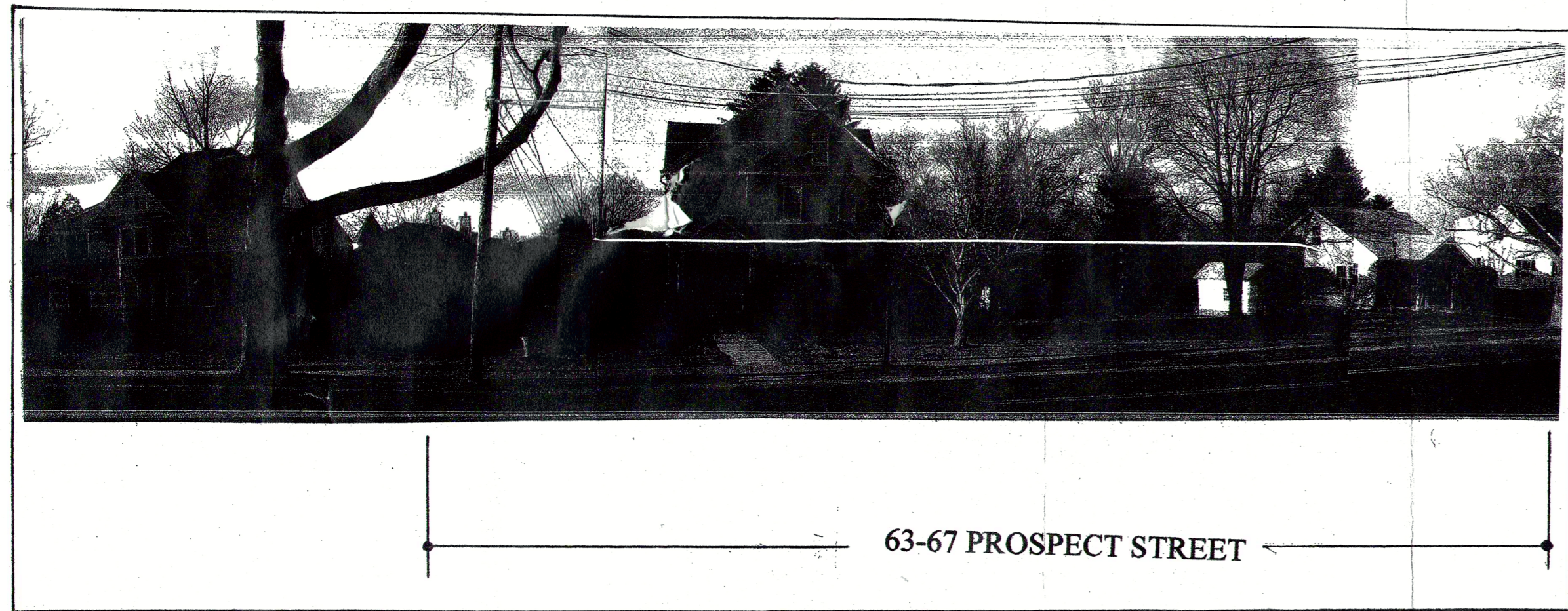


# 2007 Approved Site Plan

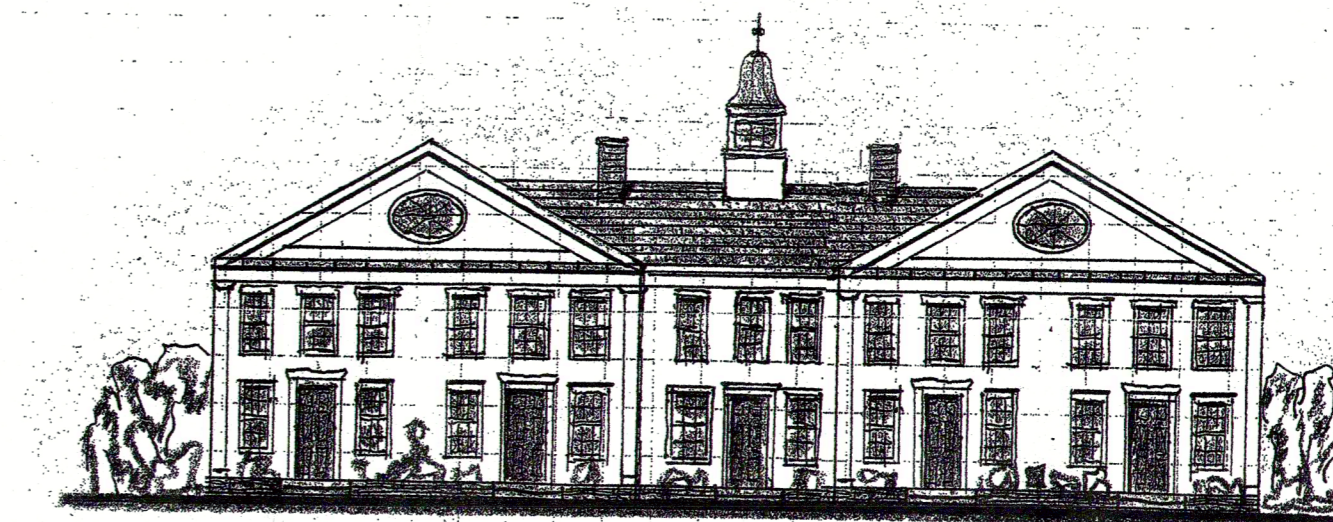
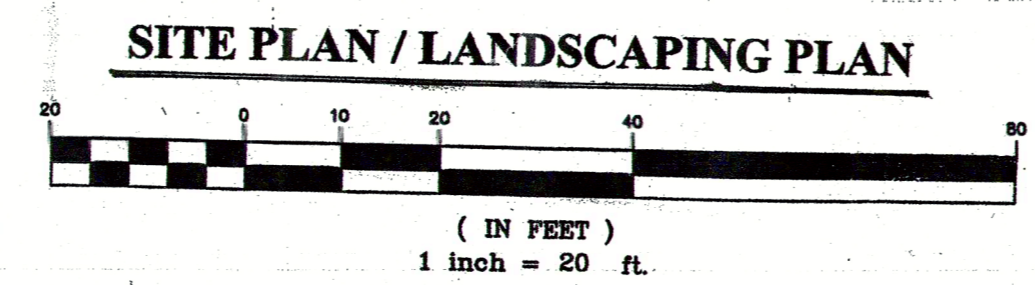
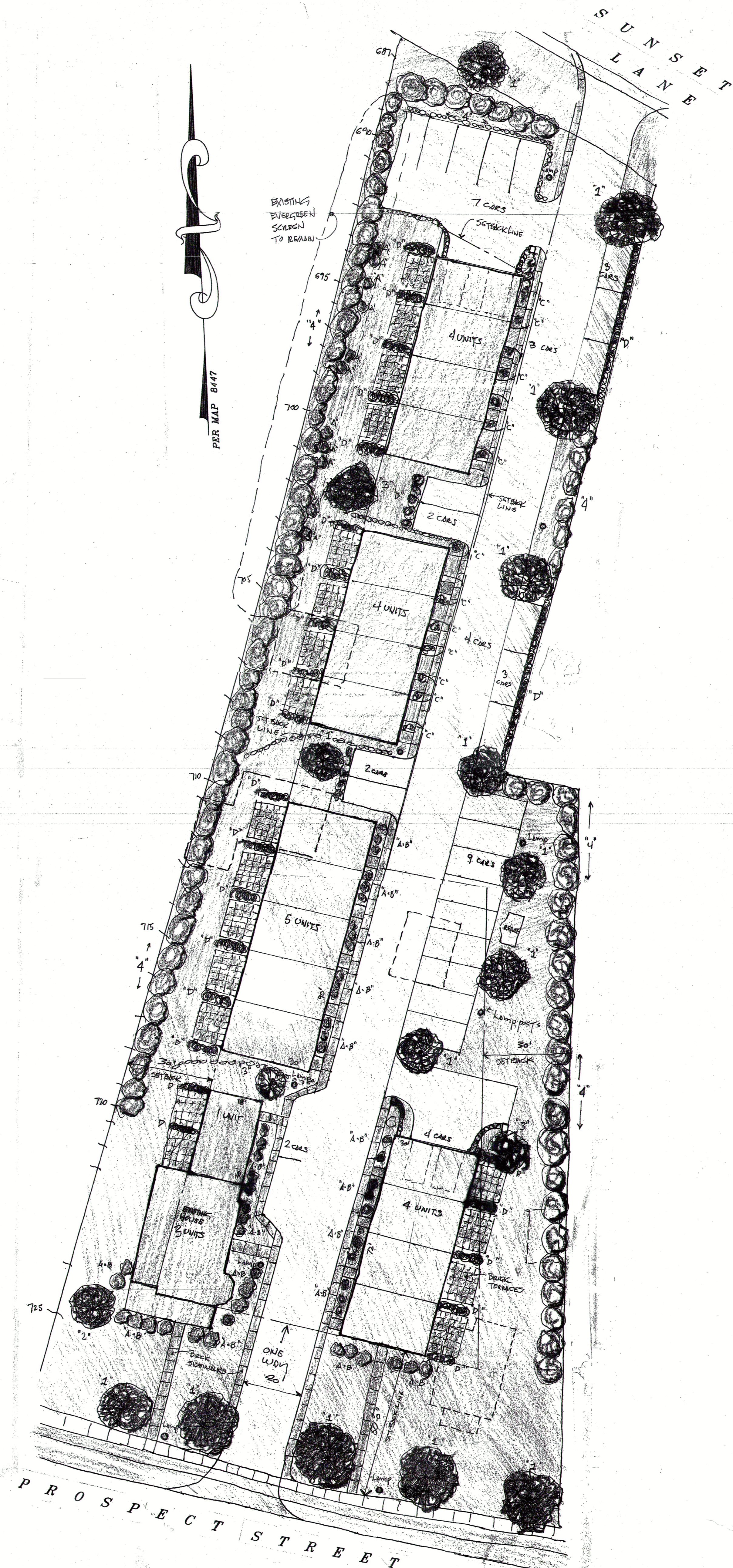


### Zoning Regulations - R-5 Zone

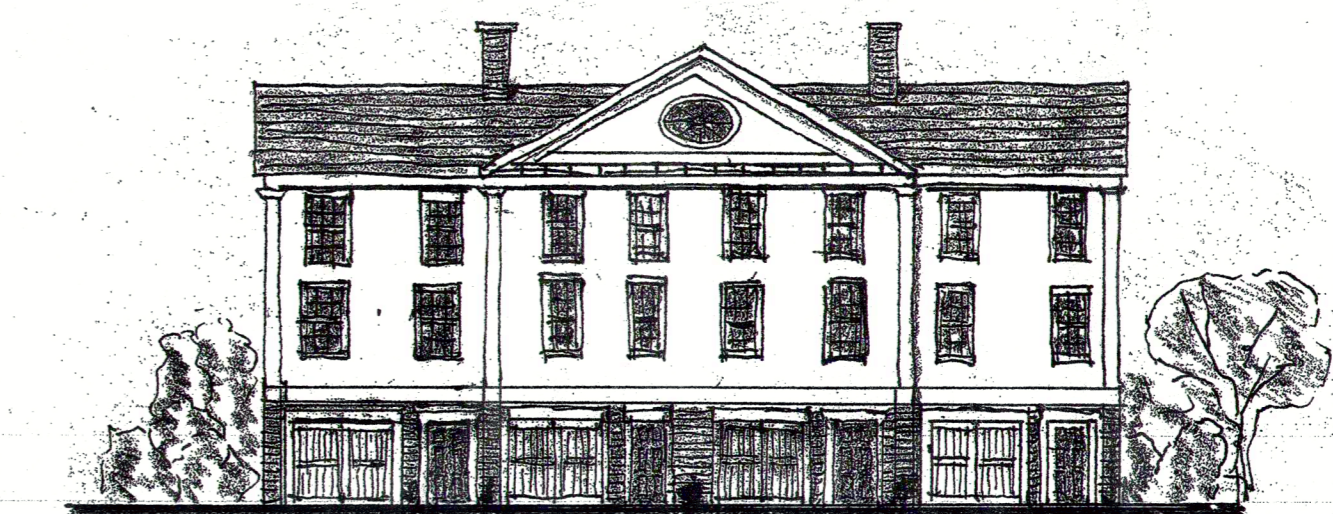
A. Permitted Uses	Permitted	Proposed	
B. Lot Density	Garden-type apts.	Garden-type apts.	
C. Lot Coverage	15 Units/Acre	1.415 acres = 21 units	
D. Setbacks	25%	18%	
E. Building Height	Front	50'	
	Side	30'	
	Rear	40'	
		51'	
F. Off-Street Parking	Basement, 2 stories, attic	Basement, 2 stories, attic	
	1. Paved Entrance	20' wide one way	20' wide one way
G. Screening/Landscaping	2. Paved Entrance	35' wide two ways	N/A
	3. Roadway Curves	50' radius	N/A
	4. Off-street Parking	300 Sq.Ft./Unit = 6,300 Sq.Ft.	7,800 Sq.Ft. = 39 spaces
	5. Basement Garages	Permitted	6 provided
	6. Carports	Permitted	N/A
		Required	(see Landscape Plan)
H. Special Requirements - R-5 Zone	1. Public Water, Sewer and Street Lighting	Required	Available to site
	2. Police & Fire Dept. Available	Required	Available to site
	3. Exterior Laundry Drying Areas, Screened or Enclosed	Required	N/A
	4. Garbage Containers Stored in Screened Collection Area	Required	Provided (see Plan for location)

PLANT LIST					
TYPE	COMMON NAME	BOTANICAL	SIZE	ROOT	QUANT.
1	SUGAR MAPLE	AQUILA SACCHARINA	4" CAL	15' H	4
2	PRINCE OF WALES PALM	FAYER HERBERTII	2 1/2" CAL	15' H	4
3	FLOWERING DOGWOOD	DOGWOOD FLORIDA	8" CAL	15' H	2
4	NORWAY SPRUCE	PICEA ABIES	4" G. HT	15' H	80
A	DIODORIS	DIODORIS	5" CAL	-	1 #
B	AZALEA	AZALEA HYBRIDA	3" CAL	-	2 #
C	PRUNELLA (NO BERRY COVER)	PRUNELLA	3" CAL	-	2 #
D	COMMON BOXWOOD	BUXUS SEMPERVIRENS	3" CAL	6" H	250

\* Prospect St. ELEVATIONS HAVE ADDITIONAL PLANTING 3 of 4 #5



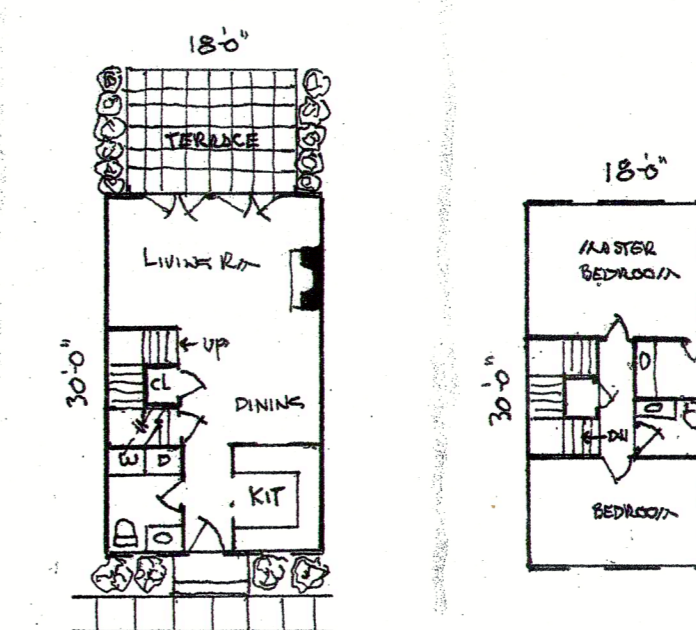
5-UNIT BUILDING



4-UNIT BUILDING WITH GARAGE



4-UNIT BUILDING



1<sup>ST</sup> FLOOR PLAN 2<sup>ND</sup> FLOOR PLAN

TYPICAL UNITS

### PLANS AND ELEVATIONS

1/16" = 1'-0"

JOHN KENYON KINNEAR, JR.  
ARCHITECT A.I.A.  
317 MADISON AVE. SUITE 1200  
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GARDEN APARTMENTS  
PIERANDRI REALTY LLC AND  
THE GIARDINI LIMITED PARTNERSHIP  
63-67 PROSPECT STREET  
RIDGEBFIELD, CT

## SITE PLAN / LANDSCAPING PLAN

DATE: APRIL 12, 2007

REV: AM 7'07

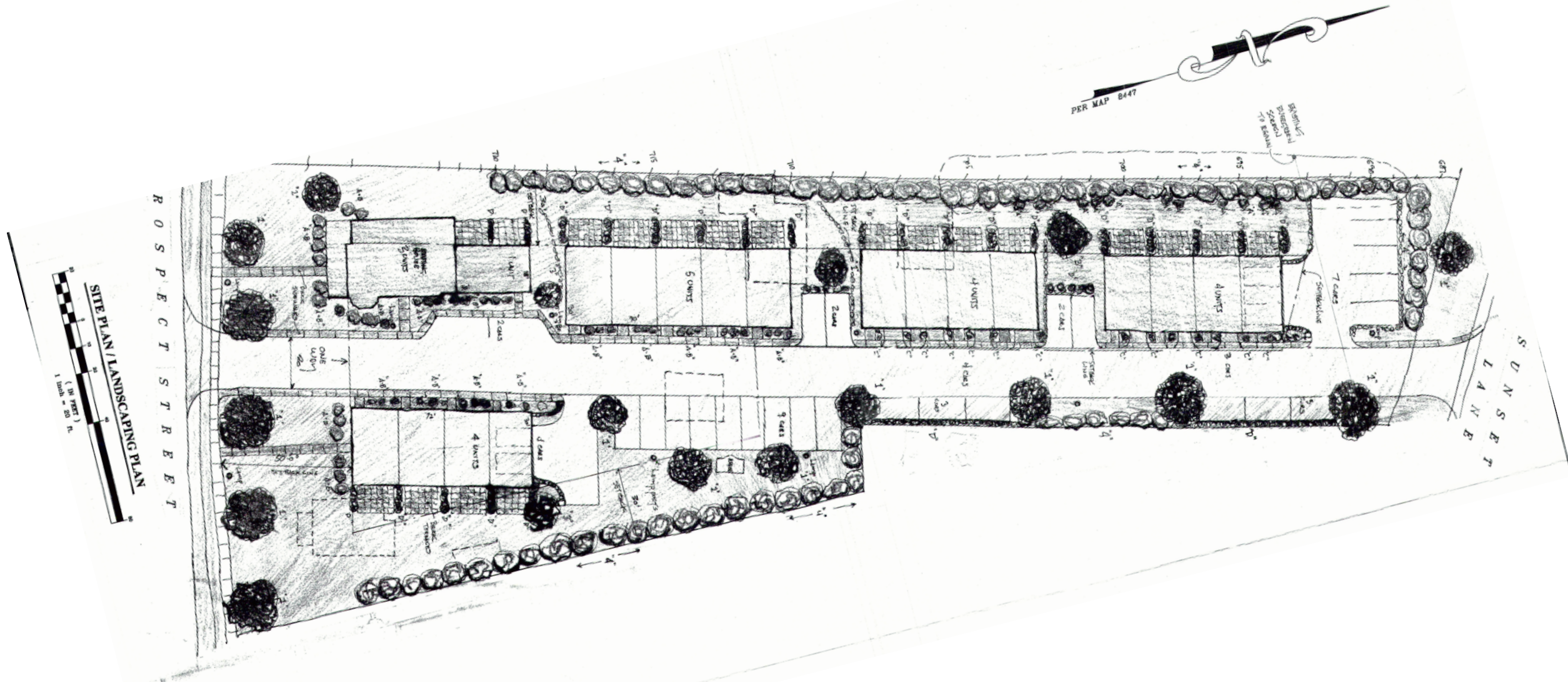
63-67 PROSPECT ST.  
RIDGEBFIELD, CT

DRAWING NO.

A-1



# 2007 Approved Site Plan



SITE PLAN / LANDSCAPING PLAN  
(30 FEET)  
1 inch = 30 ft.

ROSPERCT STREET

SUNSET LANE

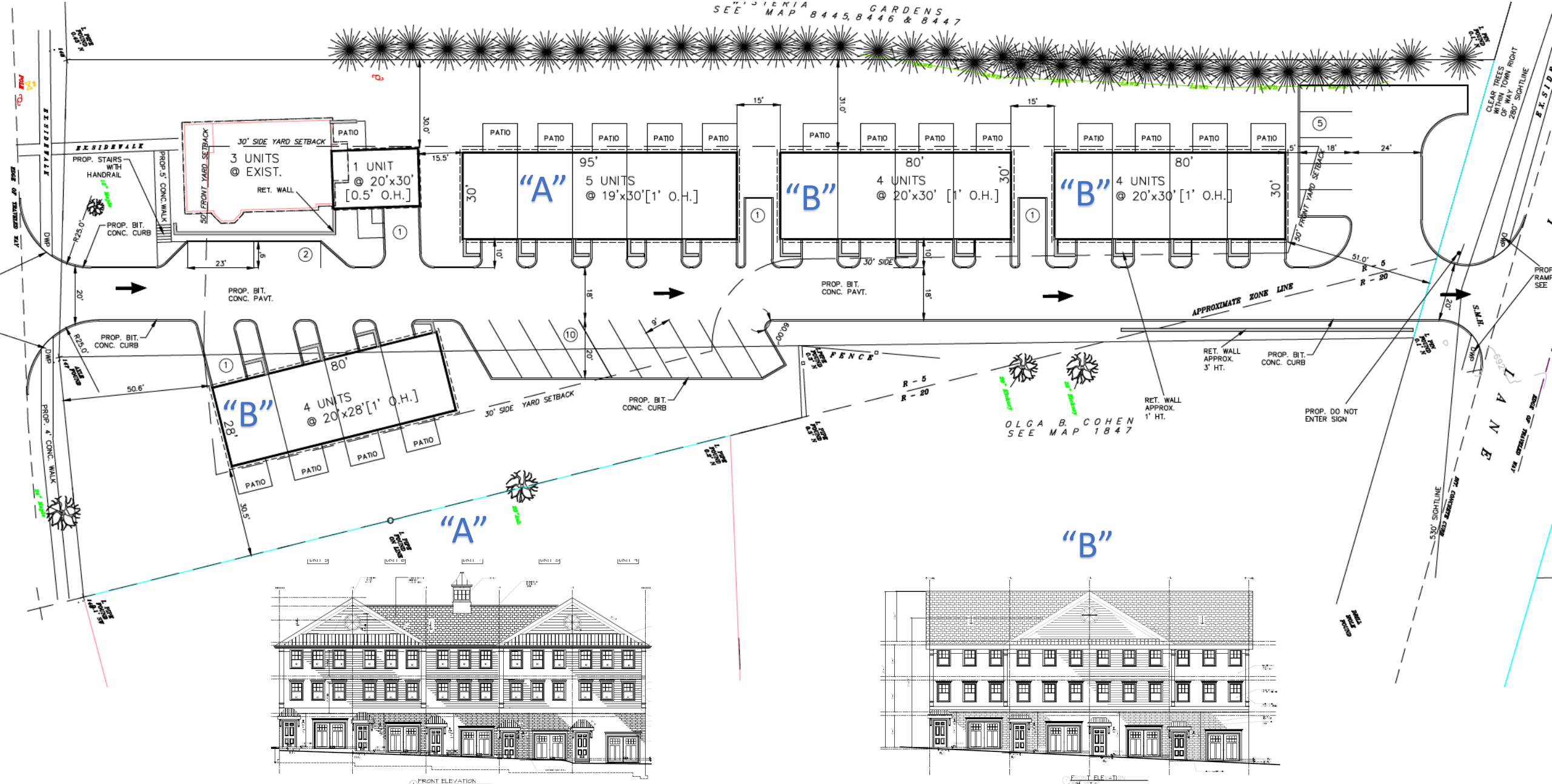
PER MAP B447



BRAND  
SUNSET  
LANE

# 2021 Site Plan

"OLGA B. COHEN" GARDENS  
SEE MAP 8445, 8446 & 8447



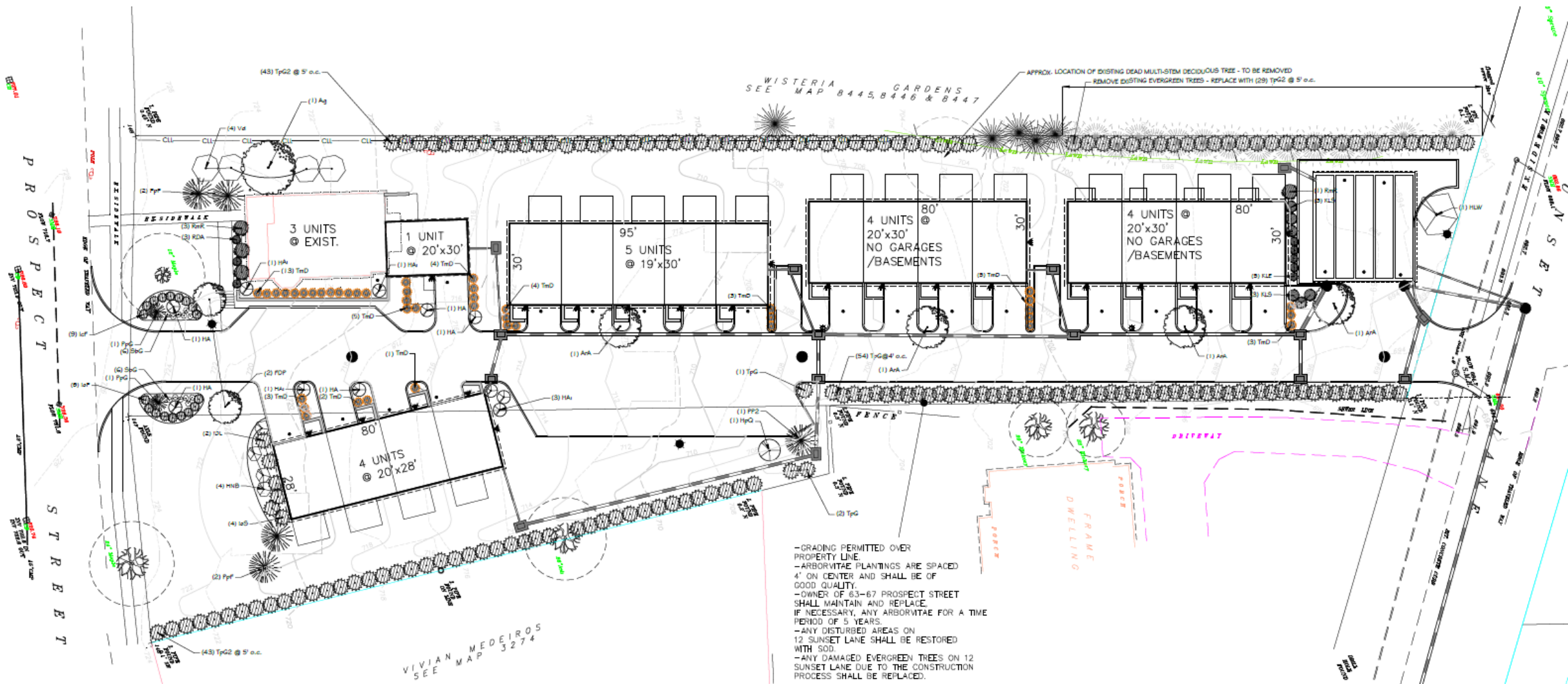






# Proposed Settlement Landscape Plan:

At the recommendation of Planning and Zoning, 172 Thuja Green Giant Arborvitae (10'-12' in height at planting) are added along the property boundary providing a dense screen.



- GRADING PERMITTED OVER PROPERTY LINE.
- ARBORVITAE PLANTINGS ARE SPACED 4' ON CENTER AND SHALL BE OF GOOD QUALITY.
- OWNER OF 63-67 PROSPECT STREET SHALL MAINTAIN AND REPLACE, IF NECESSARY, ANY ARBORVITAE FOR A TIME PERIOD OF 5 YEARS.
- ANY DISTURBED AREAS ON 12 SUNSET LANE SHALL BE RESTORED WITH SOIL.
- ANY DAMAGED EVERGREEN TREES ON 12 SUNSET LANE DUE TO THE CONSTRUCTION PROCESS SHALL BE REPLACED.

VIVIAN MEDEIROS  
SEE MAP 3274



# Proposed Settlement- Full Plan Set



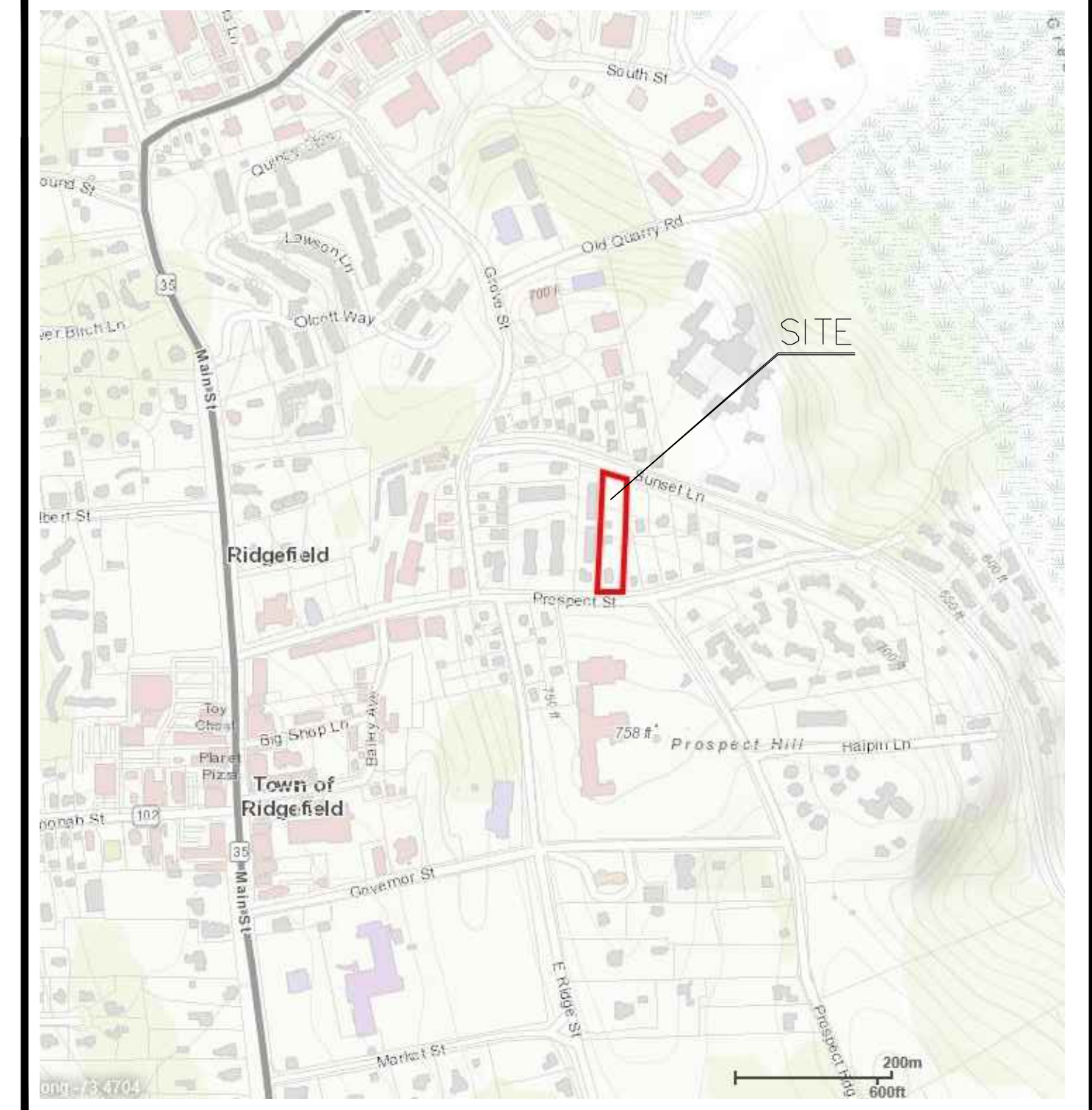
# SITE DEVELOPMENT PLANS

## 63-67 PROSPECT STREET

### RIDGEFIELD, CT

PREPARED FOR

# 63-67 PROSPECT STREET OWNERS



VICINITY MAP SCALE: 1"=600'±  
PROJECT: 63-67 PROSPECT STREET

**APPLICANT/DEVELOPER**  
**63-67 PROSPECT STREET OWNERS**  
**19 FULTON PLACE**  
**WEST HARTFORD, CT**

**CIVIL ENGINEER & LANDSCAPE ARCHITECT**

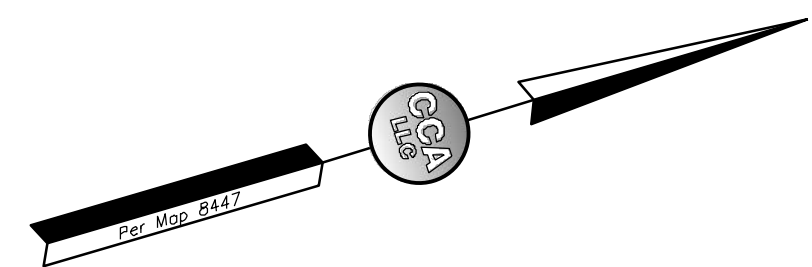
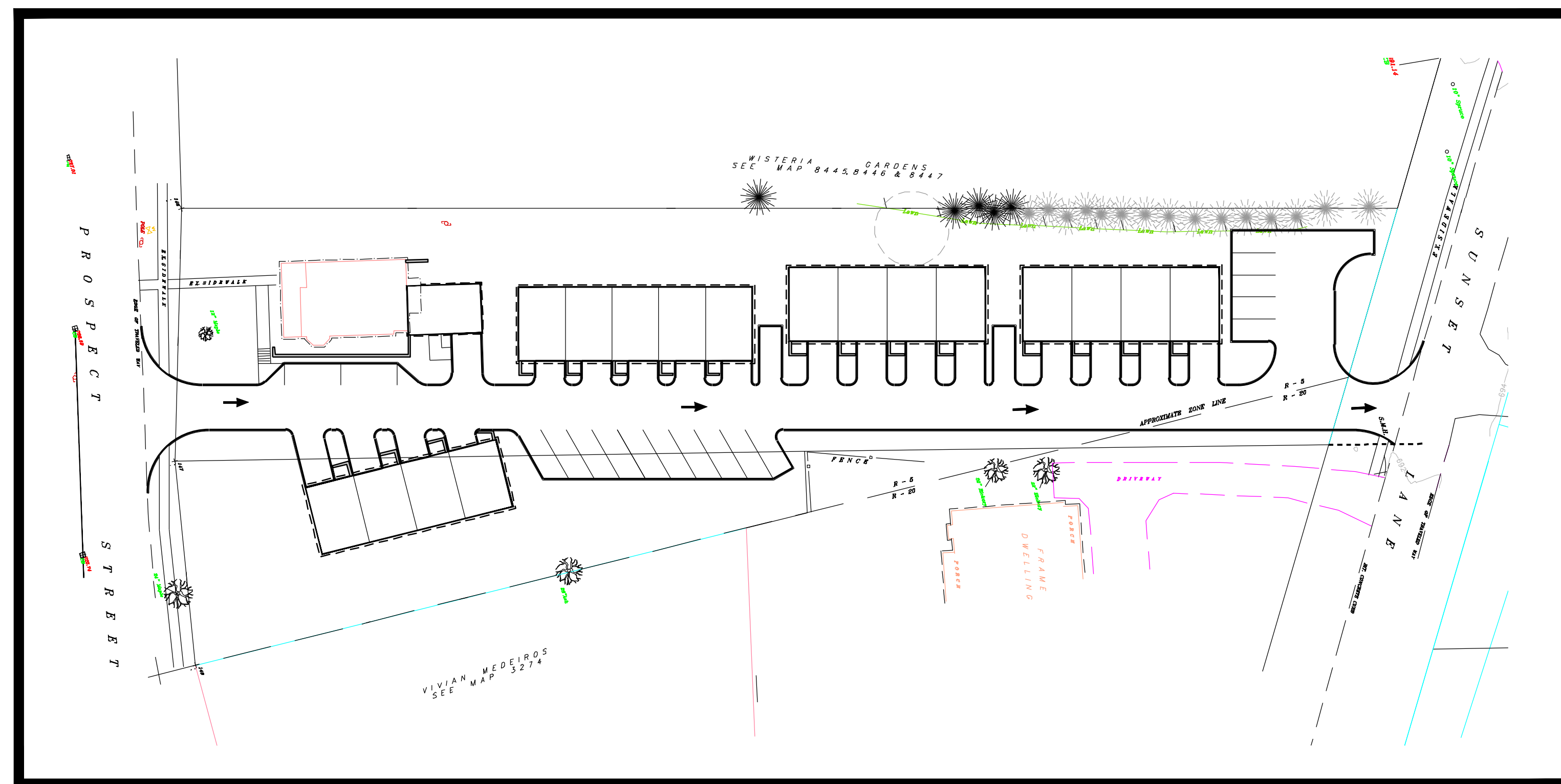


