

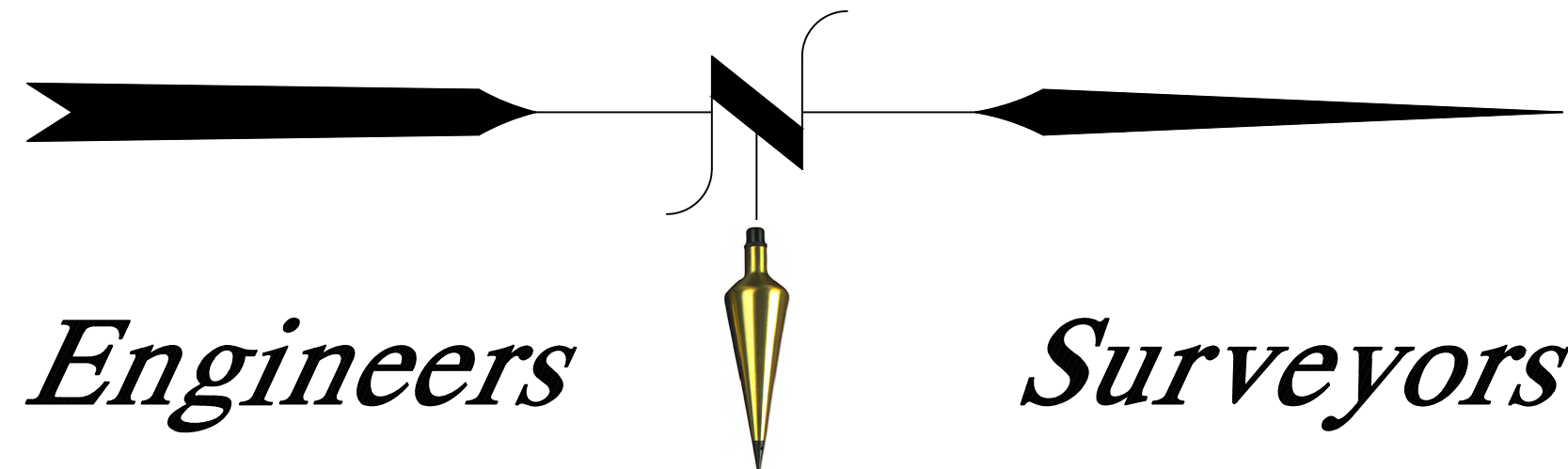
TORRINGTON FAIR SHOPPING PLAZA

SITE PLAN MODIFICATION

1858 EAST MAIN STREET
US RT. 202 & CT RT. 183
TORRINGTON, CONNECTICUT

PROJECT #: 14-0501

Hrica Associates LLC



LIST OF DRAWINGS

SHEET	TITLE
C1	PROPERTY SURVEY
C2	EXISTING CONDITIONS SURVEY
C3	SCHEMATIC SITE PLAN
C4	DEMOLITION PLAN
C5-C9	SITE PLANS
C10	PAVEMENT MARKING, SIGNAGE, & EXIT REALIGNMENT PLAN
C11-C12	CONSTRUCTION NOTES & DETAILS
C13	E&S NARRATIVE
C14-C18	LANDSCAPE PLANS
C19	SITE LIGHTING PLAN

Kenneth S. Hrica, PE,RLS
44 Maple View Trail
P.O. Box 1861
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (facsimile)
e-mail:
hricaassociates@optonline.net

- Owner: GG Torrington, LLC & SL Torrington, LLC
720 E. Palisade Ave., Suite 203
Englewood Cliffs, NJ 07632
- Applicant: GG Torrington, LLC & SL Torrington, LLC
720 E. Palisade Ave., Suite 203
Englewood Cliffs, NJ 07632

TORRINGTON FAIR SHOPPING PLAZA

SITE PLAN MODIFICATION

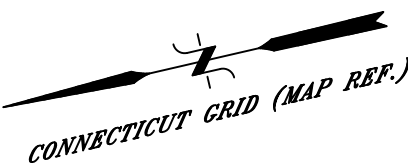
1858 EAST MAIN STREET
US RT. 202 & CT RT. 183
TORRINGTON, CONNECTICUT

AUGUST 21, 2020
Date

SEPTEMBER 20, 2023
Latest Revision

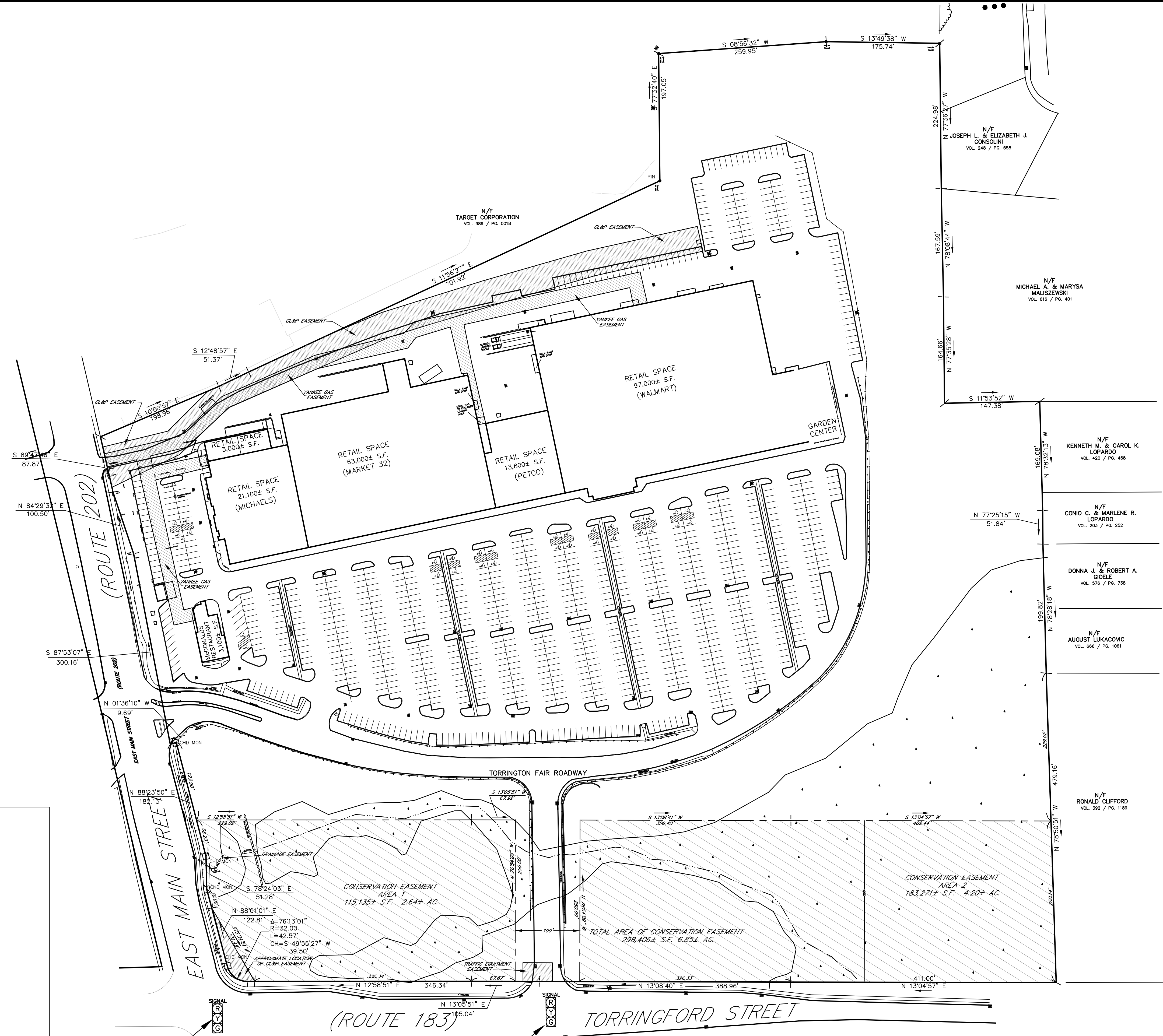
Not Valid Without Original Seal

LERNER PROPERTIES



- NOTES:**
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - OWNER / APPLICANT:
GG TORRINGTON, LLC & SL TORRINGTON, LLC
720 E. PAULSIE AVE., SUIT 203
ENGLEWOOD CLIFFS, NJ 07632
REF. VOL. 1206 / PG. 369
ASSESSORS MAP 144 / BLOCK 3 / LOT 33 / UNIT 1-6
 - TOTAL AREA = 1,592,250+/- S.F.; 36.55+/- Ac.
 - TOTAL AREA OF CONSERVATION EASEMENT = 298,406 +/- S.F.; 6.85 +/- ACRES.
(19% OF TOTAL PARCEL AREA)
 - ZONE: CIR (COMMERCIAL & INDUSTRIAL RESTRICTED)
 - REFER TO THE FOLLOWING MAPS "ALTA/ACSM LAND TITLE SURVEY, LAND OF DEVCON TORRINGTON L.L.C., EAST MAIN STREET AND TORRINGTON STREET, TORRINGTON, CONNECTICUT", SCALE: 1"=80', DATED: 2/5/02, REV: 5/16/05 PREPARED BY: BL COMPANIES
 - REFER TO THE FOLLOWING DEEDS: VOL.212 / PG.587, VOL.265/PG.634, VOL.266/PG.165 VOL.626/PG.302, VOL.634/PG.472, VOL.635/PG.474, VOL.635/PG.949 ON FILE IN TORRINGTON LAND RECORDS.
 - PARCEL IS SUBJECT TO EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT TO INSTALL AND MAINTAIN TRAFFIC EQUIPMENT VOL. 663/PG. 264 ON FILE IN TORRINGTON LAND RECORDS.
 - PARCEL IS NOT LOCATED IN FLOOD HAZARD ZONE A (100 YEAR FLOOD AREA) PER FIRM COMMUNITY PANEL #095081 0001-0014 REVISED DATE APRIL 4, 1983.
 - WETLANDS FLAGGED IN THE FIELD BY CONNECTICUT ECOSYSTEMS LLC., EDWARD M. PAWLAK R.S.S. ON 8/31/06 AND FIELD LOCATED BY HRICA ASSOCIATES, LLC. ON 6/5/07.
 - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
 - ALL ONSITE SANITARY SEWER LINES ARE PRIVATELY OWNED AND AREA TO BE MAINTAINED BY THE OWNER OF THE PROPERTY.
 - A SEWER DISCHARGE PERMIT AND CONNECTION FEE WILL BE REQUIRED PRIOR TO ISSUANCE OF A ZONING PERMIT.

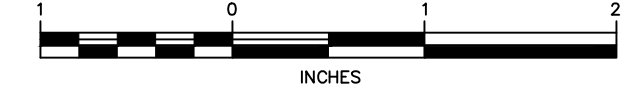
VICINITY MAP
SCALE: 1"=500'



LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
WATERCOURSE	— — — — —
INLAND WETLANDS	▨
CATCH BASIN	⊞
WATER VALVE	⊕
LIGHT POST	⊙
FIRE HYDRANT	⊕
FIRE HYDRANT	⊕
MANHOLE	⊕
LIGHT POLE	⊙
SANITARY SEWER LINE	— — — — —

PROPERTY SURVEY
TORRINGTON FAIR SHOPPING PLAZA
1858 EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC

Engineers **Surveyors**

Kenneth S. Hrica, P.E., R.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







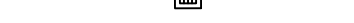


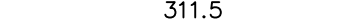
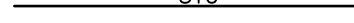







"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS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

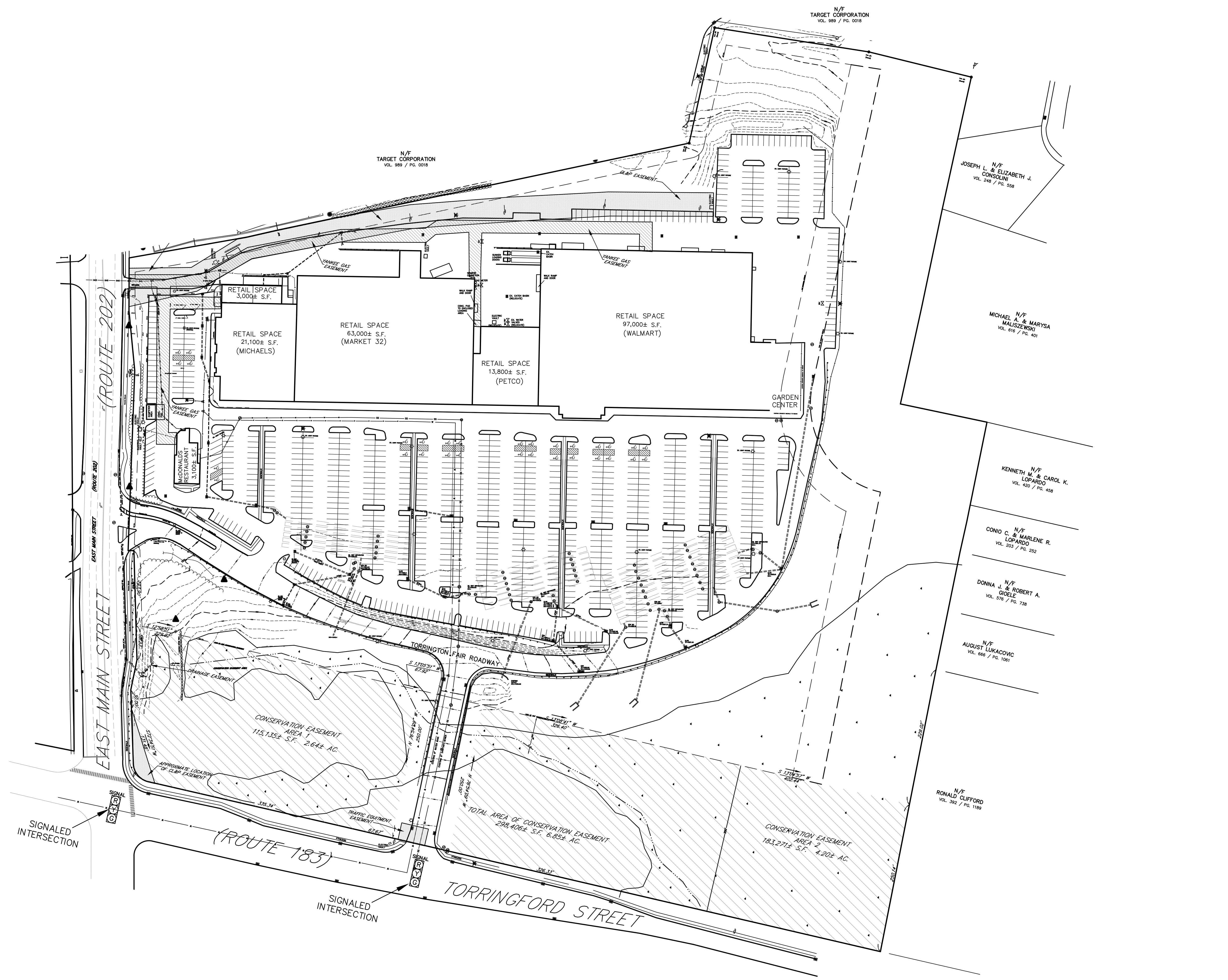
KENNETH S. HRICA P.E., L.S. CT LIC. #18866
NOT VALID WITHOUT ORIGINAL SEAL

DATE:	08/21/2020	MAP #:	0099
SCALE:	1"=80 ft.	SHEET #:	C1
DRAWING:	140501	DRAWN BY:	ALL
PROJECT #:	14-0501	CHECKED BY:	KSH

CONNECTICUT GRID (MAP R.F.P.)

LEGEND

- PROPERTY LINE 
- EXISTING MONUMENT 
- EXISTING IRON PIN OR PIPE 
- PROPOSED IRON PIN OR PIPE 
- PROPOSED MONUMENT 
- UTILITY POLE W/ANCHOR 
- CHAIN FENCE 
- CATCH BASIN 
- LIGHT POLE 
- BLDG. SETBACK LINE 
- EXISTING CONTOUR 
- EXISTING SPOT ELEVATION  311.5
- PROPOSED CONTOUR 
- PROPOSED SPOT ELEVATION  311+5
- TREE LINE 
- SEDIMENT FENCE  GSF
- FLAGGED WETLANDS  WF 1-2
- GUIDE RAIL 



EXISTING CONDITIONS SURVEY
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

INCHES

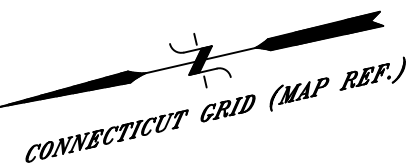
Hrica Associates LLC
Engineers Surveyors

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

860-567-2112 (business)
 860-567-0491 (fax)
 e-mail: hricassoc@optonline.net

DATE: 08/21/2020 MAP #: 0099
 SCALE: 1"=60 ft. SHEET #: C2
 DRAWING: 060099 DRAWN BY: ALL
 PROJECT #: 06-0099 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL



PARKING REQUIREMENTS TABLE									
CODE ITEM	USE	PARKING SPACES		STACKING SPACES		HANDICAPPED SPACES		REQUIRED	PROVIDED
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
WALMART	RETAIL	254	447	N/A	N/A				
MCDONALDS	RESTAURANT	9	29	6	11				
PETCO	RETAIL	40	70	N/A	N/A				
MARKET 32	RETAIL	126	208	N/A	N/A				
MICHAELS	RETAIL	43	57	N/A	N/A				
VACANT 3000 SF SPACE	RETAIL	9	10						
NEW 3200 SF BUILDING PAD	RESTAURANT	10	17	N/A	N/A				
NEW 3300 SF BUILDING PAD	BANK	7	16	N/A	N/A				
TOTAL SPACES		498	854	6	17			854 x 0.02 = 16.9	32

SUMMARY OF ZONING CODE REQUIREMENTS ZONE: CIR			
CODE ITEM	EXISTING	PROPOSED	PROVIDED
MIN. LOT WIDTH (FEET)	80	80	841.88
MIN. LOT AREA (AC.)	5	5	36.55±
MIN. FRONT YARD (FEET)			
(ROUTE 202)	10	10	11±
(ROUTE 183)	250	250	338±
MIN. SIDE YARD (FEET)	25	25	66±
MIN. SETBACK FROM RESIDENTIAL ZONE (FEET)	200	150	168±
IMPERVIOUS SURFACE RATIO	75%	75%	50%±
MAX. BUILDING HEIGHT (FEET)	35	35	30'

NEW 3,200 SF BUILDING PAD

PROPOSED INTERCONNECT

NEW 6,000 S.F. BUILDING ADDITION TO PETCO

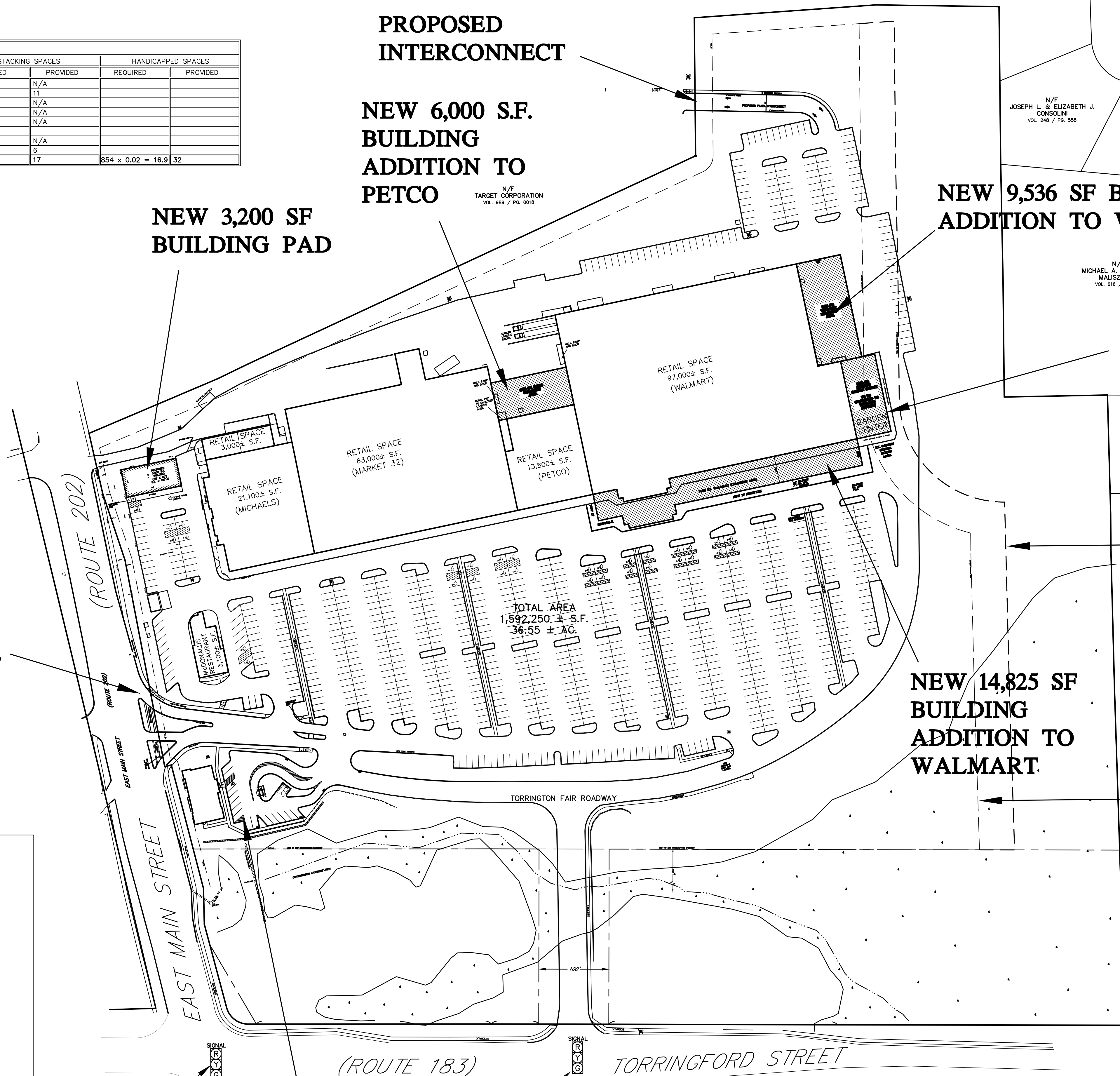
NEW 9,536 SF BUILDING ADDITION TO WALMART

5,620 S.F. GARDEN CENTER CONVERSION

NEW 14,825 SF BUILDING ADDITION TO WALMART

PROPOSED EXIT LANE MODIFICATIONS

VICINITY MAP
SCALE: 1"=500'



SIGNAL
SIGNALLED INTERSECTION

SIGNAL
SIGNALLED INTERSECTION

NEW 3,300 SF BUILDING PAD WITH 16 NEW PARKING SPACES

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
WATERCOURSE	— — — —
INLAND WETLANDS	▨
CATCH BASIN	⊞
WATER VALVE	⊕
LIGHT POST	⊙
FIRE HYDRANT	⊕
FIRE HYDRANT	⊕
MANHOLE	⊕
LIGHT POLE	⊙
SANITARY SEWER LINE	— — — —

N/F
KENNETH M. & CAROL K. LOPARDO
VOL. 420 / PG. 458

N/F
CONIO C. & MARLENE R. LOPARDO
VOL. 203 / PG. 252

N/F
DONNA J. & ROBERT A. GIOELE
VOL. 576 / PG. 738

N/F
AUGUST LUKACOVIC
VOL. 666 / PG. 1061

N/F
RONALD CLIFFORD
VOL. 392 / PG. 1189

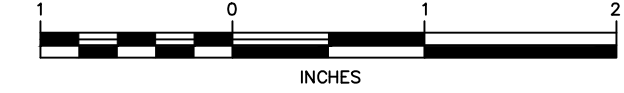
PROP. 150' RESIDENTIAL ZONE SETBACK

REDUCE 200' RESIDENTIAL ZONE SETBACK

- APPROVED BY THE PLANNING & ZONING COMMISSION:
- FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
- CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

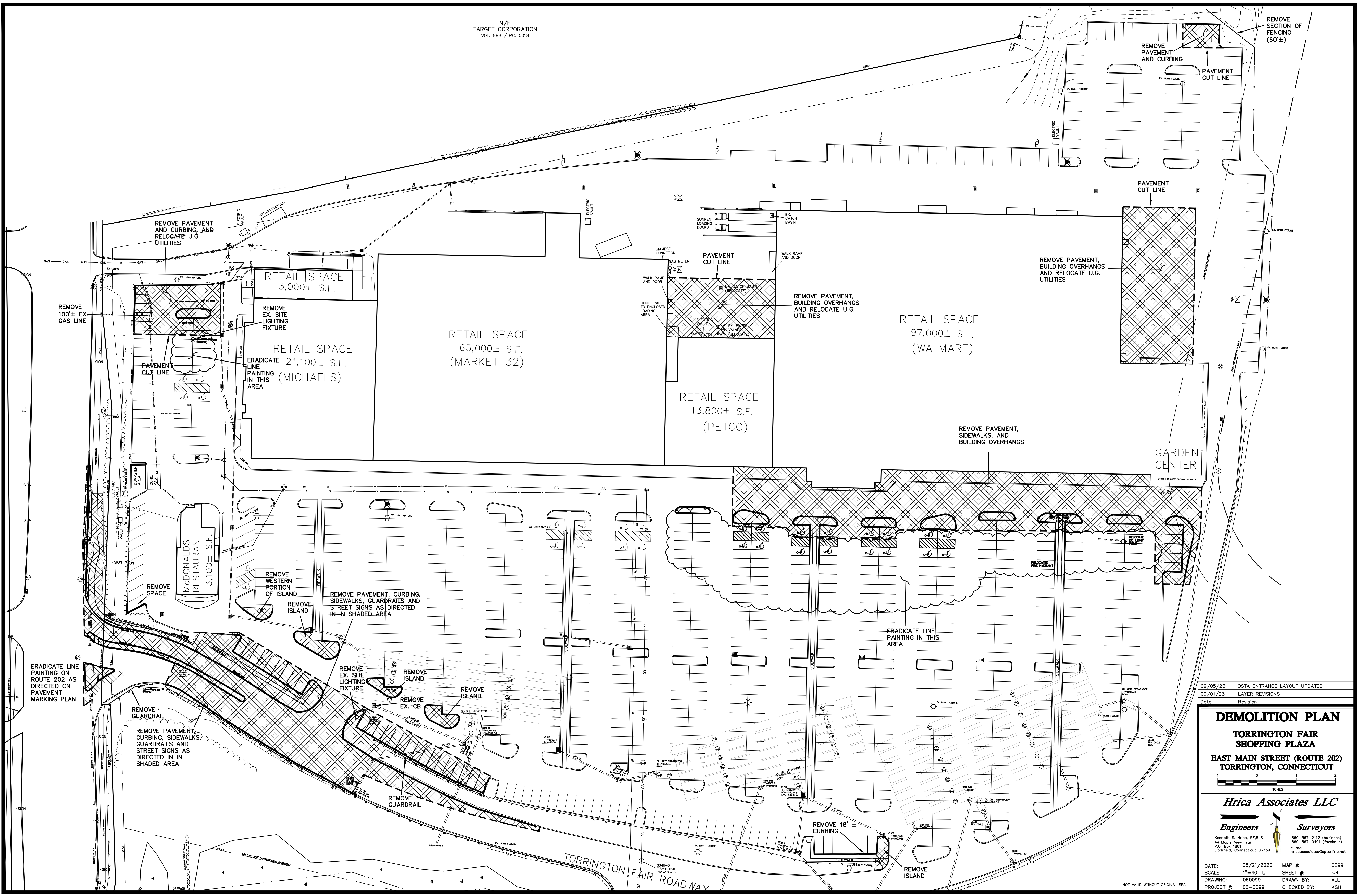
09/05/23 OSTA ENTRANCE LAYOUT UPDATED
07/12/23 BANK PAD LAYOUT UPDATED
Date Revision

SCHEMATIC SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



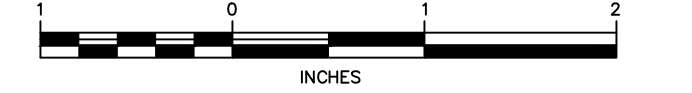
Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, P.E., R.L.S.
82 West Street
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (toll-free)
e-mail: hricassociates@optonline.net

DATE: 03/26/2020 MAP #: 0099
SCALE: 1"=80 ft. SHEET #: C3
DRAWING: 060099 DRAWN BY: ALL
PROJECT #: 06-0099 CHECKED BY: KSH



09/05/23	OSTA ENTRANCE LAYOUT UPDATED
09/01/23	LAYER REVISIONS
Date	Revision

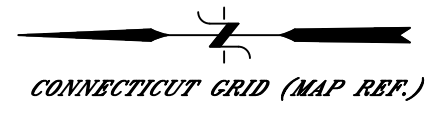
DEMOLITION PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC
Engineers **Surveyors**
Kenneth S. Hrica, P.E., R.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
e-mail: hricassociates@optonline.net
860-567-2112 (business)
860-567-0491 (fax/home)
e-mail: hricassociates@optonline.net

