ROSE •TISO & CO. LLC
ARCHITECTS • SURVEYORS • ENGINEERS

Memorandum

To: Kathleen Gallagher, PLA Planning and Zoning Administrator

From: Patrick M. Rose

Date: 7/17/2025

Re: 126 Main Street – Gas Station and Convenience Store
Response to 7/16/2025 PZA Memorandum

Below are the Planning and Zoning Administrator comments and our responses:

1. Please provide an itemized list of the items that have changed since the SEP-2023-02 submission.
   a. *The gas island has been turned 90 degrees and are parallel with the street.*
   b *Bollards have been added between the parking and front of the store.*
   c. *Storm Drainage has been reviewed for compliance with 2024 CT DEEP Stormwater Regulations.*
   d. *Approved CT DOT off-site improvements have been included in plans.*

2. Parking Regulations:
   a. Please show dimensions and compliance with ToM Zoning Regulations §4.1.6 B "No parking areas or internal driveway shall be located less than twenty (20) feet from a street line, right-of-way line, or front property line, or within thirty (30) feet of a residence district." This is concern with the driveway proximity to front property line. *See revised SP-1 20' provided between front property line and internal driveway.*

   b. Charging Stations: Per Connecticut General Statutes §4b-77c "a municipality shall require each new construction of a commercial building or multiunit residential building with thirty or more designated parking spaces for cars or light duty trucks to include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least ten per cent of such parking spaces. A municipality may, through its legislative body, require any such commercial building or multiunit residential building to include such electric vehicle charging infrastructure in more than ten per cent of such parking spaces." Please update the plans to show compliance. *See revised SP-1, 4EV charging spaces shown with two charging heads located.*

c. The applicant is requesting deferred parking under ToM Zoning Regulations §6.1.11 for 7% of it's required parking. *This is correct we are requesting 2 deferred parking spaces.*

d. Provide an updated parking calculation table. It looks like there is 31 parking spaces, 2 deferred parking spaces and 6 spaces pump stations.
Schedule 10.2:

Gasoline Stations 3.0 spaces; plus 5.0 spaces per service bay. Service bay is not a parking space and additional parking shall be provided for accessory retail use per the requirements of these Regulations, except fifty percent (50%) of fuel pump spaces may be counted toward such additional required spaces).

Retail / 0 to 25,000 GFA 5.0 spaces per 1,000 sq. ft. GFA.
Attached you will find our Parking Calculation Sheet.

3. Landscape:
   a. Per ToM Zoning Regulations §6.2.4 (2) "The minimum depth of the front yard landscape buffer for lots in B-1, B-2 and LOR Districts shall be no less than twenty (20) feet." Please show compliance with front yard landscape buffer.
   See revised SP-5 for 20' of landscape at front yard.

4. Will any blasting be required for construction? *No Blasting will be required.*

5. There is not enough information to review signage detail. Please note that all signage must comply with ToM Zoning Regulations §6.3 and will require a separate Sign Permit approved by the Zoning Enforcement Officer.
Owner will apply for separate sign permit.

6. The chain link fence will not properly screen the refuse container. Please provide additional measures for screening.
See revised Dumpster Enclosure on revised SP-8.

7. Lighting: Per 6.2.2 F (7) "An applicant shall demonstrate to the satisfaction of the Commission, that the light level at any lot line shall not exceed one-quarter (0.25) footcandle measured at ground level and that there shall be no adverse light spillage off the property or over wetland or watercourse resources." Applicant should revise the plans to meet lighting requirement.
See revised SP-6 along East Property Line.

8. Floodplain: Further information is required to determine in a floodplain permit is required. See engineering comments. *See response to Engineering Comments.*

9. Please provide update CTDOT letters, approval, etc. for the record.
CTDOT Letter provided see attached.

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Parking Calculation (total spaces required):

Gas Station:
3 Spaces

1st floor Retail: 4,380 s.f. of retail space
4.38 x 5 = 21.9

1st floor & Basement Storage: 5,380 s.f.
5.38 x 1 = 5.38 spaces

2nd floor Storage: 4,880 s.f.
4.88 x 1 = 4.88 Spaces

Total = 36 required
Provided = 36 (2 deferred)

Manny Silva

From:	Manny Silva
Sent:	Monday, February 27, 2023 1:23 PM
To:	Steve Santacroce
Subject:	FW: Proposed Gas Station and Convenience Store, 126 Main Street, Route 25, Monroe, Acceptance
Attachments:	Proposed Gas Station and Convenience Store, 126 Main Street, Route 25, Acceptance.pdf

Please file this approval and work to the contrctor and or owner.

Regards,

Manny Jose Silva P.E.
Civil Engineer
Rose Tiso & Co
203.610.6262
Msilva@RoseTiso.com
WWW.RoseTiso.com

From: Velez, Claudia P. <Claudia.Velez@ct.gov>
Sent: Monday, February 27, 2023 12:50 PM
To: Manny Silva <MSilva@rosetiso.com>
Cc: 'rschultz@monroect.org' <rschultz@monroect.org>; sschatzlein <sschatzlein@monroect.org>; Tucker, Stephen D. <Stephen.Tucker@ct.gov>
Subject: Proposed Gas Station and Convenience Store, 126 Main Street, Route 25, Monroe, Acceptance

Good Afternoon Mr. Silva,

See the attached letter (PDF File) regarding the Proposed Gas Station and Convenience Store, located at 126 Main Street (Route 25), in the Town of Monroe.

Please acknowledge receipt of this email.
This will be your only copy.

Claudia P. Velez
DOT Maintenance, Special Services
District 3, New Haven
P (203)389-3011
Claudia.Velez@ct.gov

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT III
140 POND LILY AVENUE
NEW HAVEN, CONNECTICUT 06515
PHONE: 203 – 389-3000

February 27, 2023

Mr. Manuel J. Silva, P.E.
msilva@rosetiso.com
Rose Tiso & Co.
35 Brentwood Avenue
Fairfield, CT 06825

Dear Mr. Silva:

Subject: Proposed Gas Station and Convenience Store
126 Main Street (Route 25),
Monroe

This office has reviewed your plan for the above-noted subject, last revised February 15, 2023, and has no further comments.

THE PROPOSED PROJECT SHALL NOT START WITHIN THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY UNTIL AN ENCROACHMENT PERMIT HAS BEEN SECURED. TO OBTAIN AN ENCROACHMENT PERMIT, PLEASE SUBMIT THE FOLLOWING:

1. A completed PMT-1 application for a permit.
2. A check or money order in the amount of one hundred dollars ($100.00) made payable to the "Treasurer, State of Connecticut."
3. Documentation of city/town approval.
4. A bond (on State Bond Form) in the amount of one hundred fifty thousand dollars ($150,000) in the owner's/contractor's name.
5. A certificate of insurance (on the State Acord Form) requiring bodily injury, Liability, and Property Damage Liability of $1,000,000.00 each accident or Occurrence and Aggregate of $2,000,000.00.

If you have any questions concerning this matter, please contact Mr. Stephen Tucker, Transportation District Services Agent 2, at 203-389-3039.

Very truly yours,

Allan W. Dodge, P.E.
Special Services Section Manager
Bureau of Highway Operations

cc: Mr. Richard Schultz, rschultz@monroect.org
Mr. Scott H. Schatzlein, sschatzlein@monroect.org

ROSE •TISO & CO. LLC
ARCHITECTS • SURVEYORS • ENGINEERS

July 17, 2024
Town of Monroe
Planning and Zoning Department
Monroe, CT

Re: 126 Main Street
Monroe, CT

Ladies and Gentlemen:
This letter is in response to comments from the Town Engineer. The comments and the response are as follows:

(A) Survey Information

1. Provide a copy of the map reference #5 where a flood plain line was taken from.

R. A Copy the referenced Survey has been requested of the surveyor.

2. Provide a T-2 Survey or equivalent for existing topography and elevation information. While I understand how this information was obtained it still needs to be certified by LS, only note is regarding NAVD88 is provided on PE certified plan.

R. A signature block with a T-2 certification will be added to SP-2 by an LS.

3. Provide existing elevations behind the existing wall on the front right side of property to verify proposed grades will not shed water at wall and or trap water up against existing wall.

R. The existing grades shed away from the existing wall towards the watercourse, Additional topography will be added to the plans prior to building permit

4. Flood way location needs to be provided, currently only flood plain is depicted.

R. Both lines are on the plans attached is a colored version

(B) Stormwater Control:

1. DA-PR does not match SP-2. Revise and update calculations to match.

R. The plans have been revised to have less impervious area therefore the drainage design is now conservative.

2. It appears based upon elevation provided that some of the pipes in and out of the two underground systems will be in conflict with the units themselves. These should be revised and updated calculations provided to demonstrate compliance. The current elevations do not allow for any pipe thickness. For UGS-1 I have elevation of top of inside of unit at 327.17 and the top of the inside of pipe at 327.17. For UGS-2 I have elevation of top of inside of unit at 330.17 and the top of the inside of pipe at 330.15.

R. The pipe inverts have been adjusted for the pipes thickness or 0.026 ft or 0.322 inches for 8-ich pipe and 0.1 feet for 12 inch, the drainage calculations will be updated to reflect this change.

3. Deep test information should be provided to verify adequate separating distance for UGS-2. This has the potential for major changes to design.

R. UGS-2 has been reconfigured away from the existing retaining wall.

4. Infiltration testing should be completed in order to verify systems will drain dry within 48 hours after storm event. If none is provided it would then be assumed 0 infiltration and therefore the system needs another mechanism for draining dry.

R. Percolation test data indication that the soils in the area are less than 1-inch in 10 minutes therefore the galleries will empty in approximately 8 hours.

5. If the UG systems will utilize infiltration to drain dry, more information should be provided for the retaining walls. Is there drainage behind them? This configuration should be certified by a CT PE as there will be additional hydraulic loading.

R. UGS-2 has been reconfigured away from the existing retaining wall.

(C) Site Development Plan

1. A note should be added to plans to indicate if there is any proposed material below the flood elevation, if so it should be quantified, if not indicate such.

R. The area of the proposed water quality swale is the only area below the flood elevation, the proposed activity lowers the area and therefore is a benefit to the flood plain and its capacity

.

2. Will the proposed garage have floor drains?

R. No floor drains.

3. Gas station canopy detail did not reference correctly on SP-8

R. The canopy details has been removed.

4. A CT PE will need to certify the mounting configuration of the proposed timber guide rail on the rear retaining wall.

R. Guide rail details and certification will be provided with the building permits construction drawings.

5. Grading and drainage note 6 references the city of Norwalk.

R. Note corrected.

(D) Lighting Plan

1. Lighting shall not exceed 0.25 FC @ any property line, See southern property line.

R. Lighting plan has been revised.

2. Provide a Light pole foundation detail

R. Light pole fountains added.

3. Some of the canopy lights do not appear to be located under the proposed canopy. This should be revised.

R. Lighting plan revised.

(E) Other

1. Include the Town of Monroe's DCIA tracking form.

R. Completed and attached.

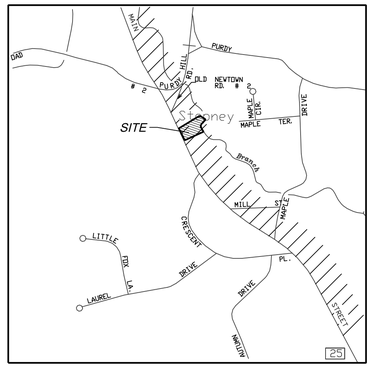
2. A flood plain permit will be required prior to the start of construction.

R. Will comply

Respectfully,

_____

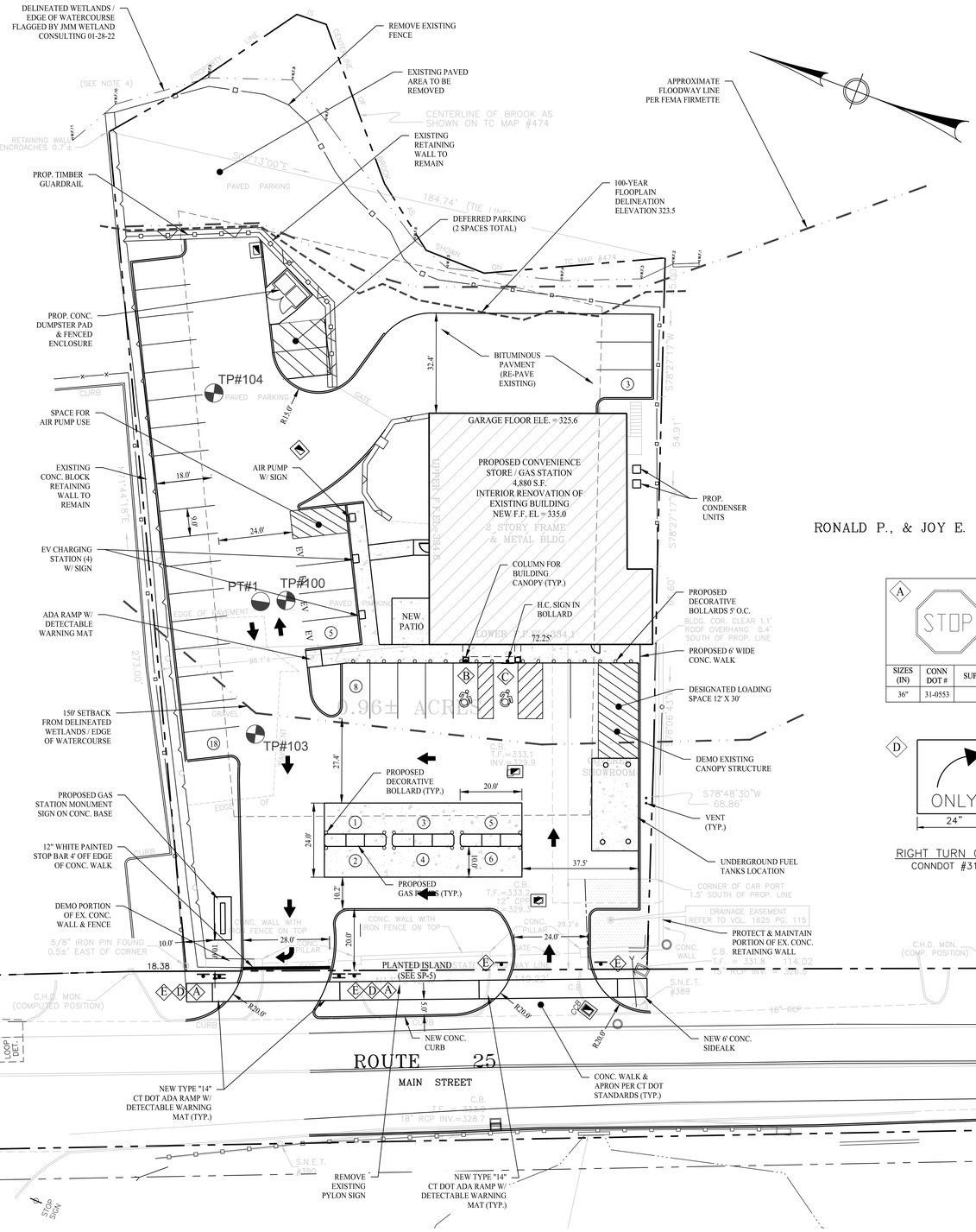
Manuel Jose Silva, P.E.
Civil Engineer



VICINITY MAP
SCALE: 1"=800'

MONROE PARTNERSHIP

RONALD P., & JOY E. REHO



NOTES

1. THIS PLAN IS FOR PERMITTING ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS SITE PLAN IS BASED ON A SURVEY THAT CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. THE PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION THAT REFERENCES DATUM NAVD-88.
3. TOTAL AREA = 41,817 S.F.; 0.96 ACRES
4. PARCELS ARE IN BUSINESS ZONE B-2.
5. PARCELS TO BE SERVED BY PUBLIC WATER, ALL UTILITIES TO BE UNDERGROUND.
6. CURRENT PROPERTY OWNER IS: SOUTH MAIN STREET NEWTOWN ASSOCIATES, LLC

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- EXISTING BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES

ZONING COMPLIANCE TABLE

ZONE: B-2 BUSINESS DISTRICT

ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	1 ACRE	0.96 ACRES *	0.96 ACRES *
MINIMUM LOT FRONTAGE	125 FEET	149.2 FT	149.2 FT
MINIMUM SQUARE	125' X 125'	125' X 125'	125' X 125'
MINIMUM FRONT YARD	50 FEET	29.2 FT *	105.4 FT
MINIMUM YARD AT RESIDENTIAL ZONE BOUNDARY	30 FEET	N/A	N/A
REAR AND SIDE	20 FEET	0.0 FT *	1.1 FT *
MAXIMUM HEIGHT	2 ½ STORIES / 35 FEET		
BUILDING COVERAGE	25%	17.07%	11.96%
MINIMUM FLOOR AREA	1,400 S.F.	> 1,400 S.F.	> 1,400 S.F.