**40 OLD NEW MILFORD ROAD**  
**BROOKFIELD, CONNECTICUT**



**FEBRUARY 18, 2021**

04/01/21 PEER REVIEW REVISIONS  
 12/16/22 REVISIONS PER ADJOINERS  
 02/02/23 REVISIONS PER ZONING COMMENTS



**LIST OF DRAWINGS**

SHEET	TITLE
N1	GENERAL LEGEND, NOTES & ABBREVIATIONS
C1	EXISTING CONDITIONS & DEMOLITION PLAN
C2	LAYOUT & MATERIALS PLAN
C3	GRADING & DRAINAGE PLAN
C3a	OFFSITE DRAINAGE PLAN
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
C6	LANDSCAPE PLAN
N2-N7	NOTES & DETAILS
ES1	SEDIMENTATION & EROSION CONTROL DETAILS
SL-1A	SITE LIGHTING PHOTOMETRIC CALCULATION



ABBREVIATIONS

APPROX	APPROXIMATE
BF	BASEMENT FLOOR
BM	BENCH MARK
BCLC	BITUMINOUS CONCRETE LIP CURB
BLDG	BUILDING
CIP	CAST IRON PIPE
CB	CATCH BASIN
CD	CURTAIN DRAIN
Ch	CHORD
CLL	CONSTRUCTION LIMIT LINE
CONC	CONCRETE
CONST	CONSTRUCT
CMP	CORRUGATED METAL PIPE
CPEP-S	CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR
CULV	CULVERT
DOT	DEPARTMENT OF TRANSPORTATION
DB	DISTRIBUTION BOX
DMH	DRAINAGE MANHOLE
DH	DEEP HOLE
DR	DRIVEWAY
DIP	DUCTILE IRON PIPE
EOP	EDGE OF PAVEMENT
ELEC	ELECTRIC
ELEV	ELEVATION
EXIST, EX	EXISTING
EG	EXISTING GRADE
FE	FLARED END
FF	FIRST FLOOR
FG	FINISH GRADE
FND	FOUNDATION
GPD	GALLONS PER DAY
GAR	GARAGE
GND	GROUND
GSF	GEOTEXTILE SILT FENCE
GV	GAS VALVE
HW	HEADWALL
HC	HANDICAP
HWY	HIGHWAY
HYD	HYDRANT
IN	INLET
INV	INVERT
IP	IRON PIPE
L	LENGTH
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
MAX	MAXIMUM
MET	METAL
MBR	METAL BEAM RAIL
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
NO	NUMBER
OUT	OUTLET
P-#	PERCOLATION TEST
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PV	PERMANENT VEGETATION
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVRC	POINT OF VERTICAL REVERSE CURVE
PVC	POLYVINYL CHLORIDE PIPE
PROJ	PROJECT
PL	PROPERTY LINE
PROP, PR	PROPOSED
PS	PUMP STATION
R	RADIUS
RR	RAILROAD
RCP	REINFORCED CONCRETE PIPE
RELOC	RELOCATION
REQ'D	REQUIRED
RET	RETAINING
ROW	RIGHT OF WAY
RD	ROAD
RD	ROOF DRAIN
SAN	SANITARY
SSMH	SANITARY SEWER MANHOLE
ST	SEPTIC TANK
SPEC	SPECIFICATION
SPK	SPIKE
STK	STAKE
STD	STANDARD
STA	STATION
SW	STONE WALL
SS	SANITARY SEWER
STY	STORY
ST	STREET
TAN	TANGENT
TEL	TELEPHONE
TEMP	TEMPORARY
TF	TOP OF FRAME
U-DRAIN	UNDER DRAIN
VERT	VERTICAL
WV	WATER VALVE
W/	WITH
YD	YARD DRAIN

GENERAL LEGEND

PROPERTY LINE	
EXISTING MONUMENT	
EXISTING IRON PIN OR PIPE	
PROPOSED IRON PIN OR PIPE	
PROPOSED MONUMENT	
DRILL HOLE	
STONE BOUND	
UTILITY POLE W/ANCHOR	
EASEMENT LINE	
CHAIN FENCE	
WOOD FENCE	
STONE WALL	
WIRE FENCE	
CATCH BASIN	
LIGHT POLE	
BLDG. SETBACK LINE	
WATERCOURSE	
FLOODWAY	
FLOODPLAIN	
EXISTING CONTOUR	
PROPOSED CONTOUR	
DEEPTHOLE TEST PIT	
PERCOLATION TEST	
EXISTING SPOT ELEVATION	311.5
PROPOSED SPOT ELEVATION	311+5
LOT NUMBER	4
STREET NUMBER	55
TREE LINE	
GEOTEXTILE SILT FENCE (GSF)	
FLAGGED WETLANDS	
SOIL BOUNDARY	
ROCK OUTCROP	
CONSTRUCTION LIMIT LINE	
HAY BALES (HB)	
FOOTING DRAIN (F)	
ROOF DRAIN (R)	
PRIMARY SEPTIC SYSTEM AREA	
RESERVE SEPTIC SYSTEM AREA	
SOLAR ACCESS	
ROOF RECHARGE GALLERY	

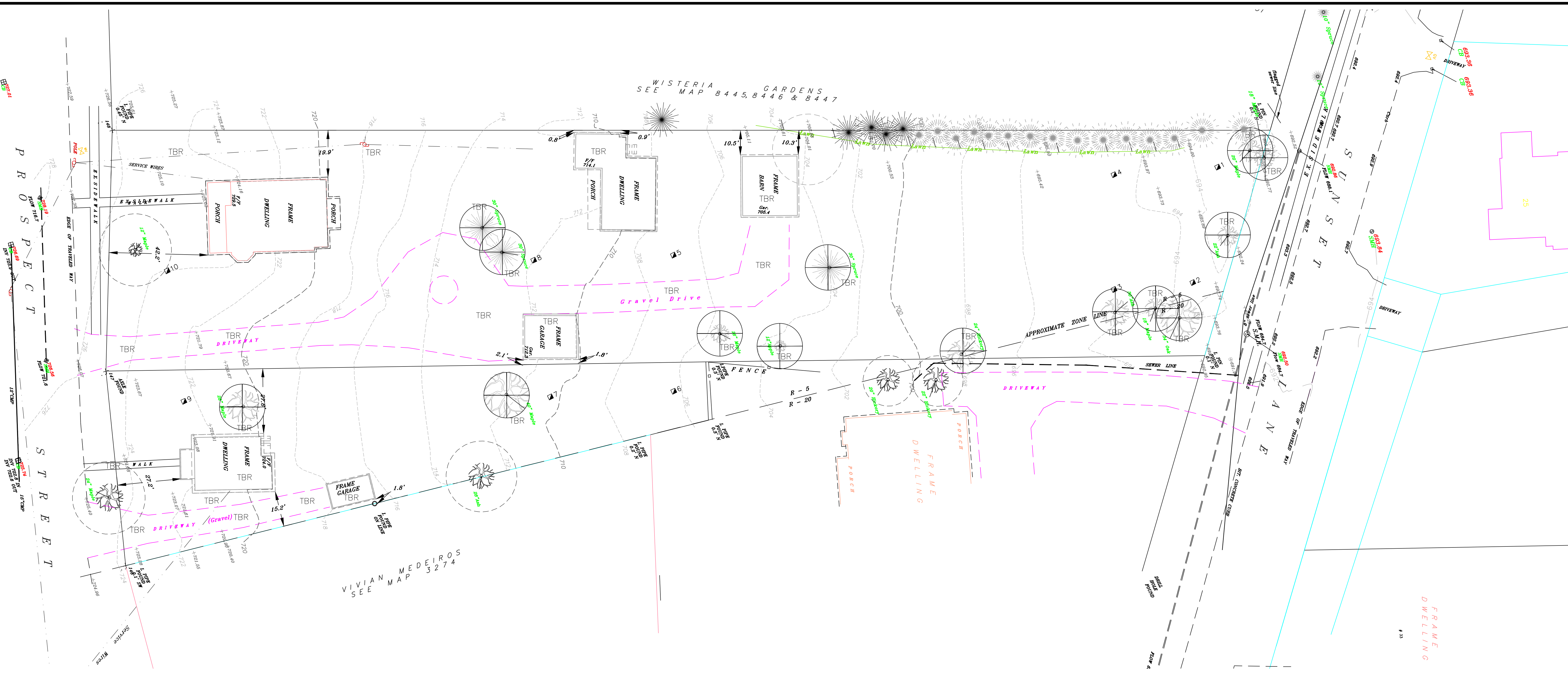
GUIDE RAIL	
EXISTING CURB	
GRAVEL ROAD	
EXISTING MANHOLE	
EXISTING STORM DRAINAGE MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING WATER VALVE	
EXISTING GAS VALVE	
EXISTING FIRE HYDRANT	
EXISTING SIGN	
HANDICAP PARKING SPACE	
HANDICAP RAMP	
REFUSE AREA	
EXISTING WELL	
TRAFFIC FLOW DIRECTION	
MONITORING WELL	
SWALE, GRADE TO DRAIN	
EXISTING RETAINING WALL	
PROPOSED RETAINING WALL	
RAILROAD TRACKS	
RIPRAP PAD	
EXIST. GAS MAIN	
EXIST. WATER MAIN	
EXIST. WATER SERVICE	
EXIST. TELEPHONE LINE	
EXIST. ELECTRIC SERVICE	
EXIST. OVERHEAD ELECTRIC SERVICE	
EXIST. LEVEL 3 COMMUNICATION LINE	
EXIST. FIBER OPTIC LINE	
EXIST. SANITARY SEWER	
EXIST. SANITARY SEWER LATERAL	
EXIST. DRAINAGE	
PROPOSED FIRE HYDRANT	
PROPOSED WELL	
PROPOSED GAS VALVE	
PROPOSED WATER VALVE	
SCREENED REFUSE AREA	
PROPOSED CATCH BASIN	
PROPOSED MANHOLE	
PROPOSED LAWN DRAIN	
PROPOSED LIGHT POLE	
PROPOSED BUILDING LIGHT	
PROPOSED BOLLARD LIGHT	
START / END CURBING	
TEMPORARY SWALE	
PROPOSED FIRE LANE	
PROPOSED GAS MAIN	
PROPOSED ELECTRIC/TELEPHONE SERVICE	
PROPOSED AIR VENT OR BLOW-OFF	

GENERAL NOTES

- HOLD PRE-CONSTRUCTION MEETING WITH OWNER, EXCAVATION AND WALL CONTRACTORS, ENGINEER AND TOWN STAFF.
- ALL WORK TO MEET TOWN OR CITY, STATE AND FEDERAL CODES, REGULATIONS AND STANDARDS AS APPLICABLE.
- DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN OR CITY DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
- THE TOWN AND PROJECT ENGINEER SHALL INSPECT THE PROPERTY REGULARLY. IMPROVEMENTS TO THE SITE BASED ON THOSE INSPECTIONS ARE INTENDED TO BE COMPLETED WITHIN 48 HOURS OR BEFORE THE NEXT STORM WHICH EVER IS EARLIER. CHANGES TO THE SEQUENCE PLANS SHALL BE NOTED ON THE PLANS AND SUBMITTED TO THE TOWN FOR STAFF REVIEW PRIOR TO IMPLEMENTATION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET CONNECTICUT D.O.T. STANDARDS FOR ITEMS NOT SPECIFIED IN THE TOWN OR CITY REGULATIONS.
- ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS WITHIN TRAFFIC AREAS SHALL BE CAPABLE OF SUPPORTING H-20 LOADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.
- THE EROSION CONTROL LINE (GSF) IS TO BE CONSIDERED AS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES SHOWN ON THESE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHOM SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
- STRICT ADHERENCE TO ALL OSHA, TOWN OR CITY AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG (1-800-922-4455) FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR JOB SAFETY.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- UTILITY LOCATIONS WILL BE AS DETERMINED BY THE UTILITY COMPANIES.
- THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN. IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND CCA, LLC, IT'S PRINCIPALS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL GRADING SHALL BE PERFORMED TO ELIMINATE LOW POINTS AND DEPRESSIONS WHICH WOULD TRAP SURFACE WATER. CONTACT THE DESIGN ENGINEER IF CHANGES ARE WARRANTED.
- GRADING TO BE TO ALL APPLICABLE REGULATIONS AND NORMAL STANDARDS OF GOOD PRACTICE.
- MINOR GRADING CHANGES ARE PERMITTED TO MEET FIELD CONDITIONS PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER.
- GRADING SHALL MAINTAIN EXISTING RUNOFF CONDITIONS.
- ALL BACKFILL FOR BUILDINGS, TRENCHES, STRUCTURES, PARKING, DRIVEWAY AND SIDEWALK ETC. SHALL BE ADEQUATELY COMPACTED TO PREVENT EXCESSIVE SETTLEMENT. CONTACT THE ENGINEER SHOULD ADDITIONAL CLARIFICATION BE NECESSARY.
- CONTRACTOR TO MATCH INTO EXISTING CONDITIONS AT ALL POINTS WHERE CONSTRUCTION MUST MATCH SUCH EXISTING CONDITIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED SO THAT THEY MAY BE ADJUSTED DOWN AT LEAST 12".
- NO SILTY WATER SHALL BE PERMITTED TO DISCHARGE INTO THE DETENTION SYSTEMS. STORMWATER SYSTEMS SHALL BE CLEANED PRIOR TO CONNECTION TO THE DETENTION SYSTEMS. SILT SACKS SHALL BE MAINTAINED IN CATCH BASINS UNTIL PROJECT IS COMPLETED.
- THESE PLANS ARE FOR LAND USE APPROVALS ONLY. ADDITIONAL ENGINEERING MAY BE NECESSARY PRIOR TO CONSTRUCTION.

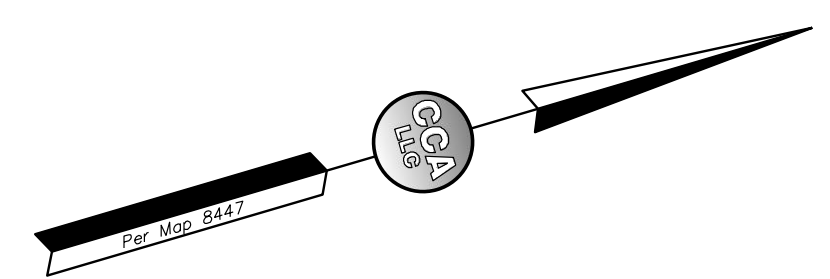
DATE	DESCRIPTION
<b>GENERAL LEGEND, NOTES AND ABBREVIATIONS</b>	
PREPARED FOR	
<b>63-67 PROSPECT STREET OWNERS</b>	
63-67 PROSPECT STREET RIDGEFIELD, CONNECTICUT	
	Date: 2-18-2021
	Scale: AS NOTED
	Proj. No.: 18043.1
	File No.: 3734
	Acad No.: 18043.1SP
	Sheet: N1
	Drawn by: NY
40 Old New Milford Road Brookfield, CT 06804 (203)775-6207 www.ccaengineering.com	
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WISTERIA GARDENS  
SEE MAP 8445, 8446 & 8447

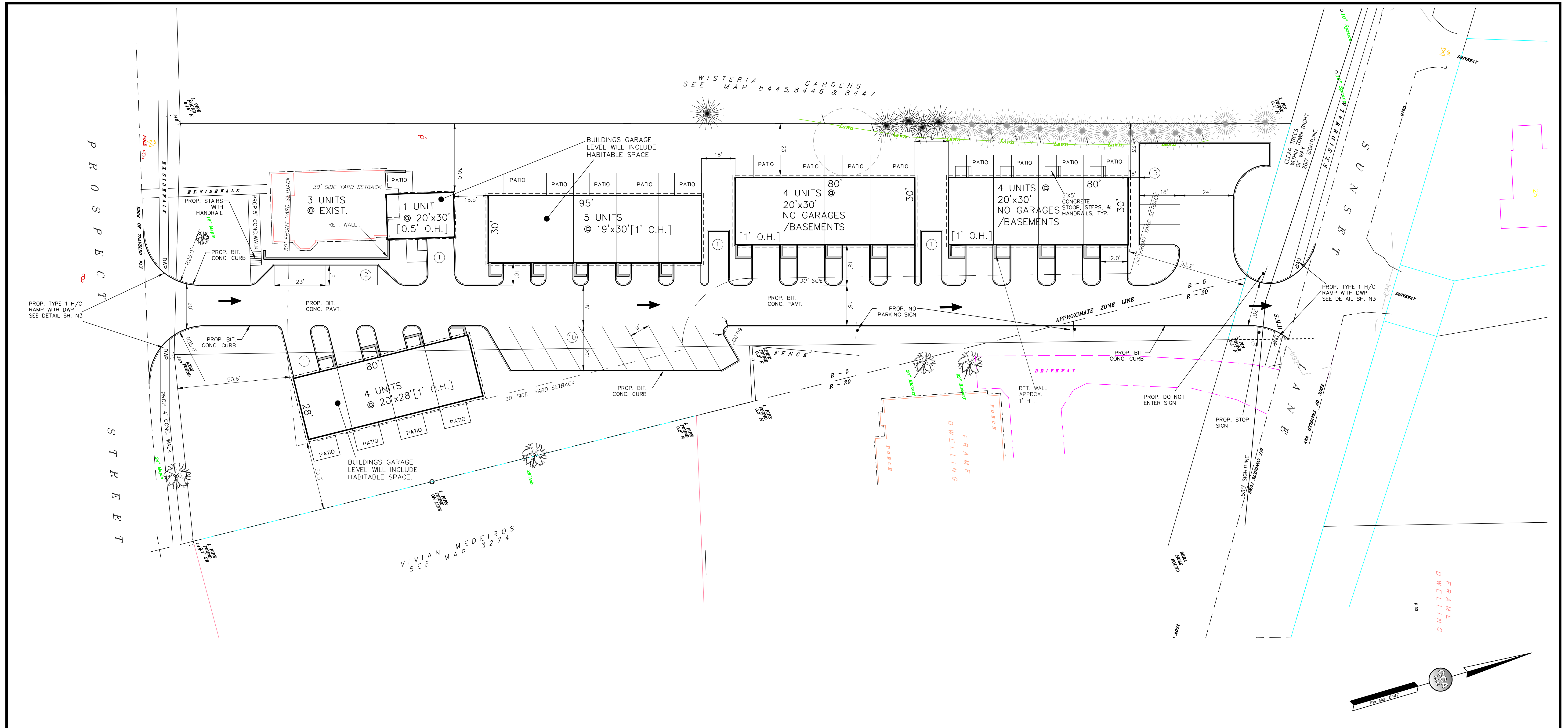
VIVIAN MEDEIROS  
SEE MAP 3274



DATE	DESCRIPTION
	EXISTING CONDITIONS & DEMOLITION PLAN PREPARED FOR <b>63-67 PROSPECT STREET OWNERS</b> 63-67 PROSPECT STREET RIDGEFIELD, CONNECTICUT
	Date: 2-18-2021
	Scale: 1" = 20'
	Proj. No.: 18043.1
	File No.: 3734
	Acad No.: 18043.1SP
Sheet: C1	Drawn by: NY
<p>40 Old New Milford Road Brookfield, CT 06804 (203)775-6207 www.ccaengineering.com</p> <p style="text-align: right;">© COPYRIGHT ALL RIGHTS RESERVED</p>	

NOTE:  
1. BASE SURVEY & TOPOGRAPHY PREPARED BY R.K.W. LAND SURVEYING.





- NOTES:**
- BOUNDARY & TOPOGRAPHIC DATA R.L.W. LAND SURVEYING.
  - VERTICAL DATUM IS BASED ON ASSUMED DATUM.
  - PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 236 OF 626, EFFECTIVE DATE JUNE 18, 2010.
  - STRICT ADHERENCE TO ALL OSHA, TOWN OF RIDGEFIELD AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
  - CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS.
  - ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY.
  - ALL LANDSCAPED AREAS TO BE MULCHED.
  - CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
  - DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS.
  - SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE.
  - ALL DISTURBED AREAS TO BE TOPSOIL AND SEEDED.
  - ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT. LICENSED PROFESSIONAL ENGINEER.
  - NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED.
  - UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.
  - UNDERGROUND UTILITIES SHOWN AS MARKED IN THE FIELD BY CALL BEFORE YOU DIG. LOCATIONS TO BE VERIFIED BY APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 BEFORE ANY SITE WORK.
  - THE EROSION CONTROL LINE (GSL) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
  - ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER HOURS OF OPERATION FOR ALL EARTH EXCAVATION/PLACEMENT TO OCCUR IN ACCORDANCE WITH TOWN OF RIDGEFIELD ZONING REGULATIONS.
  - NO LIGHTING IS TO BE DIRECTED TOWARD OR OUTSIDE THE PROPERTY LIMITS.
  - CROSS SLOPE ON SIDEWALKS SHALL BE A MIN. OF 1/4" PER FOOT FROM BUILDING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
  - METHODS OF CONSTRUCTION SHALL MEET TOWN OF RIDGEFIELD AND CONNECTICUT D.O.T. STANDARDS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.
  - ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS SHALL BE CAPABLE OF SUPPORTING H-20 TRAFFIC LOADING.
  - ALL DRAINAGE PIPE SHALL BE CPEP-S, CORRUGATED POLYETHYLENE PIPE WITH A SMOOTH INTERIOR UNLESS NOTED OTHERWISE.

ALL STAIRS AND STEPS SHALL HAVE HANDRAILS IN ACCORDANCE WITH THE BUILDING CODE

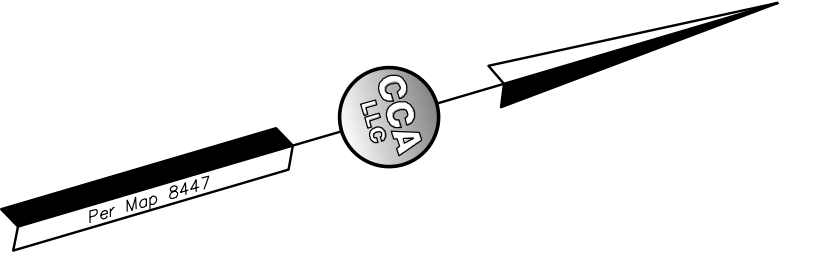
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

ALL PAVEMENT MARKINGS SHALL CONFORM TO CT DOT FORM 816 SECTION 12.10 AND M.07.22

**ZONING INFORMATION**

ZONING DISTRICT: R-5  
 PROPOSED USE: RESIDENTIAL  
 PARCEL AREA: 1.415 ACRES / 61,648 SF

	R-5	PROPOSED PER APPROVED R-5
MAXIMUM DENSITY	15 UNITS/ACRE = 21	21 UNITS
MAXIMUM LOT COVERAGE	25%	12,083 SF / 61,648 SF = 19.6%
MINIMUM FRONT YARD	50'	50.6'
MINIMUM SIDE YARD	30'	23' (PART OF SETTLEMENT)
MINIMUM REAR YARD	40'	N/A
MAXIMUM BUILDING HEIGHT	BASEMENT, 2 STORIES, ATTIC	GARAGE, 2 STORIES, ATTIC
SCREENING/LANDSCAPING	REQUIRED	SEE LANDSCAPE PLAN
<b>SPECIAL REQUIREMENTS R-5 ZONE:</b>		
1. PUBLIC WATER, SEWER & STREET LIGHTING	REQUIRED	AVAILABLE TO SITE
2. POLICE & FIRE DEPARTMENT AVAILABLE	REQUIRED	AVAILABLE TO SITE
3. EXTERIOR LAUNDRY DRYING AREAS, SCREENED OR ENCLOSED	REQUIRED	N/A
4. GARBAGE CONTAINERS STORED IN SCREENED COLLECTION AREA	REQUIRED	INDIVIDUAL UNIT PICK-UP
<b>PARKING</b>		
	1.5 SPACES PER UNIT	21 UNITS * 1.86 = 39 SPACES
	21 UNITS * 1.5 = 32 SPACES	10 - 1 CAR GARAGES IN TOWNHOUSES
		8 - 1 CAR SPACES IN DRIVEWAY
		21 ON GRADE SPACES
		39 TOTAL SPACES



12/18/22 DATE	REVISIONS PER ADJOINERS DESCRIPTION

**LAYOUT & MATERIALS PLAN**  
 PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
 63-67 PROSPECT STREET  
 RIDGEFIELD, CONNECTICUT

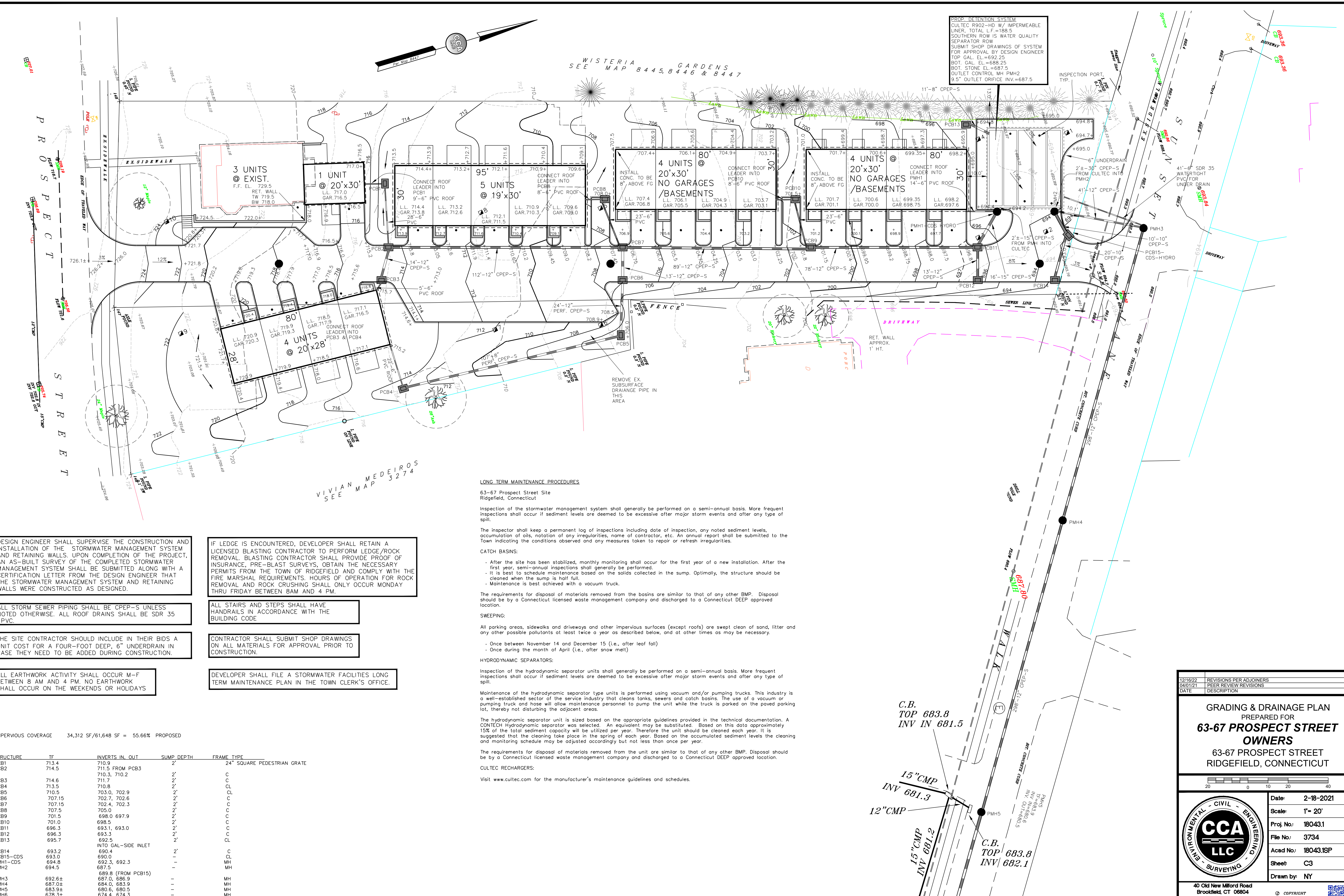
**CCA**  
 ENVIRONMENTAL - CIVIL - ENGINEERING  
 LLC  
 SURVEYING

Date: 2-18-2021  
 Scale: 1" = 20'  
 Proj. No.: 18043.1  
 File No.: 3734  
 Acad No.: 18043.1SP  
 Sheet: C2  
 Drawn by: NY

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**PROP. DETENTION SYSTEM**  
 CULTEC R902-HD W/ IMPERMEABLE LINER, TOTAL L.F.=188.5  
 SOUTHERN ROW IS WATER QUALITY SEPARATOR ROW  
 SUBMIT SHOP DRAWINGS OF SYSTEM FOR APPROVAL BY DESIGN ENGINEER  
 TOP GAL. EL.=692.25  
 BOT. GAL. EL.=688.25  
 OUTLET CONTROL MH PMH2  
 9.5" OUTLET ORIFICE INV.=687.5

WISTERIA  
 SEE MAP 8445, 8446 & 8447

VIVIAN MEDEIROS  
 SEE MAP 3274

DESIGN ENGINEER SHALL SUPERVISE THE CONSTRUCTION AND INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RETAINING WALLS. UPON COMPLETION OF THE PROJECT, AN AS-BUILT SURVEY OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM SHALL BE SUBMITTED ALONG WITH A CERTIFICATION LETTER FROM THE DESIGN ENGINEER THAT THE STORMWATER MANAGEMENT SYSTEM AND RETAINING WALLS WERE CONSTRUCTED AS DESIGNED.

ALL STORM SEWER PIPING SHALL BE CPEP-S UNLESS NOTED OTHERWISE. ALL ROOF DRAINS SHALL BE SDR 35 PVC.

THE SITE CONTRACTOR SHOULD INCLUDE IN THEIR BIDS A UNIT COST FOR A FOUR-FOOT DEEP, 6" UNDERDRAIN IN CASE THEY NEED TO BE ADDED DURING CONSTRUCTION.

ALL EARTHWORK ACTIVITY SHALL OCCUR M-F BETWEEN 8 AM AND 4 PM. NO EARTHWORK SHALL OCCUR ON THE WEEKENDS OR HOLIDAYS.

