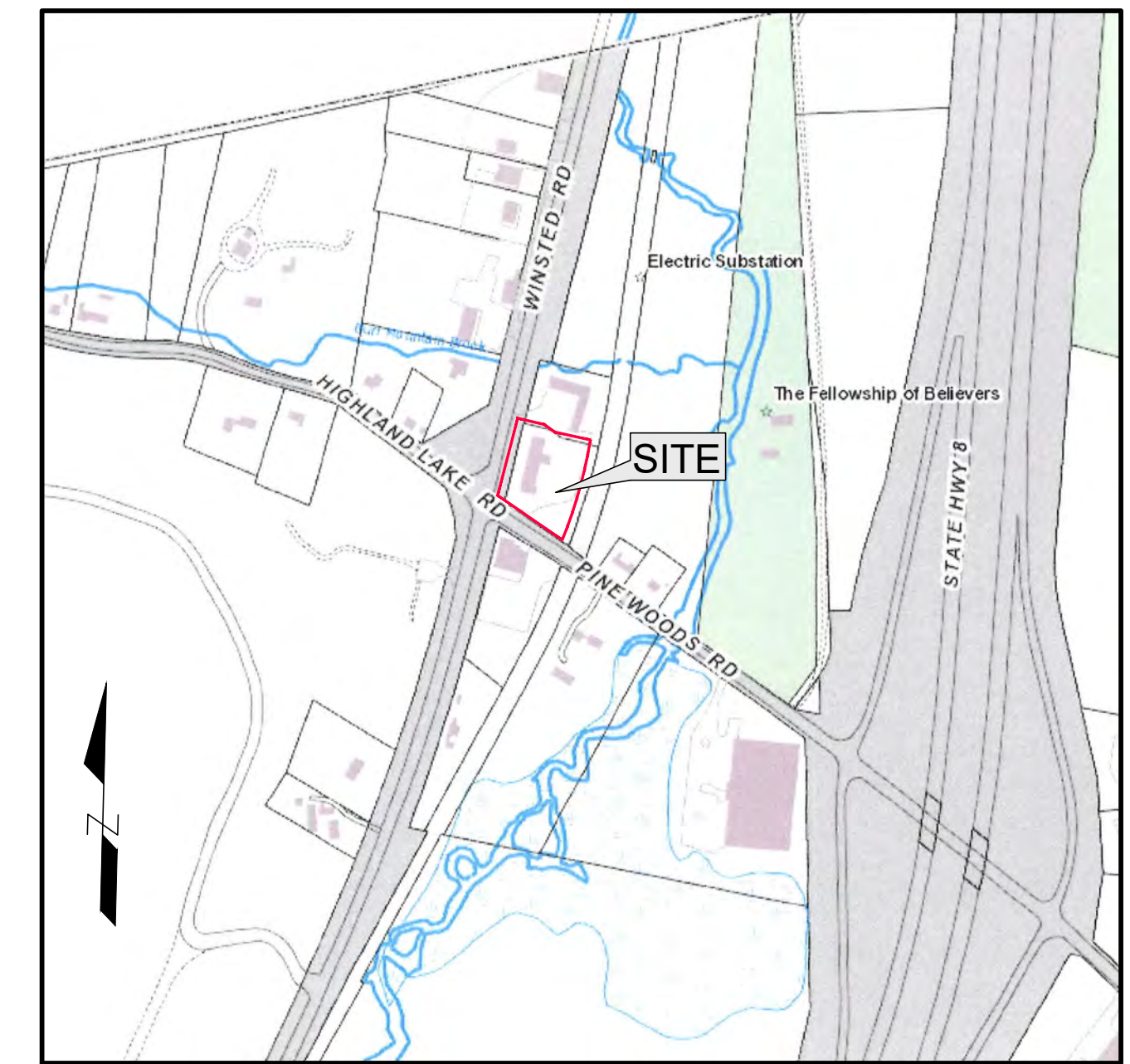


ADULT - USE CANNABIS HYBRID FACILITY 3568 WINSTED ROAD

TORRINGTON, CONNECTICUT

SEPTEMBER 27, 2022

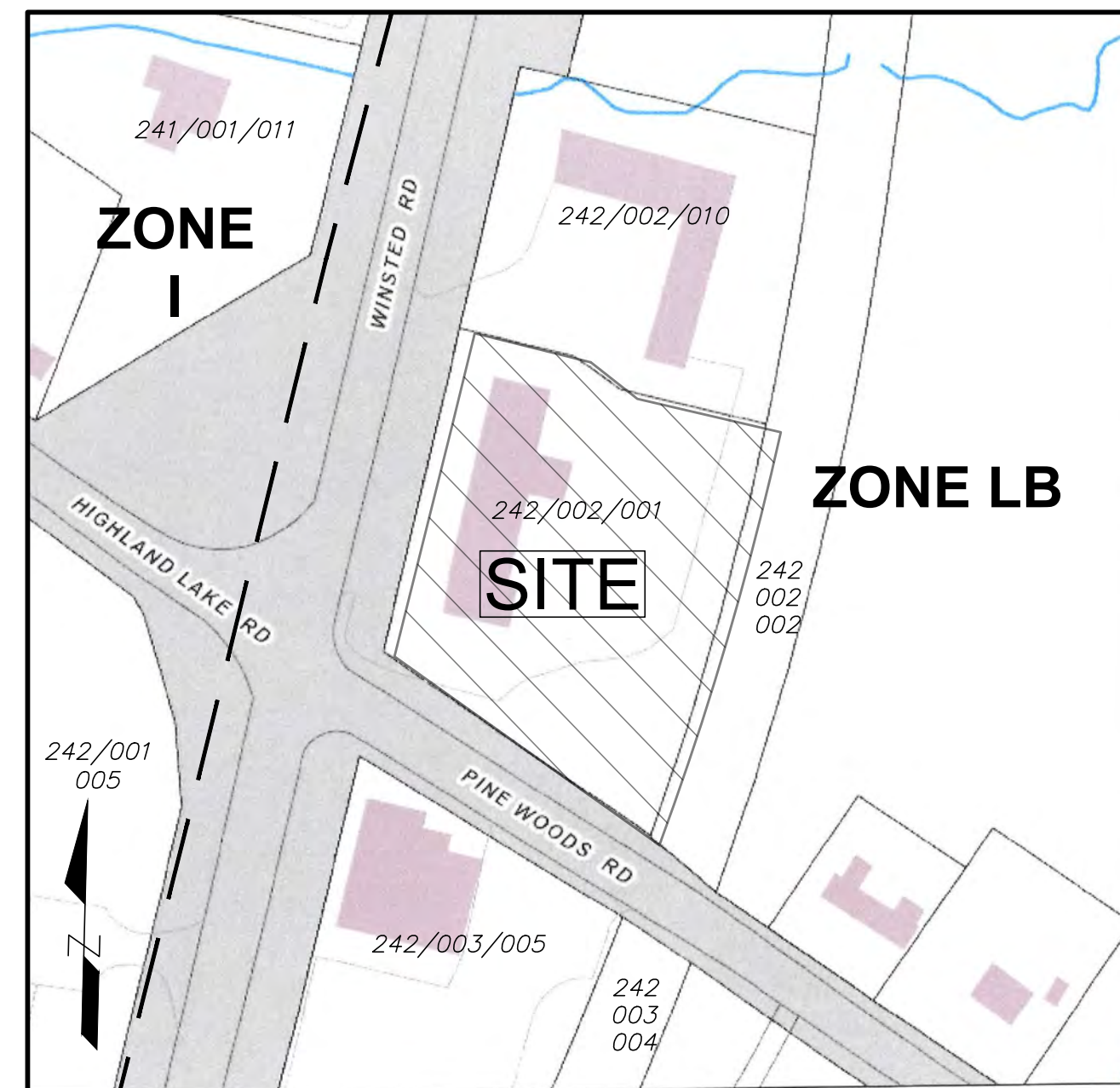
Revised: October 24, 2022



LOCATION MAP

SCALE: 1"= 400'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	BLDG. SETBACK	
	CONTOUR LINE	
	SPOT ELEVATION	
	WETLANDS BOUNDARY	
	EDGE OF WATER	
	FILTER SOCK	
	HAYBALE BARRIER	
	CLEARING LINE	



