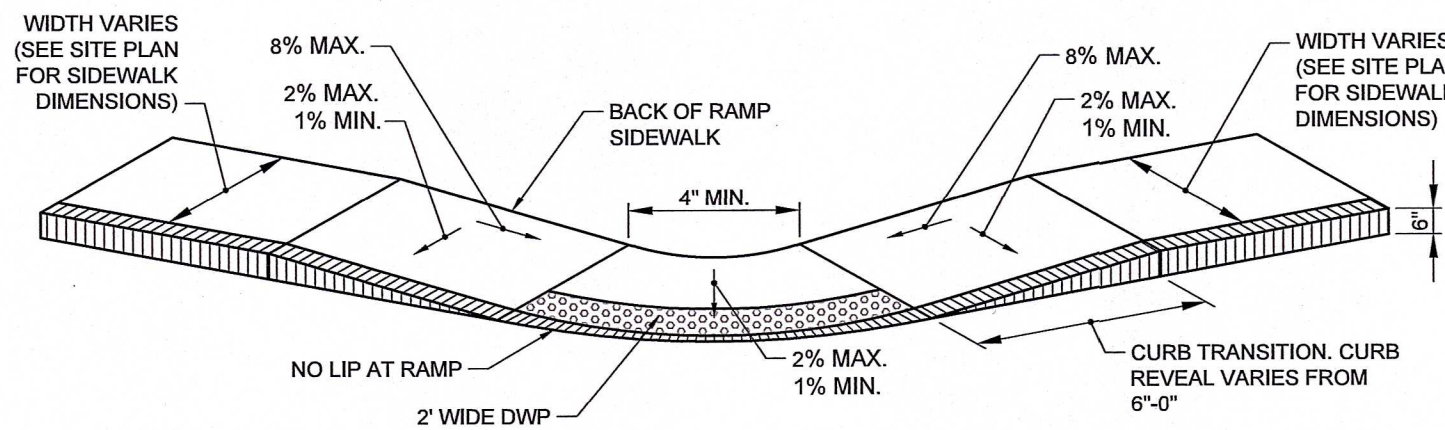
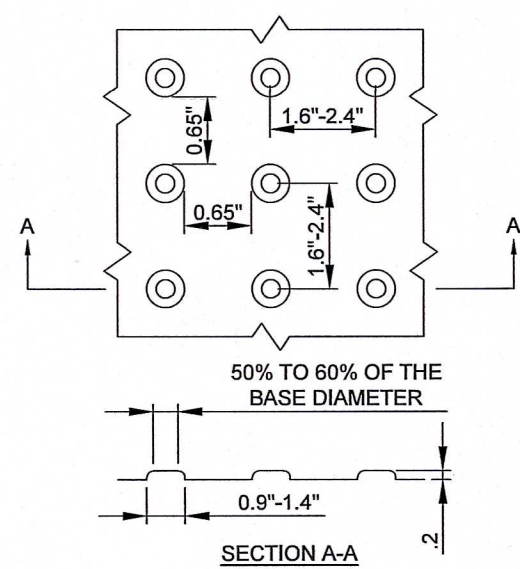


Drawing name: G:\CT\Montville\Honeycomb Real Estate Partners\2284 Route 32\Main\24029_C-10 Parking and Traffic Control Details II.dwg
Oct 25, 2024 - 14:00pm

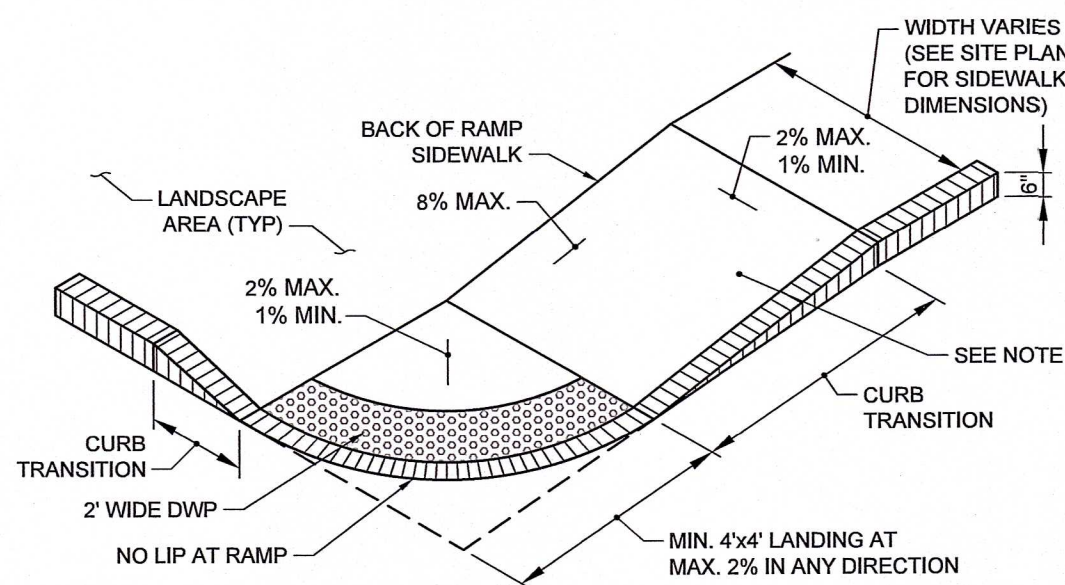
- NOTES:
- SEE PLANS FOR CURB TYPE.
 - CURB, RAMPS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE ARCHITECTURAL ACCESS BOARD (AAB), 521CMR AND THE AMERICANS WITH DISABILITIES ACT (ADA) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
 - THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE, EXCLUDING CURB RAMPS, SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
 - MAINTAIN A MINIMUM OF 4 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
 - GRADE BASE OF RAMP TO PREVENT PONDING.
 - RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
 - WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 - ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
 - WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS) MUST NOT EXCEED 1:12 (8% MAXIMUM, 7.5% PREFERRED).
 - ALL RAMPS SHALL BE CEMENT CONCRETE WITH EXPOSED AGGREGATE SURFACE.
 - DETECTABLE WARNING PANELS (DWP'S) SHALL BE A SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



TYPE 2 (AR2)