* EXISTING NON-CONFORMING CONDITION

PARKING REQUIRED

GAS STATION: 3 SPACES = 3 SPACES
RETAIL: 4.38 x 5 = 21.9 SPACES
STORAGE: 5.38 x 1 = 5.38 SPACES
2ND FLOOR STORAGE: 4.88 x 1 = 4.88 SPACES
TOTAL REQUIRED = 36
TOTAL PROVIDED = 36 (2 Deferred)

A — STOP

SIZES (IN)	CONN DOT #	SUPPORTS
36"	31-0553	1

B — RESERVED PARKING

SIZES (IN)	CONN DOT #	SUPPORTS
12"x18" 12"x6"	31-0629P 31-0648	1

C — RESERVED PARKING VAN ACCESSIBLE

SIZES (IN)	CONN DOT #	SUPPORTS
12"x18" 12"x6"	31-0629P 31-0648	1

D — ONLY (24" x 24")
BACKGROUND: SILVER
LEGEND: BLACK
NO. OF POSTS: ONE (1)

RIGHT TURN ONLY SIGN
CONNDOT #31-0138

E — DO NOT ENTER (30")
BACKGROUND: SILVER
LEGEND: SILVER
SIGN FACE: RED
ONE (1) NO. OF POSTS:

DO NOT ENTER SIGN
CONNDOT #31-1119

SIGN LEGEND
N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ROSE • TISO & CO. LLC.
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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET
MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

SITE PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

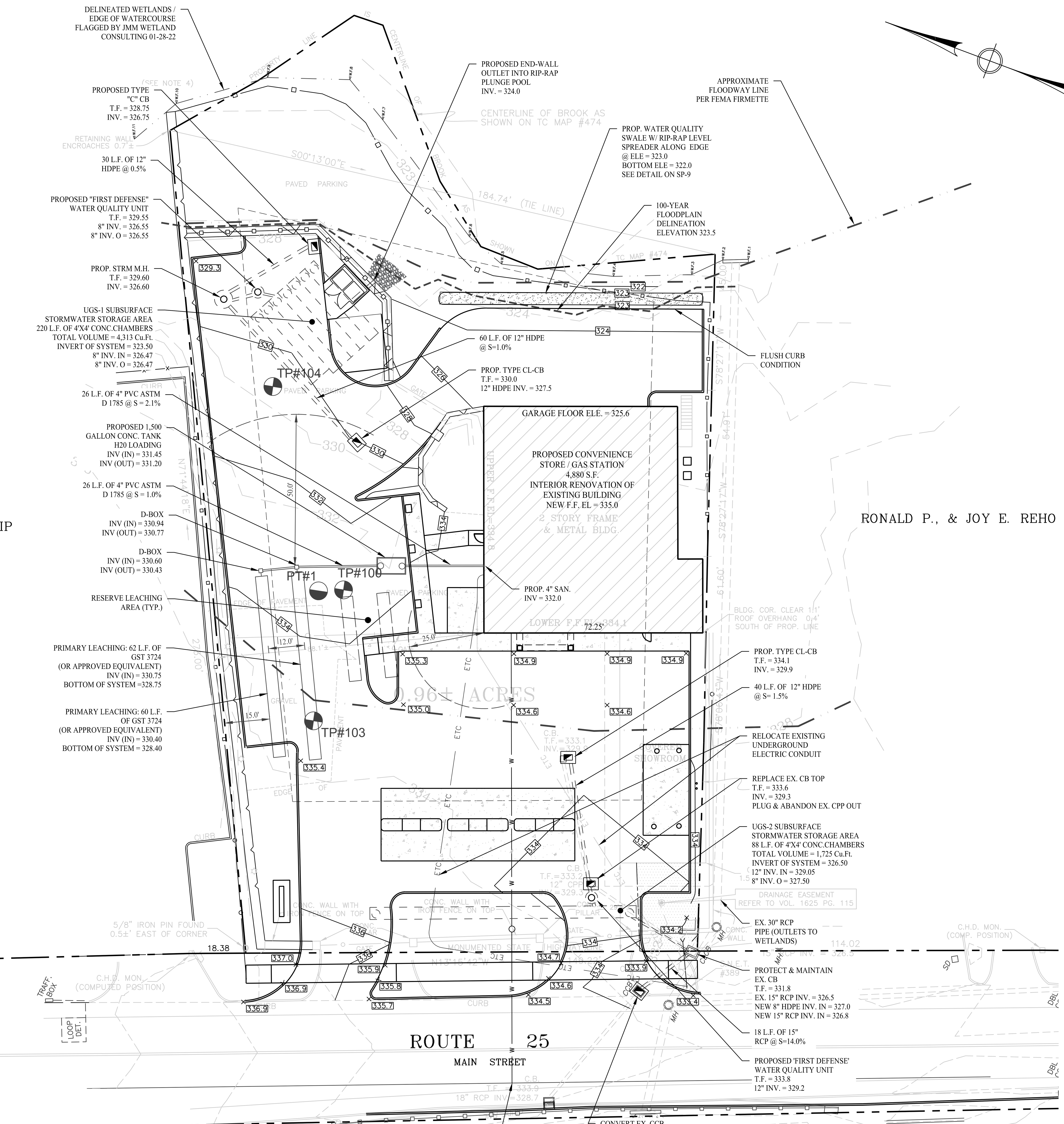
STATE OF CONNECTICUT — SAMUEL JOSE SILVA — LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-1

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION (123.4)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- FILTER FABRIC FENCE
- FILTER FABRIC FENCE BACKED WITH HAY BALES
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- HAYBALE CHECKDAMN



NOTES:

1. THIS SURVEY HAS ALSO BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS, AND T-2 VERTICAL ACCURACY STANDARDS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PHILIP L. TISO, L.S. CONN. LIC. No. 12324

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

FEMA NOTES

1. B.F.E. IS 323.5 (REFERENCE EXHIBIT 472P FROM FIS VOL. 6 OF 6 FAIRFIELD COUNTY, REVISED OCTOBER 16, 2013.)
2. FLOOD INFORMATION TAKEN FROM FIRM PANEL 267 OF 626, AND NFHL FIRMETTE ARCGIS MAPPING

WATER QUALITY VOLUME COMPUTATION:
COMMERCIAL DEVELOPMENT = 41,818 SF; 0.96 AC
IMPERVIOUS AREA = 0.680 AC
WQV= (P*RV*A); RV=0.05+0.009*I
I = IMPERVIOUS COVERAGE (%)
RV= 0.05+0.009*I= 0.678 WATERSHED INCHES
WQV= (1.3" x RV x A)/12
WQV= (1.3 x 0.678 x 41,818)/12=3,072 CF REQUIRED
PROVIDED = 3,407 CF

SEPTIC SYSTEM NOTES

1. FINAL SEPTIC SYSTEM AS-BUILT PLAN TO BE SUBMITTED UPON COMPLETION OF SEPTIC SYSTEM.
2. SEPTIC SYSTEM SITE PREPARATION TO BE DONE BY A LICENSED SEPTIC INSTALLER.
3. SEPTIC SYSTEM LOCATION TO BE STAKED BY A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR.
4. STRIPPING AND SCARIFICATION SHALL BE INSPECTED BY THE TOWN OF MONROE HEALTH DEPARTMENT.
5. SIEVE ANALYSIS OF THE SELECT FILL SHALL BE SUBMITTED TO THE MONROE HEALTH DEPARTMENT.
6. NO WELLS ARE WITHIN 75 FEET THE SYSTEM.

PRIMARY SEPTIC DESIGN

DESIGN ANALYSIS

Design Percolation Rate: Less than 10.1 min/inch

Gas Station / Convenience Store: 4,880 SF GFA
Flow: 4,880 x 0.1 GPD (Retail) = 488 GPD
ELA: 488 GPD ÷ 0.8 GPD/SF (Problematic) = 610 SF of ELA

2nd Floor Apartments: 4 Bedrooms
ELA: 660 S.F.

Leaching System: GST 3724 = 10.5 SF/LF
(610 + 660) SF ÷ 10.5 SF/LF = 121.0 or **122 LF of GST 3724**

MLSS ANALYSIS

MLSS Does not apply: Depth to restrictive > 60"

RESERVE SEPTIC DESIGN

DESIGN ANALYSIS

Design Percolation Rate: Less than 10.1 min/inch

Gas Station / Convenience Store: 4,880 SF GFA
Flow: 4,880 x 0.1 GPD (Retail) = 488 GPD
ELA: 488 GPD ÷ 0.8 GPD/SF (Problematic) = 610 SF of ELA

2nd Floor Apartments: 4 Bedrooms
ELA: 660 S.F.

Leaching System: GeoU1851 ELA = 29.9 SF/LF
1,270 SF ÷ 29.9 SF/LF = 42.5 or **44 LF of GeoU1851**

TEST PIT OBSERVATIONS

TESTING PERFORMED BY ROSE TISO & COMPANY ON NOVEMBER 18, 2021. TEST PIT OBSERVATIONS WERE WITNESSED BY MATT BRATTOLI, TOWN OF MONROE HEALTH DEPARTMENT.

TEST PIT 100
0" - 24" MISCELLANEOUS SANDY GRAVELLY FILL
24" - 42" BROWN SANDY LOAM
42" - 84" MEDIUM TO LIGHT BROWN SANDY LOAM W/ IRON CONCENTRATIONS

NO ROOTS
NO MOTTLE
NO LEDGE
NO WATER

TEST PIT 103
0" - 32" MISCELLANEOUS SANDY GRAVELLY FILL
32" - 45" BROWN SANDY LOAM
45" - 100" MEDIUM BROWN SANDY LOAM W/ IRON CONCENTRATIONS

NO ROOTS
NO MOTTLE
NO LEDGE
NO WATER

TEST PIT 104
0" - 96" MISCELLANEOUS FILL / PREVIOUSLY DISTURBED SOIL

WATER @ 96"

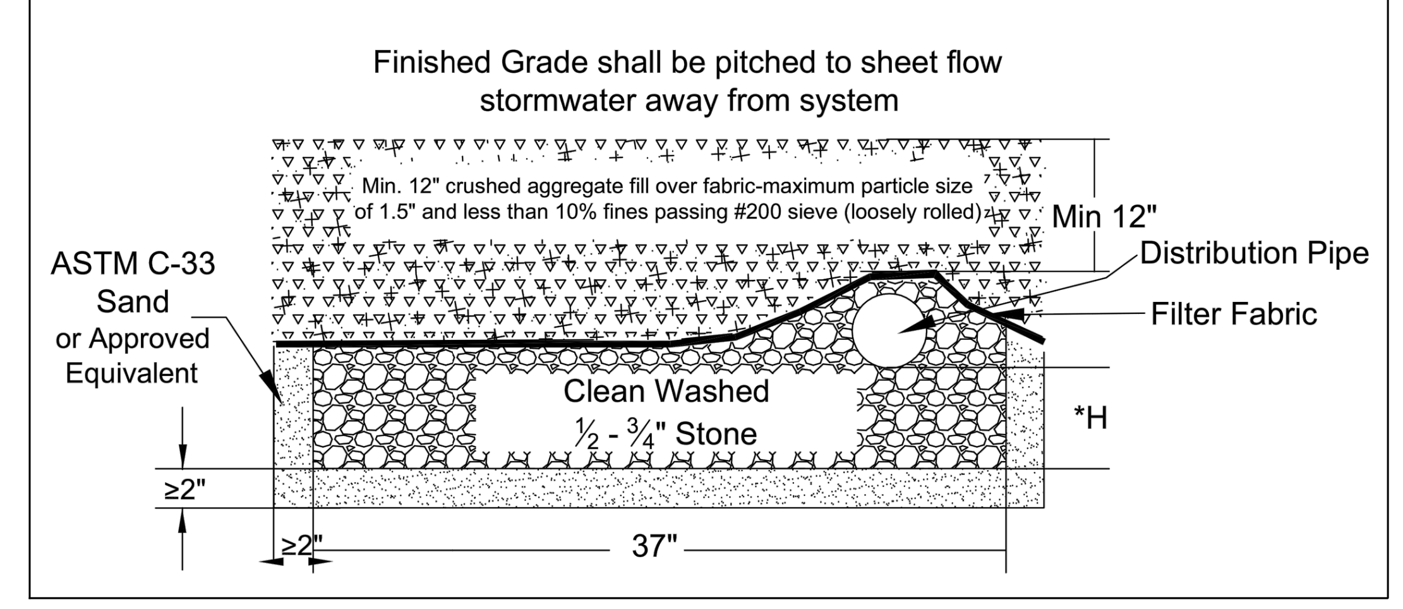
PERCOLATION TEST PITS

TESTING PERFORMED BY ROSE TISO & COMPANY ON NOVEMBER 18, 2021.

PERCOLATION TEST: PT-1
DIAMETER OF PIT: 8"
DEPTH OF PIT: 18"
HOLE PRESOAKED PRIOR TO TEST

ELAPSED TIME (MIN.)	WATER ELEVATION (IN.)
0	9 1/2
10	8
20	6 3/4
30	5 1/4
40	4 1/2
50	3 1/2
60	2 1/2
PERC RATE: 1" / < 10.1 MINUTES	

GEOMATRIX GST™37 SERIES LEACHING SYSTEM
H-20



GEOMATRIX 3724 H =24"

UTILITY PROVIDER LIST

GAS SERVICE
EVERSOURCE ENERGY

WATER SERVICE
AQUARION

ELECTRIC & TELECOMMUNICATIONS
S.N.E.T.

*** UTILITIES SHALL OBTAIN SEPARATE PERMITS***

CATCH BASIN INSPECTION & MAINTENANCE PLAN:

1. UNITS ARE TO BE INSPECTED EVERY 6-MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES
2. OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
3. REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.

GALLERY INSPECTION & MAINTENANCE PLAN:

1. GALLERIES ARE TO BE INSPECTED EVERY 12-MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
2. SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6- MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.

GRADING & DRAINAGE NOTES

1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF MONROE STANDARD SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
4. ALL PROPOSED CATCH BASISN TO HAVE 2' SUMPS AND HOODED OUTLETS UNLESS NOTED OTHERWISE.
5. MAXIMUM 2% SLOPE THROUGHOUT ALL ACCESSIBLE PARKING AND ACCESSIBLE STRIPED AREAS
6. THIS GRADING & DRAINAGE PLAN COMPLIES WITH THE TOWN OF MONROE DEPARTMENT OF PUBLIC WORKS STORMWATER MANUAL OF JUNE 2017

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ROSE • TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

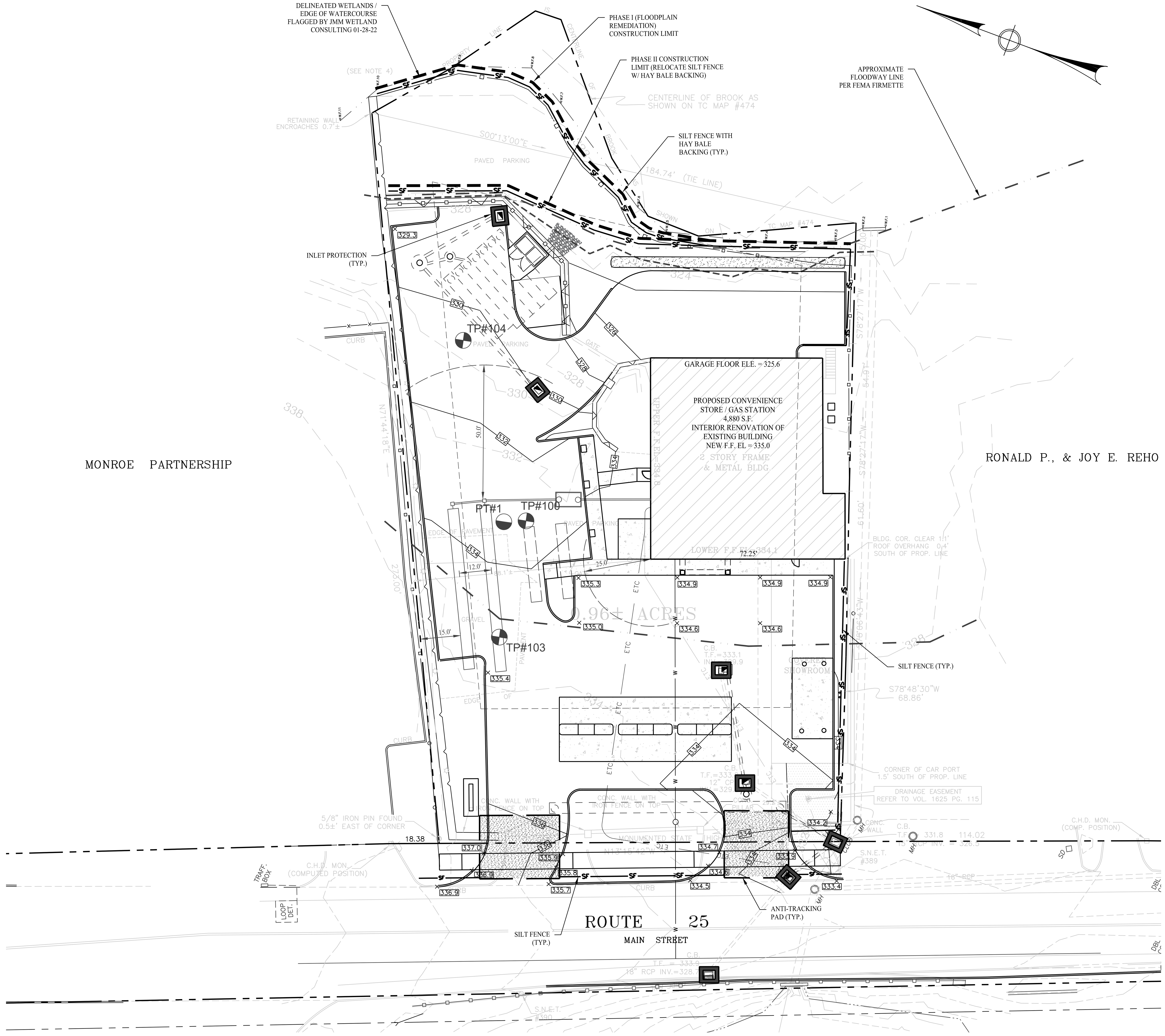
GRADING & UTILITY PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

SP-2



SOIL EROSION & SEDIMENT CONTROL NOTES:
1. GRADES STEEPER THEN 2:1 WILL REQUIRE EROSION CONTROL BLANKETS TO STABILIZE SOILS
2. WATER BARS ARE TO BE USED ALONG ROADWAYS AND GRADES IN EXCESS OF 15%
3. SEE SP-4 FOR FULL EROSION AND SEDIMENT CONTROL NOTES & DETAILS

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- 123.4 × PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- SF FILTER FABRIC FENCE
- SF FILTER FABRIC FENCE BACKED WITH HAY BALES
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- HAYBALE CHECKDAMN

ROSE •TISO & CO. LLC.
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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

**126 MAIN STREET
MONROE, CONNECTICUT**

Prepared For:

Haque, LLC

SHEET TITLE

EROSION CONTROL PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

SP-3

CONSTRUCTION SEQUENCE / SOIL EROSION AND SEDMIMENT CONTROL GENERAL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATERCOURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER 2022 WITH COMPLETION ANTICIPATED BY SUMMER 2023. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY.
PHASE 1 CONSTRUCTION - FLOOD PLAIN REMEDIATION AREA SHALL BE COMPLETED AND STABILIZED PRIOR TO COMMENCEMENT OF PHASE 2 CONSTRUCTION. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF MONROE AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS:

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
5. ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY SEDIMENT TRAP SLOPES, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF MONROE, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF MONROE INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES:
   A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
   B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
   C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
   D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
   E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. HAY BALES:
   A. ALL HAY BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
   B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

III. SEDIMENT TRAPS:
   A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP, LOCAL AUTHORITIES OR ENGINEER.
   B. ALL SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED. EROSION CONTROL BLANKETS MAY BE USED FOLLOWING REPAIR OF SLOPE AS DIRECTED BY THE ENGINEER.
   C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT TRAPS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
   D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

IV. CHECK DAMS:
   A. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.

V. TEMPORARY/PERMANENT DRAINAGE SWALES:
   A. SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RESEEDED AS NECESSARY.
   B. EROSION CONTROL BLANKETS MAY BE USED TO REPAIR ERODED SWALES AS DIRECTED BY THE ENGINEER OR TOWN OF MONROE AGENT.

