

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

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New England Wetmix (Wetland Seed Mix)

Botanical Name	Common Name	Indicator
<i>Carex vulpinoidea</i>	Fox Sedge	OBL
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Carex lupulina</i>	Hop Sedge	OBL
<i>Poa palustris</i>	Fowl Bluegrass	FACW
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Juncus effusus</i>	Soft Rush	FACW+
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster	FACW
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Glyceria grandis</i>	American Mannagrass	OBL
<i>Mimulus ringens</i>	Square Stemmed Monkey Flower	OBL
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL

PRICE PER LB. \$135.00 MIN. QUANTITY 1 LBS. TOTAL: \$135.00 APPLY: 18 LBS/ACRE :2500 sq ft/lb

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months the seed mix will germinate the following spring. During the first season of growth several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons.

The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

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New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

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NEW ENGLAND DETENTION BASIN SEED MIX
SCALE: NTS



RATIO Wall
RWL1/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID+ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

CONTROL TECHNOLOGY
NX LIGHTGRID

SERVICE PROGRAM
QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct box mount
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Drive, Dual Power Feed, NX, LightGRID+ and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V/277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in future wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in future wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#2500-24 for wet locations
- IP65 rated housing
- DLCT (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLCT qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY

- 5 year limited warranty

CONSTRUCTION

- Rectangular form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm filter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor

Weight

RWL1	13.5 lbs / 6.1 kg	45R° / 13m°
RWL2	34 lbs / 15.9 kg	55R° / 17m°

EPA at 0°

RWL1	13.5 lbs / 6.1 kg	45R° / 13m°
RWL2	34 lbs / 15.9 kg	55R° / 17m°

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NEW ENGLAND WETLAND SEED MIX
SCALE: NTS



RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

CONTROL TECHNOLOGY
NX

SERVICE PROGRAMS
STOCK QS10

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NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX
SCALE: NTS



RATIO Series
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DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
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EPA at 0°

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BEA_Ratio_RAR_1_2_Spec_202



RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

CONTROL TECHNOLOGY
NX

SERVICE PROGRAMS
STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Rectangular form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm filter option available for 2-3/



LTR-6RD
LITEISTRY 6" ROUND DOWNLIGHT

FEATURES

- 6" architectural LED downlight delivering 600 – 9000 lm
- Five beam distributions from 0.3 to 11 Spacing Criteria
- Quiet reflector appearance with superior 50:1 optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available



CONTROLS TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Standard Non-IC, Chicago Plenum and IC options
- Painted black durable steel platform with pre-installed bar hangers
- Pre-wired junction box with snap-on covers for easy access
- Snap-in connection from driver compartment allows easy installation
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Flush mount flange option with mudring available
- Large selection of anodized finishes and colors
- Painted cones and flange options available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L80 at >55,000 hours (TM-21)
- Universal voltage: 120V-277V driver, 347V optional
- UL Class 2, inherent short circuit and overvoltage protection

ELECTRICAL (CONTINUED)

- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron EcoSystem options for standalone and networked functionality with wired or wireless connectivity for NX system deployments
- Lutron Athena control options also available
- Integral and remote controller and battery pack options available
- Refer to additional spec sheets for information on SpecialtyNet™ Tunable White or Dim-to-Warm or solutions

INSTALLATION

- Accommodates ceiling thickness up to 2" (SL, ML, HL, up to 125" VL, XL) (See DIMENSIONS section for details)
- Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1/2" or 1/2" listing channel (by others) or Prescolite accessory bar hangers (B24 or B6)
- Light Engine/Driver fully serviceable from above or below the ceiling

CERTIFICATIONS

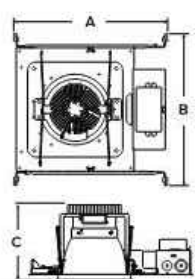
- cULusA certified to UL 1698
- For 270V, Marked spacing required 36" fixture center to center, 36" fixture center to building member; 0.5" above fixture
- Suitable for wet locations, covered ceiling, EM/EMR: Suitable for damp locations