IF LEDGE IS ENCOUNTERED, DEVELOPER SHALL RETAIN A LICENSED BLASTING CONTRACTOR TO PERFORM LEDGE/ROCK REMOVAL. BLASTING CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE, PRE-BLAST SURVEYS, OBTAIN THE NECESSARY PERMITS FROM THE TOWN OF RIDGFIELD AND COMPLY WITH THE FIRE MARSHAL REQUIREMENTS. HOURS OF OPERATION FOR ROCK REMOVAL AND ROCK CRUSHING SHALL ONLY OCCUR MONDAY THRU FRIDAY BETWEEN 8AM AND 4 PM.

ALL STAIRS AND STEPS SHALL HAVE HANDRAILS IN ACCORDANCE WITH THE BUILDING CODE

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

DEVELOPER SHALL FILE A STORMWATER FACILITIES LONG TERM MAINTENANCE PLAN IN THE TOWN CLERK'S OFFICE.

**LONG TERM MAINTENANCE PROCEDURES**

63-67 Prospect Street Site  
 Ridgefield, Connecticut

Inspection of the stormwater management system shall generally be performed on a semi-annual basis. More frequent inspections shall occur if sediment levels are deemed to be excessive after major storm events and after any type of spill.

The inspector shall keep a permanent log of inspections including date of inspection, any noted sediment levels, accumulation of oils, notation of any irregularities, name of contractor, etc. An annual report shall be submitted to the Town indicating the conditions observed and any measures taken to repair or refresh irregularities.

**CATCH BASINS:**

- After the site has been stabilized, monthly monitoring shall occur for the first year of a new installation. After the first year, semi-annual inspections shall generally be performed.
- It is best to schedule maintenance based on the solids collected in the sump. Optimally, the structure should be cleaned when the sump is half full.
- Maintenance is best achieved with a vacuum truck.

The requirements for disposal of materials removed from the basins are similar to that of any other BMP. Disposal should be by a Connecticut licensed waste management company and discharged to a Connecticut DEEP approved location.

**SWEEPING:**

All parking areas, sidewalks and driveways and other impervious surfaces (except roofs) are swept clean of sand, litter and any other possible pollutants at least twice a year as described below, and at other times as may be necessary.

- Once between November 14 and December 15 (i.e., after leaf fall)
- Once during the month of April (i.e., after snow melt)

**HYDRODYNAMIC SEPARATORS:**

Inspection of the hydrodynamic separator units shall generally be performed on a semi-annual basis. More frequent inspections shall occur if sediment levels are deemed to be excessive after major storm events and after any type of spill.

Maintenance of the hydrodynamic separator type units is performed using vacuum and/or pumping trucks. This industry is a well-established sector of the service industry that cleans tanks, sewers and catch basins. The use of a vacuum or pumping truck and hose will allow maintenance personnel to pump the unit while the truck is parked on the paved parking lot, thereby not disturbing the adjacent areas.

The hydrodynamic separator unit is sized based on the appropriate guidelines provided in the technical documentation. A CONTECH Hydrodynamic separator was selected. An equivalent may be substituted. Based on this data approximately 15% of the total sediment capacity will be utilized per year. Therefore the unit should be cleaned each year. It is suggested that the cleaning take place in the spring of each year. Based on the accumulated sediment levels the cleaning and monitoring schedule may be adjusted accordingly but not less than once per year.

The requirements for disposal of materials removed from the unit are similar to that of any other BMP. Disposal should be by a Connecticut licensed waste management company and discharged to a Connecticut DEEP approved location.

**CULTEC RECHARGERS:**

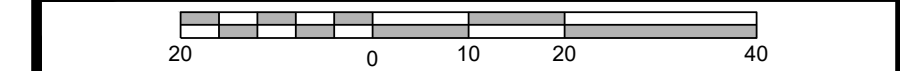
Visit [www.cultec.com](http://www.cultec.com) for the manufacturer's maintenance guidelines and schedules.

IMPERVIOUS COVERAGE 34,312 SF/61,648 SF = 55.66% PROPOSED

STRUCTURE	IF	INVERTS IN	OUT	SUMP DEPTH	FRAME TYPE
PCB1	713.4	710.9		2'	24" SQUARE PEDESTRIAN GRATE
PCB2	714.5	711.5 FROM PCB3			
		710.3, 710.2		2'	C
PCB3	714.6	711.7		2'	C
PCB4	713.5	710.8		2'	CL
PCB5	710.5	703.0, 702.9		2'	C
PCB6	707.15	702.7, 702.6		2'	C
PCB7	707.15	702.4, 702.3		2'	C
PCB8	707.5	705.0		2'	C
PCB9	701.5	698.0, 697.9		2'	C
PCB10	701.0	698.5		2'	C
PCB11	696.3	693.1, 693.0		2'	C
PCB12	696.3	693.3		2'	CL
PCB13	695.7	692.5		2'	C
		INTO GAL-SIDE INLET			
PCB14	693.2	690.4		2'	C
PCB15-CDS	693.0	690.0			CL
PMH1-CDS	694.8	692.3, 692.3			MH
PMH2	694.5	687.5			MH
		689.8 (FROM PCB15)			
PMH3	692.6±	687.0, 686.9			MH
PMH4	687.0±	684.0, 683.9			MH
PMH5	683.9±	680.6, 680.5			MH
PMH6	678.3±	674.4, 674.3			MH

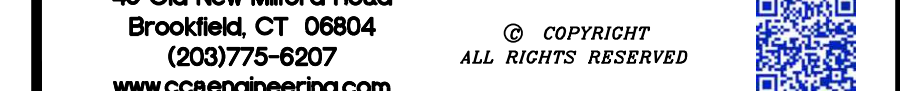
DATE	REVISIONS PER ADJOINERS
04/01/21	PEER REVIEW REVISIONS
	DESCRIPTION

**GRADING & DRAINAGE PLAN**  
 PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
 63-67 PROSPECT STREET  
 RIDGFIELD, CONNECTICUT

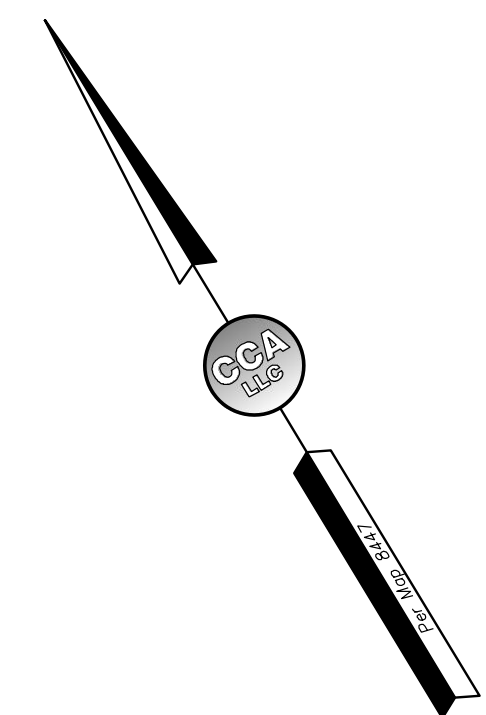
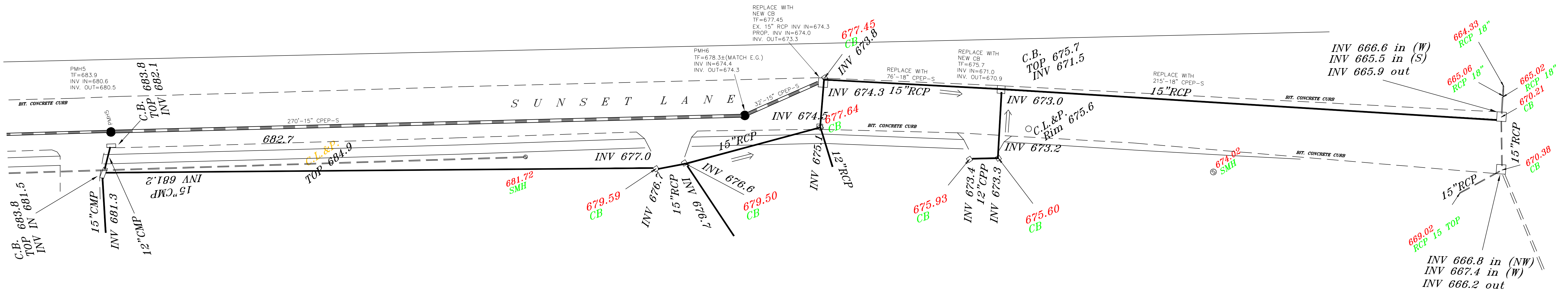


Date:	2-18-2021
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Acad No.:	18043.1SP
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Drawn by:	NY

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[www.ccaengineering.com](http://www.ccaengineering.com)







DESIGN ENGINEER SHALL SUPERVISE THE CONSTRUCTION AND INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND RETAINING WALLS. UPON COMPLETION OF THE PROJECT, AN AS-BUILT SURVEY OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM SHALL BE SUBMITTED ALONG WITH A CERTIFICATION LETTER FROM THE DESIGN ENGINEER THAT THE STORMWATER MANAGEMENT SYSTEM AND RETAINING WALLS WERE CONSTRUCTED AS DESIGNED.

ALL STORM SEWER PIPING SHALL BE CPEP-S UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

REPLACE DISTURBED BIT. CONCRETE CURB AND MILL AND OVERLAY GUTTER LINE TO GUTTER LINE. SEE PAVING DETAILS ON SH. N2

CONTACT CALL BEFORE YOU DIG PRIOR TO CONSTRUCTION TO VERIFY EXISTING UTILITY LOCATIONS.

DATE	DESCRIPTION

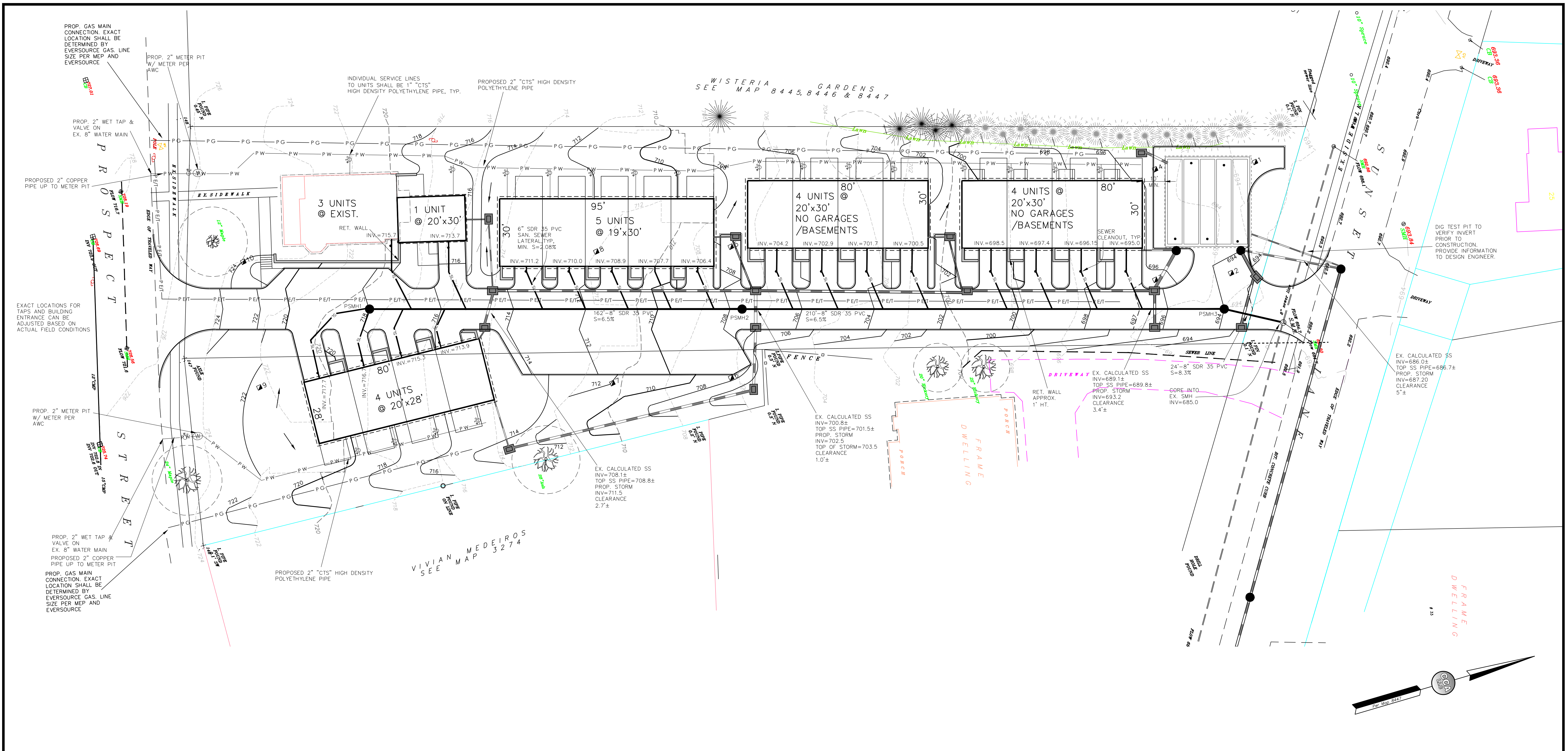
**OFFSITE DRAINAGE PLAN**  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

	Date: 04-01-2021
	Scale: 1" = 20'
	Proj. No.: 18043.1
	File No.: 3734
	Acad No.: 18043.1SP
	Sheet: C3a
Drawn by: NY	

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- SANITARY SEWER SYSTEM NOTES:**
- BUILDING SEWER CONNECTION TO BE 6-INCH DIAMETER SDR 35 ASTM D3034 PVC AND HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
  - SIX-INCH WYES TO BE USED FOR BUILDING SEWER CONNECTION.
  - SANITARY SEWER TO BE CONSTRUCTED IN COMPLIANCE WITH THE "STANDARD DETAILS" AND THE "SEWER USE REGULATIONS" OF THE RIDGEFIELD WPCA.
  - BUILDING SEWERS TO BE EXTENDED TO WITHIN FIVE FEET OF THE BUILDING OUTLET BY OTHERS.
  - BASE INFORMATION TAKEN FROM SURVEY DATA PREPARED BY RWK.
  - NO DEVIATION FROM THESE DOCUMENTS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER. AMBIGUITIES AND INCONSISTENCIES IN THE SPECIFICATIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR CLARIFICATION.
  - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - NOTIFY "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR MARK-OUT OF EXISTING UTILITIES IN ALL ADJOINING ROADS BEFORE COMMENCEMENT OF WORK.
  - THE OWNER SHALL OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN OF RIDGEFIELD.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES SHOWN ON THESE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHO SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
  - THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN, IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND CCA, LLC, ITS PRINCIPLES OR EMPLOYEES, SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
  - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  - NO PIPE CONNECTION CAN BE MADE OR TRENCH BACKFILLED UNLESS A RIDGEFIELD W.P.C.A. REPRESENTATIVE IS PRESENT.
  - SANITARY SEWER TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE DESIGN ENGINEER IN ACCORDANCE WITH THE LATEST ASTM TESTING STANDARDS. THE AIR TEST PRESSURE SHALL BE 3.5 PSI AND THE MAXIMUM PRESSURE LOSS OVER A 10 MINUTE PERIOD SHALL BE 0.5 PSI. MANHOLES SHALL BE VACUUM TESTED WITH 10 INCHES OF MERCURY AND WILL PASS IF THE TIME TO DROP TO 9 INCHES IS GREATER THAN 60 SECONDS.
  - NO ROOF DRAINS, STORM DRAINS, FOUNDATION DRAINS OR SUBDRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

CONSTRUCTION OF THE SANITARY SEWER SYSTEM SHALL BE SUPERVISED BY THE DESIGN ENGINEER.

ALL SANITARY MANHOLES & FRAMES SHALL BE WATERTIGHT.

ALL ELEC., CATV, GAS, TELE., & WATER UTILITY CONNECTIONS AND LOCATIONS TO BE DETERMINED BY APPROPRIATE UTILITY CO.

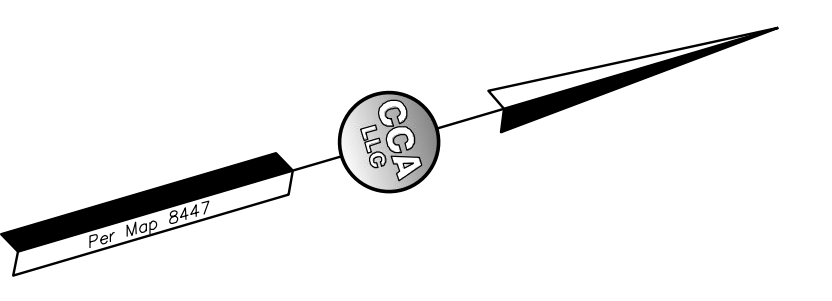
EVERSOURCE NOTES:  
SERVICE TRENCH CONDUIT SHALL BE AT 25" DEPTH  
PRIMARY TRENCH CONDUIT SHALL BE AT 30" DEPTH

STRUCTURE	TF	INVERTS IN, OUT
PSMH1	718.0	711.5
PSMH2	707.6	701.0 700.9
PSMH3	694.0	687.1, 687.0

MAINTAIN A MINIMUM OF 10' HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS AND SERVICES IF THIS CANNOT BE ACHIEVED, INSTALL IN A BENCHED CONFIGURATION AS SHOWN IN DETAIL ON SHEET N2

MAINTAIN A MINIMUM OF 2' HORIZONTAL CLEARANCE BETWEEN STORM DRAINAGE AND WATER MAINS AND SERVICES IF BLASTING IS REQUIRED, CONTRACTOR SHALL NOTIFY YANKEE GAS FOR PROPER PROCEDURES PRIOR TO BLASTING.

MAINTAIN A MINIMUM OF 12" VERTICAL CLEARANCE BETWEEN UTILITIES AND WATER MAINS AND SERVICES  
MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN (STORM SEWER, SANITARY SEWER, GAS) AND WATER MAINS AND SERVICES  
PROVIDE MANUAL AIR RELEASE VALVES AT ALL HIGH POINTS  
MINIMUM COVER OVER WATER MAIN SHALL BE 4.5' BELOW FINISHED GRADE  
METER SIZES PER AQUARIUM WATER COMPANY.  
DOMESTIC WATER AND FIRE SERVICE LINE SIZES TO BE VERIFIED BY MEP ENGINEER.



12/18/22	REVISIONS PER ADJOINERS
04/01/21	PEER REVIEW REVISIONS
DATE	DESCRIPTION

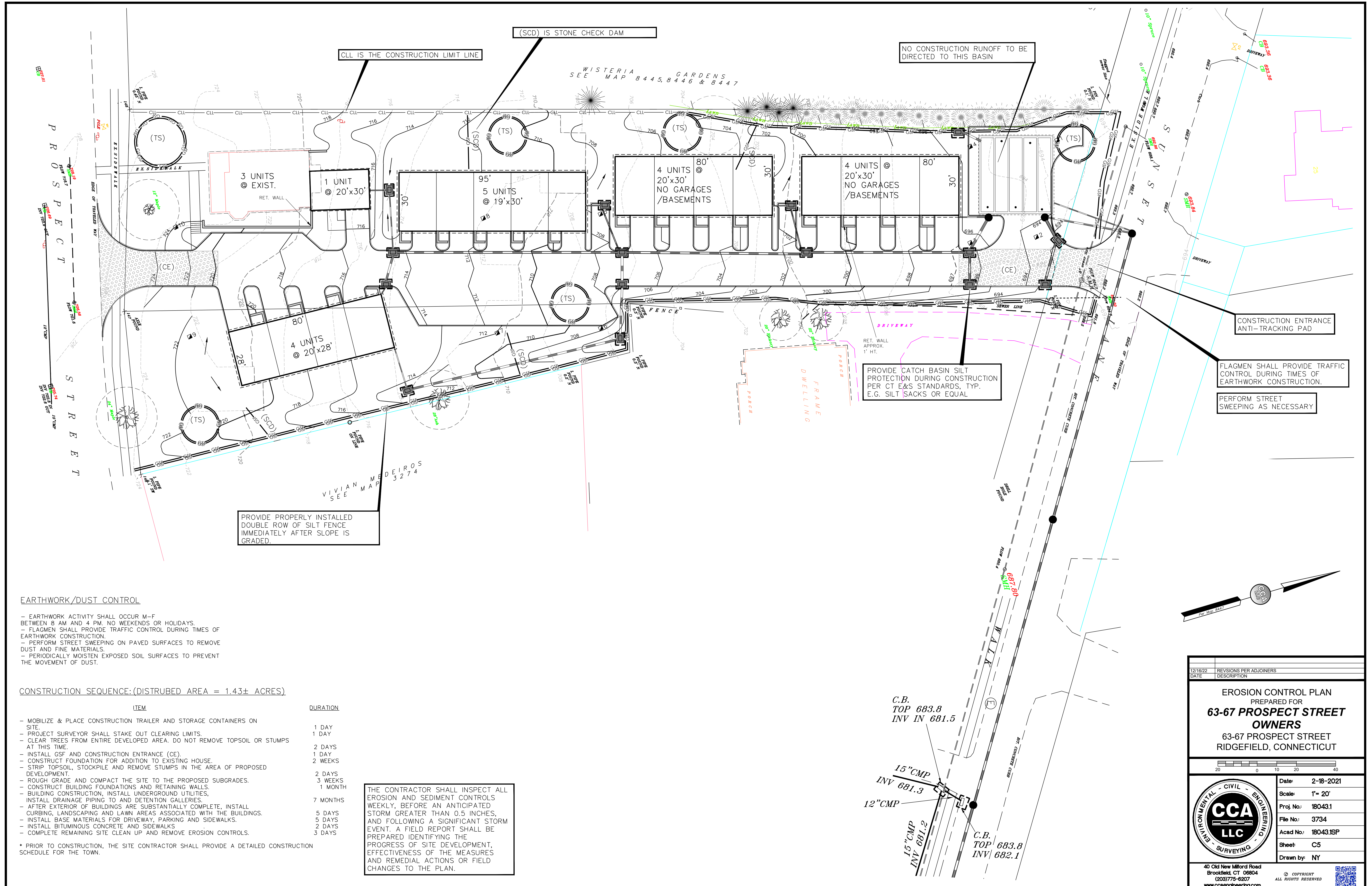
**UTILITY PLAN**  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

Date:	2-18-2021
Scale:	1" = 20'
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**EARTHWORK/DUST CONTROL**

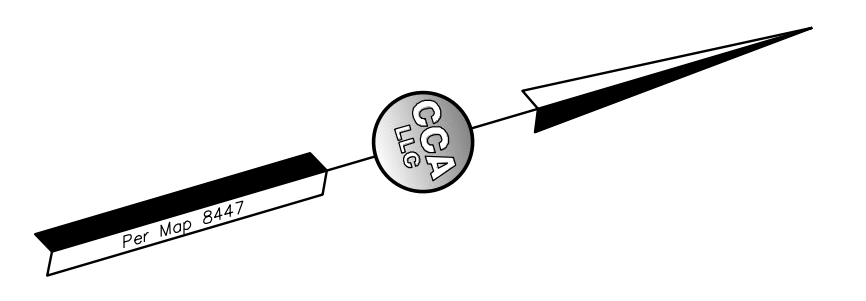
- EARTHWORK ACTIVITY SHALL OCCUR M-F BETWEEN 8 AM AND 4 PM. NO WEEKENDS OR HOLIDAYS.
- FLAGMEN SHALL PROVIDE TRAFFIC CONTROL DURING TIMES OF EARTHWORK CONSTRUCTION.
- PERFORM STREET SWEEPING ON PAVED SURFACES TO REMOVE DUST AND FINE MATERIALS.
- PERIODICALLY MOISTEN EXPOSED SOIL SURFACES TO PREVENT THE MOVEMENT OF DUST.

**CONSTRUCTION SEQUENCE: (DISTURBED AREA = 1.43± ACRES)**

ITEM	DURATION
- MOBILIZE & PLACE CONSTRUCTION TRAILER AND STORAGE CONTAINERS ON SITE.	1 DAY
- PROJECT SURVEYOR SHALL STAKE OUT CLEARING LIMITS.	1 DAY
- CLEAR TREES FROM ENTIRE DEVELOPED AREA. DO NOT REMOVE TOPSOIL OR STUMPS AT THIS TIME.	2 DAYS
- INSTALL GSF AND CONSTRUCTION ENTRANCE (CE).	1 DAY
- CONSTRUCT FOUNDATION FOR ADDITION TO EXISTING HOUSE.	2 WEEKS
- STRIP TOPSOIL, STOCKPILE AND REMOVE STUMPS IN THE AREA OF PROPOSED DEVELOPMENT.	2 DAYS
- ROUGH GRADE AND COMPACT THE SITE TO THE PROPOSED SUBGRADES.	3 WEEKS
- CONSTRUCT BUILDING FOUNDATIONS AND RETAINING WALLS.	1 MONTH
- BUILDING CONSTRUCTION, INSTALL UNDERGROUND UTILITIES, INSTALL DRAINAGE PIPING TO AND DETENTION GALLERIES.	7 MONTHS
- AFTER EXTERIOR OF BUILDINGS ARE SUBSTANTIALLY COMPLETE, INSTALL CURBING, LANDSCAPING AND LAWN AREAS ASSOCIATED WITH THE BUILDINGS.	5 DAYS
- INSTALL BASE MATERIALS FOR DRIVEWAY, PARKING AND SIDEWALKS.	5 DAYS
- INSTALL BITUMINOUS CONCRETE AND SIDEWALKS.	2 DAYS
- COMPLETE REMAINING SITE CLEAN UP AND REMOVE EROSION CONTROLS.	3 DAYS

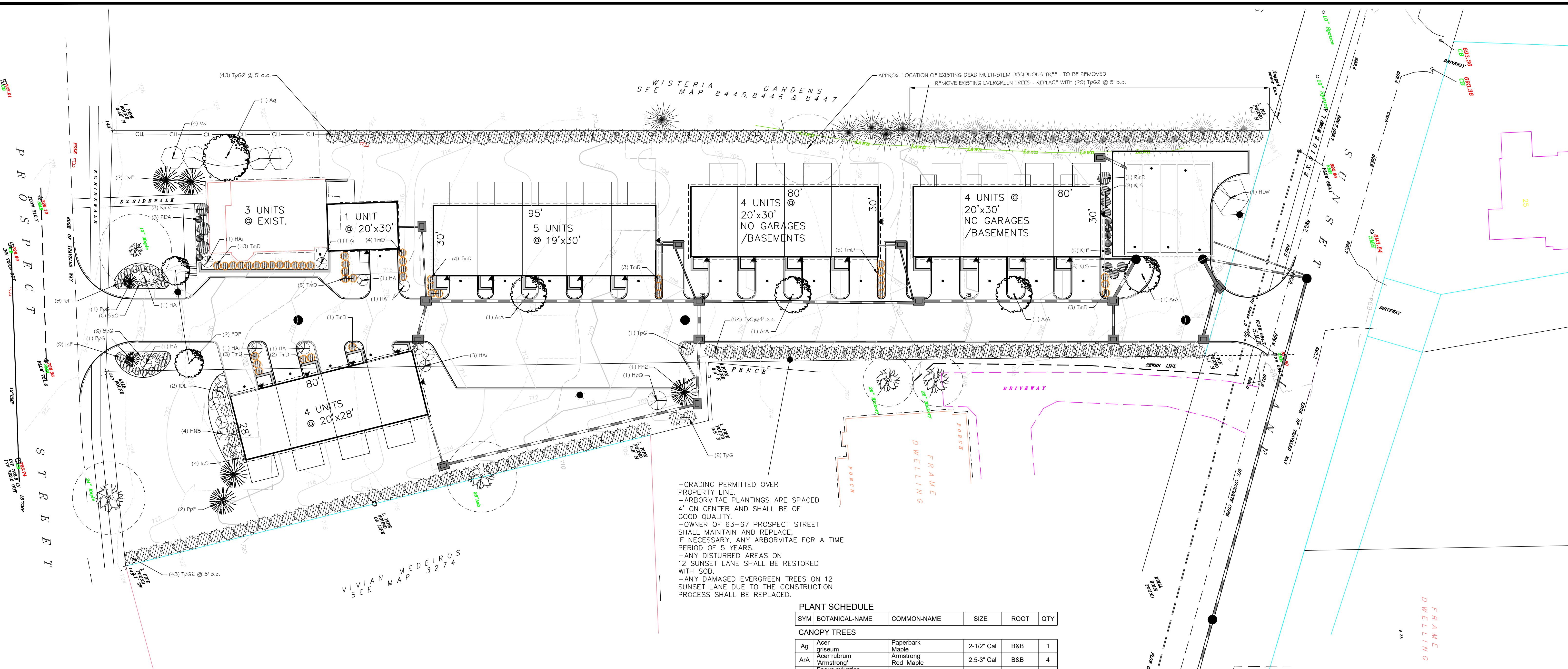
\* PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE FOR THE TOWN.

THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROLS WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THAN 0.5 INCHES, AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT SHALL BE PREPARED IDENTIFYING THE PROGRESS OF SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES AND REMEDIAL ACTIONS OR FIELD CHANGES TO THE PLAN.



12/18/22 DATE	REVISIONS PER ADJOINERS DESCRIPTION
<b>EROSION CONTROL PLAN</b> PREPARED FOR <b>63-67 PROSPECT STREET OWNERS</b> 63-67 PROSPECT STREET RIDGEFIELD, CONNECTICUT	
Date:	2-18-2021
Scale:	1" = 20'
Proj. No.:	18043.1
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Acad No.:	18043.1SP
Sheet:	C5
Drawn by:	NY
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- GRADING PERMITTED OVER PROPERTY LINE.  
 - ARBORVITAE PLANTINGS ARE SPACED 4' ON CENTER AND SHALL BE OF GOOD QUALITY.  
 - OWNER OF 63-67 PROSPECT STREET SHALL MAINTAIN AND REPLACE, IF NECESSARY, ANY ARBORVITAE FOR A TIME PERIOD OF 5 YEARS.  
 - ANY DISTURBED AREAS ON 12 SUNSET LANE SHALL BE RESTORED WITH SOD.  
 - ANY DAMAGED EVERGREEN TREES ON 12 SUNSET LANE DUE TO THE CONSTRUCTION PROCESS SHALL BE REPLACED.

**PLANT SCHEDULE**

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY
<b>CANOPY TREES</b>					
Ag	Acer griseum	Paperbark Maple	2-1/2" Cal	B&B	1
ArA	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5-3" Cal	B&B	4
FDP	Fagus sylvatica 'Dawyc Purple'	Dawyc Purple Beech	2.5-3" Cal.	B&B	2
<b>EVERGREEN TREES</b>					
PP2	Picea pungens	Colorado Spruce	10-12' Ht.	B&B	1
PpF	Picea pungens 'Fat Albert'	Fat Albert Spruce	6-7' Ht.	B&B	4
TpG	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' Ht.	B&B	57
TpG2	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' Ht.	B&B	115

\*THE APPLICANT SHALL MAINTAIN EVERGREEN BUFFER PLANTINGS ALONG THE PROPERTY LINE FOR A PERIOD OF 5 YEARS.

**SHRUBS**

HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	30"-36"	B&B	5
HAI	Hydrangea arborescens 'Inviabile Spirit'	Pink Flowering Annabelle Hydrangea	30"-36"	B&B	6
HNB	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	30"-36"	B&B	4
HpQ	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	#10	Tree form	1
IDL	Ilex x aquiperny 'Meschick' Dragon Lady	Dragon Lady Holly	6'-7'	B&B	2
IcF	Ilex crenata 'Fastigiata'	Fastigiata Japanese Holly	30"-36"	B&B	18
IcS	Ilex crenata 'Steads'	Steads Upright Japanese Holly	5-6' Ht.	B&B	4
KLE	Kalmia latifolia 'Elr'	Mountain Laurel Dwarf Hybrid	#3, 18"-24"	Cont	5
KLS	Kalmia latifolia 'Sarah'	Sarah Mountain Laurel - Dwarf	#3, 18"-24"	1 gal.	6
PpG	Picea pungens Globosa	Dwarf Globe Blue Spruce	#10	Cont	2
RDA	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3, 18"-24"	Cont.	3
RmR	Rhododendron maximum 'Roseum'	Rosebay Rhododendron var.	3'-4' Ht	B&B	4
SbG	Spirea x burmalida 'Goldmound'	Goldmound Spirea	#5, 2.5' Ht.	Cont	12
TmD	Taxus x media 'Densiformis'	Spreading Yew	18-24" Ht.	B&B	43
Vd	Viburnum dentatum	Arrowwood Viburnum FACW.	#5, 2.5' Ht.	Cont	4

NOTE:  
 1. SEE SHEET N6 FOR PLANTING DETAILS AND NOTES.

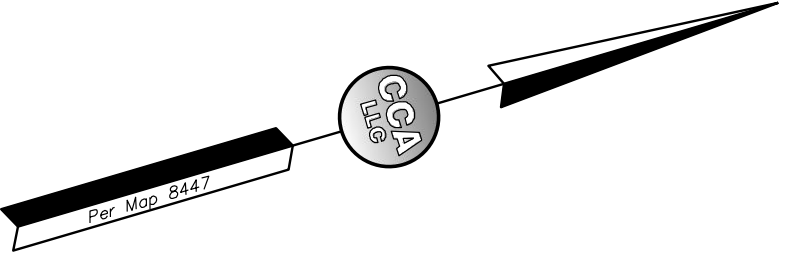
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

FINE LAWN GRASS SEED MIX  
 30% MERION KENTUCKY BLUE GRASS  
 40% KENTUCKY BLUE GRASS  
 20% PENLAWN RED FESCUE  
 10% ANNUAL RYEGRASS

NOTE:  
 ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOPSOILED (4" MIN.) & SEEDED OR SODDED, TYP.