ZONE AND ABUTTERS MAP

SCALE: 1"= 100'

ZONE ALTERNATE INCARCERATION
MEDICAL MARIJUANA
DISPENSARY OVERLAY ZONE

CITY OF TORRINGTON, CONNECTICUT						
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
242/002/010	3570 WINSTED RD	SANTOSHI LLC	3570 WINSTED RD	TORRINGTON	CT	06790-0000
242/003/005	12 PINEWOODS RD	C AND C REALTY LLC	12 PINEWOODS RD	TORRINGTON	CT	06790-0000
242/002/001	3568 WINSTED RD	L & T WEST HAVEN LLC	6 MORRIS ST	WEST HAVEN	CT	06516-0000
242/001/005	3345 WINSTED RD	O & G INDUSTRIES INC	112 WALL ST	TORRINGTON	CT	06790-0000
242/002/002	PINEWOODS RD	CONNECTICUT STATE OF	-	HARTFORD	CT	0-0000
242/003/004	PINEWOODS RD	CONNECTICUT LIGHT & POWER CO	PO BOX 270	HARTFORD	CT	06141-0000
241/001/011	58 HIGHLAND LK RD	SAVANELLA JAMES V JR &	58 HIGHLAND LK RD	TORRINGTON	CT	06790-0000

ABUTTERS LIST

LIST OF DRAWINGS

- COVER SHEET
- SURVEY, BY JONES ENGINEERING LLC
- C-1 SITE PLAN
- C-2 SITE LAYOUT PLAN
- C-3 DETAILS

OWNER

L & T WEST HAVEN, LLC
6 MORRIS STREET
WEST HAVEN, CT. 06516

APPLICANT

C-3 Ventures, LLC
3568 Winsted Road
Torrington, CT 06790

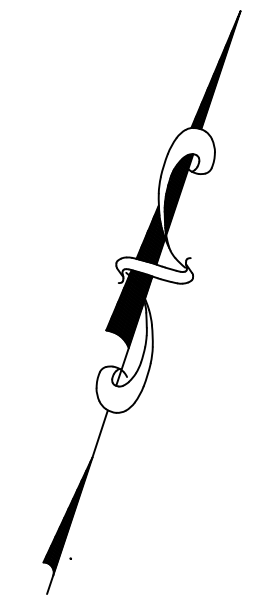
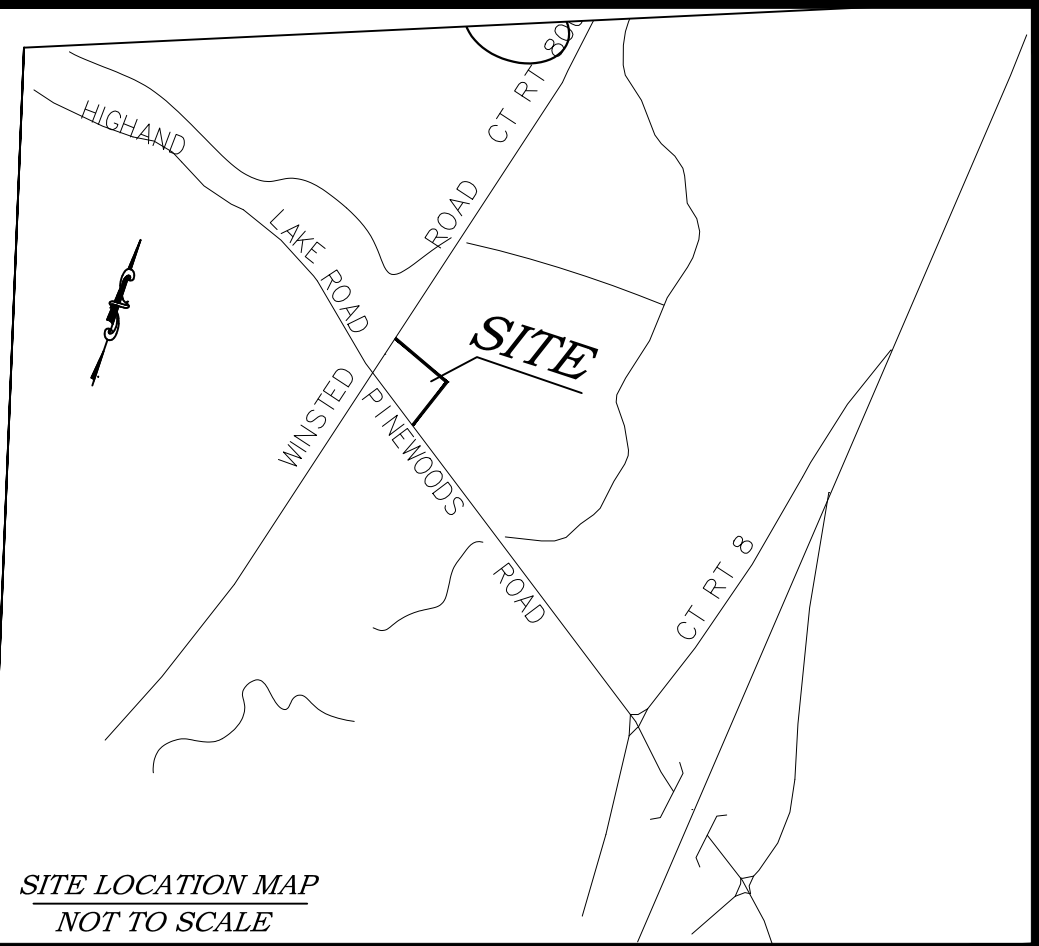
GENERAL NOTES

1. The Contractor shall contact Call-Before-You-Dig at 800-922-4455 for marking of utilities prior to any excavation. Location of existing utilities is based on the best available information.
2. During construction, any temporary electrical service shutoffs to the construction area must be clearly visible (especially at night) and readily accessible to responding firefighters. Any and all hazardous materials used or left overnight must be properly stored and labeled.
3. During construction, no open trenches shall be left overnight.
4. The Contractor shall obtain copies of all permits and comply with all permit conditions.
5. The Contractor shall restore all disturbed areas to the satisfaction of the owner.
6. The minimum pavement removal shall be three feet from new sidewalk and new curbing. The Owner may replace additional existing pavement but shall not install new pavement beyond what is shown on the plans.

1. Approved by the Planning & Zoning Commission: _____
2. Final Approval _____
Chairman
Date: _____ Expiration Date: _____
3. Conditional Approval: _____
Chairman
Date: _____ Expiration Date: _____



Lenard Engineering, Inc.
Civil, Environmental and Hydrogeological Consultants
Winsted, CT Glastonbury, CT Auburn, MA
140 Willow Street
(860) 379-6669



