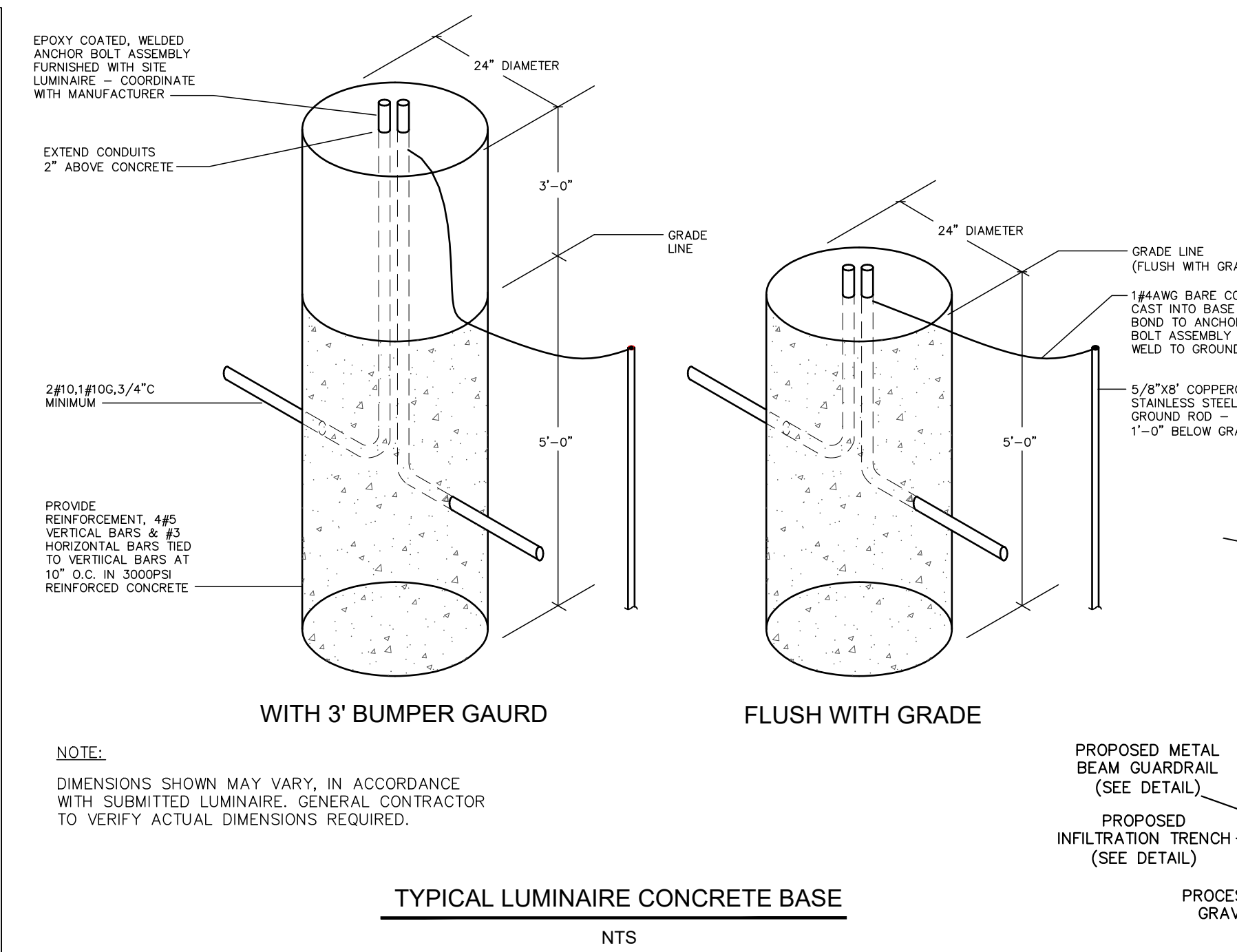


Total Top of Pole Assembly - Panel, Mounting, 365 Power Center		Weight - (Pounds)		EPA (Sq.Ft.)			
Solar Assembly	1P	2P	3P	4P	10' TR	20' TR	45' TR
P140F-T1-HW-MC	102.73	113.31	123.89	134.48	2.67	3.89	7.45
P260F-T3-HW-MC	120.37	130.95	141.53	152.12	4.48	7.24	13.93
P305F-T4-HW-MC	120.37	130.95	141.53	152.12	4.48	7.38	14.36



TYPICAL LUMINAIRE CONCRETE BASE
NTS

N/F
JAY L. ABBOTT
CO TOM SZARKOWICZ
VOL. 314 / PG. 299
MAP 101/BLOCK 011/LOT 014

BOUNDARY LINE ADJUSTMENT
BETWEEN N/F ABBOTT AND
LCP REAL ESTATE, LLC
AREA TO BE GRANTED TO
LCP REAL ESTATE, LLC
240.38 SF ±
0.006 Ac ±