**LIGHTING LEGEND:**

- POLE LIGHT @ 14' HT (SEE PHOTOMETRICS PLAN)
- ▲ WALL MOUNTED LIGHT FIXTURE



02/02/23	REVISIONS PER ZONING COMMENTS
12/18/22	REVISIONS PER ADJOINERS
DATE	DESCRIPTION

**LANDSCAPE PLAN**  
 PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
 63-67 PROSPECT STREET  
 RIDGEFIELD, CONNECTICUT

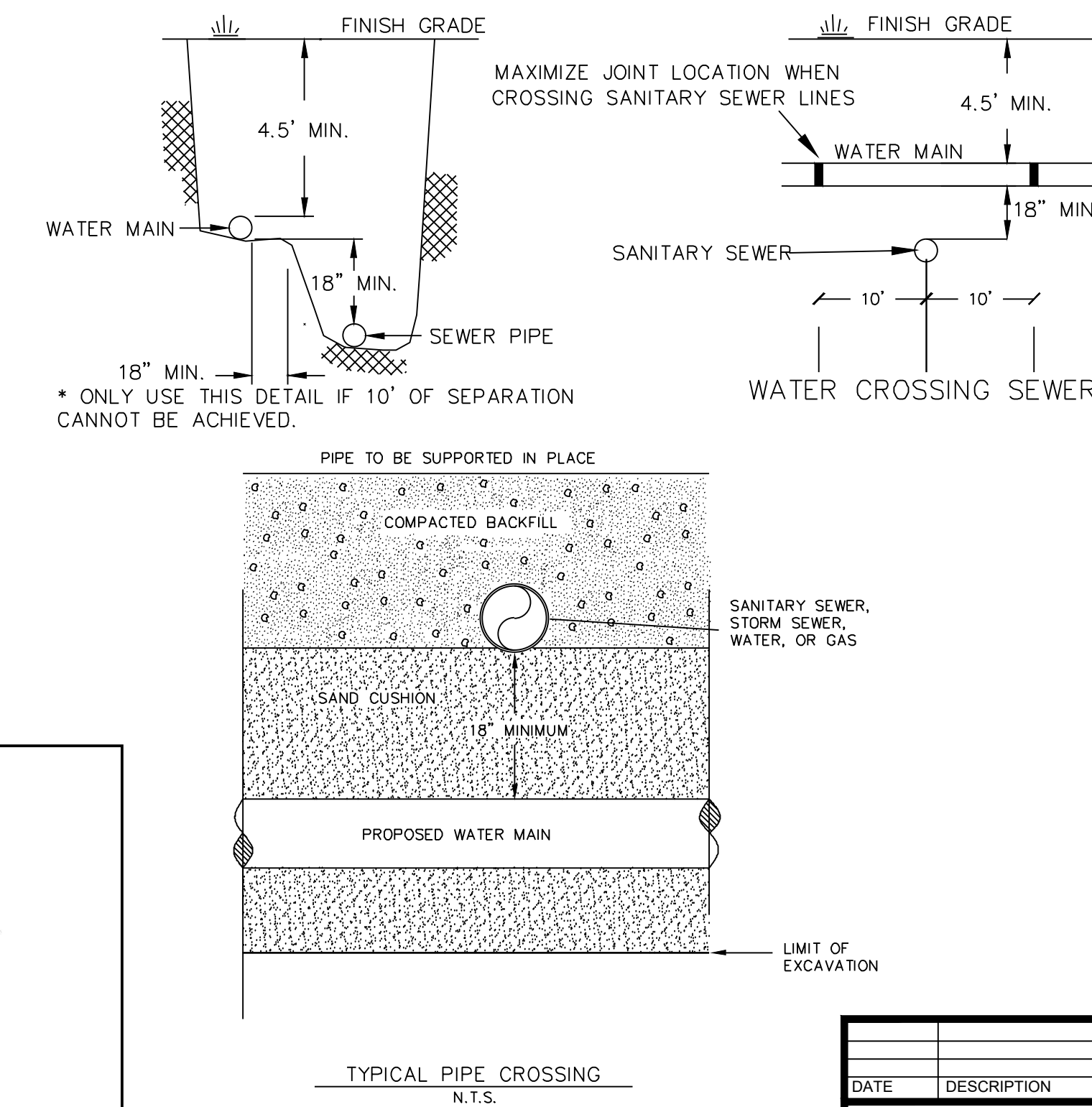
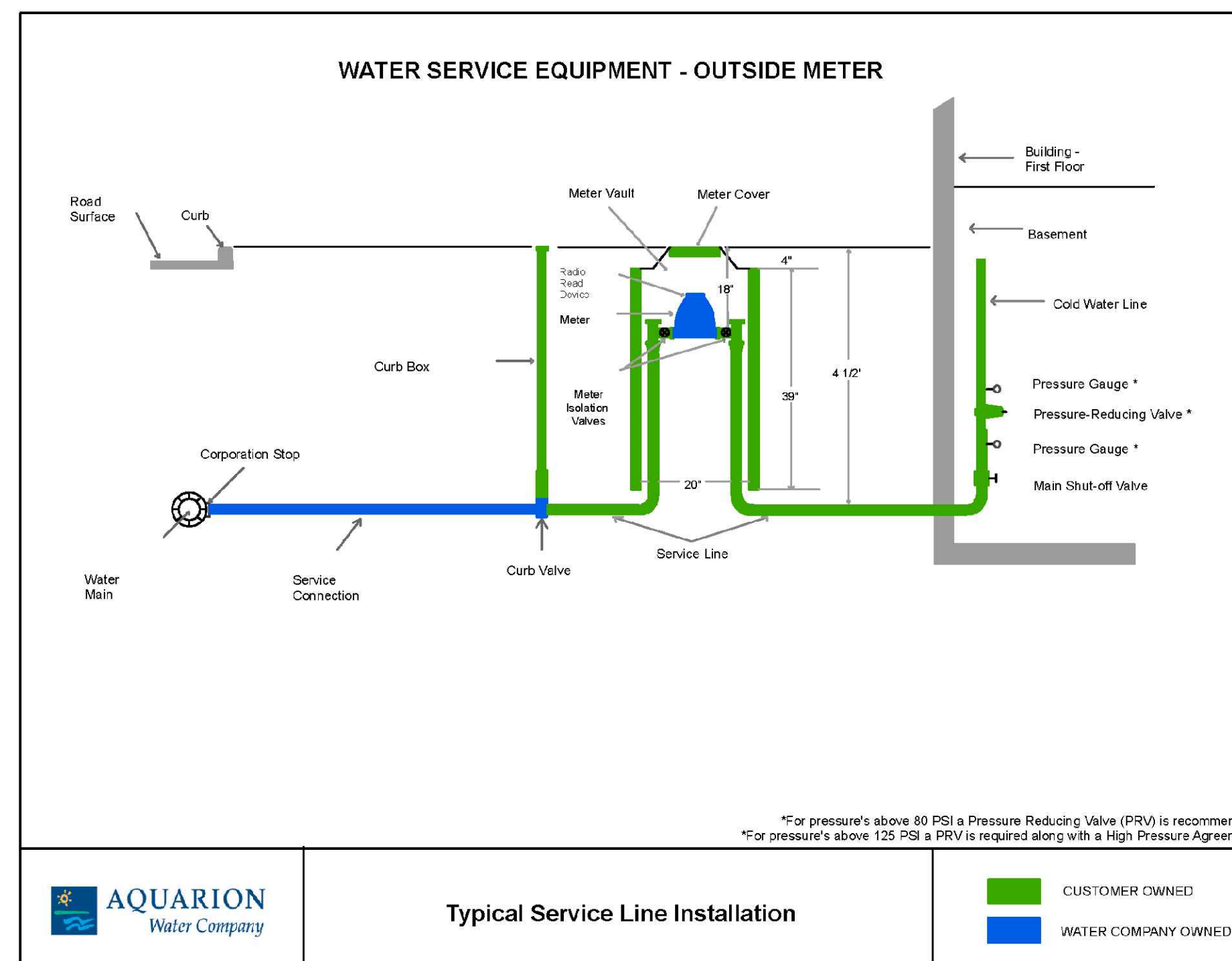
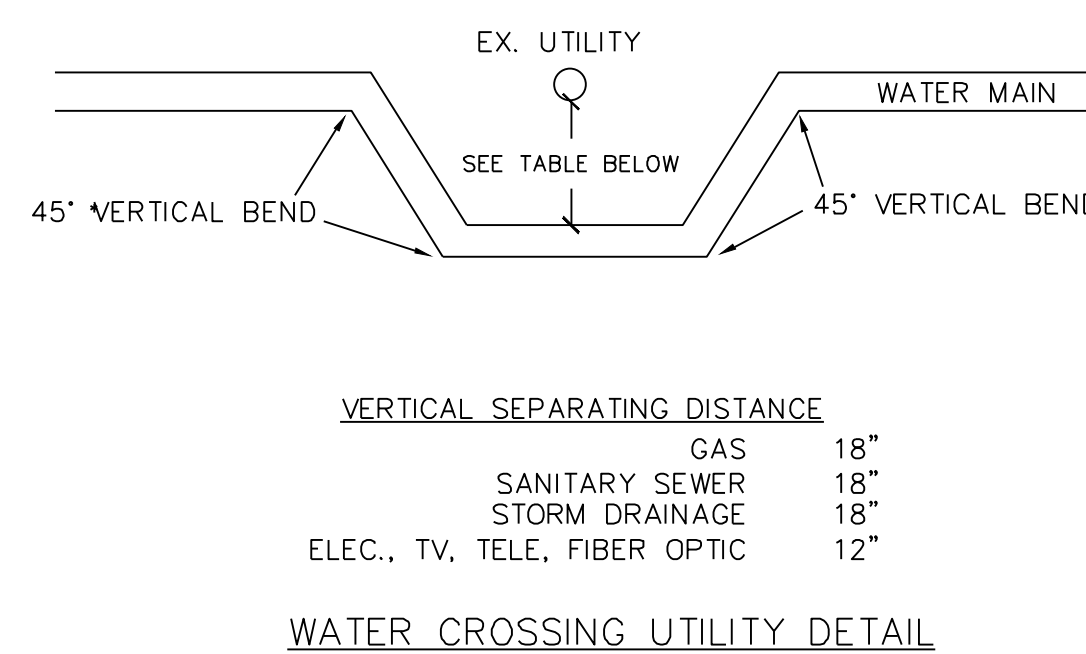
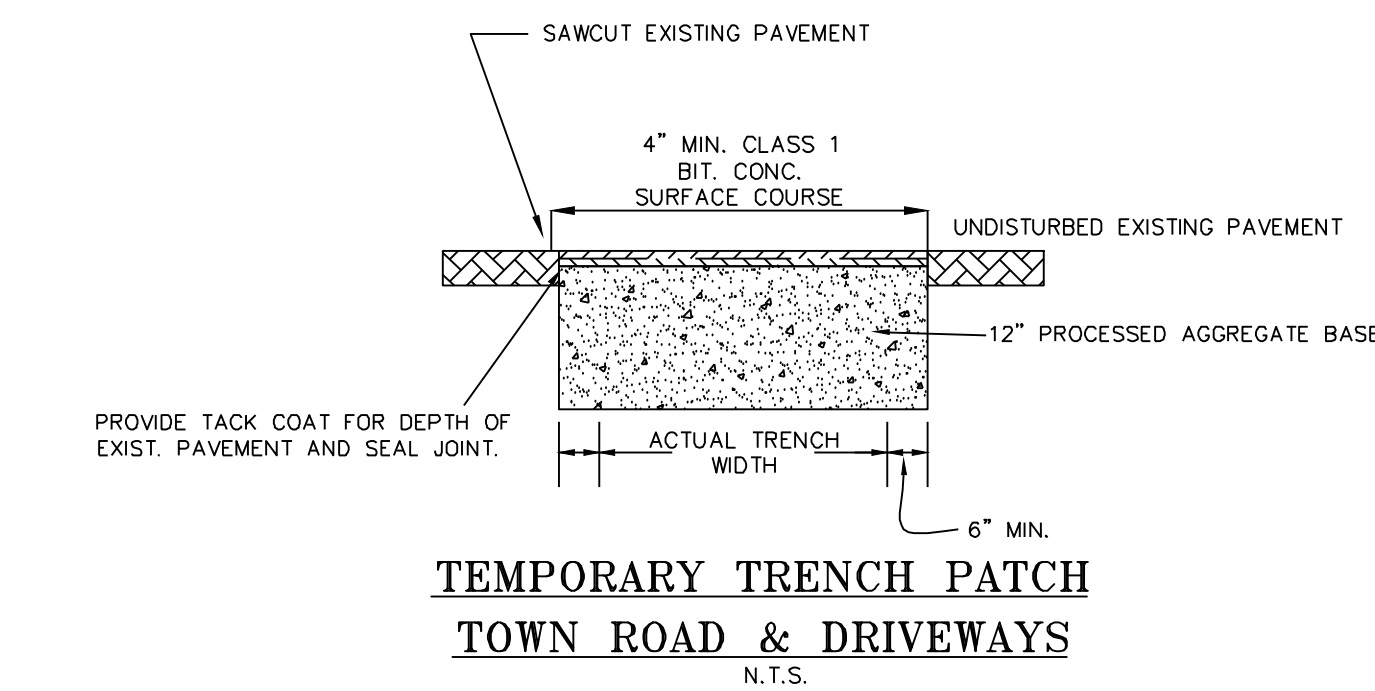
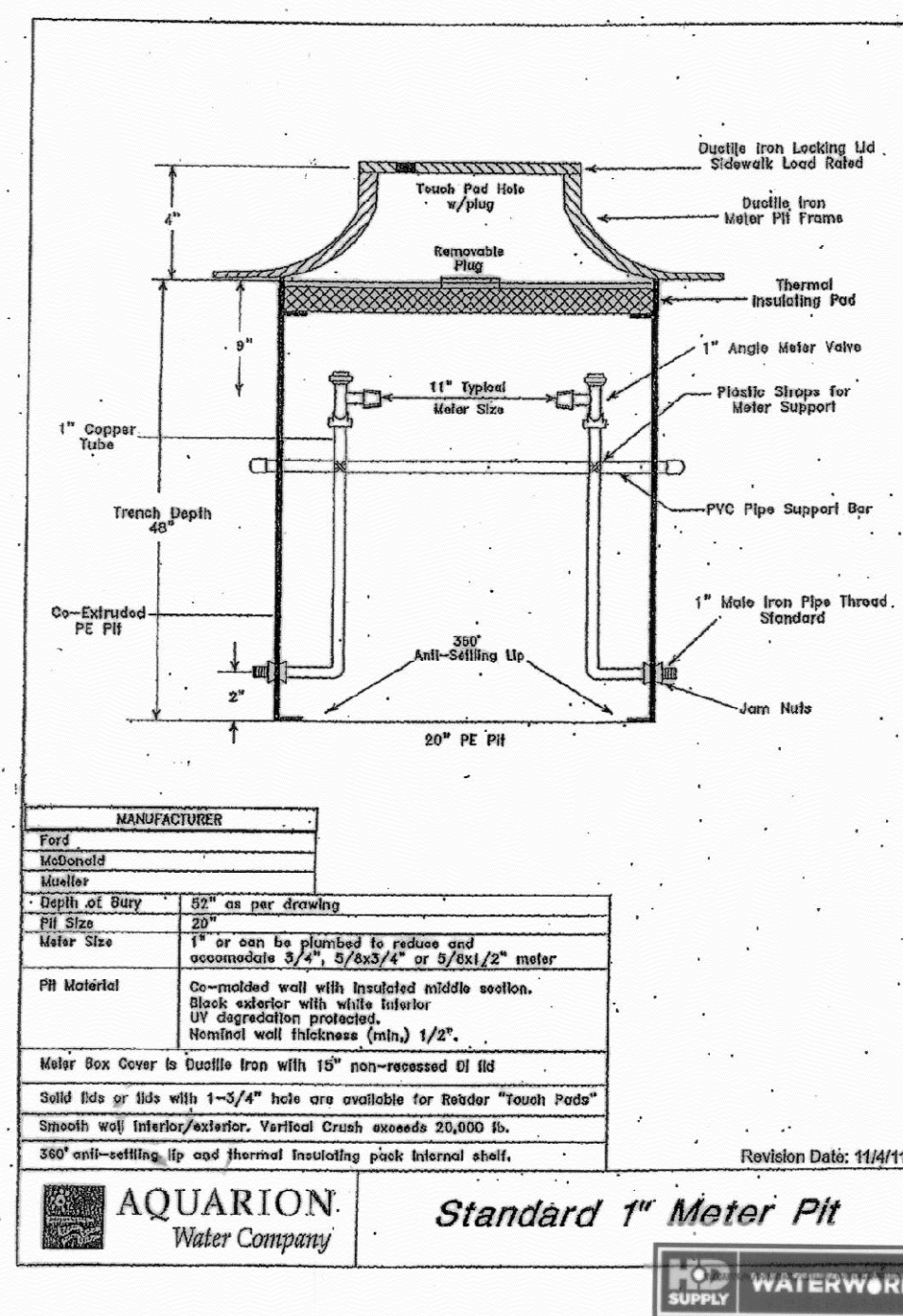
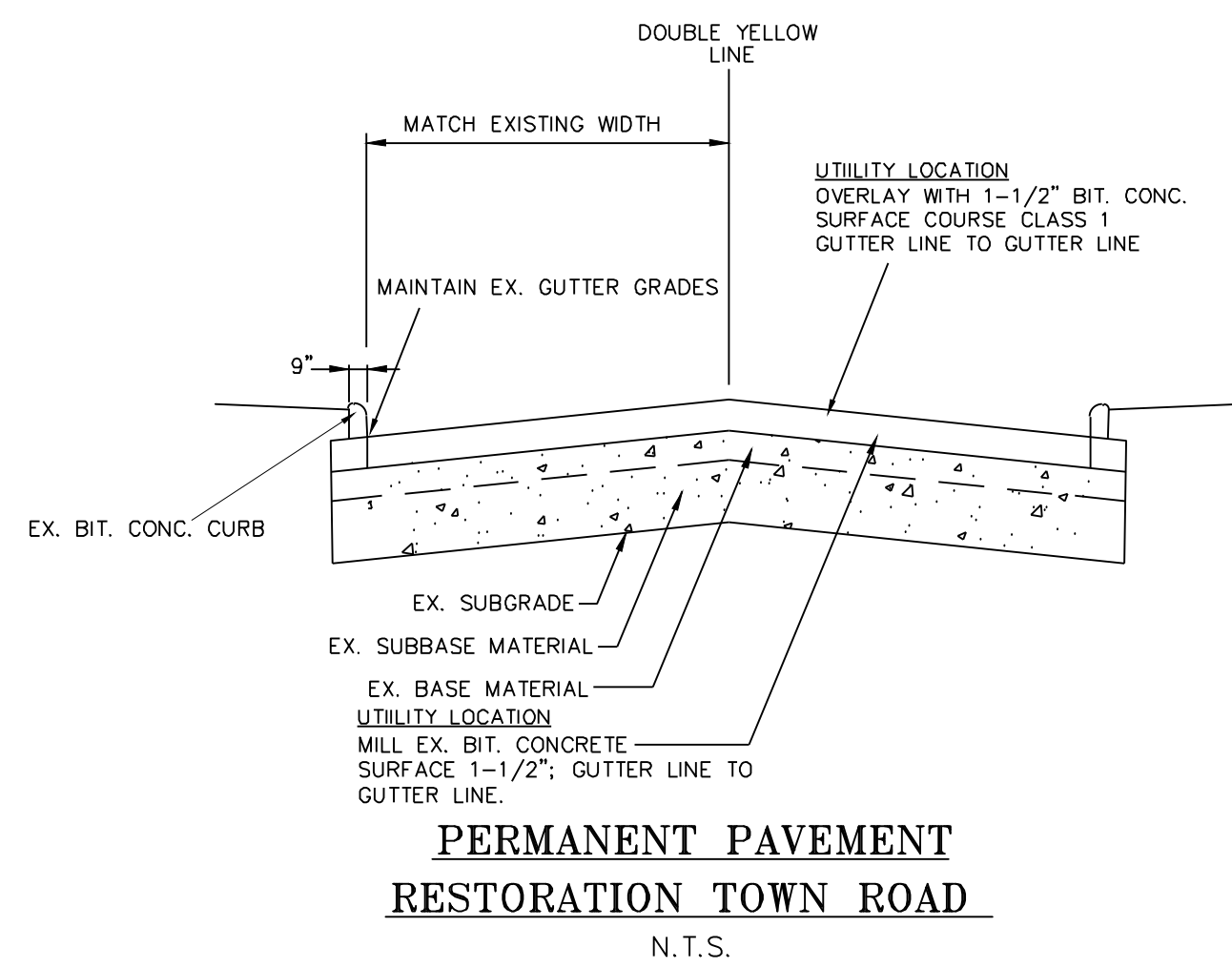
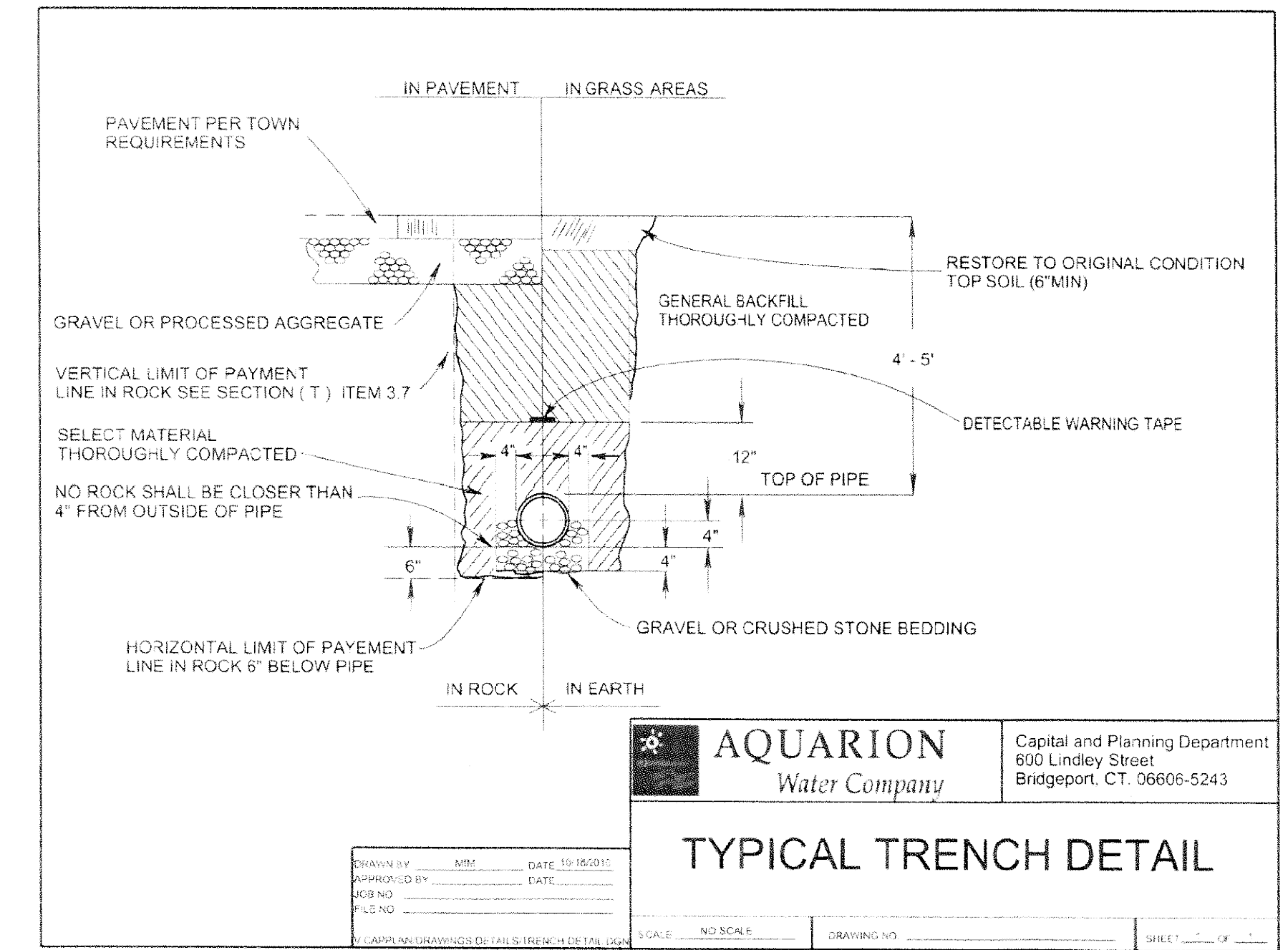
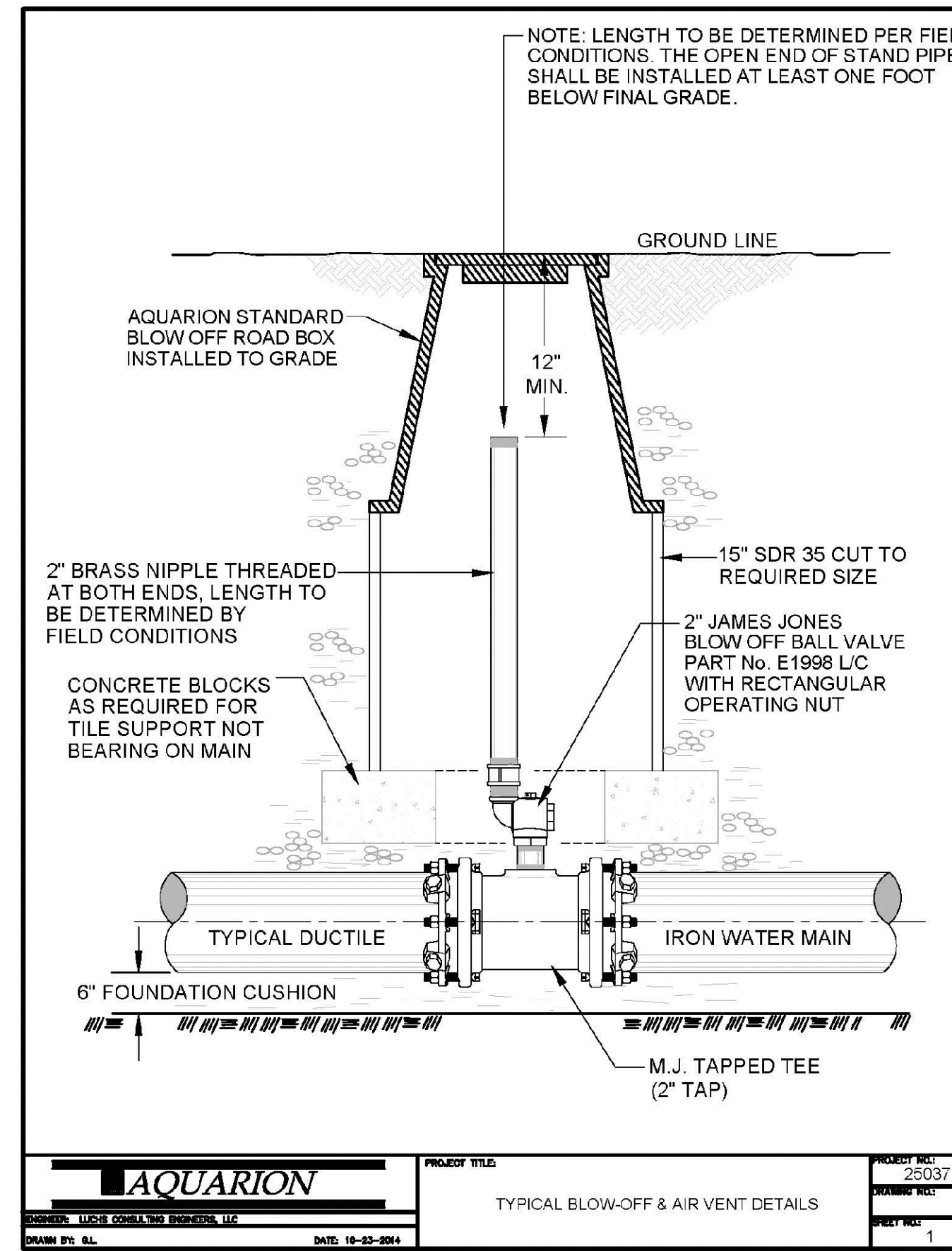
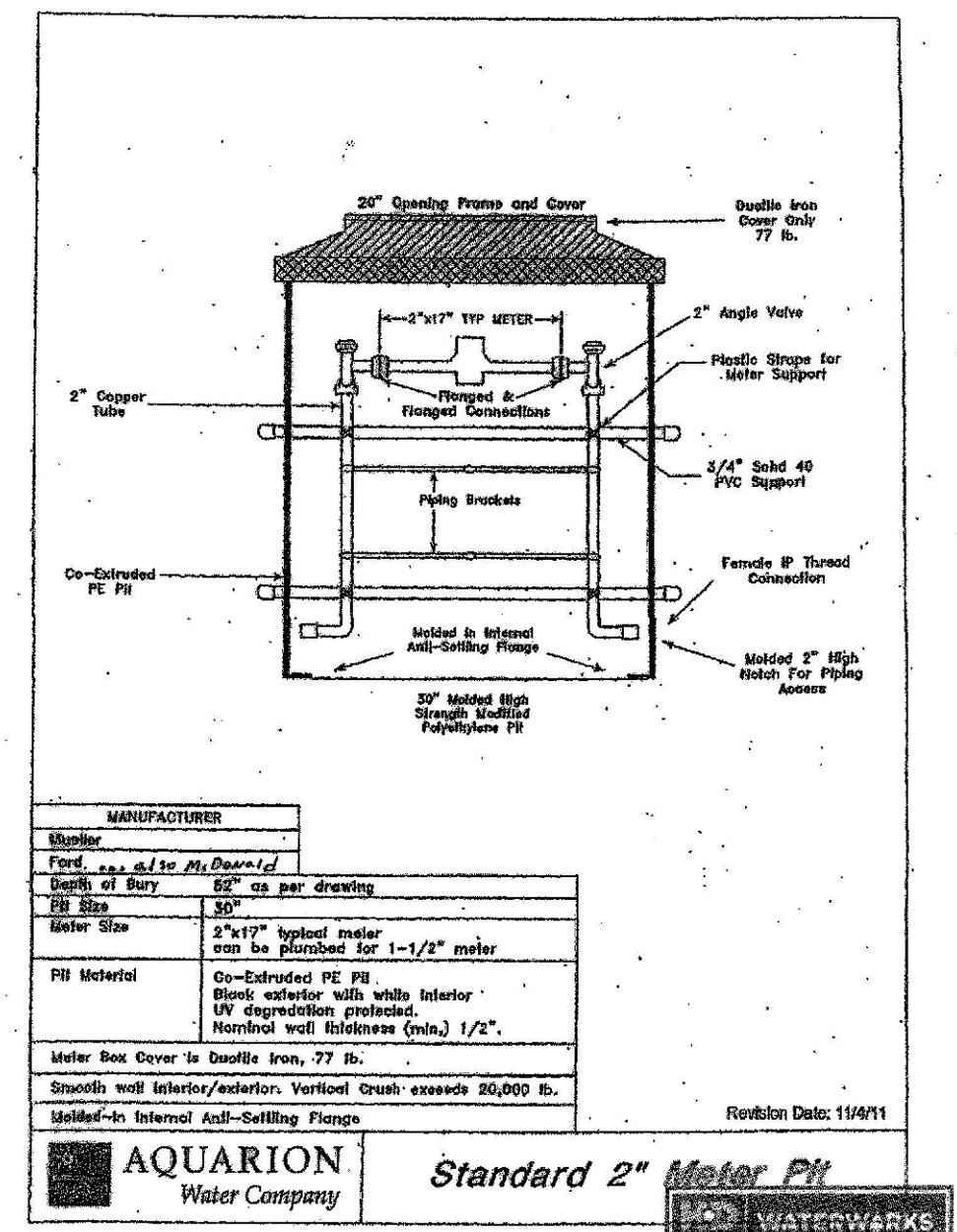
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Date: 2-18-2021  
 Scale: 1" = 20'  
 Proj. No.: 18043.1  
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DATE	DESCRIPTION

**NOTES & DETAILS**  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

Date:	2-18-2021
Scale:	AS NOTED
Proj. No.:	18043.1
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**SEDIMENTATION AND EROSION CONTROL PLAN**

(NOTE: HEADING NUMBERS CORRESPOND TO SECTION "1. NARRATIVE" OF THE EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST THAT APPEARS ON PAGE 3-12 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.)

**1.1 PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE R-5 ZONE. AN EXISTING BUILDING IS TO REMAIN AND WILL CONTAIN 3 UNITS, PLUS A UNIT ADDITION AT ITS NORTH END CONTAINING A GARAGE LEVEL, 2 STORIES, AND AN ATTIC. THERE ARE FOUR PROPOSED BUILDINGS THAT CONTAIN A GARAGE LEVEL, TWO STORIES AND AN ATTIC. THERE ARE A TOTAL OF 21 UNITS. VEHICLE ACCESS WILL BE FROM A NEW ENTRANCE DRIVEWAY FROM PROSPECT ST. AND AN EXIT DRIVEWAY TO SUNSET LANE. THE SITE WILL CONTAIN 18 GARAGE SPACES AND 21 ON-GRADE SPACES FOR A TOTAL OF 39 PARKING SPACES. INCLUDED AS INTEGRAL PARTS OF THE DEVELOPMENT ARE: PARKING, SIDEWALKS, UTILITIES AND RETAINING WALLS. THE STORMWATER MANAGEMENT FACILITIES INCLUDE CATCH BASINS, PIPES, HYDRODYNAMIC SEPARATOR AND A DETENTION GALLERY SYSTEM. THE PROPOSED BUILDINGS WILL CONNECT INTO THE MUNICIPAL SANITARY SEWER SYSTEM ON SUNSET LANE AND TO THE AQUARIUM WATER COMPANY SYSTEM ON PROSPECT STREET.

