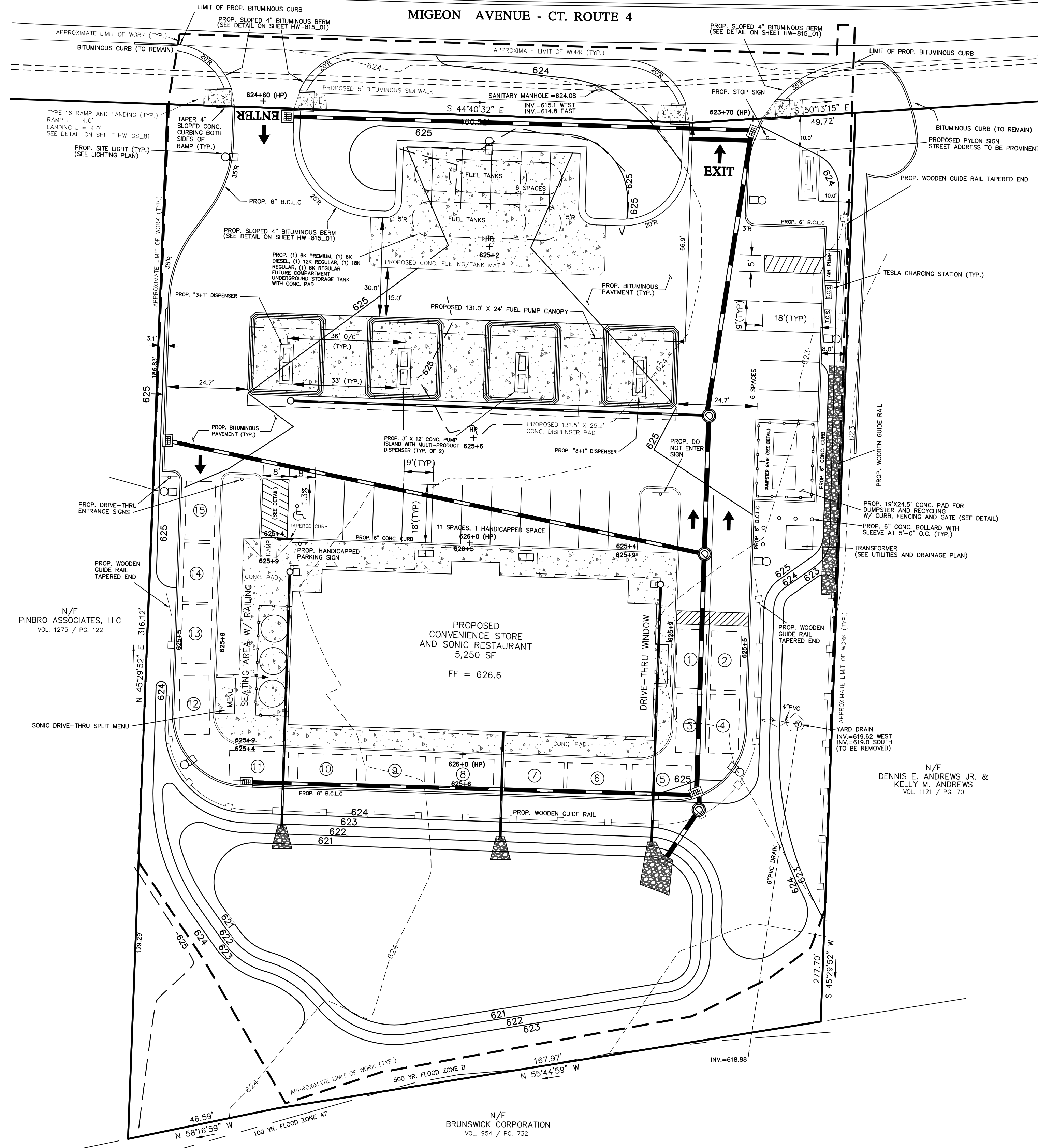


ZONING ANALYSIS TABLE:

ZONING DISTRICT  
 LOCAL BUSINESS (LB) ZONING DISTRICT  
 RETAIL SALES/SERVICE ALLOWED BY RIGHT, WHILE RETAIL SALES OF GASOLINE ARE ALLOWED BY SPECIAL EXCEPTION.

ZONE CRITERIA:	REQUIRED (LB)	EXISTING	PROPOSED
MINIMUM LOT AREA:	10,000 SF	61,792 SF	NO CHANGE
MINIMUM LOT WIDTH:	80 FT	210 FT	NO CHANGE
MAX. BUILDING COVERAGE:	N/R	5.7%	8.5%
MIN. FRONT SETBACK:	10 FT	66.9 FT TO GAS CANOPY	136.3 FT TO BUILDING
MIN. SIDE SETBACK:	25 FT	65.6 FT	28.1 FT
MIN. REAR SETBACK:	25 FT	177.6 FT	92.6 FT
MAX. BUILDING HEIGHT:	N/R	18.1±	32.83 FT
IMPERVIOUS COVERAGE:	75%	52%	59%

PARKING REQUIREMENTS TABLE		PARKING SPACES		STACKING SPACES		HANDICAPPED SPACES	
CODE ITEM	USE	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
CONVENIENCE STORE	RETAIL	10	11	6	15		
SONIC	RESTAURANT	10	12	N/A	N/A		
<b>TOTAL SPACES</b>		<b>20</b>	<b>23</b>	<b>6</b>	<b>15</b>	<b>1</b>	<b>1</b>



**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
WOOD FENCE	—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	--- 310 ---
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	--- 310 ---
PROPOSED SPOT ELEVATION	311+5
LIMIT OF WORK	---

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

02/08/21 SONIC DRIVE-THRU  
 DATE REVISION

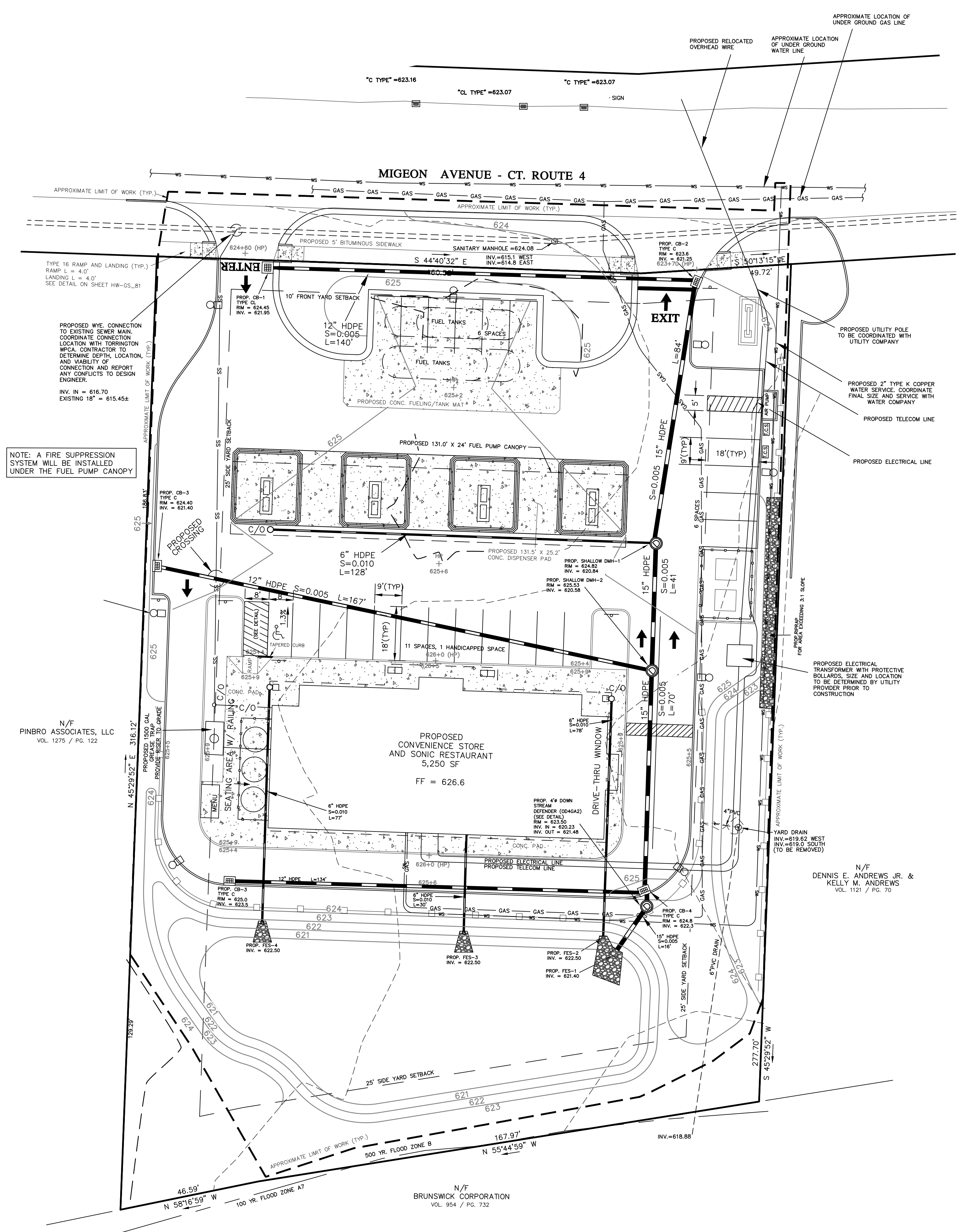
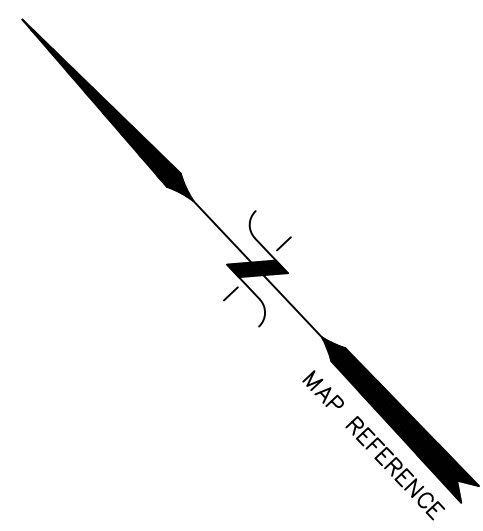
**SITE PLAN**  
 PREPARED FOR  
**NISHI REAL ESTATE LLC**  
 861 MIGEON AVENUE - RT. 4  
 TORRINGTON, CONNECTICUT

1" = 20 FT  
 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 (toll-free)  
 e-mail: hricassociates@optonline.net

DATE: 09/02/2020 MAP #: 0773  
 SCALE: 1"=20 ft. SHEET #: C2  
 DRAWING: 200773 DRAWN BY: TJS  
 PROJECT #: 21-0824 CHECKED BY: KSH





NOTE: A FIRE SUPPRESSION SYSTEM WILL BE INSTALLED UNDER THE FUEL PUMP CANOPY

N/F  
PINBRO ASSOCIATES, LLC  
VOL. 1275 / PG. 122

N/F  
DENNIS E. ANDREWS JR. &  
KELLY M. ANDREWS  
VOL. 1121 / PG. 70

N/F  
BRUNSWICK CORPORATION  
VOL. 954 / PG. 732

**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
WOOD FENCE	—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	--- 310 ---
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	--- 310 ---
PROPOSED SPOT ELEVATION	311+5
LIMIT OF WORK	---
WATER SERVICE	— WS —
GAS SERVICE	— GAS —
SEWER LINE	— SS —

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

02/08/21 SONIC DRIVE-THRU  
 DATE REVISION

**UTILITIES AND DRAINAGE PLAN**  
 PREPARED FOR  
**NISHI REAL ESTATE LLC**  
 861 MIGEON AVENUE - RT. 4  
 TORRINGTON, CONNECTICUT

1" = 20' INCHES

**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 (toll-free)  
 e-mail: hricassoc@optonline.net

DATE: 09/02/2020 MAP #: 0773  
 SCALE: 1"=20 ft. SHEET #: C3  
 DRAWING: 200773 DRAWN BY: TJS  
 PROJECT #: 21-0824 CHECKED BY: KSH



**GENERAL NOTES**

1. ALL WORK TO MEET TOWN OR CITY, STATE AND FEDERAL CODES, REGULATIONS AND STANDARDS AS APPLICABLE.
2. DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION.
3. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN OR CITY DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET CONNECTICUT D.O.T. STANDARDS FOR ITEMS NOT SPECIFIED IN THE TOWN OR CITY REGULATIONS.
6. ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS WITHIN TRAFFIC AREAS SHALL BE CAPABLE OF SUPPORTING H-20 LOADING.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND 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.
8. THE EROSION CONTROL LINE (GSF) IS TO BE CONSIDERED AS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES SHOWN ON THESE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHOM SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
10. STRICT ADHERENCE TO ALL OSHA, TOWN OR CITY AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
11. CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG (1-800-922-4455) FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR JOB SAFETY.
13. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
14. UTILITY LOCATIONS WILL BE AS DETERMINED BY THE UTILITY COMPANIES.
15. THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN. IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND HRICA ASSOCIATES LLC, ITS PRINCIPALS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
16. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
17. ALL GRADING SHALL BE PERFORMED TO ELIMINATE LOW POINTS AND DEPRESSIONS WHICH WOULD TRAP SURFACE WATER. CONTACT THE DESIGN ENGINEER IF CHANGES ARE WARRANTED.
18. GRADING TO BE TO ALL APPLICABLE REGULATIONS AND NORMAL STANDARDS OF GOOD PRACTICE.
19. MINOR GRADING CHANGES ARE PERMITTED TO MEET FIELD CONDITIONS PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER.
20. GRADING SHALL MAINTAIN EXISTING RUNOFF CONDITIONS.
21. ALL BACKFILL FOR BUILDINGS, TRENCHES, STRUCTURES, PARKING, DRIVEWAY AND SIDEWALK ETC. SHALL BE ADEQUATELY COMPACTED TO PREVENT EXCESSIVE SETTLEMENT. CONTACT THE ENGINEER SHOULD ADDITIONAL CLARIFICATION BE NECESSARY.