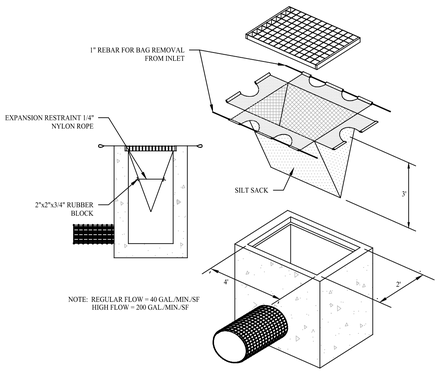
EROSION AND SEDIMENT CONTROL PLAN

1. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATERS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

SEDIMENT AND EROSION CONTROL NOTES

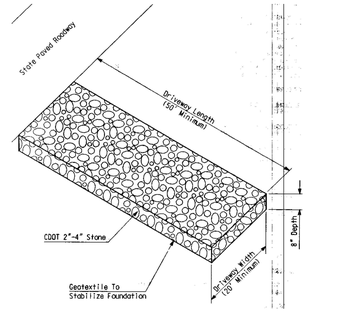
1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE TOWN OF MONROE TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE OWNER SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE TOWN OF MONROE FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF MONROE. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, TOWN OF MONROE, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, TOWN OF MONROE INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
11. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
12. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL EXCAVATION AND CONSTRUCTION ACTIVITIES.
13. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
14. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
15. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
17. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
18. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.
19. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
20. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT TRAPS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. CLEAN OUTLET CONTROL STRUCTURES AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
21. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
22. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASINS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
23. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
24. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
25. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
26. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
27. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
28. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
29. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

30. A MANDATORY SUBMISSION OF MONTHLY MONITORING REPORTS TO THE TOWN OF MONROE INLAND WETLANDS AND PLANNING AND ZONING DEPARTMENTS OF ONGOING CONSTRUCTION AND E&S MAINTENANCE, INCLUDING IDENTIFICATION OF SITE CONDITIONS, CONTROL MAINTENANCE AND ANY ACTIONS TAKEN TO ADDRESS PERIODIC SITE STABILITY AND EROSION CONDITIONS.

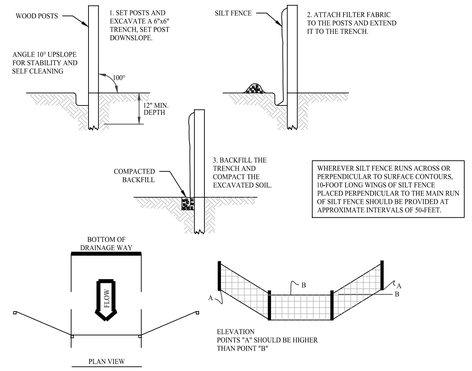


SILT SACK DETAIL

SCALE: NTS

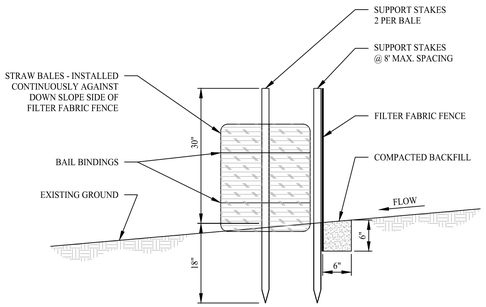


ANTI-TRAKING PAD



SILT FENCE BARRIER DETAIL

SCALE: NTS



NOTE:
1. USE 2" x 2" x 48" WOODEN STAKES OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE WITH HAYBALE BACKING

SCALE: NTS

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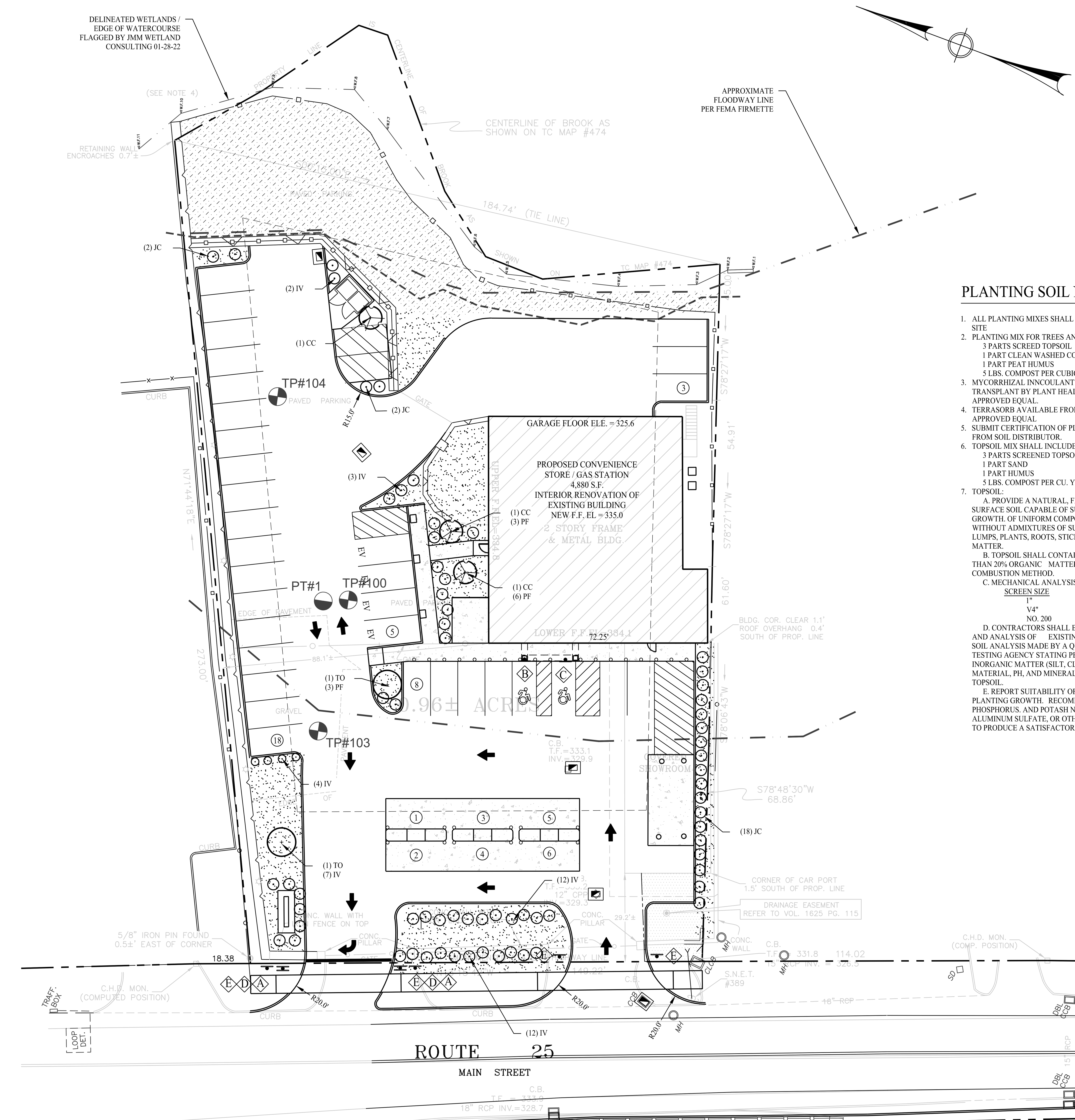
SEAL

STATE OF CONNECTICUT · MANUEL JOSE SILVA · 31078 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-4



LEGEND

- OVERSTORY TREE
- FLOWERING UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- LAWN AREA
- NEW ENGLAND EROSION CONTROL RESTORATION MIX

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:

   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.

   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.

   C. MECHANICAL ANALYSIS

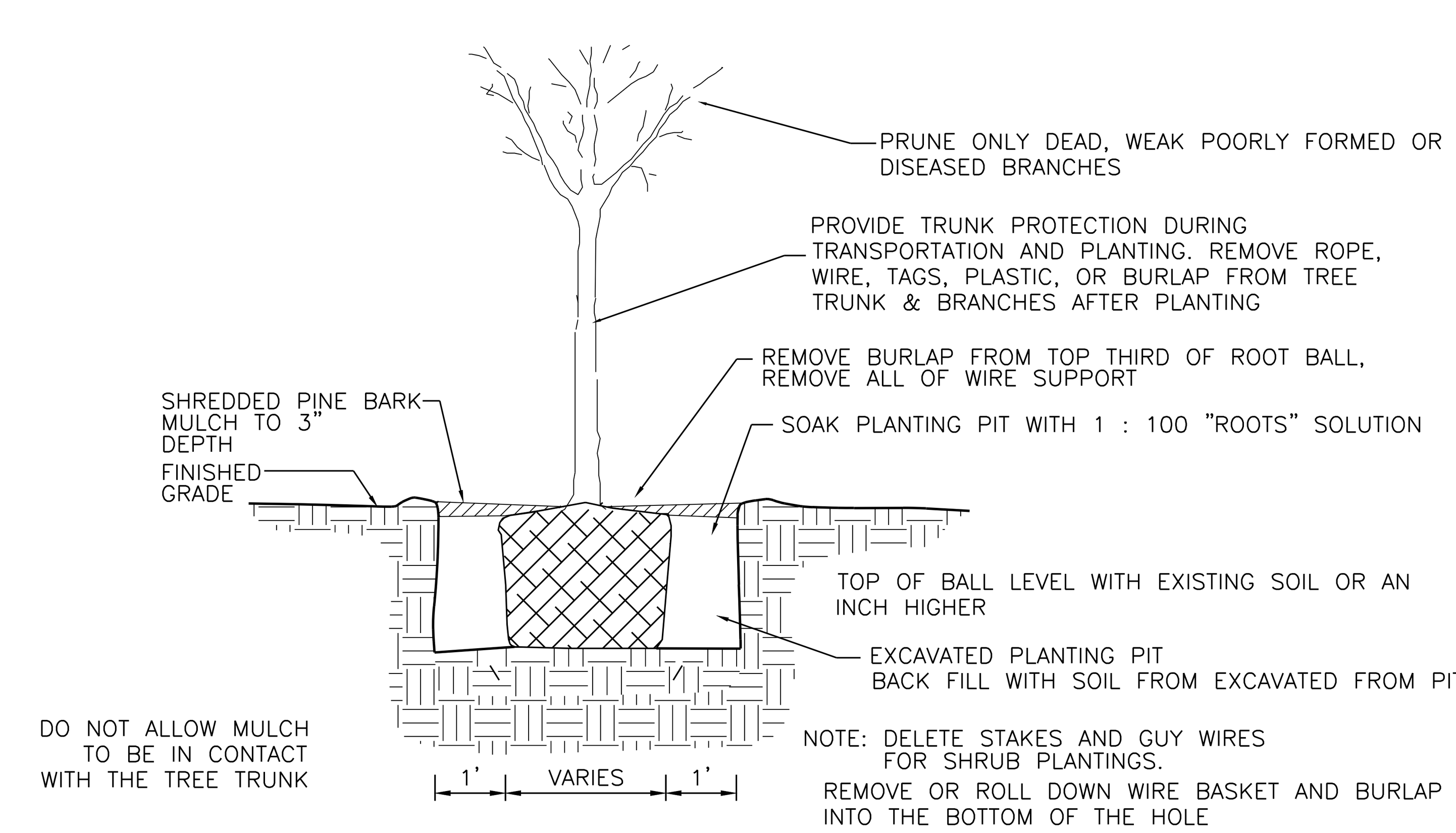
SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.

   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

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



TREE AND SHRUB PLANTING DETAIL

N.T.S.

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TREES					
TO	1	THUJA OCCIDENTALIS	ARBORVITAE	B&B	10'-12' HT
UNDERSTORY TREES					
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2 1/2"-3" CAL
UPLAND SHRUBS & GRASSES					
IV	34	ILEX VERTICILLATA	WINTERBERRY	CONT	24"-30" HT
JC	22	JUNIPERUS COMMUNIS	COMMON JUNIPER	B&B	24"-36" HT
PF	12	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	24"-36" HT
SEED MIXES					
NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)					
APPLICATION RATE: 1 LB/2,500 S.F.					
NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX					
APPLICATION RATE PER MFG RECOMMENDATIONS					

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

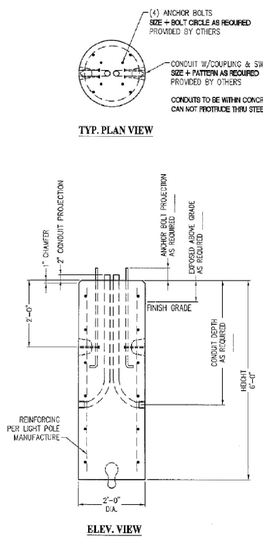
LANDSCAPE PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

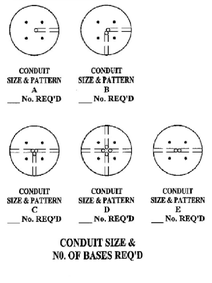
SP-5



NOTES:
1. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A615/A706, GRADE 60.
2. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI AT 28 DAYS SELF COMPACTING CONCRETE MIX.
3. METHOD OF MANUFACTURE: WET CAST.
4. **CONTRACTOR TO PROVIDE CONDUIT LAYOUT, BOLT TEMPLATE, ANCHOR BOLTS & CONDUIT.**

INFORMATION REQUIRED FROM CUSTOMER BEFORE PRODUCTION CAN BE SCHEDULED

ANCHOR BOLT SIZE and LENGTH_____
ANCHOR BOLT CIRCLE_____
ANCHOR BOLT PROJECTION_____
TOP EXPOSED ABOVE GRADE_____
CONDUIT SIZE, DEPTH + PATTERN_____
REINFORCING_____



CONDUIT SIZE & NO. OF BASES REQ'D

WEIGHT CHART	

CNY LED
LED Canopy/Ceiling Luminaire

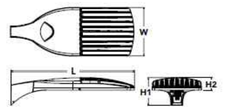
Specifications

CNY LED P0/P1/P2	
Width:	10"
Height:	4.7"
Depth:	10"
Weight:	6.5lbs

D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- EXISTING BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES

Greg Loda / Jim Zemola
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

website: www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

Filename: 126 Main Street Site Lighting - Monroe.AGI

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	18	SC	Single	10755	86.58	0.900	B3-U3-G3	10	Lithonia CNY LED P3 40K MVOLT WH
	2	SL-3	Single	8640	70	0.900	B2-U0-G2	18	Lithonia DSX1 LED P2 40K T3M MVOLT SPA DBLXD - SSS 16 4C DM19AS DBLXD 16FT POLE on 2FT BASE
	2	SL-BLC	Single	7293	70	0.900	B1-U0-G2	18	Lithonia DSX1 LED P2 40K BLC MVOLT SPA DBLXD - SSS 16 4C DM19AS DBLXD 16FT POLE on 2FT BASE

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.24	57.0	0.0	N.A.	N.A.
GAS ISLANDS	Illuminance	Fc	43.06	57.0	24.5	1.76	2.33
PARKING	Illuminance	Fc	1.45	5.5	0.1	14.50	55.00

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS

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1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET
MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

LIGHTING PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

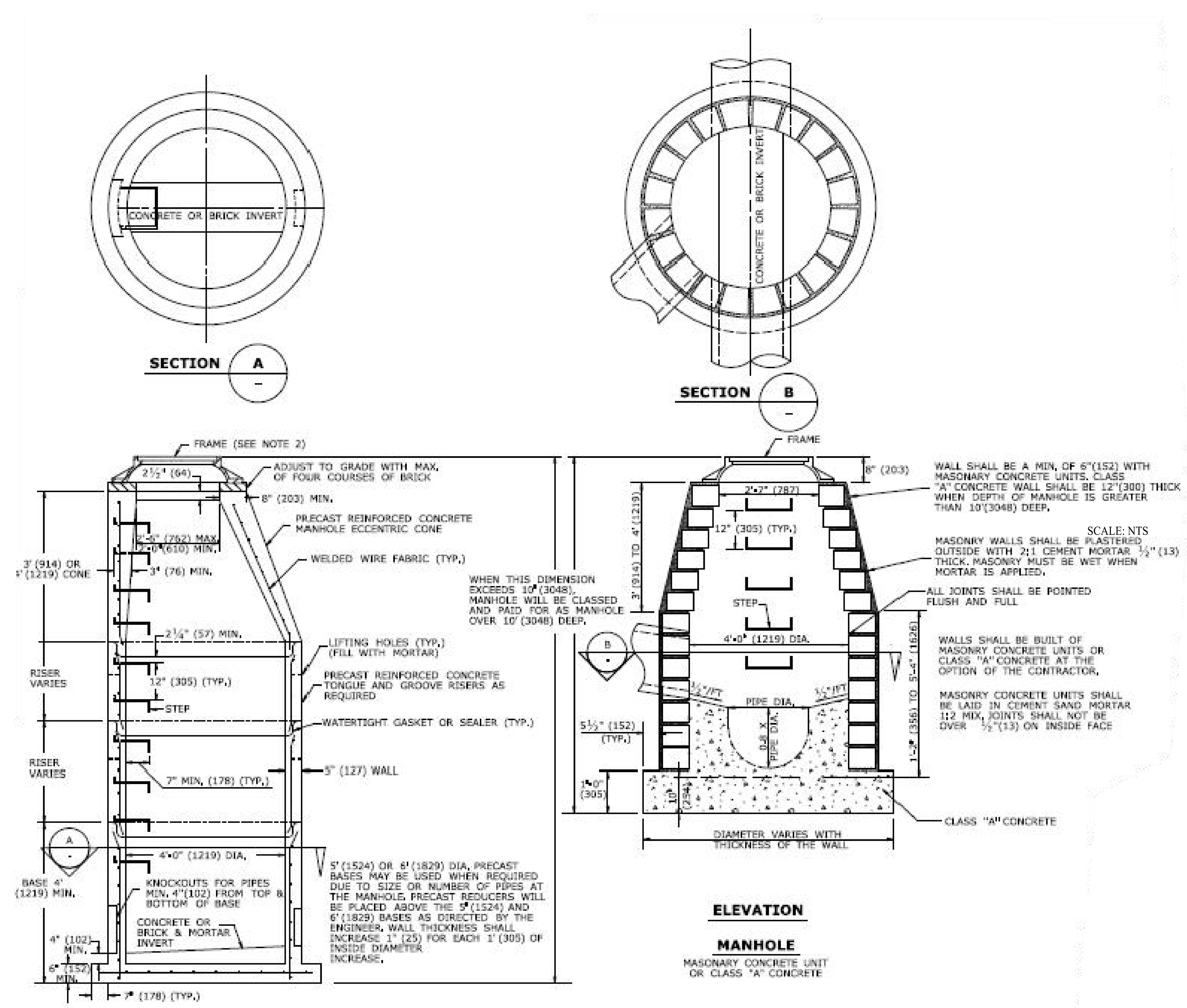
STATE OF CONNECTICUT · MANUEL JOSE · 30431 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-6