SITE LOCATION MAP
NOT TO SCALE

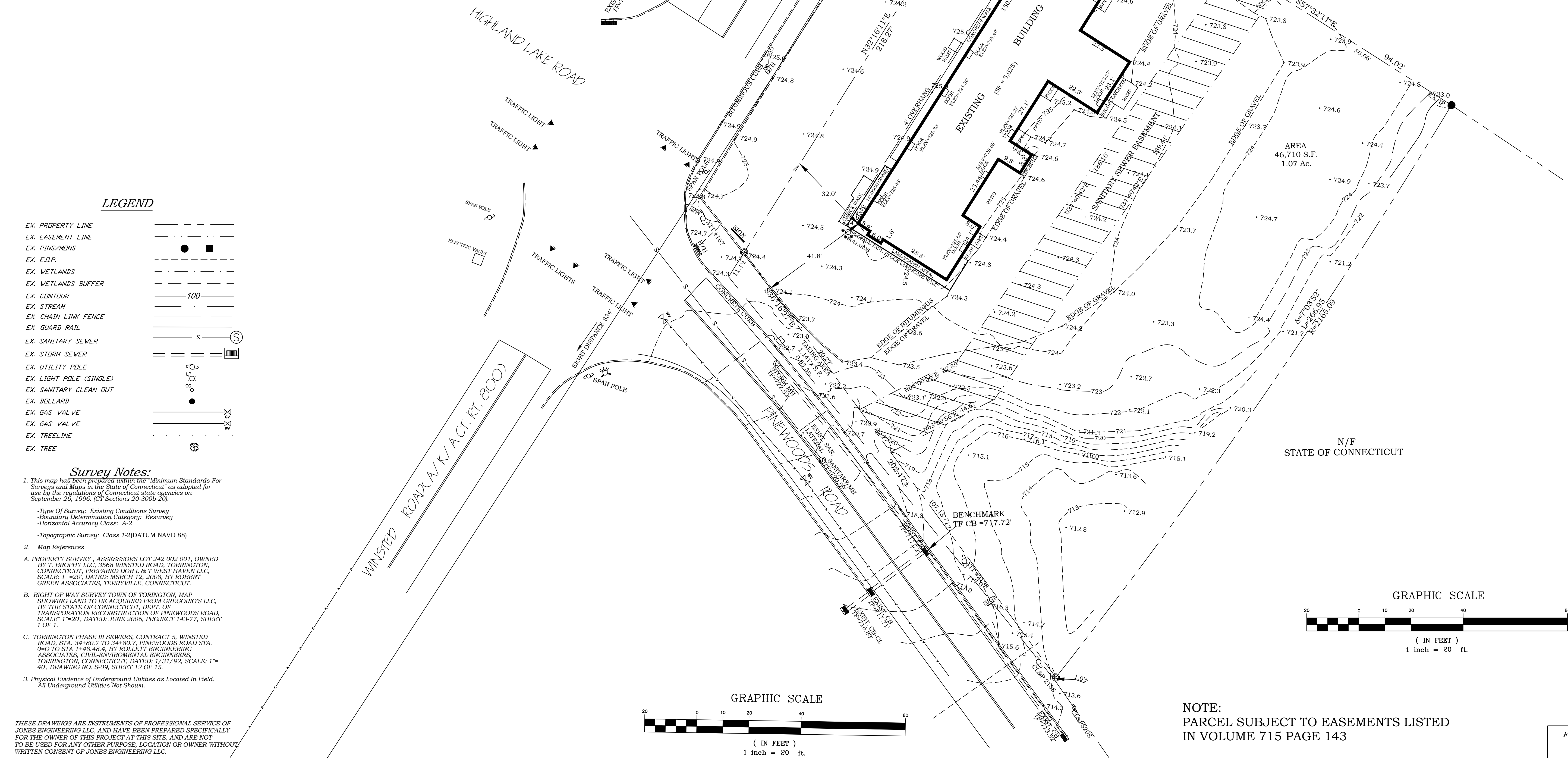
LEGEND

EX. PROPERTY LINE	---
EX. EASEMENT LINE	---
EX. PINS/MINS	● ■
EX. E.D.P.	---
EX. WETLANDS	---
EX. WETLANDS BUFFER	---
EX. CONTOUR	100
EX. STREAM	---
EX. CHAIN LINK FENCE	---
EX. GUARD RAIL	S
EX. SANITARY SEWER	---
EX. STORM SEWER	---
EX. UTILITY POLE	○
EX. LIGHT POLE (SINGLE)	○
EX. SANITARY CLEAN OUT	○
EX. BOLLARD	●
EX. GAS VALVE	○
EX. GAS VALVE	○
EX. TREELINE	○
EX. TREE	○

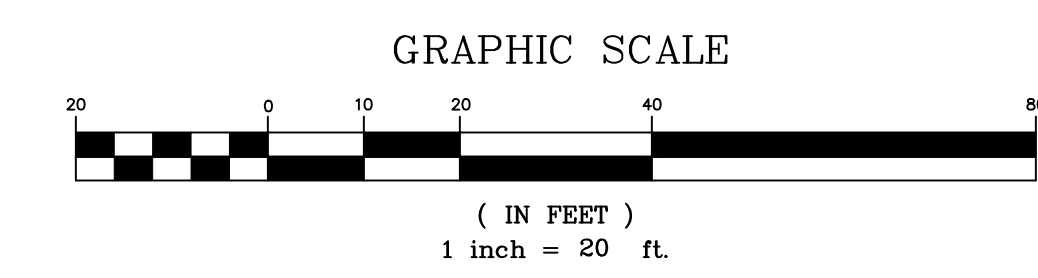
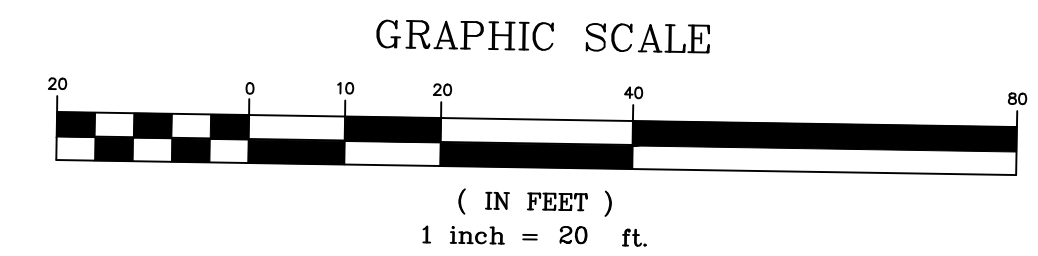
Survey Notes:

- This map has been prepared under the "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300e-20).
 - Type Of Survey: Existing Conditions Survey
 - Boundary Determination Category: Resurvey
 - Horizontal Accuracy Class: A-2
 - Topographic Survey: Class T-2(DATUM NAVD 88)
- Map References
 - PROPERTY SURVEY, ASSESSORS LOT 242 002 001, OWNED BY T. BROPHY LLC, 3568 WINSTED ROAD, TORRINGTON, CONNECTICUT, PREPARED FOR L & T WEST HAVEN LLC, SCALE: 1"=20', DATED: MARCH 12, 2008, BY ROBERT GREEN ASSOCIATES, TERRYVILLE, CONNECTICUT.
 - RIGHT OF WAY SURVEY TOWN OF TORRINGTON, MAP SHOWING LAND TO BE ACQUIRED FROM GREGORIO S LLC, BY THE STATE OF CONNECTICUT, DEPT. OF TRANSPORTATION RECONSTRUCTION OF PINEWOODS ROAD, SCALE: 1"=20', DATED: JUNE 2006, PROJECT 143-77, SHEET 1 OF 1.
 - TORRINGTON PHASE III SEWERS, CONTRACT 5, WINSTED ROAD, STA. 34+80.7 TO 34+80.7, PINEWOODS ROAD STA. 0+0 TO STA. 1+48.48.4, BY ROLLETT ENGINEERING ASSOCIATES, CIVIL/ENVIRONMENTAL ENGINEERS, TORRINGTON, CONNECTICUT, DATED: 1/31/92, SCALE: 1"=40', DRAWING NO. S-09, SHEET 12 OF 15.
- Physical Evidence of Underground Utilities as Located In Field. All Underground Utilities Not Shown.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.



NOTE:
LINE OF SITE MEASURED AT 15' BACK FROM EDGE OF PAINTED LANE FROM A HEIGHT OF EYE AND ONCOMING VEHICLE OF 3.5'



NOTE:
PARCEL SUBJECT TO EASEMENTS LISTED IN VOLUME 715 PAGE 143

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS ENCLOSED SEAL IS AFFIXED HERETO.