DATE:	08/21/2020	MAP #:	0099
SCALE:	1"=40 ft.	SHEET #:	C4
DRAWING:	060099	DRAWN BY:	ALL
PROJECT #:	06-0099	CHECKED BY:	KSH

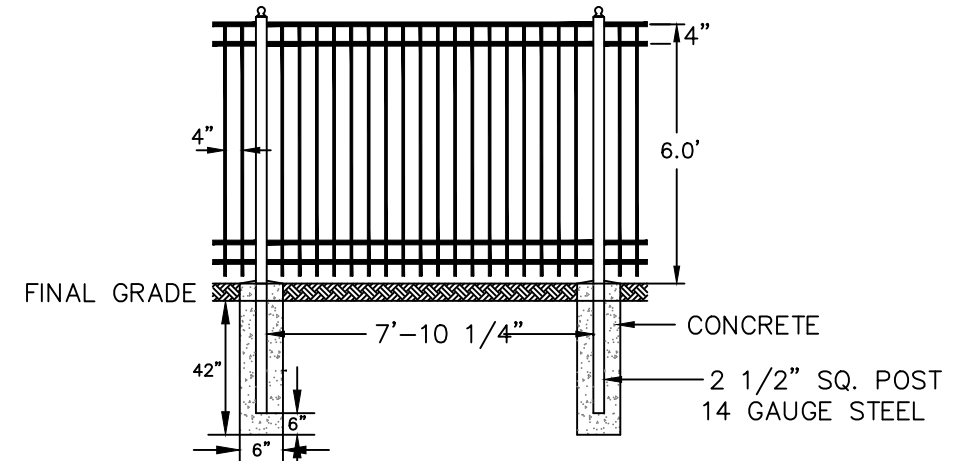
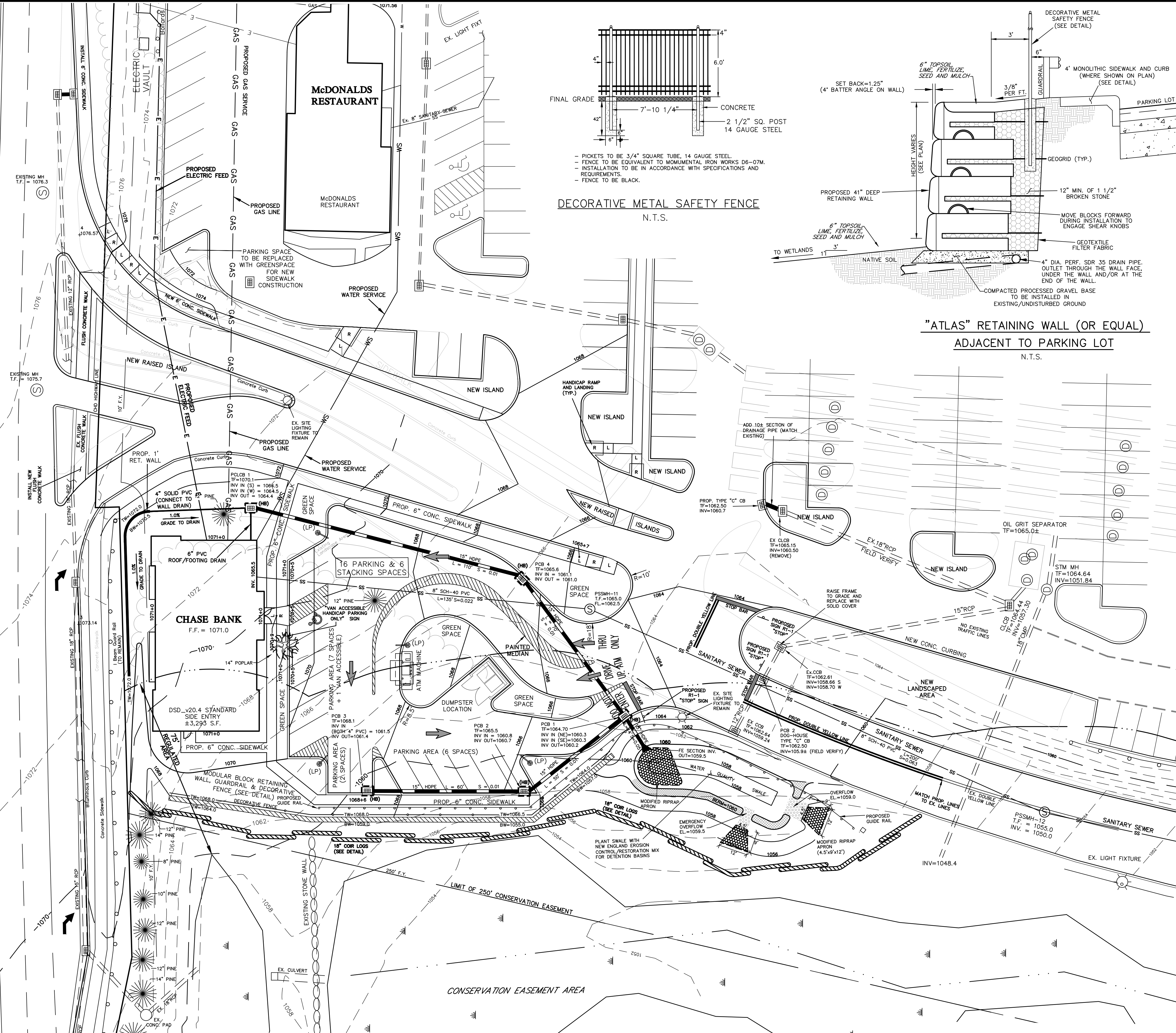
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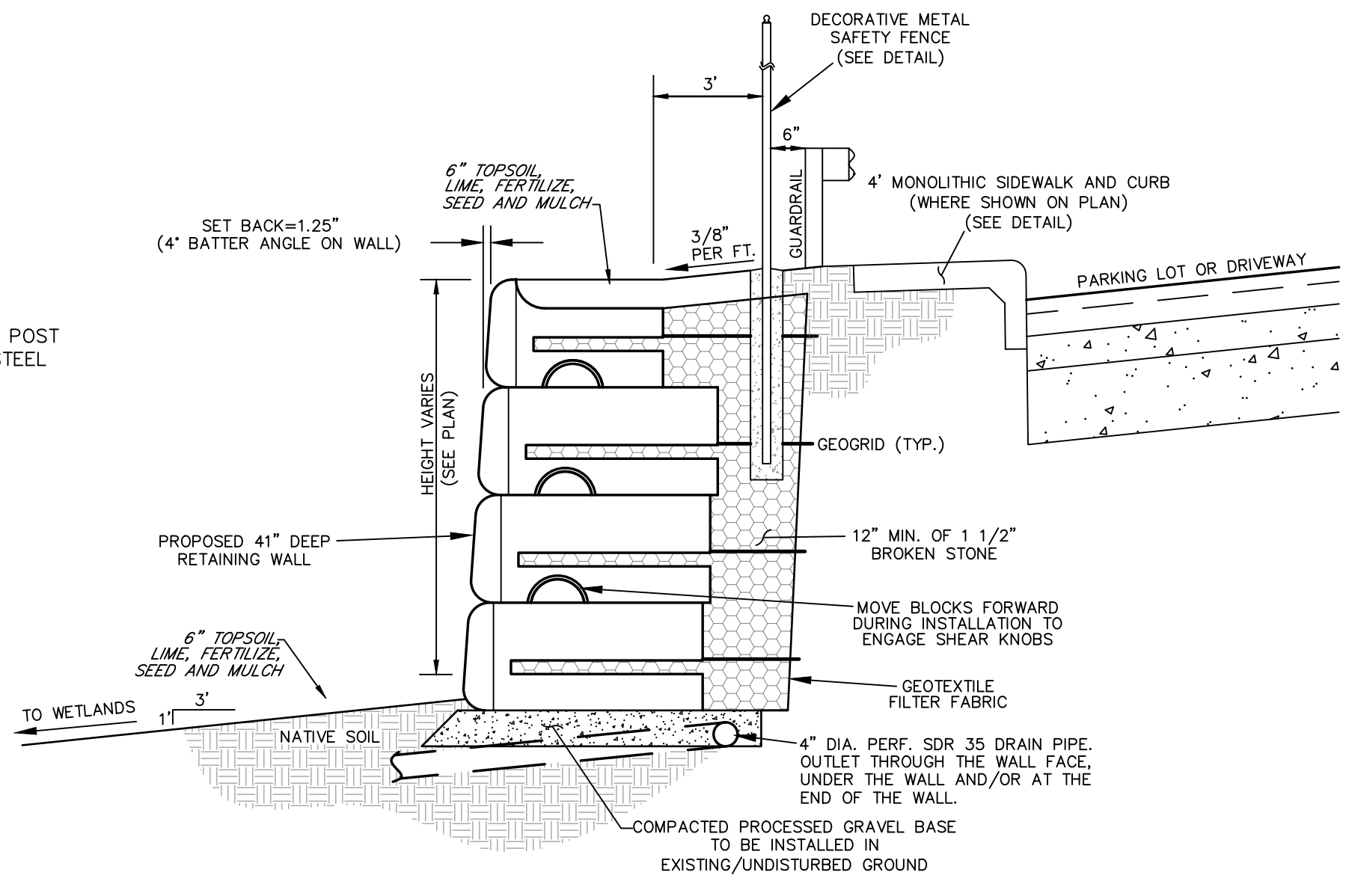
ROUTE 202

EAST MAIN STREET

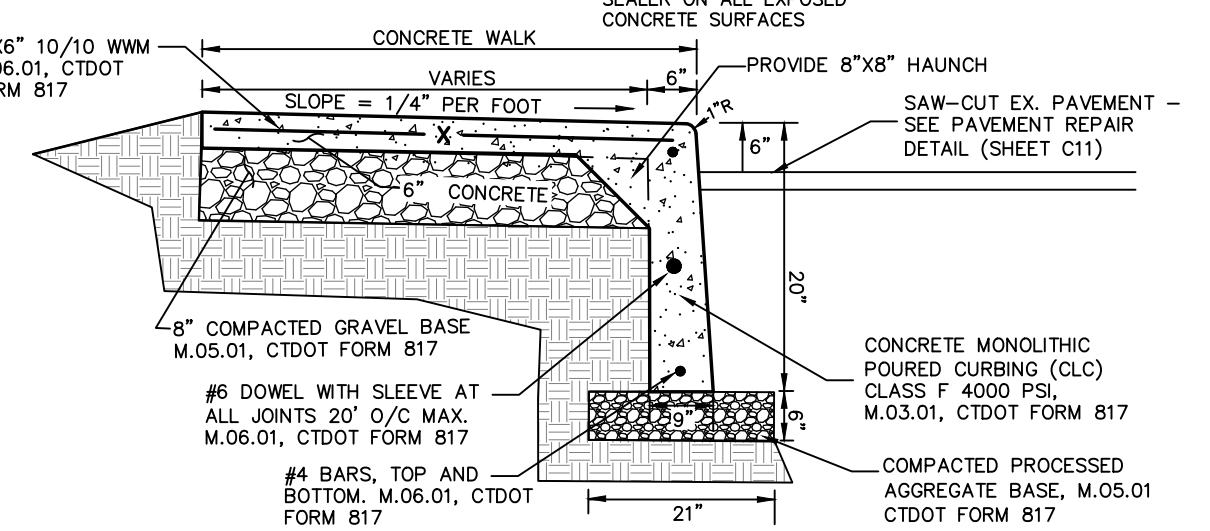
ROUTE 202



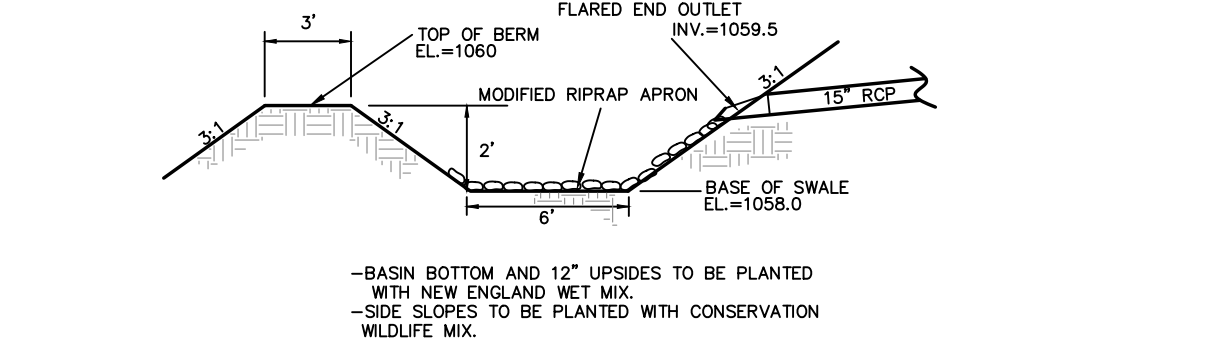
DECORATIVE METAL SAFETY FENCE N.T.S.



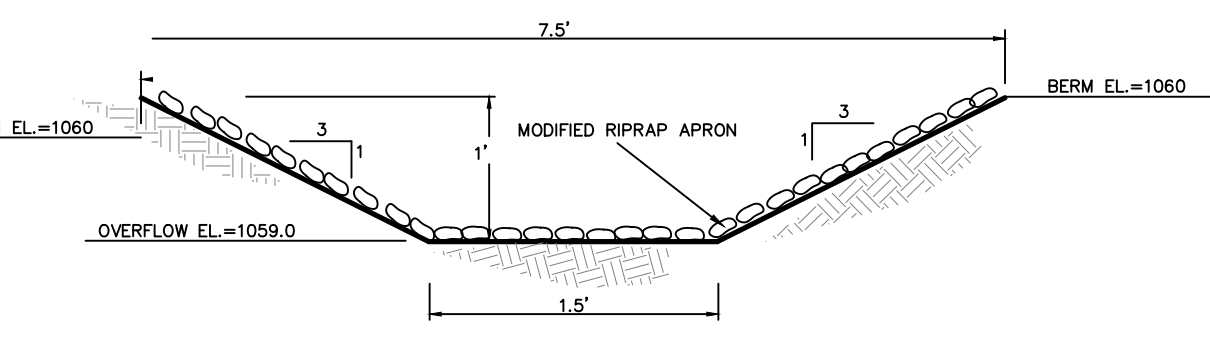
"ATLAS" RETAINING WALL (OR EQUAL) ADJACENT TO PARKING LOT N.T.S.



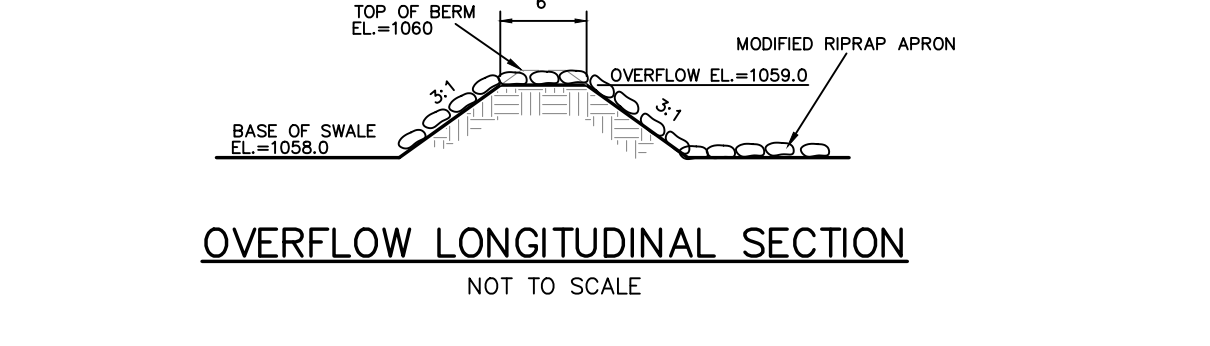
SIDEWALK WITH MONOLITHIC CURB N.T.S.



WATER QUALITY SWALE NOT TO SCALE



OVERFLOW SECTION NOT TO SCALE



OVERFLOW LONGITUDINAL SECTION NOT TO SCALE

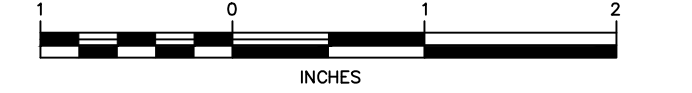
LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	○—
CHAIN FENCE	—○—
CATCH BASIN	⊕
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	—310—
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	—
SEDIMENT FENCE	—GSF—
FLAGGED WETLANDS	—WF 1-2—
GUIDE RAIL	—
LIGHT POST (LP)	⊙
HANDICAPPED ACCESSIBLE LANDING	L
HANDICAPPED ACCESSIBLE RAMP	R

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

09/05/23	OSTA ENTRANCE LAYOUT UPDATED
07/17/23	EDGE OF CURB MODIFICATION
07/12/23	BANK PAD LAYOUT UPDATED
DATE	REVISION

SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC

Engineers **Surveyors**
 Kenneth S. Hrica, P.E., R.S.
 44 Maple View Trail
 P.O. Box 1981
 Litchfield, Connecticut 06759
 e-mail: hricassociates@optonline.net
 860-567-2112 (business)
 860-567-0491 (toll-free)

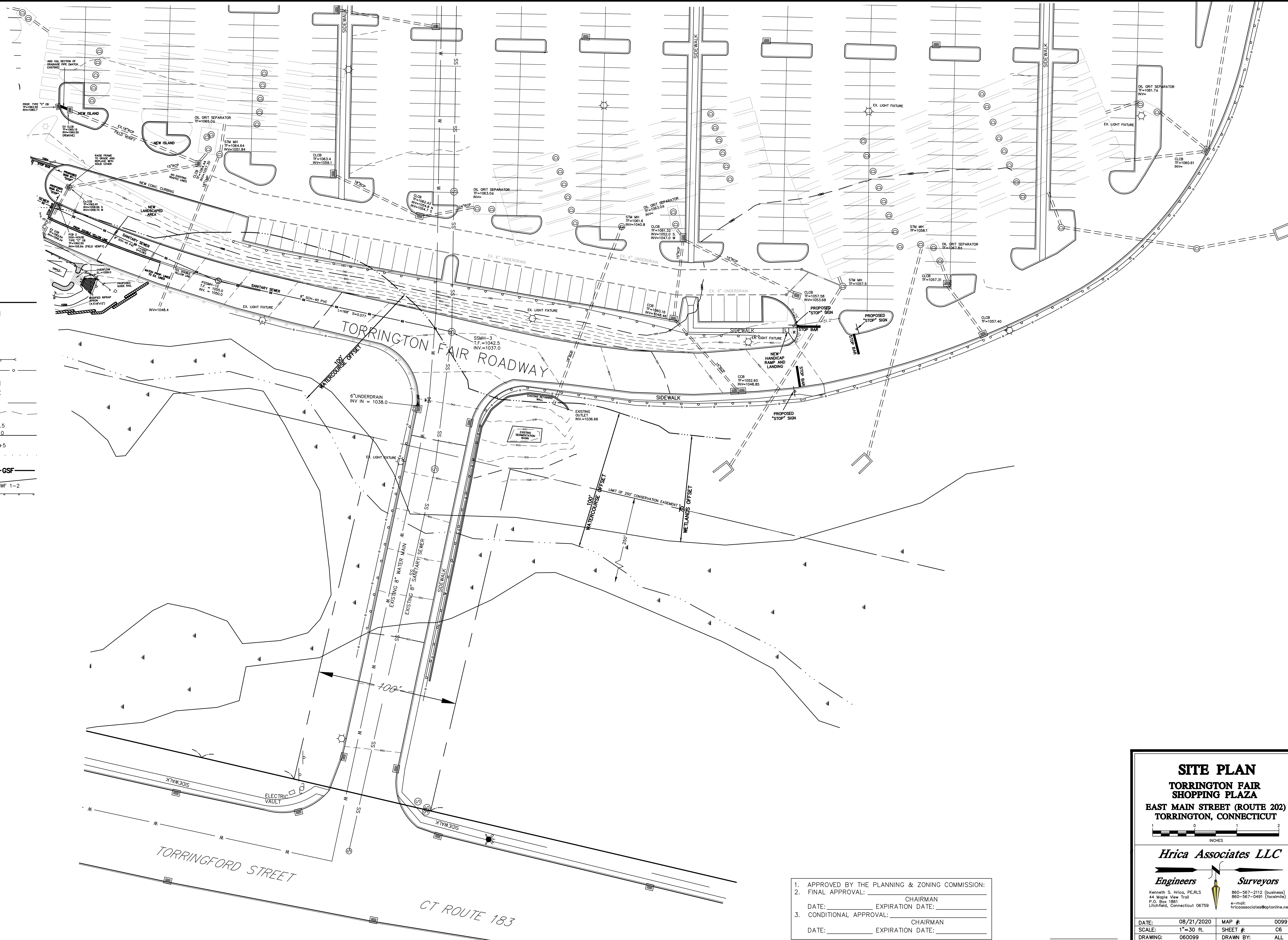
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SCALE:	1"=20 ft.	SHEET #:	C5
DRAWING:	060099	DRAWN BY:	ALL
PROJECT #:	06-0099	CHECKED BY:	KSH

NOT VALID WITHOUT ORIGINAL SEAL

CONNECTICUT GRID (MAP REF.)

LEGEND

PROPERTY LINE	
EXISTING MONUMENT	
EXISTING IRON PIN OR PIPE	
PROPOSED IRON PIN OR PIPE	
PROPOSED MONUMENT	
UTILITY POLE W/ANCHOR	
CHAIN FENCE	
CATCH BASIN	
LIGHT POLE	
BLDG. SETBACK LINE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
TREE LINE	
SEDIMENT FENCE	
FLAGGED WETLANDS	
GUIDE RAIL	



1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

INCHES

Hrica Associates LLC

Engineers **Surveyors**

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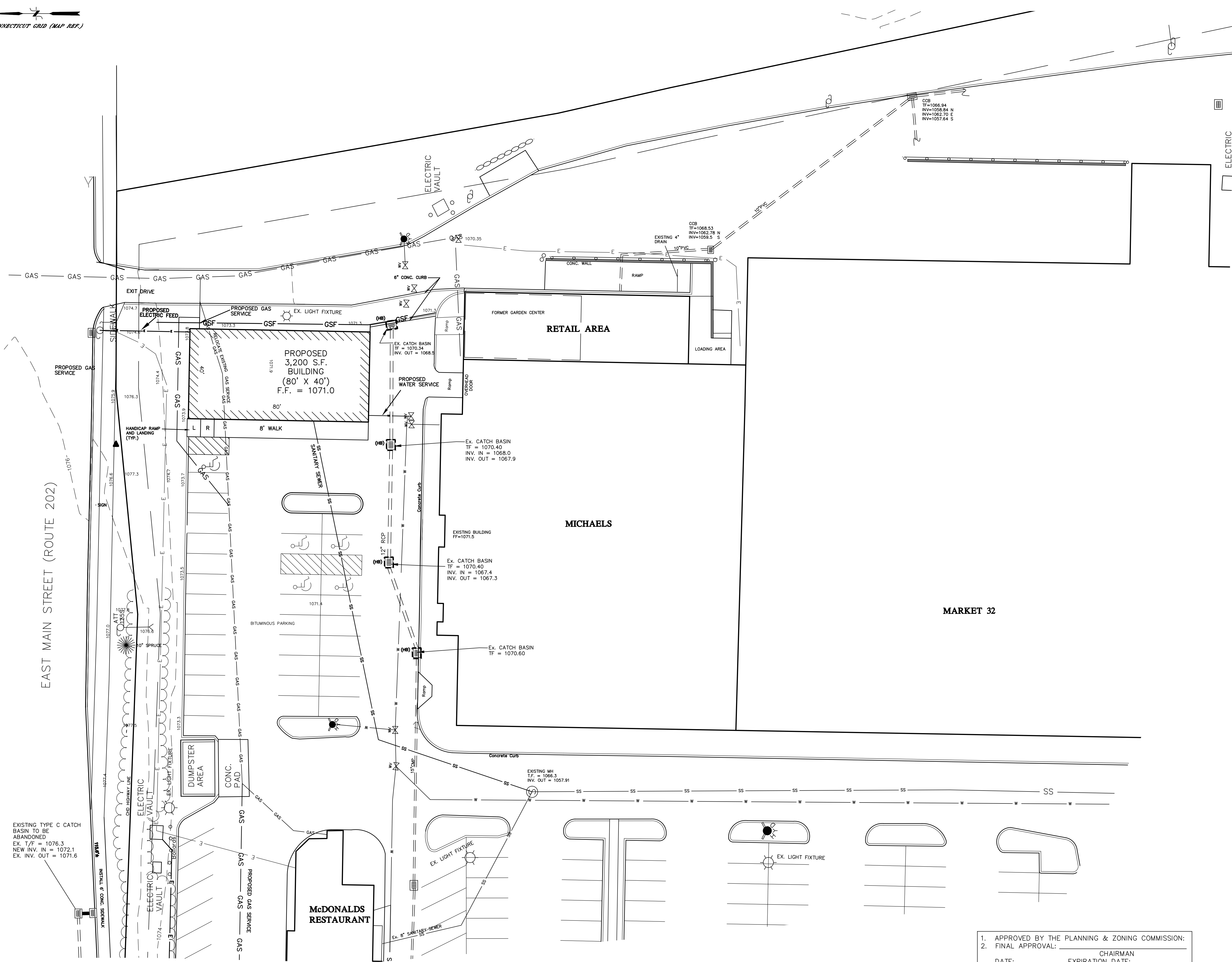
860-567-2112 (business)
 860-567-0491 (fax/mobile)
 e-mail: hricassociates@optonline.net

DATE: 08/21/2020	MAP #: 0099
SCALE: 1"=30 ft.	SHEET #: C6
DRAWING: 060099	DRAWN BY: ALL
PROJECT #: 06-0099	CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
CHAIN FENCE	—○—○—
CATCH BASIN	⊞
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	--- 310 ---
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
SEDIMENT FENCE	—GSF—



EXISTING TYPE C CATCH BASIN TO BE ABANDONED
 EX. T.F. = 1076.3
 NEW INV. IN = 1072.1
 EX. INV. OUT = 1071.6

- APPROVED BY THE PLANNING & ZONING COMMISSION:
- FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
- CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

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 Engineers Surveyors

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 e-mail: hricassoc@optonline.net

DATE: 08/21/2020 MAP #: 0099
 SCALE: 1"=20 ft. SHEET #: C7
 DRAWING: 060099 DRAWN BY: ALL
 PROJECT #: 06-0099 CHECKED BY: KSH

CONNECTICUT GRID (MAP REF.)