**CONSTRUCTION SEQUENCE**

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT
2. INSTALLATION OF EROSION CONTROL BARRIER (HEY BALES AND SILT FENCE)
3. DEMOLITION OF EXISTING SITE STRUCTURES
4. DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES
5. CLEARING AND GRUBBING
6. EARTHWORK AND EXCAVATION/FILLING IF NECESSARY
7. CONSTRUCTION OF UTILITIES
8. STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
9. INSTALLATION OF INLET PROTECTION AND HEY BALES ON ON-SITE UTILITIES
10. CONSTRUCTION OF BUILDINGS
11. CONSTRUCTION OF ALL CURBING AND LANDSCAPED ISLANDS AS INDICATED ON PLAN
12. SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
13. FINAL GRADING OF ALL SLOPED AREAS
14. PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED WHERE REQUIRED.
15. PAVE PARKING LOT
16. LANDSCAPING PER LANDSCAPING PLAN
17. REMOVE EROSION CONTROL AS DISTURBED AREAS BECOME STABILIZED TO 70% OR BETTER

**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.

SIZE (INCHES)	CONN. DOT #	SUPPORTS	ALUM. THK.
12" x 24"		1	100

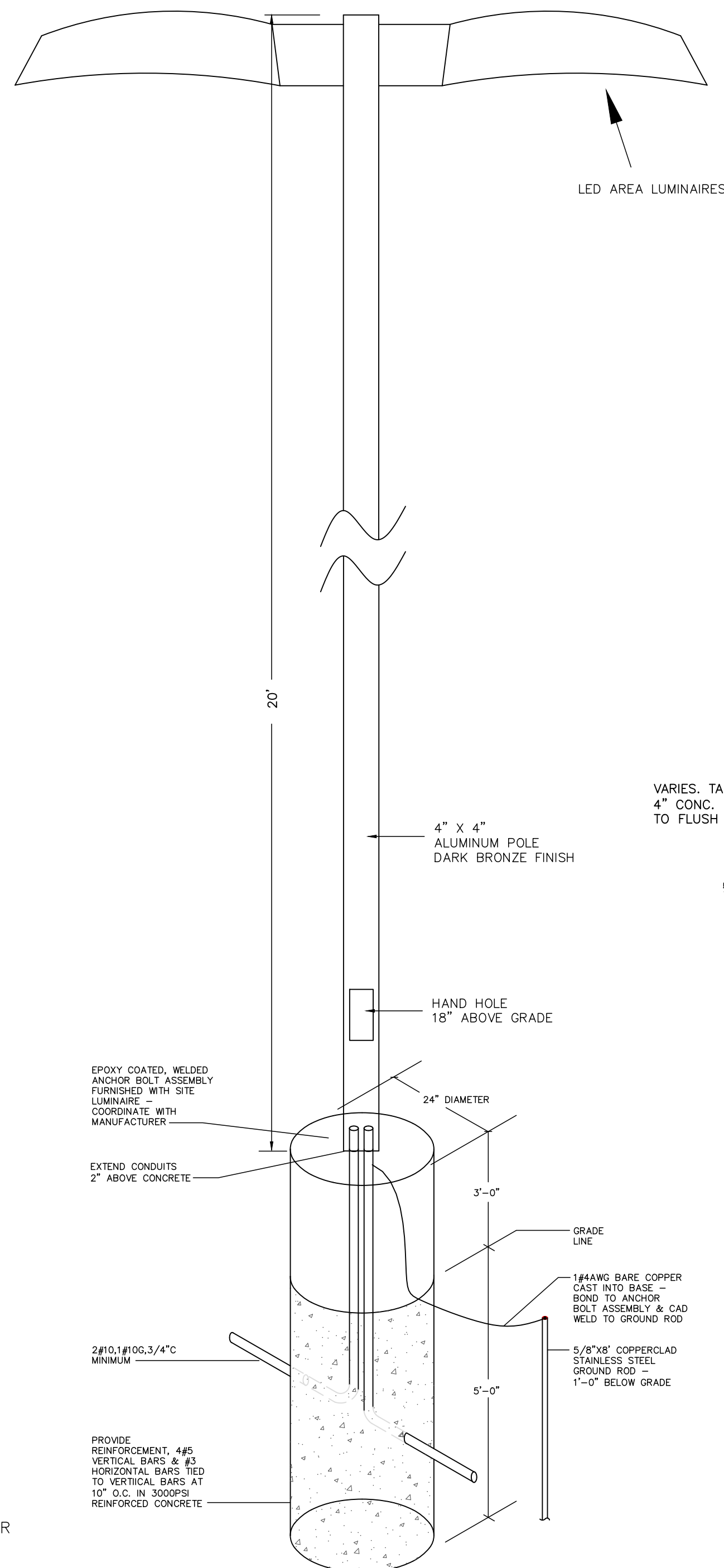
**NOTES:**  
 --- ALL COLORS SHALL BE REFLECTORIZED & SIGN MOUNTING DETAILS FOR SIGN FACE SHEET ALUMINUM.  
 --- FOR SPECIFIC LEGEND & SIGN DESIGN REFER TO CONN. D.O.T. DETAILED DRAWINGS. FOR BEST PRACTICE REFER TO FHWA PUBLICATION STANDARD HIGHWAY SIGNS AS SPECIFIED IN THE NOTES. SIGNS OF DIFFERENT DIMENSIONS TO BE ORDERED ON THE SAME SUPPORTS MAY REQUIRE SPECIAL SPLIT HOLE PATTERNS.  
 --- SUPPORT CAPACITY - 3 LB/FT<sup>2</sup>  
 --- SIGN TO BE BOLTED TO GALVANIZED U-CHEMEL SIGN POST SET 8" ABOVE FINISH GRADE TO CENTER OF SIGN

**HANDICAP SIGN DETAIL**

N.T.S.

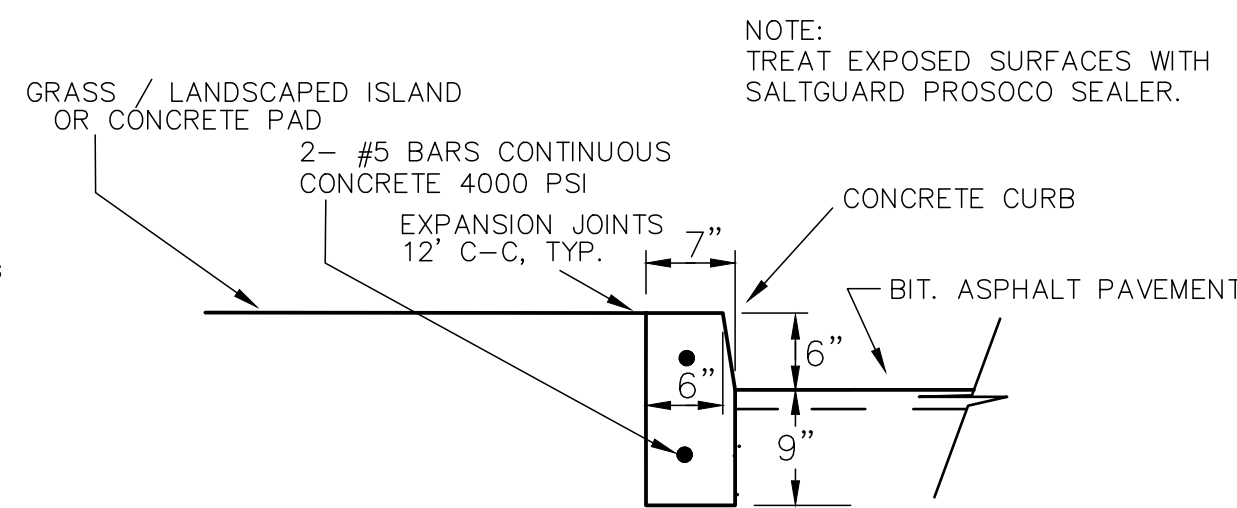
**HANDICAPPED PARKING STALL LAYOUT**

N.T.S.



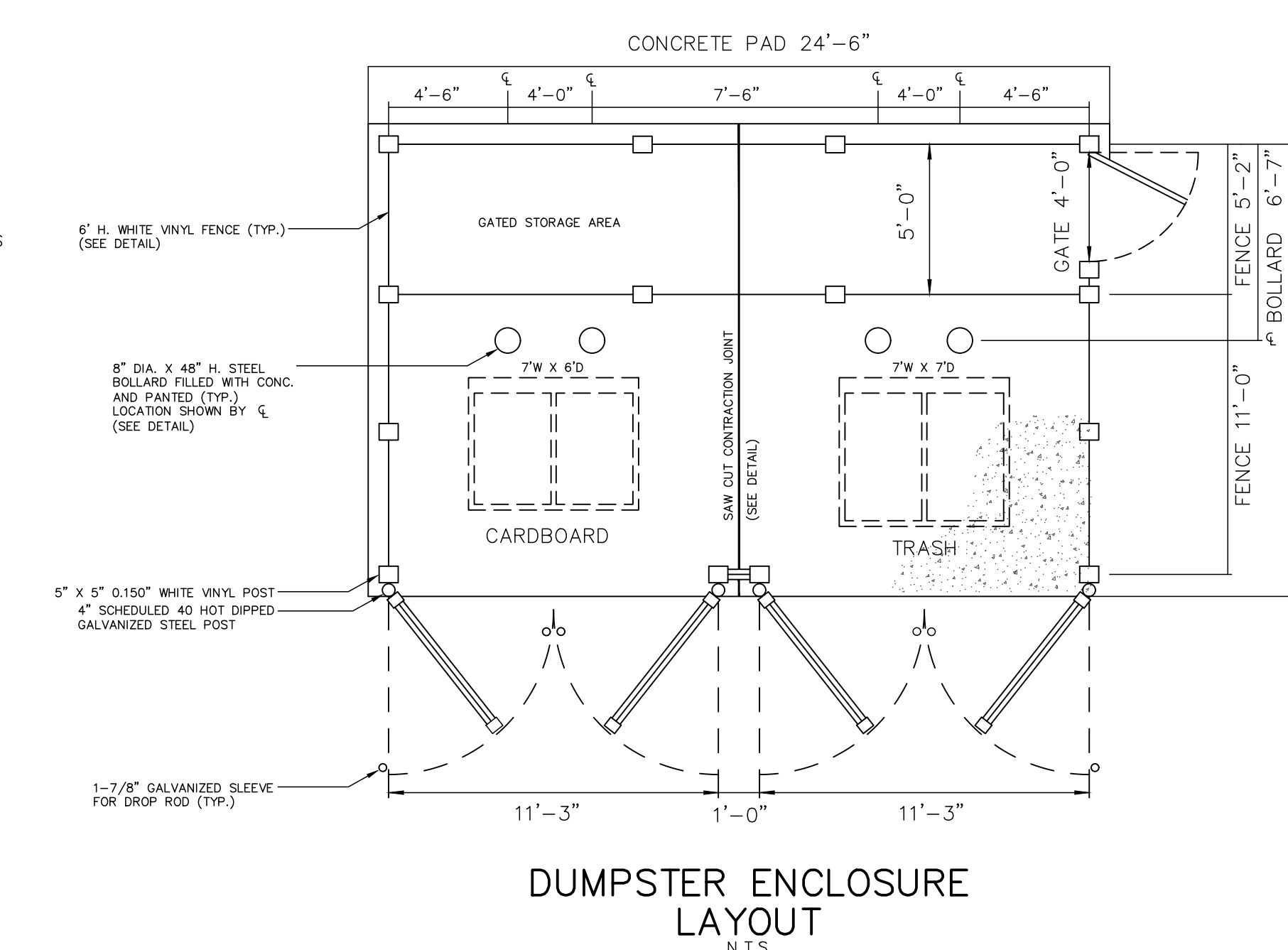
**2 TYPICAL LUMINAIRE CONCRETE BASE**

SCALE: NONE



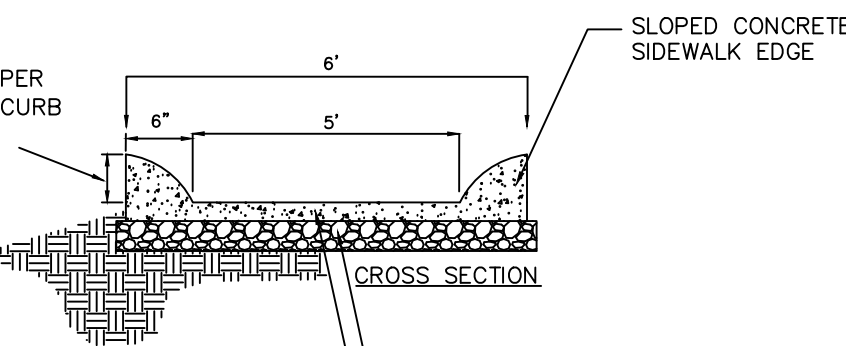
**TYPICAL CONCRETE CURB**

N.T.S.



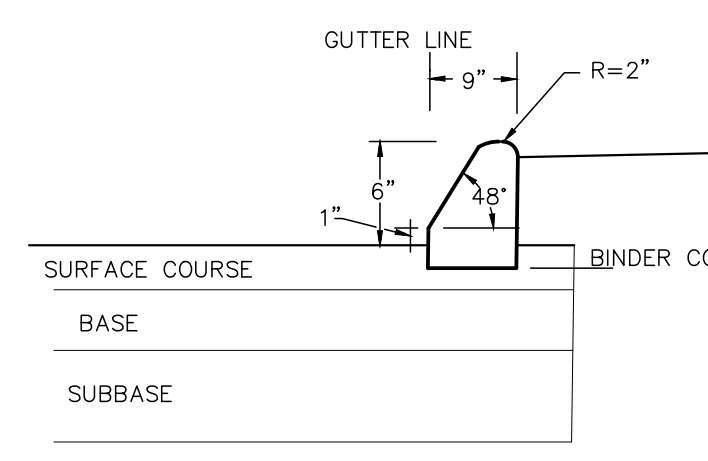
**DUMPSTER ENCLOSURE LAYOUT**

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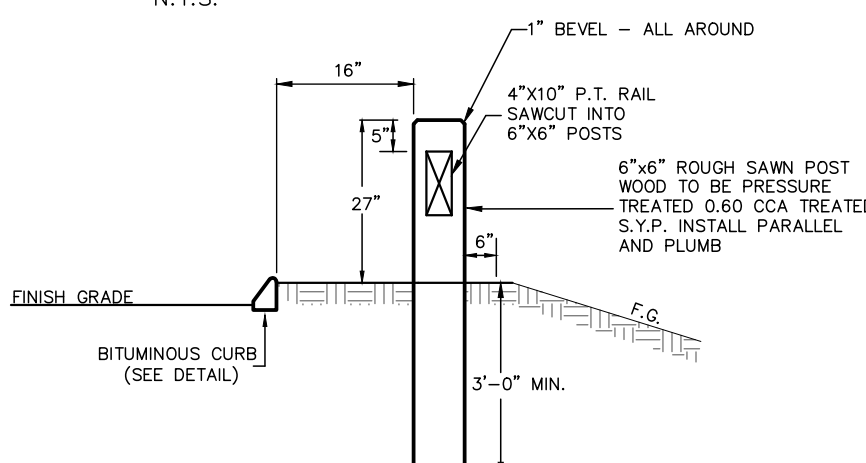
**TAPERED CONC. CURBING ON BOTH SIDES OF TYPE 16 RAMP**

N.T.S.



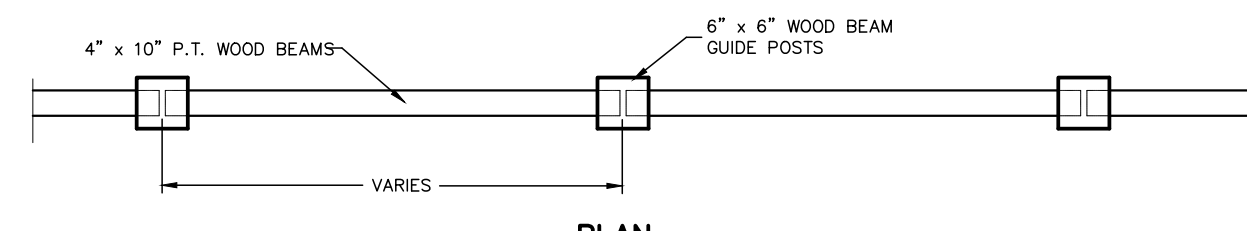
**TORRINGTON - BIT. CONC. CURB DETAIL**

N.T.S.



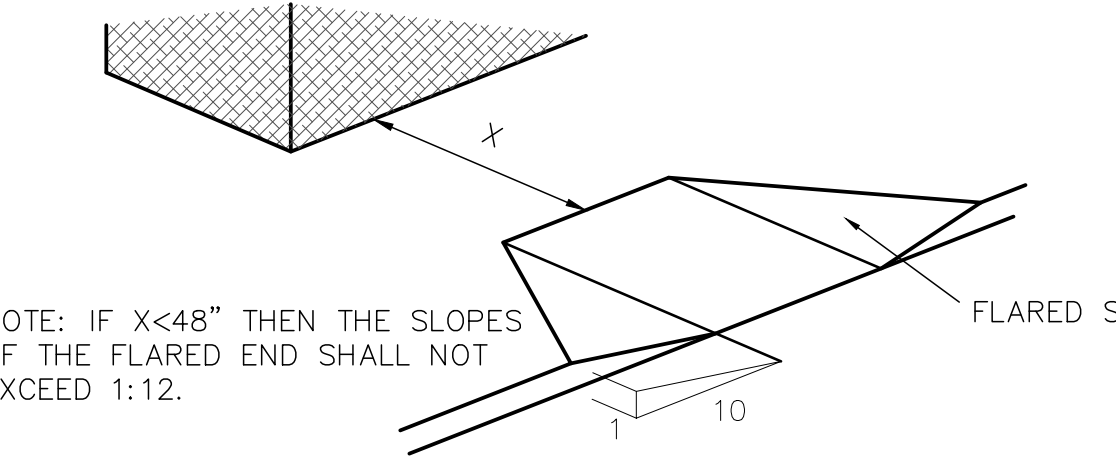
**ELEVATION SECTION**

N.T.S.



