



May 03, 2023

Architectural Review Board
Town of Monroe
7 Fan Hill Road
Monroe, CT 06468

**RE: Architectural Review Board Application
205 Monroe Turnpike
Monroe, Connecticut 06468
Project Number: 1402801**

Dear Board Members,

On behalf of the Applicant, Two Hundred Five Monroe Turnpike LLC, please find enclosed a Architectural Review Board Application for the proposed site development and associated activity located at 205 Monroe Turnpike, Monroe, CT. The project proposes the construction of a 20,844 square-foot grocery store, a 10,000 square-foot medical office building, and associated site improvements including grading & drainage, landscaping, and utility work. The proposed development has been designed in accordance with the Town of Monroe zoning regulations.

Please review the attached items provided herein. If you have any comments or questions, please provide them at your earliest convenience. We look forward to working with you on this application.

Respectfully,

Solli Engineering, LLC

A handwritten signature in blue ink that reads 'Matt Baldino'.

Matt Baldino P.E.
Assistant Project Manager

Enclosures:

Architectural Review Board Application
Site Photos
Lighting Specification Sheets
Civil & Architectural Plan Sets

CC:

Richard Schultz, Town Planner
Mike Schinella

501 Main Street, Suite 2A
Monroe, CT 06468
Office: (203) 880-5455

11 Vanderbilt Avenue, Suite 240
Norwood, MA 02062
Office: (781) 352-8491

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: Towne Line Plaza
PZC Project #: SEC-2018-03 PZC File #: 1598A
Street Address: 205 Monroe Turpike
Assessor Map: 006 and Lot: 10 Zoning District: LOR Lot Acreage: 6.986

REQUIRED APPLICATION SUBMISSION MATERIALS

- **Formal Application Submission** – Provide **four (4) paper application sets** (*plans folded and materials collated into individual sets*) and **one (1) pdf CD** including the following materials: (a) signed application form; (b) supporting application narrative; and (c) Submission Materials Required as listed below.
- **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:** Two Hundred Five Monroe Turnpike LLC
Address: PO Box 320128, Fairfield, CT 06825
Phn/Cell: 203-685-4322 Email: louisreginaiii@gmail.com
Property interest: Owner Contract Vendee Tenant Other _____

2. **Owner's Name:** Two Hundred Five Monroe Turnpike LLC
Address: 20 Scenic Hill Lane, Monroe CT 06468
Phn/Cell: 203-685-4322 Email: louisreginaiii@gmail.com

3. **Primary Contact Name:** Matt Baldino, P.E.
Business Address: 501 Main Street, Suite 2A, Monroe, CT 06468
Phn/Cell: 203-880-5455 Email: matthew@SolliLLC.com

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: _____

Surveyor: Bryan Nesteriak 203-881-8145 bn@bbengrs.com

Engineer: Kevin Solli 203-880-5455 Kevin@Sollllc.com

Landscape Architect: Mary Blackburn 203-880-5455 Mary@Sollllc.com

Architect: Amanda Speranza-Kelly 585-742-2222

Other: William Kenny Associates 203-366-0588

DESCRIPTION OF PROPOSED PROJECT

The rear portion of the development was originally approved with a general retail building (15,562.5±sf), drive-in bank (2,062.5±sf), and a medical office (10,000±sf). The proposed modification replaces the previously approved retail (15,562.5±sf) and drive-in bank (2,062.5±sf) with a 19,677±sf grocer.

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

Existing Footprint: N/A sf New Footprint: 20,844sf Total Footprint: 20,844sf sf

Existing GFA: N/A sf New GFA: 20,844sf sf Total GFA: 20,844sf sf

Existing Height/Stories: N/A ft N/A Stories New Height/Stories: 28.33 ft 1 story

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.

All the undersigned warrant the truth of all statements contained herein and in all supporting documents according to the best of their knowledge and belief. Further, all the undersigned understand and agree that the Architecture Review Board (ARB) and/or its Staff/Consultants may request additional information and it is the applicant’s/owner’s responsibility to provide this information in a timely fashion and to the ARB's satisfaction. If

the information provided is incomplete or inaccurate, the ARB may hold additional meetings with the applicant and/or render a negative report and recommendation to the Planning and Zoning Commission.

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

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

Michael Schinella	<i>Michael Schinella</i>	5/2/23
Applicant Name Printed	Authorized Signature	Date

Additional Applicant (Provide additional sheets as needed)	Authorized Signature	Date
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Subscribed and sworn to by Michael Schinella on this day of 5/2, 2023, before me:

Kathryn Polacik
 KATHRYN POLACIK
 Notary Public, Justice of the Peace, Commissioner of the Superior Court, State of Connecticut
 My Commission Expires 03/31/27

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

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

 205 Monroe Turnpike, LLC
 Owner Business Name

Michael Schinella	<i>Michael Schinella</i>	5/2/23
Authorized Member Name Printed	Authorized Signature	Date

Subscribed and sworn to by Michael Schinella on this day of 5/2, 2023, before me:

Kathryn Polacik
 KATHRYN POLACIK
 Notary Public, State of Connecticut
 My Commission Expires 03/31/27

Existing Site Photographs

Proposed Development
205 Monroe Turnpike (Route 111)
Monroe, CT 06468



Eastern Site Limits Along Monroe Turnpike (Route 111)



Site Driveway Facing Existing Noble Gas



Rear of Project Site Behind Existing Panera



Existing Panera On Project Site



Aerial View of Project Site (Pre-Panera Construction)



Image File Name: 72383-246.jpg

Item # 72383-246	UPC Code: 747396090955
Product Family Name: Westgate	Finish: Alder Bronze
Category: OUTDOOR WALL MOUNT	Category Type:
Certification 3195126	
Patents:	
Notes:	



MEASUREMENTS

Width: 9	Length: 20	Height: 20	Extension: 4.5
Height Adjustable: No	Min Overall Height:	Max Overall Height:	Slope: No
Wire Length: 7"	Chain Length:	Safety Cable Included: No	Net Weight: 3.62
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom: 17.0
Backplate Width: 7.0	Backplate Height: 5.0	Center to Top: 3.0	

No. of Bulbs: 2	Light Type: GU10 HALOGEN			
Max Bulb Wattage: 35	Socket: GU10,BI-PIN,TWIST & LOCK			
Dimmable: Yes	Ballast:	Rated Life Hours:	Photocell Included: No	Bulb/LED Included: N
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:



SHIPPING

Description: CLEAR SEEDED	Material: GLASS
Part No.: G72383	Quantity: 1
Width: 7.5	Height: 14.0
	Length:

Carton Width: 6.25	Carton Height: 22.25	Carton Length: 11.0
Carton Weight: 5.016	Carton Cubic Feet: 0.885	Small Package Shippable: Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1



Dark Sky



Wet Location



ETL Intertek



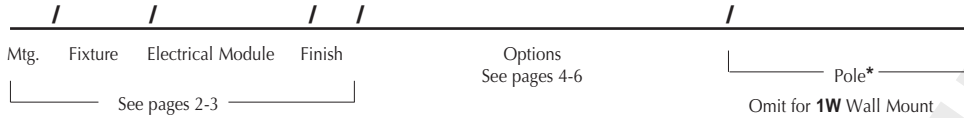
WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.



KIM LIGHTING

Type:
Job:
Catalog number:



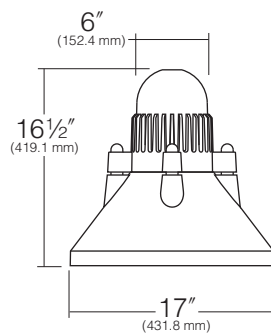
*Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Approvals:

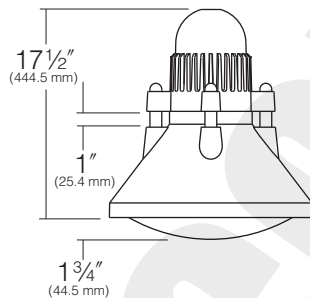
Date:
Page: 1 of 6

Specifications

RA17
17" Diameter
70 to 150 Watt



RA17
with optional
Glow Ring and
Convex Lens



Housing: The Ballast Housing is a one-piece die-cast, low copper (<0.6% Cu) aluminum alloy component with integral cooling fins. The Reflector Housing is one-piece die-cast, low copper (<0.6% Cu) aluminum alloy. The Ballast Housing attaches to the Reflector Housing with stainless steel fasteners and is sealed with a silicone gasket.

Lens Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy. Stainless steel hinges provided for attachment to the Reflector Housing. Stainless steel threaded fasteners provide easy access, concealed from normal view. The 3/16" thick clear flat or convex tempered glass lens seals against the reflector flange by a one-piece extruded silicone gasket with fused seam, to produce a fully sealed optical chamber.

Mounting: Stainless steel bolts are provided to attach the luminaire to the crook arm or swept arm mounting.

Reflector Module: Specular Alzak® optical segments are rigidly mounted within a spun aluminum enclosure which attaches to the Reflector Housing as a one-piece module. Reflectors are field rotatable in 90° increments. All sockets are factory prewired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket to maintain sealed optical chamber integrity. The optical segments are positioned so that reflected light does not pass through the lamp arc tube. The reflector modules are equipped with medium base sockets rated 4K. All optical systems are interchangeable within the housing.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs for attachment to the incoming wires and the socket wires. The module attaches inside the housing using keyhole slots. All ballasts are high power factor with starting temperatures of -40°F for HPS lamp modes.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious injury.

Listings and Ratings

UL cUL 1598 ¹	IP66 Rated
Co (Full) Cut Off ² (Flat Glass Lens Only) FCO Full Cutoff (CGL)	

¹Suitable for wet locations.

²Dark Sky Legislation Compliant

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

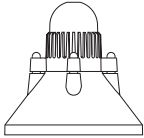


U.S. Patent D430,687

Type:

Job:

Page: 2 of 6



Standard Features

Mounting

Plan View:



EPA 17': 0.8

1.6

2.4

2.8

n/a

Cat. No.: **1A**

2B

3Y

4C

1W

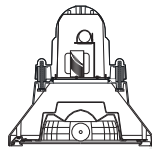
NOTE: 1A, 2B, 3Y and 4C mounting arms are part of the Pole Assembly. 1W Wall Mount arm is not included and must be ordered separately. See page 6 for styles and ordering information.

Fixture

Cat. No. designates RA fixture and light distribution.

See the Kim Site/Roadway Optical Systems catalog for complete details and explanation of optical system features.

Horizontal Lamp



Flat Lens

Light Distribution:

Type I

Type II

Type III

Type IV
Forward Throw
Full Cutoff

Type V
Square
Full Cutoff

Cat. No.: **RA171**

Full Cutoff

Full Cutoff

Full Cutoff

Full Cutoff

Full Cutoff

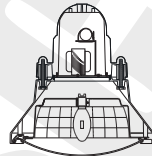
RA172

RA173

RA174

RA175

Vertical Lamp



Convex Lens

Cutoff
Light Distribution:

Asymmetric

Symmetric
Square

Cat. No.: 17"

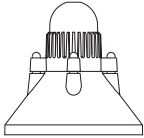
RA17F3

RA17F5

Type:

Job:

Page: 3 of 6

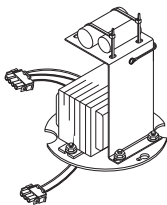


Standard Features

Electrical Module

HPS = High Pressure Sodium

PMH = Pulse Start Metal Halide



Lamp Watts	Lamp Type	Line Volts
400	HPS	277

NOTE: For lamp/ballast information outside of the U.S. and Canada, please consult your local Kim representative.

Cat. Nos. for Electrical Modules available:

High Pressure Sodium

- | | | |
|--|---|---|
| <input type="checkbox"/> 70HPS120 | <input type="checkbox"/> 100HPS120 | <input type="checkbox"/> 150HPS120 |
| <input type="checkbox"/> 70HPS208 | <input type="checkbox"/> 100HPS208 | <input type="checkbox"/> 150HPS208 |
| <input type="checkbox"/> 70HPS240 | <input type="checkbox"/> 100HPS240 | <input type="checkbox"/> 150HPS240 |
| <input type="checkbox"/> 70HPS277 | <input type="checkbox"/> 100HPS277 | <input type="checkbox"/> 150HPS277 |
| <input type="checkbox"/> 70HPS347 | <input type="checkbox"/> 100HPS347 | <input type="checkbox"/> 150HPS347 |
| <input type="checkbox"/> 70HPS480 ¹ | <input type="checkbox"/> 100HPS480 ¹ | <input type="checkbox"/> 150HPS480 ¹ |

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-62	S-54	S-55

Pulse Start Metal Halide

- | | | |
|---|---|---|
| <input type="checkbox"/> 100PMH120 | <input type="checkbox"/> 150PMH120 | <input type="checkbox"/> 175PMH120 ² |
| <input type="checkbox"/> 100PMH208 | <input type="checkbox"/> 150PMH208 | <input type="checkbox"/> 175PMH208 ² |
| <input type="checkbox"/> 100PMH240 | <input type="checkbox"/> 150PMH240 | <input type="checkbox"/> 175PMH240 ² |
| <input type="checkbox"/> 100PMH277 | <input type="checkbox"/> 150PMH277 | <input type="checkbox"/> 175PMH277 ² |
| <input type="checkbox"/> 100PMH347 | <input type="checkbox"/> 150PMH347 | <input type="checkbox"/> 175PMH347 ² |
| <input type="checkbox"/> 100PMH480 ¹ | <input type="checkbox"/> 150PMH480 ¹ | <input type="checkbox"/> 175PMH480 ^{1,2} |

Lamp	ED-17, Clear	ED-17, Clear	ED-17, Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	M-90	M-102	M-137

¹480 volt with medium base sockets may require approval of local building code authority.

²175PMH lamp not for use in horizontal lamp reflectors.

NOTE: Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probe start metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims.

(Visit www.aboutlightingcontrols.org or the Library of Congress website for more details).

Finish

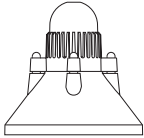
Super TGIC powder coat paint over titanated zirconium conversion coating.

Color: Black Dark Bronze Light Gray Stealth Gray™ Platinum Silver White Custom Color³
 Cat. No.: BL DB LG SG PS WH CC

³Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

Type:

Job:



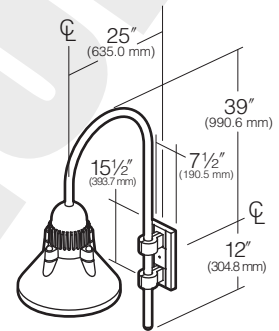
Optional Features

Wall Mounting

Cat. No. **1W**

Select from Mounting on page 2.

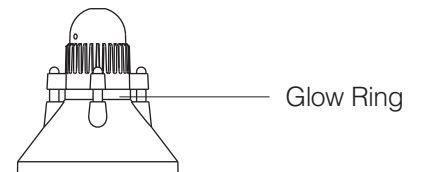
Cast aluminum wall mounting plate pre-attaches to wall with bolts (by others). A cast cover with crook attachments hangs on mounting plate during field wiring and fastening. Splice cover supplied. **1W** Wall Mount arm is not included and must be ordered separately.



Glow Ring

Cat. No. **GR**
 No Option

Diffuse tempered glass securely held between the Ballast Housing and Reflector Housing with stainless steel fasteners and silicone gaskets. Extruded aluminum spacers extend Ballast Housing to Reflector Housing connections.

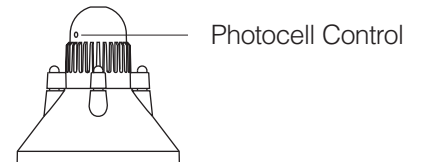


Photocell

Cat. No. **(See right)**
 No Option

Factory installed fully gasketed sensor.

Cat. No.	Line Volts	Cat. No.	Line Volts
<input type="checkbox"/> A-30	120V	<input type="checkbox"/> A-33	277V
<input type="checkbox"/> A-31	208V	<input type="checkbox"/> A-34	480V
<input type="checkbox"/> A-32	240V	<input type="checkbox"/> A-35	347V

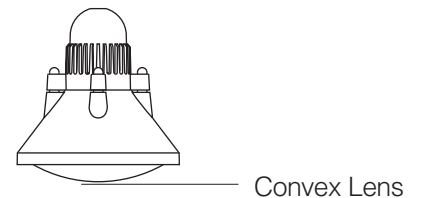


Convex Glass Lens

Cat. No. **CGL**
 No Option

Convex Glass Lens: The 3/16" thick clear convex tempered glass lens replaces the standard flat glass lens in horizontal lamp fixtures. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme.

NOTE: Convex Lens is standard on all Vertical Lamp Optical Systems.

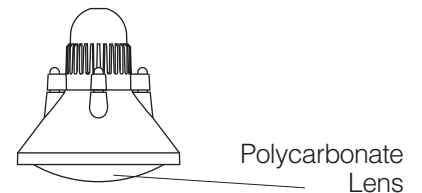


Polycarbonate Lens

Cat. No. **LS**
 No Option

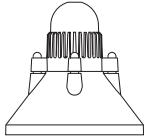
One-piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens. 250 watt maximum. May be used with 400 watt HPS in locations where ambient air temperature during fixture operation will not exceed 85°F.

CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.


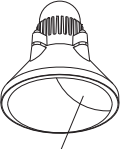
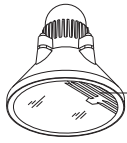



Type:

Job:



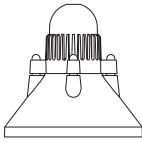
Optional Features

<p>Houseside Shield Cat. No. <input type="checkbox"/> No Option</p>	<p>(Types II, III, IV, and Asymmetric distributions only). The cutoff horizontal reflectors are available with stamped aluminum louvers that pass streetside light and block houseside light, and a blackened panel added to the reflector to reduce houseside reflections. The vertical reflectors and horizontal reflectors with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, and a blackened panel added to the reflector to reduce houseside reflections.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>HS for flat lens</p> </div> <div style="text-align: center;">  <p>HSC for convex lens or polycarbonate lens</p> </div> </div> <p>Cat. No. <input type="checkbox"/> HS Recommended for use with clear lamps only. Effectiveness is reduced for coated lamps. Not for use with Type V (horizontal lamp) or symmetric (vertical lamp) light distributions</p> <p><input type="checkbox"/> HSC For use with all fixtures with polycarbonate or convex glass lens. Not for use with Type V or symmetric light distributions.</p>
<p>Neighbor Friendly Shield Cat. No. <input type="checkbox"/> NFS <input type="checkbox"/> No Option</p>	<p>(Type IV only) Stamped internal shield and blocking panels are used to direct and redirect lighting into a forward throw distribution. The amount of light directed and redirected toward the back of the luminaire is dramatically reduced to create extremely low glare behind the pole. Only available on the Type IV reflectors.</p> <div style="text-align: right;">  <p>Neighbor Friendly Shield for flat lens</p> </div>
<p>Fusing Cat. No. (See right) <input type="checkbox"/> No Option</p>	<p>High temperature fuse holders factory installed. Fuse is included.</p> <p>Line Volts: 120V 208V 240V 277V 347V 480V Cat. No.: <input type="checkbox"/> SF <input type="checkbox"/> DF <input type="checkbox"/> DF <input type="checkbox"/> SF <input type="checkbox"/> SF <input type="checkbox"/> DF</p> 
<p>Poles and Arms</p>	<p>See Kim Lighting's Arms and Poles Selection Guide for a complete selection of heritage style poles. Arm variations are shown on page 6.</p>

Type:

Job:

Page: 6 of 6



Arm Options

Arms

Note: Refer to Kim Lighting's Arms and Poles Selection Guide for complete details.

Mounting
Orientation

- 1SA
- 2SB
- 3SY
- 4SC

Post Top Crook

ARM Tenon Mount Wall Mt



HA01S HA01S-TM1

Side Pole Crook

ARM Tenon Mount Wall Mt



HA02S HA02S-TM1
 HA02S-TM2
 HA02S-TM3
 HA02S-TM4 HA02S-W

Post Top Swept Cast Arm

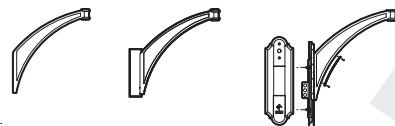
ARM Tenon Mount Wall Mt



HA03S HA03S-TM1
 HA03S-TM2
 HA03S-TM3
 HA03S-TM4

Side Pole Swept Cast Arm

ARM Tenon Mount Wall Mt



HA11S HA11S-TM1
 HA11S-TM2
 HA11S-TM3
 HA11S-TM4 HA11S-W

Side Pole S-Shaped Up Cast Arm

ARM Tenon Mount Wall Mt



HA12S HA12S-TM1
 HA12S-TM2
 HA12S-TM3
 HA12S-TM4 HA12S-W

Side Pole S-Shaped Down Cast Arm

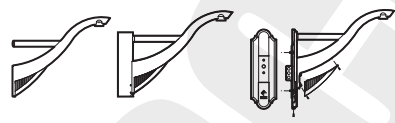
ARM Tenon Mount Wall Mt



HA13S HA13S-TM1
 HA13S-TM2
 HA13S-TM3
 HA13S-TM4 HA13S-W

Side Pole Neo-Classic Arm

ARM Tenon Mount Wall Mt



HA14S HA14S-TM1
 HA14S-TM2
 HA14S-TM3
 HA14S-TM4 HA14S-W

Side Pole Ribbon Arm w/Top Scroll

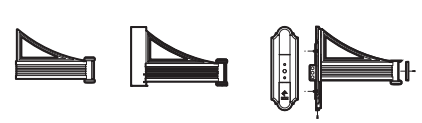
ARM Tenon Mount Wall Mt



HA31S HA31S-TM1
 HA31S-TM2
 HA31S-TM3
 HA31S-TM4 HA31S-W

Side Pole Ribbon Arm w/Top Gusset

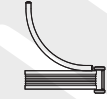
ARM Tenon Mount Wall Mt



HA33S HA33S-TM1
 HA33S-TM2
 HA33S-TM3
 HA33S-TM4 HA33S-W

Side Pole Ribbon Arm w/Top Brace

ARM Tenon Mount Wall Mt



HA35S HA35S-TM
 Consult
 Factory HA35S-W
 Consult
 Factory

Side Pole Ribbon Arm w/Top Brace & Bottom Scroll

ARM Tenon Mount Wall Mt



HA37S HA37S-TM
 Consult
 Factory HA37S-W
 Consult
 Factory

Side Pole Ribbon Arm w/Top Brace & Bottom Gusset

ARM Tenon Mount Wall Mt



HA38S HA38S-TM
 Consult
 Factory HA38S-W
 Consult
 Factory

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Type: L22

Rev. Date: V16 03/02/2020

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

*See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
Direct Mount Luminaires	
Canopy Upgrade Kits (18 ga. steel, except where noted)	
CPY-AP304* - for use with Cree Lighting CAN-304 luminaires, 16 ga. 5052 aluminum	
XA-BXCCMW - for use with Jet-Philips, 21.60" (549mm) square, white	
XA-BXCCNW - for use with ElSCO Franciscan, 22.06" (560mm) square, white	
XA-BXCCPW - for use with LSI Dakota or Masters, 22.50" (572mm) square, white	
XA-BXCCQW - for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square, white	
XA-BXCCRW - for use with ElSCO Merrit, 18.06" (459mm) square, white	
XA-BXCCSW - for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white	
Direct Mount Junction Box/Stem Kit	
XA-BXCCJBOX - 6.0" (152mm) H x 3/4" (19mm) NPT Stem	
- Watertight	
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
Direct Mount Beauty Plates	
XA-BXCCBPW - 26.17" (665mm) Beauty Plate Only (18 ga. steel), white	
XA-BXCCBPB12W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)	
XA-BXCCBPB16W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)	
Pendant Mount Luminaires	
Pendant Mount Kits	
XA-PS12KIT* - 5" (127mm) pendant	
XA-PS18KIT* - 11" (279mm) pendant	
XA-PS22KIT* - 15" (381mm) pendant	
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends	
Hand-Held Remote	
XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

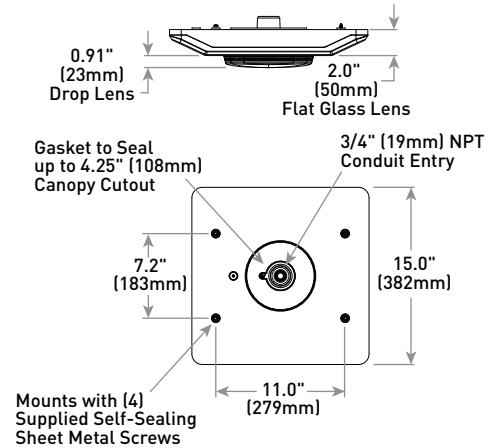
DM Mount



Flat Lens



Drop Lens



Weight

12.5 lbs. (5.7kg)

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

Product	Version	Mounting	Optic	Lumen Package/ Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	DM	F	C	UL	CS	30K	MOD-29W (Special)
CPY250	B	DM Direct HC Hook & Cord PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 60W 13L 91W B 96W C 31W E 145W F 85W	UL Universal 120-277V UH* Universal 347-480V - Available with B, E & F input power designators only - Must specify either 34 or 48 voltage with 13L, A and C 34* 347V - Available with 13L lumen package and A & C input power designators only 48* 480V - Available with 13L lumen package and A & C input power designators only	BK Black BZ Bronze CS Silver WH White	30K 3000K 40K 4000K 57K 5700K	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified lumen package/ Input Power Designator HZ Class I, Div. 2 Hazardous Location Certification - Available with DM and PD mounts only - A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada - Not available with K or PML options K NSF 2 Certification - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options PML Programmable Multi-Level - Available with UL voltage only - Refer to PML spec sheet for details

* 13L lumen package and A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table



CREE LIGHTING

US: creelighting.com T (800) 236-6800

Canada: creelighting-canada.com T (800) 473-1234

CPY250® LED Canopy/Soffit Luminaire - Version B

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4" IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

CONTROLS

- Continuous dimming to 10% with 0-10V DC control protocol
- **10V Source Current:** 0.15mA
- Use only lighting controls with neutral connection or controls intended for use with LED fixtures
- Reference LED Dimming spec sheet for additional dimming information

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM and DM mount with HZ option. Covered ceiling required only when not used with cULus Listed, wet location junction box or XA-BXCCJBBOX accessory
- Suitable for damp locations when ordered with HC and PD mounts. Designed for indoor use only
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount. Exceptions apply when HZ option is selected
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the DM or PD mount and the HZ option. A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada. Not available with K or PML options. Rated for Groups A, B, C & D. Bears a T3C (160°C) temperature classification within a 25°C ambient
- NSF Certified when ordered with DM mount and K option. Not available with HZ or PML options. Refer to <http://info.nsf.org/Certified/Food/> for additional details
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and Flat Lens (F). Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*								
Lumen Package/ Input Power Designator	System Watts 120-277V	System Watts 347-480V; 347/480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
A	60	68	0.51	0.29	0.25	0.22	0.20	0.14
13L	91	102	0.79	0.45	0.39	0.34	0.30	0.21
B	96	96	0.82	0.47	0.40	0.35	0.28	0.20
C	31	33	0.26	0.15	0.13	0.11	0.10	0.07
E	145	145	1.22	0.70	0.61	0.53	0.42	0.30
F	85	85	0.72	0.41	0.36	0.31	0.24	0.18

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

CPY Series (Version B) Ambient Adjusted Lumen Maintenance ¹						
Ambient	Lumen Package/ Input Power Designator	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	A/B/C/E/F	1.03	1.00	0.96	0.93	0.90
	13L	1.04	1.01	1.00	0.98	0.97
10°C (50°F)	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
	13L	1.03	1.00	0.99	0.97	0.96
15°C (59°F)	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
	13L	1.02	0.99	0.98	0.96	0.95
20°C (68°F)	A/B/C/E/F	1.01	0.98	0.95	0.91	0.88
	13L	1.01	0.98	0.97	0.95	0.94
25°C (77°F)	A/B/C/E/F	1.00	0.97	0.94	0.90	0.87
	13L	1.00	0.97	0.96	0.94	0.93
30°C (86°F)	A/B/C/E/F	0.99	0.96	0.93	0.90	0.87
	13L	0.99	0.96	0.95	0.93	0.92

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Operating Temperature Range				
Lumen Package/ Input Power Designator	Direct Mount to Plywood	Direct Mount to Sheet Metal/ Suspended	Class 1, Division 2 Hazardous Location	
			Direct Mount to Plywood	Direct Mount to Sheet Metal/Suspended
A	-40°C to +40°C	-40°C to +45°C	-40°C to +25°C	
13L/B	-40°C to +35°C	-40°C to +40°C		
C	-40°C to +45°C	-40°C to +50°C		
E	-40°C to +35°C	-40°C to +40°C		
F	-40°C to +40°C	-40°C to +45°C		

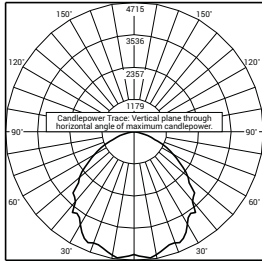
WARNING: Exceeding maximum operating temperature may result in thermal foldback

Photometry

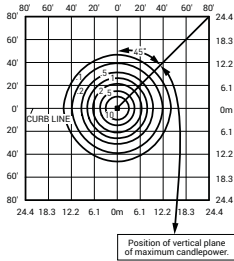
All published luminaire photometric testing performed to IES LM-79-08 standards.

To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/canopy-and-soffit/cpy-series>

DROP LENS



CESTL Test Report #: PL08412-001A
 CPY250-B-**-D-B-UL-**-57K
 Initial Delivered Lumens: 12,403



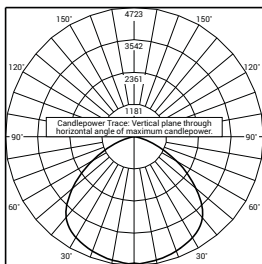
CPY250-B-**-D-B-UL-**-57K
 Mounting Height: 15' [4.6m] A.F.G.
 Initial Delivered Lumens: 12,860
 Initial FC at grade

Drop Lens Distribution						
Lumen Package/ Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U2 G1	7,600	B3 U2 G1	7,720	B3 U2 G1
13L	11,900	B3 U2 G1	12,800	B3 U2 G1	12,825	B3 U2 G1
B	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1
C	4,210	B2 U2 G1	4,420	B2 U2 G1	4,520	B2 U2 G1
E	19,100	B4 U3 G2	19,600	B4 U3 G2	20,080	B4 U3 G2
F	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1

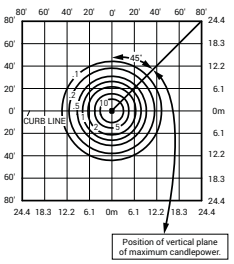
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

FLAT LENS



CESTL Test Report #: PL08165-001C
 CPY250-B-**-F-B-UL-**-57K
 Initial Delivered Lumens: 13,040



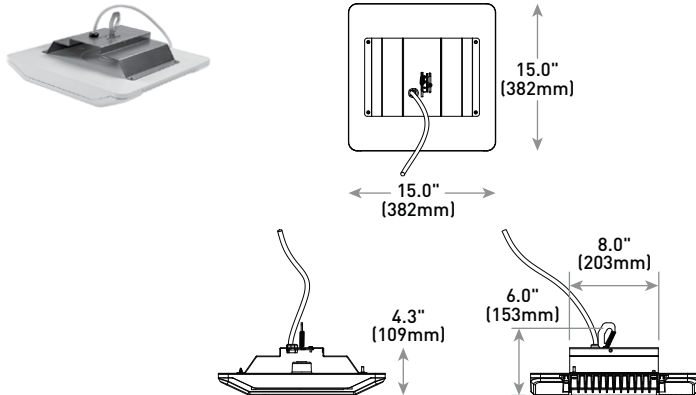
CPY250-B-**-F-B-UL-**-57K
 Mounting Height: 15' [4.6m] A.F.G.
 Initial Delivered Lumens: 12,860
 Initial FC at grade

Flat Lens Distribution						
Lumen Package/ Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,250	B3 U0 G1	7,600	B3 U0 G1	7,720	B3 U0 G1
13L	11,900	B3 U0 G1	12,800	B3 U0 G1	12,825	B3 U0 G1
B	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1
C	4,210	B2 U0 G1	4,420	B2 U0 G1	4,520	B2 U0 G1
E	19,100	B4 U0 G1	19,600	B4 U0 G1	20,080	B4 U0 G1
F	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1

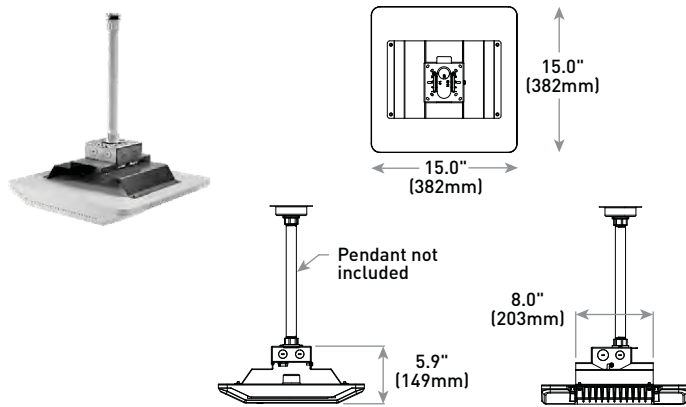
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

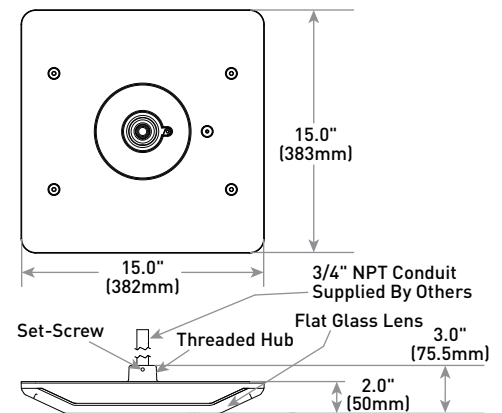
HC Mount



PD Mount



PD Mount w/HZ Option



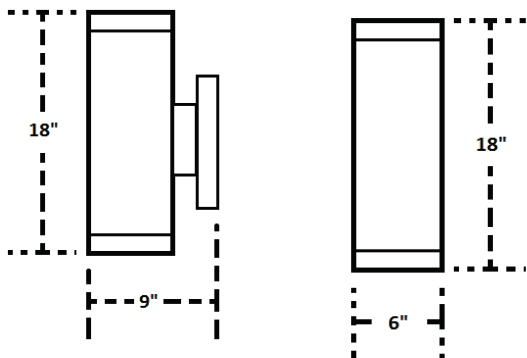
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US: creelighting.com T (800) 236-6800
 Canada: creelighting-canada.com T (800) 473-1234

18" Cylinder LED Sconce

Decorative Outdoor – Wall Mount

Type: L24



Performance Summary

Distribution: Uplight/Downlight

Initial Delivered Lumens: 2,400

Input Power: 29 watts

CRI: 90+ CRI

CCT: 3000K

Voltage: 120V, 60Hz

Dimmable: Yes*

Finish: Satin

Frame Material: Metal

J-Box Type: 4X4 (standard)

Dimensions: 6.0"W X 18.0"H X 9.0"D

Compliance: ETL, Title 24, and wet location listed when used with top cover

Warranty: Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-603P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed

Top Cover Lens (included with sconce)

DO-LENS

- Adapts up/down sconce to downlight distribution only

Ordering Information

Product

CL-20364LEDD-SAT-CLR-SB

Noctura Series

LED Area Luminaires

Type: L31/L32/L33/L34

Special

Rev. Date: V5 03/10/2020

Product Description

The Noctura® LED Area luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 10-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for direct pole, tenon or vertical flat surface mounting.

Applications: Ideal for both retrofit and new installation: parking area, security, or site pathway applications.

Performance Summary

Lumen Output: Up to 35,600 lumens

Efficacy: Up to 155 LPW

CRI: Minimum 70 CRI

CCT: 4000K, 5000K

Limited Warranty*: 10 years on luminaire, mounts, backlight shields, bird spikes and cables/1 year on photocells and shorting cap

*See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed		
Backlight Shield NTA-BLSF-11L - For use with 11L only NTA-BLSF-19L - For use with 19L only NTA-BLSF-35L - For use with 35L only	Bird Spikes NTA-BRDSPK-19L - For use with 19L only NTA-BRDSPK-35L - For use with 35L only Button Photocell C-ACC-A-PCCELL-LV - For use with 120V only C-ACC-A-PCCELL-HV - For use with 208-277V only	Cable NTX-QC-5 (120-277 Volt only) NTX-QC-5-U (120-480 Volt) - 5' (1.5m) cable replacement Shorting Cap XA-XSLSHRT NEMA 3-Pin Photocell C-ACC-A-PCCELL-NEMA3-LV - UL (120-277V) Voltage only

Ordering Information

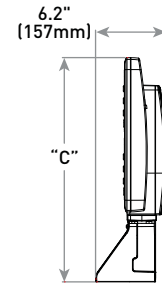
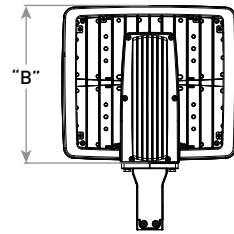
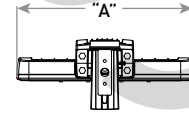
Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** NTA-DA-BZ + **Luminaire:** NTA-A-NM-T3-11L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*		
NTA-DA-CS		
Direct Arm Mounts NTA-DA-BZ (120-277 Volt only) NTA-DA-BZ-U (120-480 Volt) - Direct Arm Mount NTX-3R-BZ (120-277 Volt only) NTX-3R-BZ-U (120-480 Volt) - Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor - Must be used with NTA-DA-BZ or NTA-DA-BZ-U mounts	Adjustable Arm Mounts NTX-AA-BZ (120-277 Volt only) NTX-AA-BZ-U (120-480 Volt) - Adjustable Arm Mount w/ knockout for Field-Installed Button Photocell (by others) NTX-AA-3R-BZ (120-277 Volt only) NTX-AA-3R-BZ-U (120-480 Volt) - Adjustable Arm Mount w/NEMA® 3-Pin Photocell Receptacle NTX-3R-BZ (120-277 Volt only) NTX-3R-BZ-U (120-480 Volt) - Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others) - Must be used with NTX-AA-BZ or NTX-AA-BZ-U mounts	Trunnion Mounts NTX-TR-BZ (120-277 Volt only) NTX-TR-BZ-U (120-480 Volt) - Trunnion Mount NTX-TR-3R-BZ (120-277 Volt only) NTX-TR-3R-BZ-U (120-480 Volt) - Trunnion Mount w/NEMA® 3-Pin Photocell Receptacle NTX-TR-PK-BZ (120-277 Volt only) NTX-TR-PK-BZ-U (120-480 Volt) - Trunnion Mount w/knockout for Field-Installed Button Photocell (by others) NTX-3R-BZ (120-277 Volt only) NTX-3R-BZ-U (120-480 Volt) - Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others) - Must be used with NTX-TR-BZ or NTX-TR-BZ-U mounts

Note: NEMA® 3-Pin Photocell Receptacle requires photocell or shorting cap by others

11L
Direct Mount
(NTA-DA-BZ or NTA-DA-BZ-U)



Lumen Package	Weight**	Dim "A"	Dim "B"	Dim "C"
11L*	12.5 lbs. (5.7kg)	10.6" (269mm)	12.9" (328mm)	18.7" (476mm)
19L*	16.0 lbs. (7.3kg)	15.4" (391mm)	13.8" (351mm)	19.6" (499mm)
35L*	21.1 lbs. (9.6kg)	15.4" (391mm)	19.8" (502mm)	25.6" (650mm)

* See pages 3-5 for additional line drawings

** Includes housing & mount (for housing weight only refer to page 2)

NTA	A	NM	T4	11L	57K	UL	CS
Product	Version	Mounting	Optic	Lumen Package**	CCT	Voltage	Color Options
NTA	A	NM No Mount	T3* Type III Medium T4* Type IV Medium T5 Type V Medium	11L 11,000 lumens 19L 19,000 lumens 35L 35,000 lumens	40K 4000K 50K 5000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BZ Bronze CS Silver

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

** Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values



CREE LIGHTING

US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with weathertight integral LED driver compartment which is specifically designed for advanced LED thermal management
- Housing and mounting accessories finished in polyester powder coat paint, 2.5 mil nominal thickness
- Mounting options include: adjustable arm w/knockout provision for field-installed button type photocell (by others), adjustable arm w/NEMA® 3-Pin photocell receptacle, trunnion mount, trunnion mount w/NEMA® 3-Pin photocell receptacle, trunnion mount w/knockout provision for field-installed button type photocell (by others), and direct arm mount
- Extension arm accessory for adjustable, direct and trunnion mounts provides both a NEMA® 3-Pin photocell receptacle and a knockout provision for a field-installed occupancy sensor (by others)
- Photocell or shorting cap by others
- Adjustable arm mount is constructed of rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenons. It includes tooth lock aiming that can be adjusted from 0° (horizontal) to 45° in 5° increments
- Trunnion mount features rugged steel construction, mounts to vertical flat surfaces, and can be adjusted from 0° (horizontal) to 45° in 15° increments
- Direct arm is constructed of rugged die cast aluminum and mounts to 3-6" (76-152mm) square poles or 4-5" (102-127mm) round poles with (2) 5/16" bolts
- Mount secures to luminaire housing with (4) 5/16" bolts and lock washers (included)
- Designed for downlight applications only, 45-degree tilt maximum
- **Housing Weight:** 11L-8.6 lbs. (3.9kg); 19L-12.1 lbs. (5.5kg); 35L-17.2 lbs. (7.8kg)

OPTICS

- Mid-power LED array Area optics are available in IES Type III, IV and V distributions for 4000K and 5000K CCTs with a minimum of 70 CRI. Efficacies up to 155 LPW for minimal energy consumption. Backlight shields are available for light trespass and glare control.

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Quick connect supply cord makes installation easy
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.20 mA
- **Operating Temperature Range:** -30°C - +40°C (-22°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure meets IP65 requirements per IEC 60529
- Certified to ANSI C136.31-2001, 1.5G vibration standards
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- RoHS compliant. Consult factory for additional details
- DLC Premium qualified. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*							
Lumen Package	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
11L	75	0.75	0.40	0.35	0.30	0.24	0.17
19L	130	1.30	0.75	0.65	0.56	0.45	0.33
35L	230	2.30	1.33	1.15	1.00	0.80	0.58

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

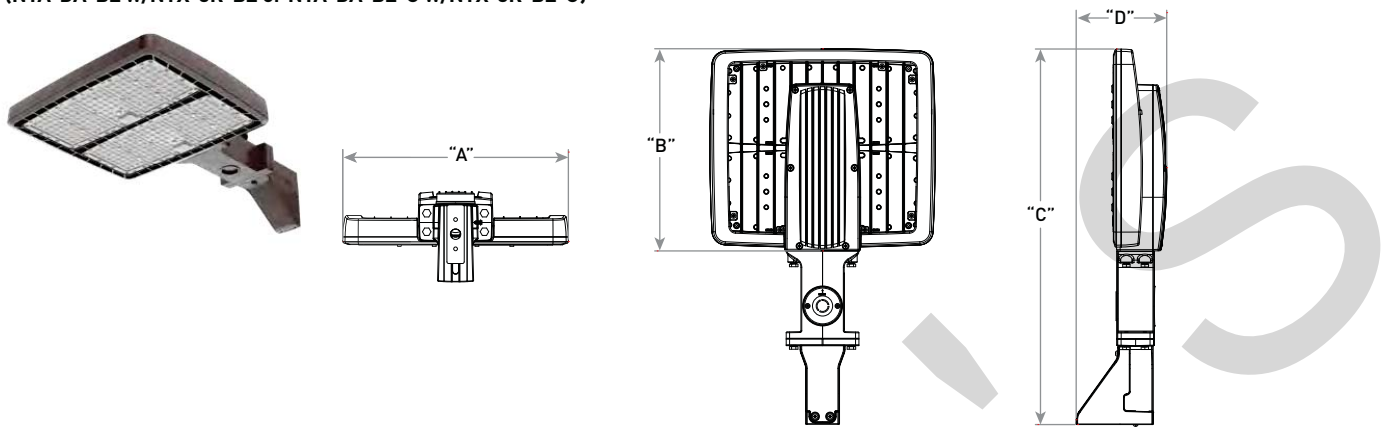
Noctura Series Ambient Adjusted Lumen Maintenance ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	0.98	0.92	0.87	0.87
10°C (50°F)	1.03	0.97	0.91	0.86	0.86
15°C (59°F)	1.02	0.96	0.91	0.85	0.85
20°C (68°F)	1.01	0.95	0.90	0.84	0.84
25°C (77°F)	1.00	0.94	0.89	0.83	0.83
30°C (86°F)	0.99	0.93	0.88	0.83	0.83
35°C (95°F)	0.98	0.93	0.87	0.82	0.82
40°C (104°F)	0.97	0.91	0.85	0.80	0.80

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x tested duration of the LED.