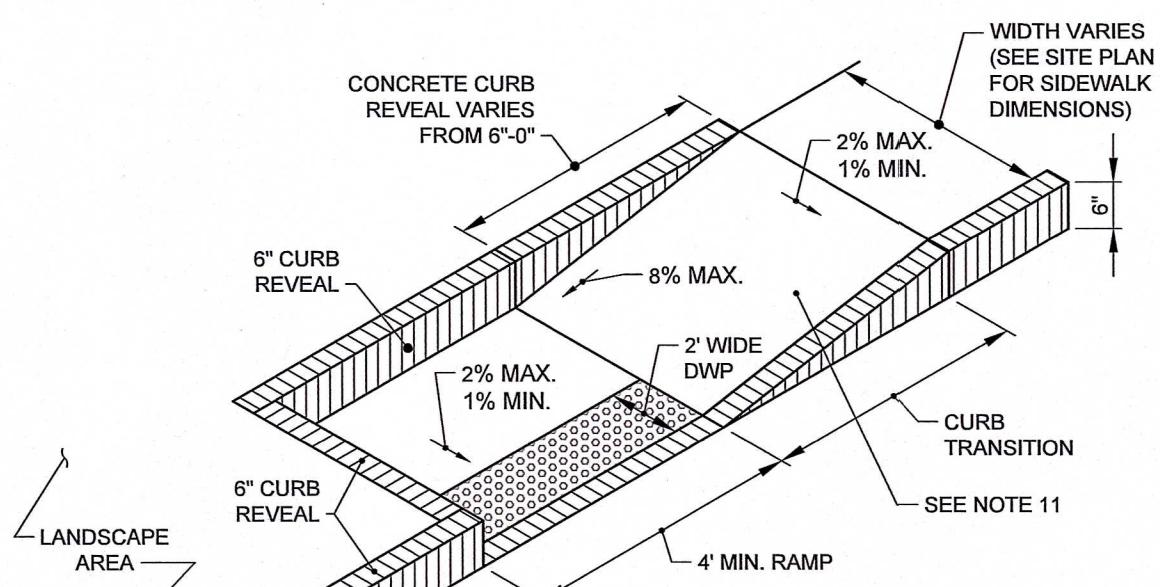


DETECTABLE WARNING PANEL

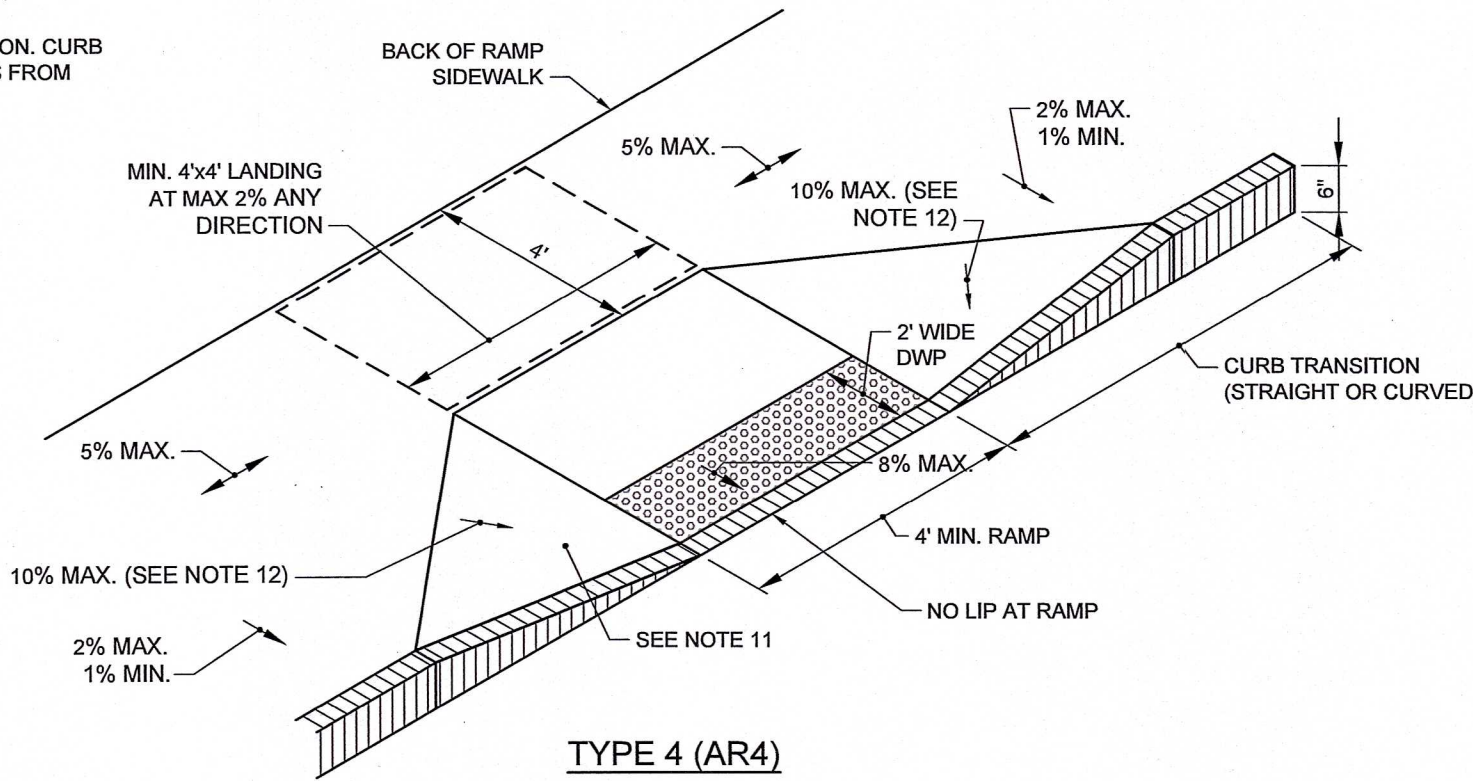


TYPE 3 (AR3)

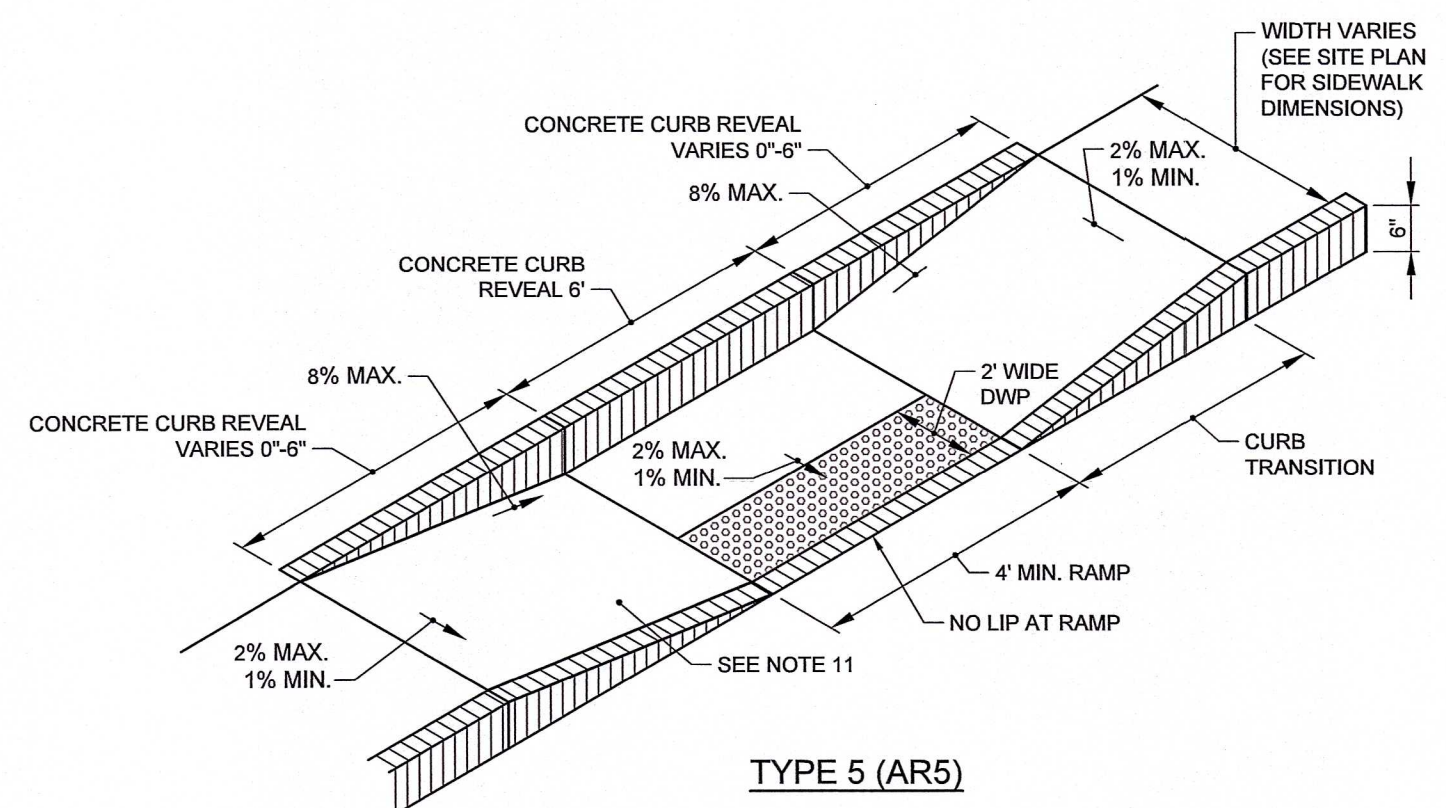
ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.



TYPE 1 (AR1)

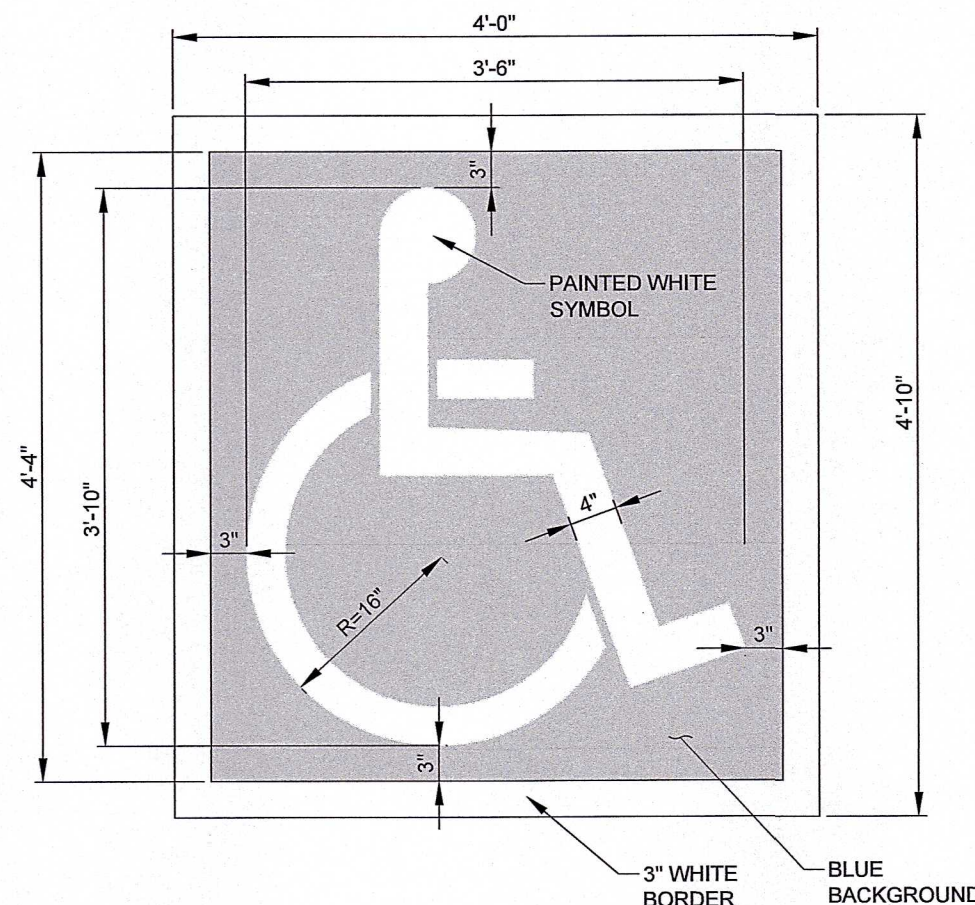


TYPE 4 (AR4)