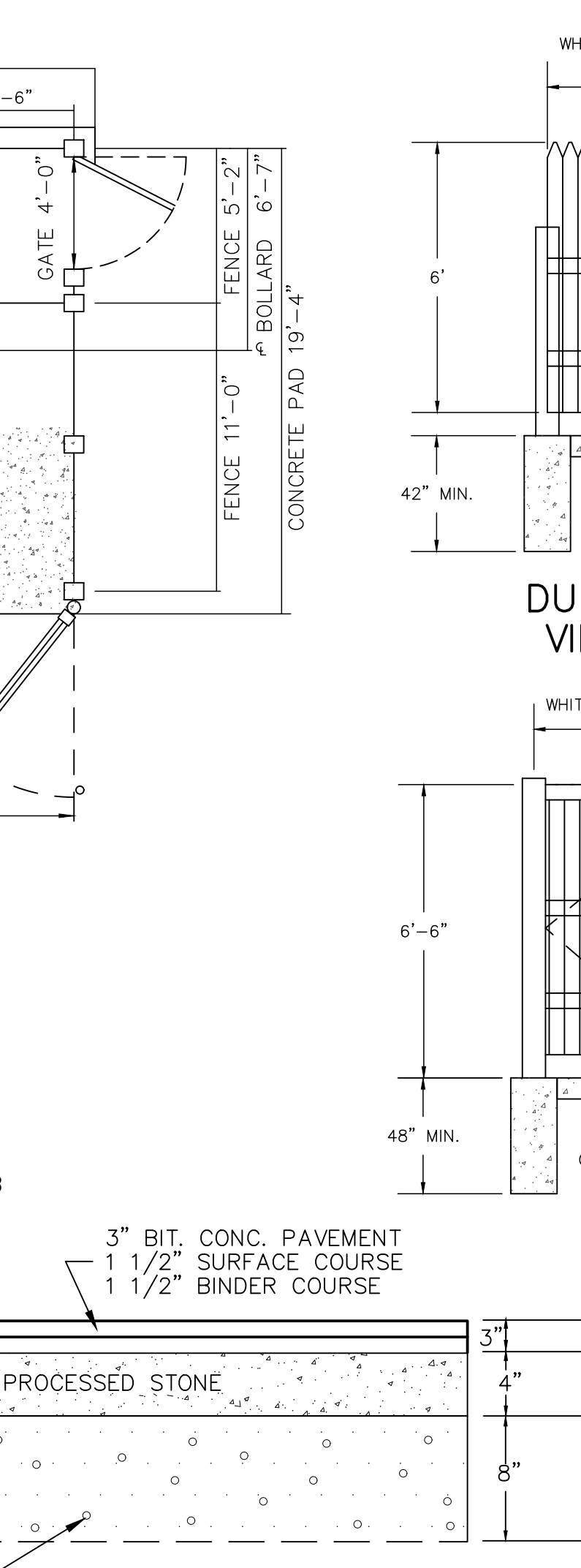
**TIMBER BEAM RAIL**

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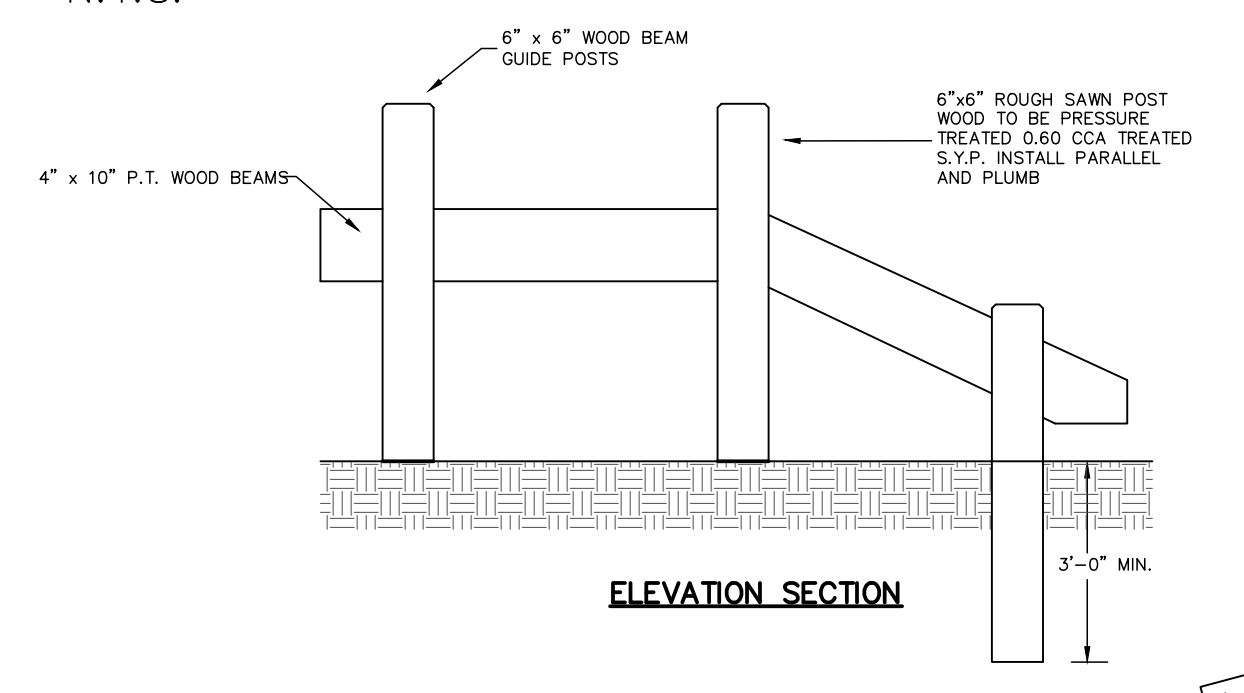
**CURB RAMP WITH FLARED SIDES**

N.T.S.



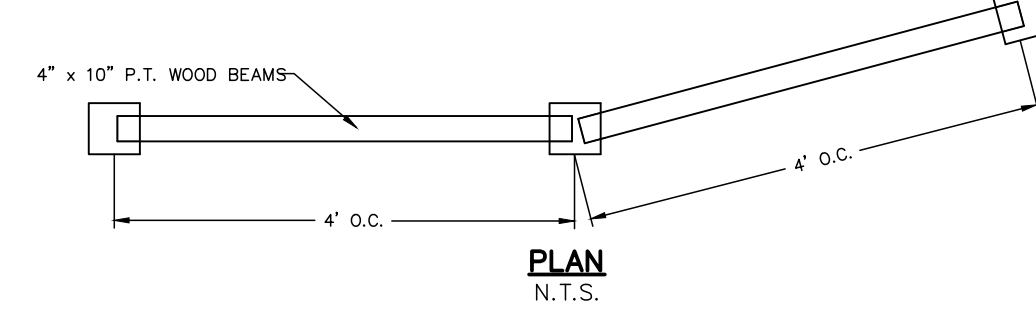
**PARKING & DRIVEWAY DETAIL**

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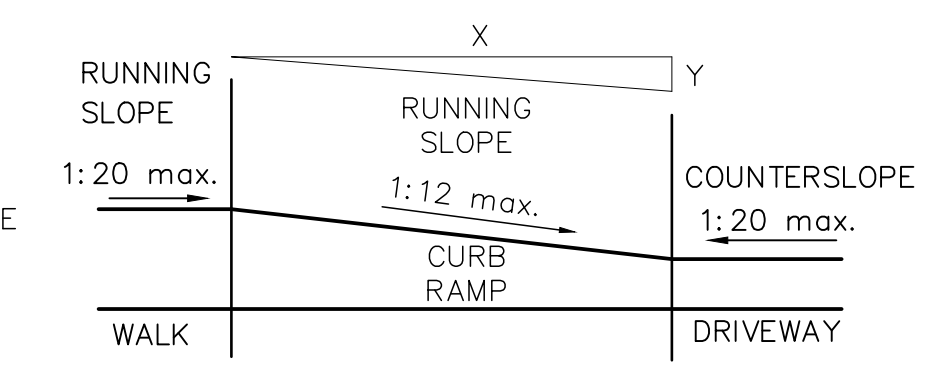
**ELEVATION SECTION**

N.T.S.



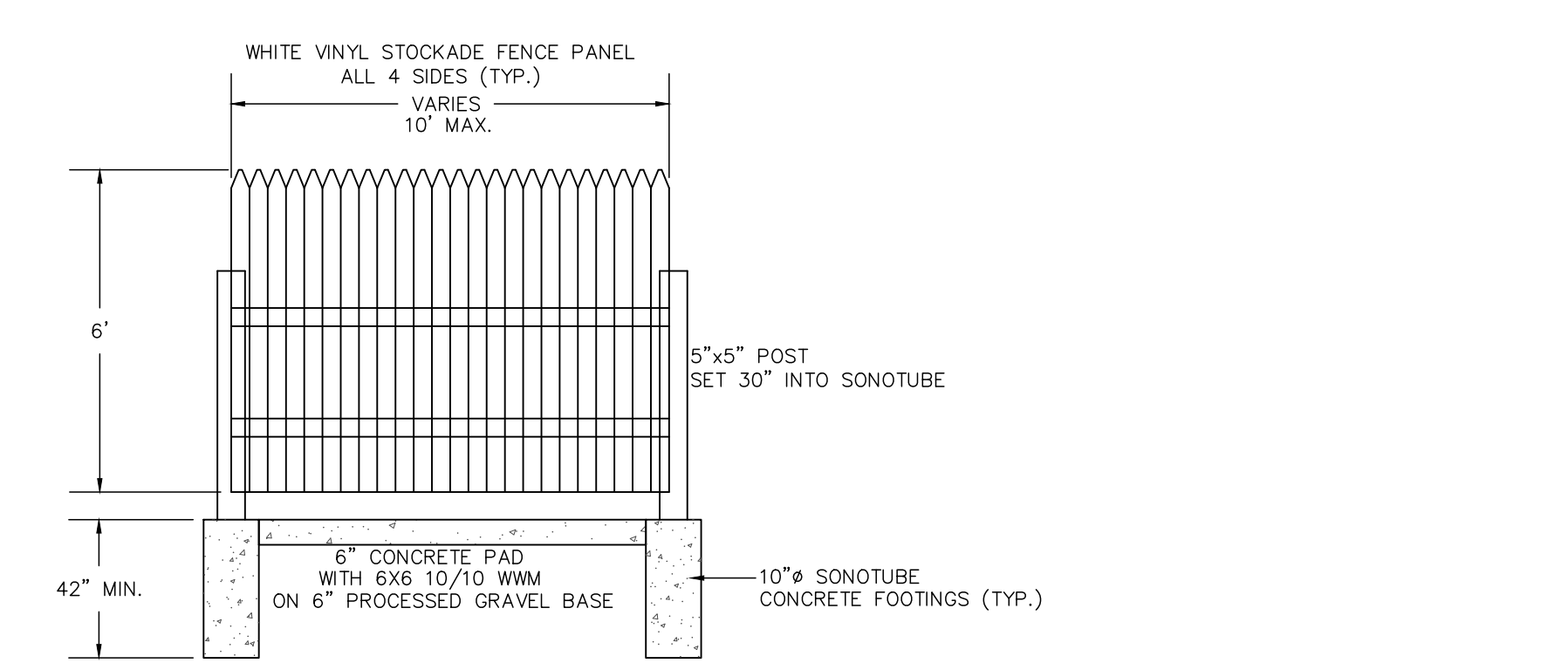
**TIMBER BEAM RAIL TAPERED END DETAIL**

N.T.S.



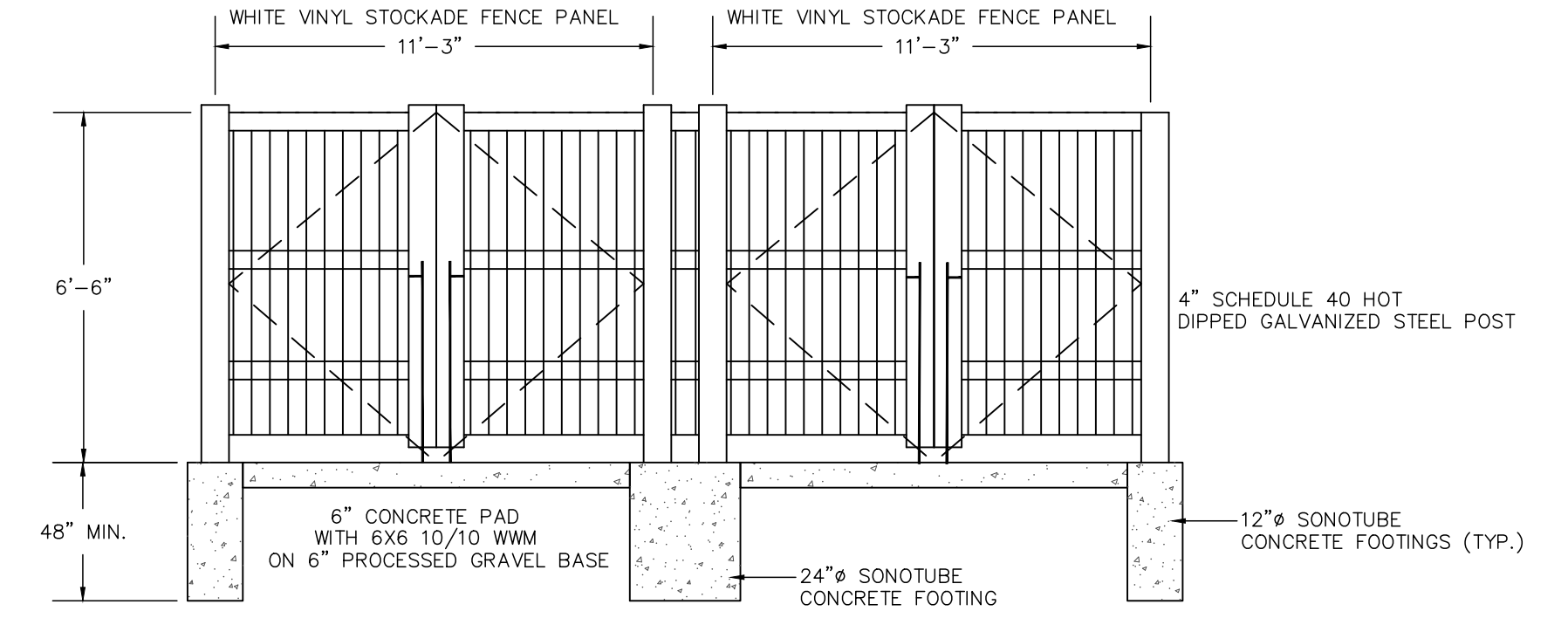
**MEASUREMENT OF CURB RAMP SLOPES**

N.T.S.



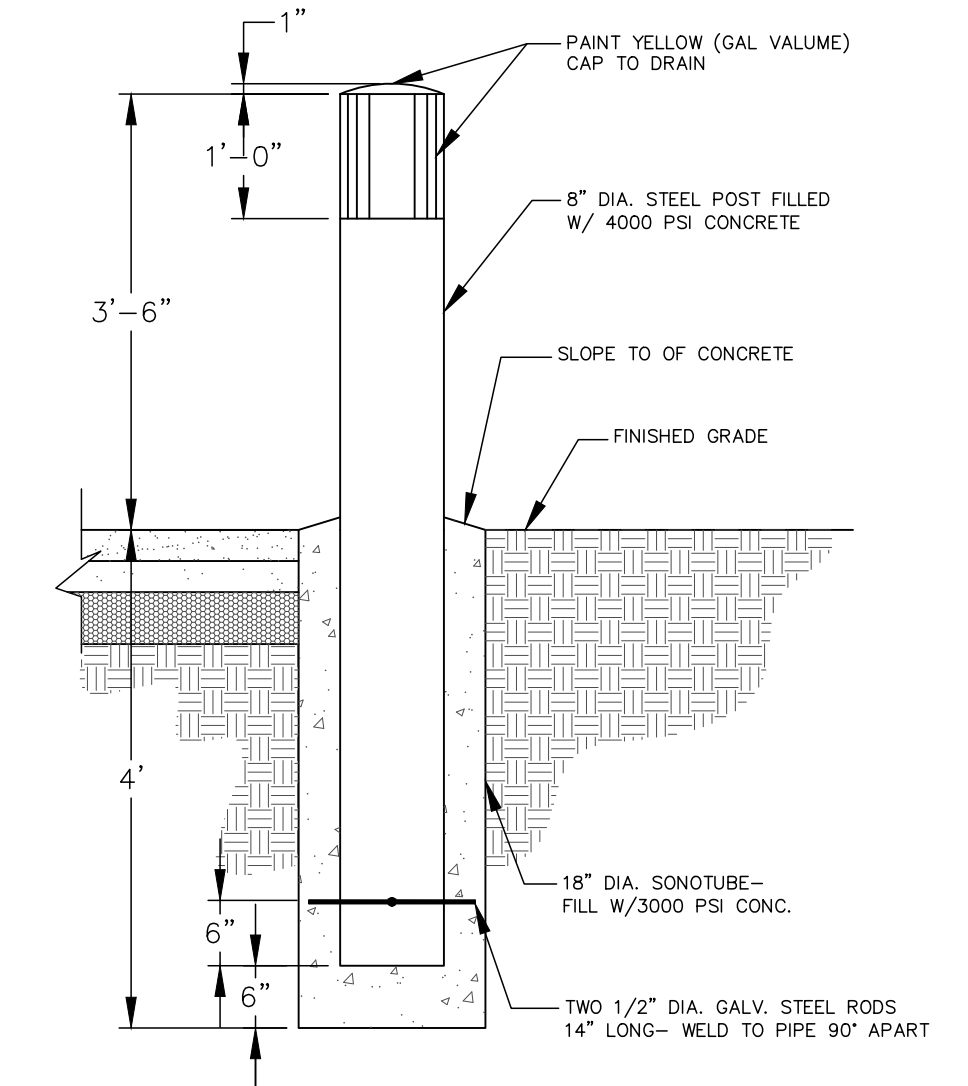
**DUMPSTER SCREENING VINYL FENCE DETAIL**

N.T.S.