**1.2 SITE DISTURBANCE**

THE SITE IS 1.42 ACRES IN SIZE. APPROXIMATELY 1.43 ACRES WILL BE DISTURBED WHICH INCLUDES ON-SITE DISTURBANCE AND OFFSITE DISTURBANCE.

**1.3 SITE SPECIFIC SEDIMENTATION AND EROSION ISSUES**

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

- 1) DISTURBANCE OF SOIL SURFACES ASSOCIATED WITH ROUGH GRADING, PARKING AND ASSOCIATED UTILITY CONSTRUCTION.
- 2) CONSTRUCTION OF BUILDINGS AND DRIVES.
- 3) STABILIZATION OF CUT & FILL SLOPES.
- 4) MAINTENANCE OF TEMPORARY E&S CONTROL MEASURES DURING CONSTRUCTION.

**1.4 PROJECT PHASING**

THE PROJECT IS TO BE COMPLETED IN ONE PHASE.

**1.5 SCHEDULING**

ONCE FINAL APPROVALS ARE RECEIVED, OVERALL CONSTRUCTION IS EXPECTED TO TAKE 1 YEAR.

**1.6 DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING**

**1.6.1 DESIGN CRITERIA**

THE STORM WATER MANAGEMENT SYSTEM IS DESIGNED FOR THE 2 THRU 50 YEAR STORM EVENTS.

**1.6.2 MAINTENANCE OF E & S CONTROL MEASURES**

- 1) LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
- 2) ALL CATCH BASINS ARE TO HAVE "SILT SACK" OR EQUIVALENT INSERTS INSTALLED AT TIME OF CONSTRUCTION AND MAINTAINED UNTIL SITE IS STABILIZED.
- 3) DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- 4) ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, AS MAY BE AMENDED.
- 5) EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- 6) ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 7) ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 300 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- 8) THE CONTRACTOR AND PROJECT ENGINEER SHALL INSPECT ALL EROSION AND SEDIMENT CONTROLS WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THEN 0.5 INCHES, AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT SHALL BE PREPARED IDENTIFYING THE PROGRESS OF SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES AND REMEDIAL ACTIONS OR FIELD CHANGES TO THE PLAN.
- 9) ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED UPLAND AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION AS DEFINED AND DESIGNED BY THE PROJECT ENGINEER. NO SILTY WATER IS ALLOWED TO BE DISCHARGE OFF-SITE OR INTO THE WETLANDS DUE TO DEWATERING.
- 10) WATER OR CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED DRIVEWAYS AND HAUL ROUTES TO CONTROL DUST.
- 11) DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- 12) SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED REGULARLY.
- 13) CATCH BASIN INSERTS (SILT SACK OR EQUIVALENT) SHALL BE CLEANED WHEN THE RESERVOIR IS FULL OR WHEN WATER BYPASSES SILT SACK WHICHEVER OCCURS FIRST. CONTRACTOR SHOULD CLEAN SILT SACKS IN A PROACTIVE MANNER TO AVOID UNINTENTIONAL DISCHARGE OF SILT.
- 14) CONSTRUCTION ENTRANCES SHALL BE REPLACED WHEN VOID SPACES ARE FULL AS DETERMINED BY A VISUAL INSPECTION OF SURFACE ONLY OR AS SOON AS TRACKING ON THE ROAD OCCURS WHICHEVER IS SOONER.
- 15) SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
- 16) TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION. STABILIZATION MEANS THAT:
  1. TEMPORARY OR PERMANENT VEGETATION HAS BEEN ESTABLISHED.
  2. TURF OR LANDSCAPE AREAS ARE PLANTED OR MULCHED. IF SEASONAL RESTRICTIONS EXIST FOR PLANTING, THE TOWN OF RIDGEFIELD STAFF SHALL DETERMINE WHETHER THE SITE IS STABILIZED IN ACCORDANCE WITH THE ABOVE CRITERIA, PRUDENT CONSTRUCTION PRACTICES AND THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

- 17) PRIOR TO CONSTRUCTION A PERSON WILL BE DESIGNATED TO THE TOWN OF RIDGEFIELD AS THE PERSON RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE TOWN OF RIDGEFIELD OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN, IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

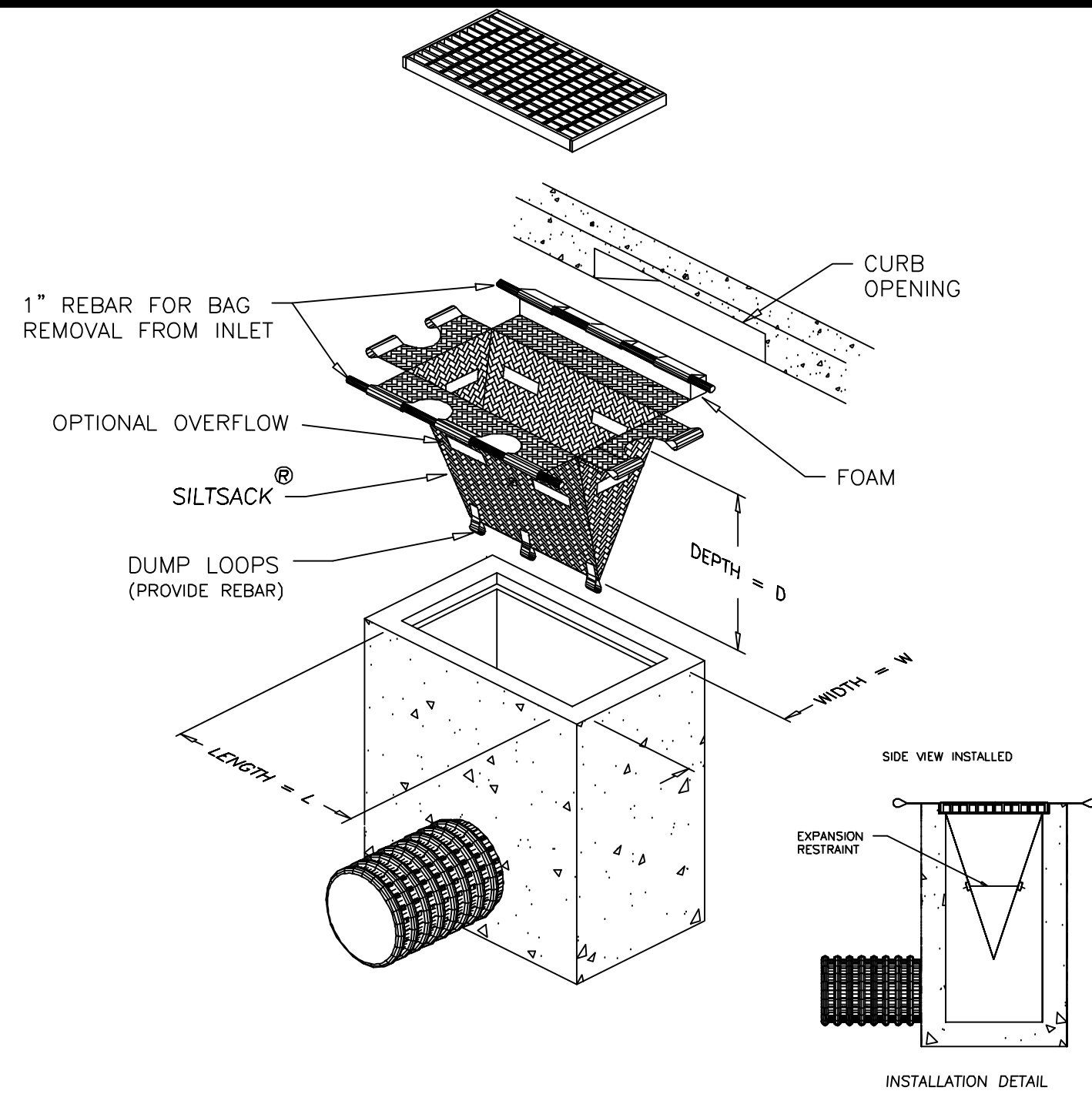
**1.7 PERMITTING**

THE PROPOSED DEVELOPMENT WILL REQUIRE PERMITS FROM THE TOWN OF RIDGEFIELD THE PLANNING AND ZONING COMMISSION IN ADDITION TO ALL APPLICABLE BUILDING PERMITS. DEVELOPER SHALL OBTAIN ALL REQUIRED STATE AND LOCAL PERMITS APPLICABLE.

**1.8 CONSERVATION PRACTICES**

CONSERVATION PRACTICES INCLUDE:

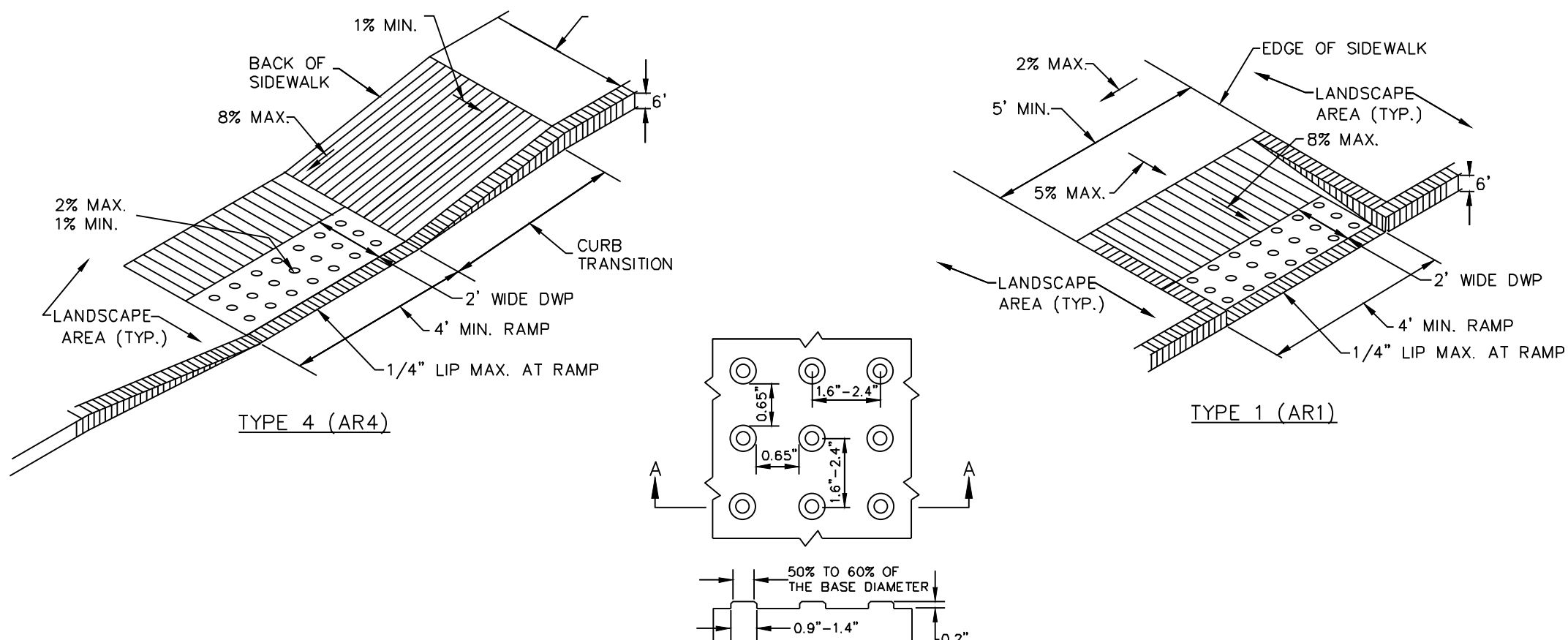
- 1) MINIMIZED SITE DISTURBANCE
- 2) RESTORATION AND STABILIZATION OF AFFECTED WETLANDS.
- 3) PROTECTION OF STEEP SLOPES.
- 4) PROTECTION OF DOWNSTREAM WETLANDS/WATERCOURSES
- 5) MINIMAL DISTURBANCE TO REGULATED AREAS.



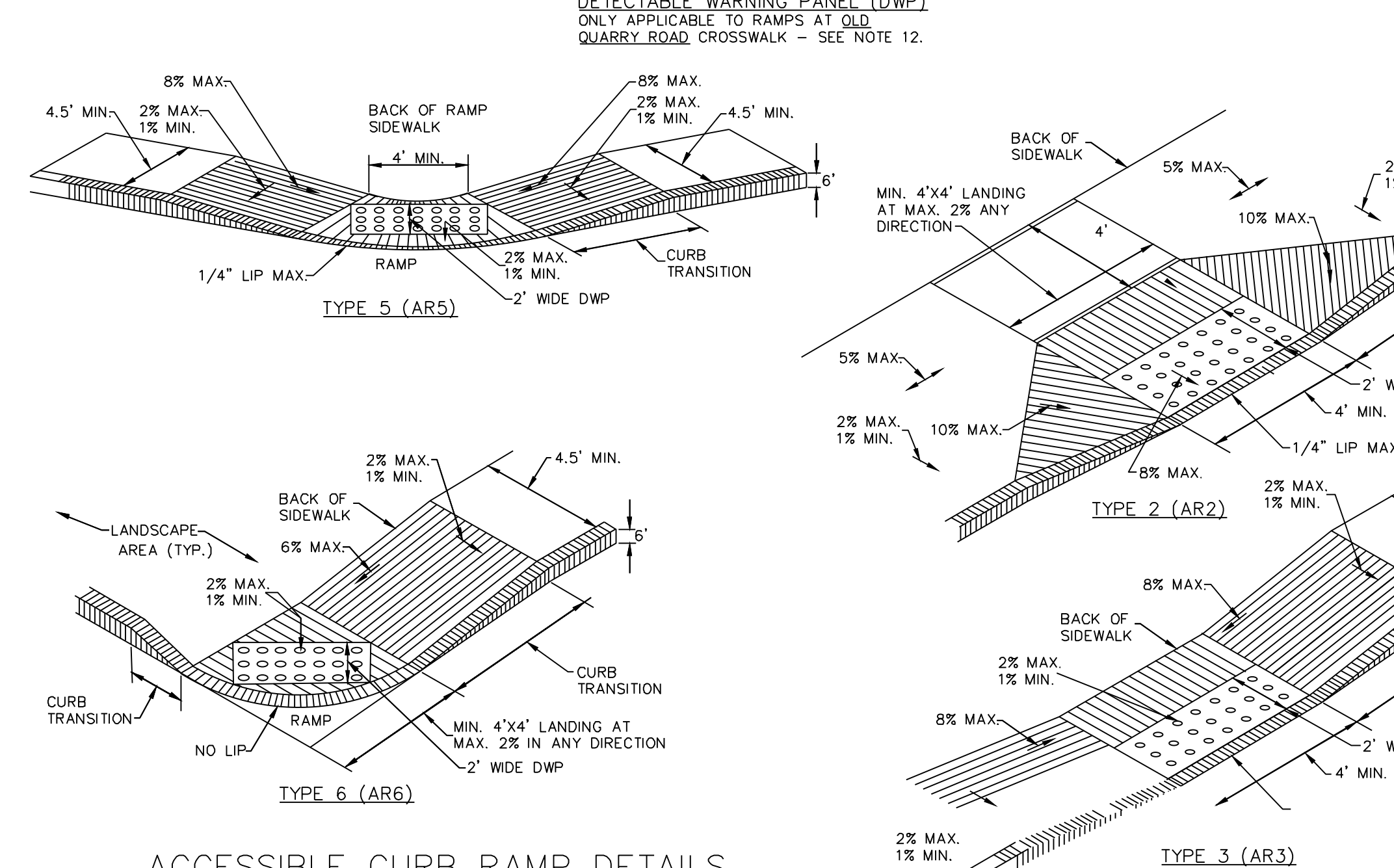
**SILTSACK® SPECIFICATIONS**

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632		300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4633		120 LBS
MULLEN BURST	ASTM D-3786		800 PSI
TRAPEZOID TEAR	ASTM D-4633		120 LBS
UV RESISTANCE	ASTM D-4356		80 %
APPARENT OPENING SIZE	ASTM D-4751		40 US SIEVE
FLOW RATE	ASTM D-4491		40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491		0.55 SEC -1



- NOTES:
- 1.) SEE PLANS FOR CURB TYPE
  - 2.) CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET CT REGULATIONS AND ADA.
  - 3.) THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2%
  - 4.) THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE EXCLUDING CURB RAMP SHALL BE 5%
  - 5.) THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE EXCLUDING CURB RAMP SHALL BE 8%
  - 6.) MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
  - 7.) GRADE BASE OF RAMP TO PREVENT PONDING.
  - 8.) RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
  - 9.) WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x6' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  - 10.) ALL CURBING AT RAMPS SHALL BE VERTICAL. CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
  - 11.) ALL RAMPS SHALL BE CEMENT CONCRETE WITH BROOM NON-SLIP SURFACE.
  - 12.) BOTH RAMPS AT OLD QUARRY ROAD CROSSWALK SHALL HAVE A 2' WIDE DETECTABLE WARNING PANEL EXTENDING THE FULL WIDTH OF THE FLUSH RAMP EDGE.



**ACCESSIBLE CURB RAMP DETAILS**  
N.T.S.

WATER SYSTEM OPERATOR: AQUARIUM WATER COMPANY, INC.

**GENERAL NOTES:**

1. TOPOGRAPHY BASED ON ASSUMED DATUM.
2. ANY CHANGES IN THIS PLAN SHALL FIRST BE APPROVED BY THE ENGINEER, AQUARIUM WATER COMPANY, AND OTHER REGULATORY AGENCIES AS MAY BE APPLICABLE.

**CONSTRUCTION NOTES:**

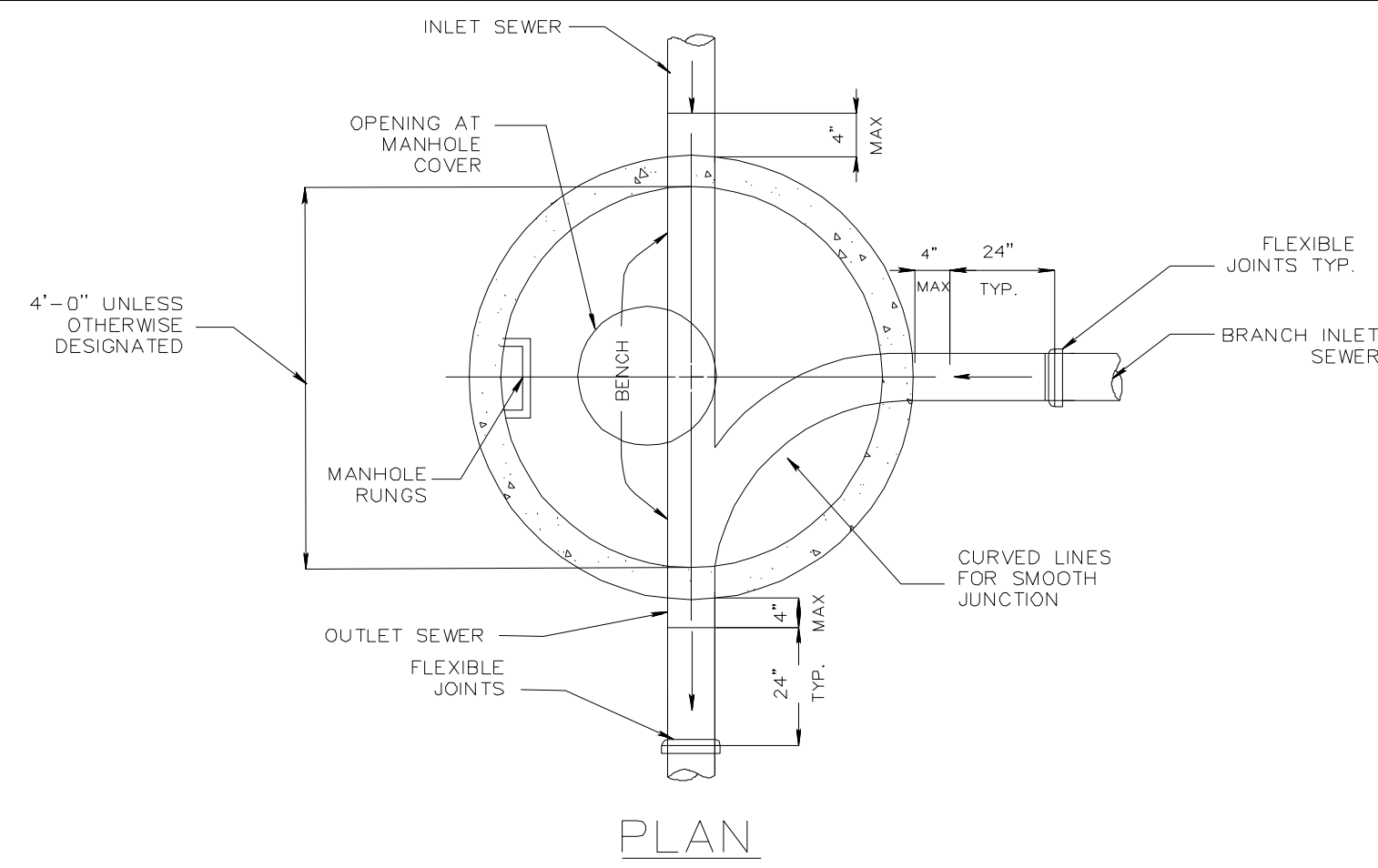
1. ORGANIC OR OTHERWISE UNSUITABLE SOILS IN AREA OF PROPOSED ROADS AND WATER LINES TO BE REMOVED PRIOR TO EXCAVATION OR EMBANKMENT CONSTRUCTION AND STOCKPILED ONSITE FOR RE-USE, OR DISPOSED OF PROPERLY OFFSITE.
2. SUITABLE FILL SHALL BE PLACED AND COMPACTED IN 8" LIFTS TO 92% DENSITY AS DETERMINED BY ASTM D1557.
3. DISTURBED SUBGRADE IN EXCAVATION AREAS SHALL BE RE-COMPACTED TO 92% DENSITY AS DETERMINED BY ASTM D1557.
4. ALL SEEDED AND SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL; ALL GRASS AREAS SHALL BE FERTILIZED AND REFER TO SHEET E1.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES AS SHOWN ON THE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHO SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
6. THE PRECISE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN. IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND CCA, LLC, ITS PRINCIPLES OR EMPLOYEES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
7. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
8. NOTIFY "CALL-BEFORE-YOU-DIG" (1-800-922-4455) FOR UTILITY MARKOUT PRIOR TO START OF CONSTRUCTION.
9. ROAD AND DRAINAGE MATERIALS AND METHODS TO MEET CONNECTICUT D.O.T. SPECIFICATIONS FOR ITEMS NOT SPECIFIED IN THE LOCAL MUNICIPALITY STANDARDS.

**WATER SYSTEM NOTES:**

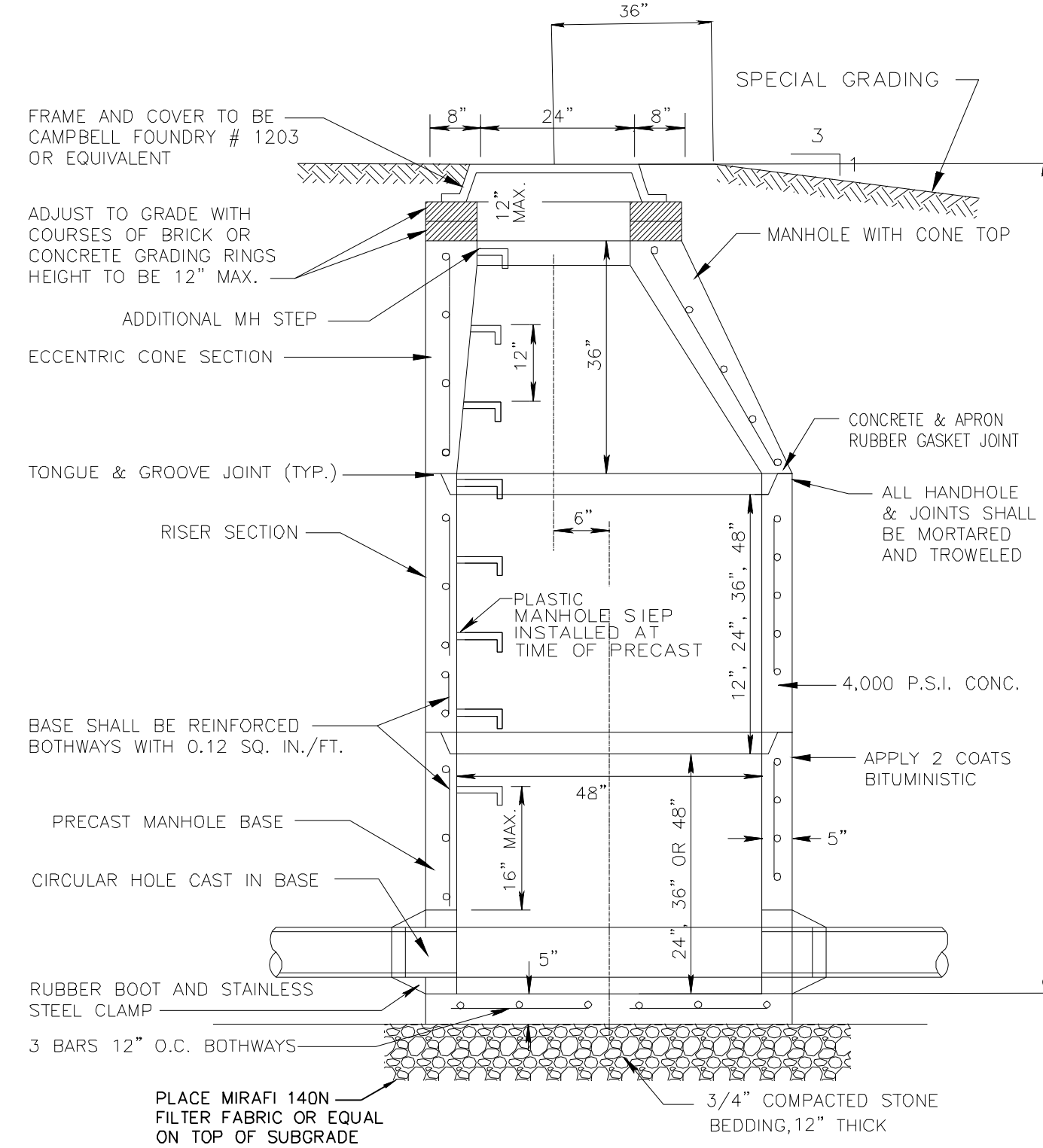
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING RIDGEFIELD PUBLIC WORKS DEPARTMENT PERMITS.
2. ALL NEW DISTRIBUTION PIPE TO BE CLASS 52 DUCTILE IRON PIPE WITH PUSH-ON JOINTS OR MECHANICAL JOINTS.
3. ALL PIPE TO BE JOINED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4. ALL GATE/BUTTERFLY VALVES SHALL CONFORM TO A.W.W.A. STANDARD C500. VALVES SHALL BE INSTALLED LEVEL ON CONCRETE THRUST BLOCKING WITH THE STEM PLUMB. ALL GATE/BUTTERFLY VALVES SHALL OPEN RIGHT (CLOCKWISE).
5. ALL WATER LINES SHALL BE FLUSHED AND DISINFECTED BEFORE BEING PUT IN SERVICE IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT GUIDELINES.
6. ALL WATER LINES SHALL BE PRESSURE TESTED ACCORDING TO THE CT. P.U.R.A AND AWWA CRITERIA.
7. ALL WATER LINES SHALL BE MARKED DURING BACKFILLING BY PLACEMENT OF A METALLIC TAPE 12" TO 18" ABOVE PIPE. TAPE SHALL BE A BLUE PLASTIC-JACKETED 0.35 MIL ALUMINUM FOIL, AS MANUFACTURED BY ALLEN SYSTEMS, INC.
8. BACKFILL SHALL CONSIST OF NATIVE EXCAVATION, BUT SHALL BE FREE OF ANY DELETERIOUS MATERIALS OR STONES AND PIECES OF PAVEMENT IN EXCESS OF 4 INCHES IN SIZE. ANY UNSUITABLE MATERIAL SHALL BE REJECTED AND DISPOSED OF, AND REPLACE WITH CLEAN SANDY BORROW, SAND, OR GRAVEL. BACKFILL SHALL BE COMPACTED IN 6" LAYERS TO 95% OPTIMUM DENSITY AS DETERMINED BY ASTM METHOD D1557.
9. UNLESS OTHERWISE NOTED, MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN THE PROPOSED WATER LINE AND ANY STORM OR SANITARY SEWER, AND 12" MINIMUM VERTICAL CLEARANCE BETWEEN ANY UTILITY OR SERVICE (SEE DETAIL).
10. JOINT RESTRAINT FITTINGS (E.B.A.A. METALUGS SERVICE 1100 OR 1700 OR FIELD LOK 350) SHALL BE USED AT ALL BENDS, TEES, VALVES, HYDRANTS AND FITTINGS IN ACCORDANCE WITH THE DETAIL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING A CONNECTICUT LICENSED LAND SURVEYOR FOR CONSTRUCTION STAKING AND AS-BUILT MEASUREMENTS.
12. ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL BEFORE BACKFILLING.

DATE	DESCRIPTION
<b>NOTES &amp; DETAILS</b> PREPARED FOR <b>63-67 PROSPECT STREET OWNERS</b> 63-67 PROSPECT STREET RIDGEFIELD, CONNECTICUT	
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PLAN

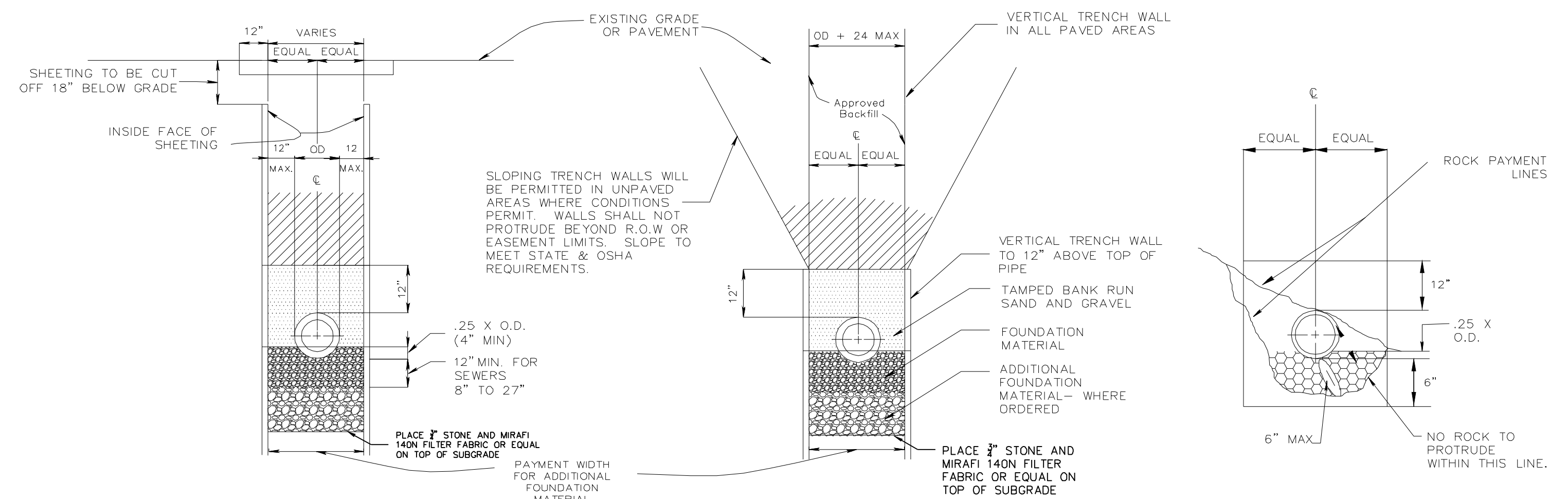


SANITARY PRECAST REINFORCED CONCRETE MANHOLE ASSEMBLY

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- NOTES:
- SPECIAL GRADING TO BE USED WHERE TOP OF MANHOLE PROTRUDES ABOVE ORIGINAL GRADE.
  - TOE OF SLOPE SHALL NOT EXTEND BEYOND EASEMENT LINES.
  - SPECIAL GRADING SYMMETRICAL ABOUT C/L. OF MANHOLE COVER.
  - IN EASEMENTS TOP OF MAX FRAME TO BE 6" ABOVE GRADE. UNLESS OTHERWISE DIRECTED.