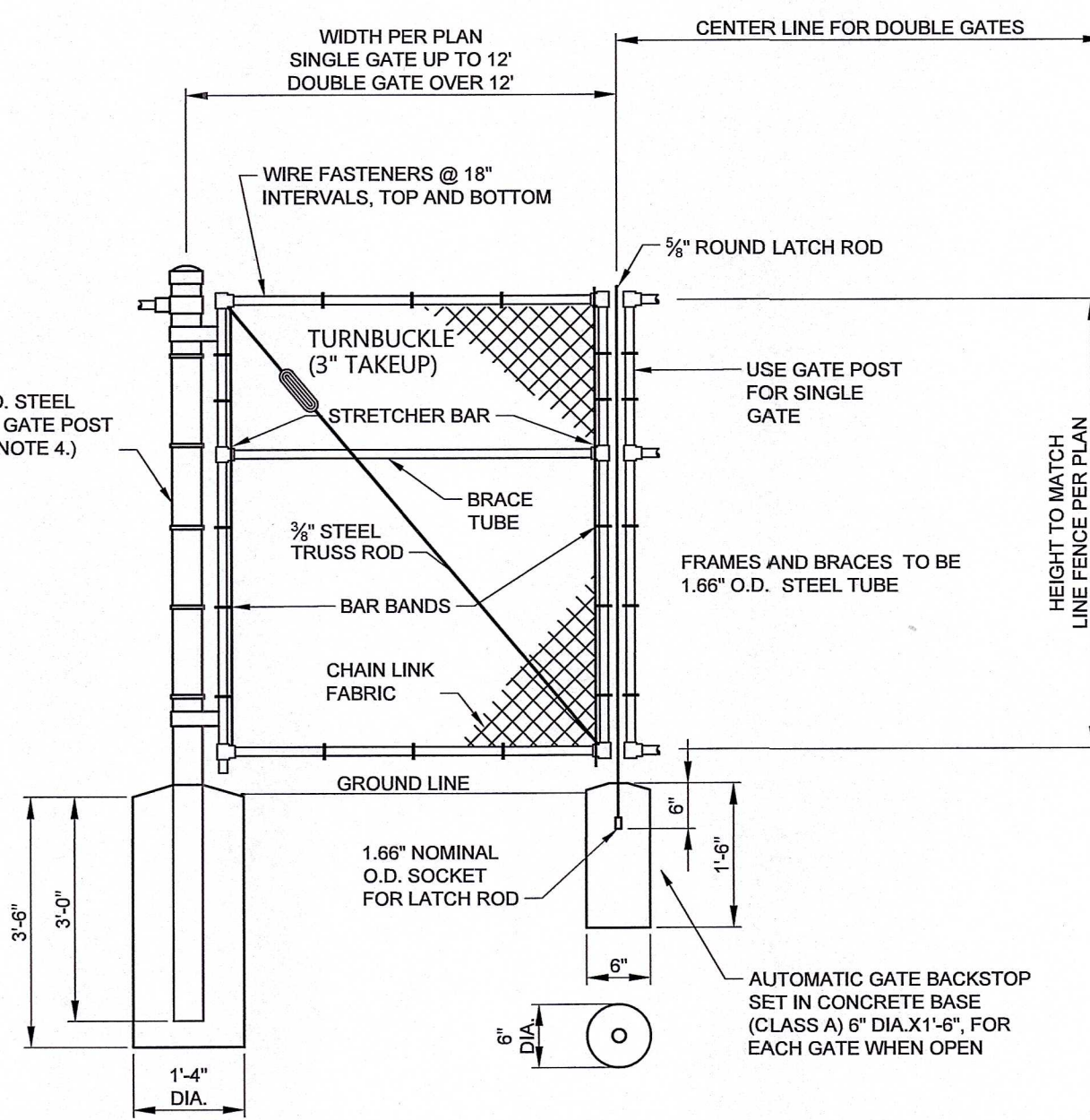


TYPE 5 (AR5)

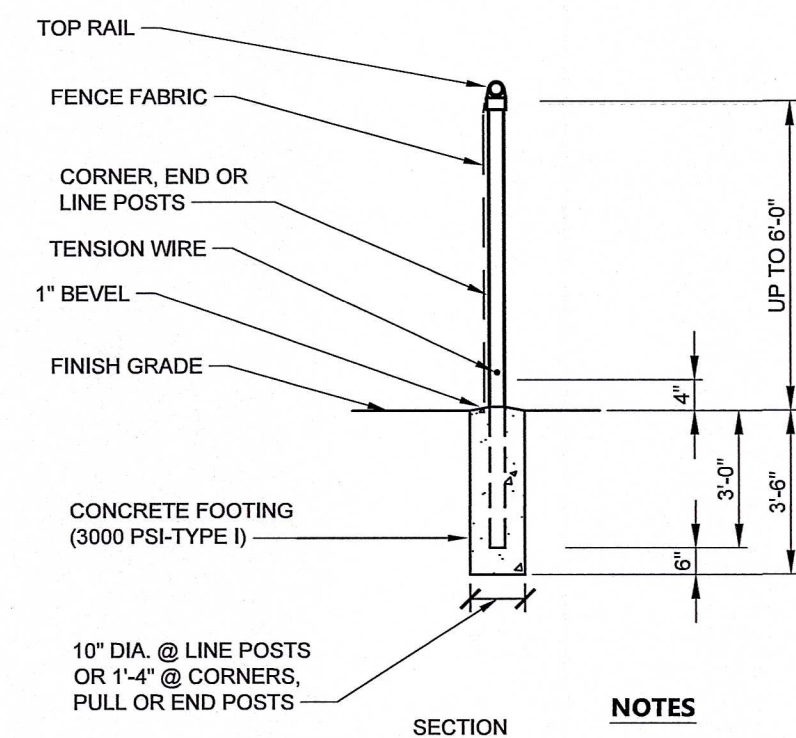
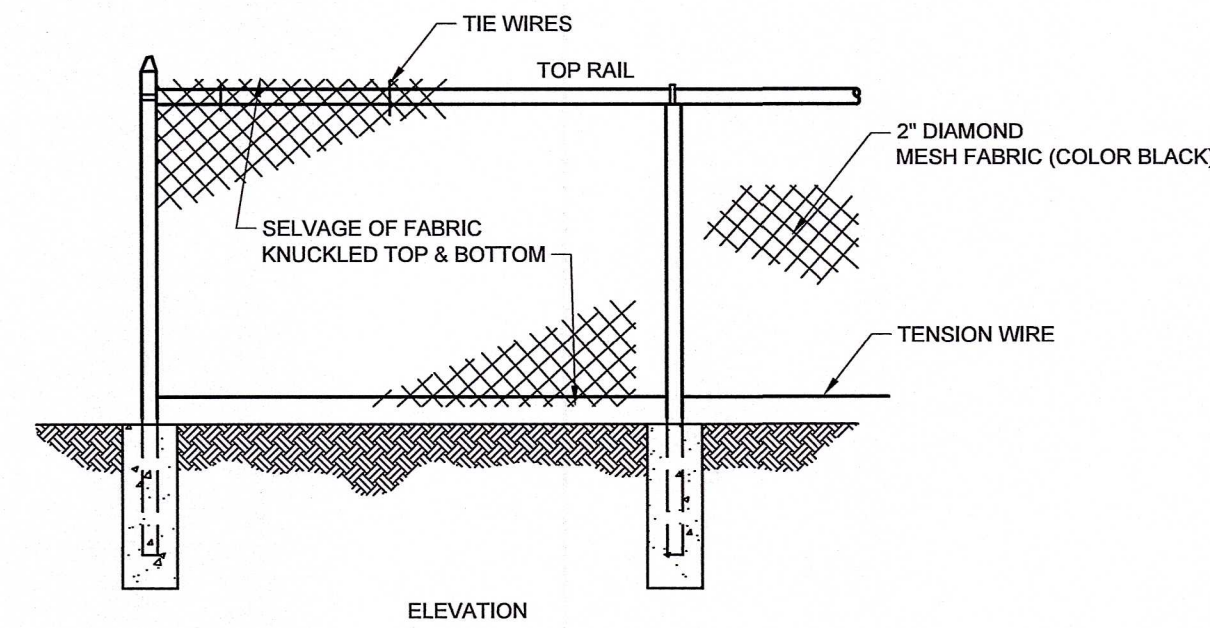
TYPICAL PAINTED ACCESSIBLE PARKING
SYMBOL WITH BLUE BACKGROUND
SCALE: N.T.S.



CHAINLINK FENCE GATE
SCALE: N.T.S.