**DUMPSTER SCREENING GATE DETAIL**

N.T.S.



**BOLLARD SET IN CONCRETE**

N.T.S.

02/08/21 HANDICAPPED PARKING DETAIL, RAMP AND DUMPSTER ENCLOSURE DIMENSIONS  
 DATE REVISION

**CONSTRUCTION NOTES AND DETAILS**  
 PREPARED FOR  
**NISHI REAL ESTATE LLC**  
 861 MIGEON AVENUE - RT. 4  
 TORRINGTON, CONNECTICUT



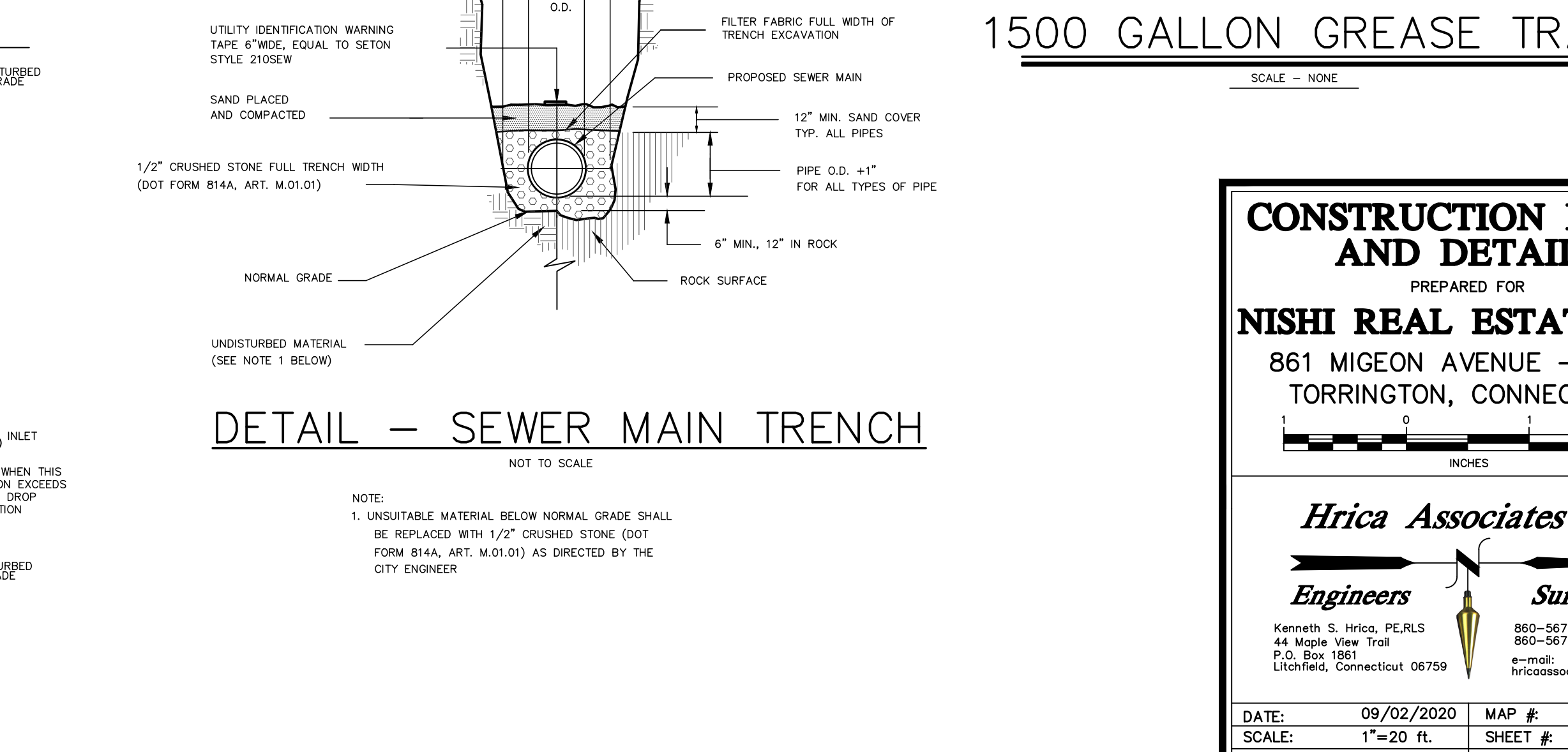