SUNKEN LOADING DOCKS
EX. CATCH BASIN

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
CHAIN FENCE	—○—○—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	310
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
SEDIMENT FENCE	—GSF—

RETAIL SPACE
97,000± S.F.
(WALMART)

9,536 S.F.
WALMART
EXPANSION
AREA

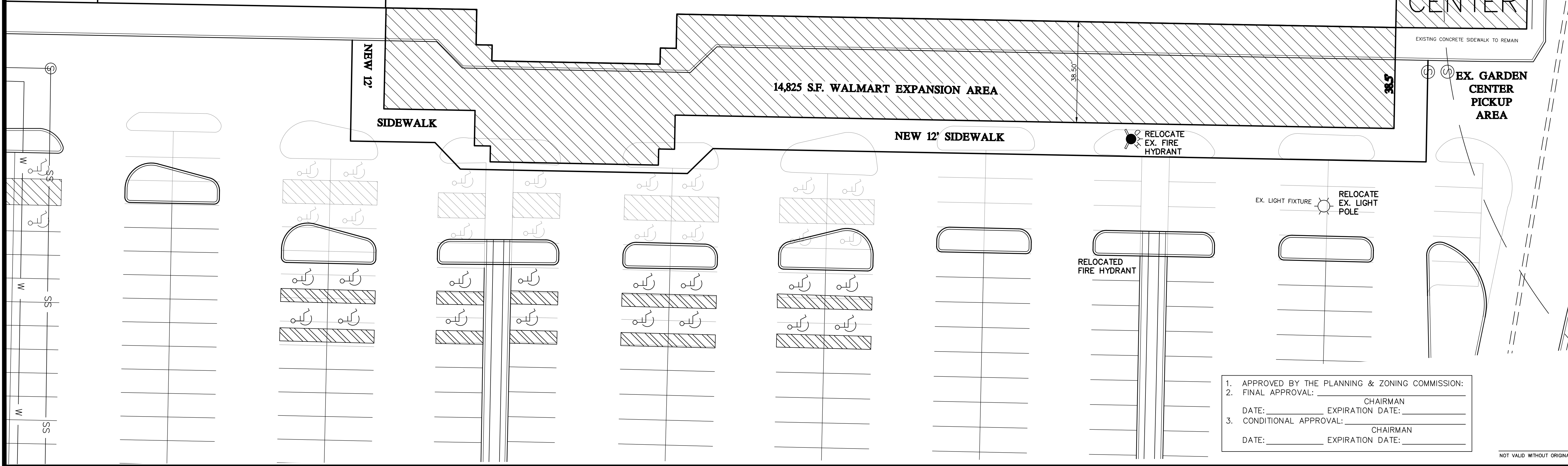
6,000 S.F. PETCO
EXPANSION
AREA

RETAIL SPACE
13,800± S.F.
(PETCO)

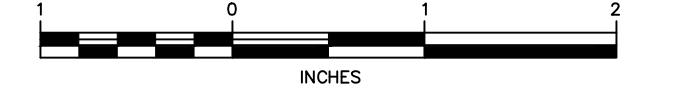
5,620 S.F.
EXISTING
GARDEN CENTER
TO BE
CONVERTED TO
ENCLOSED
ADDITION

14,825 S.F. WALMART EXPANSION AREA

EX. GARDEN CENTER PICKUP AREA



SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

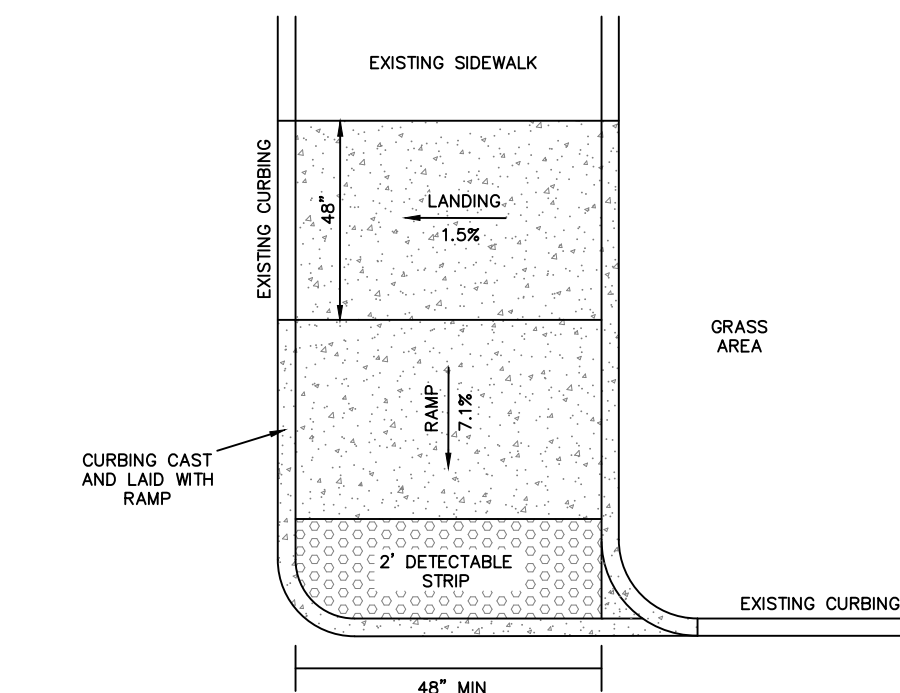


Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, P.E., R.L.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (fax)
e-mail: hricassociates@optonline.net

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

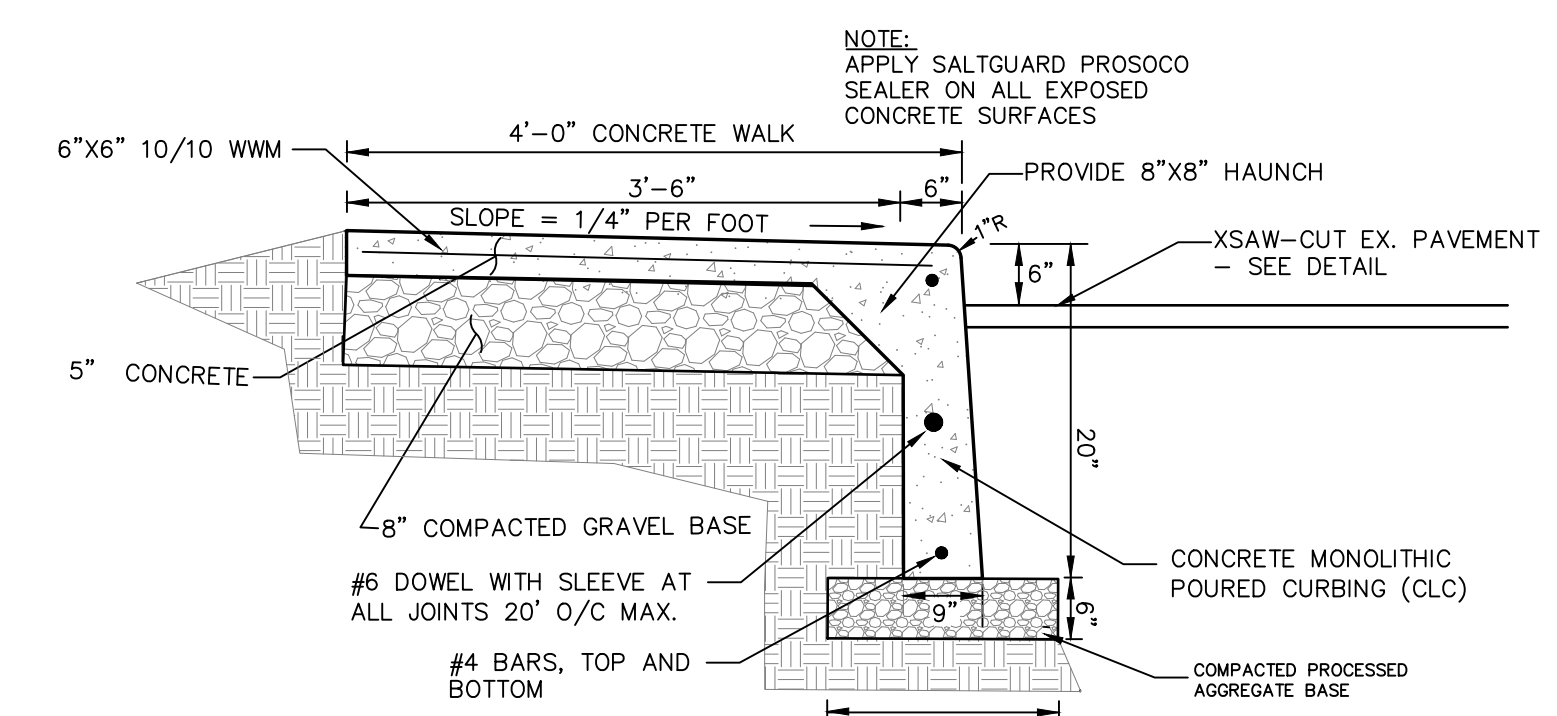
DATE: 08/21/2020 MAP #: 0099
 SCALE: 1"=20 ft. SHEET #: CB
 DRAWING: 060099 DRAWN BY: ALL
 PROJECT #: 06-0099 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

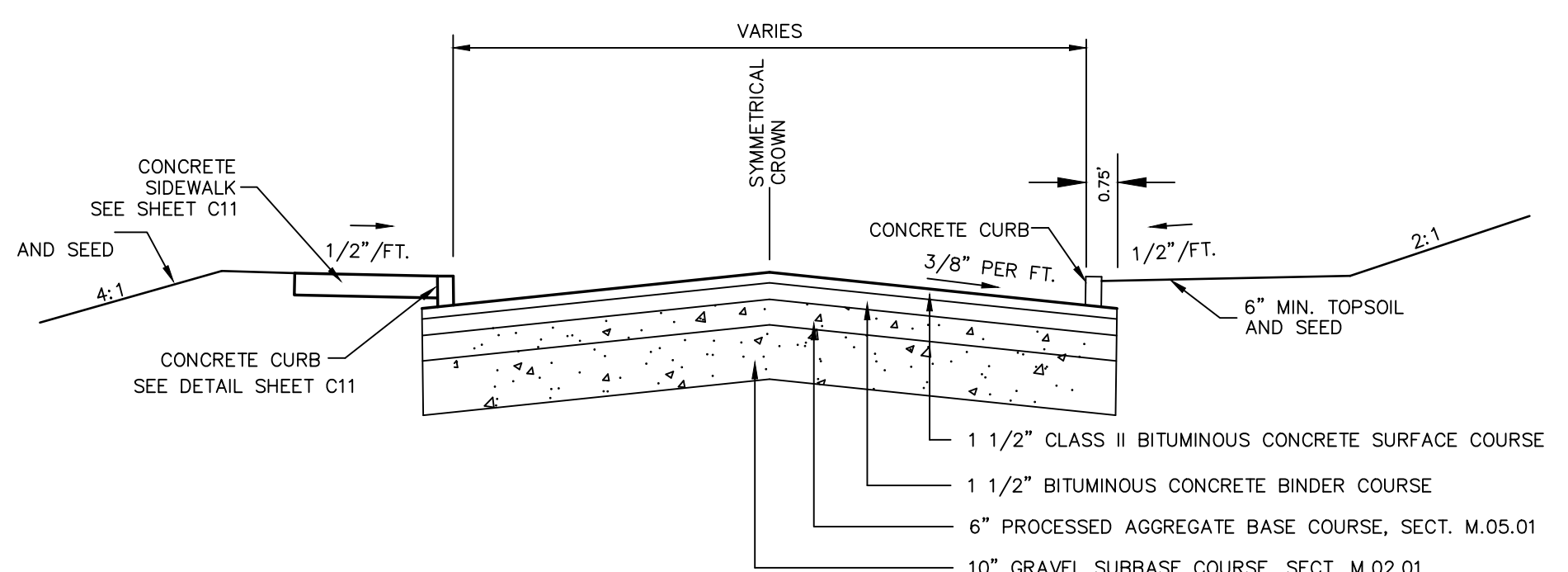


- GENERAL NOTES:
- 1.) MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
 - 2.) CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SACS AND ABRUPT GRADE CHANGES.
 - 3.) ALL RAMP SHALL BE CONSTRUCTED OF CLASS "F" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
 - 4.) SIDEWALK RAMP SHALL HAVE A COURSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.05.
 - 5.) DIAGONAL SIDEWALK RAMP, AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SEES.
 - 6.) REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER.
 - 7.) EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
 - 8.) TRANSITION TO FULL HEIGHT CURB: INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
 - 9.) INSTALL THE EDGE OF DETECTABLE WARNING 6" FROM THE EDGE OF THE ROAD.
 - 10.) TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SINGLE DIRECTION PERPENDICULAR SIDEWALK RAMP
NOT TO SCALE



SIDEWALK WITH MONOLITHIC CURB
N.T.S.



INTERCONNECT DRIVEWAY CROSS-SECTION

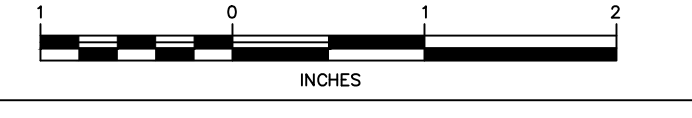
LEGEND

PROPERTY LINE	□
EXISTING MONUMENT	○
EXISTING IRON PIN OR PIPE	●
PROPOSED IRON PIN OR PIPE	○
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	○—○
FENCE	—○—○—
CATCH BASIN	⊠
LIGHT POLE	⊙
EXISTING CONTOUR	310
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
EXISTING TREE LINE	—○—○—
SEDIMENT FENCE	—○—○—

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
2. FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
3. CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

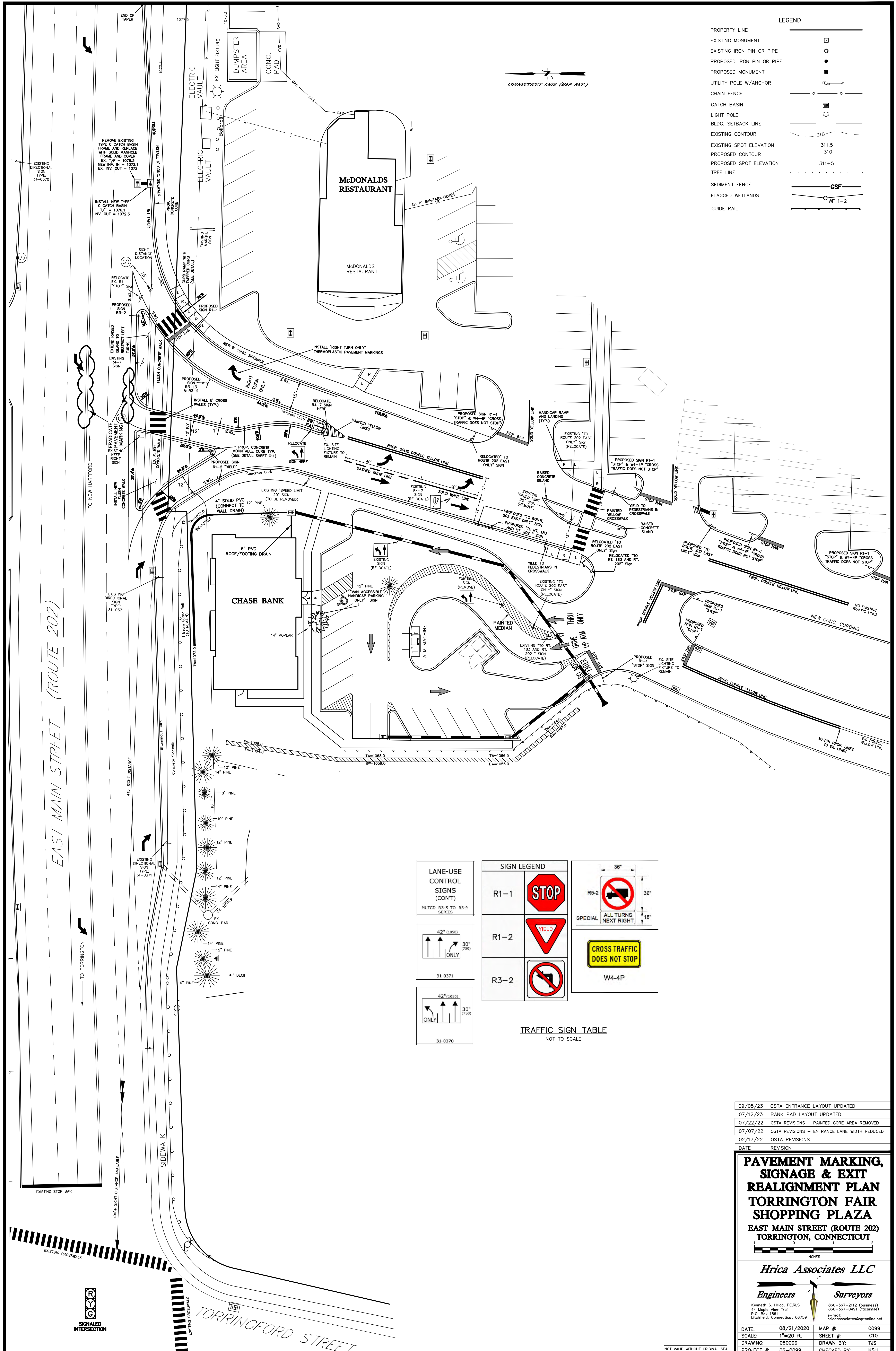
07/12/23	DRAINAGE CONNECTED TO EX. SYSTEM
Date	Revision

INTERCONNECT SITE PLAN
PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



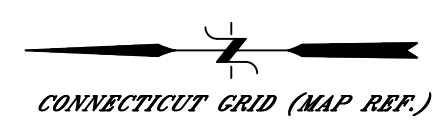
Hrica Associates LLC
Engineers **Surveyors**
Kenneth S. Hrica, P.E., R.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (fax/office)
e-mail: hricassociates@optonline.net

DATE: 02/03/2022	MAP #: 0099
SCALE: 1"=20 ft.	SHEET #: C9
DRAWING: 140501	DRAWN BY: TJS
PROJECT #: 14-0501	CHECKED BY: KSH



LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CHAIN FENCE	—○—○—
CATCH BASIN	⊞
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	—310—
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	—●—●—●—
SEDIMENT FENCE	—CSF—
FLAGGED WETLANDS	—WF 1-2—
GUIDE RAIL	—



TRAFFIC SIGN TABLE
NOT TO SCALE

LANE-USE CONTROL SIGNS (CON'T) MUTCD R3-5 TO R3-9 SERIES 42" (1050) x 30" (750) 31-0371	SIGN LEGEND R1-1	 36" x 36" SPECIAL ALL TURNS NEXT RIGHT W4-4P
	R1-2	
	R3-2	

09/05/23	OSTA ENTRANCE LAYOUT UPDATED
07/12/23	BANK PAD LAYOUT UPDATED
07/22/22	OSTA REVISIONS - PAINTED GORE AREA REMOVED
07/07/22	OSTA REVISIONS - ENTRANCE LANE WIDTH REDUCED
02/17/22	OSTA REVISIONS
DATE	REVISION

PAVEMENT MARKING, SIGNAGE & EXIT REALIGNMENT PLAN
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

Hrica Associates LLC
 Engineers Surveyors
 Kenneth S. Hrica, P.E./R.L.S.
 44 Maple View Trail
 P.O. Box 1861
 Uxbridge, Connecticut 06759
 860-567-2112 (business)
 860-567-0491 (toll-free)
 e-mail: hricassociates@optonline.net

DATE: 08/21/2020 MAP #: 0099
 SCALE: 1"=20 ft. SHEET #: C10
 DRAWING: 060099 DRAWN BY: TJS
 PROJECT #: 06-0099 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

EROSION & SEDIMENTATION CONTROL PLAN AND CONSTRUCTION SEQUENCE

A. VALIDITY AND PROJECT DESCRIPTION:

VALIDITY:
THIS DOCUMENT IS TO BE CONSIDERED AN INTEGRAL PART OF THE PLANS PREPARED FOR THE PROJECT BY HRICA ASSOCIATES, LLC. THE PROCEDURES OUTLINED HEREIN ARE TO BE STRICTLY FOLLOWED DURING THE CONSTRUCTION OPERATIONS.

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEVELOPMENT OF ADDITIONAL BUILDING SITES WITHIN AN EXISTING RETAIL PLAZA

B. START AND COMPLETION DATES:

APPROXIMATE START DATE: Summer 2021
ESTIMATED TIME TO COMPLETE: 1 YEAR
COMPLETION DATE: SUMMER 2022

THE ABOVE DATES ARE SUBJECT TO RECEIPT OF ALL REQUIRED PERMITS, FINANCING, AND CONTRACTOR SCHEDULING. THE EROSION AND SEDIMENT CONTROL OFFICER SHALL BE PROVIDED WITH UPDATED SCHEDULES AS THEY BECOME AVAILABLE.

RESPONSIBLE PERSON IN CHARGE: JASON LERNER
TELEPHONE: (201) 567-6200 X112

C. GENERAL CONSTRUCTION SEQUENCE:

- OBTAIN ALL PERMITS.
- NOTIFY "CALL BEFORE YOU DIG" FOR UTILITY MARKOUT AS NECESSARY.
- REMOVE ALL APPLICABLE TOWN ORDINANCES OF CONSTRUCTION AS REQUIRED.
- INSTALL SEDIMENT FENCE AND HAY BALES AT THE TOE OF PROPOSED SLOPES AND OTHER CONTROLS AS SHOWN ON THE PLANS. TAKE PARTICULAR CARE TO INSURE INSTALLATION OF SEDIMENT FENCE ADJACENT TO WETLANDS AND WATERCOURSES.
- INSTALL ANTI-TRACKING PAD.
- CONSTRUCTION SILTATION CONTROLS AT PROPOSED DRAINAGE AS IT IS INSTALLED.
- MAINTENANCE OF EROSION CONTROLS TO OCCUR AT ALL TIMES DURING CONSTRUCTION.
- REMOVE EXISTING BRUSH AND TREES WITHIN THE PROPOSED AREAS TO BE DEVELOPED, INCLUDING SLOPE AREAS.
- REMOVAL AND STOCKPILE OF TOPSOIL FROM DISTURBED AREAS.
- TOPSOIL TO BE STOCKPILED AND SEEDED WITH ANNUAL RYE GRASS SEED. EROSION CONTROLS TO BE PLACED AROUND STOCKPILE AS INDICATED ON THE PLANS.
- INSTALLATION OF ANY ADDITIONAL EROSION CONTROLS AND PROCEDURES THAT ARE REQUIRED.
- EXCAVATION TO SUBGRADE AND/OR PLACEMENT OF FILL IN ACCORDANCE WITH THE SITE PLANS.
- CONSTRUCT PROPOSED IMPROVEMENTS. INSTALL FINAL STABILIZATION (GRASS, LANDSCAPING, ETC.) AS SOON AS POSSIBLE.
- DRAINAGE STRUCTURES.
- INSTALL FINAL STABILIZATION (GRASS, LANDSCAPING, PAVEMENT, ETC.) AS SOON AS POSSIBLE.
- TEMPORARY STABILIZATION MEASURES TO OCCUR AT ALL TIMES.

- FINAL SITE STABILIZATION:
 - FINE GRADE SLOPES AND DISTURBED AREAS.
 - PLACE TOPSOIL ON ALL DISTURBED AREAS AND FERTILIZE SEED AND MULCH.
 - REMOVAL OF THE SEDIMENTATION CONTROLS.
 - ANY REMAINING DISTURBED AREAS TO BE RESEEDED AND MULCHED.

D. GENERAL REQUIREMENTS:

- ALL DISTURBED AREAS TO BE STABILIZED BY TOPSOILING, SEEDING, AND MULCHING AS SOON AS PRACTICAL. CARE TO BE TAKEN TO PROTECT AREAS NOT INDICATED ON THE PLANS TO BE DISTURBED.
- EROSION CONTROLS SHALL BE PLACED AT LOCATIONS SPECIFIED AND MAINTAINED UNTIL ALL SLOPED AND OTHER DISTURBED AREAS ARE STABILIZED.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION, IF NECESSARY, TO MINIMIZE SEDIMENT TRANSPORT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF ALL CONTROLS AND PROPER DISPOSAL OF SEDIMENT REMOVED FROM THEM.
- EROSION AND SEDIMENTATION CONTROLS TO BE CONSTRUCTED IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENTATION CONTROL, ("ESC").
- IF AT ANY TIME, OWNERSHIP OF THE PROJECT IS TRANSFERRED TO OTHERS, THE NEW OWNERS SHALL NOTIFY ALL APPROPRIATE OFFICIALS. THE NEW OWNER SHALL DESIGNATE A RESPONSIBLE PERSON IN CHARGE.

E. CONTROL MEASURE SELECTION PROCESS:

EROSION IS CAUSED SOIL MOVEMENT, WATER MOVEMENT AND SEDIMENT MOVEMENT. THE OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL PLAN IS TO PREVENT OFF-SITE SEDIMENTATION DAMAGE. THE STEPS INVOLVED IN THE EROSION CONTROL SELECTION PROCESS ARE AS FOLLOWS:

- IDENTIFY CONTROL PROBLEM
- IDENTIFY PROBLEM AREA
- IDENTIFY REQUIRED STRATEGY
- IDENTIFY CONTROL MEASURE GROUP
- SELECT SPECIFIC CONTROL MEASURE

THE THREE BASIC METHODS USED TO CONTROL EROSION ARE SOIL STABILIZATION, RUNOFF CONTROL, AND SEDIMENT CONTROL. A COMBINATION OF THESE THREE METHODS ARE PROPOSED IN ORDER TO MINIMIZE OFF-SITE SEDIMENTATION DAMAGE.

A. SOIL MOVEMENT: SOIL MOVEMENT IS CREATED BY SHEET EROSION, RILL EROSION AND WIND EROSION.

- PROBLEM AREAS: SOIL MOVEMENT OCCURS ON SLOPES, EXPOSED AREAS AND TRAVEL AREAS. SHEET AND RILL EROSION ON STEEP, EXPOSED, UNVEGETATED SLOPES CAN PRODUCE SIGNIFICANT EROSION ESPECIALLY DURING MAJOR RAIN STORMS. WIND EROSION ON ROADS UNDER CONSTRUCTION CAN PRESENT PROBLEMS DURING DRY PERIODS.
- REQUIRED STRATEGY: PROTECTION OF THE SURFACE IS THE MOST EFFECTIVE METHOD OF CONTROLLING SOIL MOVEMENT.
- CONTROL MEASURE GROUP: CONTROL MEASURE GROUPS CONSIST OF VEGETATIVE SOIL COVERS, NONVEGETATIVE SOIL COVERS AND ENVIRONMENTAL ENHANCEMENT.
- SPECIFIC CONTROL MEASURE:
 - PERMANENT VEGETATIVE COVER (PV) IS SPECIFIED AS SOON AS FINAL GRADE OF ANY SLOPE IS REACHED ABOVE THE PROPOSED PERMANENT WATER ELEVATIONS. HYDROSEEDING IS RECOMMENDED.
 - TOPSOILING (TO) OF THE SAME SLOPES IS ALSO SPECIFIED.
 - TEMPORARY VEGETATIVE COVER (TV) IS RECOMMENDED ON TOPSOIL STOCKPILES AND SECTIONS OF THE PROJECT THAT ARE DISTURBED FOR PERIODS OF ONE YEAR OR MORE.
 - THE USE OF TEMPORARY AND PERMANENT MULCHING IS NOT RECOMMENDED ON THE STEEP SLOPES.

B. WATER MOVEMENT: WATER MOVEMENT CAN CREATE GULLY EROSION, CHANNEL AND STREAM EROSION. CONTROLLING WATER MOVEMENT CAN PROTECT ON SITE AND OFF SITE AREAS.

- PROBLEM AREAS: PROBLEM AREAS CONSIST OF DRAINAGE WAYS, WATER COURSES, AND STEEP, LONG SLOPES.
- REQUIRED STRATEGY: THE STRATEGIES FOR CONTROL OF WATER MOVEMENT INCLUDE DIRECTING RUNOFF, CONVEYING RUNOFF, STABILIZING OUTLETS, INTERCEPTING GROUNDWATER STABILIZING STEEP SLOPES AND WATERCOURSES.
- CONTROL MEASURE GROUP: CONTROL MEASURE GROUP CONSISTS OF DIVERSIONS, WATERWAYS, OUTLETS, ENCLOSED DRAINAGE SYSTEMS, AND STABILIZATION STRUCTURES.
- SPECIFIC CONTROL MEASURE:
 - OUTLET PROTECTION (OP) IS REQUIRED AT THE POINT OF DISCHARGE FOR ALL CULVERTS.
 - RIPRAP (RR) IS PROPOSED FOR THE FINAL STABILIZATION OF THE INLET AND OUTLET OF ALL STORM DRAINAGE PIPES AND CULVERTS.
 - SEDIMENT MOVEMENT: SEDIMENT MOVEMENT IS CREATED BY WATER OR WIND FORCES CAUSING EROSION WHICH IN TURN CAN EFFECT OFF SITE AREAS IF NOT PROPERLY CONTAINED.

1. PROBLEM AREAS: PROBLEM AREAS ARE BOTH SMALL AND LARGE WATERBODIES, TRAVEL AREAS AND BORROW AND STOCKPILE AREAS.

- REQUIRED STRATEGY: THE STRATEGIES FOR CONTROLLING SEDIMENT MOVEMENT CONSIST OF TRAPPING SEDIMENT, DETAINING RUNOFF, CONTROLLING SEDIMENT AND FILTERING SEDIMENT.
- CONTROL MEASURE GROUP: THE CONTROL MEASURE GROUPS ARE SEDIMENT CONTROL, MUD AND DUST CONTROL, AND SEDIMENT FILTERS.
- SPECIFIC CONTROL MEASURES:
 - DUST CONTROL (DC): DRIVEWAYS AND HAUL ROADS TO BE SPRAYED WITH WATER AS NECESSARY TO CONTROL WIND BORNE PARTICLES DURING DRY WEATHER CONDITIONS. PAVED DRIVEWAYS ARE TO BE SWEEPED OF ACCUMULATED SAND AND SILT AS NECESSARY TO PREVENT SEDIMENT MOVEMENT.
 - CONSTRUCTION ENTRANCE (CE): THE CONSTRUCTION ENTRANCE LOCATION IS THE PROPOSED DRIVEWAYS UNLESS OTHERWISE INDICATED ON THE PLANS. THE ENTRANCE SHOULD BE CONSTRUCTED AS SPECIFIED AS ON THE PLANS.
 - SEDIMENT BARRIERS (SB) AND SILT CURTAIN (SC): THE USE OF SEDIMENT BARRIERS AND SILT CURTAINS ARE SPECIFIED ON THE PLANS AT THE BOTTOM OF ALL PROPOSED SLOPES. THE USE OF EARTH BERMS APPROXIMATELY 2" HIGH CAN BE UTILIZED IN LIEU OF HAYBALES AND SEDIMENT FENCE PROVIDED BARRIERS ARE PROVIDED WHERE THE RUNOFF ENTERS A BROOK.