James E. Jones
JAMES E. JONES CT. L.S. REG. NO. 12329

REVISIONS:

DATE	DATE	DATE	DATE	DATE	DATE

JONES ENGINEERING LLC
CIVIL ENGINEERING & LAND SURVEYING

92 NORTH SUMMIT ST., SUITE 2A
P.O. BOX 249
SOUTHINGTON, CT 06489

PHONE: (860) 621-0700
FAX: (860) 621-6066

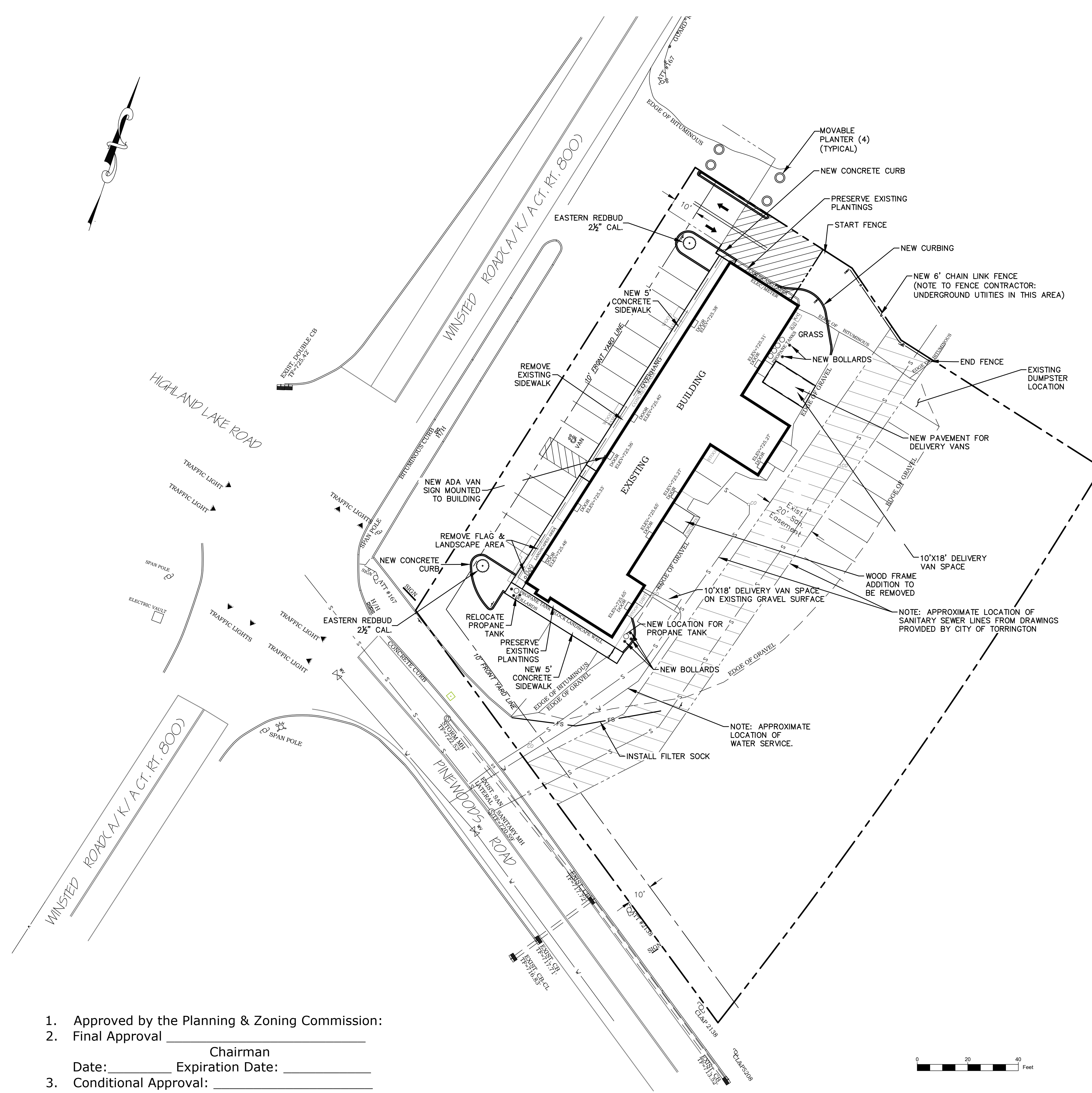
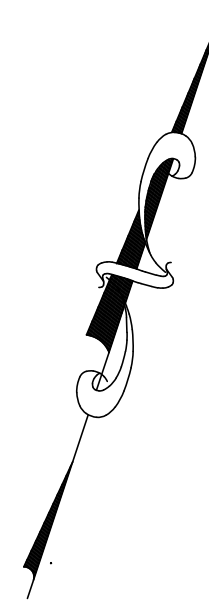
SCALE: 1"=20'

DATE: 8/10/2022
DRAWN BY: RBB
CHECKED BY: JEU

EXISTING CONDITIONS SURVEY
PREPARED FOR
L & T WEST HAVEN LLC
#3568 WINSTED ROAD
TORRINGTON, CONNECTICUT

JONES ENGINEERING LLC

FILE NUMBER	SHEET NUMBER
222135	1 of 1



ZONING TABLE			
ZONE LB			
CRITERIA	REGULATION	EXISTING	PROPOSED
USE		RETAIL	RETAIL
LOT AREA	10,000 SF	46,710 SF	46,710 SF
FRONT YARD	10 FT	31.1 FT	31.1 FT
SIDE YARD	0 FT	24 FT	24 FT
REAR YARD	0 FT	113.6 FT	113.6 FT
GROSS FLOOR AREA	N/A	5,625 SF	5,543 SF
IMPERVIOUS SURFACE COVERAGE	75% MAX.	55.0%	55.0%
BUILDING HEIGHT	50 FT MAX	14 FT	14 FT

PARKING AND LOADING TABLE	
PARKING REQUIRED	1 SPACE PER 350 SF = 5,543/350 = 16 SPACES PLUS 1 ADA COMPLIANT SPACE
PARKING PROVIDED	16 PAVED SPACES PLUS 1 ADA COMPLIANT SPACE PLUS 8 NON-PAVED SPACES
LOADING REQUIRED	<10,000 SF GFA NONE REQUIRED
LOADING PROVIDED	2 10'x18' SPACES FOR DELIVERY VANS

- Approved by the Planning & Zoning Commission:
- Final Approval _____
Chairman
Date: _____ Expiration Date: _____
- Conditional Approval: _____
Chairman
Date: _____ Expiration Date: _____