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LITEISTRY



SERVICE PROGRAMS



Typical Dimensions and Weights				
Lumen Package	W Length Inches (mm)	H Width Inches (mm)	H Height Inches (mm)	Weight lbs (kg)
05L - 15L	14.56 (370)	14.36 (365)	5.3 (135)	7.8 (3.5)
20L - 30L	14.56 (370)	14.36 (365)	6.68 (170)	8.2 (3.7)
35L - 45L	14.56 (370)	14.36 (365)	7.86 (200)	8.9 (4)
50L - 60L	14.56 (370)	14.36 (365)	9.04 (230)	9.9 (4.5)
70L - 90L	14.56 (370)	15.56 (395)	11.56 (294)	12.1 (5.6)

See DIMENSIONS section for complete details



LNC2
SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Phosphor Converted Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- 347V and 480V neighbor friendly
- Optional photocontrol for additional energy savings



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- Construction tested to ASTM B117 for 1000 hours of salt spray

OPTICS

- Zero uplight distributions using individual acrylic Micro Strike Optics
- LED optics provide IES type II and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct, flush mount
- Optional 1/2" conduit hubs available (standard for control options and battery versions)

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option available in 25W and 35W configurations
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector available as an option
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)

CONTROLS

- Universal motion photocontrol for use with 100-277V configurations
- Occupancy sensor options available for complete on/off and dimming control
- NX Lighting Controls™ available that feature dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress. Uses 15 watts of power for about 2000 lumens
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one fixture.

CERTIFICATIONS

- Listed to UL 1698 and CSA C22.2 #250.0-24 for wet locations
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- Fixture is IP65 rated

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000-5000
Wattage Range	10-45
Efficacy Range (LPW)	108-124
Weights lbs. (kg)	9.8 (24.5)



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All values are design or typical values unless otherwise noted and under standard conditions.