LUMINAIRE SCHEDULE							
QTY.	LABEL	ARRANGEMENT	LUMENS	INPUT WATTS	LLF	BUG RATING	DESCRIPTION
2	SL4SB	SINGLE	7918	73	0.6120	B1-U0-G2	FONROCHE RFS-75W32LED4K-G2-T4-HS-P305F4-HW-MC-49-RTA-14D-7B4-1S2C-BK / PRORATED TO 54W / OPTICAL CENTER @ 1576IN AFG

N/F
HERITAGE LAND
PRESERVATION INC.
VOL. 450 / PG. 86
M 101/BL 011/L 019

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊙
STONE BOUND	⊕
UTILITY POLE	⊕
EASEMENT LINE	—
CHAIN FENCE	—
STOCKADE FENCE	—
STONE WALL	—
WIRE FENCE	—
BLDG. SETBACK LINE	—
WATERCOURSE	—
LIGHT POLE WITH BASE	LP

ZONING TABLE: R-6

ITEM:	REQUIRED:	EXISTING:	PROPOSED:
LOT SIZE	7,500 S.F.	14,914± S.F.	15,154± S.F.
LOT WIDTH	75'	100'	110.4'
FRONT YARD	25'	25'	25'
SIDE YARD	MIN 5'	AGGREGATE 20'	10'
REAR YARD	30'	30'	30'
MAX BUILDING HEIGHT	60'	N/A	NONE

IMPERVIOUS AREA RATIO

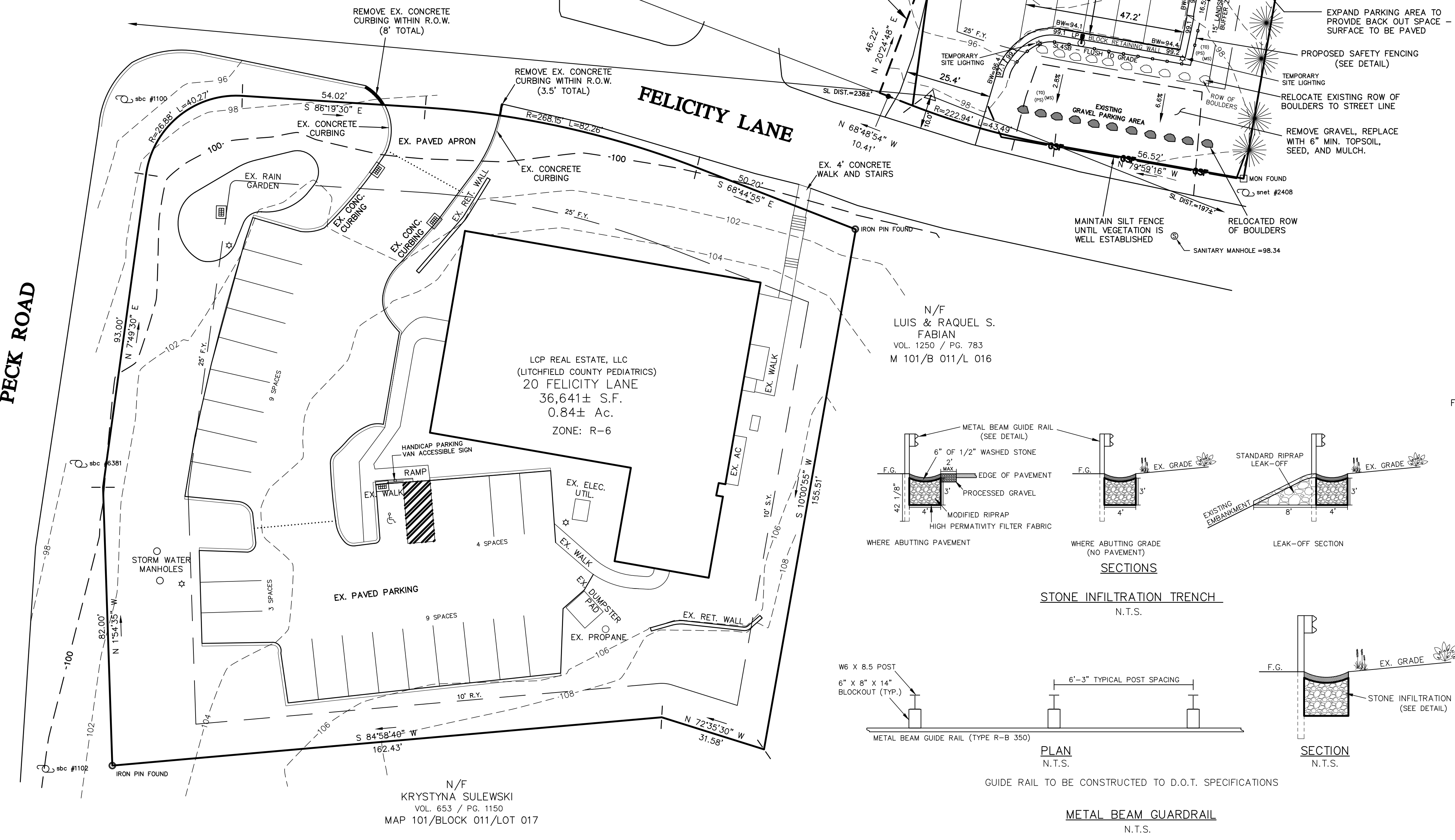
REQUIRED	FORMER	PROPOSED
MAX = 50% OR 7457± S.F.	33% , 4938± S.F.	34% , 5162± S.F.