Designed By:	TAP
Drawn By:	KLD
Checked By:	TAP

Rev.	Date	By	Revision
1	10/24/2022	JS	Signage and Traffic Control

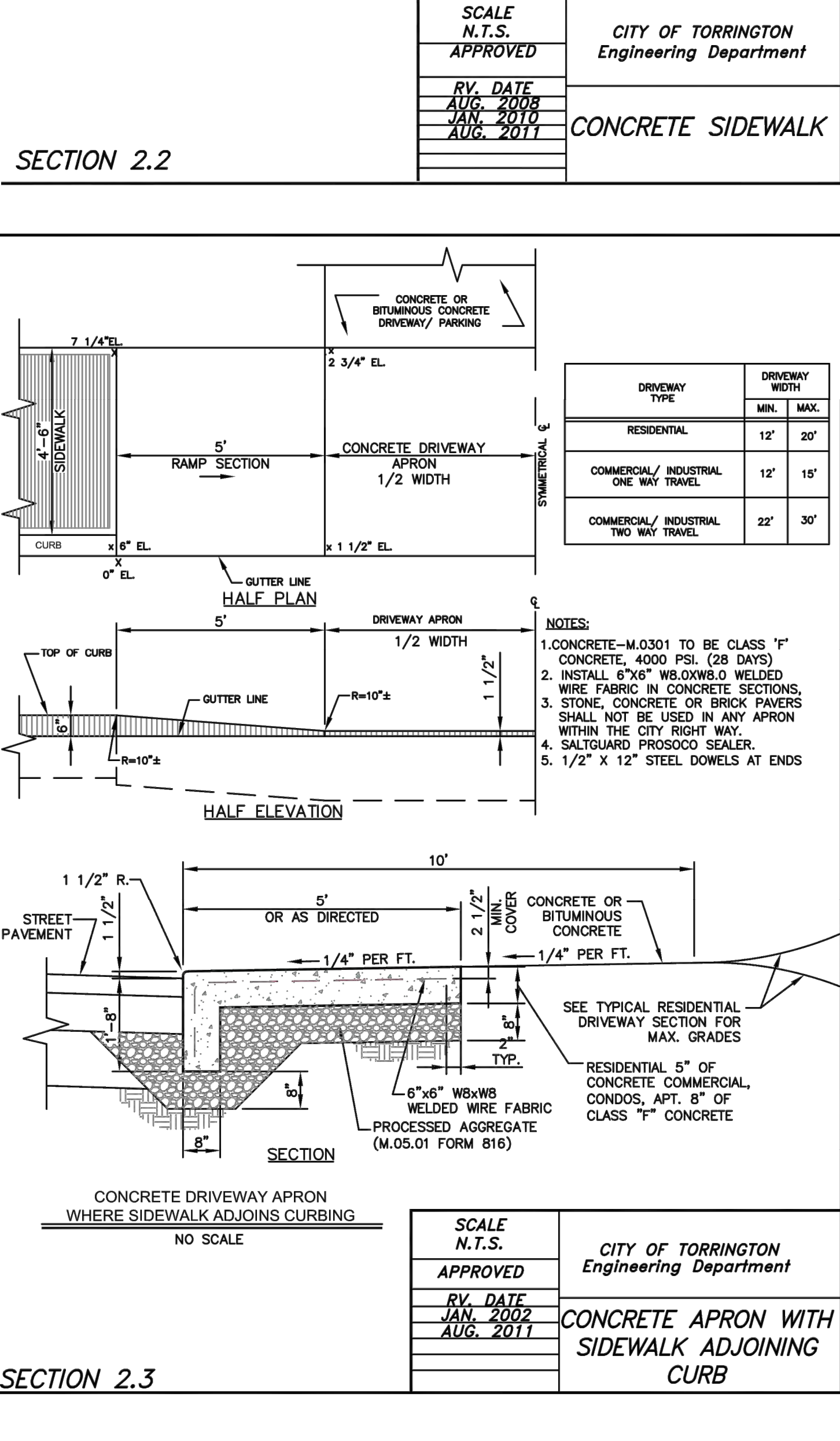
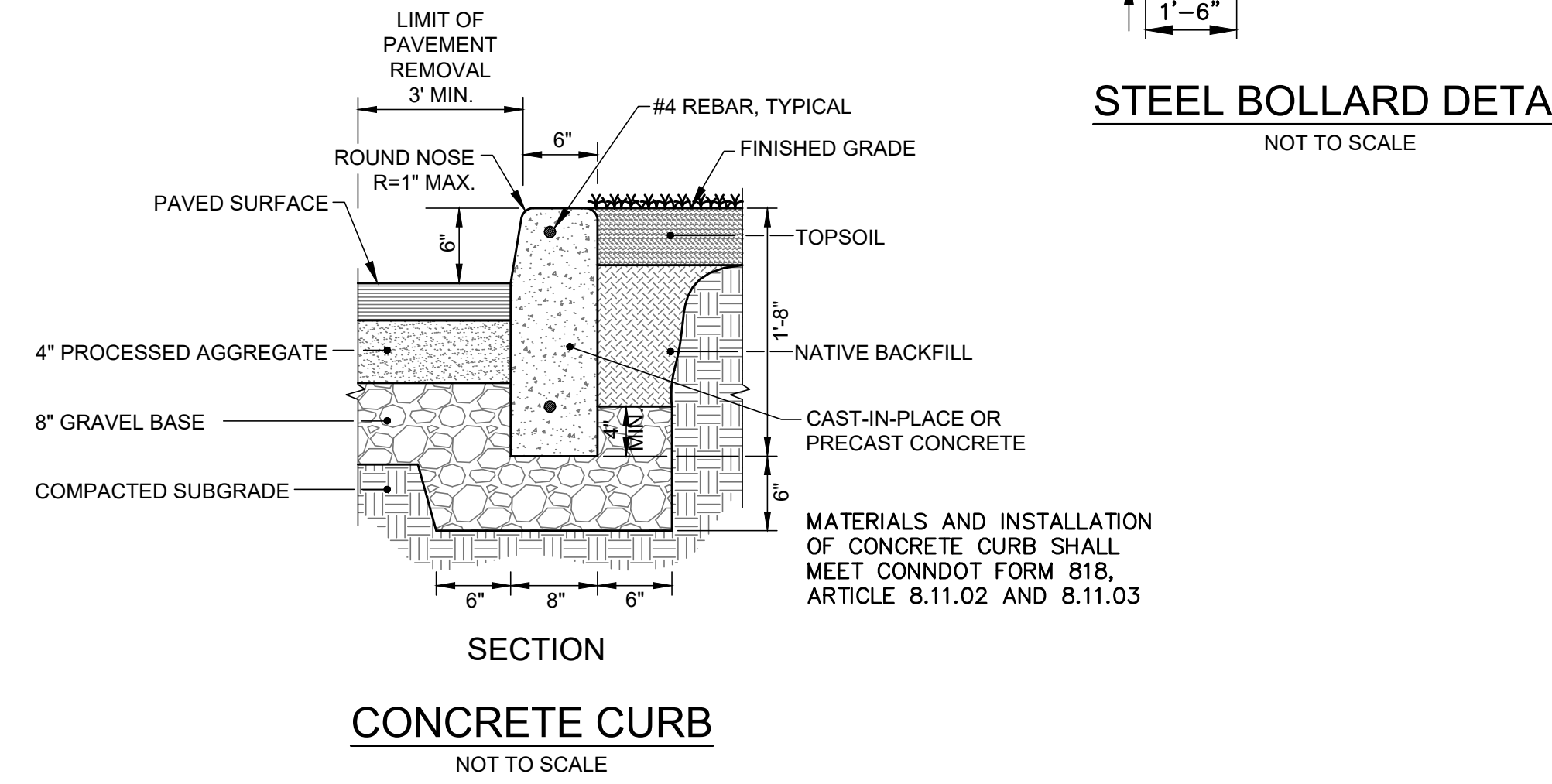
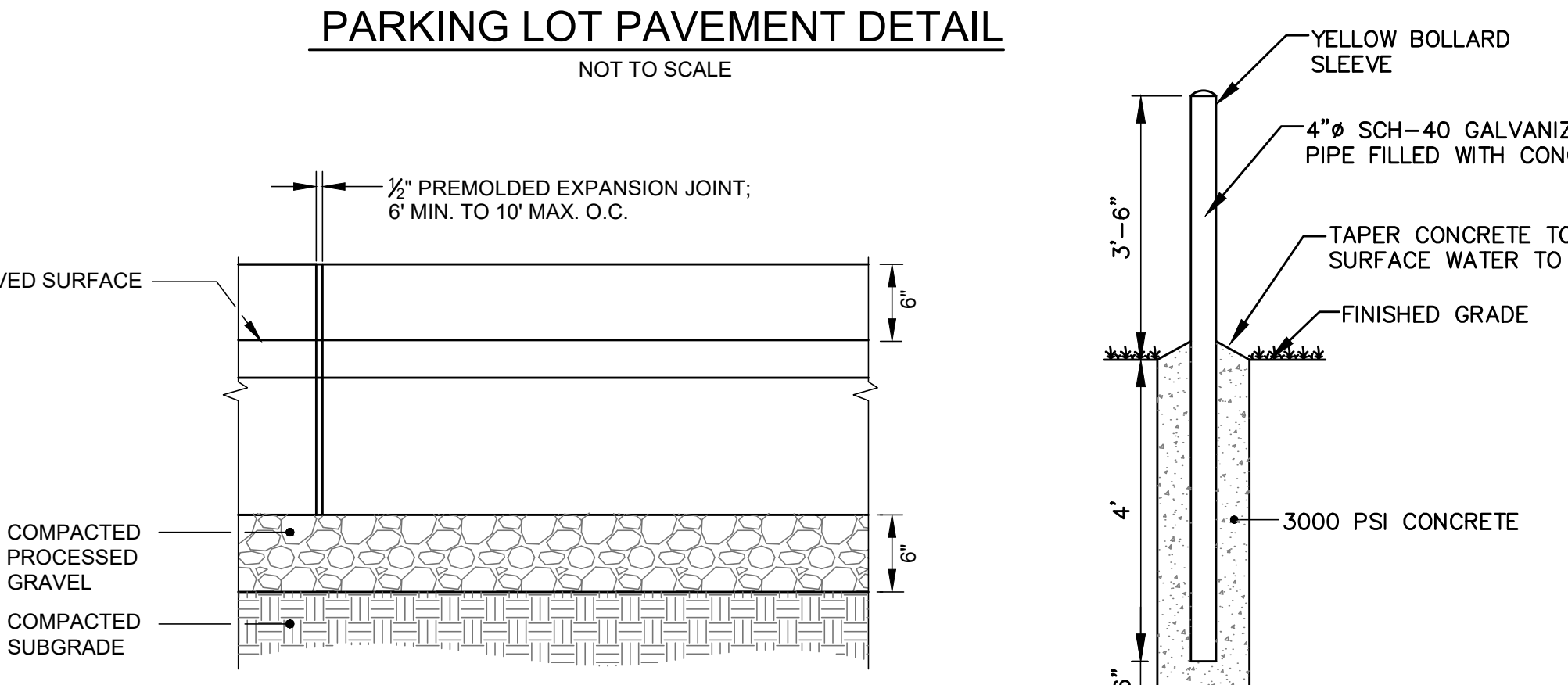
