FOR CONCRETE PIPE, INSTALL GRANULAR FILL.



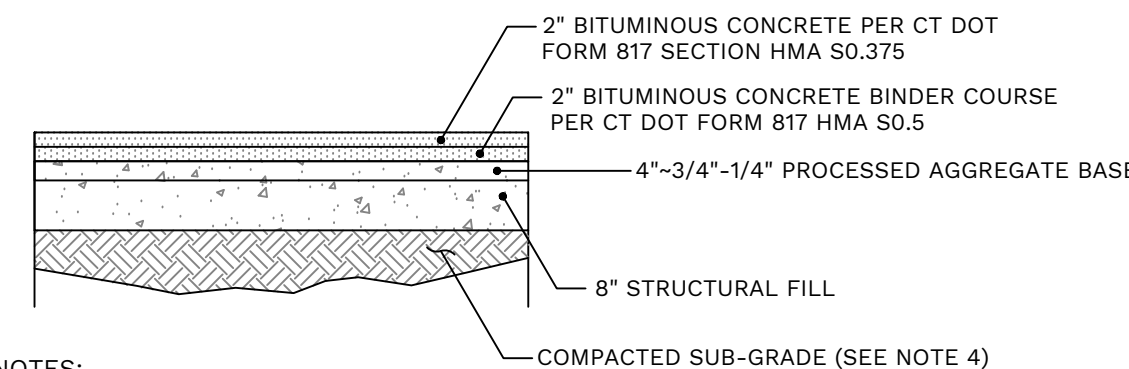
TYPICAL PARKING SPACE
NOT TO SCALE

- NOTES:
- SEE SITE LAYOUT PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
 - PROVIDE TWO COATS OF PAINT ON ALL SURFACES.



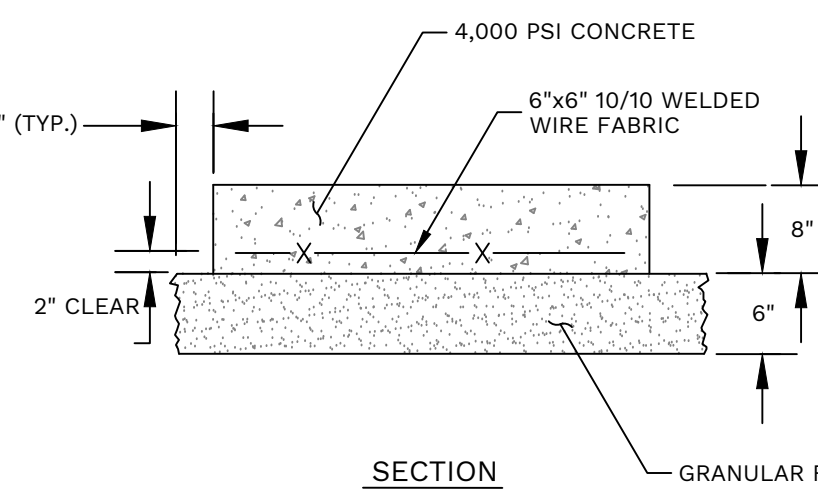
TYPE "C" CATCH BASIN
NOT TO SCALE

- NOTES:
- MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
 - WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS-20 LOADING.
 - WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
 - ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
 - ALL BRICKS SHALL BE CONCRETE.
 - ALL PIPE PENETRATIONS SHALL BE PARGED SMOOTH TO PROVIDE A WATERTIGHT SEAL BOTH INSIDE AND OUTSIDE THE BASIN.
 - INSIDE WALLS OF STRUCTURE TO BE SMOOTH. NO SHELVES ALLOWED.
 - IF A 4' SUMP IS NOT POSSIBLE DUE TO UTILITY CONFLICTS OR SITE CONSTRAINTS, A 2' SUMP MAY BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
 - FRAME AND GRATE SHALL BE GALVANIZED.

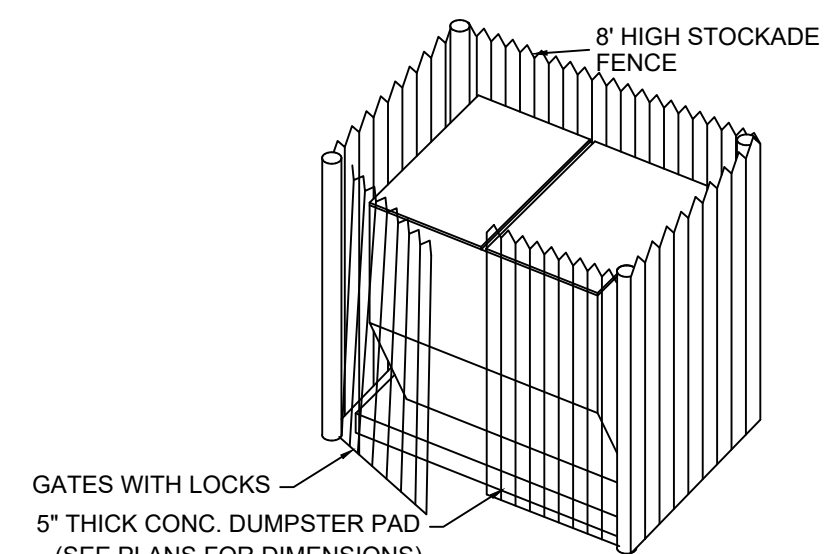


STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

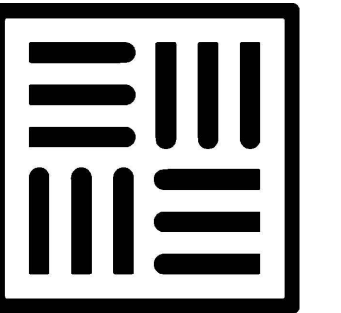
- NOTES:
- BITUMINOUS CONCRETE PAVEMENT AND PERMANENT PAVEMENT REPAIR SHALL MEET THE REQUIREMENTS OF THE TOWN OF PORTLAND.
 - WORK WITHIN CT STATE ROUTE 17 AND 17A SHALL MEET THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT DOT) FOR WORK WITHIN THE STATE RIGHT OF WAY.
 - PAVEMENT SUBGRADE SHALL BE FREE OF TOPSOIL, ASPHALT, AND LOOSE SOILS PRIOR TO PLACING PROCESSED AGGREGATE BASE. MATERIAL SHALL BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATION SO THAT DISTURBANCE OF BEARING MATERIALS DOES NOT OCCUR.
 - PROOF ROLL SUBGRADE PRIOR TO LIFT PLACEMENT WITH 12-TON VIBRATORY ROLLER.



CONCRETE DUMPSTER PAD
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



EAST-WEST
ENGINEERING
81 South Main Street
West Hartford, CT 06107
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APPLICANT

THE COLLECTIVE
1396 PARK STREET
HARTFORD, CT 06106

OWNER

ROSS JAMES A & ROBERT C & RICHARD
25 SILHOUETTE DRIVE
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| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 11.03.2022 | PER TOWN COMMENTS |

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THE COLLECTIVE

957 EAST MAIN STREET
TORRINGTON, CONNECTICUT

SITE
DETAILS

SHEET NUMBER

CD-1