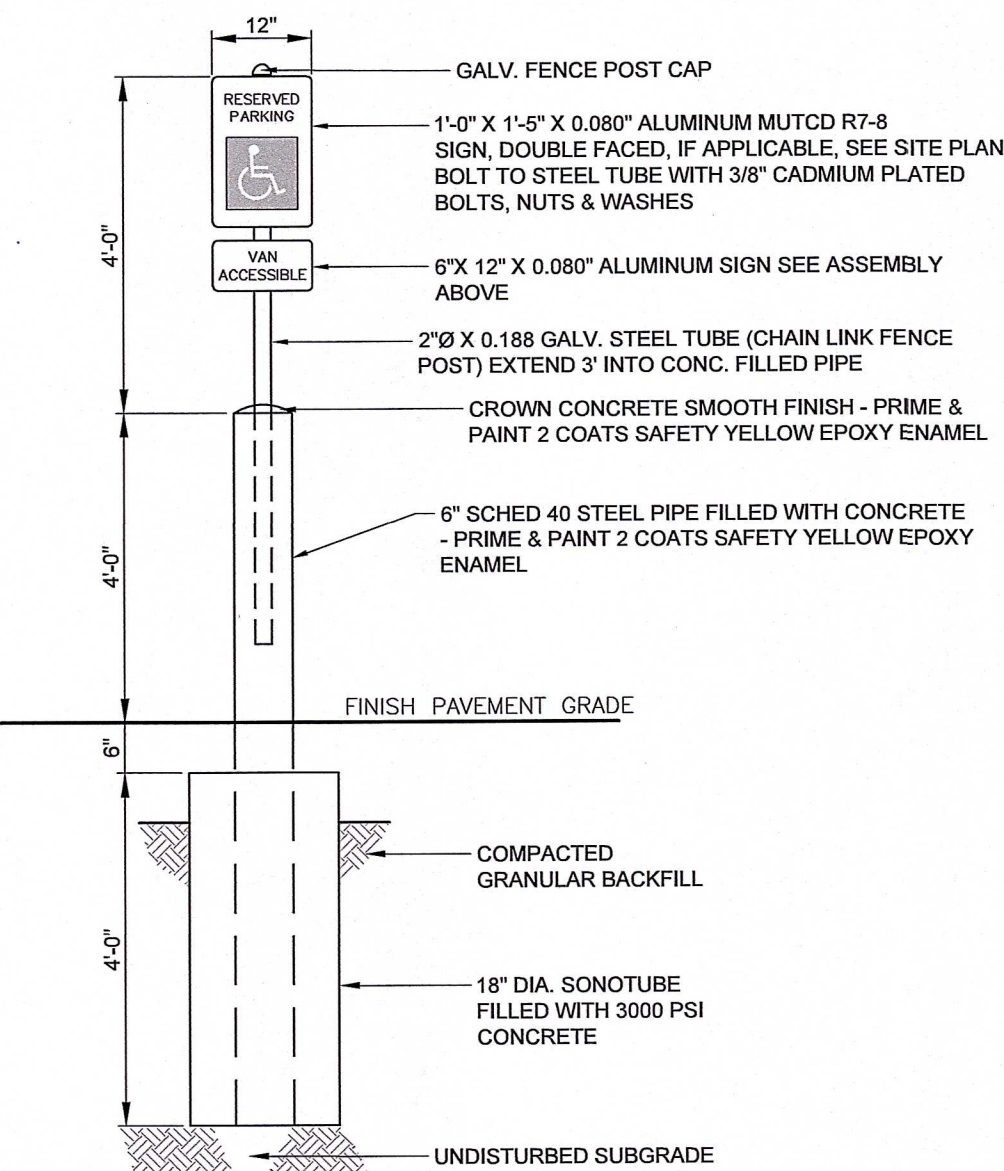


- NOTES
- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
 - GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
 - GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

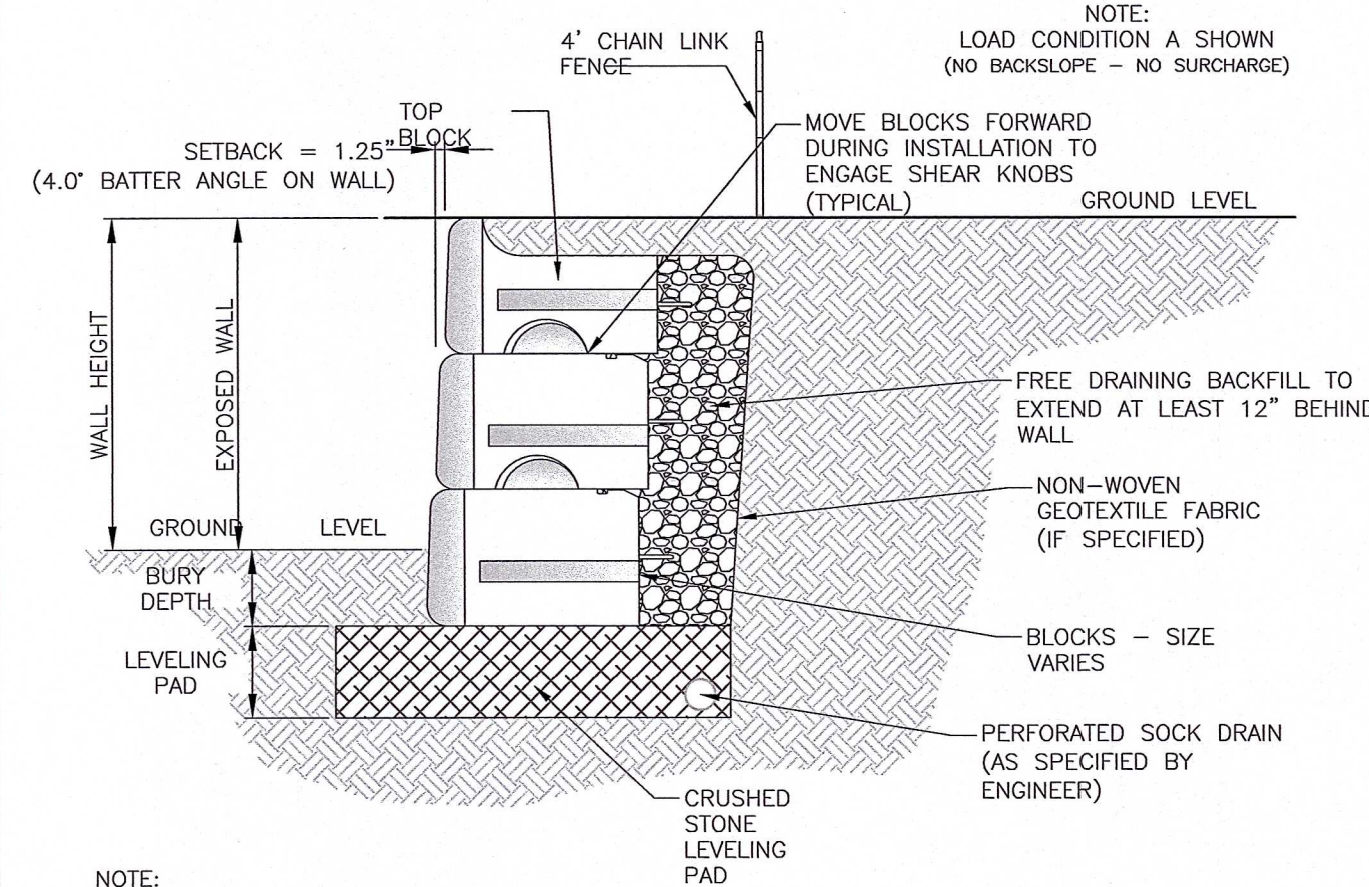


- NOTES
- MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

4" CHAINLINK FENCE
SCALE: N.T.S.



BARRIER FREE SIGN BOLLARD DETAIL
SCALE: N.T.S.



- NOTE:
- THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH RETAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED ENGINEER. THE CONTRACTOR WILL SUBMIT TO THE ENGINEER A SET OF RETAINING WALL PLANS FOR REVIEW OF DIMENSIONAL REQUIREMENTS PRIOR TO INSTALLATION OF THE WALL. DESIGN OF RETAINING WALL TO INCLUDE A GLOBAL STABILITY ANALYSIS USING FEDERAL HIGHWAY ADMINISTRATION CRITERIA.
- TYPICAL GRAVITY DESIGN BUILD WALL
(RED-ROCK OR APPROVED EQUAL)
SCALE: N.T.S.

RJOC

DATE	REVISION	NO.	DATE	REVISION	NO.
10/25/2024	SUBMITTED FOR SITE PLAN REVIEW (P&Z)	1.	09/25/2024	SUBMITTED TO INLAND WETLANDS COMMISSION	1.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.272.0180 - RJOC@CONNELL.COM