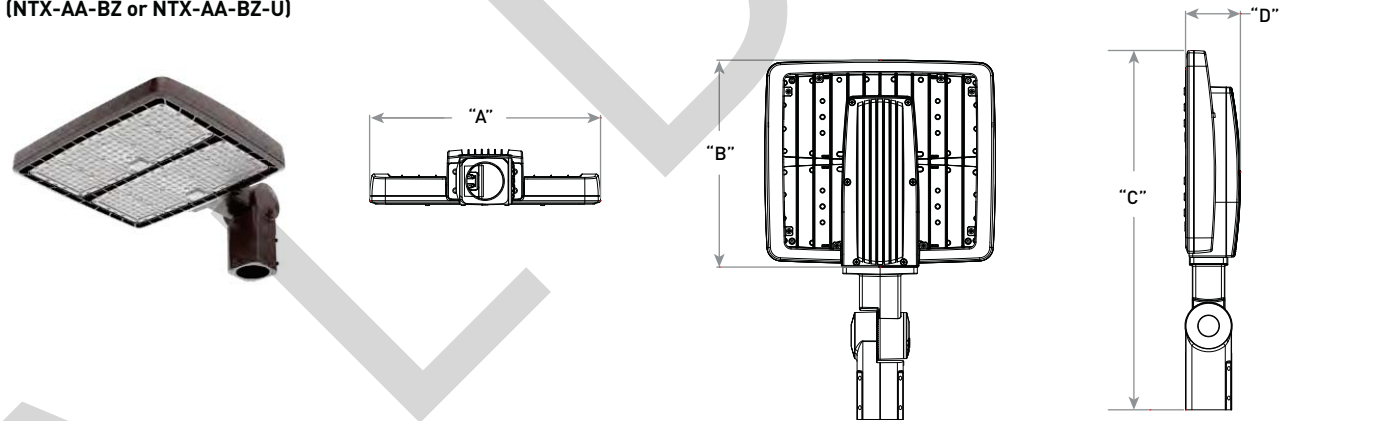
19L
Direct Mount w/ Extended Arm, NEMA® 3-Pin Photocell Receptacle, and Occupancy Sensor Knockout
(NTA-DA-BZ w/NTX-3R-BZ or NTA-DA-BZ-U w/NTX-3R-BZ-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	15.0 lbs. (6.8kg)	10.6" (269mm)	12.9" (327mm)	24.7" (628mm)	6.2" (157mm)
19L	18.4 lbs. (8.4kg)	10.6" (269mm)	13.8" (350mm)	25.6" (651mm)	6.2" (157mm)
35L	23.5 lbs. (10.7kg)	15.4" (391mm)	19.8" (502mm)	31.5" (801mm)	6.2" (158mm)

* Includes housing & mount (for housing weight only refer to page 2)

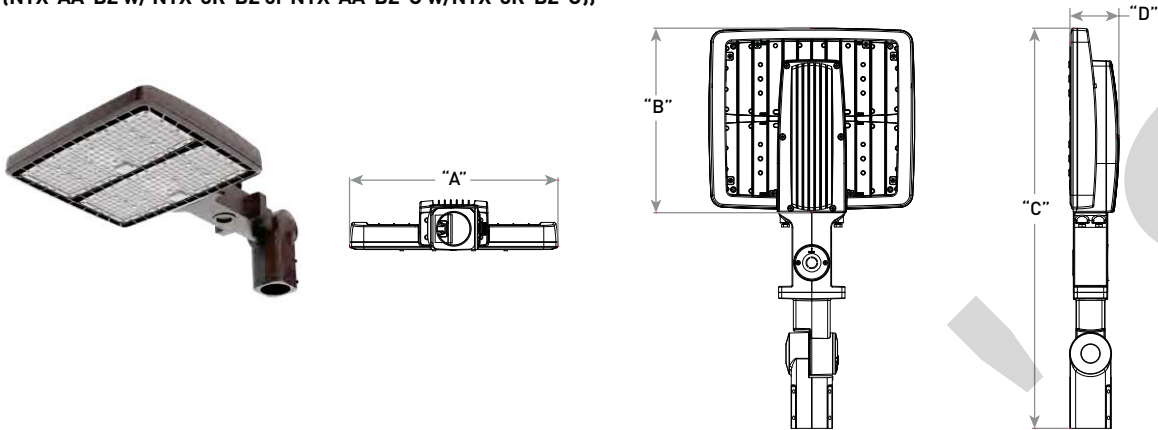
19L
Adjustable Arm Mount w/Knockout for Field-Installed Button Photocell (by others)
(NTX-AA-BZ or NTX-AA-BZ-U)



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.3 lbs. (5.6kg)	10.6" (269mm)	12.9" (327mm)	23.0" (585mm)	3.6" (92mm)
19L	15.8 lbs. (7.2kg)	15.4" (391mm)	13.8" (350mm)	23.9" (608mm)	3.7" (93mm)
35L	20.9 lbs. (9.5kg)	15.4" (391mm)	19.8" (502mm)	29.9" (760mm)	3.8" (95mm)

* Includes housing & mount (for housing weight only refer to page 2)

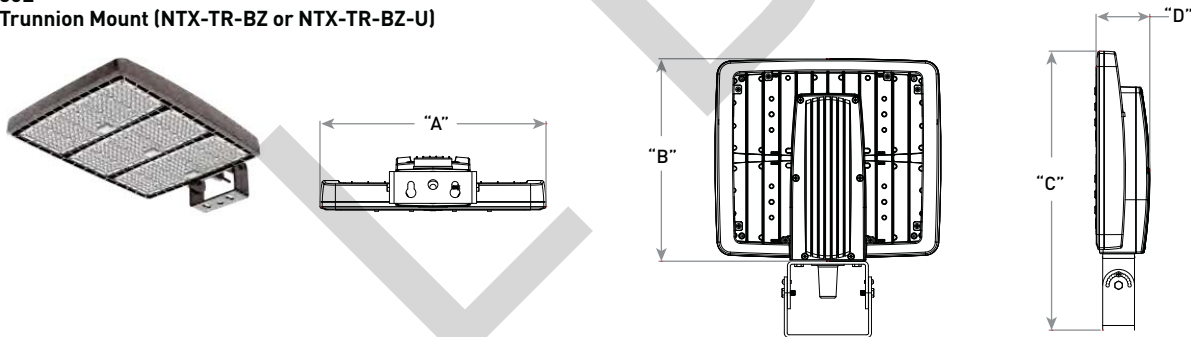
19L
Adjustable Arm Mount w/ Extended Arm, NEMA® 3-Pin Photocell Receptacle, and Occupancy Sensor Knockout
(NTX-AA-BZ w/ NTX-3R-BZ or NTX-AA-BZ-U w/NTX-3R-BZ-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	14.7 lbs. [6.7kg]	10.6" [269mm]	12.9" [327mm]	29.0" [737mm]	3.6" [92mm]
19L	18.2 lbs. [8.3kg]	15.4" [391mm]	13.8" [350mm]	29.9" [760mm]	3.7" [93mm]
35L	23.3 lbs. [10.6kg]	15.4" [391mm]	19.8" [502mm]	35.9" [911mm]	3.8" [95mm]

* Includes housing & mount (for housing weight only refer to page 2)

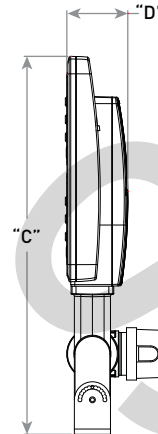
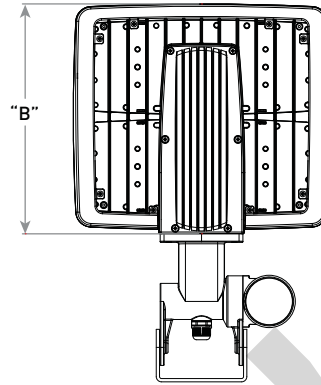
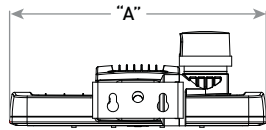
35L
Trunnion Mount (NTX-TR-BZ or NTX-TR-BZ-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	11.7 lbs. [5.3kg]	10.6" [269mm]	12.9" [327mm]	18.1" [459mm]	3.6" [92mm]
19L	15.2 lbs. [6.9kg]	15.4" [391mm]	13.8" [350mm]	19.0" [482mm]	3.7" [93mm]
35L	20.3 lbs. [9.2kg]	15.4" [391mm]	19.7" [502mm]	25.0" [634mm]	3.7" [93mm]

* Includes housing & mount (for housing weight only refer to page 2)

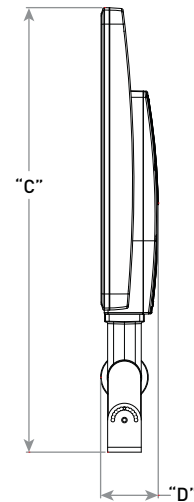
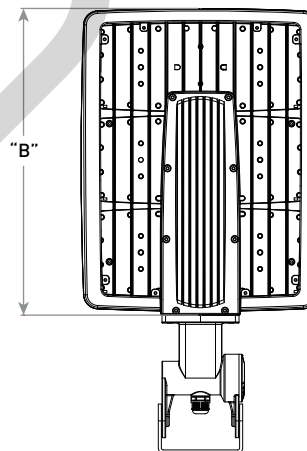
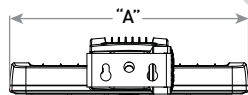
19L
Trunnion Mount w/NEMA® 3-Pin Photocell Receptacle
(NTX-TR-3R-BZ or NTX-TR-3R-BZ-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.8 lbs. (5.8kg)	10.7" (273mm)	12.9" (327mm)	21.8" (553mm)	3.6" (92mm)
19L	16.2 lbs. (7.3kg)	15.4" (391mm)	13.8" (350mm)	22.7" (576mm)	3.7" (93mm)
35L	21.3 lbs. (9.7kg)	15.4" (391mm)	19.8" (502mm)	28.6" (727mm)	3.7" (94mm)

* Includes housing & mount [for housing weight only refer to page 2]

19L
Trunnion Mount w/Knockout for Field-Installed Button Photocell (by others)
(NTX-TR-PK-BZ or NTX-TR-PK-BZ-U)



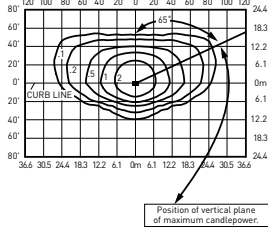
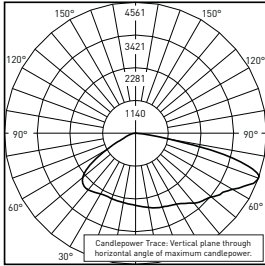
Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.8 lbs. (5.8kg)	10.6" (269mm)	12.9" (327mm)	21.8" (553mm)	3.6" (92mm)
19L	16.2 lbs. (7.3kg)	15.4" (391mm)	13.8" (350mm)	22.7" (576mm)	3.7" (93mm)
35L	21.3 lbs. (9.7kg)	15.4" (391mm)	19.8" (502mm)	28.6" (727mm)	3.7" (94mm)

* Includes housing & mount [for housing weight only refer to page 2]

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://www.creelighting.com/products/outdoor/area/noctura-area>

T3



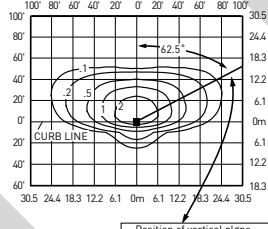
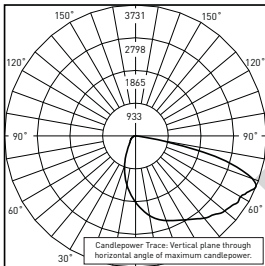
RESTL Test Report #: PL14468-001A
NTA-A-NM-T3-11L-40K-UL-**
Initial Delivered Lumens: 10,914

NTA-A-NM-T3-11L-40K-UL-**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
Initial FC at grade

Type III Medium Distribution			
4000K/5000K			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	11,475	B3 U0 G2	153
19L	19,200	B3 U0 G3	148
35L	35,600	B4 U0 G3	155

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

T3 w/BLS



RESTL Test Report #: PL14469-001A
NTA-A-NM-T3-11L-40K-UL- w/NTA-BLSF-11L**
Initial Delivered Lumens: 7,236

NTA-A-NM-T3-11L-40K-UL- w/NTA-BLSF-11L**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 7,575
Initial FC at grade

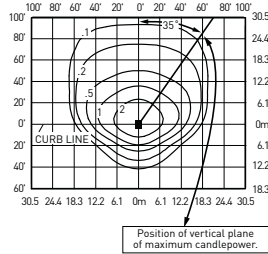
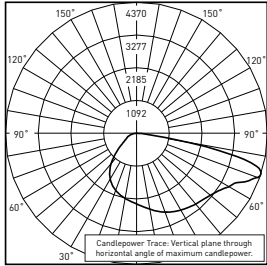
Type III Medium w/BLS Distribution			
4000K			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	7,575	B1 U0 G1	101
19L	12,675	B2 U0 G2	98
35L	23,500	B3 U0 G3	102

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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T4



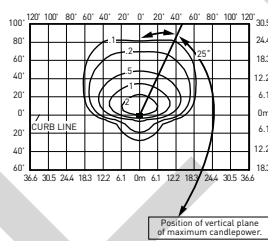
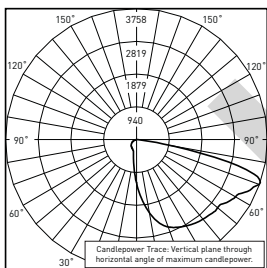
RESTL Test Report #: PL14470-001A
NTA-A-NM-T4-11L-40K-UL-**
Initial Delivered Lumens: 10,892

NTA-A-NM-T4-11L-40K-UL-**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
Initial FC at grade

Type IV Medium Distribution			
4000K/5000K			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	11,475	B2 U0 G2	153
19L	19,200	B3 U0 G3	148
35L	35,600	B4 U0 G4	155

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

T4 w/BLS



RESTL Test Report #: PL14471-001A
NTA-A-NM-T4-11L-40K-UL- w/NTA-BLSF-11L**
Initial Delivered Lumens: 7,186

NTA-A-NM-T4-11L-40K-UL- w/NTA-BLSF-11L**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 7,575
Initial FC at grade

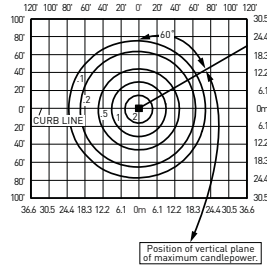
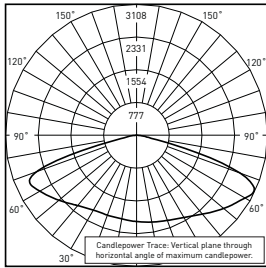
Type IV Medium w/BLS Distribution			
4000K/5000K			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	7,575	B1 U0 G2	101
19L	12,675	B1 U0 G2	98
35L	23,500	B2 U0 G3	102

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://www.creelighting.com/products/outdoor/area/noctura-area>

T5



Ningbo TengLi Testing Co. Test Report #:
 STD190155NB-LD
 NTA-A-NM-T5-11L-30K-UL-**
Initial Delivered Lumens: 11,626

NTA-A-NM-T5-11L-40K-UL-**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
 Initial FC at grade

Type V Medium Distribution			
Lumen Package	4000K/5000K		
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	11,475	B3 U0 G2	153
19L	19,200	B4 U0 G2	148
35L	35,600	B5 U0 G3	155

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount - NTX-AA-BZ or NTX-AA-BZ-U w/housing Weight: 11L: 12.3 lbs. (5.6kg); 19L: 15.8 lbs. (7.2kg); 35L: 20.9 lbs. (9.5kg); Add 1.1lbs. (0.5kg) for NTX-AA-3R-BZ or NTX-AA-3R-BZ-U mount; Add 2.4 lbs. (1.1kg) for NTX-3R-BZ or NTX-3R-BZ-U Extended Arm

Lumen Package	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°	4 @ 180°
Tenon Configuration Single (0°-45° Tilt): If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA								
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(90); PT-2(90)*	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-3A*; PB-3R2.375; PD-3A4(90); PT-3(90)	PB-3A*; PB-3R2.375; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)	PB-4A*(180); PB-4R2.375
0° Tilt								
11L	0.56	1.12	1.12	1.49	1.49	1.49	1.86	1.86
19L	0.59	1.18	1.18	1.69	1.69	1.69	2.20	2.20
35L	0.77	1.54	1.54	2.06	2.06	2.06	2.58	2.58
10° Tilt								
11L	0.56	1.12	1.12	1.66	1.66	1.66	2.20	2.20
19L	0.75	1.50	1.50	2.25	2.25	2.25	3.00	3.00
35L	0.87	1.74	1.74	2.63	2.63	2.63	3.48	3.48
20° Tilt								
11L	0.67	1.34	1.34	2.01	2.01	2.01	2.68	2.68
19L	0.96	1.92	1.92	2.88	2.88	2.88	3.84	3.84
35L	1.17	2.34	2.34	3.51	3.51	3.51	4.68	4.68
30° Tilt								
11L	0.77	1.54	1.54	2.31	2.31	2.31	3.08	3.08
19L	1.10	2.20	2.20	3.30	3.30	3.30	4.40	4.40
35L	1.39	2.78	2.78	4.17	4.17	4.17	5.56	5.56
45° Tilt								
11L	0.86	1.72	1.72	2.58	2.58	2.58	3.44	3.44
19L	1.23	2.46	2.46	3.69	3.69	3.69	4.92	4.92
35L	1.60	3.20	3.20	4.80	4.80	4.80	6.40	6.40

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25







Tenons and Brackets* (must specify color)	
<p>Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles</p> <p>PB-1A* - Single PB-4A*(90) - 90° Quad PB-2A* - 180° Twin PB-4A*(180) - 180° Quad PB-3A* - 180° Triple</p>	<p>Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons</p> <p>PB-2R2.375 - Twin PB-4R2.375 - Quad PB-3R2.375 - Triple</p>
<p>Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles</p> <p>PD-2A4(90) - 90° Twin PD-3A4(90) - 90° Triple PD-2A4(180) - 180° Twin PD-4A4(90) - 90° Quad</p>	<p>Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons</p> <p>- Mounts to square pole with PB-1A* tenon</p> <p>PT-1 - Single (Vertical) PT-3(90) - 90° Triple PT-2(90) - 90° Twin PT-3(120) - 120° Triple PT-2(180) - 180° Twin PT-4(90) - 90° Quad</p>
<p>Wall Mount Brackets - Mounts to wall or roof</p> <p>WM-2 - Horizontal for NTX-AA mounts WM-4 - L-Shape for NTX-AA mounts</p>	<p>Mid-Pole Bracket - Mounts to square pole</p> <p>PW-1A3** - Single PW-2A3** - Double</p>
	<p>Ground Mount Post - For ground-mounted flood luminaires</p> <p>PGM-1 - for NTX-AA mounts</p>

† Refer to the [Bracket and Tenons spec sheet](#) for more details

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Luminaire EPA

Direct Arm Mount - NTA-DA-BZ or NTA-DA-BZ-U w/housing Weight: 11L: 12.5 lbs. [5.7kg]; 19L: 16.0 lbs. [7.3kg]; 35L: 21.1 lbs. [9.6kg]; Add 2.4 lbs. [1.1kg] for NTX-3R-BZ or NTX-3R-BZ-U Extended Arm

Lumen Package	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
						
11L	0.50	0.83	1.00	1.33	1.00	1.66
19L	0.54	1.01	1.08	1.55	1.31	2.02
35L	0.71	1.19	1.44	1.90	1.58	2.38

Direct Mount Configurations

Compatibility with NTA-DA-BZ or NTA-DA-BZ-U and NTA-DA-BZ w/NTX-3R-BZ or NTA-DA-BZ-U w/NTX-3R-BZ-U Direct Arm Mounts

Lumen Package	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
All	✓	✓	✓	N/A	✓
4" Square					
All	✓	✓	✓	N/A	✓
4" Round					
All	✓	✓	✓	✓	✓
5" Square					
All	✓	✓	✓	N/A	✓
5" Round					
All	✓	✓	✓	✓	✓
6" Square					
All	✓	✓	✓	N/A	✓



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.26A	Color Temp:	4000K
208V:	0.16A	Color Accuracy:	83 CRI
240V:	0.14A	L70 Lifespan:	100000
277V:	0.12A	Lumens:	2,415
Input Watts:	30W	Efficacy:	81 LPW
Efficiency:	88%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175P

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

8.4% at 120V, 10.7% at 277V

Other

California Title 24:

See WPLED26/PC for a 2013 California Title 24 compliant model.

Equivalency:

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

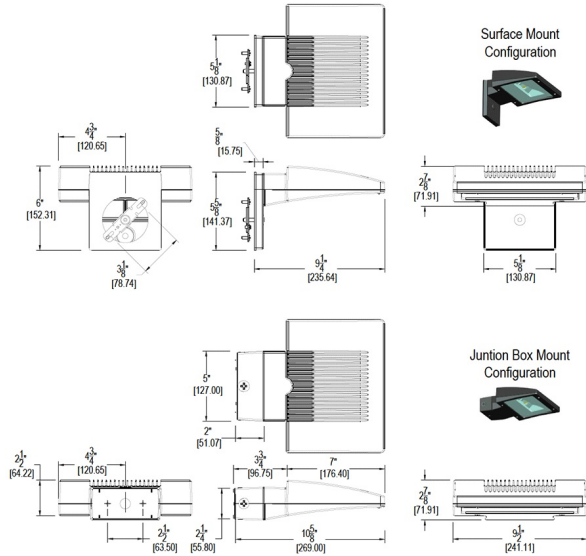
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:

B1 U0 G0

Dimensions

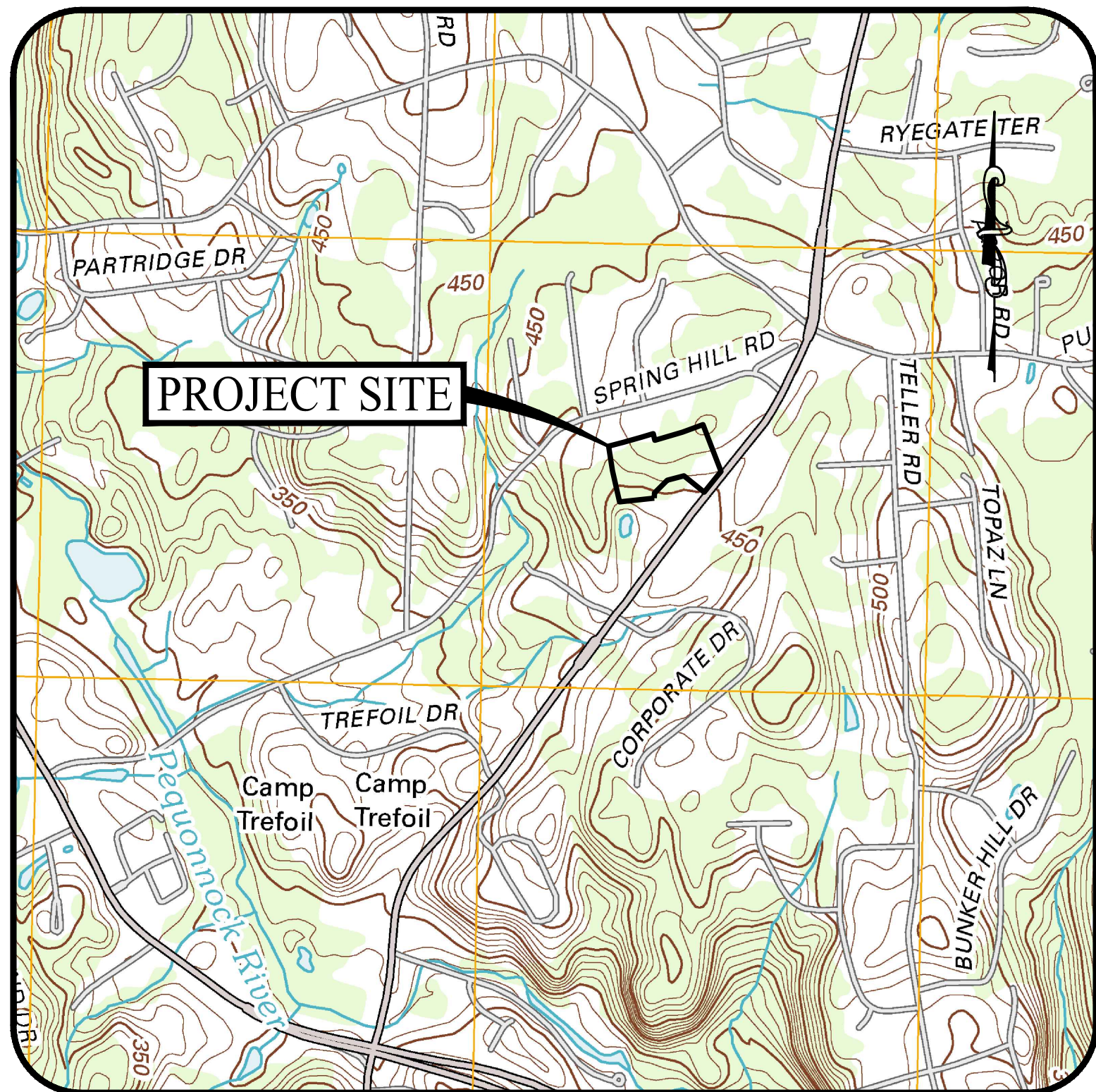


Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	= 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	= No Sensor MS = Mini Sensor	= Bronze W = White	= No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	= No Dimming /D10 = Dimmable



USGS MAP

SCALE: 1" = 1,000'

TOWNE LINE PLAZA

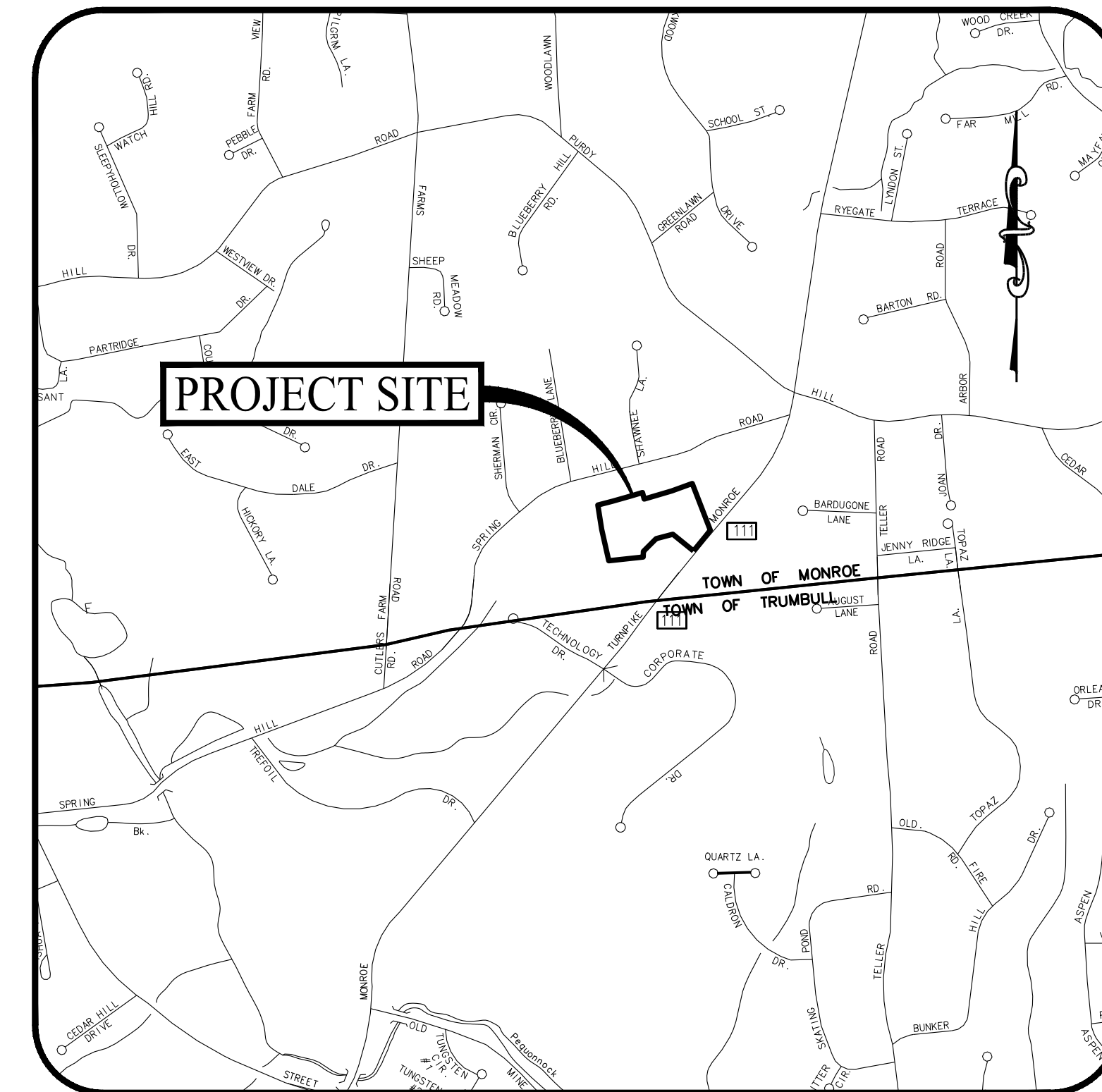
205 MONROE TURNPIKE
MONROE, CONNECTICUT

SPECIAL EXCEPTION PERMIT AMENDMENT MODIFICATION FOR SEP-2018-03-FILE#1598A

PREPARED FOR:

TWO HUNDRED FIVE MONROE TURNPIKE LLC

205 MONROE TURNPIKE
MONROE, CONNECTICUT



LOCATION MAP

SCALE: 1" = 1,000'

ARCHITECT (MEDICAL)

CHARLES GEORGIE
CGA ASSOCIATES
20 MOUNTAIN VIEW RD, WEST HAVEN, CT 06516
(203) 934-2855

ARCHITECT (GROCER)

AMANDA SPERANZA-KELLY, AIA, NCARB
APD ENGINEERING AND ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NY 14564
(585) 742-2222

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
LICENSE NO. 23556
ACCURATE LAND SURVEYING
15 RESEARCH DRIVE
WOODBIDGE, CONNECTICUT 06525
(203) 881-8145

SOIL SCIENTIST

WILLIAM KENNY
WILLIAM KENNY ASSOCIATES
195 TUNKIS HILL CUTOFF SOUTH
FAIRFIELD, CT 06825
(203) 366-0588

PROPERTY INFORMATION

ADDRESS: 205 MONROE TURNPIKE, MONROE, CT 06468
MAP-BLOCK-LOT: 006-010-00
ACCOUNT: 00601000
BOOK & PAGE: 1840/67

OWNER / APPLICANT

TWO HUNDRED FIVE MONROE TURNPIKE LLC
PO BOX 320128
FAIRFIELD, CONNECTICUT 06825
(203)-655-4322

SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

LANDSCAPE ARCHITECT

MARY F. BLACKBURN, PLA
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

DRAWING LIST

CIVIL PLAN SET	SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
	0.00	COVER SHEET	05/03/23	N/A
	0.10	GENERAL NOTES, LEGEND & ABBREVIATIONS	05/03/23	N/A
	1.0 of 1	ZONING LOCATION SURVEY	04/04/18	N/A
	1.30	500' RADIUS MAP	05/03/23	N/A
	2.11	SITE LAYOUT PLAN	05/03/23	N/A
	2.21	GRADING AND DRAINAGE PLAN	05/03/23	N/A
	2.31	SOIL EROSION & SEDIMENT CONTROL PLAN; PHASE I	05/03/23	N/A
	2.32	SOIL EROSION & SEDIMENT CONTROL PLAN; PHASE II	05/03/23	N/A
	2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	05/03/23	N/A
	2.51	SITE UTILITY PLAN	05/03/23	N/A
	2.52	SEPTIC SYSTEM PROFILES	05/03/23	N/A
	2.61	LANDSCAPE PLAN	05/03/23	N/A
	2.62	LANDSCAPE PLAN	05/03/23	N/A
	2.71	LIGHTING PLAN	05/03/23	N/A
	2.72	LIGHTING PLAN	05/03/23	N/A
	3.01	DETAIL SHEET	05/03/23	N/A
	3.02	DETAIL SHEET	05/03/23	N/A
	3.03	DETAIL SHEET	05/03/23	N/A
	3.04	DETAIL SHEET	05/03/23	N/A
	3.05	DETAIL SHEET	05/03/23	N/A
	3.06	DETAIL SHEET	05/03/23	N/A
ARCHITECTURAL SET	SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
	CEE-1a	CONCEPT EXT. ELEVATIONS	02/23/23	N/A
	CEE-1b	CONCEPT EXT. ELEVATIONS	02/23/23	N/A
	CFP-01	CONCEPT PLAN 01	02/23/23	N/A

PREPARED BY:



501 MAIN STREET, MONROE, CONNECTICUT 06468

REFERENCE IS HEREBY MADE TO THE CORRESPONDING INLAND WETLANDS PERMIT APPROVAL AS ISSUED BY THE MONROE INLAND WETLANDS COMMISSION (IWC-2018-07, FILE #1145, APPROVED ON AUGUST 22, 2018) AND THESE CORRESPONDING SITE PLANS ON FILE WITH THE INLAND WETLANDS COMMISSION.

REFERENCE IS HEREBY MADE TO THE CORRESPONDING SPECIAL EXCEPTION PERMIT / SITE DEVELOPMENT PLAN APPROVAL AS ISSUED BY THE MONROE PLANNING AND ZONING COMMISSION (SEP-2018-03, FILE #1598A, APPROVED ON OCTOBER 4, 2018) AND THESE CORRESPONDING SITE PLANS ON FILE WITH THE MONROE PLANNING AND ZONING DEPARTMENT.

REFERENCE IS HEREBY MADE TO THE CORRESPONDING SPECIAL EXCEPTION PERMIT / SITE DEVELOPMENT PLAN APPROVAL AS ISSUED BY THE MONROE PLANNING AND ZONING COMMISSION (SEP-2018-03-A2, FILE #1598A, APPROVED ON SEPTEMBER 2, 2021) AND THESE CORRESPONDING SITE PLANS ON FILE WITH THE MONROE PLANNING AND ZONING DEPARTMENT.

DATE OF EXPIRATION: APPROVAL OF THE SITE DEVELOPMENT PLAN IMPROVEMENTS SHOWN HEREON SHALL AUTOMATICALLY EXPIRE ON SEPTEMBER 2, 2026, UNLESS SUCH HAS BEEN COMPLETED ACCORDING TO THESE SITE PLANS. THE APPLICABLE CONDITIONS OF THE SEPTEMBER 2, 2021 APPROVAL AND A PERMANENT CERTIFICATE OF ZONING COMPLIANCE HAS BEEN ISSUED, OR AN EXTENSION AS MAY BE PERMITTED IS OBTAINED PRIOR TO THE DATE OF EXPIRATION.

NO STORAGE CONTAINERS SHALL BE PERMITTED.

THERE SHALL BE NO VIDEO OR AUDIO DISPLAYS ON THE GAS PUMPS

Rev. #: Date Description

Project:

TOWNE LINE PLAZA
205 MONROE TURNPIKE
MONROE, CONNECTICUT

Sheet Title:

COVER SHEET

Sheet #:

0.00

SITE PLAN NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWINGS TITLED "ZONING LOCATION SURVEY OF 205-215 MONROE TURNPIKE" SCALE 1"=40' DATED 4-4-2018 BY ACCURATE LAND SURVEYING, LLC; "IMPROVEMENT LOCATION SURVEY OF 205 MONROE TURNPIKE" SCALE 1"=30' DATED 12-16-2022 BY ACCURATE LAND SURVEYING, LLC; AND "IMPROVEMENT LOCATION SURVEY 1 OF 195 MONROE TURNPIKE" SCALE 1"=30' DATED 11/20/2020 BY ACCURATE LAND SURVEYING, LLC.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN PERMITS, INCLUDING CONNECTICUT DOT PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- ALL SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND FEDERAL REVIEWING AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNERS CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE THRU AREAS, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED UPRIGHT WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- PAVEMENT MARKING KEY:
 4" SYL 4" SOLID YELLOW DOUBLE LINE
 4" SYL 4" SOLID YELLOW LINE
 4" SWL 4" SOLID WHITE LINE
 12" SWSB 12" SOLID WHITE STOP BAR
 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR YELLOW AS NOTED.
- CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.
- CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CONNECTICUT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- 12" SWSB (STOP BAR) AND 4" SYL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNECTICUT DOT SPECIFICATIONS.

UTILITY NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
- GENERAL CONTRACTOR SHALL PROVIDE 2"x2"x6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF THE BUILDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- CONTRACTOR TO COORDINATE GAS MAIN, WATER, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.
- WHERE THE SANITARY SEWER LINE PASSES LESS THAN 18" BELOW THE WATER LINE, PROVIDE CONCRETE ENCASEMENT. THE LENGTH OF THE ENCASEMENT TO BE INCREASED TO THE NEAREST JOINT.
- WHERE THE SANITARY SEWER LINE PASSES ABOVE THE WATER LINES, ENCASE SEWER IN 6" THICK CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, OR SUBSTITUTE RUBBER GASKETED PRESSURE PIPE FOR THE PIPE BEING USED FOR THE SAME DISTANCE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
- ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
- ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE AT A MAXIMUM OF 5'-0" FROM HYDRANT.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
- SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF LATERALS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
- THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITIES FOR CONNECTION TO THE EXISTING MAINS AND PAY ALL APPLICABLE FEES.
- CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
- ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. UTILITY CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS.
- BUILDING PLUMBING CONTRACTOR SHALL PAY ALL COST FOR WATER METERS, METER BOXES, VALVES, ETC. TO PROVIDE A COMPLETE JOB PER LOCAL AUTHORITY REQUIREMENTS.
- SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER APPROVED MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.

GRADING NOTES

- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE CONNECTICUT DOT AND TOWN OF MONROE REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, EXCEPT CONNECTICUT DOT ENCROACHMENT PERMIT BOND, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL COMPACT FILL IN MAXIMUM LIFTS SPECIFIED BY THE GEOTECHNICAL ENGINEER UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF MONROE LAND USE AGENT PRIOR TO THE START OF WORK ON THE SITE.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "SOIL EROSION & SEDIMENT CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL DISTURBANCE INCURRED TO TOWN AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF MONROE LAND USE AGENT AND CONNECTICUT DOT.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

PAINTING STRIPING LEGEND

- SSWL/4" - SINGLE SOLID WHITE LINE / 4" WIDE
- SSYL/4" - SINGLE SOLID YELLOW LINE / 4" WIDE EACH
- SSYL/8" - SINGLE SOLID YELLOW LINE / 8" WIDE
- DSYL/4" - DOUBLE SOLID YELLOW LINE / 4" WIDE EACH
- SSYL/10" - SINGLE SOLID YELLOW LINE / 10" WIDE
- SBWL/4" - SINGLE BROKEN WHITE LINE / 4" WIDE
- SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
- SSWL/24" - SINGLE SOLID WHITE LINE / 24" WIDE

ABBREVIATIONS

@	AT
AC	ACRES
BC	BOTTOM OF CURB
BLDG	BUILDING
BOT	BOTTOM
BS	BASEMENT
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IRON PIPE
CF	CUBIC FEET
CL	CLASS
CLAP	CONNECTICUT LIGHT AND POWER
CO	CLEAN OUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CT	CONNECTICUT
D-BOX	DISTRIBUTION BOX
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	UNDERGROUND ELECTRICAL CONDUIT
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FD	FOUNDATION DRAIN
FF	FIRST FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FP	FIRE PROTECTION SERVICE
FT	FEET
GL	GROUND LEVEL
GR	GRATE
GTD	GRADE TO DRAIN
HC	HANDICAP
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HF	HYDRAULIC FACTOR
HH	HAND-HOLE
HP	HIGH POINT
HWY	HIGHWAY
INV	INVERT
ISD	INTERSECTION SITE DISTANCE
L	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLSS	MINIMUM LEACHING SYSTEM SPREAD
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTFALL
OVH	OVERHEAD ELECTRICAL LINE
PC	POINT OF CURVATURE
PF	PERCOLATION FACTOR
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SFF	SQUARE FOOT FACE
SFM	SANITARY FORCE MAIN

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	PROPOSED RIGHT-OF-WAY
	ZONE LINE
	BUILDING SETBACK
	LIMIT OF TREE CLEARING
	ROCK WALL
	EDGE OF PAVEMENT
	BITUMINOUS CONCRETE CURB
	CONCRETE SIDEWALK
	BUILDING LIMITS
	PAVEMENT STRIPING & MARKINGS
	ACCESSIBLE AND STANDARD PARKING SPACES
	PARKING SPACE COUNT
	LIMIT OF DISTURBANCE
	SAWCUT PAVEMENT LINE
	SIGHT DISTANCE
	VEHICLE
	DUMPSTER
	WOOD FENCE
	CHAIN LINK FENCE
	TIMBER OR METAL BEAM GUIDE RAIL
	TREE
	SIGN
	CONCRETE PAVEMENT
	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	SILT FENCE
	LIMITS OF CONSTRUCTION
	STORMWATER BASIN OR RAIN GARDEN AREA
	RIP RAP APRON
	INLET PROTECTION
	CHECK DAM
	TEMPORARY SEDIMENT TRAP
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	SPOT ELEVATION
	GRADE TO DRAIN
	SWALE
	RETAINING WALL
	DRAINAGE PIPE
	WATER MAIN / LATERAL
	GAS LINE
	UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINES
	UNDERGROUND TELEPHONE LINES
	SANITARY SEWER PIPE
	TRENCH DRAIN
	CABLE TV UNDERGROUND LINE
	UTILITY EASEMENT
	LEACHING TRENCH
	RESERVE LEACHING AREA
	TEST PIT
	PERC TEST PIT
	DISTRIBUTION BOX
	SEPTIC TANK
	TYPE "C" CATCH BASIN (CONCEPT)
	TYPE "CL" CATCH BASIN (CONCEPT)
	TYPE "C" CATCH BASIN
	TYPE "CL" CATCH BASIN
	MANHOLE
	HYDRODYNAMIC SEPARATORS
	FLARE END SECTION
	WATER VALVE
	GAS METER
	UTILITY POLE
	TRAFFIC SIGNAL
	HYDRANT
	LIMIT OF WETLANDS
	LIMIT OF UPLAND REVIEW AREA
	SOIL TYPE BOUNDARY
	SOIL TYPE
	CONTRIBUTING DRAINAGE AREA

SIGN LEGEND

<table border="1"> <tr><th>SIZES (IN)</th><th>CONN DOT #</th><th>SUPPORTS</th></tr> <tr><td>30"</td><td>31-0552</td><td>1</td></tr> </table>	SIZES (IN)	CONN DOT #	SUPPORTS	30"	31-0552	1	<table border="1"> <tr><th>SIZES (IN)</th><th>CONN DOT #</th><th>SUPPORTS</th></tr> <tr><td>12"x18"</td><td>31-0629P</td><td>1</td></tr> <tr><td>12"x6"</td><td>31-0648</td><td>1</td></tr> </table>	SIZES (IN)	CONN DOT #	SUPPORTS	12"x18"	31-0629P	1	12"x6"	31-0648	1
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30"	31-0552	1														
SIZES (IN)	CONN DOT #	SUPPORTS														
12"x18"	31-0629P	1														
12"x6"	31-0648	1														
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SIZES (IN)	CONN DOT #	SUPPORTS														
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12"x6"	31-0648	1														
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12"x18"	31-0607	1														
<table border="1"> <tr><th>SIZES (IN)</th><th>CONN DOT #</th><th>SUPPORTS</th></tr> <tr><td>24"x30"</td><td>31-0806</td><td>1</td></tr> </table>	SIZES (IN)	CONN DOT #	SUPPORTS	24"x30"	31-0806	1										
SIZES (IN)	CONN DOT #	SUPPORTS														
24"x30"	31-0806	1														

Rev. #:	Date	Description
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 501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695
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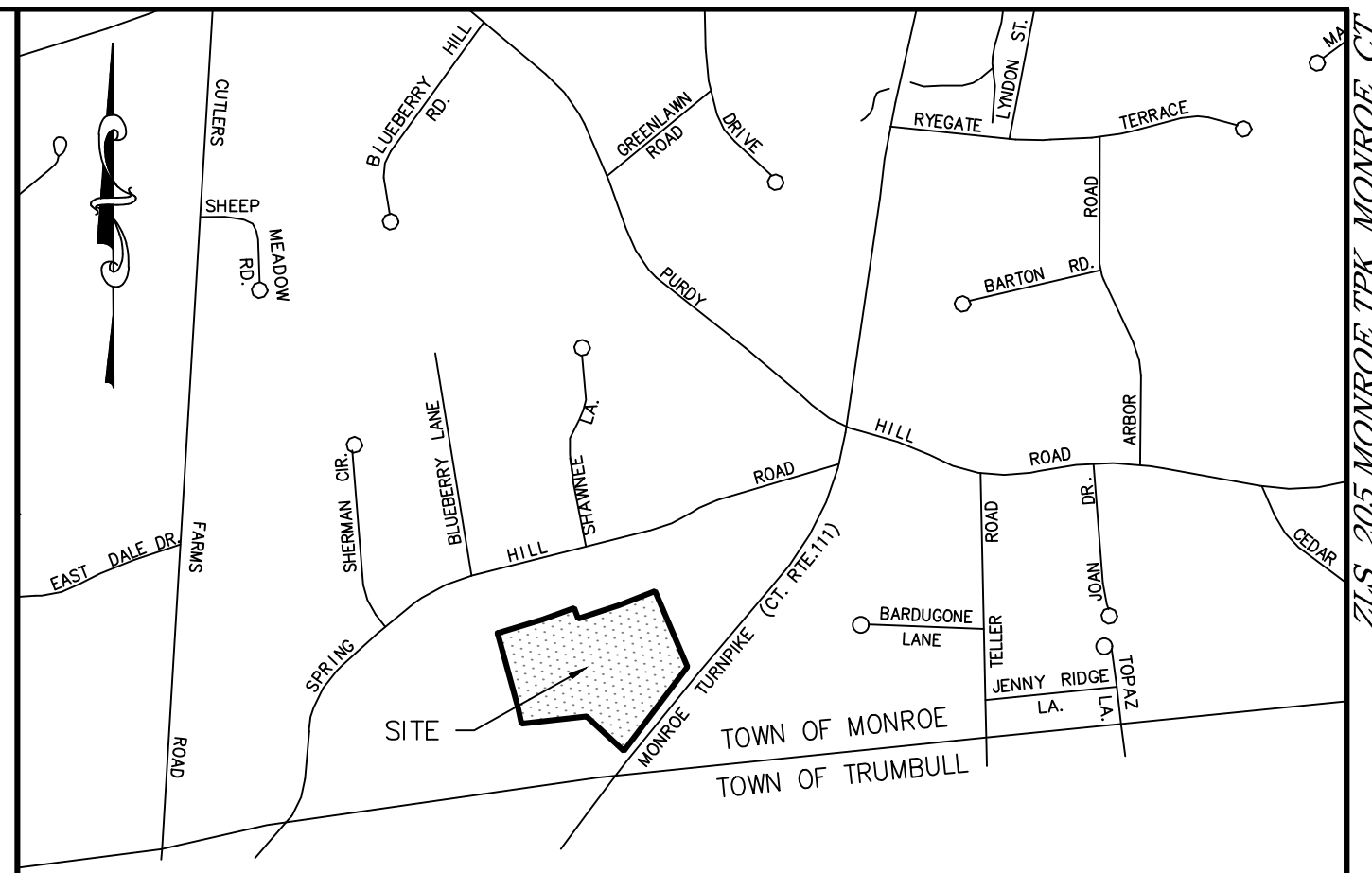
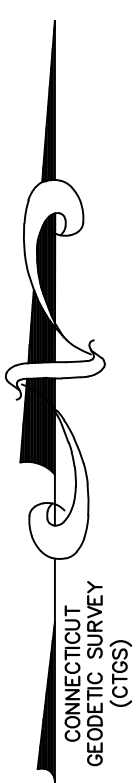
Drawn By:	SFS
Checked By:	RNC
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	NTS



- NO STORAGE CONTAINER SHALL BE PERMITTED ON SITE
- THERE SHALL BE NO VIDEO OR AUDIO DISPLAYS ON THE GAS PUMPS
- AMENDED PERMIT MODIFICATION APPROVAL PER SEP-2018-03-A1, FILE #1598A, DATED JANUARY 2, 2020

TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title:	Sheet #:
GENERAL NOTES, LEGEND & ABBREVIATIONS	0.10



LOCATION MAP

SCALE: 1"=800'

GENERAL SURVEY NOTES

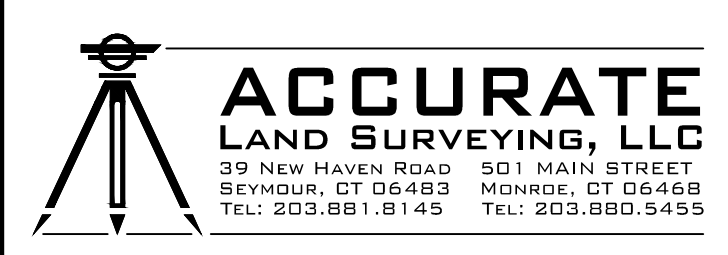
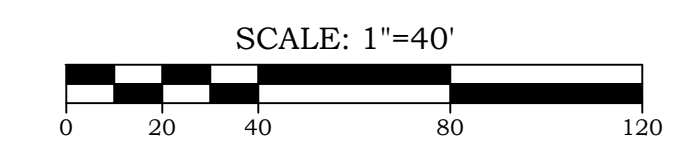
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-306b-1 THROUGH 20-306b-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS, VERTICAL DATA CONFORMS TO CLASS T-2 STANDARDS. ELEVATIONS REFER TO NAVD 88 DATUM.
- BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
- THIS IS A ZONING LOCATION SURVEY, THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
- PROPERTY IS ALSO KNOWN AS TOWN OF MONROE TAX LOT 10 ON ASSESSORS MAPS 6 & 14.
- TOTAL AREA = 371,709 SQ.FT. OR 8.533 ACRES
- PROPERTY LIES IN ZONING DISTRICT "LOR".
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
- THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.
- MAP REFERENCE:
- PLAN ENTITLED "MAP OF PORTION OF THE MIX PROPERTY, MONROE, CONN.", SCALE: 1" = 40', DATED: AUG. 25, 1950, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 274.
- PLAN ENTITLED "MAP OF PROPERTY, PRISCILLA MIX, MONROE, CONN.", SCALE: 1" = 30', DATED: APR. 21, 1964, BY B.J. SHELONIS, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 736.
- PLAN ENTITLED "MAP SHOWING PROPERTY OF CLARA W. LEWIS, MONROE, CONN.", SCALE: 1" = 50', DATED: DEC. 1, 1968, BY JOHN J. CURLEY, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 970.
- PLAN ENTITLED "MAP SHOWING PROPERTY OF JOHN & SELVINA KOCZY, MONROE, CONN.", SCALE: 1" = 60', DATED: NOV. 30, 1971, BY BERNARD J. SHELONIS, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1086.
- PLAN ENTITLED "MAP OF PROPERTY PREPARED FOR HENRY R. RYDECKI, MONROE, CONN.", SCALE: 1" = 40', DATED: OCT. 17, 1973, BY JOSEPH DEILUS, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1128.
- PLAN ENTITLED "MAP OF PROPERTY FOR JOSEPH SCORTINO, ET AL., MONROE / TRUMBULL, CONN.", SCALE: 1" = 50', DATED: MAY. 5, 1982, REVISED THRU: JUNE 24, 1982, BY THOS. J. HARDMAN, ON FILE IN THE TOWN OF MONROE CLERK'S OFFICE AS MAP 1586.
- PLAN ENTITLED "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, TOWN OF MONROE, MONROE TURNPIKE (RTE 111) FROM THE MONROE TOWN LINE NORTHERLY 960 FEET" No. 84-XX, Sht. 1 OF 3, SCALE: 1" = 40', DATED: 04-98

ZONING COMPLIANCE TABLE

ZONING DISTRICT "LOR"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	1.50 ACRES (65,340 S.F.)	8.533 ACRES (371,709 S.F.)
MIN. LOT FRONTAGE	150'	475.70'
MIN. LOT SQUARE	140'x140'	140'x140'
MIN. BUILDING SETBACK (FRONT)	50'	N/A*
MIN. RIGHT-OF-WAY RESERVE	15'	15'
MIN. BUILDING SETBACK (SIDE)	30'	N/A*
MIN. BUILDING SETBACK (REAR)	30'	N/A*
(ADJACENT RESIDENTIAL DISTRICT)	50'	N/A*
MAX. HEIGHT	35'/2.5 STORIES	N/A*
MAX. BUILDING COVERAGE	25% = 16,335 S.F.	N/A*
MIN. NON-RESIDENTIAL FLOOR AREA	2,400 S.F.	N/A*

* NO BUILDINGS OR STRUCTURES ON LOT

No.	Date	REVISION DESCRIPTION



ZONING LOCATION SURVEY

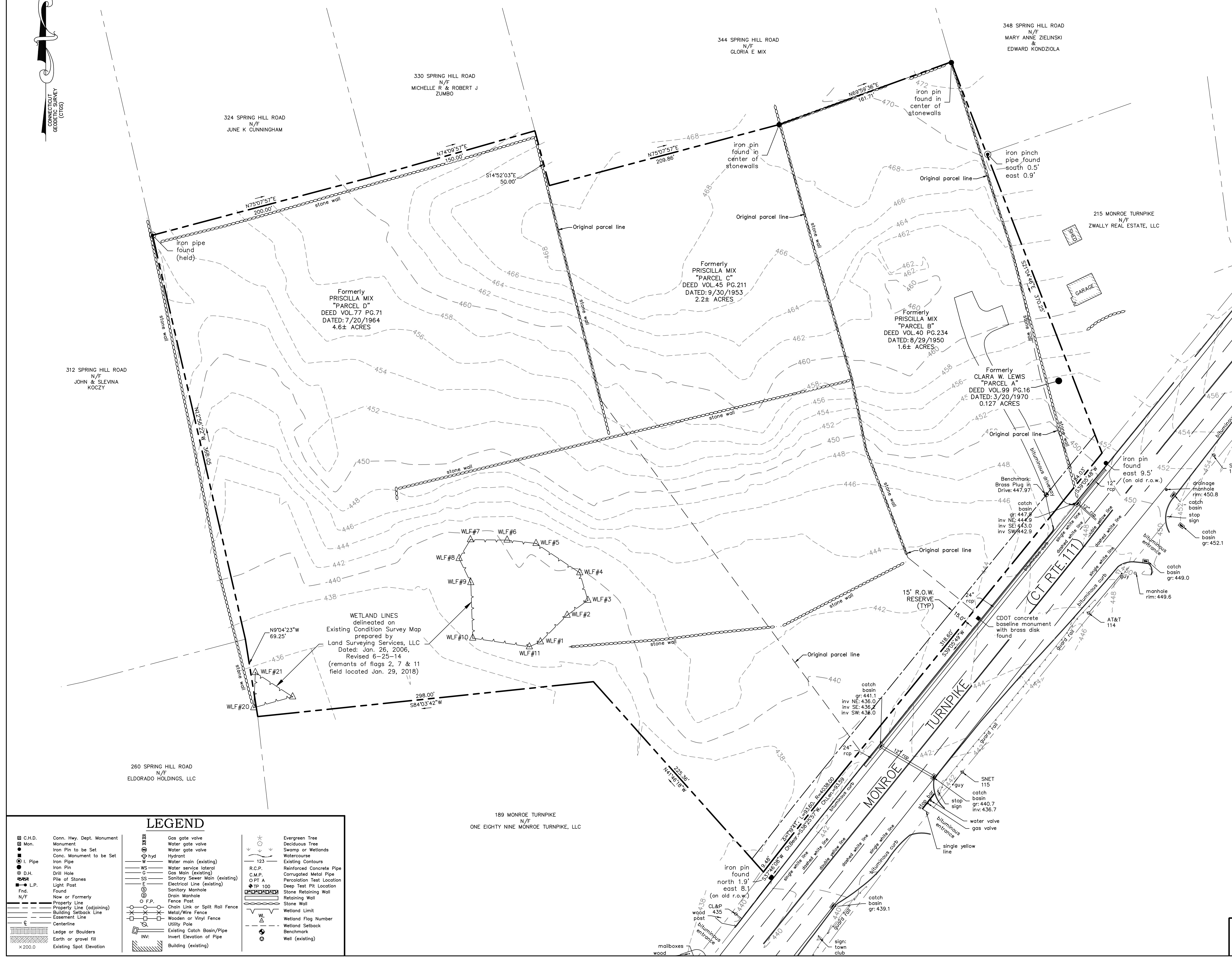
OF
205 MONROE TURNPIKE
(CONNECTICUT ROUTE 111)
MONROE, CONNECTICUT

PREPARED FOR
TWO HUNDRED FIVE MONROE TPKE, LLC
20 SCENIC HILL LN.
MONROE, CT 06468

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

Date 4/4/2018
Scale 1"=40'
Job No. 659
Drawing No. 1 of 1
BRYAN P. NESTERAK, PE, LS 23556

THIS DOCUMENT, THE IDEAS, AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC.







