

**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊙
STONE BOUND	⊕
UTILITY POLE W/ANCHOR	⊕
WELL	⊕
EASEMENT LINE	—
STONE WALL	—
CATCH BASIN	■
BLDG. SETBACK LINE	—
LOT NUMBER	④
STREET NUMBER	55
TREE LINE	—
FLAGGED WETLANDS	—
WETLANDS	—

- GENERAL NOTES**
- OWNER/APPLICANT:  
ROBERT BOMBARDIERI  
505 UNIVERSITY DRIVE  
TORRINGTON, CT 06790  
REF. VOL. 1269 / PG. 639  
ASSESSOR'S MAP 223 / BLOCK 1 / LOT 5
  - BOUNDARY DETERMINATION CATEGORY:  
ORIGINAL PARCELS: DEPENDENT RESURVEY  
PROPOSED LOTS: ORIGINAL SURVEY
  - TOTAL AREA = LOT 14:  
240,117 ± S.F.; 5.51 ± Ac.
  - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
  - STONE WALLS AND FENCES MAY VARY FROM PRINCIPLE COURSES SHOWN.
  - THIS SITE PLAN IS BASED ON AN A-2 SUBDIVISION MAP ENTITLED: "SUBDIVISION PLAN 'THE RESERVE' AT MT. PLEASANT" PREPARED FOR APPLE TREE CONSTRUCTION, INC. UNIVERSITY DRIVE & JOHN BROWN ROAD TORRINGTON, CONNECTICUT, DATED: 03/17/06; SCALE: 1"=100'; SHEET A1; BY HRICA ASSOCIATES, LLC.

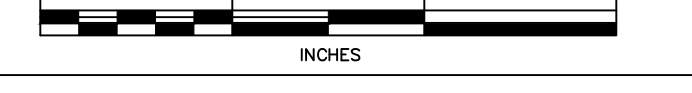
OPEN SPACE  
436,919± S.F.  
10.03± Ac.

N/F  
HERITAGE LAND  
PRESERVATION TRUST INC.  
VOL. 977 / PG. 726

505  
④  
240,117± S.F.  
5.51± Ac.

