

ARCHITECTURAL REVIEW BOARD APPLICATION



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

FOR OFFICE USE:

ARB File # _____

Project Name: 715 Main
PZC Project #: ZCA/RAA-2026-01 PZC File #: 1033
Street Address: 715 Main Street
Assessor Map: _____ and Lot: _____ Zoning District: B1 Lot Acreage: 1.68

REQUIRED APPLICATION SUBMISSION MATERIALS

- **Formal Application Submission** – Provide **Six (6) paper application sets** (*plans folded and materials collated into individual sets*) and **one (1) digital pdf by CD/email or link** including the following materials: (a) signed application form; (b) supporting application narrative; and (c) Submission Materials Required as listed below. You must submit the complete application as a combined PDF. **Staff will not process the application digitally unless all submissions are combined.**
- **Sealed and Certified Plans** – All Surveys, Site Plans and Architectural Plans shall be current and include an original seal and live signature certification of the professional preparer.
- **Submission Materials Required**
 - Site Plans and Details – Layout, Grading and Landscape Plans and Details (24" x 36" Sheets)**
Site Plans shall indicate the existing and proposed treatment and detail of all site and building improvements; landscaping specifying location, number and type of vegetation; ingress and egress of vehicular and pedestrian traffic; parking and sidewalks; and the like.
 - Architectural Plans – Floor Plans and Exterior Elevations of ALL sides (24" x 36" Sheets)**
Floor Plans shall indicate entrances and exits with relation to exterior components, and interior use and layout, as well as interior connections between floors. Elevations shall clearly show and indicate proposed building materials and finishes; dimensions sufficient to establish overall building height and width and other pertinent dimensions to clearly describe design intent. Where an addition to an existing building or structure is proposed, the existing building or structure shall be shown grayed-out to contrast existing from proposed.
 - Signage and Lighting Plans and Details (24" x 36" Sheets)**
Design and details of signs and light fixtures, including catalog cuts, materials, colors and photometric plan.

Materials/Finishes

Indicate materials and finishes on Elevations and Details. Provide samples of materials and finishes.

Relation to Adjacent Area

Provide photographs of the project site and surrounding area.

Other Information

Provide additional information as necessary to clearly describe the proposed project or as required by the ARB.

Application No. _____ File No. _____

CONTACT INFORMATION

1. **Applicant's name:** _____

Address: _____

Phn/Cell: _____ Email: _____

Property interest: Owner Contract Vendee Tenant Other _____

2. **Owner's Name:** _____

Address: _____

Phn/Cell: _____ Email: _____

3. **Primary Contact Name:** _____

Business Address: _____

Phn/Cell: _____ Email: _____

The applicant's Primary Project Contact will be sent all correspondence (primarily via email) during the course of the project review and is responsible for distributing to the other applicant representatives.

4. **Application Professionals** *Name* *Phone/Cell* *Email*

Attorney: Chris Russo 2035204603 chris@russorizio.com

Surveyor: Jason Edwards 2039819954 jason@jedwardsassoc.com

Engineer: Jason Edwards 2039819954 jason@jedwardsassoc.com

Landscape Architect: Matt Popp 2032195454 matt@elsllc.net

Architect: Hans Schuurmans 2039801141 hans@hjsprojects.com

Other:

DESCRIPTION OF PROPOSED PROJECT

- New Building/Structure on Undeveloped Lot Addition to Existing Building/Structure on Developed Lot

		Existing Footprint: _____	sf	New
Existing GFA: _____	sf	New GFA: _____	Footprint: _____	sf
				Total
Existing Height / Stories: _____		_____	sf	Total
Proposed Height / Stories: _____		GFA: _____		
	sf	_____	stories	ft
_____			_____	stories

- Other Proposed Site Improvements:

Application No. _____ File No. _____

ARB MISSION

The mission of the **Architectural Review Board (ARB)** is to assist applicants interested in constructing new buildings and structures, or altering and expanding existing buildings and structures, in the Town of Monroe ensure such proposals compliment the historical and residential nature of the Town and help preserve the quality of the Town’s built and natural environments for generations to come.

ARB SERVES AN ADVISORY ROLE TO PLANNING AND ZONING COMMISSION

The ARB serves as an advisory Board to the Monroe Planning and Zoning Commission. The Planning and Zoning Commission is the approval entity of all projects before ARB.

ELEMENTS CONSIDERED BY ARB

The ARB evaluation will consider the following:

- **Landscape and Environment** – To ensure compatibility and complimentary changes to Monroe landscapes and environmental conditions; and to prevent the unnecessary destruction or blighting of the natural landscape or of the existing developed environment.
- **Design of Buildings and Structures** – To ensure Site Plans, architectural design and construction materials and finishes are of such nature and character they will compliment, be compatible and protect and preserve the integrity of existing patterns, styles, and vernacular image and character of the project site and surrounding area; while protecting property values of the Town.
- **Relationship of Buildings and Structure(s) to Open Space** – To ensure the treatment of disturbed areas in relation to open areas relates to existing topography and natural environmental conditions and patterns, as well as to existing buildings and structures of the site and surrounding area.
- **Consideration of Adjoining Properties and Uses** – To ensure reasonable provisions have been made for sight and sound buffers, preservation of views, and other design elements which may have impact adjoining properties and land uses.
- **Design of Accessory Elements** – To ensure the function and design of accessory project elements including but not limited to lighting, signage, landscaping are appropriately considered and incorporated, with emphasis on the scale and density of street landscaping elements, delivery route and refuse storage screening, and the like.

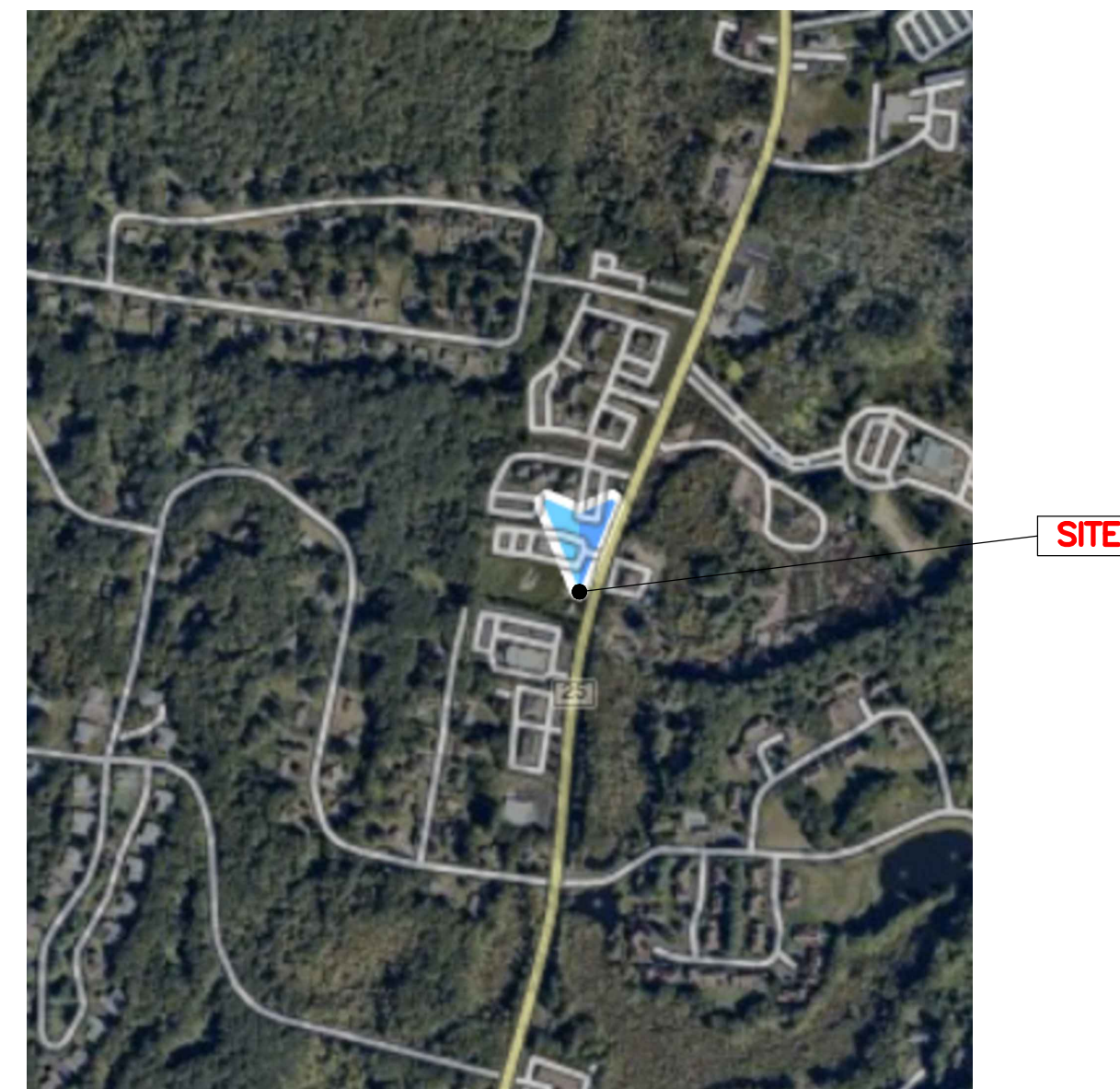
ARB MEETING SCHEDULE

- ARB meetings are second and third Tuesday of each month, except August and December, and holidays.
- ARB meetings begin at 7:30 pm and applicants and their professional representatives must attend and present their proposed project plans, and answer questions of the ARB.
- Most applications are evaluated in a single meeting, but additional meetings may be required based on the proposed project, its complexity or scale, and if sufficient information is not provided.

Application No. _____ File No. _____

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 Zoning, Subdivision and Inland Wetlands 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.

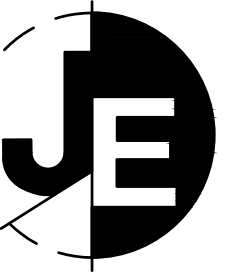
SITE IMPROVEMENTS 715 MAIN STREET MONROE, CONNECTICUT



VICINITY MAP
1"=500'

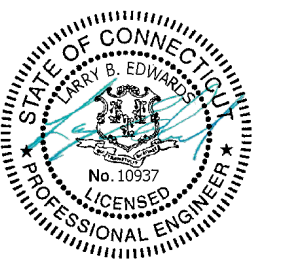
SHEET LIST

1.0	TITLE SHEET
2.0	EXISTING CONDITIONS SURVEY
3.0	SITE DEVELOPMENT PLAN
4.0	EROSION & SEDIMENT CONTROL PLAN
5.0	SEPTIC SYSTEM DESIGN PLAN
LP.1	CONSTRUCTION DETAILS
SL-1	LANDSCAPE & LIGHTING PLAN (BY OTHERS)
	LIGHTING PHOTOMETRIC PLAN
A-101 & A-102	ARCHITECTURAL PLANS (BY OTHERS)



**J. EDWARDS &
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227 Stepney Road Easton, CT 06612
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715 MAIN STREET
MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

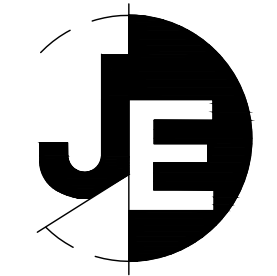
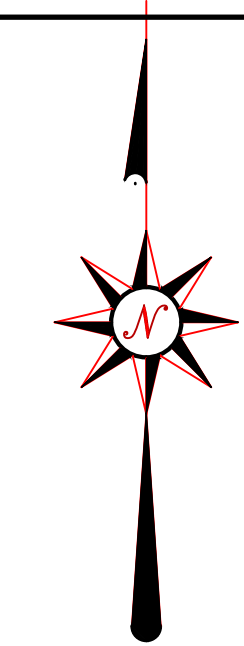
DATE: APRIL 13, 2026
PROJECT #: 3024
DRAWING FILE: 3024 BASE
DRAWN BY: LE
SCALE:

TITLE

SHEET NUMBER

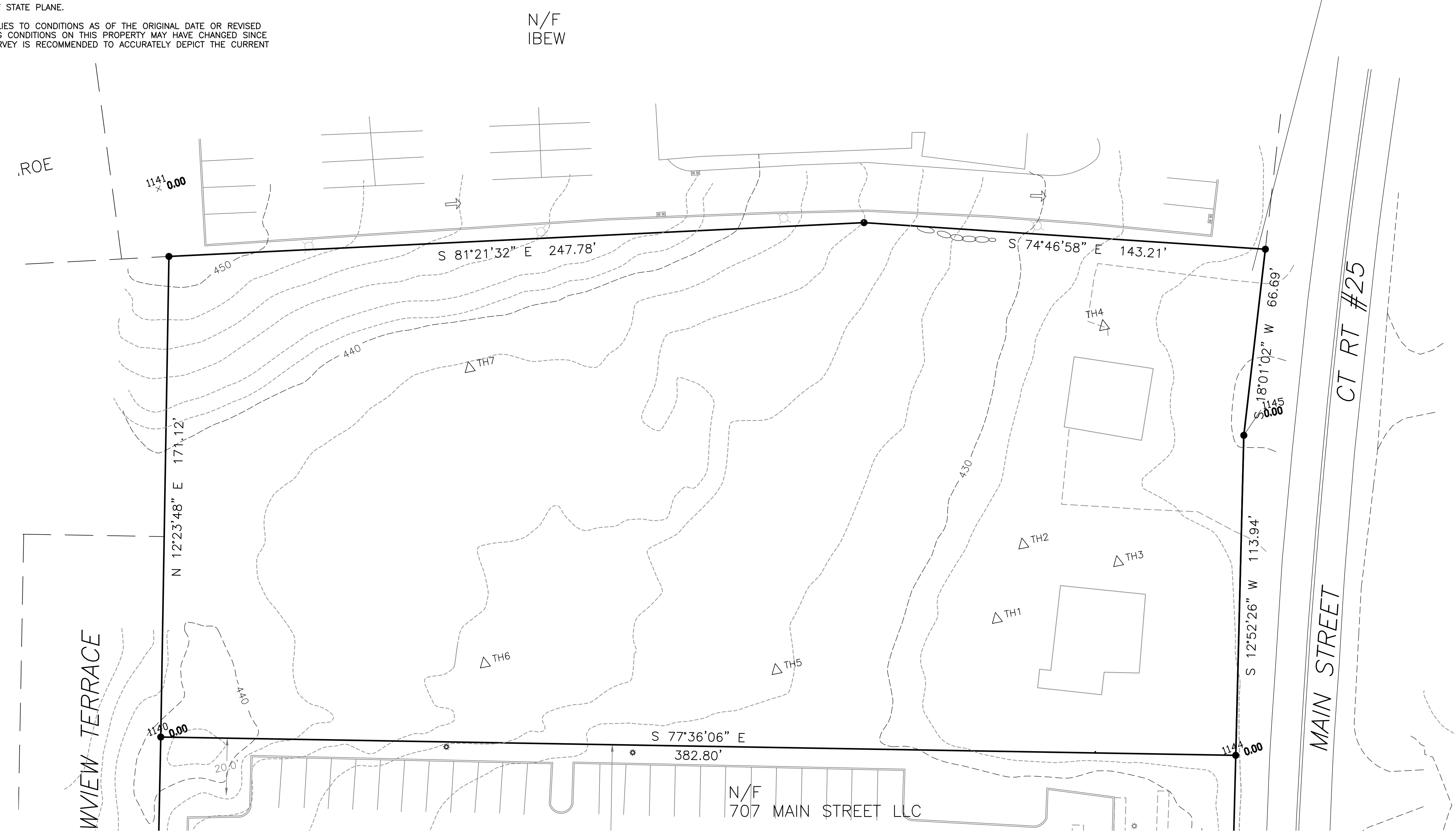
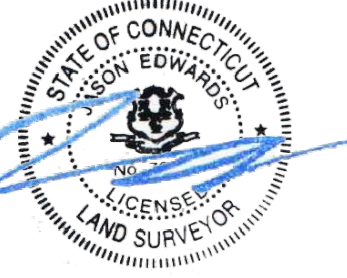
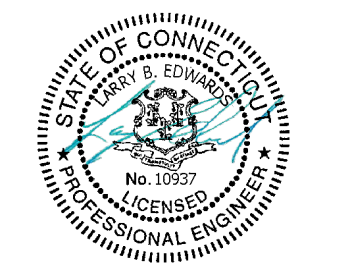
NOTES:

- 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.
- REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE MONROE TOWN CLERK'S OFFICE:
 - "MAP OF PROPERTIES OF A. B. L. APPELBY-EUGENE R. BLAKE AND N/F E. A. BLAKE MONROE, CONN. SCALE 1"=40' OCT. 30, 1959" PREPARED BY B.J. SHELOMIS ON FILE AS MAP #577.
 - "MAP OF PROPERTY OF GEORGE TARASOVICH MONROE, CONN. SCALE 1"=40' JAN. 5, 1960" PREPARED BY B.J. SHELOMIS ON FILE AS MAP #715.
 - "SECTION ONE OF 'CHERRYWOOD' IN MONROE, CONN. FOR NAGY BROS. CONST. CO., INC. MAR 10, 1978 REVISED TO JULY 19, 1978 SCALE: 1"=100' PREPARED BY STEVEN BOMBERO, JR. ON FILE AS MAP #1377
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONROE BRIDGEPORT-NEWTOWN ROAD FROM THE PEQUANIC RIVER NORTHERLY ABOUT 11,000 FEET ROUTE No. 25 NUMBER 84-05 SHEET 5 OF 5 SCALE 1"=40' AUG. 31, 1938"
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- PLAN PREPARED FOR SEVEN HUNDRED SEVEN PROPERTIES LLC.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON CONNECTICUT STATE PLANE.
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.



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715 MAIN STREET
 MONROE, CONNECTICUT

REVISIONS

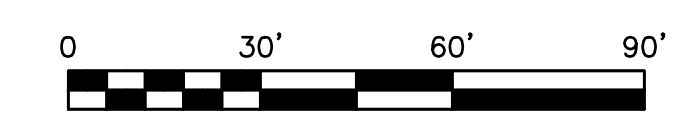
#	DATE	DESCRIPTION
1	xxxx	xxxx

DATE: APRIL 13, 2026
 PROJECT #: 3024
 DRAWING FILE: 3024 BASE
 DRAWN BY: LE
 SCALE: 1"=30'

TITLE
**EXISTING
 CONDITONS
 SURVEY**

SHEET NUMBER

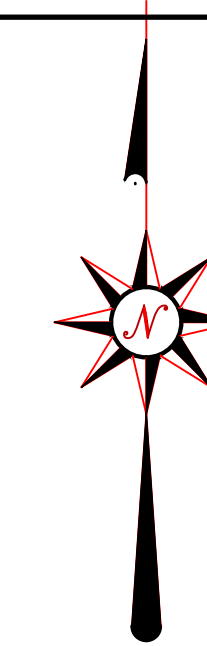
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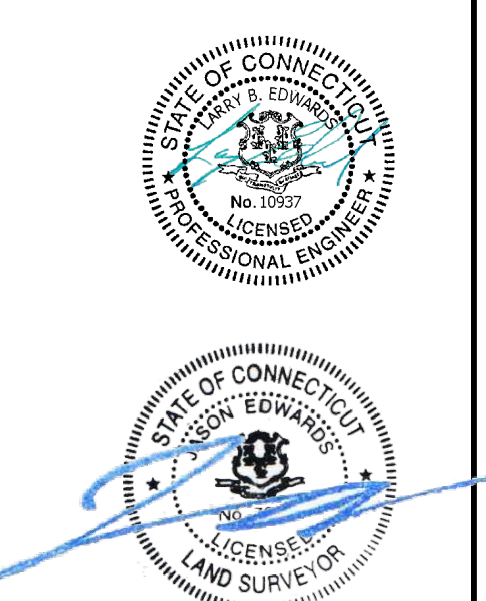
ZONING DATA TABLE

ZONING REQUIREMENT (B-1)	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA (ACRES)	1 ACRE	1.598 ACRES	1.598 ACRES
MINIMUM SQUARE (FEET)	125	125	125
MINIMUM FRONTAGE (FEET)	125	180.63	180.63
MINIMUM FRONT YARD (FEET)	50	68.3	68.3
MINIMUM YARD @ RESIDENTIAL ZONE BOUNDARY (FEET)	30		
MINIMUM SIDE YARD (FEET)	20		33.0', 80.3'
MINIMUM REAR YARD (FEET)	20		142.8'
MAXIMUM HEIGHT (FEET)	2.5 STORIES OR 35'		
MAXIMUM BUILDING COVERAGE (PERCENT)	25		14.1%
MINIMUM FLOOR AREA (SQUARE FEET)	1,400		9798

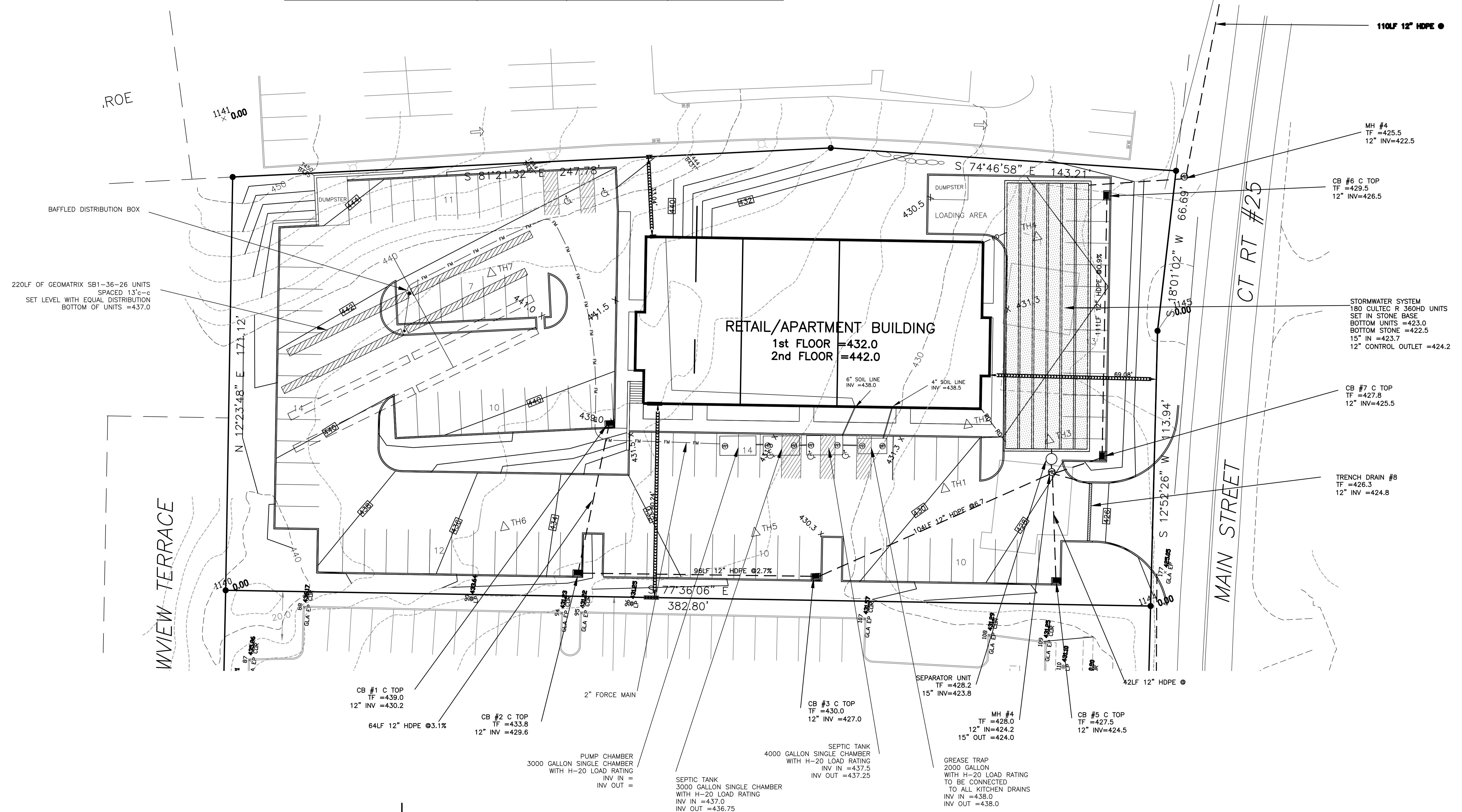
USE	SIZE GFA	ZONING STANDARD	REQUIRED SPACES
OFF-STREET PARKING			
APARTMENT	20 1BR @ 1.5 EACH		30
RETAIL	5130SF RETAIL @ 5/1000SF		26
RESTAURANT	3950SF REST. @ 15/1000SF		60
	SUBTOTAL		116
RESTAURANT	- 30% SHARED RETAIL/REST		82
	TOTAL PROVIDED INCLUDING 5 ACCESSIBLE		101



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715 MAIN STREET
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1	XXXX	XXXX

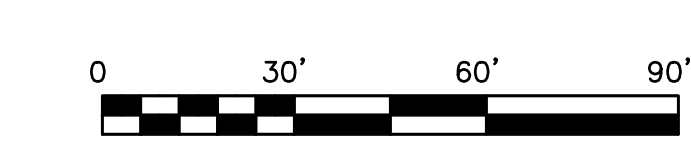
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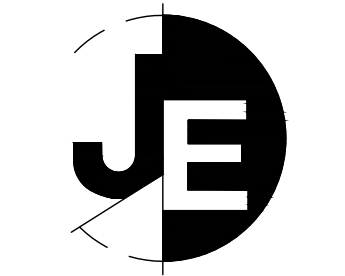
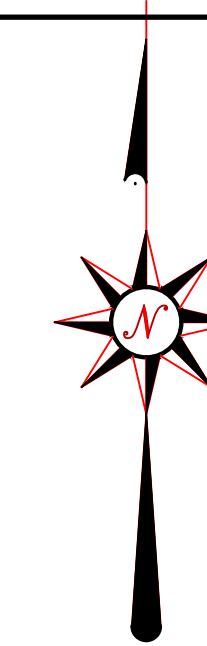
TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER

2.0

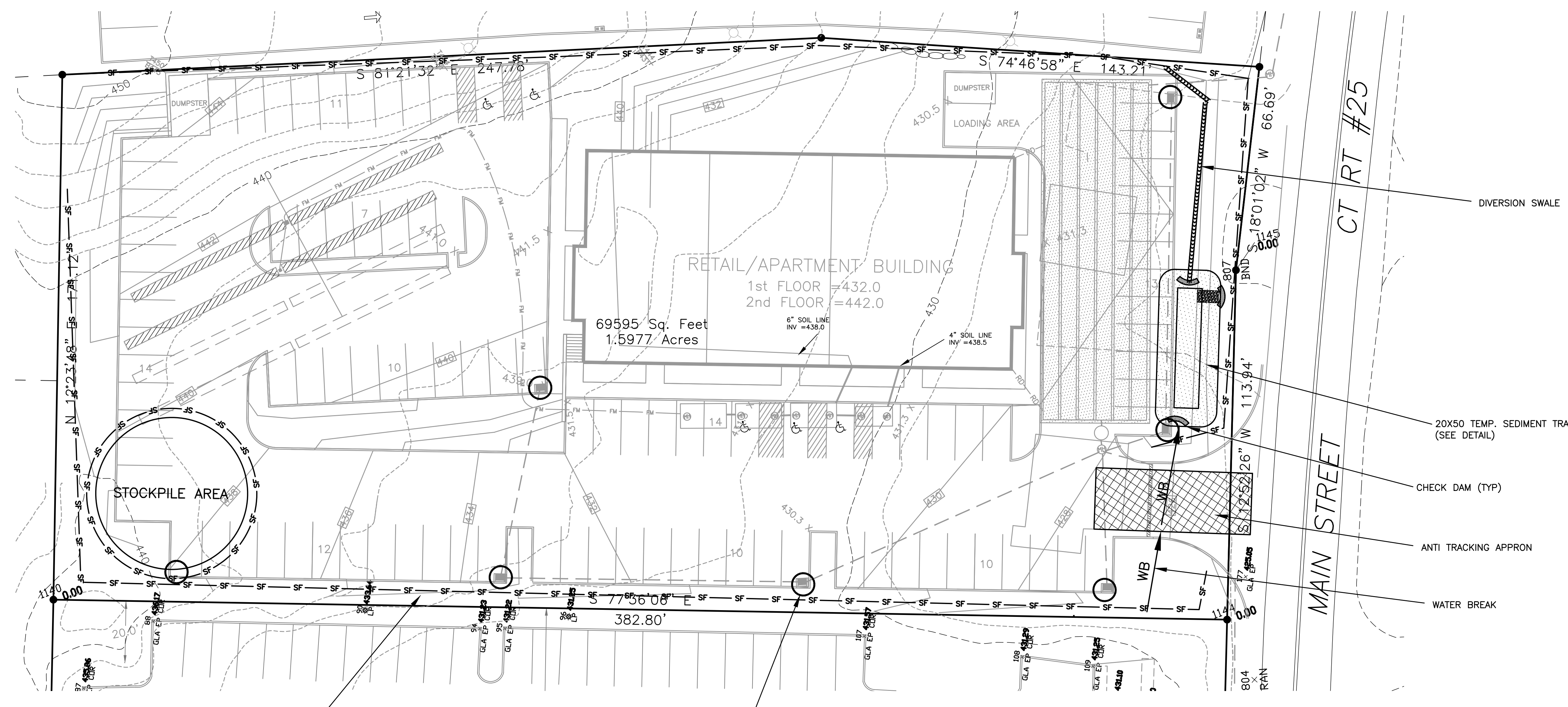
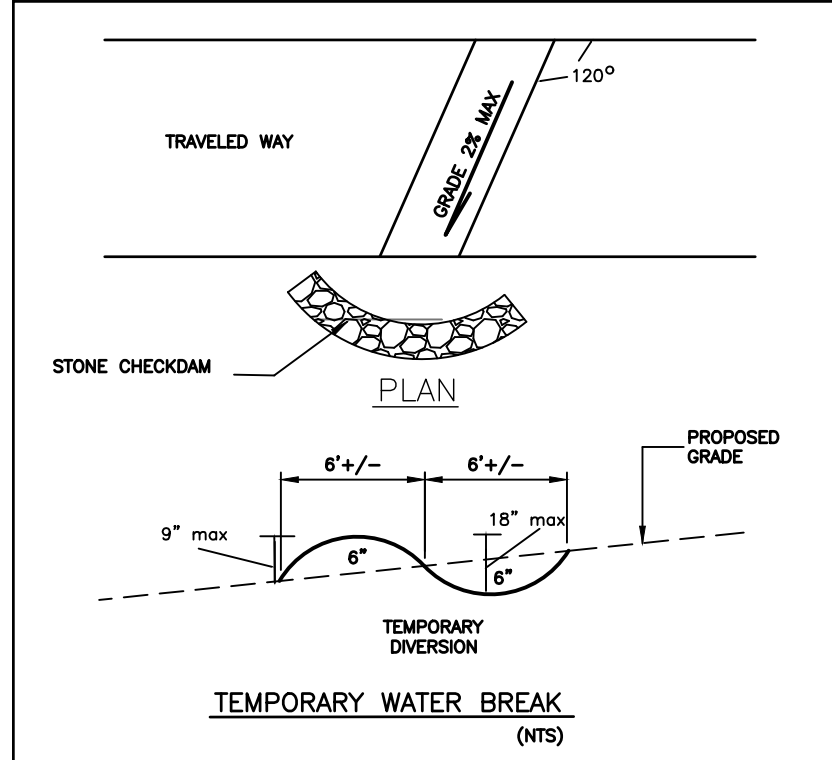
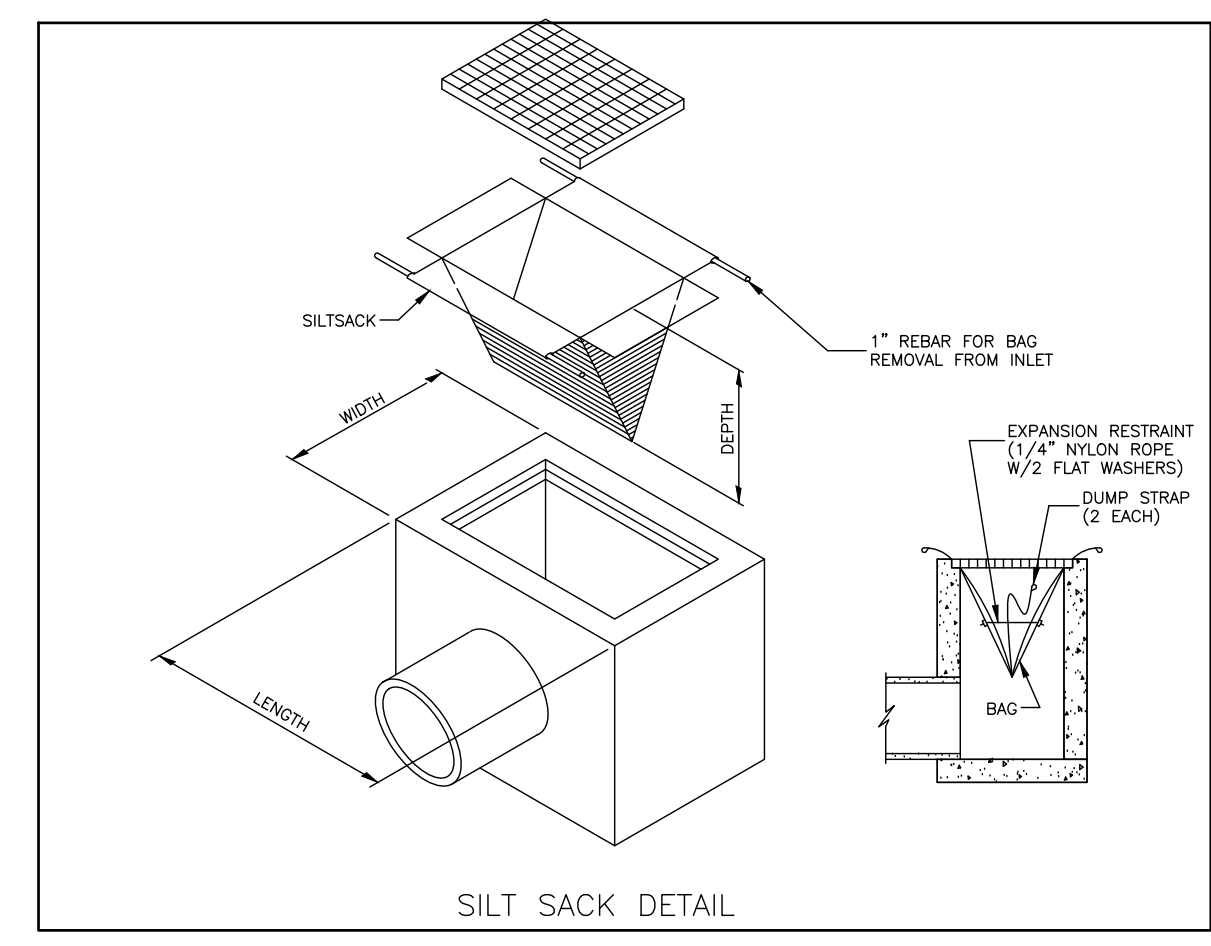
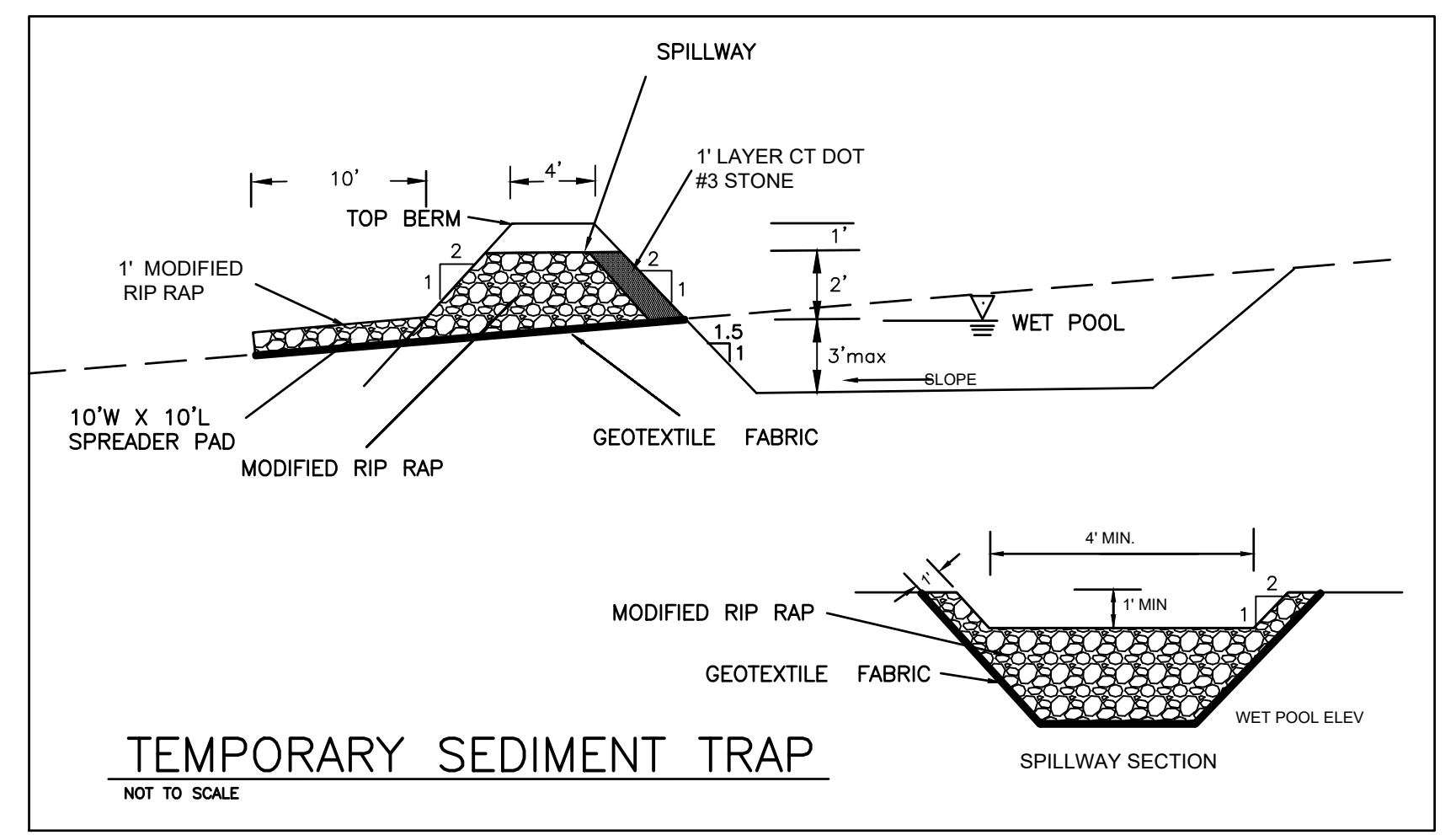
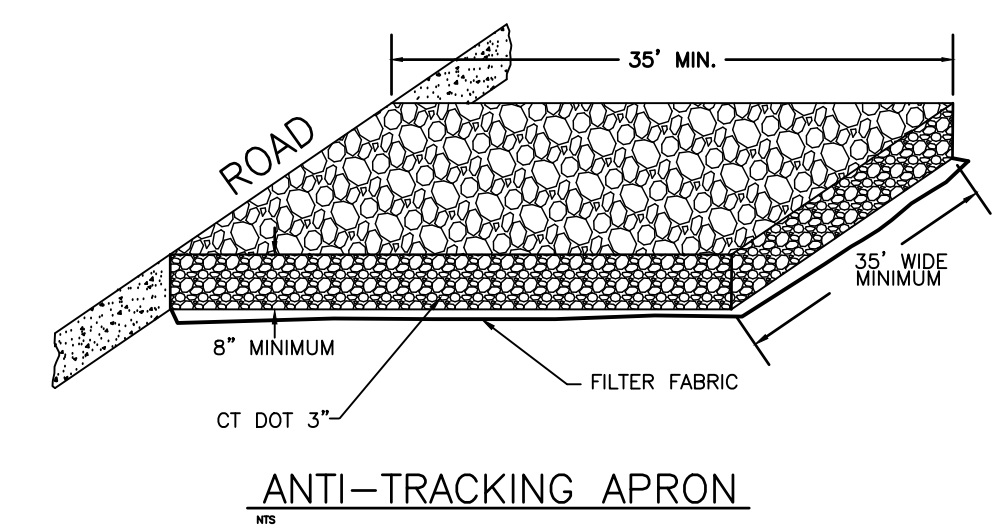
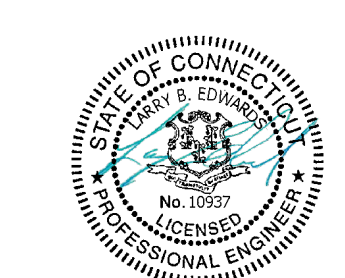
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SILT FENCE (TYP)