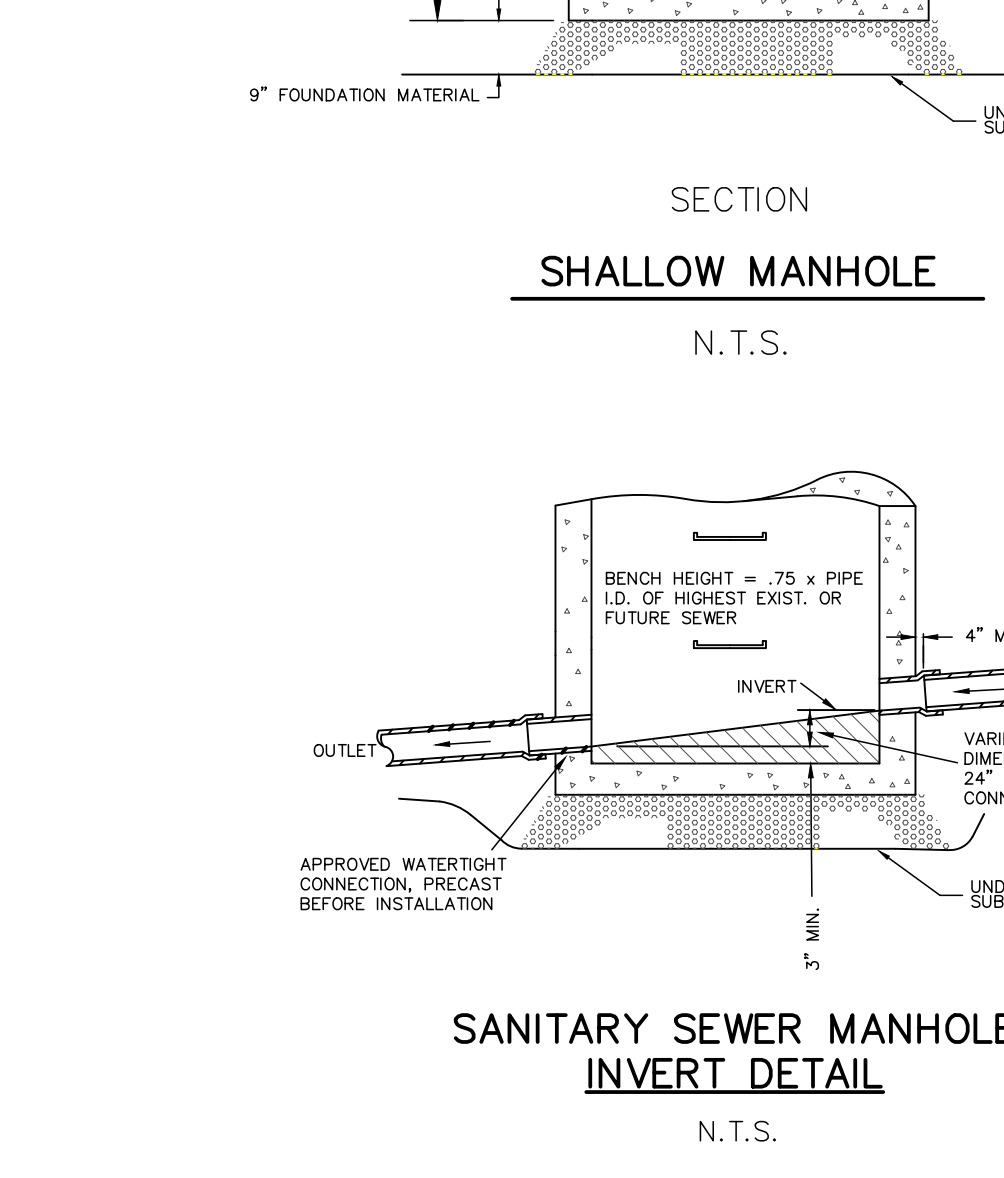
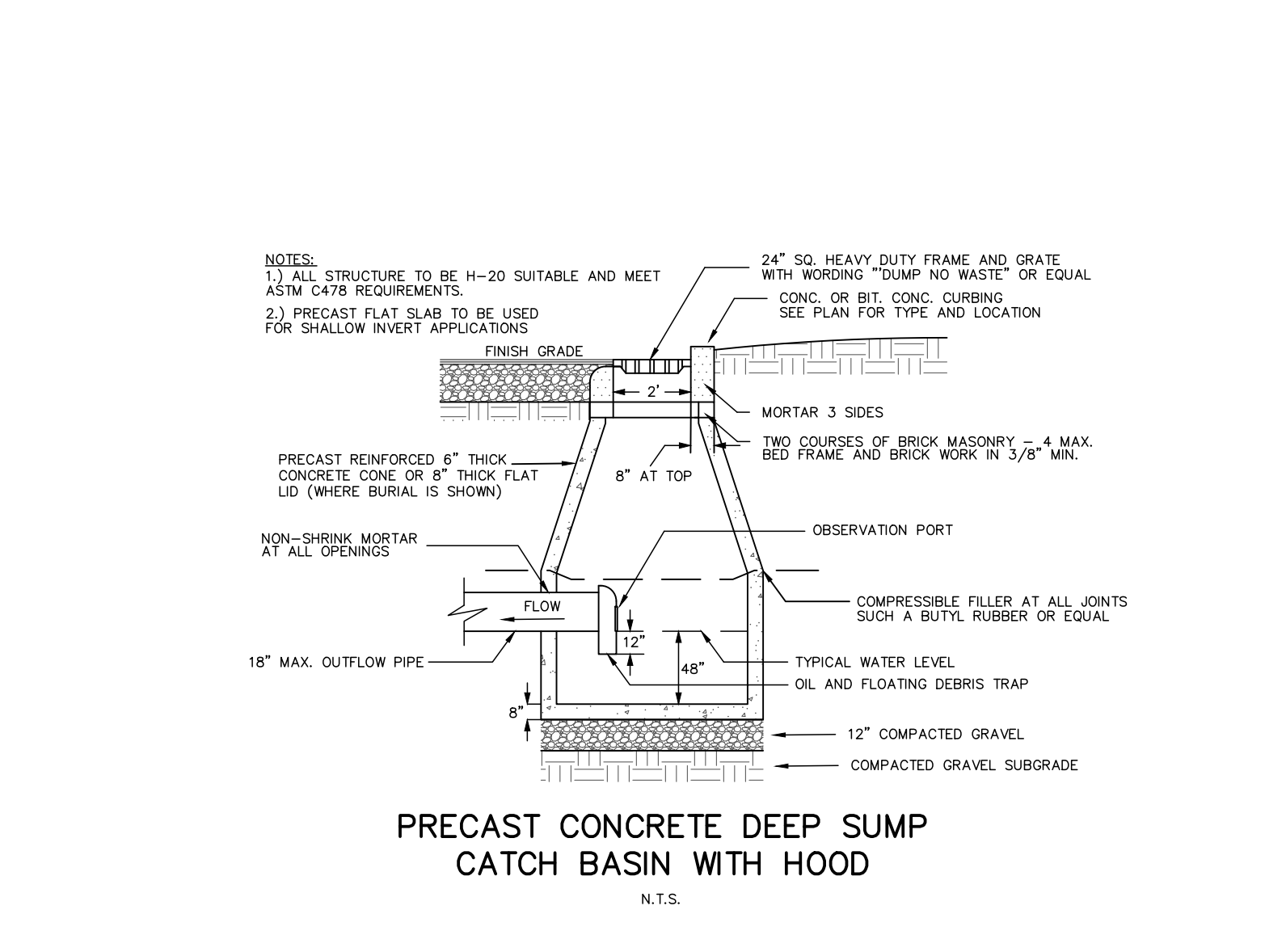
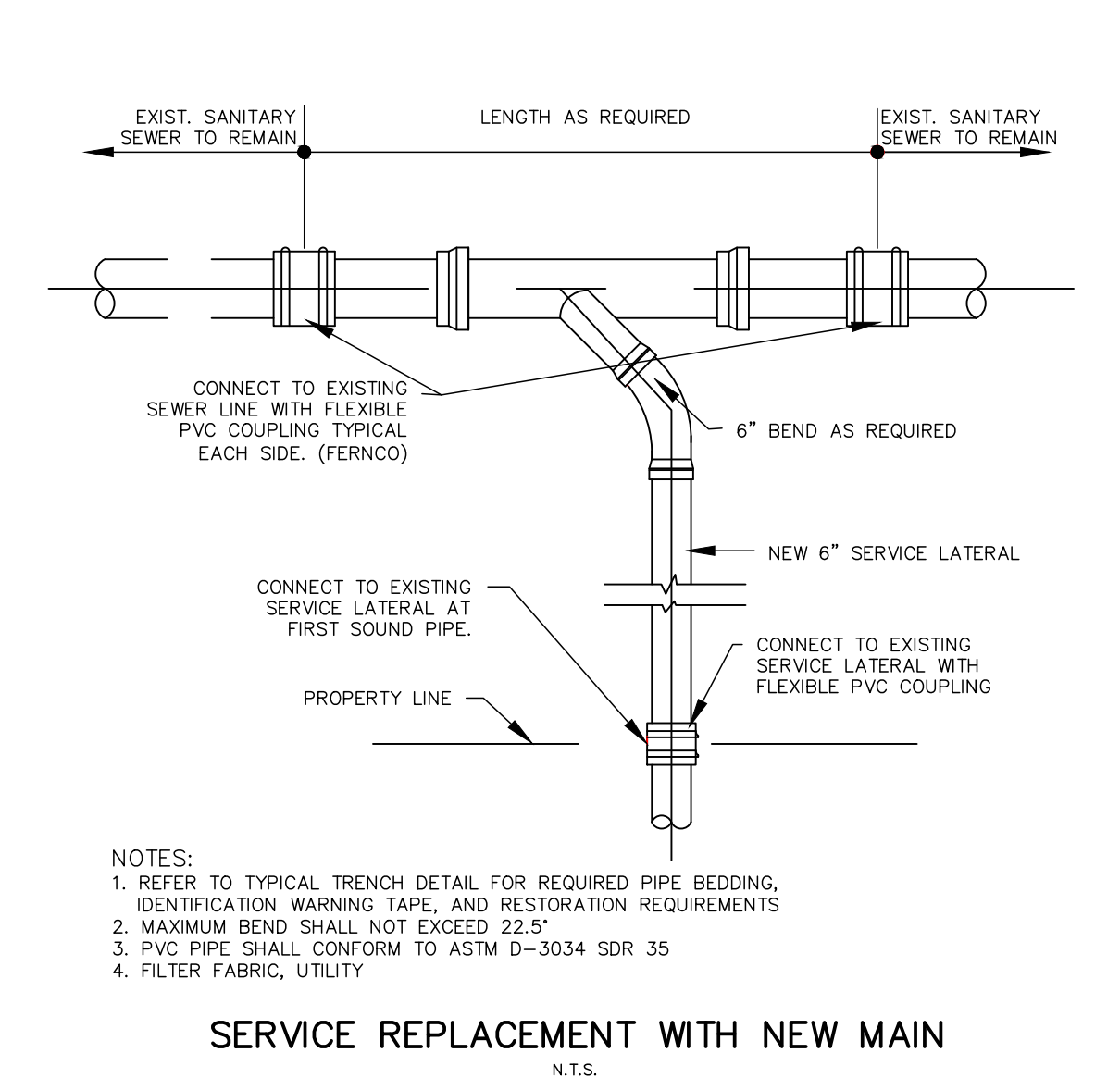
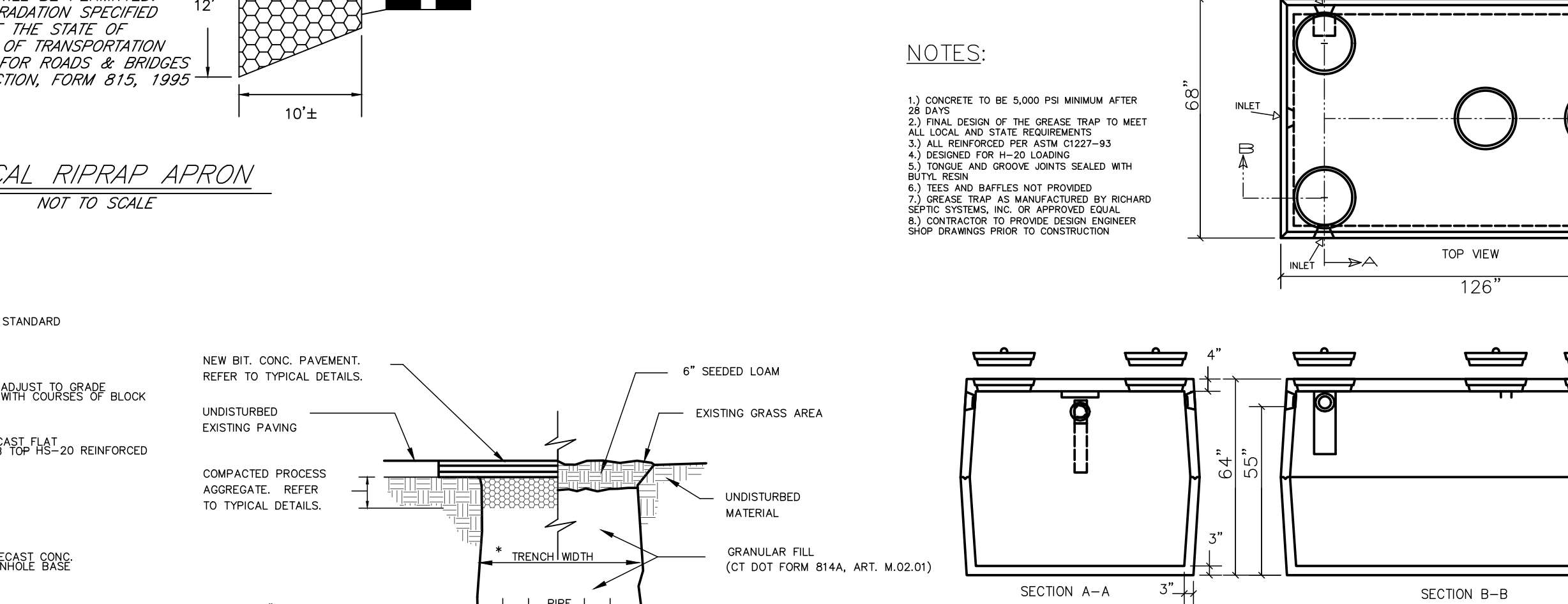
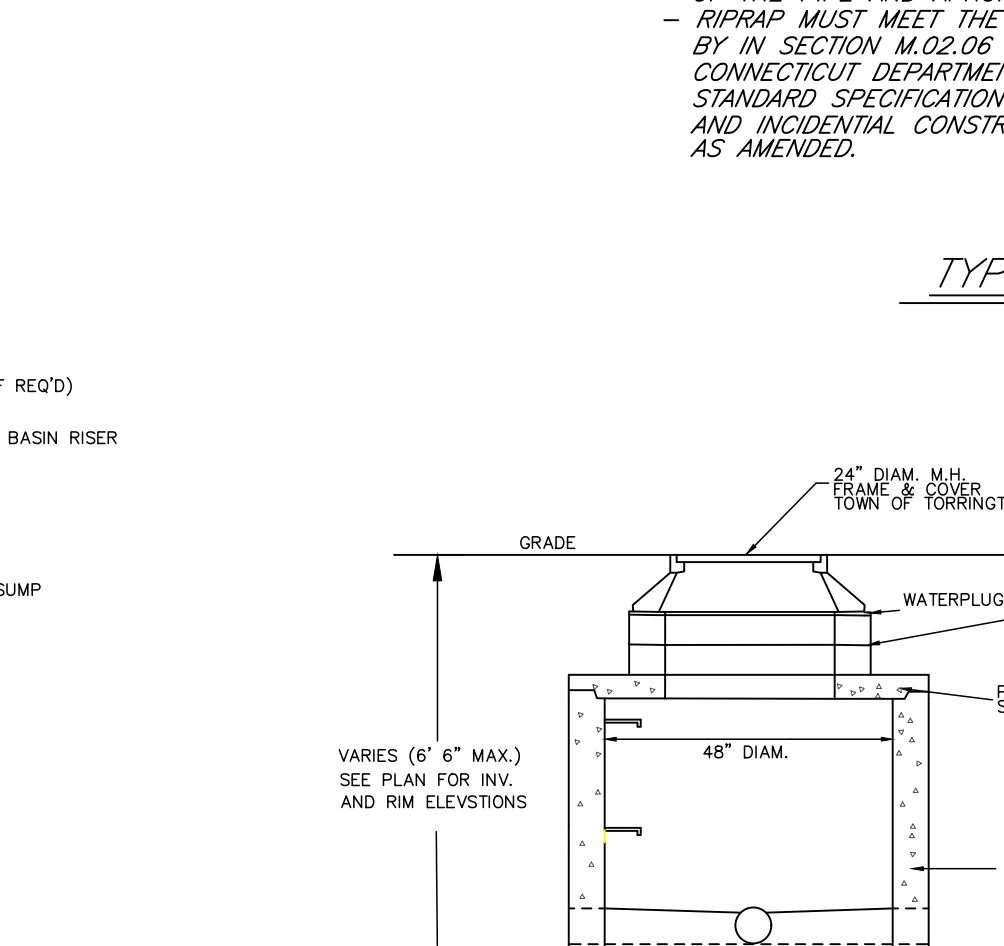
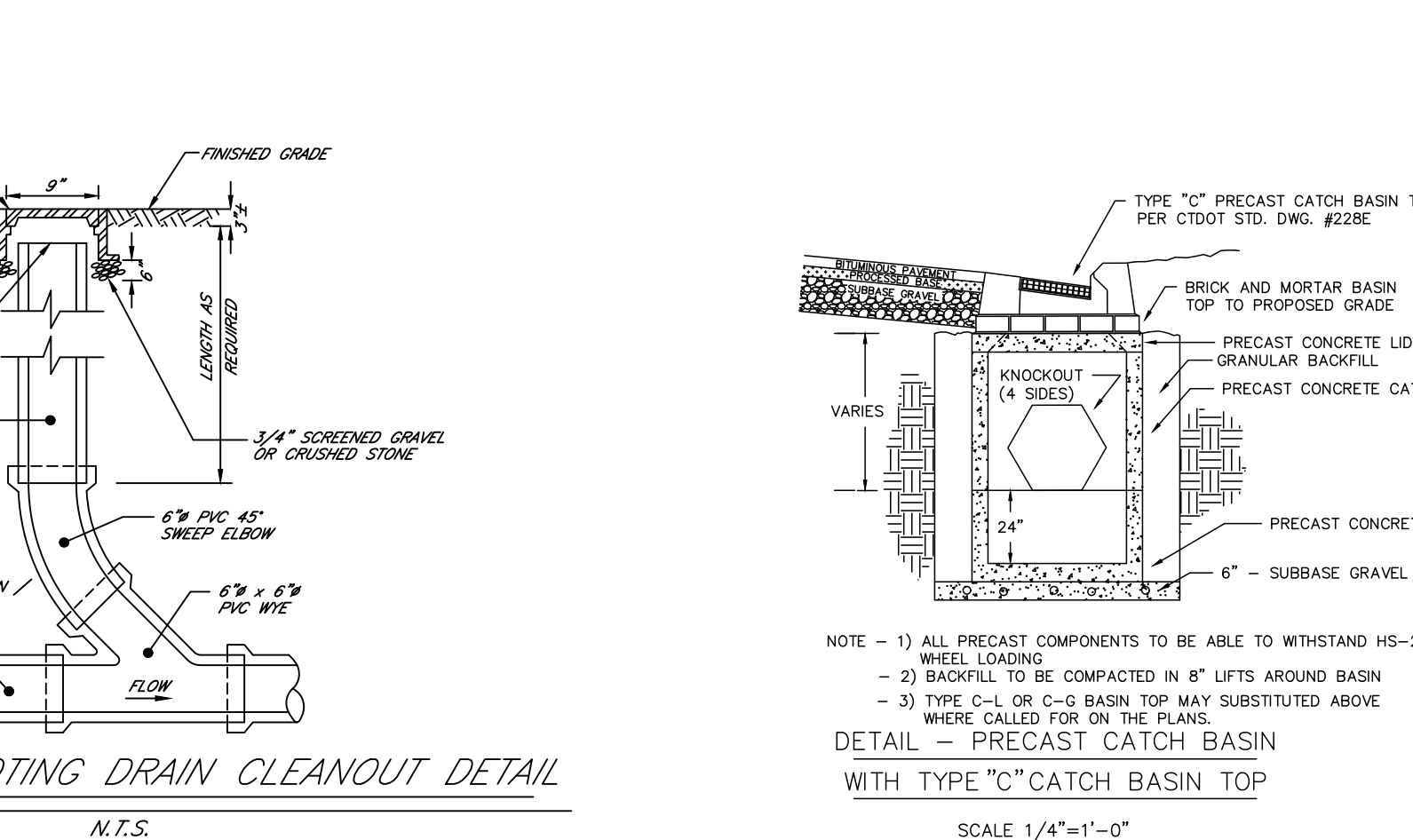
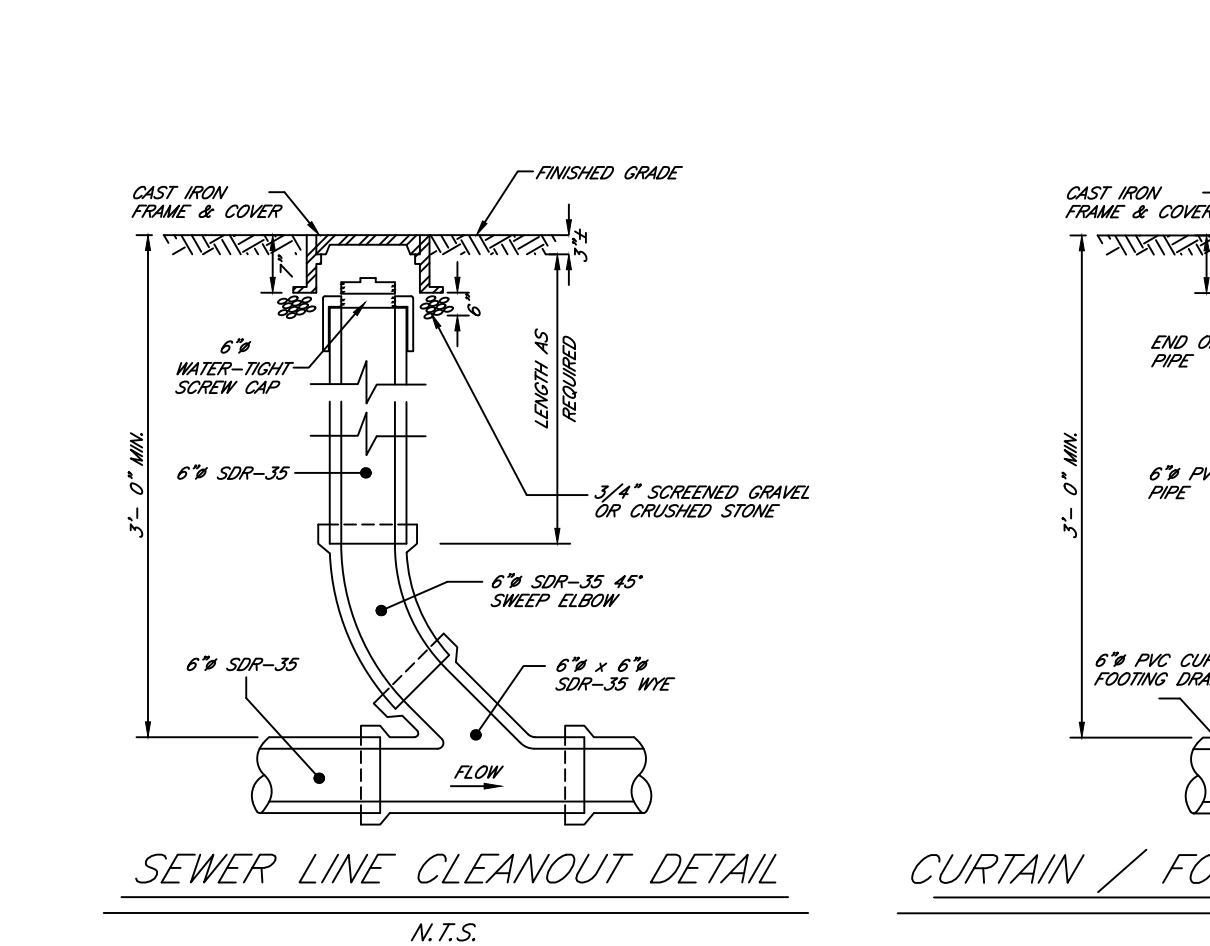
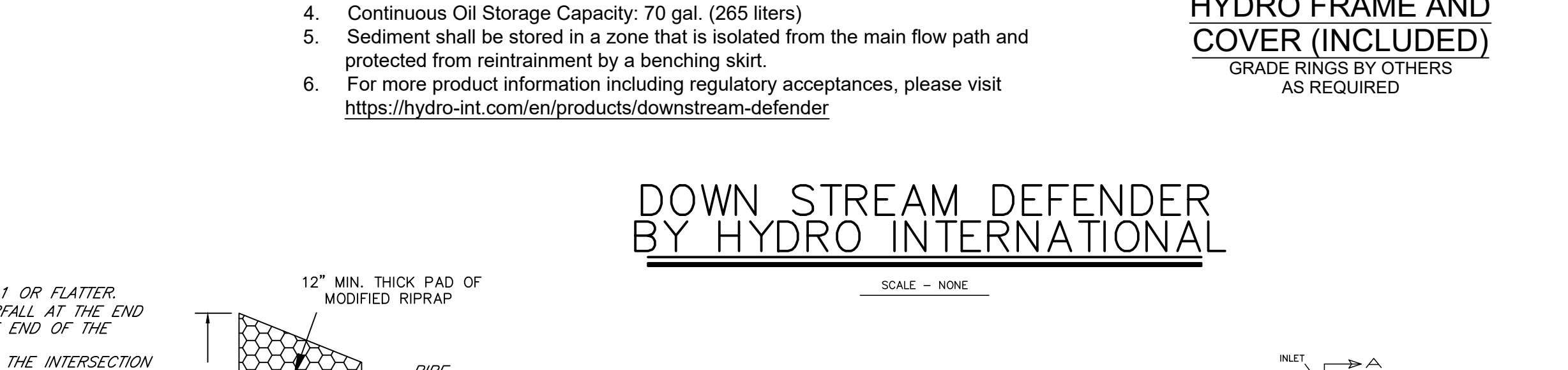
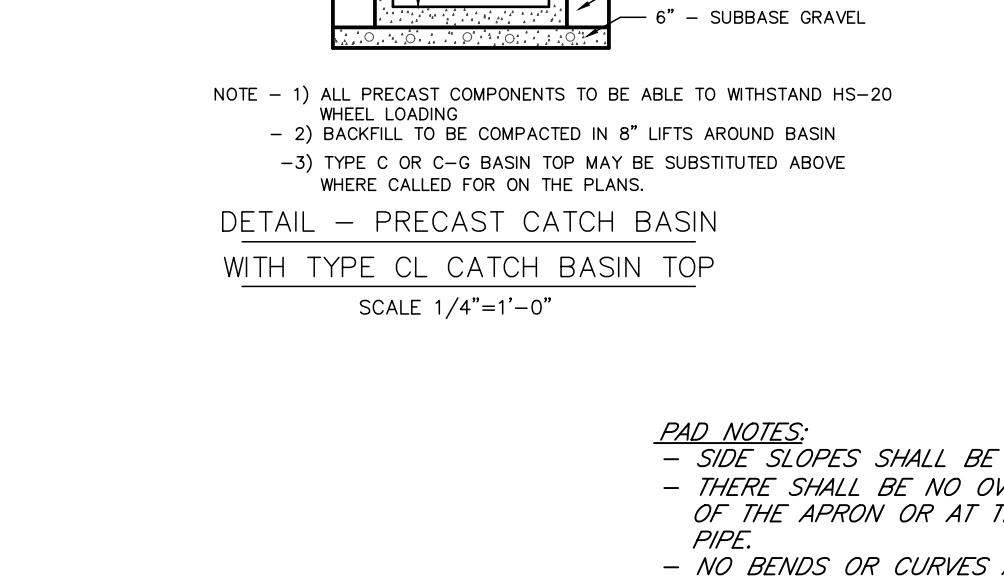