F. MAINTENANCE OF EROSION SEDIMENTATION CONTROLS:

- ALL EROSION AND SEDIMENTATION CONTROLS TO BE CHECKED WEEKLY AND REPAIRS MADE, IF NECESSARY.
- PRIOR TO THE TIME OF ANY FORECASTED RAINFALL, ALL EROSION AND SEDIMENTATION CONTROLS TO BE CHECKED AND NECESSARY REPAIRS MADE.
- ALL SILT TO BE REMOVED FROM EROSION AND SEDIMENTATION CONTROLS AS NECESSARY AND/OR PRIOR TO ANY FORECASTED RAINFALL.
- CONSTRUCTION ENTRANCE TO BE CLEANED AND OR RECONSTRUCTED AS REQUIRED.
- ALL REMOVED SILT TO BE PROPERLY DISPOSED OF OUTSIDE OF ROADWAY AREAS. ANY DISPOSED SILT TO BE IMMEDIATELY SEEDED WITH ANNUAL RYE GRASS AND MULCHED.
- AFTER ALL DISTURBED AREAS ARE STABILIZED AND APPROVAL TO REMOVE EROSION AND SEDIMENTATION CONTROLS HAVE BEEN OBTAINED FROM THE MUNICIPALITY, THE EROSION AND SEDIMENTATION CONTROLS CAN BE REMOVED. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
- IT IS SUGGESTED THAT A FORMAL LOG BE KEPT OF ALL EROSION AND SEDIMENTATION CONTROL INSPECTION INCLUDING THE REMOVAL OF ANY TRAPPED SILT.
- TEMPORARY CONTROLS TO CONSIST OF SEEDING WITH ANNUAL RYE GRASS. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED IF SEASON WILL NOT PERMIT GRASS TO GERMINATE.

G. PLANTING SCHEDULE:

- TYPE OF GRASS SEED TO BE USED SHALL CONFORM TO CHAPTER 5 OF THE 2002 "ESC" FOR EACH TYPE OF CONDITION ENCOUNTERED. TEMPORARY SEEDING SHOULD BE DONE WITHIN TWO (2) DAYS OF GROUND DISTURBANCE.
- QUANTITY, FERTILIZATION AND METHOD OF INSTALLATION FOR ALL PLANTINGS SHOULD CONFORM TO THE "ESC".
- PLANTING DATES SHOULD CONFORM TO "ESC" FOR TEMPORARY AND PERMANENT GRASS SEEDS AND ALL OTHER PLANTINGS.
- MAINTENANCE OF ALL SEEDING AND PLANTING AREAS IS TO CONFORM WITH THE REQUIREMENTS OF THE "ESC".
- ALL SEEDING AREAS ARE TO BE MAINTAINED AND AREAS WHICH ARE DETERMINED TO NEED ADDITIONAL WORK ARE TO BE REPAIRED AS SOON AS POSSIBLE.
- DURING THOSE TIMES OF THE YEAR WHEN SEED CANNOT BE PLANTED, ALL DISTURBED AREAS TO BE MULCHED IN ACCORDANCE WITH CHAPTER 5 OF THE "ESC" AND BE SEEDING AS THE SEEDING DATES PERMIT.
- EVERY EFFORT SHALL BE MADE TO SEED DISTURBED AREAS DURING THE EARLIEST PLANTING PERIOD.

H. CONSTRUCTION DETAILS:

- SEE PLANS, NOTES AND DETAILS SHEET FOR THE FOLLOWING SEDIMENT AND EROSION CONTROL DETAILS:
 - ANTI-TRACKING
 - SEDIMENT FENCE
 - HAY BALES - IF APPLICABLE
 - CHECK DAMS
- SITE PLANS:
 - SEE SITE PLANS FOR LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES.

GENERAL NOTES:

- BOUNDARY DETERMINATION CATEGORY:
 - DEPENDENT RESURVEY

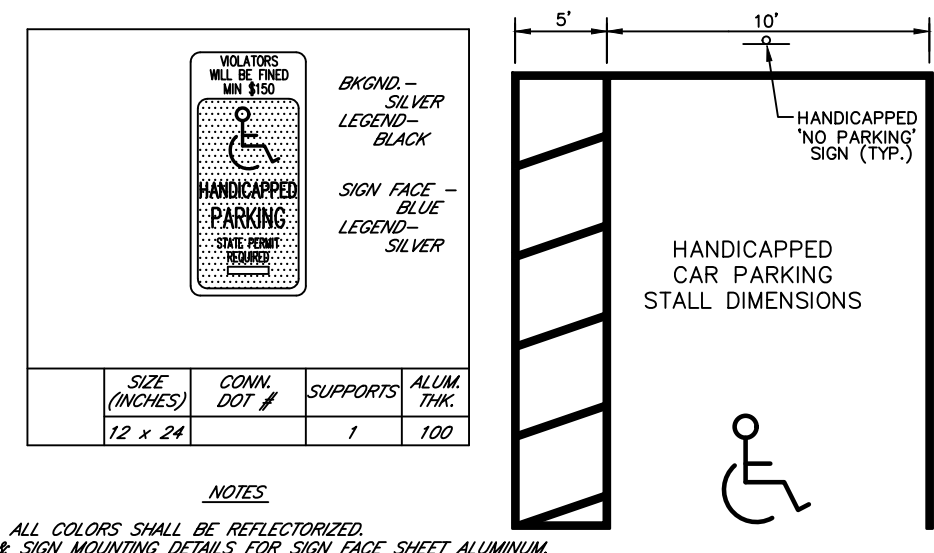
OWNER / APPLICANT: TORRINGTON TRIPLETS, LLC
22 BISBEE LANE
BEDFORD HILLS, NY 10507

- TOTAL AREA = 1,603,709 ±S.F., 36.82 ±Acres
- ZONE: CIR - COMMERCIAL & INDUSTRIAL RESTRICTED
- WETLANDS DELINEATED BY CONNECTICUT ECOSYSTEMS LLC, ED PAWLAK.
- PER FLOOD INSURANCE RATE MAP, TOWN OF TORRINGTON, LITCHFIELD COUNTY, STATE OF CONNECTICUT, PANEL 12 OF 14, NO PORTION OF THE SITE IS IN FLOOD HAZARD ZONE A (100YR. FLOODZONE)

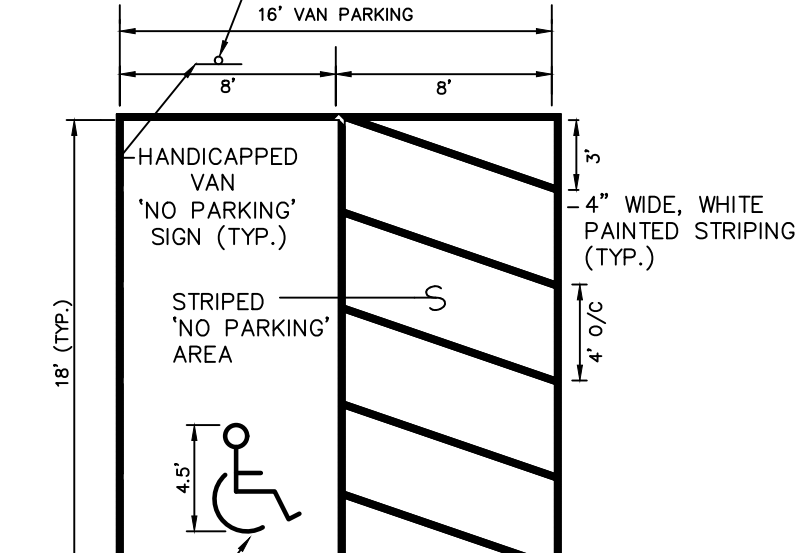
- REFER TO SITE DEVELOPMENT PLANS FOR SPECIFICS OF GRADING, DRAINAGE AND UTILITIES.
- PROPERTY IS LOCATED IN SUBREGIONAL DRAINAGE BASIN 6908
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- THE OWNER SHALL BE RESPONSIBLE TO SECURE ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" PRIOR TO CONSTRUCTION.
- GRADING TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NORMAL STANDARDS OF GOOD PRACTICE.
- SEDIMENT FENCE TO BE CONSTRUCTION LIMIT LINE UNLESS SHOWN OTHERWISE.
- ALL SIGNS TO CONFORM TO MOST CURRENT MUTCD REQUIREMENTS.
- DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND TO VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.

HANDICAP SPECIFICATIONS:

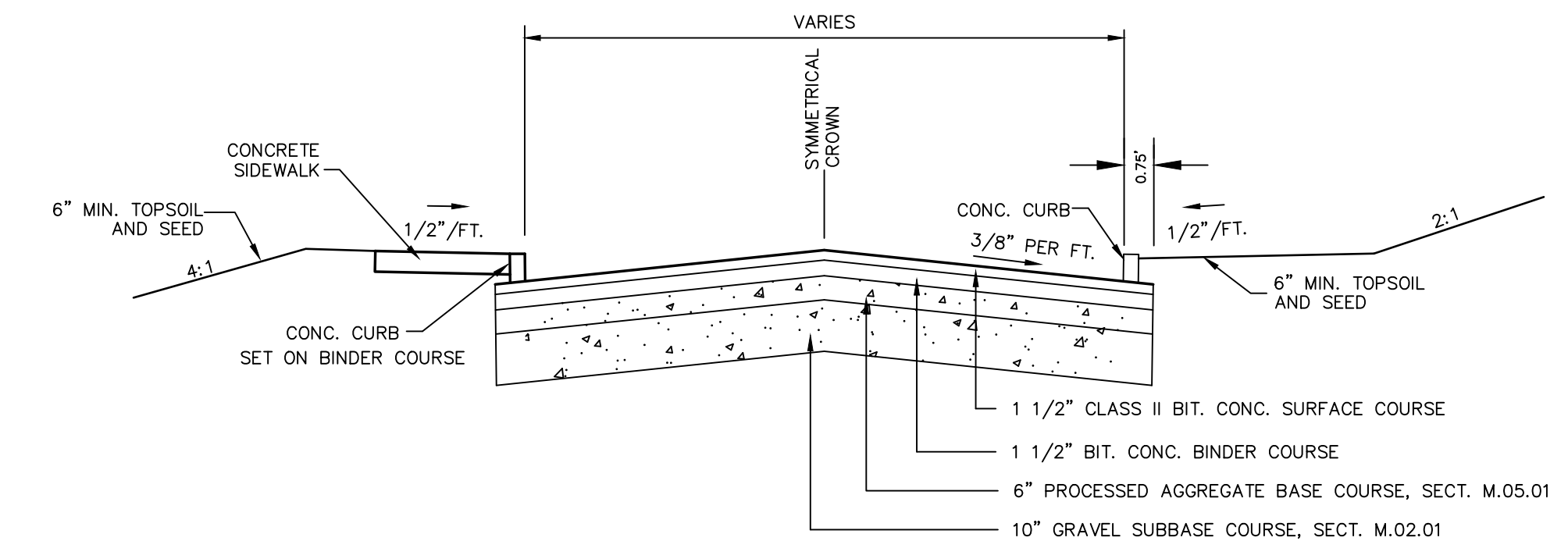
- PRIMARY ENTRANCE WALK & RAMP NOT TO EXCEED 1 IN 20 SLOPE.
- PROVIDE 5' LANDING AT PRIMARY ACCESS DOOR.
- LANDING WIDTH TO EXTEND 2' MIN ON LATCH SIDE OF DOOR.
- EACH H.C. SPACE TO HAVE ABOVE GRADE SIGN WITH SYMBOL & "STATE PERMIT REQUIRED".
- H.C. CURB CUTS TO BE CONSTRUCTED OF SLIP RESISTANT SURFACE, 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.



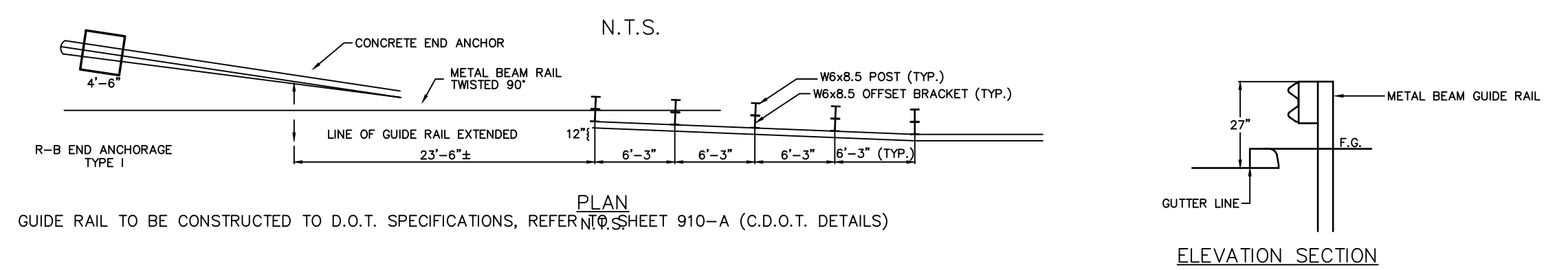
HANDICAP SIGN DETAIL



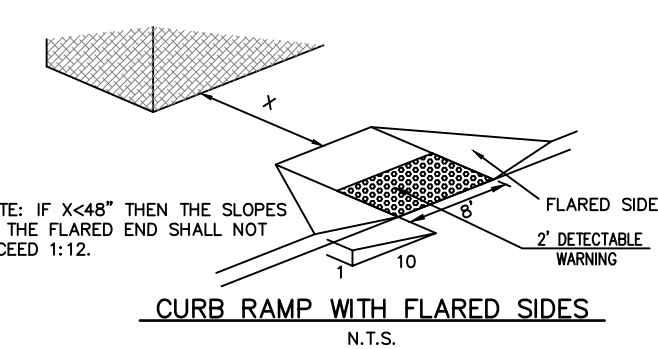
HANDICAPPED PARKING STALL LAYOUT



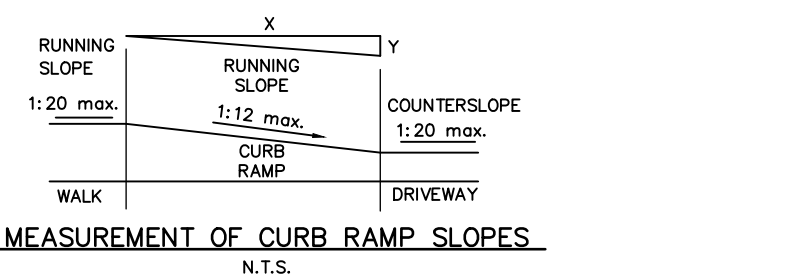
TYPICAL DRIVEWAY/ PARKING AREA CROSS-SECTION



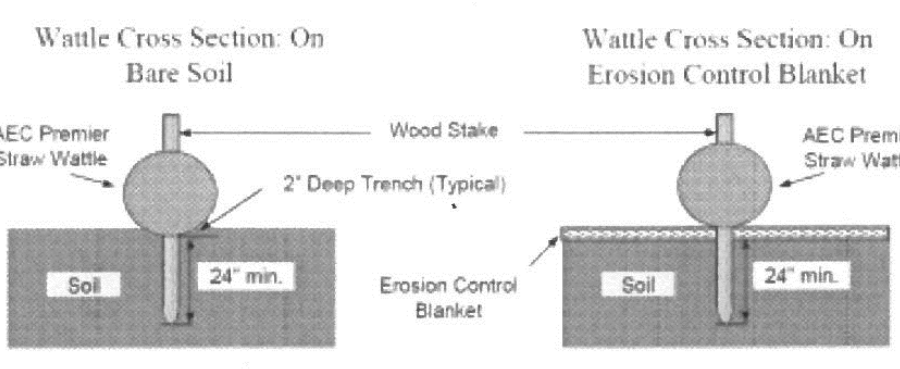
METAL BEAM RAIL DETAIL TYPE R-B



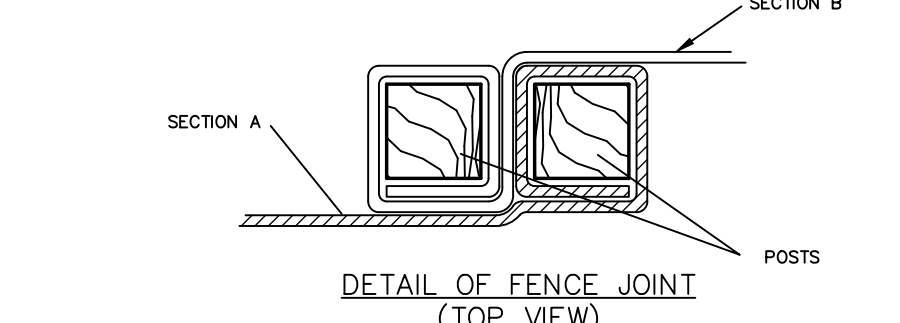
CURB RAMP WITH FLARED SIDES



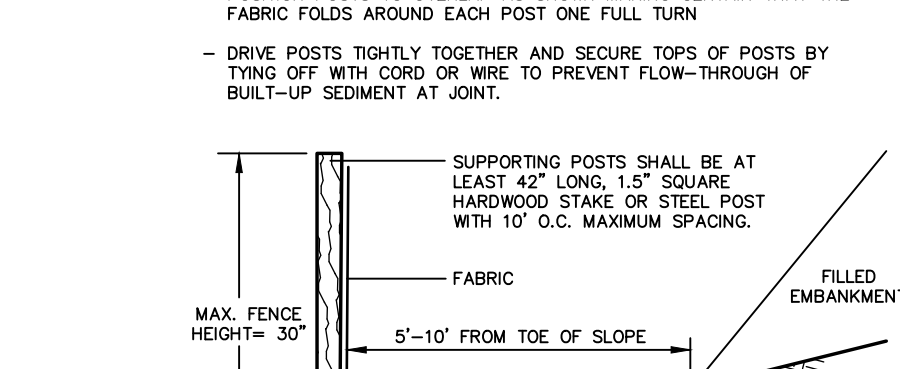
MEASUREMENT OF CURB RAMP SLOPES



AEC PREMIER STRAW WATTLES Staking Pattern Guide

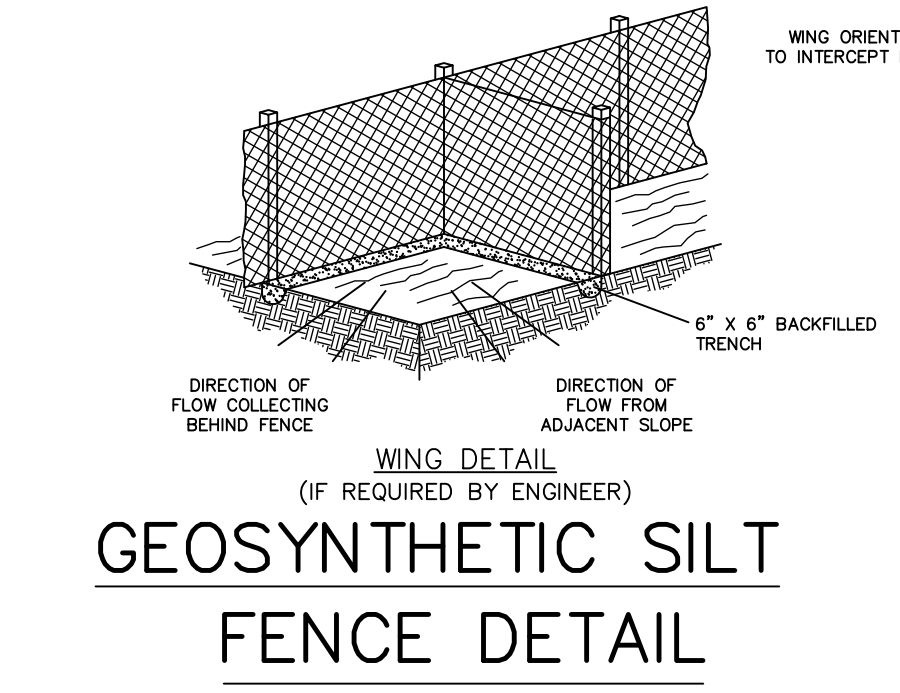


DETAIL OF FENCE JOINT (TOP VIEW)

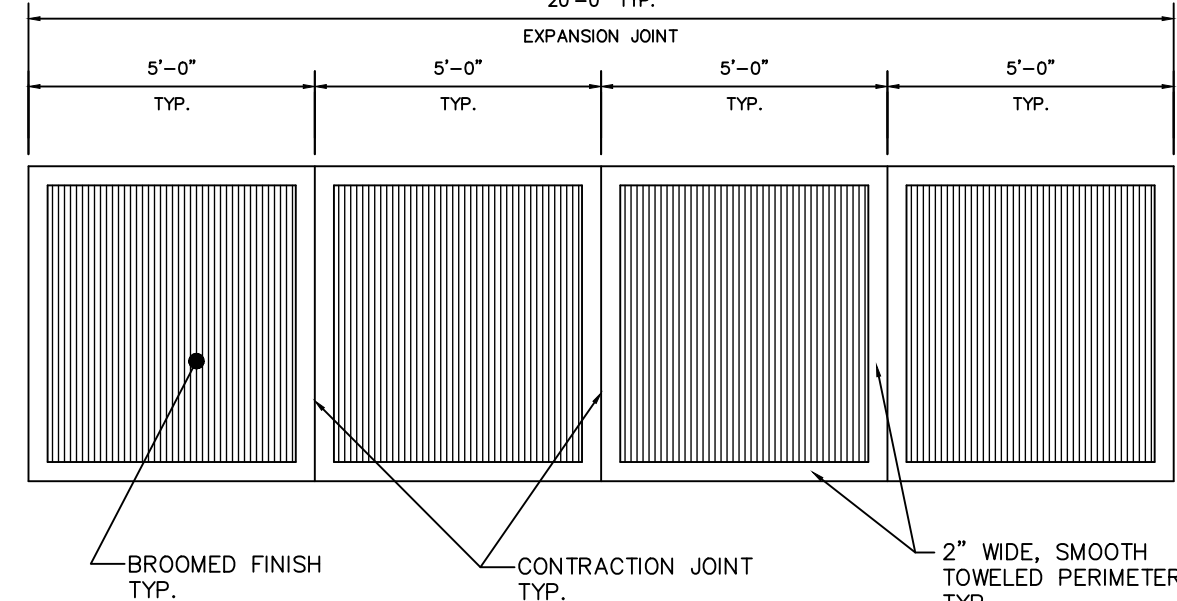


STRAW / WOODCHIP - WATTLE INSTALLATION DETAIL

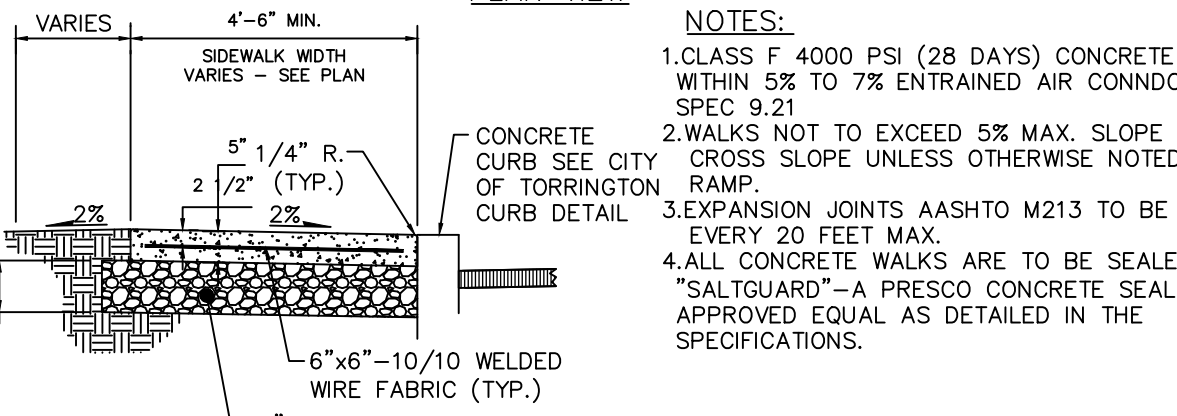
NOTE: STAKING REQUIRED FOR STRAW WATTLE ONLY. WOOD CHIP WATTLES DO NOT REQUIRE STAKING



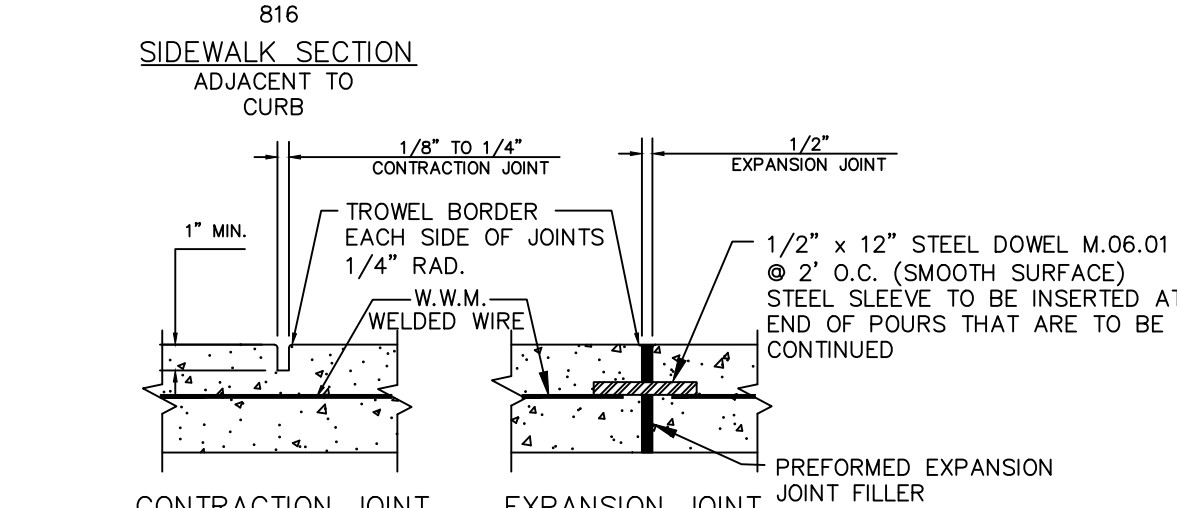
GEOSYNTHETIC SILT FENCE DETAIL



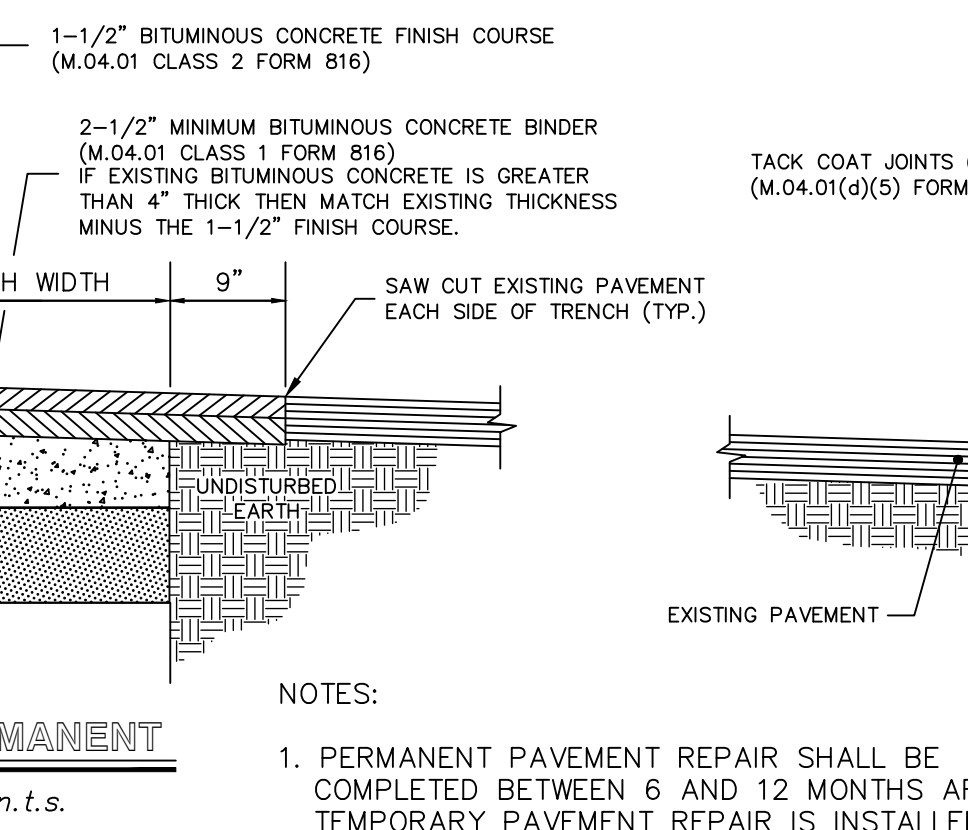
PLAN VIEW



SIDEWALK SECTION ADJACENT TO CURB



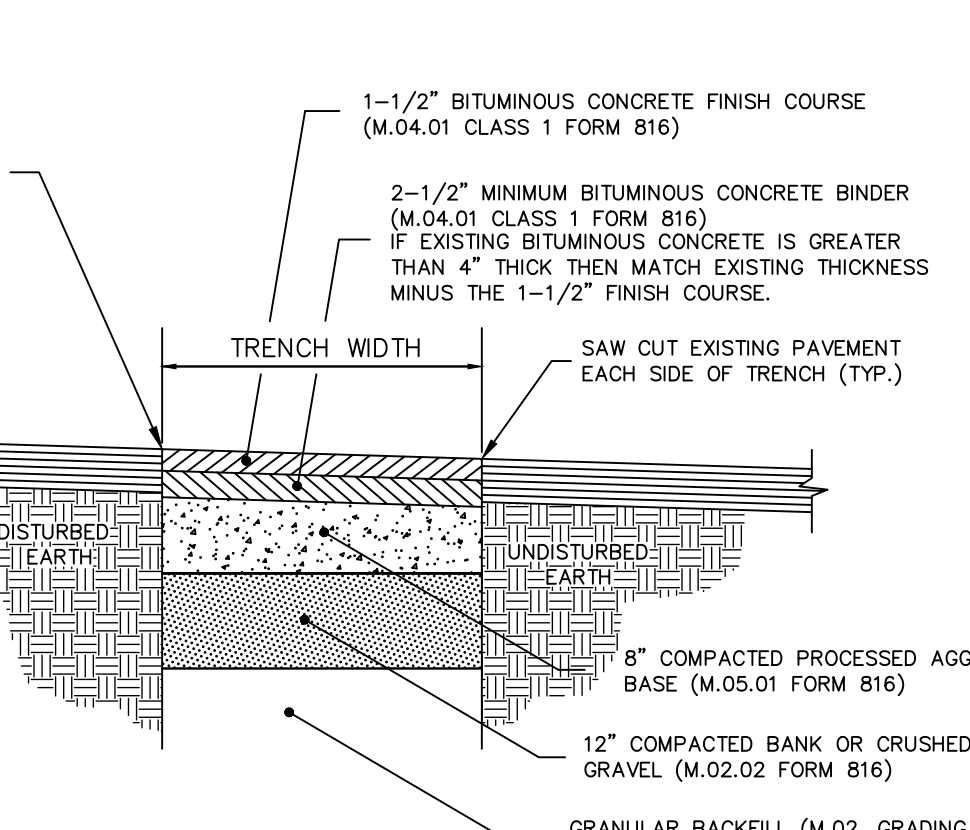
ISLAND PASS THROUGH WITH SLOPED EDGES



PERMANENT

NOTES:
1. PERMANENT PAVEMENT REPAIR SHALL BE COMPLETED BETWEEN 6 AND 12 MONTHS AFTER TEMPORARY PAVEMENT REPAIR IS INSTALLED.
2. SHORING REQUIRED PER OSHA STANDARDS.