SILT SACKS IN ALL CATCHBASINS

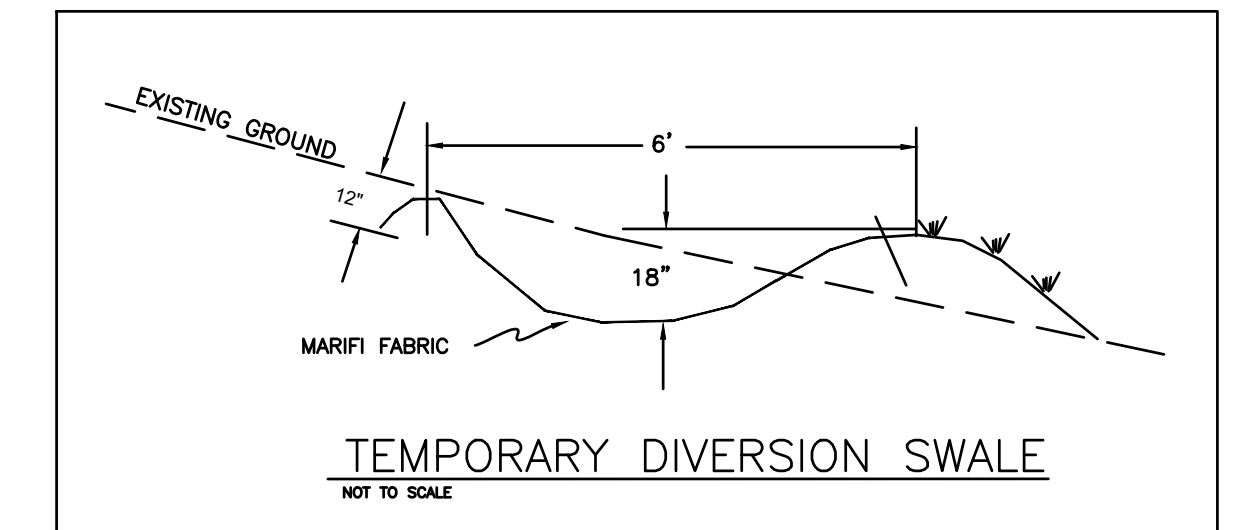
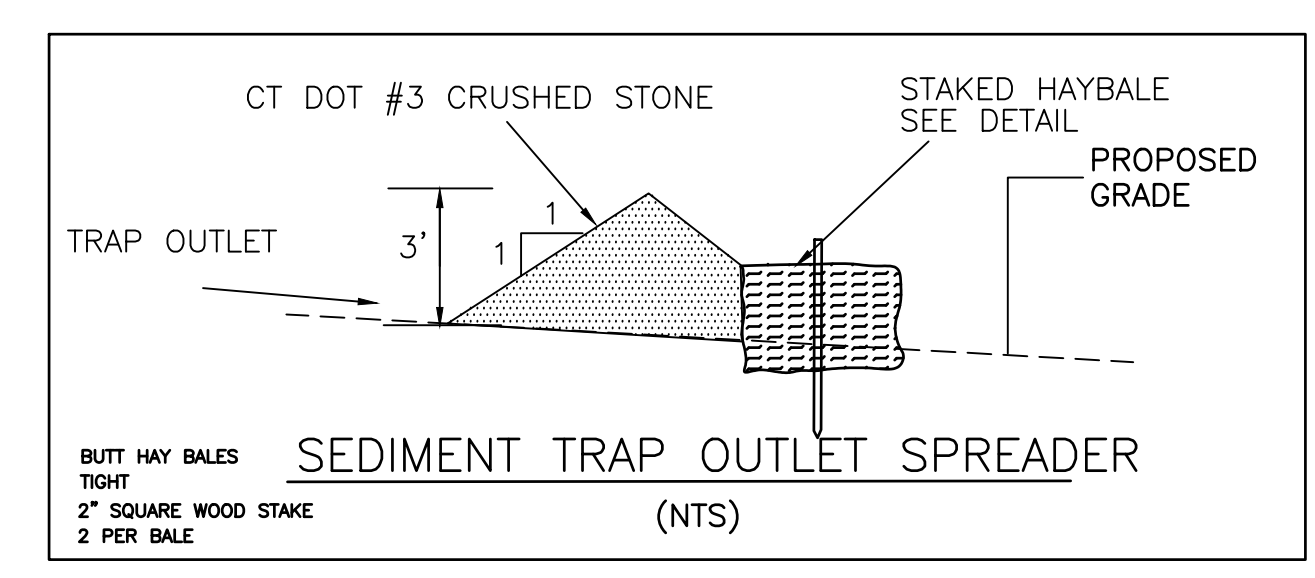
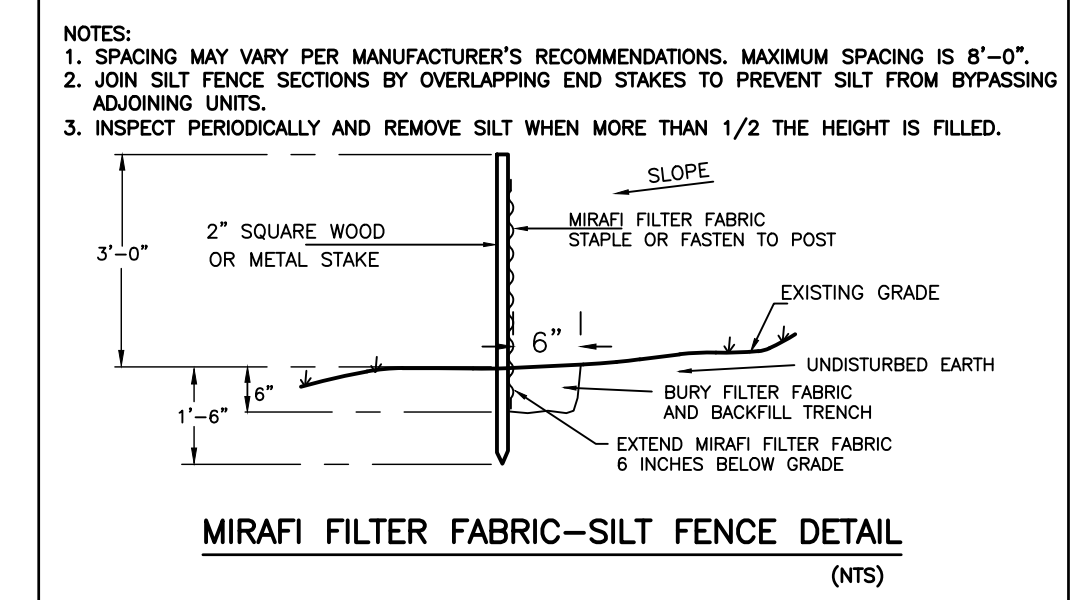
DIVERSION SWALE

20X50 TEMP. SEDIMENT TRAP (SEE DETAIL)

CHECK DAM (TYP)

ANTI TRACKING APRON

WATER BREAK



REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: APRIL 13, 2026
PROJECT #: 3024
DRAWING FILE: 3024 BASE
DRAWN BY: LE
SCALE:

TITLE

EROSION CONTROL PLAN

SHEET NUMBER

3.0

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 herein, 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 DESIGN

BUILDING TO BE MIXED USE WITH RETAIL ON THE FIRST FLOOR AND APARTMENTS ON THE SECOND FLOOR.

1ST FLOOR: TOTAL =8720sf
GENERAL RETAIL =5130sf
RESTAURANT =3590sf

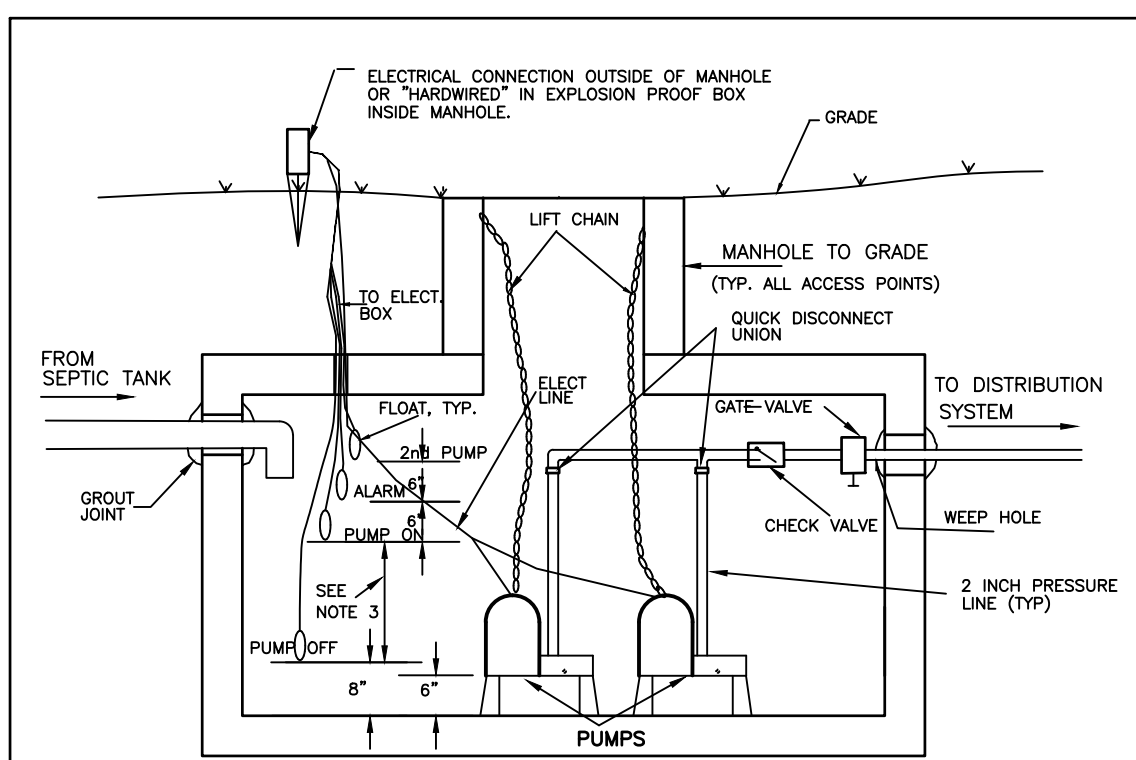
2ND FLOOR:
20 1 BEDROOM APARTMENTS

DESIGN FLOW: PERCOLATION RATE 1"/10

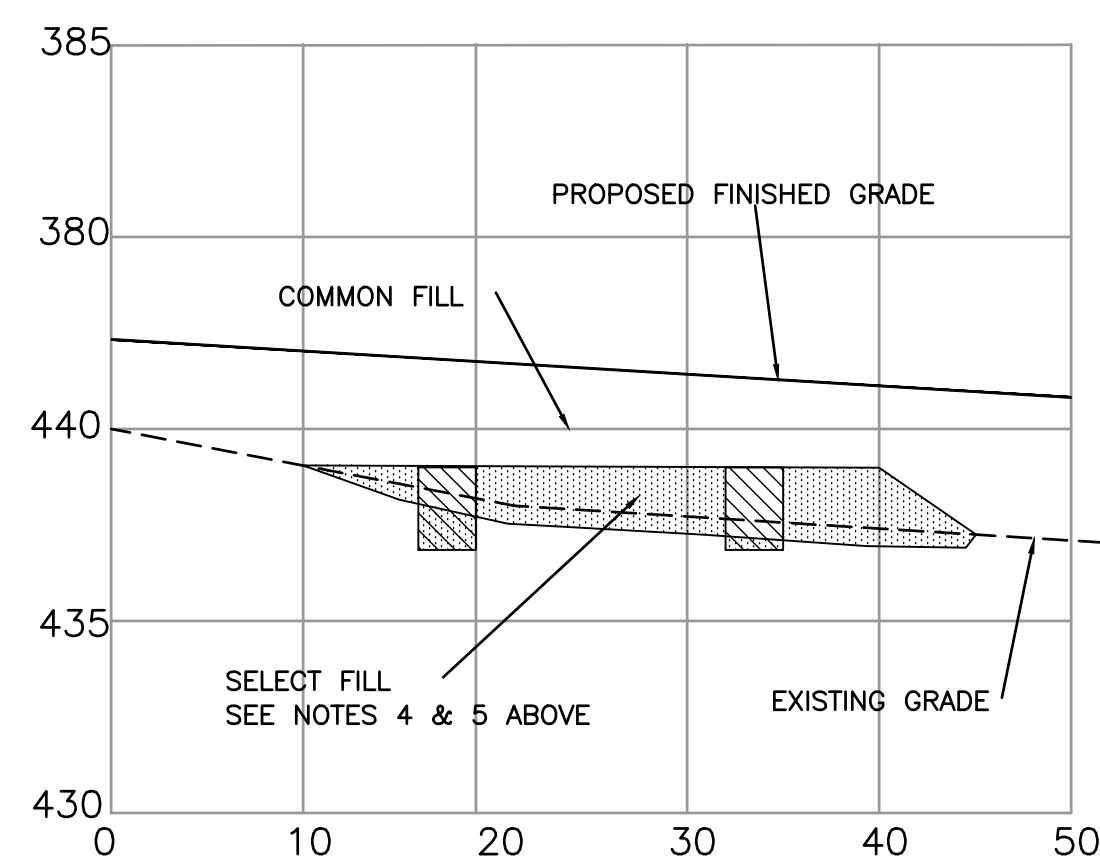
	FLOW	REQUIRED ELA
RETAIL:5130 X 0.1g/sf	513gpd	342
RESTAURANT: 80 SEATS @30g/seat	2400gpd	3000
APPARTMENTS: 20br X 150g/br	3000gpd	2833
TOTAL	5913	6175

NO RESTRICTIVE LAYER THEREFORE NO MLSS REQUIRED

PROPOSED SYSTEM:
22OLF OF GEOMATRIX SB1-26-36 UNITS TOTAL 6314 ELA
7000 GAL SEPTIC TANK CAPACITY (4000 AND 3000 TANKS)
1000 GAL GREASE TRAP
2000 GAL PUMP CHAMBER



- NOTES:
- PUMP CHAMBER TO BE WATER TIGHT UNIT. THE UNIT WILL BE TESTED AND INSPECTED PRIOR TO BACKFILLING.
 - CHAMBER TO BE EQUIPPED WITH DUAL ALTERNATING EFFLUENT PUMPS CAPABLE OF PUMPING 30 GPM AT 20' HEAD. SUBMIT PUMP DATA FOR REVIEW PRIOR TO INSTALLATION.
 - PUMPS TO BE SET 6 INCHES OFF THE BOTTOM. FLOAT SWITCHES WILL BE ADJUSTED FOR 600 - 800 GAL. 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.