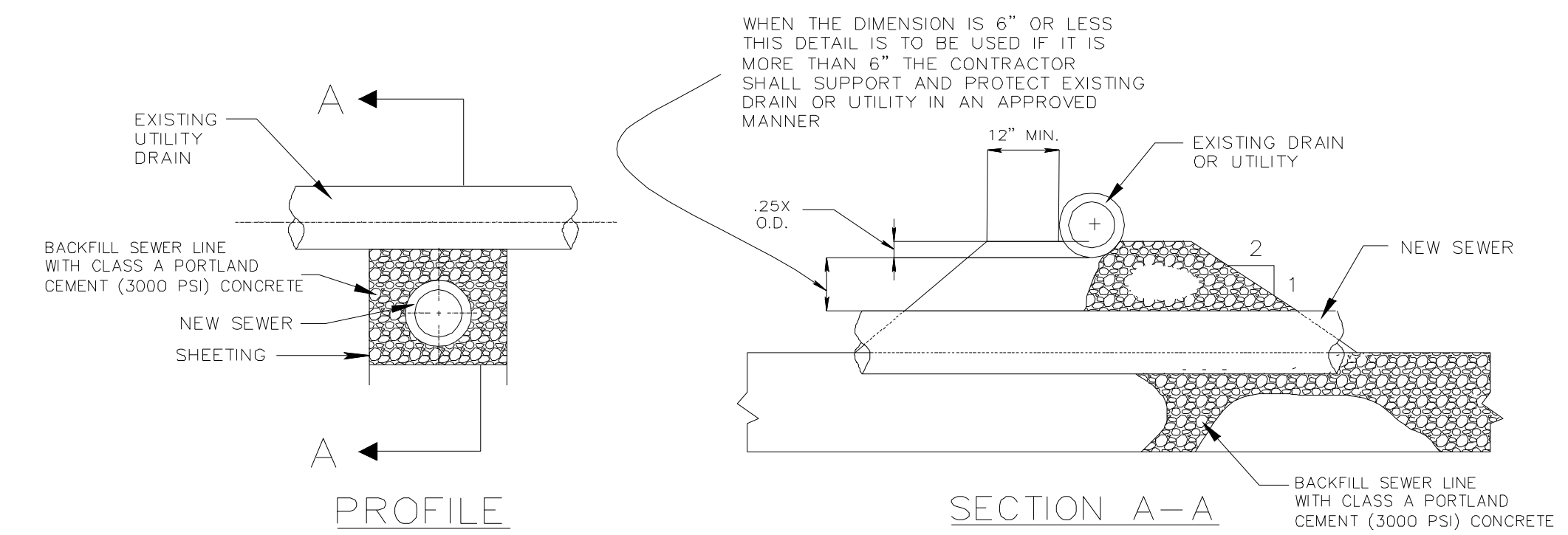
- SANITARY SEWER SYSTEM NOTES:
- BUILDING SEWER CONNECTION TO BE 6-INCH DIAMETER SDR 35 ASTM D3034 PVC AND HAVE A MINIMUM SLOPE OF 1/4" PER FOOT.
  - SIX-INCH WYES TO BE USED FOR BUILDING SEWER CONNECTION.
  - SANITARY SEWER TO BE CONSTRUCTED IN COMPLIANCE WITH THE "STANDARD DETAILS" AND THE "SEWER USE REGULATIONS" OF THE RIDGEFIELD WPCA.
  - BUILDING SEWERS TO BE EXTENDED TO WITHIN FIVE FEET OF THE BUILDING OUTLET BY OTHERS.
  - BASE INFORMATION TAKEN FROM SURVEY DATA PREPARED BY RWK.
  - NO DEVIATION FROM THESE DOCUMENTS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN. AMBIGUITIES AND INCONSISTENCIES IN THE SPECIFICATIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR CLARIFICATION.
  - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - NOTIFY "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR MARK-OUT OF EXISTING UTILITIES IN ALL ADJOINING ROADS BEFORE COMMENCEMENT OF WORK.
  - THE OWNER SHALL OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN OF RIDGEFIELD.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES SHOWN ON THESE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHOM SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
  - THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN. IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND CCA, LLC, ITS PRINCIPLES OR EMPLOYEES, SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
  - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  - NO PIPE CONNECTION CAN BE MADE OR TRENCH BACKFILLED UNLESS A RIDGEFIELD W.P.C.A. REPRESENTATIVE IS PRESENT.
  - SANITARY SEWER TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE DESIGN ENGINEER IN ACCORDANCE WITH THE LATEST ASTM TESTING STANDARDS. THE AIR TEST PRESSURE SHALL BE 3.5 PSI AND THE MAXIMUM PRESSURE LOSS OVER A 10 MINUTE PERIOD SHALL BE 0.5 PSI. MANHOLES SHALL BE VACUUM TESTED WITH 10 INCHES OF MERCURY AND WILL PASS IF THE TIME TO DROP TO 9 INCHES IS GREATER THAN 60 SECONDS.
  - NO ROOF DRAINS, STORM DRAINS, FOUNDATION DRAINS OR SUBDRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



SHEETED TRENCH

TRENCH IN EARTH  
TRENCH SECTIONS

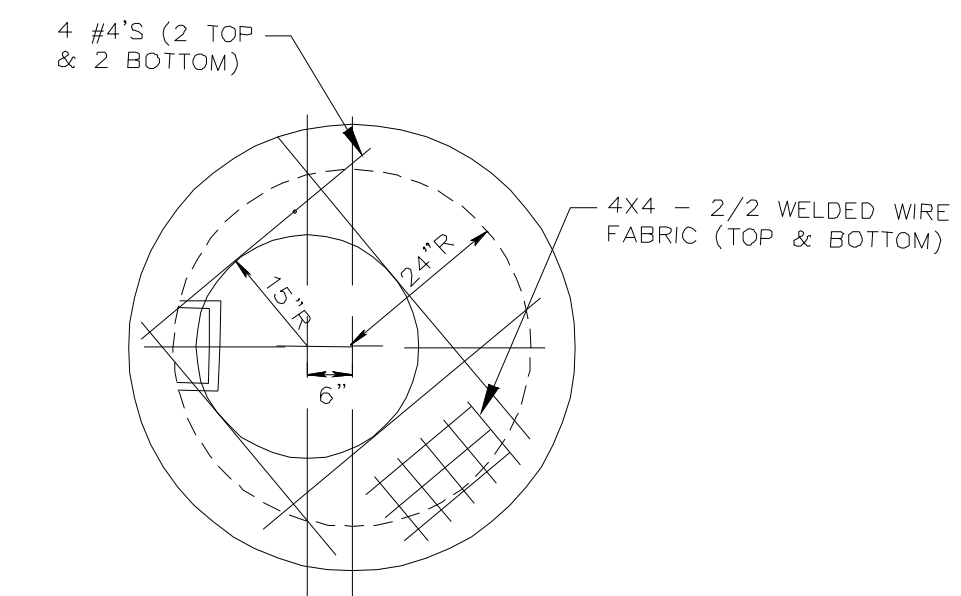
TRENCH IN ROCK



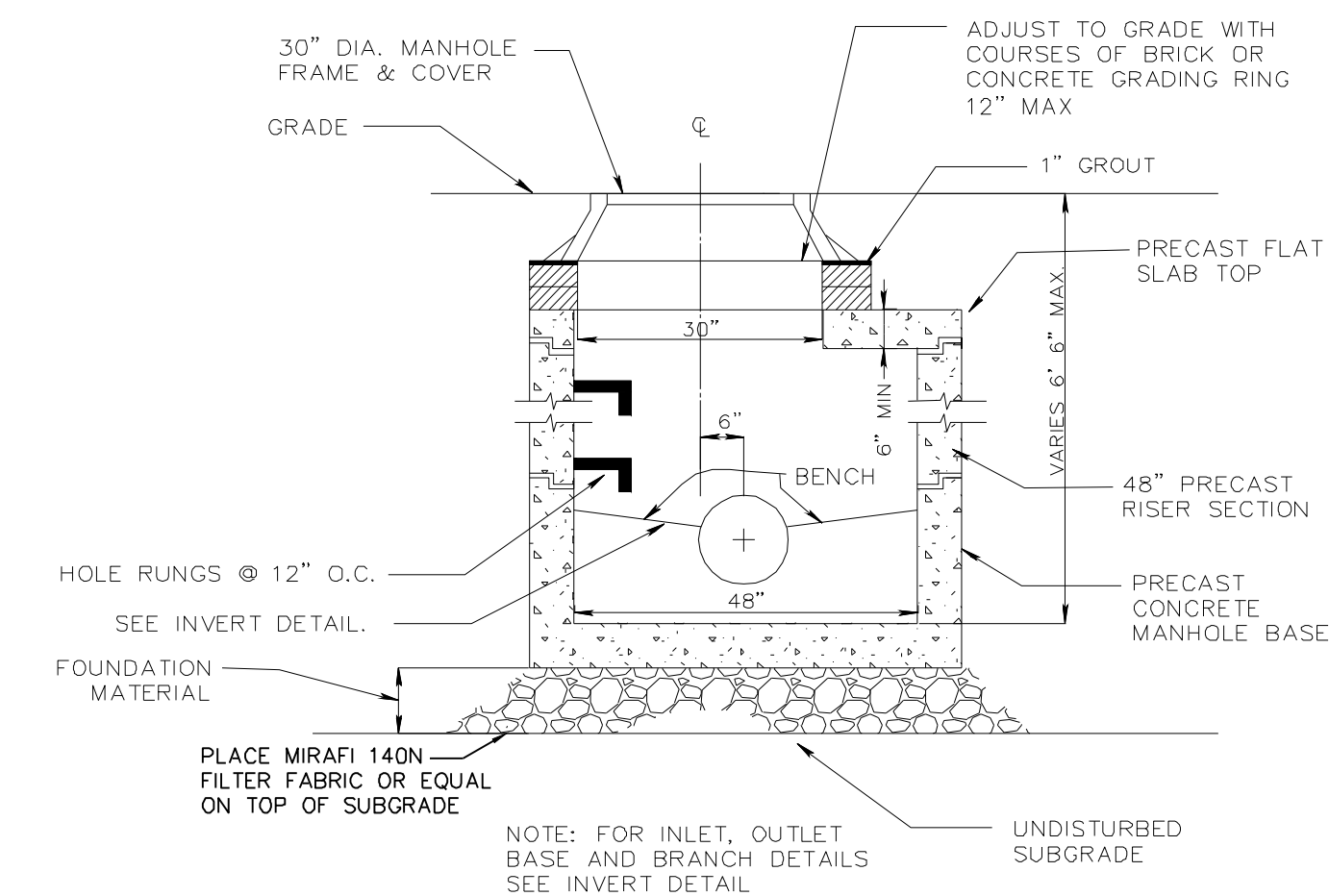
PROFILE

SECTION A-A

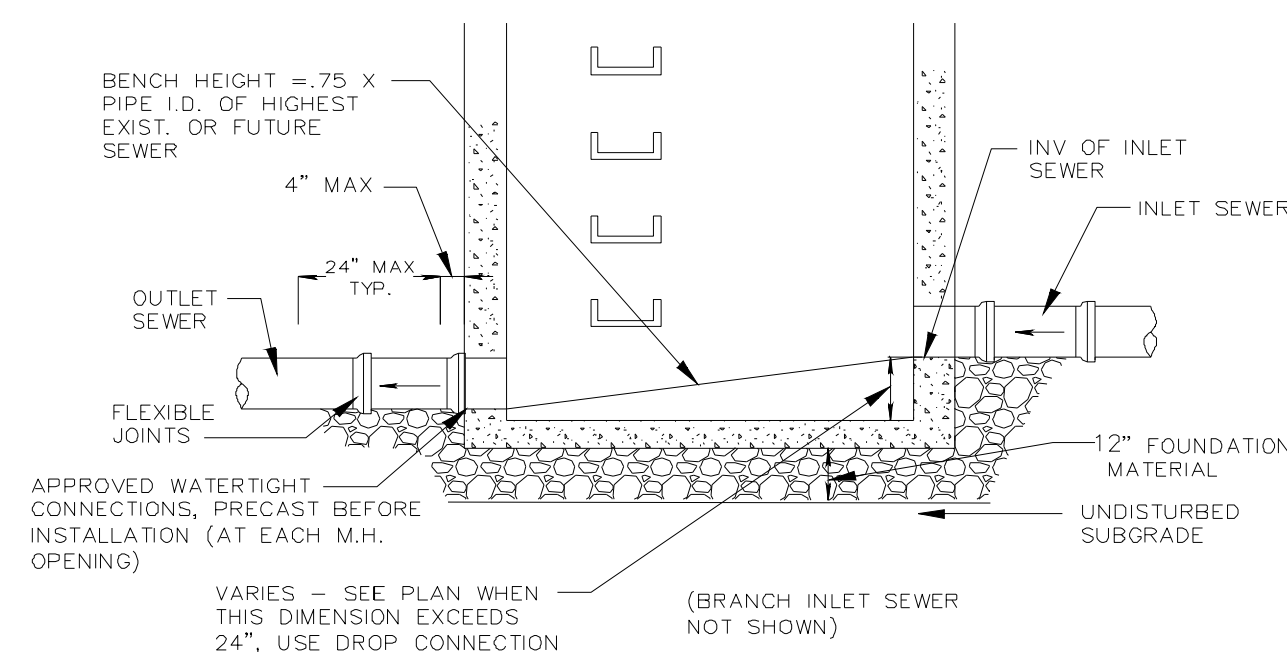
SEWER CROSSING BELOW EXISTING DRAIN OR UTILITY



FLAT SLAB TOP

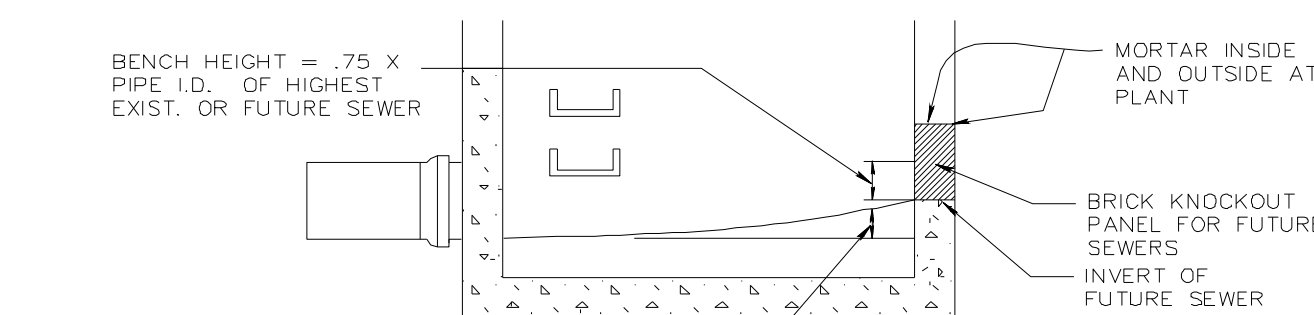


SECTION SHALLOW MANHOLE



INVERT DETAIL

DIA. FUTURE SEWER	DIA. KNOCKOUT FOR P.V.C. OR D.I. PIPE	* CENTER LINE OF KNOCKOUT TO BE COINCIDENTAL WITH THAT OF FUTURE SEWER
8"	12"	
10"	16"	
12"	18"	
15"	21"	



KNOCKOUT DETAIL

DATE	DESCRIPTION

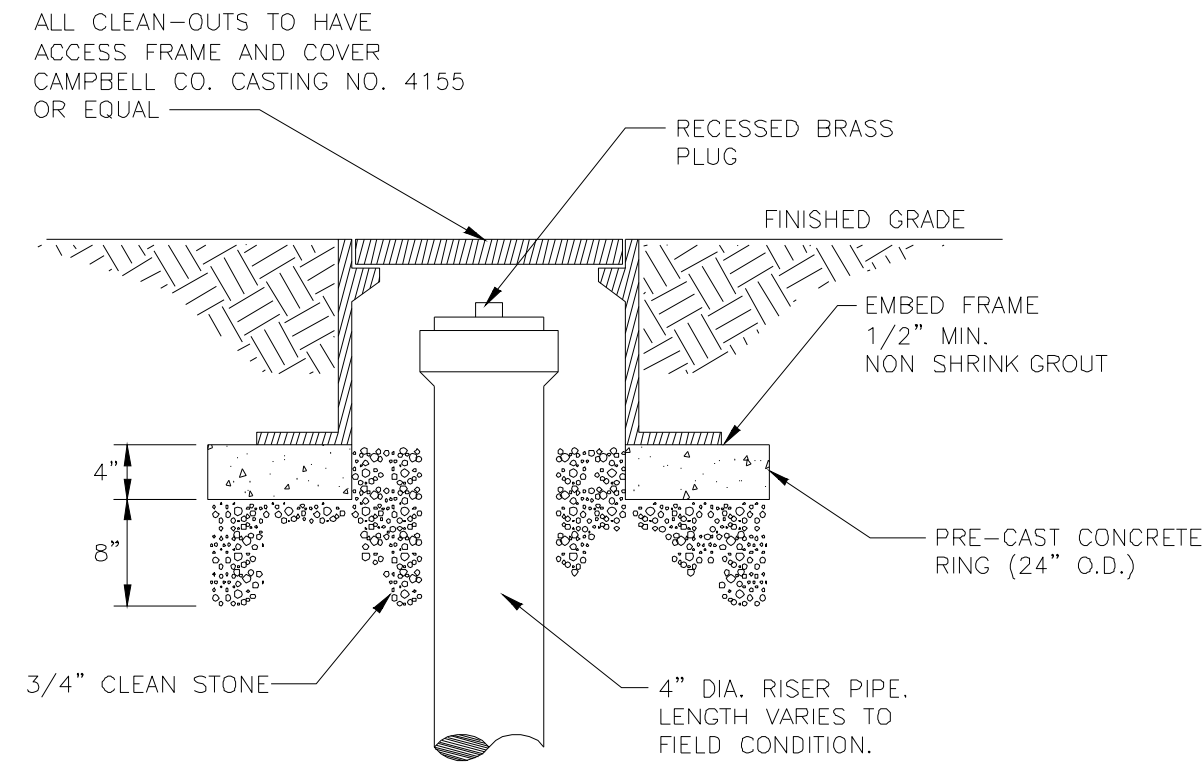
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63-67 PROSPECT STREET  
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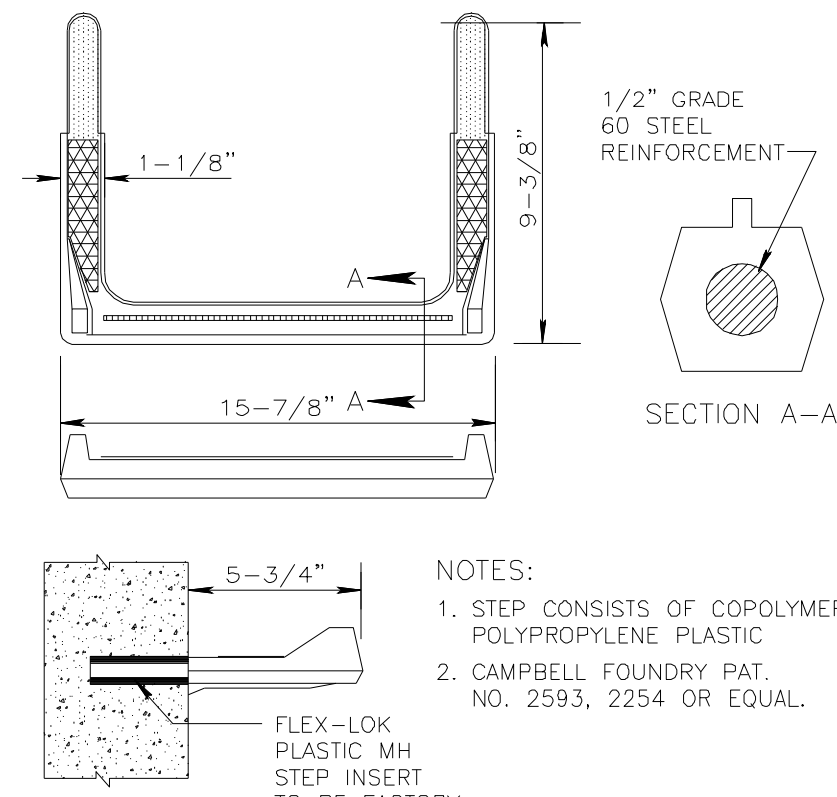
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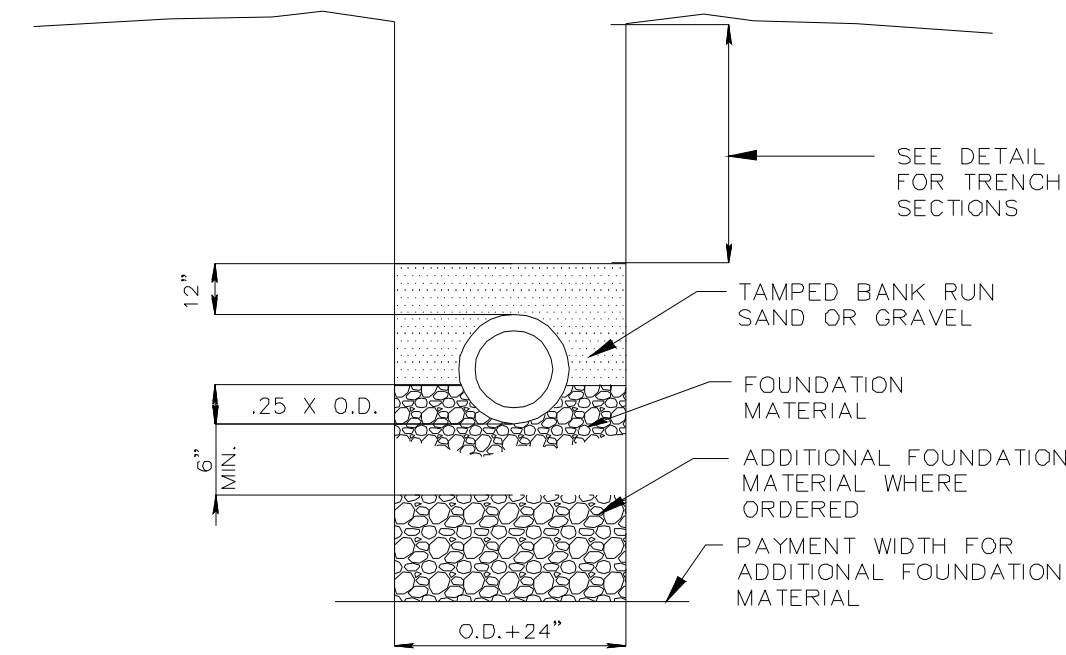
**SANITARY SEWER CLEAN-OUT  
FRAME AND COVER DETAIL  
IN PAVED AREAS**

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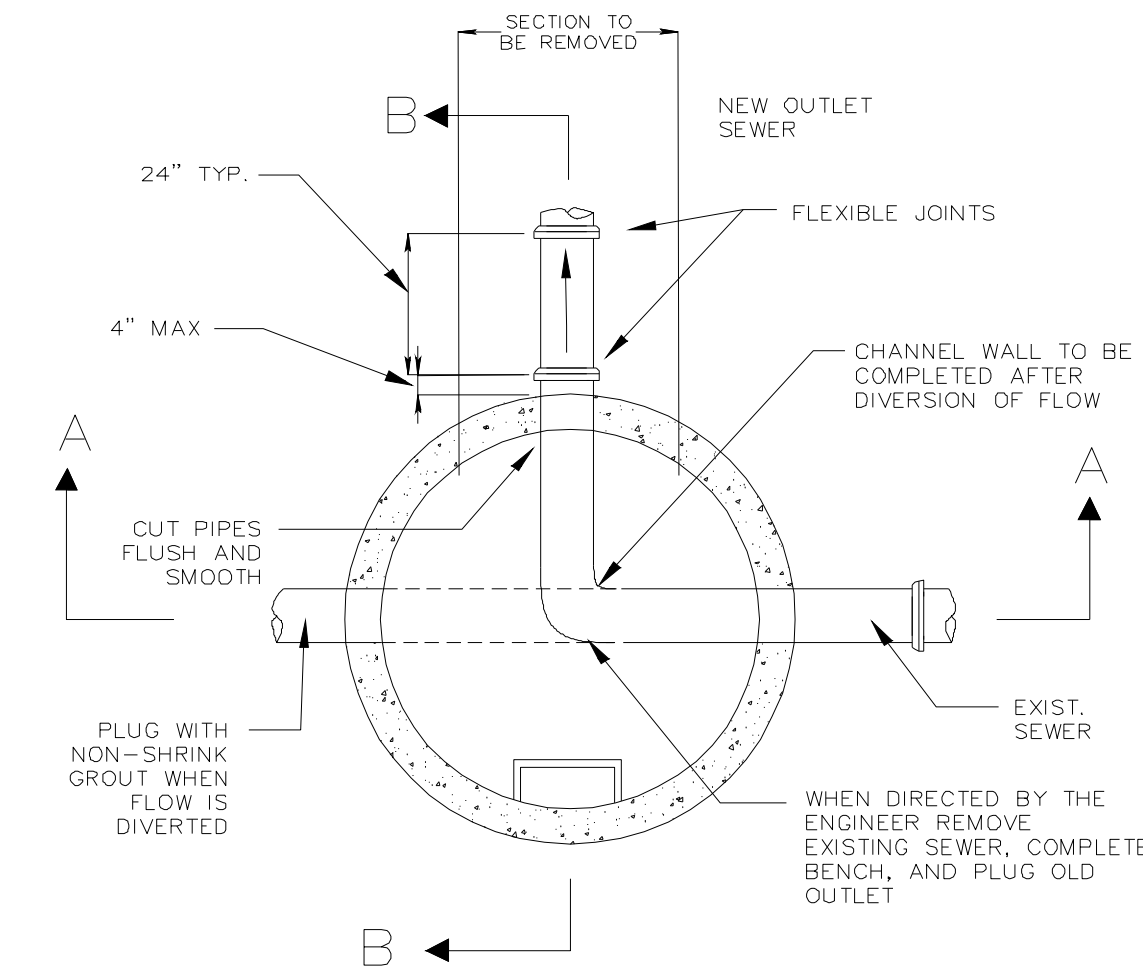


**PLASTIC MANHOLE STEP**

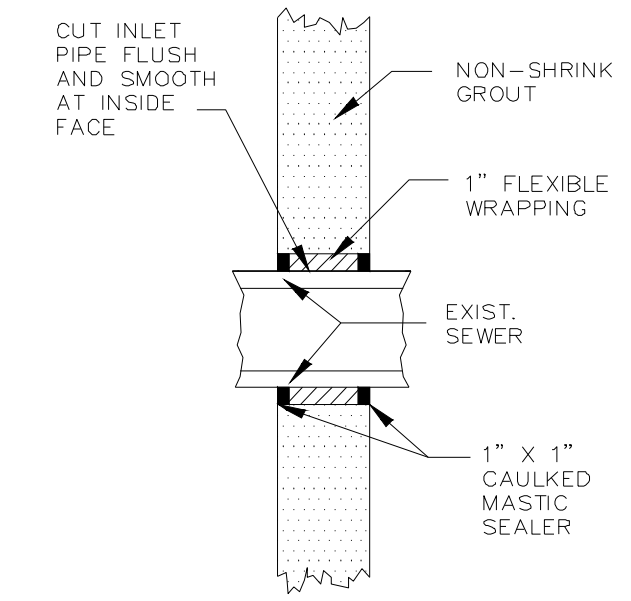
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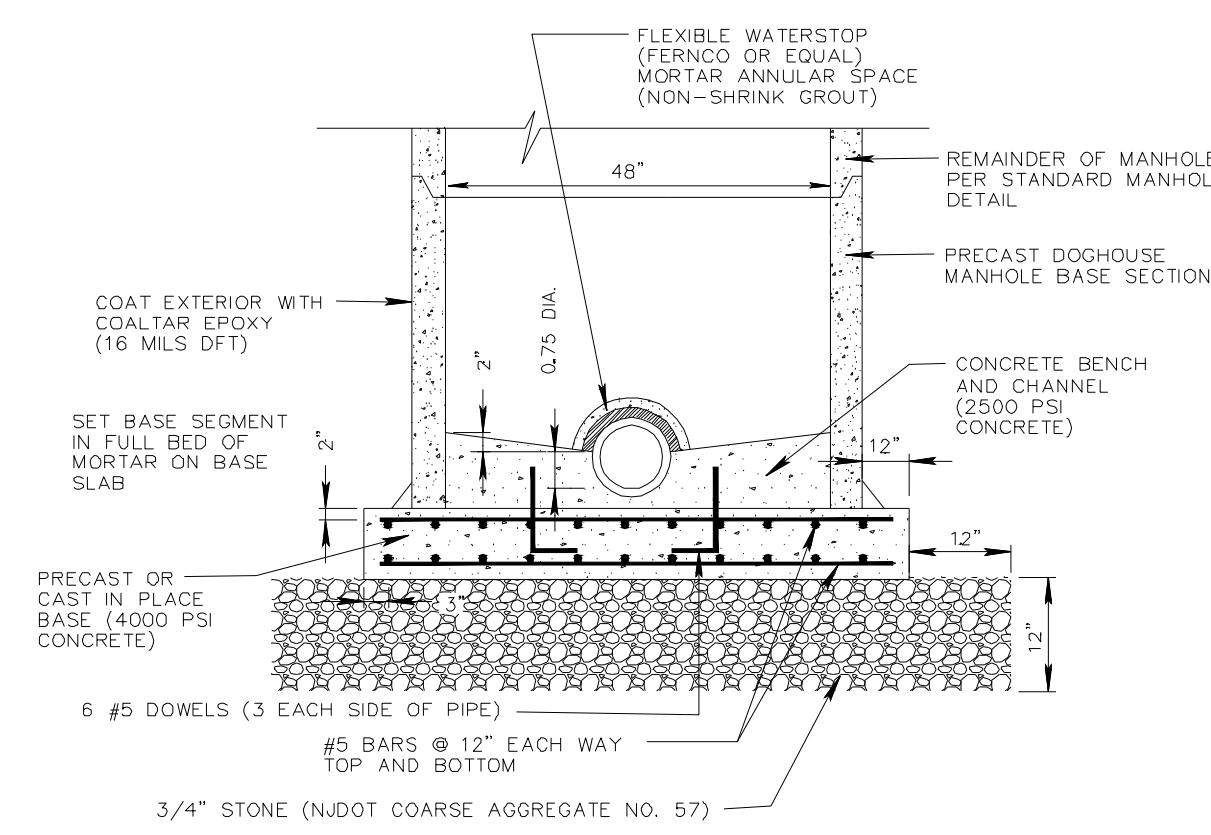
**TYPICAL TRENCH SECTION FOR  
HOUSE CONNECTION**



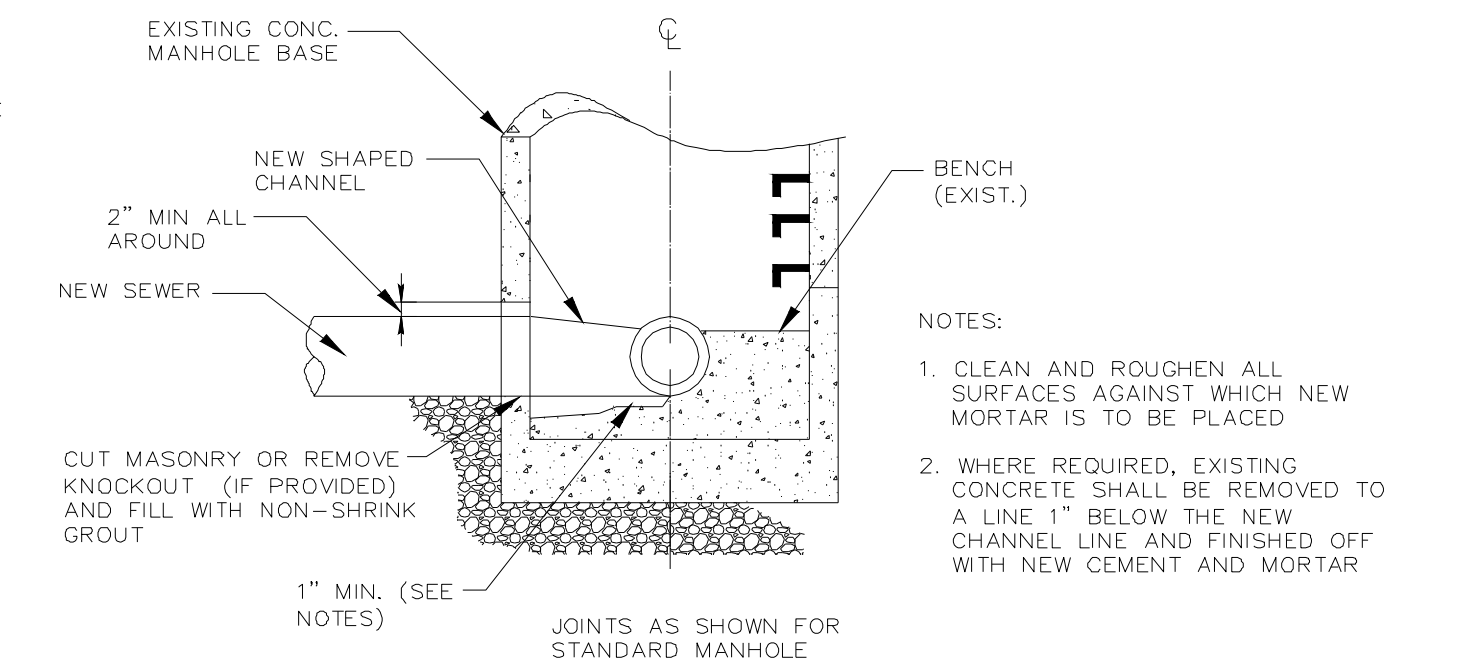
**NEW CONNECTION TO EXISTING  
SEWER  
PLAN**