NOTE: FORMER IMPERVIOUS AREA TAKEN FROM "PROPERTY SURVEY PLAN BY HRICA ASSOCIATES LLC" DATED 01/17/22

N/F
RAYMOND H. & DONNA C. RICKER
VOL. 548 / PG. 386
MAP 101/BL 001/LOT 007

N/F
ANDREW D. & NANCY DELLAMARGGIO
VOL. 863 / PG. 1078
MAP 101/BLOCK 001/LOT 008

N/F
EMILY E. LAMY
VOL. 1210 / PG. 526
MAP 101/BLOCK 001/LOT 009

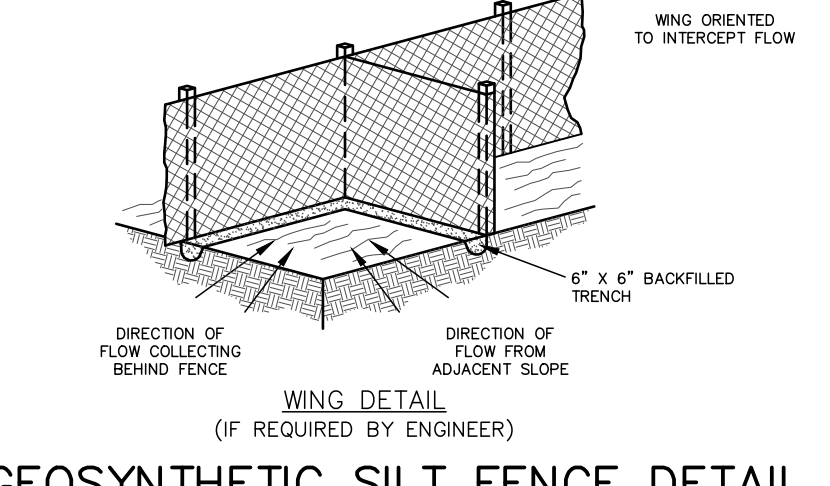
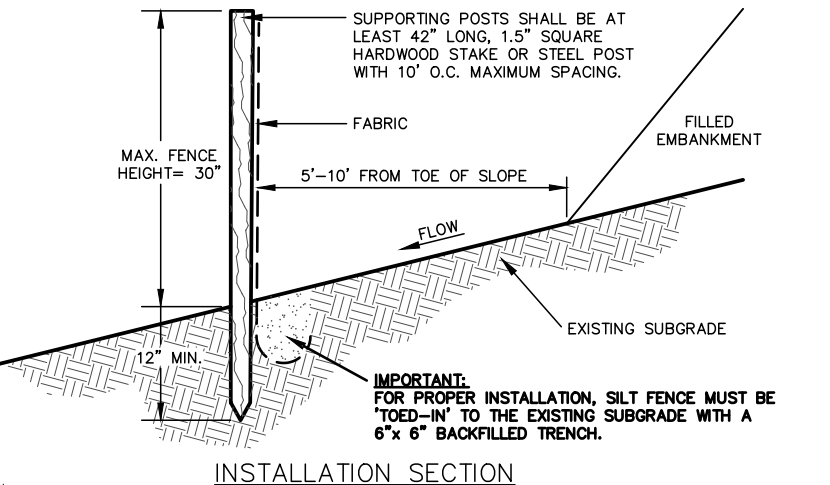
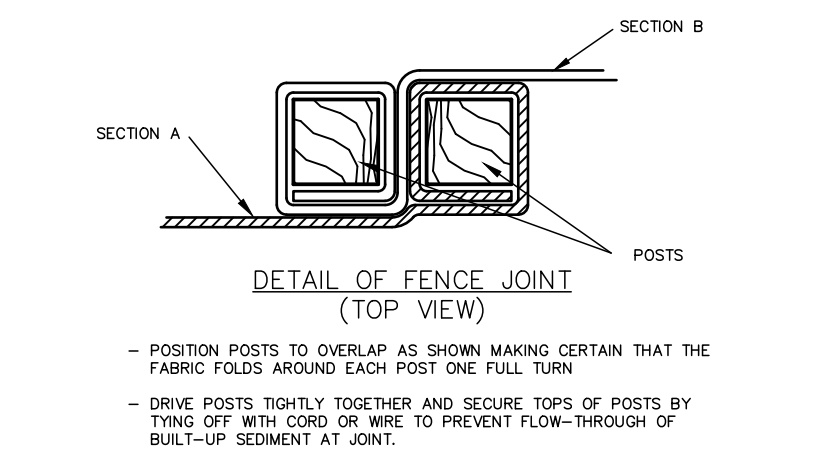