SECTION A-A
Scale = horiz: 1" = 10ft/ vert: 1" = 5ft

715 MAIN STREET, MONROE

SOIL TESTING
6-14-23

KMF HOLES 1-4 OBSERVED BY AMY LEHANEY

TH 1
0-8" TOPSOIL
8-30" LOAM AND ROCK FILL
30-36" ORIGINAL TOPSOIL
36-44" DARK BROWN SILTY LOAM WITH COBBLES
44-98" OLIVE-BROWN SAND & GRAVEL
LEDGE @ 98"
NO WATER
NO MOTTLES
NO ROOTS

TH 2
0-8" TOPSOIL
8-42" LOAM AND ROCK FILL
42-90" OLIVE-BROWN SAND & GRAVEL WITH COBBLES
LEDGE @ 90"
NO WATER
NO MOTTLES
NO ROOTS

TH 3
0-10" TOPSOIL
10-18" MISCELLANEOUS FILL
18-22" ORIGINAL TOPSOIL
22-37" RED-BROWN SILTY LOAM
37-60" RED-BROWN SANDY LOAM
60-90" GRAY COMPACT SAND & GRAVEL
LEDGE @ 90"
NO WATER
NO MOTTLES
NO ROOTS

TH 4
0-8" TOPSOIL
8-48" MISCELLANEOUS FILL
48-74" BROWN SAND & GRAVEL WITH COBBLES
LEDGE @ 74"
NO WATER
NO MOTTLES
NO ROOTS

TH 5
0-8" TOPSOIL
8-37" ORANGE-BROWN SILTY LOAM
37-50" GRAY MEDIUM SAND
LEDGE @ 50"
NO WATER
NO MOTTLES
NO ROOTS

TH 6
0-12" TOPSOIL
12-32" LIGHT ORANGE-BROWN SILTY LOAM
32-58" OLIVE-BROWN SAND & GRAVEL WITH COBBLES
LEDGE @ 58"
NO WATER
NO MOTTLES
NO ROOTS

TH 7
0-12" TOPSOIL
12-52" ORANGE-BROWN SILTY LOAM
52-72" GRAY MEDIUM SAND
72-92" GRAY COARSE SAND & GRAVEL
LEDGE @ 92"
NO WATER
NO MOTTLES
ROOTS TO 52"

NAME: 715 MAIN STREET, MONROE

PERCOLATION TEST P-101

DATE: 6-15-23
DEPTH OF HOLE: 24" DIAMETER: 8"
PRE-SOAKED: 12" DROP IN 60 MINUTES

TIME ELAPSED	DEPTH TO WATER	DROP
2:56 0 MIN	12"	-
3:06 10 MIN	15.25"	3.25"
3:16 20 MIN	17.25"	2"
3:26 30 MIN	19"	1.75"
3:36 40 MIN	20.25"	1.25"
3:46 50 MIN	21.625"	1.375"
3:56 60 MIN	23" DRY	1.375"

AFTER 60 MINUTES THE MAXIMUM OBSERVED PERCOLATION RATE IS 1" IN 8 MINUTES

PERCOLATION TEST P-102

DATE: 6-15-23
DEPTH OF HOLE: 30" DIAMETER: 8"
PRE-SOAKED: 12" DROP IN 60 MINUTES

TIME ELAPSED	DEPTH TO WATER	DROP
2:54 0 MIN	18.5"	-
3:04 10 MIN	23.875"	5.375"
3:14 20 MIN	25.25"	1.375"
3:24 30 MIN	27.125"	1.875"
3:34 40 MIN	28.375"	1.25"

AFTER 40 MINUTES THE MAXIMUM OBSERVED PERCOLATION RATE IS 1" IN 8 MINUTES

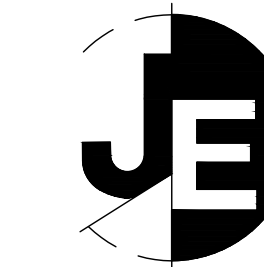
PERCOLATION TEST P-103

DATE: 6-15-23
DEPTH OF HOLE: 48" DIAMETER: 8"
PRE-SOAKED: 12" DROP IN 60 MINUTES

TIME ELAPSED	DEPTH TO WATER	DROP
1:58 0 MIN	9.25"	-
2:03 5 MIN	13"	3.75"
2:08 10 MIN	14.75"	1.75"
2:13 15 MIN	16.375"	1.625"
2:18 20 MIN	-	-

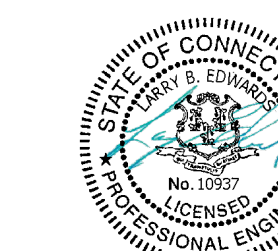
AFTER 20 MINUTES THE MAXIMUM OBSERVED PERCOLATION RATE IS 1" IN 3.07 MINUTES

GEOMATRIX SB1-36-26



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715 MAIN STREET
MONROE, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	xxxx	xxxx

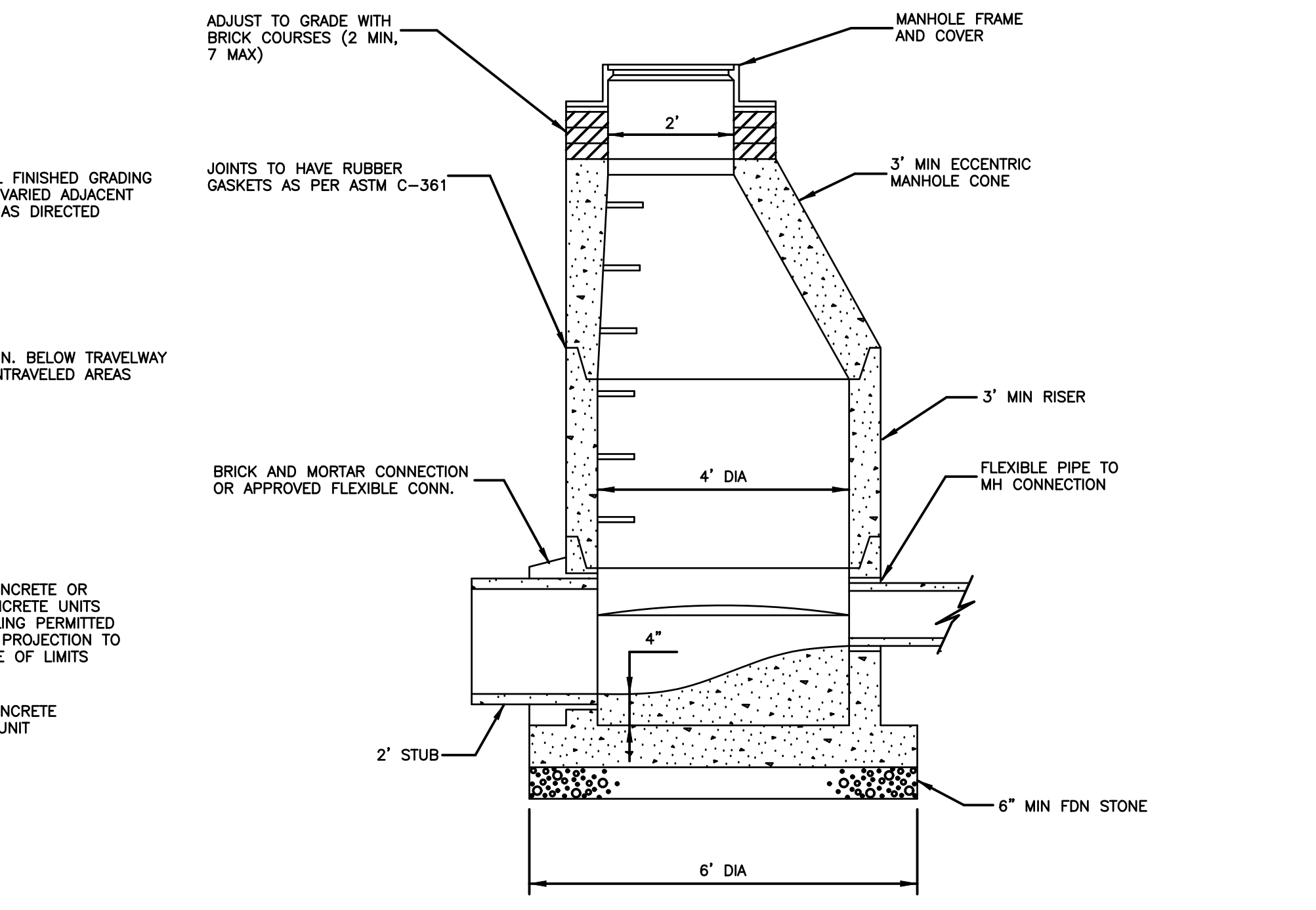
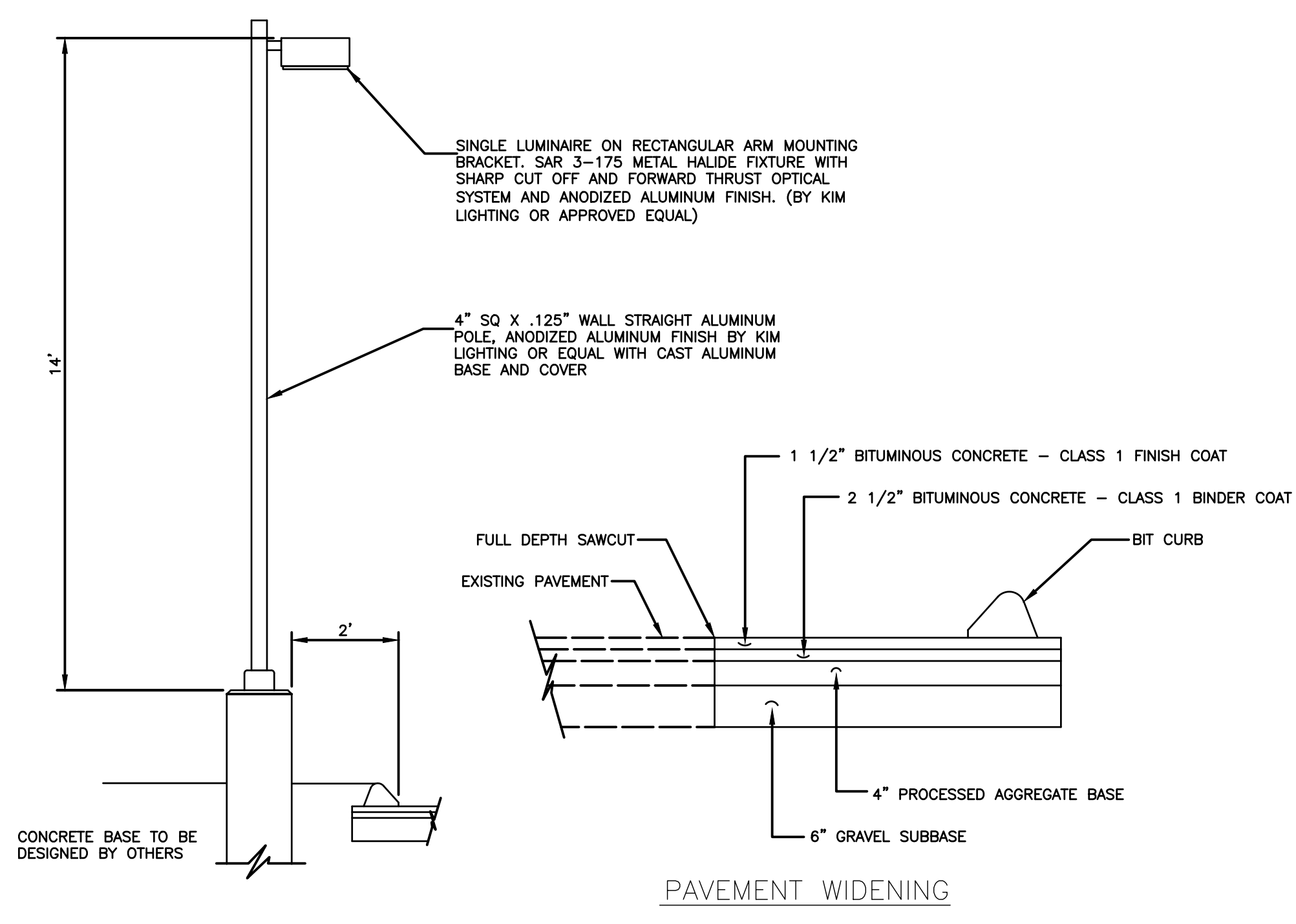
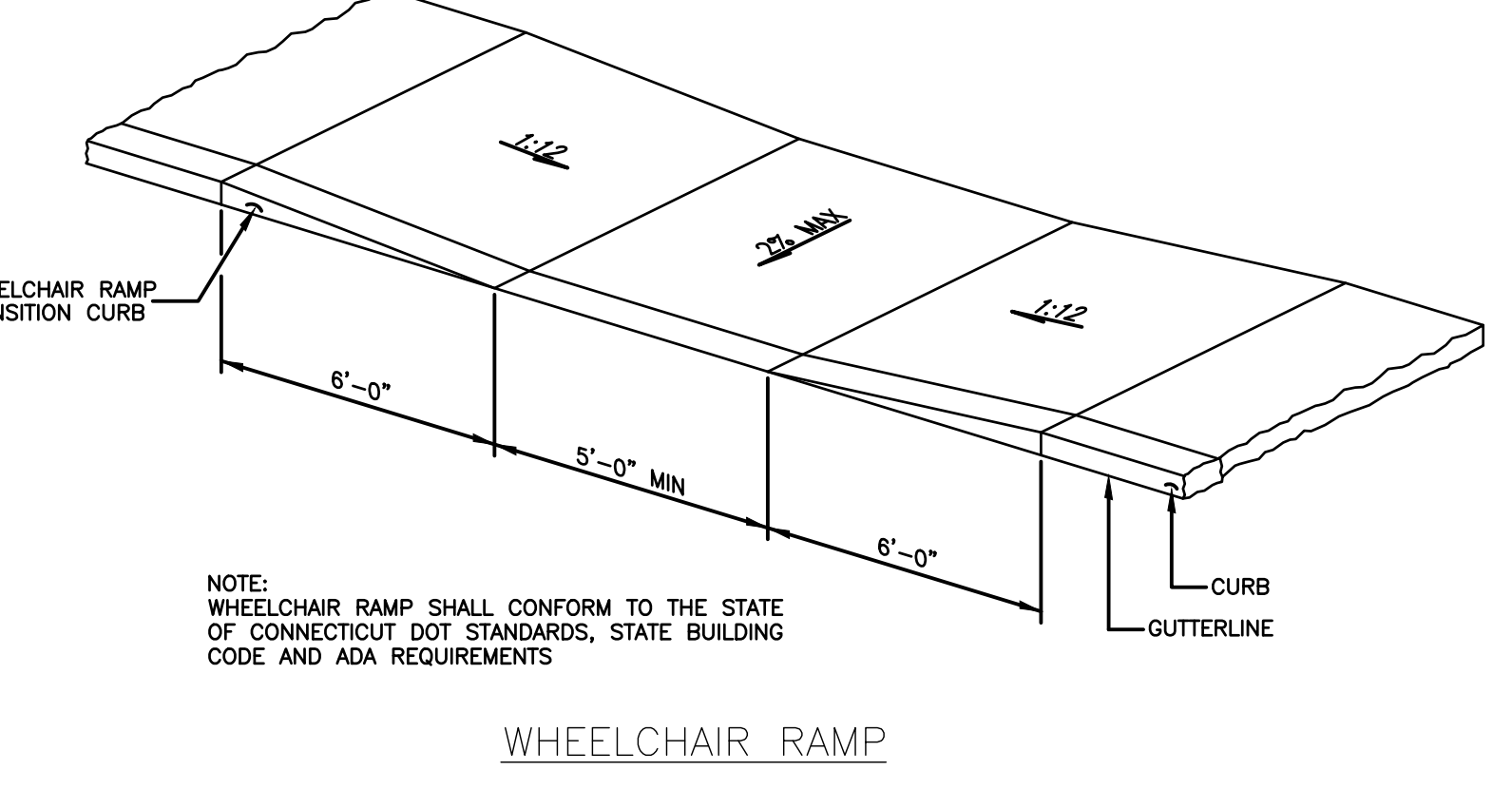
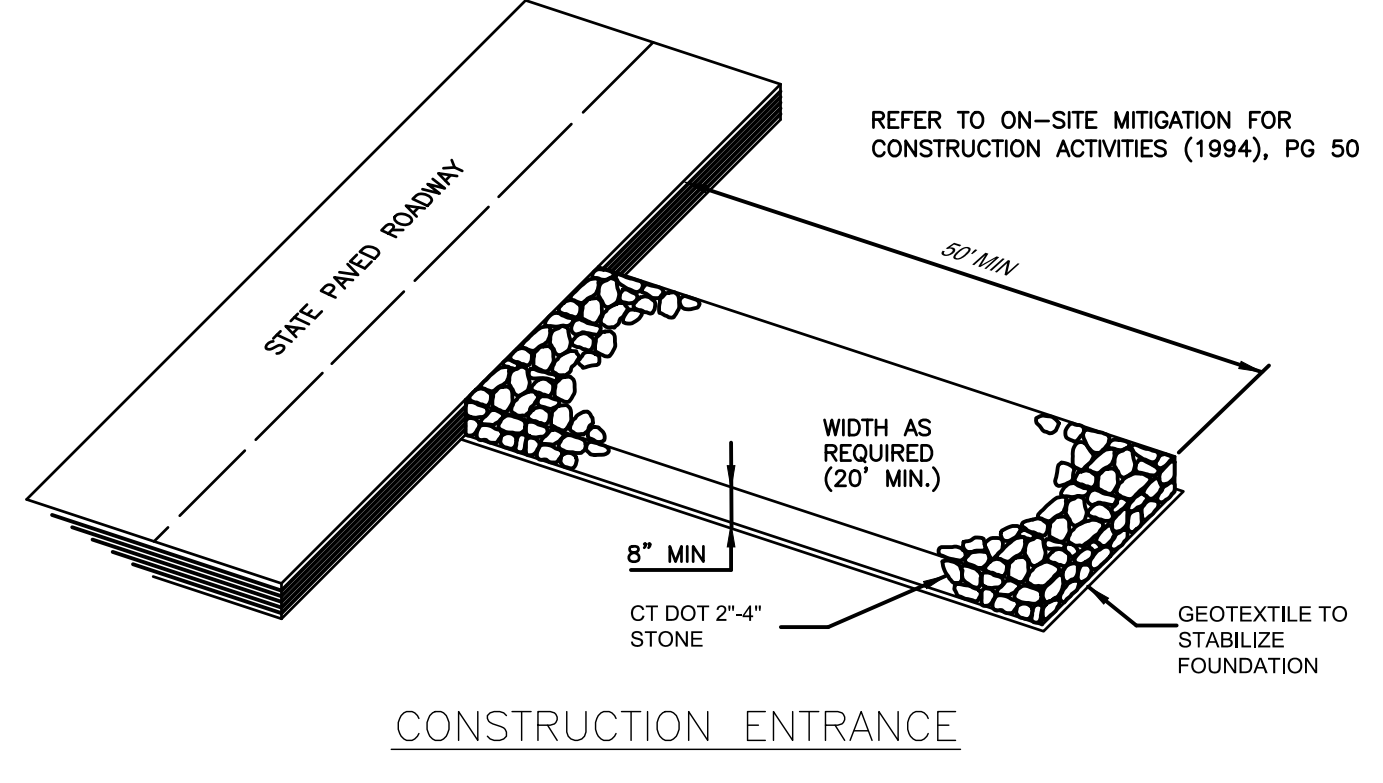
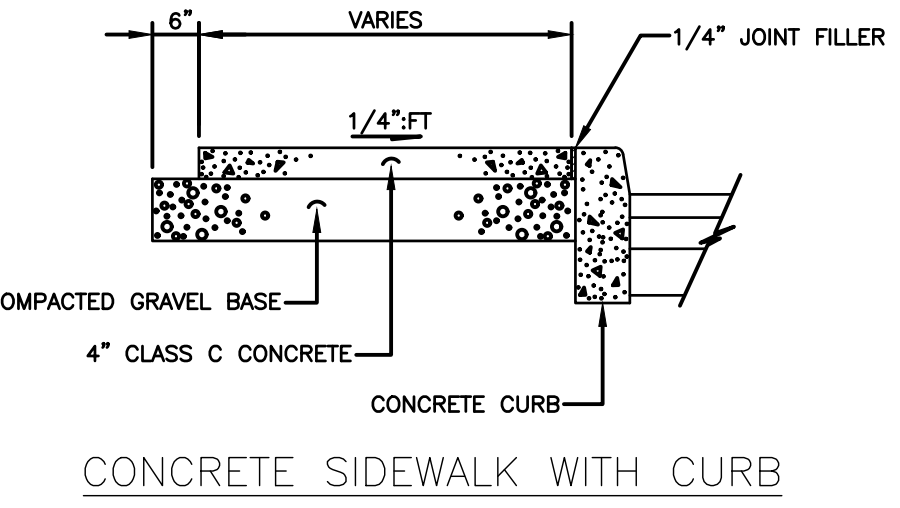
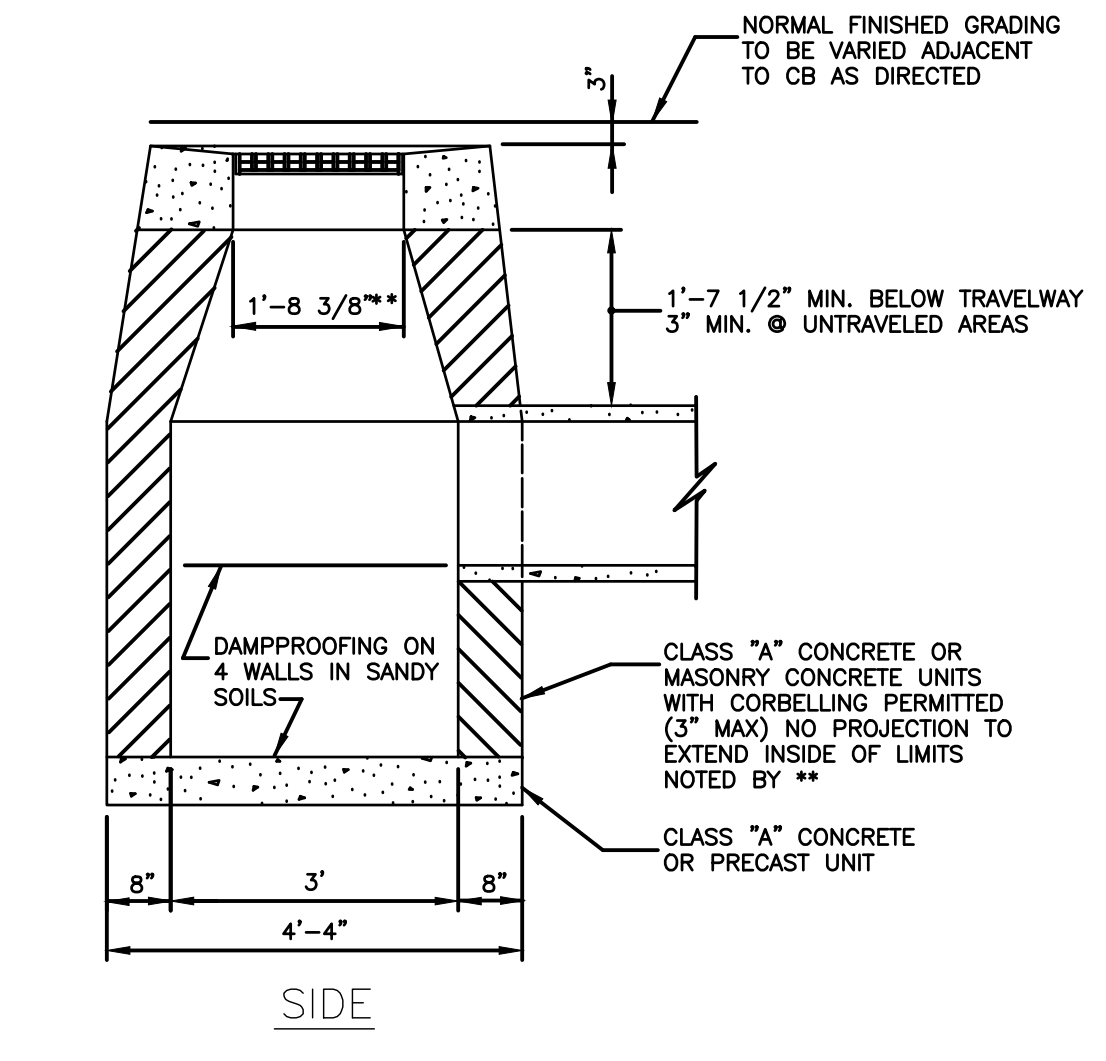
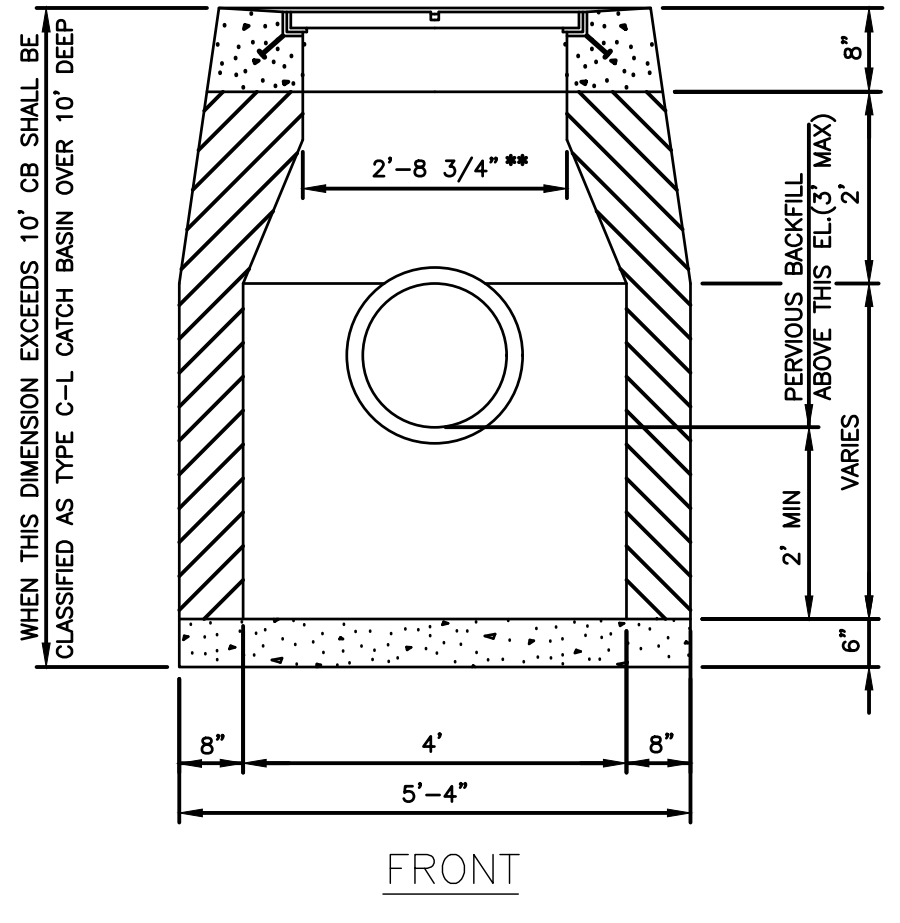
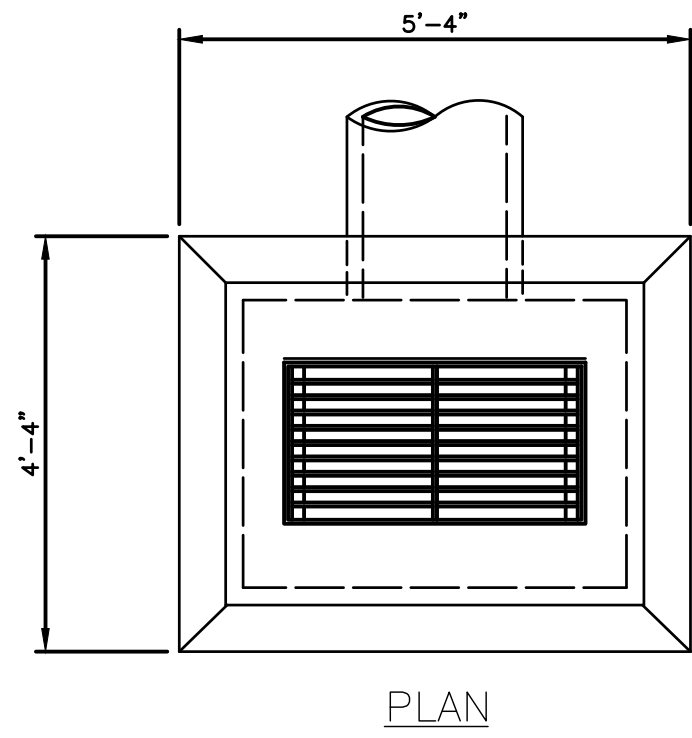
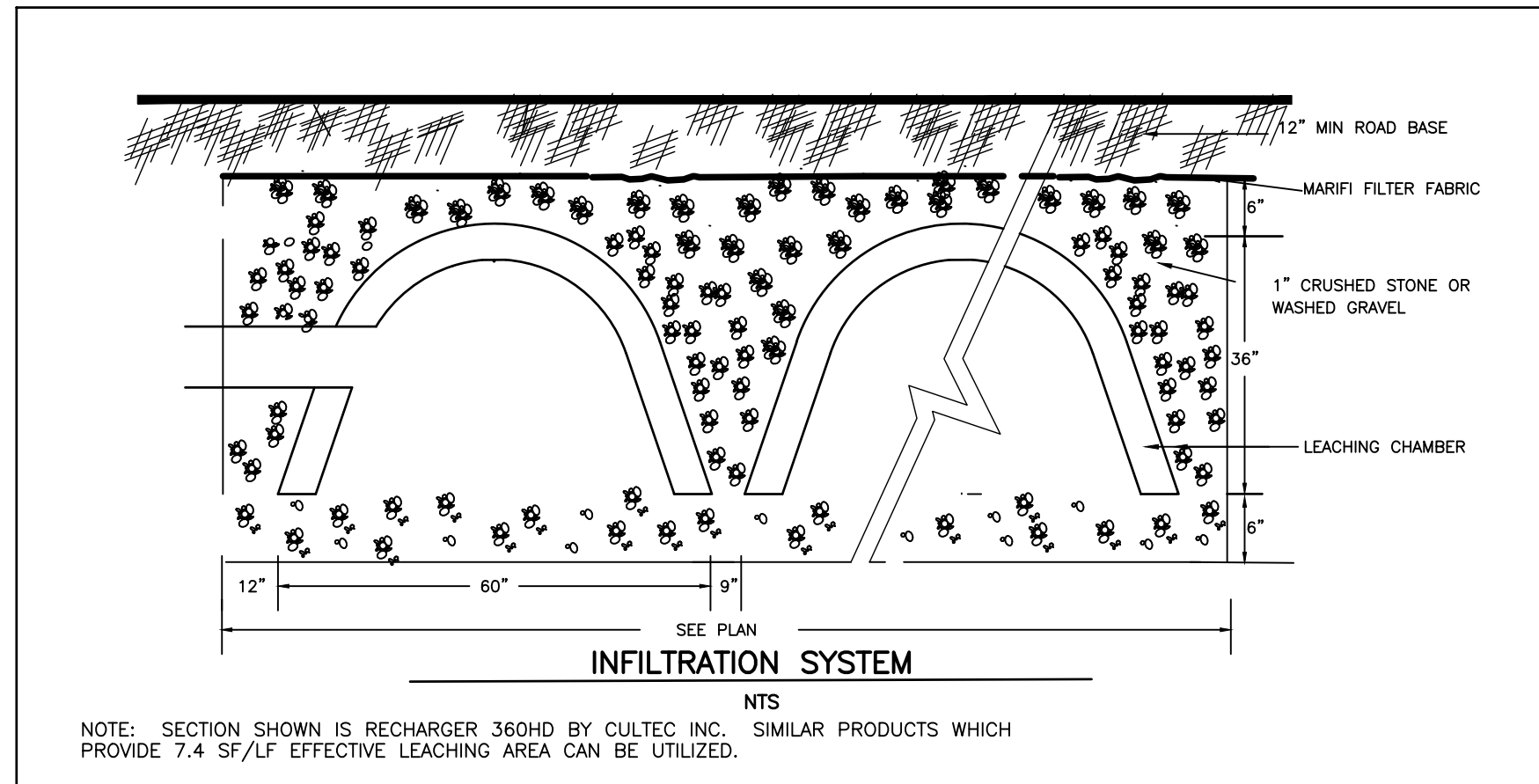
DATE: APRIL 13, 2026
PROJECT #: 3024
DRAWING FILE: 3024 BASE
DRAWN BY: LE
SCALE: 1"=30'

TITLE

SEPTIC
DETAILS

SHEET NUMBER

4.0



A. GENERAL STATEMENT
 This project consists of the development of a 73 acre parcel which is to be developed as a 18 lot residential subdivision.

1. Work on this project is expected to commence upon approval by the Town of Newtown. Final stabilization shall be completed as soon as possible after completion of work. In all cases disturbed areas shall be stabilized by the end of the growing season so that grass cover can be established. Construction shall be completed in accordance with the attached schedule.

2. The Storm Pollution control program for this site shall include the following as shown on the approved map:

- Installation of a filter fence as shown on the plan.
- Installation of anti-tracking apron on the driveway and at entrance to the roads.
- Installation of detention basins and traps.

3. Prior to any construction on the site, a pre-construction meeting shall be held with the owner, contractor, design engineer, and the authorized town official to review the site and the required erosion/sedimentation and storm pollution control program.

4. The approved site plans, erosion control plan, engineering report and land use applications are considered part of this plan.

B. SCHEDULING OF GRADING AND CONSTRUCTION ACTIVITIES
 Prior to starting construction on the site, all erosion and sediment control measures shall be installed as directed by the design engineer, permittee and/or authorized town agent. Detailed plans have been provided. Detailed construction sequencing has been included on the sheet for each phase.

Construction Sequence:
 A detailed construction sequence has been included on the Erosion Control Plan.

C. MEASURES TO BE USED DURING CONSTRUCTION

1. SILT FENCE
 Silt fence consists of wooden post and fabric. Fences will be secured in place by wood posts set a maximum of five feet on-center. The fabric will be three feet in height. Fabric at the base of the fence will be buried at least six inches into the ground. Tails will be used to secure the fence on the uphill side to prevent overtopping. The purpose of silt fences is to intercept and detain sediment contained in overland runoff from disturbed areas of limited extent. (Enforcement by Mtrial Inc. is an acceptable alternative to the system described above.)
 Installation and Maintenance shall conform to the following:
 Sediment will be removed from behind all fences when sediment has accumulated to 50% of original height of the fence.

2. ANTI-TRACKING APRON
 A series of crushed stone extending a minimum distance of 50 feet will be installed at the point of ingress and egress to the site. The purpose of the device is to minimize the potential of tracking mud from the site onto public right-of-way.
 Installation and Maintenance shall conform to the following:
 Minimum length will be 50 feet.
 Stone size will meet CT DOT standards for two inch crushed gravel.
 Stone will be placed upon the full width of the entrance roads.
 Thickness of stone will be four inches or greater.
 All sediment spilled, dropped, washed, or tracked onto public right-of-way will be removed immediately.

3. TEMPORARY WATER BARRIERS
 This temporary device consists of a swale constructed across proposed roadways. The purpose of this device is to direct runoff away from the road surface and minimize sediment from entering the drainage system. This shortens the length of disturbed slope by intercepting runoff and diverting it away from the roadway catch basins.
 Installation and Maintenance shall conform to the following:
 Swales will be placed across roads, which are to be constructed in fill.
 Every 200 feet on slopes of 5-10%.
 Every 300 feet on slopes less than 5%.
 Contributory drainage areas, which are less than five acres.
 Swales drain to hay bale check dams.

4. HAY BALE CHECK DAMS
 Hay bale check dams of light duty, steel pin anchored, hay bales embedded four inches below grade in drainage swales adjacent to roadways or at the toe of an exposed slope. The purpose of a hay bale check dam is to reduce runoff velocity, and promote deposition and filtering of sediment from runoff. Hay bale check dams will be used where the runoff velocities will be less than three feet per second.
 Installation and Maintenance shall conform to the following:
 Check dams will be placed in drainage swales.
 Every 100 feet on slopes greater than 10%.
 Every 200 feet on slopes 5-10%.
 Every 300 feet on slopes less than 5%.
 Sediment shall be removed from hay bale check dams when sediment has accumulated to 50% of the original height.

5. TEMPORARY SEDIMENT TRAPS
 Runoff collected in roadway intercepter swales or other swales will be directed to a sediment trap. The trap consists of a small excavation and/or embankment. The purpose of the trap is to collect runoff, provide settling of sediment, and de-concentrate and distribute clean runoff overland through natural vegetation before it enters existing watercourses and wetlands.
 Installation and Maintenance shall conform to the following:
 Contributory drainage areas that are less than or equal to five acres.
 Utilized as part of swales prior to discharge to natural slopes.
 Traps will be placed such that runoff discharging from the trap will flow at least 30 feet overland through natural vegetation before entering stream channels or wetlands.
 Traps will be designed before construction.
 Trap sides shall be compacted during construction.
 The trap outlet shall have crushed stone rip-rap hand placed for energy dissipation.
 Traps will be cleaned when sediment has accumulated to 50% of design volume.
 Remove sediment deposited upland and treat to reduce potential erosion.

6. CATCH BASIN FILTERS
 Temporary catch basin filters will be utilized to prevent the disposition of sediment into the storm sewer system prior to the stabilization of exposed areas with vegetation and/or pavement. These filters will consist of tightly bound, pin-anchored hay bales embedded four inches below grade, surrounding each catch basin filter.
 Installation and Maintenance shall conform to the following:
 Placed around each catch basin filter prior to paving or stabilization with vegetation.
 Sediment shall be removed from the filters when sediment has accumulated to 50% of the filter's original height.

7. TEMPORARY GRADE TO DRAINS
 This is a temporary raised berm of compacted soil, placed across a disturbed slope that intercepts runoff from disturbed areas and directs it to an appropriate outlet. This device will be used mostly on steep slopes above deep excavations.
 Installation and Maintenance shall conform to the following:
 Temporary grade to drains may be placed on cut and fill slopes exceeding 10 feet in height.
 Contributory drainage areas should not be greater than one acre.
 Runoff will be diverted overland by the berms to sediment traps, sedimentation basins, swales, or check dams.
 On slopes over 5%, additional stabilization is required in the form of stone rip-rap eight inches vertically up the upslope side of the berm and seven feet upslope from the upslope toe of the berm.
 Top width of berms will be two feet. Side slopes will be 2:1 or flatter.
 All berms shall be machine compacted.

8. RIP-RAP OUTFALL PROTECTION
 As a permanent erosion control measure to protect the soil surface from the erosive forces and to slow the velocity of concentrated runoff while enhancing the potential for infiltration, velocity reducers in the form of crushed stone rip-rap will be used at the outfalls of all drainage structures that discharge to wetlands or other sensitive areas. The minimum thickness of the rip-rap layer will be 1.5 times the maximum stone diameter but not less than six inches. Sizing the stone and determining the dimensions of the rip-rap pads will be completed upon further design of the project using the methods described in the Connecticut Guidelines for Soil Erosion and Sediment Control.

9. Names, addresses and phone numbers of all persons and organizations that will be responsible for the installation and maintenance of the erosion and sedimentation devices will be provided prior to any earth moving or any other construction activity.

10. Construction areas to be kept clear from filter, debris and other building materials collected and disposed of in approved manner. All fuels, oils and other controlled chemicals to be stored in approved areas. Such areas to be bermed as necessary to prevent spills from entering watercourses. Fueling of equipment shall not be allowed in other than approved areas. In the event of a fuel or chemical spill, immediate measures to be taken to control damage and local and state officials are to be notified immediately.

11. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days, or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas that remain disturbed but inactive for at least thirty days shall receive temporary seeding in accordance with the guidelines.

D. MAINTENANCE PROGRAM DURING CONSTRUCTION

- The designated site monitor will inspect disturbed areas of the construction activity that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 1 inch or greater. Where sites have been temporarily or finally stabilized, such inspection shall be conducted at least once every month for three months.
- Additional control measures will be installed and the plan revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the site within 24 hours and implementation of any changes to the plan within 3 calendar days following the inspection. The plan shall be revised and the site controls updated in accordance with sound engineering practices, and applicable state and local regulations.
- All control measures shall be maintained in effective working condition throughout the construction period.
- Control measures found to be in disrepair shall be repaired or replaced immediately.
- Sediment removed from control structures will be disposed of in a neat manner and disposed of in areas designated by the authorized town official or design engineer.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Stormwater Pollution Control Plan, and actions taken shall be made and retained as part of the Plan for at least three years after the date of inspection. The permittee, or his authorized representative shall sign the report.
- The Owner, or his designated agent shall be assigned the responsibility for implementing this erosion and storm pollution control plan. This responsibility includes site inspections, preparation of reports, the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Commission of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan and the Implementation Schedule for Erosion and Sedimentation Control if the title to the land is transferred.

E. POST-CONSTRUCTION STORM MANAGEMENT

- After completion of site disturbance and satisfactory stabilization, all permanent control structures including detention basins, storm water ditches, and catch basins to be cleaned of all sediment and debris. At time of transfer of ownership and/or responsibility for controls, the new owner or designated agent shall be advised of the sedimentation control maintenance requirements for the project.

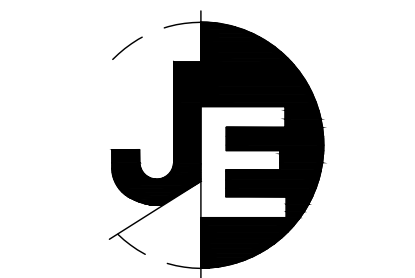
MAINTENANCE PROGRAM

Seasonal Site Inspection/Maintenance

- In the spring sweep sand deposits from the driveway areas and deposit at approved site. Inspect the water quality areas for excessive sediment buildup and remove as required.
- In the fall, remove leaf debris from the site to avoid excessive loading of the water quality areas and rain gardens. Use areas as required eliminating unwanted plant species.
- All catchbasins to be inspected and cleaned yearly.
- The infiltration systems to be inspected yearly. If there is significant sediment accumulation in the systems, the cleaning schedule for the catchbasins shall be increased to 2 times per year.

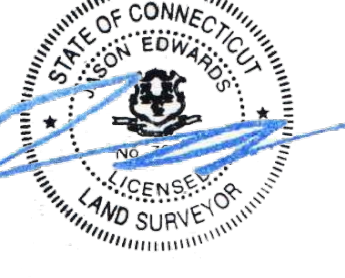
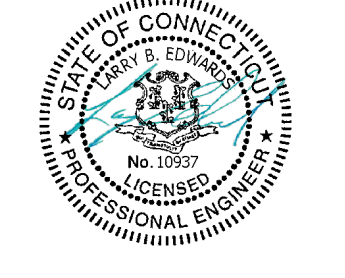
F. REPORTING AND RECORD KEEPING REQUIREMENTS

- The permittee shall retain copies of Stormwater Pollution Control Plans and all reports required by this general permit, and records of all data used to complete the registration to be authorized by this general permit, for a period of at least three years from the date that construction at the site is completed unless the commissioner specifies another time period in writing.
- The permittee shall retain an updated copy of the Stormwater Pollution Control Plan required by this general permit at the construction site from the date construction is initiated at the site until the site construction at the site is completed.
- Upon completion of construction, for sites authorized by the General Permit for the Discharge of Stormwater Associated with Commercial Activity or the General Permit for the Discharge of Stormwater Associated with Industrial Activity, the Stormwater Pollution Control Plan shall be kept as an appendix to the Stormwater Management Plan or Stormwater Pollution Prevention Plan (as applicable) for a period of at least three years from the date of completion of construction. A notice of termination form shall be completed by the permittee and forwarded to DEP upon completion of all site construction.



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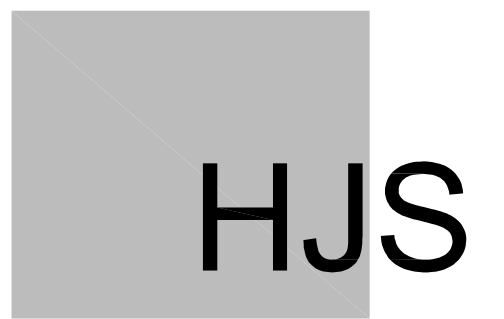
#	DATE	DESCRIPTION
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DATE: APRIL 13, 2026
 PROJECT #: 3024
 DRAWING FILE: 3024 BASE
 DRAWN BY: LE
 SCALE: 1"=30'

TITLE
CONSTRUCTION DETAILS

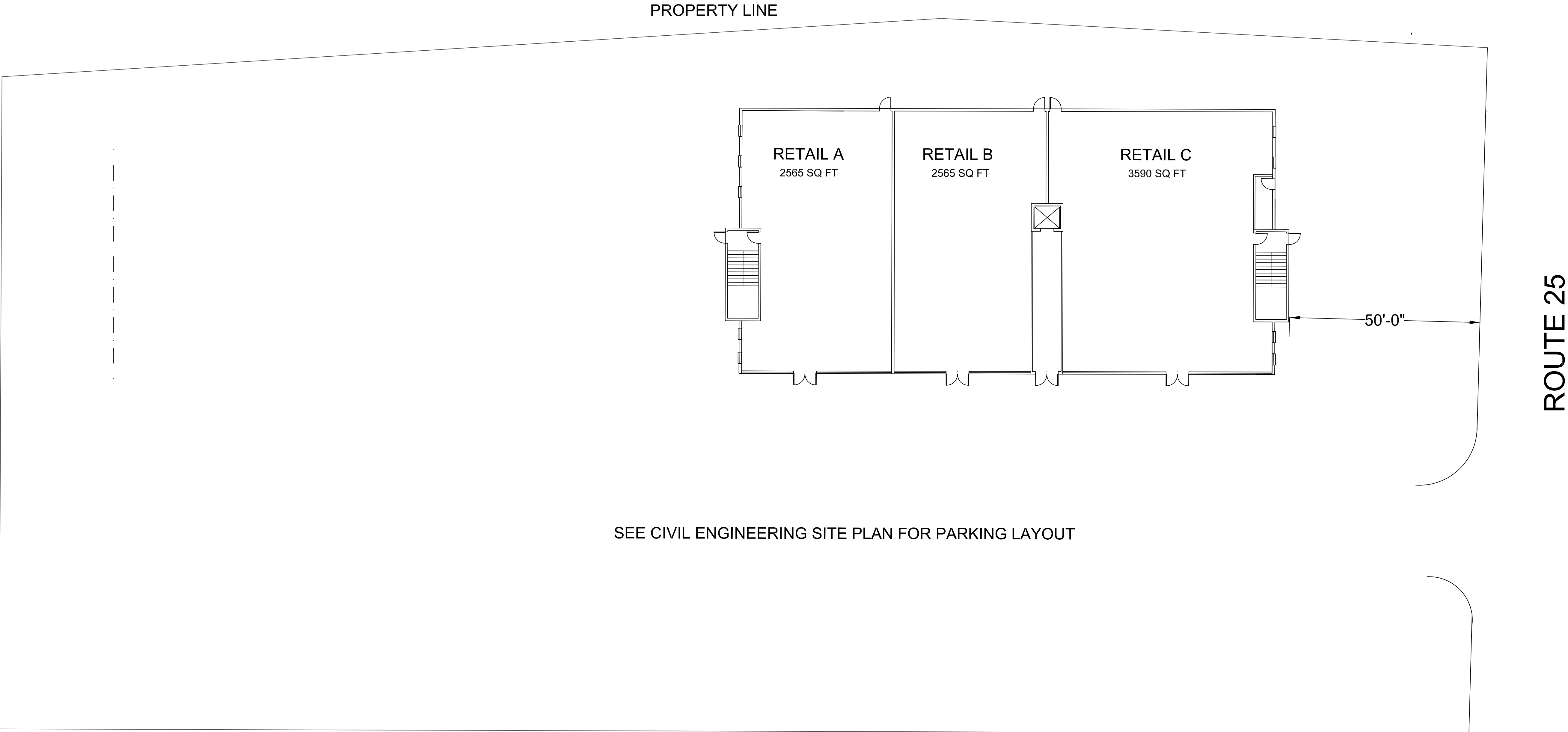
SHEET NUMBER
5.0





HJS PROJECTS LLC
planning | project management

Hans Schuurmans
hans@hjsprojects.com
203.980.1141



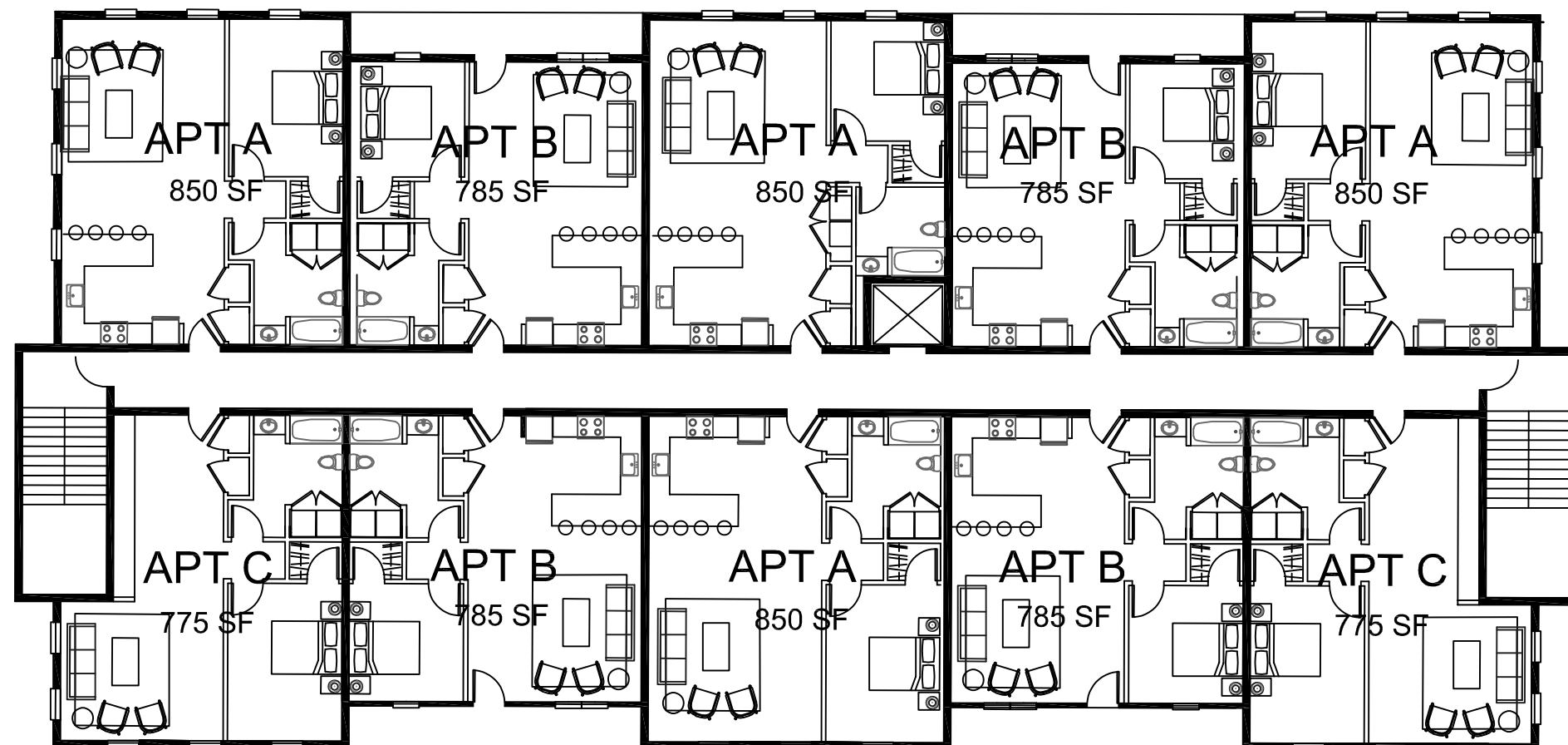
715 MAIN STREET, MONROE CT
05-04-2026

FIRST FLOOR PLAN E



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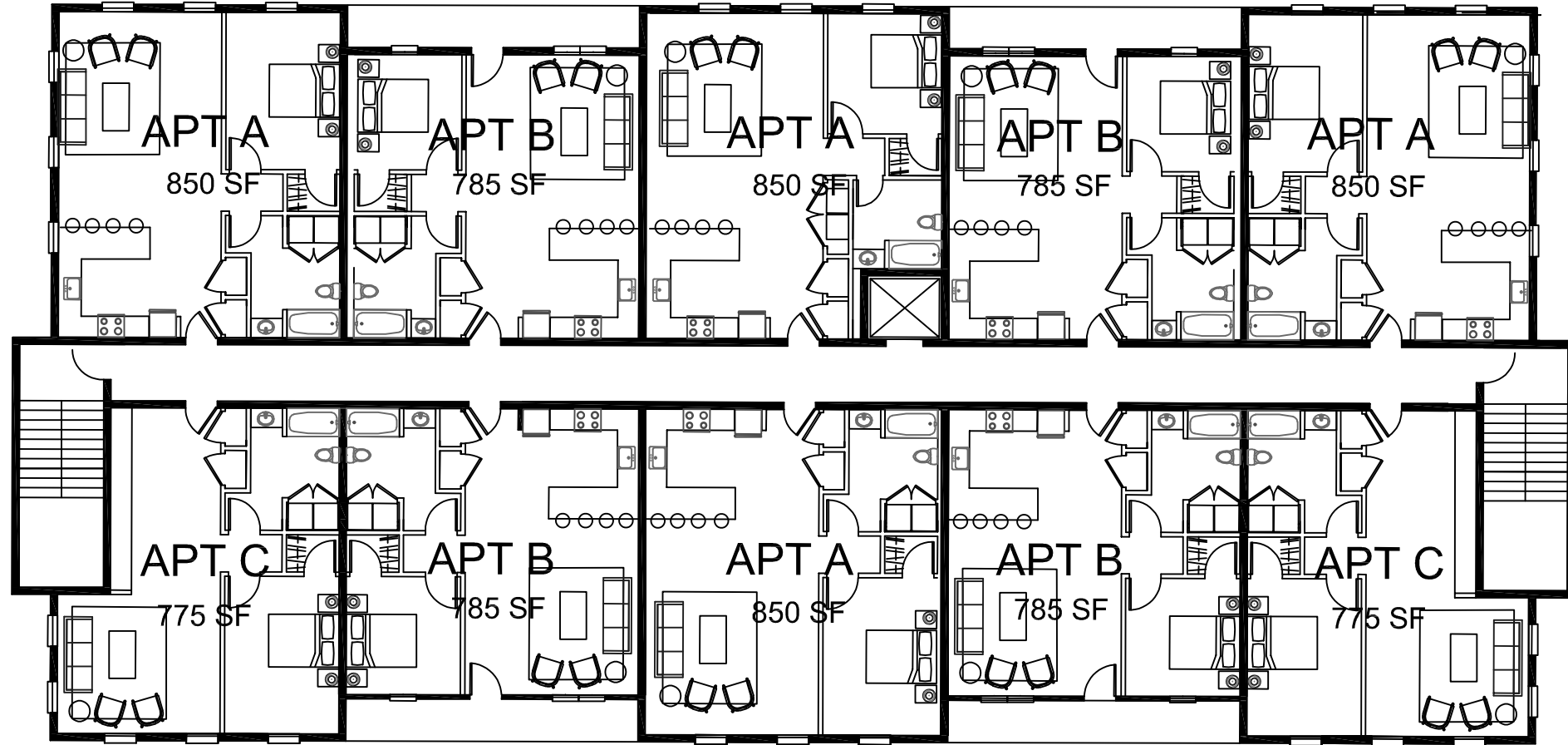
Hans Schuurmans
hans@hjsprojects.com
203.980.1141



THIRD FLOOR

3RD FLOOR APARTMENTS

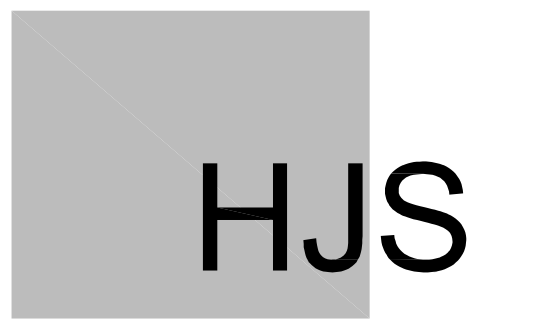
APT TYPE A - 1 BEDRM	850 SF	4
APT TYPE B - 1 BEDRM	785 SF/BALCONY	4
APT TYPE C - 1 BEDRM	775 SF/CORNER	2
TOTAL:		10



SECOND FLOOR

2ND FLOOR APARTMENTS

APT TYPE A - 1 BEDRM	850 SF	4
APT TYPE B - 1 BEDRM	785 SF/BALCONY	4
APT TYPE C - 1 BEDRM	775 SF/CORNER	2
TOTAL:		10



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04-21-2026

SOUTH ELEVATION