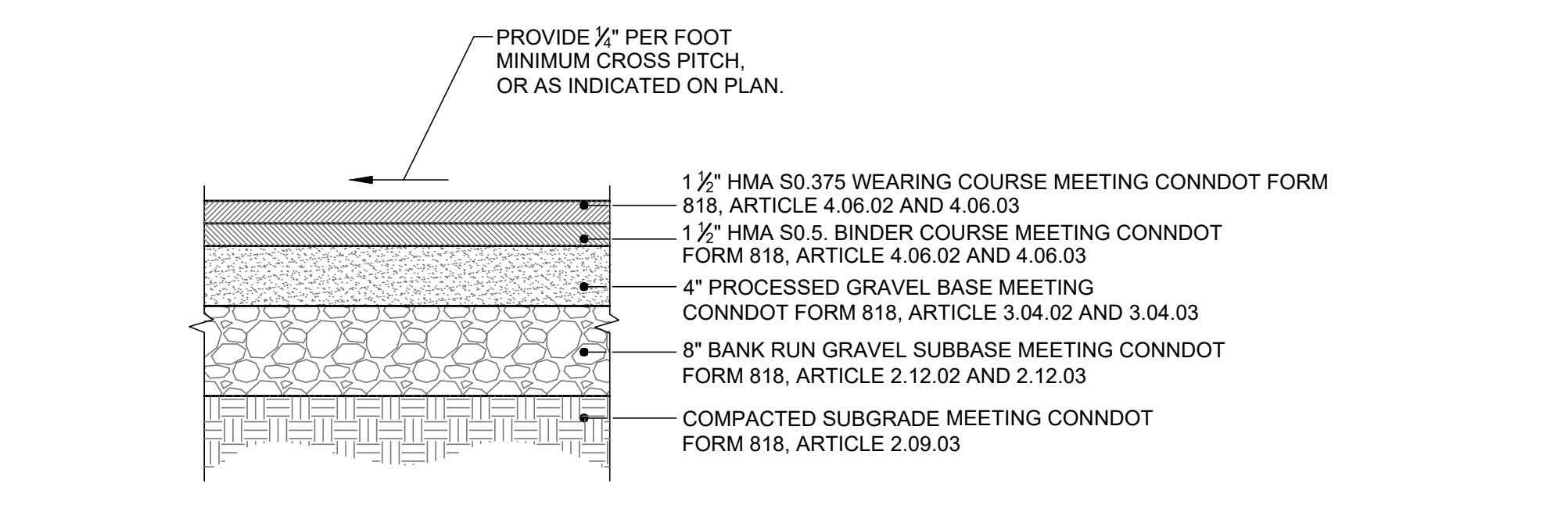
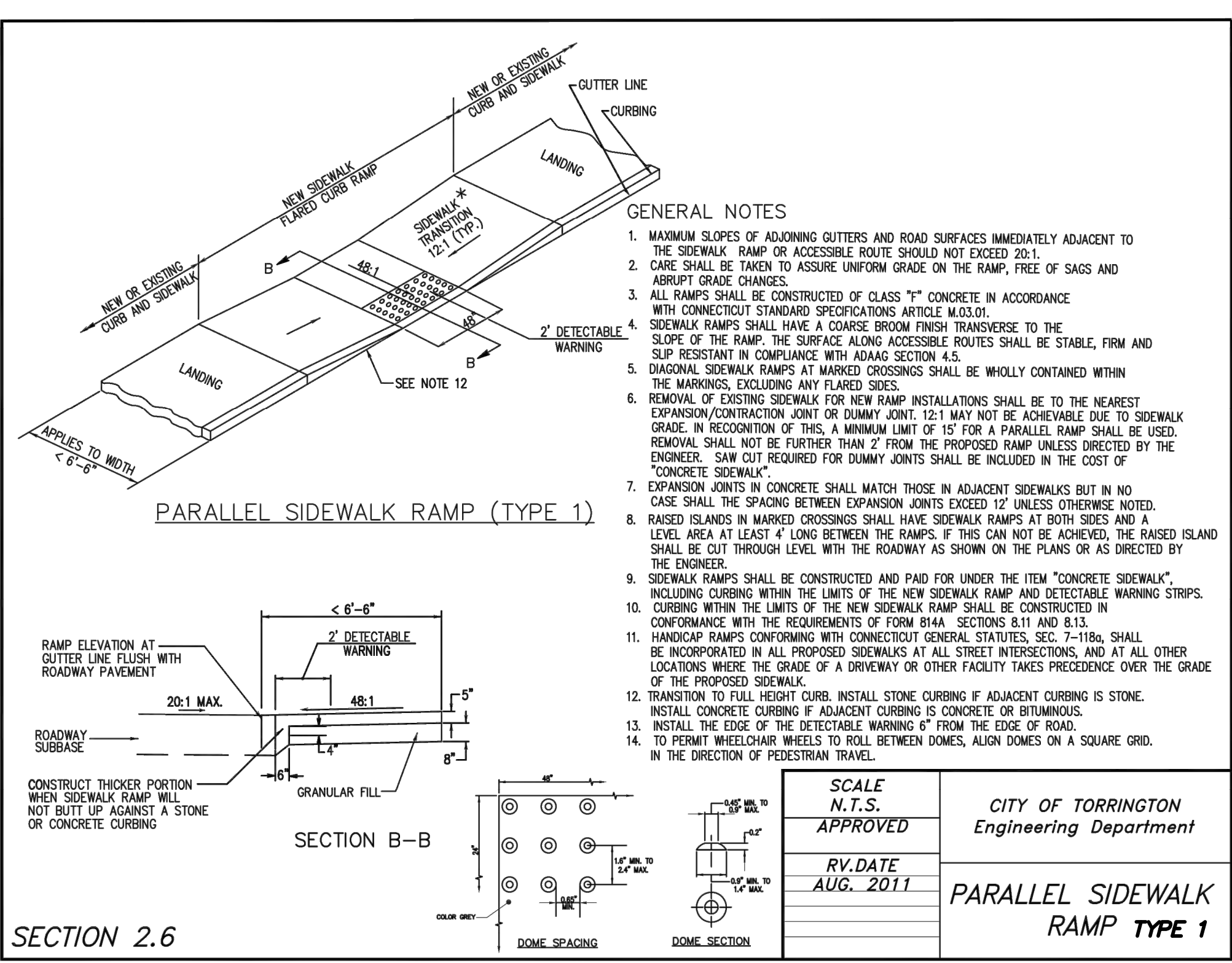
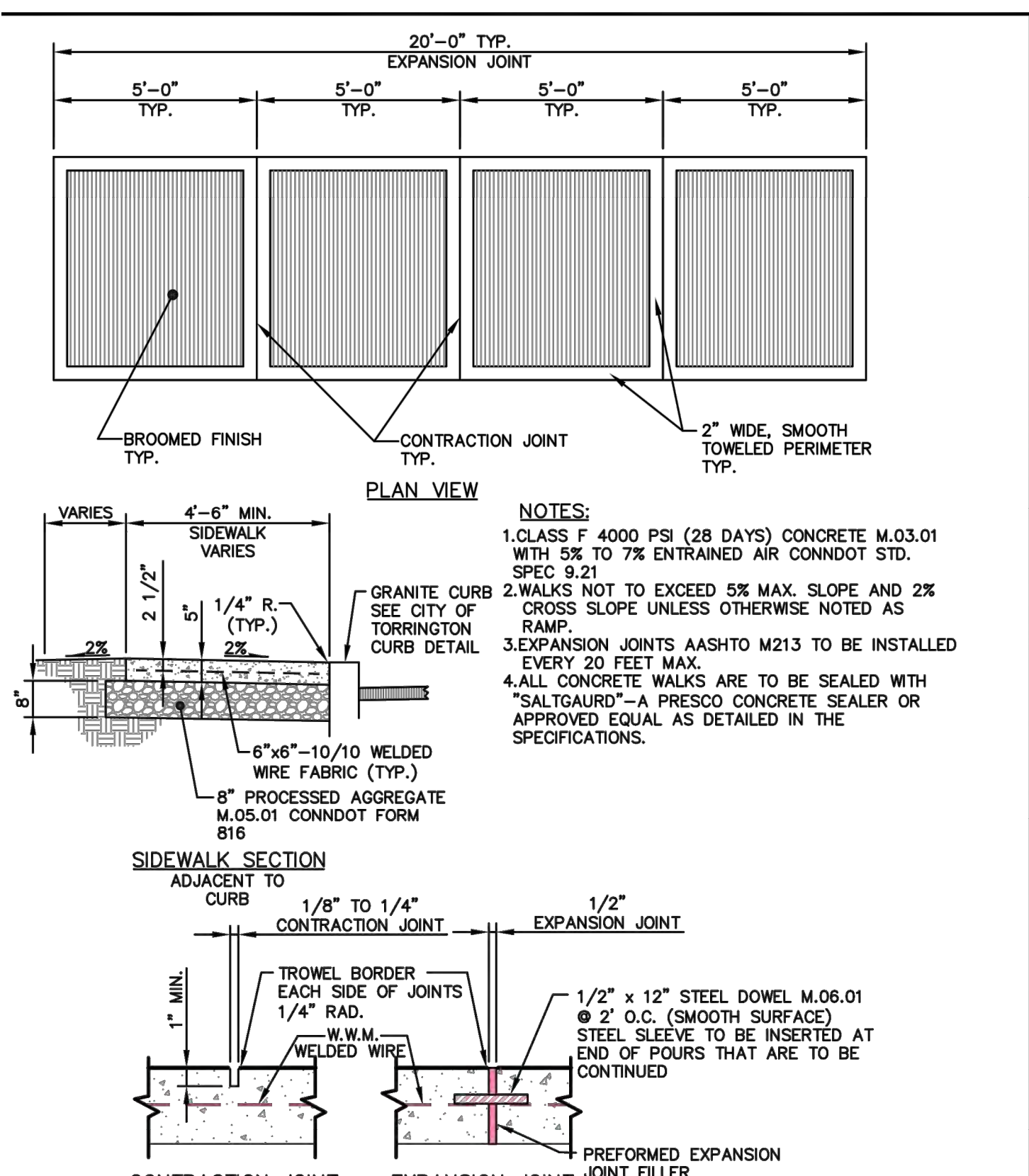
SITE PLAN
ADULT-USE CANNABIS HYBRID FACILITY
3568 WINSTED ROAD
 TORRINGTON, CONNECTICUT