LEGEND

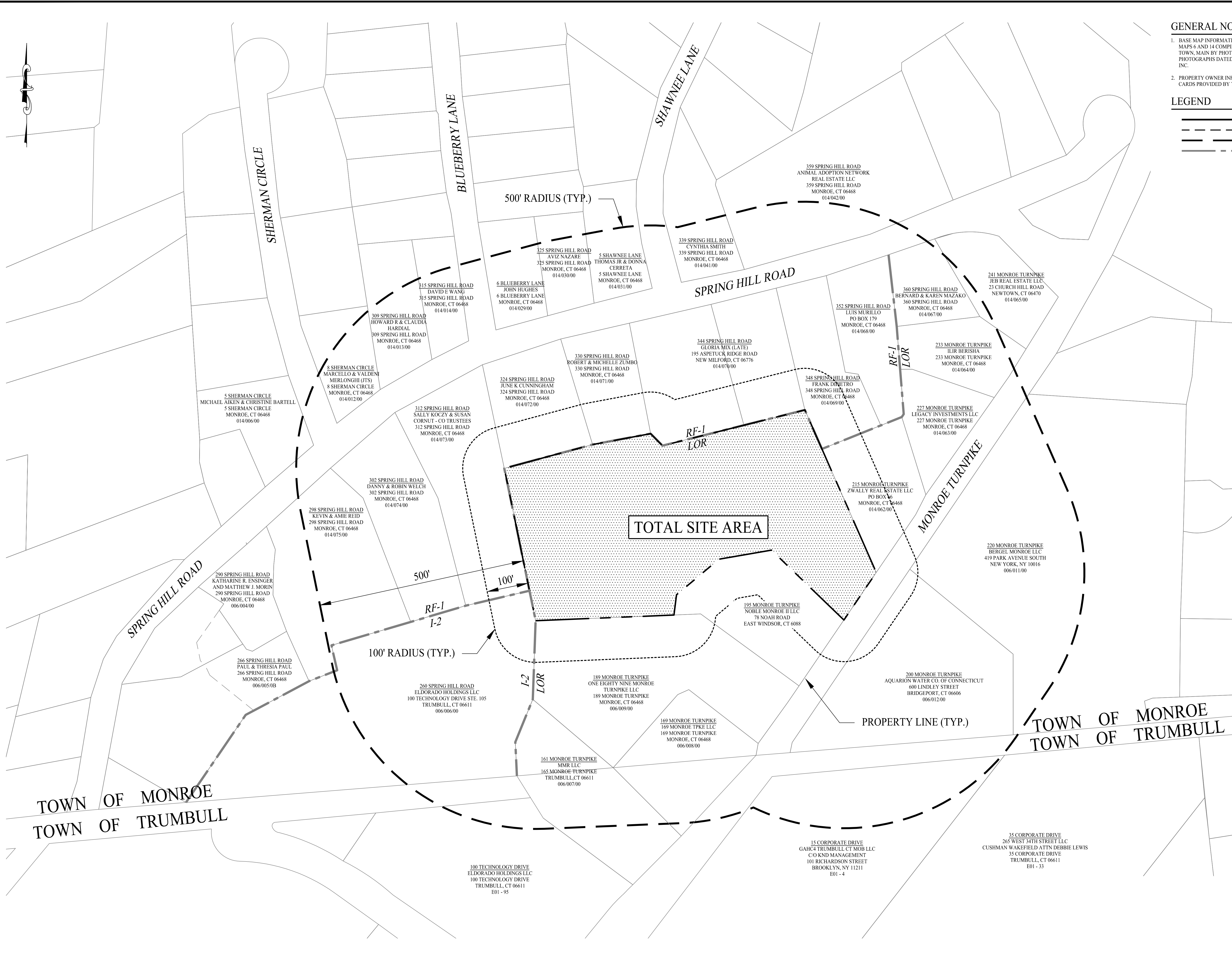
<ul style="list-style-type: none"> C.H.D. Monument Mon. Monument Iron Pin to be Set Conc. Monument to be Set I. Pipe Iron Pin D.H. Drill Hole Pile of Stones Light Post L.P. Found N/F Now or Formerly Property Line (adjoining) Building Setback Line Easement Line Centerline Ledge or Boulders Earth or gravel fill Existing Spot Elevation 	<ul style="list-style-type: none"> Gas gate valve Water gate valve Water service lateral Hydrant W Water main (existing) WS Water service lateral G Gas Main (existing) SS Sanitary Sewer Main (existing) E Electrical Line (existing) Sanitary Manhole Drain Manhole O.F.P. Chain Link or Split Rail Fence Fence Post Metal/Wire Fence Wooden or Vinyl Fence Utility Pole Existing Catch Basin/Pipe Invert Elevation of Pipe Building (existing) 	<ul style="list-style-type: none"> Evergreen Tree Deciduous Tree Swamp or Wetlands Watercourse Existing Contours R.C.P. Reinforced Concrete Pipe C.M.P. Corrugated Metal Pipe O.P.T.A. Perculation Test Location D.P.T. 100 Deep Test Pit Location Stone Retaining Wall Retaining Wall Stone Wall Wetland Limit Wetland Flag Number Wetland Setback Well (existing)
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GENERAL NOTES

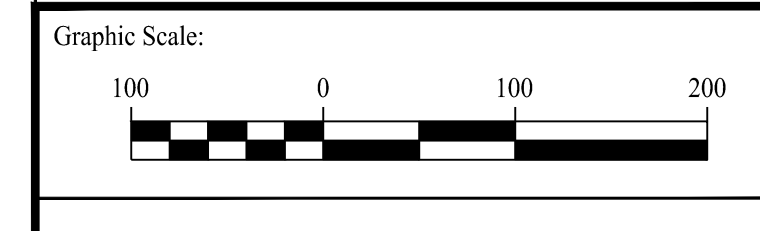
1. BASE MAP INFORMATION TAKEN FROM THE TOWN OF MONROE ASSESSOR'S MAPS, MAPS 6 AND 14 COMPILED AND CONTROLLED BY JAMES W. SEWELL COMPANY, OLD TOWN, MAIN BY PHOTOGRAMMETRIC METHODS, FROM 1"=750', AERIAL PHOTOGRAPHS DATED 4-22-84, REVISED 3-1-04 BY SPATH-BJORKLUND ASSOCIATES, INC.
2. PROPERTY OWNER INFORMATION TAKEN FROM RESIDENTIAL PROPERTY RECORD CARDS PROVIDED BY THE TOWN OF MONROE ASSESSOR'S OFFICE.

LEGEND

-  PROPERTY LINE
-  LIMIT OF 100' RADIUS FROM PROPERTY
-  LIMIT OF 500' RADIUS FROM PROPERTY
-  ZONE LINE

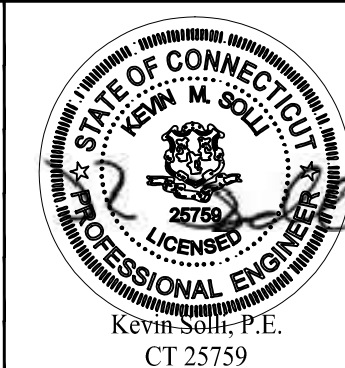


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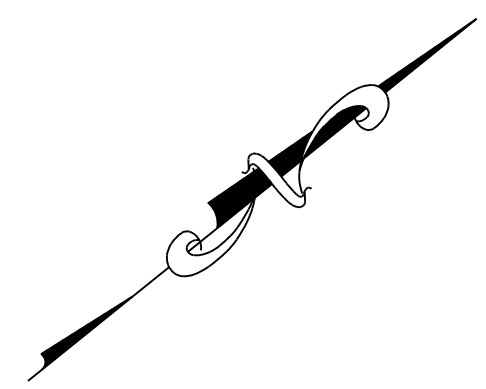
Drawn By:	VER
Checked By:	MB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	1" = 100'



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title:	Sheet #:
500' RADIUS MAP	1.30

May 03, 2023 - 8:32am
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 User: cadroder



GENERAL NOTES

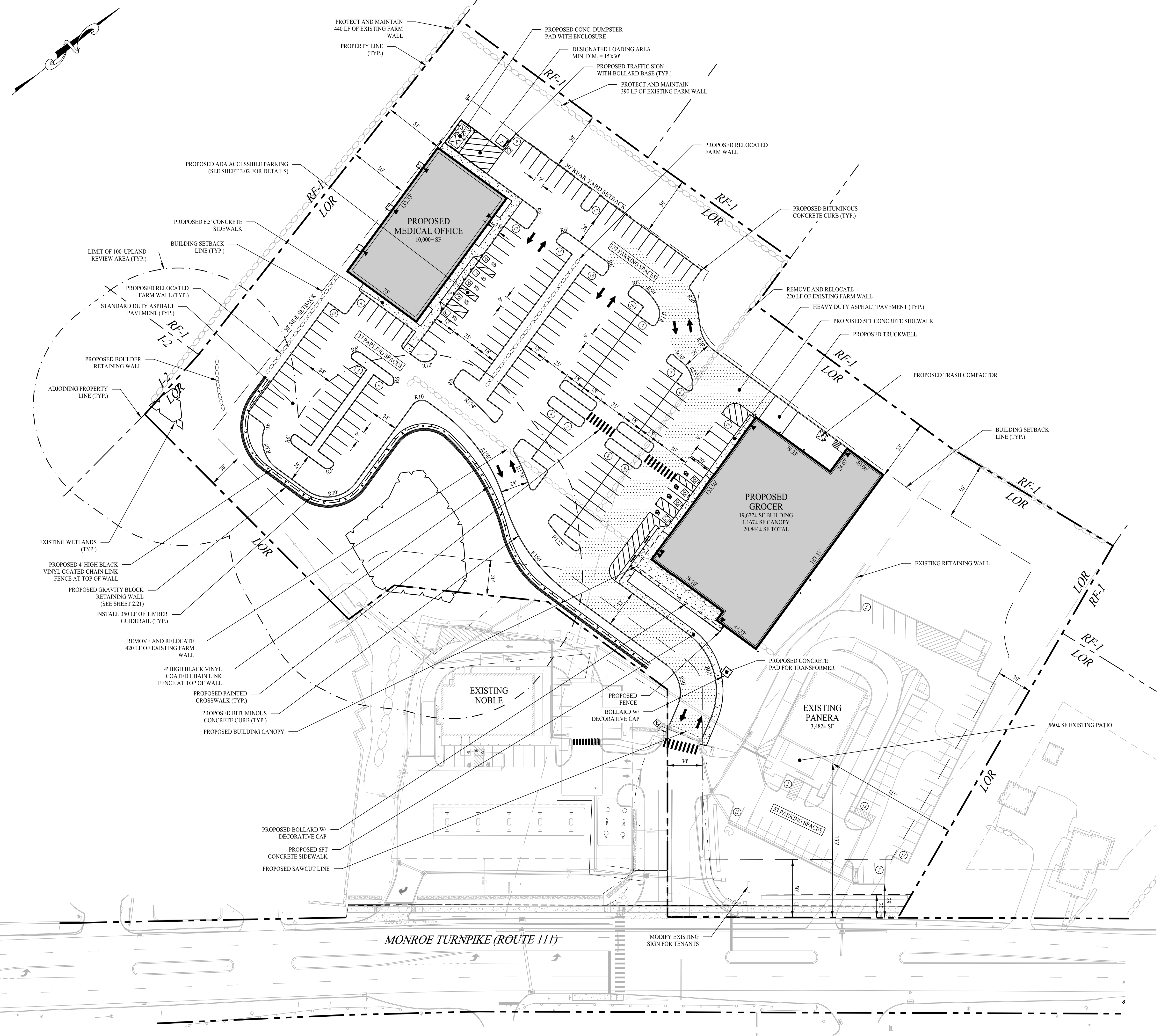
- REFER TO SHEET 0.10 OF THIS PLAN SET FOR SITE NOTES, LEGENDS AND ABBREVIATIONS ASSOCIATED WITH THIS PLAN.
- DO NOT SCALE DRAWING. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.
- PER ZONING 5.1.7B THERE SHALL BE NO OUTDOOR STORAGE PERMITTED.
- PER ZONING 5.1.7C NO OUTDOOR DISPLAY HAS BEEN APPROVED WITH THIS SITE PLAN.
- PER ZONING 5.1.7D ALL NEW UTILITIES SHALL BE UNDERGROUND AND ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
- THERE SHALL BE NO SORTING, CRUSHING, OR OTHER MACHINERY TREATMENT OR PROCESSING OF MATERIAL BEING REMOVED, DEPOSITED OR GRADED, OR OF MATERIAL BROUGHT TO THE SITE SINCE THE ENTIRE SUBJECT PROPERTY IS LOCATED LESS THAN 500 FEET FROM A RESIDENTIAL FARMING DISTRICT.
- REFERENCE IS HEREBY MADE TO THE CORRESPONDING INLAND WETLANDS PERMIT APPROVAL AS ISSUED BY THE MONROE INLAND WETLANDS COMMISSION (IWC-2018-07, FILE #1145, APPROVED ON AUGUST 22, 2018) AND THESE CORRESPONDING SITE PLANS ON FILE WITH THE INLAND WETLANDS COMMISSION.
- REFERENCE IS HEREBY MADE TO THE CORRESPONDING SPECIAL EXCEPTION PERMIT / SITE DEVELOPMENT PLAN APPROVAL AS ISSUED BY THE MONROE PLANNING AND ZONING COMMISSION (SEP-2018-03, FILE #1598A, APPROVED ON SEPTEMBER 2, 2021) AND THESE CORRESPONDING SITE PLANS ON THE FILE WITH THE MONROE PLANNING AND ZONING DEPARTMENT.
- DATE OF EXPIRATION: APPROVAL OF THE SITE DEVELOPMENT PLAN IMPROVEMENTS SHOWN HEREON SHALL AUTOMATICALLY EXPIRE ON SEPTEMBER 2, 2026, UNLESS SUCH HAS BEEN COMPLETED ACCORDING TO THESE SITE PLANS, THE APPLICABLE CONDITIONS OF THE SEPTEMBER 2, 2021 APPROVAL AND A PERMANENT CERTIFICATE OF ZONING COMPLIANCE HAS BEEN ISSUED, OR AN EXTENSION AS MAY BE PERMITTED IS OBTAINED PRIOR TO THE DATE OF EXPIRATION.
- NO STORAGE CONTAINERS SHALL BE PERMITTED.
- R-7 THROUGHOUT DEVELOPMENT AREA UNLESS OTHERWISE STATED.

ZONING COMPLIANCE TABLE

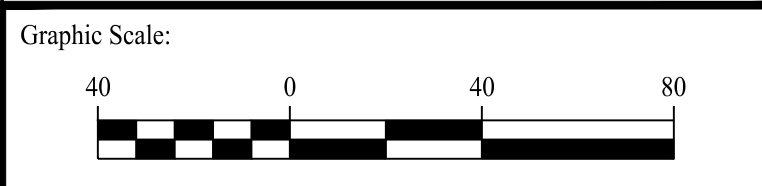
ZONE: LIMITED OFFICE RETAIL (LOR)			
ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	1.5 AC	6.99± AC	6.99± AC
MINIMUM LOT FRONTAGE	150 FT	194.0 FT	194.0 FT
MINIMUM SQUARE	140 FT	>140 FT	>140 FT
MINIMUM FRONT YARD	50 FT	133 FT	133 FT
MINIMUM RIGHT-OF-WAY RESERVE	15 FT	20 FT	20 FT
MINIMUM YARD			
BUILDINGS AT RESIDENTIAL ZONE BOUNDARY WESTERN SIDE	50 FT	586 FT	51 FT
BUILDINGS AT RESIDENTIAL ZONE BOUNDARY EASTERN SIDE	50 FT	216 FT	53 FT
REAR AND SIDE FROM NON-RESIDENTIAL BOUNDARY	30 FT	115 FT	115 FT
MAXIMUM HEIGHT	2.5 STORIES / 35 FEET	N/A	
RESTAURANT		1 STORY / 22 FEET	1 STORY / 28.85 FEET
GROCEER			1 STORY / 24 FEET
MEDICAL OFFICE			
BUILDING COVERAGE	25%	1.1%	11.3%
PARKING SETBACK			
FROM STREET LINE	20 FT	29 FT	29 FT
FROM RESIDENTIAL	50 FT	148 FT	50 FT
LANDSCAPE BUFFER			
FROM STREET LINE	20 FT	29 FT	29 FT
FROM RESIDENTIAL	50 FT	148 FT	50 FT
MINIMUM NON-RESIDENTIAL FLOOR AREA	2,400 SF	3,482 SF	33,159 SF
MINIMUM LOT WIDTH TO REAR OF SQUARE	150 FT	>150 FT	>150 FT
MAXIMUM OUTDOOR DINING AREA	25%	16%	16%

PARKING COMPLIANCE TABLE

USE	SIZE GEA	ZONING STANDARD	REQUIRED SPACES
MEDICAL OFFICE	10,000± SF	6 SPACES / 1,000 SF	60
GROCEER	19,677± SF	5 SPACES / 1,000 SF	99
FAST FOOD (INCLUDING PATIO)	4,042± SF	13 SPACES / 1,000 SF	53
TOTAL OFF-STREET PARKING REQUIRED			212
PROPOSED STANDARD PARKING SPACES			210
PROPOSED ADA ACCESSIBLE PARKING SPACES			12
TOTAL PROPOSED PARKING SPACES			222

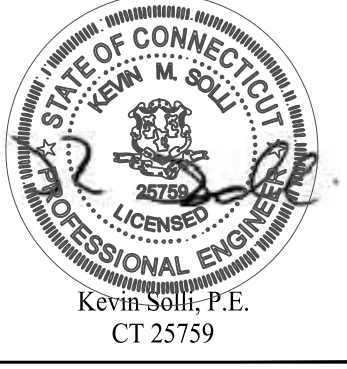


Rev. #:	Date	Description



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 11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	ABS
Checked By:	MB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	1" = 40'



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title: **SITE LAYOUT PLAN** Sheet #: **2.11**

May 02, 2023 - 3:05pm cshredder
 X:\S\F\Proj\Draw\2014\1402801 - 205 Monroe Turnpike\Draw Data\Draw\1402801 - 2.11.dwg

GENERAL NOTES

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. NO CONSTRUCTION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. REFER TO SHEET 0.10 OF THE THIS PLAN SET FOR SITE NOTES, LEGENDS AND ABBREVIATIONS ASSOCIATED WITH THIS PLAN.
3. DO NOT SCALE DRAWING. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
4. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.
5. ALL CATCH BASINS TO BE INSTALLED WITH 2 FOOT SLUMPS AND HOODED OUTLETS.

DRAINAGE STRUCTURE DATA TABLE

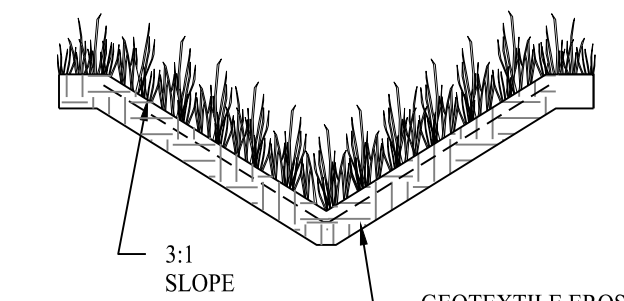
CB-1 TF = 457.00 INV(N) = 454.00	CB-8 TF = 452.50 INV(N) = 449.25 INV(N/E) = 449.35	HYD-1 TF = 453.00 INV(N/W) = 449.08 INV(N/E) = 449.08
CB-2 TF = 457.50 INV(E) = 453.35 INV(N) = 453.45	CB-9 TF = 454.20 INV(N) = 451.16	HYD-2 TF = 459.40 INV(W) = 450.89 INV(E) = 450.99
CB-3 TF = 458.30 INV(S) = 453.10 INV(W) = 453.20	CB-10 TF = 455.40 INV = 453.37	MH-1 TF = 459.00 INV(S) = 440.00 INV(N/W) = 444.80
CB-4 TF = 458.50 INV(W) = 451.67 INV(N) = 451.77	CB-11 TF = 458.90 INV(W) = 452.87 INV(E) = 452.87 INV(N) = 451.77	MH-2 TF = 459.30 INV(W) = 451.19 INV(S) = 451.29 INV(E) = 451.29
CB-5 TF = 457.50 INV(S) = 451.39 INV(N) = 451.49	CB-12 TF = 458.40 INV(S) = 452.18 INV(N) = 451.49	OUT-1a 24" RISER (WEIR) = 452.65 (2) 4" INV(IN) = 447.96 12" ORIFICE = 449.50 24" INV(OUT) = 445.96
CB-6 TF = 457.50 INV(W) = 450.89 INV(S) = 450.99	CB-13 TF = 458.00 INV(N) = 451.63 INV(S) = 451.73	OUT-3a 24" RISER (WEIR) = 450.60 (2) 4" INV(IN) = 446.00 12" ORIFICE = 448.40 24" INV(OUT) = 444.00
CB-7 TF = 455.10 INV(N) = 449.64 INV(S) = 449.54	CB-14 TF = 458.50 INV(NW) = 451.96 INV(E) = 452.06	CB-15 TF = 456.50 INV(E) = 452.66 INV(W) = 452.56
CB-16 TF = 456.10 INV = 453.01		

STORM TEST PIT 216
 NO WATER
 REFUSAL @ 8" PROBABLE BOULDER: ELEV = 433.5
 PROPOSED BOTTOM OF SYSTEM ELEV = 446.0

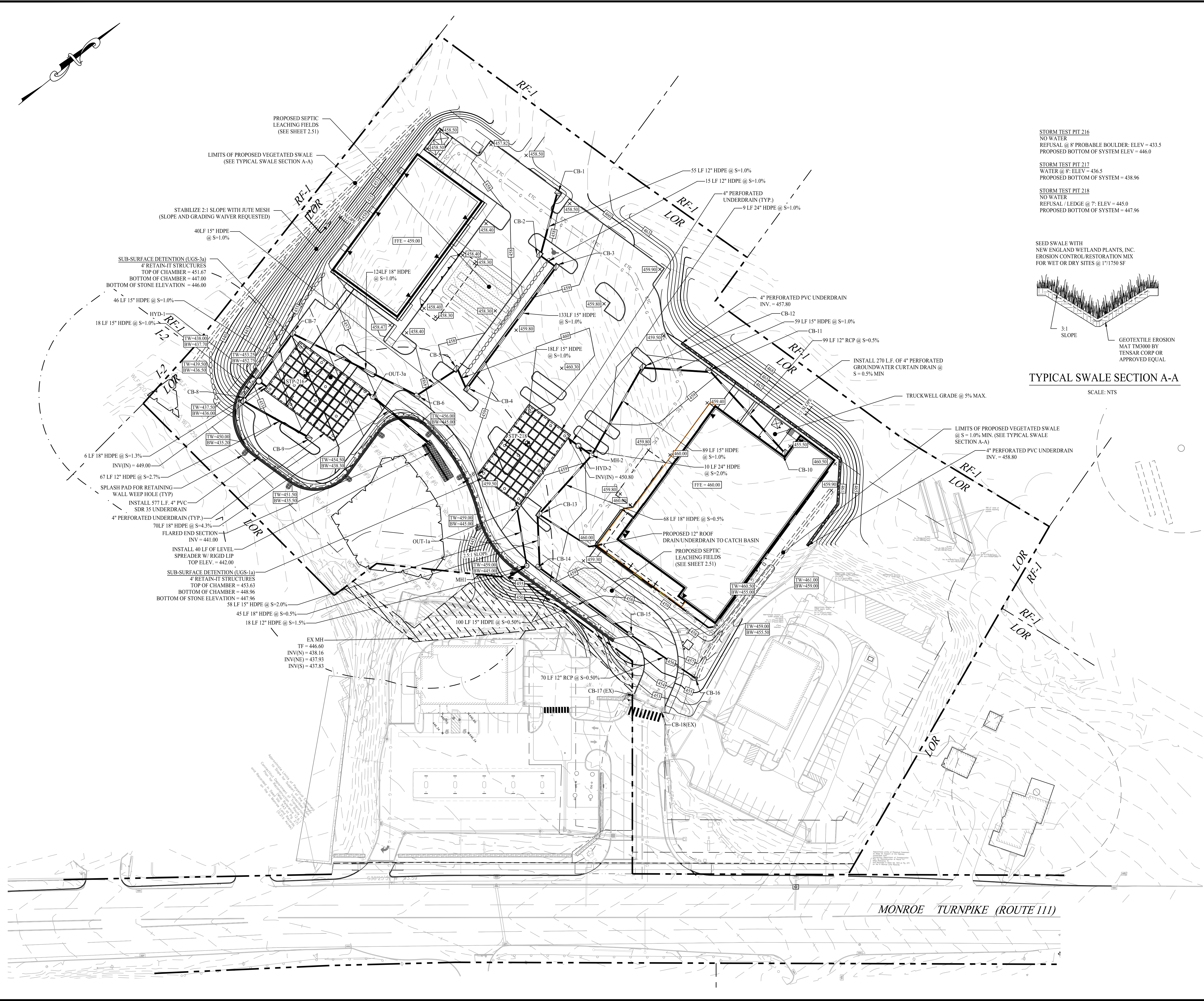
STORM TEST PIT 217
 WATER @ 8": ELEV = 436.5
 PROPOSED BOTTOM OF SYSTEM = 438.96

STORM TEST PIT 218
 NO WATER
 REFUSAL / LEDGE @ 7": ELEV = 445.0
 PROPOSED BOTTOM OF SYSTEM = 447.96

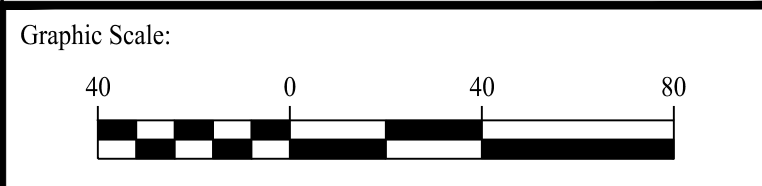
SEED SWALE WITH
 NEW ENGLAND WETLAND PLANTS, INC.
 EROSION CONTROL/RESTORATION MIX
 FOR WET OR DRY SITES @ 171750 SF



TYPICAL SWALE SECTION A-A
 SCALE: NTS



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Drawn By:	CJB
Checked By:	KMS
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	1" = 40'



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title:	Sheet #:
GRADING & DRAINAGE PLAN	2.21

May 02, 2023 - 3:00pm - eschroder
 X:\SE Firm\Project Data\2014\1402801 - 205 Monroe Turnpike\Draw Data\2014\1402801 - 205.dwg

HYDROLOGIC SOIL GROUP		
SYMBOL	SOIL NAME	RATING
51B	SUTTON FINE SANDY LOAM	B
60B	CANTON AND CHARLTON	B
61B	CANTON AND CHARLTON	B
73C	CHARLTON - CHATFIELD COMPLEX	B

GENERAL NOTES

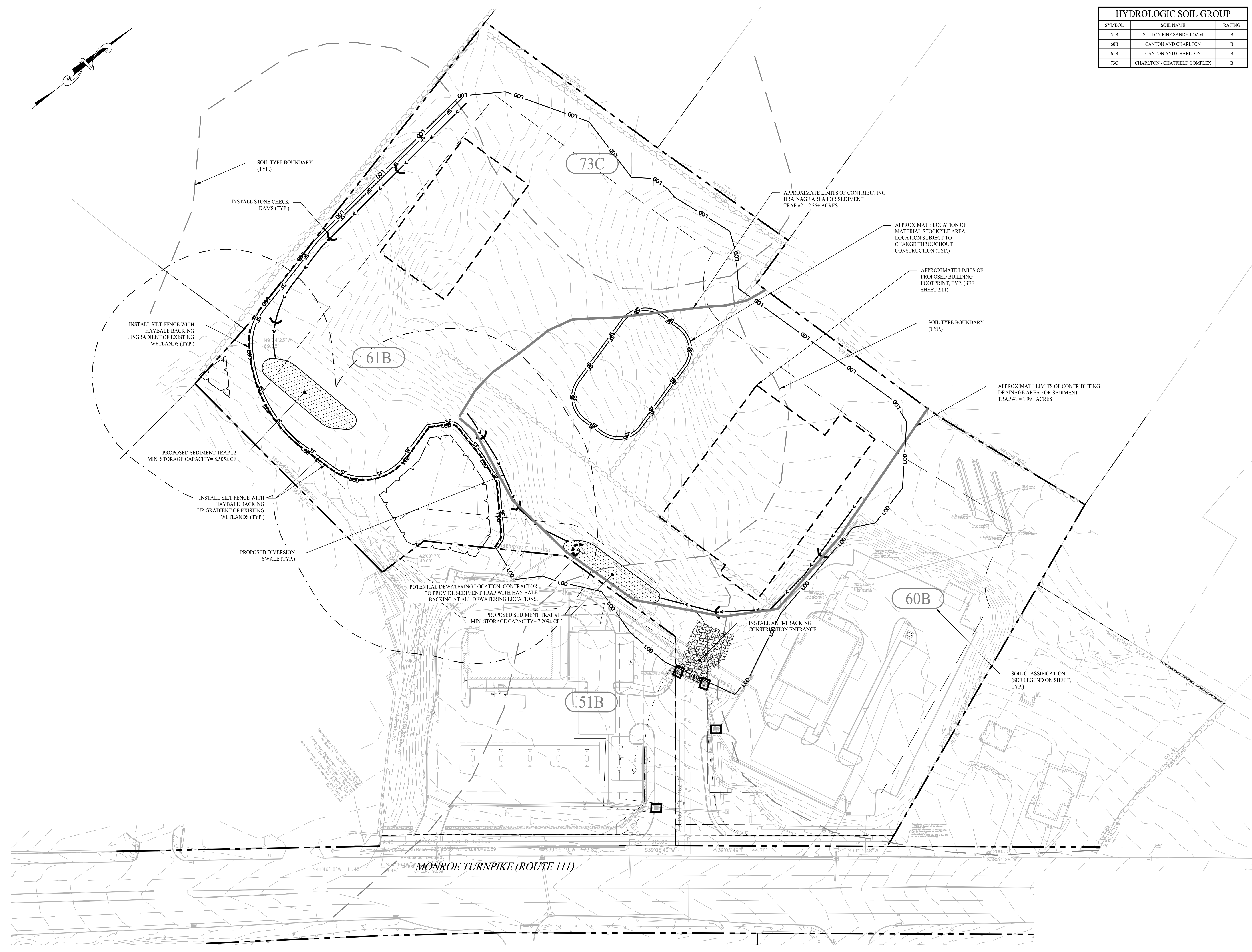
- THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES DEPICTED HEREON HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- SEE SHEET 2.21 FOR DETAILS REGARDING THE PROPOSED GRADING AND DRAINAGE FEATURES, STORMWATER CONVEYANCE SYSTEM AND STORMWATER DETENTION FACILITIES.
- SEE SHEET 2.32 FOR PHASE II SOIL EROSION AND SEDIMENT CONTROL MEASURES. SEE SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED HEREON ARE CONSIDERED TEMPORARY, UNLESS OTHERWISE NOTED, AND SHALL BE REMOVED UPON COMPLETION OF SITE WORK. REFER TO THE OPERATION REQUIREMENT ON SHEET 2.41 FOR MORE DETAIL.

SEDIMENT TRAP CALCULATIONS

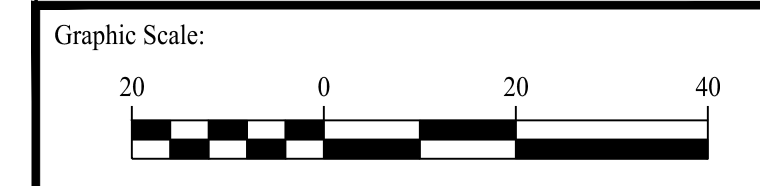
NOTE:
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP #1:
CONTRIBUTING DRAINAGE AREA = 1.99± ACRES
1.99 AC x 134 CY/AC = 267 CY
267 CY x 27 CF/CY = 7,209 CF
SEDIMENT TRAP #1 STORAGE CAPACITY = 7,209± CF

SEDIMENT TRAP #2:
CONTRIBUTING DRAINAGE AREA = 2.35± ACRES
2.35 AC x 134 CY/AC = 315 CY
315 CY x 27 CF/CY = 8,505 CF
SEDIMENT TRAP #2 STORAGE CAPACITY = 8,505± CF

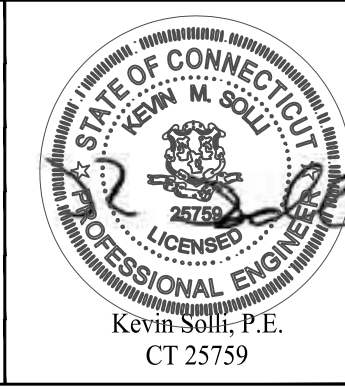


Rev. #:	Date	Description



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Drawn By: CJB
 Checked By: KMS
 Approved By: KMS
 Project #: 1402801
 Plan Date: 05/03/23
 Scale: 1" = 20'



Project:
TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

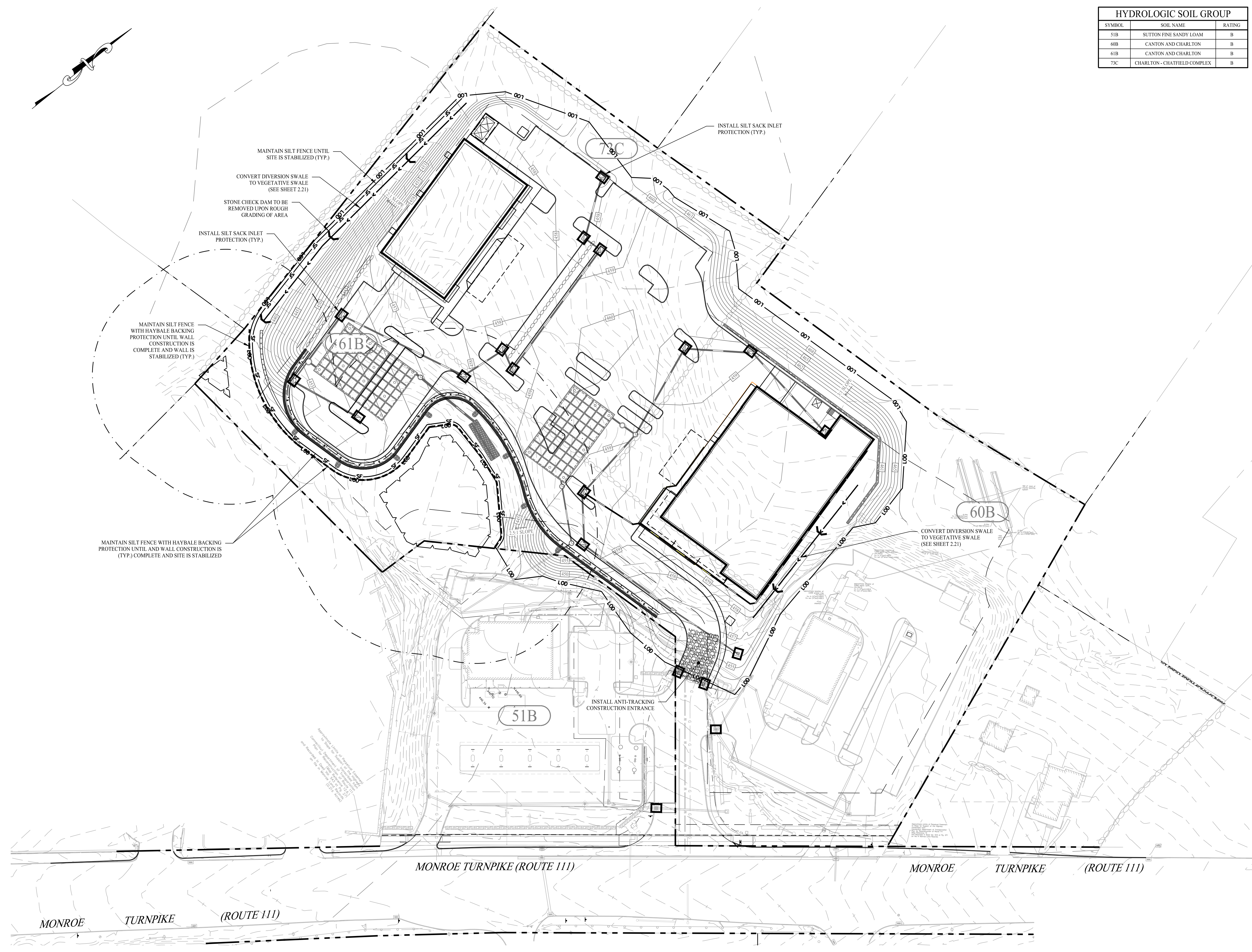
Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN: PHASE I
 Sheet #: 2.31

May 02, 2023 - 3:10pm cscbroder
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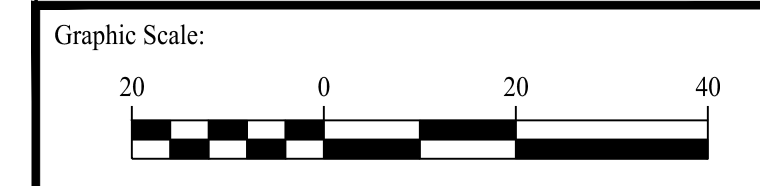
HYDROLOGIC SOIL GROUP		
SYMBOL	SOIL NAME	RATING
51B	SUTTON FINE SANDY LOAM	B
60B	CANTON AND CHARLTON	B
61B	CANTON AND CHARLTON	B
73C	CHARLTON - CHATFIELD COMPLEX	B

GENERAL NOTES

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
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3. SEE SHEET 2.21 FOR DETAILS REGARDING THE PROPOSED GRADING AND DRAINAGE FEATURES, STORMWATER CONVEYANCE SYSTEM AND STORMWATER DETENTION FACILITIES.
4. SEE SHEET 2.31 FOR PHASE 1 SOIL EROSION AND SEDIMENT CONTROL MEASURES. SEE SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
5. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED HEREON ARE CONSIDERED TEMPORARY, UNLESS OTHERWISE NOTED, AND SHALL BE REMOVED UPON COMPLETION OF SITE WORK. REFER TO THE OPERATION REQUIREMENT ON SHEET 2.41 FOR MORE DETAIL.



Rev. #:	Date	Description



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Drawn By:	CJB
Checked By:	KMS
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	1" = 20'



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title:	SOIL EROSION & SEDIMENT CONTROL PLAN: PHASE II	Sheet #:	2.32
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May 02, 2023 - 3:10pm cshredder
 X:\SE Files\Project Data\2014\1402801 - 205 Monroe Turnpike\Coord Data\PM\ (A67) 1402801 - 2.32.dwg

TEST PIT OBSERVATIONS

TESTING PERFORMED BY SOLLI ENGINEERING, LLC ON SEPTEMBER 5, 2019. TEST PIT OBSERVATIONS WERE WITNESSED BY ED KNAPIK FROM THE TOWN OF MONROE HEALTH DEPARTMENT.

Table with columns for Test Pit ID, Depth, Soil Type, and Observations. Includes pits TP 301 through TP 307.

UTILITY COMPANIES
GAS: EVERSOURCE ENERGY
WATER: AQUARIUM

TEST PIT OBSERVATIONS

TESTING PERFORMED BY SOLLI ENGINEERING, LLC ON AUGUST 15, 2018. TEST PIT OBSERVATIONS WERE WITNESSED BY RICH JACKSON FROM THE TOWN OF MONROE HEALTH DEPARTMENT.

Table with columns for Test Pit ID, Depth, Soil Type, and Observations. Includes pits TP 216 through TP 223.

UTILITY PROVIDER LIST

GAS SERVICE: SOUTHERN CT GAS
WATER SERVICE: AQUARIUM
ELECTRIC & TELECOMMUNICATIONS: EVERSOURCE

GENERAL NOTES

- 1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION...
2. REFER TO SHEET 0.10 OF THE THIS PLAN SET FOR SITE NOTES...
3. DO NOT SCALE DRAWING. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
4. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PLAN SET.

PRIMARY SEPTIC DESIGN

DESIGN ANALYSIS
Design Percolation Rate 10.1-20.0 min/inch
Restaurant Design Percolation Rate = 1-10.0 min/inch
Medical Office: 10,000 SF GFA
Flow: 10,000 x 0.2 GPD = 2,000 GPD

MLSS ANALYSIS
Medical Office, Restaurant and Retail MLSS is not required DTR exceeds 60"

RESERVE SEPTIC DESIGN

DESIGN ANALYSIS
Design Percolation Rate 10.1-20.0 min/inch
Restaurant Design Percolation Rate = 1-10.0 min/inch
Medical Office: 10,000 SF GFA
Flow: 10,000 x 0.2 GPD = 2,000 GPD

Retail: 7 x 2,500 SF = 17,500 GFA
Flow: 17,500 x 0.1 GPD = 1,750 GPD

Restaurant: 3,482 SF GFA, 56 Seats
Flow: 45 GPD PER 56 SEATS = 2,520 GPD

GROCCER SEPTIC DESIGN CALCULATIONS

Table with columns for Billing Period, Usage, Gallons, and Gallons/Day for Store Location #1 and #2.

USE 300 GPD FOR DESIGN PURPOSES

TEST PIT OBSERVATIONS

TESTING PERFORMED BY SOLLI ENGINEERING, LLC ON APRIL 20, 2018. TEST PIT OBSERVATIONS WERE WITNESSED BY RICH JACKSON, TOWN OF MONROE HEALTH DEPARTMENT.

Table with columns for Test Pit ID, Depth, Soil Type, and Observations. Includes pits TP 201 through TP 215.

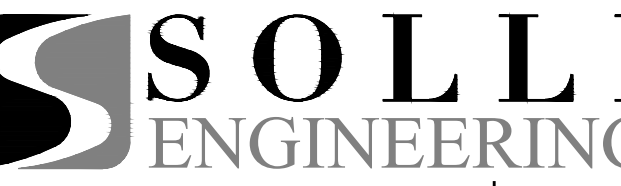
PERCOLATION TEST RESULTS

TESTING PERFORMED BY SOLLI ENGINEERING, LLC ON MAY 22, 2018.

Table with columns for Test Pit ID, Diameter, Depth, Elapsed Time, Water Elevation, and Percolation Rate.

MONROE TURNPIKE (ROUTE 111)

Rev. #: Date Description



Drawn By: MB
Checked By: LAM
Approved By: KMS
Project #: 1402801
Plan Date: 05/03/23
Scale: 1" = 20'

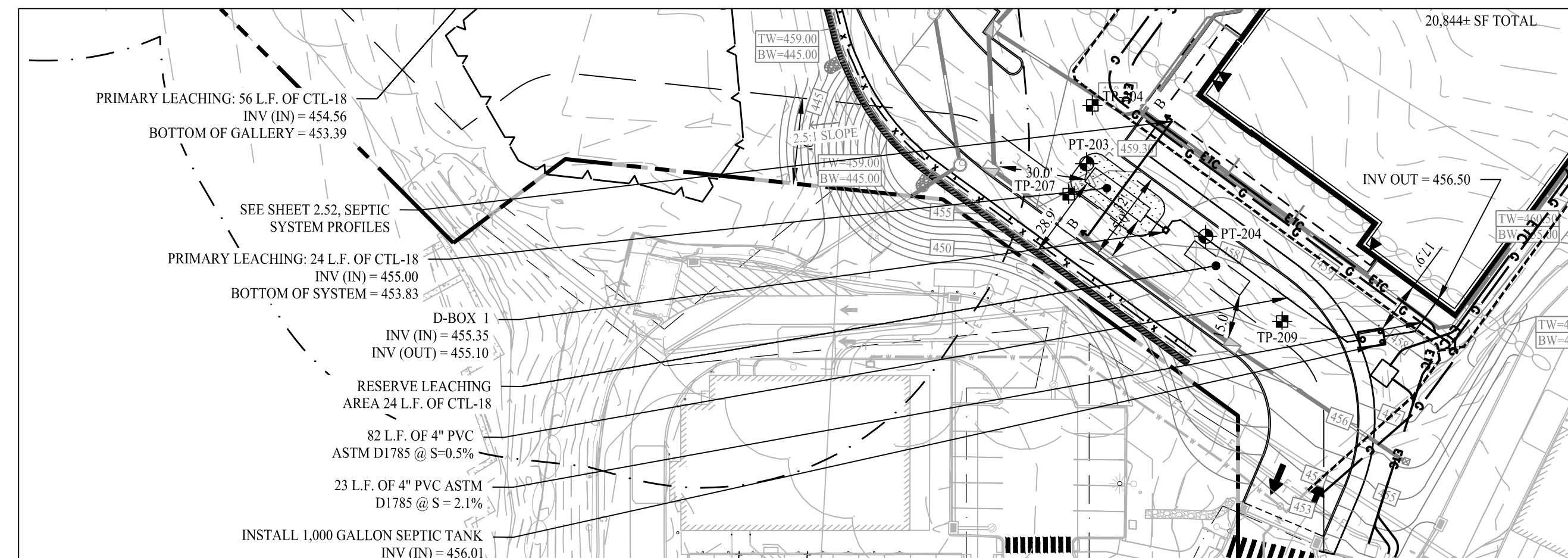
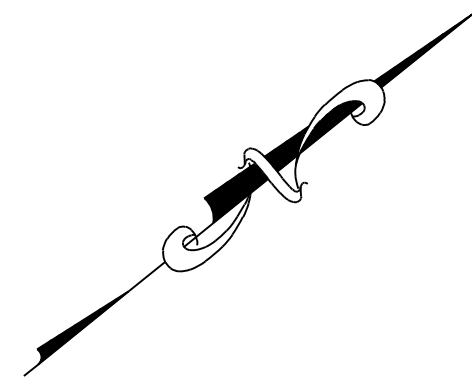
TOWN LINE PLAZA
205 MONROE TURNPIKE
MONROE, CONNECTICUT

Sheet Title: SITE UTILITY PLAN
Sheet #: 2.51

Vertical text on the left edge: 05/02/2023 5:11pm... X:\SE_Files\Project Data\2014\1402801 - 205 Monroe Turnpike\Draw Data\2014\1402801 - 2.51.dwg

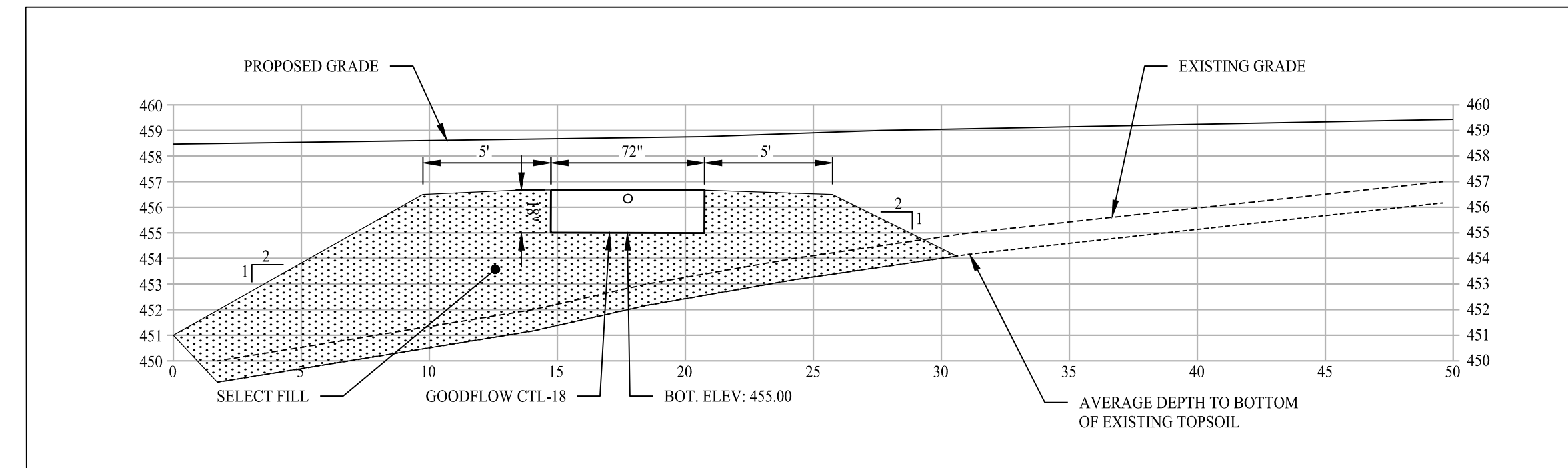
GENERAL NOTES

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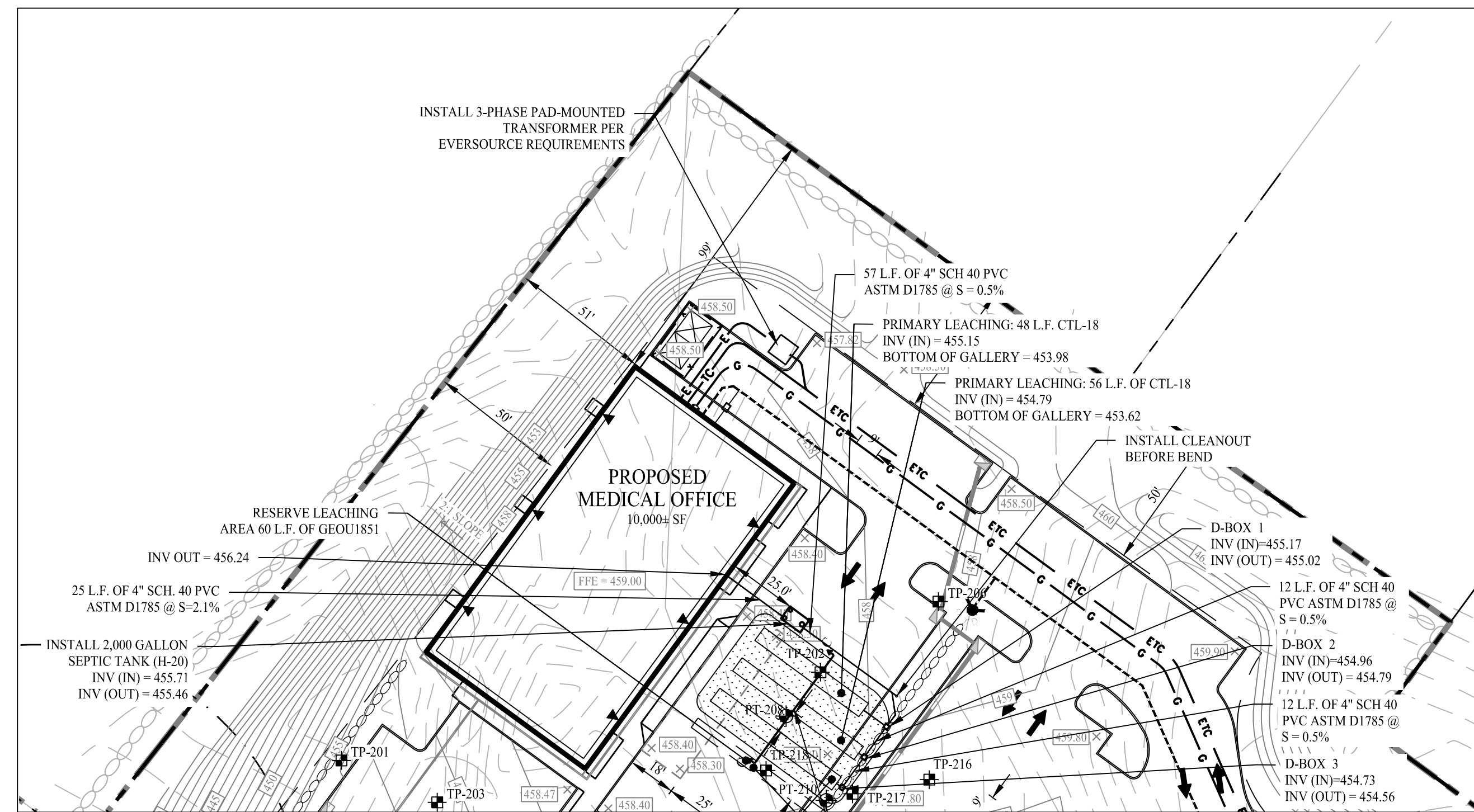
PROPOSED RETAIL BUILDING SEPTIC SYSTEM

SCALE: 1" = 40'