SOIL EROSION AND SEDIMENT CONTROL MEASURES

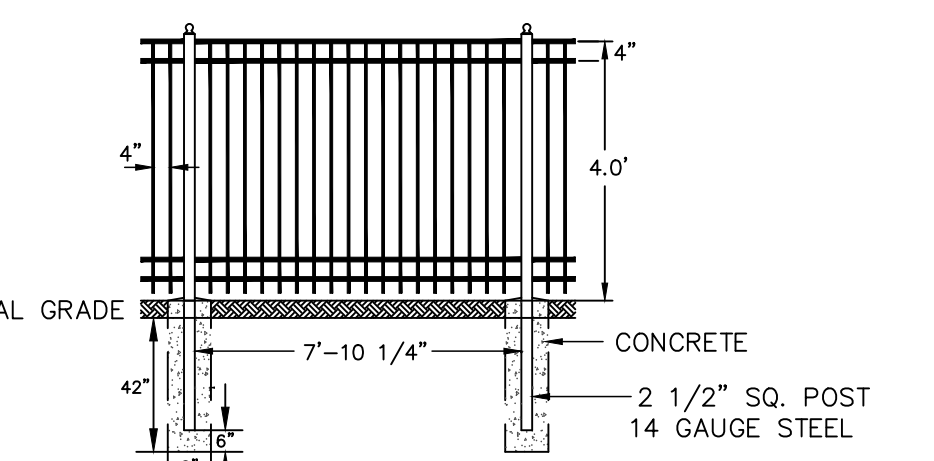
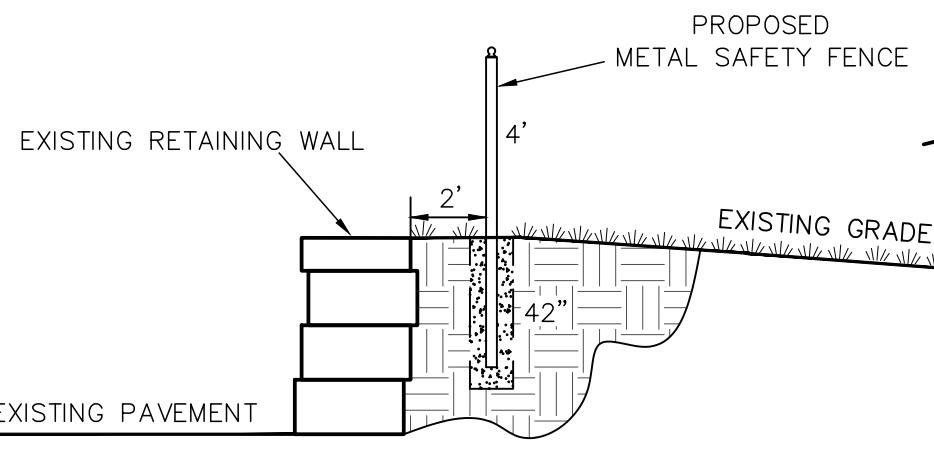
- (GSF) GEOSYNTHETIC SILT FENCE
- (HB) HAY BALES
- (RR) RIP RAP
- (TS) TOP SOILING
- (TS) TEMPORARY SEEDING
- (PS) PERMANENT SEEDING
- (MS) MULCH FOR SEED
- (CE) CONSTRUCTION ENTRANCE

REFER TO: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DEP BULLETIN 34

FOR PROPER USAGE, INSTALLATION AND MAINTENANCE GUIDELINES.