Page 1 of 6
Rev: 05/07/24
EXO_LNC2_spec_R07

2 BUILDING MOUNTED LIGHT (WL3)
SCALE: NTS

1 WALL MOUNTED LIGHT (WL1C)
SCALE: NTS

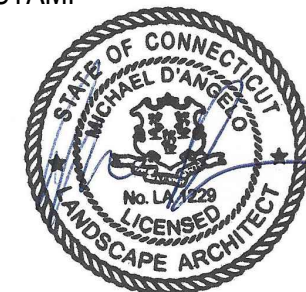
MDLA

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

119 GRISWOLD STREET
SUITE 209
GLASTONBURY, CT 06033
T. 203.592.4788
www.m-d-a.com

HORIZON VIEW
MONTVILLE, CT

STAMP



REV. NO.	DATE	DESCRIPTION
	9/25/24	INLAND WETLANDS SUBMISSION

LANDSCAPE
DETAILS
PLAN

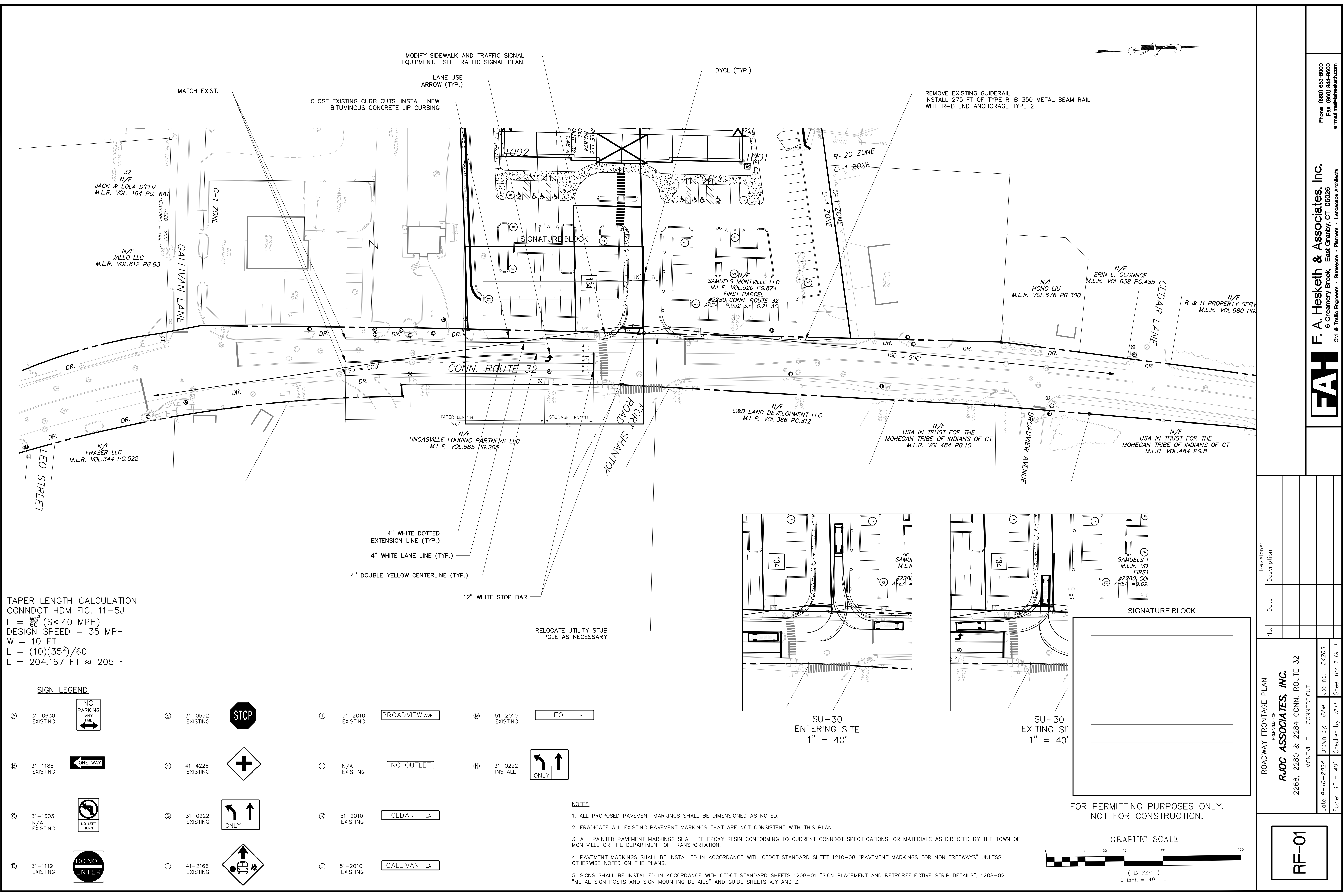
DRAWN:
MR, CB
CHECKED:
MR
SCALE:
AS NOTED
DATE:
09/25/24

L302

SHEET 6 OF 6

NOT FOR CONSTRUCTION

plot date: 9/24/2024



TAPER LENGTH CALCULATION
CONNDOT HDM FIG. 11-5J
 $L = \frac{WS^2}{60}$ (S < 40 MPH)
DESIGN SPEED = 35 MPH
W = 10 FT
 $L = \frac{(10)(35^2)}{60}$
L = 204.167 FT \approx 205 FT

SIGN LEGEND

Ⓐ

31-0630 EXISTING

Ⓑ

31-1188 EXISTING

Ⓒ

31-1603 N/A EXISTING

Ⓓ

31-1119 EXISTING

Ⓔ

31-0552 EXISTING

Ⓕ

41-4226 EXISTING

Ⓖ

31-0222 EXISTING

Ⓗ

41-2166 EXISTING

Ⓘ

51-2010 EXISTING

Ⓚ

51-2010 EXISTING

Ⓛ

51-2010 EXISTING

Ⓜ

51-2010 EXISTING

Ⓝ

31-0222 INSTALL

NOTES

- ALL PROPOSED PAVEMENT MARKINGS SHALL BE DIMENSIONED AS NOTED.
- ERADICATE ALL EXISTING PAVEMENT MARKINGS THAT ARE NOT CONSISTENT WITH THIS PLAN.
- ALL PAINTED PAVEMENT MARKINGS SHALL BE EPOXY RESIN CONFORMING TO CURRENT CONNDOT SPECIFICATIONS, OR MATERIALS AS DIRECTED BY THE TOWN OF MONTVILLE OR THE DEPARTMENT OF TRANSPORTATION.
- PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH CTDOT STANDARD SHEET 1210-08 "PAVEMENT MARKINGS FOR NON FREEWAYS" UNLESS OTHERWISE NOTED ON THE PLANS.
- SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CTDOT STANDARD SHEETS 1208-01 "SIGN PLACEMENT AND RETROREFLECTIVE STRIP DETAILS", 1208-02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" AND GUIDE SHEETS X,Y AND Z.