Lenard Engineering, Inc.
 Civil, Environmental and Hydrogeological Consultants
 2210 Main Street
 Glastonbury, CT 06033
 (860) 659-3100

19 Midstate Drive
 Auburn, MA 01501
 (508) 721-7600

Drawing #:
C-1

Job #: 22-146



SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

1. INTRODUCTION AND PERMIT COMPLIANCE
 This narrative describes the minimum measures required to control soil erosion during and after construction of the sitework shown on this plan. The soil erosion and sediment control measures shown on this plan are designed in accordance with a document entitled "Connecticut Guidelines for Soil Erosion and Sediment Control" published by the Connecticut Council on Soil and Water Conservation in 2002. The Contractor may be required to implement additional measures to prevent site erosion and sedimentation of downstream waterways. The Contractor is required to obtain copies of, and comply with the conditions of all permits for this project.

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS
 The site is a 1.07-acre parcel in the LB Zone. The site has an existing single-story masonry building that has been used for a variety of retail uses of the last several years. There is a paved parking area in the front (west) side of the building. The pavement extends around the north and south ends of the building. There is a large gravel parking area in the back (east) side of the building. There are narrow plant beds on the north and south ends of the building.
 The grades around the building are generally flat, ranging from 1% to 3%. On the eastern side of the site, the grade drops steeply to the paved trail that runs along the old railroad bed. Most of the site is open, except for the eastern side of the site, which has a variety of trees.

3. CONSTRUCTION SEQUENCING
 1. Confirm all permits are in place.
 2. Contact Call-Before-You-Dig for utility markout.
 3. Relocate propane tank.
 4. Sawcut pavement and remove sidewalks and pavement areas to be replaced.
 5. Construct sidewalks.
 6. Install bollards.
 7. Install pavement.
 8. Leave erosion control in place until site is stabilized.
 The work is planned for October/November of 2022 and is expected to take two to four weeks.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE
 The Permittee is C-3 Ventures, LLC, 3568 Winsted Road, Torrington, CT 06790. 203-815-1101. The Owner/Permittee shall:
 A. Provide the Contractor with copies of land-use permits that Owner has acquired.
 B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

4.2 RESPONSIBILITIES OF CONTRACTOR
 The Contractor is responsible for preventing erosion of the site and for protecting adjacent waterways from sedimentation. The Contractor shall:
 A. Install, monitor, and maintain the soil erosion and sediment control measures as shown on this plan.
 B. Comply with all permit requirements.
 C. Provide the Owner, Engineer, and the municipality with 24 hour phone numbers in the event of an emergency at the site.

5. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

5.1 TEMPORARY STABILIZATION MEASURES

Filter Sock:
 Install filter sock as shown on the plans and details. Socks shall consist of a filter media inside of a mesh tube. Stake the filter sock at four-foot intervals or as called for by the manufacturer. Filter socks less than 12 inches in diameter shall be installed in a shallow depression. Where the filter sock is not continuous, it shall be overlapped a minimum of three feet. Remove sediment once levels have reached 1/4 of the effective sock. Repair and/or replace filter sock immediately if damaged or deteriorated. See table below for more information.

Project Duration	Mesh Material
Up to 5 years	Multi-Filament Polypropylene
Up to 12 months	Biodegradable Cotton Fiber
Up to 18 Months	Biodegradable Wood Fiber

5.2 OTHER CONTROLS

Waste Disposal:
 Provide an adequate number of covered waste containers to ensure that no litter, debris, building materials, or similar materials are discharged to wetlands or watercourses. Instruct subcontractors to use the containers for waste material. Empty the containers promptly when full.

Concrete Washout Area:
 Washout of equipment for concrete shall be conducted in the designated area. Such washout shall be conducted: (1) outside of any buffers and at least 50 feet from any stream, wetland or other sensitive resource; or (2) in an entirely self-contained washout system. The Contractor shall direct all washwater into a container or pit designed such that no overflows can occur during rainfall or after snowmelt.
 At least once per week, the Contractor shall inspect all of the containers or pits used for washout to ensure structural integrity, adequate holding capacity, and to check for leaks or overflows. If there are signs of leaks, holes or overflows in the containers or pits that could lead to a discharge, the Contractor shall repair them prior to further use.
 The Contractor shall remove hardened concrete waste whenever the hardened concrete has accumulated to a height of 1/2 of the container or pit or as necessary to avoid overflows.