GEOSYNTHETIC SILT FENCE DETAIL

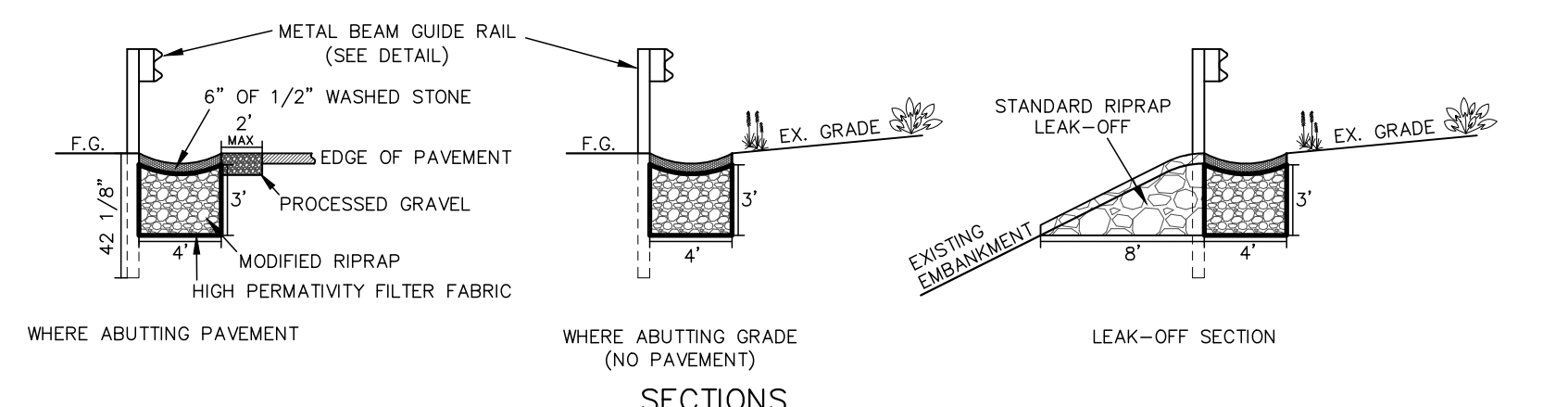


— PICKETS TO BE 3/4" SQUARE TUBE, 14 GAUGE STEEL.
— FENCE TO BE EQUIVALENT TO MONUMENTAL IRON WORKS D6-07M.
— INSTALLATION TO BE IN ACCORDANCE WITH SPECIFICATIONS AND REQUIREMENTS.
— FENCE TO BE BLACK.

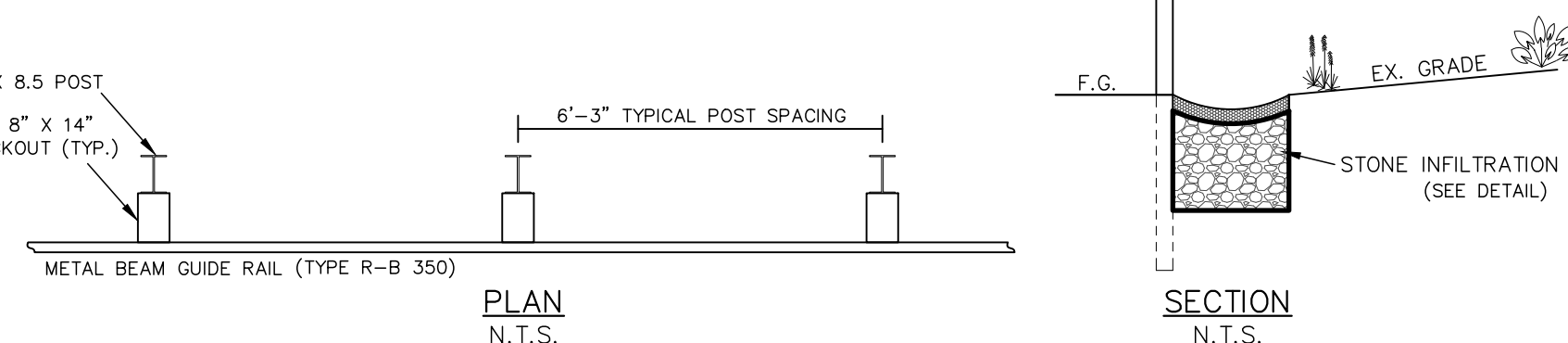
METAL SAFETY FENCE
N.T.S.

APPROVED BY THE CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION:

CHAIRMAN _____ DATE _____
IN ACCORDANCE WITH STATE STATUTE 8.26 (C), ALL WORK IN CONNECTION WITH THIS SUBDIVISION SHALL BE COMPLETED BY: _____



STONE INFILTRATION TRENCH
N.T.S.



METAL BEAM GUARDRAIL
N.T.S.

5/23/22	ZONING TABLE, LANDSCAPING PLAN ADDED (SEE SHEET C2)
5/19/22	CITY COMMENTS
DATE	REVISION

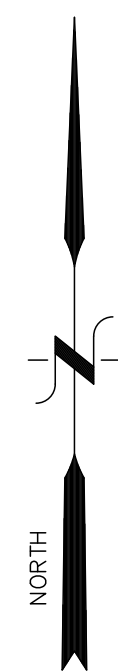
SITE PLAN
LCP REAL ESTATE LLC
20 & 37 FELICITY LANE
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**