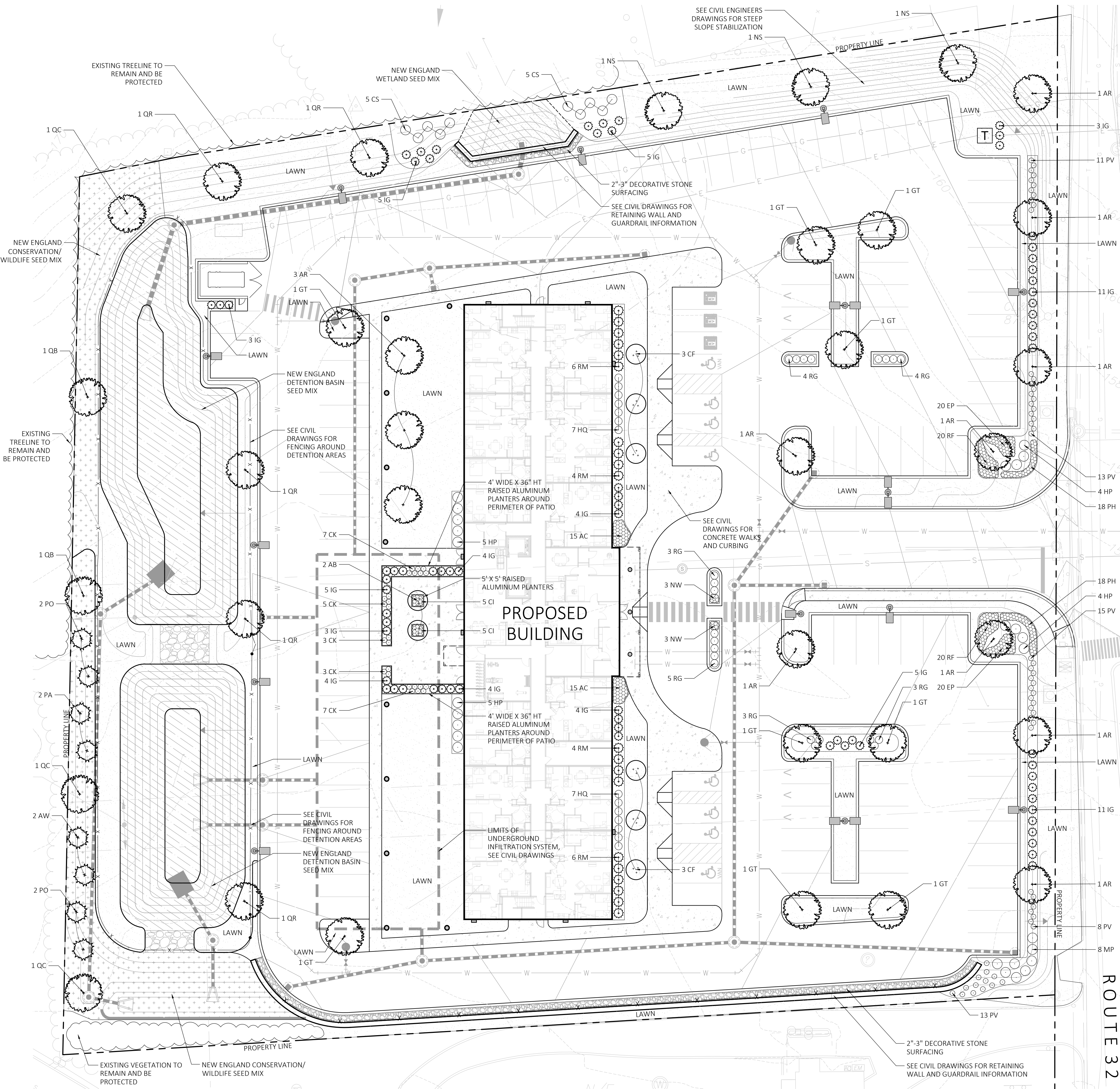
PREPARED FOR:
HONEYCOMB REAL ESTATE PARTNERS
20 AVON MEADOW LANE
AVON, CT 06001

PROJECT NAME:
HORIZON VIEW
MONTVILLE, CT

SEAL:

DESIGNED BY: RWS
DRAWN BY: WJH
REVIEWED BY: BPD/RWS
SCALE: NOT TO SCALE
DATE: 09/25/2024
DRAWING NAME:
PARKING AND TRAFFIC CONTROL DETAILS II

DRAWING NUMBER:
C-10
PROJECT NUMBER:
24029
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PLANTING:

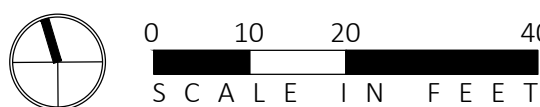
1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

PLANT SCHEDULE				
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE
TREES				
AB	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7-8' HT.
AR	12	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3-3.5" CAL.
CF	6	CORNUS FLORIDA	FLOWERING DOGWOOD	7-8' HT.
GT	9	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	3-3.5" CAL.
NS	3	NYSSA SYLVATICA	BLACK TUPELO	3-3.5" CAL.
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3.5" CAL.
QC	3	QUERCUS COCCINEA	SCARLET OAK	3-3.5" CAL.
QR	5	QUERCUS RUBRUM	RED OAK	3-3.5" CAL.
EVERGREEN TREES				
AW	2	ABIES CONCOLOR	WHITE FIR	6-7' HT.
PA	2	PICEA ABIES	NORWAY SPRUCE	6-7' HT.
PO	4	PICEA OMORIKA	SERBIAN SPRUCE	6-7' HT.
SHRUBS				
CS	10	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	5 GAL.
HP	18	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	5 GAL.
HQ	14	HYDRANGEA QUERCIFOLIA 'PEE WEE'	DWARF OAKLEAF HYDRANGEA	5 GAL.
IG	71	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	30" HT.
MP	8	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5 GAL.
RM	20	RHODODENDRON MAXIMUM ROSEUM	PINK ROSEBAY RHODODENDRON	5 GAL.
RG	22	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	3 GAL.
PERENNIALS, GROUND COVER AND ORNAMENTAL GRASSES				
AC	30	ASTILBE CHINENSIS 'VISIONS IN WHITE'	VISIONS IN WHITE ASTILBE	1 GAL.
CI	10	CAREX MORROW 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.
CK	25	CALAMAGROSTIS X ACUTILORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
EP	40	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
NW	6	NEPETA X FAASSENII 'WALKERS LOW'	CATMINT	1 GAL.
PH	36	PENNISETUM ALOPECUROIDES 'HADELN'	FOUNTAIN GRASS	1 GAL.
PV	60	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS	1 GAL.
RF	40	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL.
SEED MIX				
		NEW ENGLAND WETLAND PLANTS, INC. 413-548-8000	NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX	25 LB/ACRE
		NEW ENGLAND WETLAND PLANTS, INC. 413-548-8000	NEW ENGLAND WETMIX (WETLAND SEED MIX)	18 LB/ACRE
		NEW ENGLAND WETLAND PLANTS, INC. 413-548-8000	NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASIN AND MOIST SITES	35 LB/ACRE

1 LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'-0"

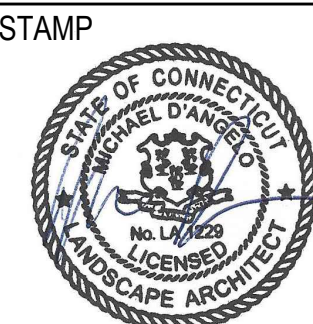
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MDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC
119 GRISWOLD STREET
SUITE 209
GLASTONBURY, CT 06033
T. 203.592.4788
WWW.MD-LA.COM