N/F  
DAVID M. FRAZIER & LINDABETH COTTES GOPEN  
VOL. 1211 / PG. 567

**EXISTING CONDITIONS MAP**  
PREPARED FOR  
**ROBERT BOMBARDIERI**  
505 UNIVERSITY DRIVE  
TORRINGTON, CONNECTICUT



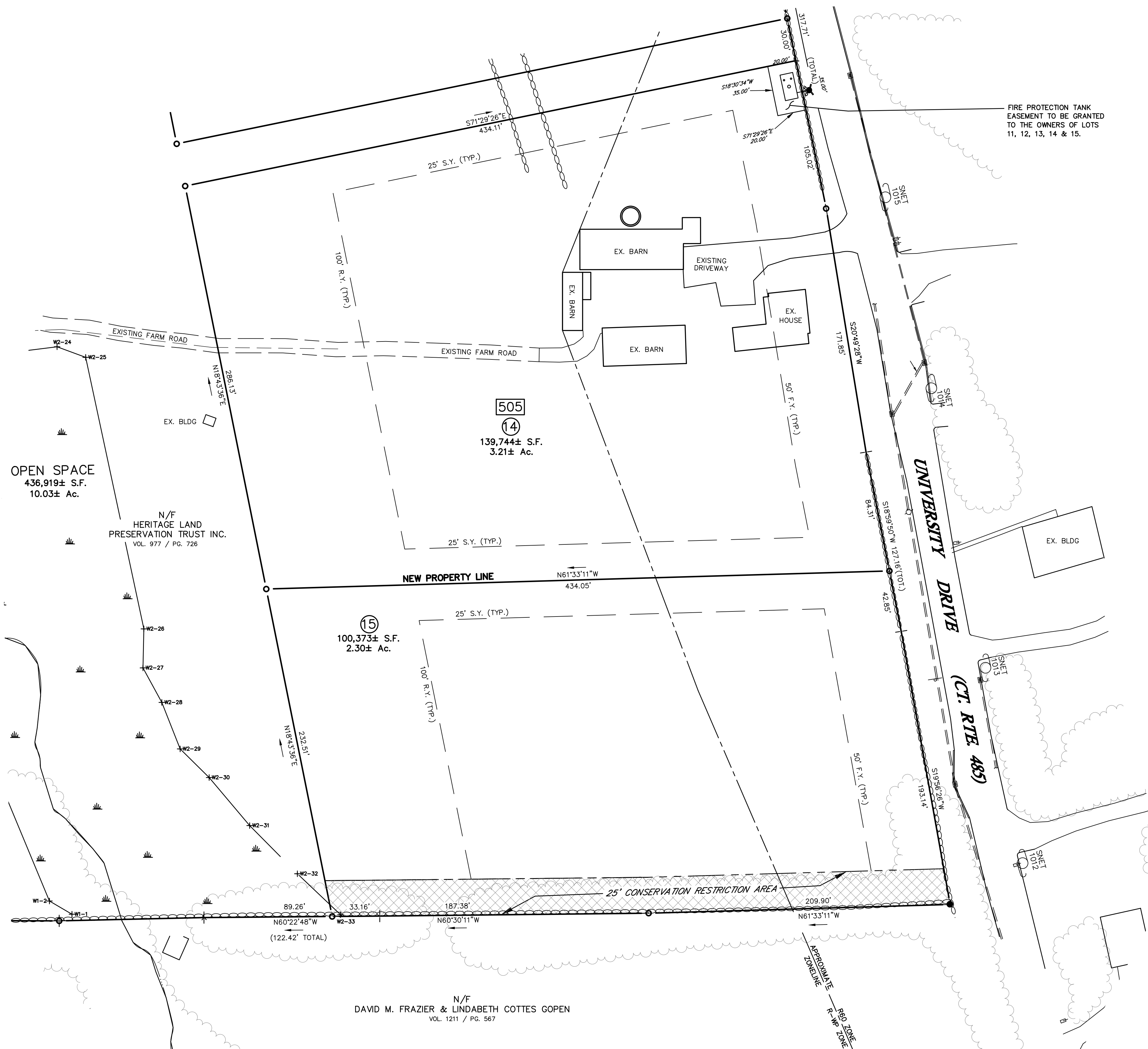
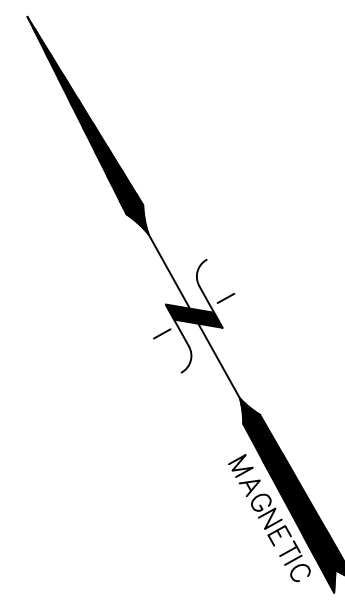
**Hrica Associates LLC**

**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

"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:	03/18/2024	MAP #:	0005
SCALE:	1"= 40 ft.	SHEET #:	C1 OF 3
DRAWING:	060005	DRAWN BY:	TJS
PROJECT #:	06-0005	CHECKED BY:	KSH



**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊙
STONE BOUND	⊕
UTILITY POLE W/ANCHOR	⊕
WELL	⊕
EASEMENT LINE	- - -
STONE WALL	⊕⊕⊕⊕
CATCH BASIN	⊕
BLDG. SETBACK LINE	⊕
LOT NUMBER	④
STREET NUMBER	55
TREE LINE	⊕
FLAGGED WETLANDS	⊕
WETLANDS	⊕