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

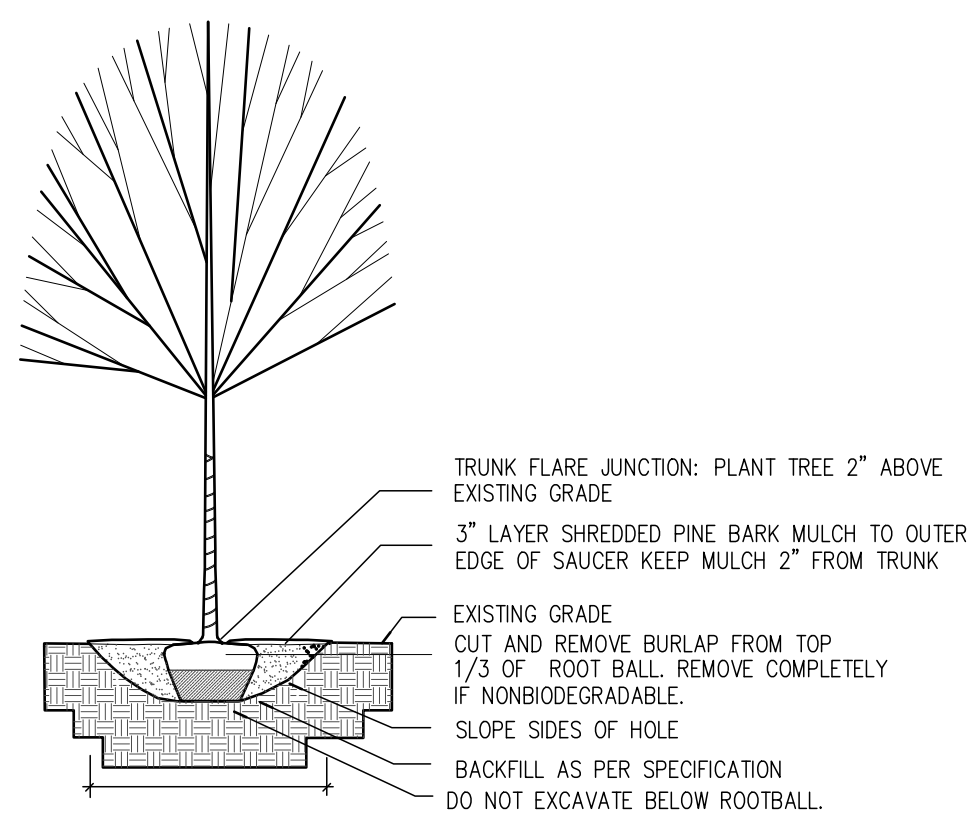
860-567-2112 (business)
860-567-0491 (residential)
e-mail: hricassociates@optonline.net

DATE:	03/16/2022	MAP #:	0823
SCALE:	1"=20 ft.	SHEET #:	C1
DRAWING:	210823	DRAWN BY:	TJS
PROJECT #:	21-0823	CHECKED BY:	KSH

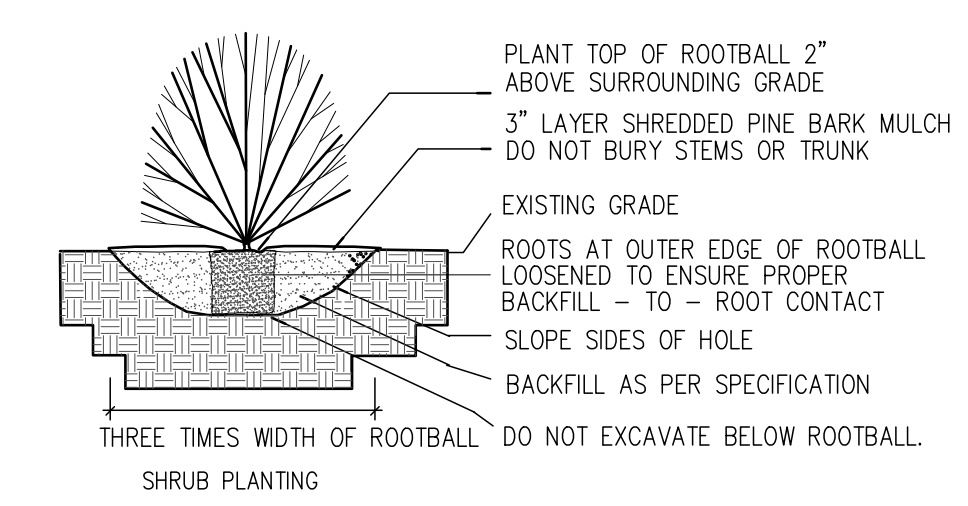


PLANTING LEGEND

- TREES**
- SHADBLOW (AMELANCHIER CANADENSIS)
MIN. CAL. AT TIME OF PLANTING = 2.5"
 - NINEBARK (PHYSOCARPUS OPULIFOLIUS "DIABLO")
MIN. HEIGHT AT TIME OF PLANTING = 18"
 - BEACH PLUM (PRUNUS MARITIMA)
MIN. HEIGHT AT TIME OF PLANTING = 18"
- SHRUBS**
- BEACH PLUM (PRUNUS MARITIMA)
MIN. HEIGHT AT TIME OF PLANTING = 18"