GRAPHIC SCALE

ROADWAY FRONTAGE PLAN
PREPARED FOR
RJOC ASSOCIATES, INC.
2268, 2280 & 2284 CONN. ROUTE 32
MONTVILLE, CONNECTICUT

RF-01

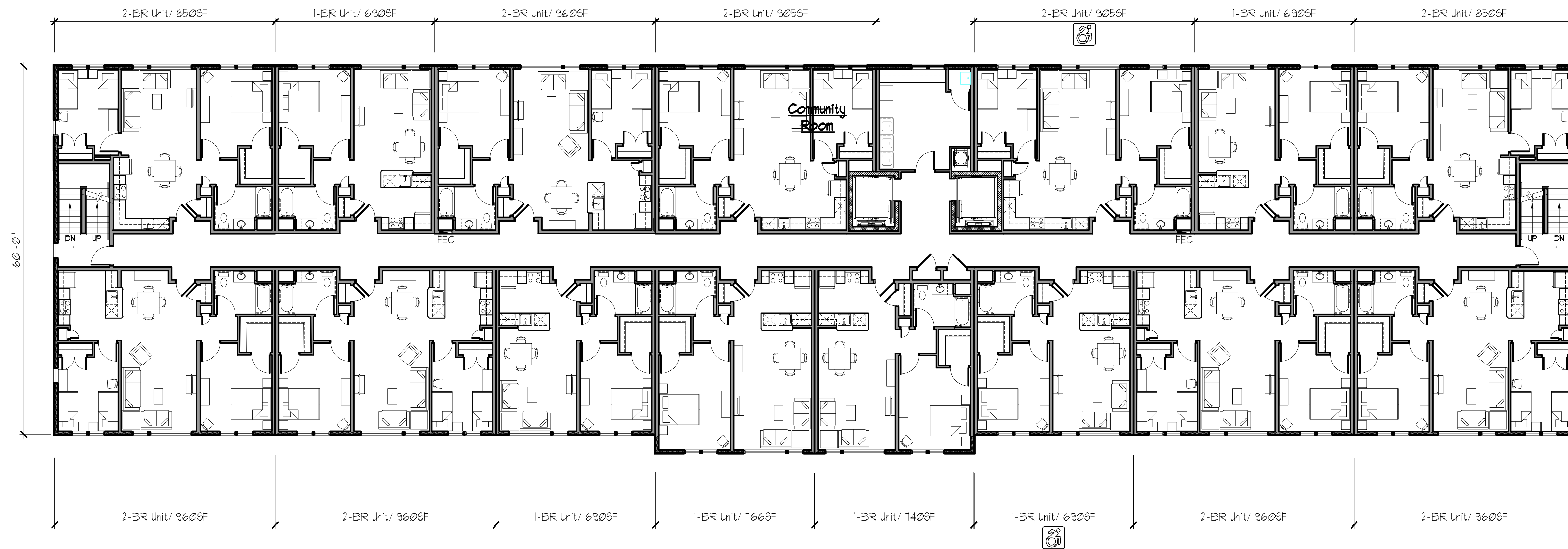
Revisions:
No. Date Description

Date: 9-16-2024
Drawn by: GAM
Job no: 24203

Checked by: SFH
Sheet no: 1 OF 1

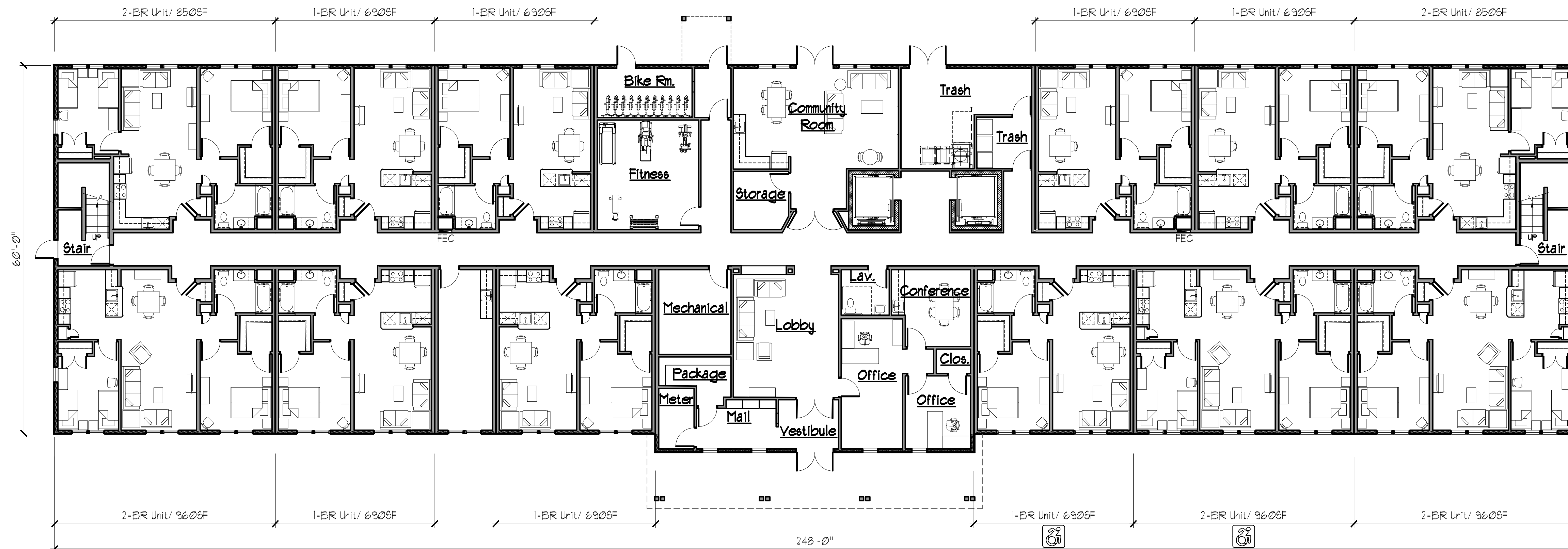
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Planners • Landscape Architects

Phone (860) 883-8000
Fax (860) 844-8600
e-mail: fah@fahinc.com



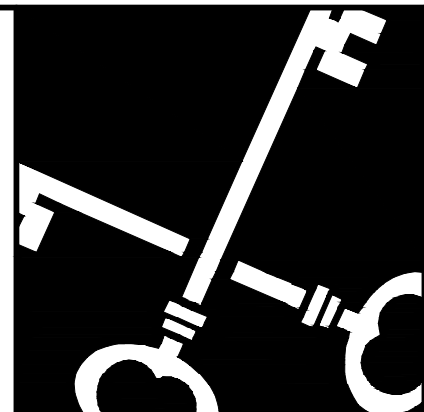
2 TYPICAL FLOOR PLAN (FLOORS 2-3)
SCALE: 3/32"=1'-0"
NORTH

PROJECT SUMMARY					
Floor	Description	Unit Mix			SF. (Gross)
		1-Br.	2-Br.	Total	
1	First Floor	1	5	12	15,031 SF.
2	Second Floor	6	9	15	15,031 SF.
3	Third Floor	6	9	15	15,031 SF.
4	Fourth Floor	6	9	15	15,031 SF.
Totals		25	32	57	60,148 SF

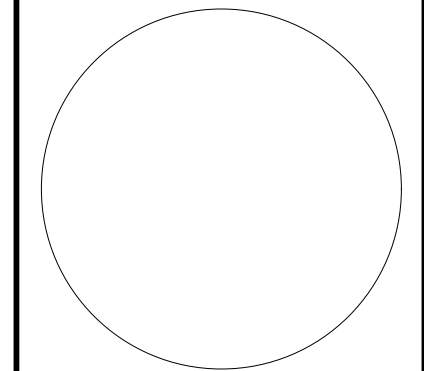


1 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"
NORTH

SIGNATURE BLOCK



Crosskey
Architects
LLC
Architecture Preservation Planning
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