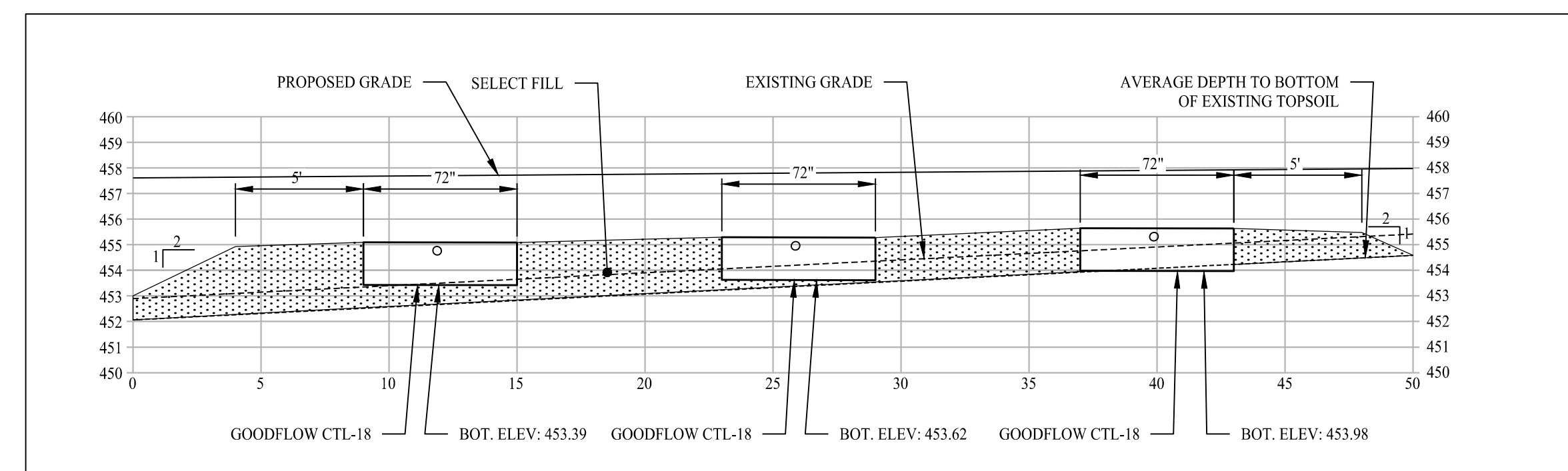
PROPOSED RETAIL BUILDING SEPTIC SYSTEM SECTION B-B

SCALE: 1" = 5' VERTICAL
1" = 5' HORIZONTAL



PROPOSED MEDICAL OFFICE BUILDING SEPTIC SYSTEM

SCALE: 1" = 40'



PROPOSED OFFICE/MEDICAL SEPTIC SYSTEM SECTION C-C

SCALE: 1" = 5' VERTICAL
1" = 5' HORIZONTAL

Rev. #:	Date	Description



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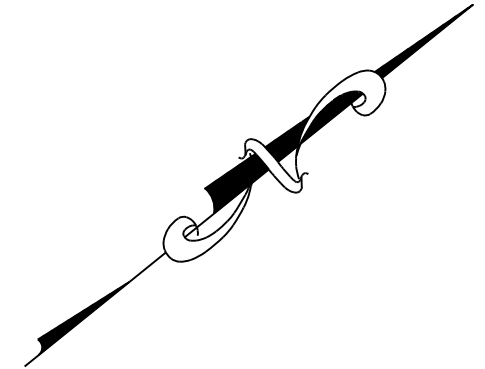
Drawn By:	VER
Checked By:	LAM
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	AS SHOWN



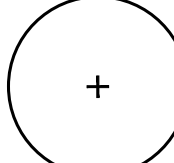
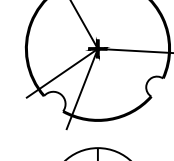
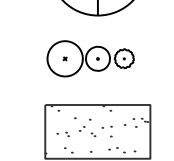
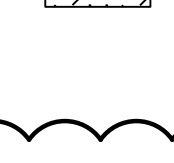
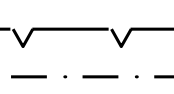





TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

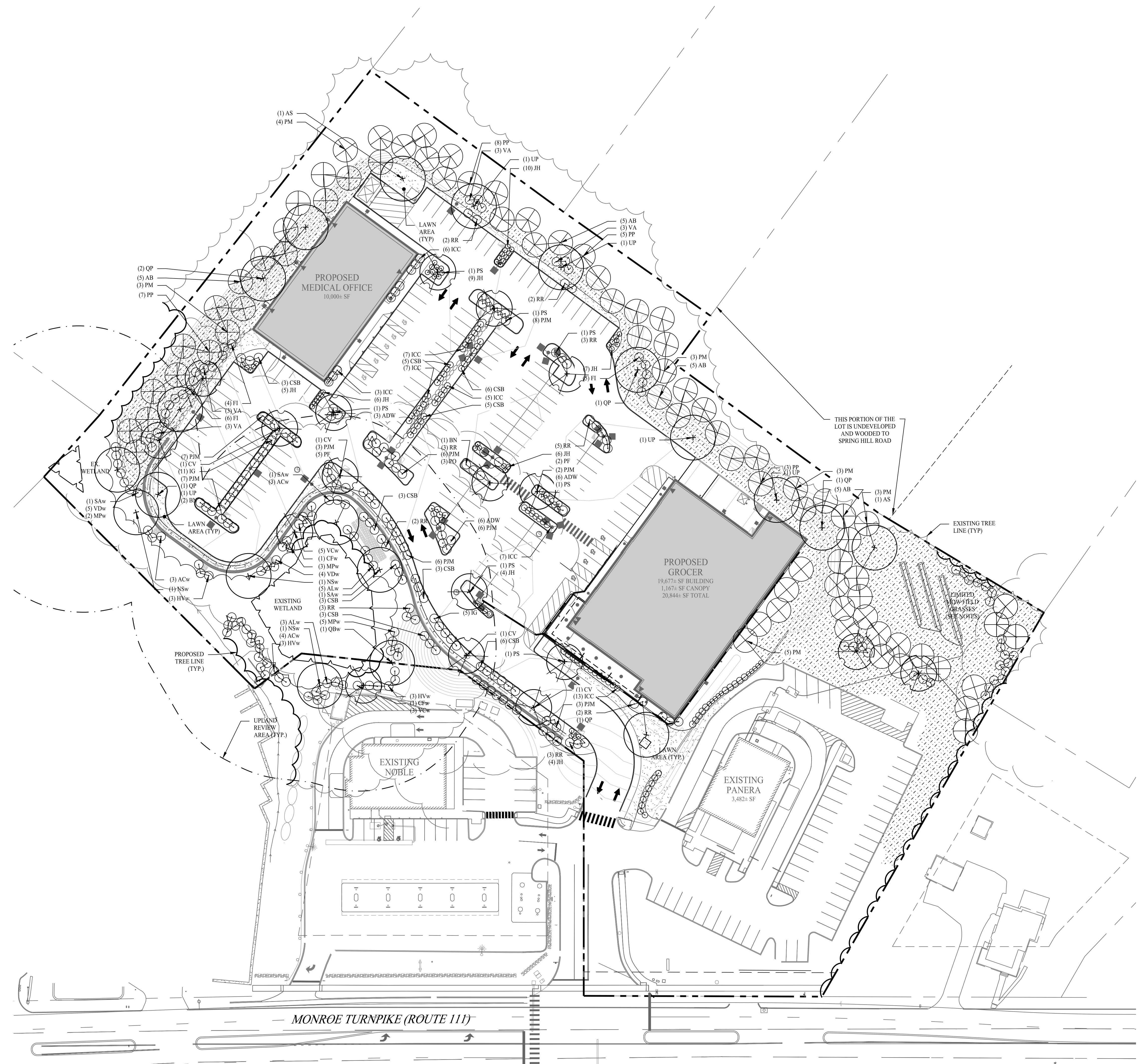
Sheet Title:	SEPTIC SYSTEM PROFILES
Sheet #:	2.52

May 03, 2023 - 8:35am eschroeder
 X:\SE Files\Project Data\2014\1402801 - 205 Monroe Turnpike\Coord Data\2014\1402801 - 205.dwg

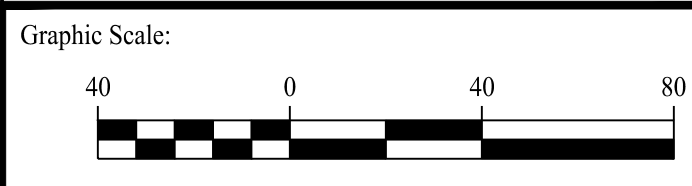


LEGEND

-  OVERSTORY TREE
-  FLOWERING UNDERSTORY TREE
-  EVERGREEN TREE
-  SHRUB
-  LAWN AREA
-  NEW ENGLAND EROSION CONTROL RESTORATION MIX
-  PROPOSED TREE LINE
-  EXISTING TREE LINE
-  WETLANDS
-  UPLAND REVIEW AREA



Rev. #:	Date	Description



SOLLI ENGINEERING

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 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: MMH
 Checked By: MFB
 Approved By: KMS
 Project #: 1402801
 Plan Date: 05/03/23
 Scale: 1" = 40'



Project:
TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

Sheet Title: **LANDSCAPE PLAN** Sheet #: **2.61**

May 02, 2023 - 3:12pm - cadbroder
 X:\SE_Files\Project_Datb\2014\1402801 - 205 Monroe Turnpike_Cadd_Datb\PLM (A67)\1402801-2.61.dwg

PLANTING NOTES

- 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.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMENS COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- 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.
- 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.
- VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- 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.
- 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.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- 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.
- 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.
- 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.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
- TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.
- ALL MEADOW GRASS AREAS TO BE MOWED ONLY 1-2 TIMES DURING THE GROWING SEASON.
- CONTRACTOR TO PROVIDE IRRIGATION PER PROVIDER REQUIREMENTS.

PLANTING SOIL NOTES

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

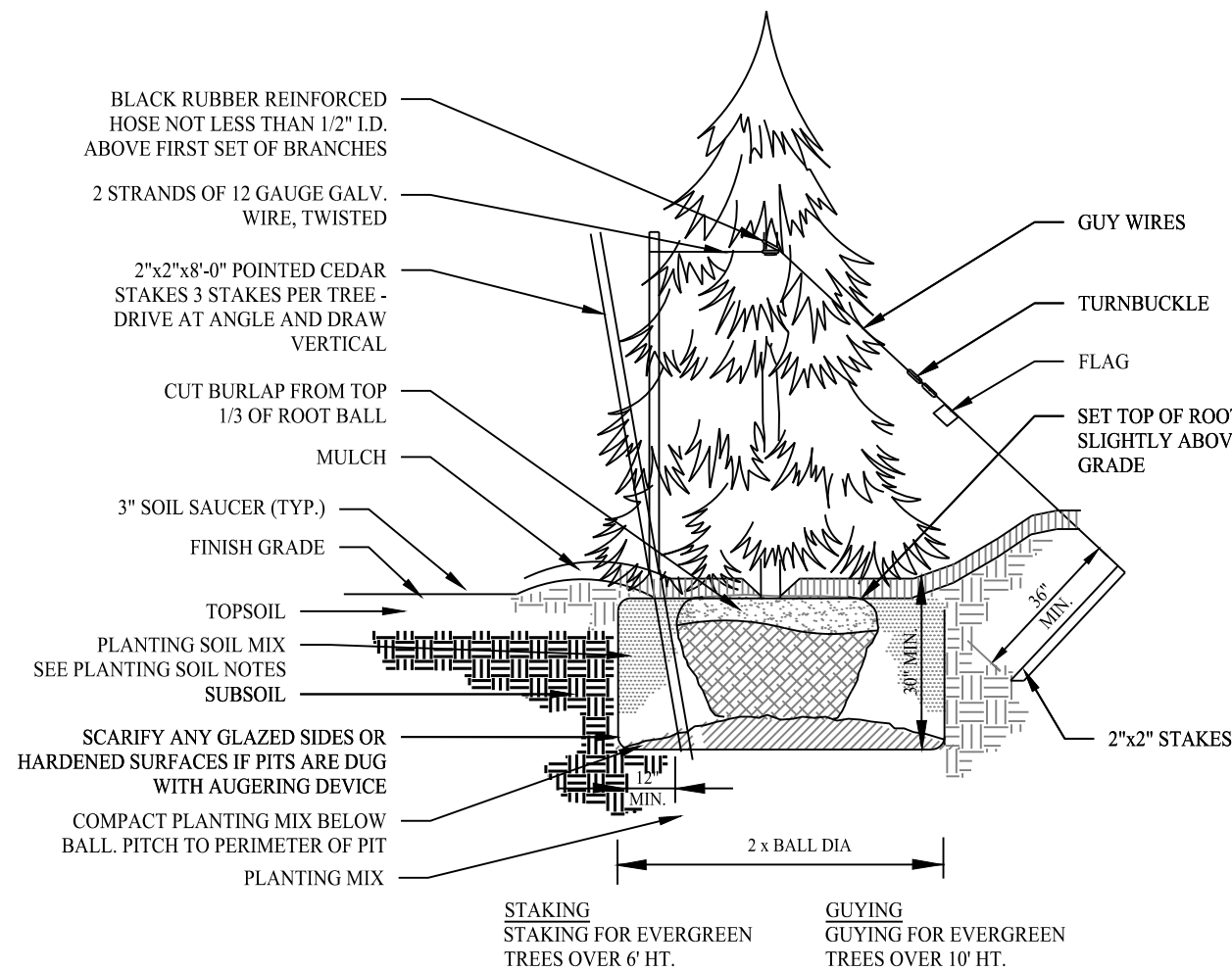
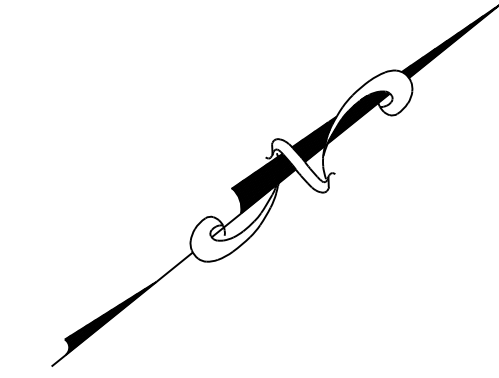
SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 45
 - D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELICIOUS 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.

GENERAL NOTES

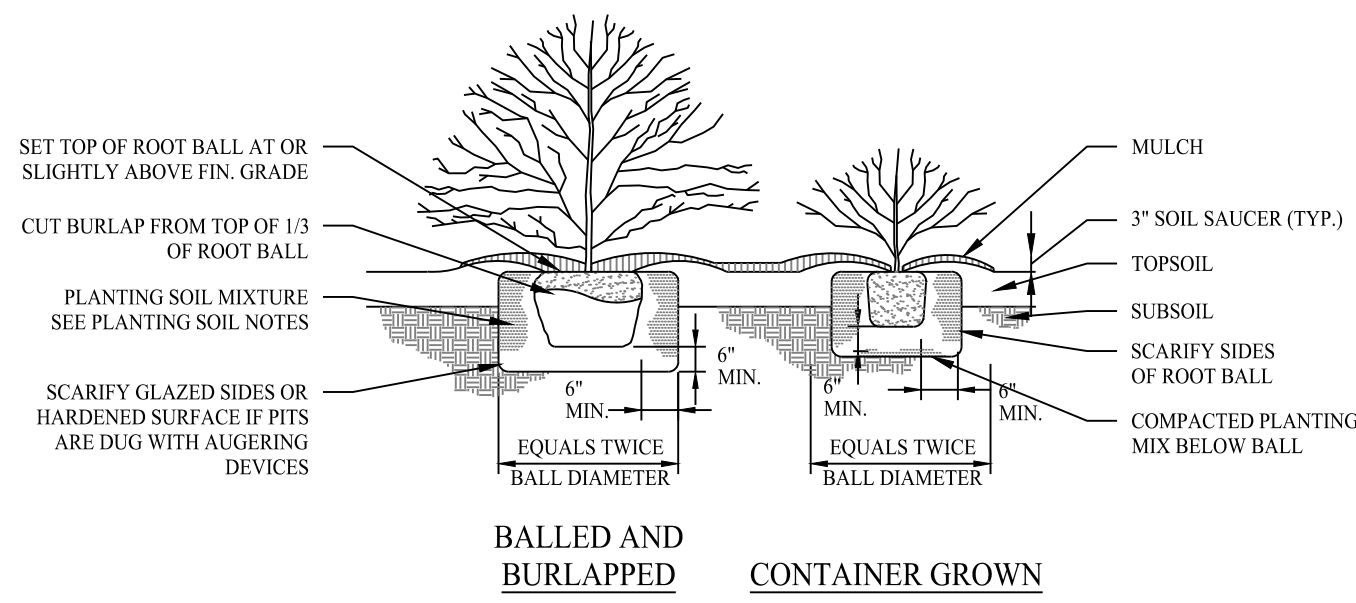
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF MONROE, CONNECTICUT AND THE STATE OF CONNECTICUT FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWINGS TITLED "ZONING LOCATION SURVEY OF 205-215 MONROE TURNPIKE" SCALE 1"=40' DATED 4-4-2018 BY ACCURATE LAND SURVEYING, LLC; "IMPROVEMENT LOCATION SURVEY OF 205 MONROE TURNPIKE" SCALE 1"=20' DATED 12-16-2022 BY ACCURATE LAND SURVEYING, LLC; AND "IMPROVEMENT LOCATION SURVEY 1 OF 195 MONROE TURNPIKE" SCALE 1"=30' DATED 11/20/2020 BY ACCURATE LAND SURVEYING, LLC.

PLANT SCHEDULE

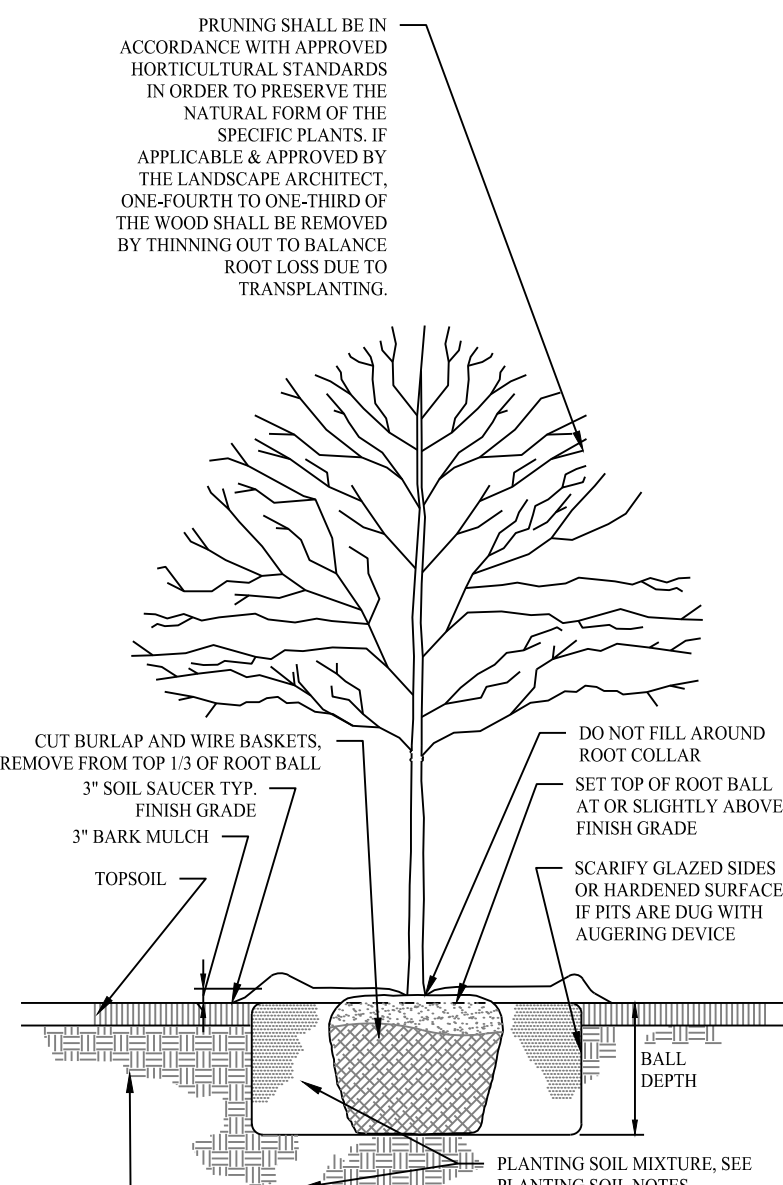
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AB	20	ABIES BALSAMEA	BALSAM FIR	B&B	10'-12' HT	FULL, EXTRA HEAVY
AS	2	ACER SACCHARUM	SUGAR MAPLE	B&B	3"-3 1/2" DBH	FULL, EXTRA HEAVY
BN	3	BETULA NIGRA	RIVER BIRCH	B&B	3"-3 1/2" DBH	MULTI-STEM
PM	21	PICEA MARIANA	BLACK SPRUCE	B&B	10'-12' HT	FULL, EXTRA HEAVY
PP	23	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	10'-12' HT	FULL, EXTRA HEAVY
QP	6	QUERCUS PALUSTRIS	PIN OAK	B&B	3"-3 1/2" DBH	FULL, EXTRA HEAVY
UP	5	ULMUS PARVIFOLIA 'ALLEE'	LACEBARK ELM	B&B	3"-3 1/2" DBH	FULL, EXTRA HEAVY
UNDERSTORY TREES						
CV	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2"-2 1/2" DBH	FULL, EXTRA HEAVY
PS	7	PRUNUS SARGENTII 'COLUMNARIS'	SARGENT CHERRY	B&B	2"-2 1/2" DBH	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS & GRASSES						
ADW	15	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	18"-24" HT	FULL, EXTRA HEAVY
CSB	28	CORNUS SERICA 'BAILEY'	RED TWIG DOGWOOD	CONT	24"-30" HT	FULL, EXTRA HEAVY
FI	15	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	CONT	24"-30" HT	FULL, EXTRA HEAVY
ICC	48	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
IG	16	ILEX GLABRA	INKBERRY	CONT	24"-30" HT	FULL, EXTRA HEAVY
PF	7	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	24"-30" HT	FULL, EXTRA HEAVY
PO	3	PHYSOCARPUS OPULEFOLIUS	COMMON NINEBARK	CONT	24"-30" HT	FULL, EXTRA HEAVY
PJM	48	RHODODENDRON PJM	PJM RHODODENDRON	CONT	24"-30" HT	FULL, EXTRA HEAVY
RR	25	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	CONT	24"-30" HT	FULL, EXTRA HEAVY
VA	12	VIBURNUM ACERIFOLIUM	MAPLE-LEAF VIBURNUM	CONT	24"-30" HT	FULL, EXTRA HEAVY
GROUNDCOVER						
JH	51	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	#2 CONT	
WETLAND MITIGATION TREES						
CFw	2	CORNUS FLORIDA	FLOWERING DOGWOOD	CONT	6' HT	FULL, EXTRA HEAVY
NSw	3	NYSSA SYLVATICA	BLACK TUPELO	CONT	6' HT	FULL, EXTRA HEAVY
QBw	1	QUERCUS BICOLOR	SWAMP WHITE OAK	CONT	6' HT	FULL, EXTRA HEAVY
SAw	3	SORBUS AMERICANA	MOUNTAIN ASH	CONT	6' HT	FULL, EXTRA HEAVY
WETLAND MITIGATION SHRUBS						
ACw	10	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	CONT	3'-4' HT	FULL, EXTRA HEAVY
ALw	8	ALNUS INCANA	SPECKLED ALDER	CONT	3'-4' HT	FULL, EXTRA HEAVY
HVw	9	HAMAMELIS VIRGINIANA	WITCHHAZEL	CONT	18"-14" HT	FULL, EXTRA HEAVY
MPw	10	MORELLA PENNSYLVANICA	NORTHERN BAYBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
VCw	8	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	CONT	18"-24" HT	FULL, EXTRA HEAVY
VDw	9	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	CONT	3'-4' HT	FULL, EXTRA HEAVY
SEED MIXES						
NEW ENGLAND EROSION CONTROL/RESTORATION MIX						
APPLICATION RATE: 35 LB PER ACRE/ 1,250 S.F.						



EVERGREEN TREE PLANTING
SCALE: NTS



SHRUB / GROUNDCOVER PLANTING
SCALE: NTS



TREE PLANTING
SCALE: NTS

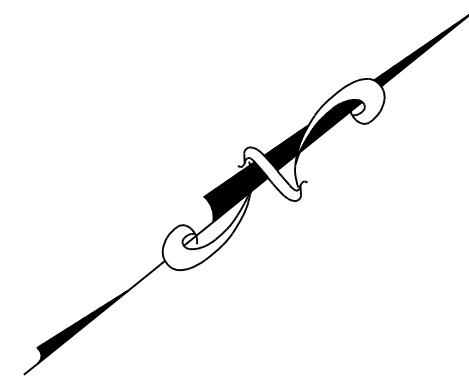
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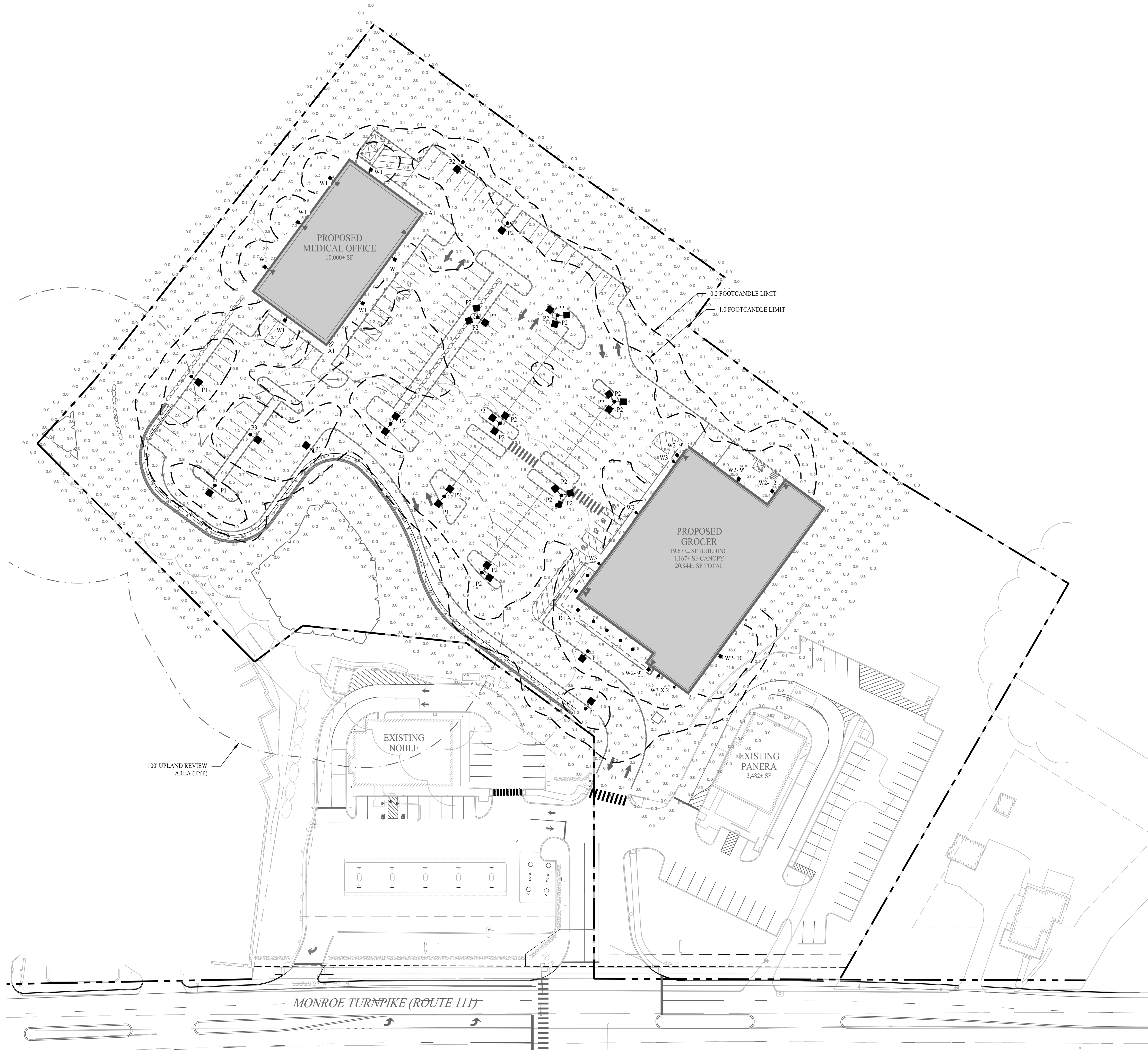
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: MMH	
Checked By: MFB	
Approved By: KMS	
Project #: 1402801	
Plan Date: 05/03/23	
Scale: NTS	
<p>TOWN LINE PLAZA 205 MONROE TURNPIKE MONROE, CONNECTICUT</p>	
Sheet Title: LANDSCAPE PLAN	Sheet #: 2.62

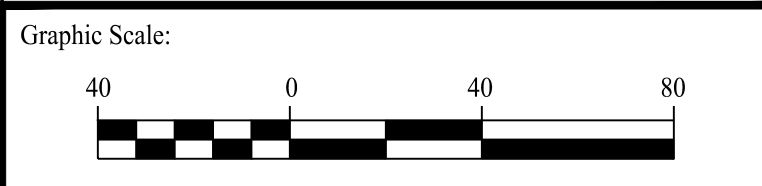


LEGEND

- 0.1 0.1 0.1
0.1 0.1 0.0
0.1 0.0 0.0
- PROPOSED POLE MOUNTED DECORATIVE FIXTURE SINGLE, DOUBLE OR TRIPLE MOUNT
- FOOTCANDLE - 1.0 & 0.2
- 100 FT UPLAND REVIEW AREA
- PROPOSED WALL MOUNTED UNIT
- PROPOSED CANOPY MOUNTED UNIT

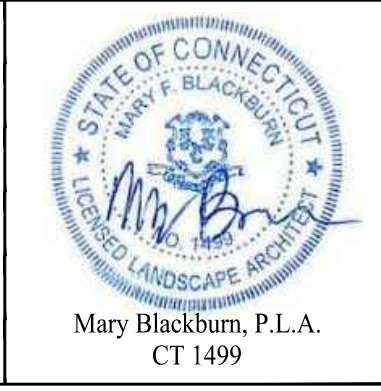


Rev. #:	Date	Description



SOLLI ENGINEERING
 501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

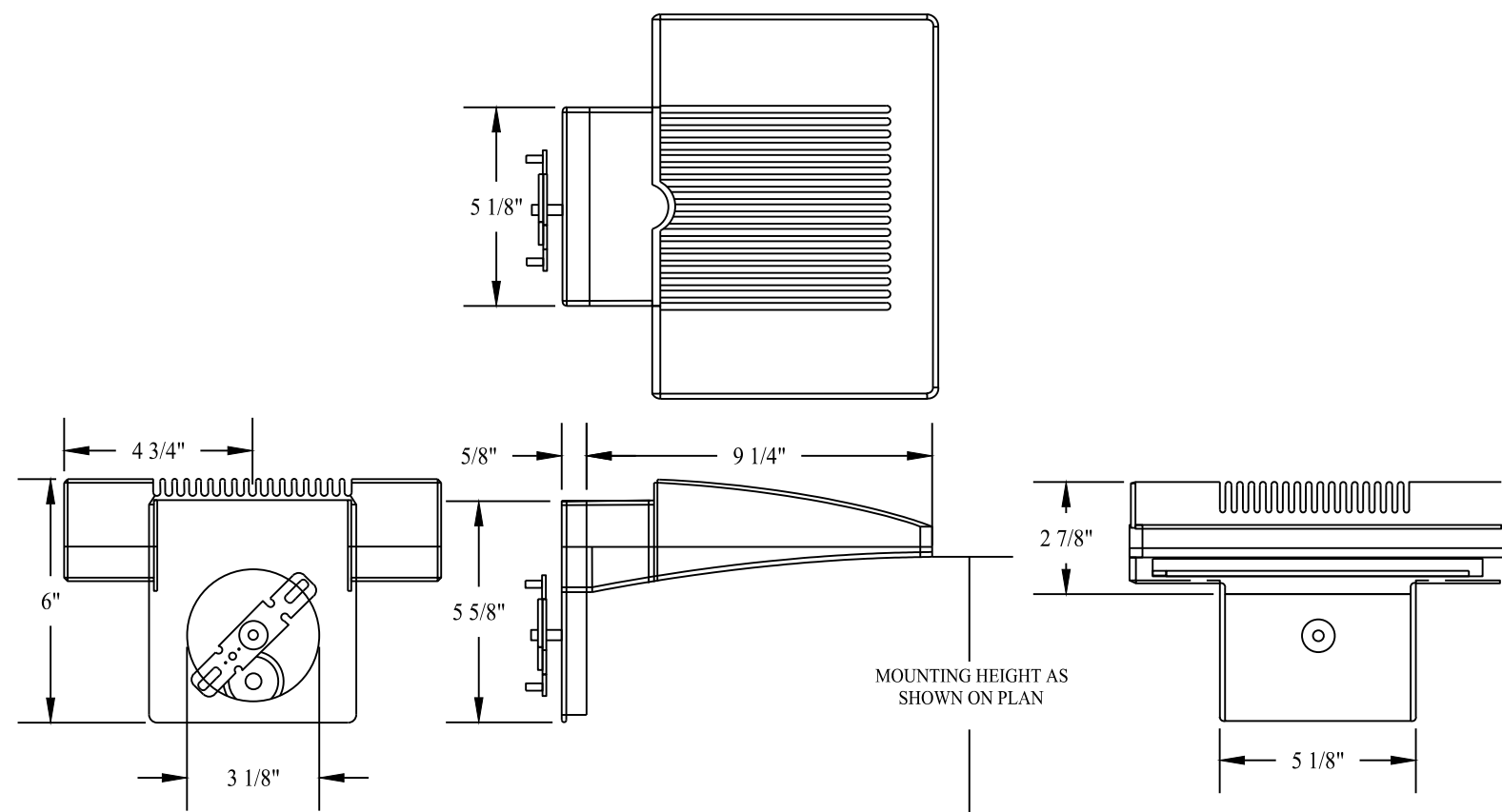
Drawn By:	MMH
Checked By:	MFB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	1" = 40'



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

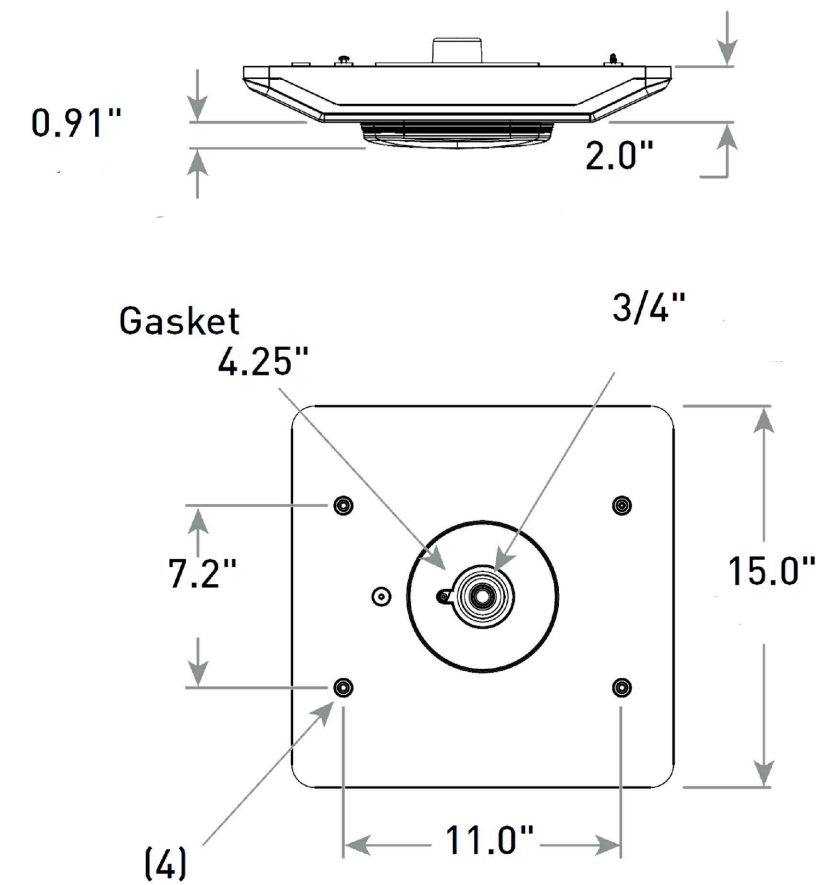
Sheet Title:	Sheet #:
LIGHTING PLAN	2.71

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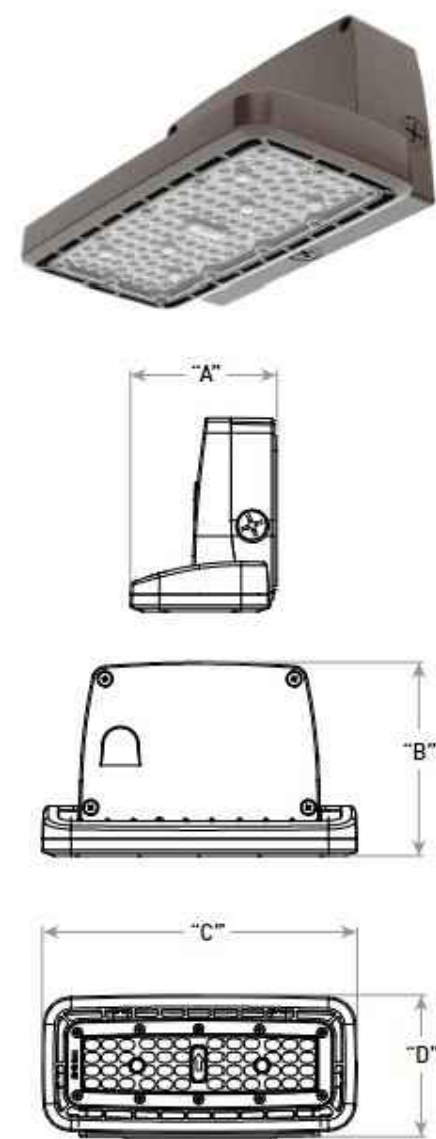
PROPOSED WALL MOUNTED LIGHT FIXTURE - W1

RAB LIGHTING LED WALL PACK, MODEL WPLED26N, POWDER COATED ALUMINUM, BRONZE
SCALE: NTS



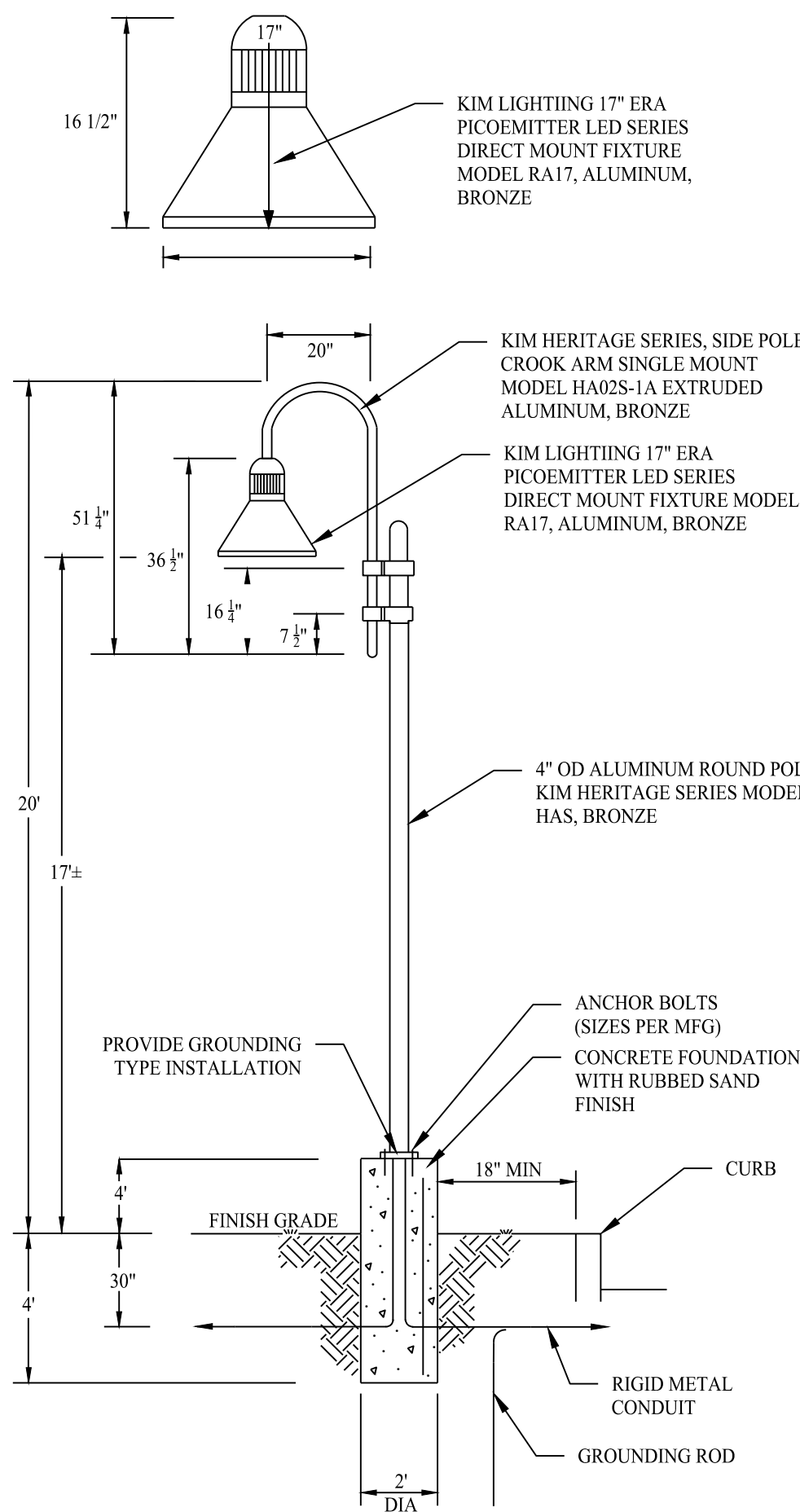
PROPOSED RECESSED CANOPY LIGHT FIXTURE - R1

CREE - CPY250 SERIES LED RECESSED CANOPY LUMINAIRE
SCALE: NTS



WALL MOUNTED LIGHT FIXTURE - W2

CREE - NOCTURA SERIES LED 19L
SCALE: NTS



POLE MOUNTED LIGHT FIXTURES - P1, P2 & P3

SCALE: NTS

thegreatoutdoors

Item #: 72383-246
UPC Code: 7479030955
Product Name: Westgate
Material: Alder Bronze
Finish: Copper Tone
Status: In Stock

MEASUREMENTS

Height	9	Length	22	Width	4.5
Height Adjustable	No	Max. Height	25	Max. Width	4.5
Max. Length	22	Max. Weight	25	Max. Depth	4.5
Clear Length	17	Clear Width	17.5	Clear Depth	17.5
Canopy Width	7.8	Canopy Height	5.0	Canopy to Bottom	17.5
Backplate Width	7.8	Backplate Height	3.0	Canopy to Top	3.0

LAMPING

No. of Bulbs	2	Bulb Type	GU10 Halogen
Max. Bulb	25	Max. Wattage	GU10 35W P14.5 & Lock
Dimmable	No	Ballast	None
Color Temp.	3000K	Color	White
Beam Spread	15°	Beam Angle	15°
Beam Spread	15°	Beam Angle	15°

SHADE / GLASS

Description	None	Material	None
Part No.	072583	Color	None
Weight	1.0	Quantity	1
Length	14.0	Width	4.5
Height	14.0	Depth	4.5

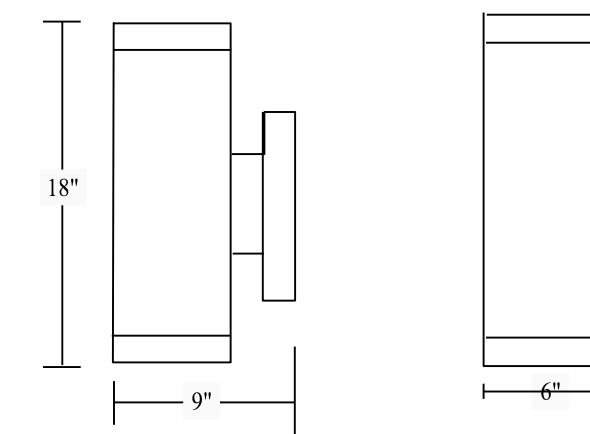
SHIPPING

Case Width	6.25	Case Height	11.50	Case Length	17.50
Case Weight	0.85	Case Cube Feet	1.20	Shelf Package Weight	0.85
Master Pack Width	6.25	Master Pack Height	11.50	Master Pack Length	17.50
Master Pack Weight	0.85	Master Pack Cube Feet	1.20	Master Pack Shelf Weight	0.85

Dark Sky, Wet Location, ETL Listed

ACCENT WALL FIXTURE - A1

WESTGATE, ACCENT WALL LIGHT, ALDER BRONZE FINISH
SCALE: NTS



PROPOSED WALL MOUNTED LIGHT FIXTURE - W3

CREE - WALL MOUNTED 18\"/>

SCALE: NTS

LIGHTING SCHEDULE						
QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	BULB TYPE	LUMENS
7	P1	■	POLE MOUNTED FIXTURE	KIM LIGHTING RA17 ERA LED, RA171-E35-60L3K-DB, POWDER COATED ALUMINUM, BRONZE	42W LED, TYPE 2 DISTRIBUTION, 30K, 17\"/>	
21	P2	■	POLE MOUNTED FIXTURE	KIM LIGHTING RA17 ERA LED, RA172-36L-350-4K7-4W-CLR-DB, POWDER COATED ALUMINUM, BRONZE	42W LED, TYPE 4 DISTRIBUTION, 4K, 17\"/>	
1	P3	■	POLE MOUNTED FIXTURE	KIM LIGHTING RA17 ERA LED, RA172-36L-350-5K7-5Q-CLR-DB, POWDER COATED ALUMINUM, BRONZE	42W LED, TYPE 5 DISTRIBUTION, 5K, 17\"/>	
7	W1	■	WALL MOUNTED FIXTURE	RAB WPLED26N, POWDER COATED ALUMINUM, BRONZE	26W 4K LED, 12\"/>	
5	W2	■	WALL MOUNTED FIXTURE	CREE LIGHTING - NOCTURA SERIES - NTW-A-WM-T3-3L-30K-UL-CS-P	111W 30K LED, MOUNTING HEIGHT PER PLAN	2,400
5	W3	■	WALL MOUNTED FIXTURE	CREE LIGHTING - WALL MOUNT 18\"/>		
2	A1	■	WALL MOUNTED ACCENT FIXTURE	WESTGATE 72383-246 ACCENT LIGHT, ALDER BRONZE FINISH	GU10 HALOGEN	
7	R1	●	CANOPY MOUNTED FIXTURE	CREE LIGHTING-CPY SERIES VERSION 250 B LED RECESSED CANOPY TYPE L22 SILVER CPY250-B-DM-F-A-UL-CS-57K	68W 57K LED, 11\"/>	

LIGHTING NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREON IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ZONING LOCATION SURVEY OF 205-215 MONROE TURNPIKE" SCALE 1"=40' DATED 4-4-2018 BY ACCURATE LAND SURVEYING, LLC.
4. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
5. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