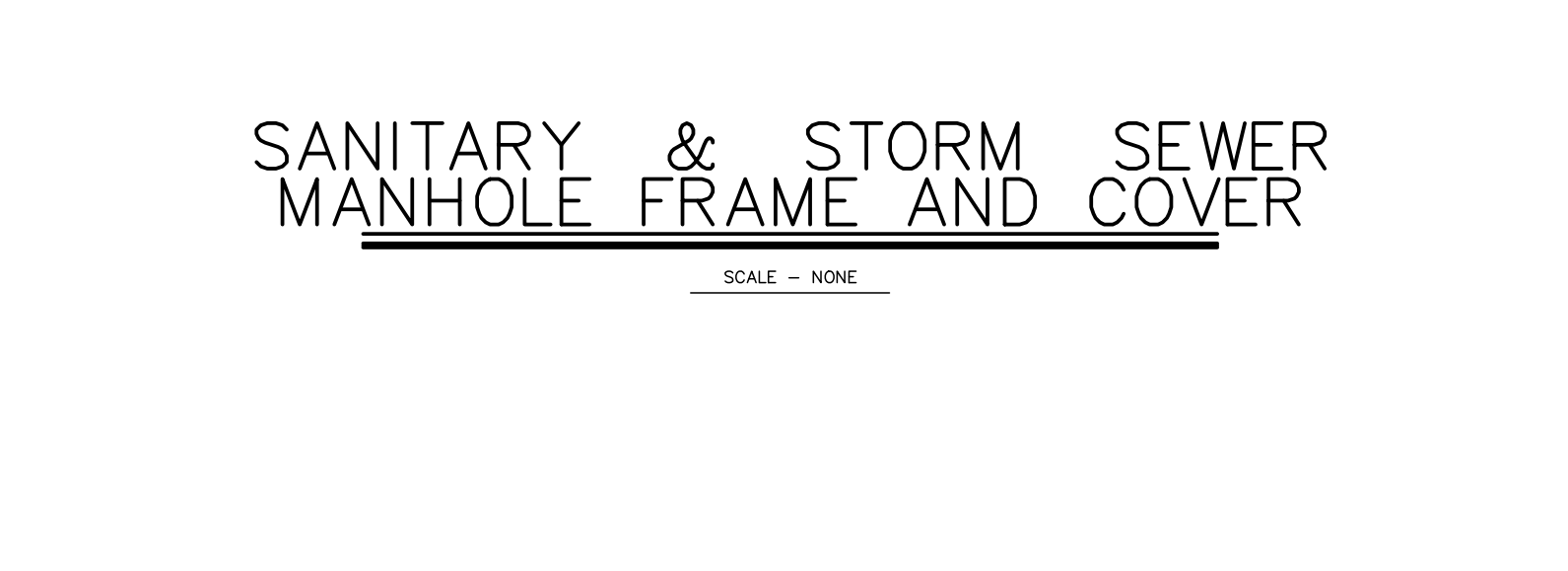
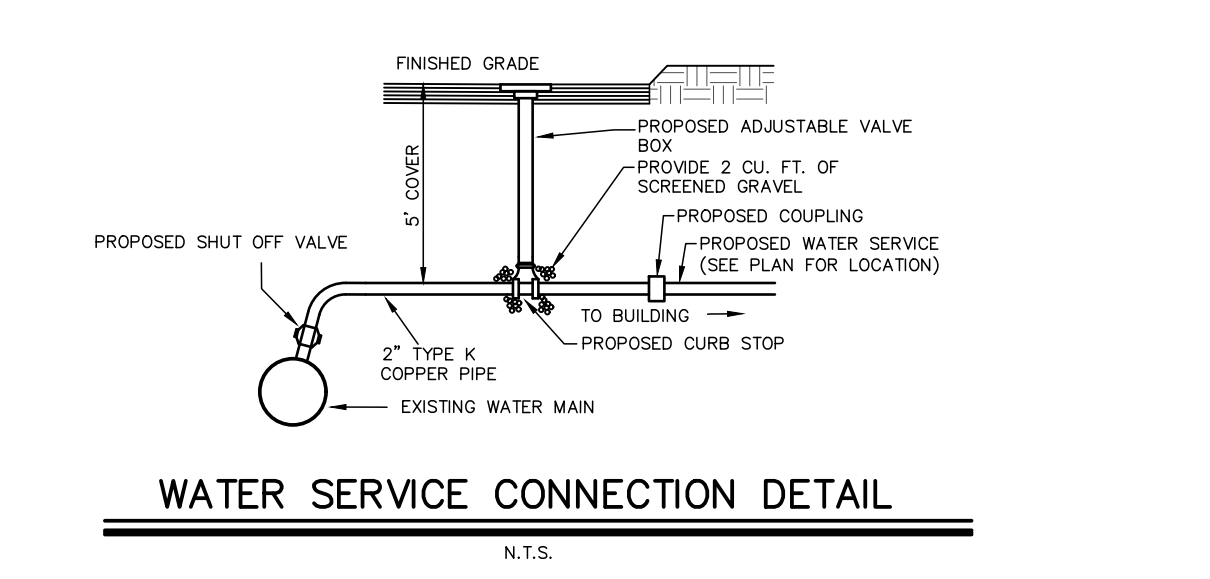
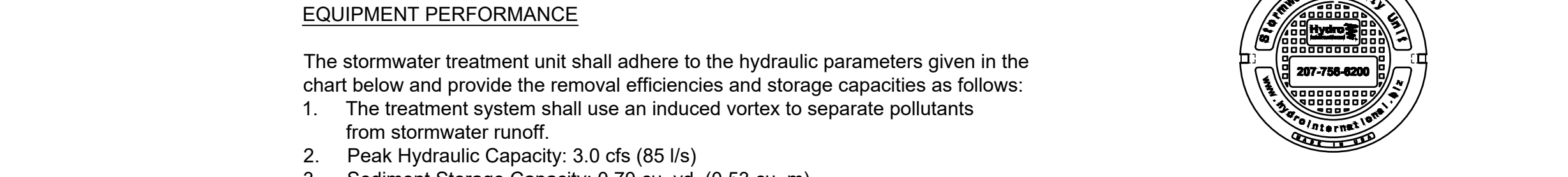
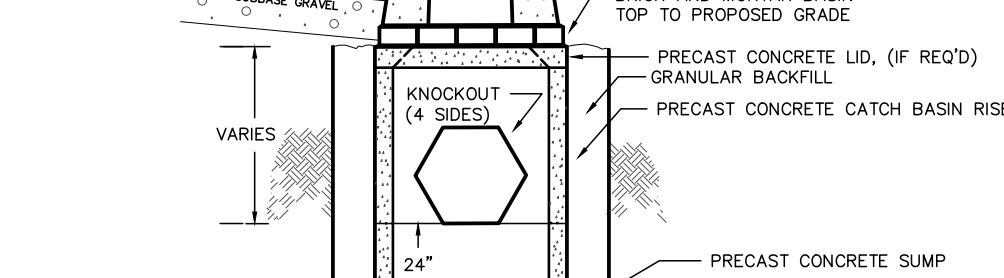
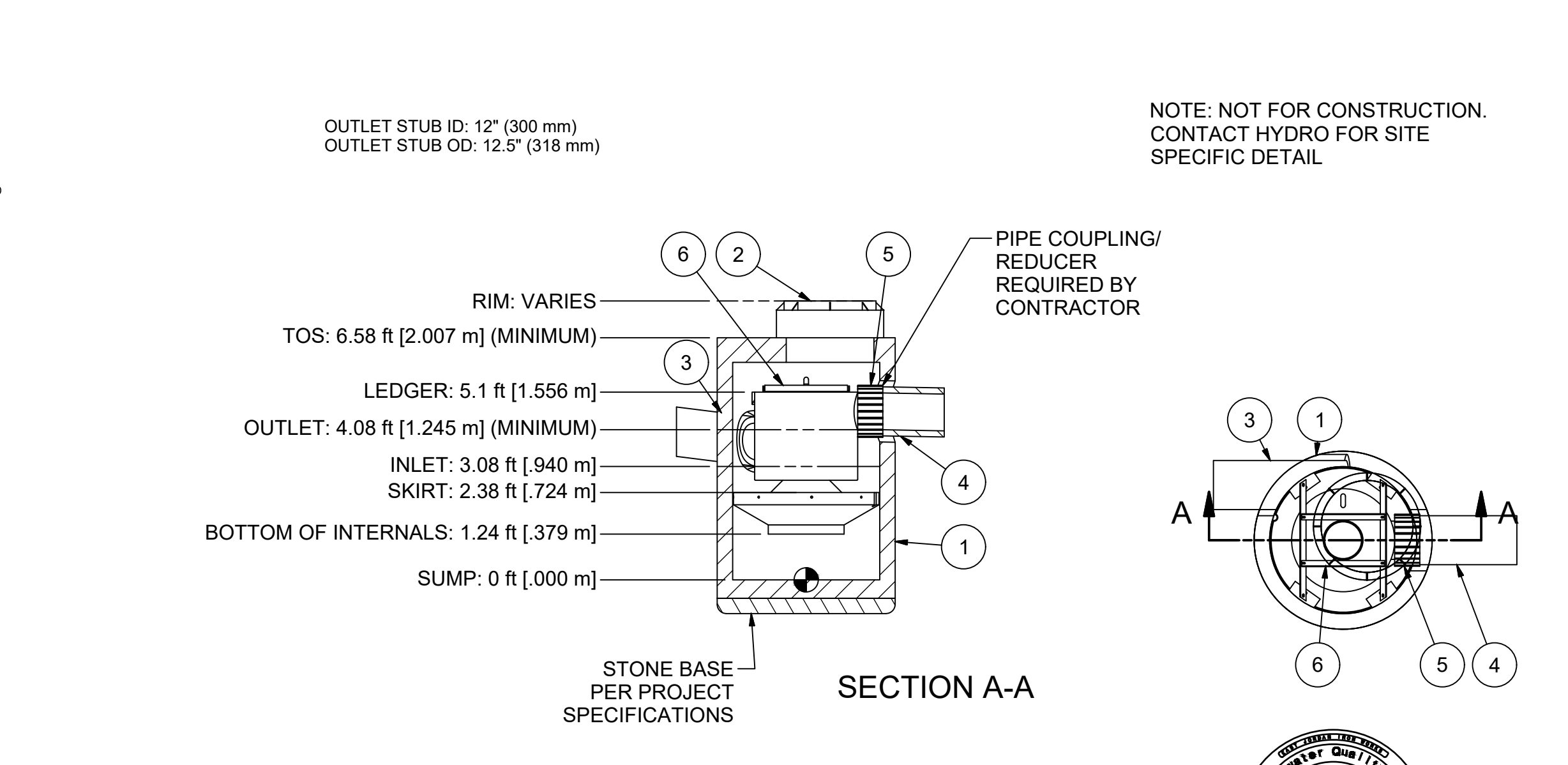
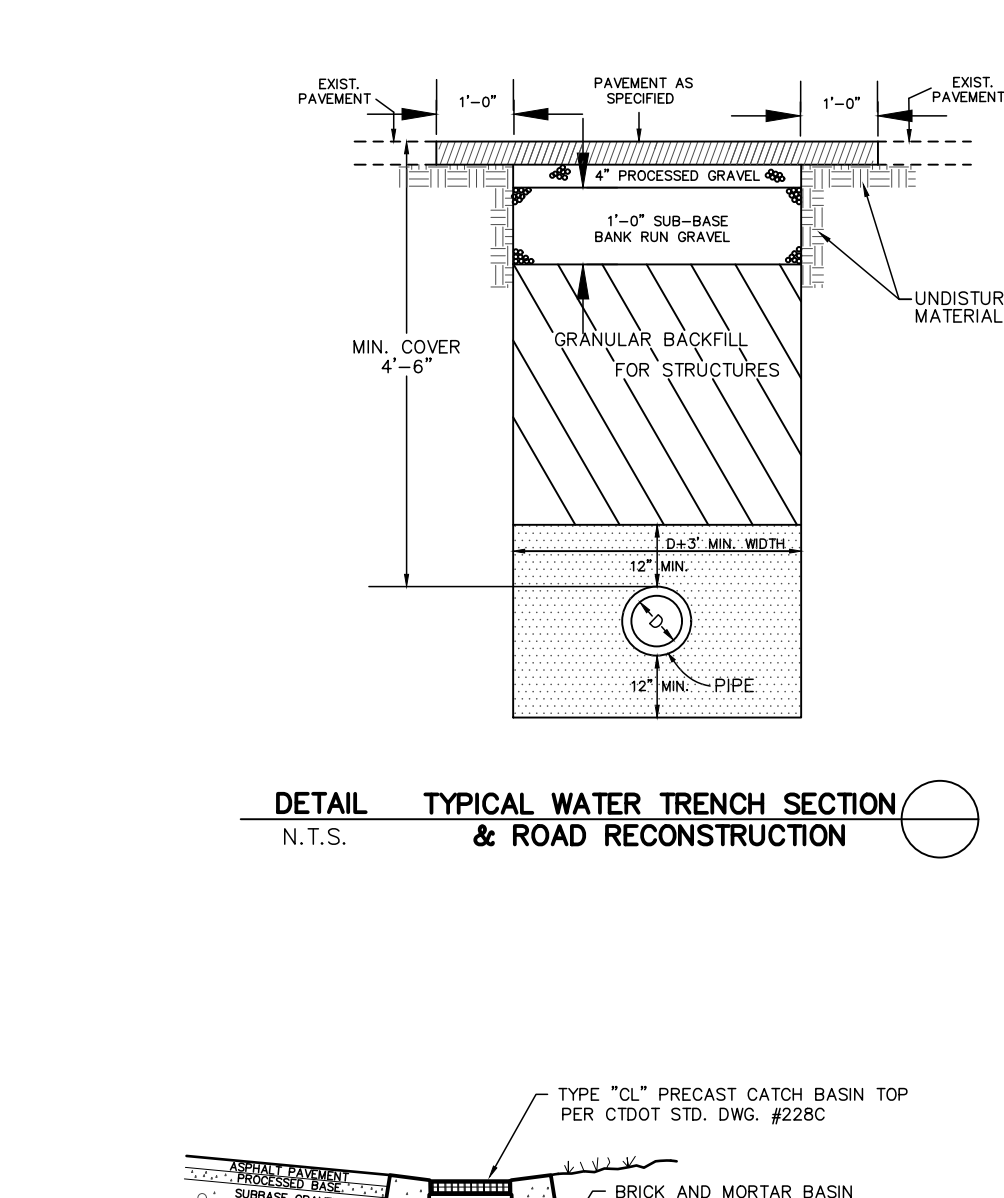
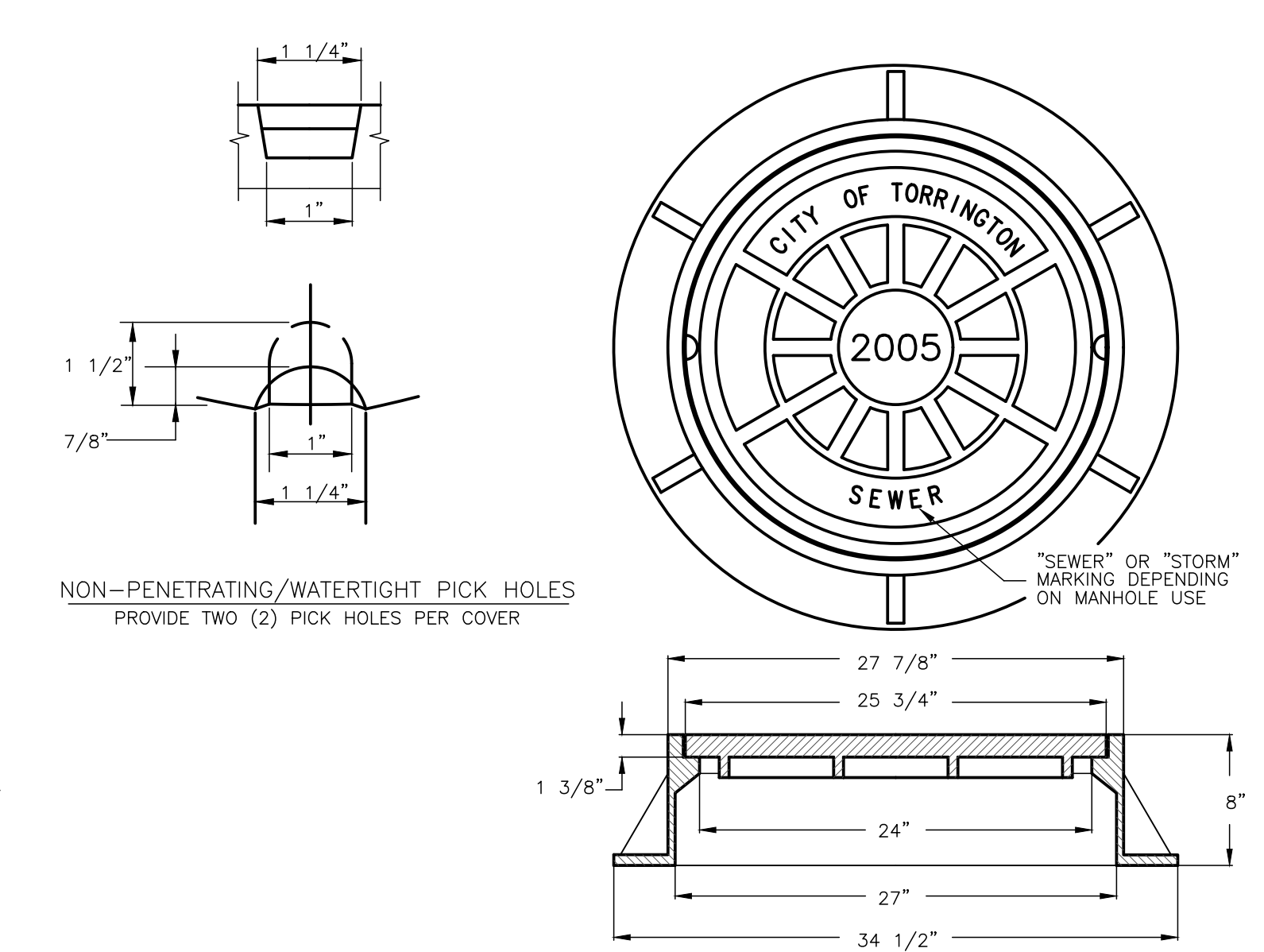
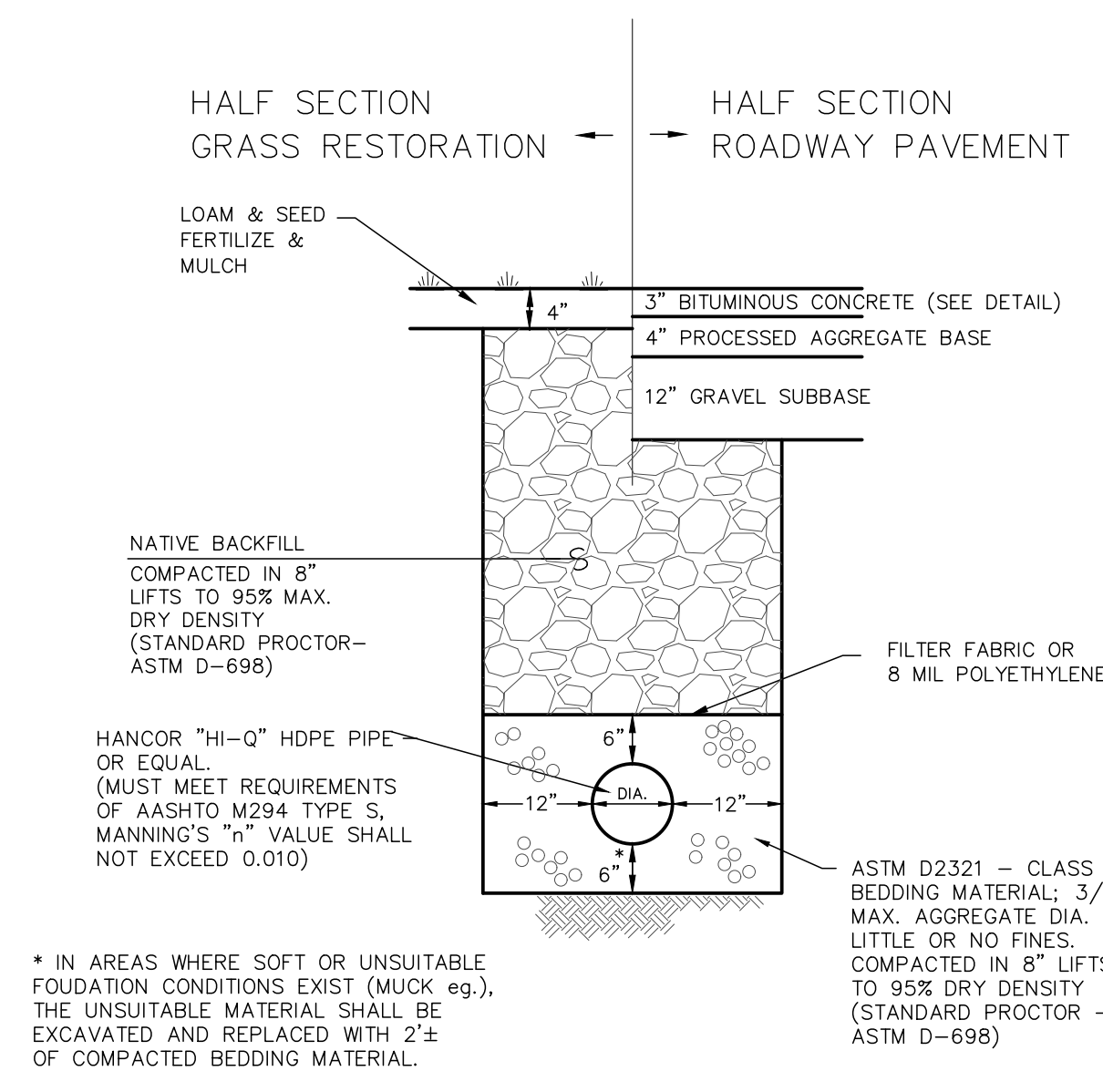
**Hrica Associates LLC**