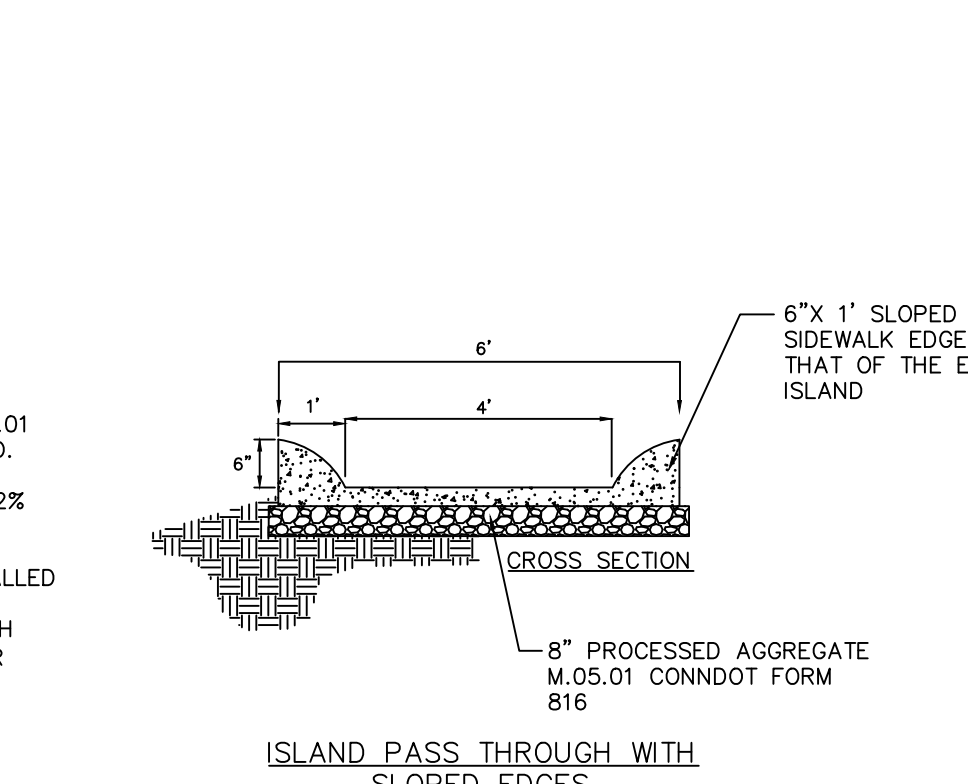
Pavement Repair for Perpendicular Cuts



TEMPORARY

NOTES:
1. PERMANENT PAVEMENT REPAIR SHALL BE COMPLETED BETWEEN 6 AND 12 MONTHS AFTER TEMPORARY PAVEMENT REPAIR IS INSTALLED.
2. SHORING REQUIRED PER OSHA STANDARDS.

CONCRETE CURB



MOUNTABLE CONCRETE CURBING

NOTES AND DETAILS

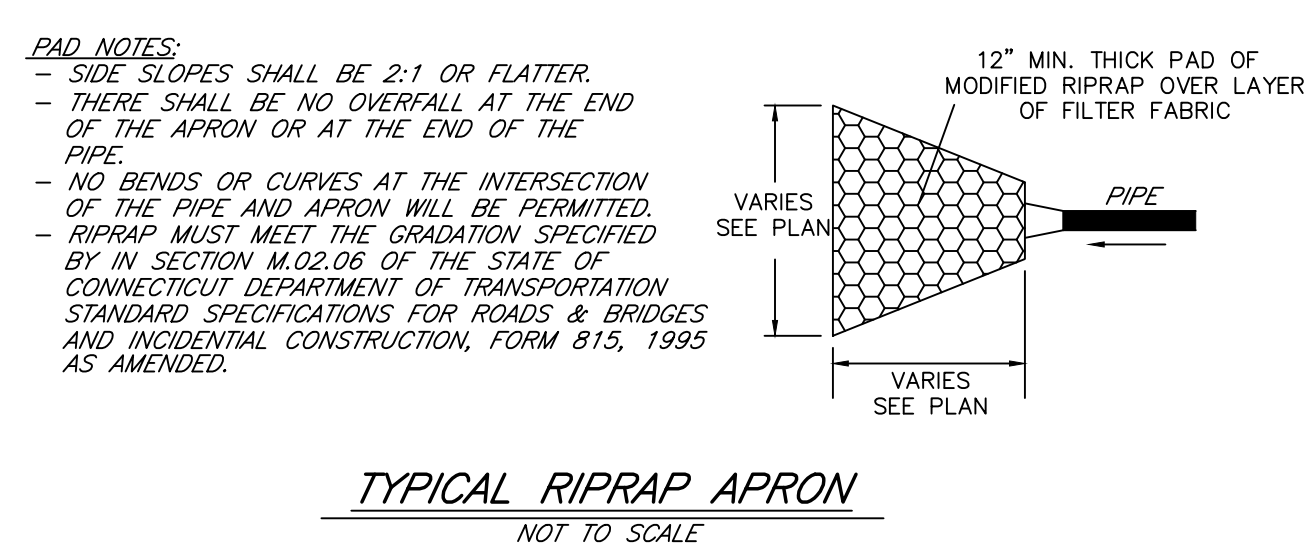
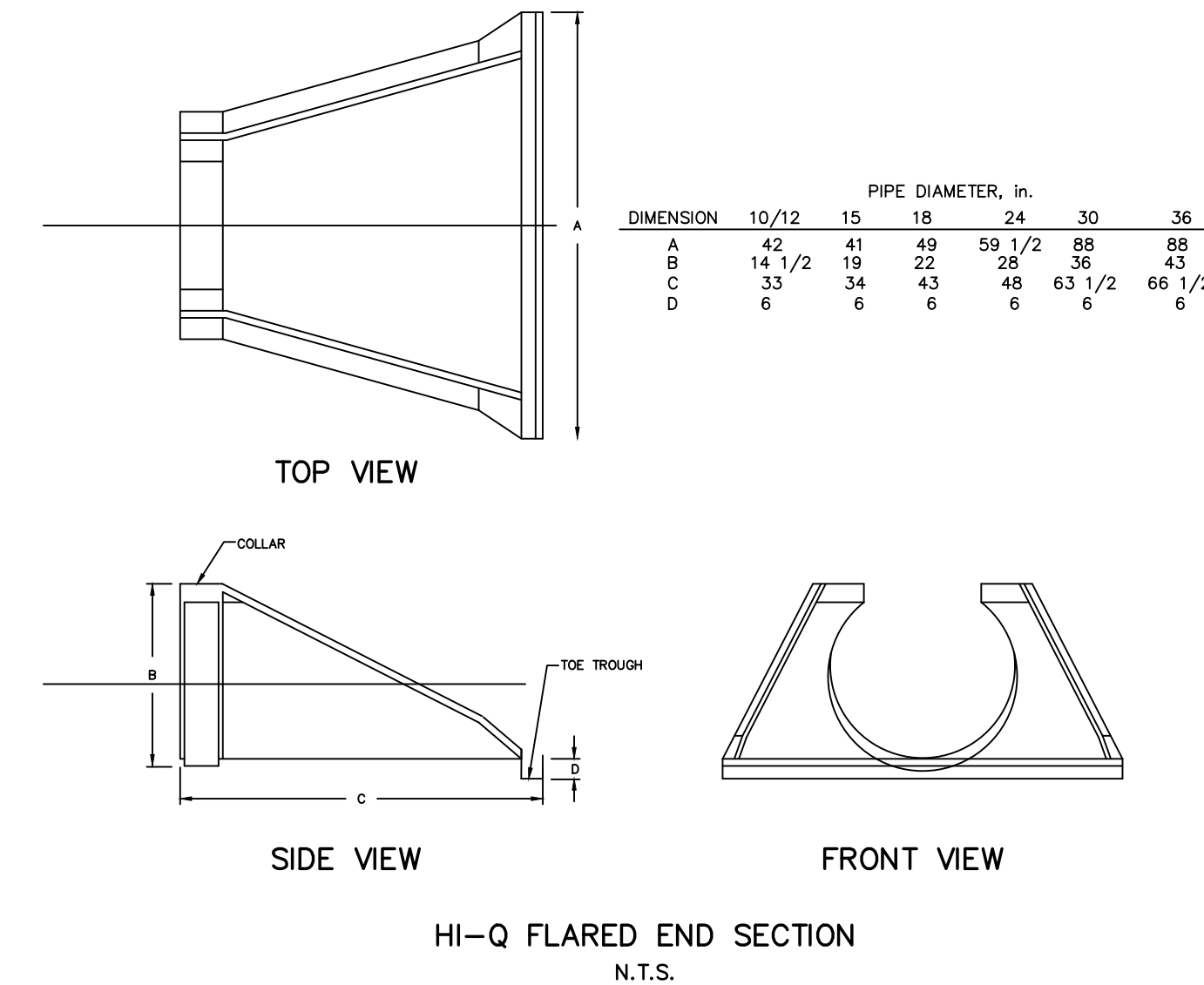
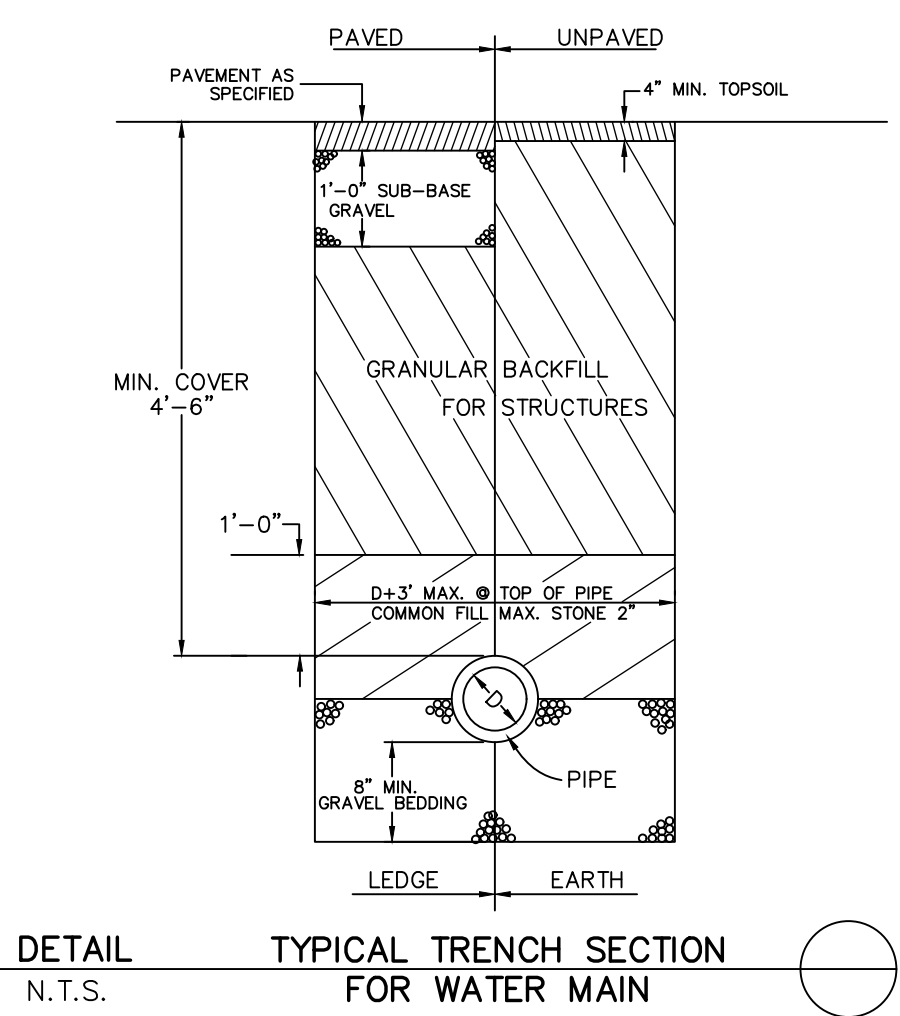
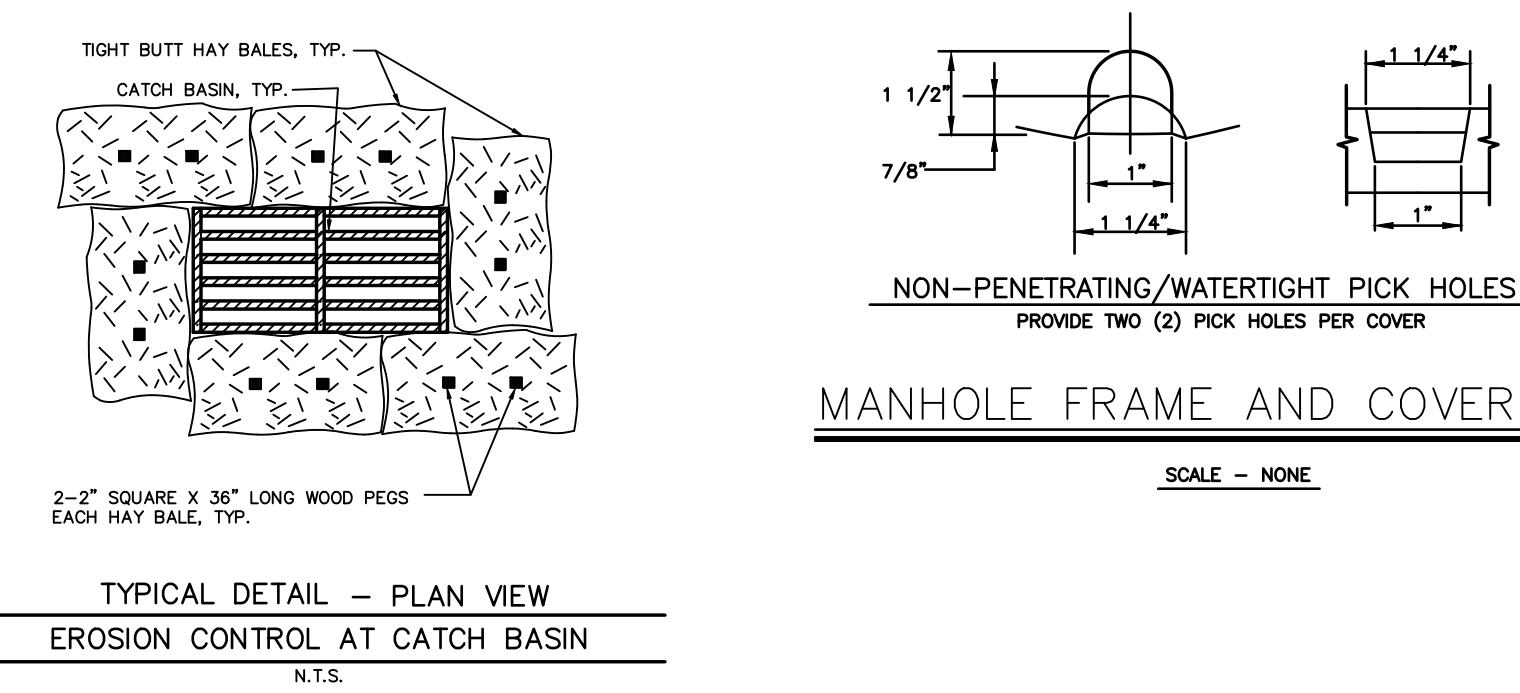
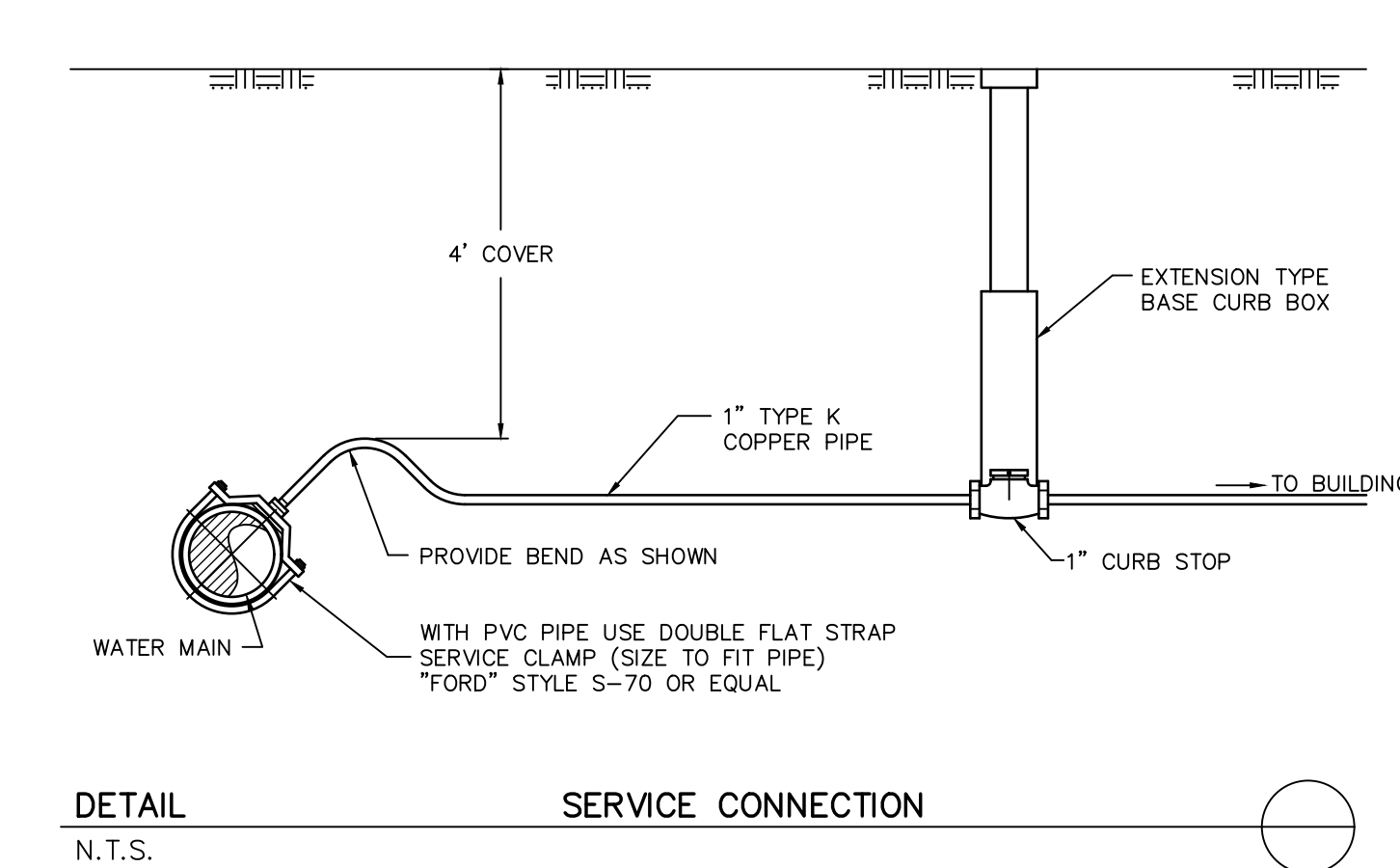
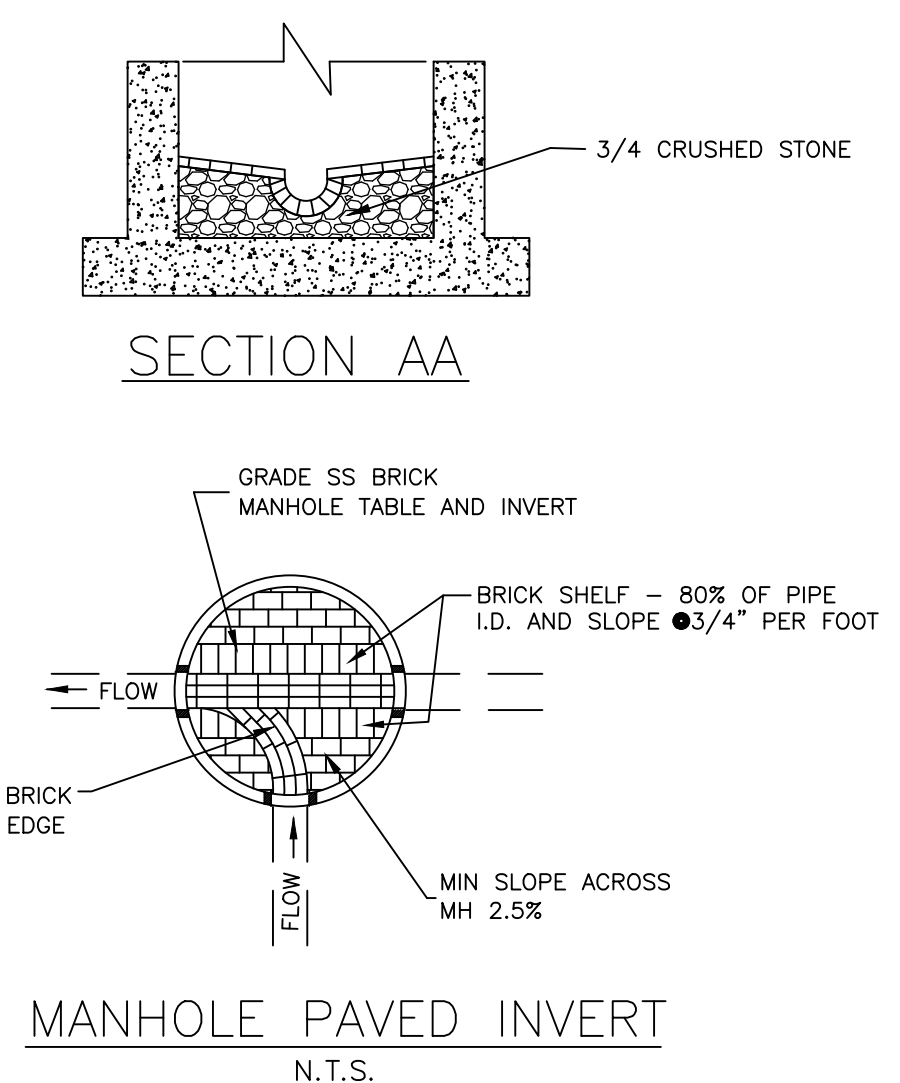
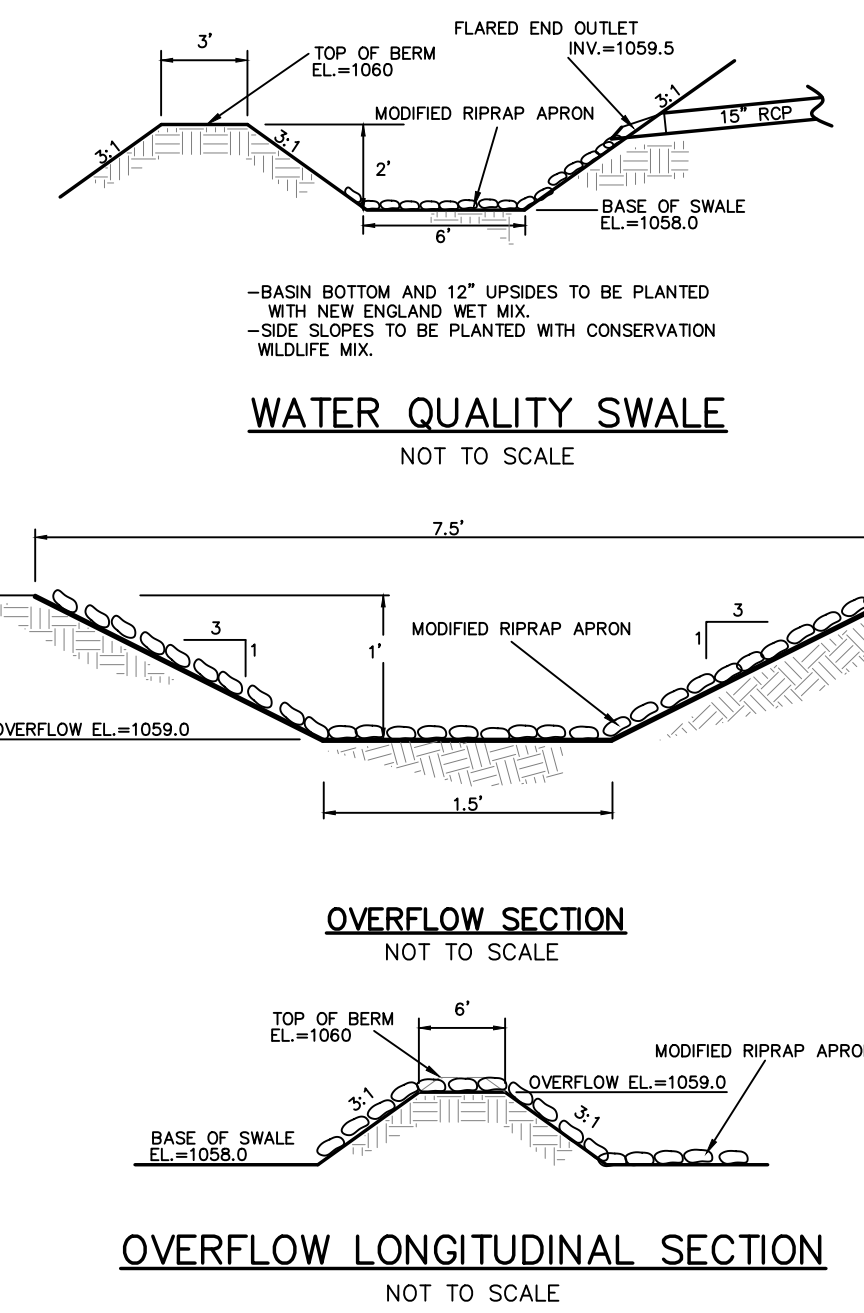
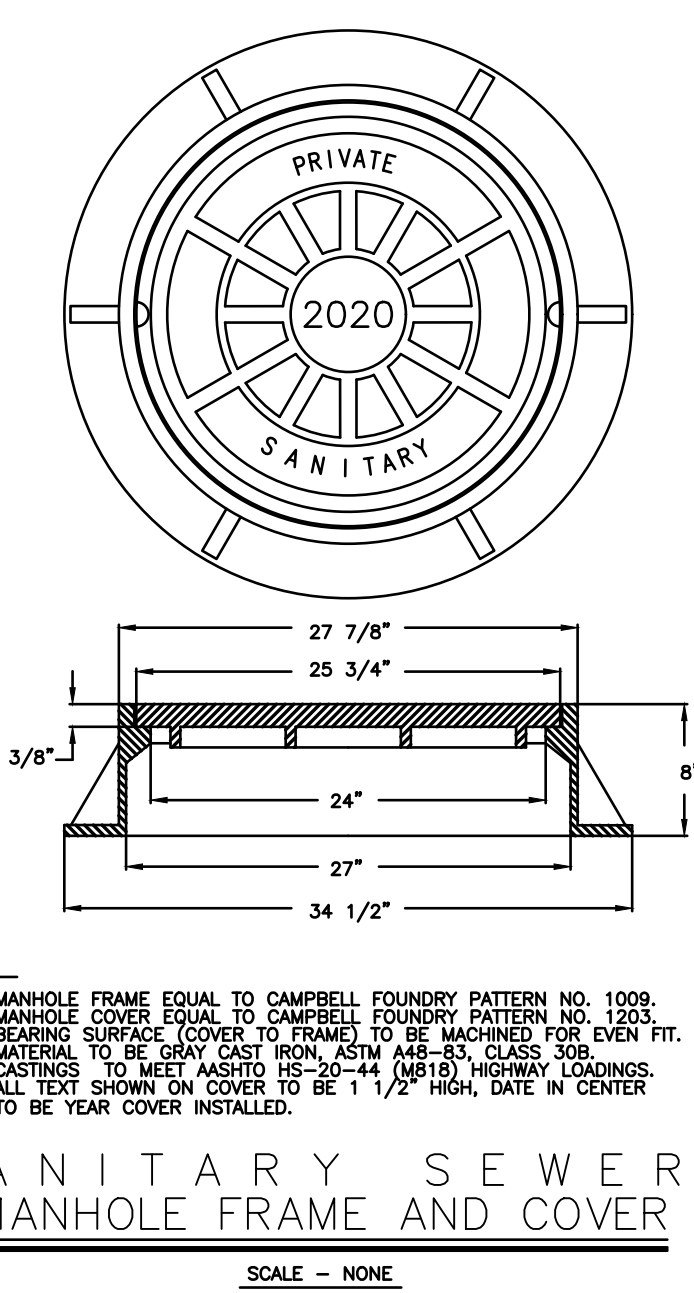
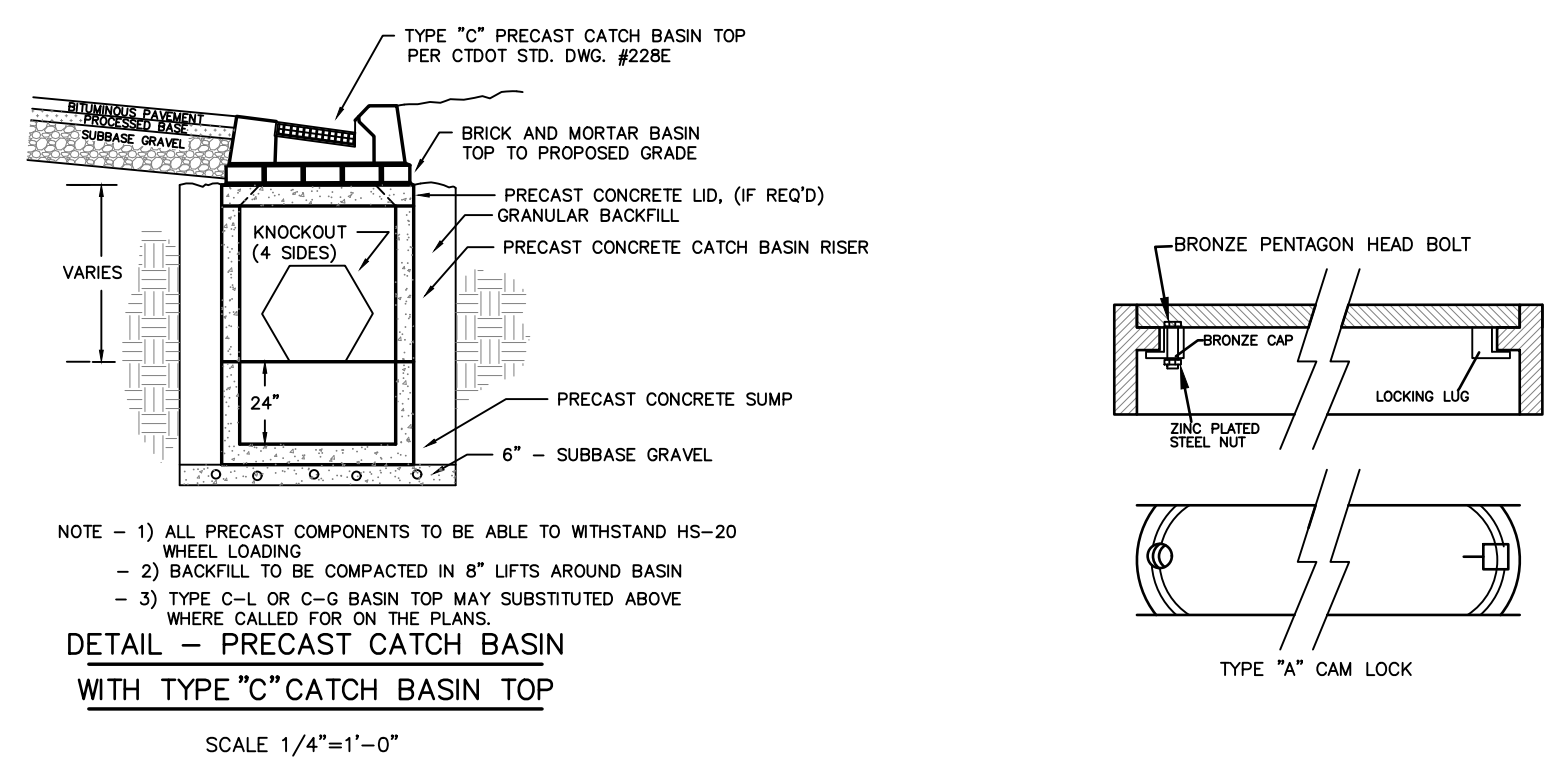
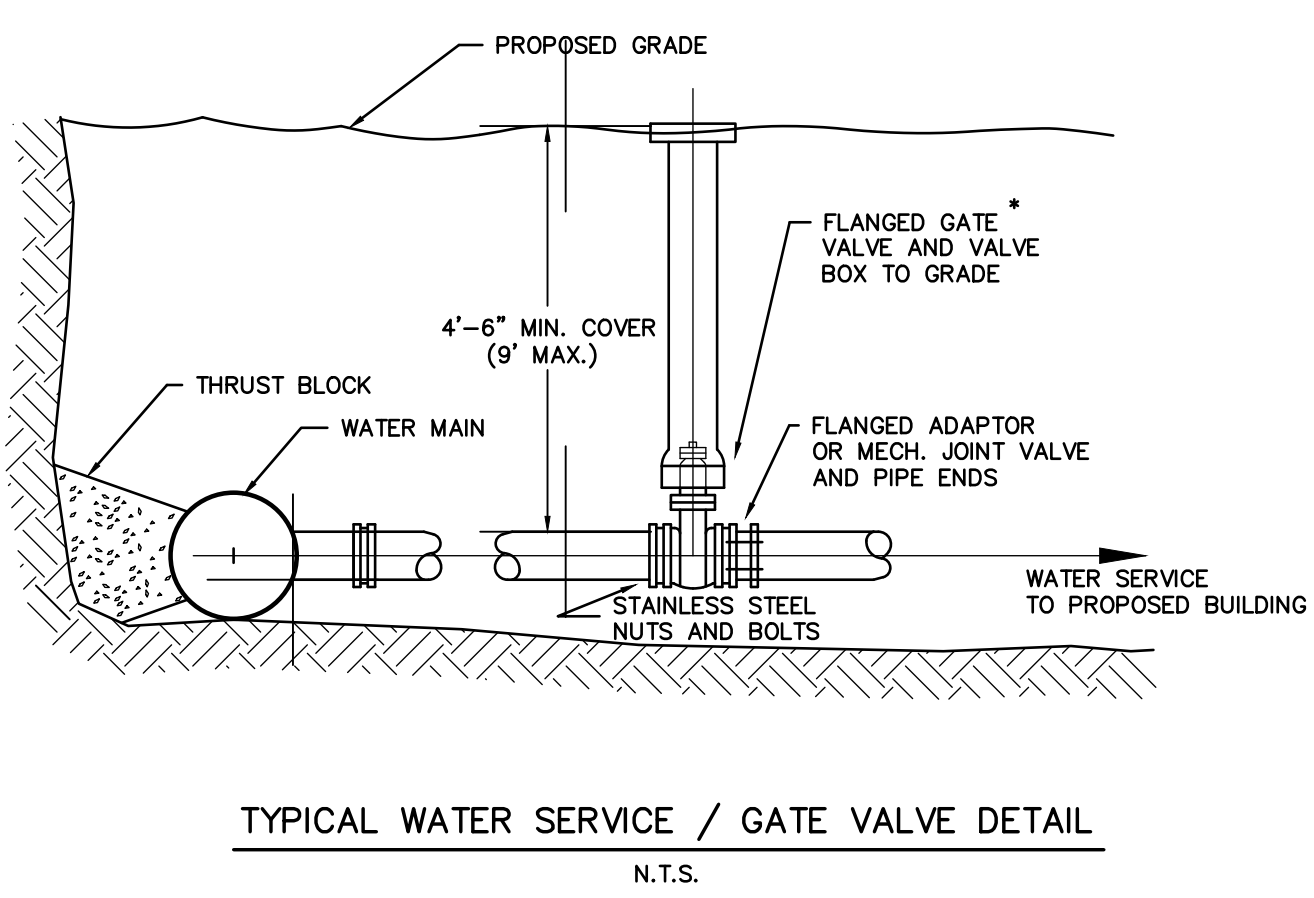
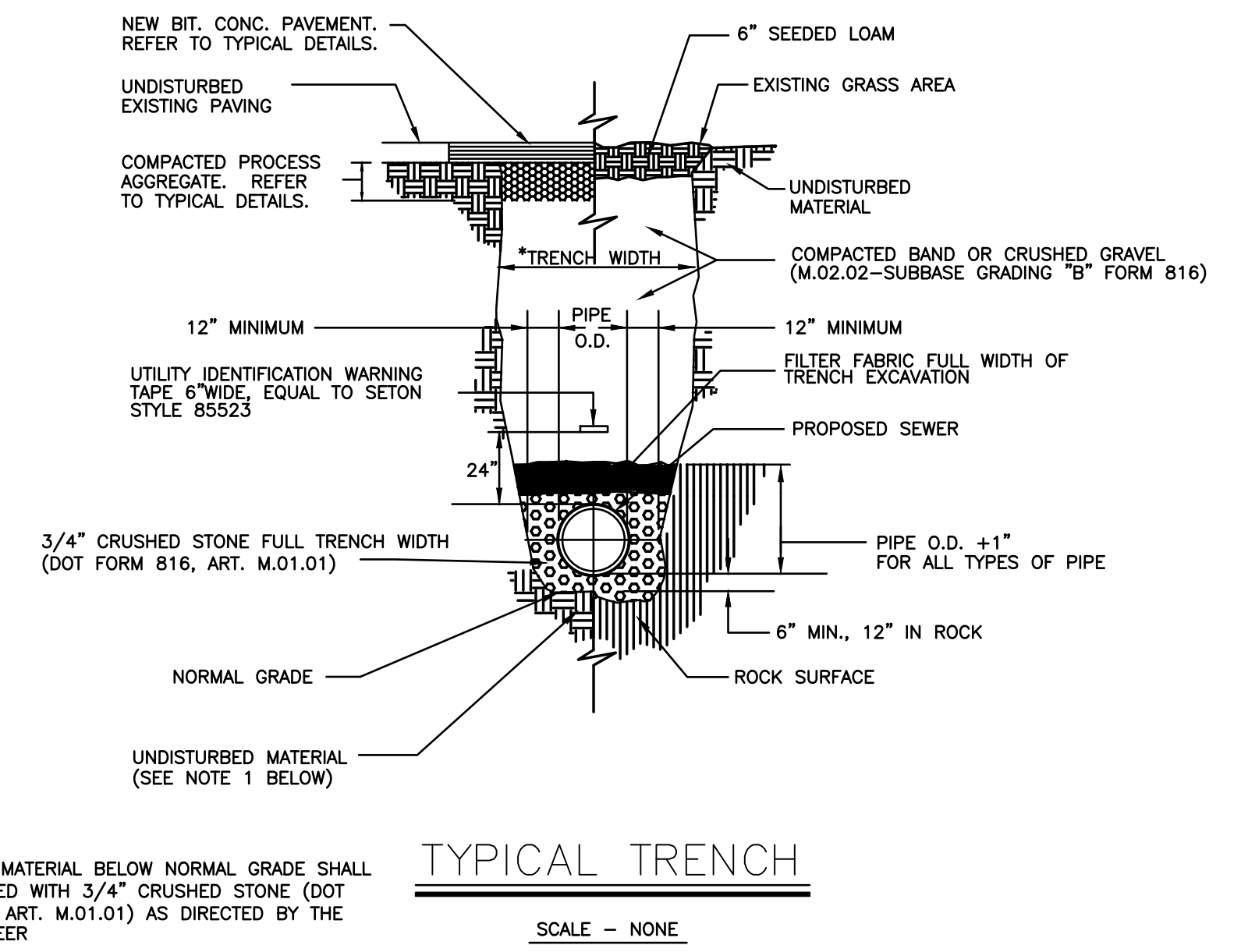
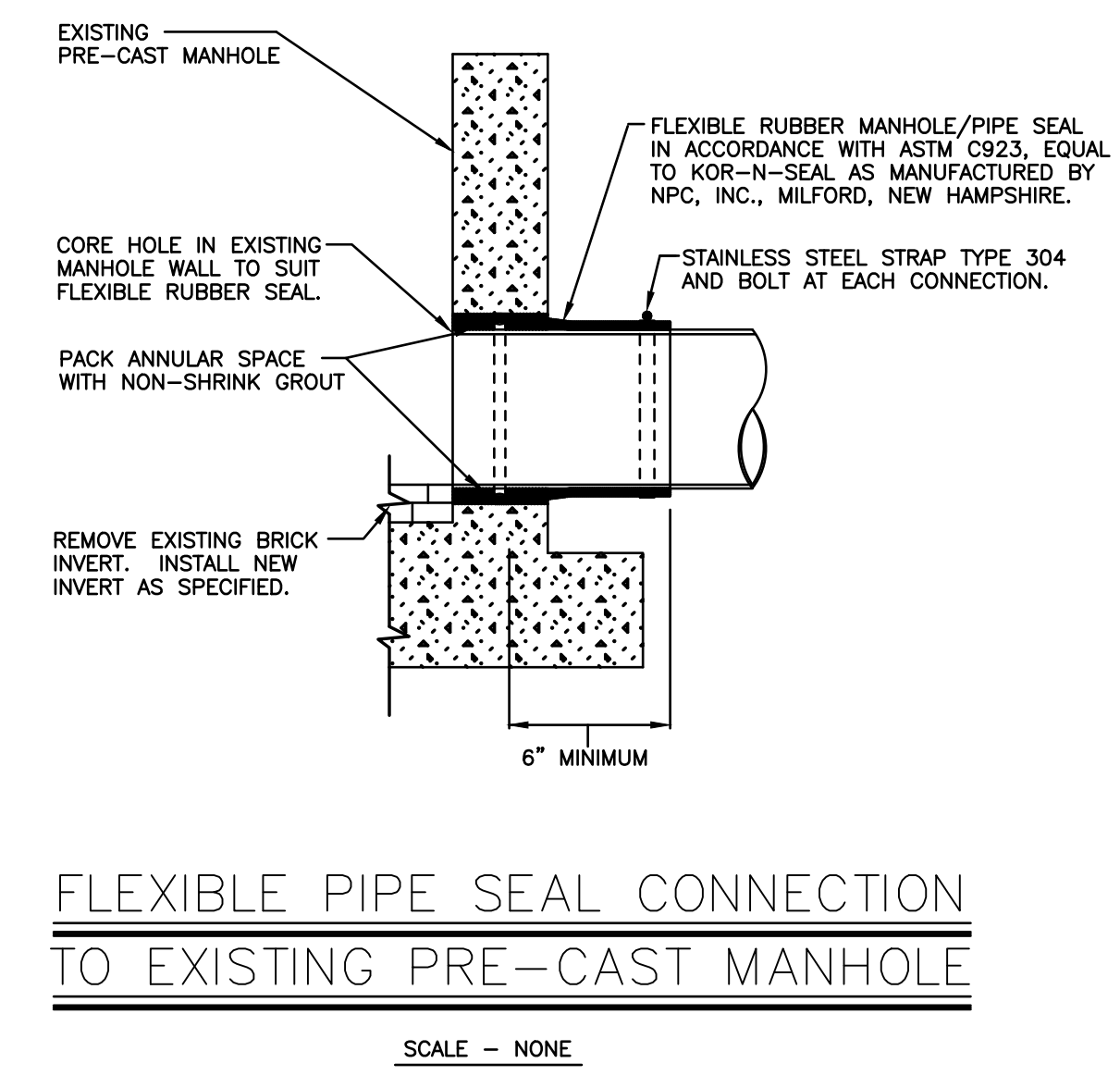
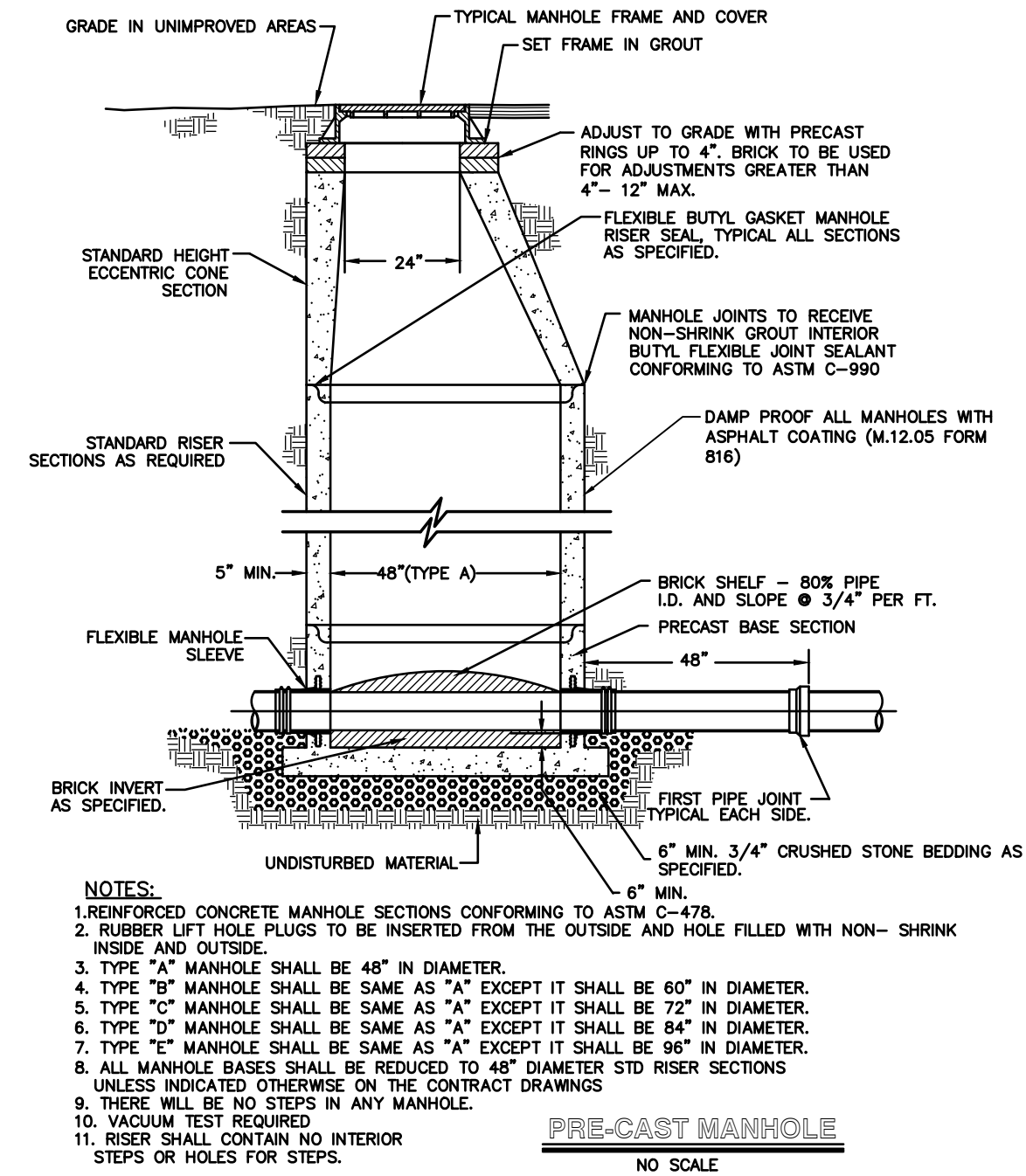
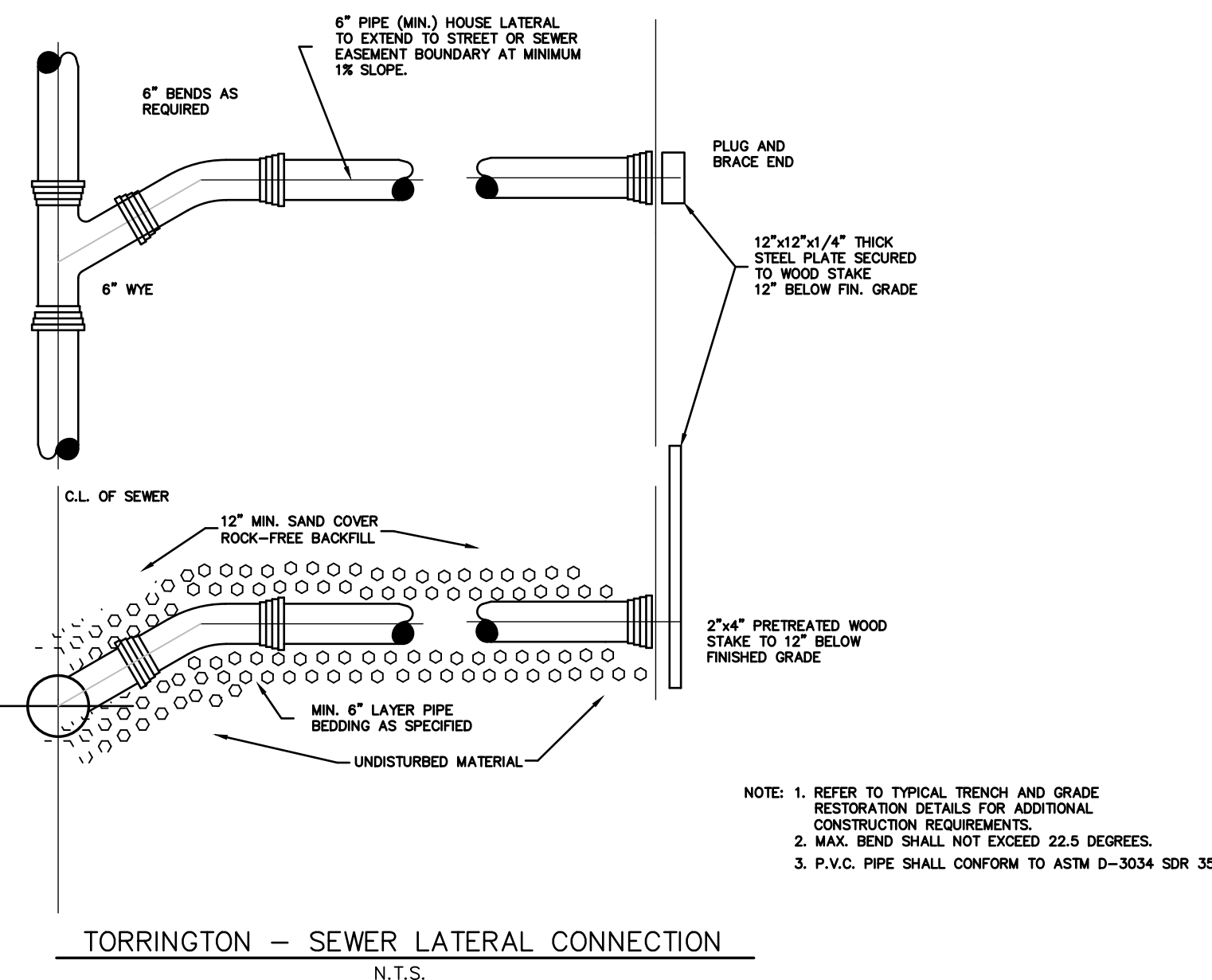
PREPARED FOR
**TORRINGTON TRIPLETS
TORRINGTON FAIR
SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT**