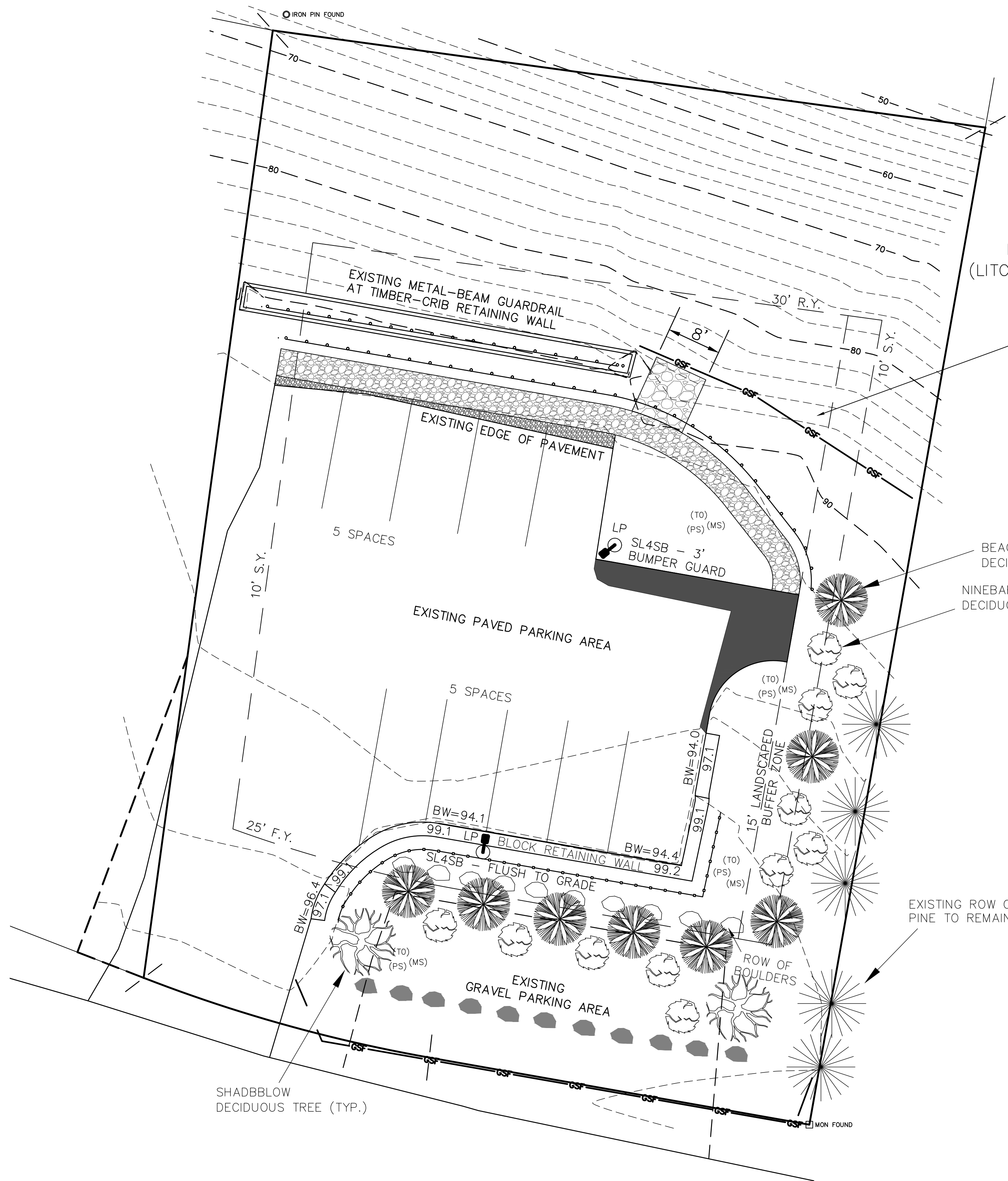


THREE TIMES WIDTH OF ROOTBALL
DECIDUOUS TREE PLANTING



THREE TIMES WIDTH OF ROOTBALL
SHRUB PLANTING

PLANTING TABLE						
QUANTITY	SIZE	TREES OR SHRUB	LATIN NAME	COMMON NAME	FEATURES	MATURE AVERAGE SIZE
2	10 GAL	TREE	AMELANCHIER CANADENSIS	SHADBLOW	EARLY SPRING BLOOM, BERRIES	20FT TALL X 10FT WIDE
11	3 GAL	SHRUB	PHYSOCARPUS OPULIFOLIUS "DIABLO"	NINEBARK	SPRING BLOOM, DARK FOLIAGE	6FT TALL X 5FT WIDE
8	3 GAL	SHRUB	PRUNUS MARITIMA	BEACH PLUM	EARLY SPRING BLOOM, BERRIES	8FT TALL X 8FT WIDE