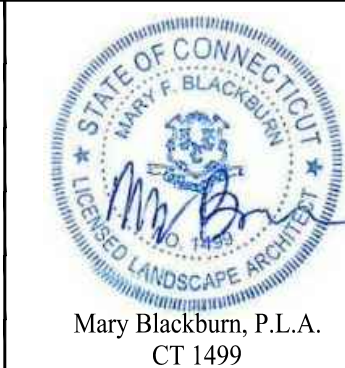
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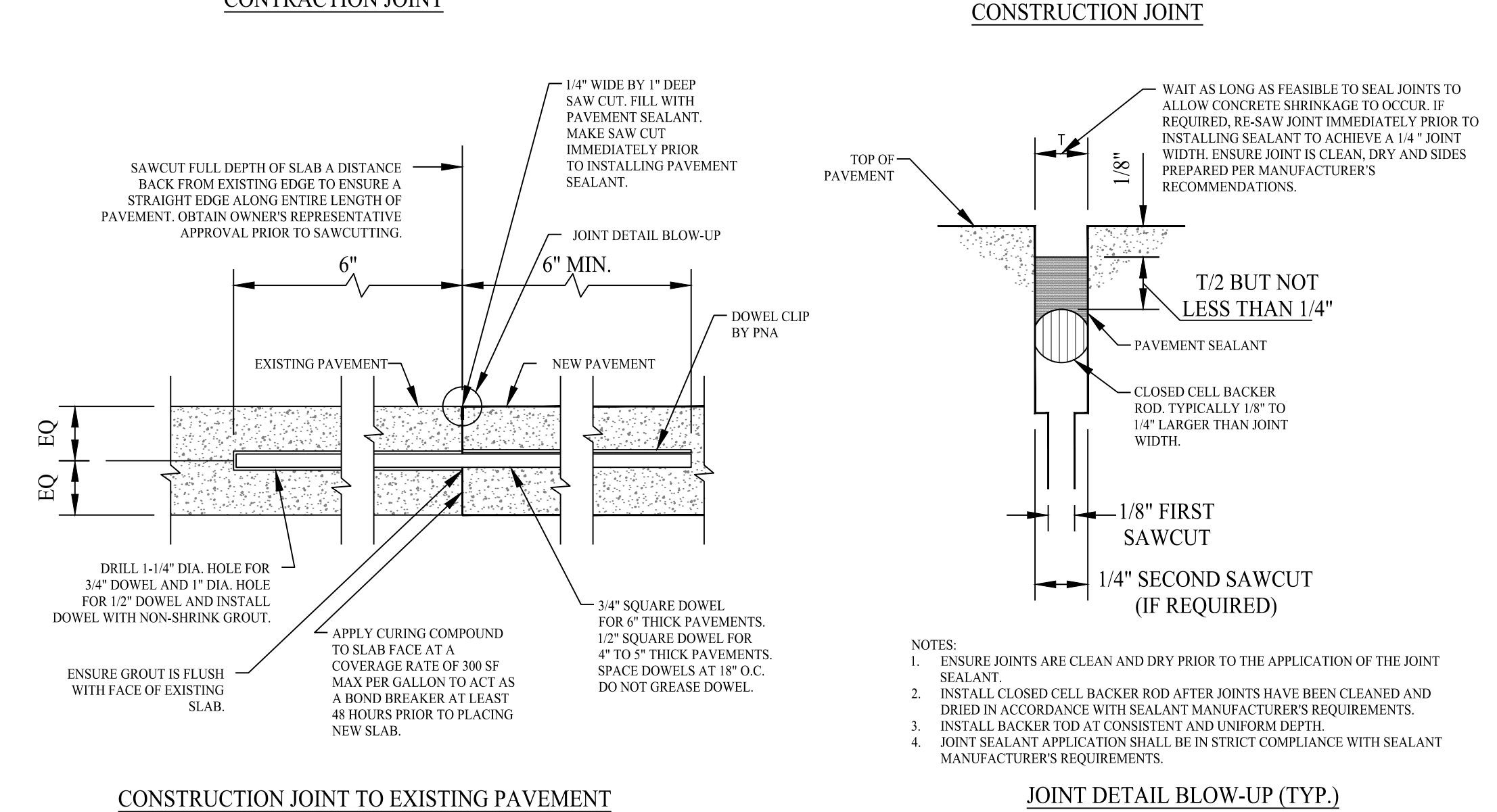
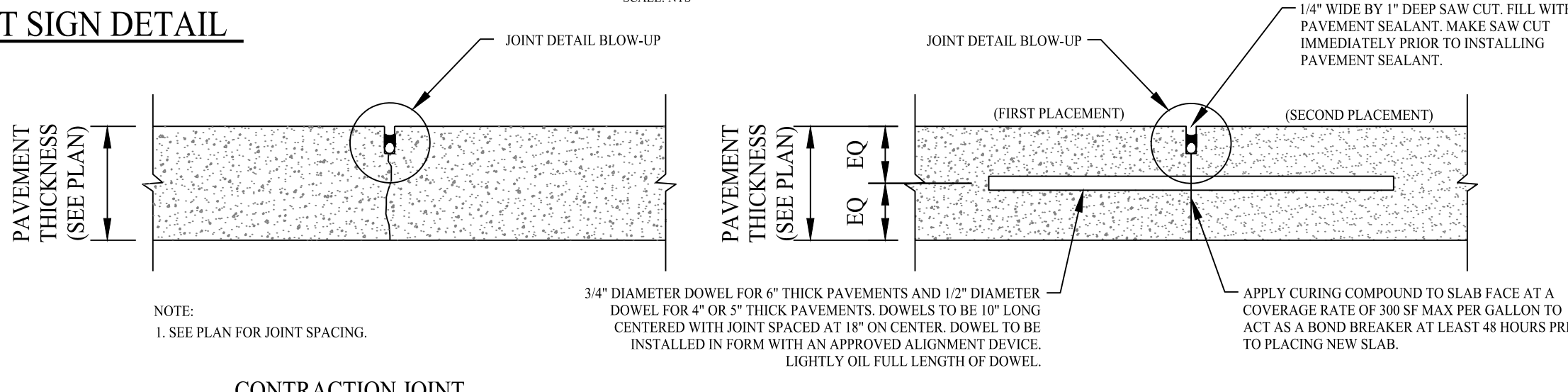
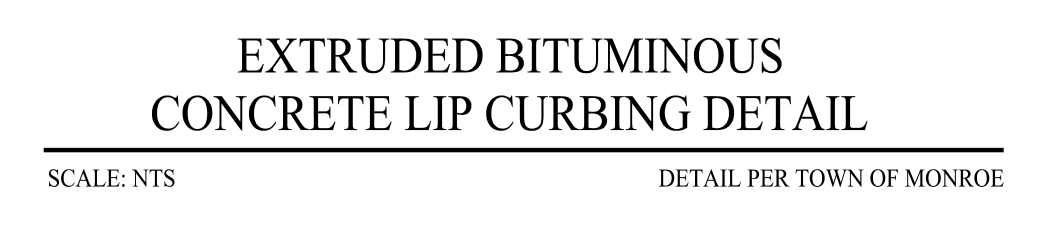
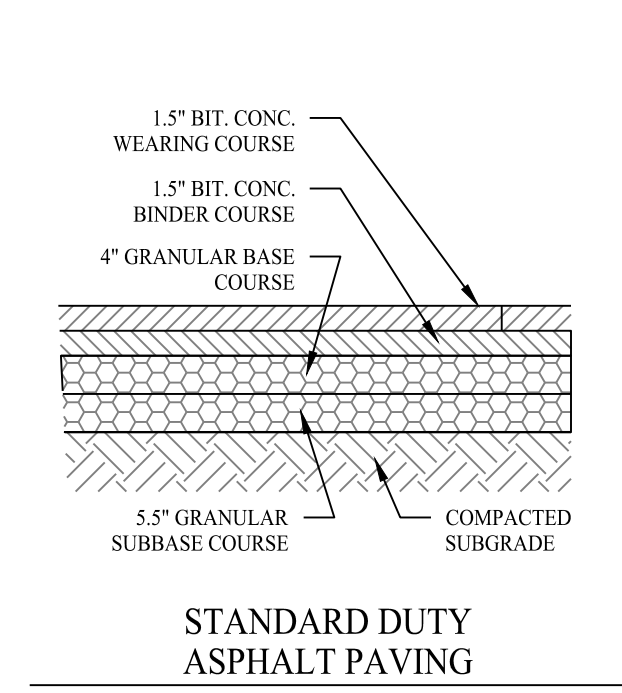
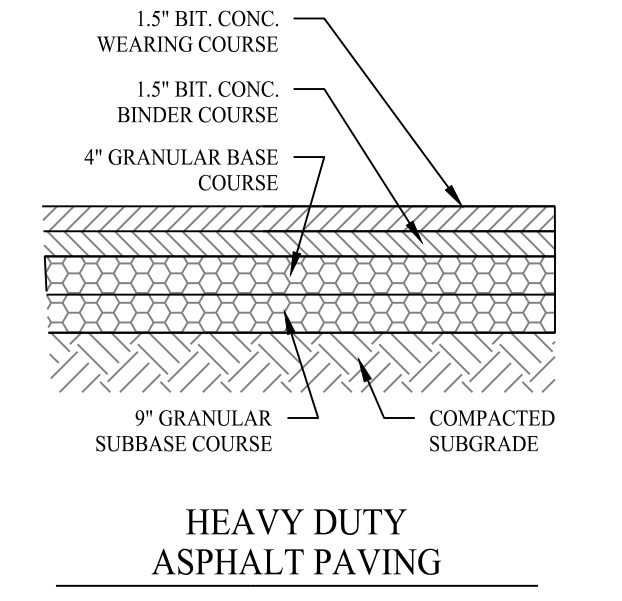
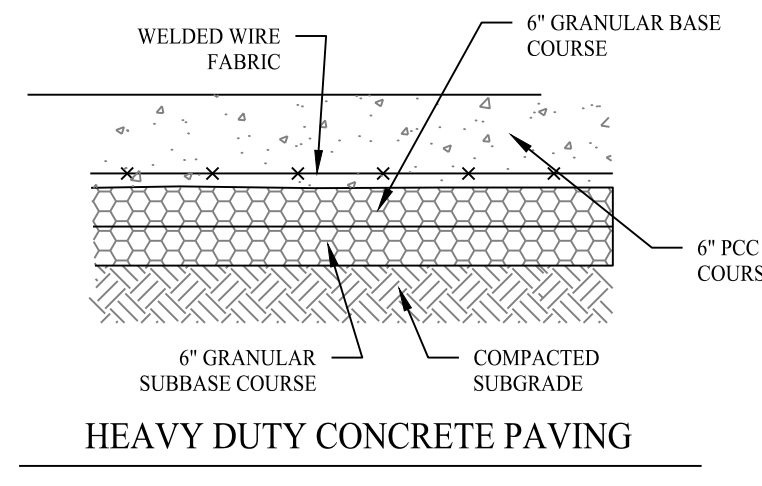
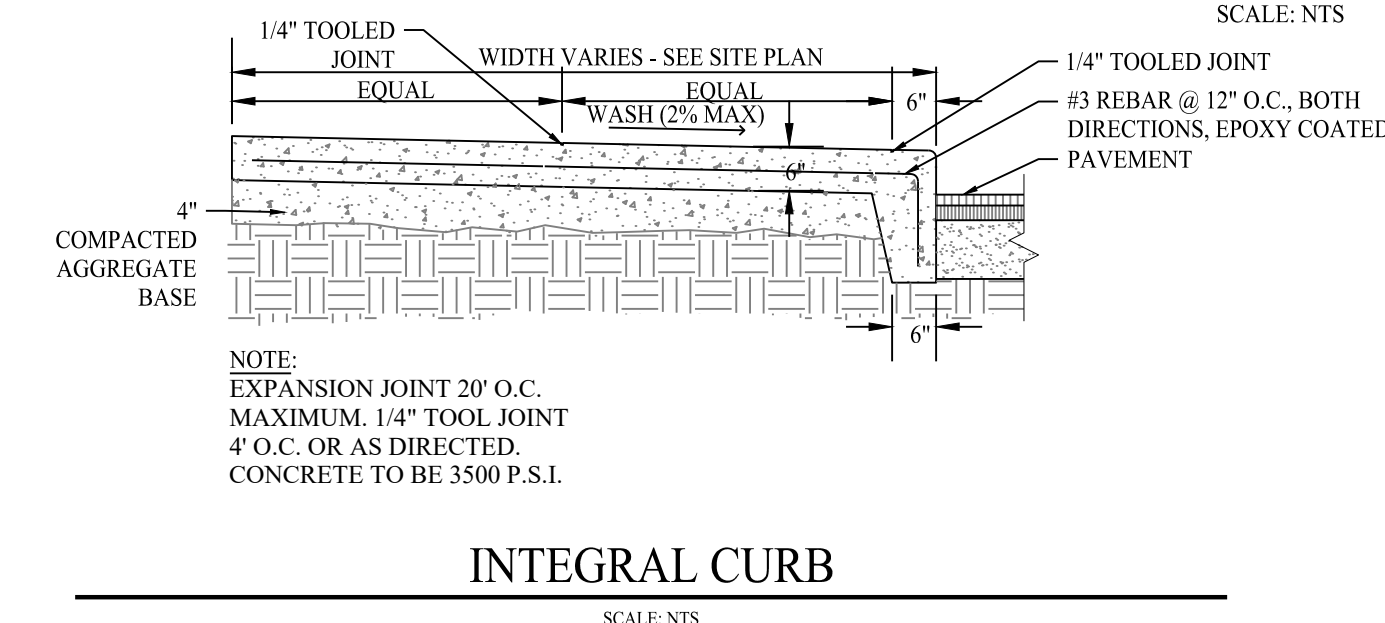
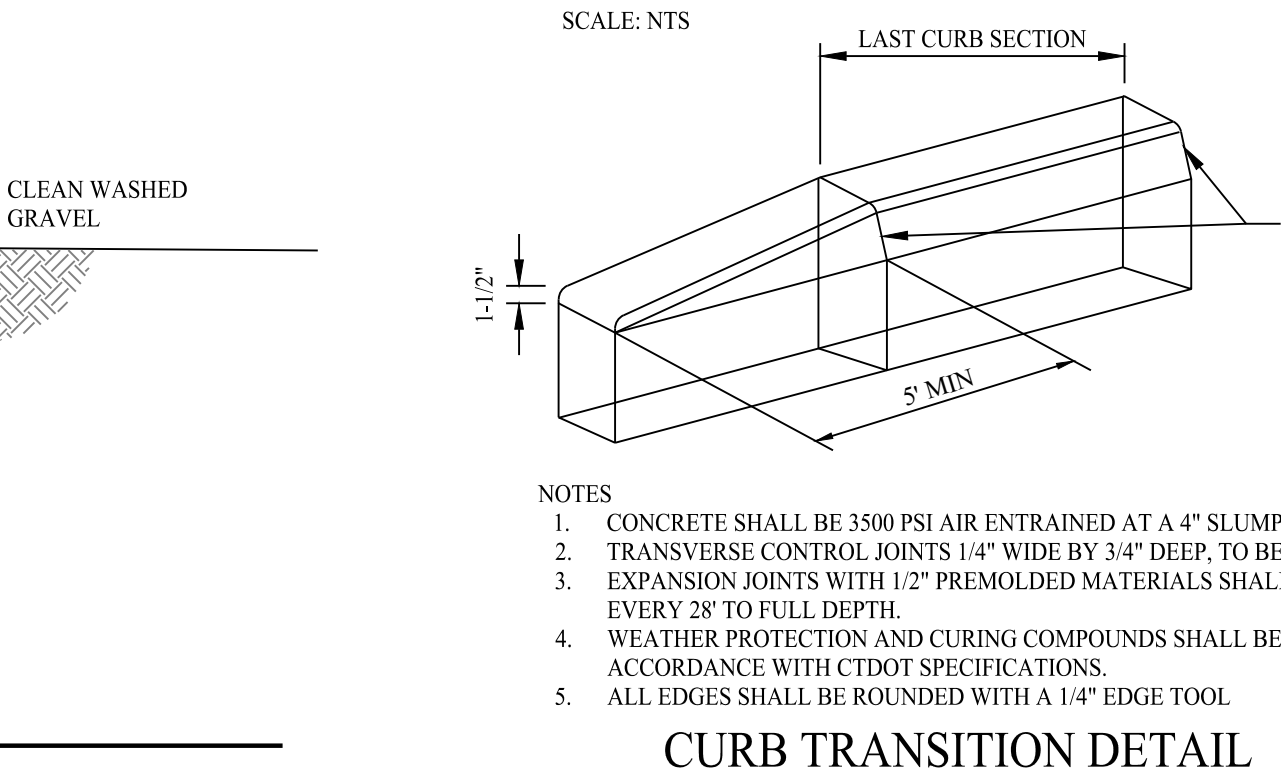
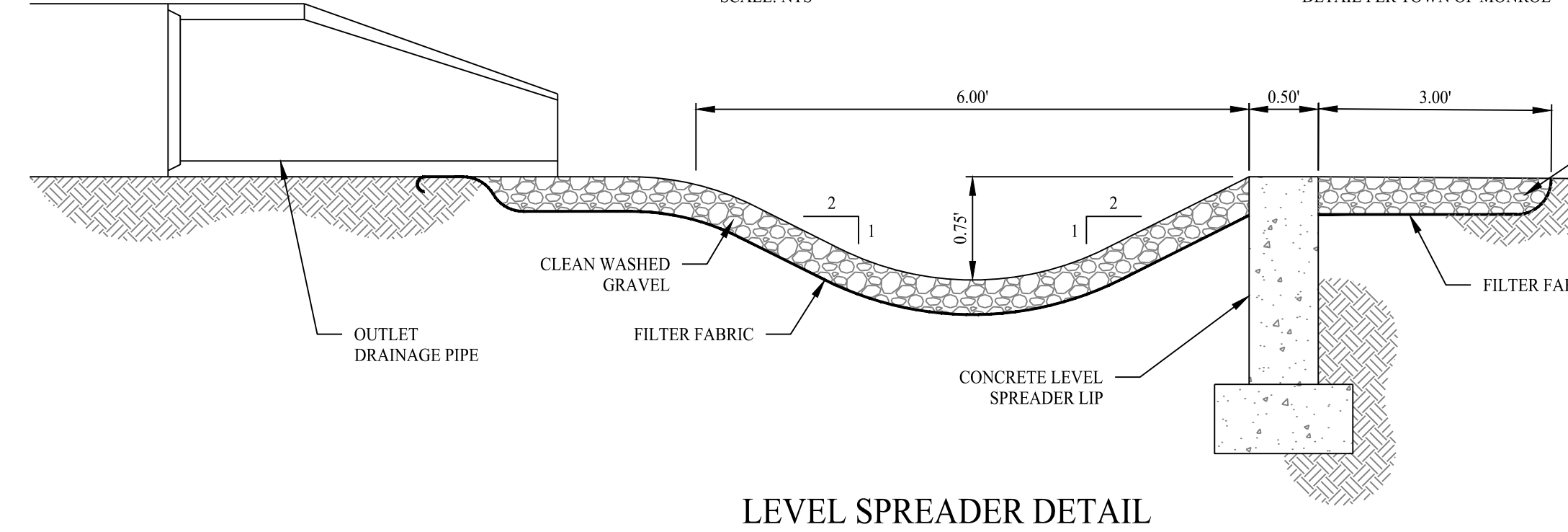
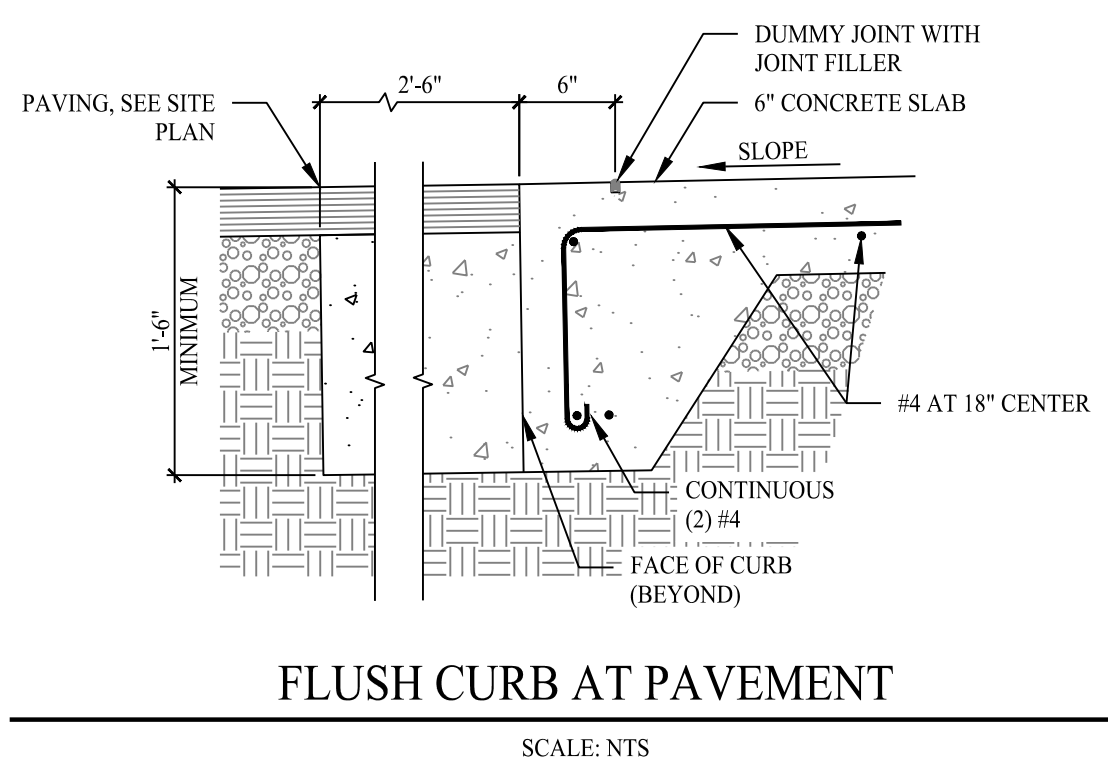
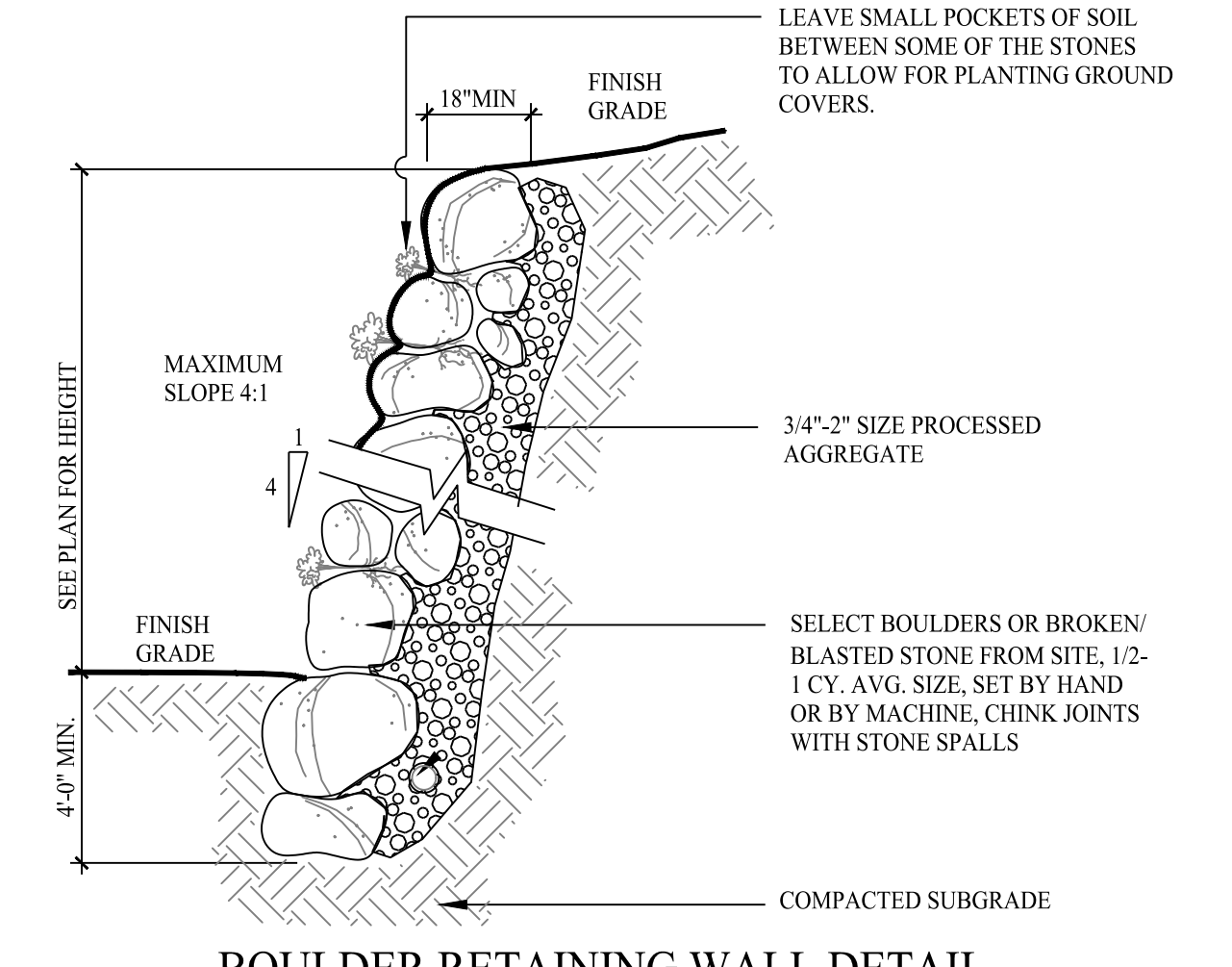
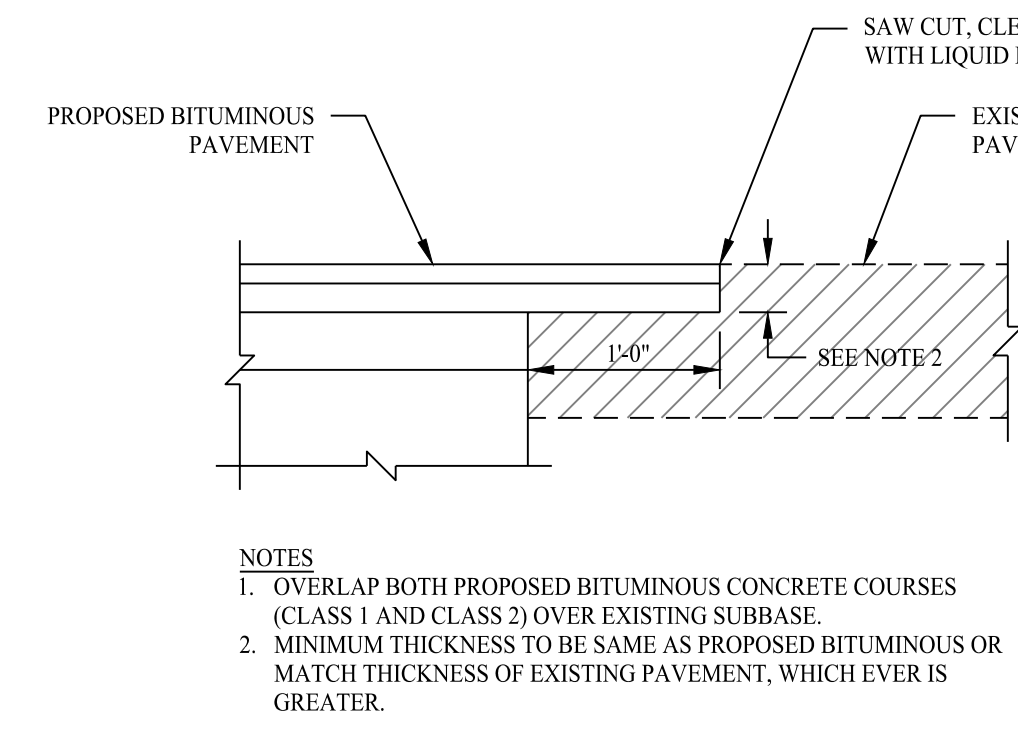
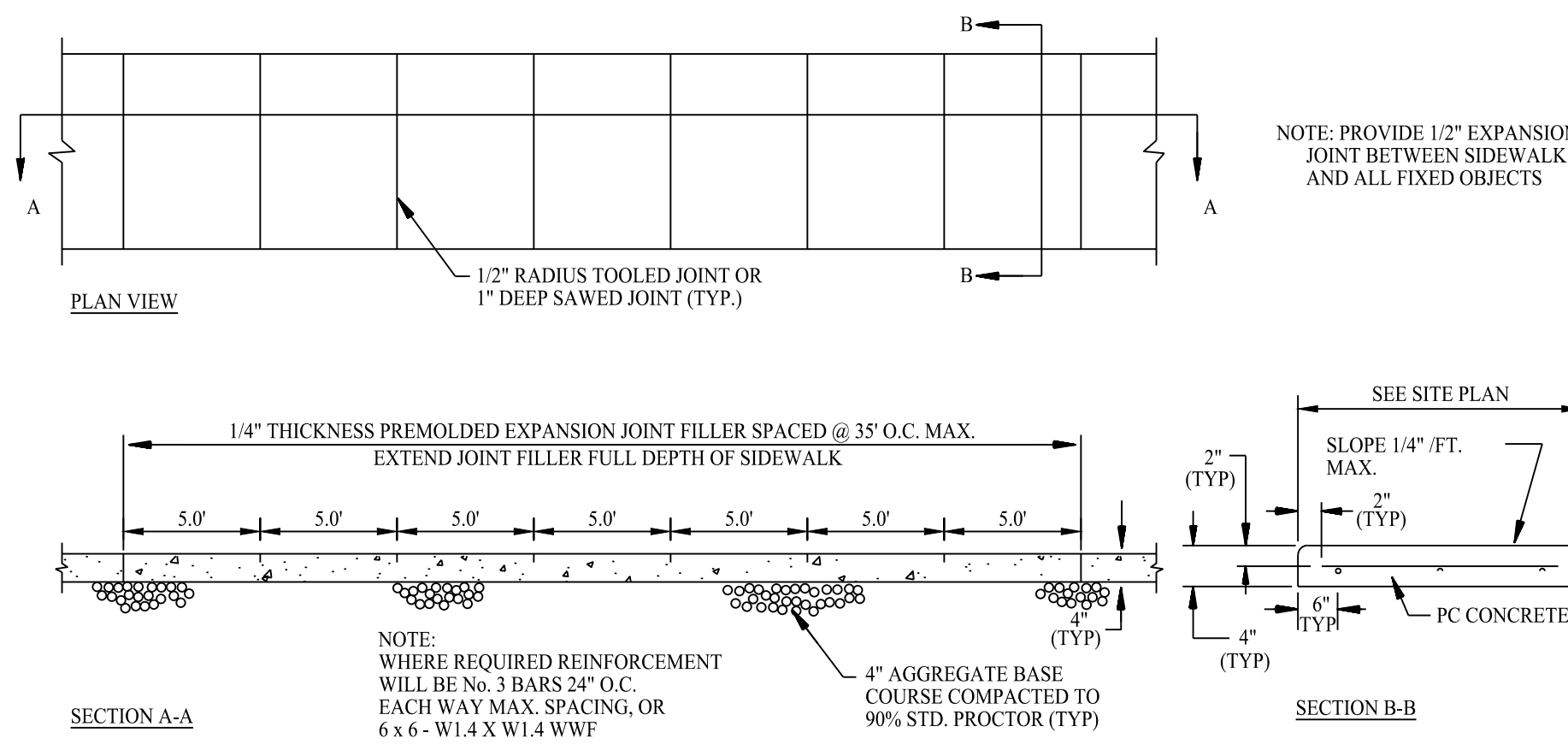
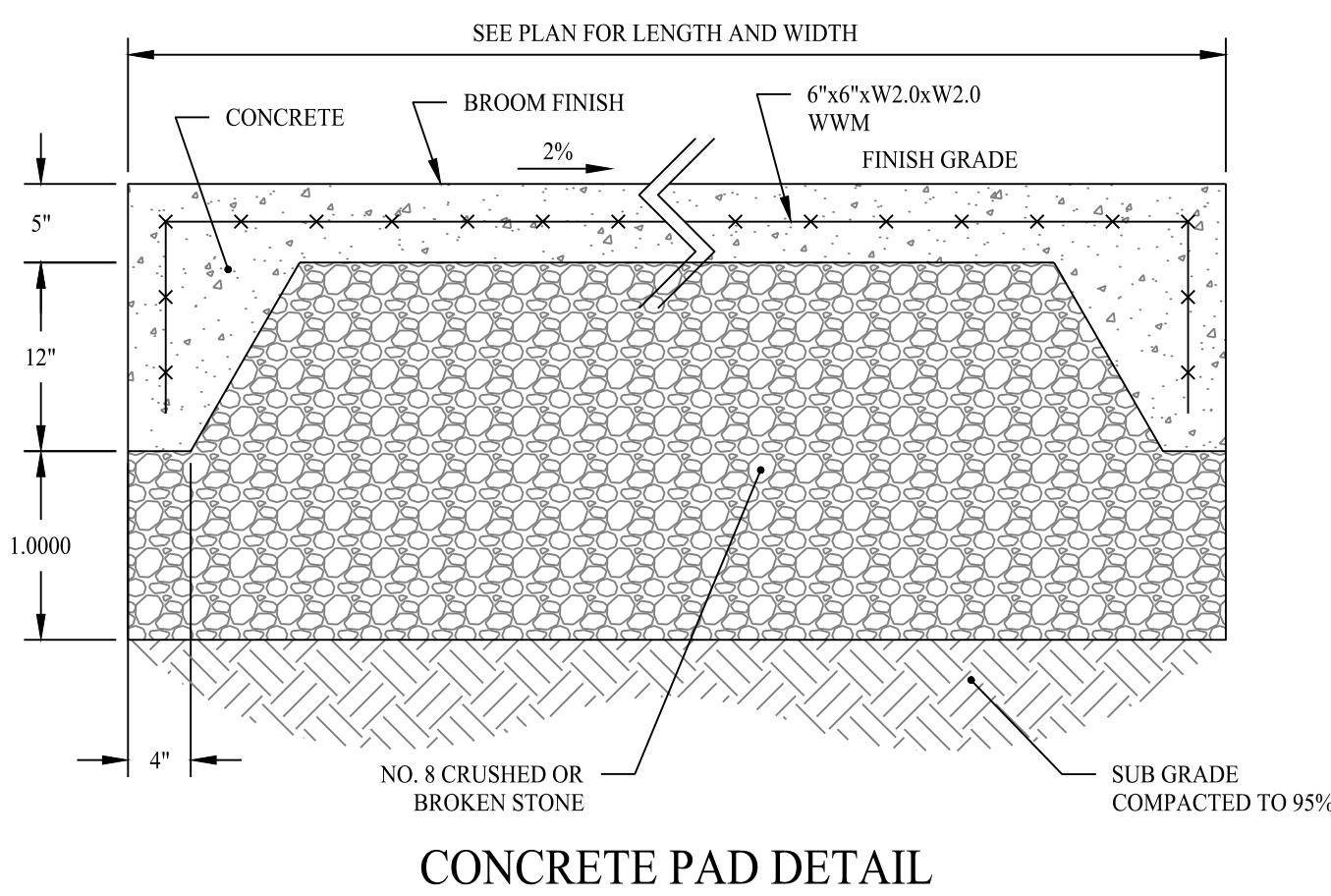
501 Main Street, Monroeville, CT 06468 T: (203) 880-5455 F: (203) 880-9695
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	MMH
Checked By:	MFB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	NTS



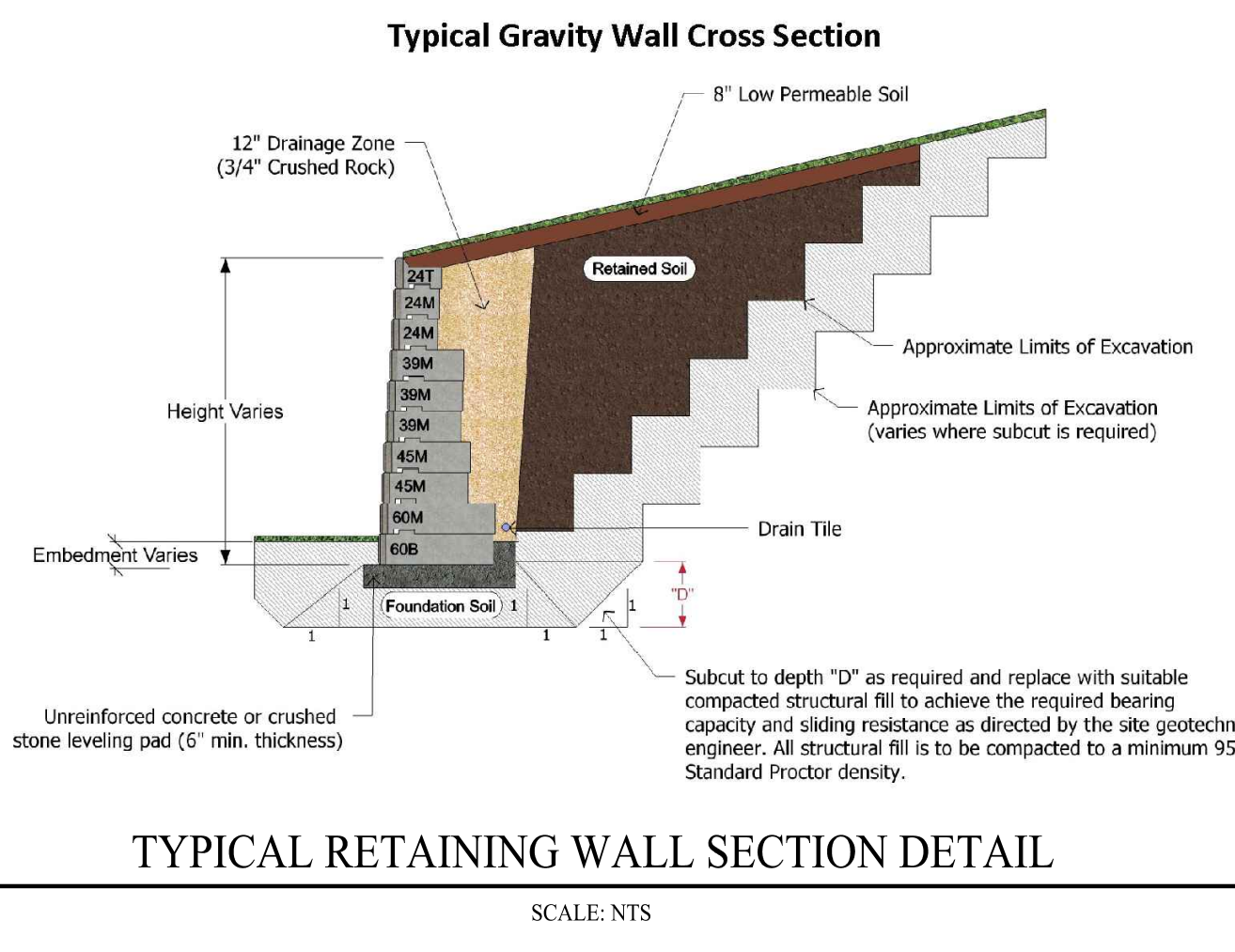
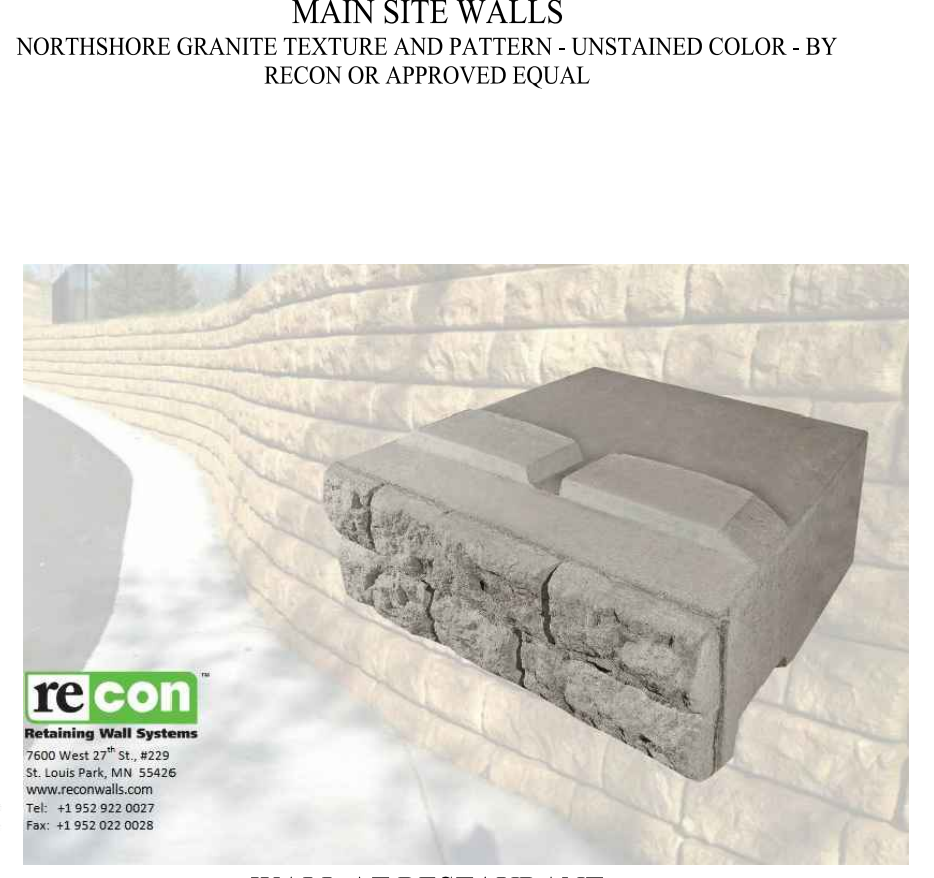
TOWN LINE PLAZA
205 MONROE TURNPIKE
MONROE, CONNECTICUT

Sheet Title:	Sheet #:
LIGHTING PLAN	2.72



Retaining Wall Blocks

Base Block				Middle Block			
Wall Coverage	Batter	Front Face Dimensions		Wall Coverage	Batter	Front Face Dimensions	
5.33sf	3.6"	16 in x 40 in		5.33sf	3.6"	16 in x 40 in	
Unit ID	Depth (in)	Volume (cf)	Weight (lb)	Unit ID	Depth (in)	Volume (cf)	Weight (lb)
24B	24	10.04	1456	29B	24	9.73	1411
38B	38	15.70	2277	39B	38	15.18	2201
49B	45	17.58	2549	45B	45	17.18	2491
60B	60	21.88	3173	60B	60	21.48	3115
66B	66	23.56	3416	66B	66	23.16	3358
72B	72	25.24	3640	72B	72	24.84	3602
78B	78	26.91	3902	78B	78	26.51	3844
84B	84	28.59	4186	84B	84	28.19	4088



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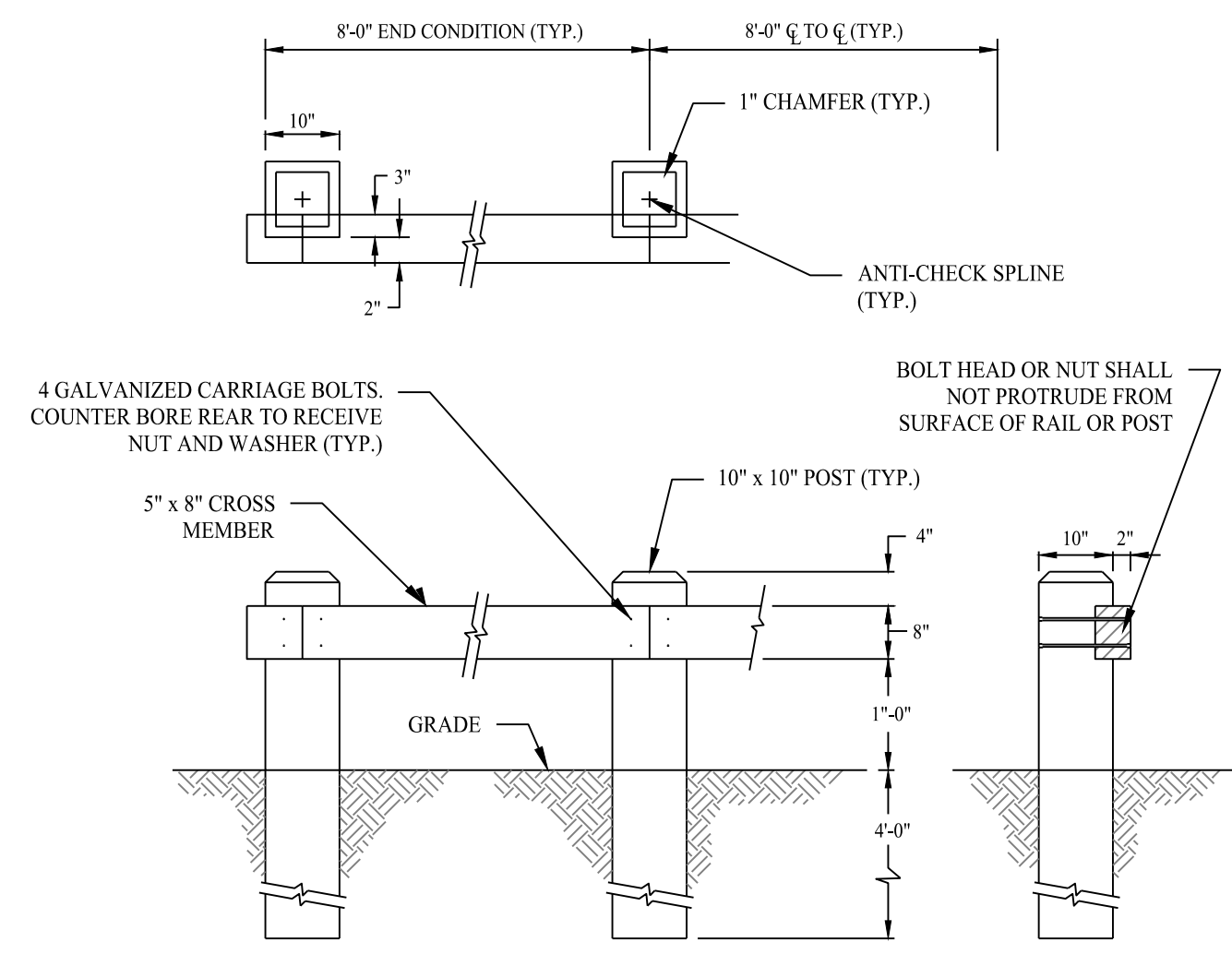
Drawn By:	ABS
Checked By:	MB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	NTS



TOWN LINE PLAZA
205 MONROE TURNPIKE
MONROE, CONNECTICUT

Sheet Title:	DETAIL SHEET
Sheet #:	3.01

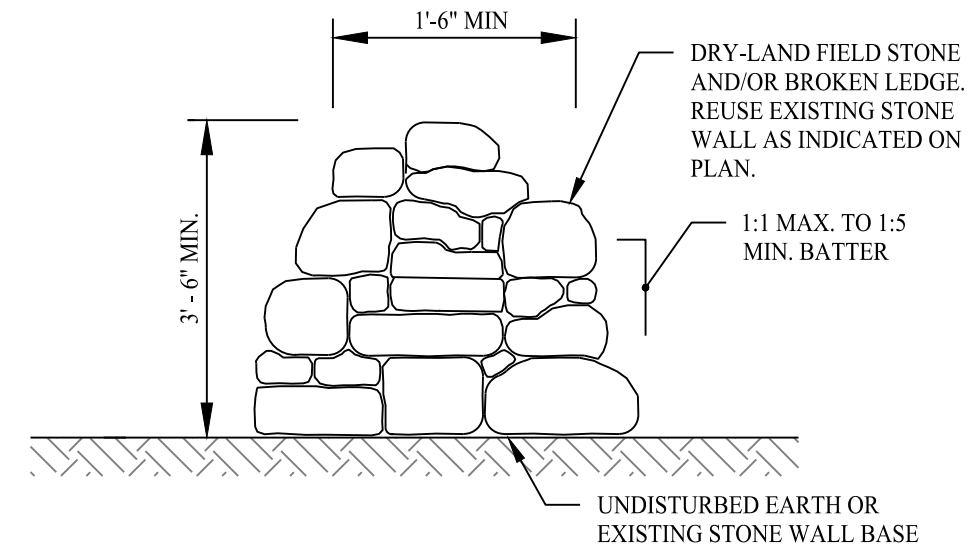
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 User: ksmith
 Plot: 1402801-3.01 USE.dwg



NOTES
1. ALL TIMBER TO BE PRESSURE TREATED CCA-0.40 PCF SOUTHERN YELLOW PINE

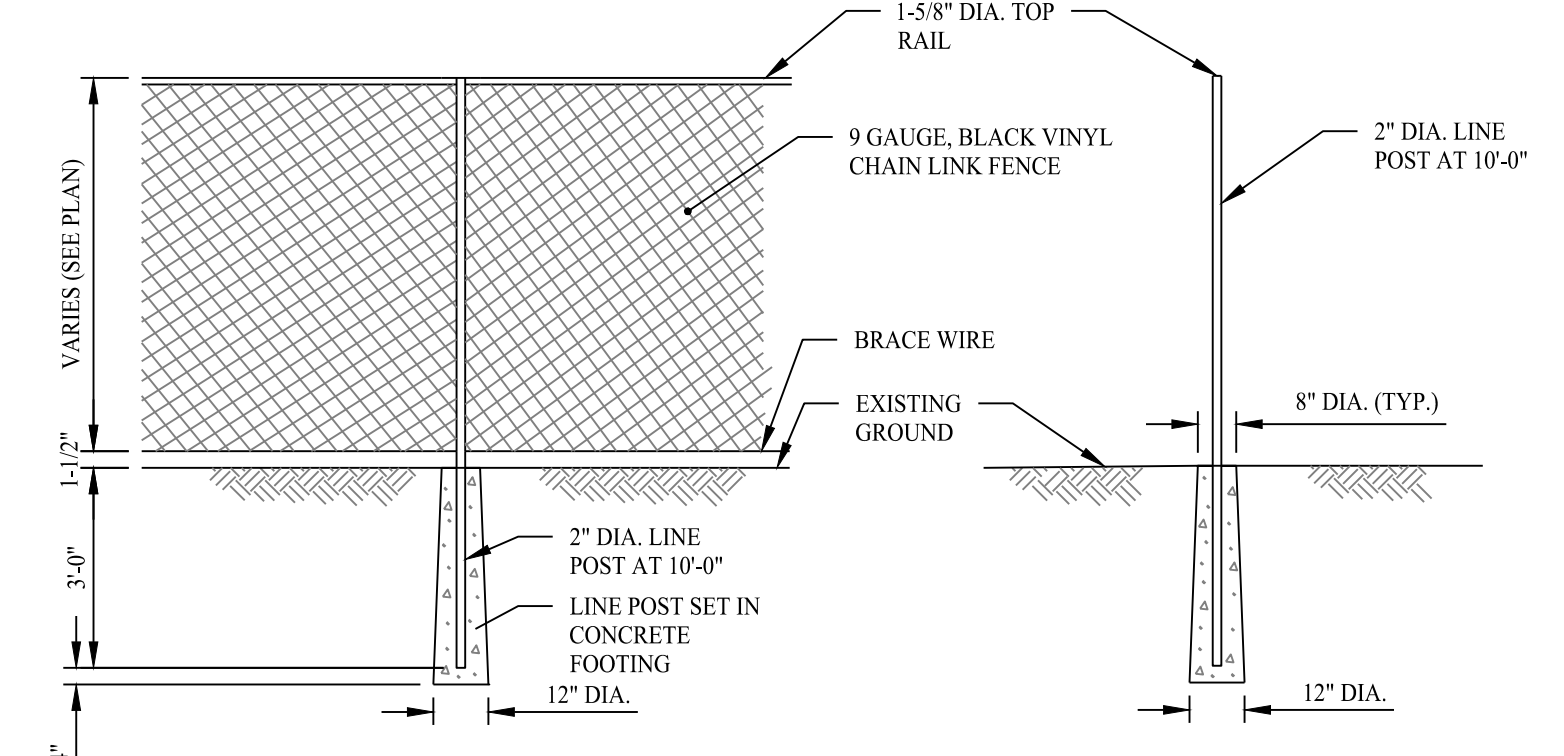
TIMBER GUIDE RAIL

SCALE: NTS



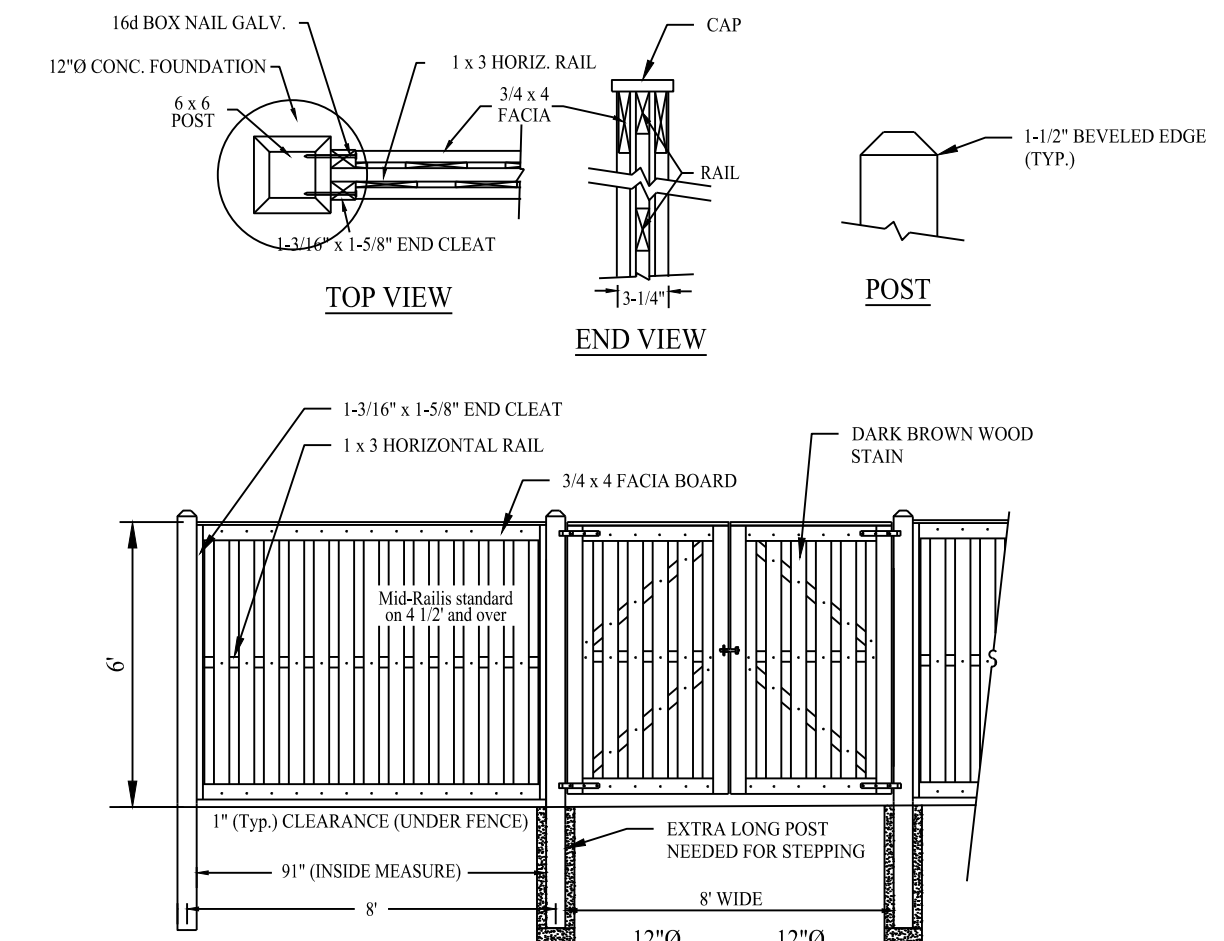
FARM WALL DETAIL

SCALE: NTS



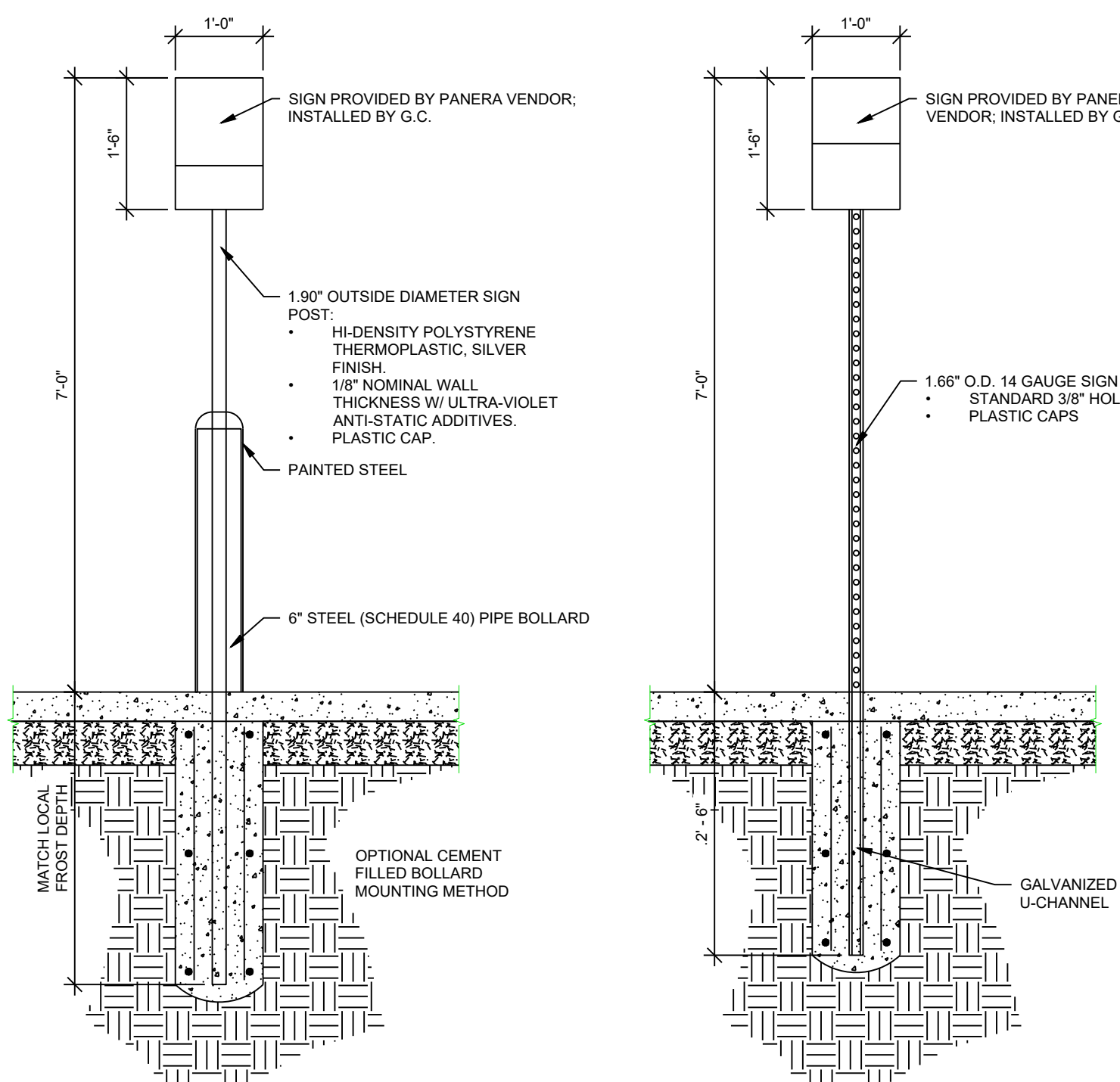
CHAIN LINK FENCE DETAIL

SCALE: NTS



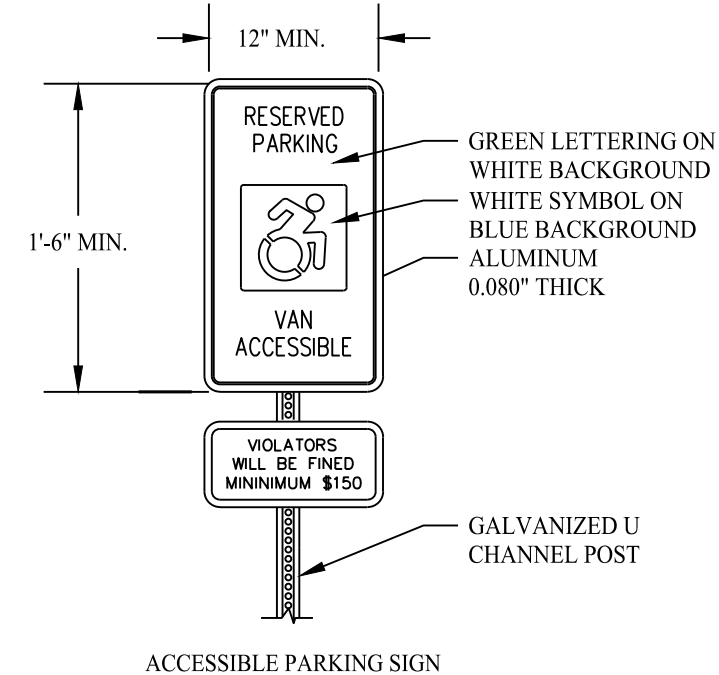
DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