**GENERAL NOTES**

- OWNER/APPLICANT:  
ROBERT BOMBARDIERI  
505 UNIVERSITY DRIVE  
TORRINGTON, CT 06790  
REF. VOL. 1259 / PG. 639  
ASSESSOR'S MAP 223 / BLOCK 1 / LOT 5
- BOUNDARY DETERMINATION CATEGORY:  
ORIGINAL PARCEL: DEPENDENT RESURVEY  
PROPOSED LOTS: ORIGINAL SURVEY
- TOTAL AREA = LOT 14:  
139,744 ±S.F.; 3.21 ±Ac.  
LOT 15:  
100,373 ±S.F.; 2.30 ±Ac.
- PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
- STONE WALLS AND FENCES MAY VARY FROM PRINCIPLE COURSES SHOWN.
- THIS SITE PLAN IS BASED ON AN A-2 SUBDIVISION MAP ENTITLED: "SUBDIVISION PLAN 'THE RESERVE AT MT. PLEASANT' PREPARED FOR APPLE TREE CONSTRUCTION, INC. UNIVERSITY DRIVE & JOHN BROWN ROAD, TORRINGTON, CONNECTICUT. DATED: 03/17/06; SCALE: 1"=100'; SHEET A1; BY HRICA ASSOCIATES, LLC. REFER TO TC# 5063 ON FILE IN TORRINGTON LAND RECORDS.

OPEN SPACE  
436,919± S.F.  
10.03± Ac.

N/F  
HERITAGE LAND  
PRESERVATION TRUST INC.  
VOL. 977 / PG. 726

505  
④  
139,744± S.F.  
3.21± Ac.

⑤  
100,373± S.F.  
2.30± Ac.

N/F  
DAVID M. FRAZIER & LINDABETH COTTES GOPEN  
VOL. 1211 / PG. 567

APPROVED BY THE TOWN 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 \_\_\_\_\_  
(WITHIN 5 YRS. OF APPROVAL)

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

**LOT 14 RESUBDIVISION**  
PREPARED FOR  
**ROBERT BOMBARDIERI**  
505 UNIVERSITY DRIVE  
TORRINGTON, CONNECTICUT

**Hrica Associates LLC**  
**Engineers** **Surveyors**

Kenneth S. Hrica, P.E., L.S.  
82 West Street  
P.O. Box 1981  
Litchfield, Connecticut 06759

860-567-2112 (business)  
860-567-0491 (focsmile)  
e-mail: hrिकासociates@optonline.net

DATE: 03/18/2024	MAP #: 0005
SCALE: 1"= 40 ft.	SHEET #: C2 of 3
DRAWING: 060005	DRAWN BY: TJS
PROJECT #: 06-0005	CHECKED BY: KSH



**DEEP HOLE AND PERCOLATION TEST RESULTS EXISTING HOUSE RESERVE (LOT 14)**

DEEP HOLE & PERCOLATION TEST RESULTS PERFORMED ON MAY 18 - 31, 2005 JOHN BROWN ROAD, TORRINGTON, CT

**DEEP HOLE RESULTS:**

DEEP HOLE 05-62  
0 - 9" TOPSOIL, PASTURE  
9 - 20" ORANGE/BROWN FINE SANDY LOAM  
20 - 91" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 20"  
WATER @ 84"  
NO LEDGE  
FINE ROOTS TO 20"

DEEP HOLE 05-63  
0 - 7" TOPSOIL, PASTURE  
7 - 18" ORANGE/BROWN FINE SANDY LOAM  
18 - 82" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 18"  
WATER @ 79"  
NO LEDGE  
FINE ROOTS TO 20"

DEEP HOLE 05-64  
0 - 8" TOPSOIL, PASTURE  
8 - 20" ORANGE/BROWN FINE SANDY LOAM  
20 - 82" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 20"  
WATER @ 78"  
NO LEDGE  
FINE ROOTS TO 20"

DEEP HOLE 05-65  
0 - 7" TOPSOIL, PASTURE  
7 - 17" ORANGE/BROWN FINE SANDY LOAM  
17 - 32" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 17"  
NO WATER  
NO LEDGE TO 32"  
FINE ROOTS TO 18"