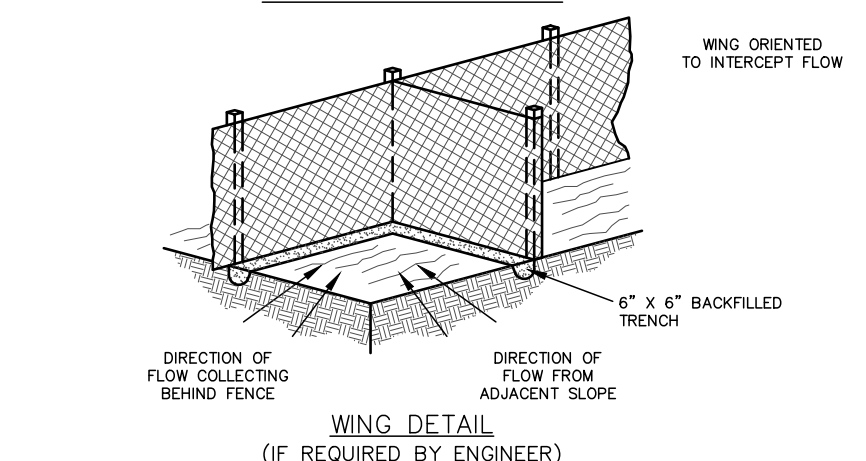
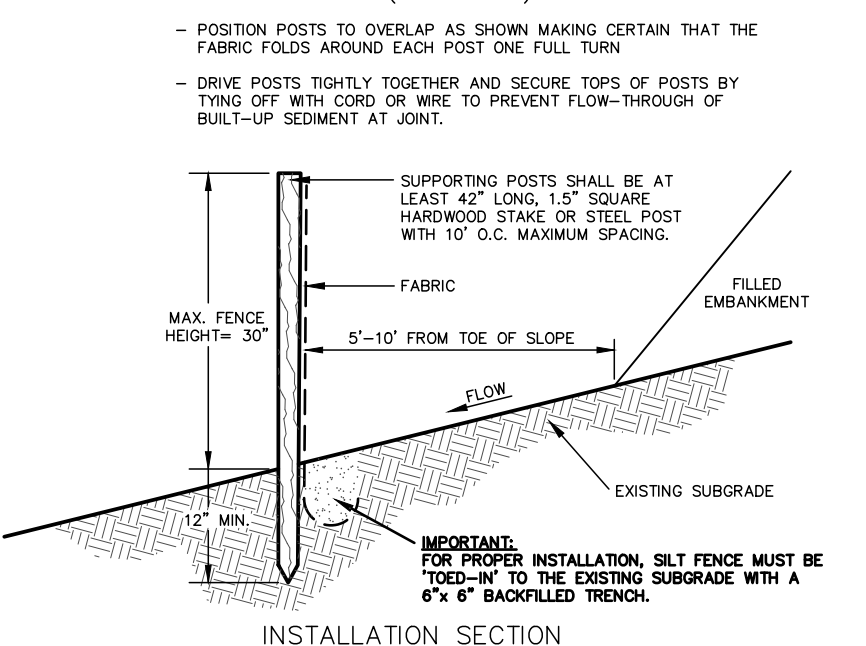
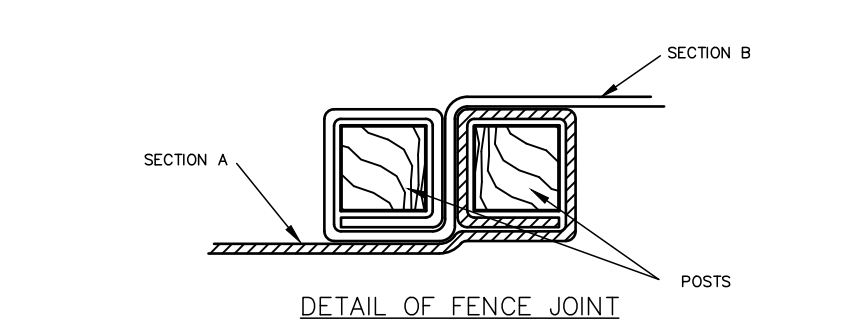
LCP REAL ESTATE, LLC
(LITCHFIELD COUNTY PEDIATRICS)
37 FELICITY LANE

37 FELCITY LANE
14,914± S.F.
0.34± Ac.

ZONE: R-6

N/F
DIANE S. FRISBIE
VOL. 649 / PG. 1106
MAP 101/BLOCK 011/LOT 003

- LEGEND
- PROPERTY LINE
 - EXISTING MONUMENT
 - EXISTING IRON PIN OR PIPE
 - PROPOSED IRON PIN OR PIPE
 - PROPOSED MONUMENT
 - DRILL HOLE
 - STONE BOUND
 - UTILITY POLE
 - EASEMENT LINE
 - CHAIN FENCE
 - STOCKADE FENCE
 - STONE WALL
 - WIRE FENCE
 - BLDG. SETBACK LINE
 - WATERCOURSE
 - LIGHT POLE WITH BASE



GEOSYNTHETIC SILT FENCE DETAIL

- SOIL EROSION AND SEDIMENT CONTROL MEASURES
- (GSP) GEOSYNTHETIC SILT FENCE
 - (HB) HAY BALES
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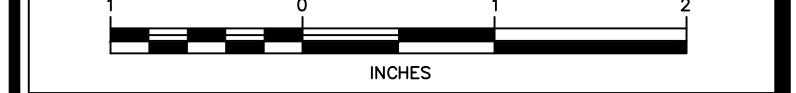
APPROVED BY THE CITY OF TORRINGTON
PLANNING AND ZONING COMMISSION:

CHAIRMAN _____ DATE _____

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PLANTING PLAN

LCP REAL ESTATE LLC
20 & 37 FELICITY LANE
TORRINGTON, CONNECTICUT



Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, PE, RLS
44 Maple View Trail
P.O. Box 1951
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (toll-free)
e-mail: hricassociates@optonline.net

DATE: 05/23/2022 MAP #: 0823
SCALE: 1"=10 ft. SHEET #: C2
DRAWING: 210823 DRAWN BY: TJS
PROJECT #: 21-0823 CHECKED BY: KSH

Not Valid Without Original Seal