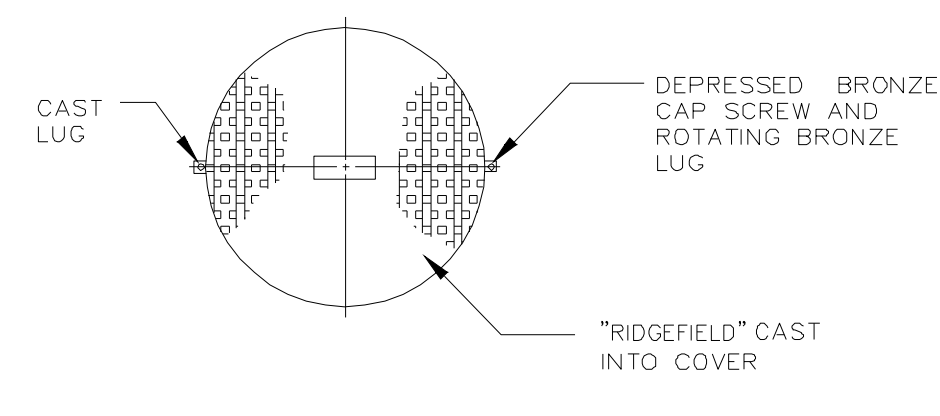
**DETAIL**



**DOGHOUSE MANHOLE  
SECT. A - A**

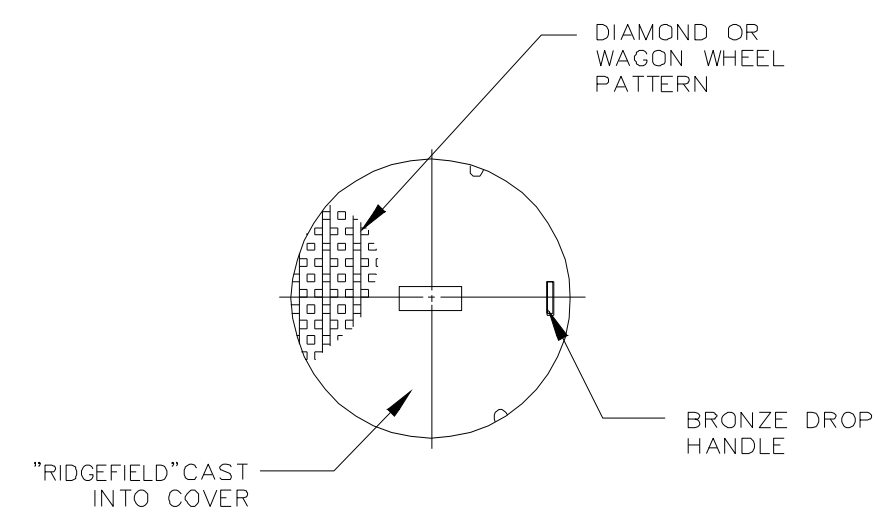


**NEW CONNECTION TO EXISTING  
SEWER  
SECT. B - B**



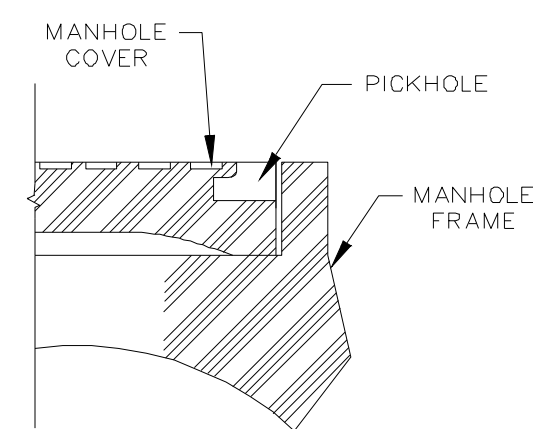
**LOCKING TYPE MANHOLE  
COVER**

SHALL BE USED WHEN  
MANHOLES ARE LOCATED  
WITHIN EASEMENT



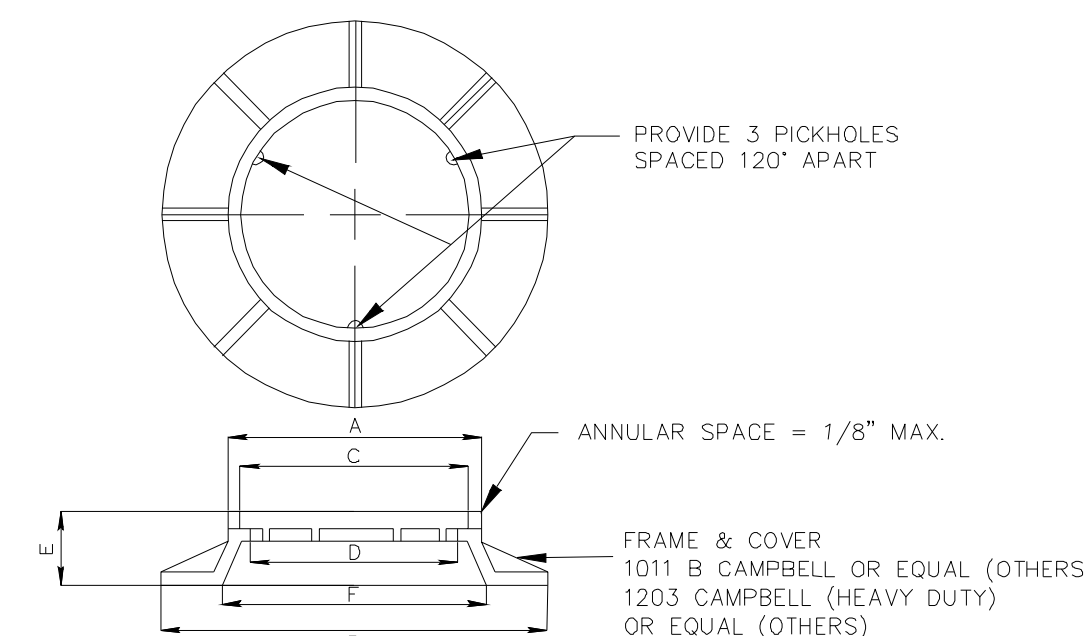
**STANDARD MANHOLE  
COVER**

STANDARD PATTERN

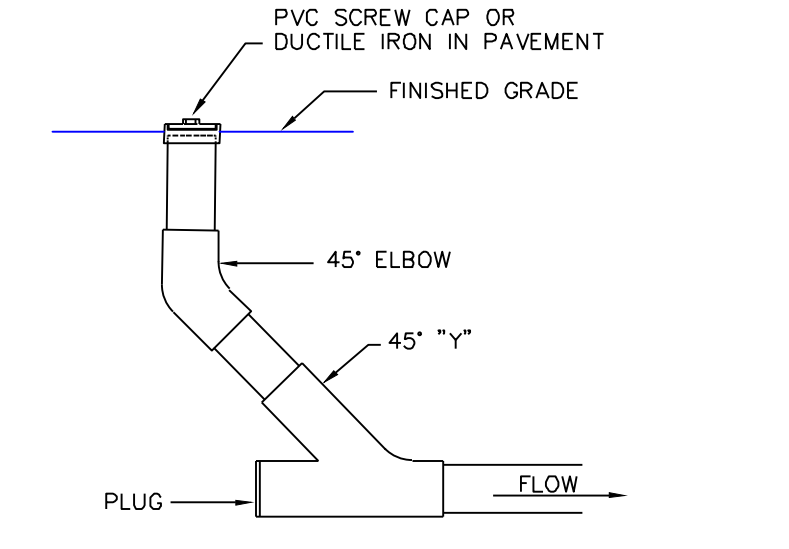


**SPECIAL PICKHOLE  
DETAIL**

NOTE:  
SEATING SURFACE OF MANHOLE FRAME &  
COVER SHALL BE MACHINED TO INSURE NON  
CHATTERING FIT. MANHOLE FRAMES AND  
COVERS SHALL BE PROPERLY CLEANED AND  
COATED WITH A WATERPROOF ASPHALTUM  
APPLIED BY IMMERSION.



**FRAME & COVER DIMENSIONS**



**CLEAN OUT TO GRADE DETAIL**  
N.T.S.

DATE	DESCRIPTION

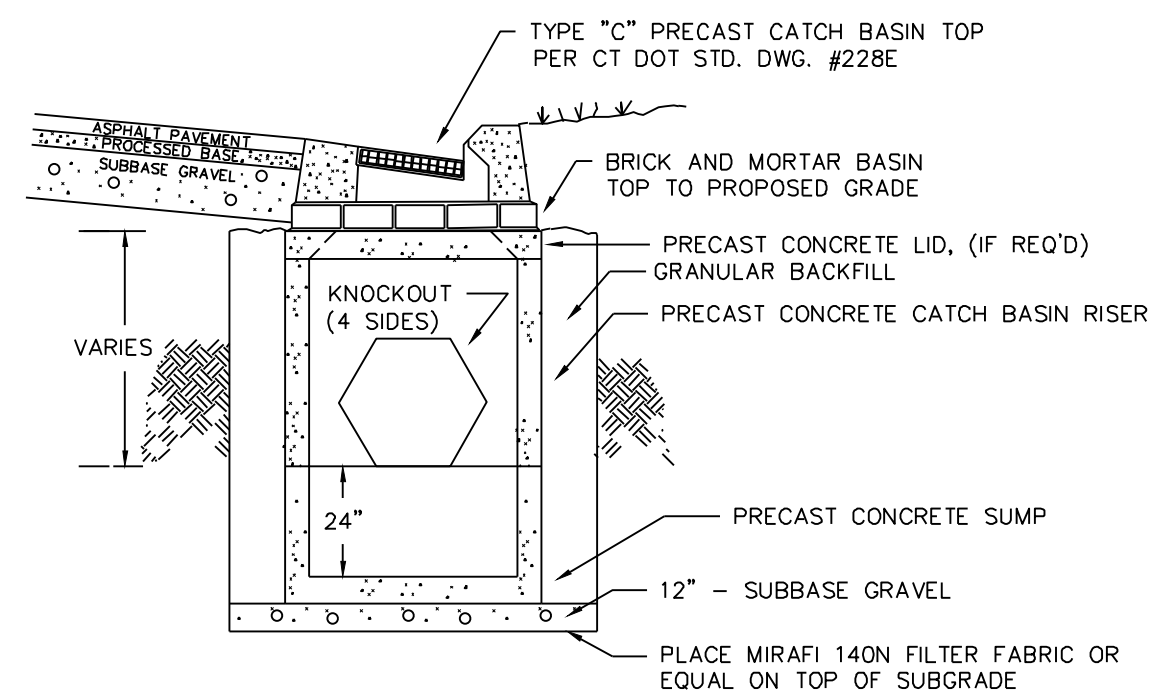
**NOTES & DETAILS  
PREPARED FOR  
63-67 PROSPECT STREET  
OWNERS  
63-67 PROSPECT STREET  
RIDGEBFIELD, CONNECTICUT**

	Date: 2-18-2021
	Scale: AS NOTED
	Proj. No.: 18043.1
	File No.: 3734
	Acad No.: 18043.1SP
Sheet: N5	
Drawn by: NY	

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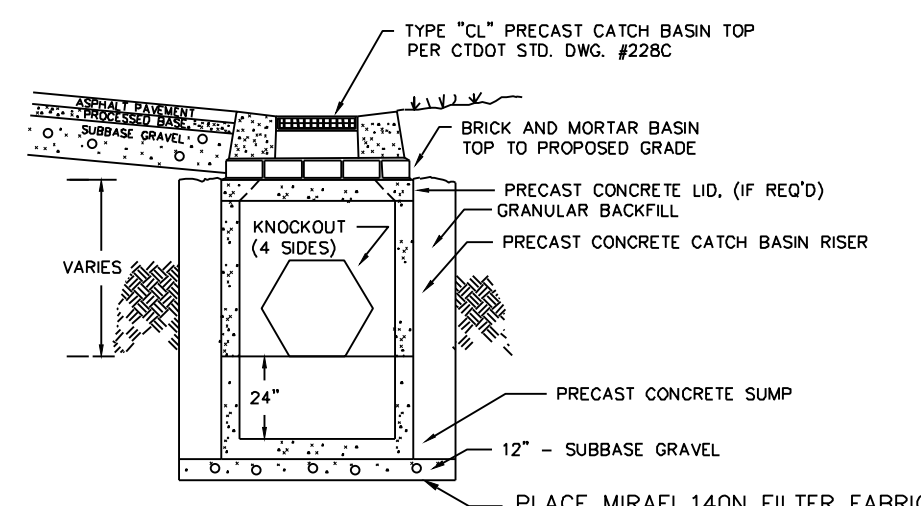
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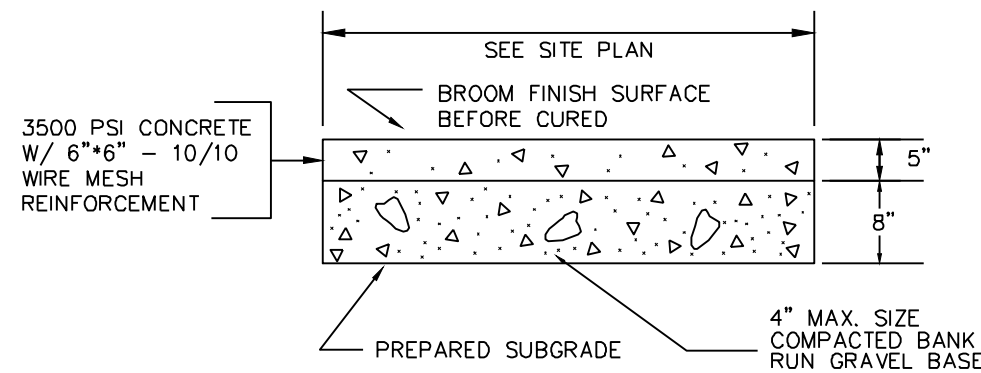
- NOTE - 1) ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 WHEEL LOADING  
 - 2) BACKFILL TO BE COMPACTED IN 8" LIFTS AROUND BASIN  
 - 3) TYPE C-L OR C-G BASIN TOP MAY BE SUBSTITUTED ABOVE WHERE CALLED FOR ON THE PLANS.

**PRECAST CATCH BASIN WITH TYPE "C" TOP**  
N.T.S.

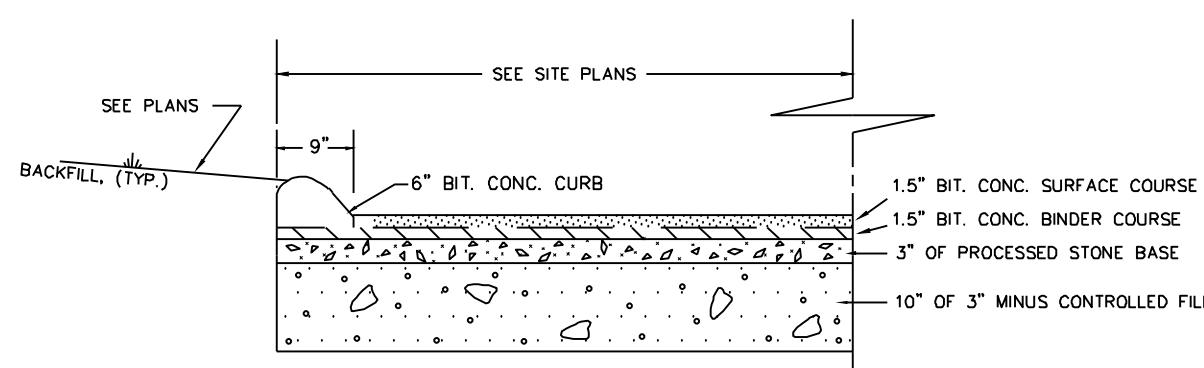


- NOTE - 1) ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 WHEEL LOADING  
 - 2) BACKFILL TO BE COMPACTED IN 8" LIFTS AROUND BASIN  
 - 3) TYPE C OR C-G BASIN TOP MAY BE SUBSTITUTED ABOVE WHERE CALLED FOR ON THE PLANS.

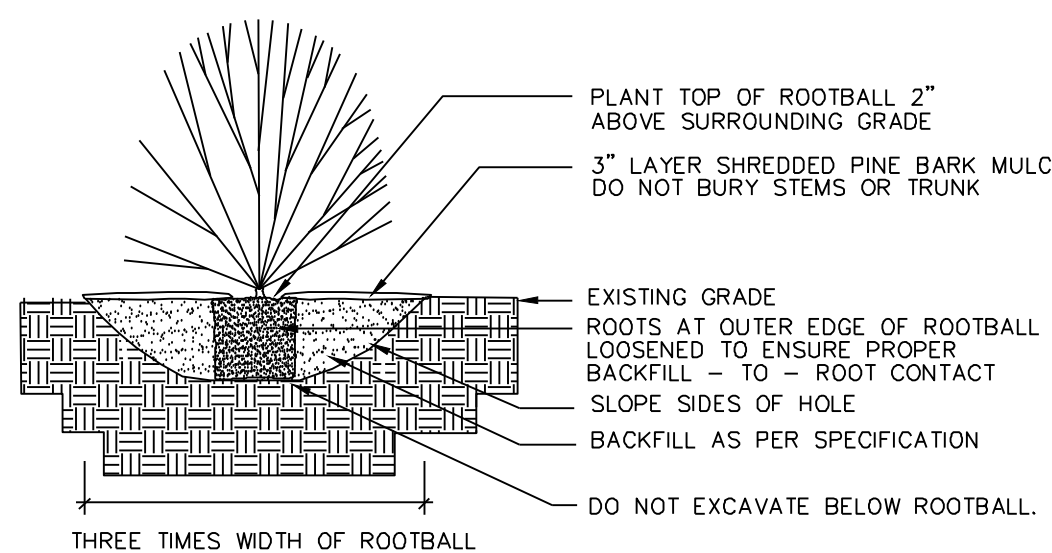
**DETAIL - PRECAST CATCH BASIN WITH TYPE CL CATCH BASIN TOP**  
N.T.S.



**TYPICAL SIDEWALK DETAIL**  
N.T.S.

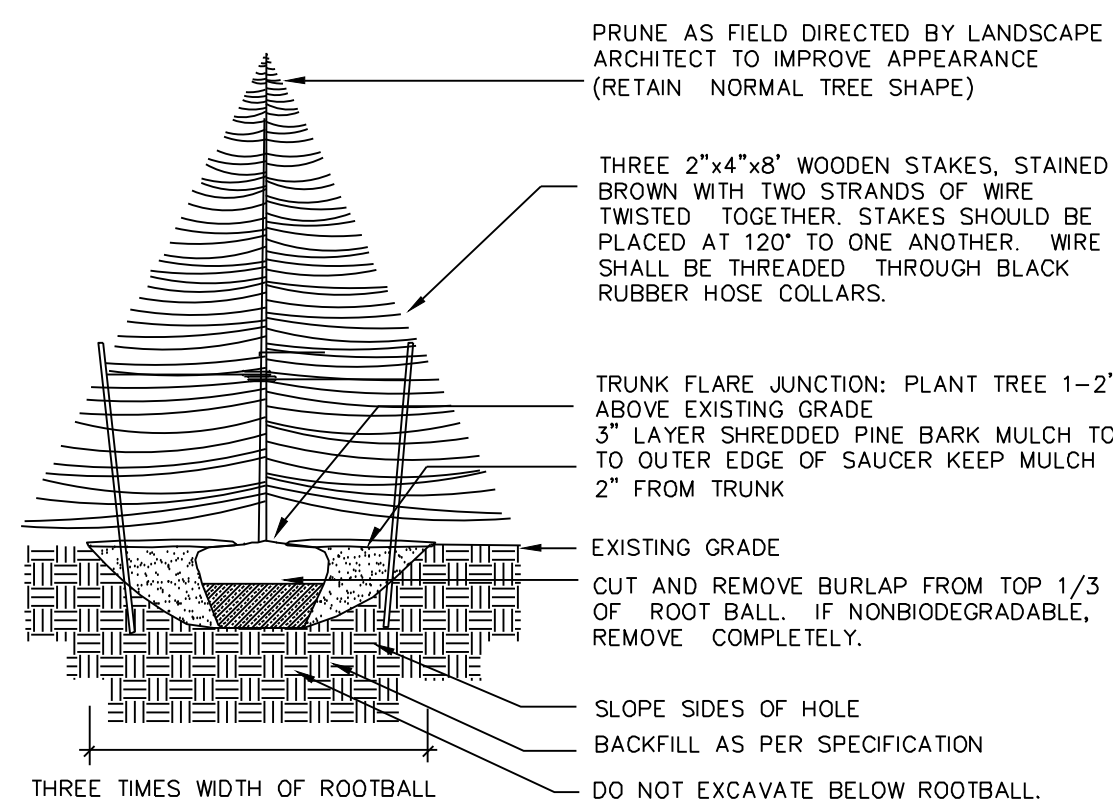


**PARKING, DRIVEWAY & CURBING DETAIL**  
N.T.S.



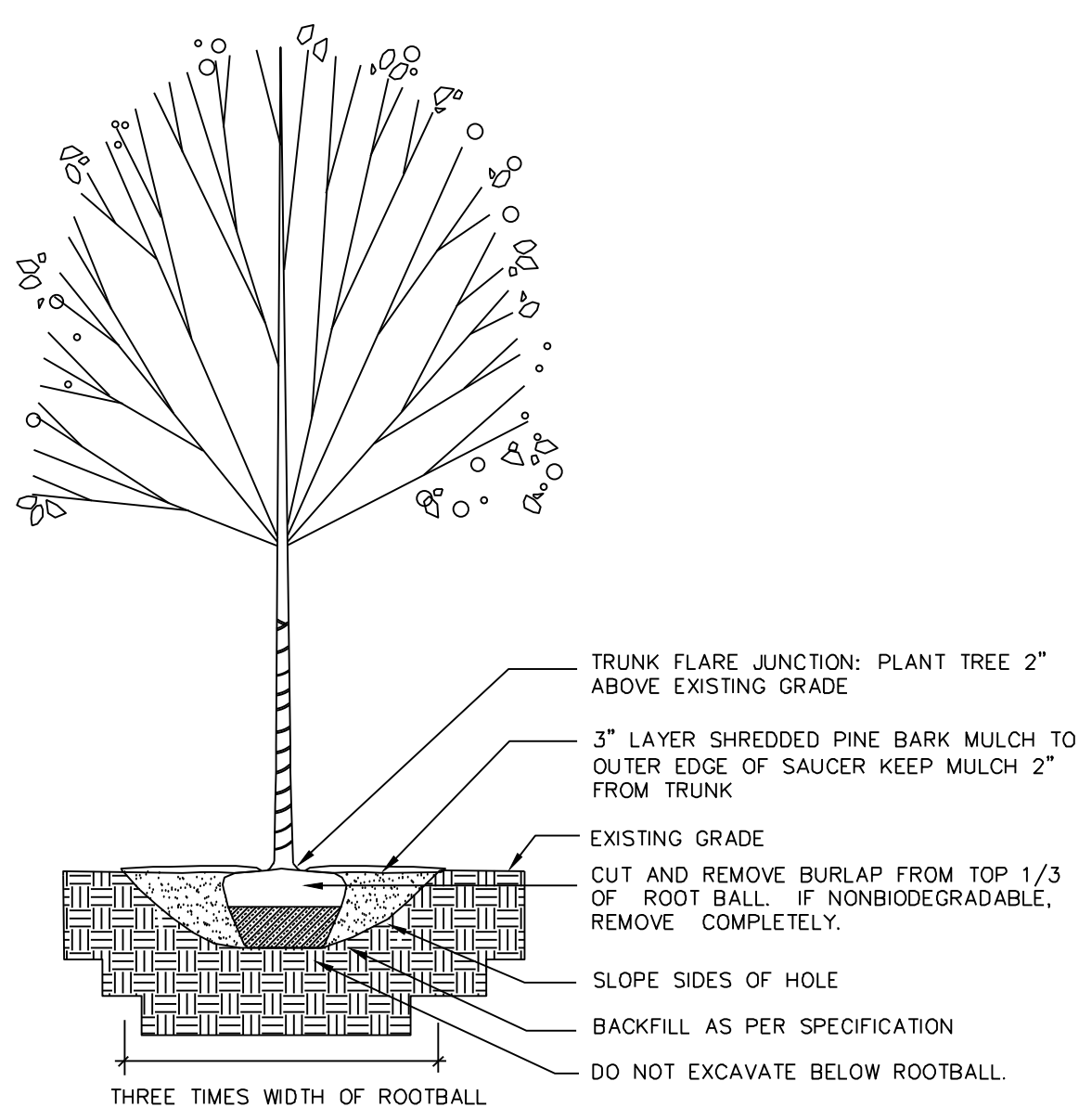
**SHRUB PLANTING**

**DETAIL C**  
NOT TO SCALE



**EVERGREEN TREE PLANTING**

**DETAIL B**  
NOT TO SCALE

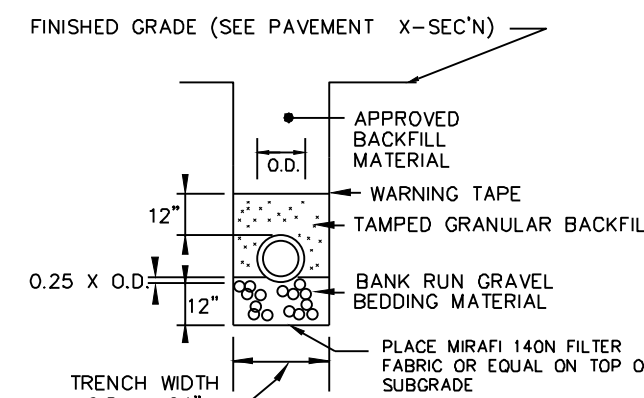


**DECIDUOUS TREE PLANTING**

**DETAIL A**  
NOT TO SCALE

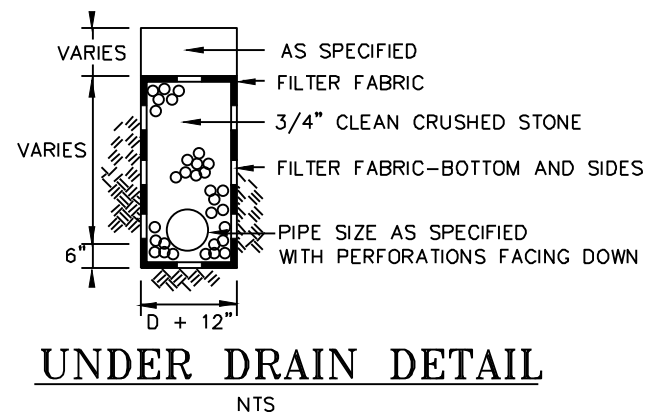
**GRADING NOTES:**

- All grading shall be performed to eliminate low points and depressions which would trap surface water. Contact the design engineer if changes are warranted.
- Fill under all parking, driveway and sidewalk areas shall be adequately compacted to 95% of the maximum density as determined by ASTM D 1557.
- All backfill for buildings, trenches, structures, etc. shall be adequately compacted to prevent excessive settlement. Compaction shall achieve 95% of the maximum density as determined by ASTM D 1557. Contact the engineer should additional clarification be necessary.
- Minor grading changes are permitted to meet field conditions provided prior approval is obtained from the engineer.
- Proposed grading shall maintain existing runoff conditions.
- Care should be taken when paving to properly grade the driveway/parking areas in order to avoid ponding and provide adequate drainage patterns.



- NOTE: 1) - PIPE SECTIONS TO BE JOINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
 2) - INSTALL ADDITIONAL 6" OF BEDDING MATERIAL FOR TRENCH IN LEDGE.  
 3) - NO FREE DRAINING MATERIAL SHALL BE USED IN THE TRENCH WITHIN 25-FEET OF THE LEACHING FIELDS.

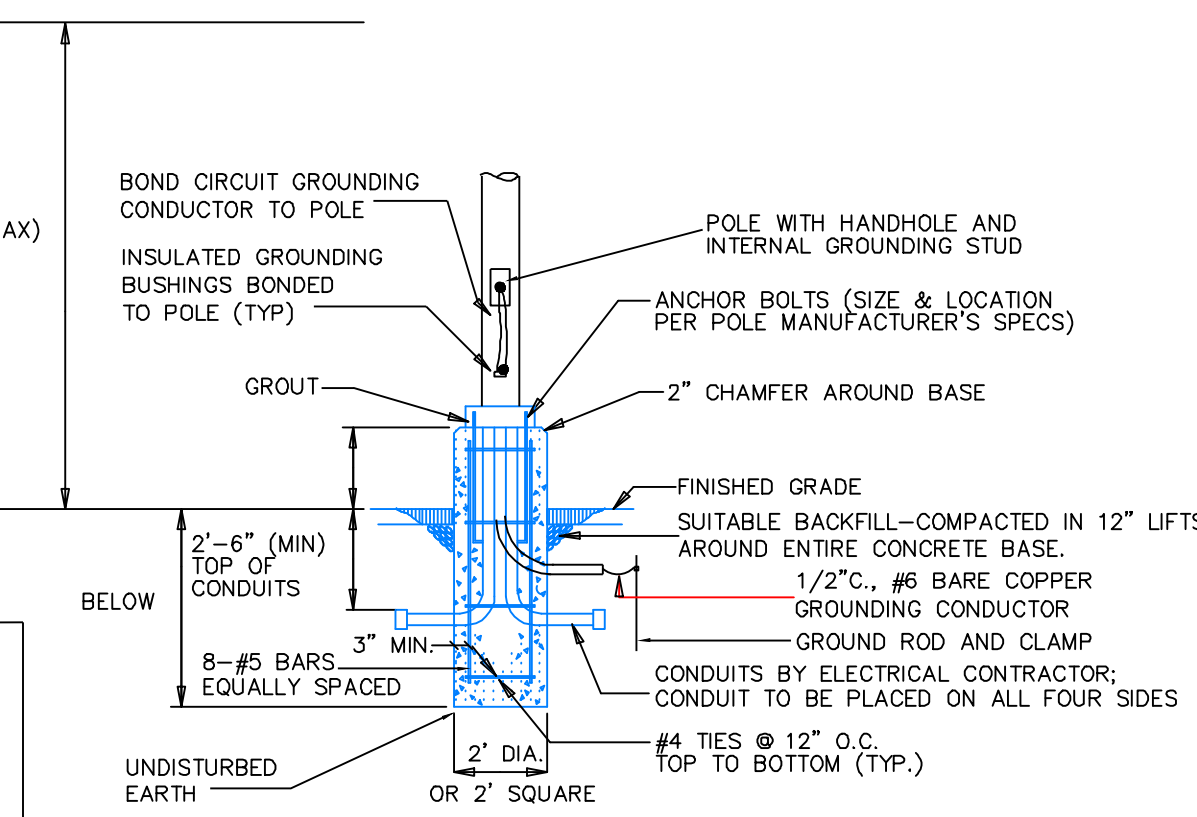
**TYPICAL TRENCH SECTION**  
N.T.S.



**UNDER DRAIN DETAIL**  
N.T.S.

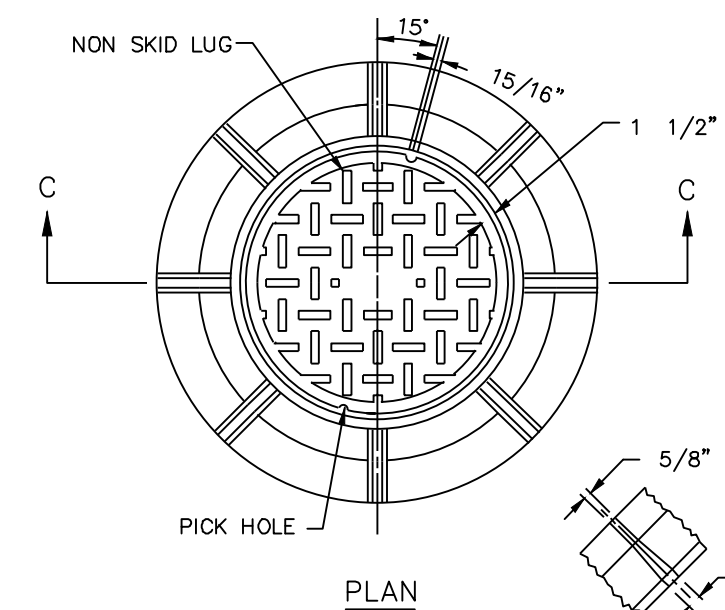
**DRAINAGE SYSTEM NOTES:**

- UNLESS OTHERWISE NOTED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE CONNECTICUT DOT APPROVED, CPEP(S). PIPE TO BE JOINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- ALL CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF RIDGEFIELD STANDARD DETAIL FOR PRECAST DRAINAGE STRUCTURES.
- CATCH BASIN TOPS SHALL CONFORM TO TOWN OF RIDGEFIELD STANDARD
- ALL CATCH BASIN FRAMES AND GRATES SHALL CONFORM TO TOWN OF RIDGEFIELD STANDARD
- DRAINAGE MANHOLES SHALL CONFORM TO TOWN OF RIDGEFIELD STANDARD FOR PRECAST MANHOLES.
- CRUSHED STONE FOR UNDERDRAINS (PERFORATED PIPE) SHALL BE 3/4" STONE CONFORMING TO SEC'N M.01.01-FORM 816 CT. D.O.T. STANDARD SPECIFICATIONS. FILTER FABRIC SHALL BE MIRAFIX 140N OR EQUIVALENT.
- RIP-RAP SHALL CONFORM TO SEC'N M.12.02-FORM 816, CT. D.O.T. STANDARD SPECIFICATIONS.
- ALL FOOTING AND CURTAIN DRAINS SHALL BE CONNECTED TO A PROPOSED CATCH BASIN OR DAYLIGHT TO GRADE.
- GROUNDWATER (CURTAIN) DRAINS MAY BE REQUIRED IN EXCAVATION AREAS BY THE ENGINEER DURING CONSTRUCTION.
- ALL ROOF DRAINS AND PIPES FROM TRENCH DRAIN SHALL BE SCH. 80 PVC.
- CONTRACTOR IS TO SUPPLY CIVIL ENGINEER WITH SHOP DRAWINGS/PRODUCT SUBMITTALS FOR ALL DRAINAGE SYSTEM PRODUCTS.