DEEP HOLE 05-66  
0 - 11" TOPSOIL, PASTURE  
11 - 33" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL  
MOTTLING @ 11"  
NO WATER  
NO LEDGE TO 33"  
NO ROOTS

**PERCOLATION TEST RESULTS:**

PERC TEST 05-BB, 18" DEEP  
PRESOAK DRY IN 60 MINUTES

0 5 - 1/4"  
10 7 - 5/8"  
20 9 - 0"  
30 9 - 7/8"  
40 10 - 5/8"  
50 11 - 1/4"  
60 11 - 3/4"  
1" IN 20.0 MINUTES

PERC TEST 05-CC, 18" DEEP  
PRESOAK DRY IN 2 HOURS

0 4 - 5/8"  
10 5 - 3/8"  
20 6 - 3/8"  
30 7 - 1/8"  
40 7 - 7/8"  
50 8 - 1/4"  
60 8 - 5/8"  
1" IN 26.7 MINUTES

**DEEP HOLE AND PERCOLATION TEST RESULTS (LOT 15)**

DEEP HOLE & PERCOLATION TEST RESULTS PERFORMED ON MAY 18 - 31, 2005 JOHN BROWN ROAD, TORRINGTON, CT

**DEEP HOLE RESULTS:**

DEEP HOLE 05-60  
0 - 9" TOPSOIL, PASTURE  
9 - 19" ORANGE/BROWN FINE SANDY LOAM  
19 - 86" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 19"  
NO WATER  
NO LEDGE  
FINE ROOTS TO 20"

DEEP HOLE 05-61  
0 - 8" TOPSOIL, PASTURE  
8 - 20" ORANGE/BROWN FINE SANDY LOAM  
20 - 88" OLIVE/GRAY VERY COMPACT SILTY SANDY TILL WITH TIGHT COBBLES  
MOTTLING @ 20"  
NO WATER  
NO LEDGE  
FINE ROOTS TO 20"