Horizon View
Route 32, Montville, CT
Honeycomb Real Estate Partners
Avon, CT

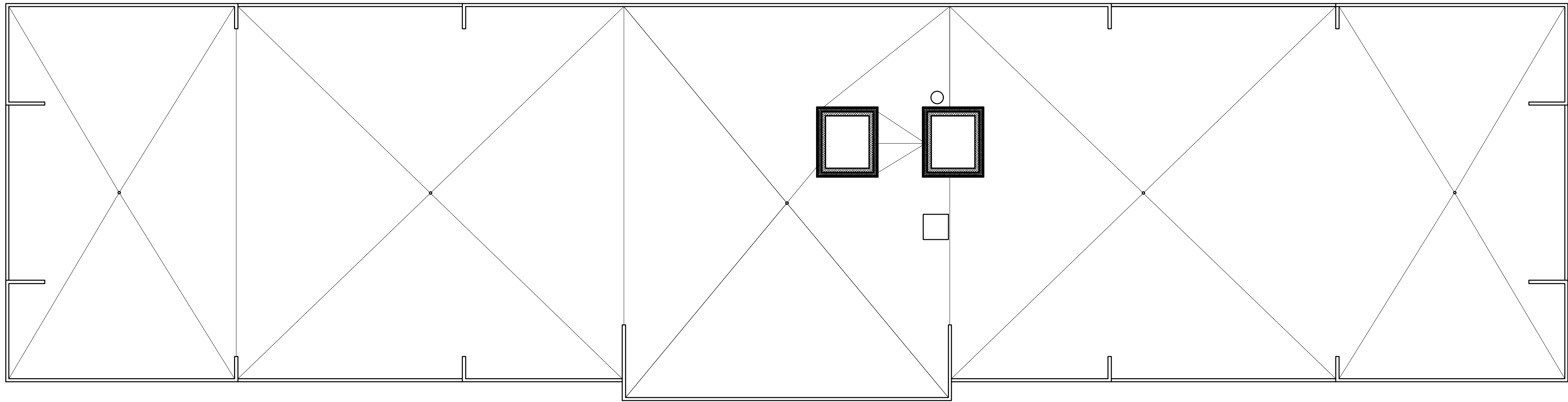
P&Z Submission
NOT FOR
CONSTRUCTION

Drawn: JC
Date: October 9, 2024
Revisions

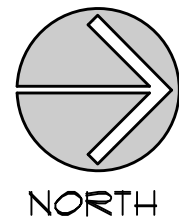
First and Typical
(2nd/3rd) Floor
Plans

PZ-1

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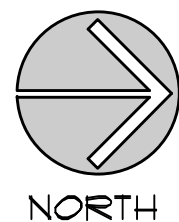
2 ROOF PLAN
SCALE: 3/32"=1'-0"



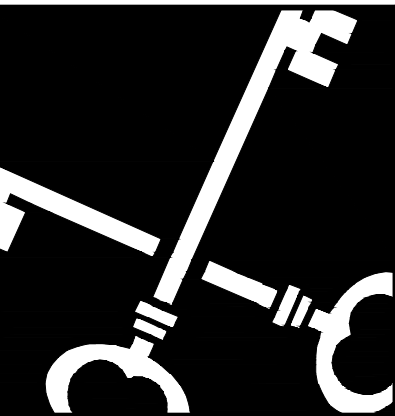
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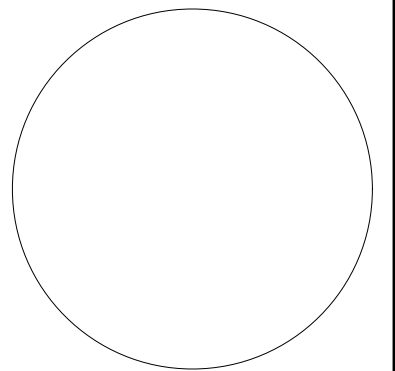
1 FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"



SIGNATURE BLOCK



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LLC
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T: (860)724-3000 F: (860)724-3013



Horizon View
Route 32, Montville, CT
Honeycomb Real Estate Partners
Avon, CT

P&Z Submission
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CONSTRUCTION

Drawn: JC
Date: October 9, 2024
Revisions

First Floor & Roof
Plan

PZ-2