HORIZON VIEW
MONTVILLE, CT



REV. NO.	DATE	DESCRIPTION
	9/25/24	INLAND WETLANDS SUBMISSION

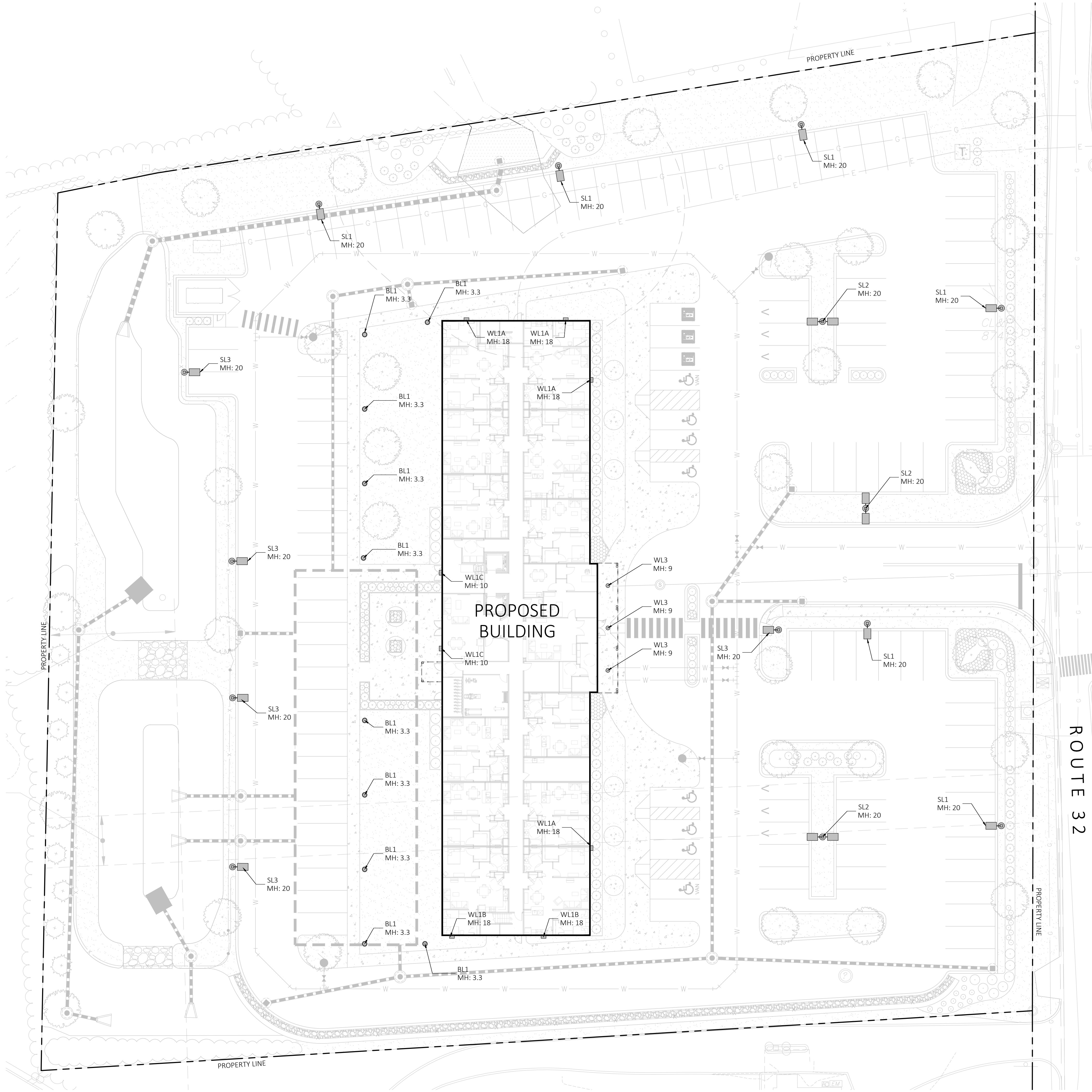
LANDSCAPE
PLANTING
PLAN

DRAWN:
MR, CB
CHECKED:
MR
SCALE:
AS NOTED
DATE:
09/25/24

L100

SHEET 1 OF 6

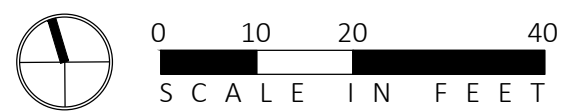
plot date: 9/24/2024



LIGHT SCHEDULE							
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNT	MOUNT HT	COLOR
	BL1	TARGETTI	MBB-41-40-36-L3-30-STD FINISH	PATH LIGHT BOLLARD	CONCRETE FOOTING	3.3'	BLACK
	SL1	CURRENT	(SINGLE)RAR1-160L-70-3K7-3-UNV-ASQU-STD FINISH-BC	STREET LIGHT	CONCRETE FOOTING	20'	BLACK
	SL2	CURRENT	(DUAL)RAR1-160L-70-3K7-4W-UNV-ASQU-STD FINISH	DOUBLE HEADED STREET LIGHT	CONCRETE FOOTING	20'	BLACK
	SL3	CURRENT	(SINGLE)RAR1-160L-70-3K7-4W-UNV-ASQU-STD FINISH	STREET LIGHT	CONCRETE FOOTING	20'	BLACK
	WL1A	CURRENT	RWL2-160L-50-3K7-4W-UNV-STD FINISH	WALL MOUNTED LIGHT	WALL MOUNTED	18'	BLACK
	WL1C	CURRENT	LNC2-48L-15-3K7-4W-UNV-STD FINISH	WALL MOUNTED LIGHT	WALL MOUNTED	10'	BLACK
	WL3	CURRENT	LTR-6RD-H-SL06L-DM1-LTR-6RD-T-SL30K8WDS	BUILDING MOUNTED LIGHT	BUILDING MOUNTED	9'	BLACK

CONTACT: ILLUMINATE, 617-947-8996, STEVE PRUDHOMME
1. SUBMIT CUT SHEETS FOR LANDSCAPE ARCHITECT APPROVAL
2. "MH" = MOUNTING HEIGHT IN FEET

2 LANDSCAPE LIGHTING PLAN
SCALE: 1" = 20'-0"



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SIGNATURE BLOCK

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HORIZON VIEW
MONTVILLE, CT

STAMP

REV. NO.	DATE	DESCRIPTION
	9/25/24	INLAND WETLANDS SUBMISSION

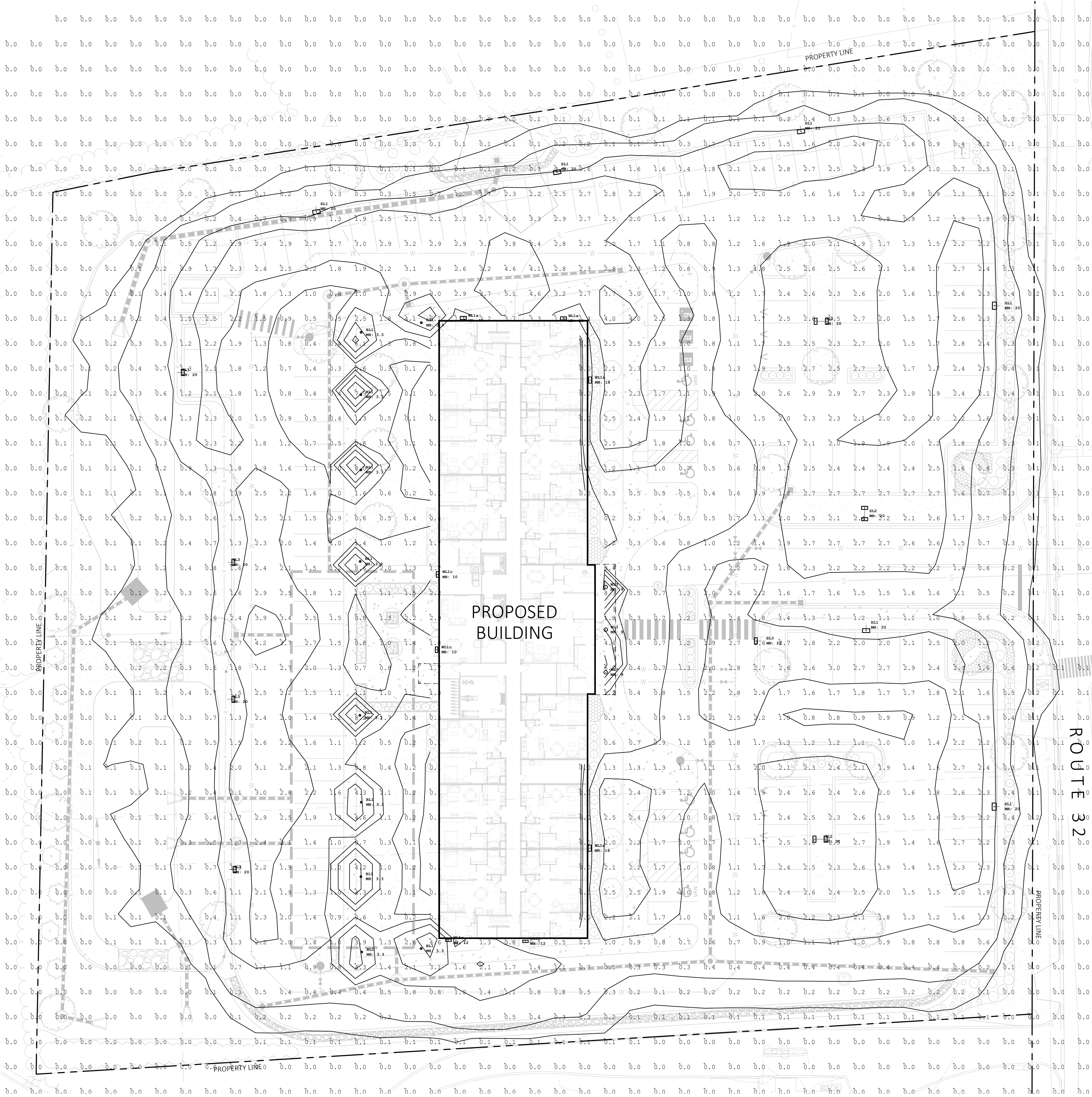
LANDSCAPE
LIGHTING
PLAN

DRAWN:
MR, CB
CHECKED:
MR
SCALE:
AS NOTED
DATE:
09/25/24

L200

SHEET 2 OF 6

plot date: 9/24/2024



LIGHT SCHEDULE						
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNT	MOUNT HT
●	BL1	TARGETTI	MBB-41-40-36-L3-30-STD FINISH	PATH LIGHT BOLLARD	CONCRETE FOOTING	3.3'
⊙	SL1	CURRENT	(SINGLE)RARI-160L-70-3K7-3-UNV-ASQU-STD FINISH-BC	STREET LIGHT	CONCRETE FOOTING	20'
⊙	SL2	CURRENT	(DUAL)RARI-160L-70-3K7-4W-UNV-ASQU-STD FINISH	DOUBLE HEADED STREET LIGHT	CONCRETE FOOTING	20'
⊙	SL3	CURRENT	(SINGLE)RARI-160L-70-3K7-4W-UNV-ASQU-STD FINISH	STREET LIGHT	CONCRETE FOOTING	20'
■	WL1A	CURRENT	RWL2-160L-50-3K7-4W-UNV-STD FINISH	WALL MOUNTED LIGHT	WALL MOUNTED	18'
■	WL1C	CURRENT	LCN2-48L-15-3K7-4W-UNV-STD FINISH	WALL MOUNTED LIGHT	WALL MOUNTED	10'
○	WL3	CURRENT	LTR-6RD-H-SL06L-DM1-LTR-6RD-T-SL30K8WDS	BUILDING MOUNTED LIGHT	BUILDING MOUNTED	9'

CONTACT: ILLUMINATE, 617-947-8996, STEVE PRUDHOMME
1. SUBMIT CUT SHEETS FOR LANDSCAPE ARCHITECT APPROVAL
2. "MH" = MOUNTING HEIGHT IN FEET

Luminaire Schedule				
Qty	Label	Arr. Watts	Arrangement	Description
10	BL1	27	SINGLE	0.900 MBB41 36L330FE
6	SL1	68.4	SINGLE	0.900 RAR-1-160L-70-3K7-3-BC
3	SL2	136.8	BACK-BACK	0.900 RAR1-160L-70-3K7-4W-U
5	SL3	68.4	SINGLE	0.900 RAR1-160L-70-3K7-4W-U
4	WL1a	54	SINGLE	0.900 RWL2-160L-50-3K7-4-U
4	WL1c	15	SINGLE	0.900 LNC2-48L-15-3K7-4W-UNV
3	WL3	7.8	SINGLE	0.900 LTR-6RD-H-SL06L-DM1_LTR-6RD-T-SL35K8WDS

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Site	Fc	0.57	8.6	0.0	N.A.

MDLA

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HORIZON VIEW
MONTVILLE, CT

STAMP

REV. NO. DATE DESCRIPTION
8/25/24 INLAND WETLANDS
SUBMISSION

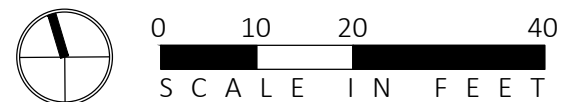
LANDSCAPE
LIGHTING
PHOTOMETRICS
PLAN

DRAWN: MR, CB
CHECKED: MR
SCALE: AS NOTED
DATE: 09/25/24
SHEET 3 OF 6

L201

plot date: 9/24/2024

2 LANDSCAPE LIGHTING PHOTOMETRICS PLAN
SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION

SIGNATURE BLOCK

STAMP



REV. NO.	DATE	DESCRIPTION
	9/25/24	INLAND WETLANDS SUBMISSION

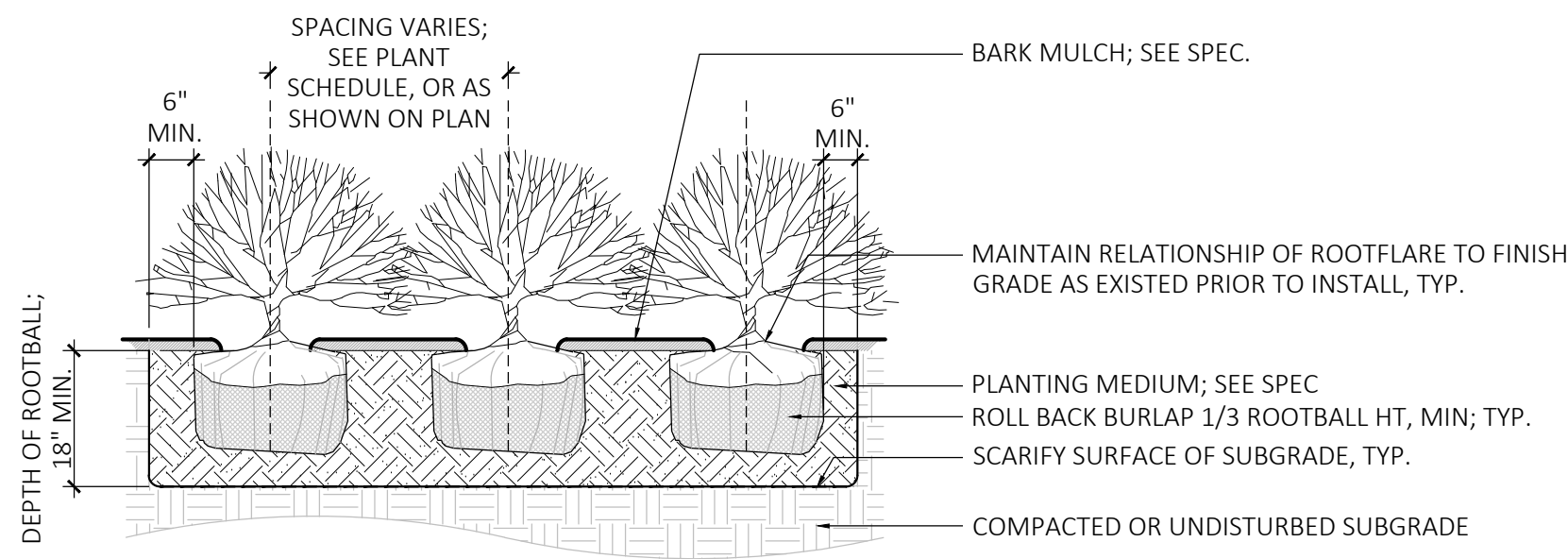
LANDSCAPE
DETAILS

DRAWN:
MR, CB
CHECKED:
MR
SCALE:
AS NOTED
DATE:
09/25/24

L300

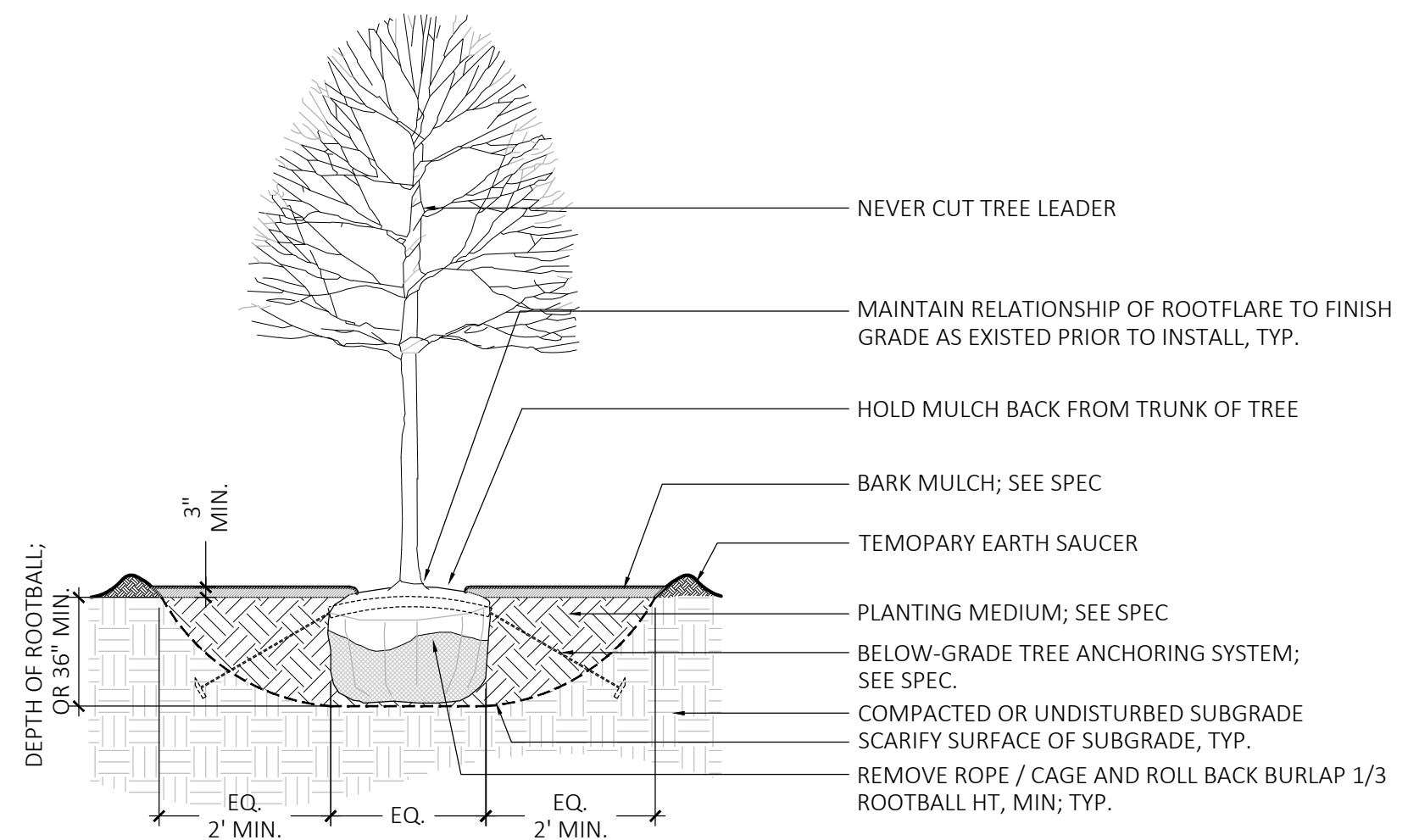
SHEET 4 OF 6

plot date: 9/24/2024



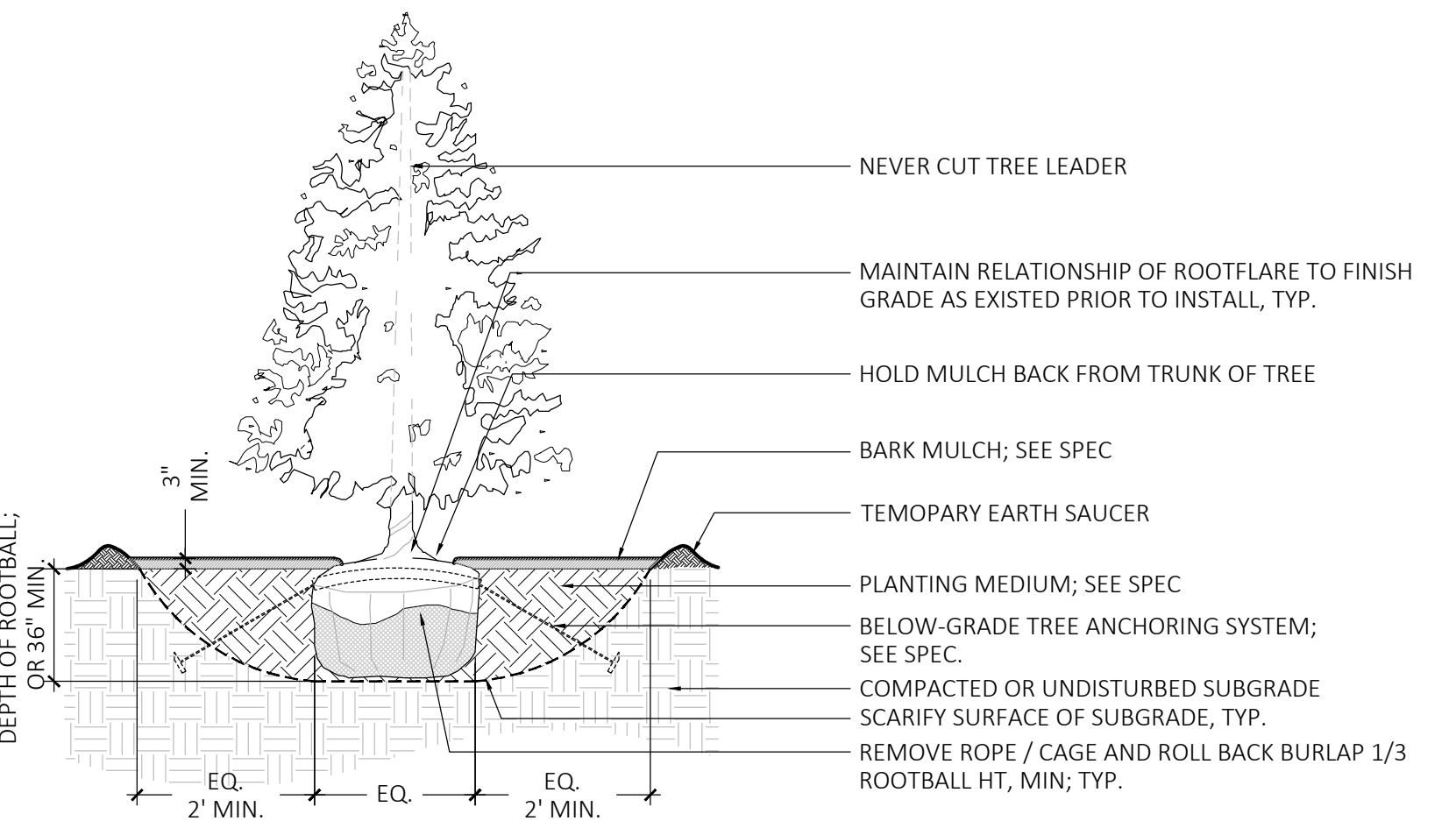
3 SHRUB PLANTING

SCALE: $\frac{3}{8}$ " = 1'-0"



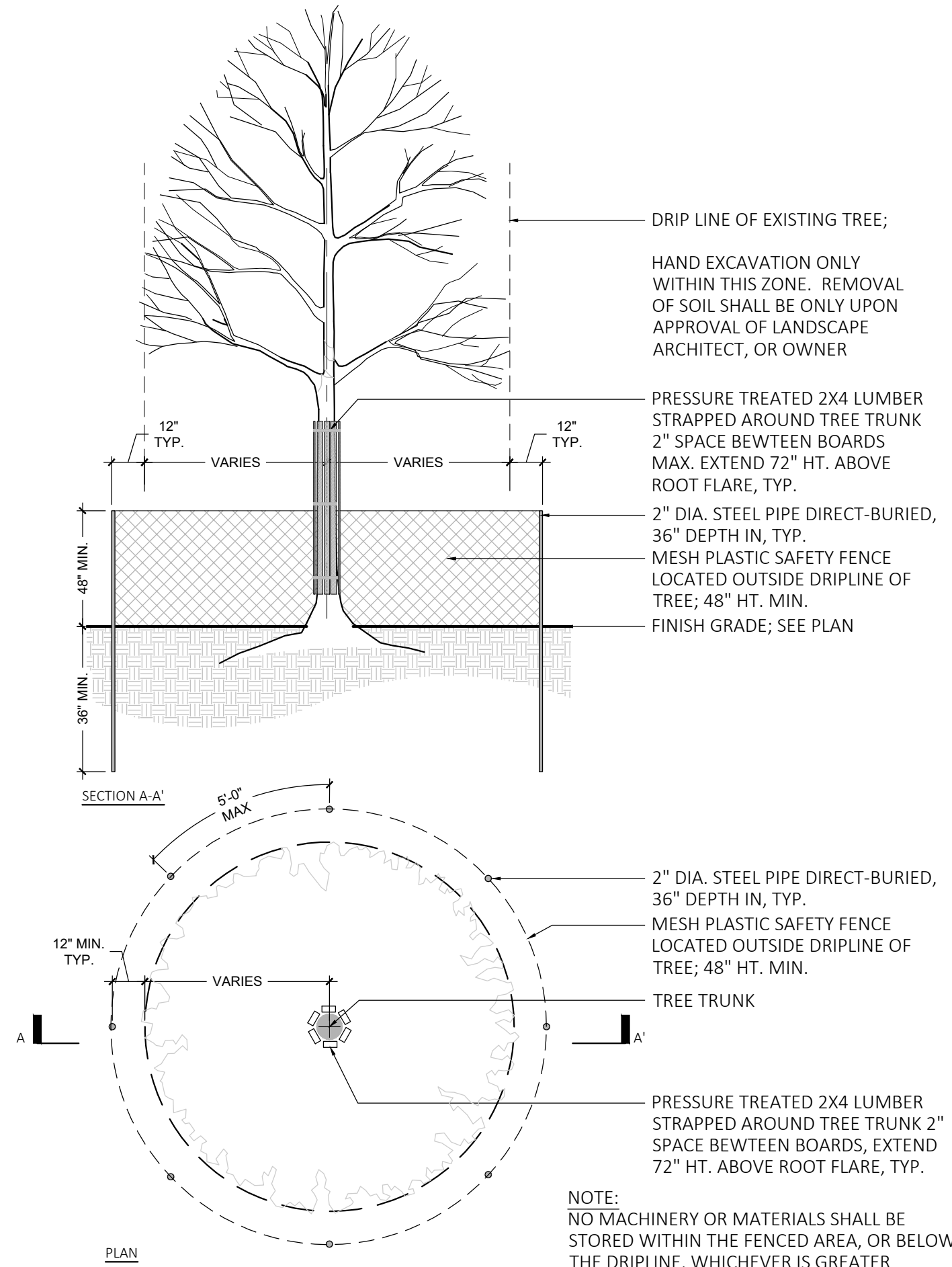
4 DECIDUOUS TREE PLANTING

SCALE: $\frac{3}{8}$ " = 1'-0"



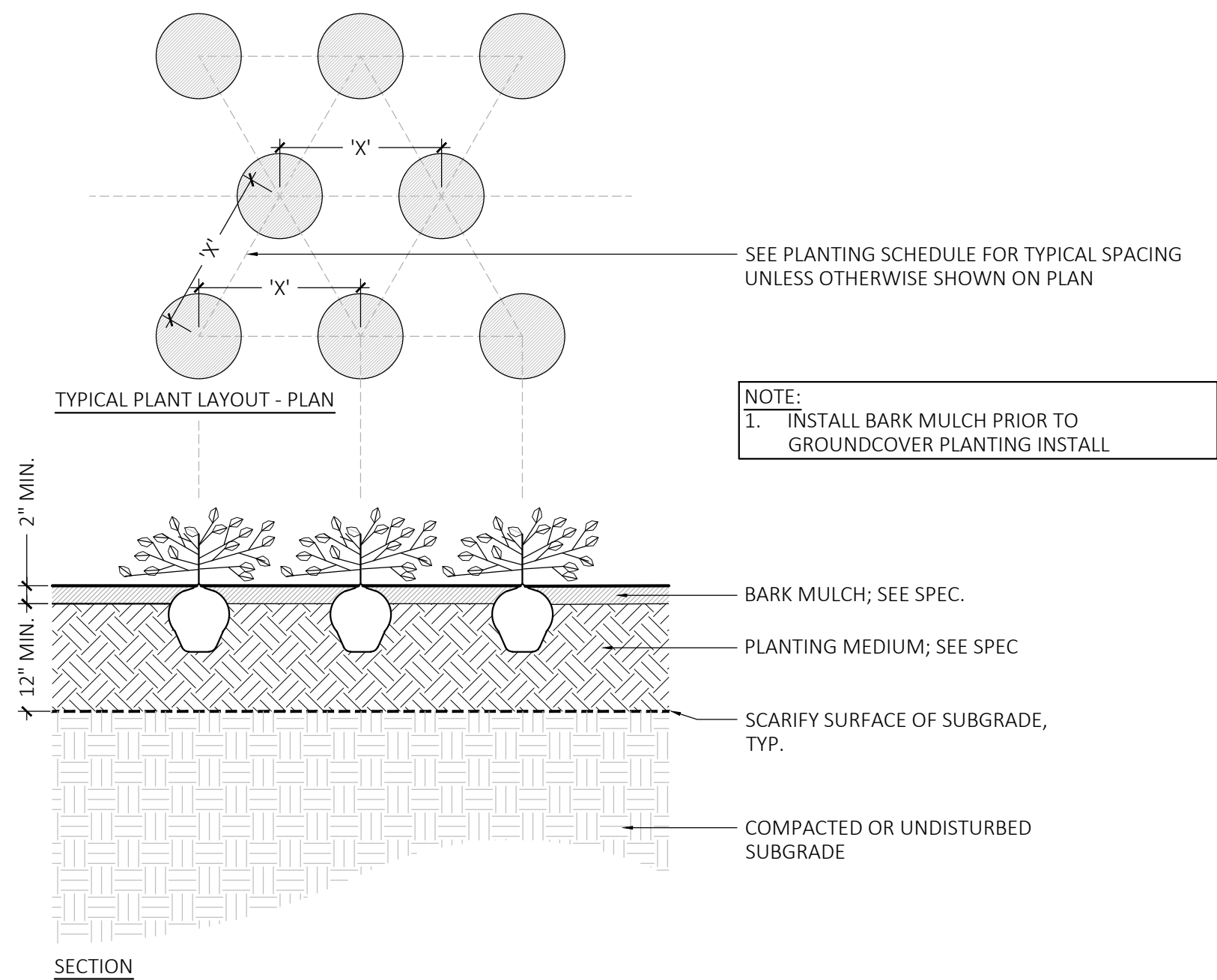
5 EVERGREEN TREE PLANTING

SCALE: $\frac{3}{8}$ " = 1'-0"



1 TREE PROTECTION FENCING

SCALE: $\frac{3}{8}$ " = 1'-0"



2 GROUNDCOVER PLANTING

SCALE: $\frac{3}{8}$ " = 1'-0"

SIGNATURE BLOCK

NOT FOR CONSTRUCTION