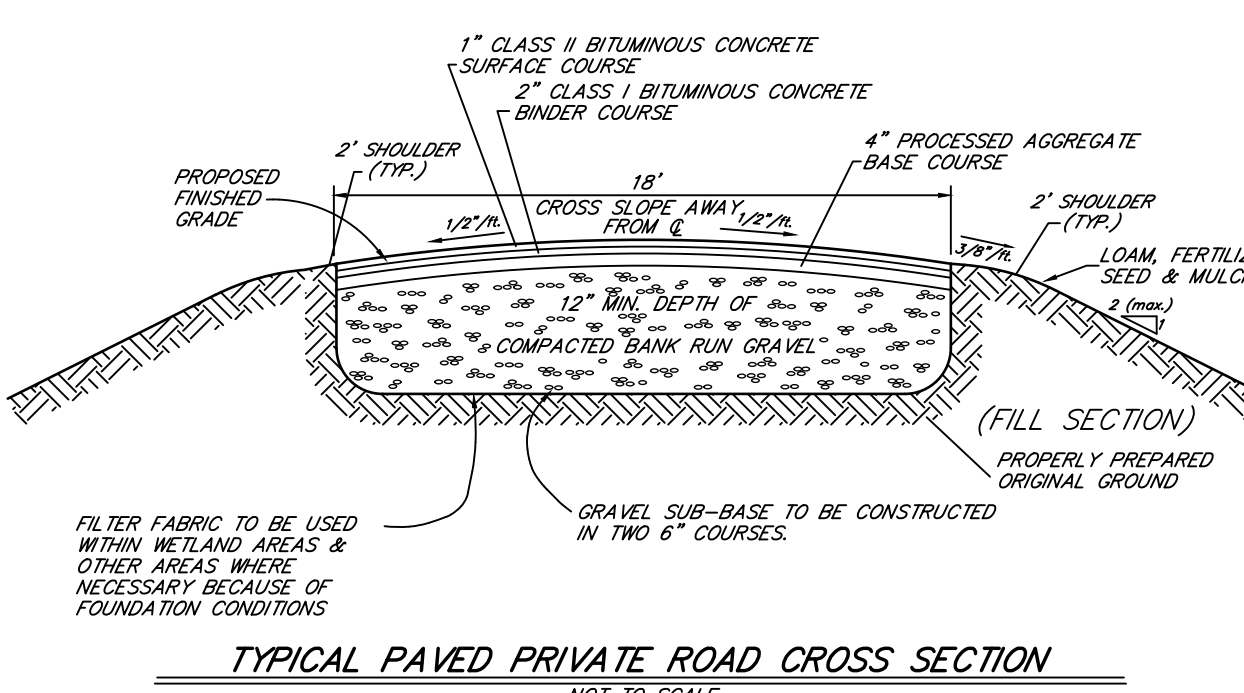
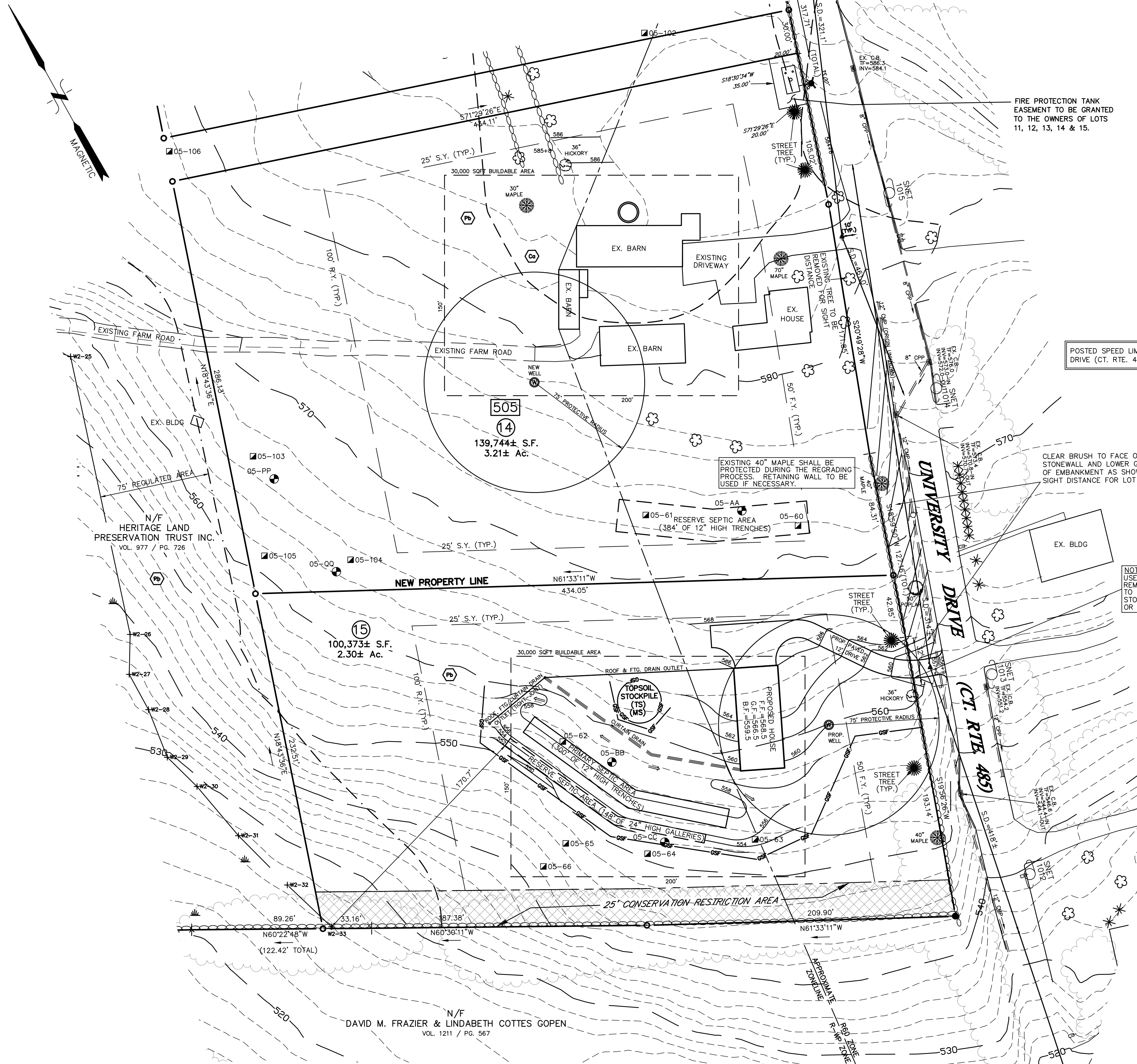
**PERCOLATION TEST DATA:**