Hrica Associates LLC
Engineers Surveyors

Kenneth S. Hrica, P.E., R.S.
44 Maple View Trail
P.O. Box 198
Litchfield, Connecticut 06759

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

DATE: 08/21/2020 MAP #: 0099
SCALE: AS NOTED SHEET #: C11
DRAWING: 060099 DRAWN BY: MSH
PROJECT #: 06-0099 CHECKED BY: KSH



07/12/23 FRENCH DRAIN DETAIL ADDED
Date Revision

NOTES AND DETAILS
PREPARED FOR
TORRINGTON TRIPLETS SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, PE, RLS
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (tocsmlie)
e-mail: hricassociates@optonline.net

DATE: 08/21/2020 MAP #: 0099
SCALE: AS NOTED SHEET #: C12
DRAWING: 060099 DRAWN BY: MSH
PROJECT #: 06-0099 CHECKED BY: KSH

(TO) TOPSOIL

MATERIALS
SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT TOPSOIL OF GOOD QUALITY TO JUSTIFY STRIPPING...

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING AND SHALL MEET THE REQUIREMENTS GIVEN:

IF ADDITIONAL OFF-SITE TOPSOIL IS NEEDED, IT MUST MEET THE STANDARDS STATED ABOVE.

STRIPPING
STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA... STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY...

STOCKPILING
TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT...

SIDE SLOPES
THE SIDE SLOPES OF ALL STOCKPILES SHALL NOT EXCEED 2 TO 1

SEDIMENT BARRIER
A SEDIMENT BARRIER OF GEOSYNTHETIC SILT FENCE SHALL SURROUND TOPSOIL STOCKPILES.

TEMPORARY SEEDING
TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 30 DAYS OF THE FORMATION OF THE STOCKPILE...

SITE PREPARATION
BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, WATERWAYS, SILT FENCE AND SEDIMENT BASINS.

GRADE
PREVIOUSLY ESTABLISHED GRADINGS ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

LIMING
WHERE THE PH OF THE SUBSOIL IS 6.0 OR LESS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

BONDING
AFTER THE AREA TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEO BY DISCING SCABBING OR TRACKING TO A DEPTH OF AT LEAST 4 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.

APPLYING TOPSOIL
TOPSOIL SHOULD NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SOODING OR SEEDING...

TOPSOIL AND HERBICIDES
PERMANENT SEEDINGS OR SOO WILL NOT BE ESTABLISHED IN TOPSOIL THAT HAS BEEN TREATED WITH HERBICIDES WHICH WOULD INHIBIT GRASS GROWTH...

(MS) MULCH

Specifications
Materials
Mulch for seed, including tackifiers and nettings used to anchor mulch, shall be Degradable or photo-degradable within 2 years but without substantial degradation over a period of 6 weeks...

Types of mulches within this specification include, but are not limited to: Hay, the dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other legumes or the finer stems of grasses...

Nettings within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose dices, ropes, threads, or biodegradable synthetic material that is woven, knitted or milled in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil...

Where mulch anchoring is required a Temporary Erosion Control Blanket may be applied with seed as follows:

Application
Thinning: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed...

Maintenance
Inspect mulching area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs...

(PS) PERMANENT SEEDING

SEED WITH A PERMANENT SEED MIXTURE WITHIN 7 DAYS AFTER ESTABLISHING SURFACE WATER CONTROLS... FOR THE COASTAL TOWNS AND IN THE CONNECTICUT RIVER VALLEY...

NOTE:
A. SITE PREPARATION
GRADE IN ACCORDANCE WITH THE SITE GRADING PLAN. INSTALL ALL SURFACE WATER CONTROLS...

B. SEEDING PREPARATION
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY...

D. SEEDING
SELECT A MIXTURE FROM BELOW OR USE MIXTURE RECOMMENDED BY THE CONSERVATION SERVICE... HYDRAULIC APPLICATION (HYDROSEEDING) IS A SUITABLE METHOD FOR USE IN CRITICAL AREAS...

Table with 4 columns: No., SEED MIXTURE (VARIETY), LBS./ACRE, LBS./1,000 SQ. FT. Lists various seed mixtures like Kentucky Bluegrass, Perennial Ryegrass, etc.

FOOTNOTES:
1 THE NUMBERS FOLLOWING IN THESE COLUMNS REFER TO SEED MIXTURES IN FOLLOWING TABLE...

SEED MIXTURES FOR PERMANENT SEEDING
No. SEED MIXTURE (VARIETY) LBS./ACRE LBS./1,000 SQ. FT.

Table with 4 columns: No., SEED MIXTURE (VARIETY), LBS./ACRE, LBS./1,000 SQ. FT. Lists various seed mixtures like Kentucky Bluegrass, Perennial Ryegrass, etc.

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SELECTING SEED MIX TO MATCH NEED

Table with 4 columns: AREA TO BE SEED, MIXTURE NUMBER, MOWING DESIRED, MOWING NOT REQUIRED

FOOTNOTES:
1 USE PROPER INOCULANT FOR LEGUME SEEDS, USE FOUR TIMES RECOMMENDED RATE WHEN HYDROSEEDING.