SCALE: NTS



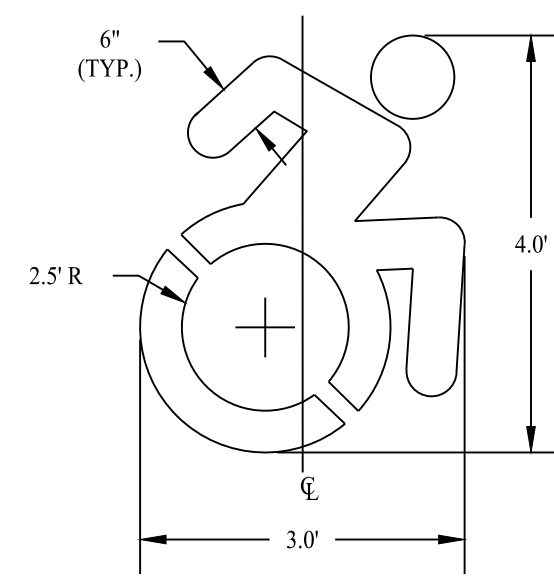
SIGN MOUNTING FOR ACCESSIBLE SIGN

SCALE: NTS



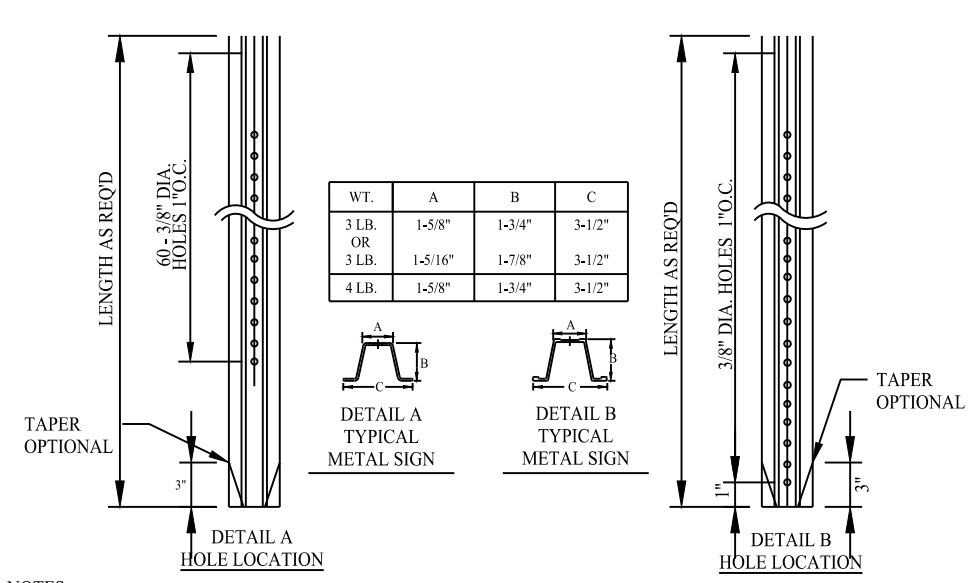
ACCESSIBLE SIGN DETAILS

SCALE: NTS



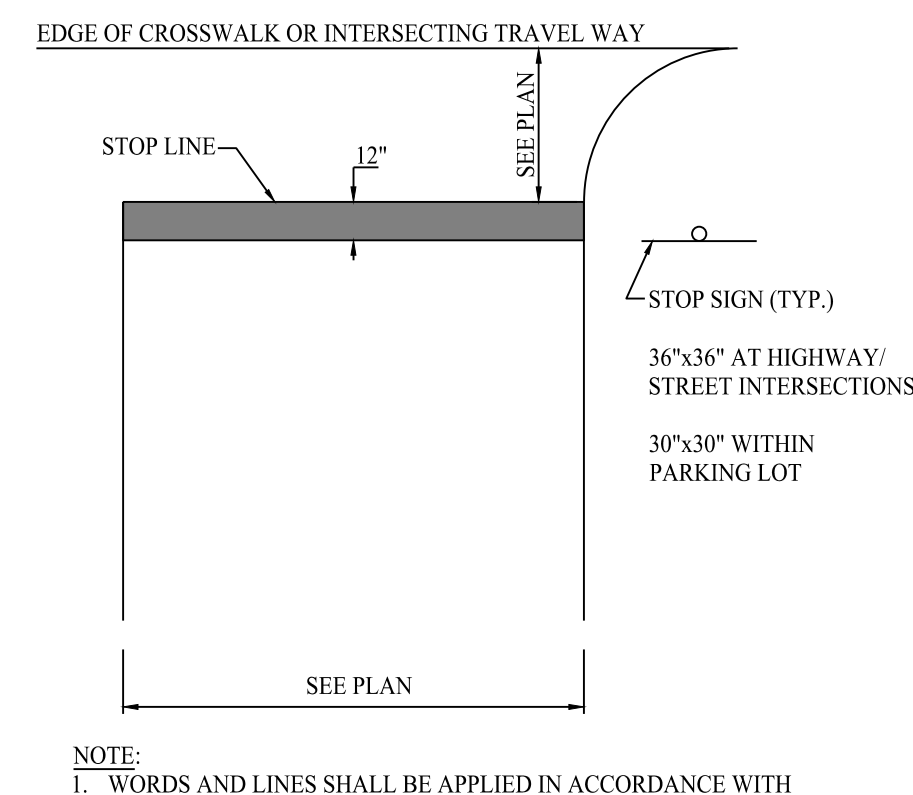
ACCESSIBLE PARKING SYMBOL

SCALE: NTS



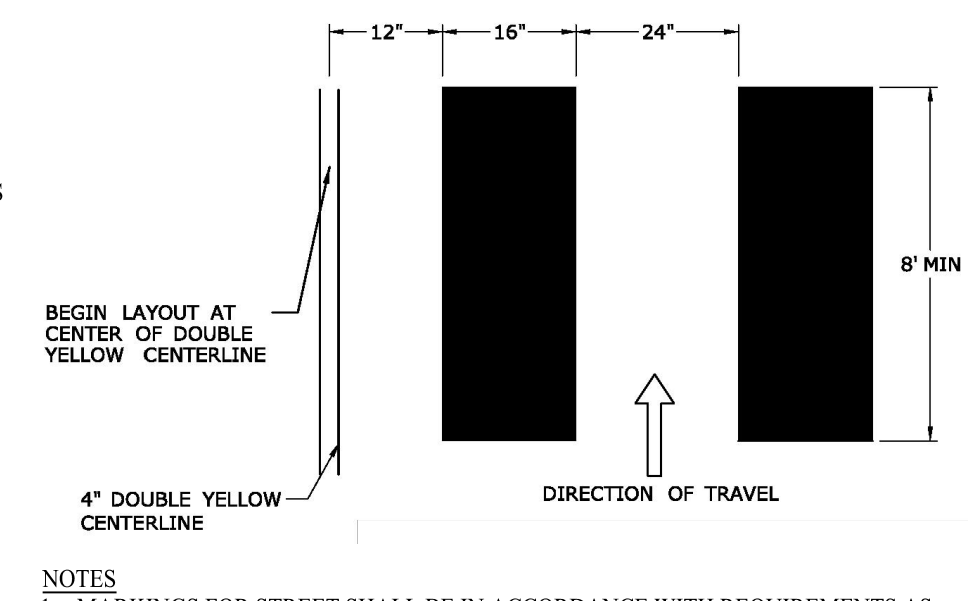
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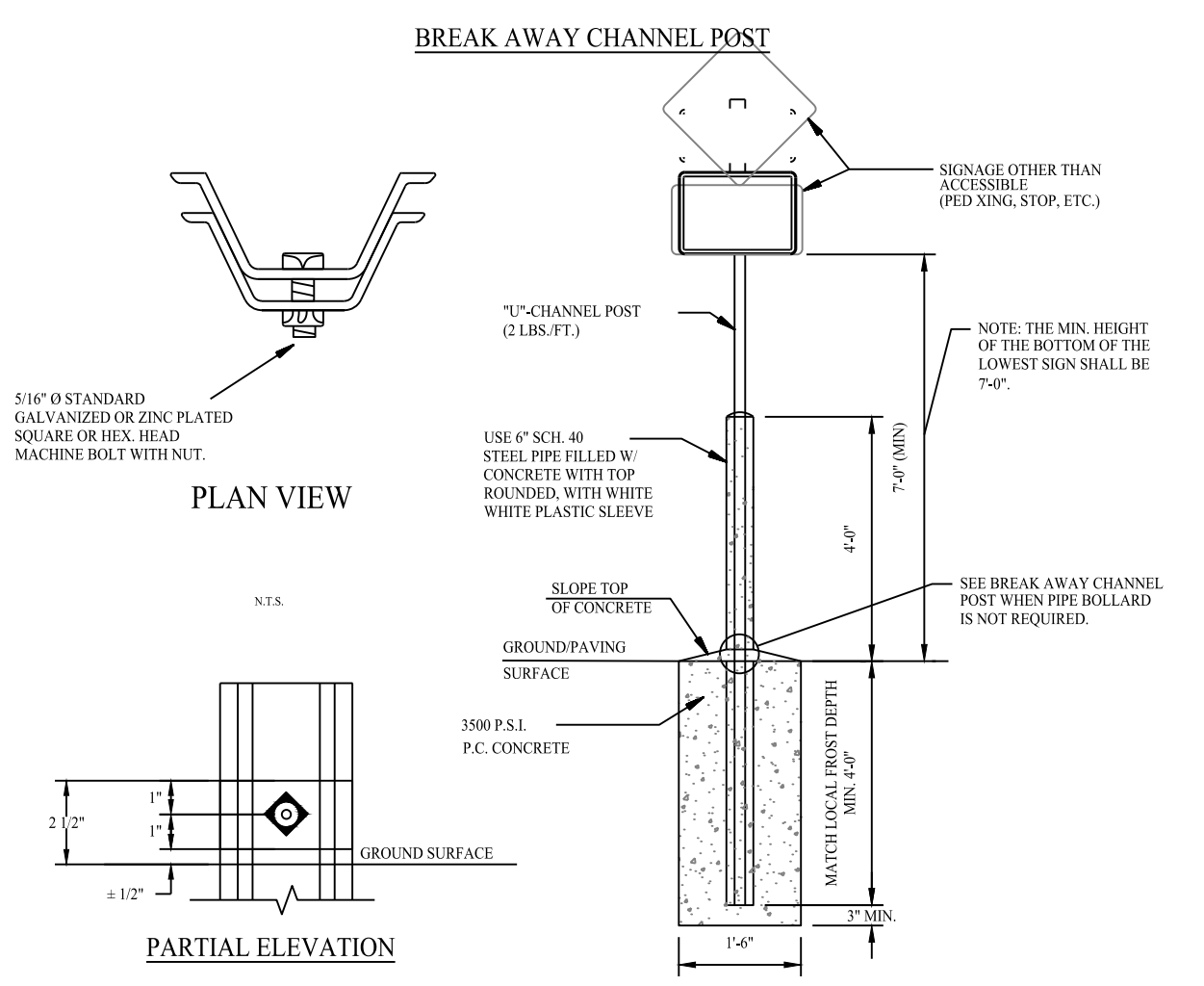
STOP SIGNAGE AND MARKING

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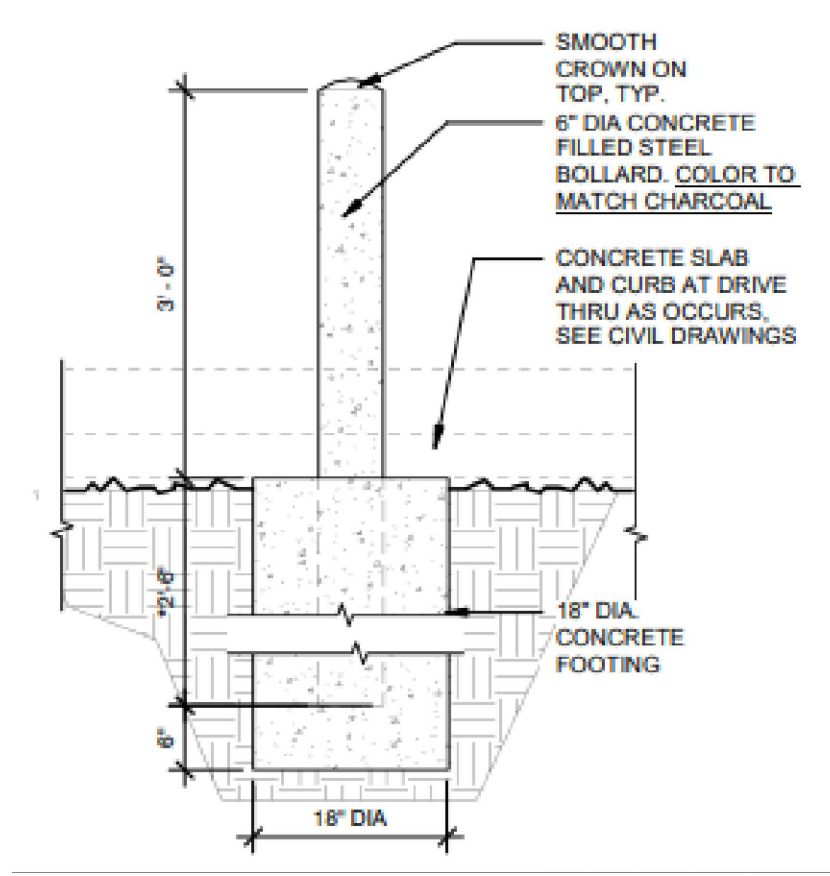
CROSSWALK MARKINGS

SCALE: NTS



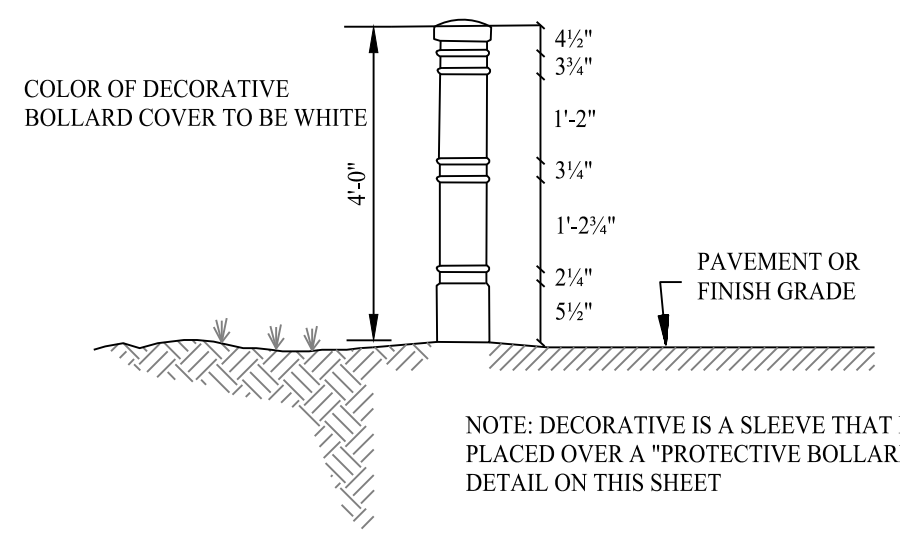
SITE SIGN BASE DETAILS

SCALE: NTS



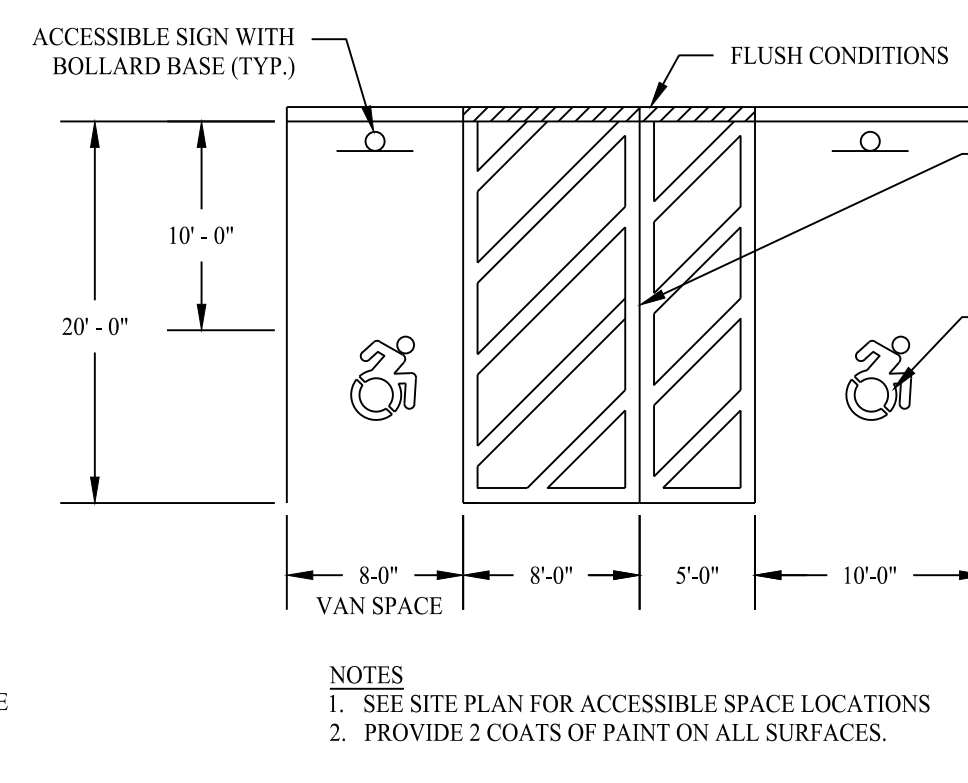
PROTECTION BOLLARD DETAIL

SCALE: NTS



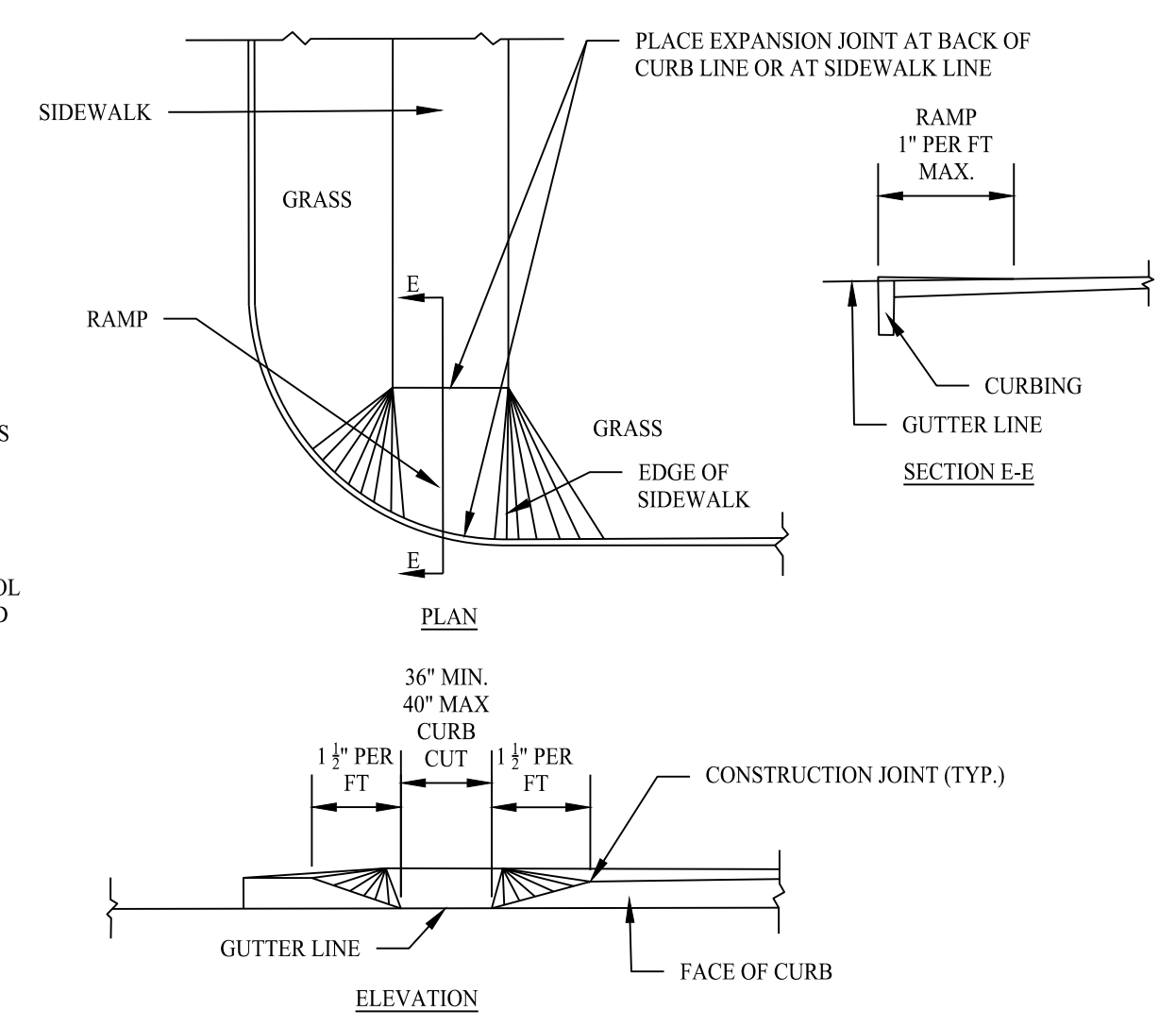
DECORATIVE BOLLARD COVER DETAIL

SCALE: NTS



ACCESSIBLE PARKING SPACE DETAIL

SCALE: NTS



SIDEWALK RAMP

SCALE: NTS

DETAIL PER TOWN OF MONROE STANDARDS

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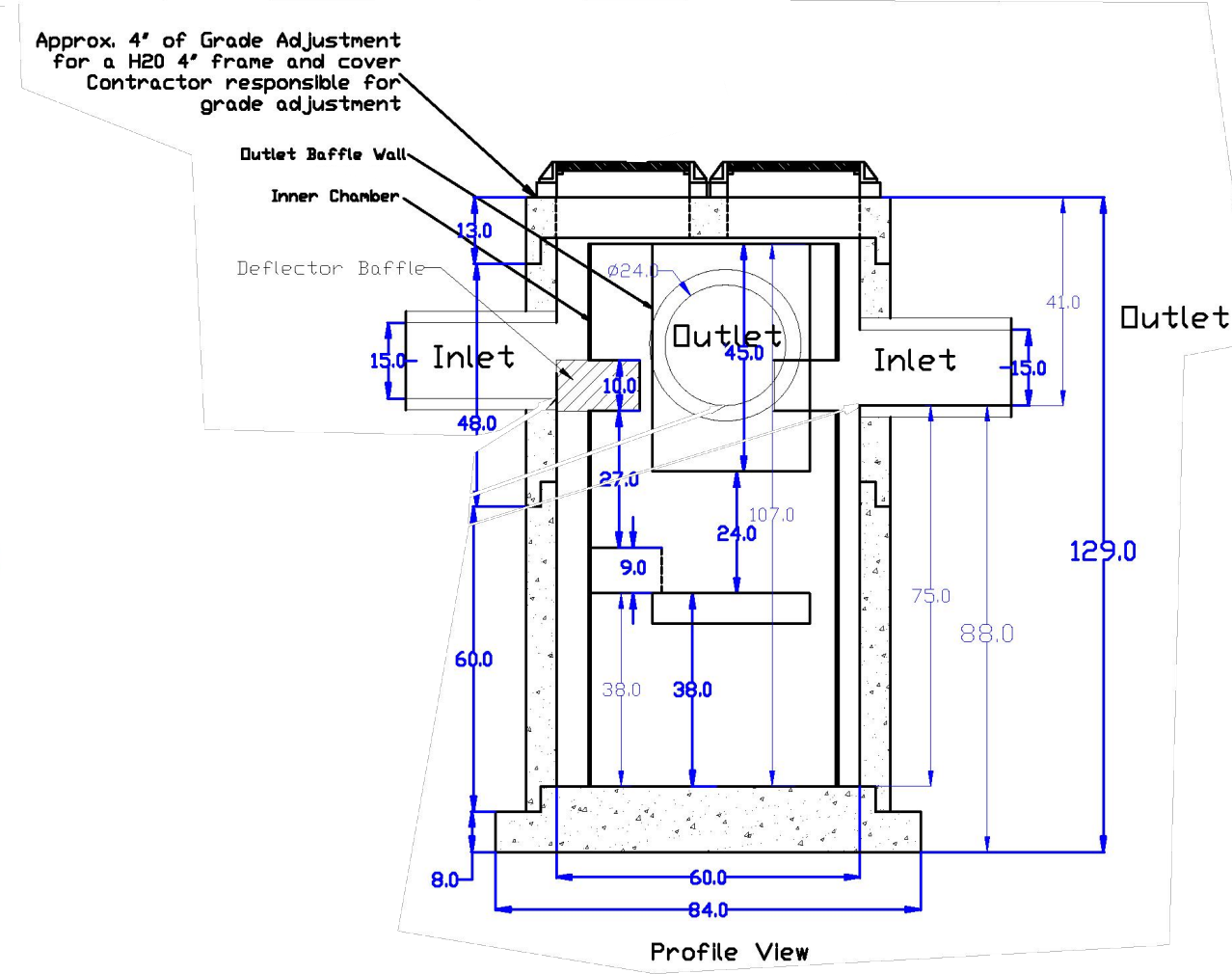
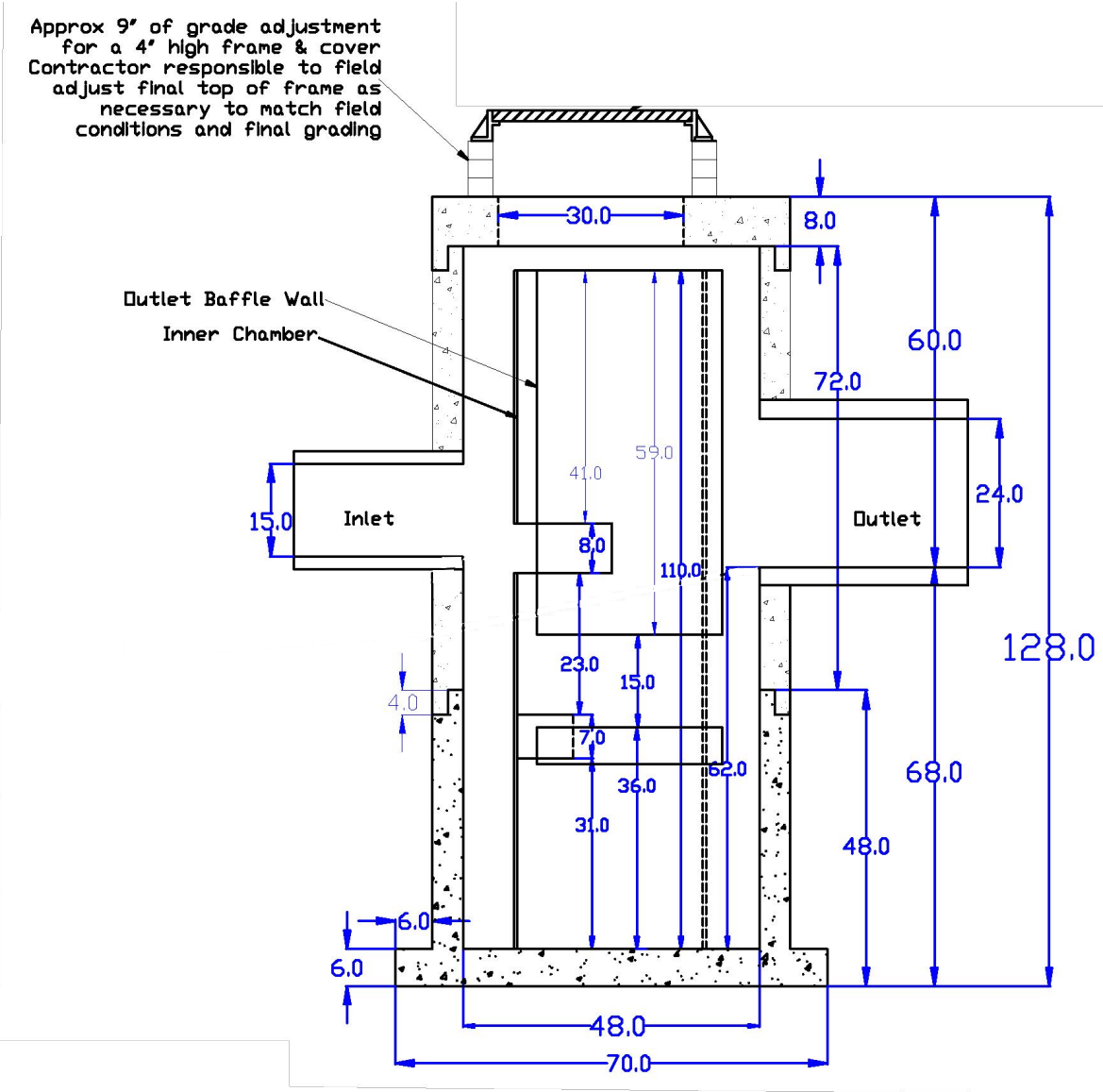
Drawn By: ABS
 Checked By: MB
 Approved By: KMS
 Project #: 1402801
 Plan Date: 05/03/23
 Scale: NTS



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

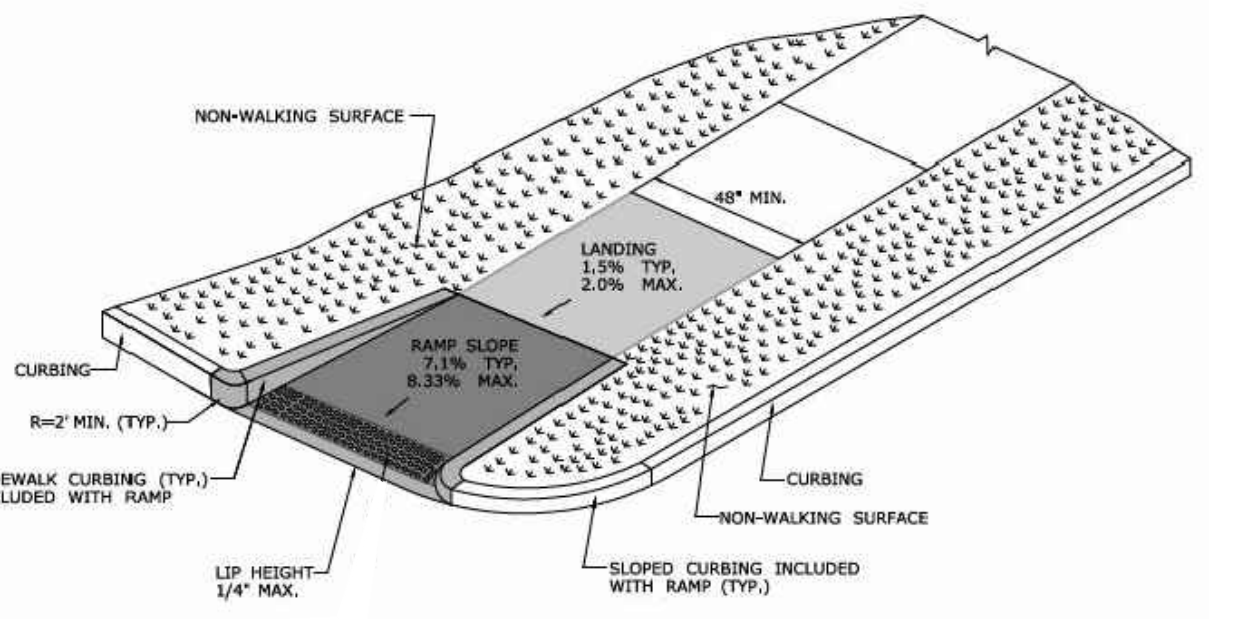
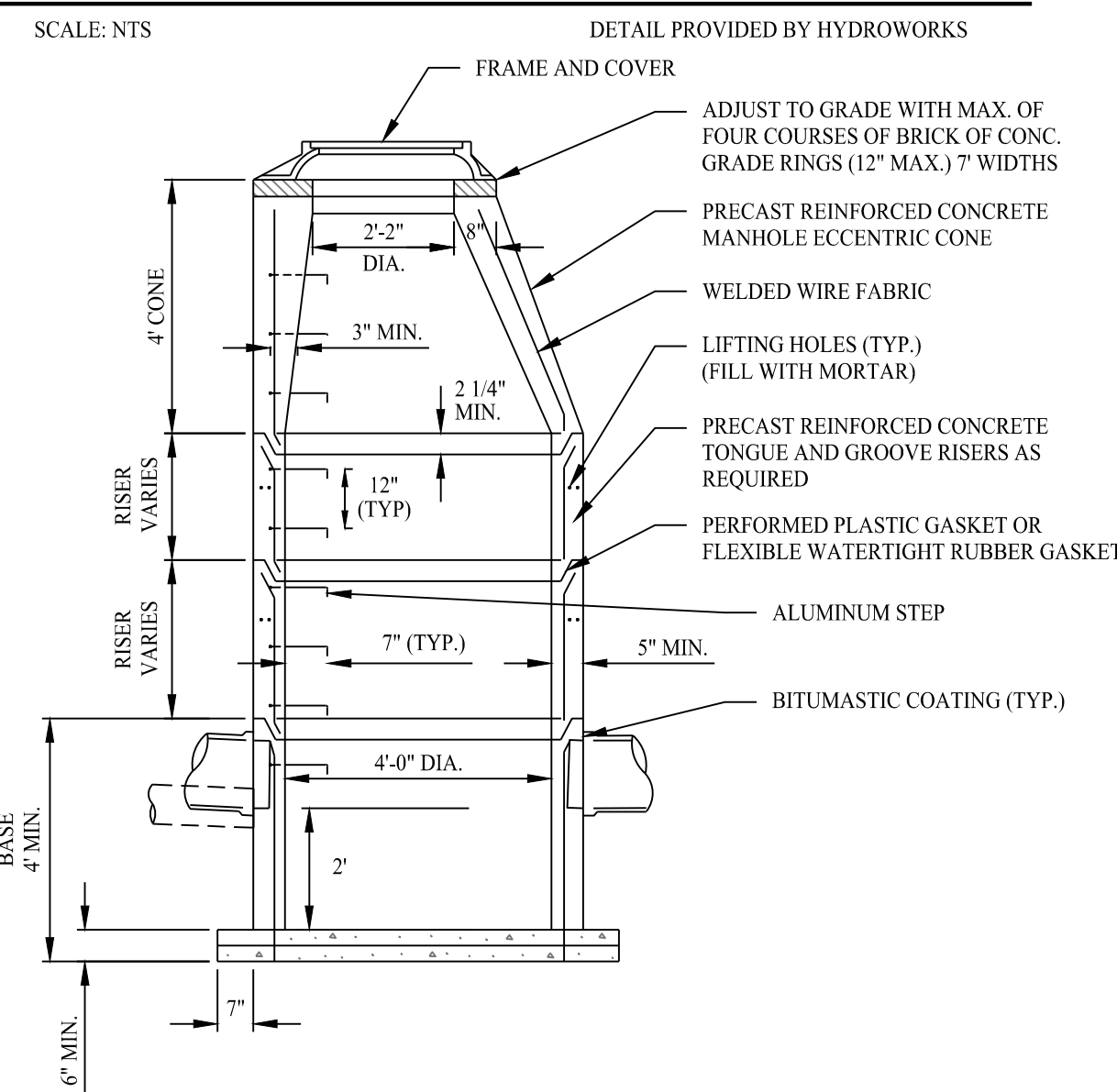
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 Sheet #: **3.02**

May 02, 2023 - 3:13pm
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 User: ksolli



HYDROWORKS HG4 (OR APPROVED EQUAL)

HYDROWORKS HG5 (OR APPROVED EQUAL)



SINGLE DIRECTION - RETURN CURB WITH NON-WALKING SURFACE (TYPE 1.6)

ADA SIDEWALK RAMP

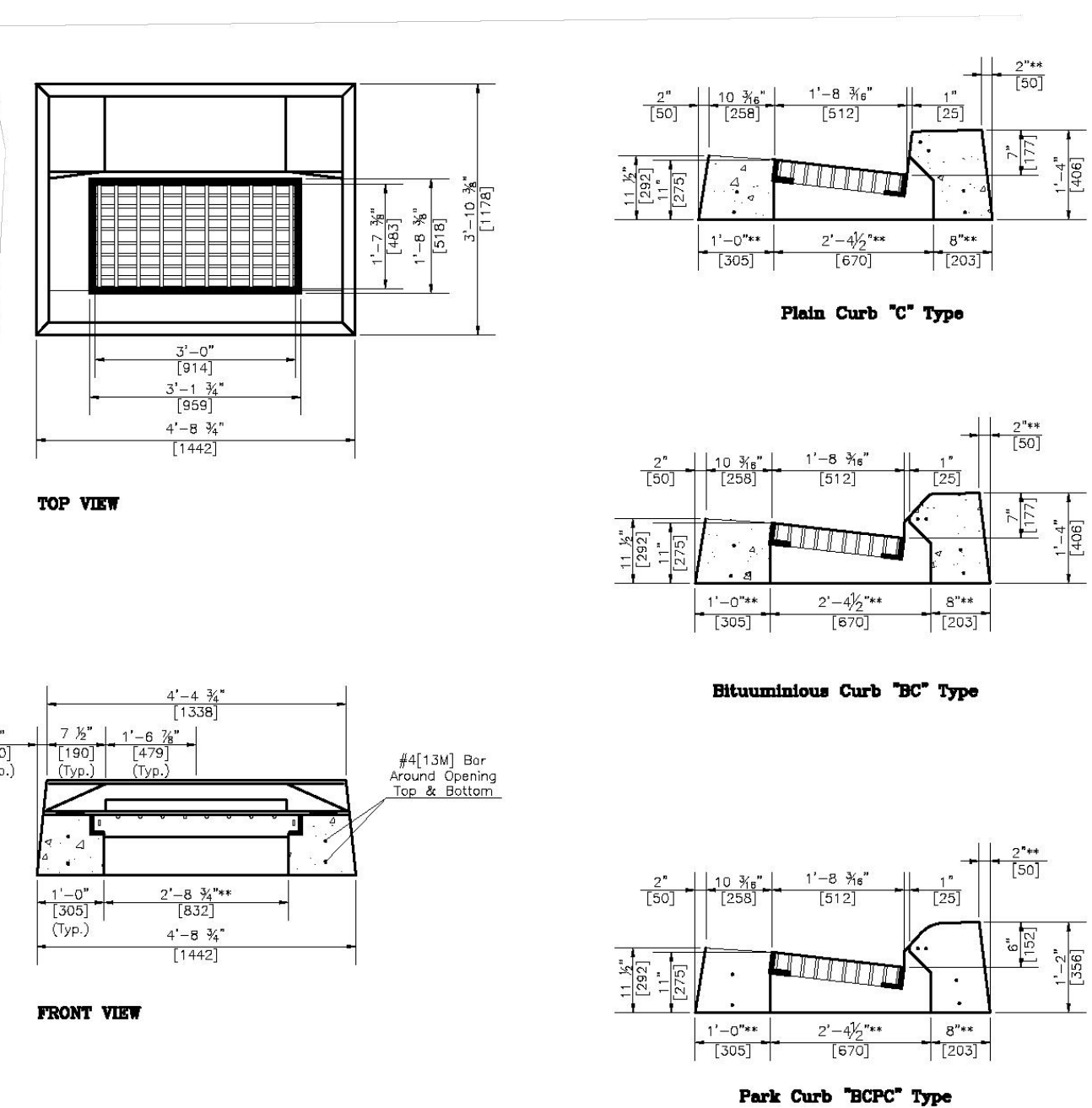
SCALE: NTS

DETAIL PROVIDED BY CTDOT

- NOTES
- 5" OR 6" DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" & 6" BASES AS DIRECTED BY THE ENGINEER.
 - WALL THICKNESS TO INCREASE 1" FOR EACH 1" OF INSIDE DIAMETER INCREASE.
 - WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.

PRECAST STORM MANHOLE

SCALE: NTS

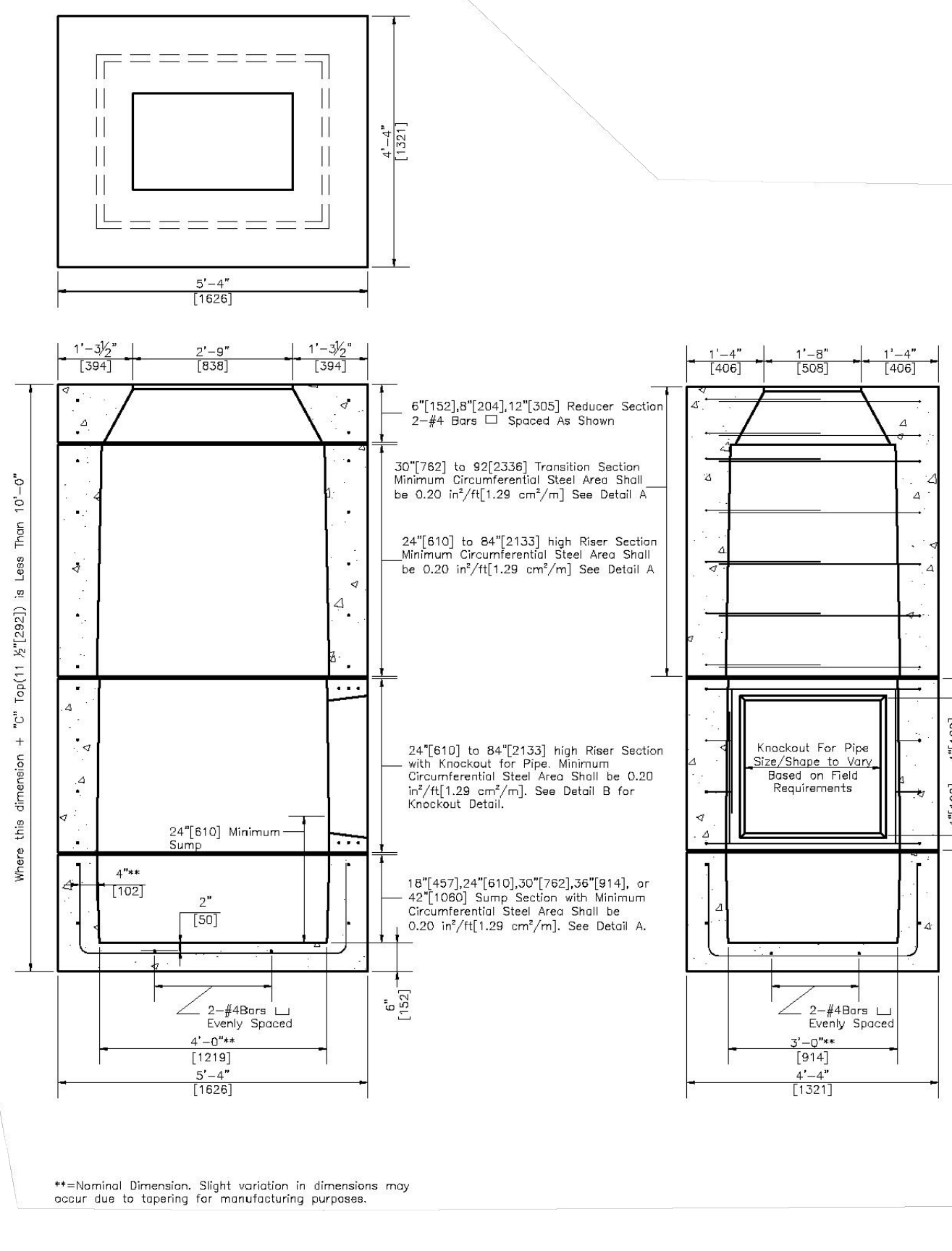


UNIT	HEIGHT	WEIGHT
	(in/mm)	(lb/kg)
"C" TOP	18" (456)	1,800 (817)
"BC" TOP	16" (406)	1,800 (817)
"BCPC" TOP	14" (356)	1,720 (781)

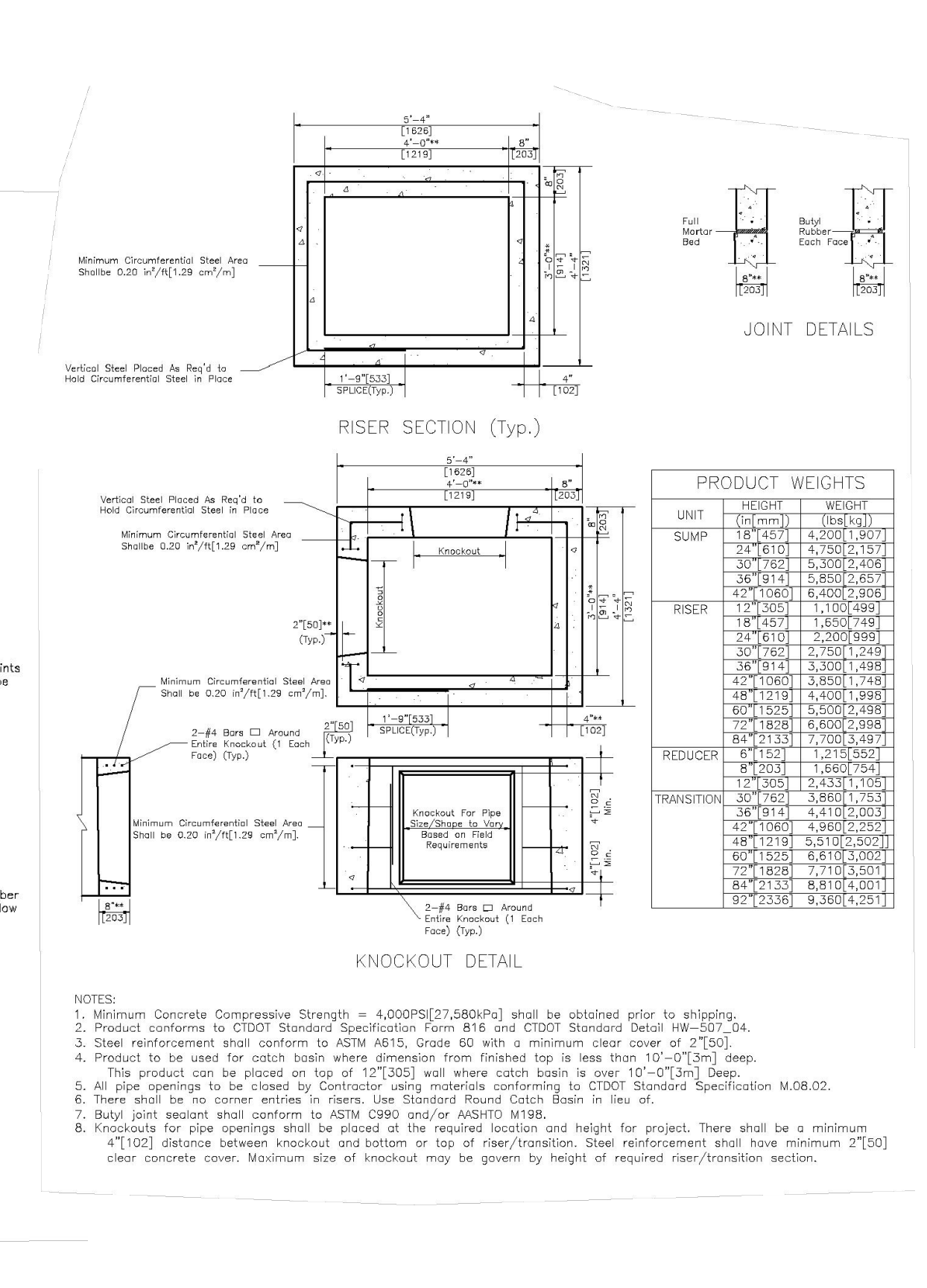
- NOTES
- Minimum Concrete Compressive Strength = 4,000PSI(27,580kPa) shall be obtained prior to shipping.
 - Product conforms to CTDOT Standard Specification Form 816 and CTDOT Standard Detail HW-507-07.
 - Frame and Grate shall conform to CTDOT Standard Specifications Form 816 and CTDOT Standard Detail HW-507-08.
 - Frame and Grate shall be either red painted or hot dipped galvanized. For CTDOT Frame and Grate shall be hot dipped galvanized only.
 - Type "A" grate shall be used on all roadways where bicycle traffic is allowed.
 - Type "B" grate shall be used on all limited access highways, ramps, and where bicycle traffic is not allowed.
 - Steel reinforcement shall conform to ASTM A615, Grade 60 and have a minimum clear cover of 2" (50).

CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "C" TOP

DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



SCALE: NTS



UNIT	HEIGHT	WEIGHT
	(in/mm)	(lb/kg)
SUMP	12" (305)	1,320 (599)
24" (610)	2,750 (1,249)	
30" (762)	3,350 (1,519)	
36" (914)	3,350 (1,519)	
42" (1066)	3,350 (1,519)	
48" (1219)	3,350 (1,519)	
54" (1372)	3,350 (1,519)	
60" (1525)	3,350 (1,519)	
66" (1678)	3,350 (1,519)	
72" (1831)	3,350 (1,519)	
78" (1984)	3,350 (1,519)	
84" (2137)	3,350 (1,519)	
REDUCER	8" (203)	1,660 (754)
12" (305)	1,420 (643)	
18" (456)	1,360 (617)	
24" (610)	1,360 (617)	
30" (762)	1,360 (617)	
36" (914)	1,360 (617)	
TRANSITION	30" (762)	3,350 (1,519)
36" (914)	4,410 (2,003)	
42" (1066)	3,350 (1,519)	
48" (1219)	3,350 (1,519)	
54" (1372)	3,350 (1,519)	
60" (1525)	3,350 (1,519)	
66" (1678)	3,350 (1,519)	
72" (1831)	3,350 (1,519)	
78" (1984)	3,350 (1,519)	
84" (2137)	3,350 (1,519)	

- NOTES
- Minimum Concrete Compressive Strength = 4,000PSI(27,580kPa) shall be obtained prior to shipping.
 - Product conforms to CTDOT Standard Specification Form 816 and CTDOT Standard Detail HW-507-04.
 - Steel reinforcement shall conform to ASTM A615, Grade 60 with a minimum clear cover of 2" (50).
 - This product can be placed on top of 12" (305) wall where catch basin is over 10" (254) deep.
 - All pipe openings to be closed by Contractor using materials conforming to CTDOT Standard Specification M.08.02.
 - There shall be no corner entries in risers. Use Standard Round Catch Basin in lieu of.
 - Bay joint sealant shall conform to ASTM C990 and/or AASHTO M198.
 - Knockouts for pipe openings shall be placed at the required location and height for project. There shall be a minimum 4" (102) distance between knockout and bottom or top of riser/transition. Steel reinforcement shall have minimum 2" (50) clear concrete cover. Maximum size of knockout may be given by height of required riser/transition section.

Rev. #: Date Description



Drawn By: ABS

Checked By: MB

Approved By: KMS

Project #: 1402801

Plan Date: 05/03/23

Scale: NTS

Project:



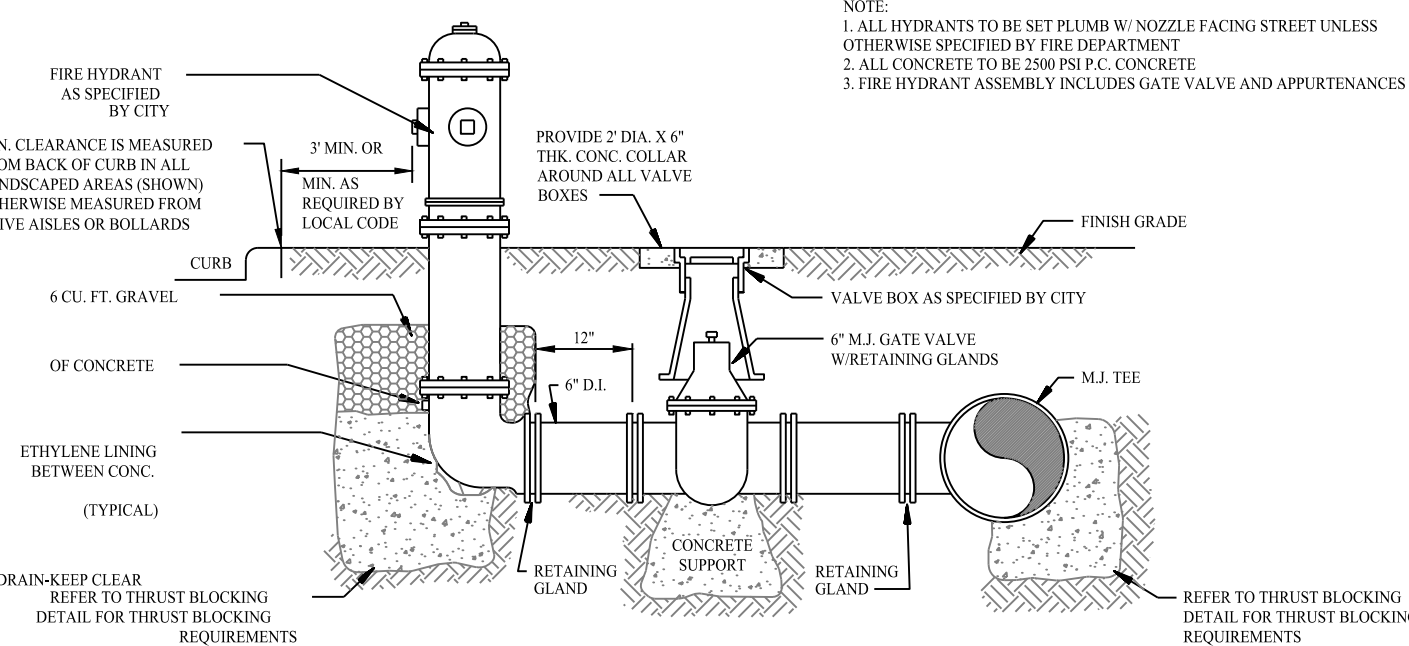
TOWN LINE PLAZA

205 MONROE TURNPIKE
 MONROE, CONNECTICUT

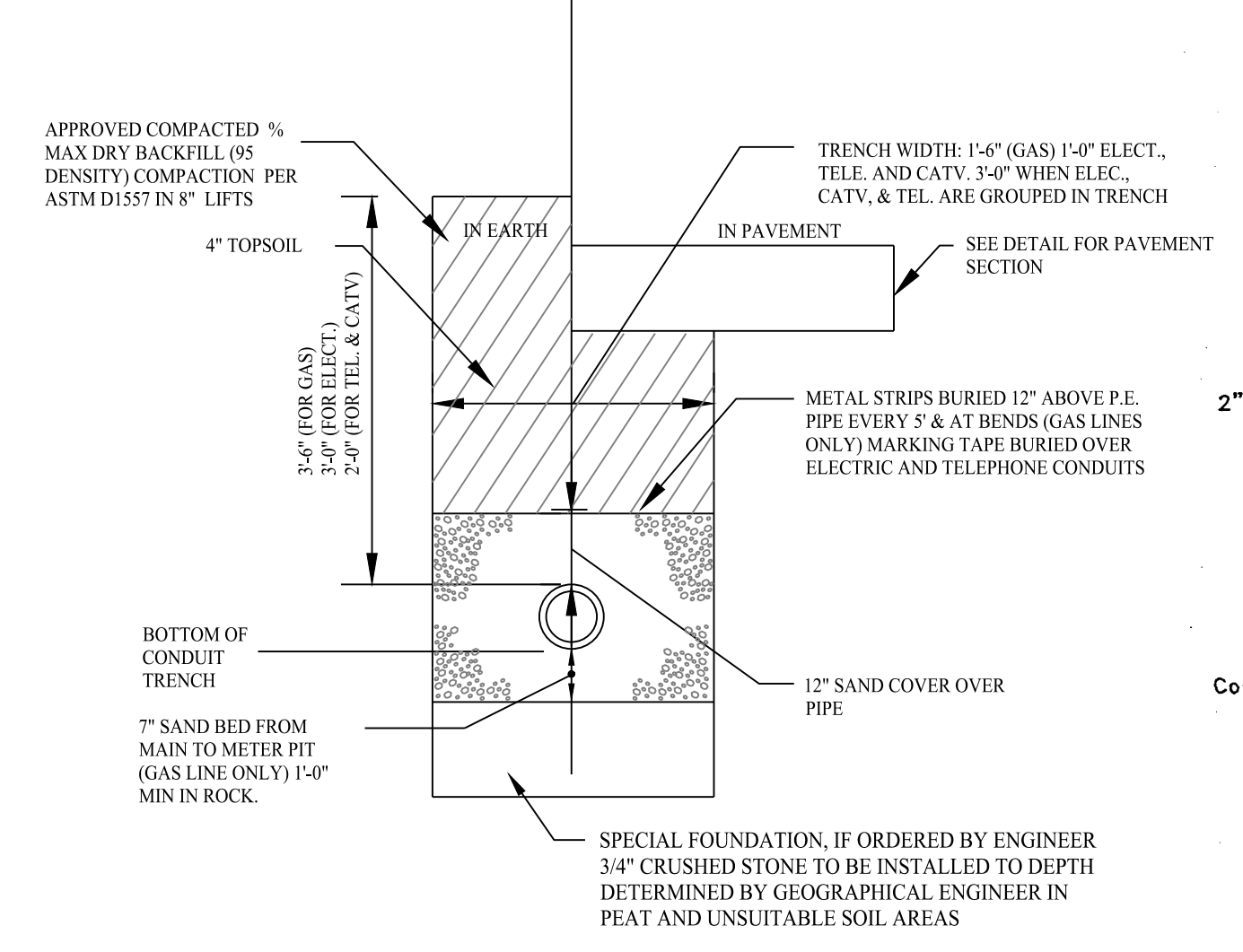
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DETAIL SHEET 3.03

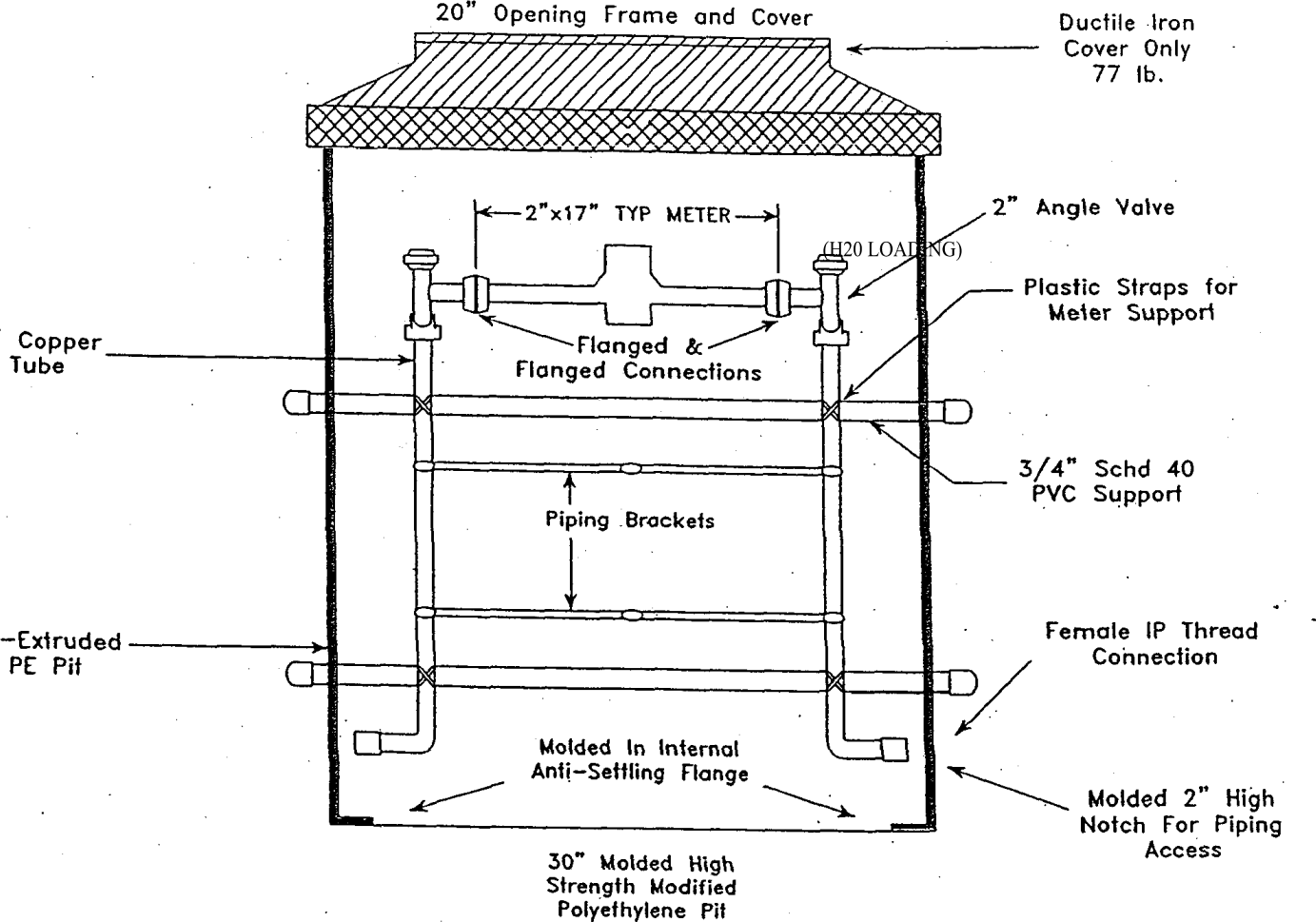
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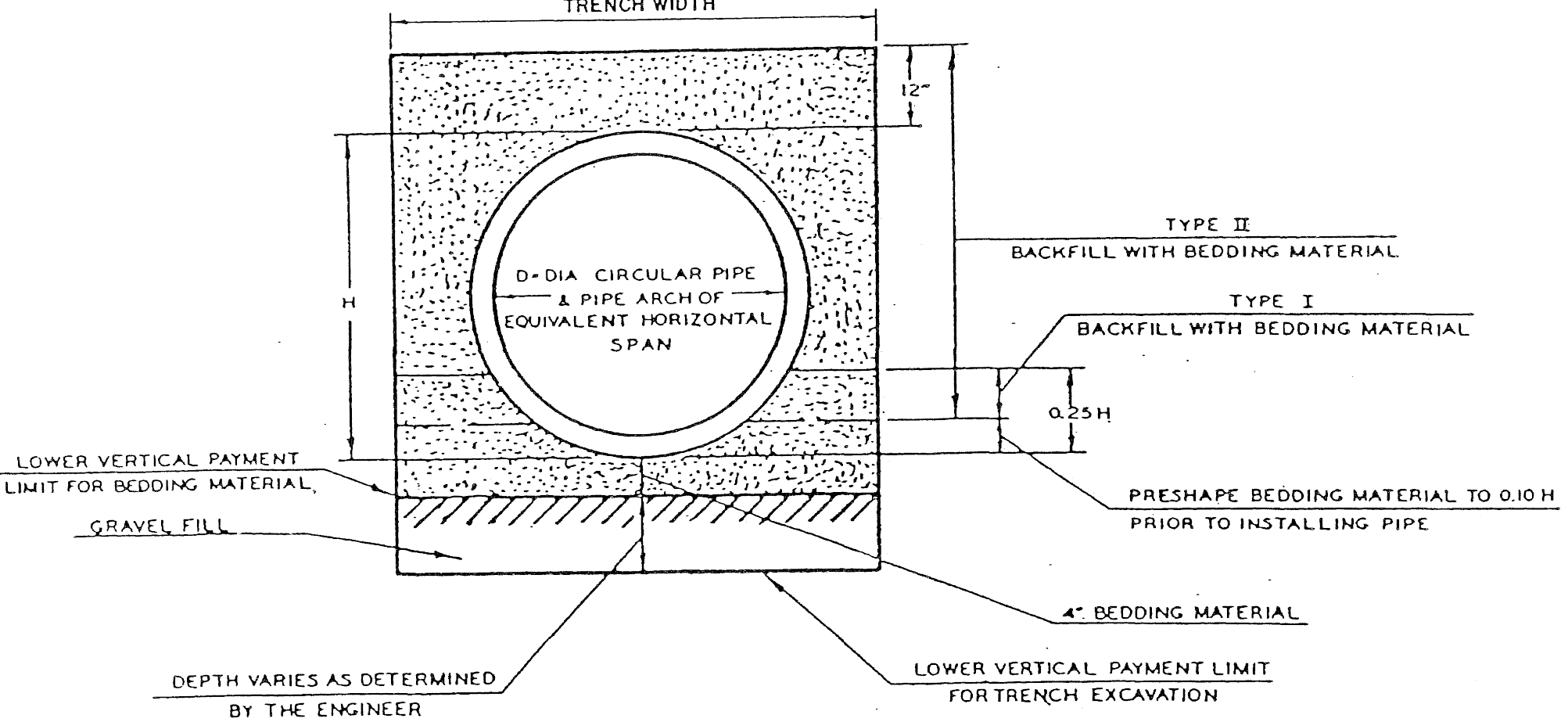
FIRE HYDRANT ASSEMBLY DETAIL
SCALE: NTS



ELECTRICAL, TELEPHONE AND GAS TRENCH
SCALE: NTS



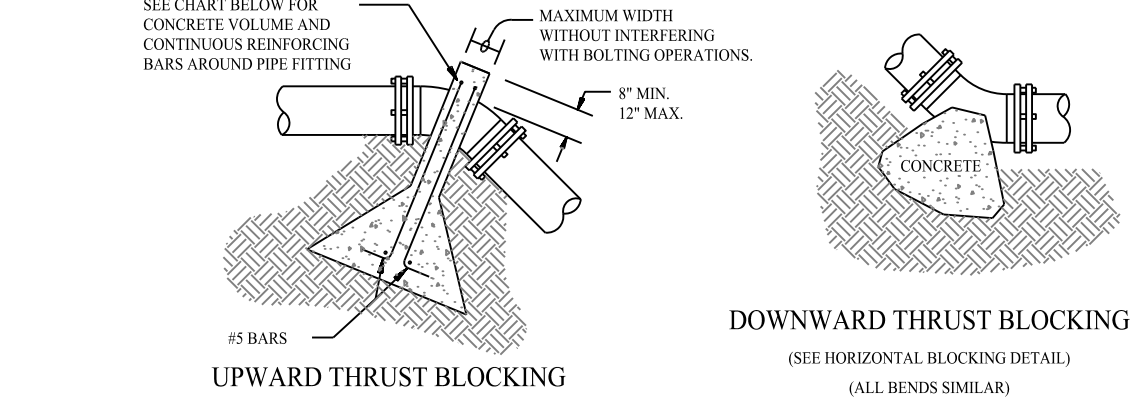
AQUARION STANDARD 2" METER PIT
SCALE: NTS



PIPE TRENCH DETAIL
SCALE: NTS

D	TRENCH WIDTH
LESS THAN 30"	D + 2"
30" OR GREATER	D + 3"

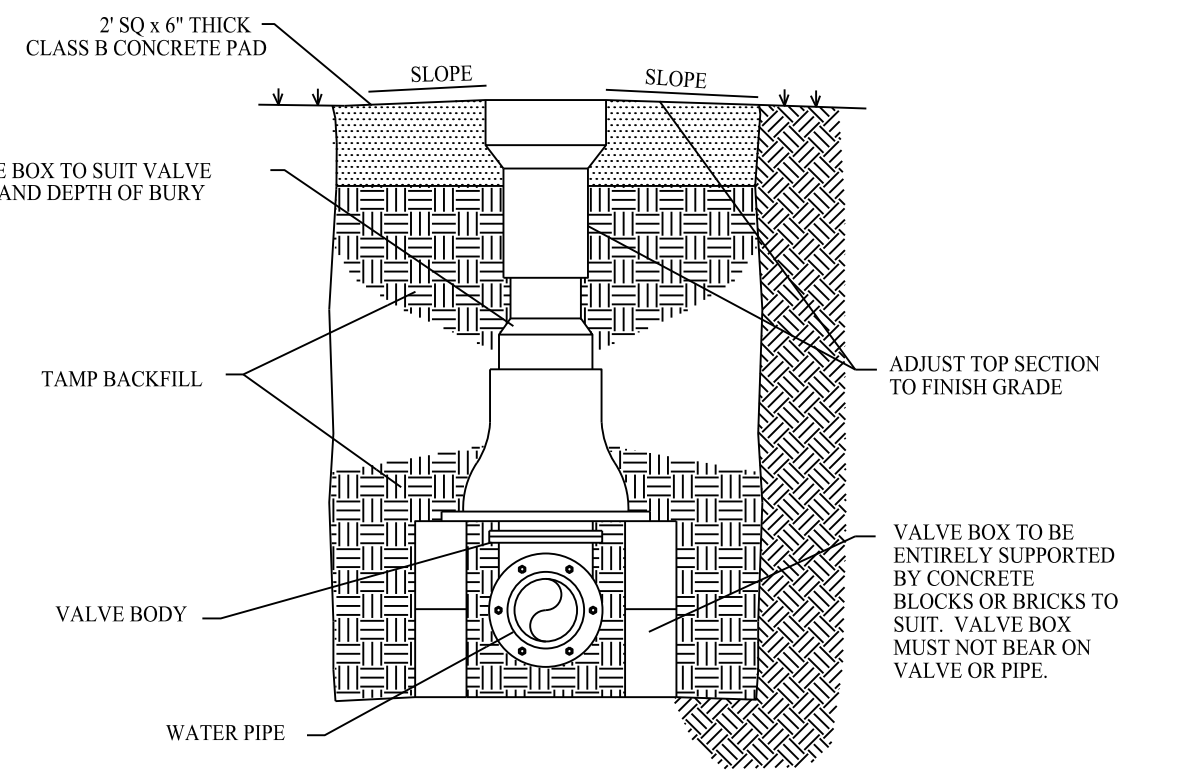
NOTES:
1. USE TYPE I INSTALLATION FOR "D" LESS THAN 48"
2. USE TYPE II INSTALLATION FOR "D" OF 48" OR LARGER.



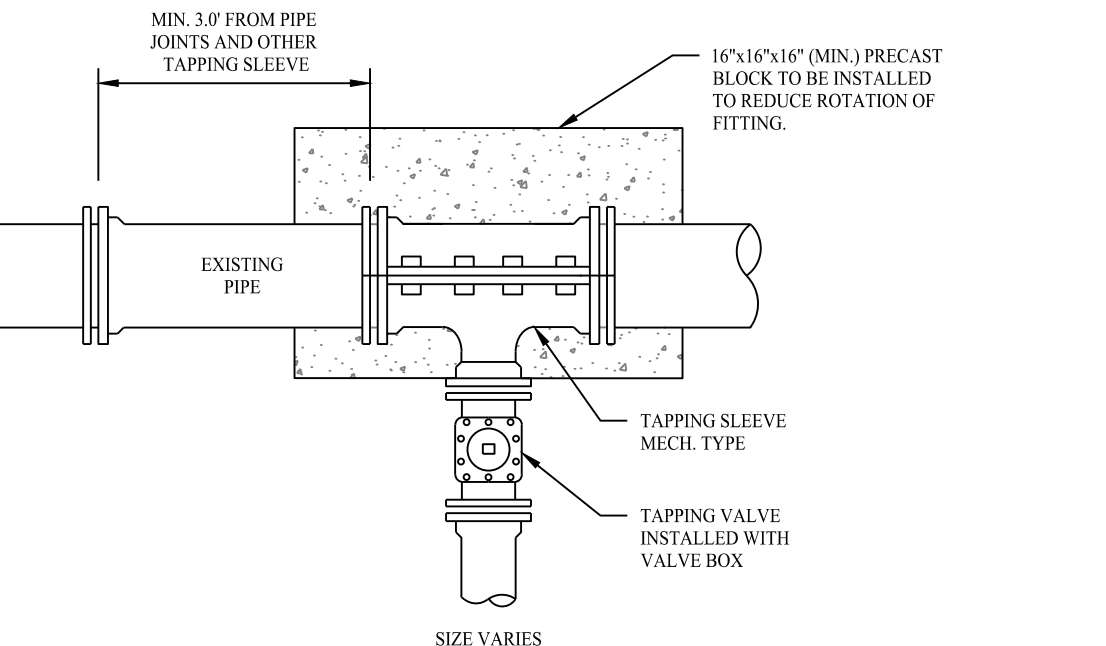
UPWARD THRUST BLOCKING		DOWNWARD THRUST BLOCKING	
PIPE SIZE	REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE	PIPE SIZE	REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE
90° BEND	CONC. QTY. REIN. SIZE	90° BEND	CONC. QTY. REIN. SIZE
45° BEND	CONC. QTY. REIN. SIZE	45° BEND	CONC. QTY. REIN. SIZE
22 1/2° BEND	CONC. QTY. REIN. SIZE	22 1/2° BEND	CONC. QTY. REIN. SIZE
1/4" BEND	CONC. QTY. REIN. SIZE	1/4" BEND	CONC. QTY. REIN. SIZE

NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED
6. REACTION BACKING TABLE IS BASED ON P.S.I. AND SOIL BEARING PRESSURE
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN

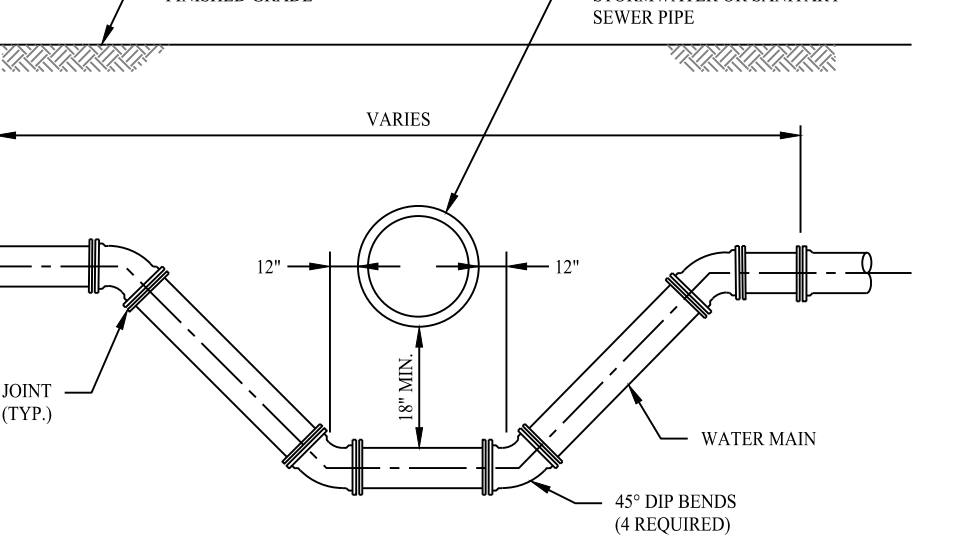
VERTICAL THRUST BLOCKING DETAIL
SCALE: NTS



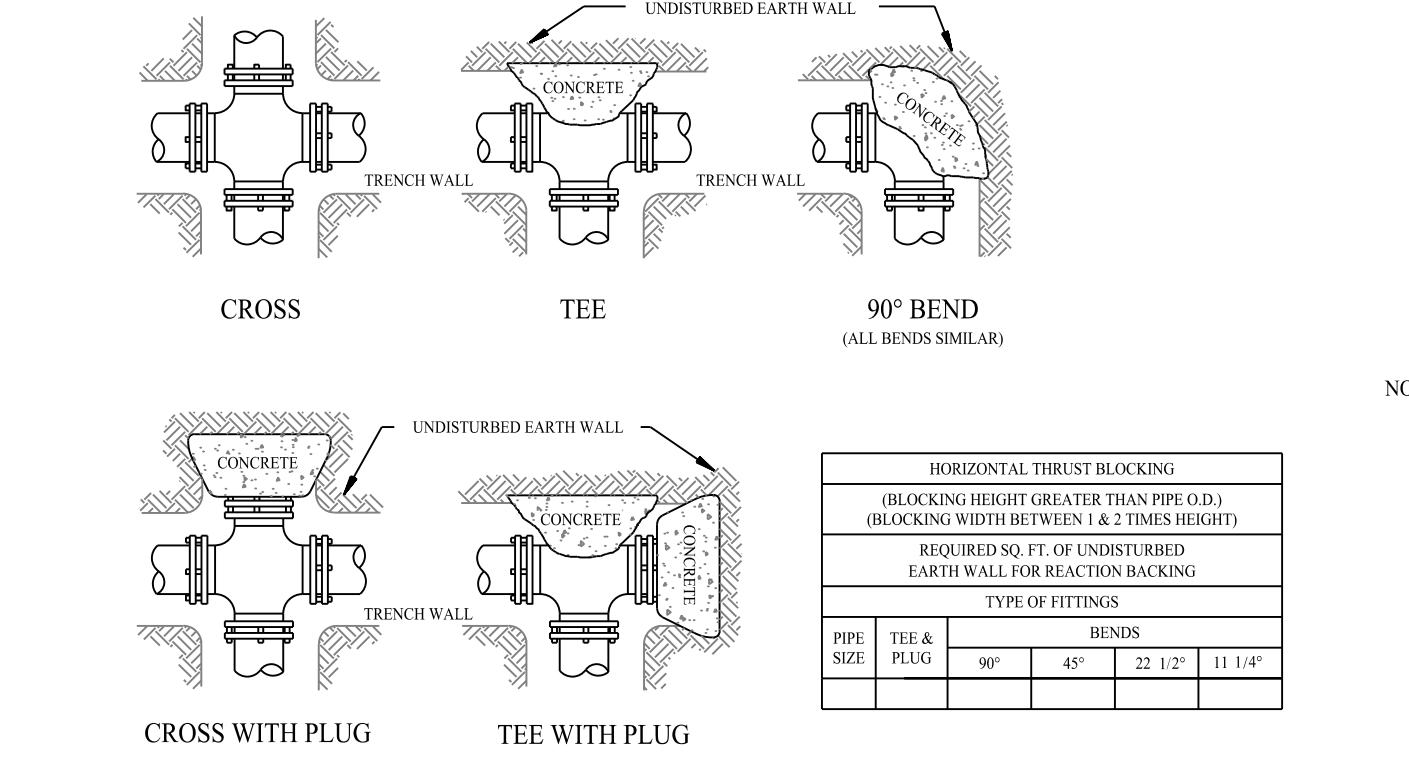
GATE VALVE
SCALE: NTS



TAPPING VALVE AND SLEEVE DETAIL
SCALE: NTS

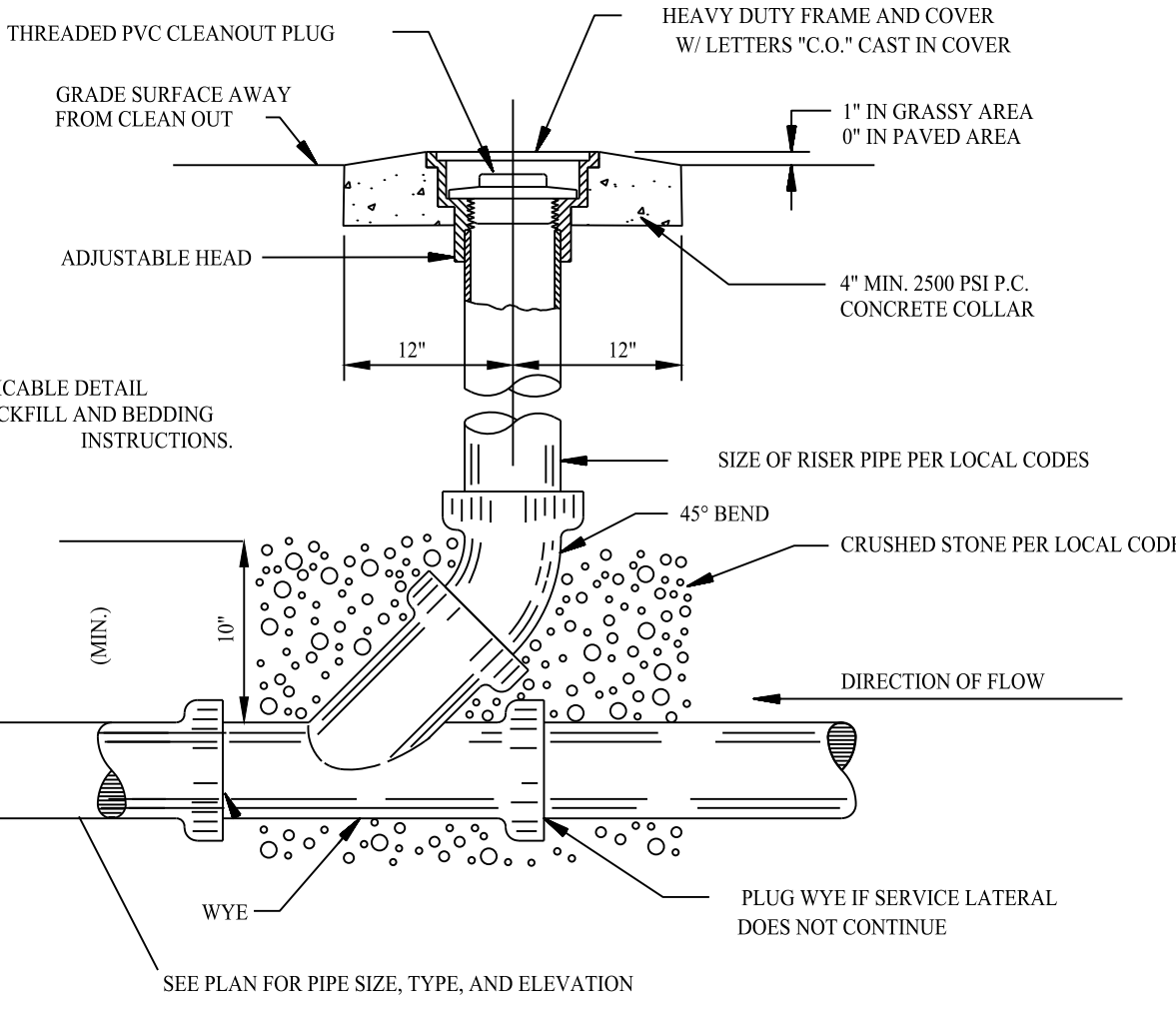


WATER MAIN CROSSING DETAIL
SCALE: NTS

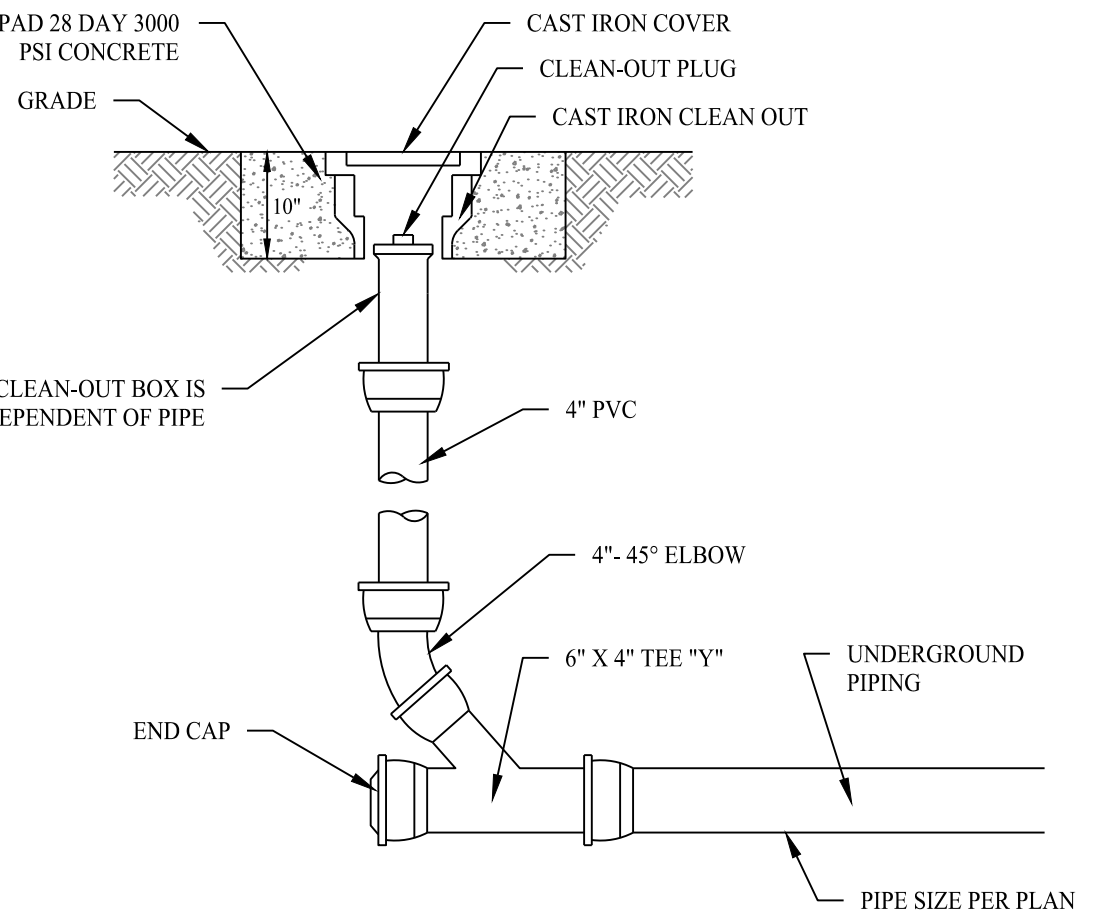


NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE
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7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN

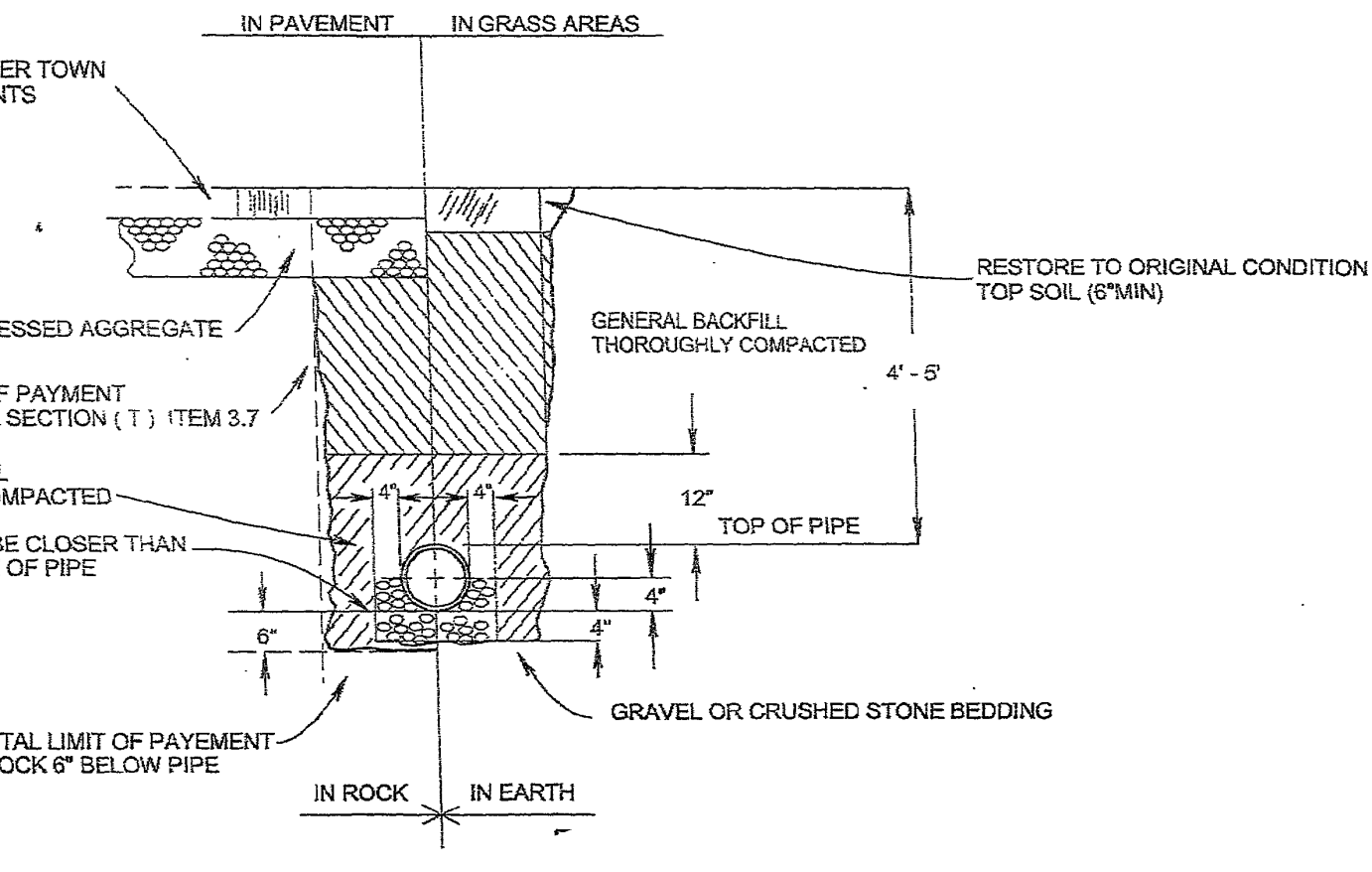
HORIZONTAL THRUST BLOCKING DETAIL
SCALE: NTS



SANITARY SEWER CLEANOUT
SCALE: NTS



STORM CLEANOUT DETAIL
SCALE: NTS



TYPICAL WATER TRENCH DETAIL
SCALE: NTS

Rev. #	Date	Description

SOLLI ENGINEERING
501 Main Street, Monroe, CT 06468
11 Vanderbilt Ave, Norwood, MA 02062



Drawn By: ABS
Checked By: MB
Approved By: KMS
Project #: 1402801
Plan Date: 05/03/23
Scale: NTS

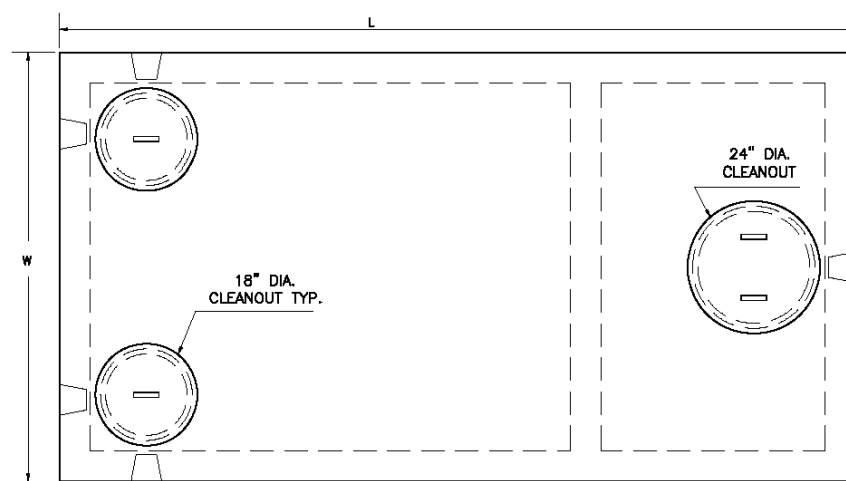
TOWN LINE PLAZA
205 MONROE TURNPIKE
MONROE, CONNECTICUT

Sheet Title: **DETAIL SHEET**
Sheet #: **3.04**

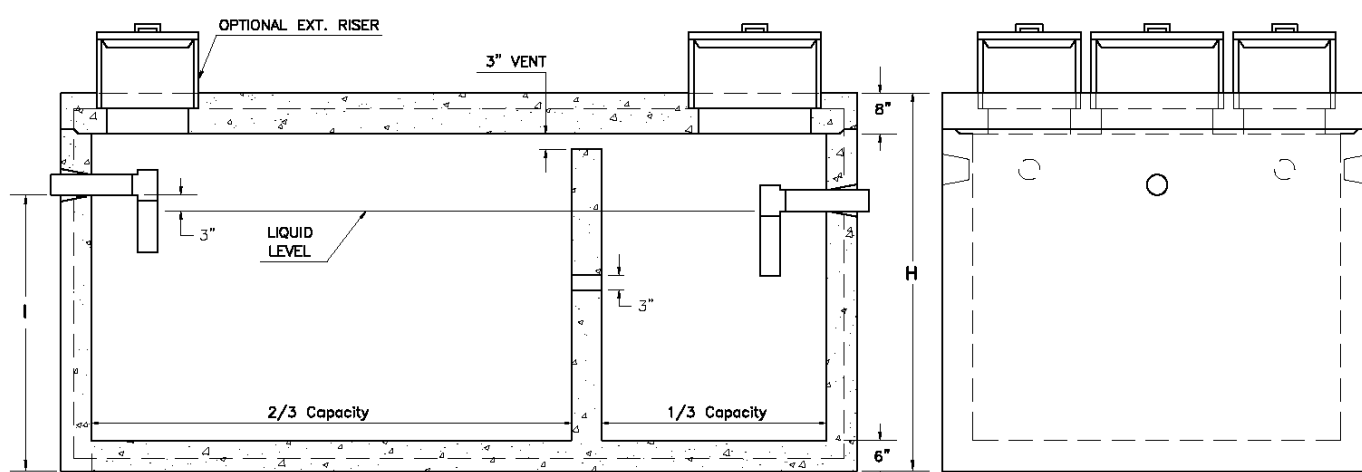
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 User: cshredder

MODEL NO.	LIQUID CAPACITY	LENGTH L	WIDTH W	INVERT	HEIGHT H	WEIGHT (LBS.)
72002(6X12)	2000	13'-0"	7'-0"	See Below	6'-2"	29800

**PRECAST CONCRETE
2000 Gallon Capacity
6'-0" X 12'-0" (H20 Loading)**



- NOTES:
- Concrete - 4,000 PSI @ 28 DAYS.
 - Mests or excesses state and local requirements.
 - All shipping joints sealed with Butyl Rubber.
 - Design loading: AASHTO HS-20.
 - Two compartment tank. Monolithic Design.
 - Side inlet pipes shall extend to cleanout cover thru cast in pipe support.
 - Maximum fill over top of tank - 3 feet.
 - Tank shall be supplied with tees and biofilter.
 - Tank shall be marked with manufacturer name, and phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.

