

GENERAL NOTES

- 1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- 2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
- 4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- 5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
- 6. SEE SHEET C-4.1 FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

MAP REFERENCES:

- A. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

PLANTING SOIL NOTES

- 1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
- 2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
  - 3 PARTS SIEVED TOPSOIL
  - 1 PART CLEAN WASHED COARSE SAND
  - 1 PART PEAT HUMUS
  - 5 LBS. COMPOST PER CUBIC YARD OF MIX
- 3. MYCORRHIZAL INNOCULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
- 4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
- 5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- 6. TOPSOIL MIX SHALL INCLUDE:
  - 3 PARTS SIEVED TOPSOIL
  - 1 PART SAND
  - 1 PART HUMUS
  - 5 LBS. COMPOST PER CU. YD. OF MIX
- 7. TOPSOIL:
  - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
  - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
  - C. MECHANICAL ANALYSIS
- D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
- E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

- 1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
- 2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- 3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- 4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- 5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- 6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- 8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
- 9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- 10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- 11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- 12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- 13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- 14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- 16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- 17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
- 18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
- 19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- 20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
- 21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.

LIGHTING NOTES

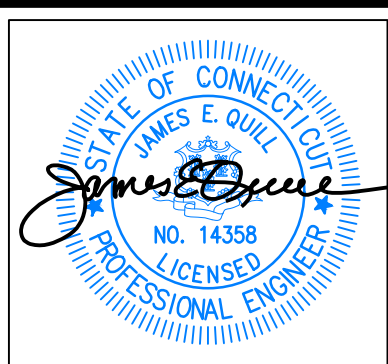
- 1. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
- 2. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- 3. SEE SHEET C-2.1 FOR THE PROPOSED LAYOUT.

FIXTURE SCHEDULE

QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
7	P1		PARKING LOT POLE LIGHT FIXTURE	HUBBELL LIGHTING ASL LED SERIES, MODEL ASL-16L-4K-219-4-EHS, POWDER COATED ALUMINUM DARK BRONZE.	123W 4K LED, TYPE 2 DISTRIBUTION, 16' MOUNTING HEIGHT	11,253
11	W1		PATIO WALL LIGHT FIXTURE	LITHONIA ACCENT, MODEL OLC59WH POWDER COATED ALUMINUM, WHITE	8.9W 4K LED, 120V	513
11	W2		FRONT PORCH WALL LIGHT FIXTURE	LITHONIA ACCENT, MODEL OLC59WH POWDER COATED ALUMINUM, WHITE	8.9W 4K LED, 120V, 513 LUMENS	513

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
TREES					
AS	4	ACER SACCHARUM	SUGAR MAPLE	B&B	1 1/2" CAL FULL, EXTRA HEAVY
TO	26	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B&B	10-12 HT FULL, EXTRA HEAVY
UNDERSTORY TREES					
CF	11	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	1 1/2" CAL FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
NEW ENGLAND CONSERVATION / WILDLIFE MIX					
APPLICATION RATE: 1 LB./1450 S.F.					
NEW ENGLAND EROSION CONTROL/RESTORATION MIX					
APPLICATION RATE: 35 LB./ACRE					



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MADISON PLACE  
LUXURY TOWNHOUSE DEVELOPMENT  
18 POWERHOUSE ROAD  
MONTVILLE, CONNECTICUT  
PREPARED FOR  
JNE HOLDINGS, LLC

Job Number:  
FE24-1889

Job Start Date:  
3/20/24

Staff Comments	03/18/25
Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

Drawn By: Checked By:  
D.R.R. J.E.Q.

Sheet Title:  
LANDSCAPE  
PLAN

Scale: 1"=20'

Sheet Number:  
C-5.1

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

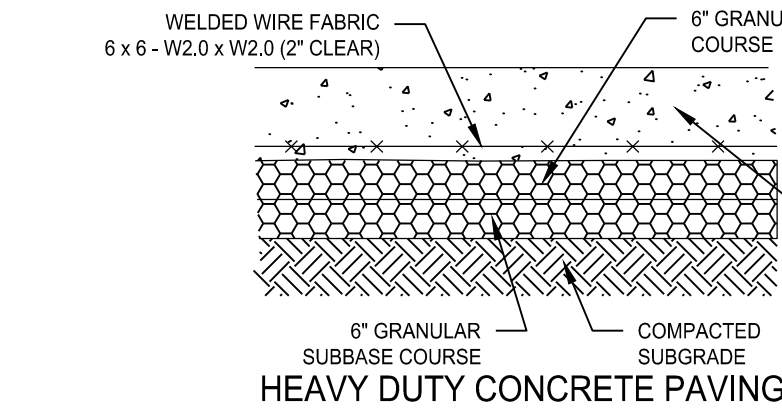
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

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EXPIRATION DATE \_\_\_\_\_

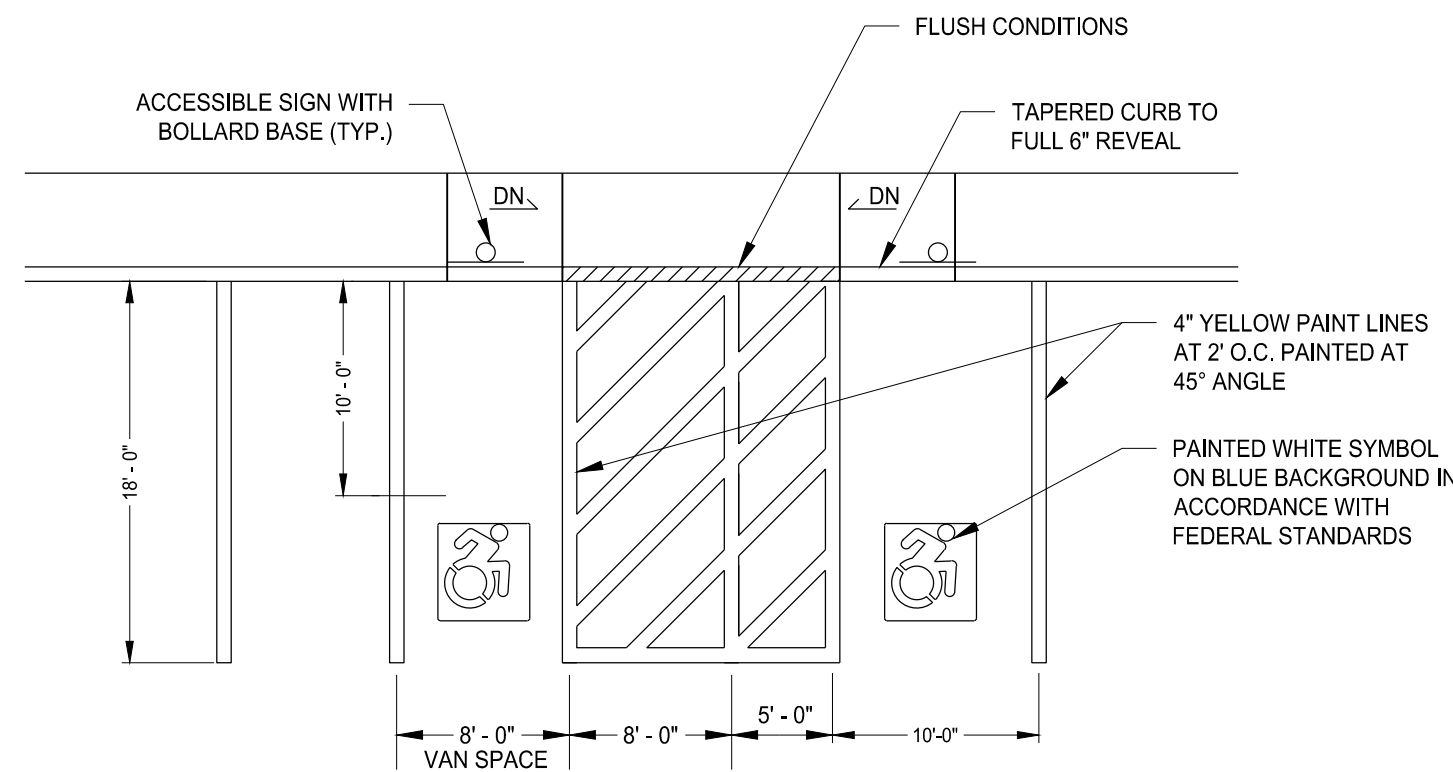
SEC PLAN APPROVAL DATE \_\_\_\_\_





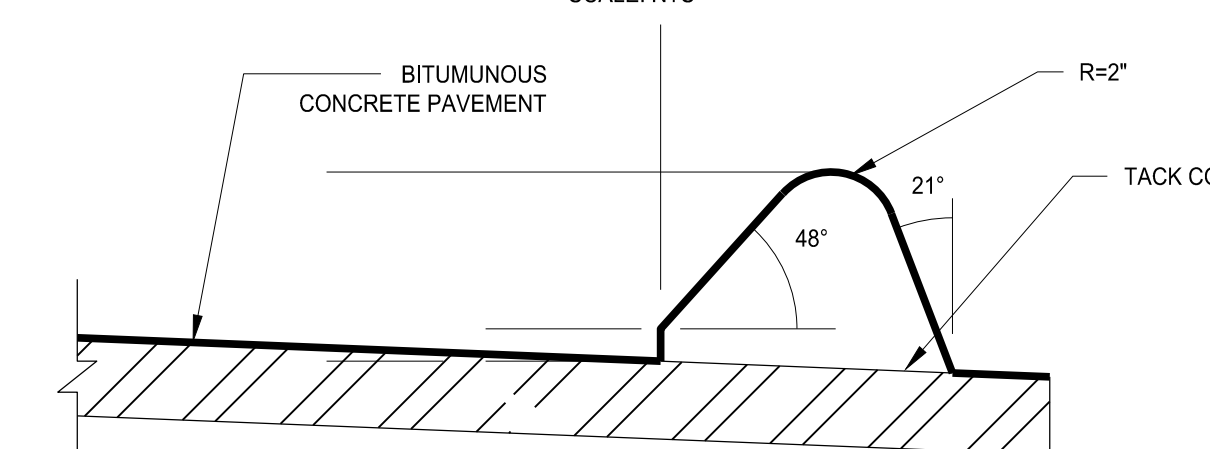
## PAVING DETAILS

SCALE: NTS



## TYPICAL ACCESSIBLE PARKING SPACE DETAIL

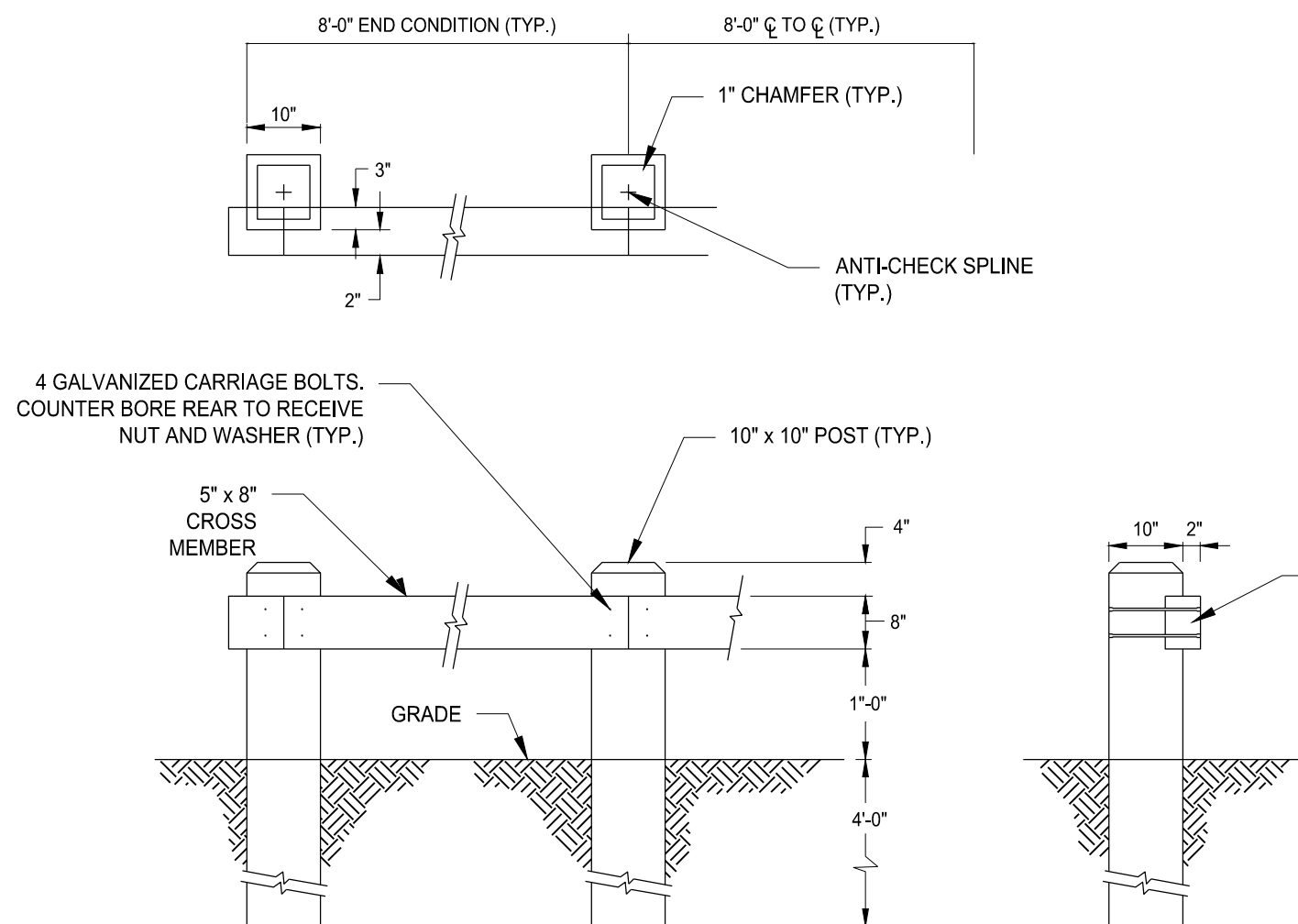
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### EXTRUDED BITUMINOUS CONCRETE LIP CURBING DETAIL

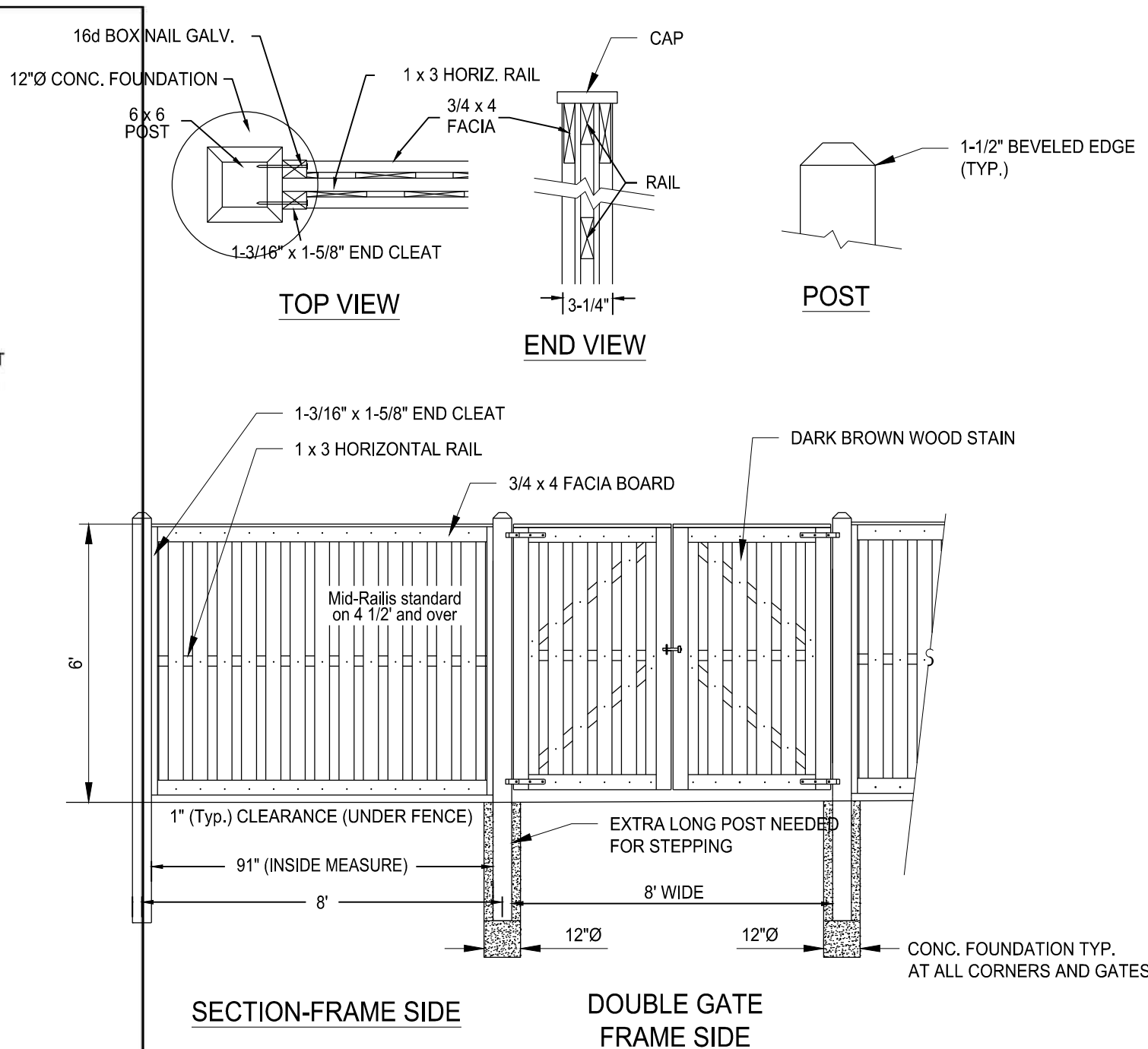
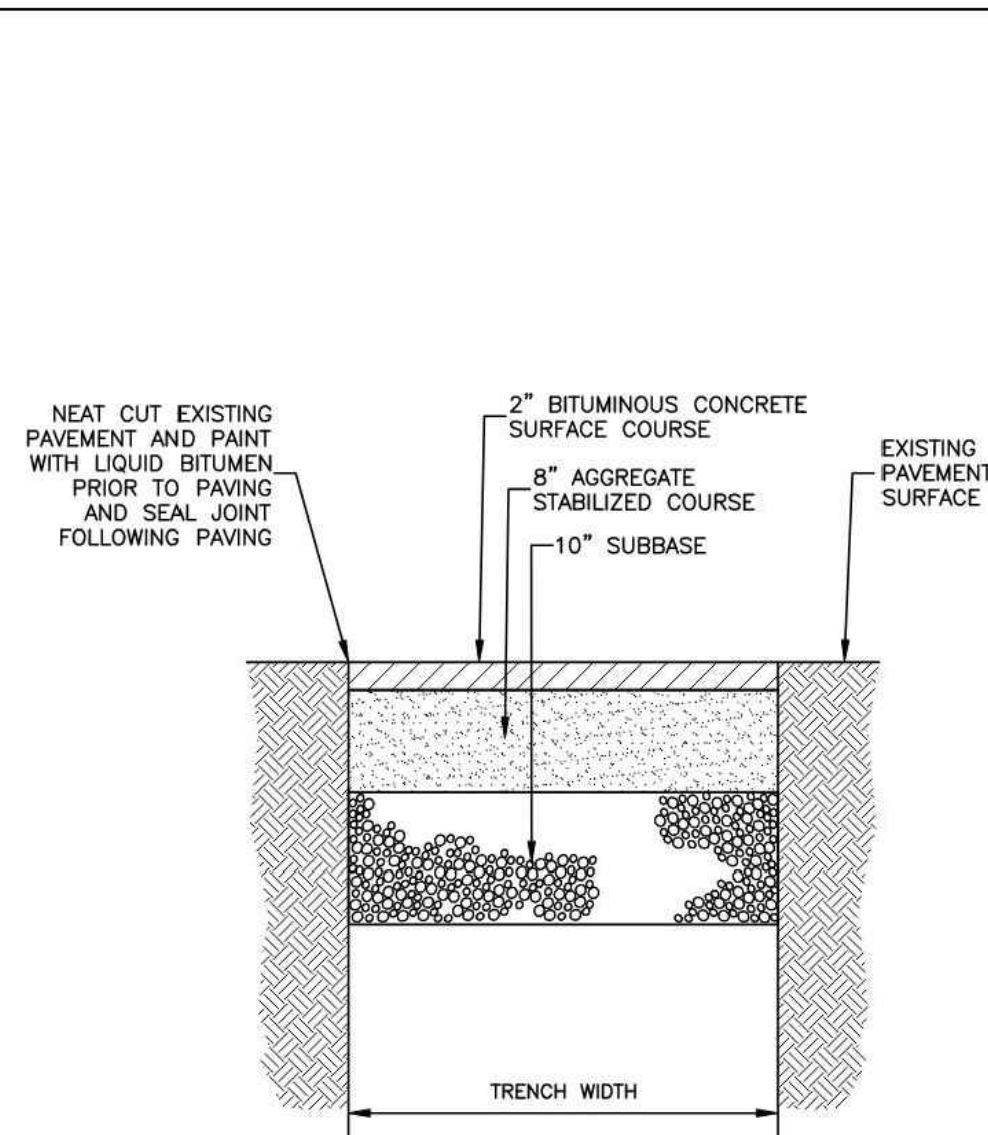
SCALE: NTS

DETAIL PER TOWN OF MONROE DPW STANDARD DRAWINGS



## TIMBER GUIDE RAIL

SCALE: NTS



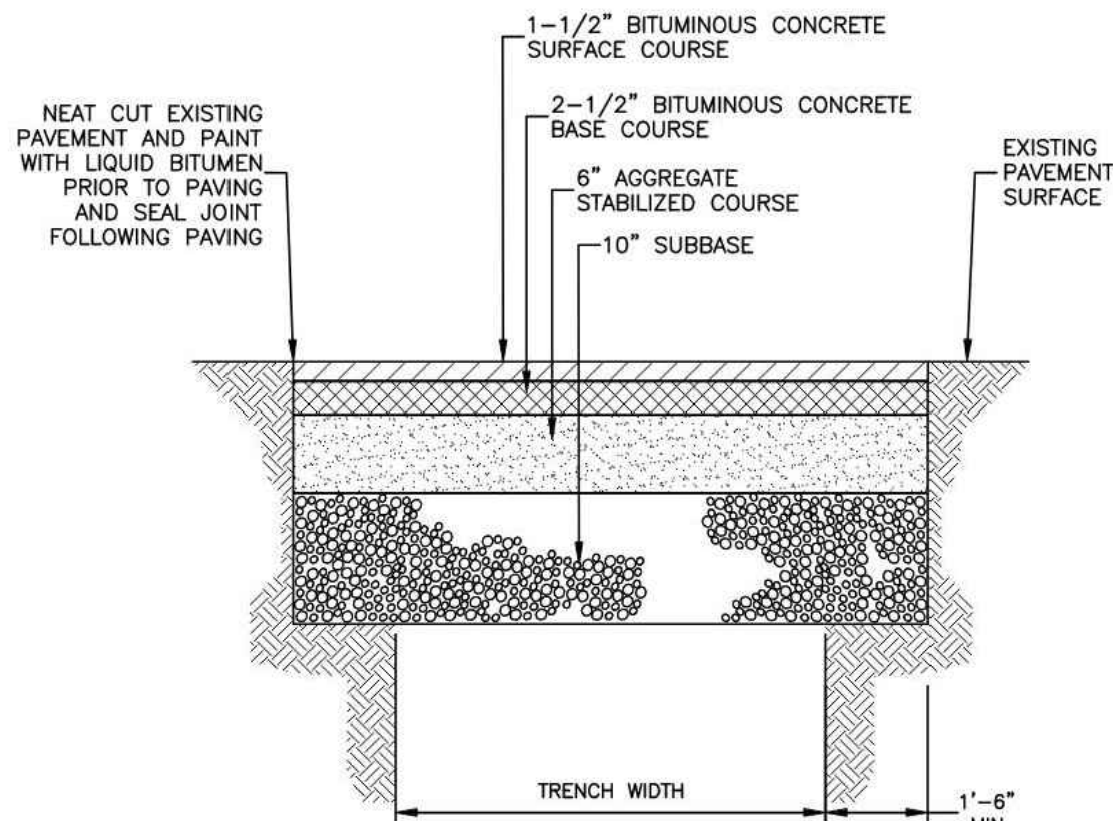
## DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

SCALE: NTS

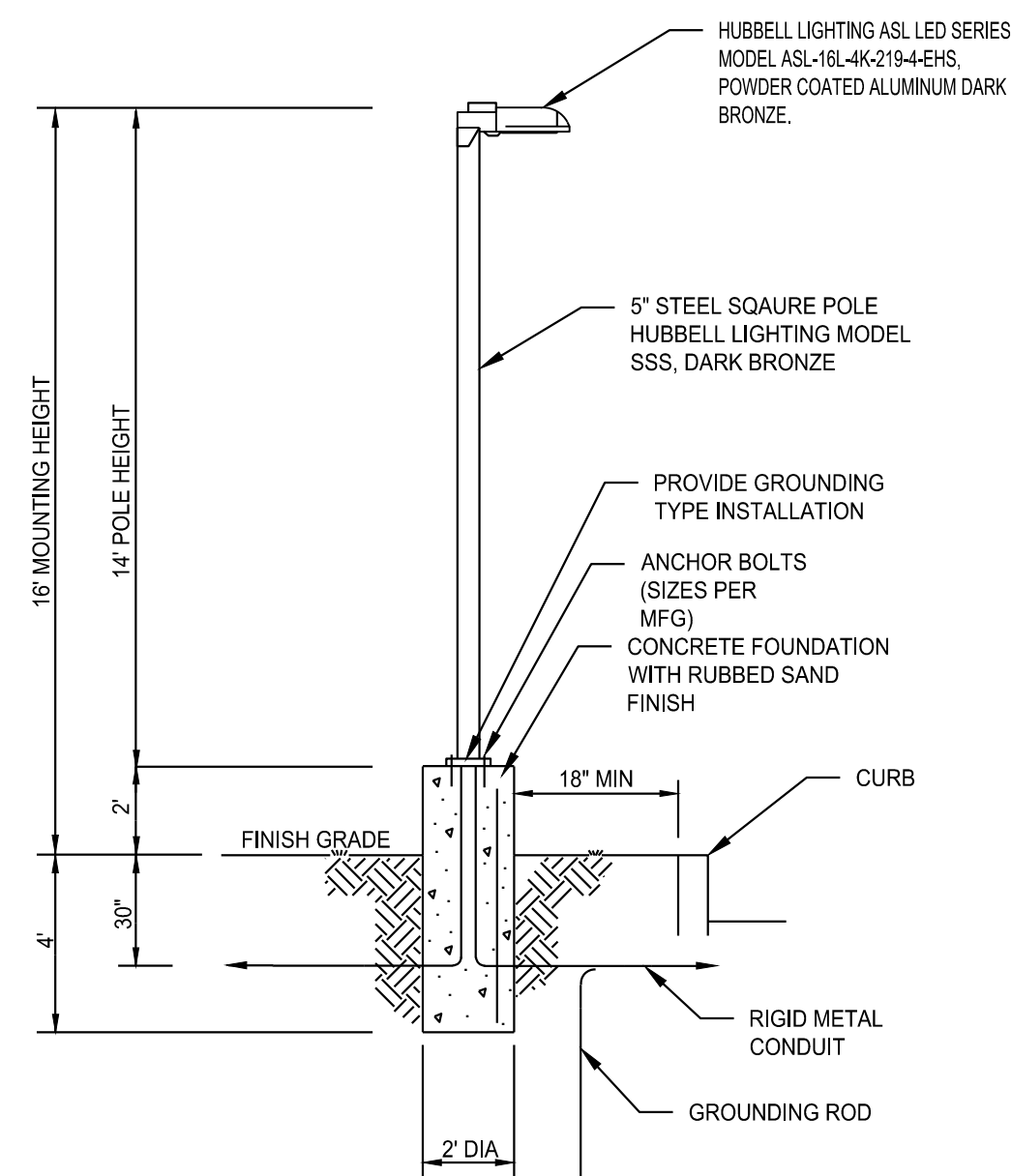
CLA	STANDARD DETAIL DRAWING	REGULATIONS FOR PUBLIC IMPROVEMENTS
<u>TEMPORARY PAVEMENT REPAIR</u>		DATE: FEBRUARY 2015
REVISIONS	SCALE: NONE	FIGURE 15



THE CONTRACTOR SHALL MAINTAIN A MINIMUM  
15' WIDE TRAVEL WAY AT ROAD CROSSINGS  
AT ALL TIMES DURING CONSTRUCTION.

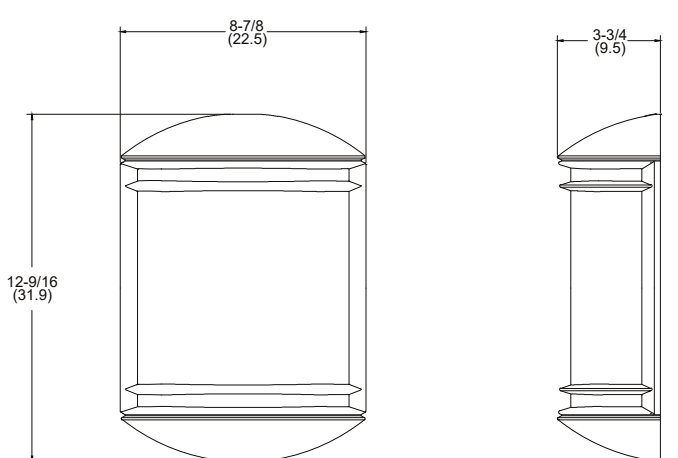


CLA	STANDARD DETAIL DRAWING	REGULATIONS FOR PUBLIC IMPROVEMENTS
	<b><u>PERMANENT PAVEMENT</u></b>	
	<b><u>REPAIR</u></b>	DATE: FEBRUARY 2015
REVISIONS	SCALE: NONE	FIGURE 20



PROPOSED LIGHT POLE - P1

SCALE: NTS



PROPOSED ACCENT LIGHT - AL1

LITHONIA ACCENT, MODEL OLCS9WH POWDER COATED ALUMINUM, WHITE  
SCALE: NTS

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PERFORMANCE DATA																					
A/C	FREQ	DRIVE	SYSTEM	MATS	SIZE TYPE	04					06					08					
						LUMENS	lm/ft <sup>2</sup>	W	D	G	LUMENS	lm/ft <sup>2</sup>	W	D	G	LUMENS	lm/ft <sup>2</sup>	W	D	G	
8					62	2	4304	102	1	3	5713	83	1	3	5066	82	1	3	1	1	1
						3	4304	102	1	3	5713	83	1	3	5066	82	1	3	1	1	1
						4	4304	102	1	3	5713	83	1	3	5066	82	1	3	1	1	1
						5	4304	102	1	3	5713	83	1	3	5066	82	1	3	1	1	1
16	2100			123	2	2250	192	2	2	1463	93	2	2	1344	93	2	2	2	2	2	
					3	1219	98	2	2	1193	91	2	2	1108	85	2	2	2	2	2	
					4	1246	131	2	2	1147	93	2	2	1049	85	2	2	2	2	2	
					5	1246	131	2	2	1147	93	2	2	1049	85	2	2	2	2	2	
24				181	2	1843	131	2	2	1096	95	3	3	1347	93	3	3	3	3	3	
					3	1843	131	2	2	1096	95	3	3	1347	93	3	3	3	3	3	
					4	1843	131	2	2	1096	95	3	3	1347	93	3	3	3	3	3	
					5	1843	131	2	2	1096	95	3	3	1347	93	3	3	3	3	3	


ELECTRICAL DATA					TYPICAL AMBIENT TEMPERATURE RANGE (T <sub>A</sub> )				
DESK CURRENT		INPUT VOLTAGE (V)	SYSTEM POWER (W)	CONSUMPT (Watts)	AMBIENT TEMPERATURE		LIMITS MAXIMUM		
# OF LENS	IMA				(°C)	(°F)	(°C)	(°F)	
8	1000000	258	82	0.30	11	25	77	1.50	
		268	82	0.30	12	54	129	1.50	
		277	82	0.32	13	55	139	1.50	
		286	82	0.32	14	57	149	1.50	
		295	82	0.32	15	59	159	1.50	
16	1000000	308	123	0.60	16	60	169	0.90	
		317	123	0.60	17	63	179	0.90	
		326	123	0.60	18	64	189	0.90	
		335	123	0.60	19	67	199	0.90	
		344	123	0.60	20	68	209	0.90	
24	1000000	353	173	0.85	21	70	219	0.90	
		362	173	0.85	22	72	229	0.90	
		371	173	0.85	23	73	239	0.90	
		380	173	0.85	24	75	249	0.90	
		389	173	0.85	25	77	259	0.90	

\* The Base Type is not applicable to the 1000000 series. For example, ambient temperature limits are 40°C (104°F) for 1000000 series.

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	LM-50-11 <sup>1</sup>	50,000	100,000	
25°C / 77°F	1.00	0.93	0.90	0.86	0.75	>125,000
40°C / 104°F	0.09	0.90	0.86	0.81	0.67	>85,000

<sup>1</sup> L70 based on 8500 TB-21 (11 / 2) Spec (P4, 20,000h, 100°C, 4,000hrs)


**EPA**



**Confid. Limitations EPA**

ASL	0.2
ASL	0.2
ASL	0.2


**ASL**



**Confid. Limitations EPA**

ASL	0.2
ASL	0.2
ASL	0.2


**ASL**



**Confid. Limitations EPA**

ASL	0.2
ASL	0.2
ASL	0.2

**ASL**



**Confid. Limitations EPA**

ASL	0.2
ASL	0.2
ASL	0.2

**ASL**

**PHOTOMETRICS** For additional photometric information and EIS downloads, visit our web site at [www.hubbaldhouston.com](http://www.hubbaldhouston.com)

The four isometric views show the beam spread and footcandle distribution for different LED light fixtures. Each view includes a grid with footcandle values and a central beam spread indicator.

- ASL-16-04 Type V**: Shows a beam spread of 16 feet by 4 feet. The footcandle distribution is highest in the center, reaching up to 100 fc.
- ASL-15-04 Type V**: Shows a beam spread of 15 feet by 4 feet. The footcandle distribution is highest in the center, reaching up to 100 fc.
- ASL-18-04 Type I**: Shows a beam spread of 18 feet by 4 feet. The footcandle distribution is highest in the center, reaching up to 100 fc.
- ASL-04-09 Type B**: Shows a beam spread of 4 feet by 9 feet. The footcandle distribution is highest in the center, reaching up to 100 fc.

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

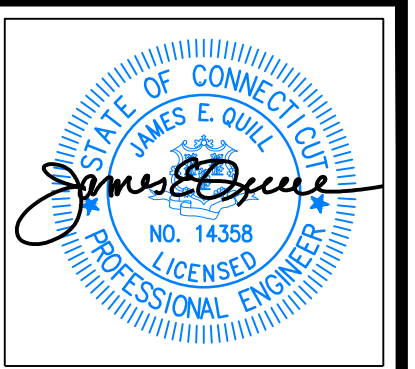
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**MADISON PLACE**  
LUXURY TOWNHOUSE DEVELOPMENT  
18 POWERHOUSE ROAD  
MONTVILLE, CONNECTICUT  
PREPARED FOR  
**JNE HOLDINGS, LLC**

Job Number:  
**FE24-1889**

Job Start Date:  
**3/20/24**

Staff Comments	03/18/25
Staff Comments	03/07/25
Staff Comments	02/21/25
Submission	02/11/25
Staff Review	01/15/25

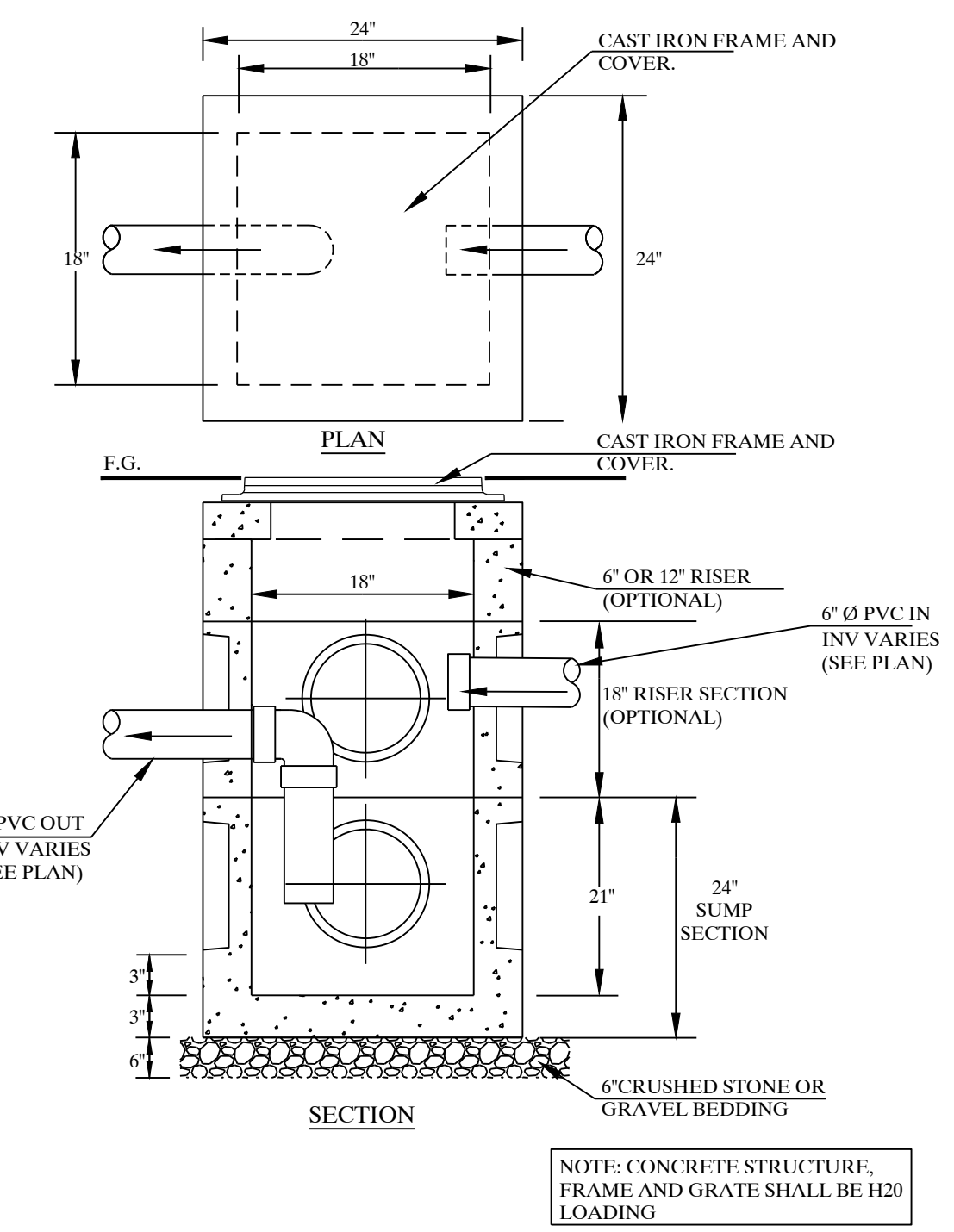
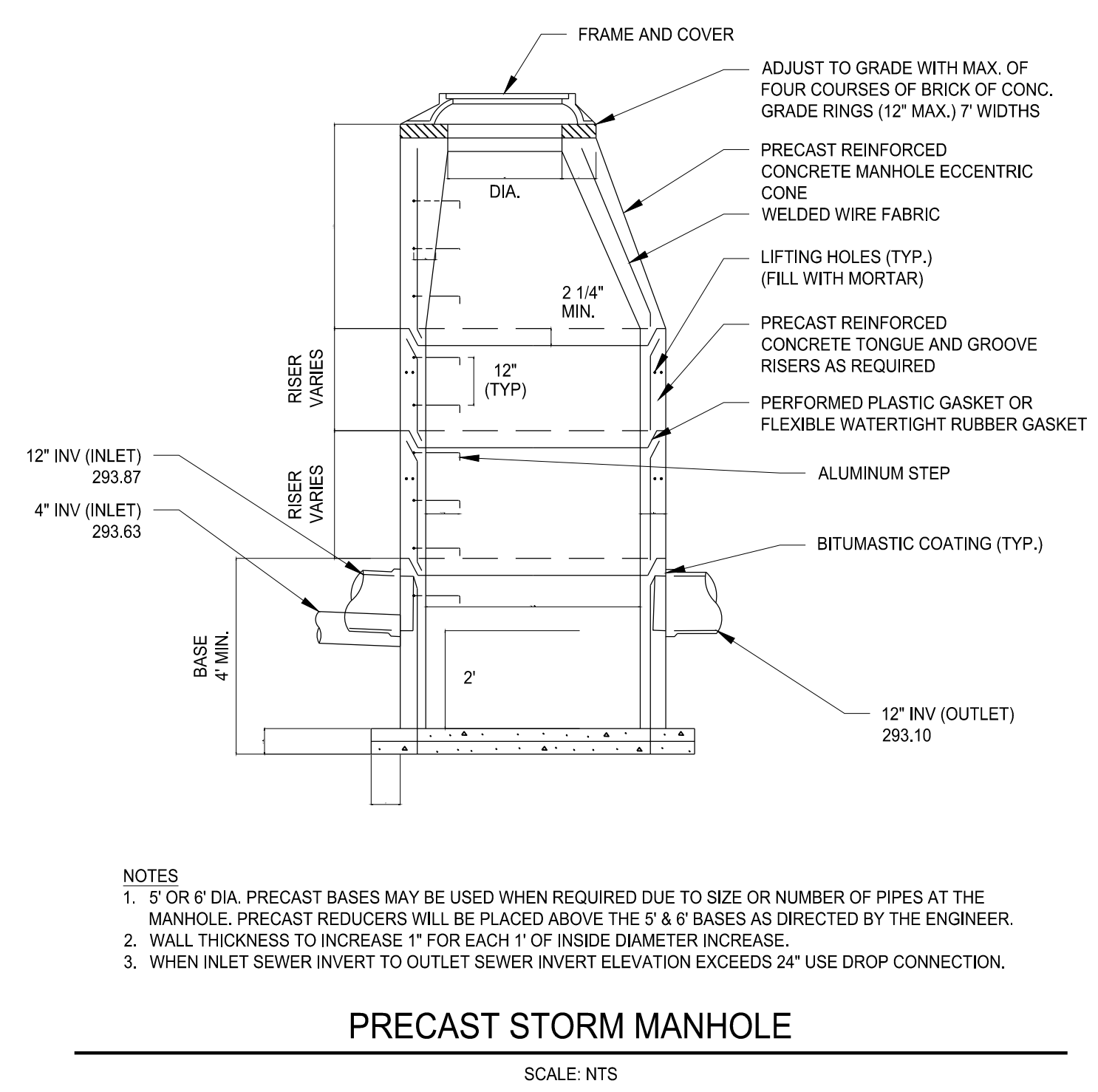
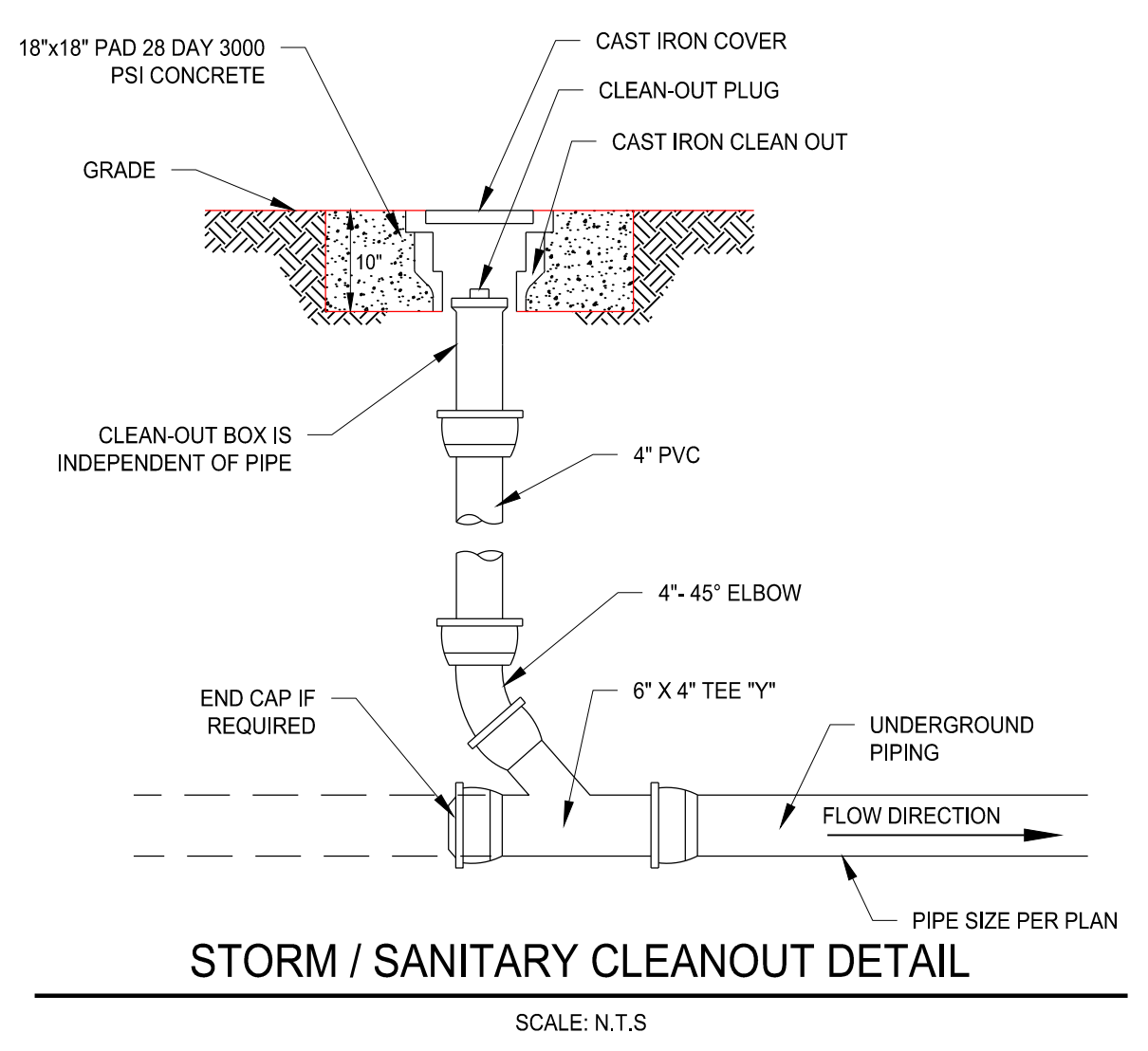
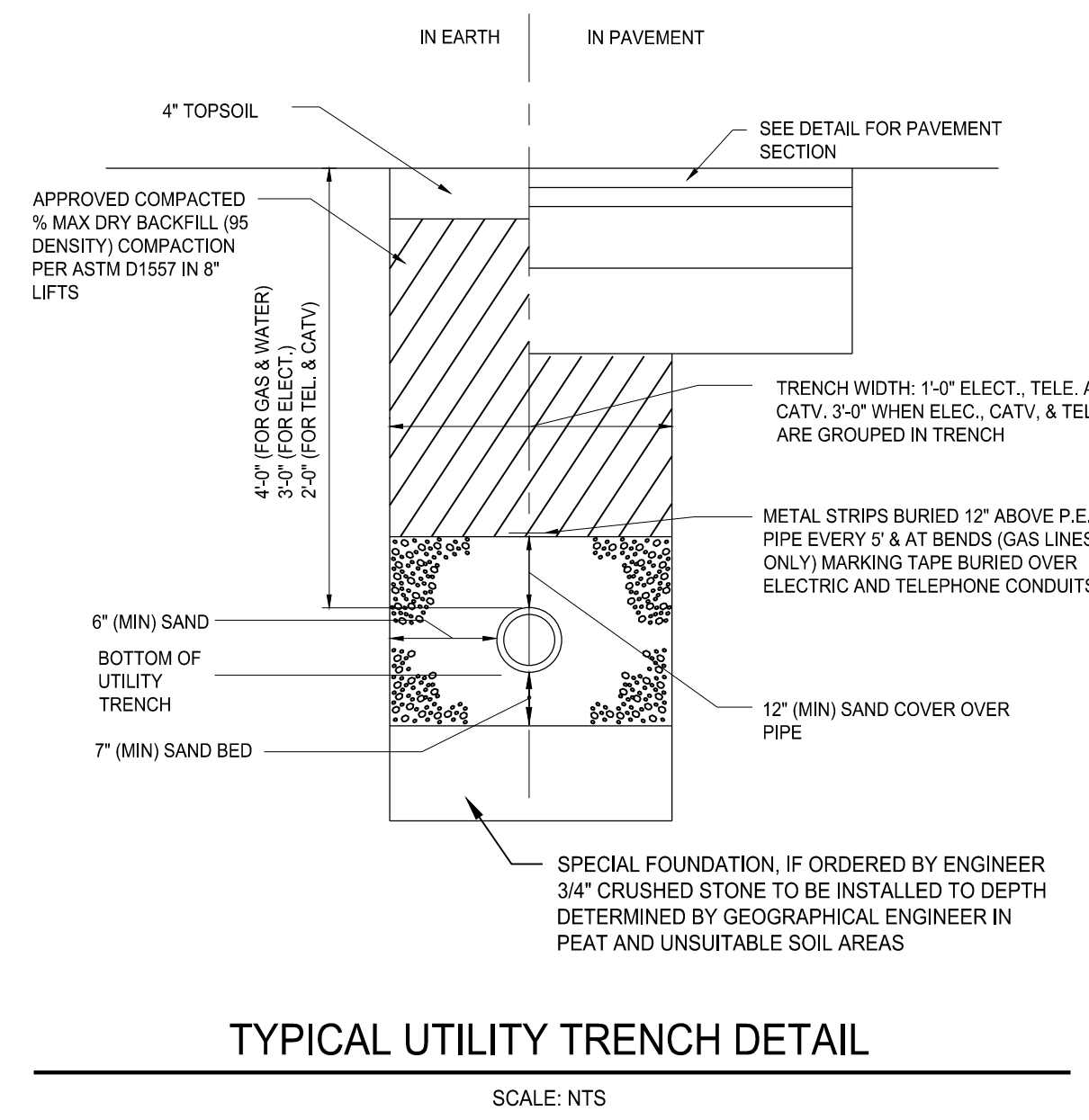
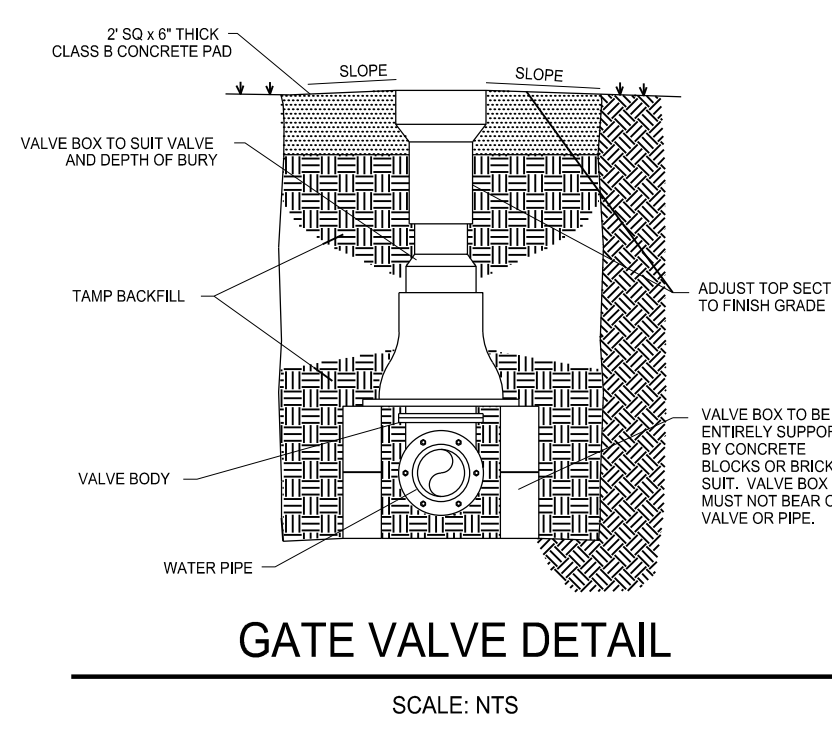
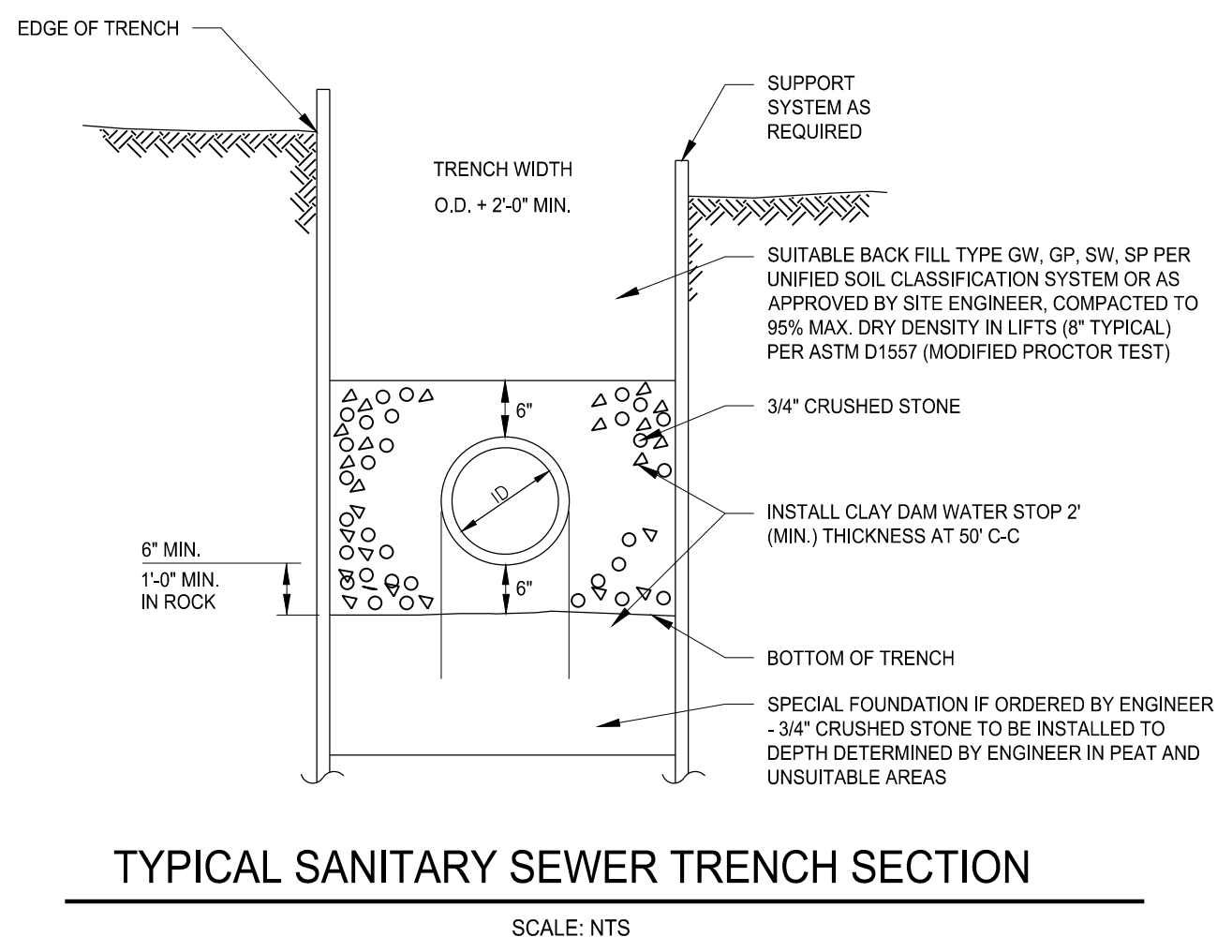
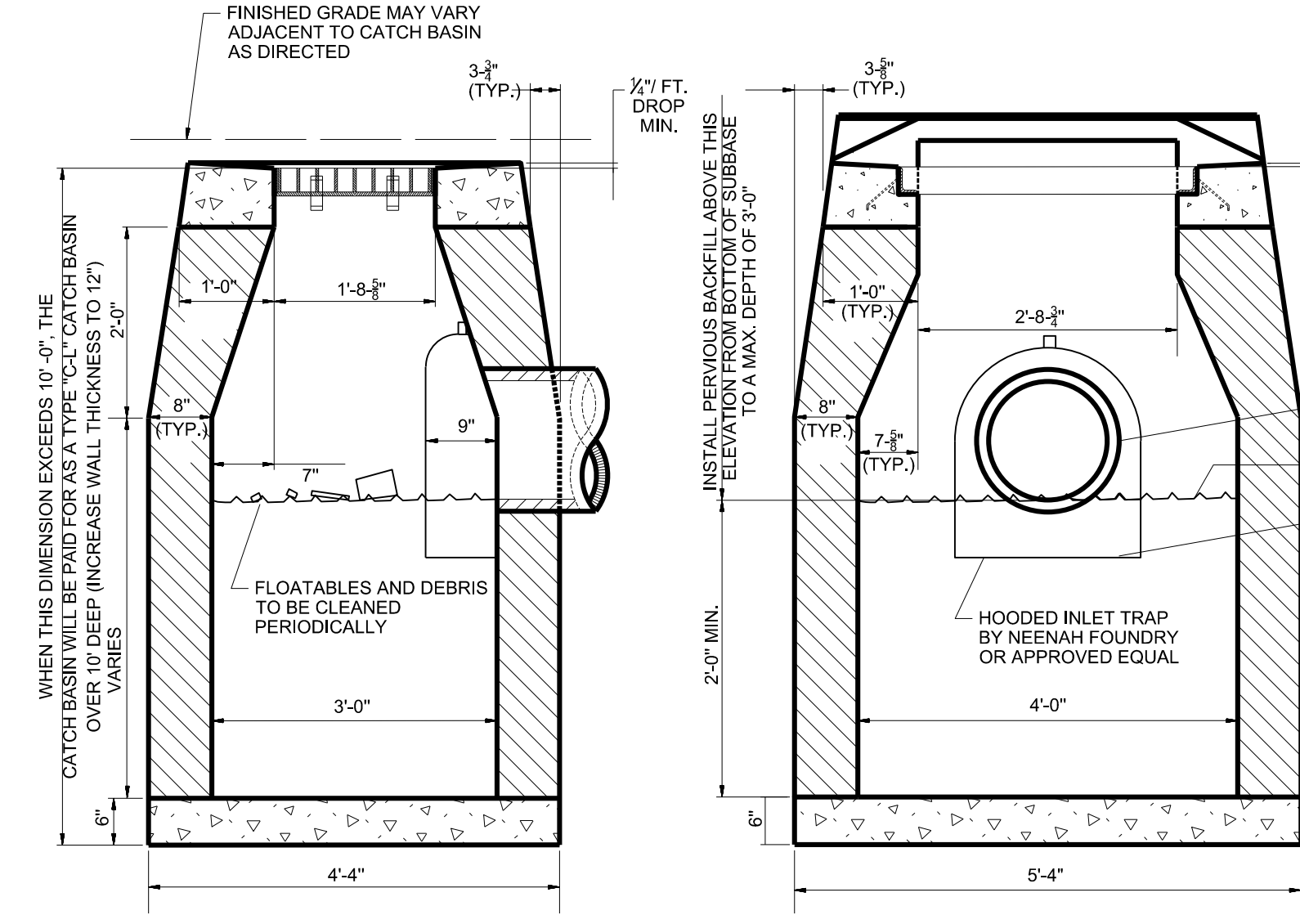
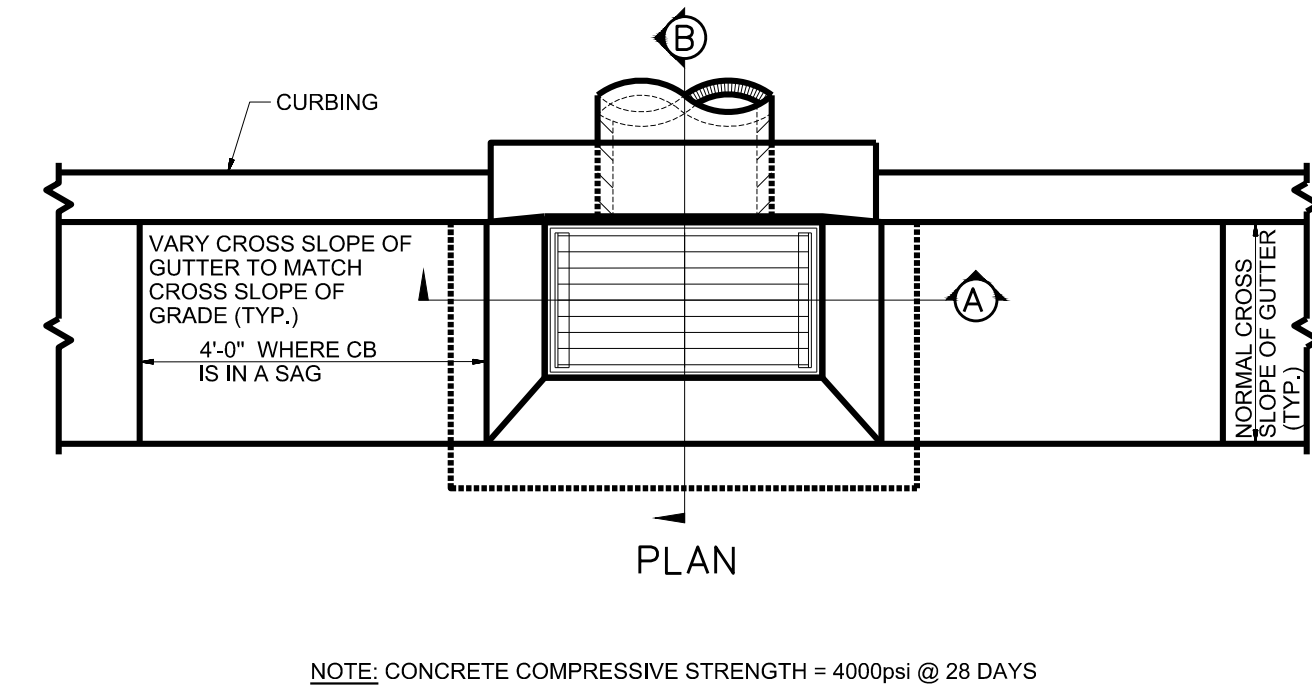
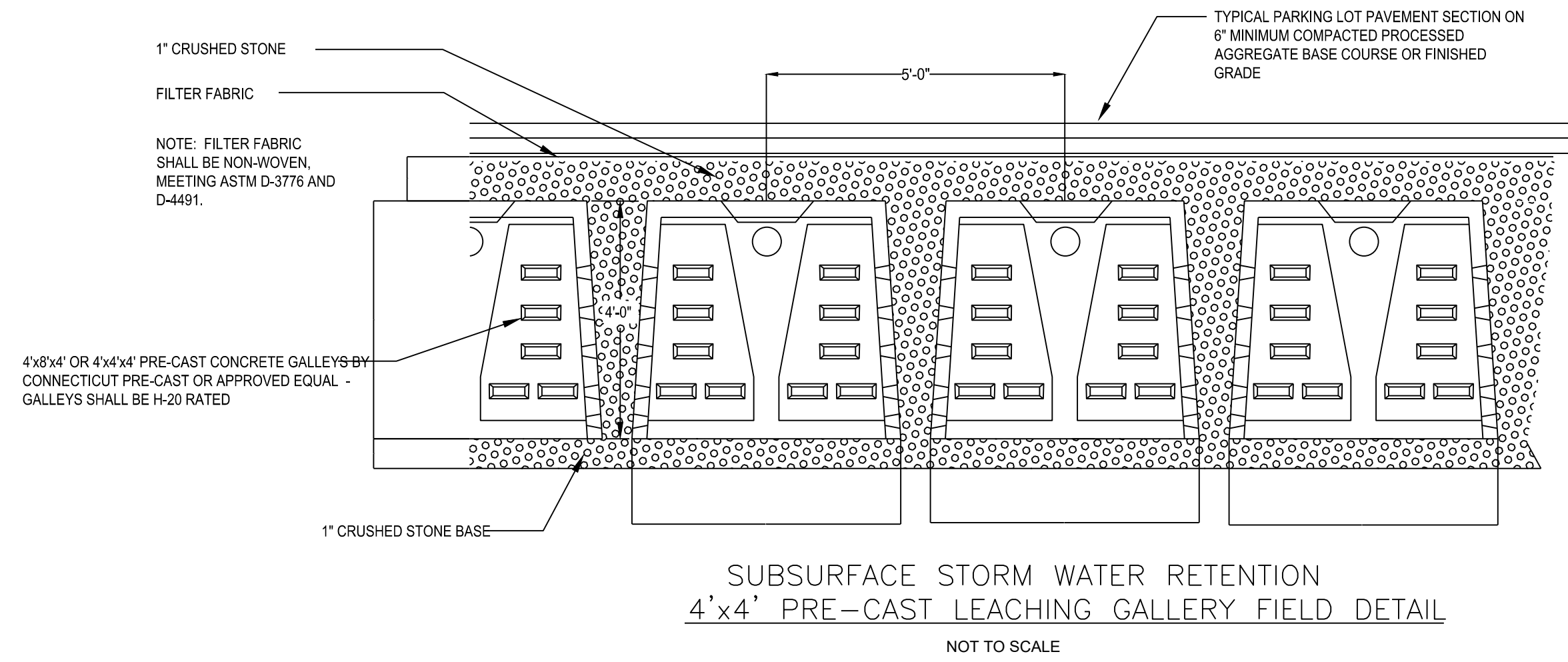
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D.R.R. J.E.Q.

Sheet Title:  
**DETAIL SHEET**

Scale:

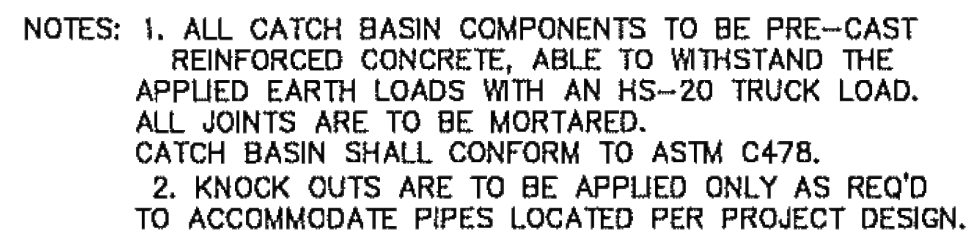
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**C-6.2**



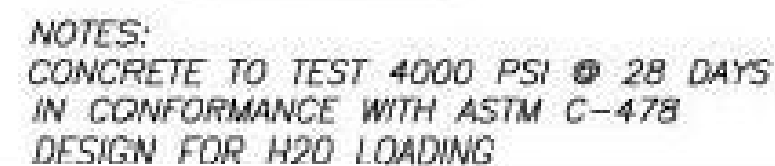
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NOTE: TYPE "CL" CATCH BASIN TOP SHOWN.  
SEE CATCH BASIN TOP DETAILS (ABOVE)  
FOR OTHER CB TOP STYLES.

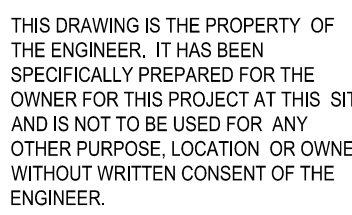
- 1.) USE FILTER INSERTS WHERE SHOWN ON DESIGN PLANS OR AS REQUIRED BY D.P.W. ENGINEERING.  
FILTER USED SHALL BE FROM D.P.W. APPROVED SUPPLIERS LIST:  
"ULTRA-URBAN FILTER W/SMART SPONGE FILTER MEDIA"  
-ABTECH INDUSTRIES, SCOTSDALE, AZ, 1-800-543-8999  
"TRANSPO ENVIROSAFE MODULAR STORMWATER CATCH BASIN FILTER"  
-TRANSPO INDUSTRIES, NEW ROCHELLE, NY, 1-914-636-1000  
OR OTHER APPROVED FILTER.
- 2.) ALLOW 24" MINIMUM CLEARANCE BETWEEN BOTTOM OF GRATE AND TOP OF PIPE INLET OR OUTLET.
- 3.) INSTALL AND MAINTAIN ACCORDING TO MANUFACTURERS RECOMMENDATIONS.



CONE DIMENSIONS	
DIA OPENING	HEIGHT
24"	36"
30"	36"



APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN _____	DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
SEC PLAN APPROVAL DATE _____	



MADISON PLACE  
LUXURY TOWNHOUSE DEVELOPMENT  
18 POWERHOUSE ROAD  
MONTVILLE, CONNECTICUT  
PREPARED FOR  
JINE HOLDINGS, LLC

Job Number:  
FE24-1889

Job Start Date:  
3/20/24

Staff Comments	03/18/2
Staff Comments	03/07/2
Staff Comments	02/21/2
Submission	02/11/2
Staff Review	01/15/2

Drawn By: D.R.R.      Checked By: J.F.Q.

Sheet Title:

**DETAIL SHEET**

Scale:

Sheet Number:

C-6.3