2 USE PURE LIVE SEED (PLS) = GERMINATION % x PURITY %

3 USE MIX 26 WHEN SOIL PASSING A 200 MESH SIEVE IS LESS THAN 15% OF TOTAL WEIGHT

4 USE MIX 26 & 27 WHEN SOIL PASSING A 200 MESH SIEVE IS BETWEEN 15% OF TOTAL WEIGHT

(GSF) GEOSYNTHETIC SILT FENCE

SEDIMENT BARRIERS
SPECIFICATIONS

Table with 2 columns: GEOTEXTILE SILT FENCING MINIMUM REQUIREMENTS, TEST METHOD. Lists requirements for material strength, permeability, etc.

GEOTEXTILE SILT FENCE SLOPE/ LENGTH LIMITATIONS
SLOPE LENGTH AND WIND SPACING

MATERIALS
GEOTEXTILE FABRIC: SHALL BE A PERVIOUS SHEET OF POLYPROPYLENE, NYLON, POLYESTER, POLYKYLENE OR SIMILAR FILAMENTS...

SUPPORTING POSTS: SHALL BE AT LEAST 42 INCHES LONG MADE OF EITHER 1.5 INCH SQUARE HARDWOOD STAKES OR STEEL POSTS WITH PROJECTIONS FOR FASTENING...

PLACEMENT ON THE LANDSCAPE
LOCATE 5-10 FEET DOWN GRADIENT FROM THE TOE OF THE SLOPE...

SWALES: LOCATE 'U' SHAPE ACROSS SWALE SUCH THAT THE BOTTOM OF BOTH ENDS OF THE FENCE ARE HIGHER THAN THE TOP OF THE LOWEST SECTION OF THE FENCE.

CATCH BASINS IN SWALE ON SLOPES: LOCATE 2 'U' SHAPES ACROSS SWALE AS ABOVE...

CULVERT INLETS: LOCATE IN 'U' SHAPES APPROXIMATELY 6 FEET FROM THE CULVERT IN THE DIRECTION OF THE INCOMING FLOW.

CULVERT OUTLETS: LOCATE ACROSS THE SWALE AT LEAST 6 FEET FROM THE CULVERT OUTLET.

TRENCH EXCAVATION: EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 8 INCHES WIDE ON THE UP SLOPE SIDE OF THE FENCE LOCATION...

SUPPORT POSTS: DRIVE SUPPORT POSTS ON THE DOWN SLOPE OF THE TRENCH TO A DEPTH AT LEAST 12 INCHES INTO ORIGINAL GROUND...

INSTALLATION
PLACE THE GEOTEXTILE FILTER FABRIC: STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTION...

BACKFILL & COMPACTION: BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE...

MANTENANCE
INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM...

REPAIR AND MAINTENANCE
WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATIONS FOR USE...

(RR) RIP RAP

STANDARD RIPRAP: THIS MATERIAL SHALL CONFORM TO THE CONN DOT SPECIFICATIONS FOR RIPRAP AND THE FOLLOWING REQUIREMENTS:

INTERMEDIATE RIPRAP: THIS MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION:

Table with 2 columns: STONE SIZE, PERCENT OF THE MASS. Lists gradation for standard and intermediate riprap.

DESIGN CRITERIA
- GRADATION
THE RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE DOWN TO THE POINT OF SLOW PARTICLE CURVATURE AND DOWNSTREAM FROM THE POINT OF TANGENCY...

- THICKNESS
THE MAXIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 12 INCHES.

- QUALITY OF STONES
INDIVIDUAL ROCK FRAGMENTS SHALL BE DENSE, SOUND AND FREE FROM CRACKS, SEAMS AND OTHER DEFECTS CONDENSE TO ACCCELERATED WEATHERING...

- RIPRAP FOR CHANNEL STABILIZATION
RIPRAP SHALL EXTEND UP THE BANKS OF THE CHANNEL TO A HEIGHT EQUAL TO THE MAXIMUM DEPTH OF FLOW OR TO A POINT WHERE EROSION CAN BE ESTABLISHED TO ADEQUATELY PROTECT THE CHANNEL.

- RIPRAP FOR SLOPE STABILIZATION
RIPRAP FOR SLOPE STABILIZATION SHALL BE DESIGNED SO THAT THE NATURAL ANGLE OF REPOSE OF THE STONE MIXTURE IS GREATER THAN THE ANGLE OF THE SLOPE.

- FILTER BLANKETS
A FILTER BLANKET IS A LAYER OF MATERIAL PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL...

INSTALLATION REQUIREMENTS
- SUBGRADE PREPARATION
THE SUBGRADE FOR THE RIPRAP OR FILTER SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES...

- FILTER BLANKET
PLACE THE FILTER BLANKET BEFORE THE RIPRAP IS PLACED. THE FILTER SHALL BE SPREAD TO A DENSITY APPROXIMATING THAT OF THE SURROUNDING UNDISTURBED MATERIAL...

- STONE PLACEMENT
PLACE THE RIPRAP SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER...

- MAINTENANCE
ONCE A RIPRAP INSTALLATION HAS BEEN COMPLETED, IT SHOULD BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP...

(TS) TEMPORARY SEEDING

SITE PREPARATION
GRASS AS ACCORDING TO PLAN TO ALLOW FOR THE USE OF EQUIPMENT FOR SEEDBED PREPARATION...

SEEDING PREPARATION
LOOKOVER THE TOPSOIL TO A DEPTH OF 3-4 INCHES WITH A SLIGHTLY ROUGHENED SURFACE...

SOIL TEXTURE
SOIL TEXTURE TONS/AC. LBS./10,000 SQ. FT.

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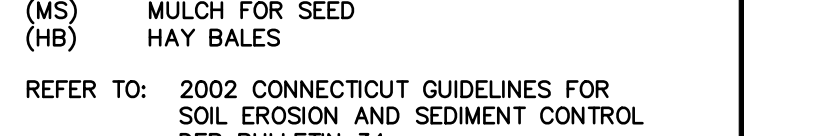
SOIL EROSION AND SEDIMENT CONTROL MEASURES
(GSF) GEOSYNTHETIC SILT FENCE
(TO) TOP SOILING
(TS) TEMPORARY SEEDING
(PS) PERMANENT SEEDING
(MS) MULCH FOR SEED
(HB) HAY BALES

REFER TO 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DEP BULLETIN 34 FOR PROPER USAGE, INSTALLATION AND MAINTENANCE GUIDELINES.

REFER TO 2002 CONNECTICUT GUIDELINES FOR ADDITIONAL INFORMATION ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN

SEDIMENTATION & EROSION CONTROL PLAN

TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202) TORRINGTON, CONNECTICUT



Hrica Associates LLC
Engineers Surveyors

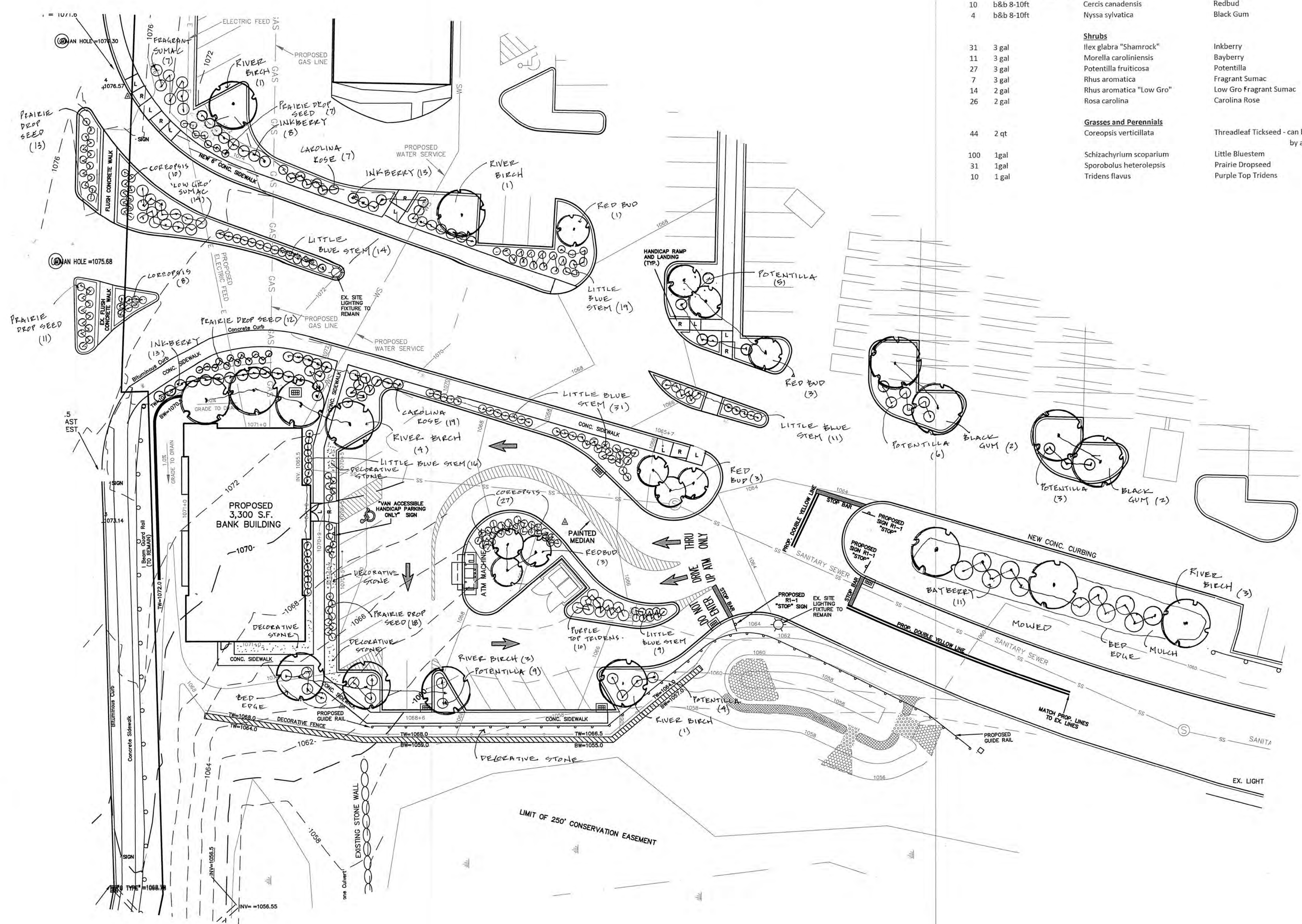
DATE: 08/21/2020 MAP #: 0099
SCALE: AS NOTED SHEET #: C13
DRAWING: 060099 DRAWN BY: MSH
PROJECT #: 06-0099 CHECKED BY: KSH

Kenneth S. Hrica, P.E./R.L.S.
860-567-2112 (business)
860-567-2049 (residence)
P.O. Box 1981
Litchfield, Connecticut 06759
e-mail: hricassoc@csppointnet.net

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CATCH BASIN	⊞
LIGHT POLE	⊙
EXISTING CONTOUR	— 310 —
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	— 310 —
PROPOSED SPOT ELEVATION	311+5
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—

Plant List for Bank Building

amount	size	Trees	Shrubs	Grasses and Perennials
13	b&b 10-12 ft clumping	Betula nigra "Dura Heat"	Ilex glabra "Shamrock"	Coreopsis verticillata
10	b&b 8-10ft	Cercis canadensis	Morella carolinensis	Schizachyrium scoparium
4	b&b 8-10ft	Nyssa sylvatica	Potentilla fruticosa	Sporobolus heterolepis
			Rhus aromatica	Tridens flavus
			Rhus aromatica "Low Gro"	
			Rosa carolina	
44	2 qt		Threadleaf Tickseed - can be replaced by annuals	
100	1gal		Little Bluestem	
31	1gal		Prairie Dropseed	
10	1 gal		Purple Top Tridens	

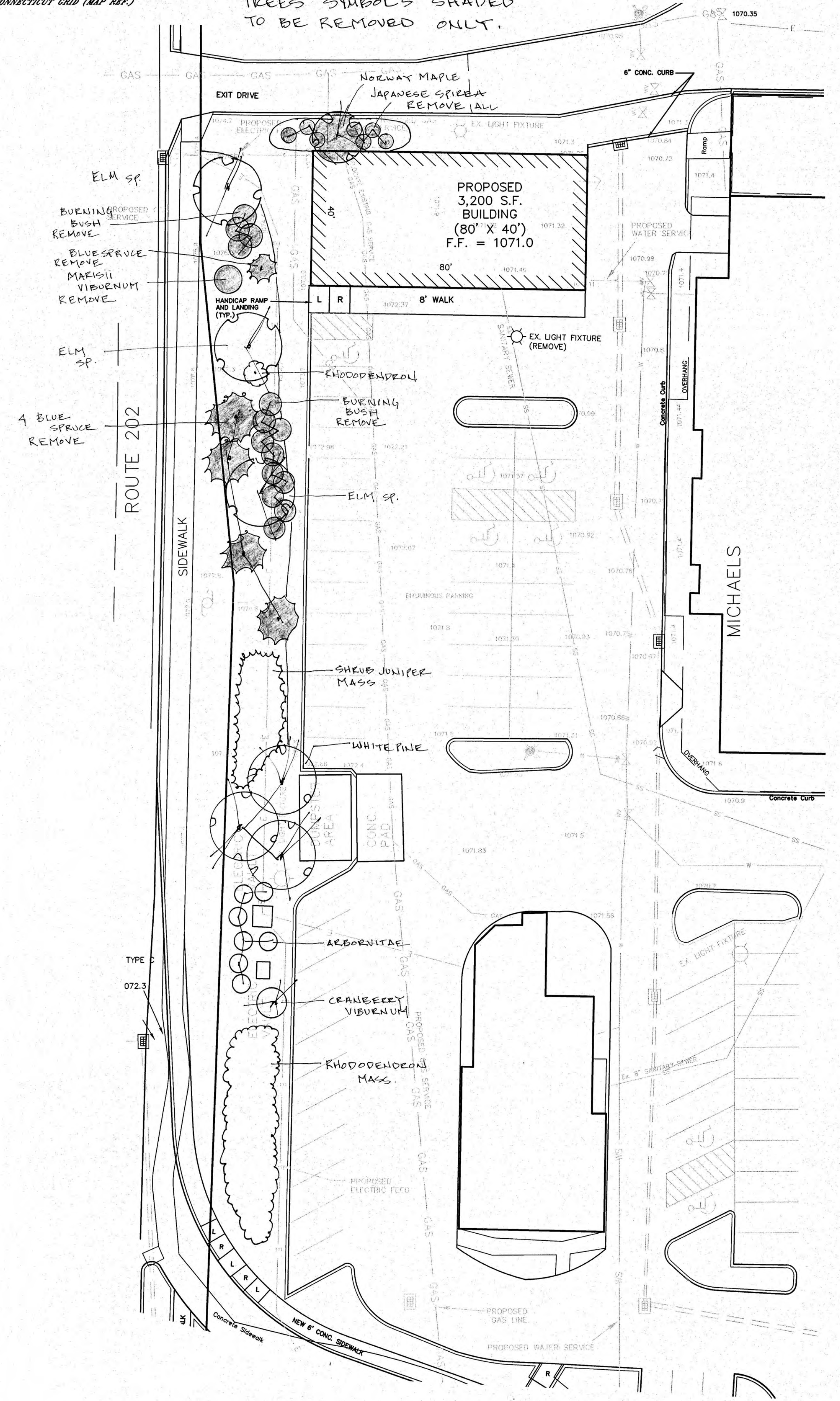


PROPOSED 3,300 S.F. PAD SITE

LANDSCAPE DESIGN BY
 EARTH TONES LLC
 WOODBURY, CT
 203.263.6626
 EARTHTONESNATIVES.COM
 DATE DRAWN: 9.24.2023.

08/30/23	NEW SITE LAYOUT
DATE	REVISION
LANDSCAPE PLAN	
PREPARED FOR TORRINGTON FAIR SHOPPING PLAZA EAST MAIN STREET (ROUTE 202) TORRINGTON, CONNECTICUT	
Hrica Associates LLC	
Engineers Surveyors Kenneth S. Hrica, PE, RLS 860-567-2112 (business) 44 Maple View Trail 860-567-5491 (residential) P.O. Box 1981 e-mail: hricassociates@optonline.net Uxbridge, Connecticut 06759	
DATE: 08/21/2020	MAP #: 0099
SCALE: 1"=20 ft.	SHEET #: C14
DRAWING: 140501	DRAWN BY: ALL
PROJECT #: 14-0501	CHECKED BY: KSH

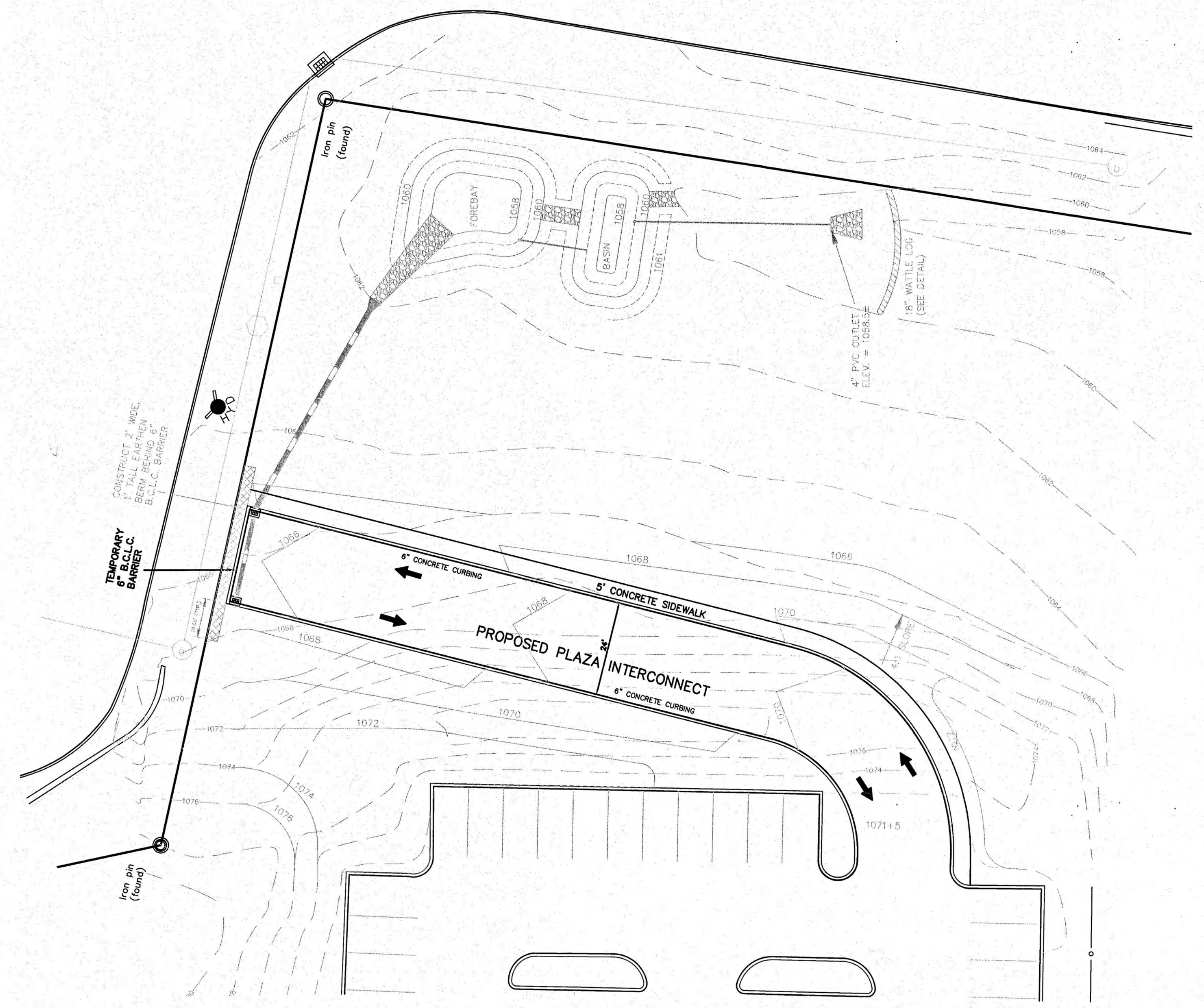
EXISTING CONDITIONS
TREES SYMBOLS SHADED
TO BE REMOVED ONLY.



PROPOSED 3200 SQ.FT. BUILDING

LEGEND

PROPERTY LINE	□
EXISTING MONUMENT	○
EXISTING IRON PIN OR PIPE	●
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CATCH BASIN	⊞
LIGHT POLE	⊙
EXISTING CONTOUR	310
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—



PROPOSED INTERCONNECT

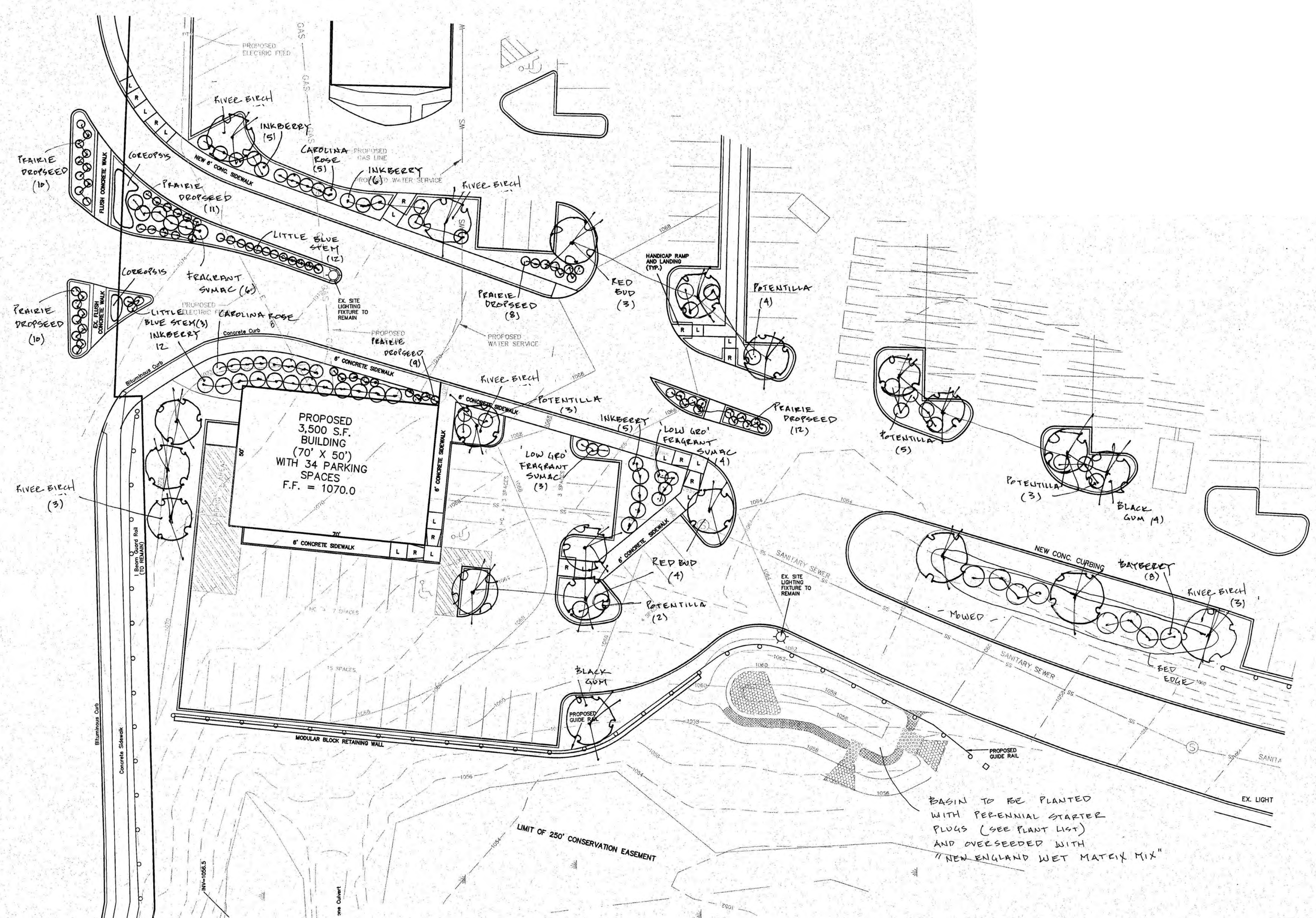
LANDSCAPE PLAN
PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

1" = 20' INCHES

Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, P.E., R.L.S. 860-567-2112 (business)
44 Maple View Trail 860-567-0401 (localities)
P.O. Box 1881 Litchfield, Connecticut 06759 e-mail: hricassoc@optonline.net

DATE:	08/21/2020	MAP #:	0099
SCALE:	1"=20 ft.	SHEET #:	C15
DRAWING:	140501	DRAWN BY:	ALL
PROJECT #:	14-0501	CHECKED BY:	KSH

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CATCH BASIN	⊞
LIGHT POLE	⊙
EXISTING CONTOUR	— 310 —
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—



Plant List

#	Botanical Name	Common Name	Size
Trees			
9	Betula nigra	River Birch	b&b 10-12ft clumping
7	Cercis canadensis	Red Bud	b&b 8-10ft
5	Nyssa sylvatica	Sweet Gum	b&b 1.75-2" cal
Shrubs			
14	Dasiphora floribunda	Potentilla	2-3 gal
23	Ilex glabra "shamrock"	Inkberry	3 gal
8	Morella carolinensis	Northern Bayberry	3 gal
6	Rhus aromatica	Fragrant Sumac	3 gal
7	Rhus aromatica "gro Low"	Gro Low Fragrant Sumac	1 gal
13	Rosa carolina	Carolina Rose	1 gal
Perennials and Grasses			
12	Coreopsis verticillata	Threadleaf Coreopsis	2 qt
12	Schizachyrium scoparium	Little Blue Stem	1 gal
60	Sporobolus heterolepis	Dropseed	1 gal

Note: Planting islands to have all asphalt removed from base of island prior to filling with soil. Soil to be a mix of clean topsoil. Mulch to be shredded bark mulch, not dyed and spread evenly at 2-3 inches thick. Do not mound mulch up around base of trees.

Basin Plant List

New England Wet Matrix Seed Mix
www.NEWP.com
 Spread at recommended rate

#	Plant Name	Notes
Starter Plugs to be planted in random pattern in areas noted		
Bottom of Basin		
32	Iris versicolor	Blueflag Iris
20	Scirpus cyperinus	Woolgrass
Between grade 1058 and 1060		
32	Achillea millefolium	Yarrow
32	Asclepias syriaca	Common Milkweed
32	Eupatorium perfoliatum	Boneset
32	Symphoricarum novae-angliae	New England Aster

BASIN TO BE PLANTED WITH PERENNIAL STARTER PLUGS (SEE PLANT LIST) AND OVERSEEDED WITH "NEW ENGLAND WET MATRIX MIX"

PROPOSED 3,500 S.F. PAD SITE

PLANTING PLAN.
 BY
 EARTH TONES LLC
 WOODBURY, CT
 EARTHTONESNATIVES.COM
 203 263 6626

LANDSCAPE PLAN
 PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

Hrica Associates LLC
 Engineers Surveyors
 Kenneth S. Hrica, P.E., P.L.S.
 44 Maple View Trail
 P.O. Box 1851
 Litchfield, Connecticut 06759
 860-567-2112 (business)
 860-567-0491 (residential)
 e-mail: hrica@hrica.com
 hricaassociates@optonline.net

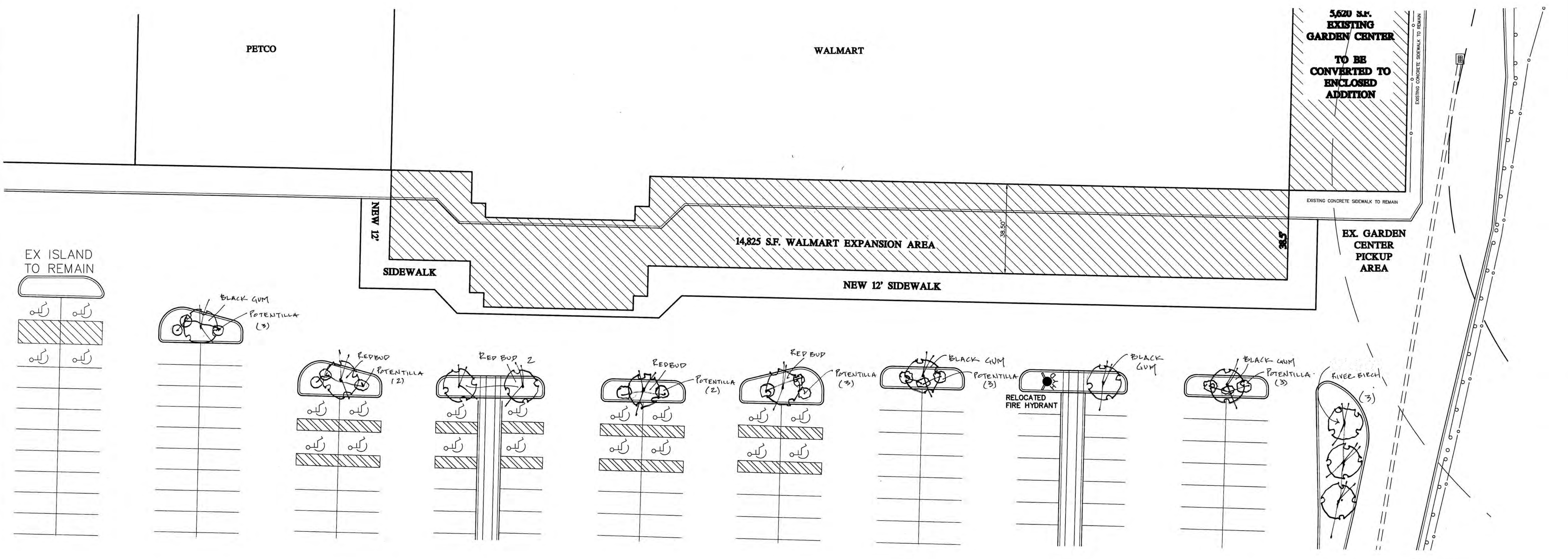
DATE: 08/21/2020 MAP #: 0099
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 DRAWING: 140501 DRAWN BY: ALL
 PROJECT #: 14-0501 CHECKED BY: KSH

Plant List

#	Botanical Name	Common Name	Size
Trees			
3	Betula nigra	River Birch	b&b 10-12ft clumping
5	Cercis canadensis	Red Bud	b&b 8-10ft
3	Nyssa sylvatica	Sweet Gum	b&b 1.75-2" cal
Shrubs			
17	Dasiphora floribunda	Potentilla	2-3 gal

PROPERTY LINE	—
EXISTING MONUMENT	□
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PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CATCH BASIN	■
LIGHT POLE	⊙
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EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	--- 310 ---
PROPOSED SPOT ELEVATION	311+5
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—

Note: Planting islands to have all asphalt removed from base of island prior to filling with soil. Soil to be a mix of clean topsoil. Mulch to be shredded bark mulch, not dyed and spread evenly at 2-3 inches thick. Do not mound mulch up around base of trees.