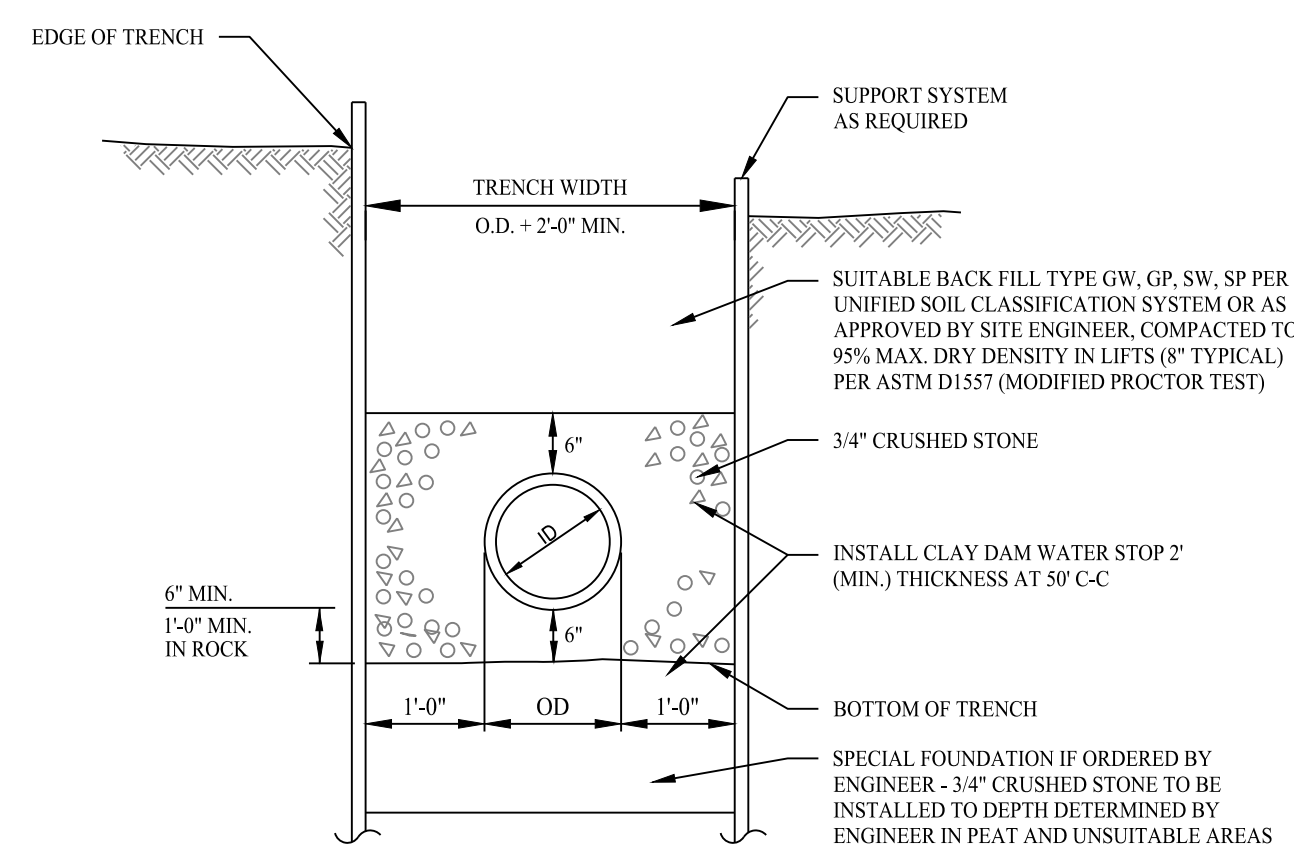


**Nominal Dimension. Slight variation in dimensions may occur due to tolerances for manufacturing purposes.

PRECAST CONCRETE 2,000 GALLON SEPTIC TANK (H-20)

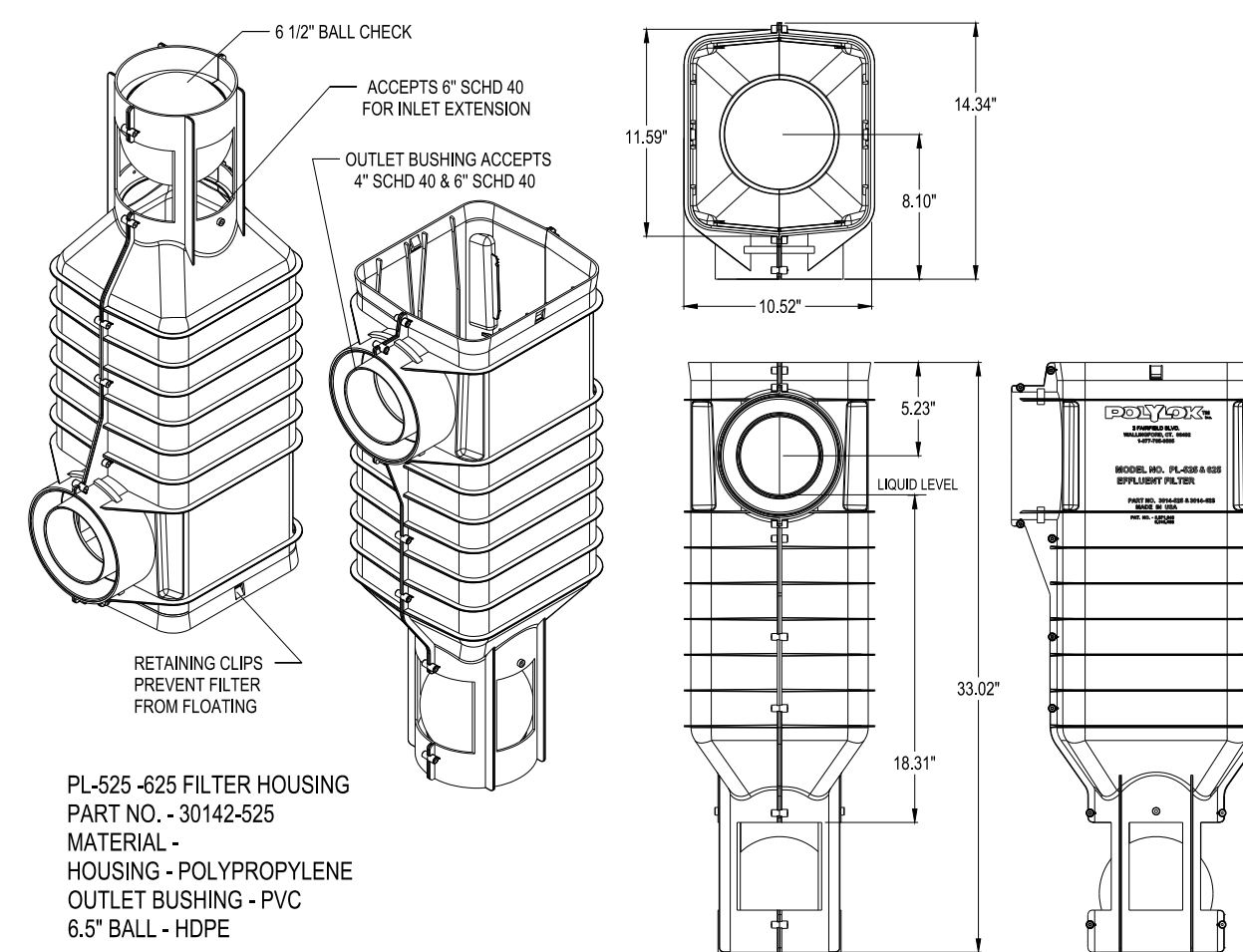
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DETAIL PROVIDED BY CT PRECAST CORPORATION



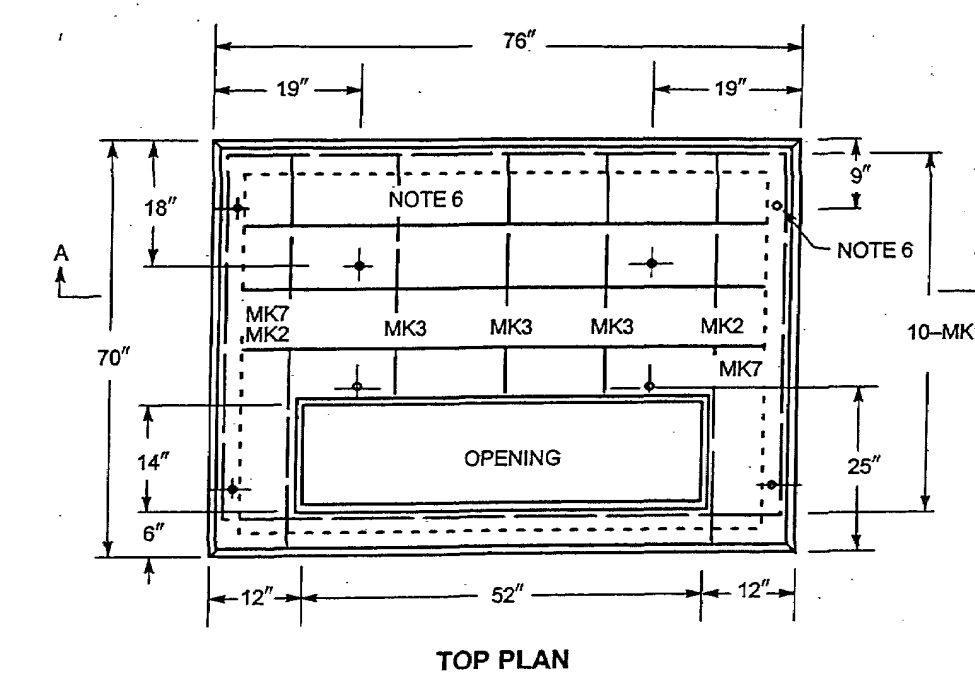
TYPICAL SANITARY SEWER TRENCH SECTION

SCALE: NTS

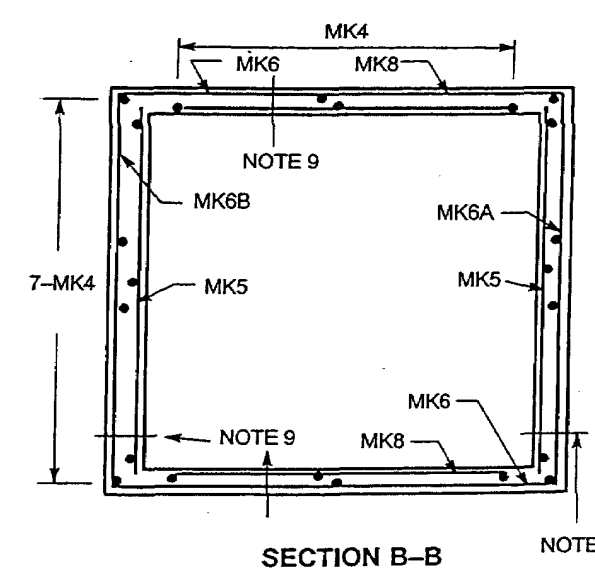


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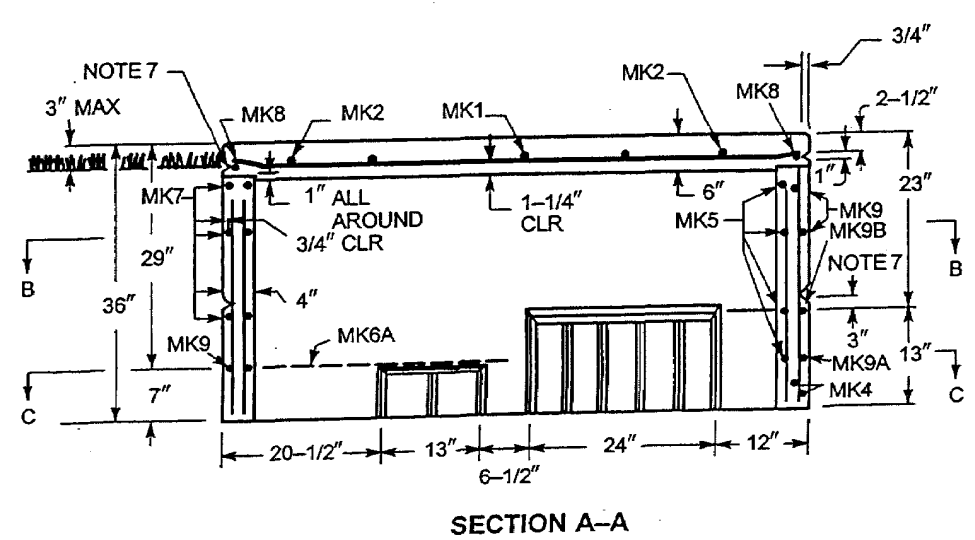
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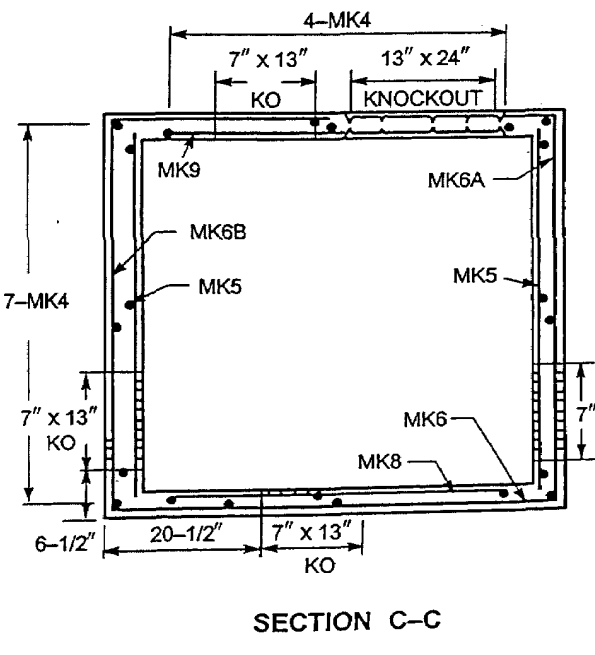
TOP PLAN



SECTION B-B



SECTION A-A

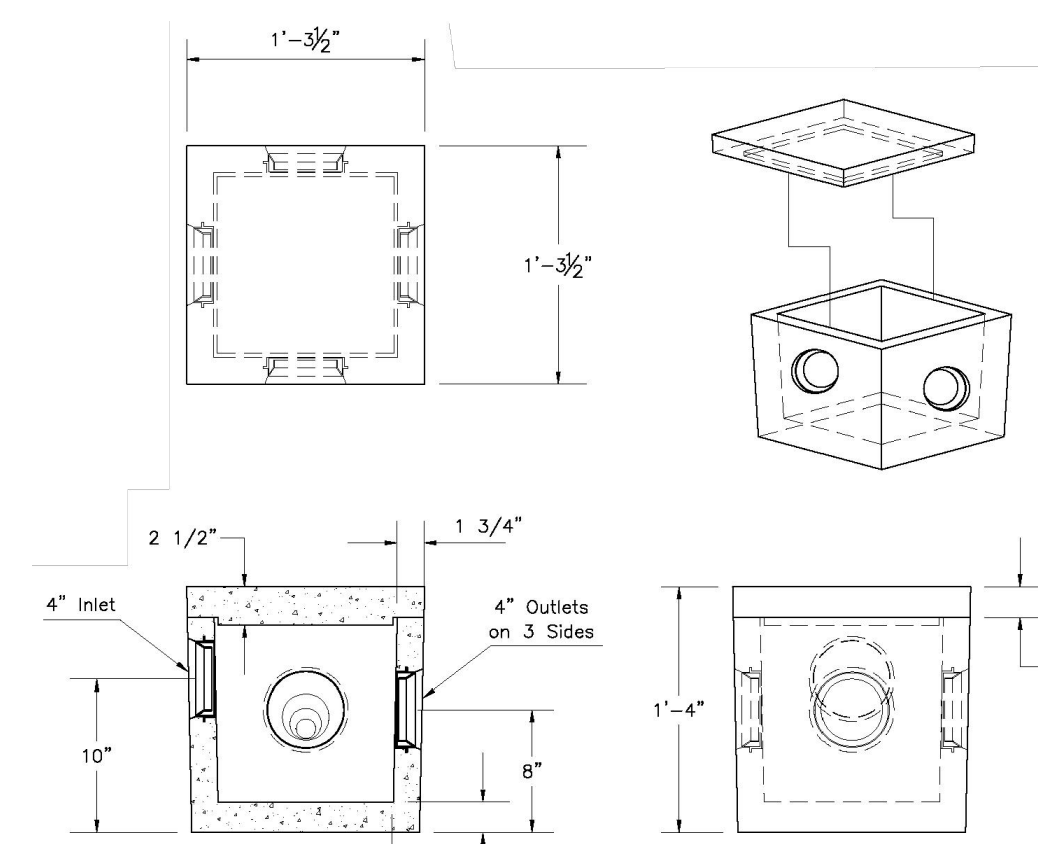


SECTION C-C

PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER

SCALE: NTS

DETAIL PER EVERSOURCE



DISTRIBUTION BOX (DB-3)

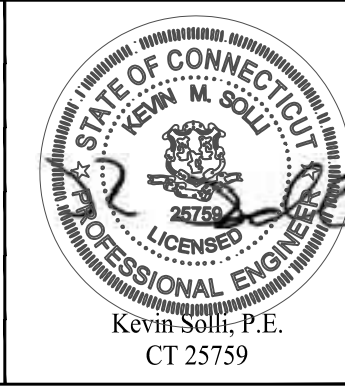
SCALE: NTS

Rev. #:	Date	Description



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 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

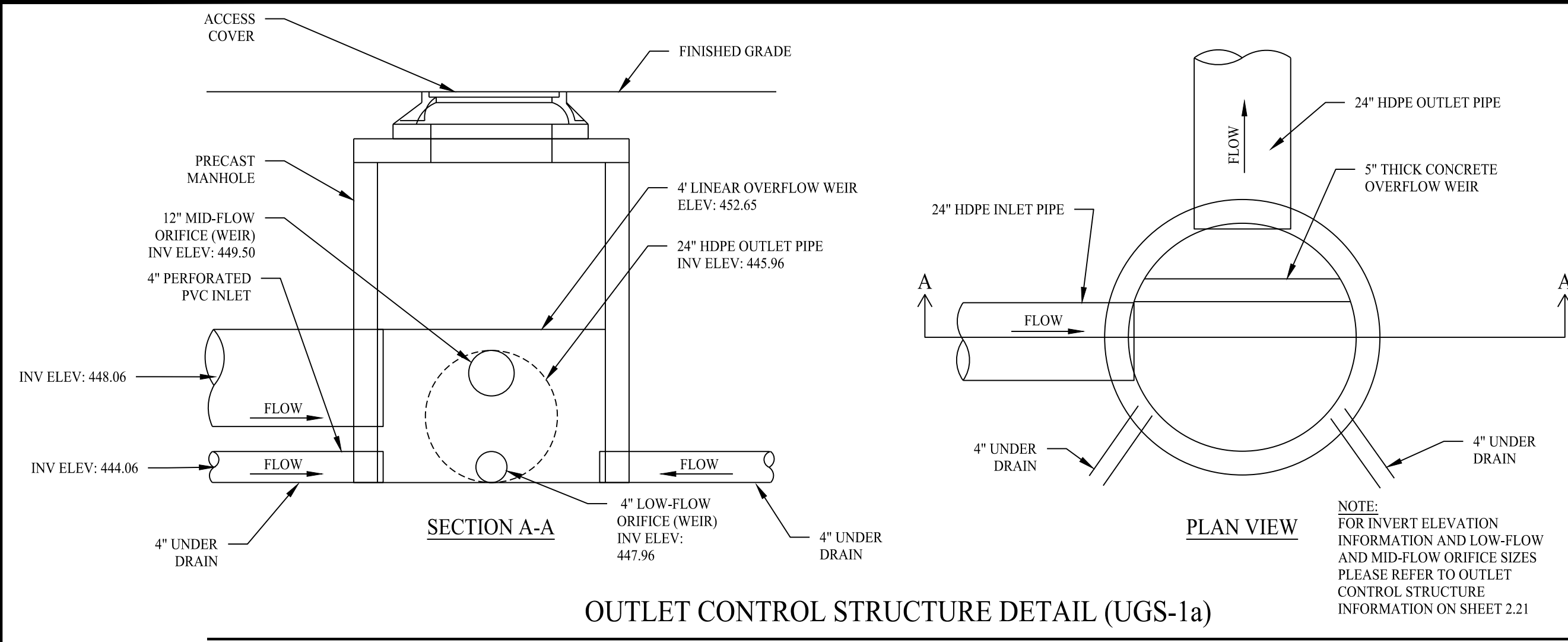
Drawn By:	ABS
Checked By:	MB
Approved By:	KMS
Project #:	1402801
Plan Date:	05/03/23
Scale:	NTS



TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

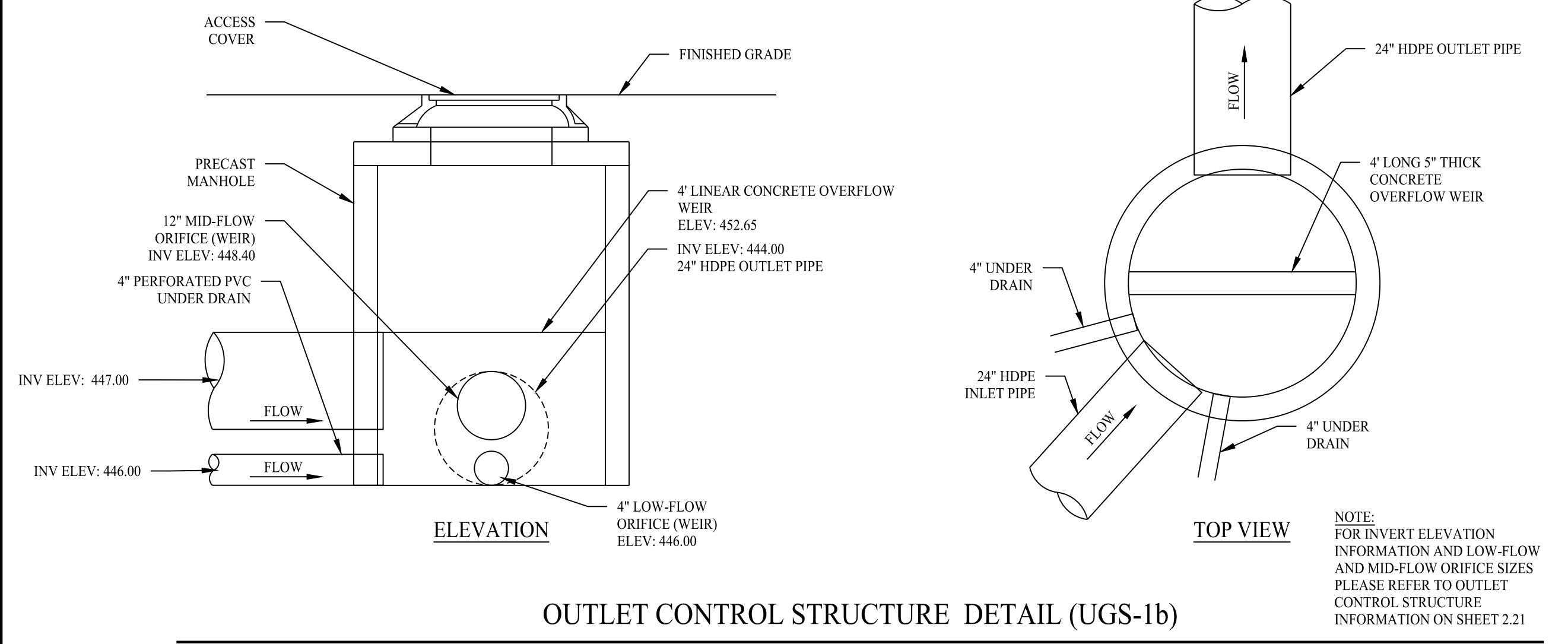
Sheet Title:	Sheet #:
DETAIL SHEET	3.05

May 02, 2023 - 3:14pm
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OUTLET CONTROL STRUCTURE DETAIL (UGS-1a)

SCALE: NTS



OUTLET CONTROL STRUCTURE DETAIL (UGS-1b)

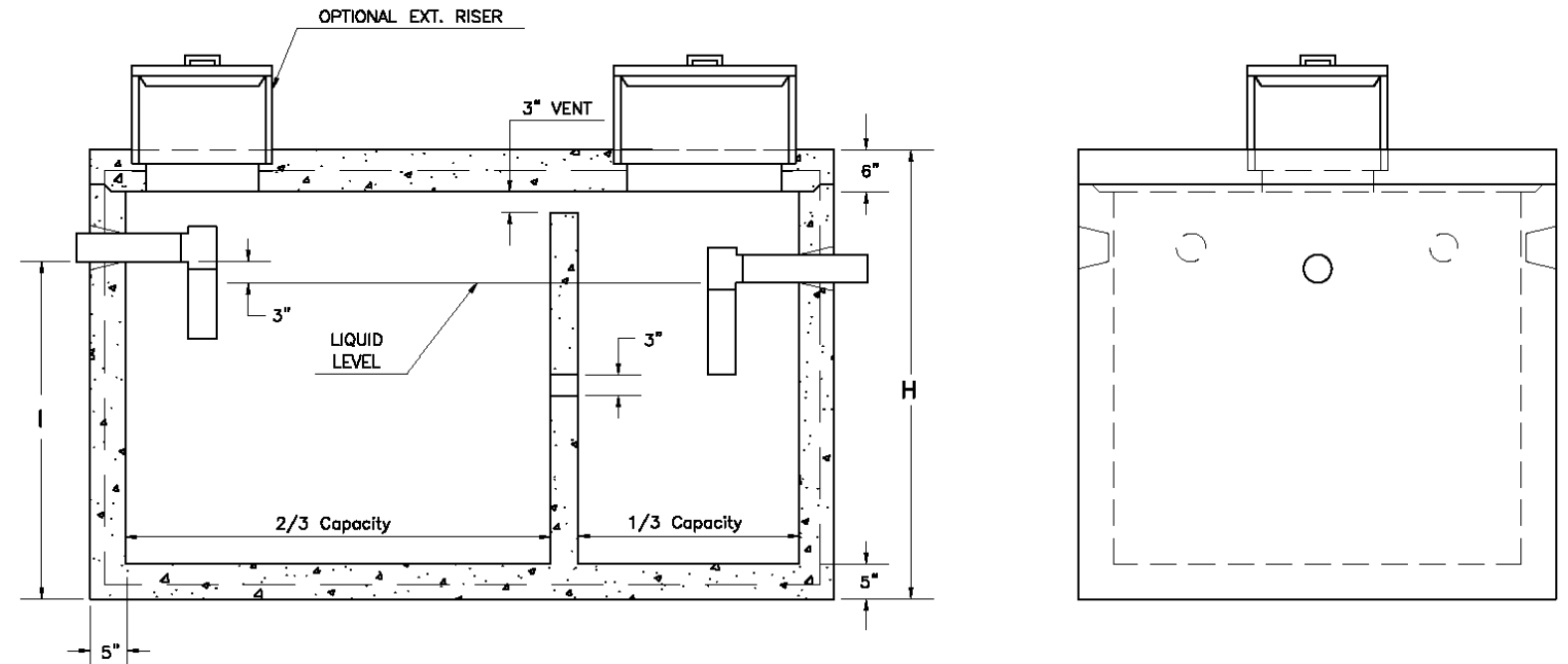
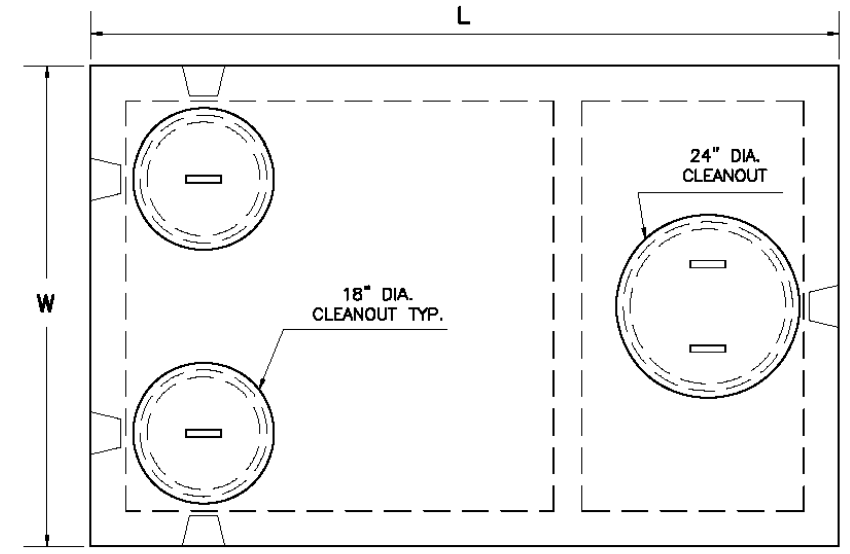
SCALE: NTS

**PRECAST CONCRETE
1000 Gallon Capacity
H-20 Loading**

MODEL NO.	LIQUID CAPACITY	LENGTH L	WIDTH W	INVERT I	HEIGHT H	WEIGHT (LBS.)
T1000H20	1000	8'-10"	5'-8"	4'-3"	5'-4"	14300

NOTES:

- Concrete - 4,000 PSI @ 28 DAYS.
- Meets or exceeds state and local requirements.
- All shiplap joints sealed with Butyl Rubber.
- Design loading: AASHTO HS-20.
- Two compartment tank, Monolithic Design.
- Side inlet pipes shall extend to cleanout cover.
- Maximum fill over top of tank - 3 feet.
- Tank shall be supplied with tees and biofilter.
- Tank shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.

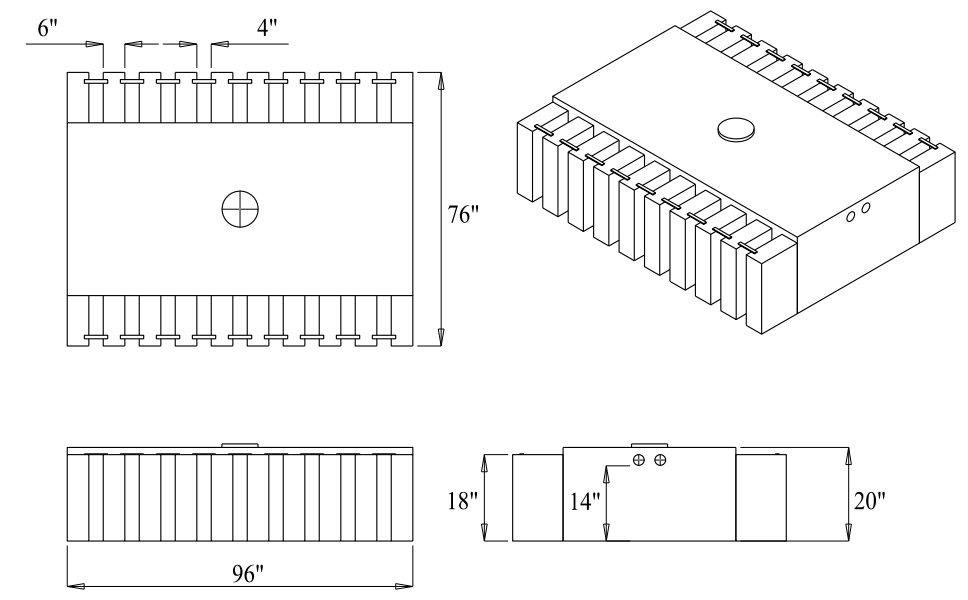


**Nominal Dimension. Slight variation in dimensions may occur due to tapering for manufacturing purposes.

PRECAST CONCRETE 1,000 GALLON SEPTIC TANK (H-20)

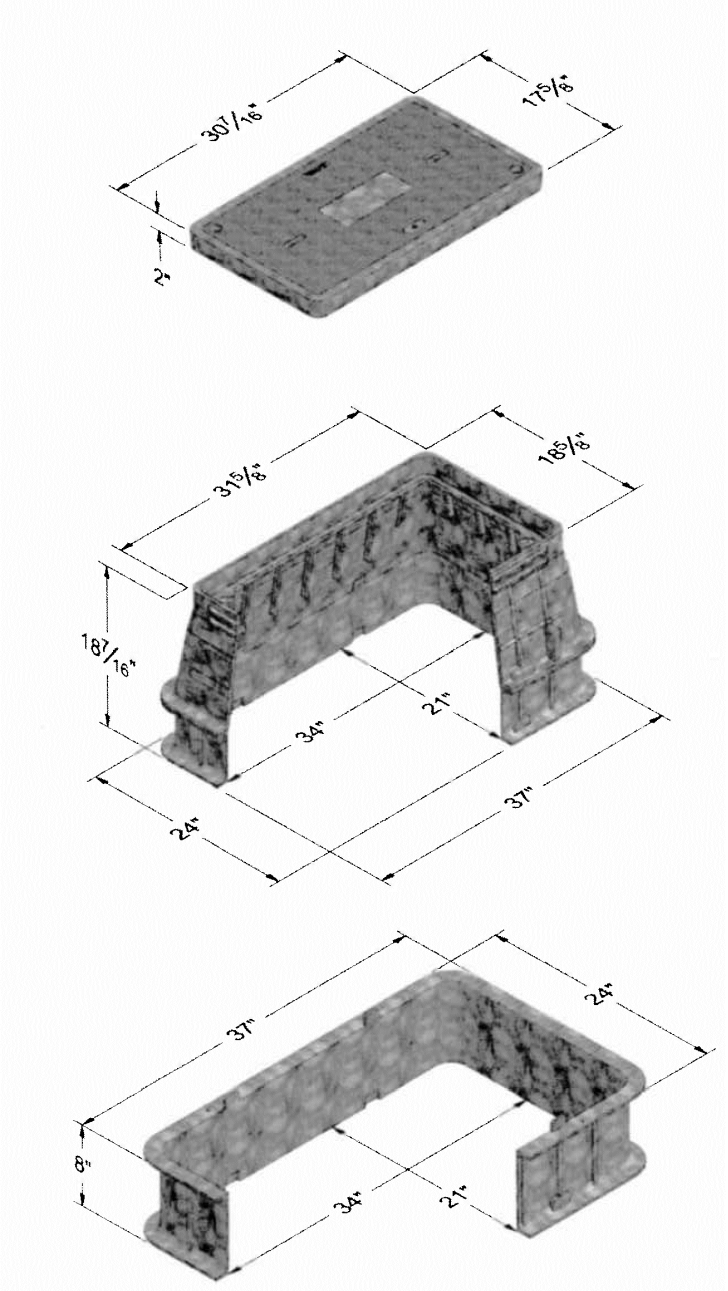
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DETAIL PROVIDED BY CT PRECAST CORPORATION



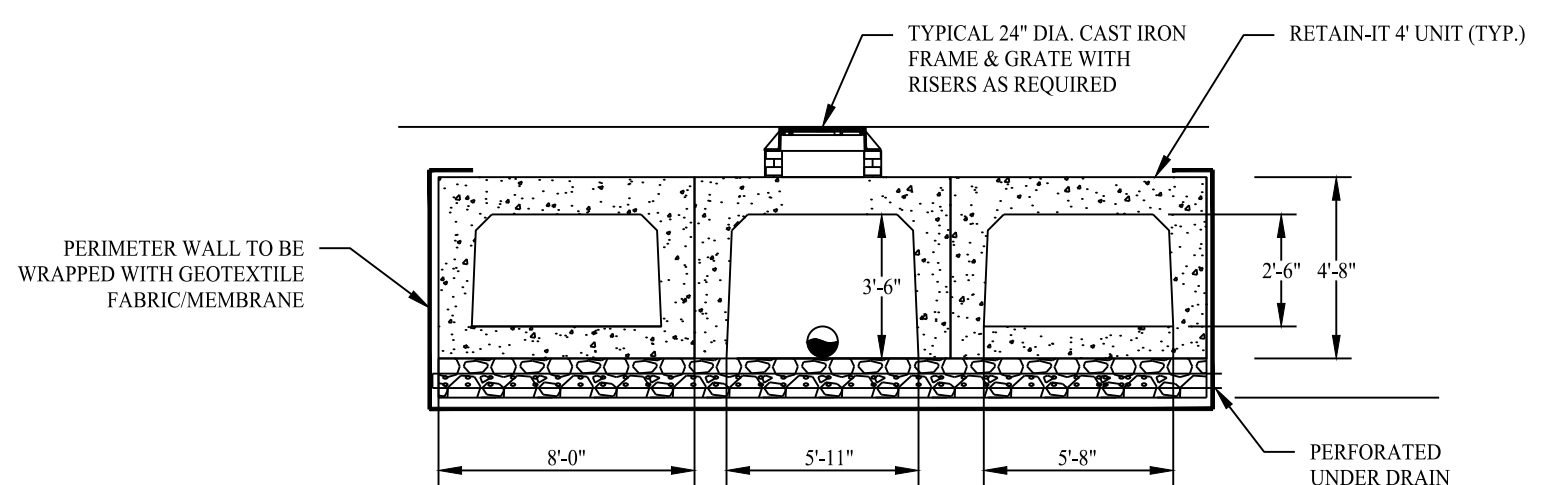
CUR-TECH CHAMBER (CTL-18)

SCALE: NTS



TELEPHONE HANDHOLE

SCALE: NTS



TYPICAL RETAIN-IT SYSTEM SECTION

SCALE: NTS

Rev. #:	Date	Description

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Drawn By: ABS
 Checked By: MB
 Approved By: KMS
 Project #: 1402801
 Plan Date: 05/03/23
 Scale: NTS

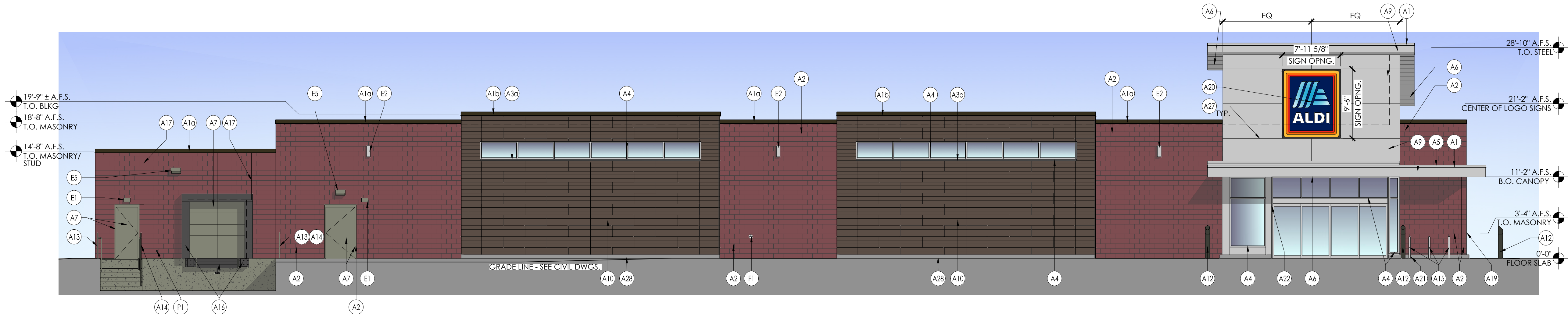


TOWN LINE PLAZA
 205 MONROE TURNPIKE
 MONROE, CONNECTICUT

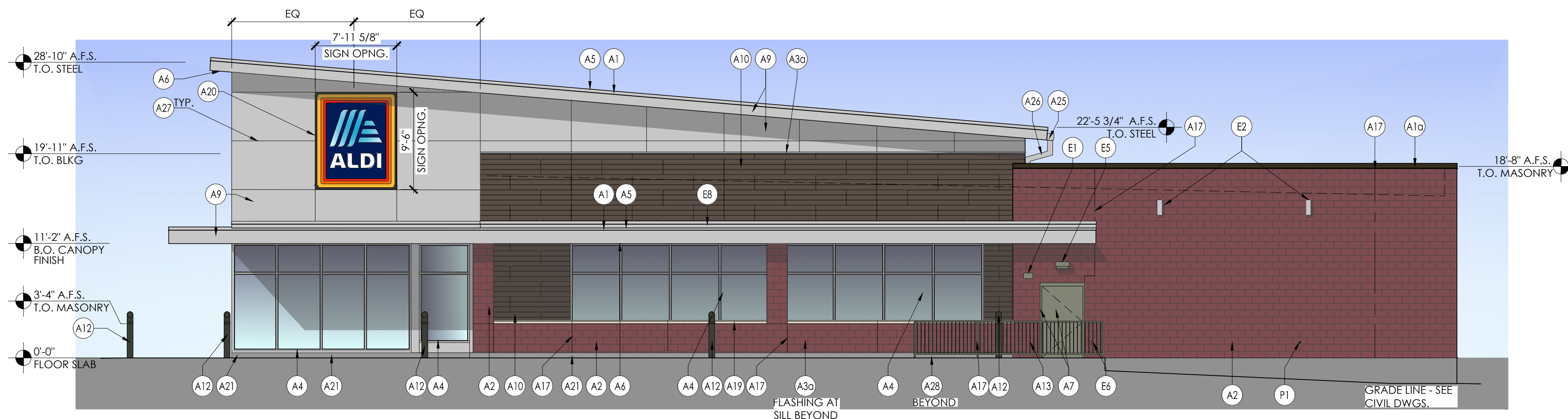
Sheet Title: **DETAIL SHEET**
 Sheet #: **3.06**

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHHA TOWERS	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR (SW) AGED BRONZE #437R2398) ON POST FORMED ALUMINUM.
A2	BASE BID (BRICK 'A') SPEC-BRICK CONCRETE MASONRY VENEER	4WXBH16L - STANTON BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	ALTERNATE No. 2 (BRICK 'B') QUIK-BRIK CONCRETE MASONRY VENEER	4WXBH16L - PROMENADE BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	ALTERNATE No. 3 (BRICK 'C') BELDEN BRICK	MODULAR COMMODORE BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES. CONTACT NICHHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A10	NICHHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	NOT USED		
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A29	NOT USED		
A30	NOT USED		
A31	NICHHA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
A33	NOT USED		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.S.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. LOADING DOCK - MOUNT @ 12'-0" A.F.S.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS



2 West Elevation
SCALE: 1/8" = 1'-0"



1 South Elevation (Facing Monroe Turnpike)
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Amanda Speranza-Kelly,
AIA, NCARB
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

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02/23/23

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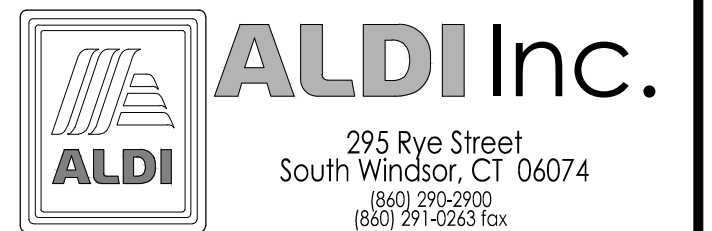
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PROJECT ARCHITECT/ENGINEER _____ DATE _____

PROJECT LEAD _____ DATE _____

Seal _____ Seal _____



ALDI Inc. Store #: XX
Monroe CT
205 Monroe Turnpike
Monroe, CT 06468
Fairfield County
Project Name & Location:

Concept
Ext. Elevations
Drawing Name:

Date: 02/23/23
Project No.
22-0548a

Type: RHSDV7ER
Drawn By: JCW
CEE-1a

Scale: As Noted
Drawing No.

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHIIA TOWERS	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR [SW] AGED BRONZE #437R2398) ON POST FORMED ALUMINUM.
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A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
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A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	NOT USED		
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
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EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
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A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIIA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
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A31	NICHIIA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
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E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.S.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. LOADING DOCK - MOUNT @ 12'-0" A.F.S.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS

Amanda Speranza-Kelly,
AIA, NCARB
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

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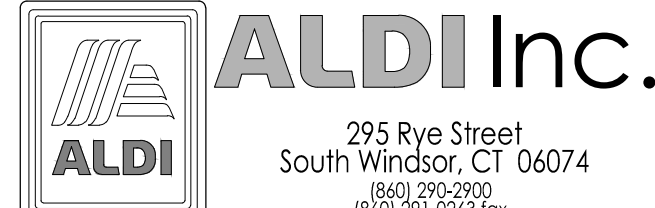
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Revisions:	Date:
1	Issued CEE-1
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12	

PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE

Seal Seal



ALDI Inc.
295 Rye Street
South Windsor, CT 06074
(860) 291-9200
(860) 291-0263 Fax

ALDI Inc. Store #: XX
Monroe CT
205 Monroe Turnpike
Monroe, CT 06468
Fairfield County
Project Name & Location:

Concept
Ext. Elevations
Drawing Name:

Date: 02/23/23

Type: RHSDV7ER

Drawn By: JCW

Scale: As Noted

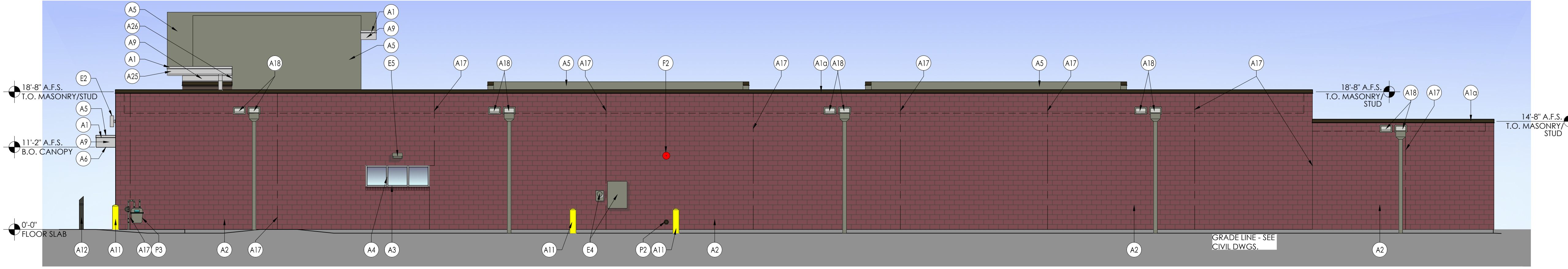
Project No.
22-0548a

CEE-1b

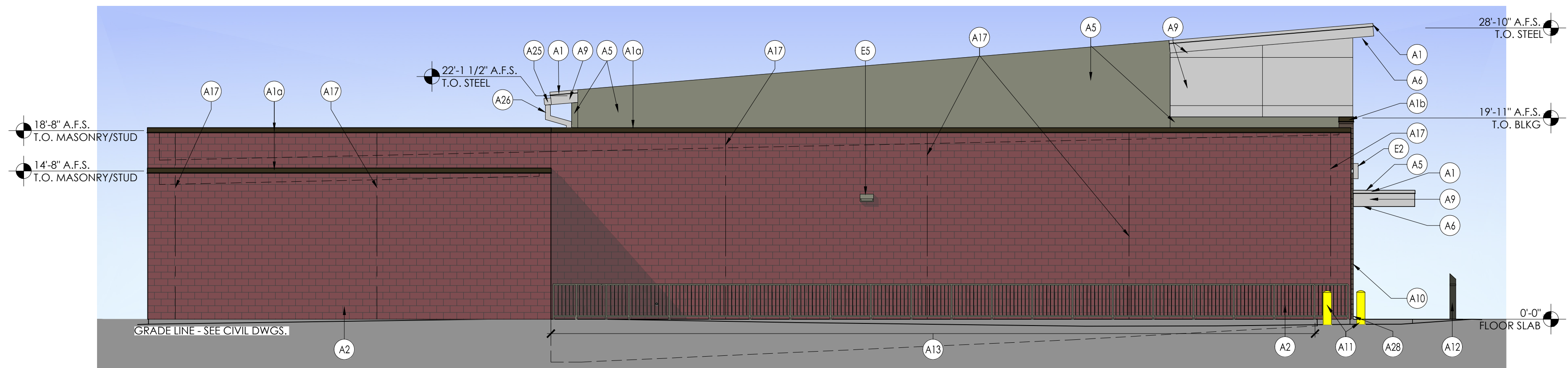
Drawing No.

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



2 East Elevation
SCALE: 1/8" = 1'-0"

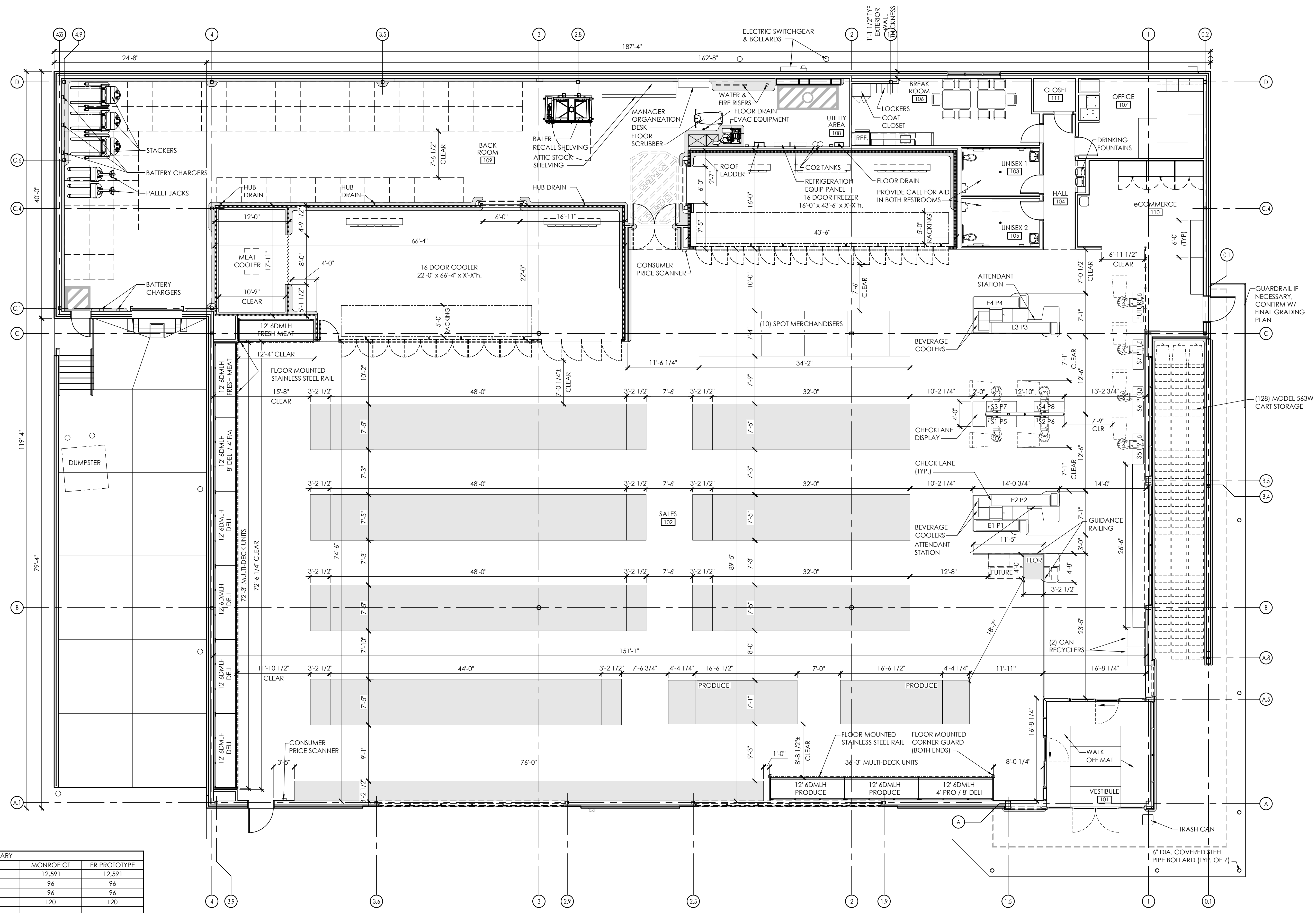


1 North Elevation
SCALE: 1/8" = 1'-0"

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45207070.00
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2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON-SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	MONROE CT	ER PROTOTYPE
MERCANTILE (M)	SALES / VESTIBULE	12,591	12,591
	UNISEX 2	96	96
	UNISEX 1	96	96
	HALL	120	120
SUBTOTAL (MERCANTILE)		12,903	12,903
BUSINESS (B)	OFFICE	258	258
	BREAK ROOM	315	315
	ECOMMERCE	401	401
	CLOSET	36	36
SUBTOTAL (BUSINESS)		1010	1010
STORAGE / STOCK (S-2)	BACKROOM	2,833	3,762
	COOLER	1,341	1,341
	FREEZER	647	647
SUBTOTAL (STORAGE / STOCK)		4,821	5,750
SUBTOTAL (OCCUPANCIES)		18,734	19,663
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		943	1,001
BUILDING SQUARE FOOTAGE		19,677	20,664
EXTERIOR CANOPY		1,167	1,018
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,844	21,682

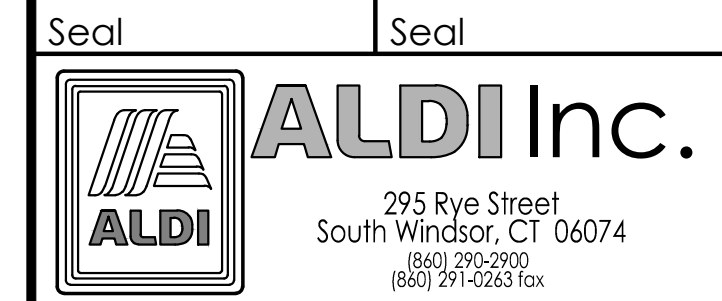
OPERATIONS DATA		
ITEM	MONROE, CT	ER PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	807'-2"	807'-2"
ASSUMED PALLET STORAGE	62	72
BUILDING DIMENSIONS	119'-4" x 153'-4"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	10	10
CART STORAGE	128	128

1 Operations Plan
SCALE: 1/8" = 1'-0"
NORTH

Issued:	Date:
A	
B	
C	
D	
E	

Revisions:	Date:
1 Issued CFP-01	02/23/23
2 Reissued CFP-01	02/27/23
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE



ALDI Inc. Store #: XX
Monroe CT
205 Monroe Turnpike
Monroe, CT 06468
Fairfield County
Project Name & Location:

Concept Plan 01
Drawing Name:
Date: 02/23/23
Type: RHSDV7ER
Drawn By: JCW
Scale: As Noted

Project No.
22-0548c
CFP-01
Drawing No.



Double Face Pylon
Scale: 1/2" = 1'-0"



COLORS:



GENERAL NOTES:

- * EXISTING PYLON SIGN
- * COMBINE 4 TENANT SPACES INTO 1 BY REMOVING DIVIDERS
- > (2) NEW ACRYLIC FACES
- > DIGITAL PRINT GRAPHICS
- > FACE CUT SIZE: TBD
- > V.O.: TBD

SIGN CALCULATIONS:

- > SIGN PROPOSED: 17.4 sq. ft.