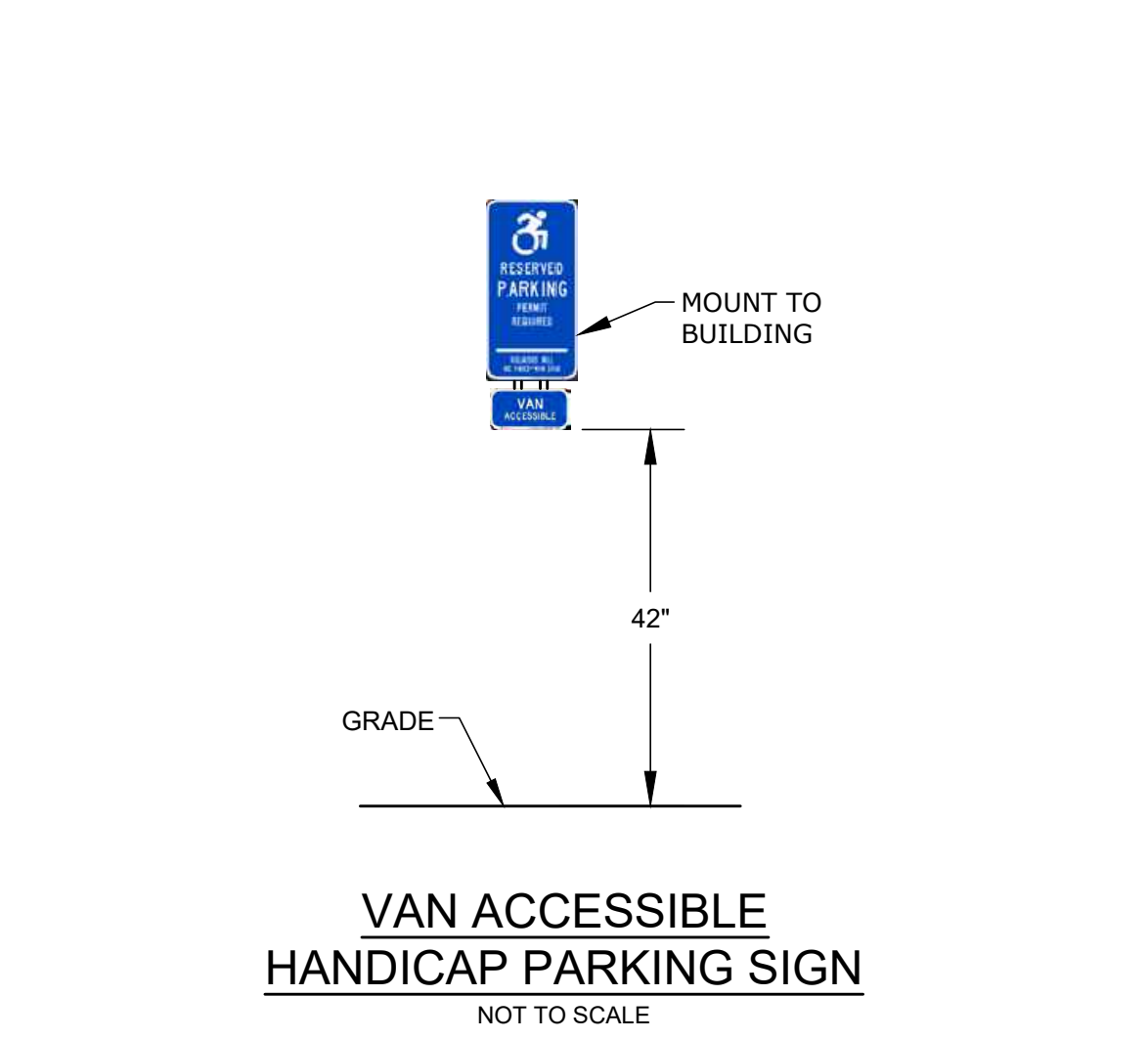
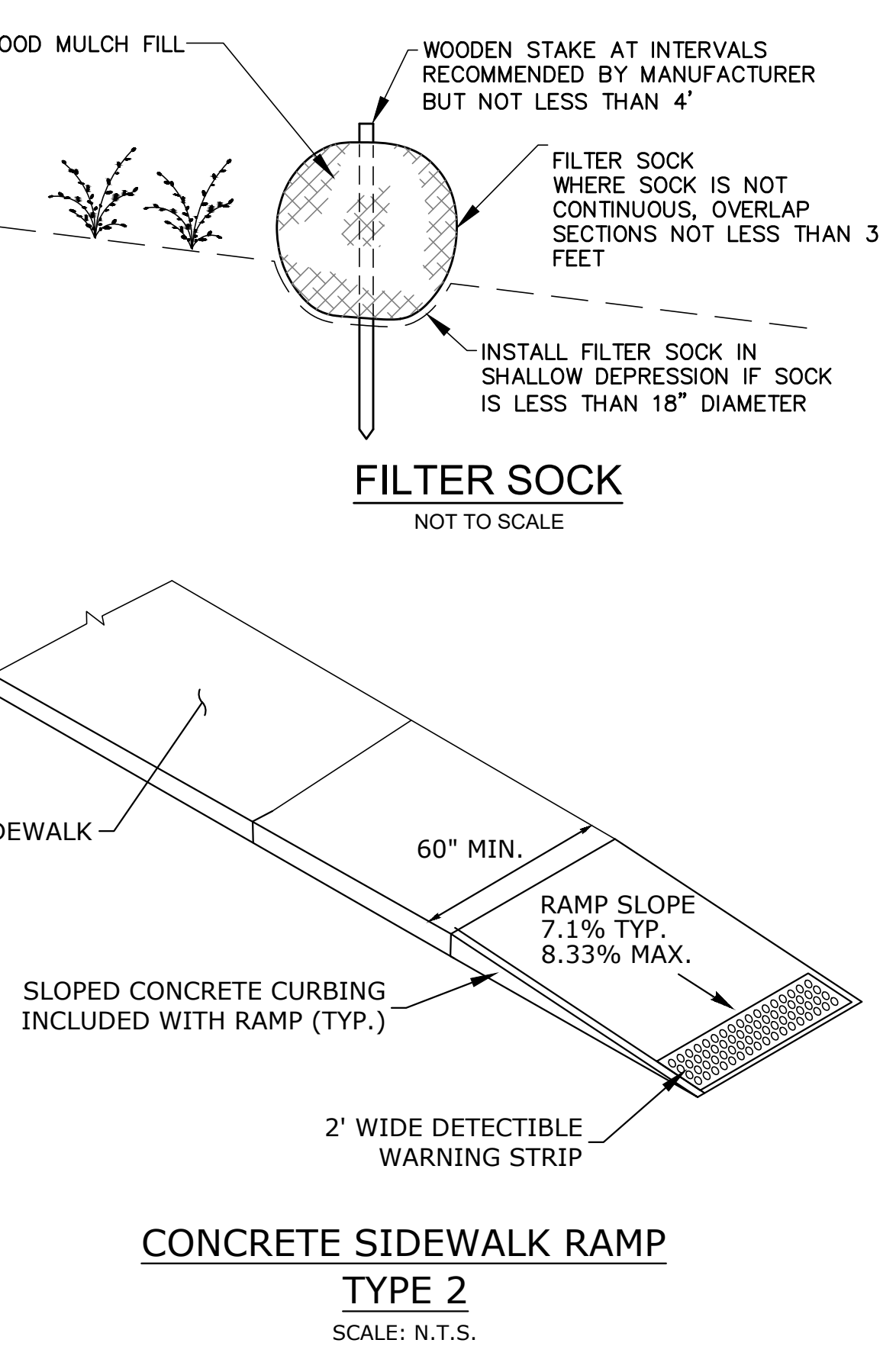
6. GENERAL CONDITIONS

6.1 If erosion control measures are damaged by construction vehicles, acts of vandalism, or severe weather conditions, the Contractor shall immediately remove sediment in the vicinity of the erosion control measures and repair these measures to a functional condition.

6.2 If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the Owner, the Engineer, or the municipality may require additional control measures including, but not limited to; additional haybales, silt fence, sediment basins, or mechanically anchored mulch.

6.3 No materials resulting from construction activities shall be placed in or allowed to contribute to the degradation of an adjacent wetland or watercourse. Disposal of any material shall be in accordance with Connecticut General Statutes, including, but not limited to, Sections 22a-207 through 22a-209.

6.4 Dumping of oil, chemicals or other deleterious materials on the ground is forbidden. The Contractor shall provide a means of catching, retaining, and properly disposing of drained oil, removed oil filters, or other deleterious material. All spills of such materials shall be reported immediately by the Contractor to the DEEP.



Designed By: TAP
 Drawn By: KLD
 Checked By: TAP

By: JS
 Date: 10/24/2022
 Revision: Signage and Traffic Control

Drawing date: SEPTEMBER 27, 2022

SITE DETAILS

ADULT USE CANNABIS HYBRID FACILITY
3568 WINSTED ROAD
 TORRINGTON, CONNECTICUT

Lenard Engineering, Inc.
 Civil, Environmental and Hydrogeological Consultants
 2210 Main Street
 Torrington, CT 06790
 (860) 659-3100

140 Willow Street
 Auburn, MA 01501
 (508) 721-7500

Drawing #: C-3
 Job #: 22-146