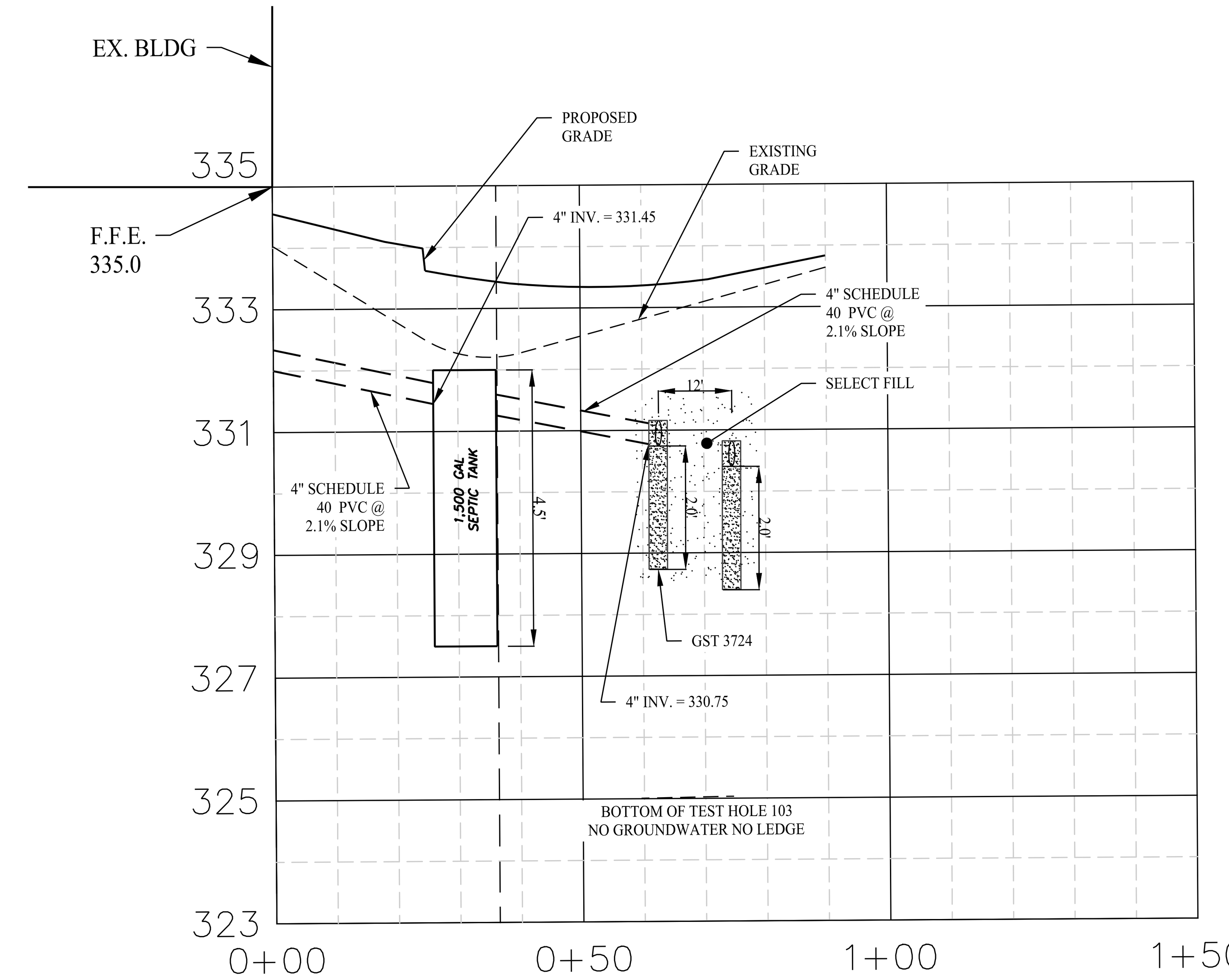
NOTES

1. DETAILS ARE INTENDED TO COMPLY WITH THE TOWN OF MONROE STANDARDS.



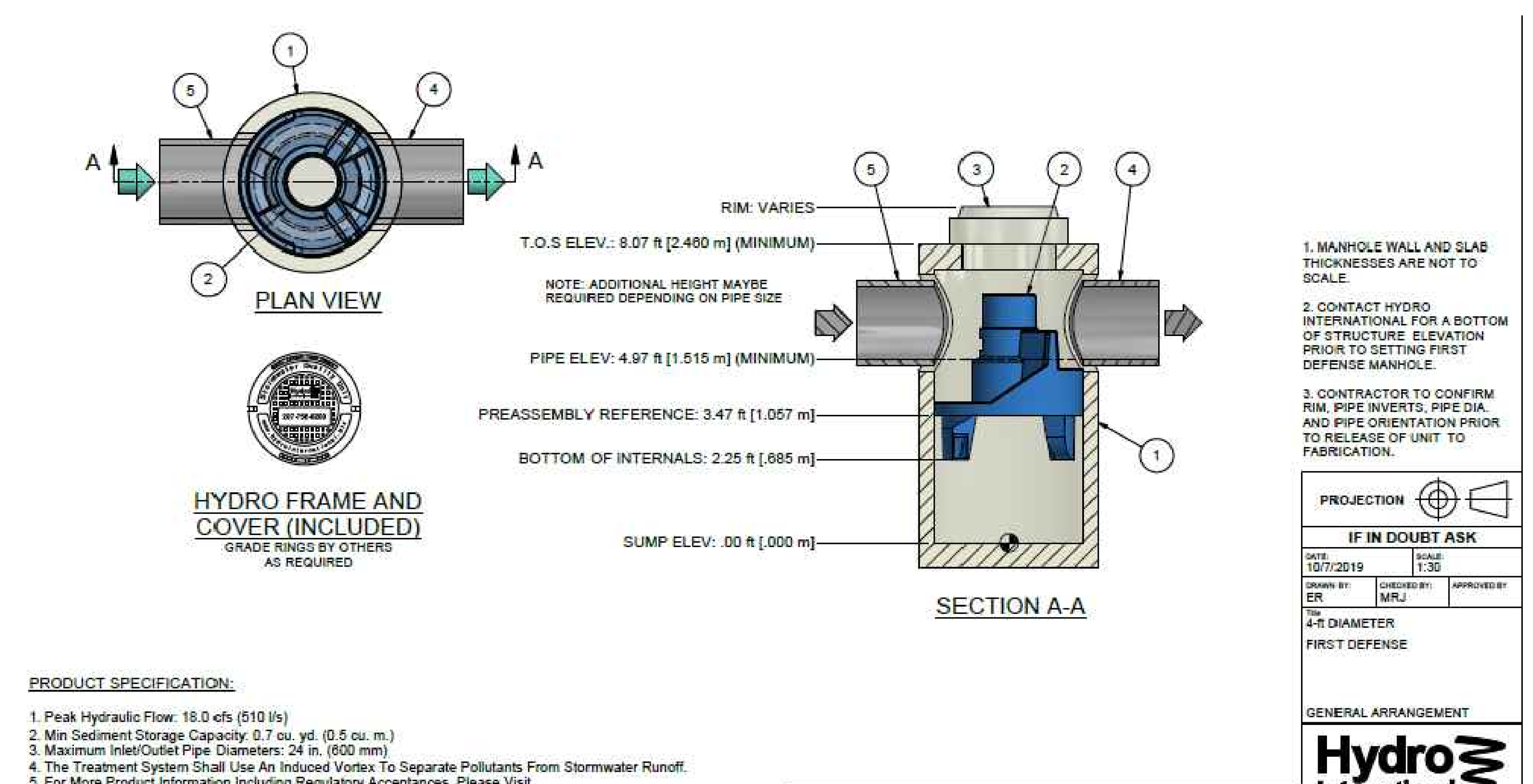
CTDOT STANDARD STORM MANHOLE

SCALE: NTS



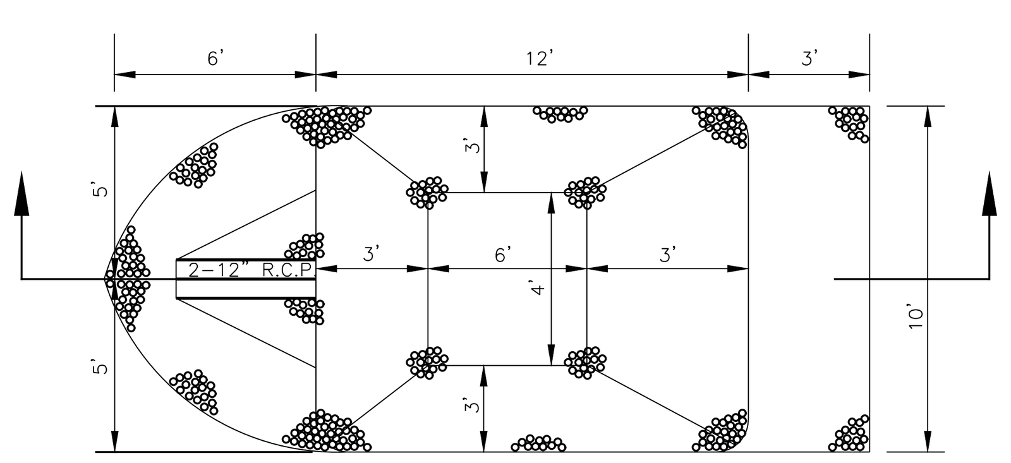
SANITARY LINE SECTION DETAIL

1" = 20' H
1" = 2' V



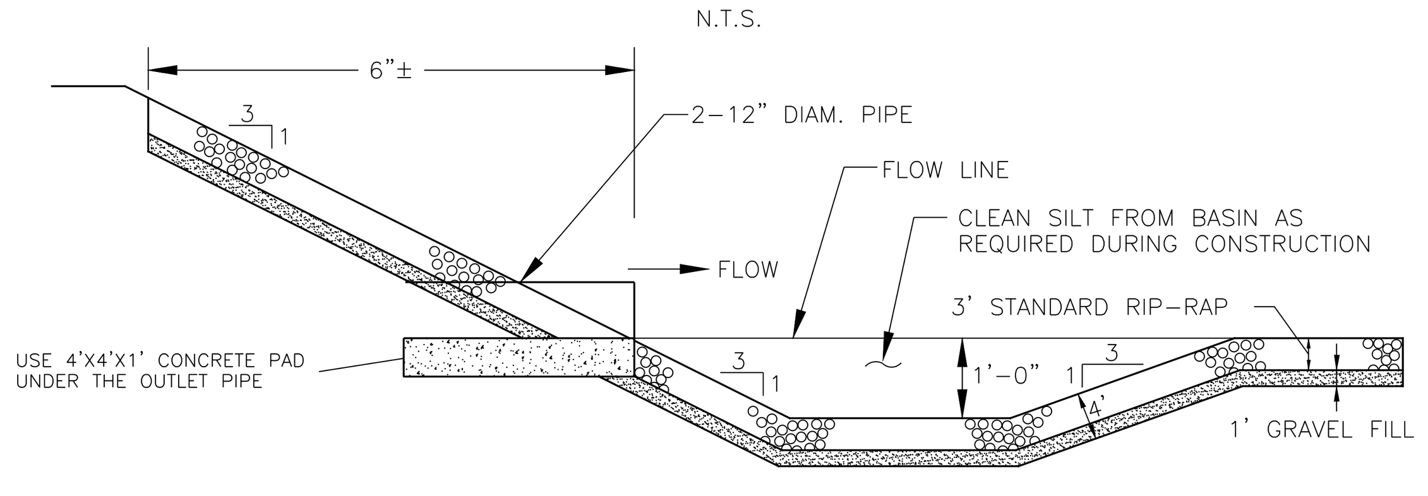
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

FIRST DEFENSE WATER QUALITY UNIT



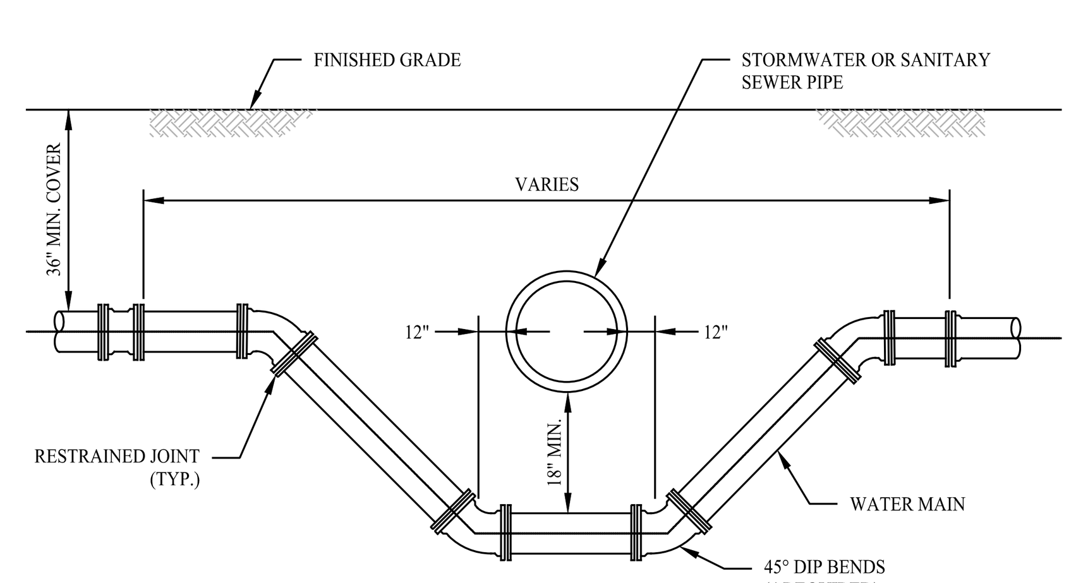
PLAN – PLUNGE POOL

N.T.S.



SECTION – PLUNGE POOL

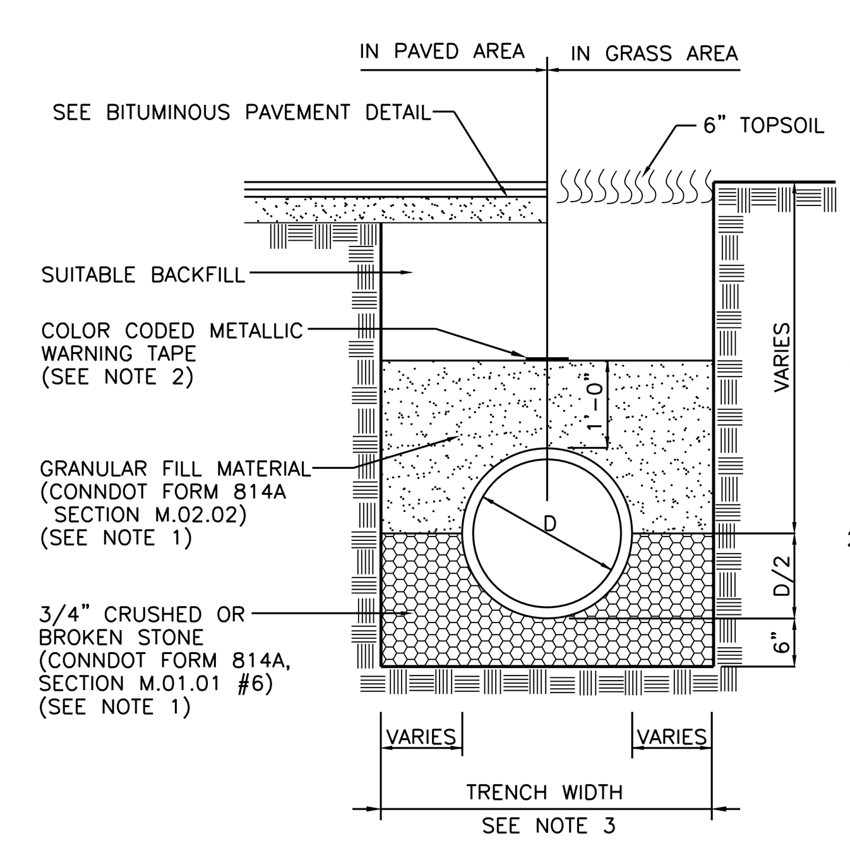
N.T.S.



NOTES
1. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOIN MANUAL
2. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.
3. CONCRETE ENCASEMENT OF SANITARY SEWER IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN UNABLE TO MAINTAIN 18" VERTICAL SEPARATION DISTANCE. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 12".

WATER MAIN CROSSING DETAIL

SCALE: NTS



NOTES:
1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
2. COLOR OF METALLIC WARNING TAPE SHALL CONFORM TO:
   - BLUE – WATER
   - GREEN – STORM & SANITARY
   - RED – ELECTRICAL
   - ORANGE – COMMUNICATIONS
   - YELLOW – GAS
3. TRENCH WIDTH SHALL BE D+2' WHEN D IS LESS 30" AND SHALL BE D+3' WHEN D=30" OR LARGER. D = NOMINAL PIPE DIAMETER

TYPICAL UTILITY TRENCH

N.T.S.

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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET
MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: PMR	SCALE: NTS
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

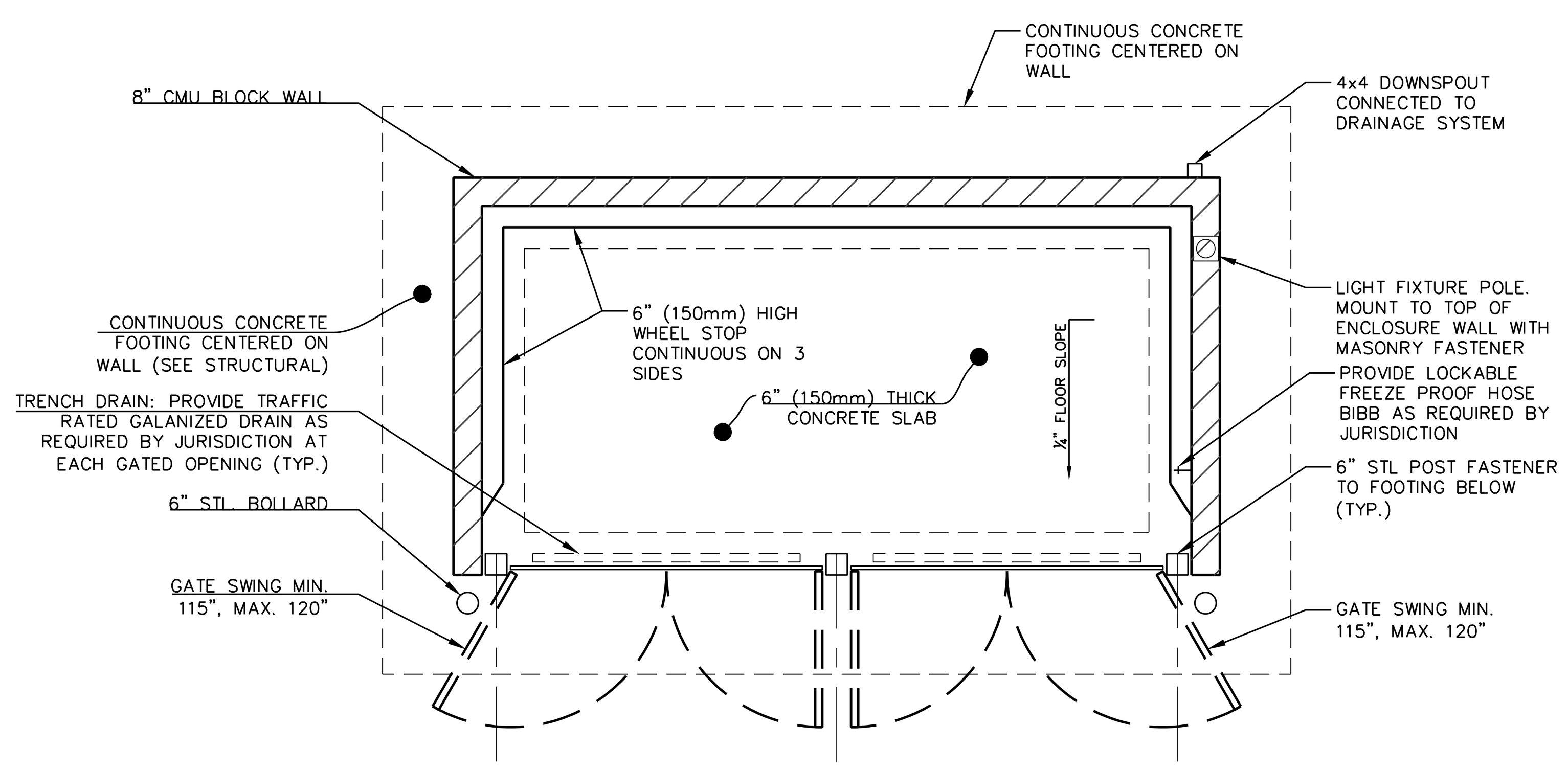
SEAL
STATE OF CONNECTICUT · MANUEL JOSE SILVA · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-7

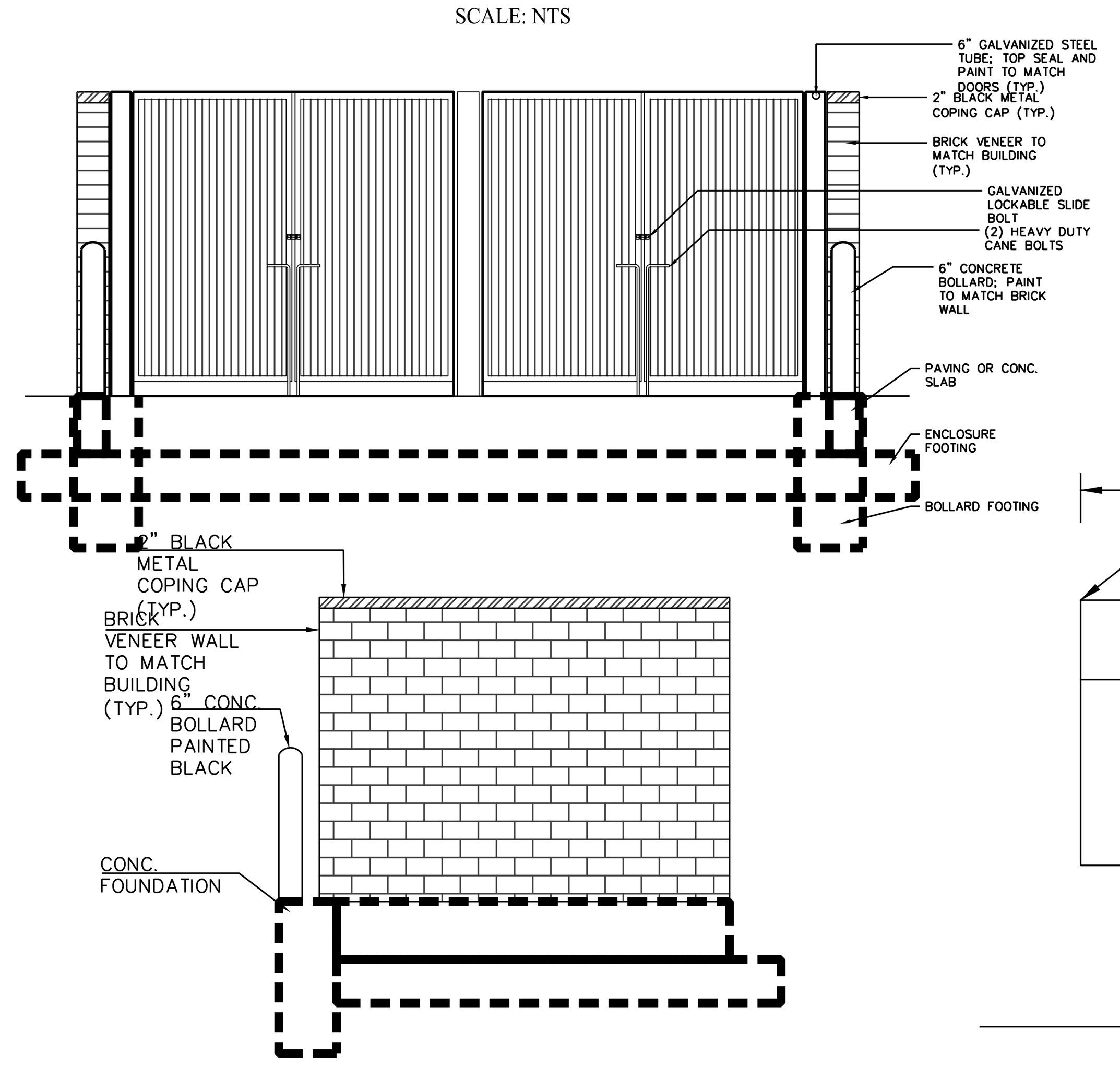
NOTES

1. DETAILS ARE INTENDED TO COMPLY WITH THE TOWN OF MONROE STANDARDS.



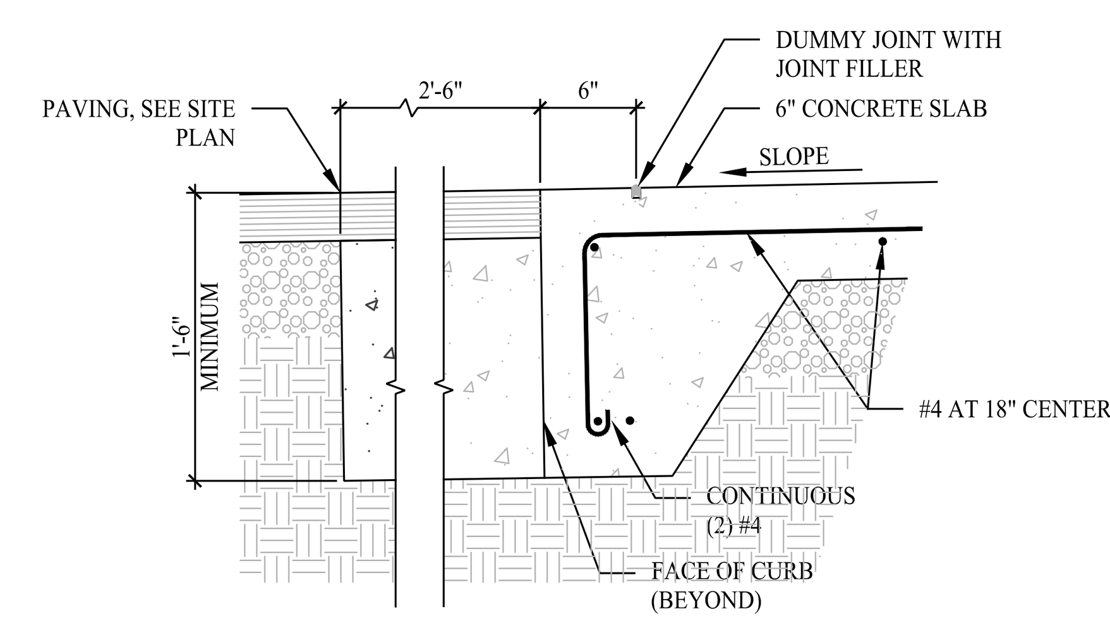
TRASH ENCLOSURE (PLAN)

SCALE: NTS



TRASH ENCLOSURE (ELEVATIONS)

SCALE: NTS

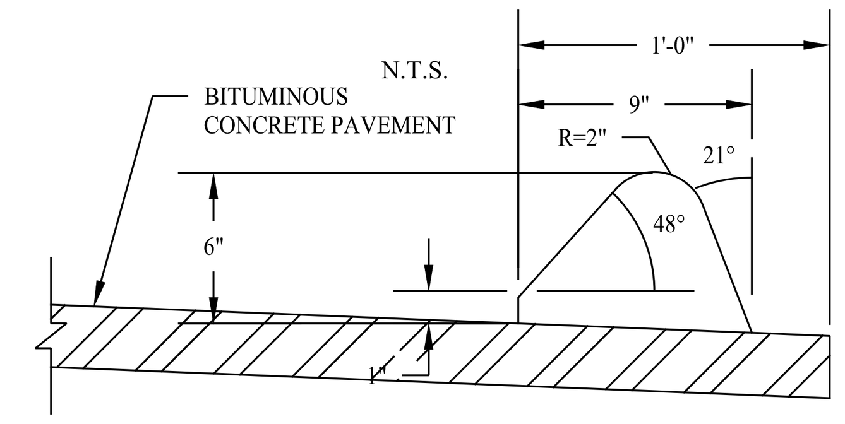


FLUSH CURB AT PAVEMENT

SCALE: NTS

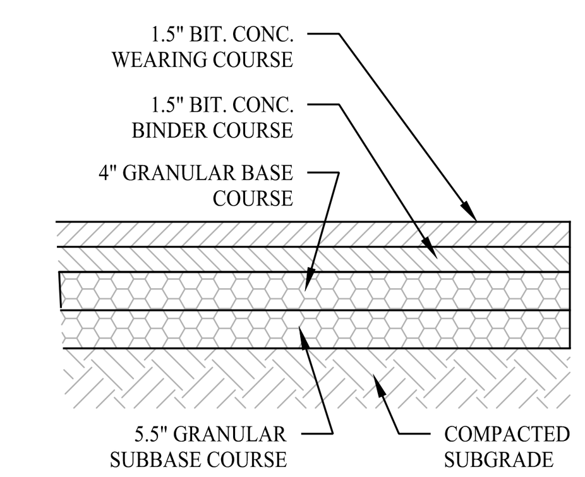
GASOLINE SIGN DETAIL

SCALE: NTS



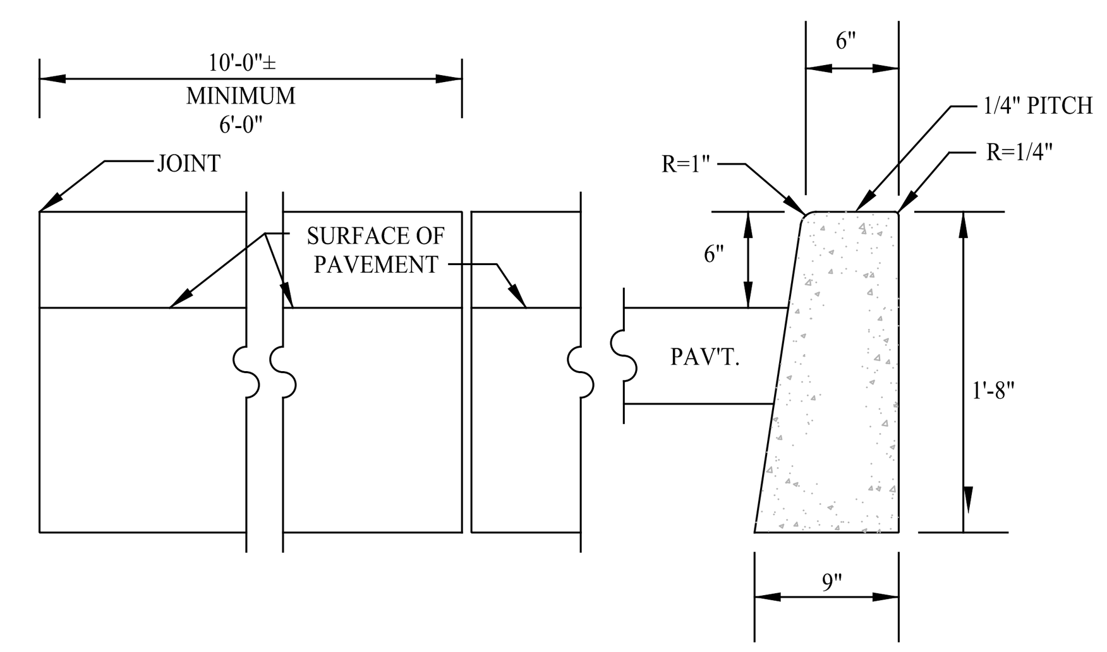
EXTRUDED BITUMINOUS CONCRETE LIP CURBING DETAIL

SCALE: NTS



STANDARD DUTY ASPHALT PAVING

SCALE: NTS

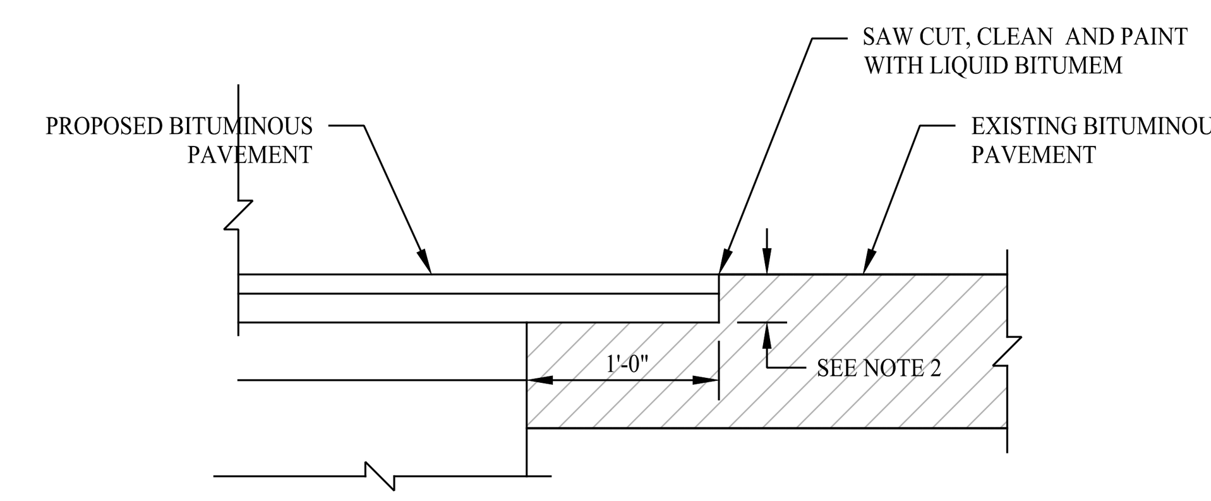


CONCRETE CURBING

SCALE: NTS

BUILDING SIGN DETAIL

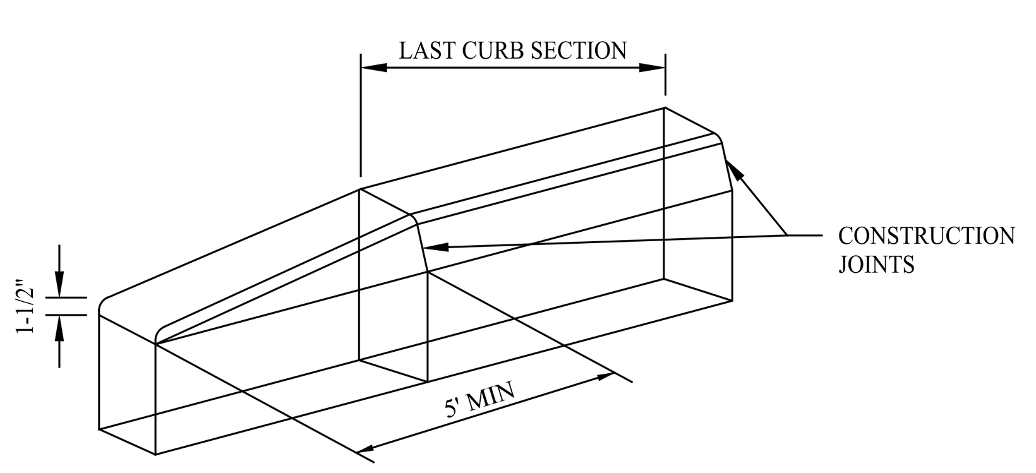
SCALE: NTS



NOTES
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE.
2. MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

PAVEMENT MATCH TREATMENT DETAIL

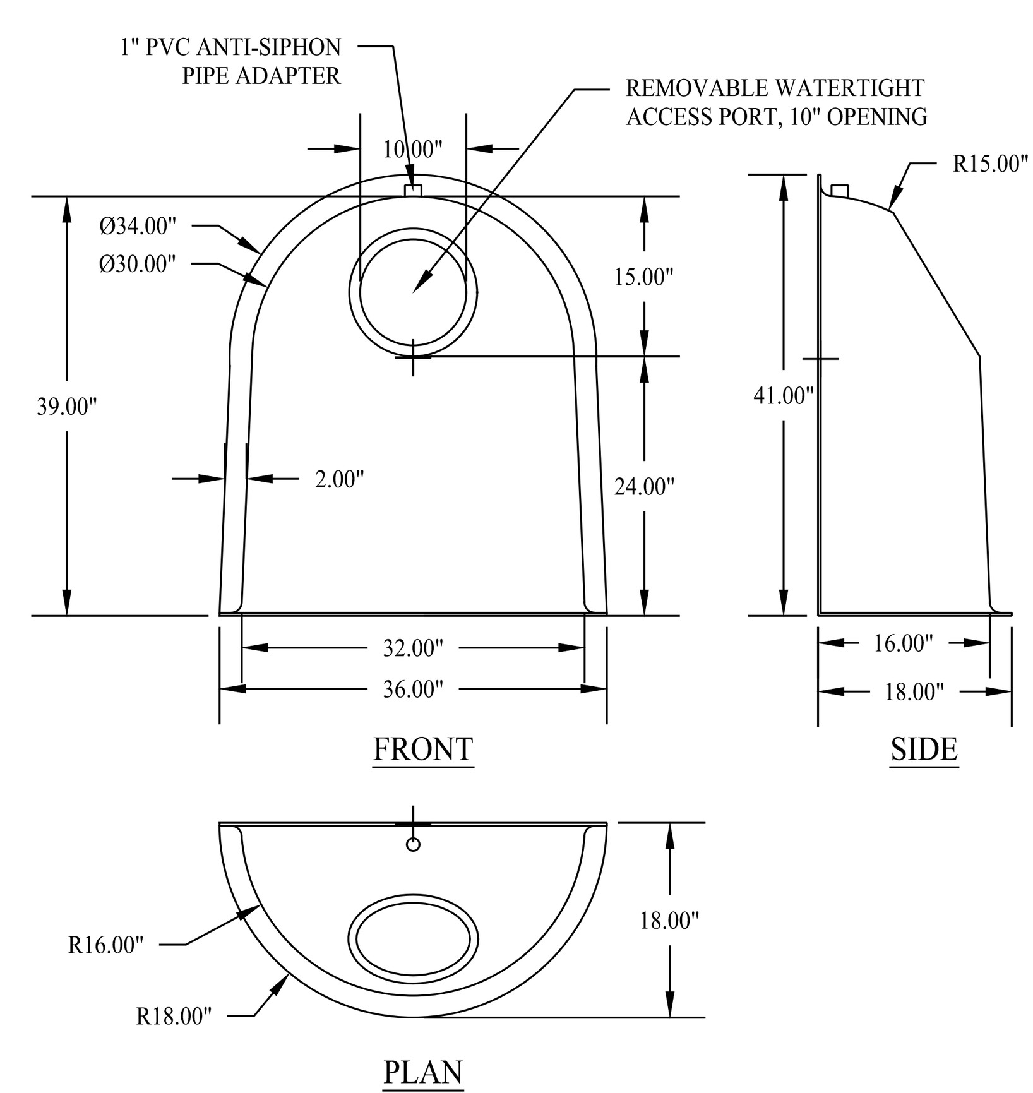
SCALE: NTS



NOTES
1. CONCRETE SHALL BE 3500 PSI AIR ENTRAINED AT A 4" SLUMP.
2. TRANSVERSE CONTROL JOINTS 1/4" WIDE BY 3/4" DEEP, TO BE FORMED EVERY 4'.
3. EXPANSION JOINTS WITH 1/2" PREMOLDED MATERIALS SHALL BE PLACED EVERY 28' TO FULL DEPTH.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH CTDOT SPECIFICATIONS.
5. ALL EDGES SHALL BE ROUNDED WITH A 1/4" EDGE TOOL

CURB TRANSITION DETAIL

SCALE: NTS



HOODED OUTLET

SCALE: NTS

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PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET
MONROE, CONNECTICUT

Prepared For:

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SHEET TITLE

DETAIL SHEET

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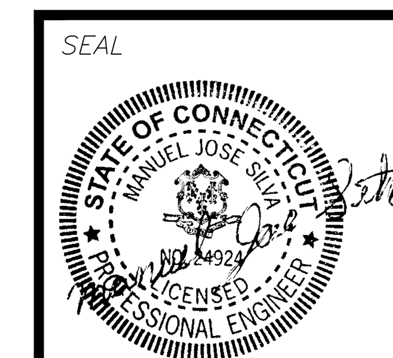
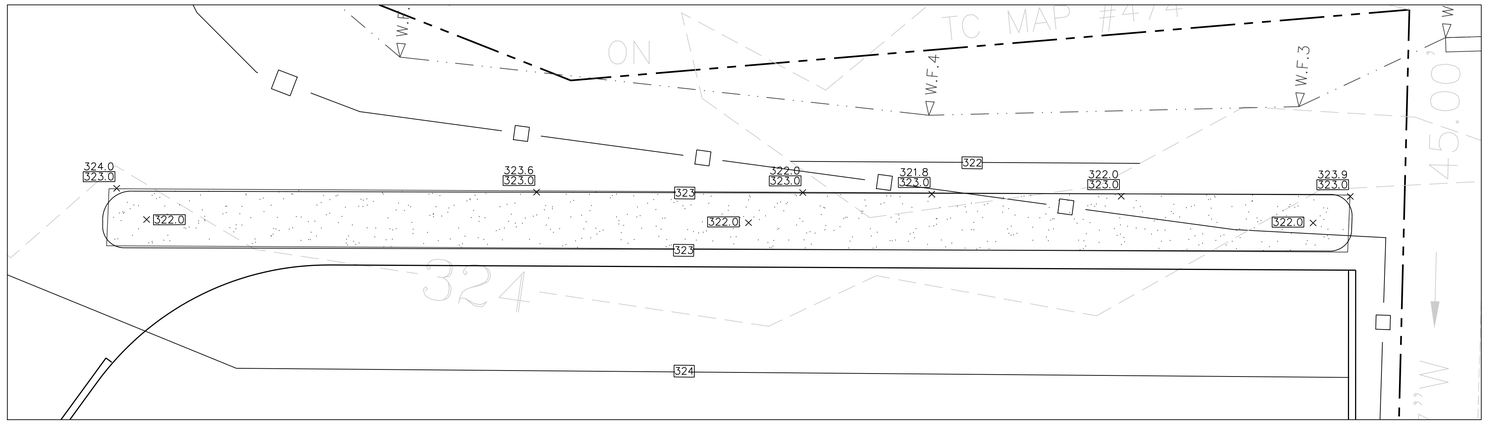
SEAL



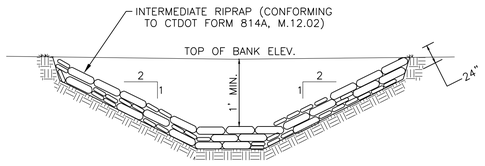
SHEET NUMBER

SP-8



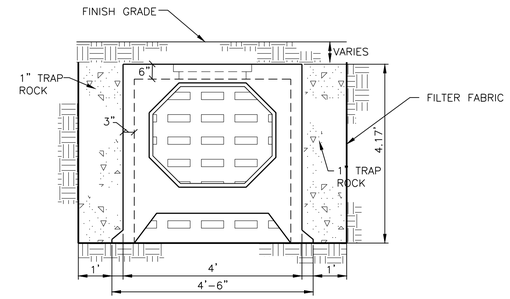
DRAINAGE SWALE PLAN DETAIL

SCALE: 1" = 5'



RIP-RAP LINED DRAINAGE SWALE

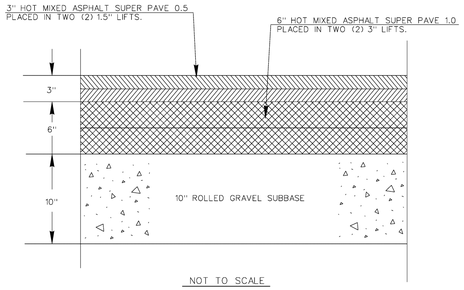
N.T.S.



TYPICAL 4'x4' GALLERY (H20 LOADING)

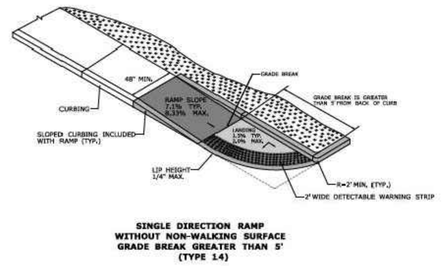
N.T.S.

CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY OPERATIONS
OFFICE OF HIGHWAY MAINTENANCE

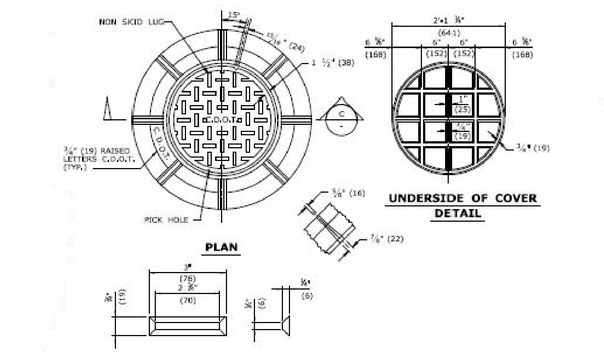


NOT TO SCALE

CT DOT SUPER PAVE

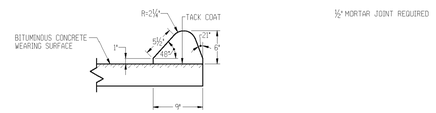


SINGLE DIRECTION RAMP WITHOUT NON-WALKING SURFACE GRADE BREAK GREATER THAN 5' (TYPE 14)

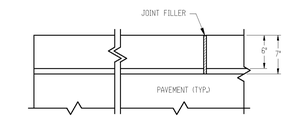


FRAME AND COVER DETAILS

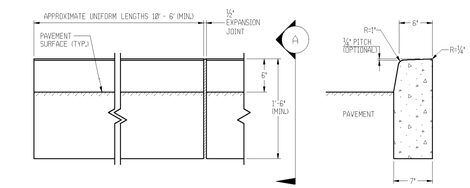
CT DOT MH FRAME & COVER DETAIL



6" BITUMINOUS CONCRETE LIP CURBING



PLAN

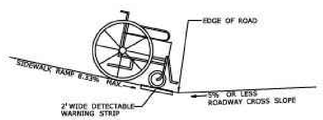


ELEVATION SECTION A

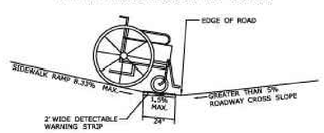
6" CONCRETE CURBING

GENERAL NOTES:

1. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRAVERSE TO THE SLOPE OF THE RAMP.
2. VERTICAL SURFACE DISCONTINUITIES AT JOINTS SHALL NOT EXCEED ¼ INCH.
3. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT.
4. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 PERCENT MAXIMUM BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.



SIDEWALK RAMP GRADE AT ROADWAY CROSS SLOPE OF 5% OR LESS



SIDEWALK RAMP GRADE AT ROADWAY CROSS SLOPE OF GREATER THAN 5%

ROSE •TISO & CO. LLC.
ARCHITECTS ● SURVEYORS ● ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: PMR	SCALE: NTS
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

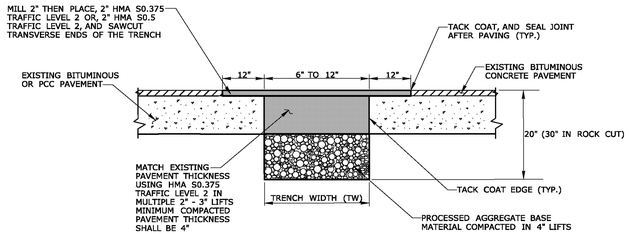
STATE OF CONNECTICUT · MANUEL JOSE SILVA · 31078 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

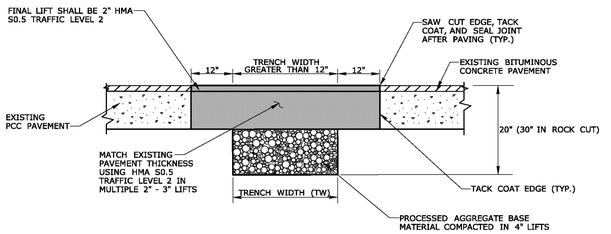
SP-9

GENERAL NOTES:

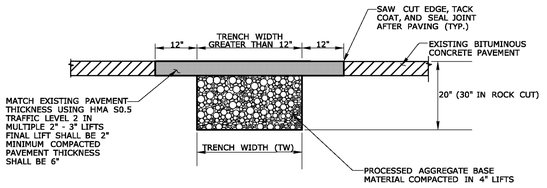
1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP SHOULD NOT EXCEED 5%. THE MAXIMUM GRADE DIFFERENCE BETWEEN THE GUTTER AND CURB RAMP SHALL NOT EXCEED 13%. SEE DETAIL 1 ON SHEET 4.
2. RAMP GRADE SHALL BE UNIFORM, FREE OF SAGS AND ABRUPT GRADE CHANGES. RUNNING SLOPES OF RAMPS SHALL NOT EXCEED 8.33% AND SHALL NOT EXCEED 15' (4.5m) WITHOUT PROVIDING A LANDING.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "F" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE OF ALL SIDEWALK RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. SURFACE DISCONTINUITIES SHALL NOT EXCEED ½" (13) MAX. VERTICAL DISCONTINUITIES BETWEEN ¼" (6.4) AND ½" (13) MAX. SHALL BE BEVELED 1:2 MINIMUM APPLIED ACROSS THE ENTIRE LEVEL CHANGE.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. DIAGONAL AND PERPENDICULAR RAMPS SHALL HAVE THE RAMP CUT PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS FOR THE DESIGNATED ACCESSIBLE ROUTE. BOTH LONGITUDINAL SIDES OF THE RAMP SHOULD BE THE SAME LENGTH. SKEWED RAMPS SHOULD BE AVOIDED. FLARES ARE NOT CONSIDERED PART OF PEDESTRIAN ACCESS ROUTE. DIAGONAL RAMPS SHOULD NOT BE INSTALLED WHERE CURB RADII IS LESS THAN 20'(6096).
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT. 8.3% MAXIMUM SLOPE MAY NOT BE ACHIEVABLE DUE TO EXISTING SIDEWALK GRADE. IN RECOGNITION OF THIS, A LIMIT OF 15' (4572) FOR REMOVAL SHALL BE USED UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK RAMP" OR "CONCRETE SIDEWALK".
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' (3658) UNLESS OTHERWISE NOTED.
8. CONCRETE SIDEWALK RAMPS, SHALL BE PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK RAMP", AS DEFINED BY THE CONSTRUCTION LIMITS ON THE PLANS AND SHALL BE FIELD VERIFIED.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED WITH THE TOE AT THE GUTTER CAST INTEGRALLY WITH RAMP UNLESS DIRECTED OTHERWISE BY THE ENGINEER (SEE TYPICAL SECTION ON SHEET 3). CURB REMOVAL AND CAST IN PLACE CURBING REQUIRED FOR THE RAMP, SHALL BE INCLUDED WITH PAY ITEM "CONCRETE SIDEWALK RAMP". CURBING OUTSIDE LIMITS OF RAMP OR LANDING SHOWN ON SHEET 3 SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
10. PREFERRED LOCATION TO INSTALL DETECTABLE WARNING STRIP SHALL BE 6" (152) FROM THE EDGE OF ROAD ALONG THE FULL WIDTH OF THE RAMP. FOR ALTERNATE LOCATIONS, REFER TO DETECTABLE WARNING PLACEMENT DETAILS ON SHEET 4.
11. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF RUNNING SLOPE (PERPENDICULAR TO CURB OR SLOPE BREAK), THE TRANSITION FROM RAMP TO GUTTER SHALL BE FLUSH WITHOUT A LIP.
12. WHERE COMMERCIAL DRIVEWAYS ARE PROVIDED WITH TRAFFIC SIGNALS AND THE SIDEWALK IS CONTINUOUS THROUGH DRIVEWAY, DETECTABLE WARNINGS ARE REQUIRED AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND DRIVEWAY.
13. CONSTRUCT A SIDEWALK CURB WHEN THERE IS INSUFFICIENT BUFFER AVAILABLE TO GRADE OR WHEN CALLED FOR IN PLANS. PAID FOR WITH SIDEWALK RAMP WHEN REQUIRED FOR RAMP.
14. THE TOP AND BOTTOM OF RAMPS SHOULD BE PROVIDED WITH A 4'x 4'(1219 x 1219) MINIMUM LEVEL LANDING AREA WITH A CROSS SLOPE LESS THAN OR EQUAL TO 2% IN ANY DIRECTION.
15. UTILITY POLES, LUMINAIRE, PEDESTRIAN OR SIGNAL POLES, GRATES, ACCESS COVERS, AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON RAMPS, LANDINGS, BLENDED TRANSITIONS, AND @ GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
16. APPROACH SIDEWALK WIDTHS, GRASS STRIP OR UTILITY STRIP WIDTHS MAY VARY.
17. APPROACH SIDEWALK AND LANDING CROSS SLOPE SHALL NOT EXCEED 2%.
18. THE RUNNING OR CROSS SLOPES ON LANDINGS AT MID BLOCK CROSSING MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
19. FOR PERPENDICULAR CURB RAMPS A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE TOP OF CURB RAMP. WHERE THE LEVEL LANDING IS RESTRICTED AT THE BACK OF SIDEWALK THE LEVEL LANDING SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.
20. FOR PARALLEL CURB RAMPS, A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE BOTTOM OF CURB RAMP. IF THE LEVEL LANDING IS RESTRICTED ON 2 OR MORE SIDES, THE LEVEL LANDING SHALL BE 4'(1.2m)x 5'(1.5m) WITH THE 5' (1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
21. WHEN WIDTH OF SIDEWALK IS ≥48" AND A PERPENDICULAR SIDEWALK RAMP IS INSTALLED, THE FLARED SIDES SHALL BE 10% MAX. IF WIDTH OF SIDEWALK IS <48" THE FLARED SIDES MUST NOT EXCEED 9.33% (12:1).
22. SHADED AREAS ARE TYPICAL PAY LIMITS FOR CONCRETE SIDEWALK RAMP BUT, MAY VARY AS DIRECTED BY THE ENGINEER.
23. OPTIONAL RAMP, WHEN REQUIRED, SHALL BE PAID FOR AS PART OF CONCRETE SIDEWALK RAMP.



PERMANENT PAVEMENT - FOR NARROW TRENCH THROUGH BITUMINOUS CONCRETE OR OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH BETWEEN 6" AND 12")

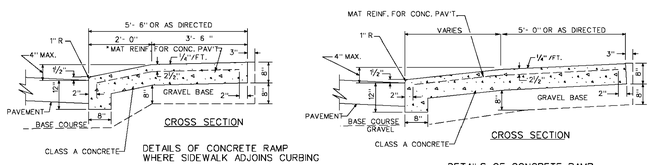


PERMANENT PAVEMENT FOR TRENCH THROUGH OVERLAID PORTLAND CEMENT CONCRETE (PCC) (TRENCH WIDTH GREATER THAN 12")

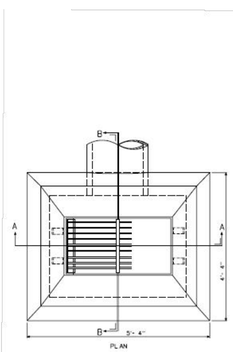


PERMANENT PAVEMENT FOR TRENCH THROUGH BITUMINOUS CONCRETE

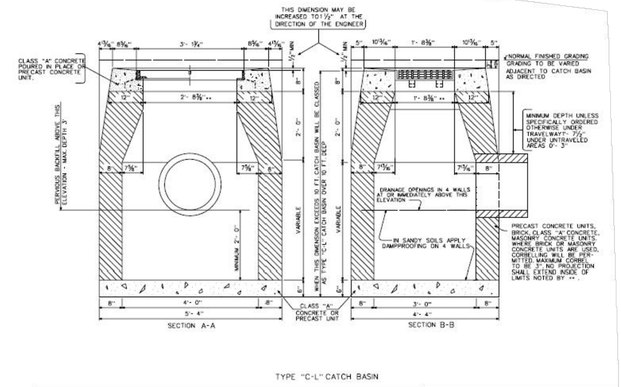
CT DOT PAVEMENT RESTORATION DETAILS



CONCRETE DRIVEWAY RAMPS

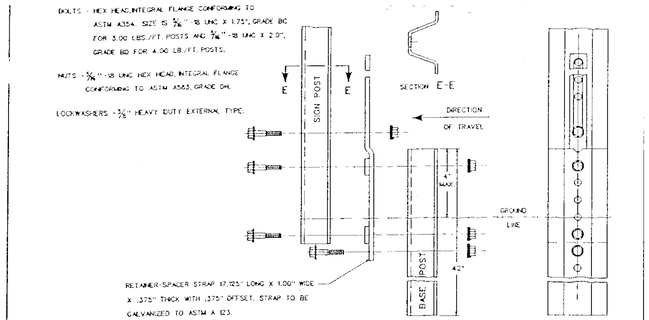


TYPE "C-L" CATCH BASIN

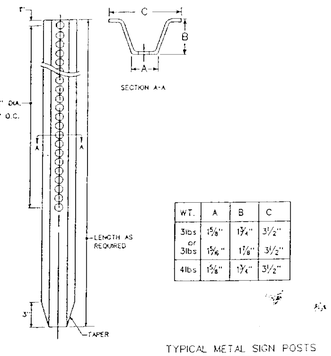


TYPE "C-L" CATCH BASIN

CT DOT STANDARD TYPE C-L CB



BREAKAWAY TYPE 1 INSTALLATION - FOR 3 & 4LB. POSTS



TYPICAL METAL SIGN POSTS

NOTES:

1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 9 LBS OR GREATER PER LINEAR YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL.
2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
3. ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.

BREAK-A-WAY SIGN DETAIL

CTDOT NOTES:

1. The permittee shall contact Ms. Jennifer Caro, Department's District Survey Unit, at 203-389-3104 or Jennifer.caro@ct.gov prior to any construction within the State right-of-way.
2. If any CTDOT boundary/survey markers get disturbed or damaged during construction, the Department will furnish new monuments, which the permitted will be required to install at the direction of the District 3 Survey Unit and according to CTDOT specification.

818 CONSTRUCTION NOTES

REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON_DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.11 AS REVISED.

NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.10 AS REVISED.

NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.08 AS REVISED. TYPE 1 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUND, TYPE 3 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUND EXCEPT FOR SIGNS WITH RED BACKGROUND THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.

ALL SIGNS AND PAVEMENT MARKINGS INSTALLED ALONG THE STATE ROAD MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AND STANDARD AS REVISED.

ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.

ALL WORK WITHIN THE STATE RIGHT OF WAY WILL COMPLY WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818 WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS.

ROSE • TISO & CO. LLC.
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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
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REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET MONROE, CONNECTICUT

Prepared For:

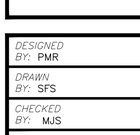
Haque, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: PMR	SCALE: NTS
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL



SHEET NUMBER

SP-10

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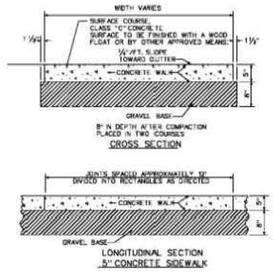


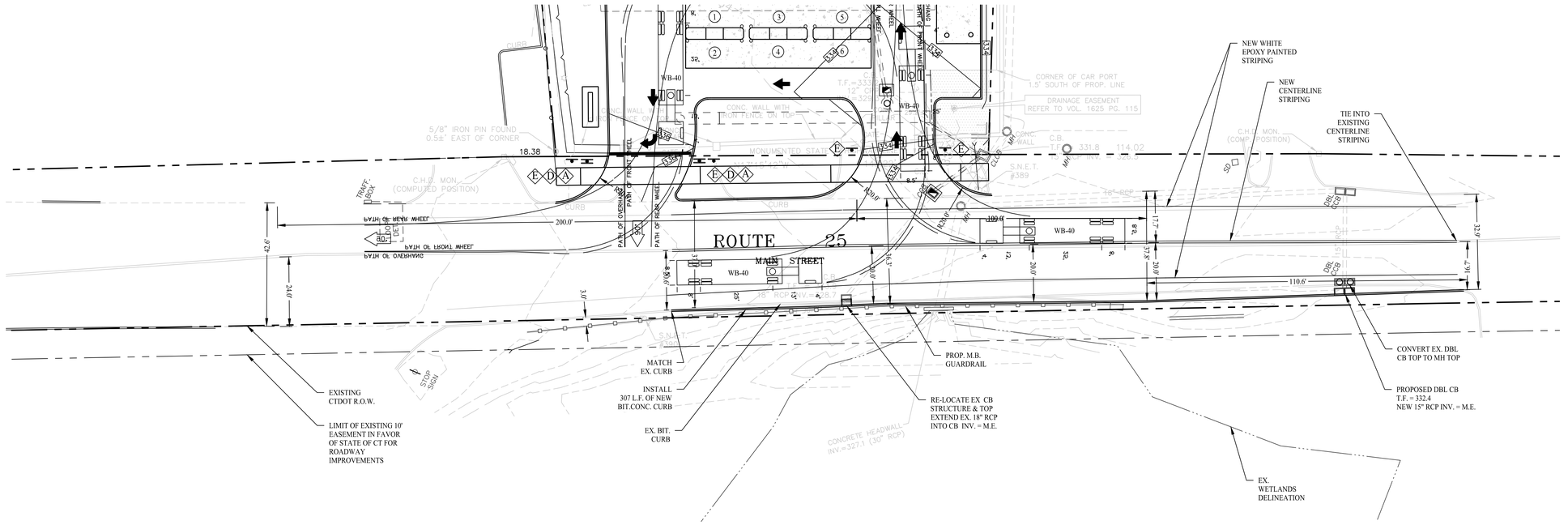
CT DOT CONCRETE SIDEWALK DETAIL

NOTES

1. THIS PLAN IS FOR PERMITTING ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS SITE PLAN IS BASED ON A SURVEY THAT CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. THE PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION THAT REFERENCES DATUM NAVD-88.
3. TOTAL AREA = 41,817 S.F.; 0.96 ACRES
4. PARCELS ARE IN BUSINESS ZONE B-2.
5. PARCELS TO BE SERVED BY PUBLIC WATER, ALL UTILITIES TO BE UNDERGROUND.
6. CURRENT PROPERTY OWNER IS: SOUTH MAIN STREET NEWTOWN ASSOCIATES, LLC

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- EXISTING BUILDING
- 123.4 × PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ROSE •TISO & CO. LLC.
ARCHITECTS●SURVEYORS●ENGINEERS
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REVISIONS

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PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

OFF-SITE PLAN

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

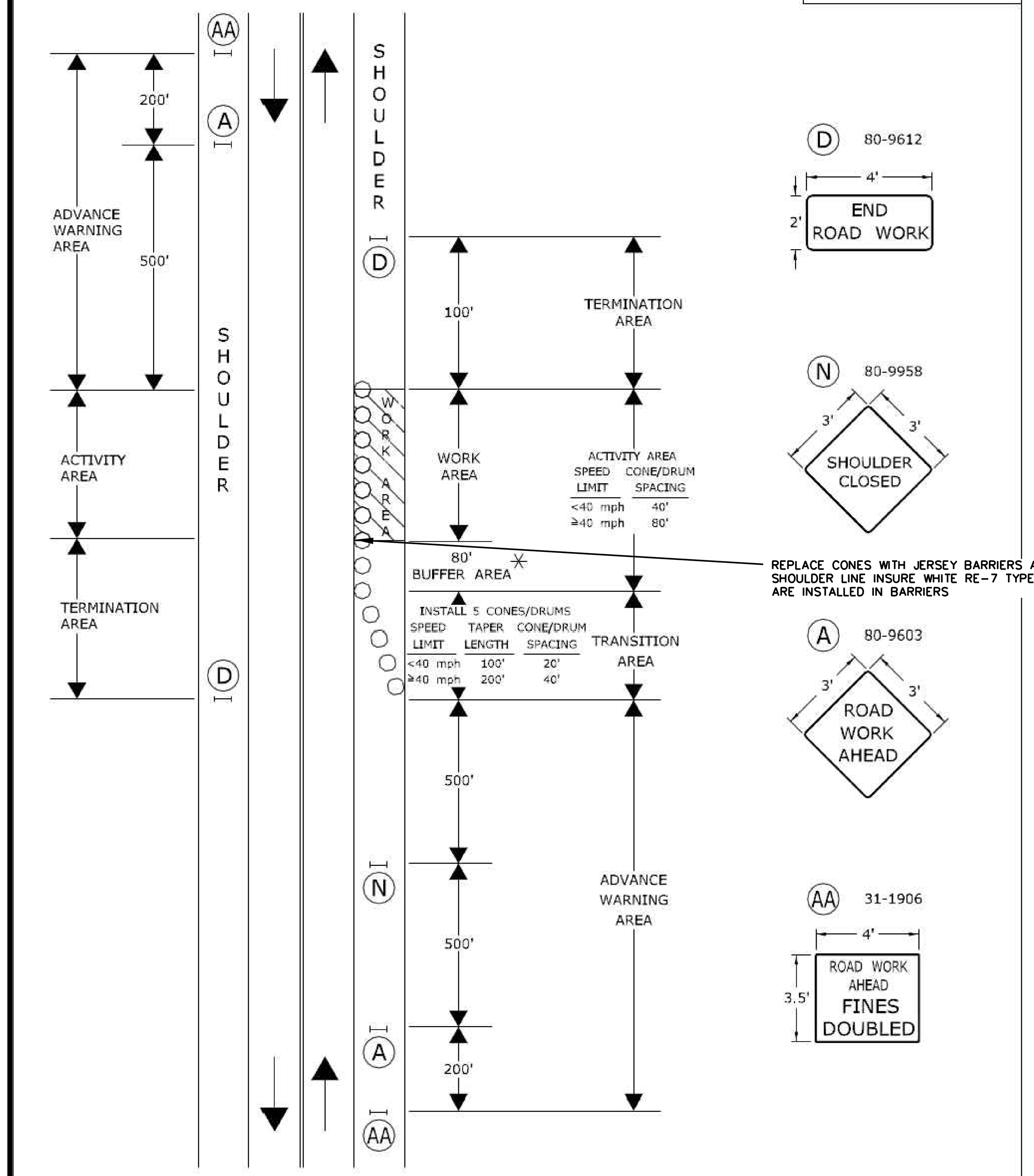
STATE OF CONNECTICUT · SAMUEL JOSE · 30121 · REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER

OS-1

WORK IN SHOULDER - TWO LANE HIGHWAY

SIGN FACE 71 SQ. FT (MIN.)



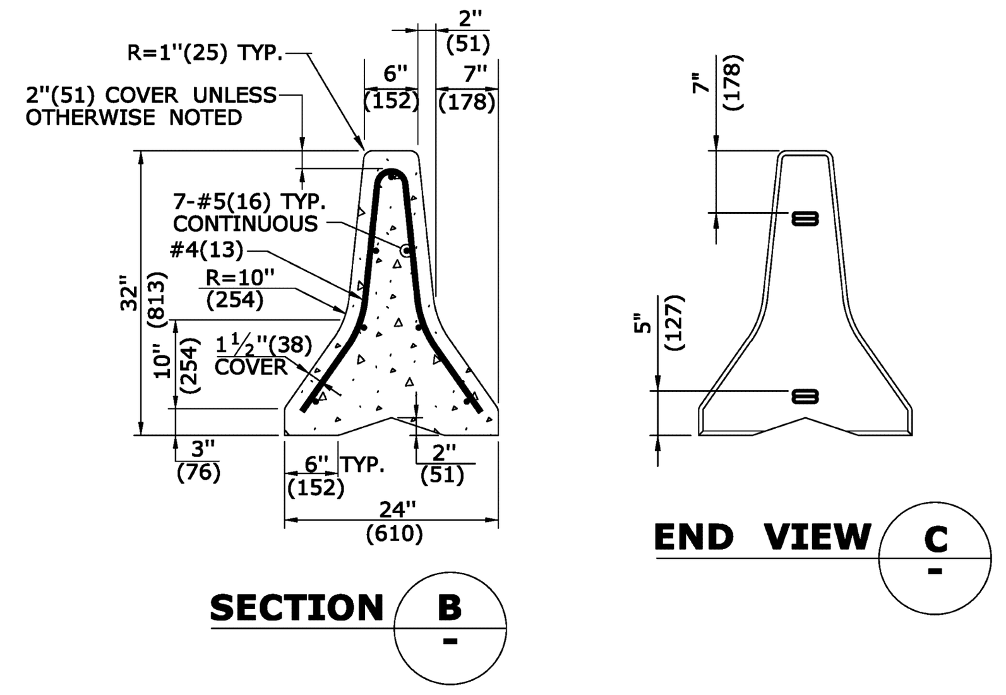
○ TRAFFIC CONE **OR** TRAFFIC DRUM
✳ OPTIONAL ⊗ TRAFFIC DRUM ⊢⊣ PORTABLE SIGN SUPPORT
⟸ HIGH MOUNTED INTERNALLY ILLUMINATED FLASHING ARROW

SCALE: NONE

CONSTRUCTION TRAFFIC CONTROL PLAN
PLAN 14
SEE NOTES 1, 2, 4, 7, 8

CONNECTICUT DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING & CONSTRUCTION

APPROVED Charles S. Harlow 2012.06.05 15:56:09-04'00'
PRINCIPAL ENGINEER



DELINEATORS DE-7, DE-7A, DE-7B, DE-7D FOR INSTALLATION ON TEMPORARY PRECAST CONCRETE BARRIER CURB AND TEMPORARY PRECAST CONCRETE BARRIER CURB (STRUCTURE)

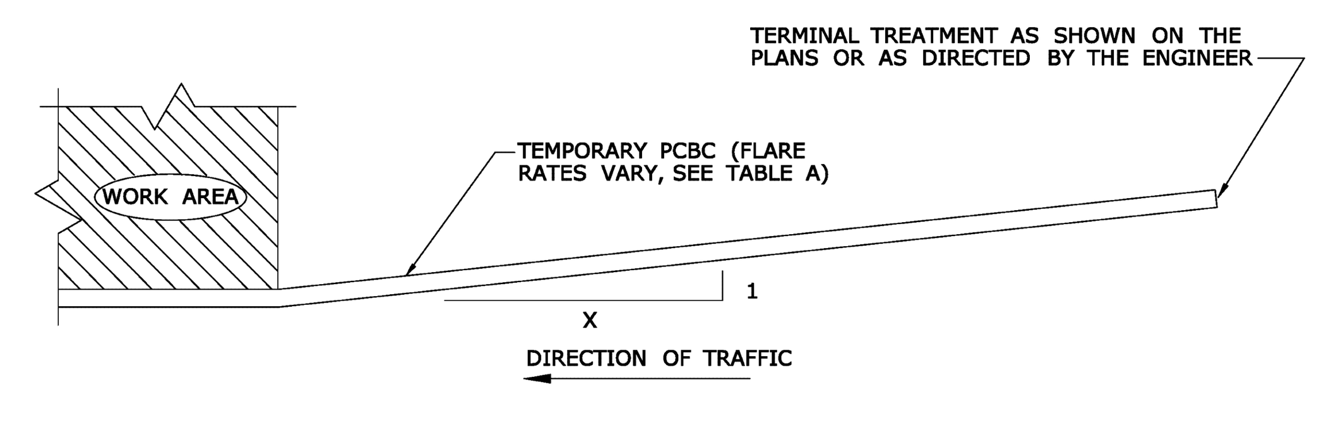
TYPE IV, TYPE V, OR TYPE IX RETROREFLECTIVE SHEETING

DE-7 ONE WAY WHITE
DE-7A ONE WAY YELLOW
DE-7B TWO WAY YELLOW
DE-7D TWO WAY WHITE
TEMPORARY PRECAST CONCRETE BARRIER DELINEATORS ARE TO BE FABRICATED OF ALUMINUM, STEEL, PLASTIC, OR OF A MATERIAL APPROVED BY THE ENGINEER AND MOUNTED IN THE CENTER OF EACH SECTION OF TEMPORARY BARRIER AS REQUIRED AND PER MANUFACTURER'S INSTRUCTIONS.

SPACING FOR TEMPORARY BARRIER CURB DELINEATORS:

ON THE LEADING TAPERED SECTION - EVERY 20', ON THE FIRST 100' OF THE PARALLEL SECTION - EVERY 20', ON THE REMAINING LENGTH - EVERY 100', MINIMUM OF 2 IF LESS THAN 100'.
ALTERNATING ONE WAY TRAFFIC - EVERY 20'.
ALL OTHER ROADWAYS SHALL BE DELINEATED IN ACCORDANCE WITH MUTCD.

DELINEATORS DE-7, DE-7A, DE-7B, AND DE-7D TO BE PAID FOR UNDER SECTION 12.05 DELINEATORS.

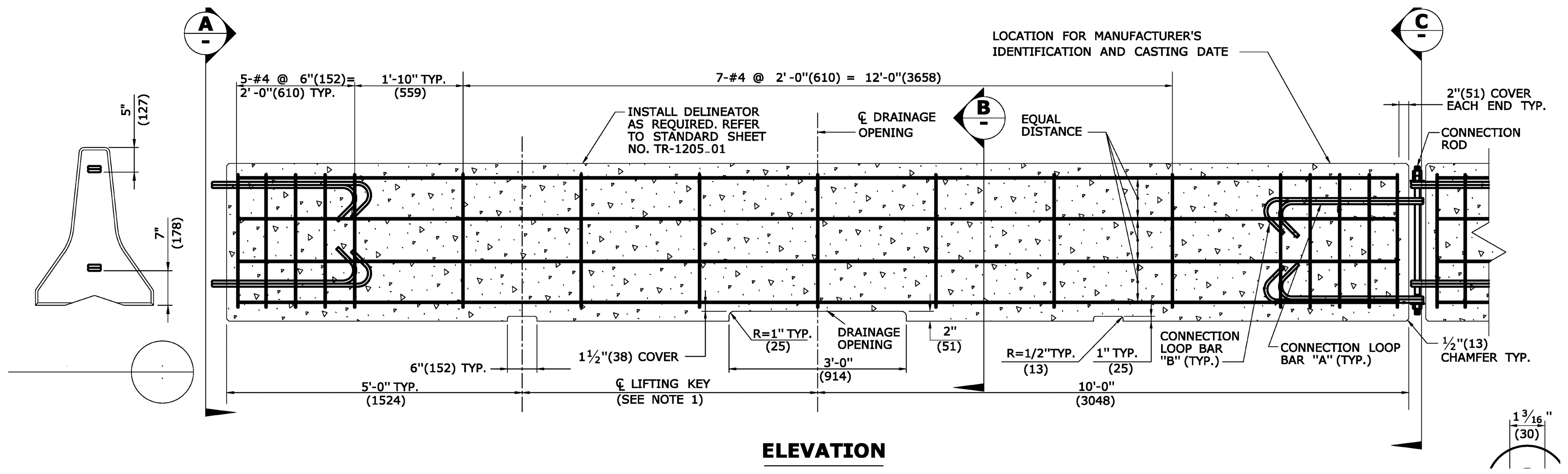


PLAN - TYPICAL INSTALLATION

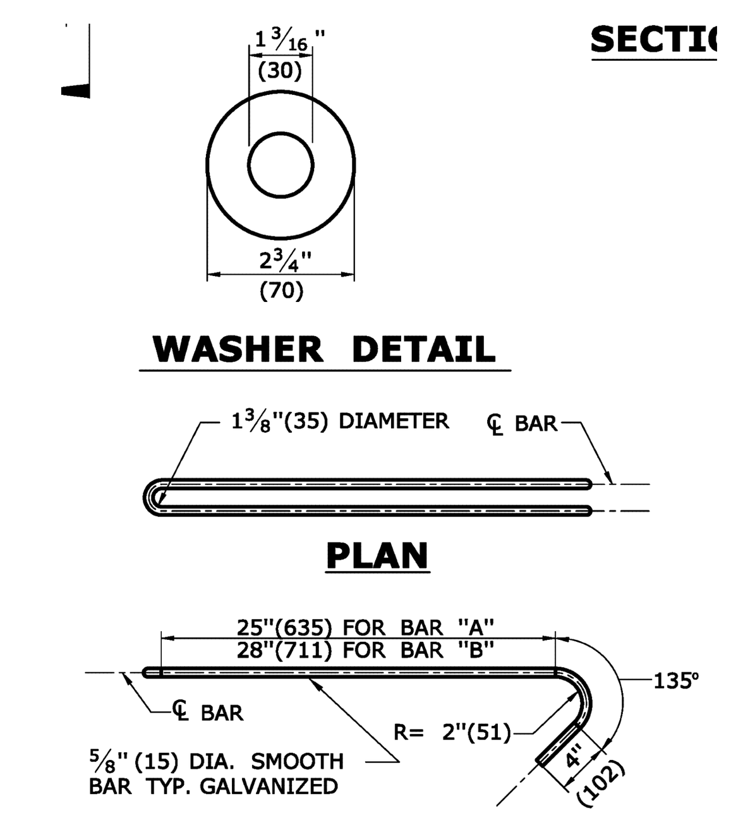
TABLE A

FLARE RATES	
* SPEED	FLARE RATE (X : 1)
≤ 30MPH(48KPH)	4 : 1
> 30MPH(48KPH) <45MPH(72KPH)	6 : 1
≥ 45MPH(72KPH) NON-LIMITED ACCESS HIGHWAYS	8 : 1
ALL LIMITED ACCESS HIGHWAYS	10 : 1

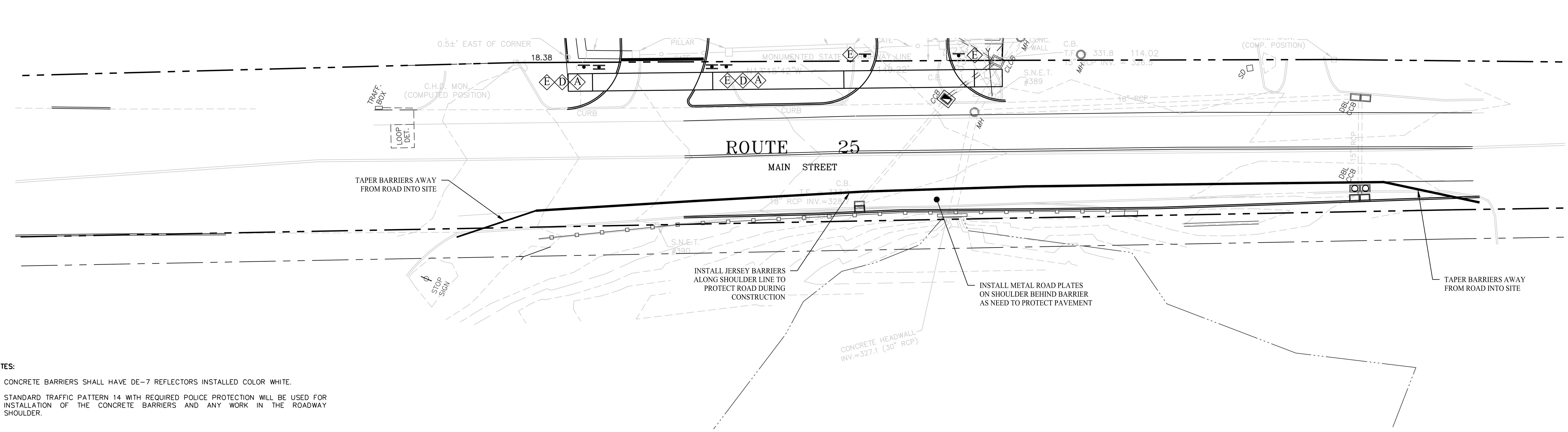
* DESIGN SPEED THROUGH THE WORK AREA.



ELEVATION



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



NOTES:

1. CONCRETE BARRIERS SHALL HAVE DE-7 REFLECTORS INSTALLED COLOR WHITE.
2. STANDARD TRAFFIC PATTERN 14 WITH REQUIRED POLICE PROTECTION WILL BE USED FOR INSTALLATION OF THE CONCRETE BARRIERS AND ANY WORK IN THE ROADWAY SHOULDER.

ROSE • TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	MJS	7-17-25	STAFF COMMENTS

PROJECT TITLE

PROPOSED GAS STATION & CONVENIENCE STORE

126 MAIN STREET
MONROE, CONNECTICUT

Prepared For:

Haque, LLC

SHEET TITLE

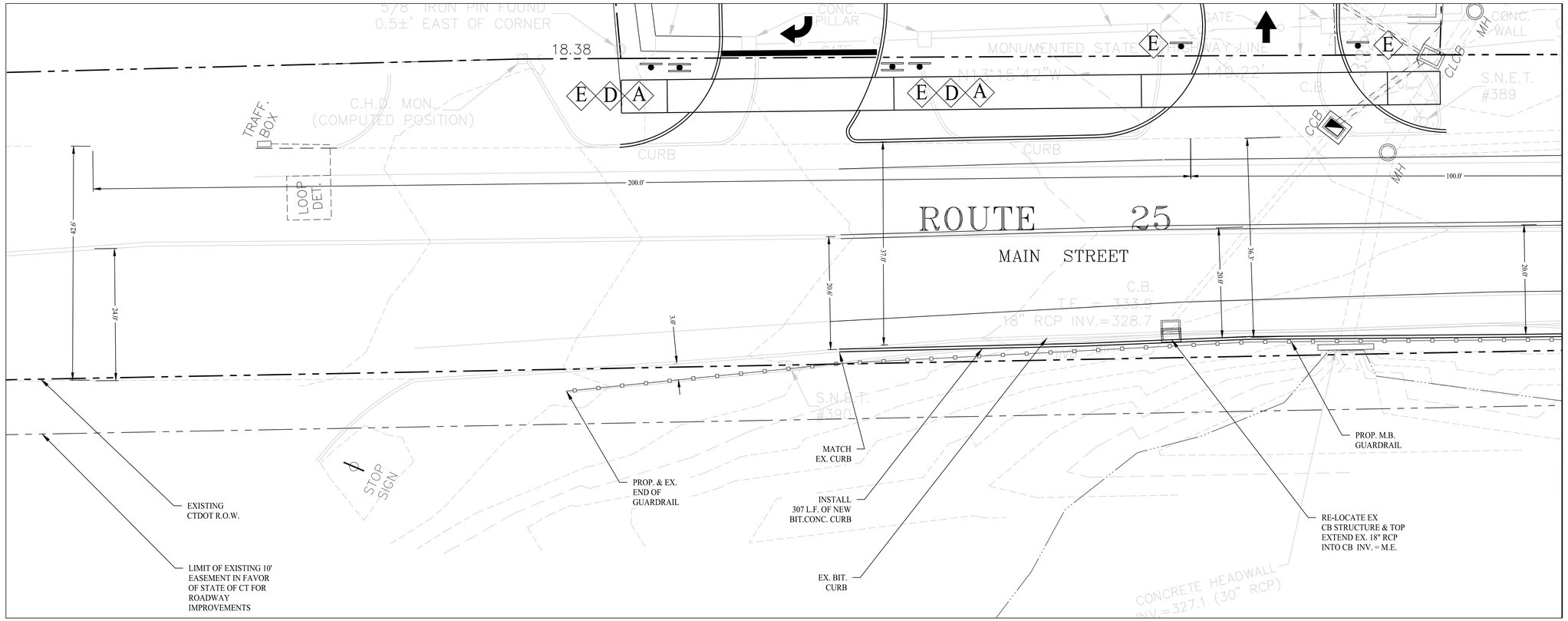
OFF-SITE PLAN 2

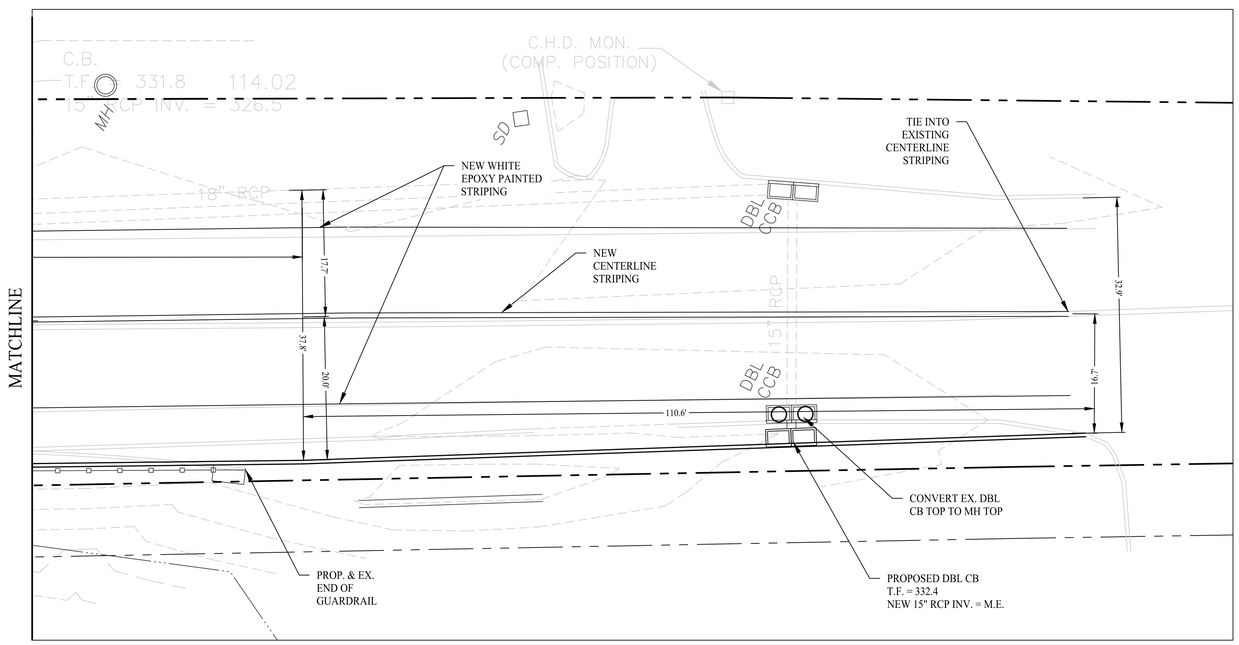
DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

OS-2





NOTES

1. THIS PLAN IS FOR PERMITTING ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS SITE PLAN IS BASED ON A SURVEY THAT CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. THE PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION THAT REFERENCES DATUM NAVD-88.
3. TOTAL AREA = 41,817 S.F.; 0.96 ACRES
4. PARCELS ARE IN BUSINESS ZONE B-2.
5. PARCELS TO BE SERVED BY PUBLIC WATER, ALL UTILITIES TO BE UNDERGROUND.
6. CURRENT PROPERTY OWNER IS: SOUTH MAIN STREET NEWTOWN ASSOCIATES, LLC

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- EXISTING BUILDING
- 123.4 PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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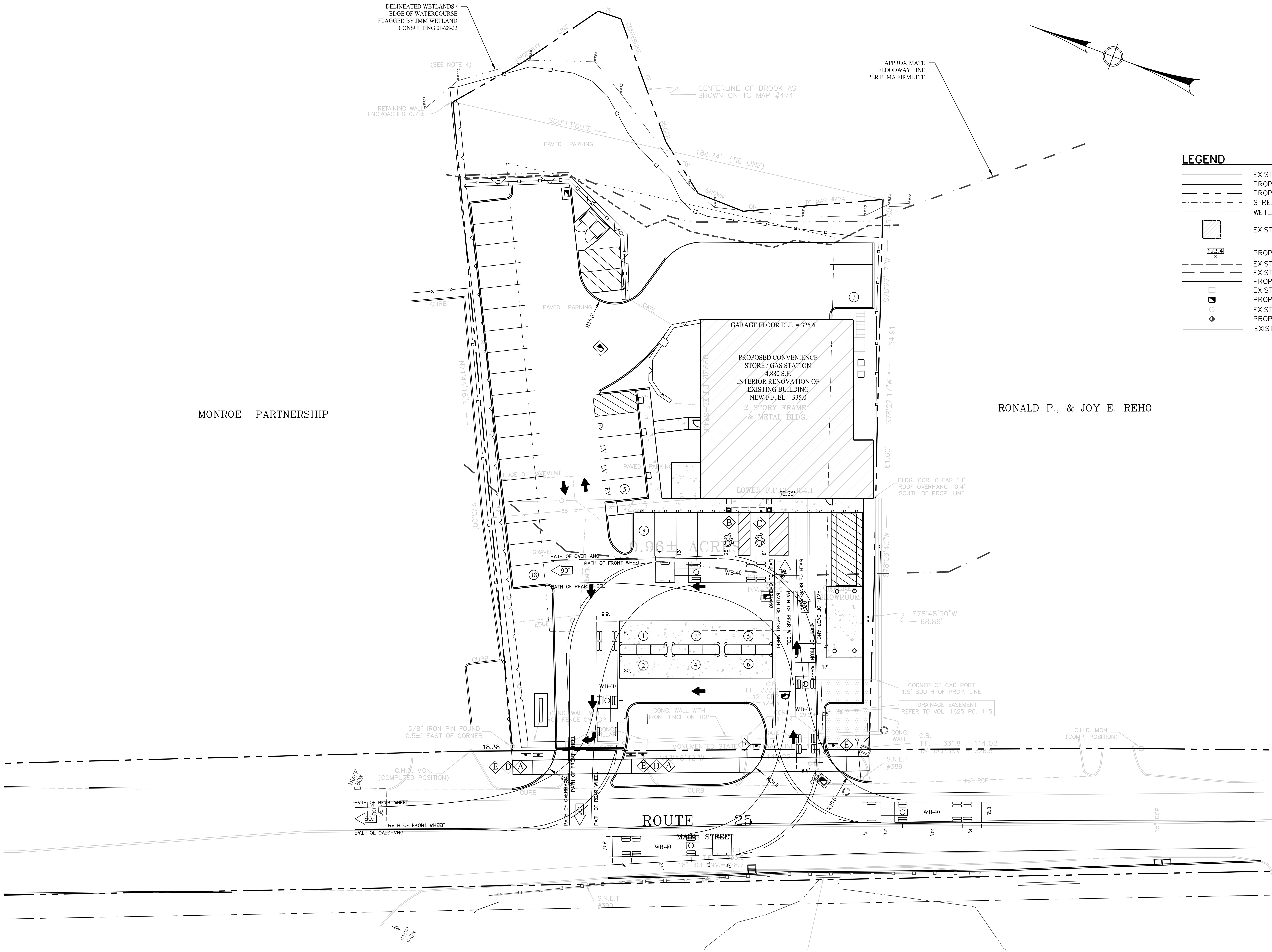
SEAL

STATE OF CONNECTICUT · MANUEL JOSE SILVA · 25541 · REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER

OS-3



LEGEND

	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPERTY LINE
	STREAM
	WETLANDS
	EXISTING BUILDING
123.4 ×	PROPOSED SPOT ELEVATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM PIPES

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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FIGURE 1
FUEL TRUCK TURNING

DESIGNED BY: PMR	SCALE: 1"=20'
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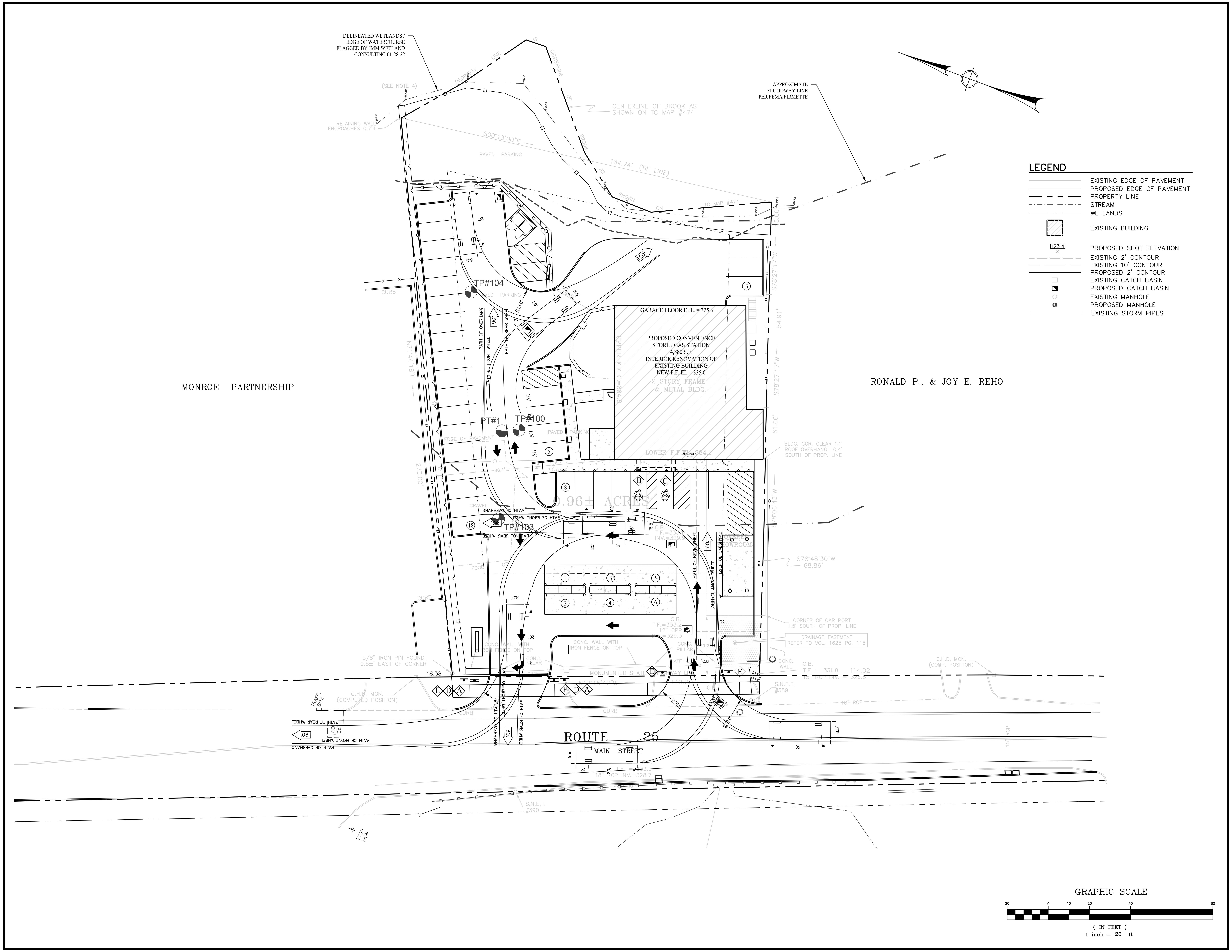
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

FIG.1



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SHEET TITLE

FIGURE 2
SU-30 VEHICLE TURNING

DESIGNED BY: PMR	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 6-17-25
CHECKED BY: MJS	PROJECT NUMBER: 2632
CAD FILE: R:\2632\dwg	

SEAL

SHEET NUMBER

FIG.2