LANDSCAPE PLAN
 PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

1" = 20' INCHES

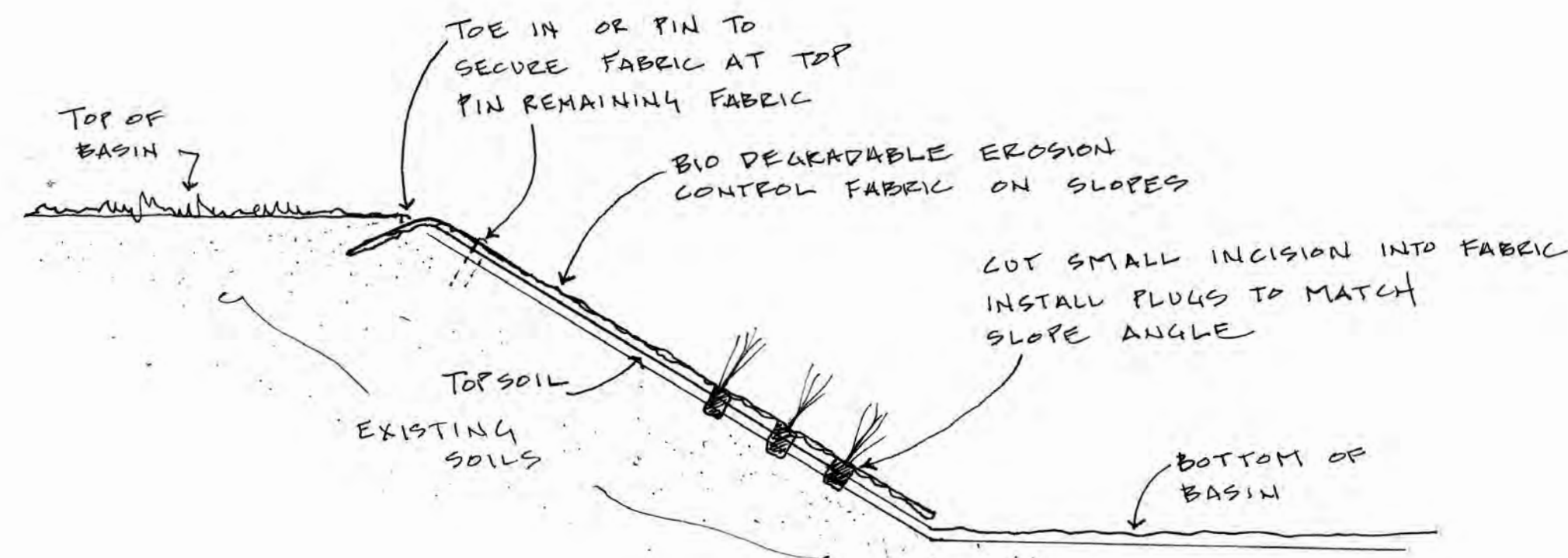
Hrica Associates LLC
 Engineers Surveyors

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

860-567-2112 (business)
 860-567-0491 (local/mta)
 e-mail: hricassocllc@optonline.net

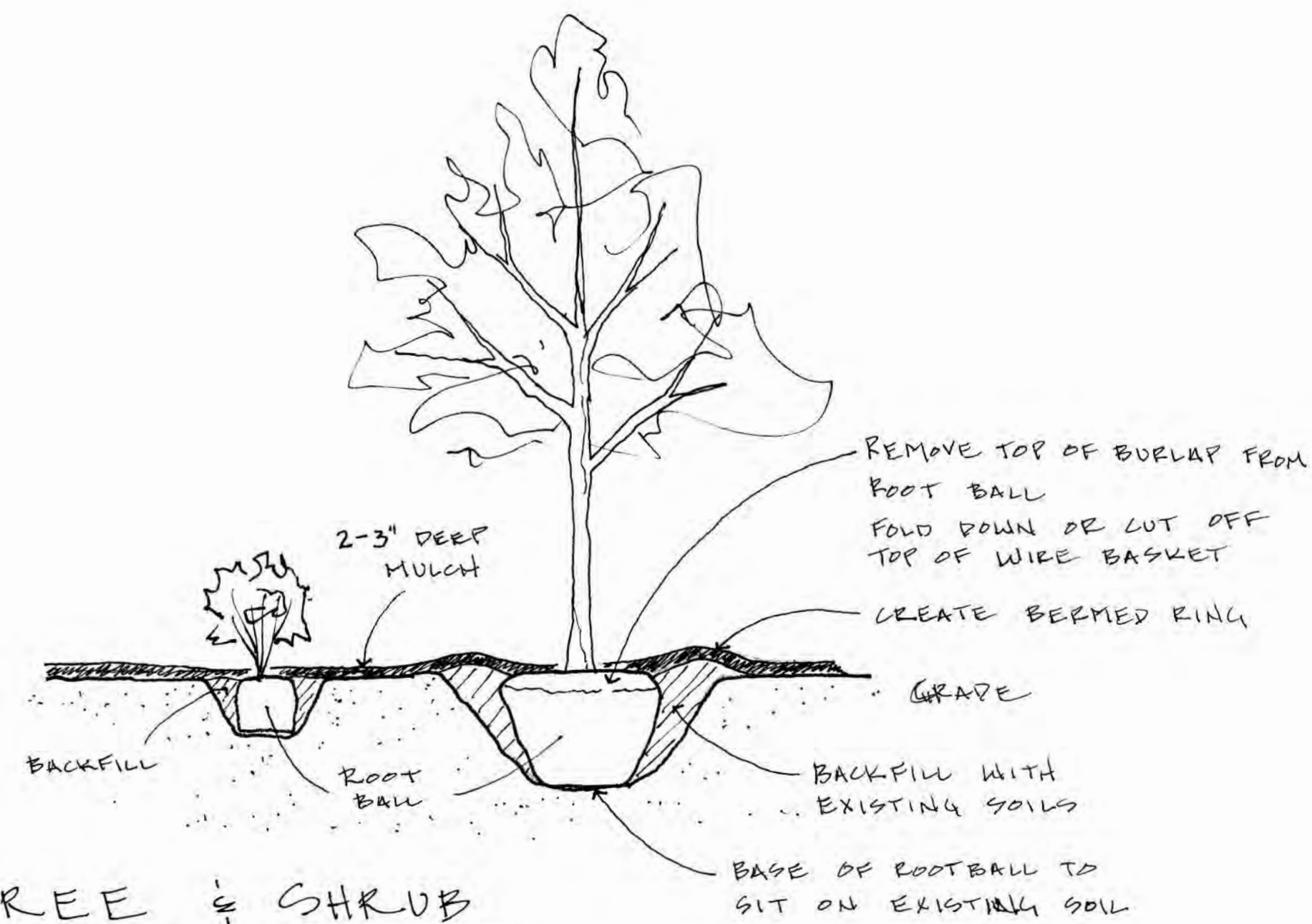
DATE: 08/21/2020 MAP #: 0099
 SCALE: 1"=20 ft. SHEET #: C16
 DRAWING: 140501 DRAWN BY: ALL
 PROJECT #: 14-0501 CHECKED BY: KSH

PLANTING PLAN
 BY
EARTH TONES LLC
 WOODBURY, CT
 EARTHTONESNATIVES.COM
 203 263.6626

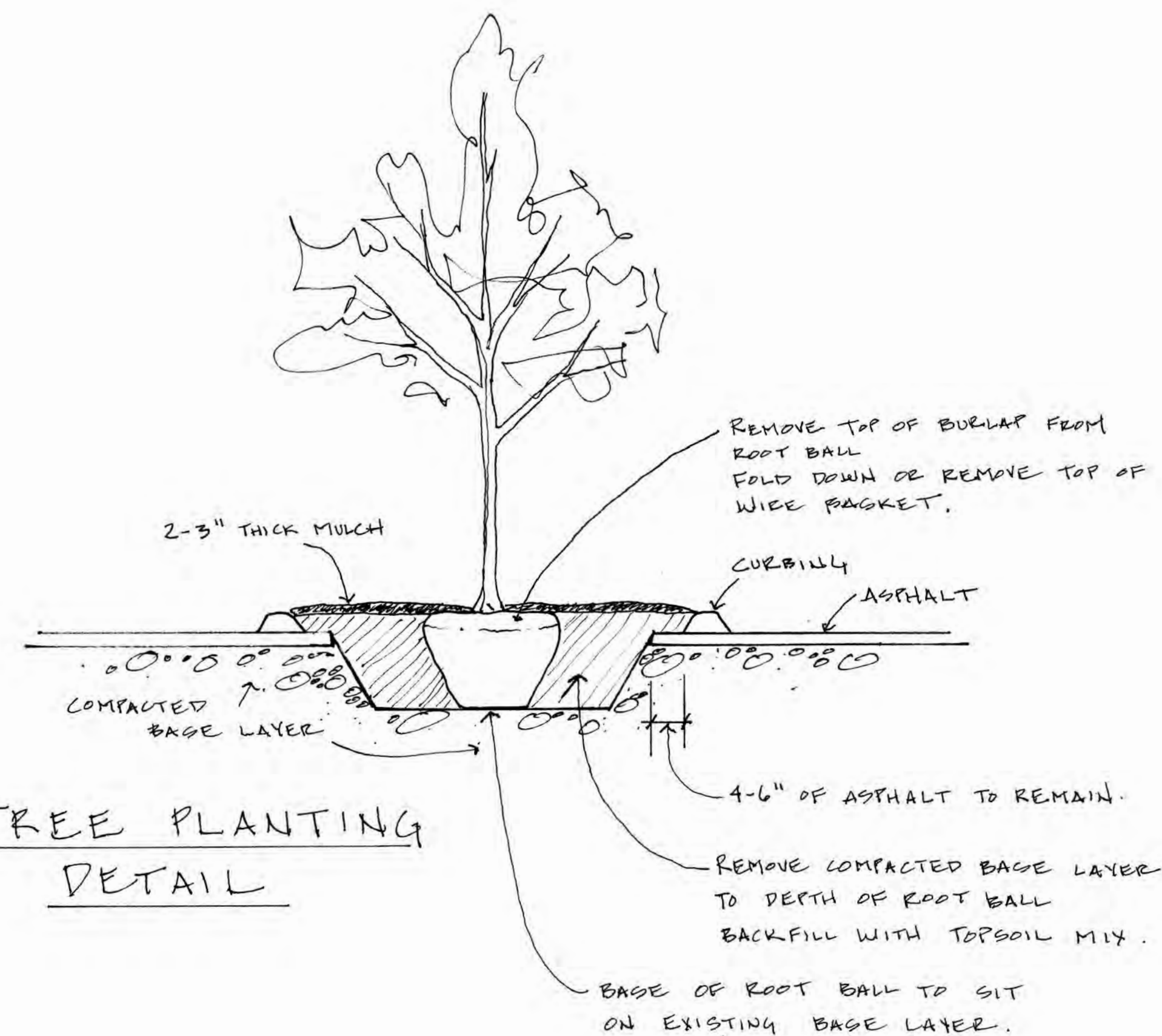


**BASIN PLANTING
DETAIL**

SEE PLANTING LIST FOR
PLANT SPECIES LOCATIONS.



**TREE & SHRUB
PLANTING DETAIL TYPICAL**



**TREE PLANTING
DETAIL**

Planting Notes

Bio Detention Basins

Before planting or seeding, spread 1-2 inch thick topsoil on slopes.

After top soil is spread sow Wet Matrix Seed Mix (NEWPCOM) at recommended rate

Lightly rake in seed mix

Install Biodegradable Erosion Control Fabric to Slopes. Toe in fabric at top of basin (see detail)

Pin fabric throughout for stability.

Install perennial starter plugs by making small "X" incision into fabric. Just large enough to dig into soil to install starter plug and backfill. After backfilling fold fabric incision edges to cover root ball.

Starter plugs to be planted to match slope of basin walls. (see detail)

See Basin Planting List for location of specific plant species listed.

Water plants upon installation.

Parking Lot Planting Islands

Cut asphalt out from interior of planting islands. Leave 4-6" of asphalt from interior edge of curbing. (see detail)

Remove compacted base layer to a depth of tree root balls throughout island.

Set tree root balls such that base of ball is resting on existing base layer.

Remove top layer of burlap from rootball.

Fold down or remove top section of wire baskets.

Backfill with a clean topsoil mix.

Topsoil Mix = 60%Topsoil + 20% Compost + 20%Sand

Install Shrubs

Mulch at depth of 2-3 inches using Non dyed shredded bark mulch.

Do NOT mound mulch up onto trunk base.

Water all plantings thoroughly upon installation.

Watering Schedule

Proper attention to installation timing and weather is left to the discretion of the landscape installer.

If soils dry due to lack of rain, or trees are stressed due to dry soils, supplementary water needs to be provided until trees are established.

Thorough watering once a week is recommended through the dry season.

PLANTING DETAIL
AND NOTES
BY
EARTH TONES LLC
WOODBURY, CT
EARTHTONESNATIVES.COM
203 263 6626

LANDSCAPE PLAN

PREPARED FOR
**TORRINGTON FAIR
SHOPPING PLAZA**
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC

Engineers

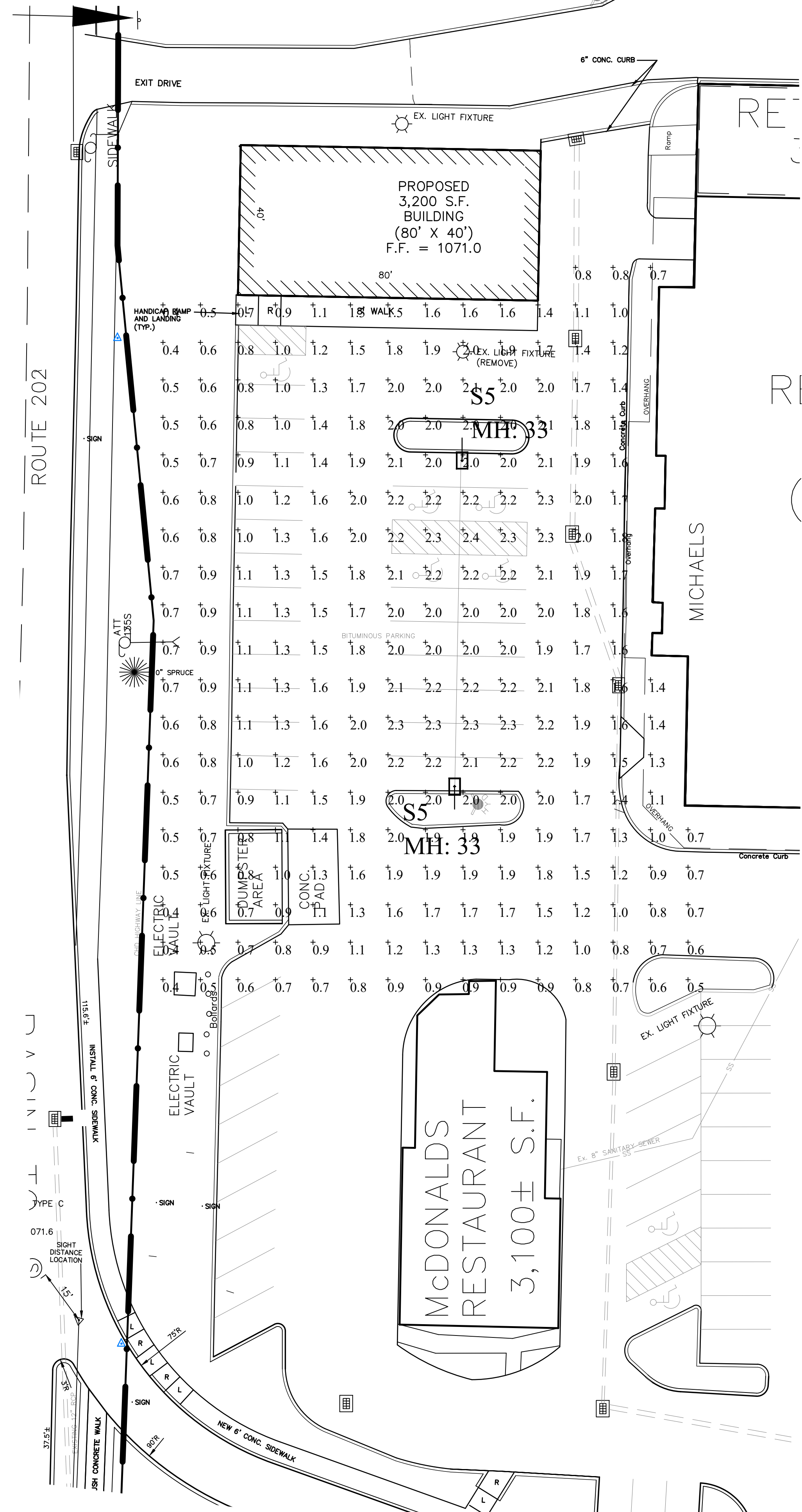
Kenneth S. Hrica, P.E., R.L.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759

Surveyors

860-567-2112 (business)
860-567-0491 (local/mob)
e-mail: hricaassociates@optonline.net

DATE:	08/21/2020	MAP #:	0099
SCALE:	1"=20 ft.	SHEET #:	C15
DRAWING:	140501	DRAWN BY:	ALL
PROJECT #:	14-0501	CHECKED BY:	KSH

CONNECTICUT GRID (MAP REF.)



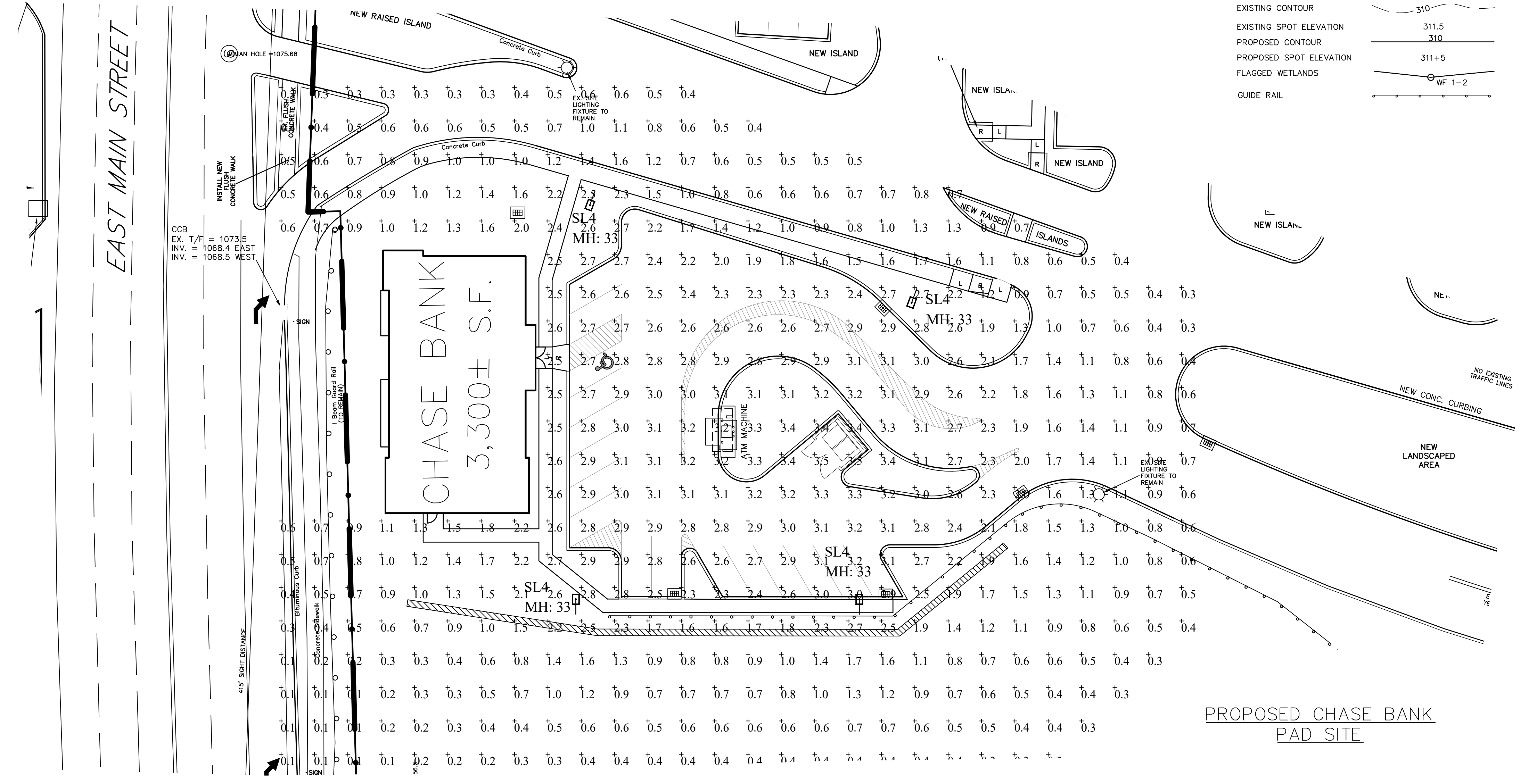
PROPOSED 2500 SQ.FT. BUILDING

Torrington Fair Plaza Site Lighting

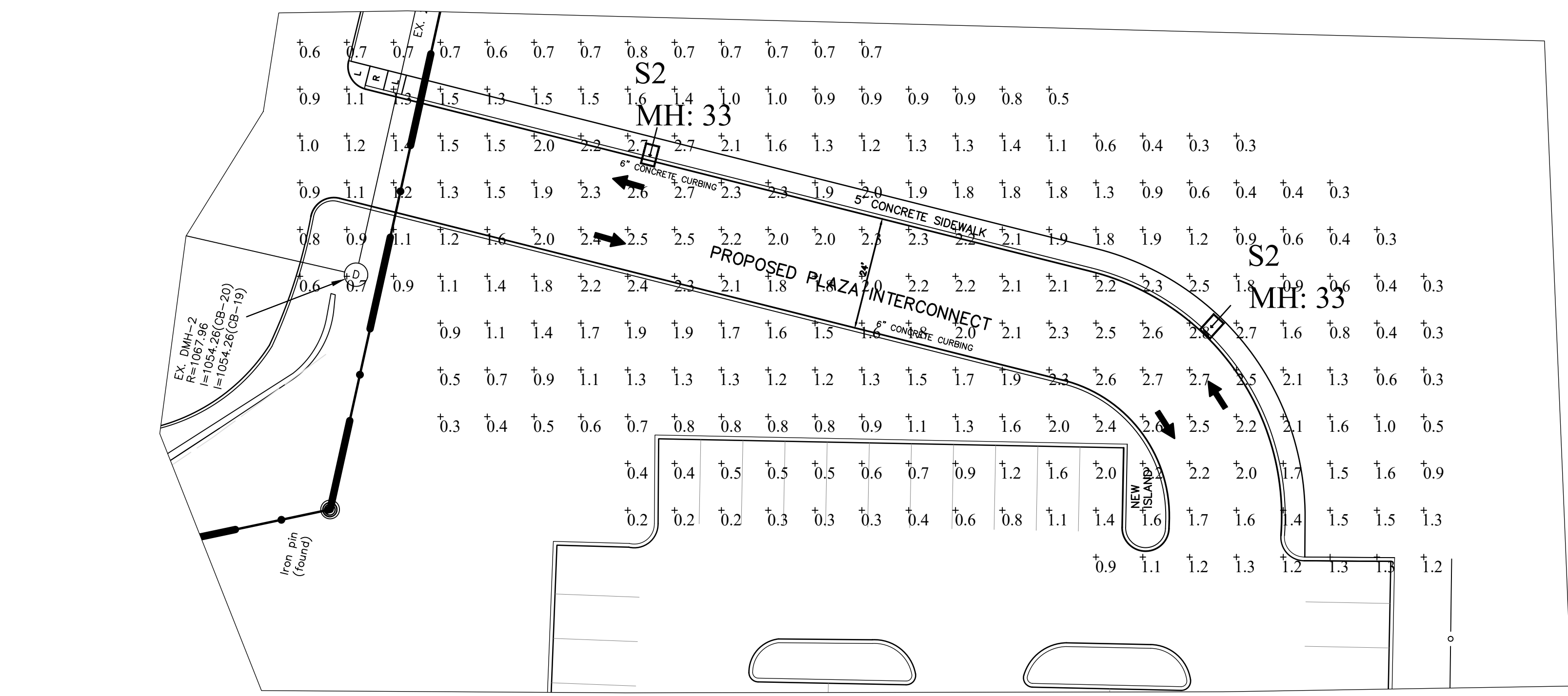
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	BUG Rating	Description
S2	183	SINGLE	ARRANGEMENT	3400	170	0.90	B3-UG4	Lithonia DSX2 LED P2 40K T4M MVOLT SPA PER S&S (fmsb) - SSS 30 SG DM19AS s&s(fmsb) 30FT POLE on 3FT BASE
S4	2766	SINGLE	ARRANGEMENT	2766	217	0.90	B3-UG44	Lithonia DSX2 LED P2 40K T4M MVOLT SPA PER S&S (fmsb) - SSS 30 SG DM19AS s&s(fmsb) 30FT POLE on 3FT BASE
S5	2931	SINGLE	ARRANGEMENT	2931	217	0.90	B3-UG43	Lithonia DSX2 LED P2 40K T4M MVOLT SPA PER S&S (fmsb) - SSS 30 SG DM19AS s&s(fmsb) 30FT POLE on 3FT BASE
S4	2824	SINGLE	ARRANGEMENT	2824	170	0.90	B3-UG45	Lithonia DSX2 LED P2 40K T4M MVOLT SPA PER S&S (fmsb) - SSS 30 SG DM19AS s&s(fmsb) 30FT POLE on 3FT BASE

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
NE PROPOSED BLDG PARKING	Illuminance	Fc	1.41	2.4	0.4	3.53	6.00
SE ENTER CORSET	Illuminance	Fc	1.36	2.8	0.2	14.00	14.00
CHASE BANK PAD SITE	Illuminance	Fc	1.43	3.5	0.0	N.A.	N.A.
CHASE BANK ENTRY DRIVEWAYS	Illuminance	Fc	2.54	3.3	1.6	1.59	2.06
CHASE BANK PARKING	Illuminance	Fc	2.82	3.3	1.7	1.66	1.94

Greg Loda
Lighting Affiliates
1208 Cornwall Ave
Rocky Hill, CT 06067
www.lightingaffiliates.com
Voice Number: (860) 721-1171 x 219
Email Address: gloda@lightingaffiliates.com



PROPOSED CHASE BANK PAD SITE



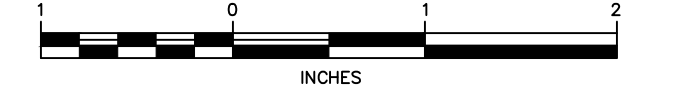
PROPOSED INTERCONNECT

LEGEND

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- PROPOSED IRON PIN OR PIPE
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- CATCH BASIN
- LIGHT POLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLAGGED WETLANDS
- GUIDE RAIL

09/20/23 CHASE BANK PAD
DATE REVISION

LIGHTING PLAN
PREPARED FOR
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EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC
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Kenneth S. Hrica, P.E., R.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (toll-free)
e-mail: hricaassociates@optonline.net

DATE: 09/21/2020 MAP #: 0099
SCALE: 1"=20 ft. SHEET #: C19
DRAWING: 140501 DRAWN BY: ALL
PROJECT #: 14-0501 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL