

PERMIT APPROVAL AMENDMENT MODIFICATION APPLICATION



TOWN OF MONROE
PLANNING & ZONING DEPARTMENT
7 Fan Hill Road, Monroe, CT 06468
Tel. (203) 452-2812

FOR OFFICE USE:

App Number – _____

File Number – _____

Project Name: THE RIDGE AT MONROE

Planning and Zoning Project Type proposed to be amended:

SEP (Special Exception Permit) SDP (Site Development Plan) SUB (Subdivision) EFP (Excavation/Fill)

PZC Project #: SEP-2022-04 PZC File #: _____ Date of Approval: 10/06/2022

Street Address: 1271 MONROE TURNPIKE

Assessor Map 134 and Lot 30 Zoning District: ARR Lot Acreage: 14.9

Description of Proposed Modification(s):

INCREASE IN DETACHED SINGLE FAMILY UNITS FROM 19 TO 25.

❖ **TAKE NOTE:** *It is the applicant's responsibility to provide all the information the Commission will need in order to process the application and make a fair determination of the issues. If an applicant fails to supply timely or sufficient information, it may result in delay, denial of the application, or both. Applicants are highly recommended to be represented by qualified representatives and to consult the Town of Monroe Plan of Conservation and Development, as well as the detailed application requirements and standards set forth in the Town of Monroe Subdivision, Zoning and Inland Wetlands Regulations.*

- **Pre-Submission Conference** – Contact the Planning and Zoning Administrator (203-452-2812).
- **Formal Application Submission** – Provide **eleven (11) paper application sets (plans folded and materials collated into individual sets) and one (1) pdf CD** including the following materials: (a) signed application form; (b) supporting application narrative; (c) supporting investigative and impact analyses reports; and (d) complete set of Site Plans. The application submission will be reviewed by the **Commission** and the Town's **Application Review Team (ART)** consisting of Department Staff from Planning and Zoning, Engineering, Wetlands, Fire Marshal, Police (traffic authority), Health and Building.
- **Sealed and Certified Plans** – All required A-2 and T-2 Surveys, Site Plans, Architectural Plans and supporting analyses Reports as prepared by consultant engineers, surveyors, landscape architects, architects, etc. must be current and include an original seal and live signature certification.
- **Project Timeline** – Following official receipt of an application, a **Project Timeline** listing milestone dates and actions to be followed during the review will be emailed to the applicant's Primary Project Contact.
- **ARB** – For new or modified commercial, industrial and multifamily residential buildings and structures, a separate application to the Monroe Architecture Review Board (ARB) may also be required. **Application to ARB includes completion of an ARB specific separate application form and plan copies.**

APPLICATION FEE

Permit Approval Amendment Modification Fee:..... \$ 275.00
Connecticut State Surcharge:..... \$ 60.00

Payable to the Town of Monroe TOTAL APPLICATION FEE: \$ **335.00***

**Include driver's license number and telephone number on fees paid with a personal check.*

CONTACT INFORMATION

1. **Primary Contact Name:** J. EDWARDS & ASSOCIATES, LLC - JASON EDWARDS

Business Address: 227 STEPNEY ROAD, EASTON CT 06612

Phn/Cell: 203.268.4205 Email: JASON@JEDWARDSASSOC.COM

2. **Owner's Name:** RIDGE BUILDERS, LLC - Albert Grasso

Address: 14 RED TAIL COURT, SHELTON CT

Phn/Cell: 203.650.1403 Email: prestigebuilders10@gmail.com

PROJECT SITE INFORMATION

3. **Is the property located within a flood plain?**

No Yes If "yes" 100-year 500-Year **Contact Flood Plain Administrator at 203-452-2812.**

4. **Is the property located within 500 feet of a town boundary?**

No Yes **Abutting town(s):** _____

5. **Is the property subject to an existing conservation or preservation restriction (i.e., Conservation Easement)?**

- No
- Yes **Provide a notarized statement pursuant to CT Public Act 05-124 indicating:**
 - **The proposed application involves only interior building alterations; OR**
 - **Written notice of such application has been sent by certified mail, return receipt requested, not later than sixty (60) days prior to the filing of the application to the party holding the conservation or preservation Restriction; OR**
 - **In lieu of notice, provide a letter from the holder or holder's authorized agent, verifying that the application is in compliance with the terms of the restriction.**

6. **Is the property located within a public water supply watershed?**

No
 Yes **Name of watershed:** _____

NOTE: Per CGS §8-3i, within seven (7) days of application submission, the applicant is required to NOTIFY the Aquarion Water Company of Connecticut, 714 Black Rock Road, Easton, CT 06612, and to the Connecticut Commissioner of Public Health, 410 Capitol Avenue, Hartford, CT 06106; and provide evidence documenting same to the Planning and Zoning Department. For sample notification letters see link below:

[http://www.monroect.org/filestorage/467/469/976/1027/Notification to Aquarion %26 DPH PZC.pdf](http://www.monroect.org/filestorage/467/469/976/1027/Notification%20to%20Aquarion%20DPH%20PZC.pdf)

PROJECT CHANGES

7. **Does the proposed modification affect areas of regulated inland wetlands/watercourses or other water related resources on or within 100 feet of the property; and/or a named watercourse within 150 feet?**

No Yes New or amended Wetland Permit: obtained and attached pending

How Affected NO CHANGE IN IMPACT.

If YES, contact the Inland Wetlands Department 203-452-2809 prior to proceeding with this application.

8. **Does the proposed modification involve a change or new use of the property or building?** No Yes

Existing Use _____ New or Modified Use _____

9. **Does the proposed modification alter the approved building size or exterior appearance?**

No Yes Affected how? ADDITION OF UNITS

(If YES, may require referral and additional application to ARB; see P&Z Staff for timing and application).

10. **Does the proposed modification require a permit or modification from other permit agencies?** No Yes

Agency IWCC Status PENDING

Agency _____ Status _____

11. **Does the proposed modification affect the approved site layout and/or site grading?** No Yes

Does the proposed modification involve interior building alterations or changes? No Yes

Does the proposed modification seek to alter a timing aspect of the standing approval? No Yes

Does the proposed modification affect traffic generation or site access? No Yes

Does the proposed modification alter required minimum off-street parking/loading? No Yes

Does the proposed modification affect approved water supply, septic or other site utilities? No Yes

Does the proposed modification affect approved stormwater management controls? No Yes

Does the proposed modification affect approved landscaping and/or landscape buffer areas? No Yes

Does the proposed modification alter or affect zoning compliance? No Yes

If YES to any of the above, provide an explanation and description (attach additional sheets as necessary)

The entrance and phase 1 will remain as approved, with the exception of drainage modifications related to CT DOT. Phase 2 includes additional units and changes to vehicle access.

Revised stormwater calculations are provided to bring the plan into compliance with 2023 CT DEEP standards.

I(we) hereby certify that I(we) make this application as or on behalf of and with the full authority of the owner(s) of the property or premises and am aware of and understand the Inland Wetlands and Watercourses Regulations pertinent to the application and affirm that the statements and information provided are accurate and true. Further, all the undersigned hereby authorizes the Town of Monroe and its agents, to access the premises for the purpose of application investigation, site review, inspection of improvements or construction, and enforcement of the Town's Regulations and Ordinances, and the General Statutes of the State of Connecticut, as may be applicable.

All the undersigned warrant the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief. Further, all the undersigned understand and agree that the Inland Wetlands Commission and/or its Staff/Consultants may request additional information and it is the applicant's/owner's responsibility to provide this information in a timely fashion and to the Commission's satisfaction. If the information provided is incomplete or inaccurate, the Commission may deny the application or request an extension to be granted by the applicant/owner in order to act within applicable legal time limits.

This agreement shall be binding on all heirs, executors, administrators, successors and assigns of all undersigned.

OWNER/

APPLICANT(S) – (Both Applicant and Owner Notarized Signatures are Required)

AJ Grasso
Name Printed

[Signature]
Signature

12/10/2023
Date

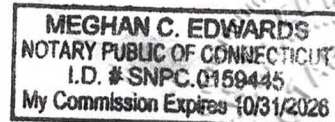
Name Printed

Signature

Date

Subscribed and sworn to by AJ Grasso on this day of Dec. 10, 2023, before me:

[Signature]
Notary Public, Justice of the Peace, Commissioner of the Superior Court



Please note the following: This application must include the owner's signature and notarization or a written, notarized consent to submit this application, signed and dated by the owner.

OWNER(S) – (Both Applicant and Owner Notarized Signatures are Required)

Name Printed

Signature

Date

Name Printed

Signature

Date

Subscribed and sworn to by _____ on this day of _____, 20____, before me:

Notary Public, Justice of the Peace, Commissioner of the Superior Court

"THE RIDGE AT MONROE"

AN AGE RESTRICTED RESIDENTIAL COMMUNITY

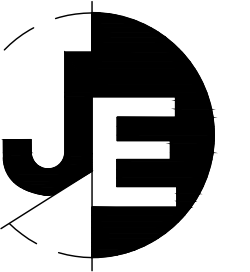
1271 MONROE TURNPIKE

MONROE CONNECTICUT

MINOR MODIFICATION OF PERMIT:

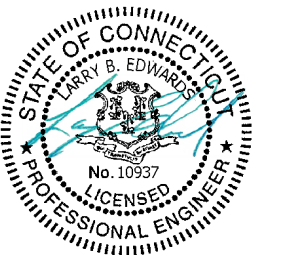
IWC-2021-09

SEP-2022-04



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com



THE RIDGE AT MONROE
RIDGE BUILDERS, LLC
1271 MONROE TURNPIKE
MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE:

TITLE

TITLE SHEET

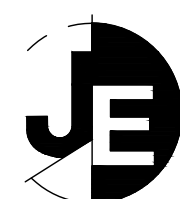
SHEET NUMBER

T-1

SHEET INDEX

T-1	TITLE SHEET
LU	LAND USE MAP
S-1	EXISTING CONDITIONS PLAN
S-2	OVERALL SITE DEVELOPMENT PLAN
S-3.1-3.2	SITE DEVELOPMENT PLAN ENLARGED
S-4.1-4.2	DRIVEWAY PLANS AND PROFILE
S-5	CONSTRUCTION DETAILS
S-6	EROSION & SEDIMENT CONTROL
S-7	EROSION & SEDIMENT DETAILS
S-8	DRAINAGE AREA MAP
S-9	SIGHT LINE PLAN
LP(1-3)	LANDSCAPE PLANS
A(1-3)	BUILDING PLANS

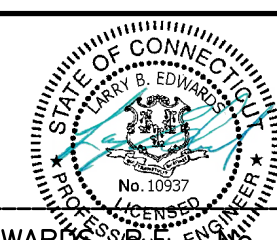
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY



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Easton, CT. 06612
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www.jeassoc.com



JASON EDWARDS, P.E., No. 70308



LARRY EDWARDS, P.E., No. 10937

N/F
 THOMAS PAYTON
 1285 MONROE TURNPIKE
 134/031/00

N/F
 DOROTHY
 OLTRA
 140 OLD ZOAR
 ROAD
 134/041/00

N/F
 124 OLD ZOAR
 LLC
 124 OLD ZOAR ROAD
 126/020/00

N/F
 STEVEN HOLDEN
 114 OLD ZOAR ROAD
 126/021/00

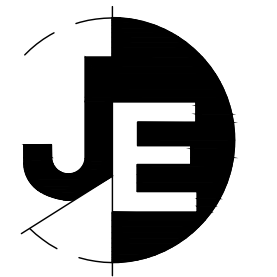
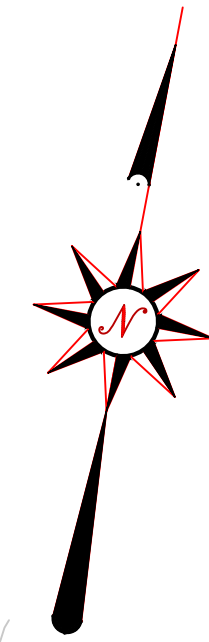
N/F
 HIGH MEADOW CONDOMINIUM
 HIGHLAND DRIVE
 126/25/00
 (MULTI OWNERS)

PARCEL AREA
 14.940 ACRES
 65,0752 SF

N/F
 MICHAEL + KATHERINE GITTENS
 1261 MONROE TURNPIKE
 126/026/00

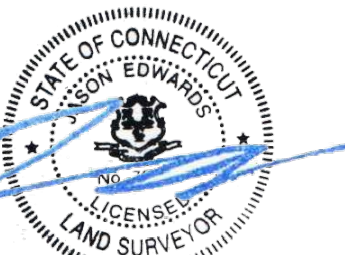
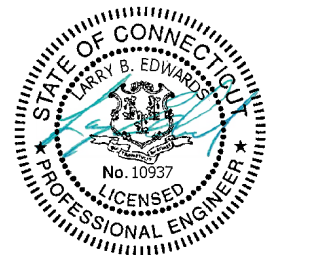
NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. CONTOURS ARE CERTIFIED TO ACCURACY CLASS T-2
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE MONROE TOWN CLERK'S OFFICE:
 - RM #57 - "MAP OF SIGMOND M & HENRY J. LITWINKSI; MONROE, CONN." DATED AUGUST 27, 1943.
 - RM #2173 - "SITE PLAN AND SURVEY FOR HIGH MEADOW CONDOMINIUMS PHASE 1" DATED DECEMBER 22, 1989."
 - RIGHT OF WAY MAPPING PROVIDED BY CT DOT DEPARTMENT OF SURVEYS.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR RIDGE BUILDERS LLC.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON CT STATE PLANE COORDINATES, NAD 83.
- LIMIT OF WETLAND SOILS DEPICTED PER FLAGS PLACED IN FIELD BY STEVEN DANZER, PHD.
- PROPERTY IS ZONED ARR



**J. EDWARDS &
 ASSOCIATES LLC**
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THE RIDGE AT MONROE
 RIDGE BUILDERS, LLC
 1271 MONROE TURNPIKE
 MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
 PROJECT #: 2278
 DRAWING FILE: SITE
 DRAWN BY: LE/JE/IE
 SCALE: 1"=50'

TITLE

EXISTING
 CONDITIONS
 SURVEY

SHEET NUMBER

S-1



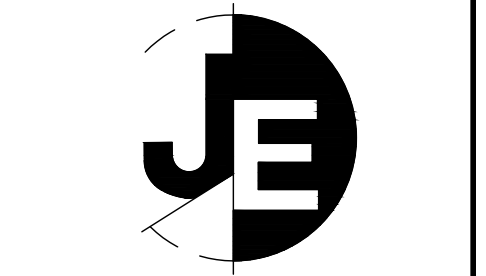
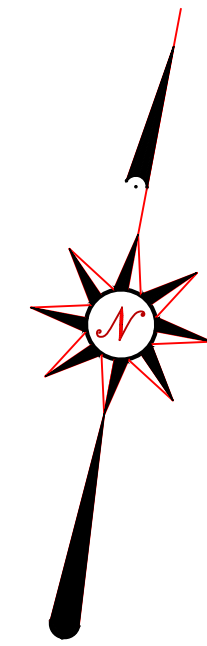
GENERAL NOTES

1. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
2. CONTOURS AND BENCH MARK ARE BASED UPON NAVD 1988.
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. J. EDWARDS & ASSOCIATES LLC., ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. THIS PROJECT IS NOT WITHIN COASTAL ZONE MANAGEMENT AREAS AND/OR FLOOD ZONES.
6. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
7. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. EXISTING UTILITY PIPE INVERTS ARE SHOWN AS APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR.
8. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
9. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
11. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF MONROE REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 816 AND ADDENDUMS.
12. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
13. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
14. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
15. PROJECT TO BE SERVICED BY PUBLIC WATER.

PROPOSED LIMIT OF DISTURBANCE CURRENT APPROVAL AND MODIFIED PLANS
 AREA OF DISTURBANCE WITHIN WETLAND REGULATED AREA = 3.2 ACRES
 AMOUNT OF FILL PLACED WITHIN REGULATED AREA = 5500cy

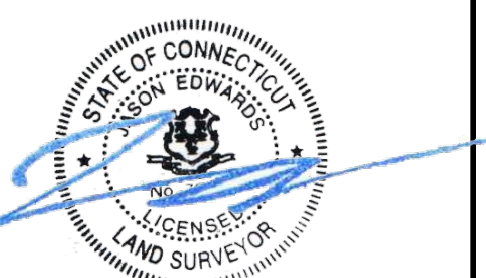
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- WETLAND MARKER
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING/ROOF DRAIN
- LIMIT OF DISTURBANCE
- PROPOSED NATURAL BUFFER
- PROPOSED WATER SERVICE
- PROPOSED SEPTIC TANK
- PROPOSED LEACHING SYSTEM
- PROPOSED PROPANE TANK
- PROPOSED STREET LIGHT
- PROPOSED HOUSE LIGHT

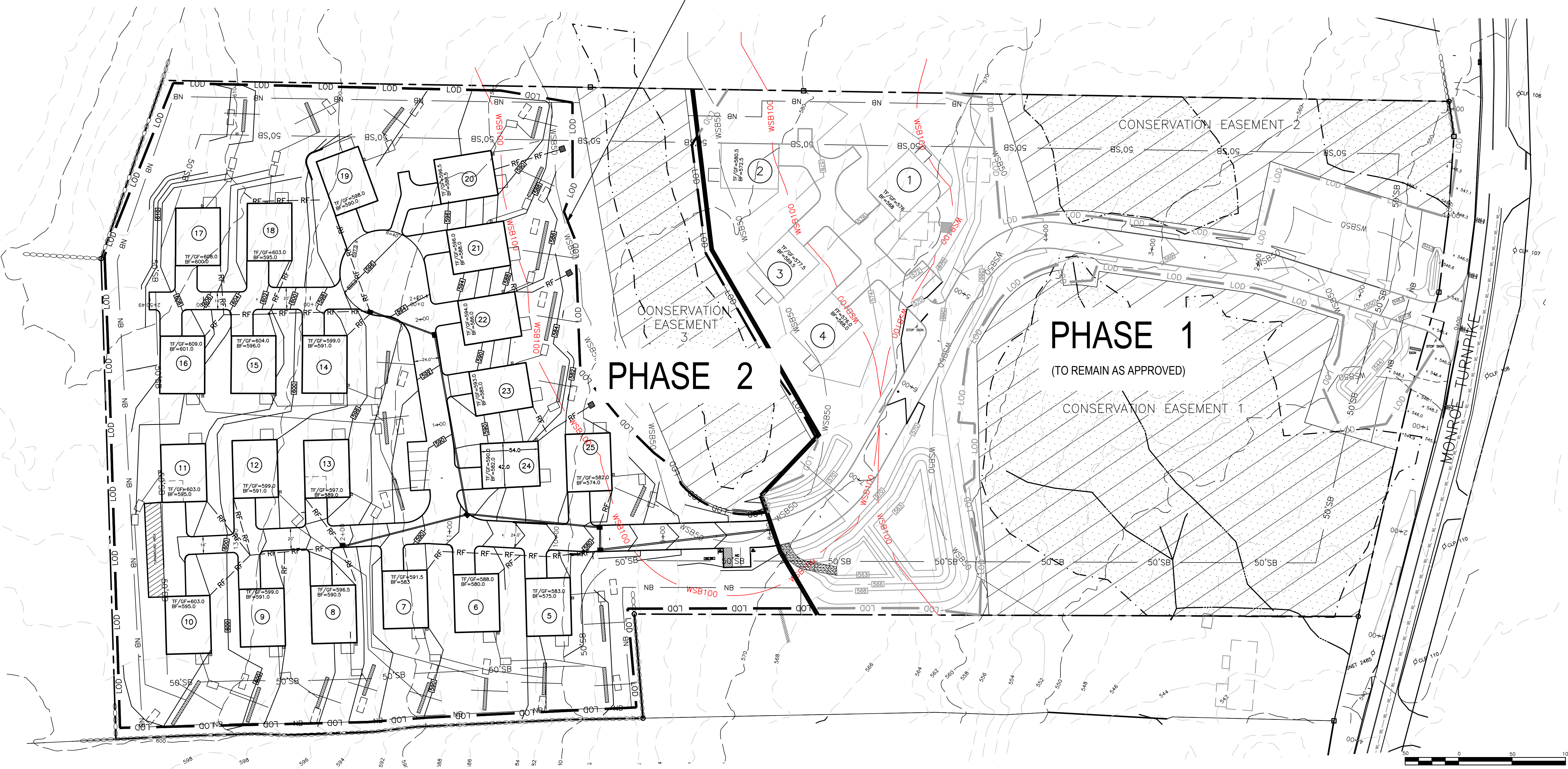


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LIMIT OF DISTURBANCE
 PER CURRENT PERMIT



THE RIDGE AT MONROE
 RIDGE BUILDERS, LLC
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 MONROE, CONNECTICUT

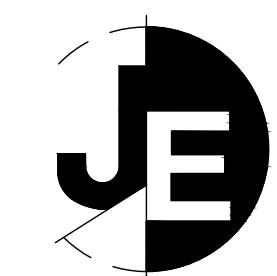
REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
 PROJECT #: 2278
 DRAWING FILE: SITE
 DRAWN BY: LE/JE/E
 SCALE: 1"=50'

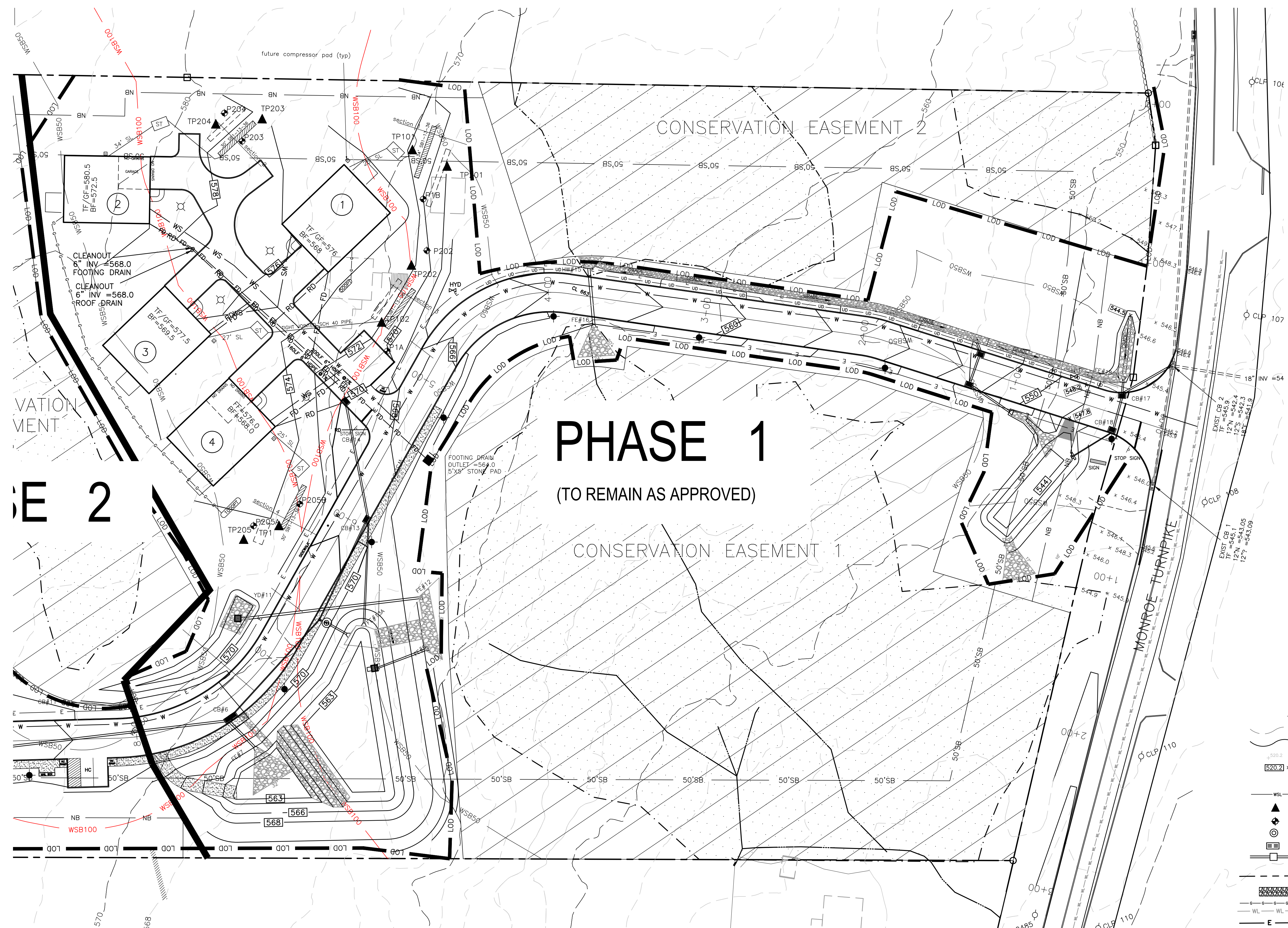
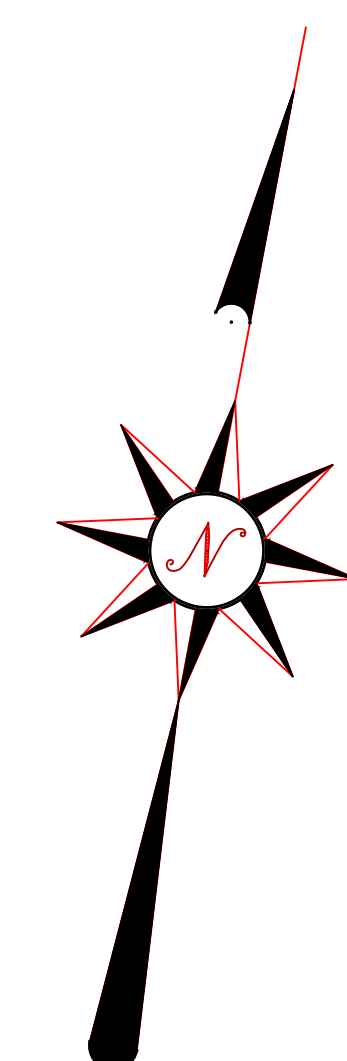
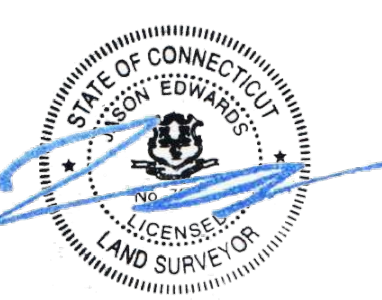
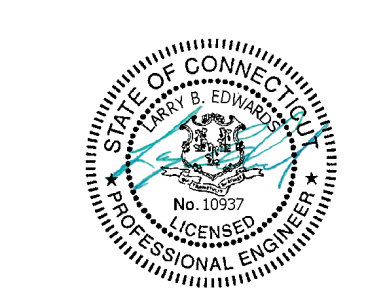
TITLE
**OVERALL
 SITE
 DEVELOPMENT
 PLAN**

SHEET NUMBER
S-2



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PHASE 1

(TO REMAIN AS APPROVED)

E 2

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- WETLAND MARKER
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING/ROOF DRAIN
- LIMIT OF DISTURBANCE
- PROPOSED NATURAL BUFFER
- PROPOSED WATER SERVICE
- PROPOSED SEPTIC TANK
- PROPOSED LEACHING SYSTEM
- PROPOSED SOIL LINE
- PROPOSED SEPTIC RESERVE AREA
- PROPOSED PROPANE TANK
- PROPOSED STREET LIGHT
- PROPOSED HOUSE LIGHT

GENERAL CONSTRUCTION NOTES

DRAINAGE PIPE

1. All drainage pipe within 25' of a septic system, including footing and roof drains shall meet one of the following specifications:

- PE ADS N-12, ASTM F 667, AASHTO M-294, 24" max diameter.
- pe, Hancor Blue Seal, ASTM F 667, ASSHTO M-294, 24" max diameter
- Schedule 40, PVC ASTM 1785 or ASTM D 2665



REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

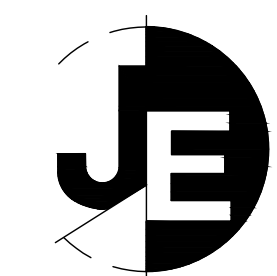
DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/JE
SCALE: 1"=30'

TITLE

SITE DEVELOPMENT PLAN
(ENLARGEMENT)

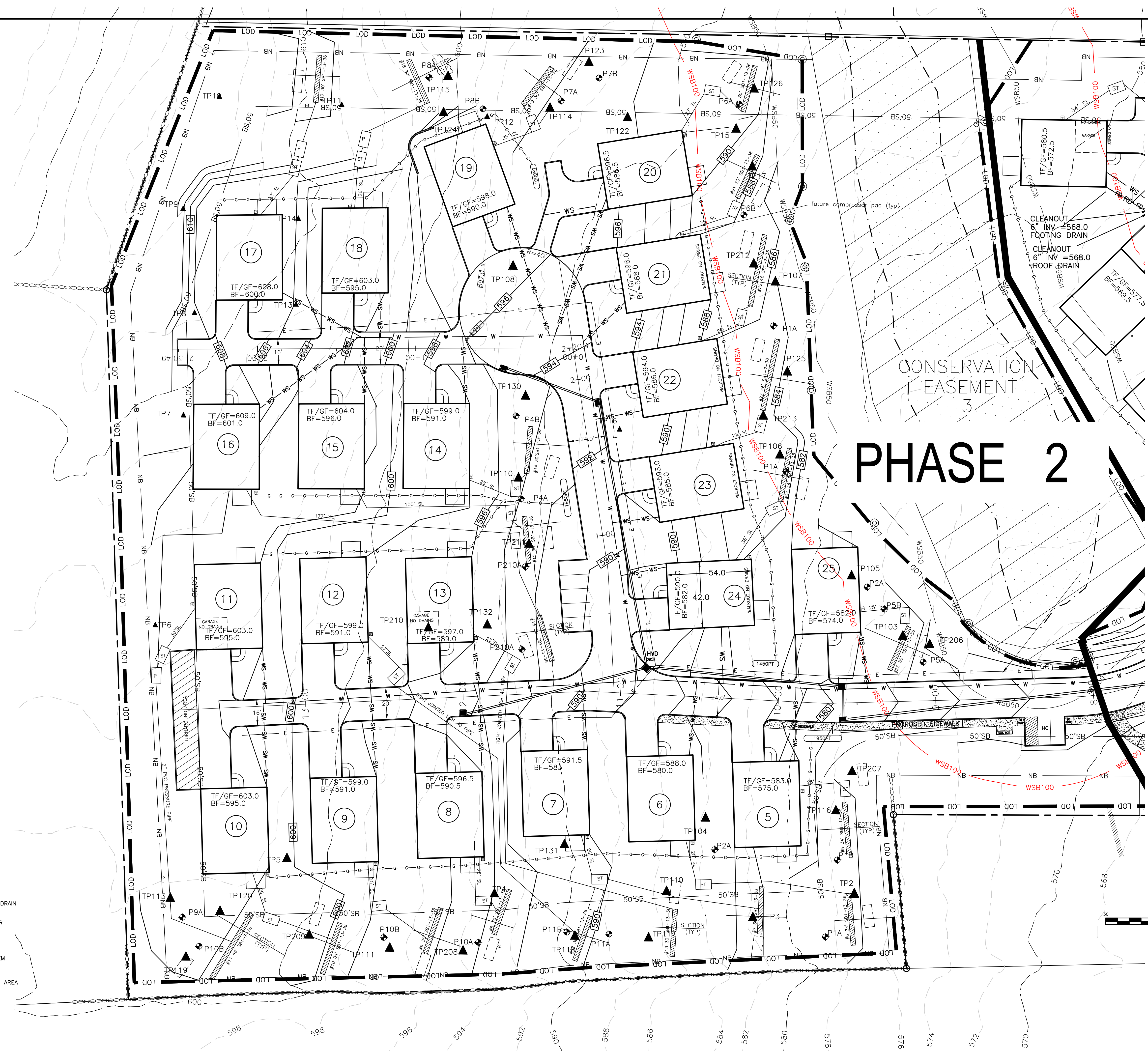
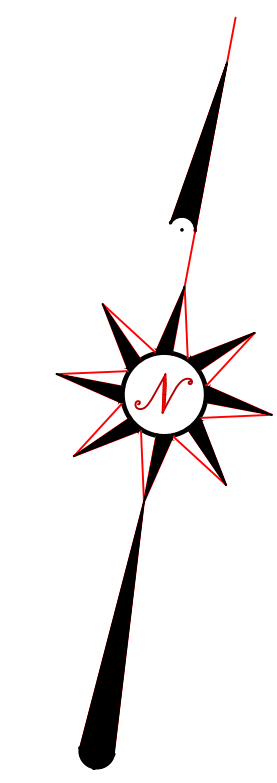
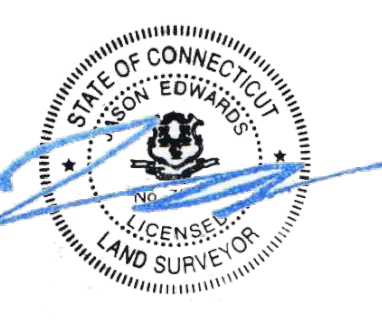
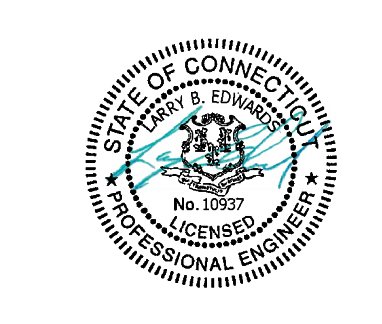
SHEET NUMBER

S-3.1



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PHASE 2

CONSERVATION EASEMENT
3

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- WETLAND MARKER
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING/ROOF DRAIN
- LIMIT OF DISTURBANCE
- PROPOSED NATURAL BUFFER
- PROPOSED WATER SERVICE
- PROPOSED SEPTIC TANK
- PROPOSED PUMP CHAMBER
- PROPOSED LEACHING SYSTEM
- PROPOSED SOIL LINE
- PROPOSED SEPTIC RESERVE AREA
- PROPOSED PROPANE TANK
- PROPOSED STREET LIGHT
- PROPOSED HOUSE LIGHT

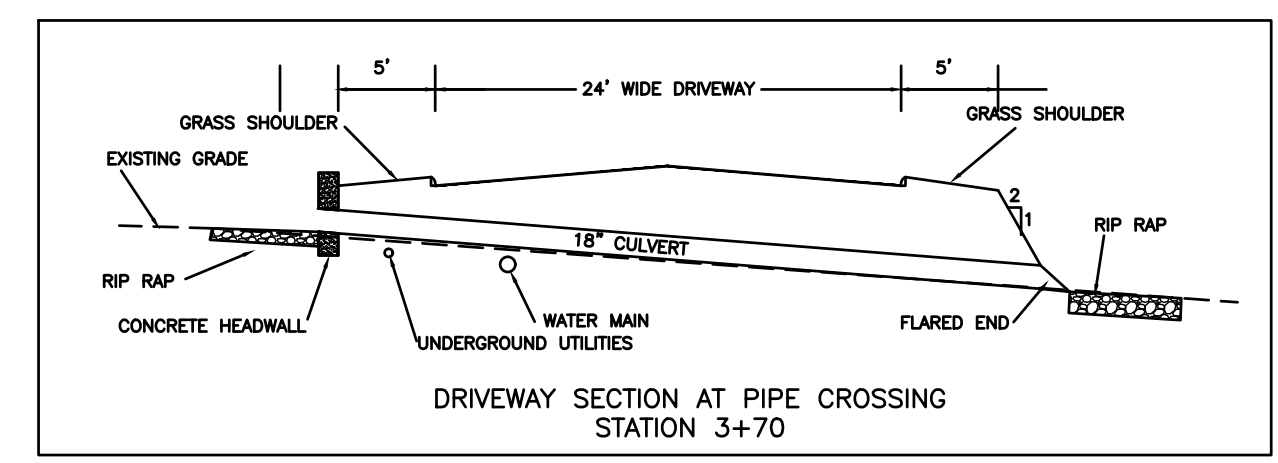
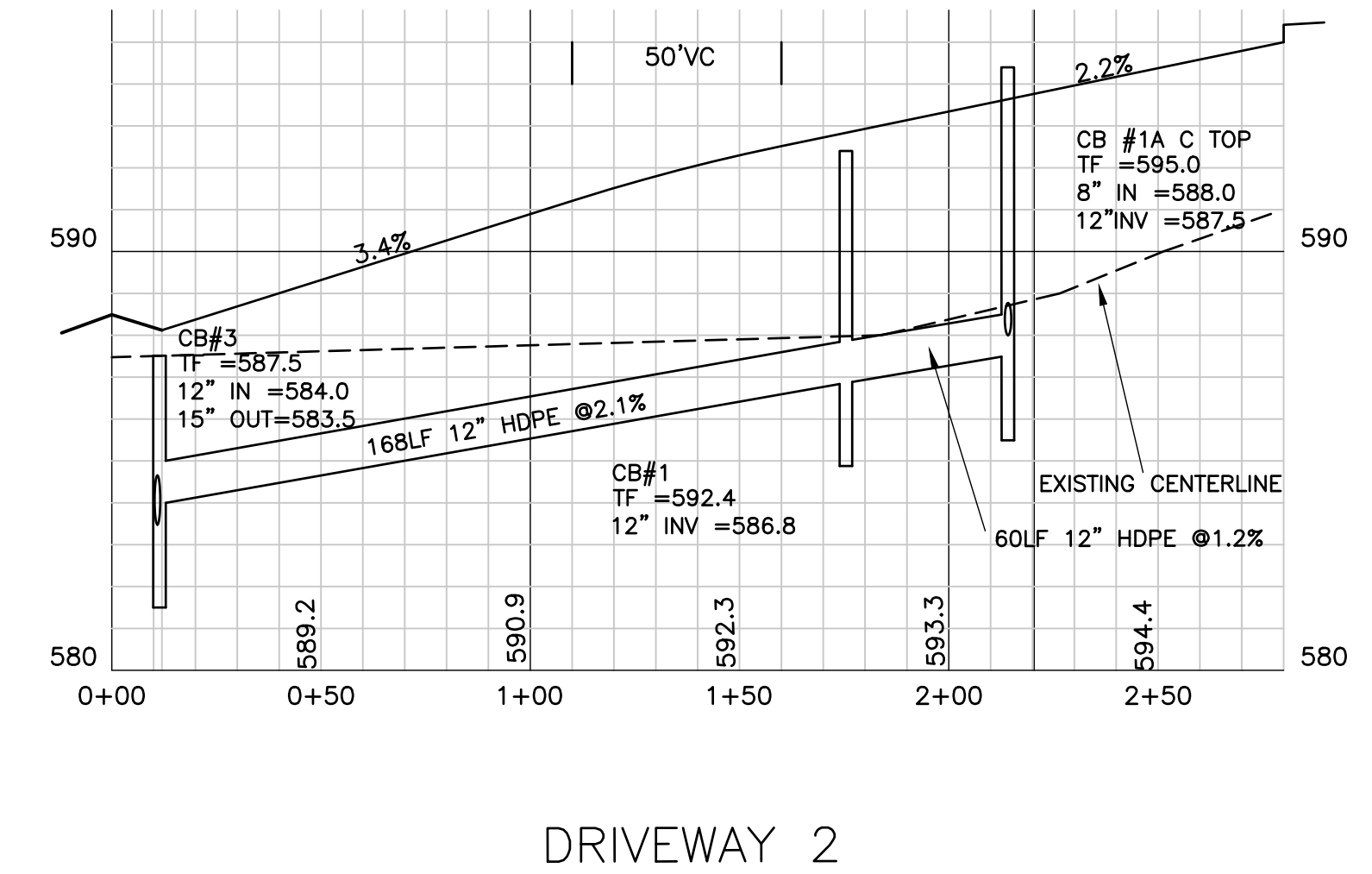
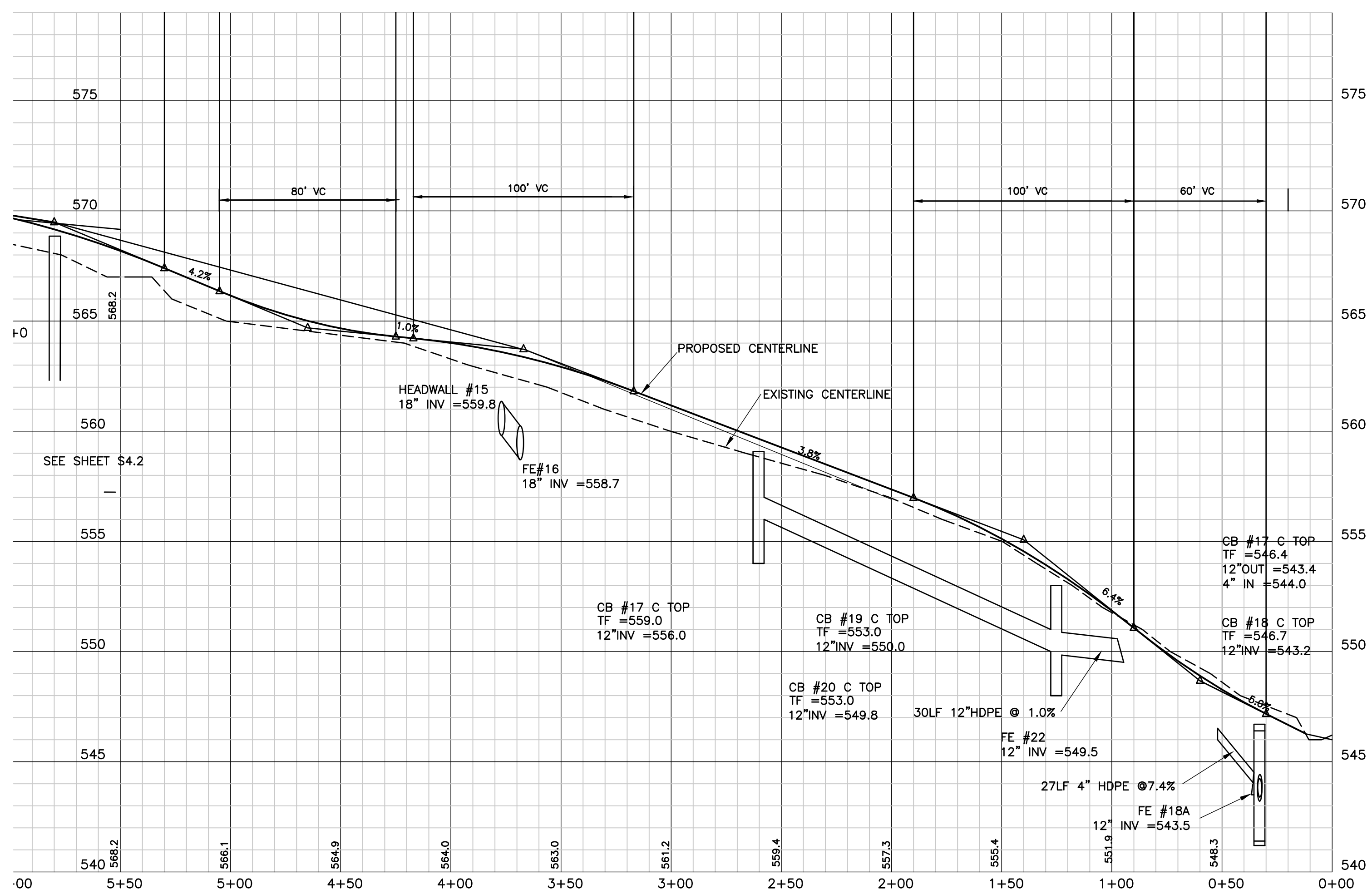
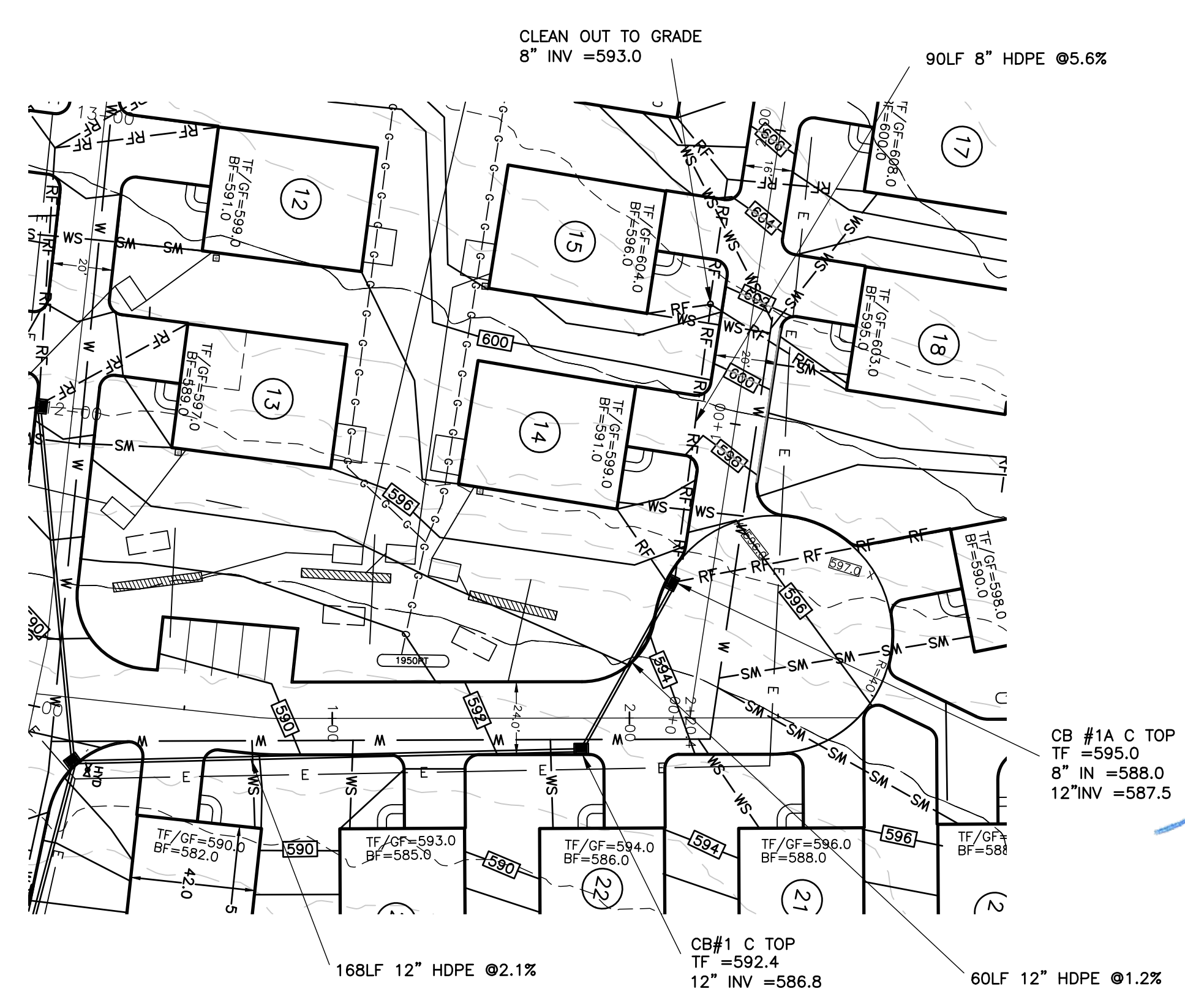
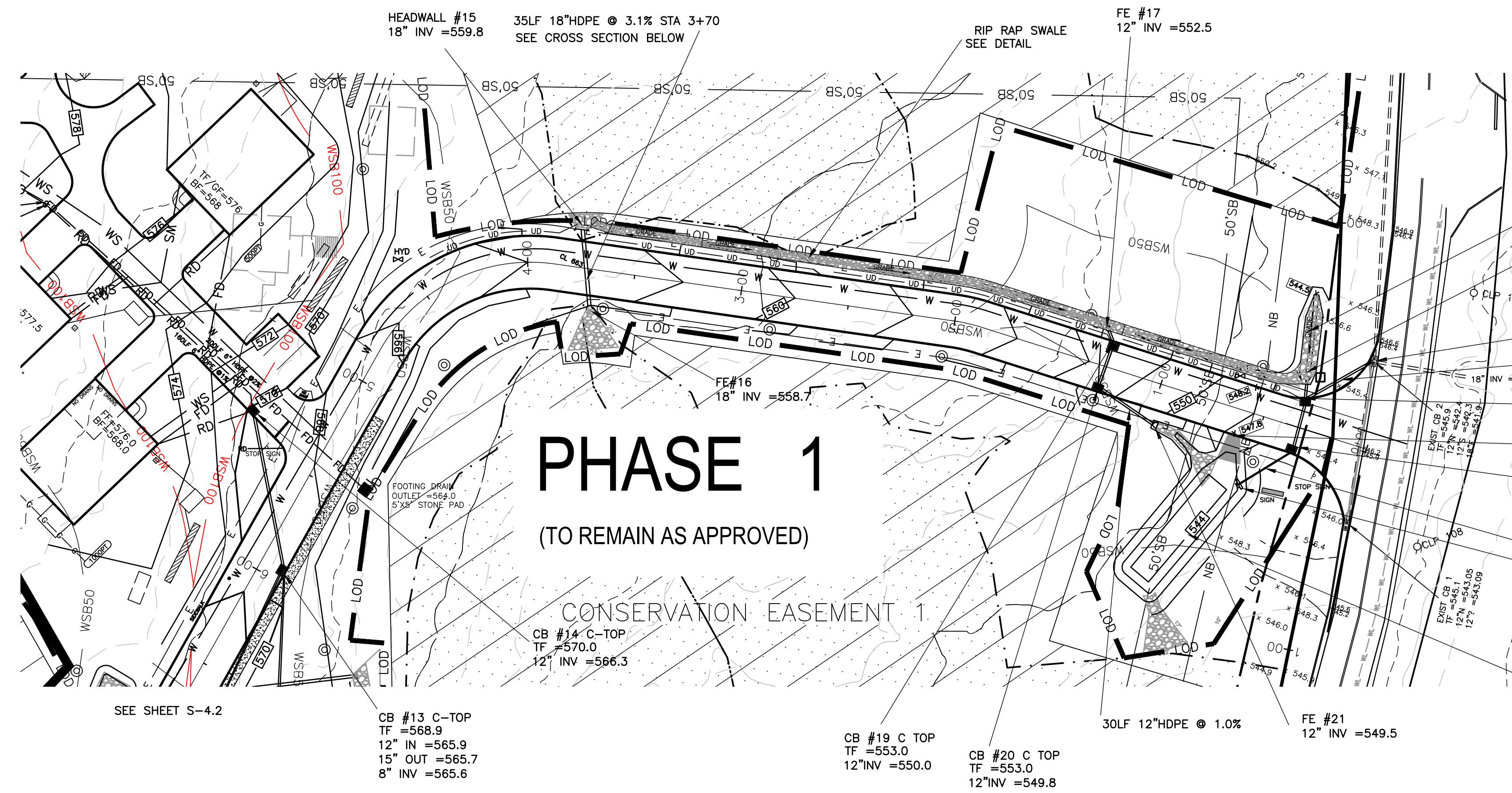
REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/JE
SCALE: 1"=30'

TITLE
SITE DEVELOPMENT PLAN
(ENLARGEMENT)

SHEET NUMBER
S-3.2

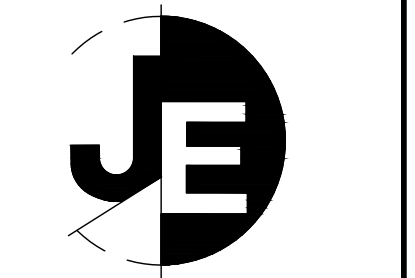


- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - WETLAND AREA
 - WETLAND SETBACK LINE
 - TEST HOLE
 - PERCOLATION TEST
 - WETLAND MARKER
 - EXISTING CATCH BASIN
 - PROPOSED DRAINAGE
 - WATERCOURSE
 - PROPOSED RIP RAP
 - PROPOSED GAS LINE
 - EXISTING WATER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED FOOTING DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED FOOTING/ROOF DRAIN
 - LIMIT OF DISTURBANCE
 - PROPOSED WATER SERVICE
 - PROPOSED SEPTIC TANK
 - PROPOSED LEACHING SYSTEM
 - PROPOSED SOIL LINE
 - PROPOSED PROPANE TANK
 - PROPOSED STREET LIGHT
 - PROPOSED HOUSE LIGHT

GENERAL CONSTRUCTION NOTES

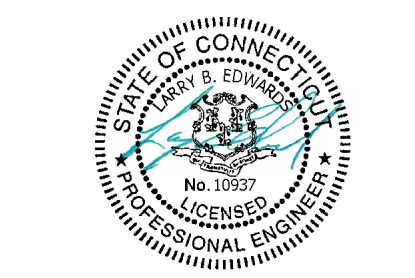
DRAINAGE PIPE

- All drainage pipe within 25' of a septic system, including footing and roof drains shall meet one of the following specifications:
 - PE ADS N-12, ASTM F 687, AASHTO M-294, 24" max diameter
 - pe, Hancor Blue Seal, ASTM F 667, AASHTO M-294, 24" max diameter
 - Schedule 40, PVC ASTM 1785 or ASTM D 2665



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 www.jedwardassoc.com



THE RIDGE AT MONROE
 RIDGE BUILDERS, LLC
 1271 MONROE TURNPIKE
 MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
 PROJECT #: 2278
 DRAWING FILE: SITE
 DRAWN BY: LE/JE/IE
 SCALE: 1"=40'H/4'V

TITLE

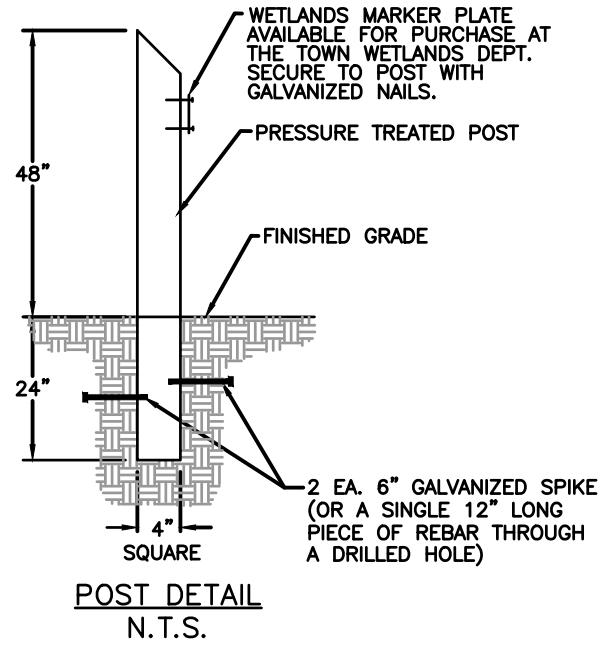
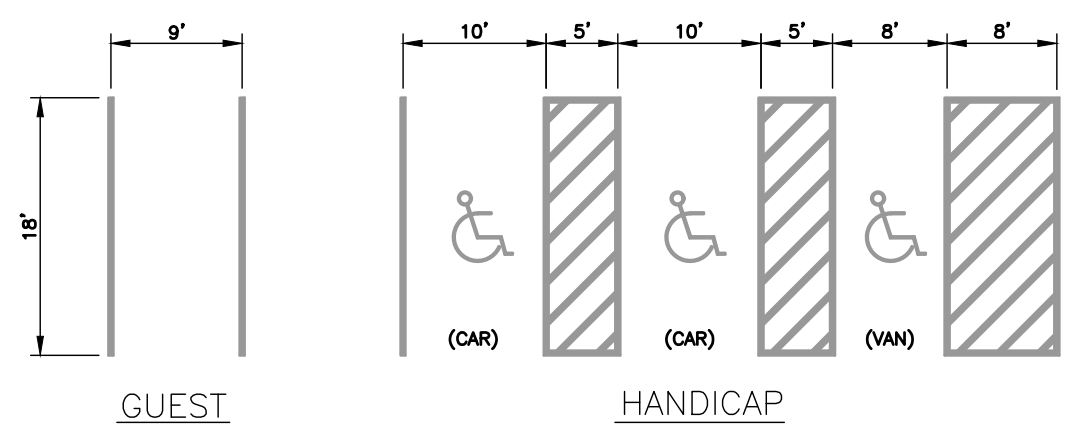
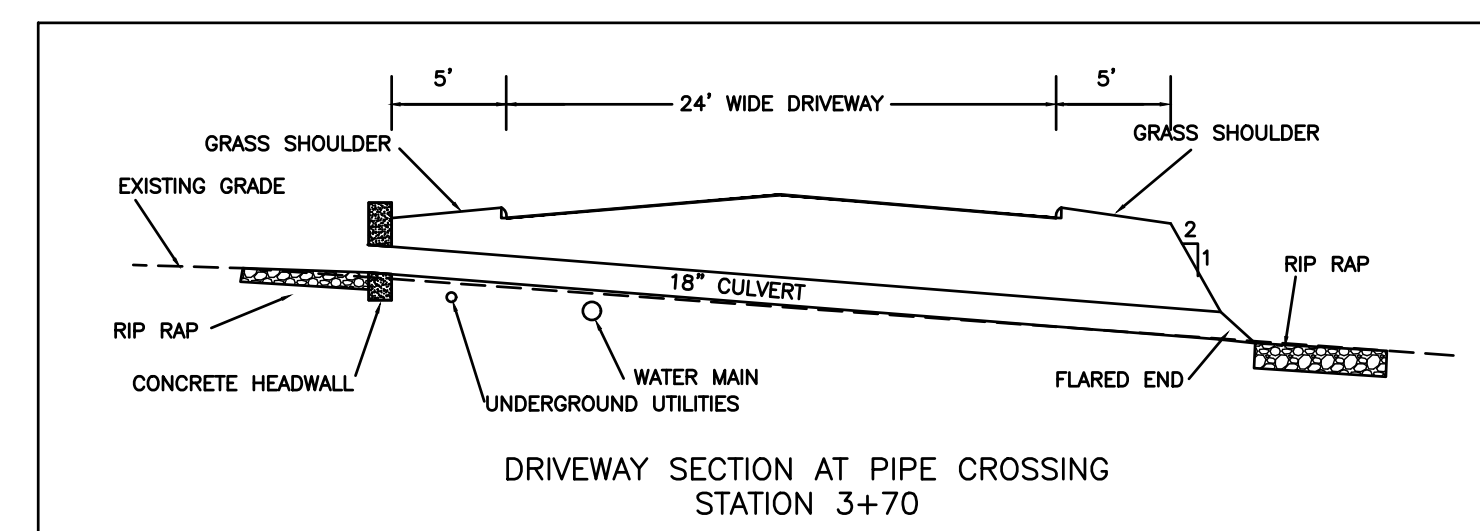
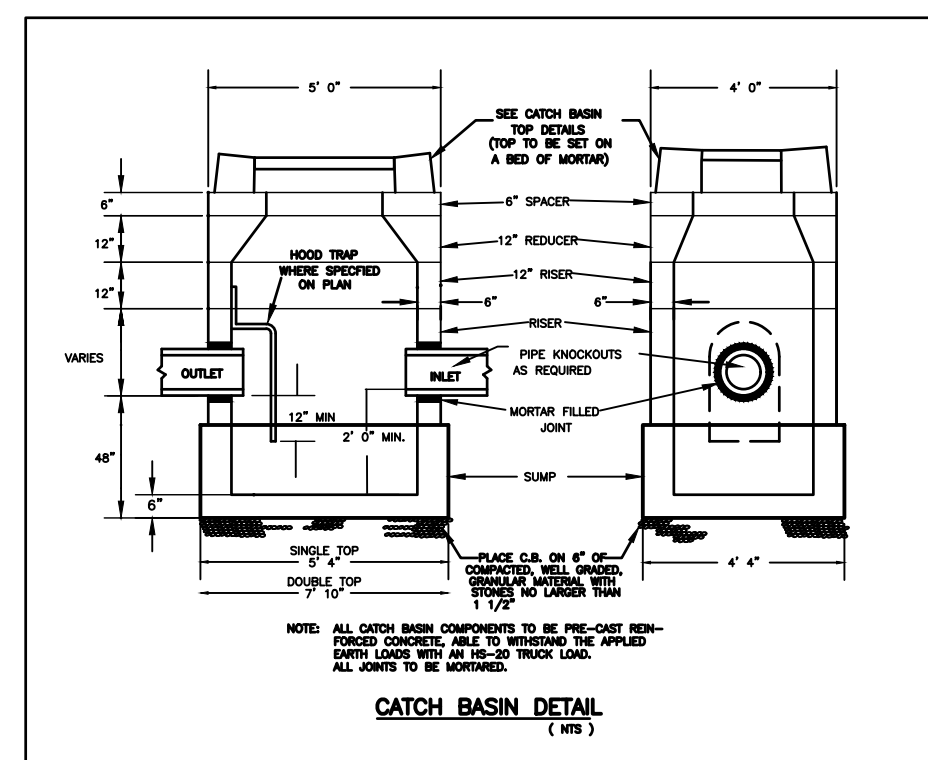
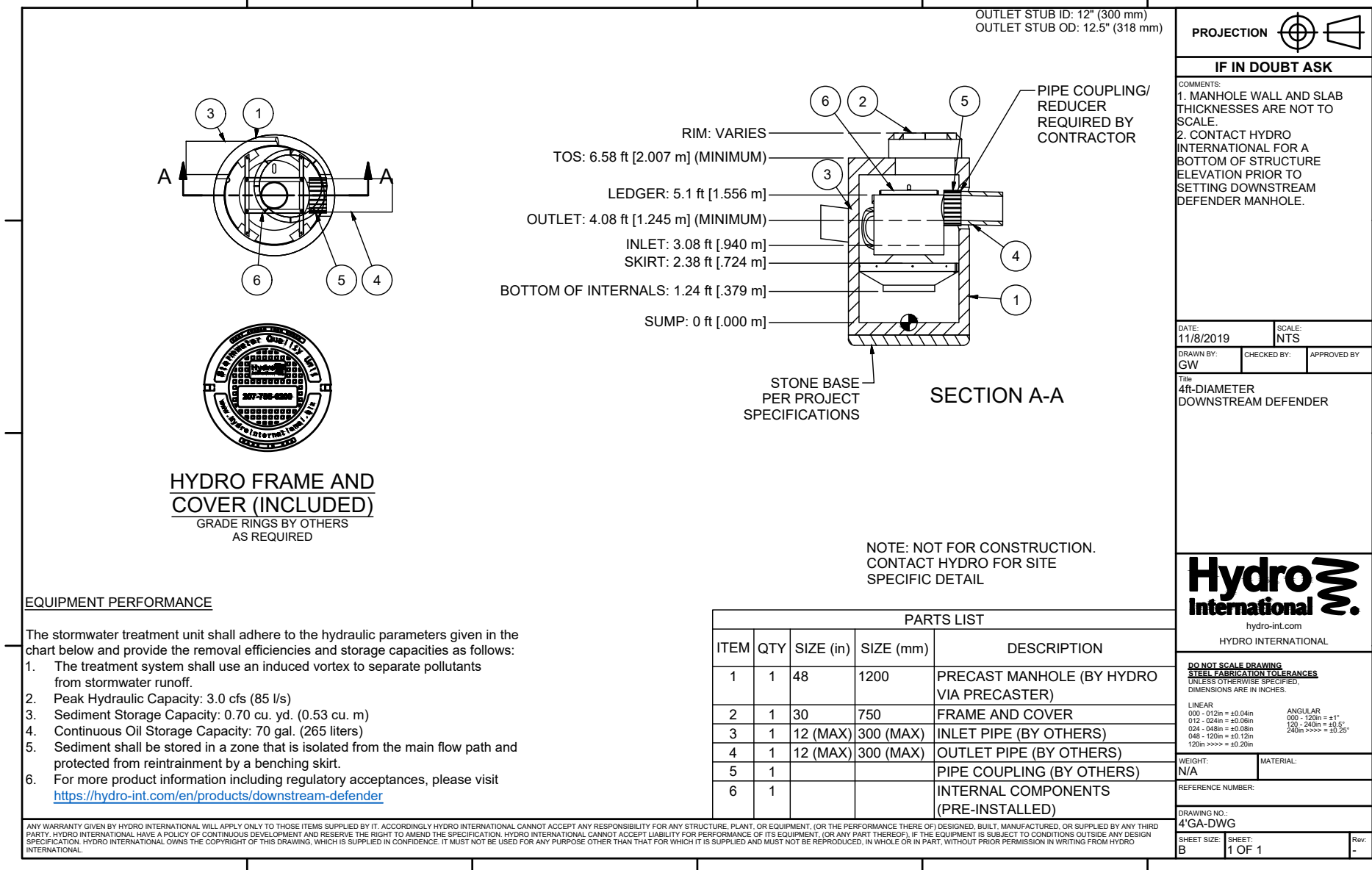
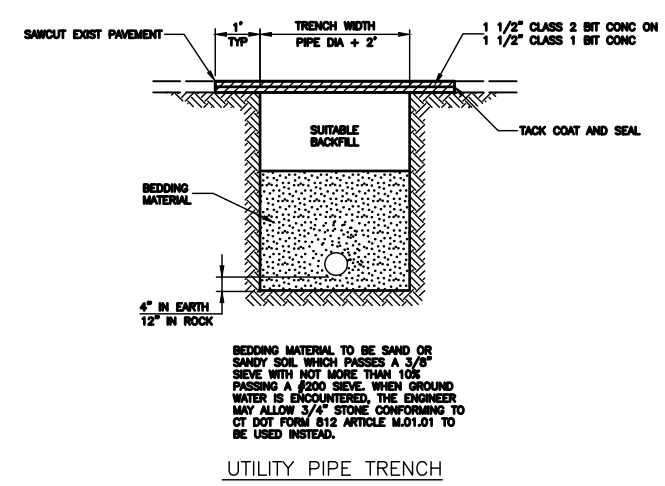
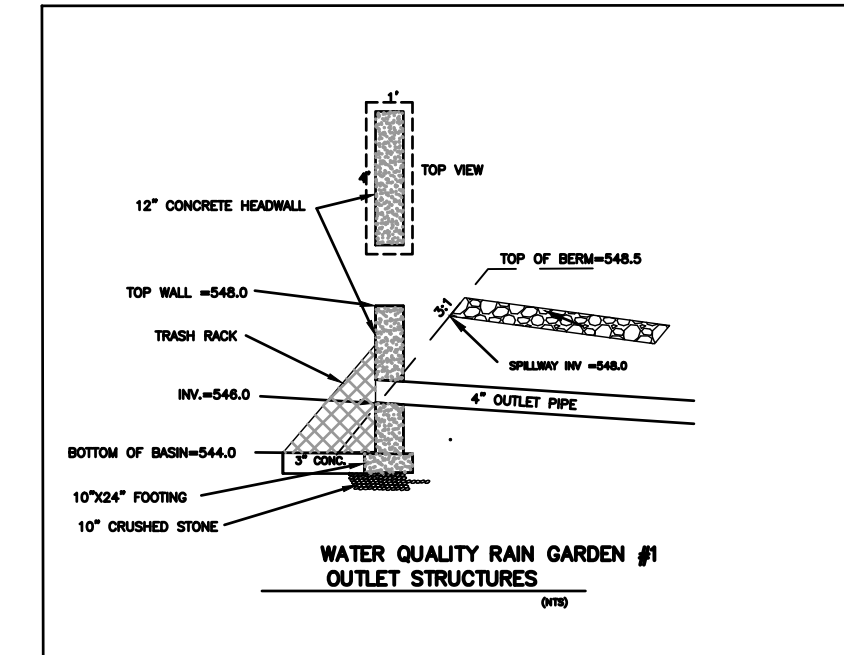
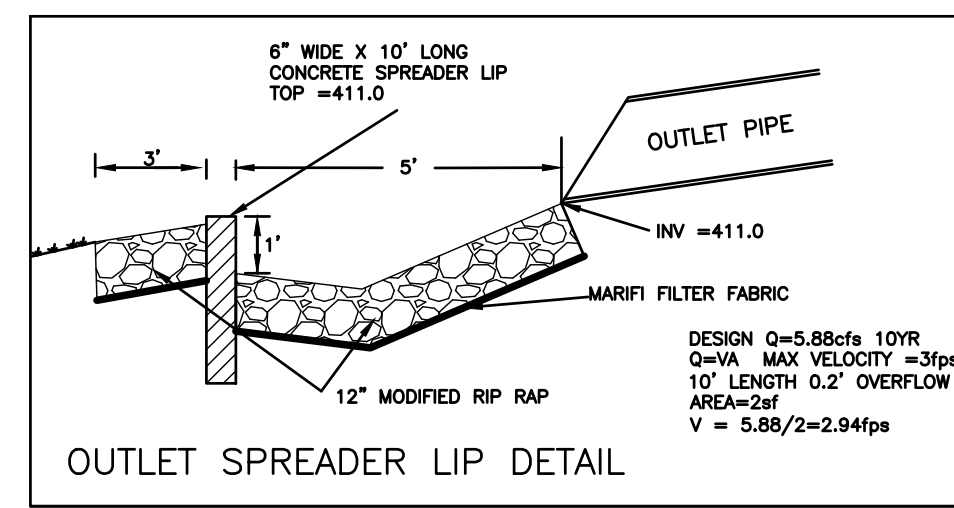
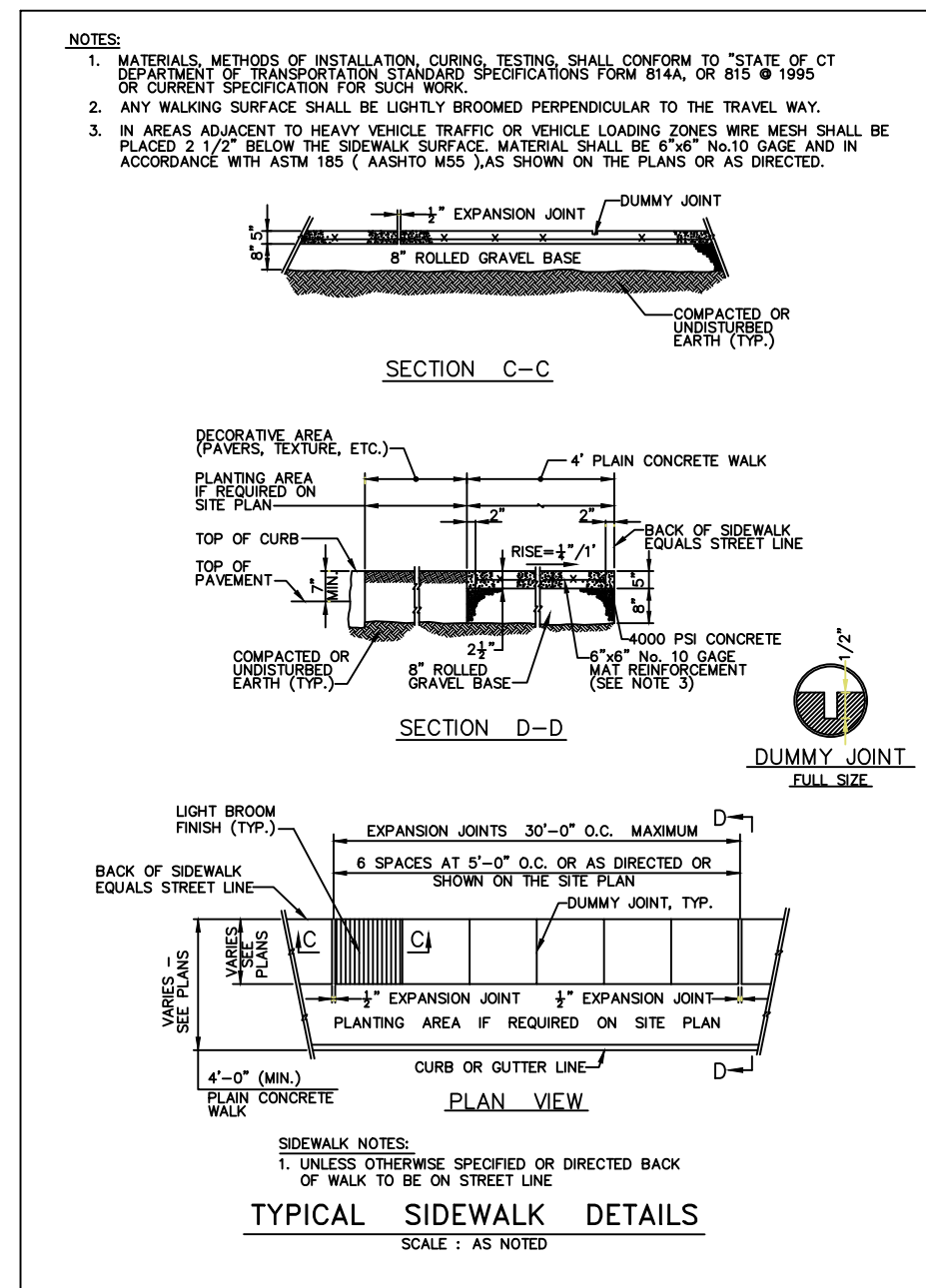
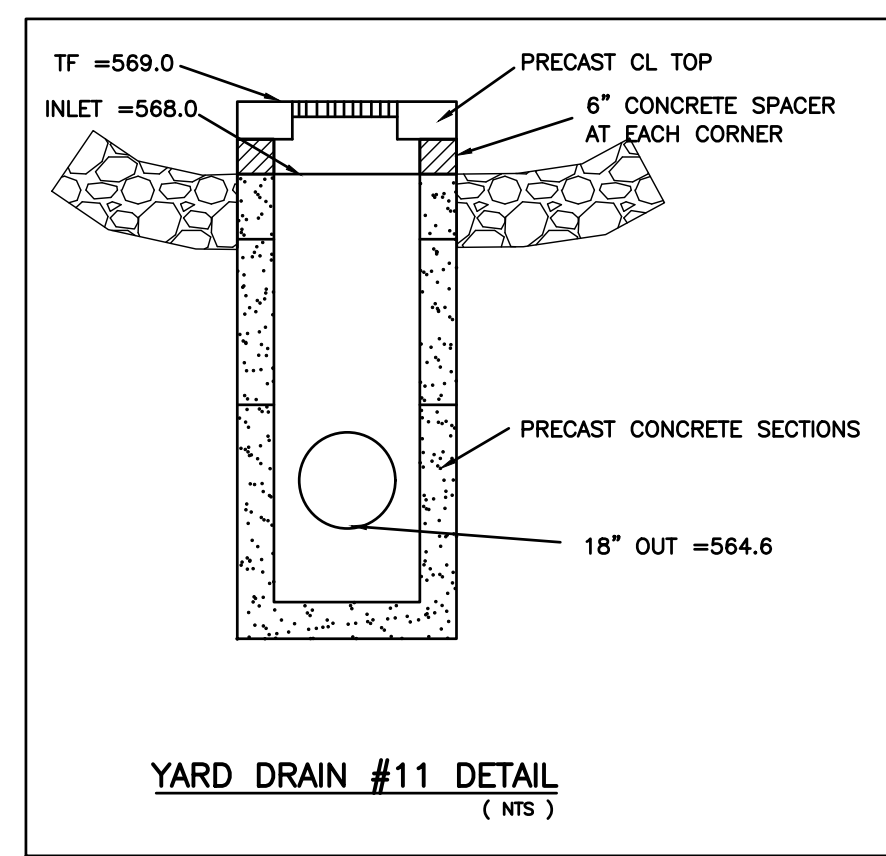
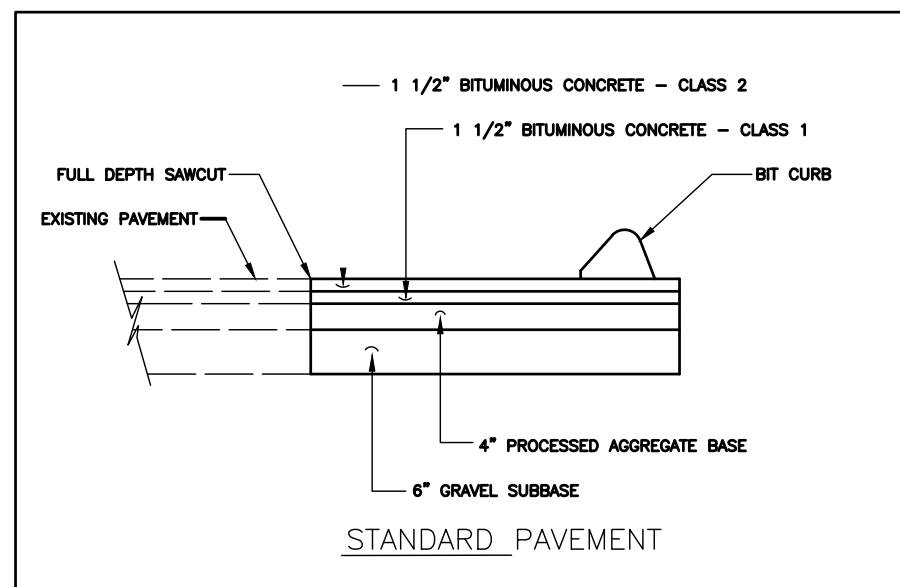
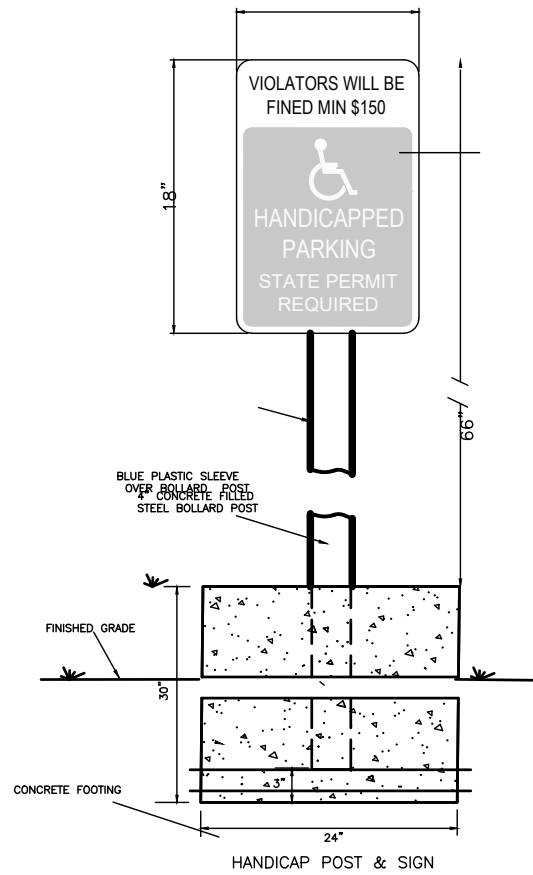
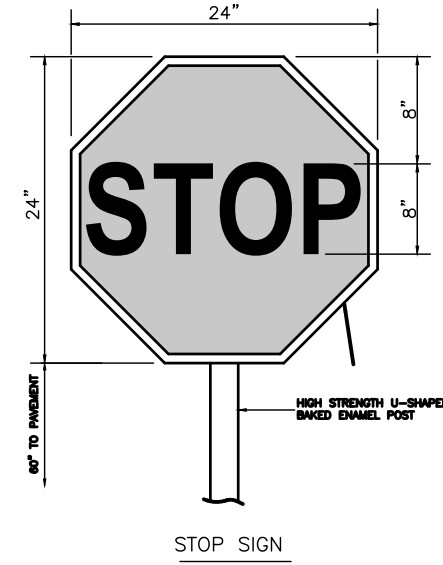
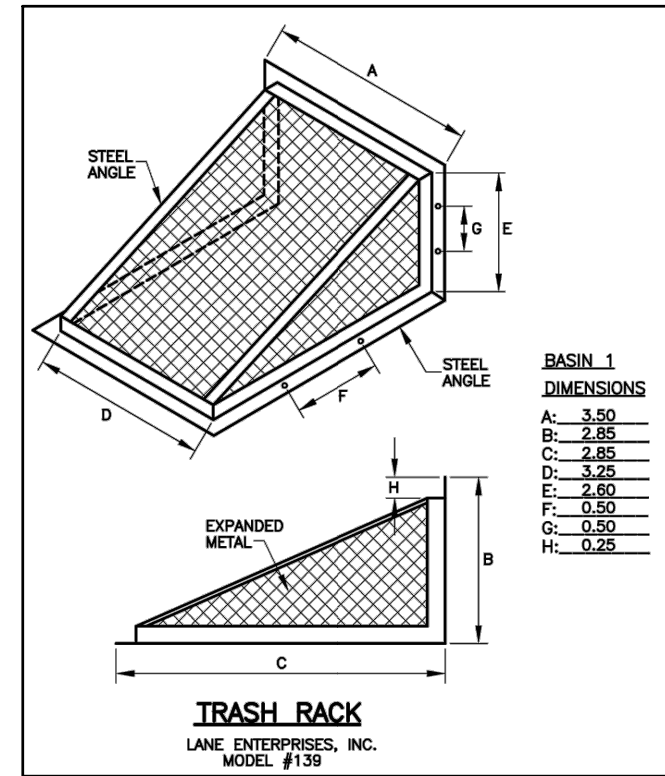
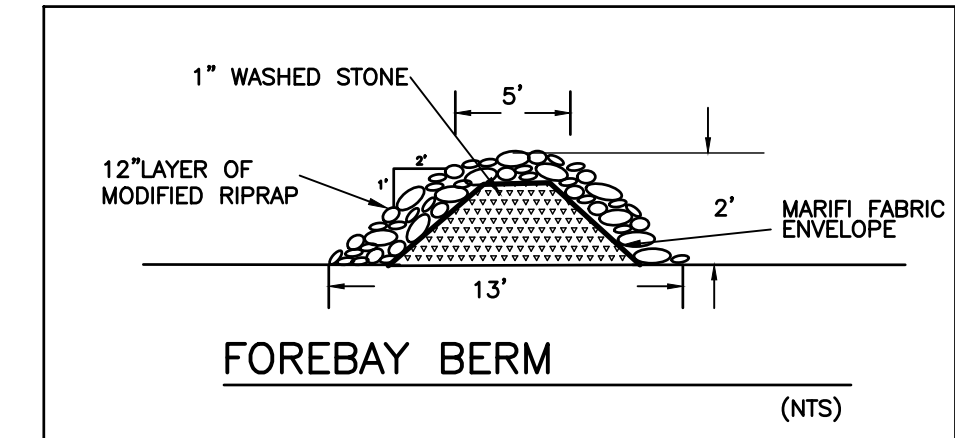
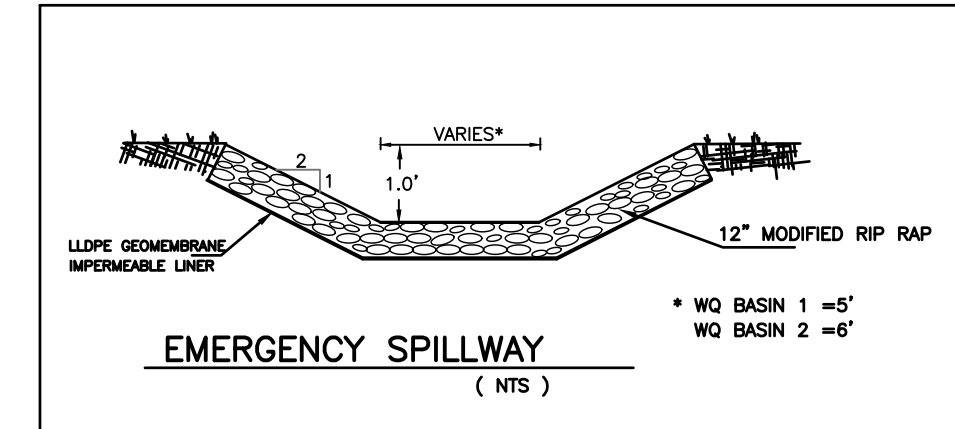
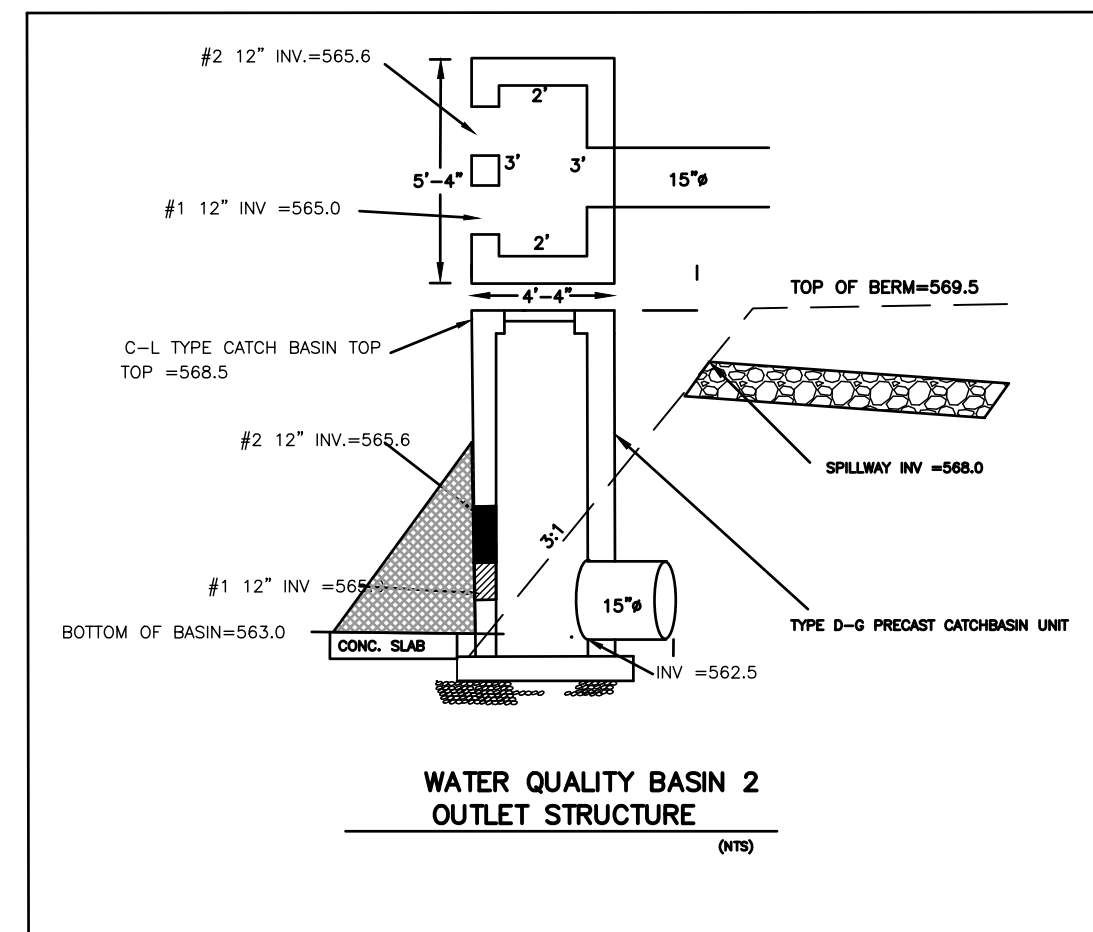
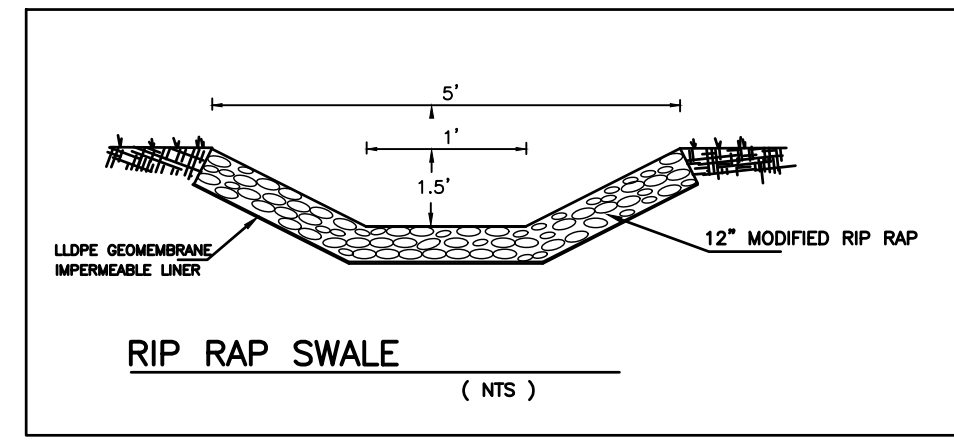
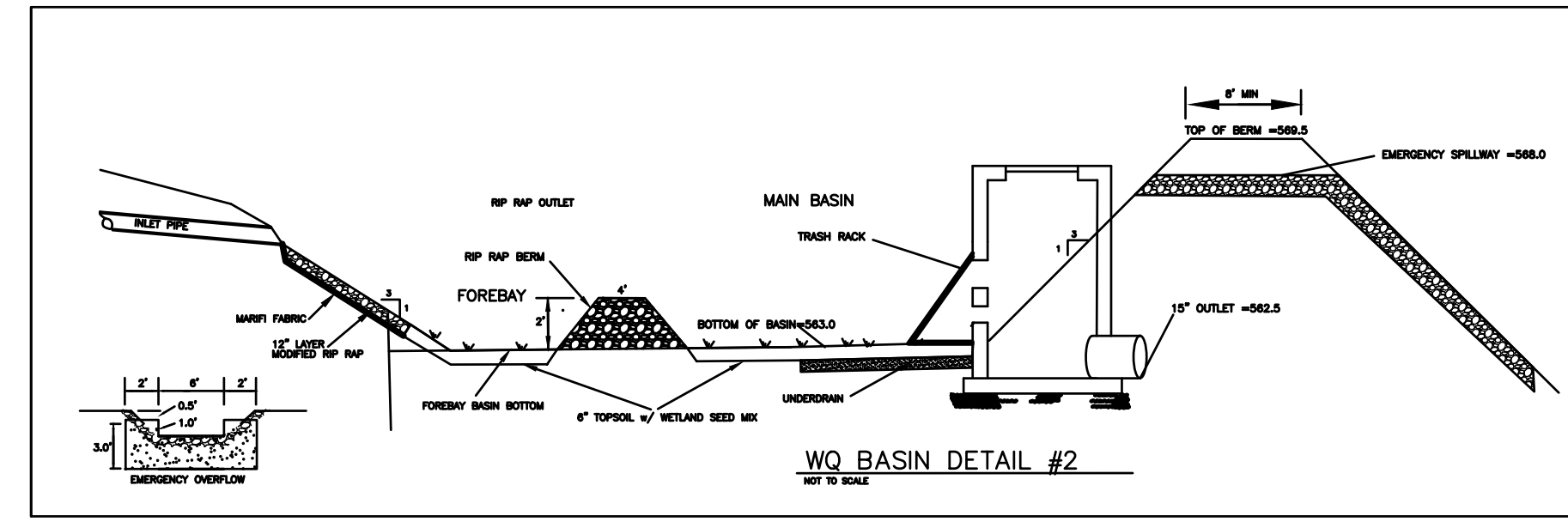
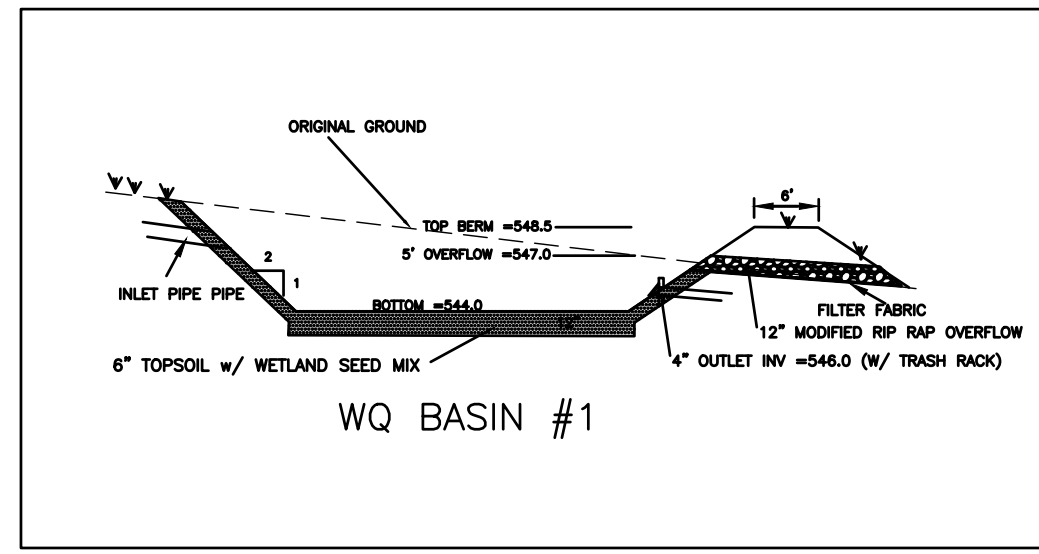
ACCESS DRIVEWAY
 PLAN & PROFILE