PERC TEST 05-AA, 18" DEEP  
PRESOAK DRY IN 50 MINUTES

0 5 - 7/8"  
10 7 - 3/4"  
20 9 - 5/8"  
30 11 - 0"  
40 12 - 0"  
50 12 - 3/4"  
60 13 - 1/2"  
1" IN 13.3 MINUTES

**SUMMARY OF ZONING CODE REQUIREMENTS** ZONE: R60

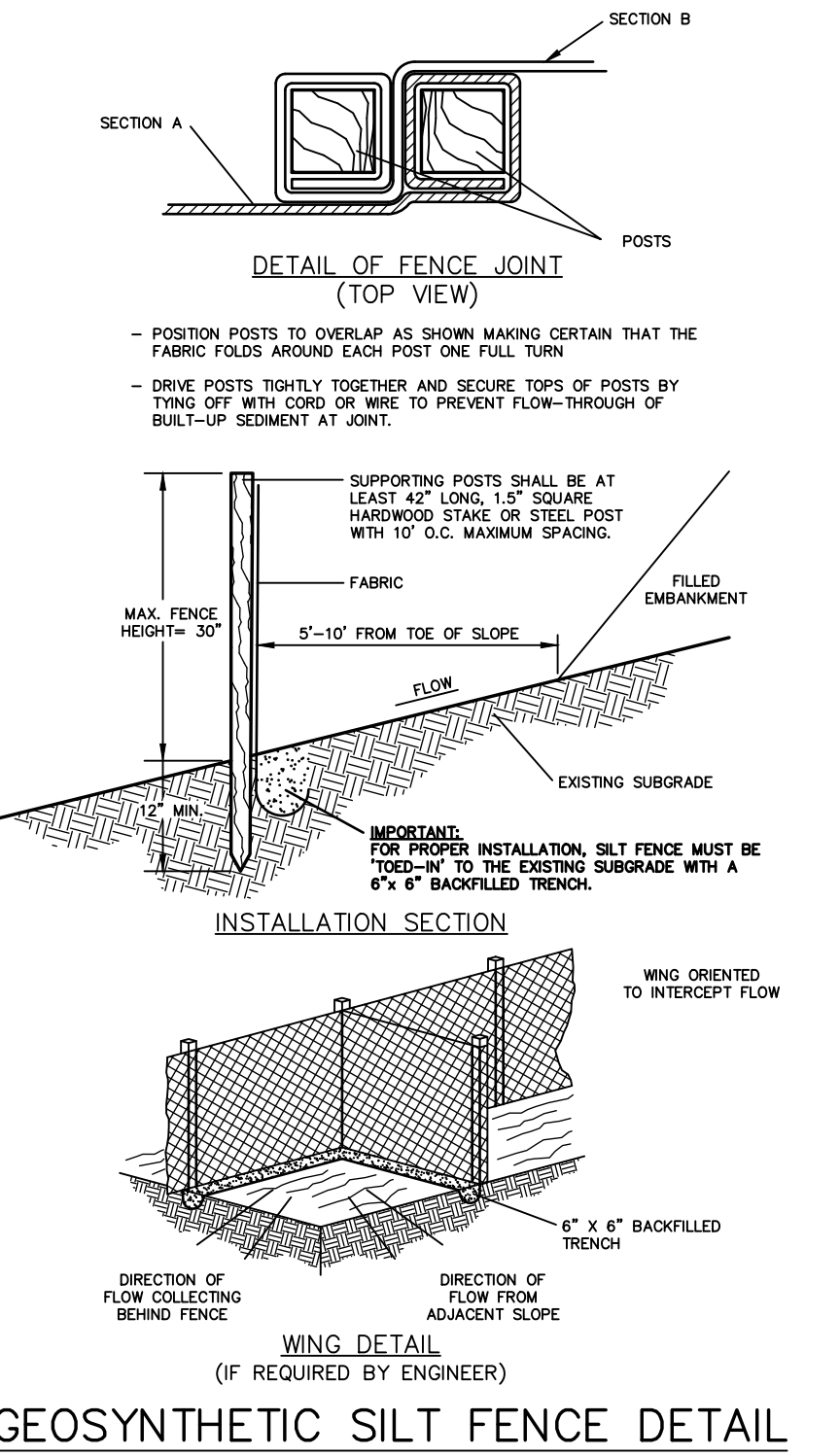
CODE ITEM	REQUIRED	EXISTING	PROPOSED
AREA/DIMENSION:			
MIN. LOT AREA (SQ.FT.)	60,000	246,117±	139,744 100,373
MIN. LOT WIDTH (FEET)	200	397.28	286.1 232.5
MIN. FRONT YARD (FEET)	50	23.4	23.4 89.0
MIN. SIDE YARD (FEET)	25	91.1	91.1 59.0
MIN. REAR YARD (FEET)	100	237.7	237.7 299.7
MAX. BLDG. FOOTPRINT (%)	10% (MAX)	2.4%	4.3% 2.1%
BUILDABLE AREA (SQFT)	30,000 (MIN)	30,000+	30,000+ 30,000+



APPROVED BY THE TOWN 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 (WITHIN 5 YRS. OF APPROVAL)

**LEGEND**

- PROPERTY LINE
- EXISTING MONUMENT
- EXISTING IRON PIN OR PIPE
- PROPOSED IRON PIN OR PIPE
- PROPOSED MONUMENT
- DRILL HOLE
- STONE BOUND
- UTILITY POLE W/ANCHOR
- WELL
- EASEMENT LINE
- STONE WALL
- CATCH BASIN
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DEEP HOLE
- PERCOLATION TEST
- LOT NUMBER
- STREET NUMBER
- TREE LINE
- SEDIMENT FENCE/LIMIT OF CONSTRUCTION
- FLAGGED WETLANDS
- WETLANDS
- SOIL BOUNDARY



**GENERAL NOTES**

- OWNER/APPLICANT: ROBERT BOMBARDIERI, 505 UNIVERSITY DRIVE, TORRINGTON, CT 06790, REF. VOL. 1269 / PG. 639, ASSESSOR'S MAP 223 / BLOCK 1 / LOT 5
- THIS SITE PLAN IS BASED ON AN A-2 SUBDIVISION MAP ENTITLED: "SUBDIVISION PLAN, THE RESERVE AT MIT PLEASANT" PREPARED FOR APPLE TREE CONSTRUCTION, INC., UNIVERSITY DRIVE & JOHN BROWN ROAD, TORRINGTON, CONNECTICUT, DATED: 03/17/06, SCALE: 1"=100', SHEET A1; BY HRICA ASSOCIATES, LLC.

**SITE FEASIBILITY PLAN**  
PREPARED FOR  
**ROBERT BOMBARDIERI**  
505 UNIVERSITY DRIVE  
TORRINGTON, CONNECTICUT

**Hrica Associates LLC**  
Engineers Surveyors  
Kenneth S. Hrica, P.E., R.S.  
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DATE: 03/18/2024 MAP #: 0005  
SCALE: 1"= 40 ft. SHEET #: C3 OF 3  
DRAWING: 060005 DRAWN BY: TJS  
PROJECT #: 06-0005 CHECKED BY: KSH

Not Valid Without Original Seal