**Engineers Surveyors**

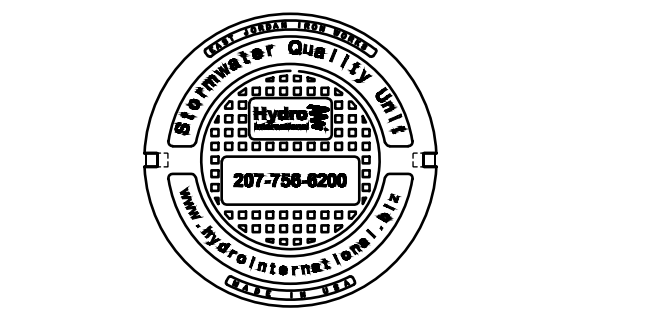
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DATE: 09/02/2020 MAP #: 0773  
 SCALE: 1"=20 ft. SHEET #: C5  
 DRAWING: 200773 DRAWN BY: TJS  
 PROJECT #: 21-0824 CHECKED BY: KSH





NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL



HYDRO FRAME AND COVER (INCLUDED) GRADE RINGS BY OTHERS AS REQUIRED

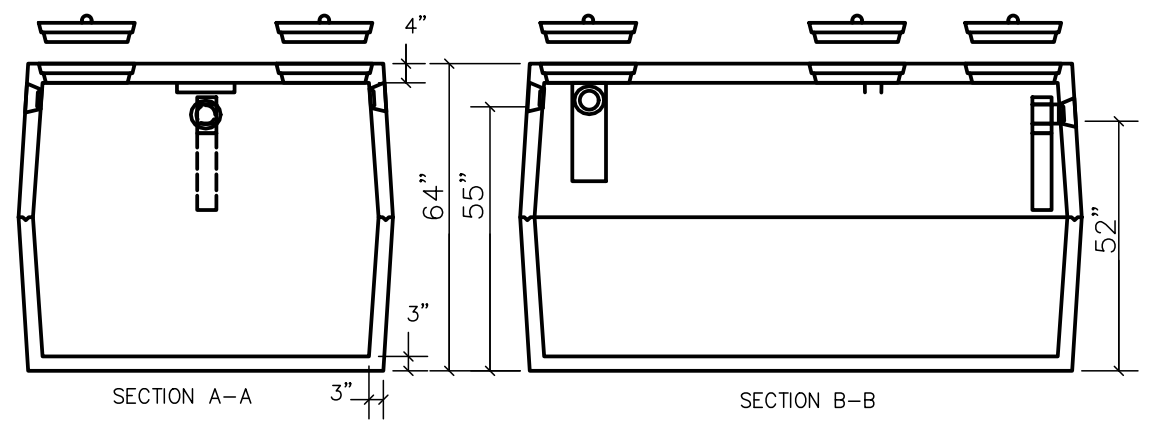
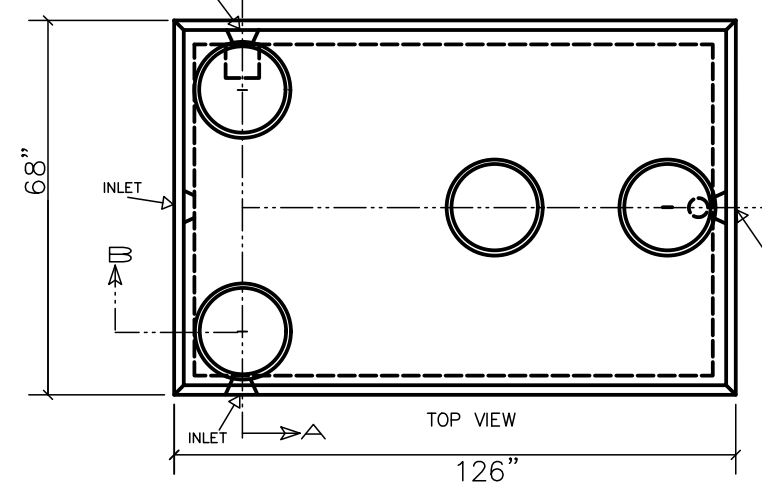
DOWN STREAM DEFENDER BY HYDRO INTERNATIONAL

EQUIPMENT PERFORMANCE

- The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:
- The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
  - Peak Hydraulic Capacity: 3.0 cfs (85 l/s)
  - Sediment Storage Capacity: 0.70 cu. yd. (0.53 cu. m)
  - Continuous Oil Storage Capacity: 70 gal. (265 liters)
  - Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
  - For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>

NOTES:

- CONCRETE TO BE 4000 PSI MINIMUM AFTER 28 DAYS
- TRIAL DESIGN OF THE GREASE TRAP TO MEET ALL LOCAL AND STATE REQUIREMENTS
- ALL REINFORCED PER ASTM D2223-93
- DESIGNED FOR H-20 LOADING
- TONGUE AND GROOVE JOINTS SEALED WITH BUTYL RESIN
- TEES AND BATTERIES NOT PROVIDED
- GREASE TRAP AS MANUFACTURED BY RICHARD SEPTIC SYSTEMS, INC. OR APPROVED EQUAL
- CONTRACTOR TO PROVIDE DESIGN ENGINEER SHOP DRAWINGS PRIOR TO CONSTRUCTION



1500 GALLON GREASE TRAP

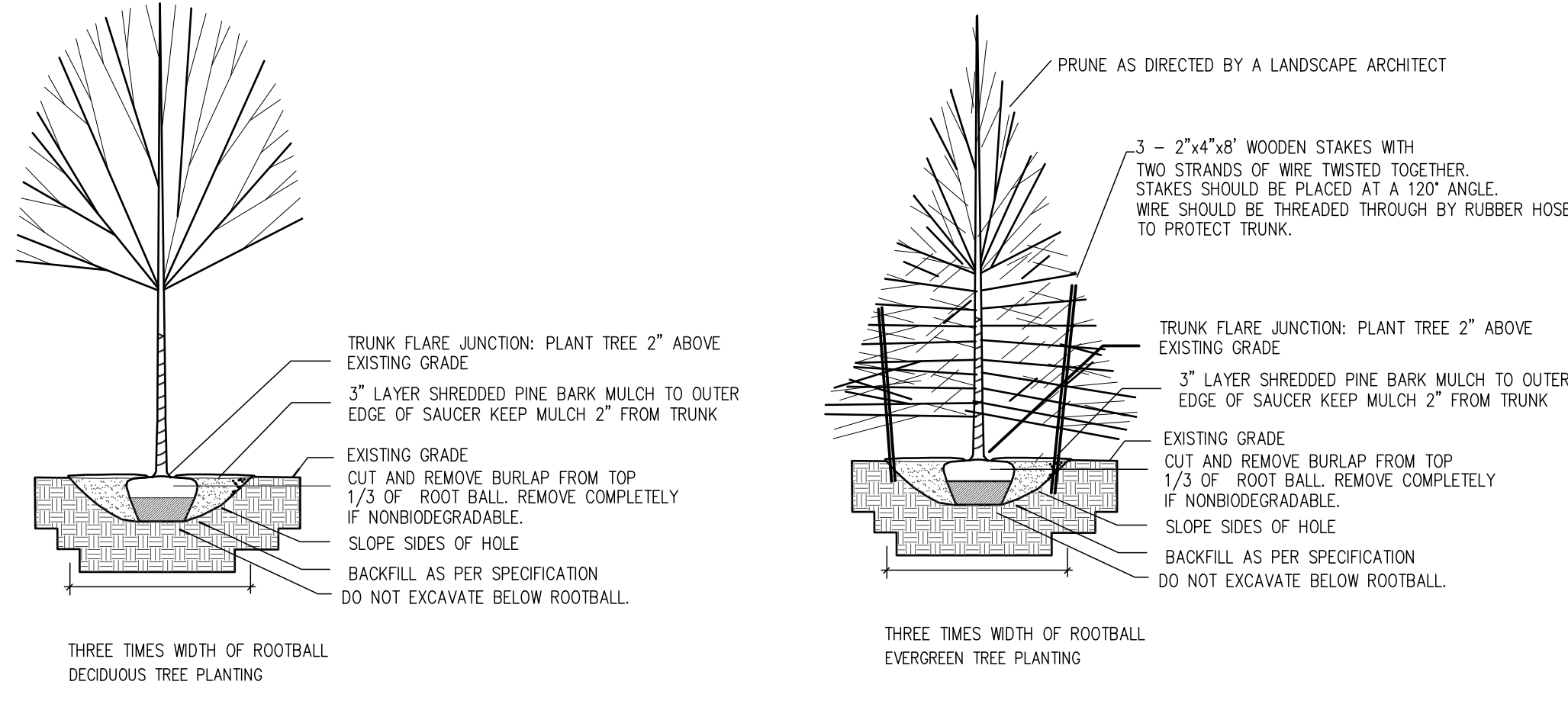
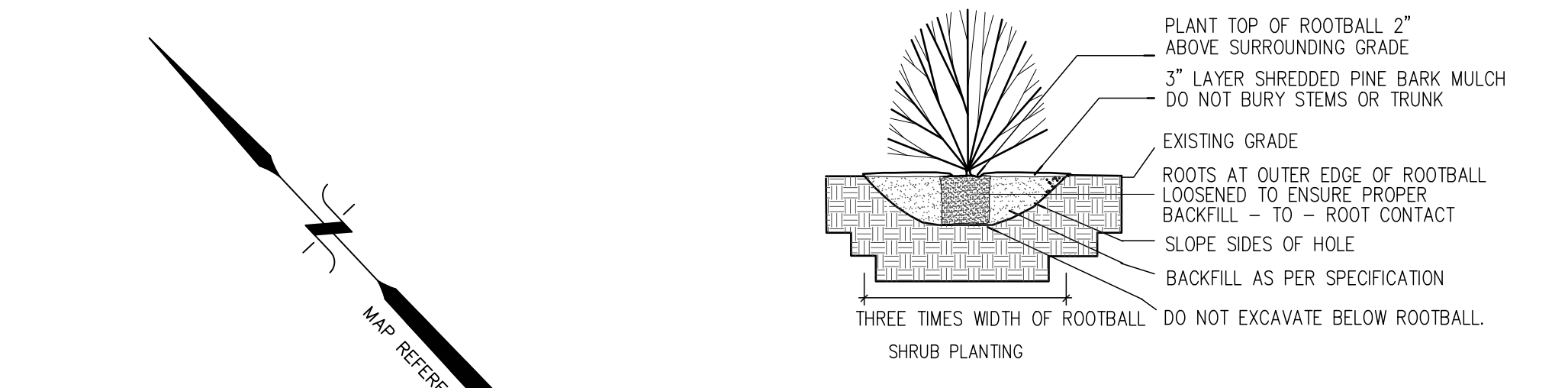
**CONSTRUCTION NOTES AND DETAILS**