SHEET NUMBER

S-4.1

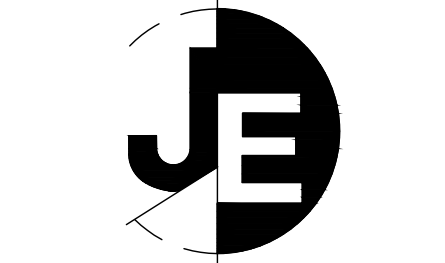
STANDARD NOTES

- All construction methods, materials and installation of the system to be in accordance with all applicable local and state regulations.
- Topographic and property data shown are only approximate.
Topographic data based on subdivision site plan, property lines based on subdivision map.
- The test results and soil types shown apply only to the test holes shown and may vary throughout the site. Soil type and grade should be verified by the owner over the entire leaching area prior to construction.
- Select fill, if required, to be placed in maximum of 12" lifts and to be compacted to a minimum of 90% compaction. Material to have a maximum of 5% passing the #200 sieve. Prior to the delivery of select fill to the site, the contractor at his expense, shall furnish a certified gradation analysis to the local Health Department and to the Design Engineer. Final approval of septic fill will be conditional on the completion of a percolation test on the in-place material. This test is to be witnessed by the Design Engineer and/or local Health Department official. The maximum allowable percolation rate will be 1" in 10 minutes, unless otherwise noted.
- Unless otherwise directed hereon, the site requiring placement of select fill shall be prepared by removing all topsoil in the system area and 5 ft on all sides. No heavy equipment shall be used in the prepared area. Fill shall be placed on the perimeter of the trench area and spread with a small crawler, tractor or other approved machinery. Upon placement of the first lift of select fill, material shall be thoroughly harrowed into the existing subsoil layer.
- Call "Call Before You Dig" 1-800-922-4455 to locate underground utilities on property and show service lines to building from public utilities shown on plan.
- Contractor shall contact the certifying engineer and Health department at least 24 hours prior to starting construction, or the system installation will not be certified.
- The licensed installer shall cover the septic system with clean soil as prescribed by the latest revision of Technical Standards. Clean soil is native soil, free of contaminants such as boulders, building debris, stumps, etc.
- Septic system to be staked by Engineer/Surveyor and benchmark set prior to starting construction.
- A sieve analysis of the septic fill is to be provided to the health district and design engineer verifying compliance to Health Code requirements prior to placement on site.
- Prior to backfilling septic system Engineer/Surveyor to asbuilt completed septic system and provide plan to health department.
- Trees and stumps in septic area to be removed.



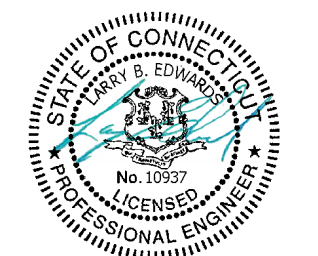
NOTE: THIS MARKER POST SHOULD BE INSTALLED ALONG THE WETLAND UPLAND REVIEW LINE (100 FT. OUTSIDE THE ACTUAL WETLANDS) AT A DISTANCE AS DETERMINED BY THE INLAND WETLANDS COMMISSION, WITH A MAX. DISTANCE OF 75 FT. APART, AND/OR AT POINTS OF CURVATURE, CHANGES IN ALIGNMENT OR ANGLE POINTS.

INLAND WETLANDS MARKER AND POST DETAILS



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REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

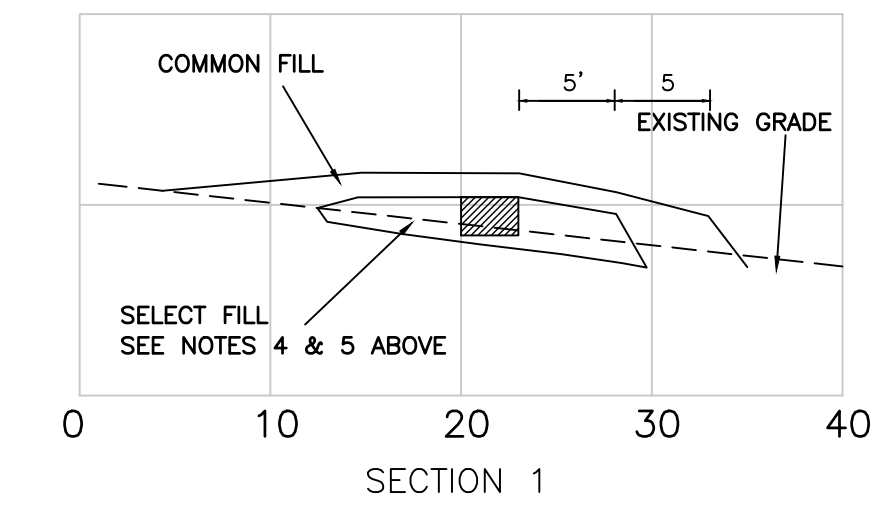
DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE: AS NOTED

CONSTRUCTION DETAILS

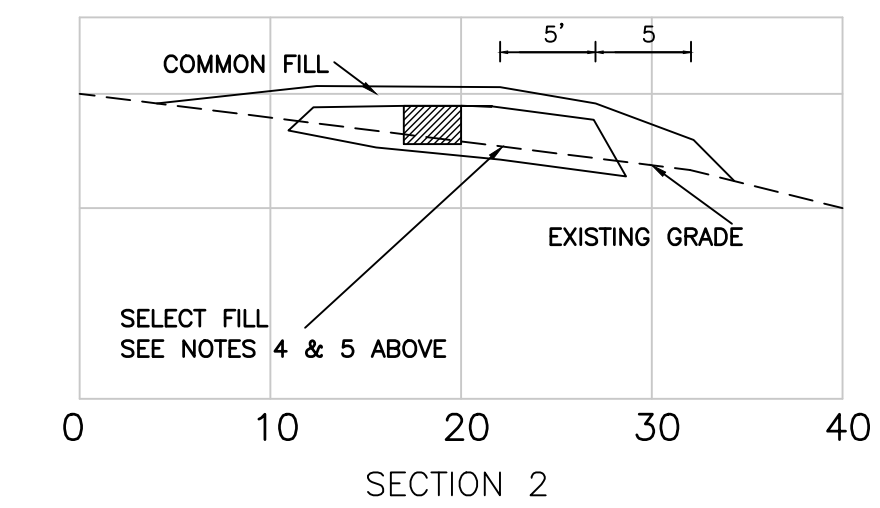
SHEET NUMBER

S-5

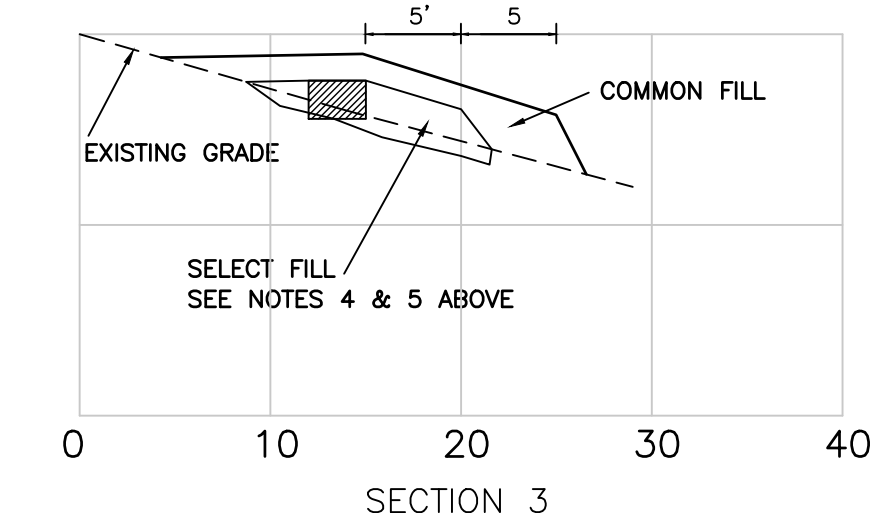
HOUSE 1 2BR
 34LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=6.0%
 SOIL LINE AT HOUSE =571.6 M.L.S.S =34'
 SEPTIC TANK INLET =570.85 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =570.6 EFFECTIVE AREA PROVIDED =499sf
 BOTTOM SYSTEM =569.25 RESERVE AREA 14LF SB1 13-72 UNITS



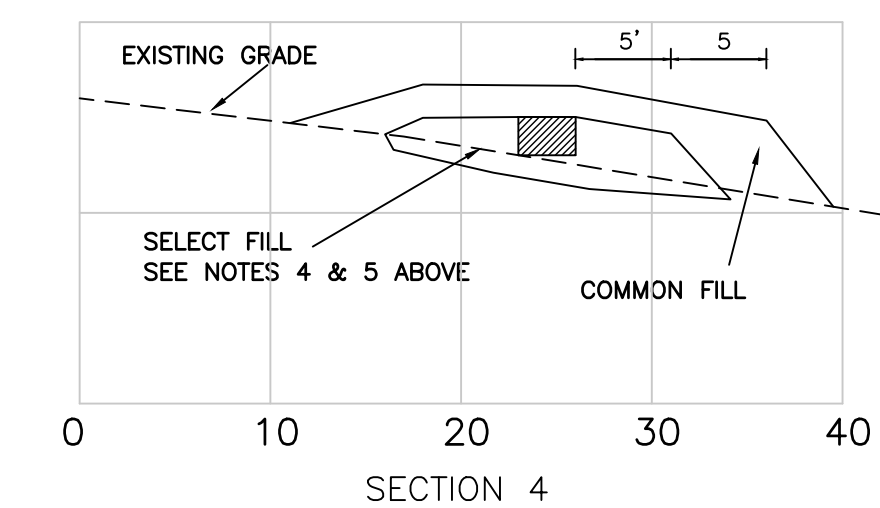
HOUSE 2 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=6.0%
 SOIL LINE AT HOUSE =579.25 M.L.S.S =30'
 SEPTIC TANK INLET =578.5 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =578.25 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =576.75 RESERVE AREA 14LF SB1 13-72 UNITS



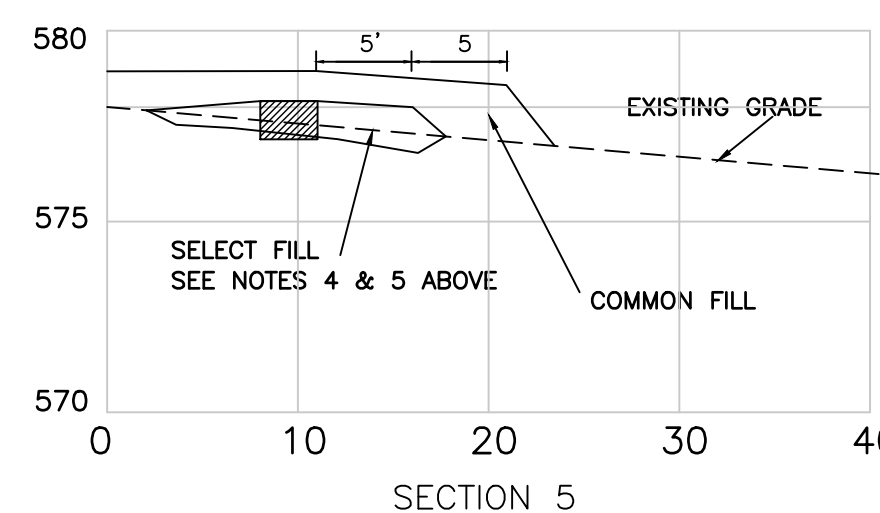
HOUSE 3 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @27" SLOPE=12.0%
 SOIL LINE AT HOUSE =573.0 M.L.S.S =24'
 SEPTIC TANK INLET =570.85 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =570.6 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =568.0 RESERVE AREA 14LF SB1 13-72 UNITS
 SEWER LINE FROM TANK TO SYSTEM TO BE TIGHT JOINTED SCH 40 PIPE



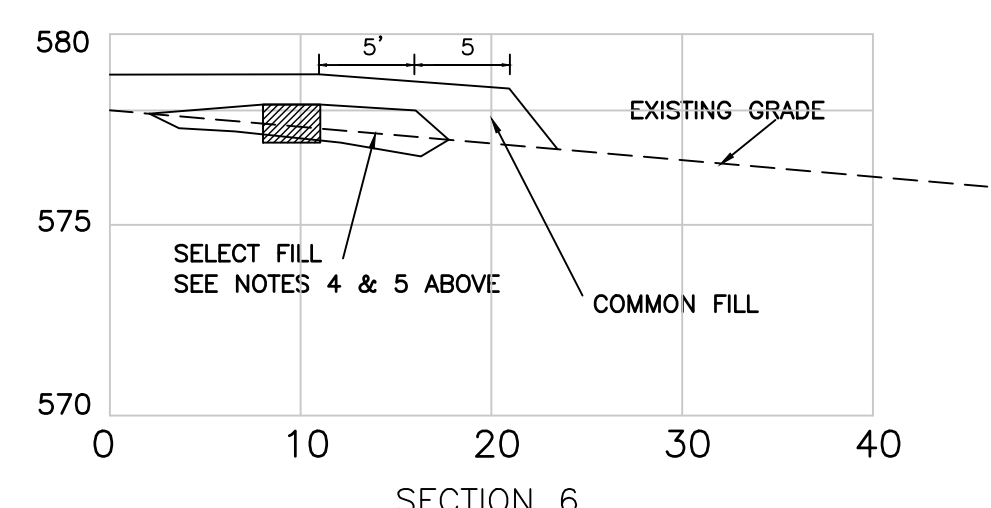
HOUSE 4 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @18" SLOPE=8.6%
 SOIL LINE AT HOUSE =574.0 M.L.S.S =30'
 SEPTIC TANK INLET =573.35 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =573.1 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =572.0 RESERVE AREA 14LF SB1 13-72 UNITS



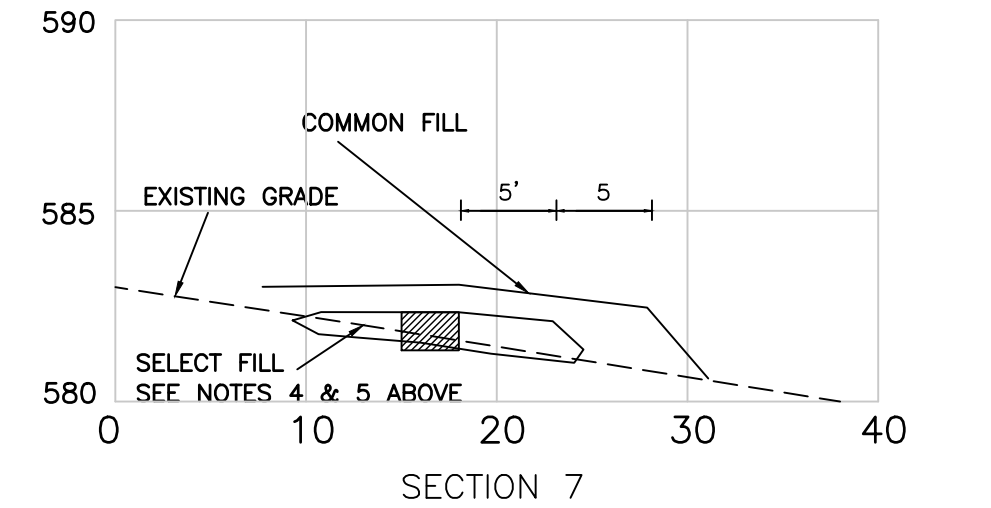
HOUSE 5 2BR
 34LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=4.3%
 SOIL LINE AT HOUSE =579.0 M.L.S.S =34'
 SEPTIC TANK INLET =578.35 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =578.1 EFFECTIVE AREA PROVIDED =499sf
 BOTTOM SYSTEM =577.0 RESERVE AREA 14LF SB1 13-72 UNITS



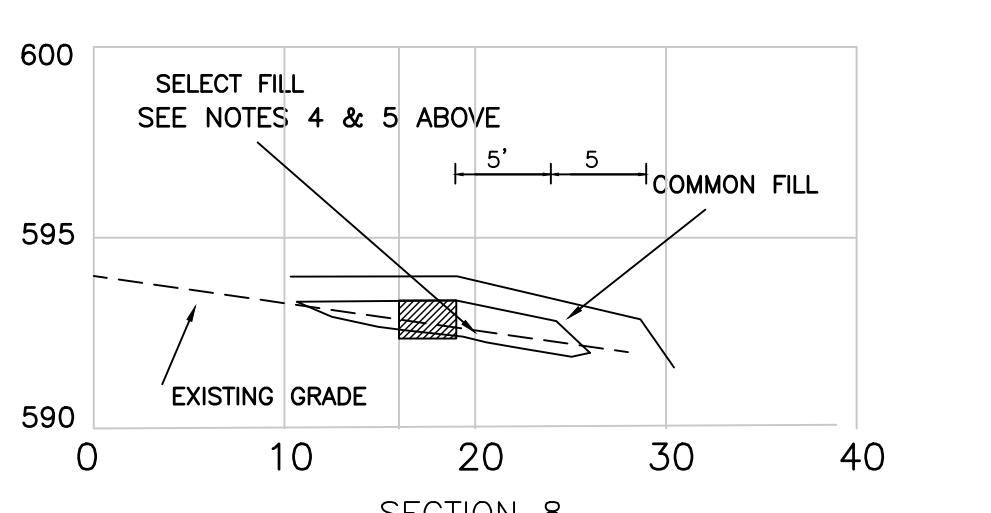
HOUSE 6 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=4.3%
 SOIL LINE AT HOUSE =584.0 M.L.S.S =34'
 SEPTIC TANK INLET =582.75 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =582.5 EFFECTIVE AREA PROVIDED =499sf
 BOTTOM SYSTEM =577.0 RESERVE AREA 14LF SB1 13-72 UNITS



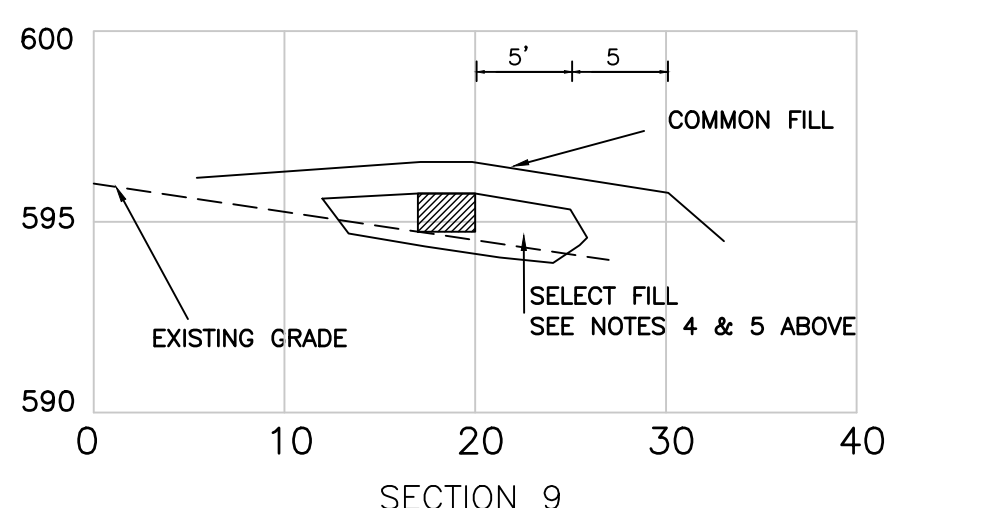
HOUSE 7 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=7.8%
 SOIL LINE AT HOUSE =589.0 M.L.S.S =30'
 SEPTIC TANK INLET =588.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =588.0 EFFECTIVE AREA PROVIDED =442sf
 BOTTOM SYSTEM =581.5 RESERVE AREA 14LF SB1 13-72 UNITS



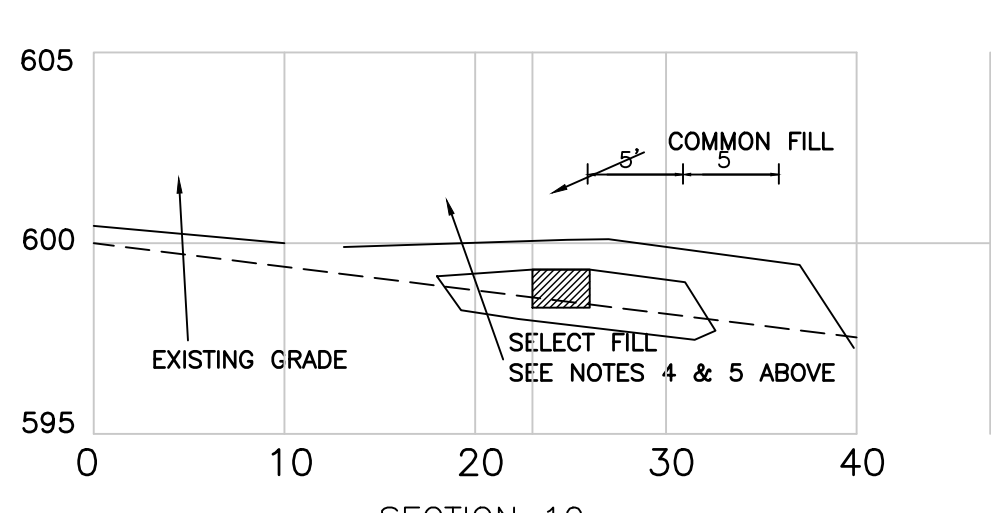
HOUSE 8 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=7.1%
 SOIL LINE AT HOUSE =594.0 M.L.S.S =30'
 SEPTIC TANK INLET =594.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =593.75 EFFECTIVE AREA PROVIDED =442sf
 BOTTOM SYSTEM =592.5 RESERVE AREA 14LF SB1 13-72 UNITS



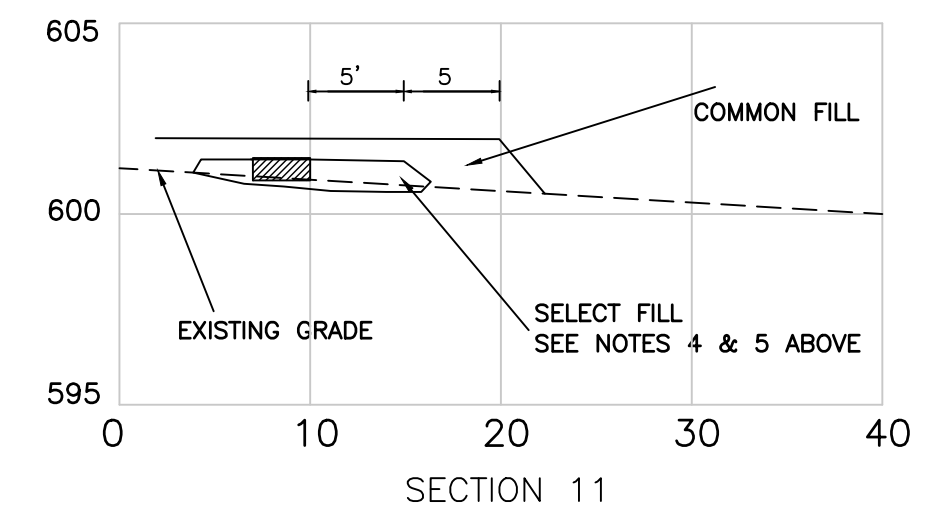
HOUSE 9 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=7.4%
 SOIL LINE AT HOUSE =597.0 M.L.S.S =30'
 SEPTIC TANK INLET =596.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =596.0 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =594.75 RESERVE AREA 14LF SB1 13-72 UNITS



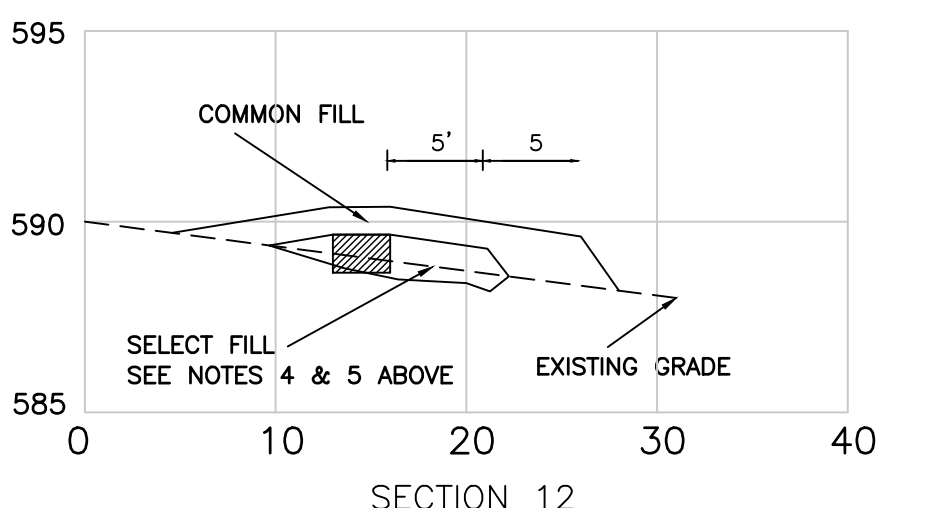
HOUSE 10 2BR
 34LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=5.2%
 SOIL LINE AT HOUSE =601.0 M.L.S.S =34'
 SEPTIC TANK INLET =600.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =600.0 EFFECTIVE AREA PROVIDED =499sf
 BOTTOM SYSTEM =598.5 RESERVE AREA 14LF SB1 13-72 UNITS



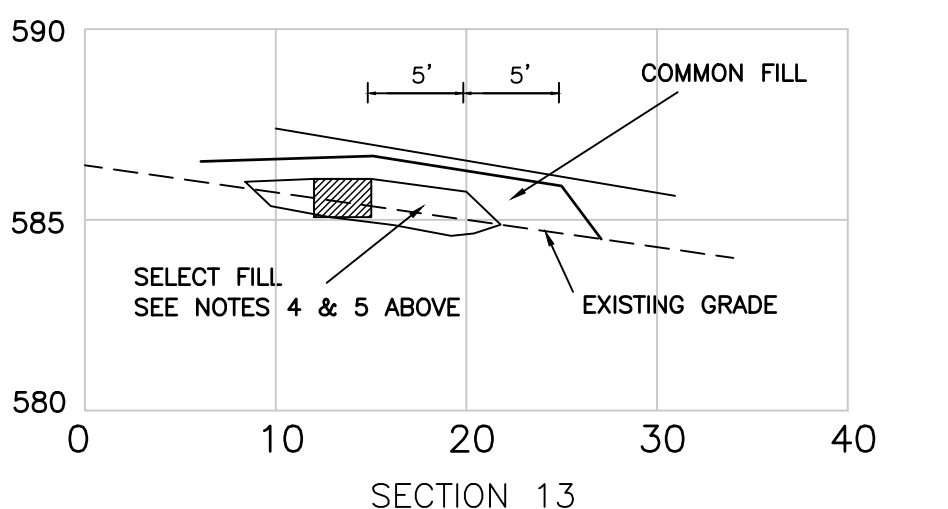
HOUSE 11 2BR
 48LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=2.4%
 4" SOIL LINE AT HOUSE =601.0 M.L.S.S =48'
 SEPTIC TANK INLET =600.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =599.75 EFFECTIVE AREA PROVIDED =393sf
 1000 GAL PUMP CHAMBER EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =600.75 RESERVE AREA 14LF SB1 13-72 UNITS



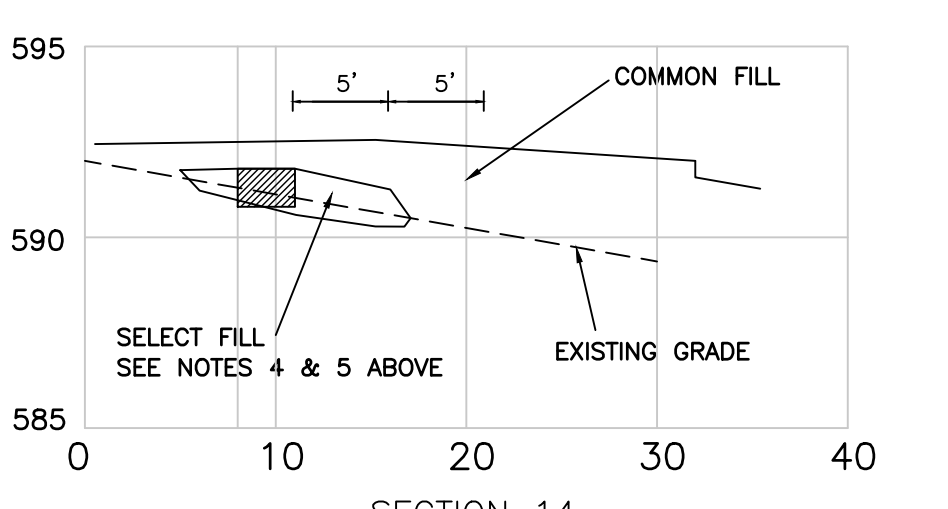
HOUSE 12 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @26" SLOPE=6.4%
 SOIL LINE AT HOUSE =596.0 M.L.S.S =30'
 SEPTIC TANK INLET =594.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =593.75 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =588.75 RESERVE AREA 14LF SB1 13-72 UNITS



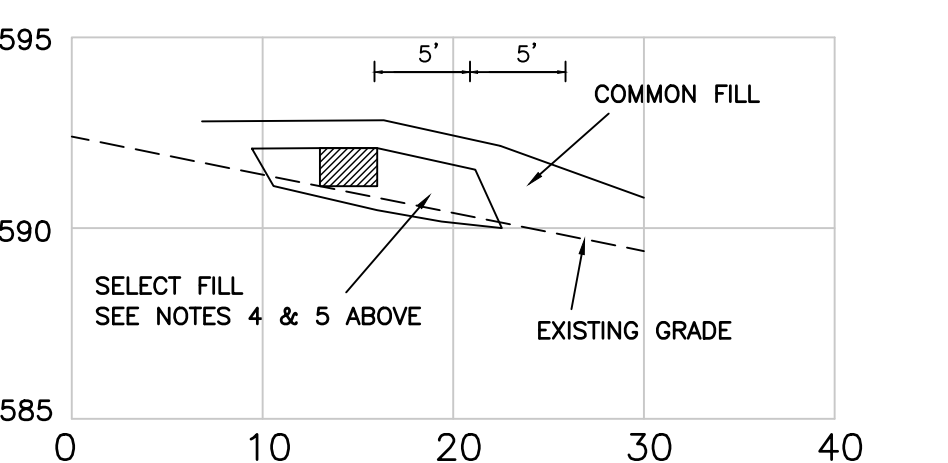
HOUSE 13 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @26" SLOPE=7.1%
 SOIL LINE AT HOUSE =594.0 M.L.S.S =30'
 SEPTIC TANK INLET =593.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =592.75 EFFECTIVE AREA PROVIDED =411sf
 BOTTOM SYSTEM =585.0 RESERVE AREA 14LF SB1 13-72 UNITS



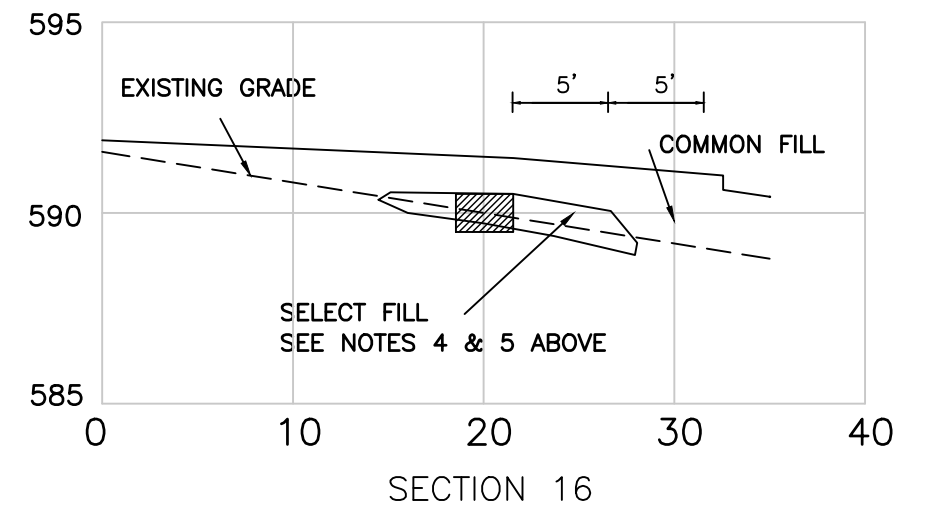
HOUSE 14 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=9.1%
 SOIL LINE AT HOUSE =593.0 M.L.S.S =28'
 SEPTIC TANK INLET =592.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =592.0 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =590.75 RESERVE AREA 14LF SB1 13-72 UNITS



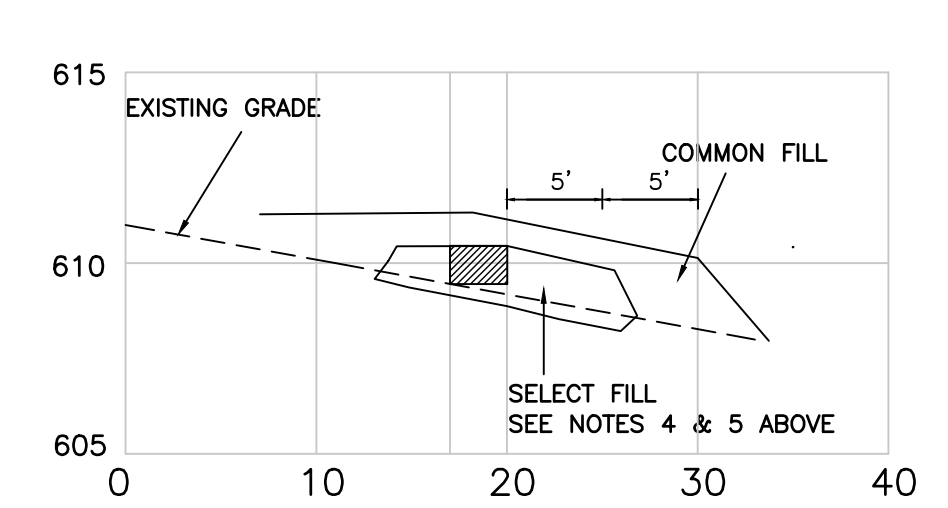
HOUSE 15 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @20" SLOPE=10%
 SOIL LINE AT HOUSE =597.0 M.L.S.S =30'
 SEPTIC TANK INLET =592.5 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =592.25 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =591.0 RESERVE AREA 14LF SB1 13-72 UNITS



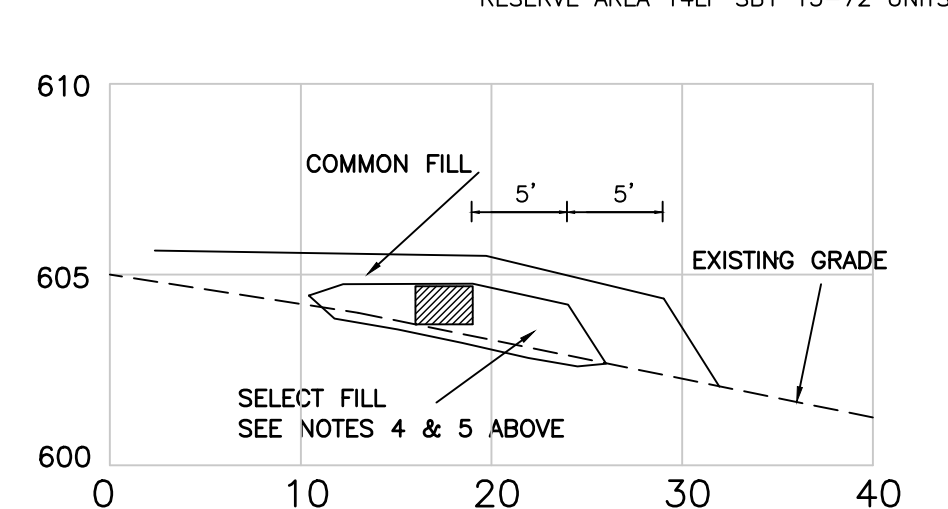
HOUSE 16 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=7.2%
 SOIL LINE AT HOUSE =602.0 M.L.S.S =48'
 SEPTIC TANK INLET =592.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =592.0 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =589.5 RESERVE AREA 14LF SB1 13-72 UNITS



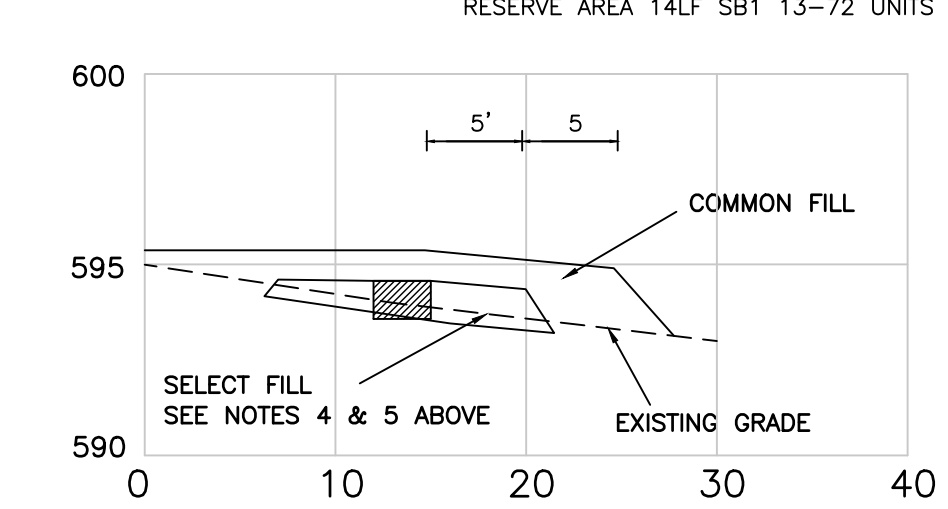
HOUSE 17 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @42" SLOPE=10%
 SOIL LINE AT HOUSE =606.0 M.L.S.S =18'
 SEPTIC TANK INLET =605.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =605.0 EFFECTIVE AREA PROVIDED =441sf
 1000 GAL PUMP CHAMBER EFFECTIVE AREA PROVIDED =393sf
 BOTTOM SYSTEM =609.5 RESERVE AREA 14LF SB1 13-72 UNITS



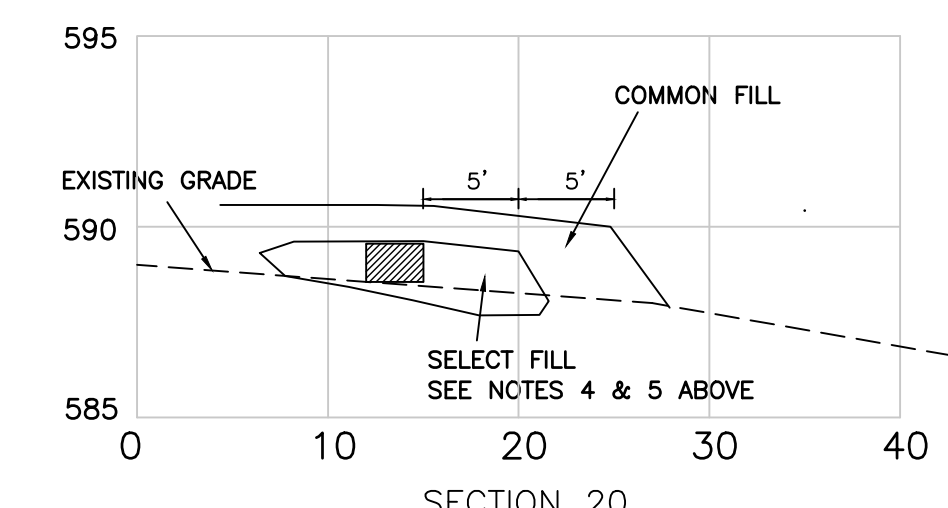
HOUSE 18 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @32" SLOPE=12%
 SOIL LINE AT HOUSE =601.0 M.L.S.S =20'
 SEPTIC TANK INLET =600.25 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =600.0 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =603.75 RESERVE AREA 14LF SB1 13-72 UNITS



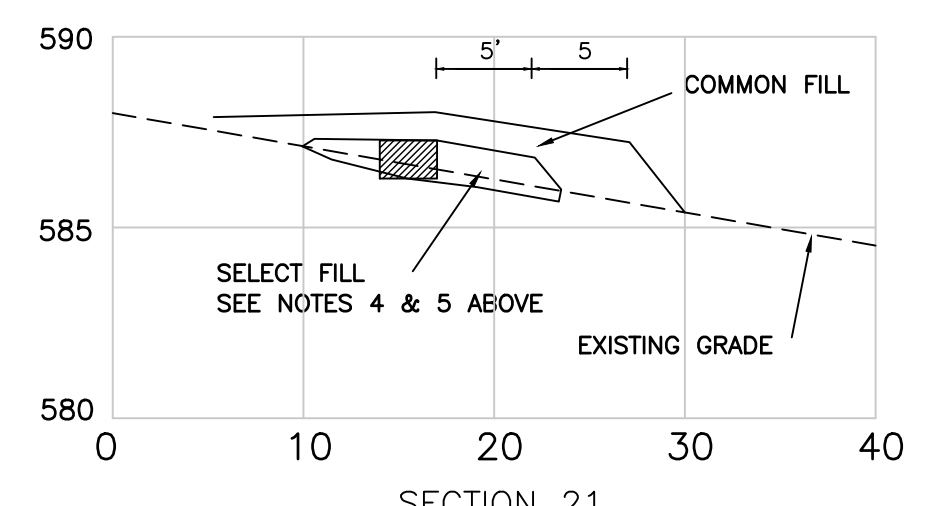
HOUSE 19 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=6.7%
 SOIL LINE AT HOUSE =596.0 M.L.S.S =30'
 SEPTIC TANK INLET =595.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =594.75 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =593.5 RESERVE AREA 14LF SB1 13-72 UNITS



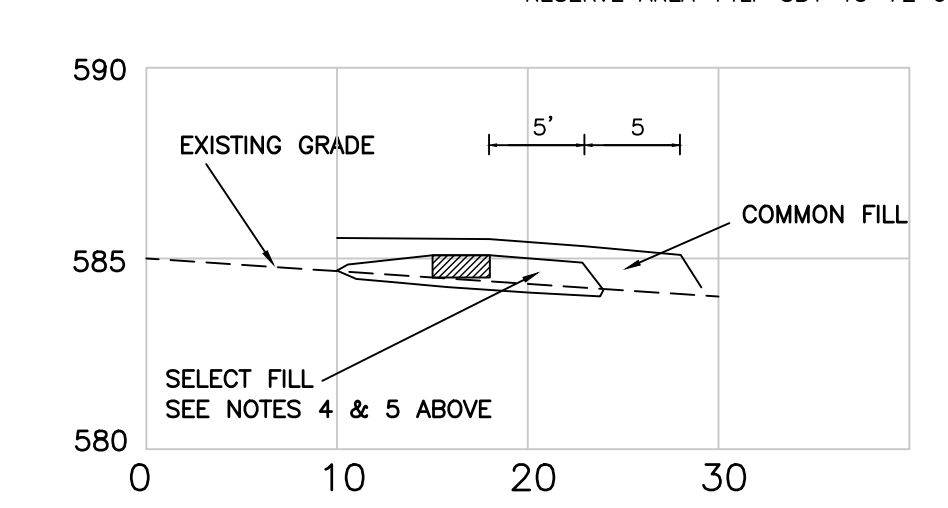
HOUSE 20 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @27" SLOPE=6.8%
 SOIL LINE AT HOUSE =590.75 M.L.S.S =28'
 SEPTIC TANK INLET =590.0 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =589.75 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =588.5 RESERVE AREA 14LF SB1 13-72 UNITS



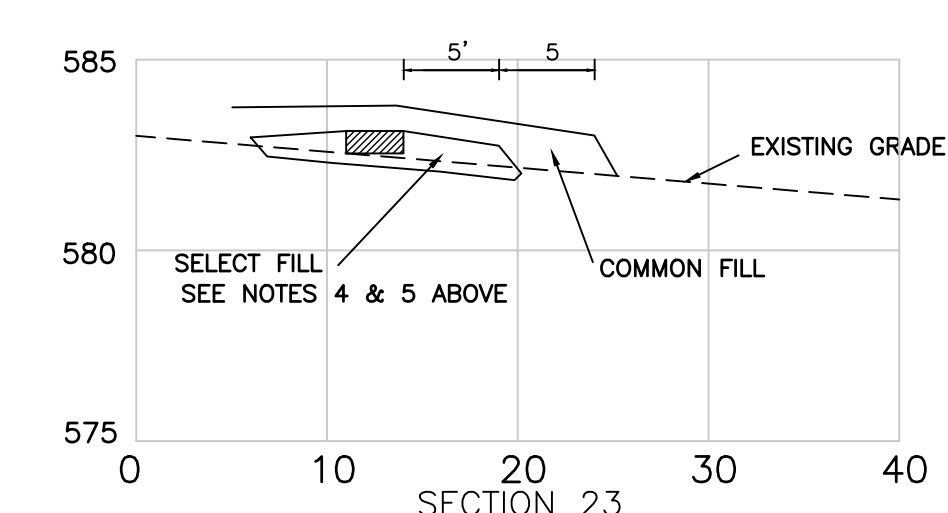
HOUSE 21 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=7.8%
 SOIL LINE AT HOUSE =589.0 M.L.S.S =30'
 SEPTIC TANK INLET =586.75 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =586.5 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =585.25 RESERVE AREA 14LF SB1 13-72 UNITS



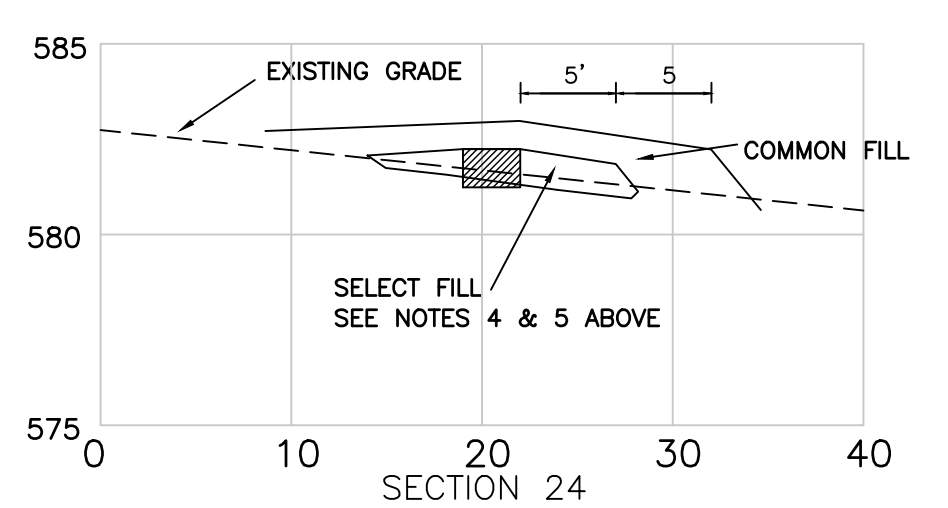
HOUSE 22 2BR
 46LF GEOMATRIX SB1-7-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @18" SLOPE=4.6%
 SOIL LINE AT HOUSE =588.0 M.L.S.S =42'
 SEPTIC TANK INLET =585.65 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =585.4 EFFECTIVE AREA PROVIDED =393sf
 BOTTOM SYSTEM =584.5 RESERVE AREA 14LF SB1 13-72 UNITS



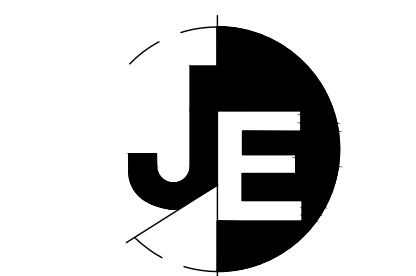
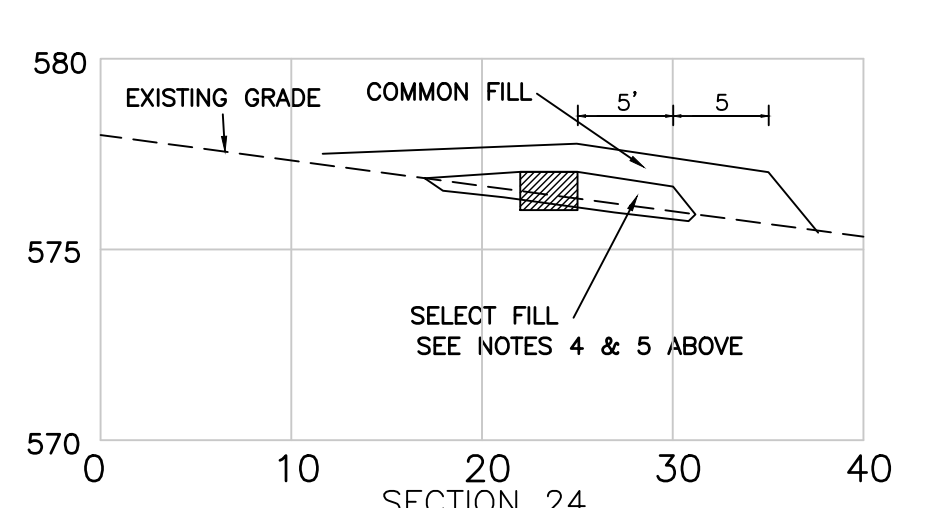
HOUSE 23 2BR
 46LF GEOMATRIX SB1-7-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @18" SLOPE=4.1%
 SOIL LINE AT HOUSE =586.0 M.L.S.S =42'
 SEPTIC TANK INLET =583.75 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =583.5 EFFECTIVE AREA PROVIDED =393sf
 BOTTOM SYSTEM =582.5 RESERVE AREA 14LF SB1 13-72 UNITS



HOUSE 24 2BR
 34LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @24" SLOPE=5.8%
 SOIL LINE AT HOUSE =585.0 M.L.S.S =34'
 SEPTIC TANK INLET =583.5 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =583.25 EFFECTIVE AREA PROVIDED =499sf
 BOTTOM SYSTEM =582.0 RESERVE AREA 14LF SB1 13-72 UNITS

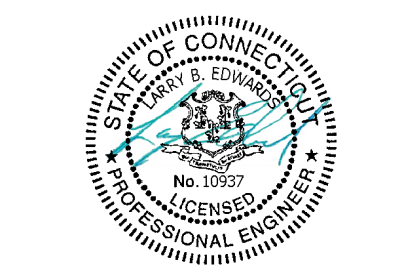


HOUSE 25 2BR
 30LF GEOMATRIX SB1-13-36 UNITS PERCOLATION RATE: 1"/10
 1000 GALLON SEPTIC TANK RESTRICTIVE @23" SLOPE=6.1%
 SOIL LINE AT HOUSE =578.5 M.L.S.S =30'
 SEPTIC TANK INLET =577.5 EFFECTIVE AREA REQUIRED =375sf
 SEPTIC TANK OUTLET =577.25 EFFECTIVE AREA PROVIDED =441sf
 BOTTOM SYSTEM =576.0 RESERVE AREA 14LF SB1 13-72 UNITS



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 MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
 PROJECT #: 2278
 DRAWING FILE: SITE
 DRAWN BY: LE/JE/IE
 SCALE: H_z 1"=40' V_t 1"=4'

TITLE

SEPTIC
 DETAILS

SHEET NUMBER

S-5.1

STANDARD NOTES

- All construction methods, materials and installation of the system to be in accordance with all applicable local and state regulations.
- Topographic and property data shown are only approximate.
- Topographic data based on subdivision site plan, property lines based on subdivision map.
- The test results and soil types shown apply only to the test holes shown and may vary throughout the site. Soil type and grade should be verified by the owner over the entire leaching area prior to construction.
- Select fill, if required, to be placed in maximum of 12" lifts and to be compacted to a minimum of 90% compaction. Material to have a maximum of 5% passing the #200 sieve. Prior to the delivery of select fill to the site, the contractor at his expense, shall furnish a certified gradation analysis to the local Health Department and to the Design Engineer. Final approval of septic fill will be conditional on the completion of a percolation test on the in-place material. This test is to be witnessed by the Design Engineer and/or local Health Department official. The maximum allowable percolation rate will be 1" in 10 minutes, unless otherwise noted.
- Unless otherwise directed hereon, the site requiring placement of select fill shall be prepared by removing all topsoil in the system area and 5 ft on all sides. No heavy equipment shall be used in the prepared area. Fill shall be placed on the perimeter of the trench area and spread with a small crawler, tractor or other approved machinery. Upon placement of the first lift of select fill, material shall be thoroughly harrowed into the existing subsoil layer.
- Call "Call Before You Dig" 1-800-922-4455 to locate underground utilities on property and show service lines to building from public utilities shown on plan.
- Contractor shall contact the certifying engineer and Health department at least 24 hours prior to starting construction, or the system installation will not be certified.
- Oil tank is to be installed inside proposed building.
- The licensed installer shall cover the septic system with clean soil as prescribed by the latest revision of Technical Standards. Clean soil is native soil, free of contaminants such as boulders, building debris, stumps, etc.
- Septic system to be staked by Engineer/Surveyor and benchmark set prior to starting construction.
- A sieve analysis of the septic fill is to be provided to the health district and design engineer verifying compliance to Health Code requirements prior to placement on site.
- Prior to backfilling septic system Engineer/Surveyor to asbuilt completed septic system and provide plan to health department.

GENERAL CONSTRUCTION NOTES

- All dwelling units to have a maximum of 2 bedrooms
- There shall be no road cuts allowed within 50' downslope of a septic system
- The design engineer to be notified prior to placement of select fill in each system so that inspection of scarification can inspected and approved.

WATER SUPPLY

- All houses to be serviced by public water supply

SOIL LINES (SL)

- soil lines to be 4" PVC ASTM D1785/ASTM D2665 SCH 40 pipe
- soil lines to be sloped at 1"/foot

SEPTIC TANKS (ST)

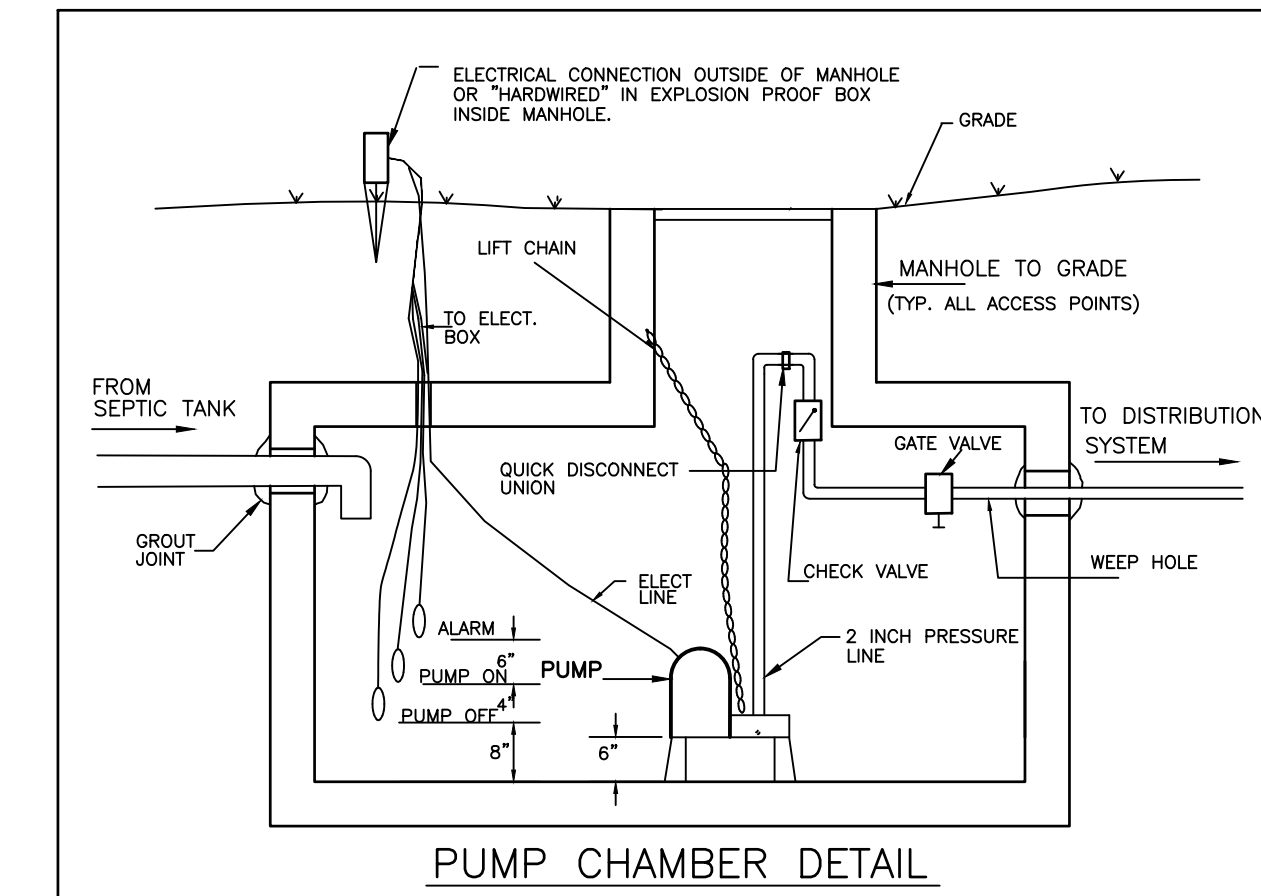
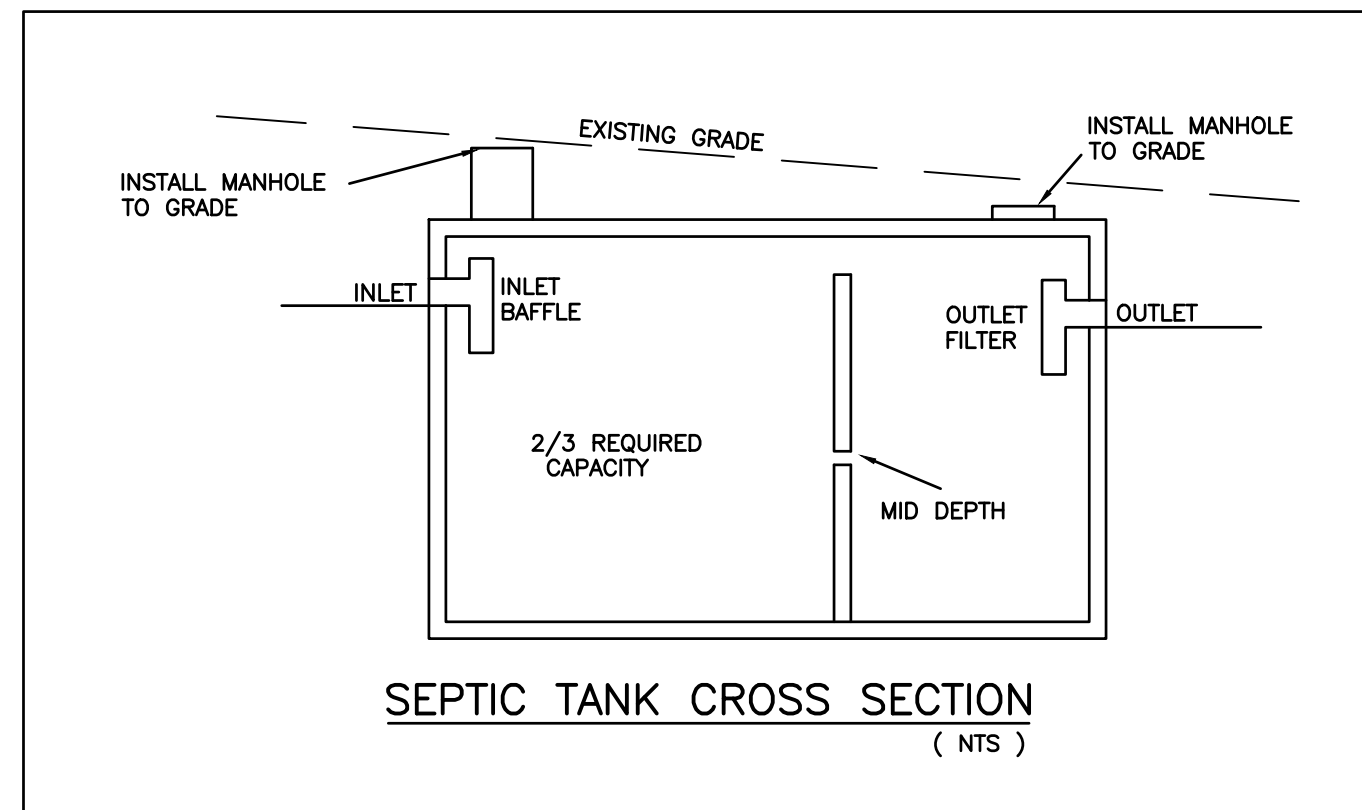
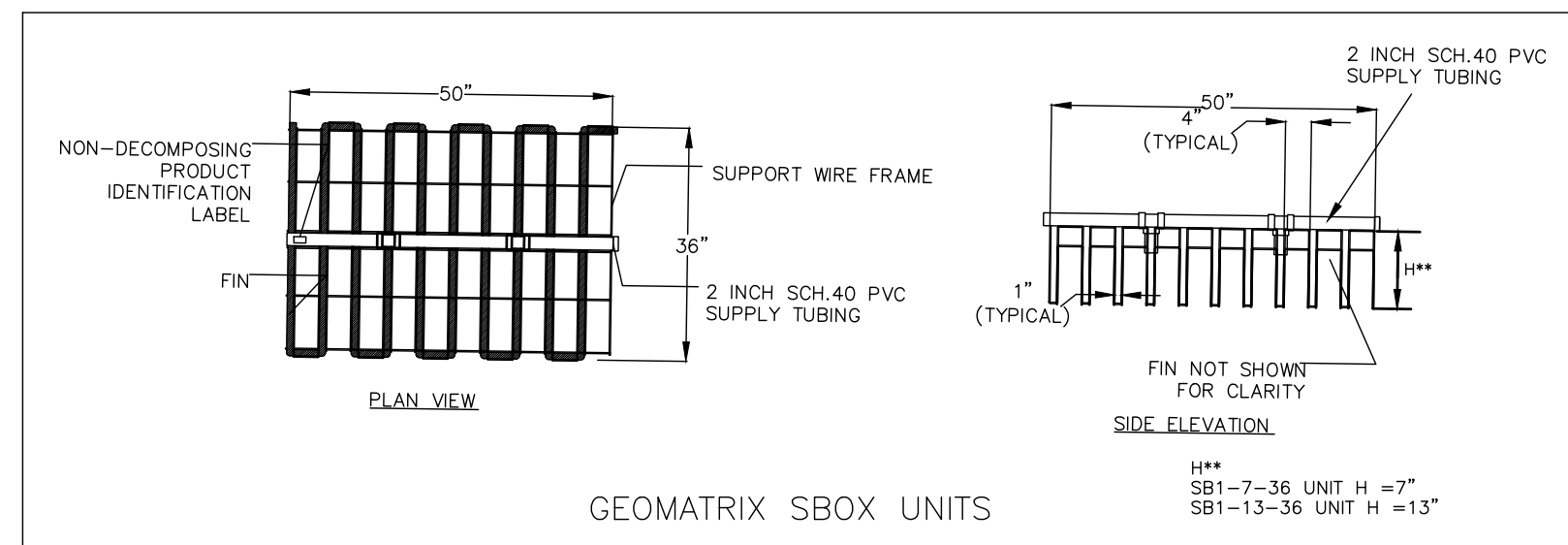
- shall have 1000gal capacity
- shall be located at least 25' from all drains
- shall have 2 compartments and shall be water tight
- shall have effluent filters at outlet and meet ASTM C1227.
- shall have inspection manholes located at a depth no greater than 12" below finished grade

LEACHING UNITS

- All leaching units shall be Geomatrix SBOX unit with the size and length specified for each house
- all sand backfill material shall meet the requirements of the manufacturer.
- All distribution pipes to be 2" diameter schedule 40 pvc.
- Proposed SoilAir system compressor location has been shown for each septic system. This system is not required to be installed at this time but is a showing a future location is a requirement of the the State DPH.
- At the time of installation, an additional 2" schedule 40 pipe shall be installed from the Proposed compressor location to the septic tank.
- All reserve areas are shown as Geomatrix SB1-7-72 units

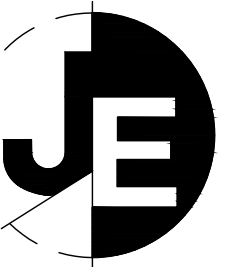
DRAINAGE PIPE

- All drainage pipe within 25' of a septic system, including footing and roof drains shall meet one of the following specifications:
 - PE ADS N-12, ASTM F 667, AASHTO M-294, 24" max diameter
 - pe, Hancor Blue Seal, ASTM F 667, ASSHTO M-294, 24" max diameter
 - Schedule 40, PVC ASTM 1785 or ASTM D 2665



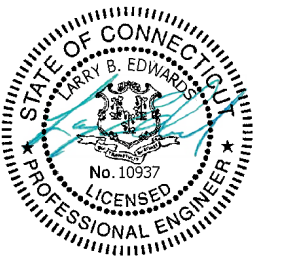
NOTES:

- PUMP CHAMBER TO BE WATER TIGHT UNIT. THE UNIT WILL BE TESTED AND INSPECTED PRIOR TO BACKFILLING.
- CHAMBER TO BE EQUIPPED WITH AN EFFLUENT PUMP CAPABLE OF PUMPING 30 GPM AT 20" HEAD. SUBMIT PUMP DATA FOR REVIEW PRIOR TO INSTALLATION
- PUMP TO BE SET 6 INCHES OFF THE BOTTOM. FLOAT SWITCHES WILL BE ADJUSTED FOR 100 - 125 GALL. CYCLE.
- ALL ELECTRICAL CONNECTIONS WILL BE MADE IN A WATERTIGHT BOX ABOVE GROUND. LOCATION TO BE FIELD DETERMINED.
- PUMP CHAMBER TO BE EQUIPPED WITH HIGH LEVEL ALARM W/ BELL LOCATED INSIDE HOUSE.
- IF SELF PRIMING PUMP IS NOT USED ADD A 1/8" MAX. DIA. WEEP HOLE TO OUTPUT LINE (BETWEEN CHECK VALVE AND FIELD) TO ALLOW PRESSURE LINE TO DRAIN BACK INTO TANK.
- ANY CHANGES TO THE ABOVE TO BE REVIEWED WITH THE HEALTH DEPARTMENT/ENGINEER PRIOR TO INSTALLATION.



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RIDGE BUILDERS, LLC
1271 MONROE TURNPIKE
MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

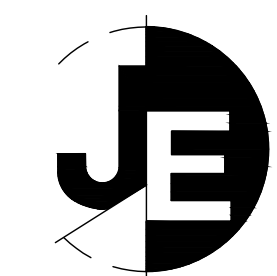
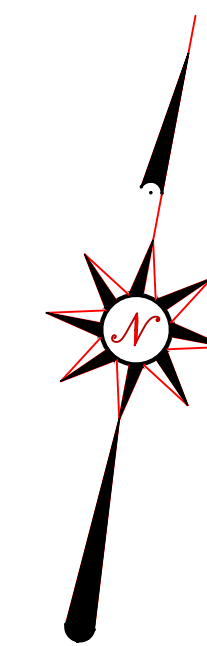
DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE: AS NOTED

TITLE

SEPTIC DETAILS

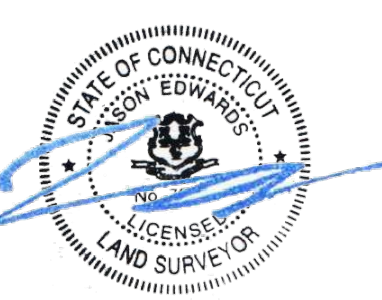
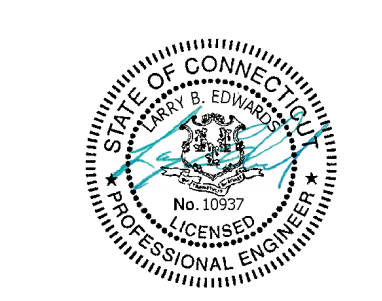
SHEET NUMBER

S-5.2



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REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
 PROJECT #: 2278
 DRAWING FILE: SITE
 DRAWN BY: LE/JE/JE
 SCALE: 1"=50'

TITLE
EROSION CONTROL PLAN
 SHEET NUMBER

S-6

FILE NO. ----

SEDIMENT TRAP #4
 BOTTOM ELEV=582.0 AREA=1280sf
 BOTTOM DIKE=585.0 AREA=2100sf
 SPILLWAY=587.0 AREA=2950sf
 TOP BERM=586.0

SEDIMENT TRAP #2
 BOTTOM ELEV=560.0 AREA=850sf
 BOTTOM DIKE=563.0 AREA=1600sf
 SPILLWAY=565.0 AREA=2400sf
 TOP BERM=566.0

SEDIMENT TRAP #1
 BOTTOM ELEV=554.0 AREA=20sf
 BOTTOM DIKE=557.0 AREA=300sf
 SPILLWAY=559.0 AREA=650sf
 TOP BERM=560.0

SEDIMENT TRAP #5
 BOTTOM ELEV=574.0 AREA=1280sf
 BOTTOM DIKE=577.0 AREA=2100sf
 SPILLWAY=579.0 AREA=2950sf
 TOP BERM=580.0

SEDIMENT TRAP #3
 BOTTOM ELEV=564.0 AREA=600sf
 BOTTOM DIKE=567.0 AREA=1200sf
 SPILLWAY=569.0 AREA=1830sf
 TOP BERM=570.0

SEDIMENT TRAP #1
 AREA TO TRAP =0.2 ACRES
 REQUIRED VOLUME =0.2ac X 134cy/ac = 27cy (730cf)
 WET STORAGE = 0.85 X 300 X 2 =510cf
 DRY STORAGE = (300+650)/2 X2 =950
 TOTAL STORAGE =1460cf

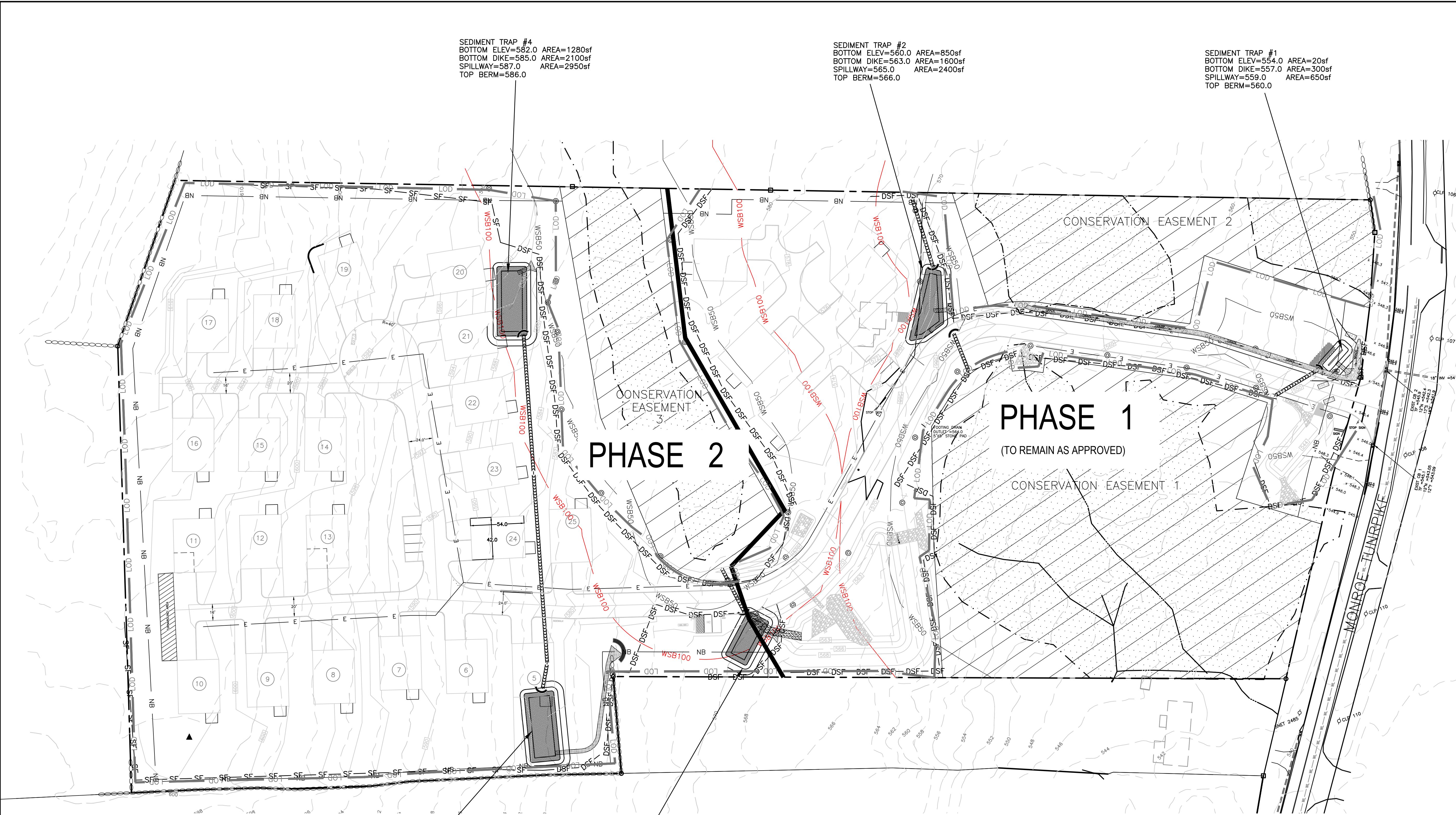
SEDIMENT TRAP #3
 AREA TO TRAP =1.1 ACRES
 REQUIRED VOLUME =1.1ac X 134cy/ac = 148cy (4000cf)
 WET STORAGE = 0.85 X 1200 X 2 =2040cf
 DRY STORAGE = (1200+1830)/2 X2 =3030cf
 TOTAL STORAGE =5070cf

SEDIMENT TRAP #2
 AREA TO TRAP =1.4 ACRES
 REQUIRED VOLUME =1.4ac X 134cy/ac = 188cy (5065cf)
 WET STORAGE = 0.85 X 1600 X 2 =2720cf
 DRY STORAGE = (1600+2400)/2 X2 =4000
 TOTAL STORAGE =6720cf

SEDIMENT TRAPS #4 & 5
 AREA TO TRAP =2.0 ACRES
 REQUIRED VOLUME =2.0ac X 134cy/ac = 268cy (7236cf)
 WET STORAGE = 0.85 X 2100 X 2 =3570cf
 DRY STORAGE = (2100+2950)/2 X2 =5050cf
 TOTAL STORAGE =8620cf

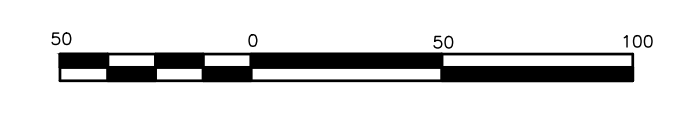
PHASE 2

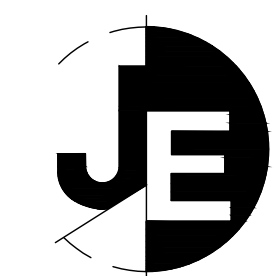
PHASE 1
 (TO REMAIN AS APPROVED)



LEGEND

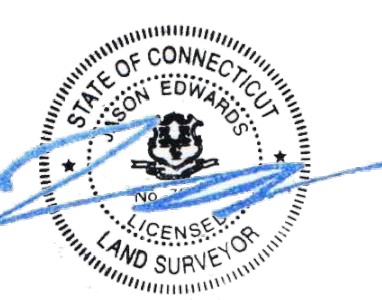
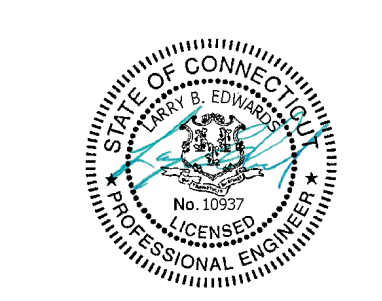
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- ⊘ TEMPORARY SEDIMENT TRAP
- — — — — HAY BALE DAM
- SF — SINGLE ROW SILT FENCE
- DSF — DOUBLE ROW SILT FENCE
- CL — CLEARING LIMITS
- - - - - TEMP. DIVERSION SWALE
- WB — TEMP. WATER BREAK
- ⊘ TEMP. BERM
- — — — — STONE CHECK DAM
- ~ ~ ~ ~ ~ WOODLINE/TREELINE





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REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE: 1"=100'

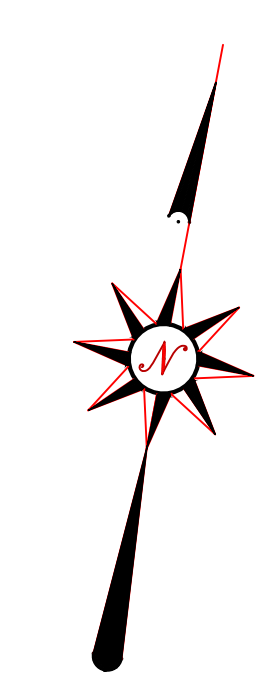
TITLE

DRAINAGE
AREA MAP

SHEET NUMBER

S-8

FILE NO. ----



EXISTING DOT
0.65AC

EXISTING AREA
20.42AC

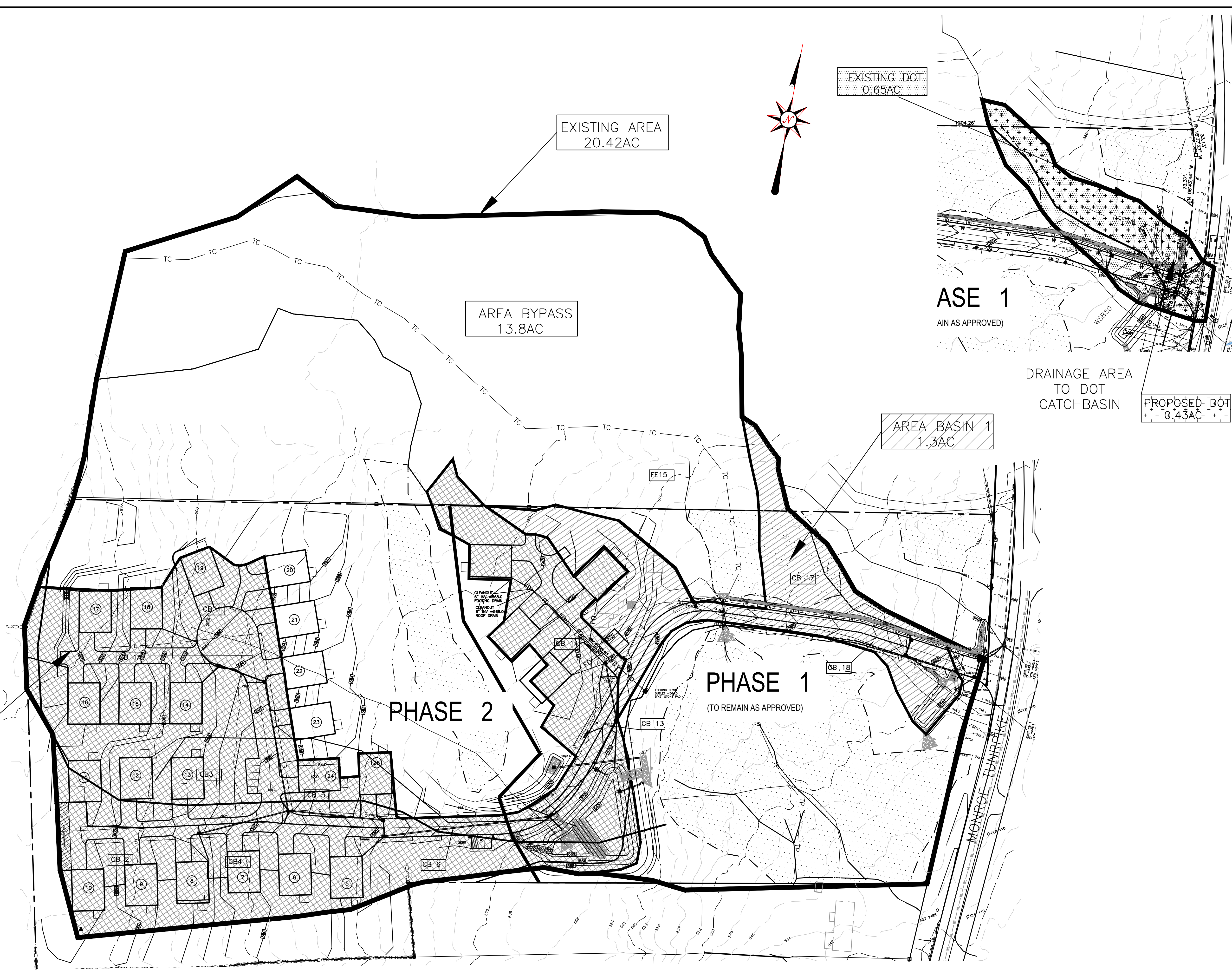
AREA BYPASS
13.8AC

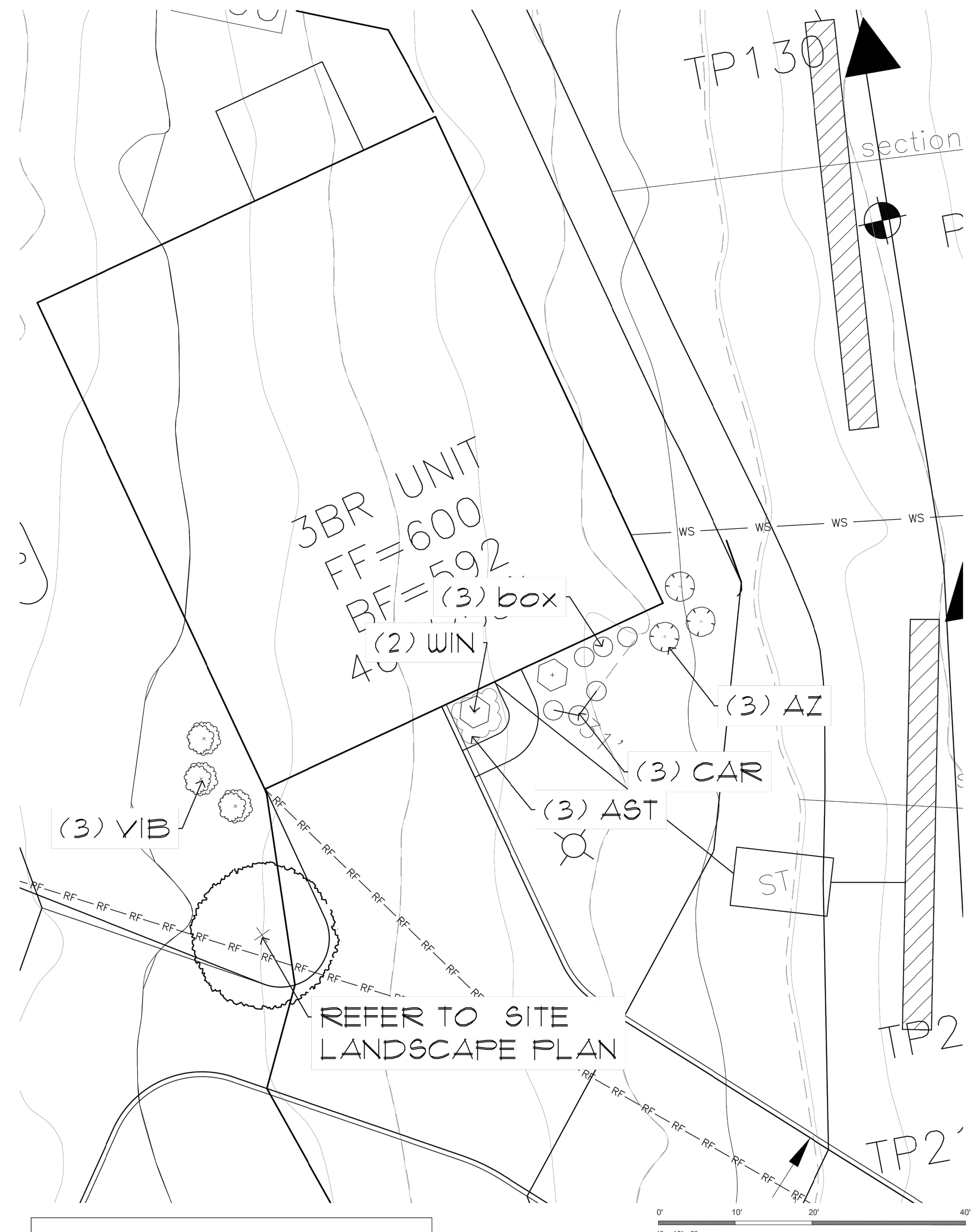
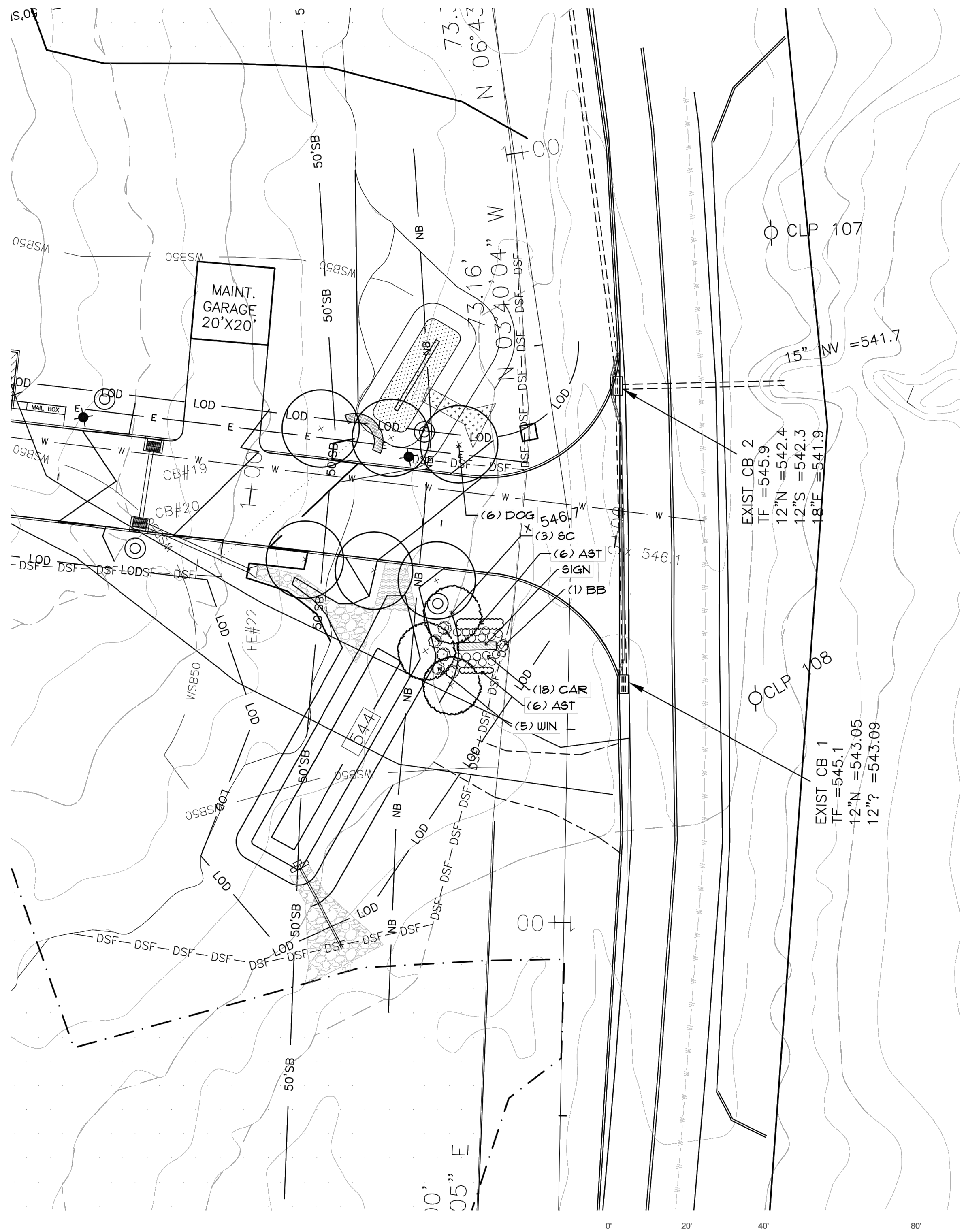
AREA BASIN 1
1.3AC

DRAINAGE AREA
TO DOT
CATCHBASIN

PROPOSED DOT
0.43AC

AREA BASIN 2
5.3AC





Key	Qty	Common & Botanical Name	Size
SC	3	Shadblow serviceberry <i>AMELANCHIER CANADENSIS</i>	2' cal.
DOG	6	Cloud 9 Dogwood <i>cornus florida 'Cloud 9'</i>	2' Cal.
CAR	18	Switchgrass <i>Panicum variegatum</i>	1' Cont.
AST	12	New England Aster <i>Aster novae-angliae</i>	1' Cont.
WIN	5	Winterberry <i>Ilex verticillata</i>	15' Cont.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-328-4445 AT LEAST THREE (3) FULL DAYS PRIOR TO PLANTING OPERATIONS. ANY UTILITIES DISCOVERED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER AND LANDSCAPE DESIGNER IMMEDIATELY FOR RESOLUTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LAWN AND PLANTING AREAS FOR THE ENTIRE MAINTENANCE PERIOD UNLESS CONTRACTED OTHERWISE. PROVIDE TEMPORARY IRRIGATION AND WATERING OF LAWNS AND LANDSCAPE BEDS UNTIL FINAL ACCEPTANCE OF THESE AREAS BY THE OWNER.
 - ALL NURSERY STOCK SHALL BE TRUE TO NAME, TYPE AND SPECIFIED SIZE IN COMPLIANCE WITH ANSI Z601.1 STANDARDS. PROVIDE LANDSCAPE DESIGNER WITH A COPY OF THE NURSERY PURCHASE ORDER PRIOR TO INSTALLATION.
 - AT THE REQUEST OF THE LANDSCAPE DESIGNER, NON-COMPLIANT OR UNHEALTHY MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE SPECIFIED SIZE AT NO ADDITIONAL COST TO THE OWNER.
 - BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES. DO NOT SUBSTITUTE PLANTS WITHOUT CONFIRMING SUITABILITY WITH LANDSCAPE DESIGNER.
 - WHERE DISCREPANCIES EXIST, PLANT QUANTITIES DEPICTED ON THE PLAN SHALL PREVAIL OVER THE QUANTITIES GIVEN IN THE ABOVE PLANT LIST.
 - IMMEDIATELY NOTIFY LANDSCAPE DESIGNER IF ISSUES WITH DAMAGE OR UNSUITABLE SOIL ARE ENCOUNTERED. DO NOT PROCEED WITH PLANTING WHEN.
 - TEMPERATURE, WINDSPEED, OR OTHER ENVIRONMENTAL FACTORS ARE NOT CONDUCTIVE TO THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS.
 - TOPSOIL FOR LAWN AND LANDSCAPE AREAS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE DESIGNER PRIOR TO DELIVERY AND SPREADING ON-SITE. PROVIDE 4" (MIN) DEPTH LAWN AREAS AND 12" (MIN) DEPTH IN PERENNIAL, SHRUB, AND TREE PLANTING AREAS.
 - UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND REED ALL DISTURBED AREAS WITHIN THE SEEDED LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION BEYOND AND WITHIN THE LIMIT OF ANY CHANGES OUTSIDE OF LIMIT OF WORK, ARE TO ORIGINAL LOCATION.
 - UNLESS OTHERWISE NOTED, PROTECT EXISTING TREES AND SITE FEATURES TO REMAIN. AREAS OF NEW CONSTRUCTION, PROTECT EXISTING WORK COMPLETED BY OTHER TRADES, AND DAMAGE TO, OR REPEL OF, SUCH COMPLETED WORK. REPAIR, REPAIR OR LANDSCAPE INSTALLATION OPERATIONS SHALL BE REPAIRED, IMPROVED, OR CLEANED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 - SCARP SUBGRASSES IN SEEDED AREA TO 4" DEPTH (MIN) PRIOR TO SPREADING TOPSOIL AND FINE GRADE.
 - LAWN AREAS SHALL BE SPREAD AND PERENNIALS AS SPECIFIED ON THE PLAN. IF SITE CONDITIONS REQUIRE ADJUSTMENTS OR CHANGES TO PROPOSED LOCATIONS, NOTIFY THE LANDSCAPE DESIGNER AND DO NOT PROCEED WITH PLANTING UNTIL AN ALTERNATE LOCATION HAS BEEN APPROVED.
 - SOILS PLANTING SHALL BE EXCAVATED, SCARP BOTTOMS BY 10" TO 15" (MIN), AND REMOVE ALL DEBRIS, STUMP, BRANCHES, ROOTS, SOIL PRECIPITATE, AND STONES GREATER THAN 1" IN DIAMETER FROM THE PLANTING BED. LEGALLY DISPOSE OF ALL ITEMS OFF-SITE.
 - NEW PLANTINGS SHALL RECEIVE 2" LAYER OF SHREDED BARK MULCH. PROVIDE LANDSCAPE DESIGNER WITH PHYSICAL SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

TYPICAL UNIT LANDSCAPE PLANT LIST

Key	Qty	Common & Botanical Name	Size
VIB	3	Wentworth Viburnum <i>Viburnum plicatum 'wentworth'</i>	3' Ht.
CAR	3	Switchgrass <i>Panicum variegatum</i>	1' Cont.
AST	3	New England Aster <i>Aster novae-angliae</i>	1' Cont.
Box	3	American Boxwood <i>Buxus americana</i>	15' cont.
AZ	3	Suam Azalea <i>Rhododendron vicosum</i>	15' Cont.
WIN	2	Winterberry <i>Ilex verticillata</i>	15' Cont.

- NOTES:**
- Survey information taken from a site plan prepared by J Edwards & associates refer to this survey for more information.
 - Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call before you dig.
 - Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

LANDSCAPE PLAN

The Ridge at Monroe
1271 Monroe Turnpike
Monroe CT

REVISIONS:

SCALE:	AS NOTED
DATE:	8.23.22
JOB NO:	22.17
DRAWING NO:	LP-1.0

1 OF 1

PLANT LIST

Key	Qty.	Common & Botanical Name	Size
SC	1	Redbud <i>Cercis canadensis</i>	2" cal.
QR	1	Red Oak <i>Quercus Rubrum</i>	2 1/2" Cal.
RM	9	Red Maple <i>Acer Rubrum</i>	2 1/2" Cal.
DOG	9	Cloud 9 Dogwood <i>Cornus florida 'Cloud 9'</i>	2" Cal.
GG	5	Green Giant Arborvitae <i>Thuja X 'Green Giant'</i>	7' Ht.
NS	6	Norway Spruce <i>Picea abies</i>	7' Ht.
FS	10	White Pine <i>Pinus strobus</i>	7' Ht.
CA	14	Sweet Pepperbush <i>Clethra alnifolia</i>	5 Cont.
VAC	14	Highbush Blueberry <i>Vaccinium corymbosum</i>	5 Cont.
VT	12	American Cranberry Bush <i>Viburnum trilobum</i>	3' Ht.
CAR	18	Switchgrass <i>Panicum variegatum</i>	1 Cont.
AST	12	New England Aster <i>Aster novea-angliae</i>	1 Cont.
WIN	20	Winterberry <i>Illex verticillata</i>	5 Cont.



DO NOT REMOVE THE TREE AT PLANTING. PRUNE ONLY EXCESSIVE LIMBS, COOPERATIVE LEADERS, AND BRANCHES OR DEAD BRANCHES. DO NOT REMOVE THE TRUNK OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.

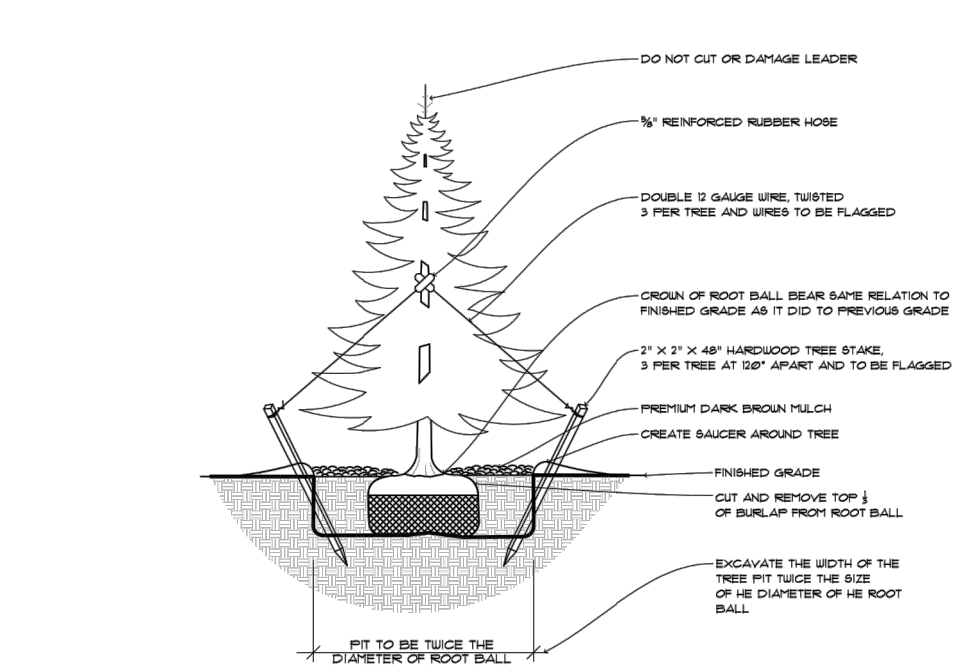
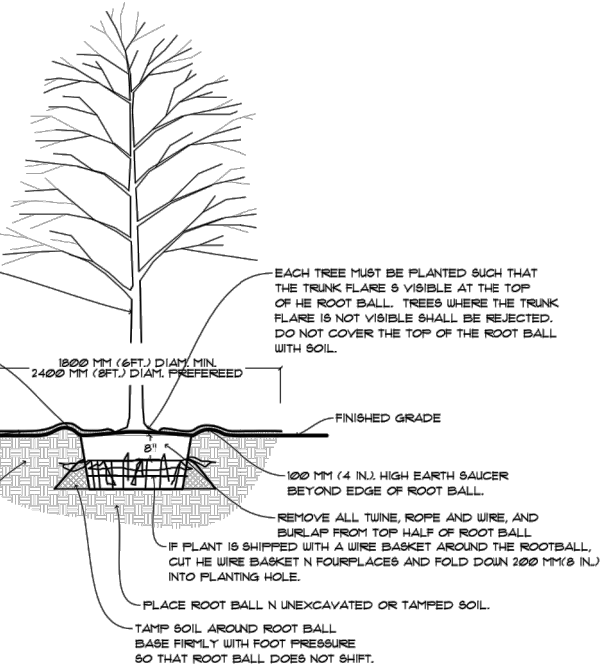
GROUP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE GROUPING DETAIL.

MARK THE NORTH SIDE OF A TREE TO FACE NORTH AT THE SITE WHEREVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 1/2" TO 1" HIGHER IN BLACK DRAINING SOILS.

NO FERTILIZERS. DO NOT PLACE FOLIAGE OR LIMBS INTO THE TRUNK. MAINTAIN THE MULCH AREA FROM 4" TO 6" DEEP FOR 3 YEARS AFTER PLANTING.

NOTE: FOR PROTECTION OF PLANTING AREAS, TYPES OF SOIL, IMPROVEMENTS OR SOIL TREATMENTS, SEE "SOIL IMPROVEMENT" DETAILS.



1 TREE DETAIL LP-10

2 EVERGREEN TREE DETAIL LP-10

NOTES:

- Survey information taken from a site plan prepared by J. Edwards & Associates refer to this survey for more information.
- Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call before you dig
- Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

NORTH:

ROBERT SHERWOOD
LANDSCAPE ARCHITECT LLP

P.O. BOX 864, BROOKFIELD CT 06804
p: 203.798.1547 c: 203.994.5337 e: robertsherwood@me.com

LANDSCAPE PLAN

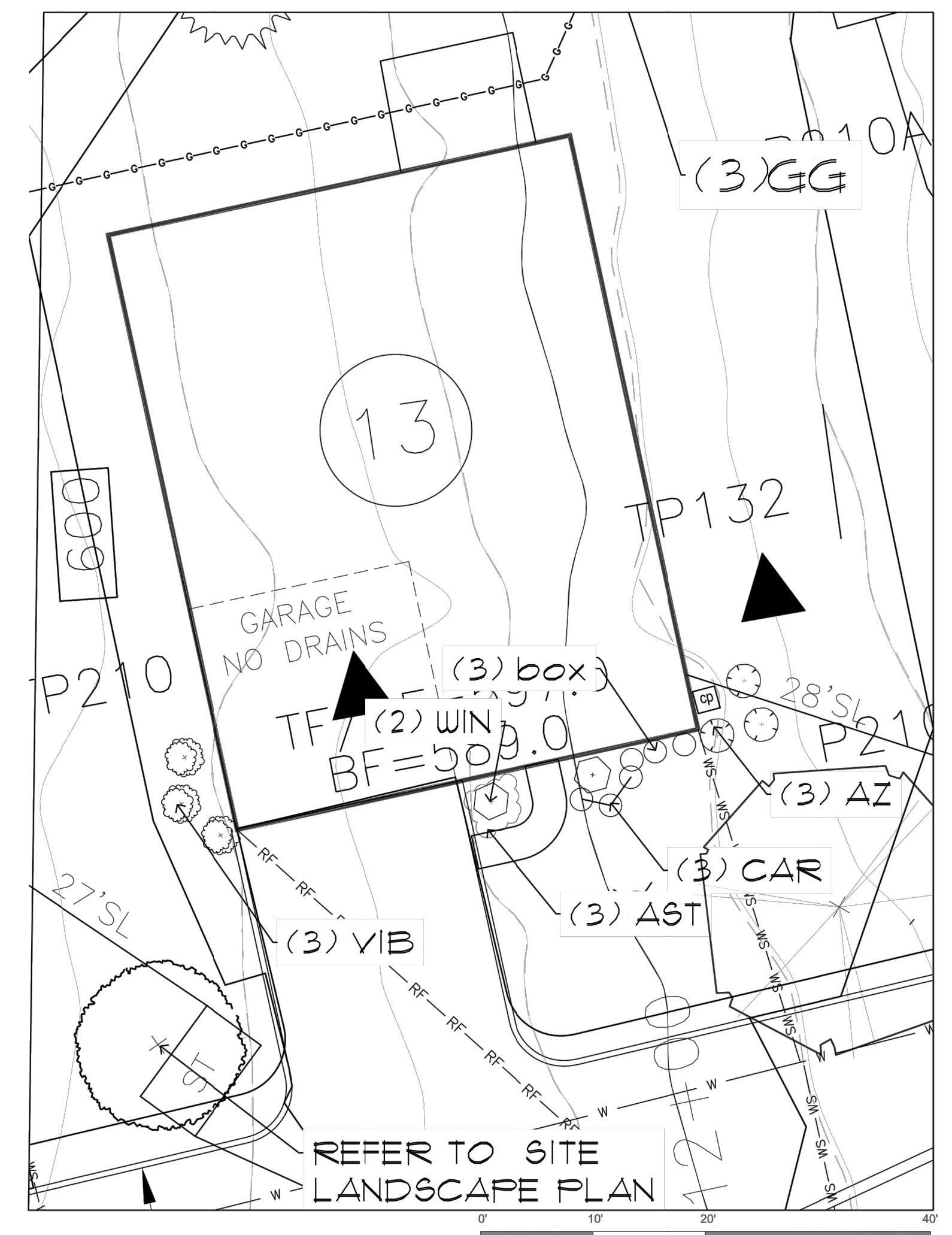
The Ridge at Monroe
1271 Monroe Turnpike
Monroe CT

PROJECT:

CLIENT:

REVISIONS:	#1 1.8.24
SCALE:	AS NOTED
DATE:	8.23.22
JOB NO:	22.17
DRAWING NO:	

LP-1.0
1 OF 2



TYPICAL UNIT LANDSCAPE PLANT LIST

Key	Qty.	Common & Botanical Name	Size
VIB	3	Wentworth Viburnum <i>Viburnum plicatum</i> 'Wentworth'	3' HL
CAR	3	Switchgrass <i>Panicum variegatum</i>	1' Cont.
AST	3	New England Aster <i>Aster novae-angliae</i>	1' Cont.
Box	3	American Boxwood <i>Buxus americana</i>	5' cont.
AZ	3	Swamp Azalea <i>Rhododendron viscosum</i>	5' Cont.
WIN	2	Winterberry <i>Illex verticillata</i>	5' Cont.

SITE PLAN PLANT LIST

Key	Qty.	Common & Botanical Name	Size
SC	6	Redbud <i>Cercis canadensis</i>	2" cal.
QR	11	Red Oak <i>Quercus Rubrum</i>	2 1/2" Cal.
RM	11	Red Maple <i>Acer Rubrum</i>	2 1/2" Cal.
RB	10	River Birch <i>Betula nigra</i>	8' HL
GG	20	Green Giant Arborvitae <i>Thuja X 'Green Giant'</i>	1' Ht.
N6	12	Norway Spruce <i>Picea abies</i>	1' Ht.
FS	6	White Pine <i>Pinus strobus</i>	1' Ht.
VAC	13	Highbush Blueberry <i>Vaccinium corymbosum</i>	5' Cont.
CA	15	Sweet Pepperbush <i>Clethra alnifolia</i>	5' Cont.
VT	25	American Cranberry Bush <i>Viburnum trilobum</i>	3' Ht.
WIN	1	Winterberry <i>Illex verticillata</i>	5' Cont.

NOTES:

1. Survey information taken from a site plan prepared by J Edwards & Associates refer to this survey for more information.
2. Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL Call before you dig
3. Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

NORTH:

ROBERT SHERWOOD
LANDSCAPE ARCHITECT LLC

P.O. BOX 864, BROOKFIELD CT 06804
ph: 203.798.1547 c: 203.994.5337 e: robertsherwood@me.com

LANDSCAPE PLAN

The Ridge at Monroe
1271 Monroe Turnpike
Monroe CT

PROJECT:

CLIENT:

#1 1.8.24

REVISIONS:

SCALE: AS NOTED

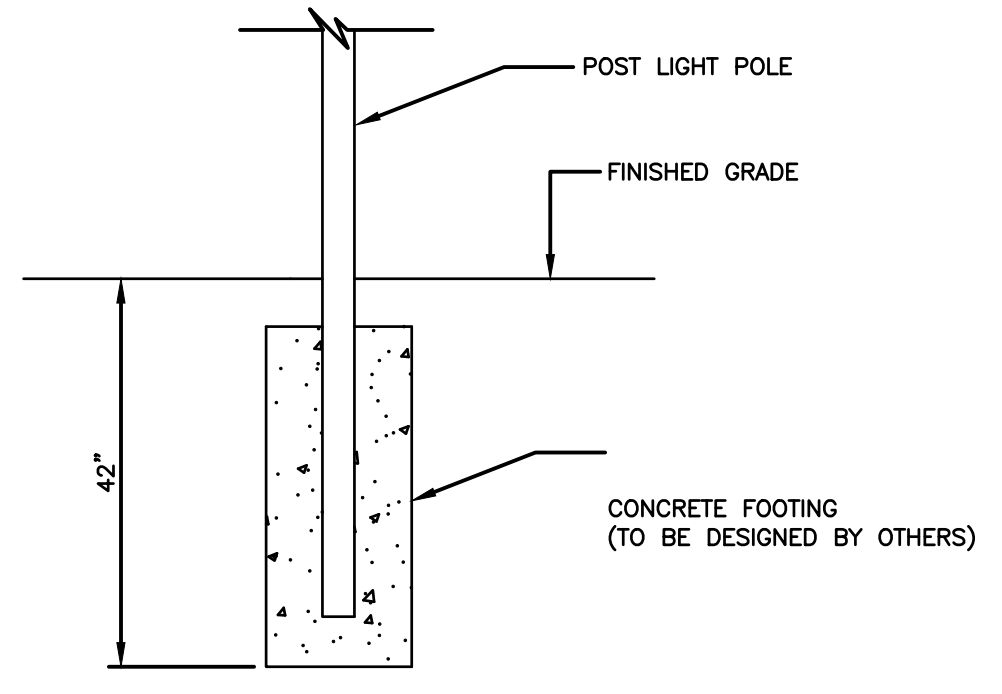
DATE: 8.23.22

JOB NO: 22.17

DRAWING NO: LP-2.0

2 OF 2

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	POWER	NOTE 1	NOTE 2	NOTE 3	QUANTITY
LP1	⊕	(1)	LED LUMINAIRE, TS SILICONE OPTICS	ELECTRONIC	POLE	NLS Lighting CLA-1P-16-30-30	120V 1P 2W	PHILIPS ADVANCE XES030V04000000			10
LP2	⊗	(1)	Black plastic hemispherical reflector. Rounded plastic lens enclosure	ELECTRONIC	POLE	NLS Lighting 7000-CA-02	120V 1P 2W				11



TYPICAL POST LIGHT FOUNDATION DETAIL

NLS LIGHTING
NLS Lighting, LLC 701 Knight Plaza, Carson, CA 90748
Ph: (310) 341-2037 | sales@nlsighting.com

LUMEN DATA

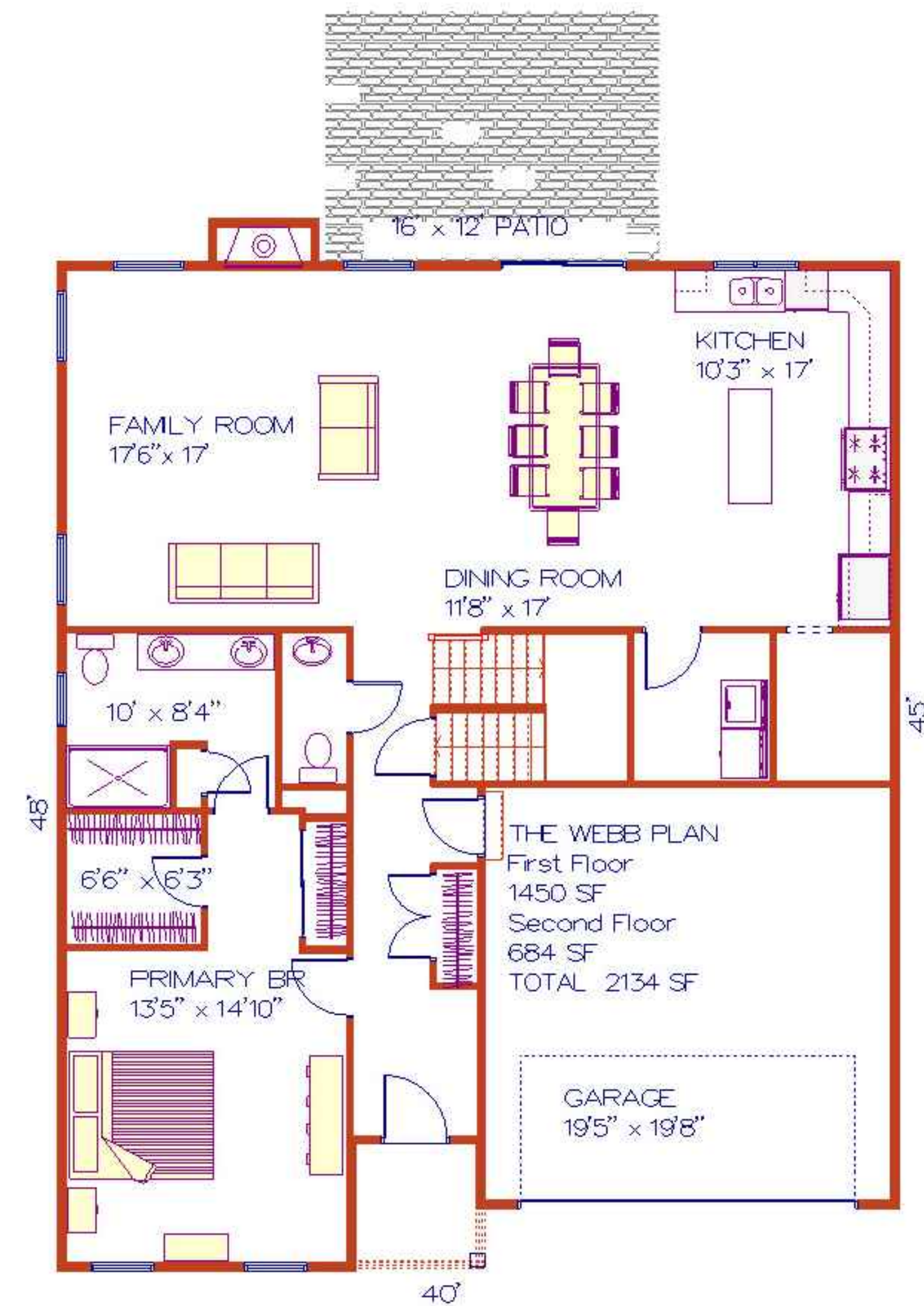
LED WATTAGE CHART		EPA		CLA-1	
16L	22L	16W	22W	1.25	1.53
16L	22L	16W	22W	1.25	1.53
16L	22L	16W	22W	1.25	1.53

CLASSIC - LUMEN DATA CHART

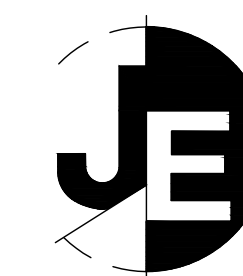
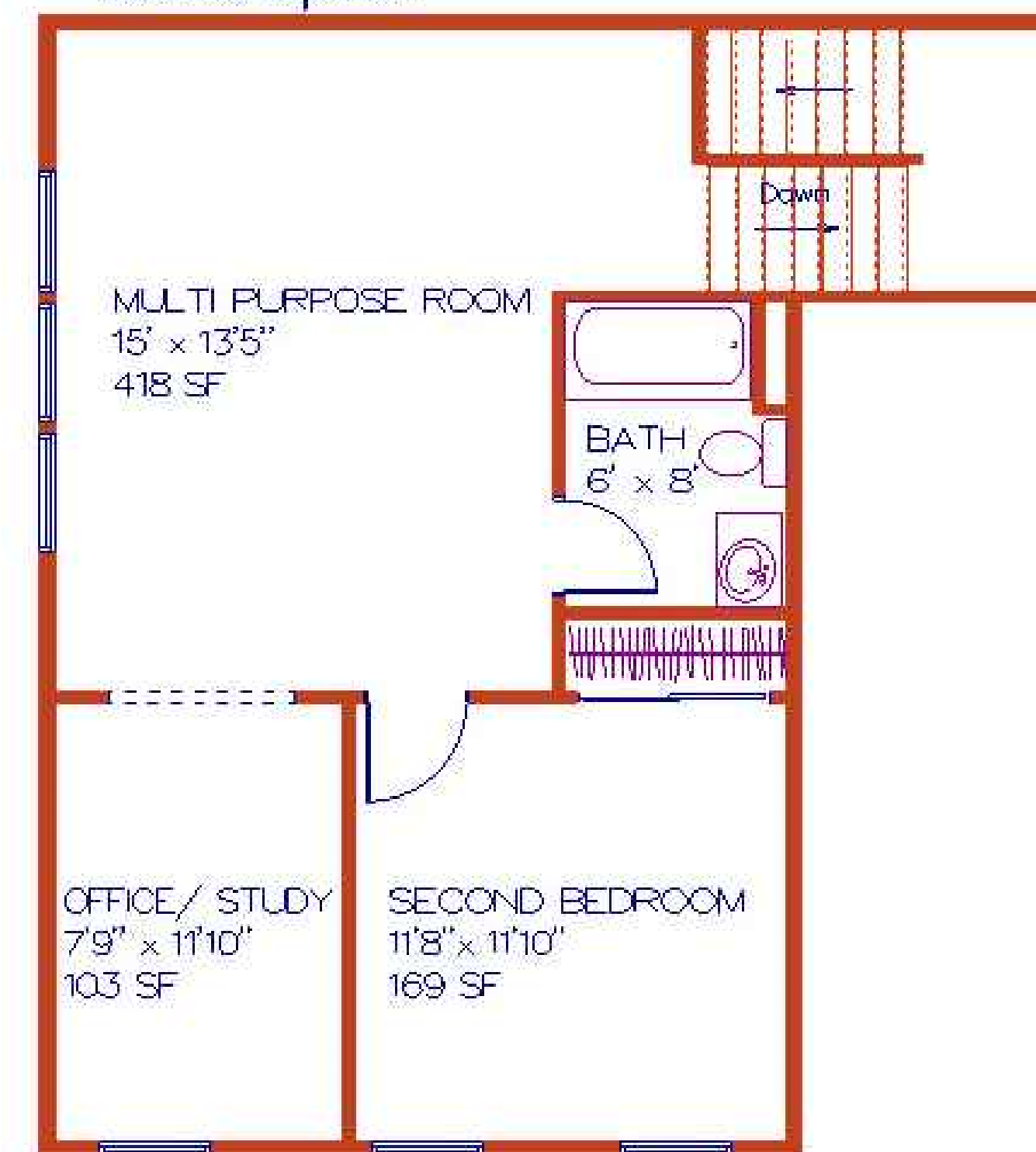
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CLA-M16-25-30C	2356	131	2297	128	1189	66	1170	65	2277	127
CLA-M16-25-30C	2570	137	2192	114	1624	58	1598	57	2165	113
CLA-M16-25-30C	2824	126	2435	123	1736	62	1708	61	2406	122
CLA-M16-25-30C	3063	128	2811	126	1848	66	1709	61	2482	124
CLA-M16-25-30C	4100	114	4115	111	2089	58	2052	57	4003	111
CLA-M16-25-30C	4411	123	4360	119	2222	62	2198	61	4368	120
CLA-M16-25-30C	4519	125	4396	122	2276	66	2340	65	4404	122
CLA-M16-25-30C	4668	126	4372	120	2340	66	2372	67	4561	123
CLA-M16-25-30C	4809	113	4346	110	2472	62	2415	61	4591	109
CLA-M16-25-30C	4943	115	4383	112	2606	66	2340	65	4727	111
CLA-M16-25-30C	5142	119	4388	115	1844	58	1525	57	2076	115
CLA-M16-25-30C	5295	128	2247	125	1176	62	1068	61	2227	124
CLA-M16-25-30C	5295	131	2297	128	1186	65	1170	65	2277	127
CLA-M16-25-30C	5295	137	2192	114	1624	58	1598	57	2165	113
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CLA-M16-25-30C	5295	115	4383	112	2606	66	2340	65	4727	111
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CLA-M16-25-30C	5295	125	4396	122	2276	66	2340	65	4404	122
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CLA-M16-25-30C	5295	113	4346	110	2472	62	2415	61	4591	109
CLA-M16-25-30C	5295	115	4383	112	2606	66	2340	65	4727	111
CLA-M16-25-30C	5295	119	4388	115	1844	58	1525	57	2076	115
CLA-M16-25-30C	5295	128	2247	125	1176	62	1068	61	2227	124
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webb plan

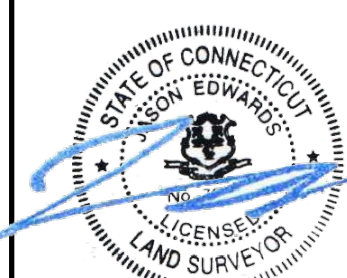
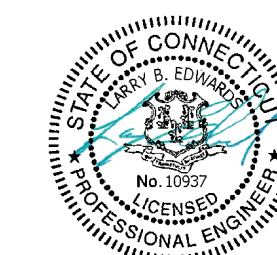


SECOND FLOOR 684 SF
window option



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com



THE RIDGE AT MONROE
RIDGE BUILDERS, LLC
1271 MONROE TURNPIKE
MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

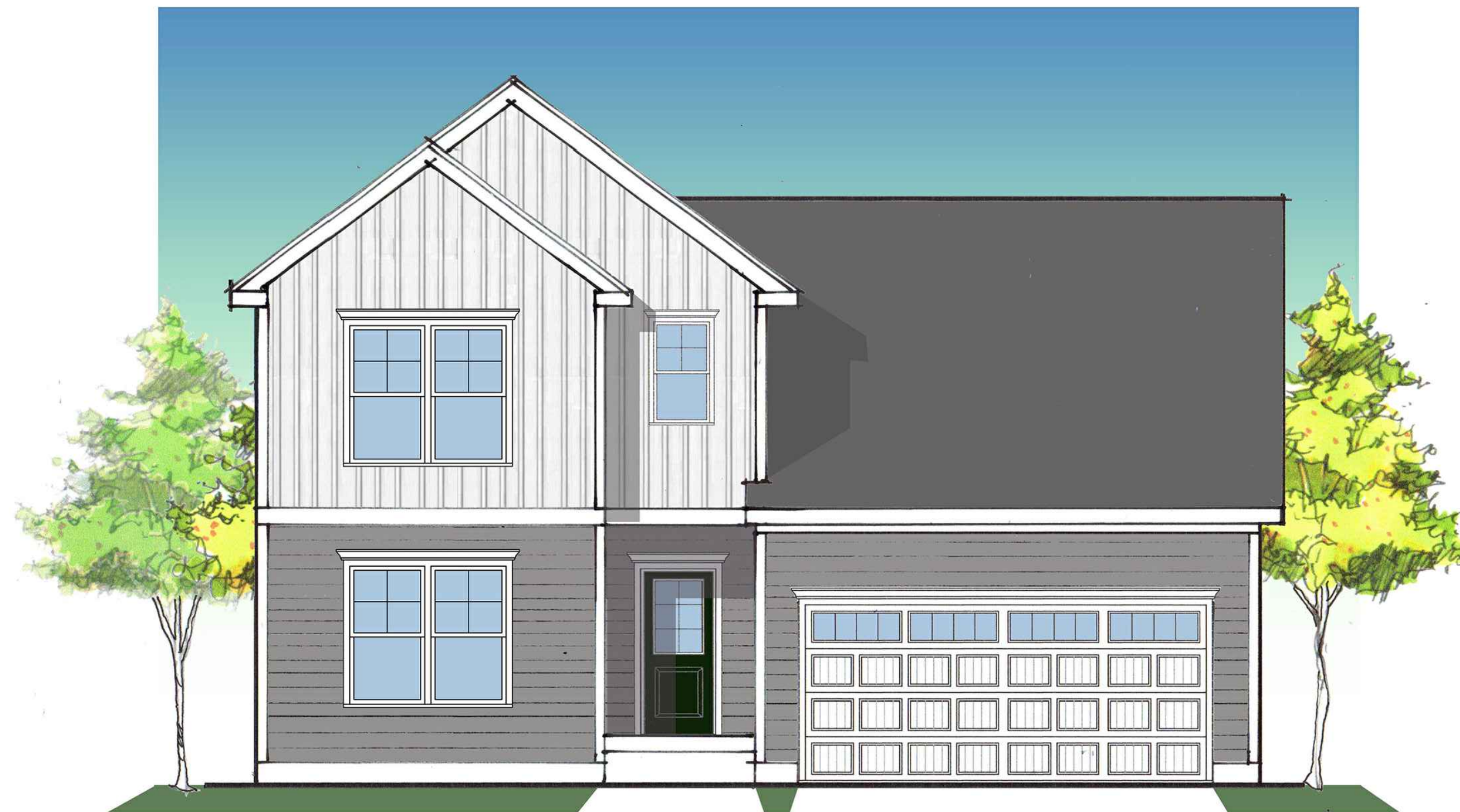
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DRAWN BY: LE/JE/JE
SCALE: AS NOTED

TITLE

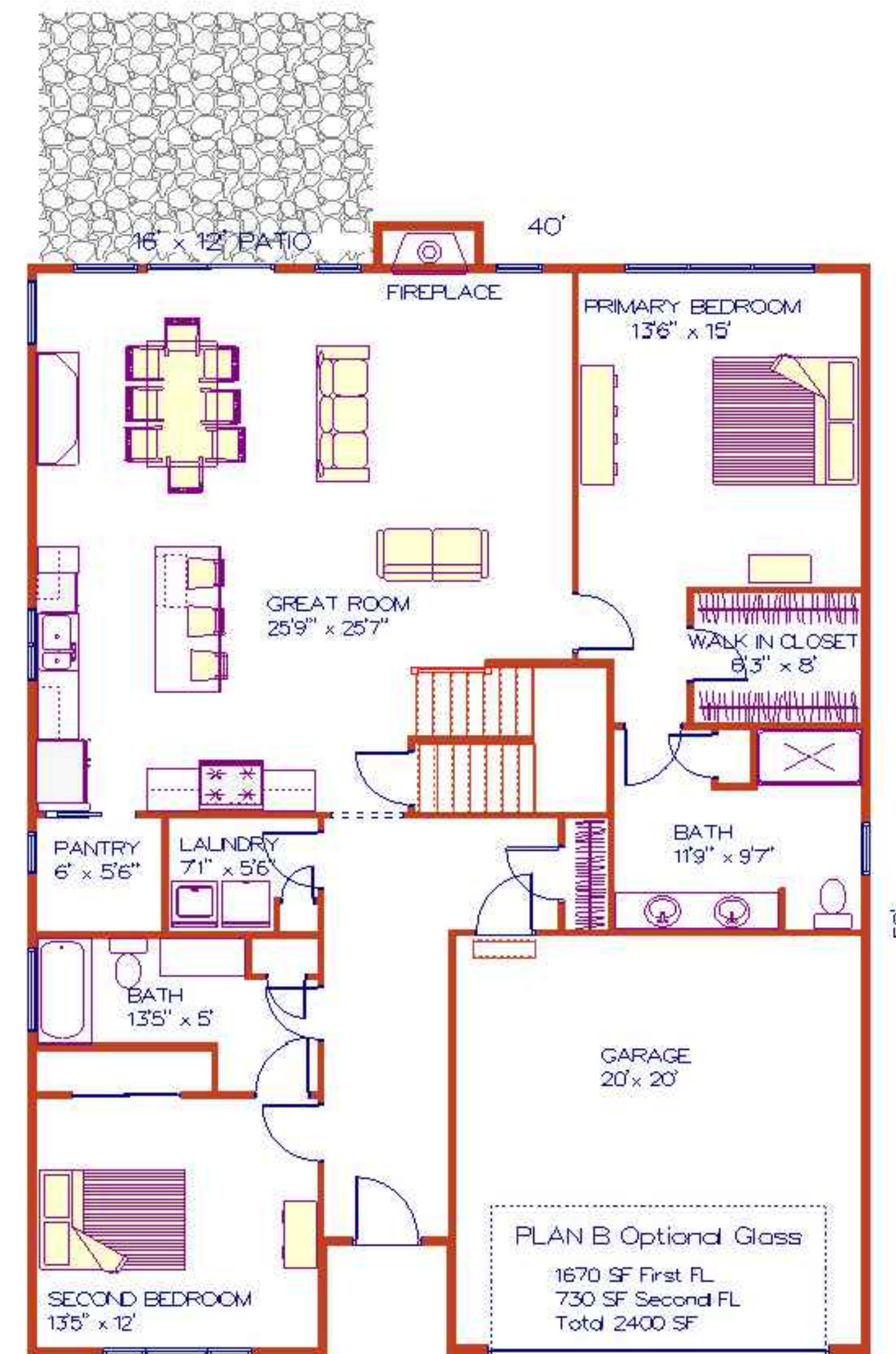
BUILDING PLANS

SHEET NUMBER

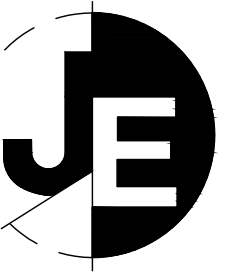
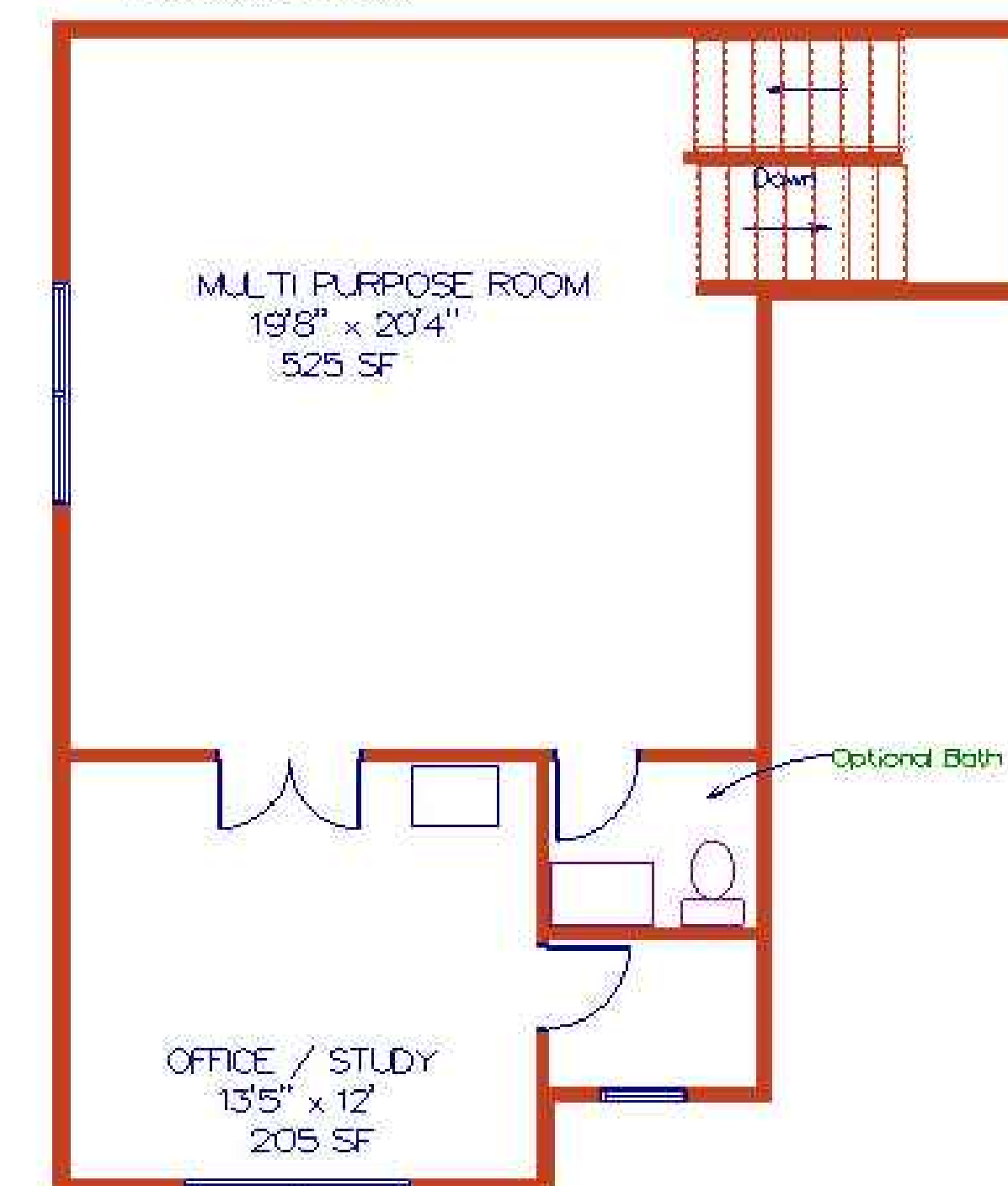
A-1



elevation study B 11-13-23

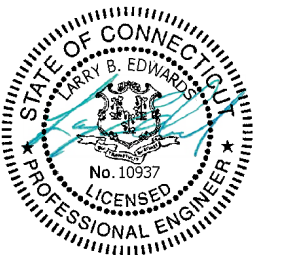


WOLFE PLAN SECOND FLOOR Base
730 Square Feet



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MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	1.1.24	T.E. COMMENTS
2	1.8.24	DOT DRAINAGE

DATE: 10-01-23
PROJECT #: 2278
DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE: AS NOTED

TITLE

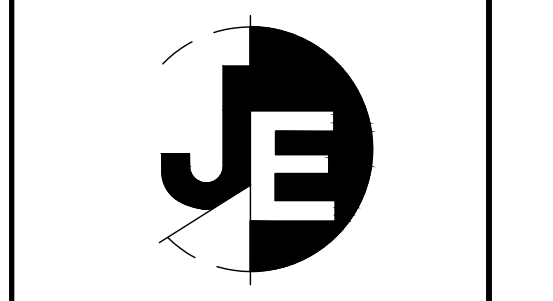
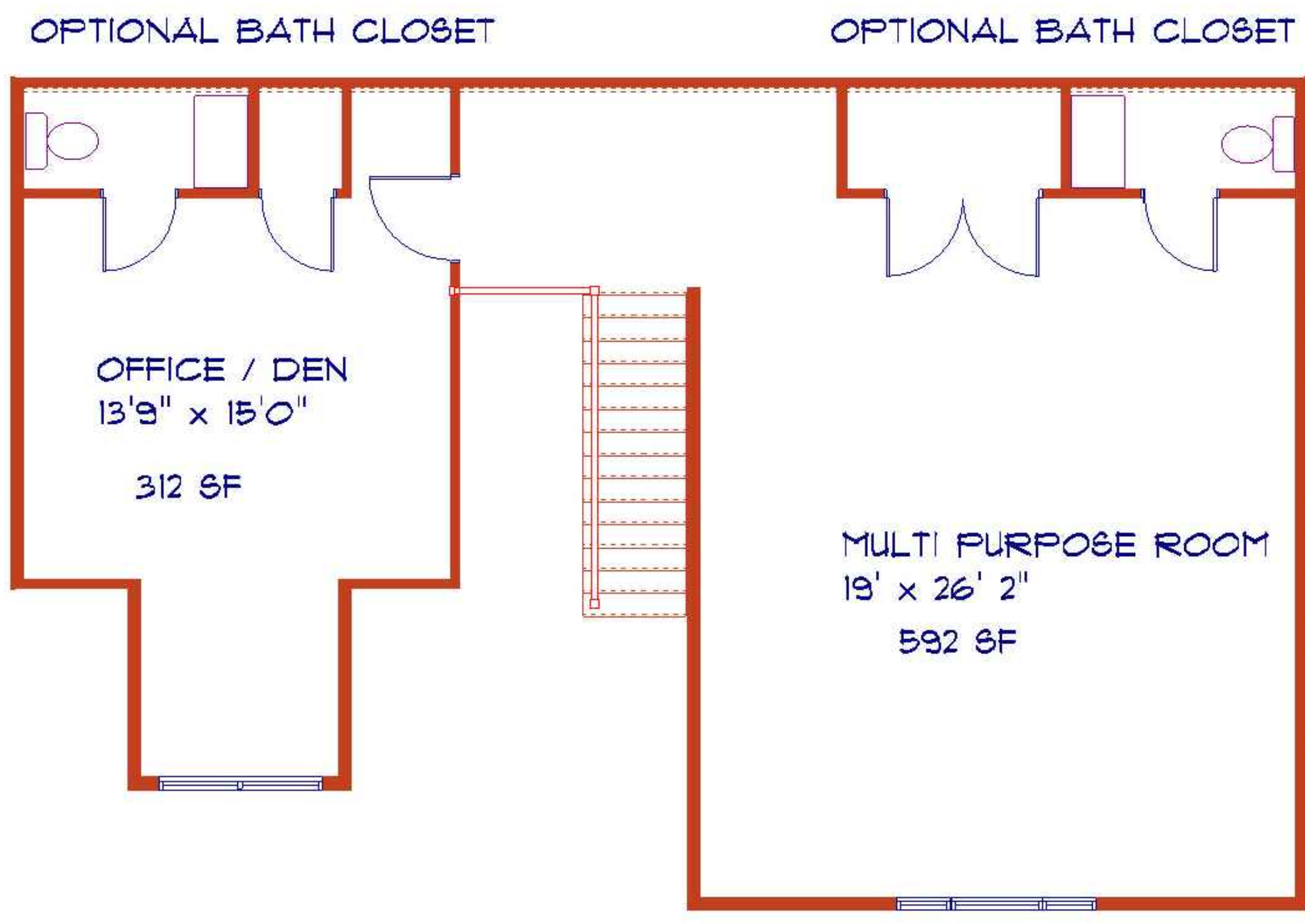
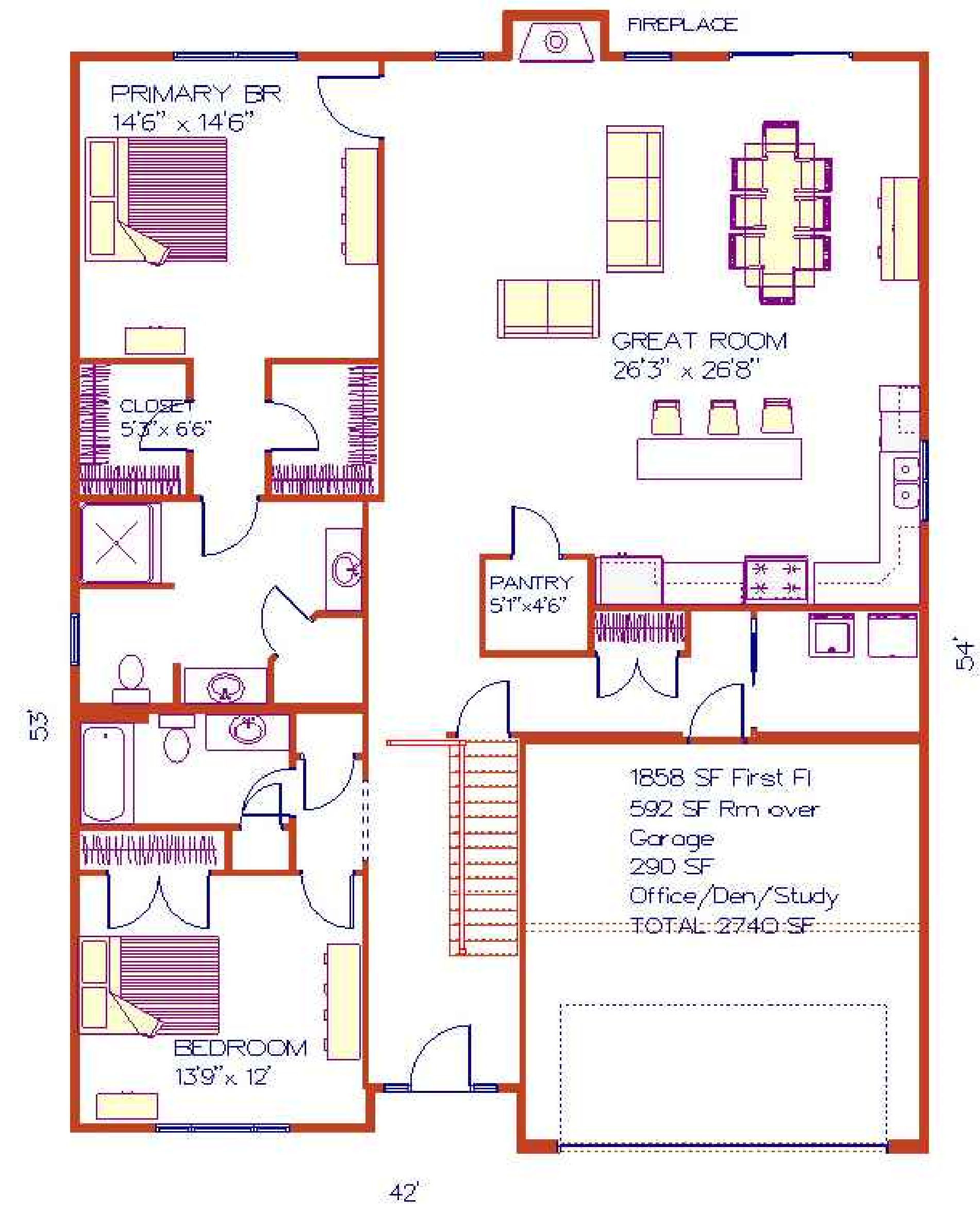
BUILDING
PLANS

SHEET NUMBER

A-2

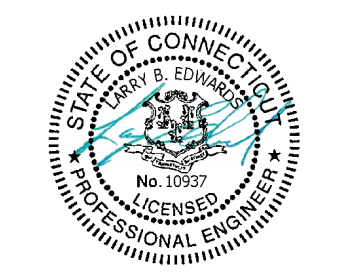


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DRAWING FILE: SITE
DRAWN BY: LE/JE/IE
SCALE: AS NOTED

TITLE
BUILDING PLANS

SHEET NUMBER
A-3