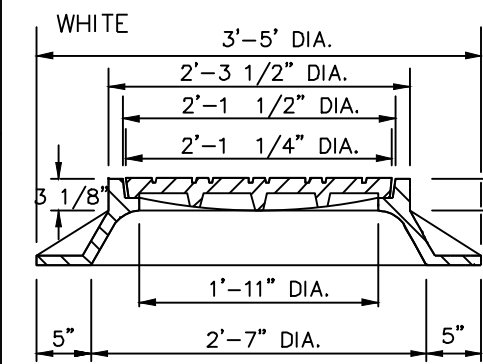


- CONCRETE SHALL BE 4000 PSI.
- REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615, GRADE 60 AND SHALL BE FIELD WIRED IN PLACE.
- ALL WORK ASSOCIATED WITH GROUNDING TO BE DONE BY OTHERS.
- GROUNDING IN ACCORDANCE WITH REQUIREMENTS OF THE NEC OR LOCAL ELECTRICAL CODES

**LIGHT POLE BASE DETAIL**  
N.T.S.



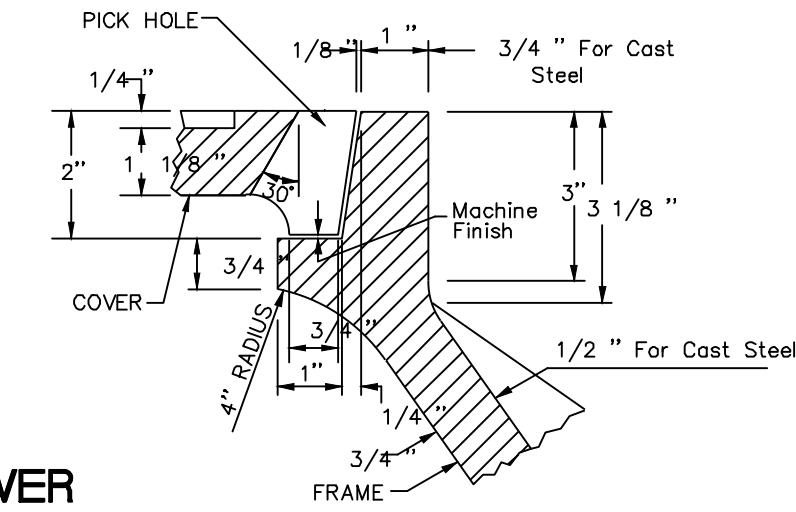
**PLAN**



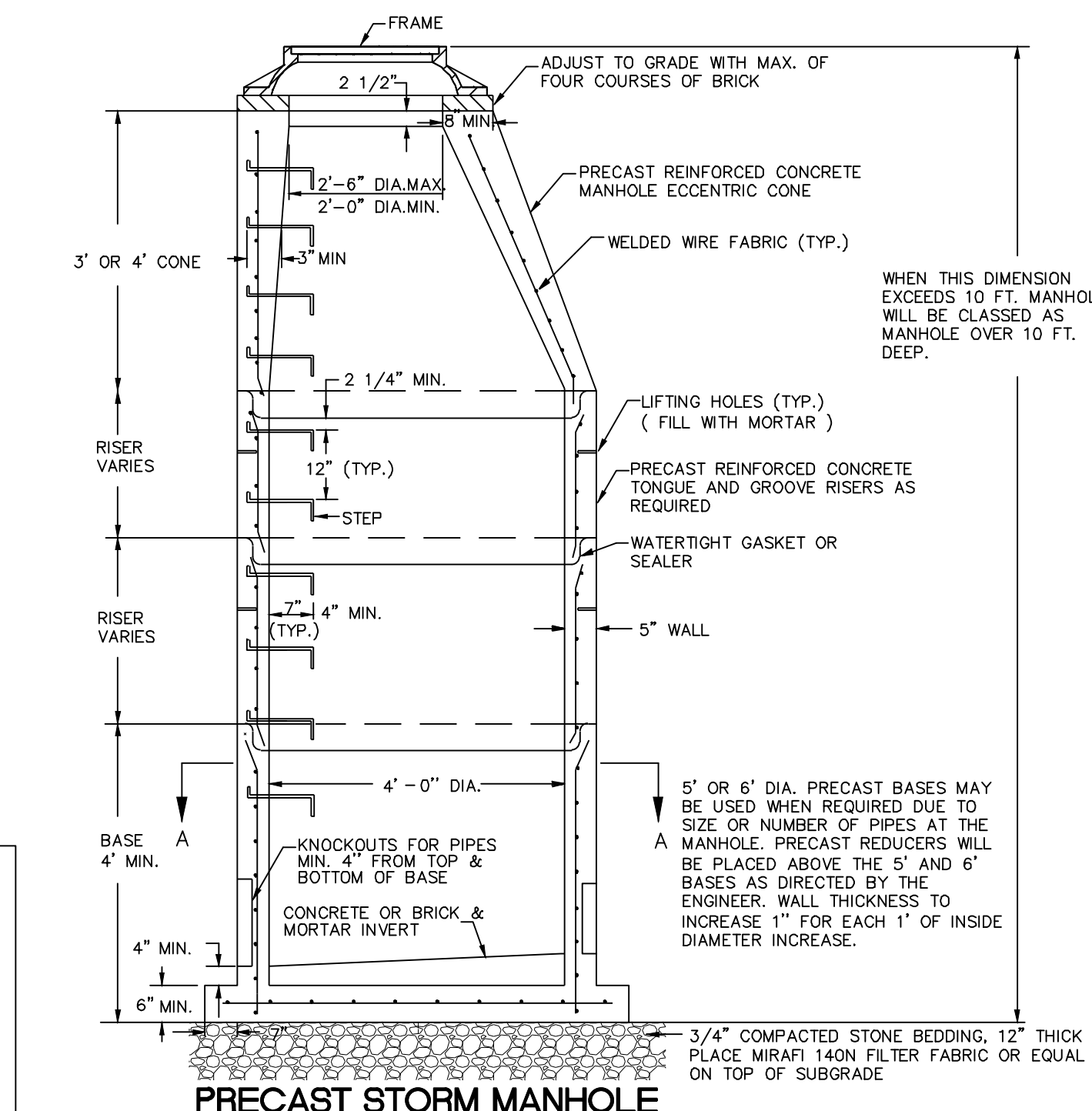
**SECTION C-C**

**FRAME AND COVER**

A FRAME DIAMETER OF 3"-3 1/2" WITH 4" FLANGE THE MUST BE USED WHEN THE TOP DIAMETER OF ALL OTHER PRECAST CONE IS LESS THAN 3'-6". FRAME DIMENSIONS ARE TO REMAIN THE SAME



**DETAIL OF SEAT**



**PRECAST STORM MANHOLE**

**PLANTING NOTES:**

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 12" DEEP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.
- CONTRACTOR SHALL DECOMPACT ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES TO A MINIMUM DEPTH OF 12" PRIOR TO PLACEMENT OF TOPSOIL.

DATE	DESCRIPTION

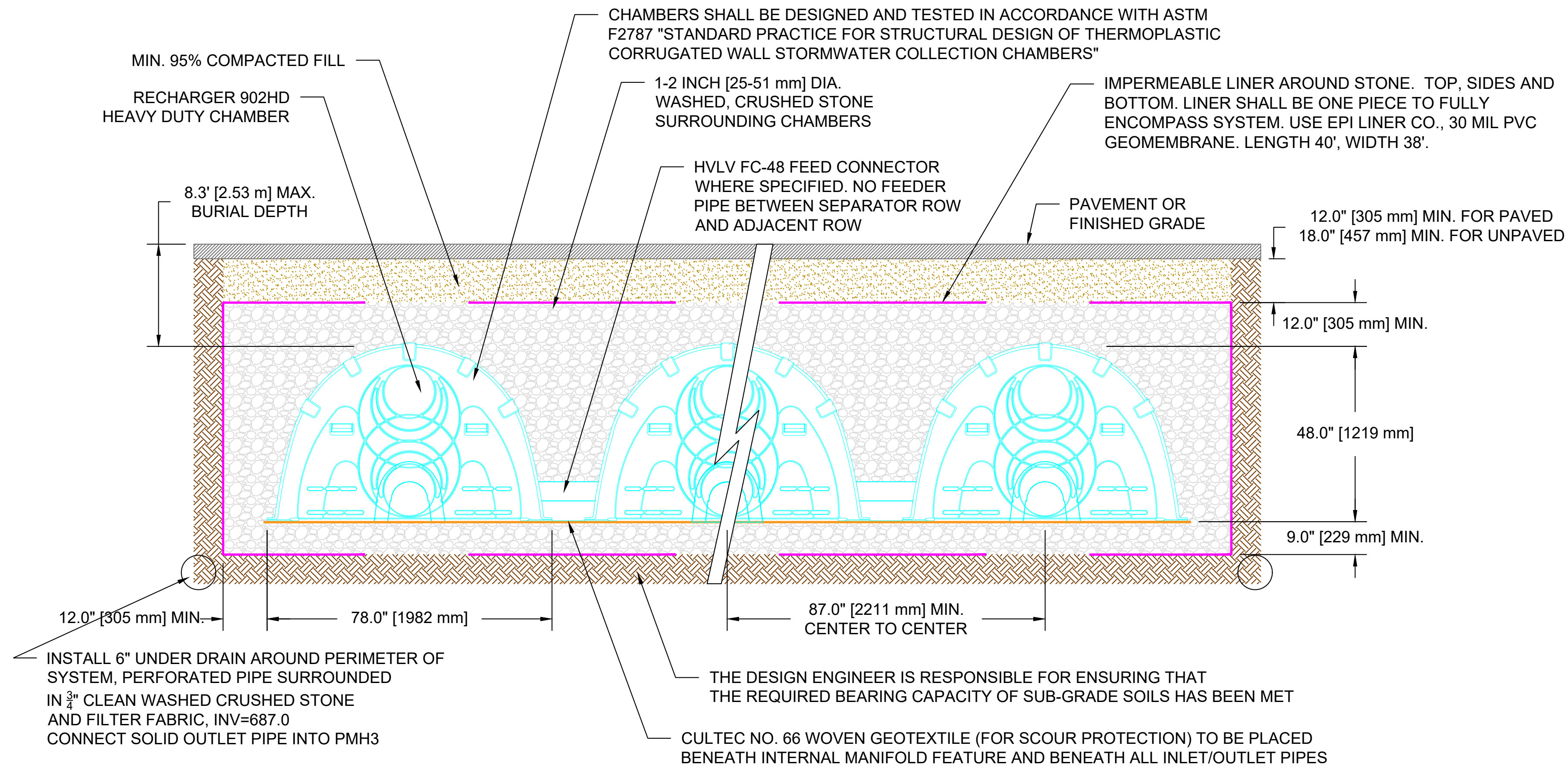
**NOTES & DETAILS**  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

	Date: 2-18-2021
	Scale: AS NOTED
	Proj. No.: 18043.1
	File No.: 3734
	Acad No.: 18043.1SP
	Sheet: N6
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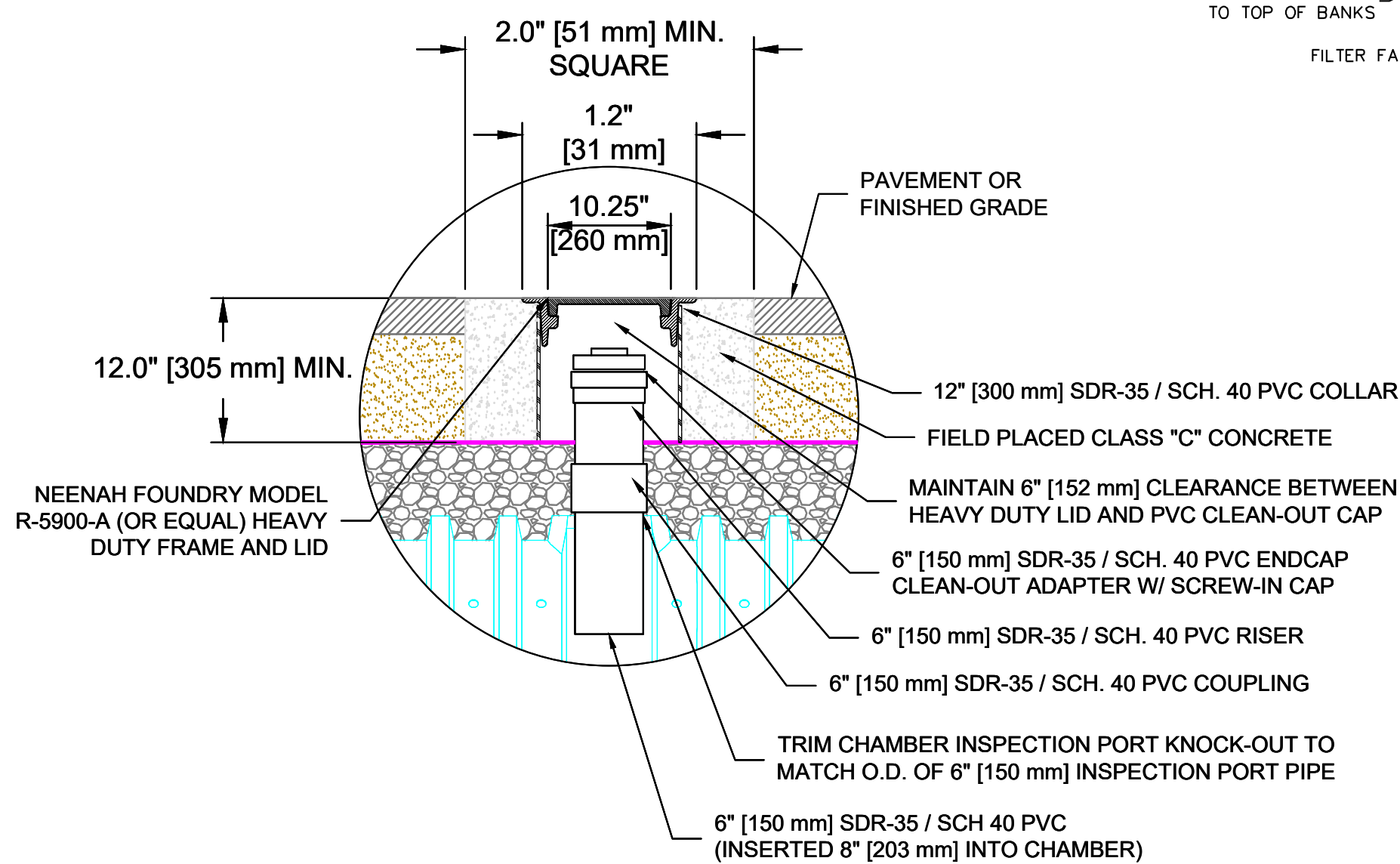
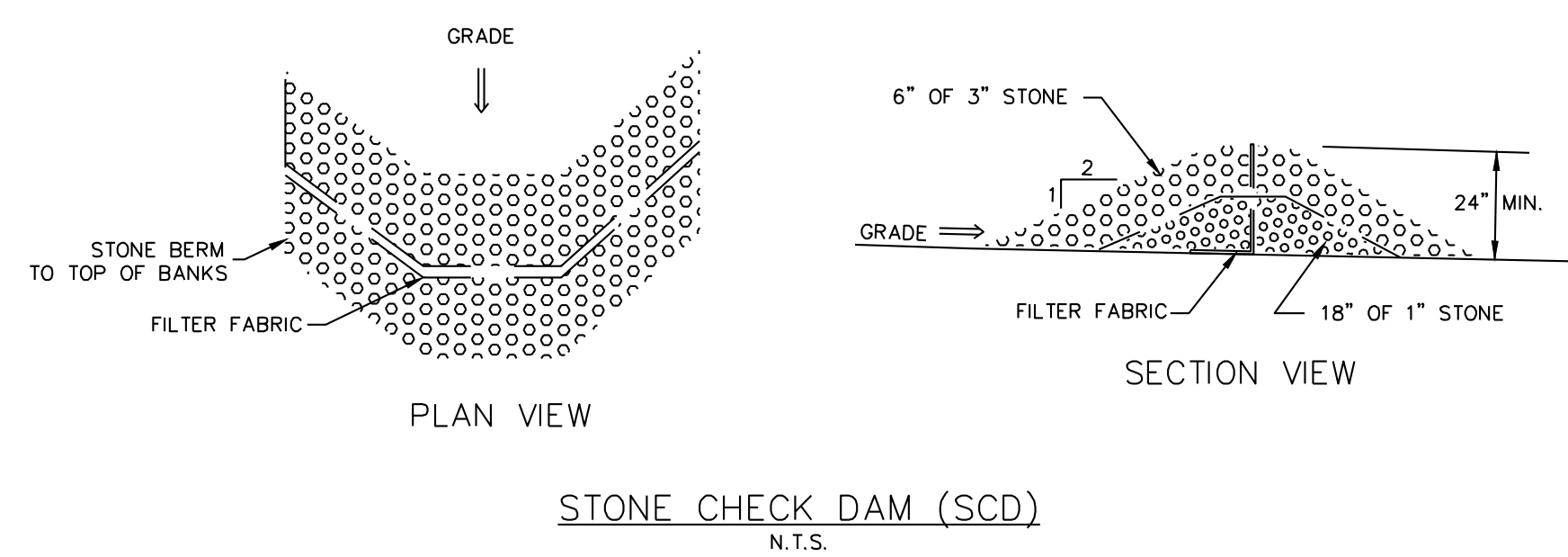
**GENERAL NOTES**

RECHARGER 902HD BY CULTEC, INC. OF BROOKFIELD, CT. THE CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. ALL RECHARGER 902HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

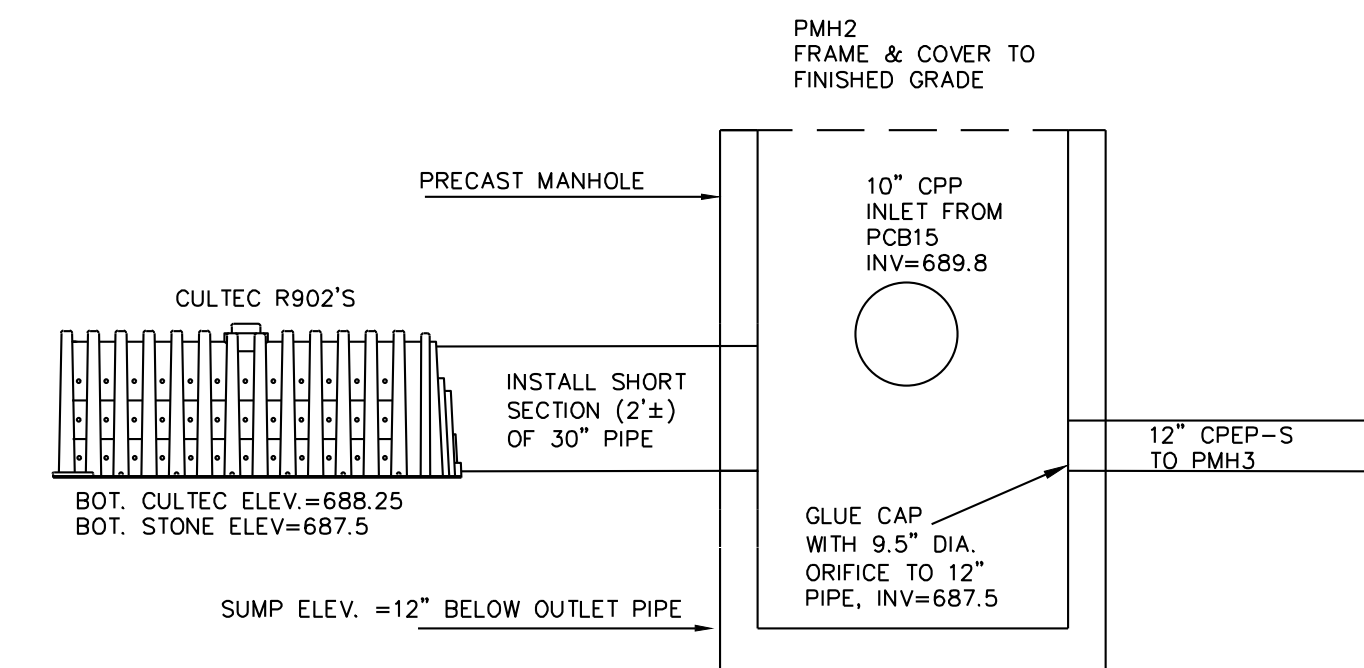
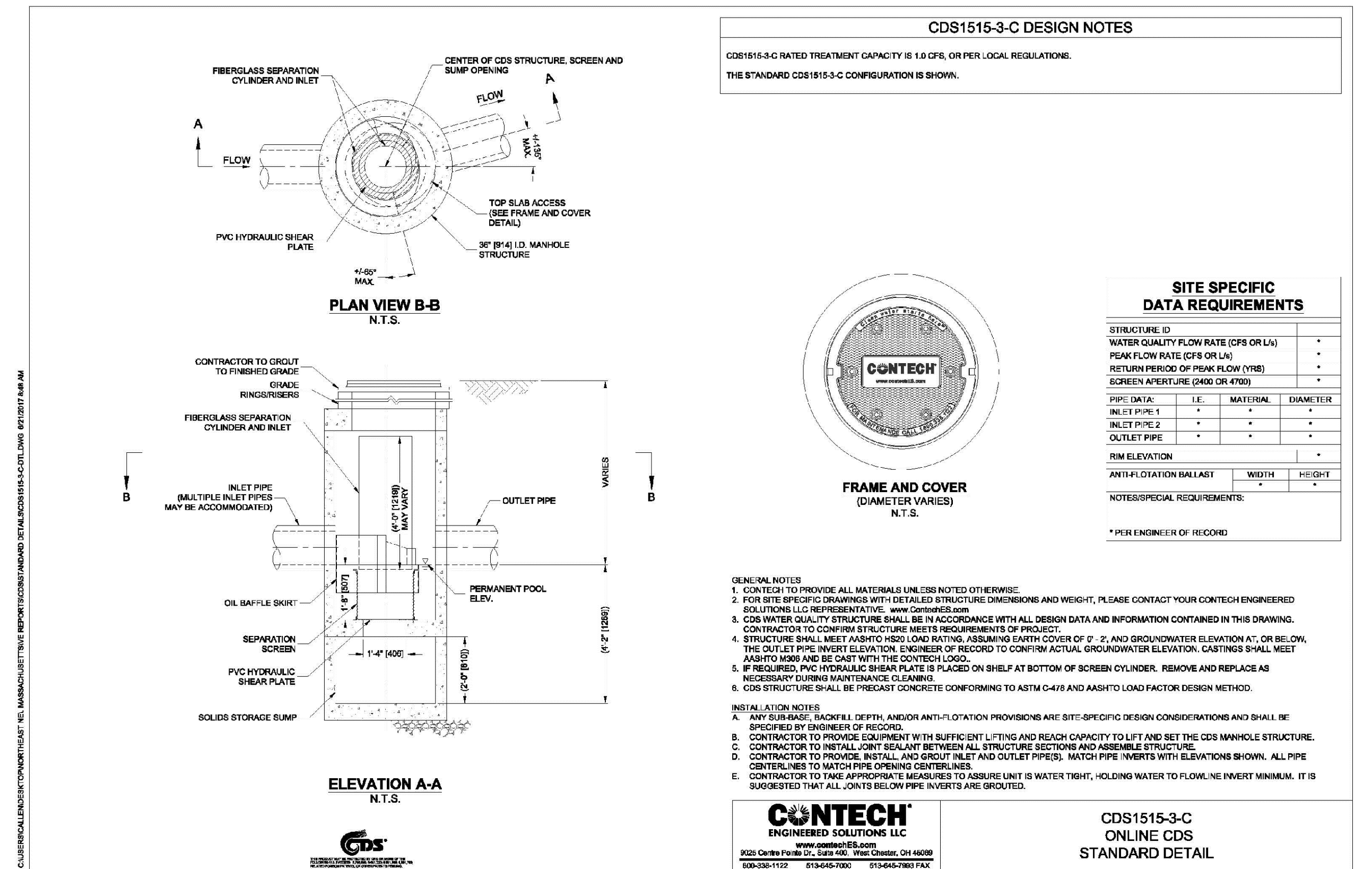
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. CALL CULTEC, INC. AT (800) 428-5832 TO ARRANGE A PRE-CONSTRUCTION MEETING. USE RECHARGER 902HD HEAVY DUTY FOR TRAFFIC APPLICATIONS.

AT PIPE PENETRATIONS THROUGH THE LINER, CUT LINER IN A CROSS SHAPE FASHION, INSTALL PIPE AND APPLY ZIP TAPE AROUND THE OUTSIDE OF LINER AND PIPE TO PROVIDE A WATERTIGHT CONNECTION.

**CULTEC RECHARGER 902HD HEAVY DUTY CROSS SECTION**

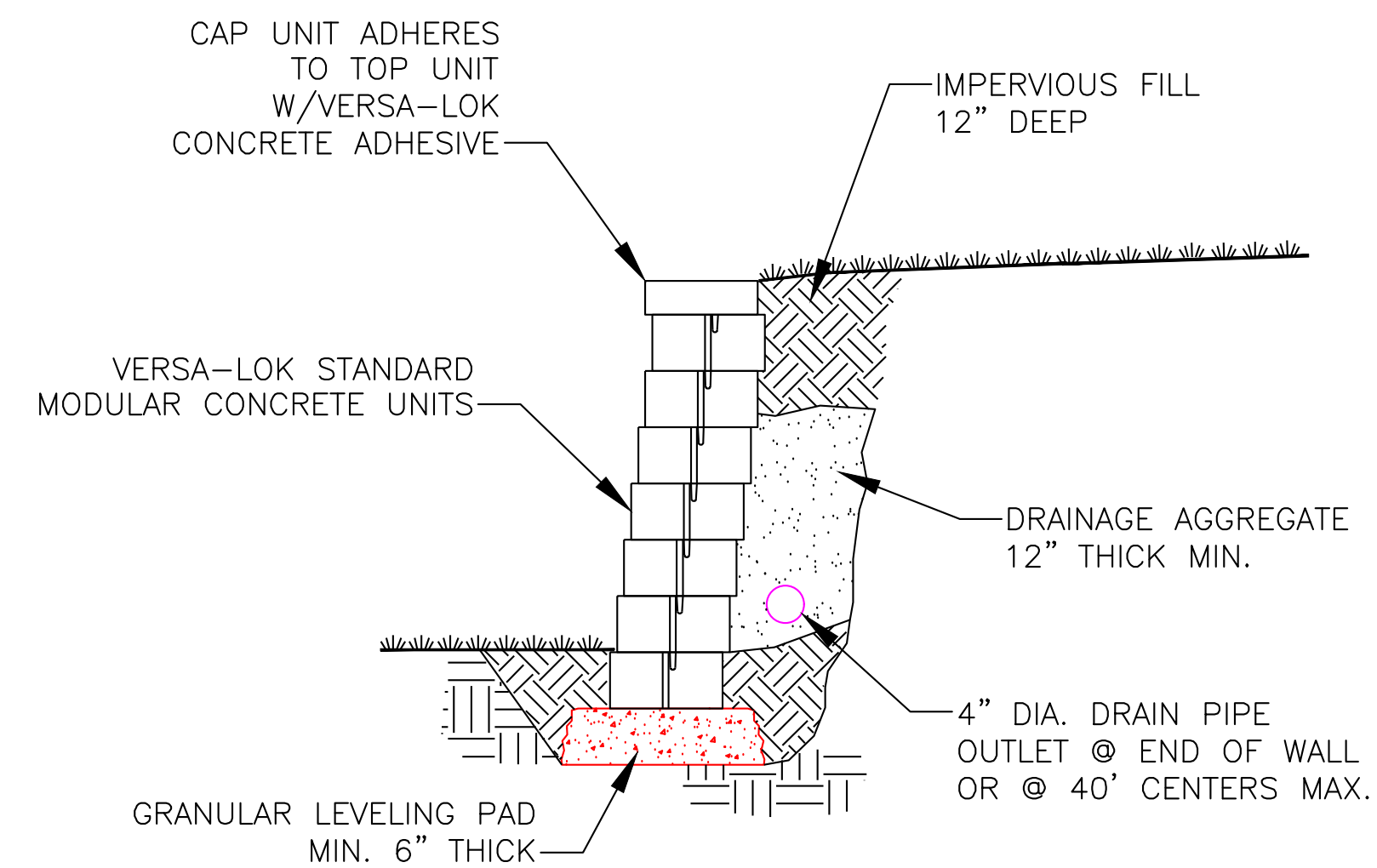


**INSPECTION PORT - ZOOM DETAIL**



- NOTES:
1. ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 LOADING
  2. BACKFILL TO BE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DENSITY AROUND BASIN.
  3. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.

**DETENTION SYSTEM OUTLET STRUCTURE DETAIL**  
PMH2 - MANHOLE  
N.T.S.



**TYPICAL SECTION-UNREINFORCED PRECAST SEGEMENTAL RETAINING WALL-VERSALOK OR EQUAL**  
NOT TO SCALE:

04/01/21	PEER REVIEW REVISIONS
DATE	DESCRIPTION

**NOTES & DETAILS**  
PREPARED FOR  
**63-67 PROSPECT STREET OWNERS**  
63-67 PROSPECT STREET  
RIDGEFIELD, CONNECTICUT

Date:	2-18-2021
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**CCA**  
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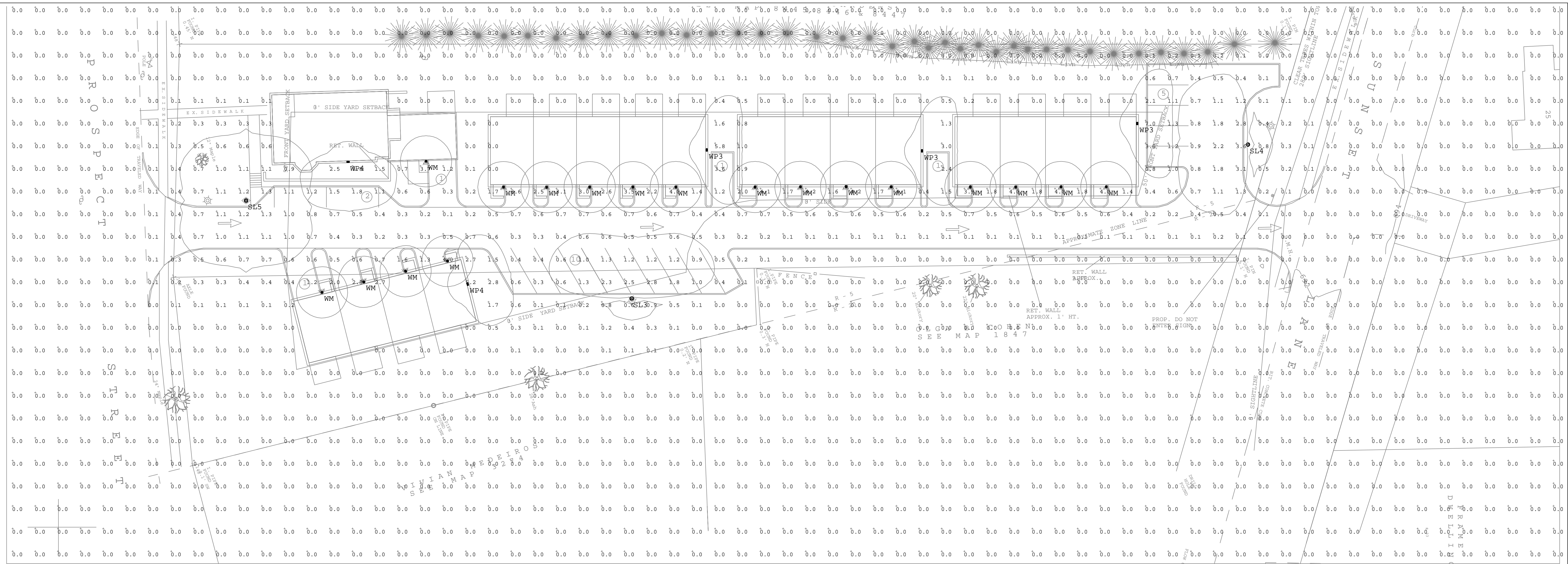
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JOB NAME: 63-67 PROSPECT STREET - RIDGEFIELD, CT  
 APEX LIGHTING SOLUTIONS  
 WORKPLANE/CALC PLANE: AT FINISH GRADE  
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE  
 APPS: LED  
 SALES: SP

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL3	SINGLE	3739	54.4	0.850	B1-U0-G1	LUMEC MPTR-55W48LED3K-G2-LE3W-VOLT-DMG-HS-APR4F-10.5-B104-COLTX
1	SL4	SINGLE	3802	54.4	0.850	B1-U0-G1	LUMEC MPTR-55W48LED3K-G2-LE4-VOLT-DMG-HS-APR4F-10.5-B104-COLTX
1	SL5	SINGLE	4661	54.4	0.850	B3-U0-G1	LUMEC MPTR-55W48LED3K-G2-LE5-VOLT-DMG-APR4F-10.5-B104-COLTX
18	WM	SINGLE	814	14	1.080	B1-U0-G0	SUNPARK 3-4081D-05-3000K / WALL MOUNTED @ 8FT AFG TO TOP
3	WP3	SINGLE	2132	22.3	0.850	B1-U0-G0	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED @ 8FT AFG TO BOF
2	WP4	SINGLE	2065	22.3	0.850	B1-U0-G1	STONCO LPW16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED @ 8FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.16	7.0	0.0	N.A.	N.A.
PARKING & DRIVE AISLES		0.69	3.6	0.0	N.A.	N.A.

**GENERAL DISCLAIMER:**

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

\* LLF Determined Using Current Published Lamp Data

**NOTE TO REVIEWER:**

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results. For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:  
 63-67 PROSPECT STREET  
 RIDGEFIELD, CT

DRAWING TITLE:  
 SITE LIGHTING  
 PHOTOMETRIC CALCULATION

SCALE: 1"=20'-0"

DATE: 2/18/21

DRAWN BY: LED

SHEET:

SL-1A