PREPARED FOR  
**NISHI REAL ESTATE LLC**  
861 MIGEON AVENUE - RT. 4  
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)  
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info@hricassoc.com  
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DATE: 09/02/2020 MAP #: 0773  
SCALE: 1"=20 ft. SHEET #: C6  
DRAWING: 200773 DRAWN BY: TJS  
PROJECT #: 21-0824 CHECKED BY: KSH

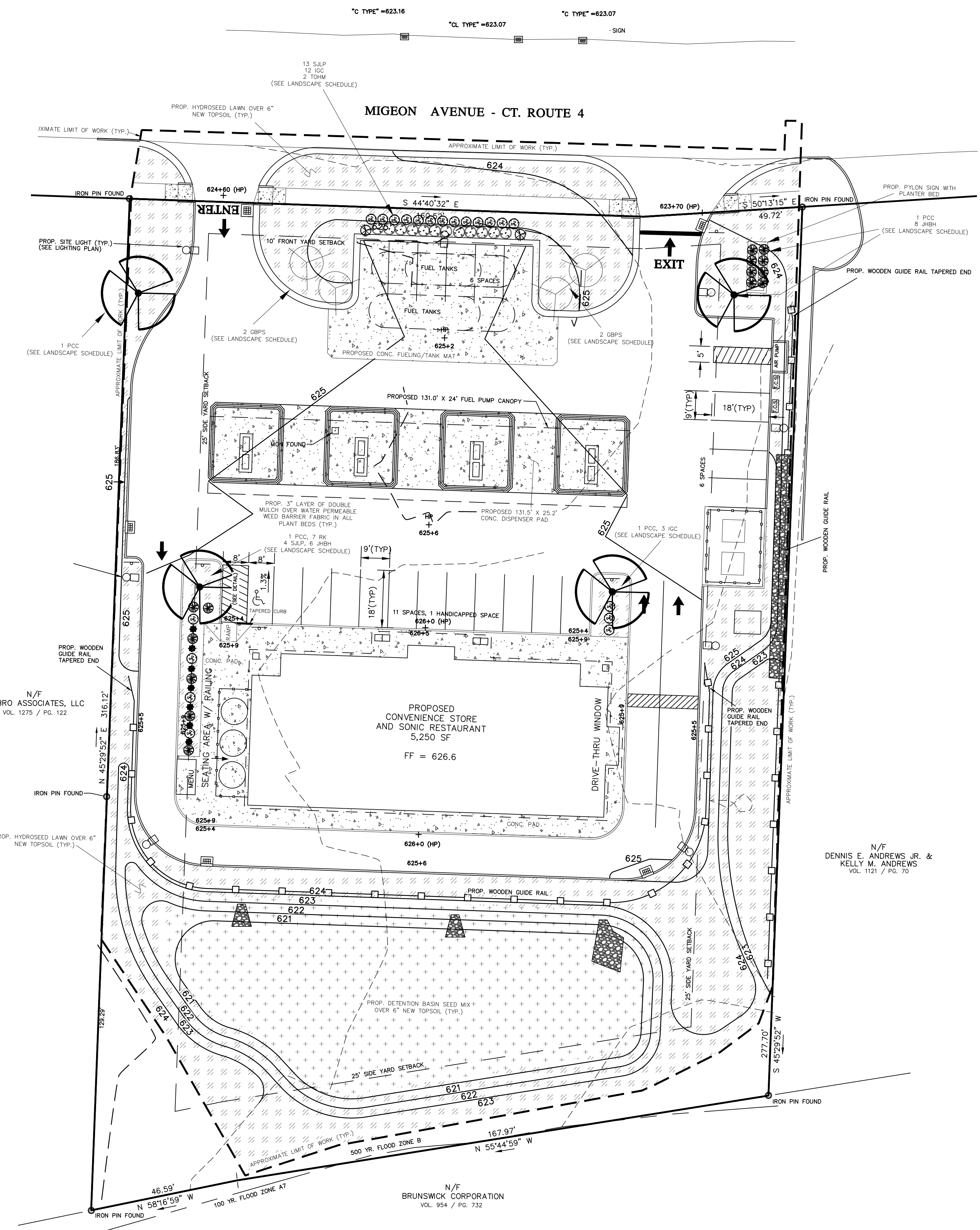




LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
GBPS	4	GINKGO BILOBA "PRINCETON SENTRY"	PRINCETON SENTRY BRAND GINKGO	2 1/2" - 3" CAL.	B+B
ICC	4	PIRUS CALLERYANA "CAPITAL"	CAPITAL PEAR	2" - 2 1/2"	B+B
SUBTOTAL	8				
<b>DECIDUOUS SHRUBS</b>					
SJP	17	SPIRAEA JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS SPIREA	15" - 18"	#3 CAN
SUBTOTAL	17				
<b>EVERGREEN SHRUBS</b>					
IGC	15	ILEX GLABRA "COMPACTA"	DWARF INKBERRY HOLLY	24" - 30"	#5 CAN
TOMM	2	THUJA OCCIDENTALIS "HETZ MIDGEET"	HETS MIDGEET ARBORVITAE	18" - 24"	#3 CAN
SUBTOTAL	17				
<b>GROUND COVERS</b>					
JHM	14	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR CREEPING JUNIPER	15" - 18" SPREAD	#3 CAN
SUBTOTAL	14				
<b>PERENNIALS</b>					
RK	7	ROSA "KNOCKOUT"	KNOCKOUT ROSE	2 GAL	CONTAINER
SUBTOTAL	7				

TOWN OF TORRINGTON LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS / PROPOSED
5.11.2	A. ALL REQUIRED DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES. C. AT THE TIME OF PLANTING, ALL REQUIRED SHRUBS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES	PROVIDED
5.11.3	A. 1. ONE DECIDUOUS TREE IS REQUIRED FOR EVERY FORTY LINEAL FEET OF FRONT YARD. DECIDUOUS TREES MUST ACCOUNT FOR AT LEAST 50% OF ALL TREES REQUIRED. 2. FIVE SHRUBS ARE REQUIRED FOR EVERY FORTY LINEAL FEET. B. NON-DECIDUOUS TREES ARE TO BE PLANTED NO MORE THAN EIGHT FEET OFF-CENTER. C. NON-DECIDUOUS TREES ARE TO BE PLANTED NO MORE THAN EIGHT FEET OFF-CENTER.	REQUIRED: 210 LF / 40' = 5.25 OR 6 TREES PROVIDED: 6 TREES REQUIRED: (220 LF / 40') X 5 = 26.25 OR 27 SHRUBS PROVIDED: 27 SHRUBS

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



LEGEND	
PROPERTY LINE	—
EXISTING MONUMENT	○
EXISTING IRON PIN OR PIPE	⊙
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
WOOD 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
LIMIT OF WORK	—
HYDROSEED LAWN MIX	⊞
DETENTION BASIN SEED MIX	⊞

**HYDROSEED SPECIFICATIONS:**

- 1.) PRIOR TO SEEDING, AREA IS TO BE TOPSOILED FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" IN DIAMETER.
- 2.) PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- 3.) SEEDING RATES:
 

PERENNIAL RYEGRASS	1 LB / 1000 SQ FT
KENTUCKY BLUEGRASS	1 LB / 1000 SQ FT
RED FESCUE	1 LB / 1000 SQ FT
SPREADING FESCUE	1 LB / 1000 SQ FT
FERTILIZER (16.32.16)	2 LB / 1000 SQ FT
LIQUID LIME	1 GAL. / 800 GAL.
TANK TACKIFIER	35 LB / 800 GAL.
TANK FIBER MULCH	30 LB / 1000 SQ FT
- 4.) GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

**DETENTION BASIN SEED MIX:**

"NATIVE DETENTION AREA MIX" AS PREPARED BY:  
 ERNST CONSTRUCTION SEEDS, INC.  
 8884 MERCER PIKE, HEAVYVILLE, PA 16335  
 PHONE: 800-873-3321 / 814-338-2404  
 EMAIL: SALES@ERNSSEEDS.COM  
 WEBSITE: WWW.ERNSSEEDS.COM

MIX COMPOSITION:  
 28.0% PANICUM CLANDESTINUM, "TIOGA" (DEERTONGUE, "TIOGA")  
 24.0% CAREX VILPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)  
 20.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)  
 20.0% PANICUM VIRGATUM, "SHAWNEE" (SWITCHGRASS, "SHAWNEE")  
 4.0% AGROSTIS PERENNANS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)  
 3.0% JUNCUS TENNIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)  
 1.0% JUNCUS EFFUSUS (SOFT RUSH)

APPLICATION RATE: 1 LB / 1000 SQ FT (20 LBS / ACRE)

02/08/21 SONIC DRIVE-THRU  
 DATE REVISION

**LANDSCAPE PLAN**  
 PREPARED FOR  
**NISHI REAL ESTATE LLC**  
 861 MIGEON AVENUE - RT. 4  
 TORRINGTON, CONNECTICUT

1" = 20'  
 INCHES

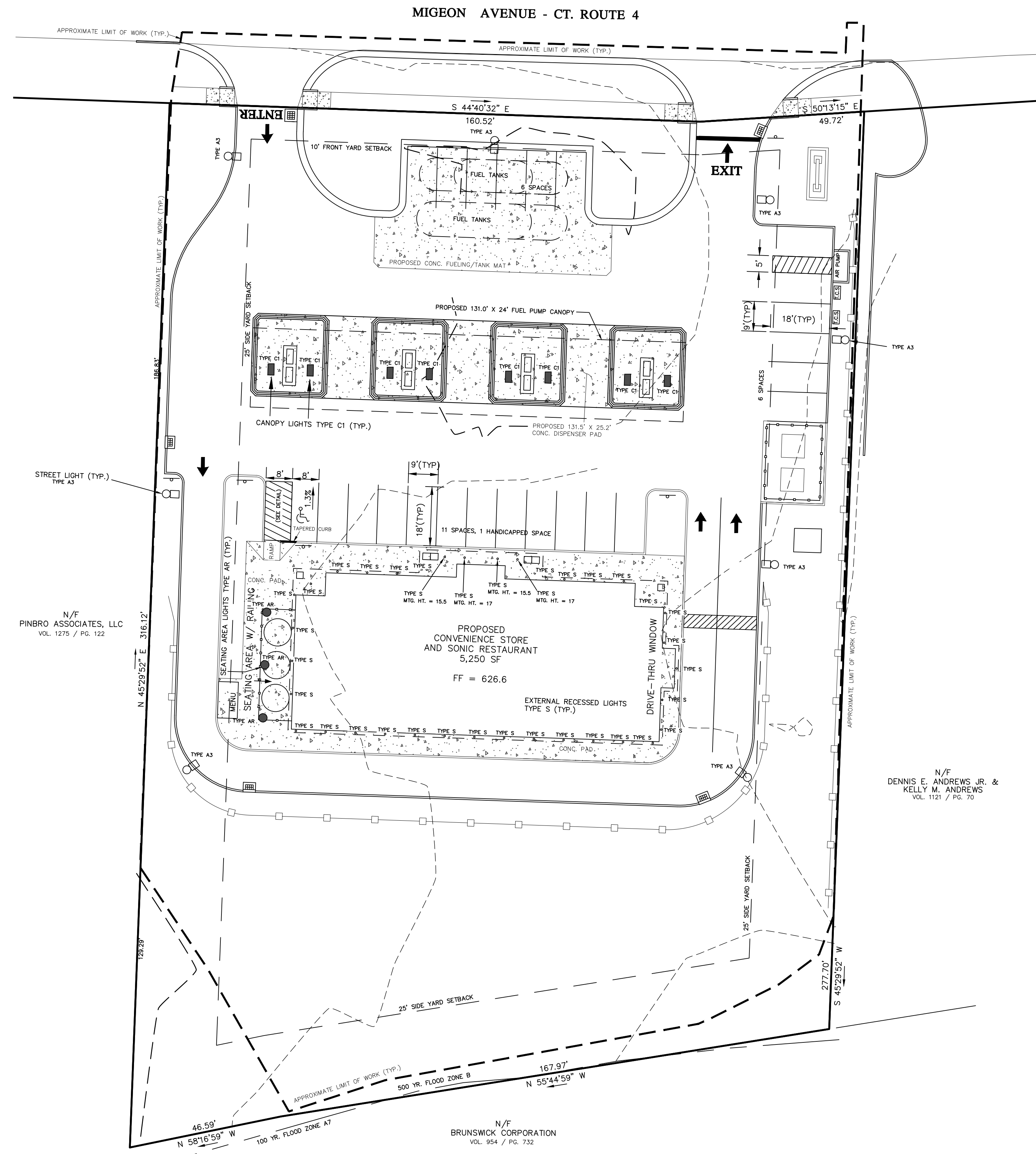
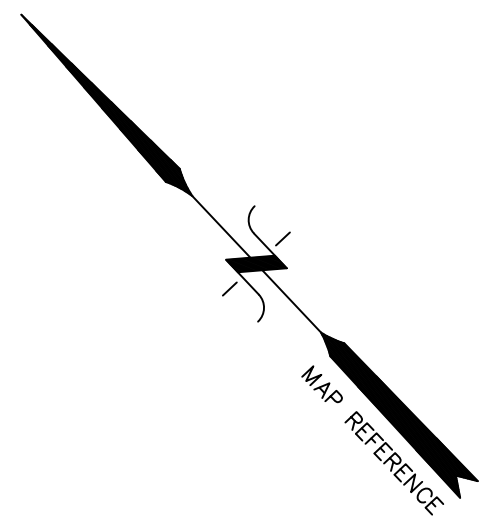
**Hrica Associates LLC**  
**Engineers** **Surveyors**

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 e-mail: hricassoc@optonline.net

DATE: 09/02/2020 MAP #: 0773  
 SCALE: 1"=20 ft. SHEET #: C9  
 DRAWING: 200773 DRAWN BY: TJS  
 PROJECT #: 21-0824 CHECKED BY: KSH





**LEGEND**

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
WOOD FENCE	—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	~ 310
EXISTING SPOT ELEVATION	311.5 310
LIMIT OF WORK	- - -

**NOTES:**

- EXCEPT FOR "TYPE AR" FIXTURES, ALL POLE MOUNTED FIXTURES ARE MOUNTED ON A 15 FT POLE ATOP A CONCRETE BASE FLUSH AT GRADE.
- "TYPE AR" FIXTURES ARE MOUNTED ON 8 FT POLES ATOP A CONCRETE BASE FLUSH AT GRADE.
- LIGHTING PLAN IS BASED UPON APPROVED LIGHTING PLANS CREATED BY OTHERS.

02/08/21	SONIC DRIVE-THRU
DATE	REVISION

**LIGHTING PLAN**  
PREPARED FOR  
**NISHI REAL ESTATE LLC**  
861 MIGEON AVENUE - RT. 4  
TORRINGTON, CONNECTICUT

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

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DATE:	09/02/2020	MAP #:	0773
SCALE:	1"=20 ft.	SHEET #:	C10
DRAWING:	200773	DRAWN BY:	TJS
PROJECT #:	21-0824	CHECKED BY:	KSH

LUMINARE SCHEDULE										
SYMBOL	LABEL	QTY.	ARRANGEMENT	MTG. HT. (FT.)	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
○	A3	8	SINGLE	15	7896	1.000	134	670	CREE, INC.	ARE-EDG-3MB-DA-06-E-ULWH-700-57K
●	AR	3	SINGLE	8	7985	1.000	92	276	CREE, INC.	ARE-EDG-5M-R5-04-E-UL-XH-700-57K
■	C1	8	SINGLE	14	21340	0.490	205.98	1647.84	CREE, INC.	CAN-228-SL-RM-09-E-UL-WH-700-57K (SWITCH SETTING 1)
○	S	36	SINGLE	12	1757	1.000	19.8	495	CREE, INC.	LR618L-40K-GU24 + RG6-GU24 HOUSING
				UNLESS NOTED OTHERWISE (SEE PLAN)						

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