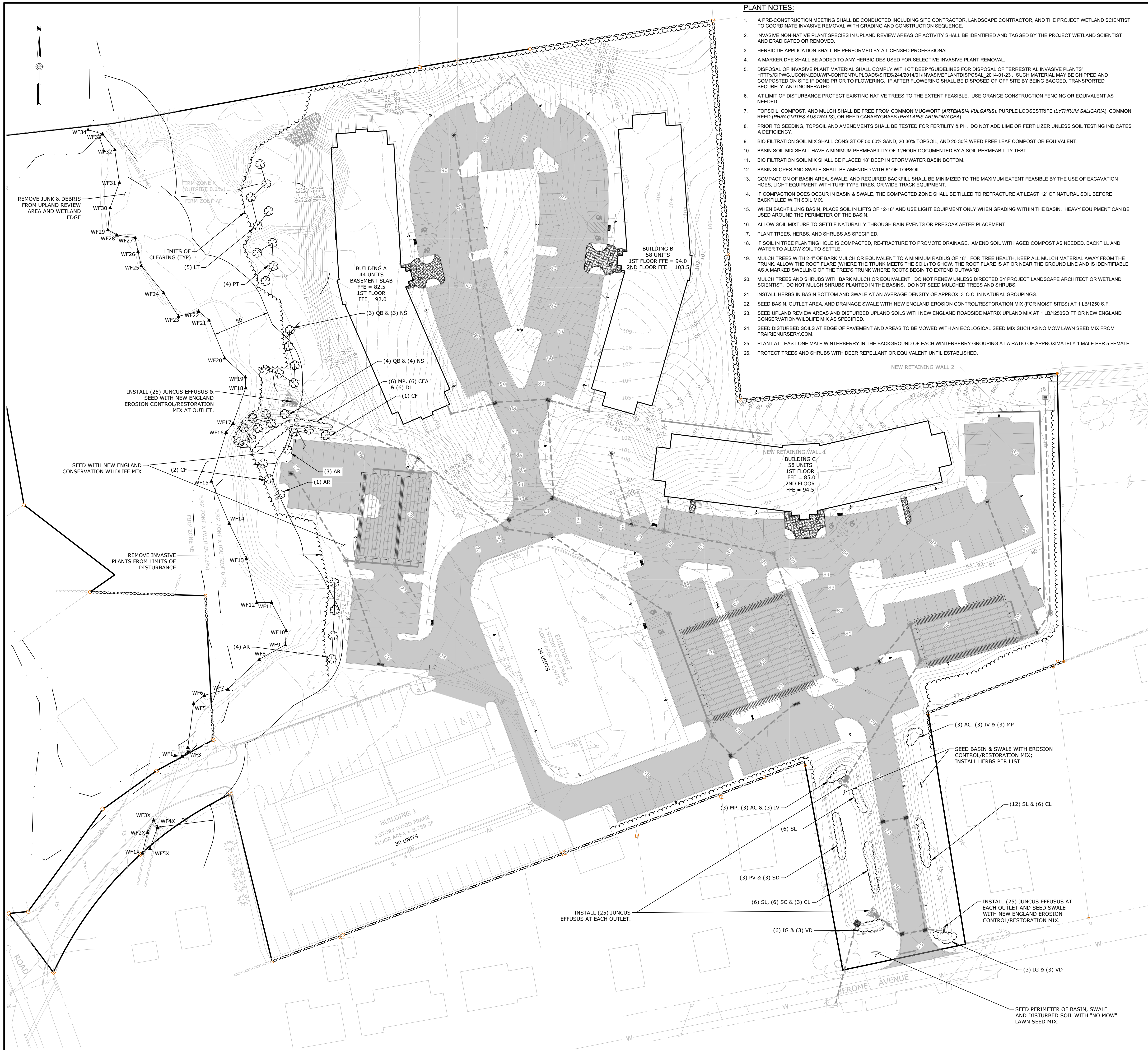


<p>Loureiro Engineering • Construction • Survey • Laboratory 15 Jerome Avenue, 82 Jerome Road and 232 Route 32, Uncasville - Montville, CT Phone: 860-448-0400 • Fax: 860-448-0899 An Employee Owned Company • www.loureiro.com © Loureiro Engineering Associates, Inc. All rights reserved 2019.</p>	
<p>SCALE: 1" = 40'</p> <p>CORN. NO. 88VA9 01</p> <p>DRAWN BY: BJM</p> <p>APPROVED BY: PB</p>	<p>DATE: 3/11/2021</p> <p>DATE: 3/11/2021</p>
<p>EROSION & SEDIMENT CONTROL INTERIM GRADING PLAN</p> <p>VILLAGE APARTMENTS - PHASE III</p> <p>15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT</p> <p>VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC</p> <p>15 MONTVILLE JEROME RD. 00 BAS PHASE III EROSION & SEDIMENT CONTROL PLAN DWG. TYP. E&S PLAN SHEET 16/2023 302 AM TORRES 16/2023 313 AM</p>	
<p>DRAWING NO. 19000079.08</p> <p>SHEET NO. 7 NO. OF SHEETS 13</p>	



- PLANT NOTES:**
- A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED INCLUDING SITE CONTRACTOR, LANDSCAPE CONTRACTOR, AND THE PROJECT WETLAND SCIENTIST TO COORDINATE INVASIVE REMOVAL WITH GRADING AND CONSTRUCTION SEQUENCE.
 - INVASIVE NON-NATIVE PLANT SPECIES IN UPLAND REVIEW AREAS OF ACTIVITY SHALL BE IDENTIFIED AND TAGGED BY THE PROJECT WETLAND SCIENTIST AND ERADICATED OR REMOVED.
 - HERBICIDE APPLICATION SHALL BE PERFORMED BY A LICENSED PROFESSIONAL.
 - A MARKER DYE SHALL BE ADDED TO ANY HERBICIDES USED FOR SELECTIVE INVASIVE PLANT REMOVAL.
 - DISPOSAL OF INVASIVE PLANT MATERIAL SHALL COMPLY WITH CT DEEP "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS" HTTP://CIPWGS.UCONN.EDU/WP-CONTENT/UPLOADS/SITES/244201401/INVASIVEPLANTDISPOSAL_2014-01-23 SUCH MATERIAL MAY BE CHIPPED AND COMPOSTED ON SITE IF DONE PRIOR TO FLOWERING. IF AFTER FLOWERING SHALL BE DISPOSED OF OFF-SITE BY BEING BAGGED, TRANSPORTED SECURELY, AND INCINERATED.
 - AT LIMIT OF DISTURBANCE PROTECT EXISTING NATIVE TREES TO THE EXTENT FEASIBLE. USE ORANGE CONSTRUCTION FENCING OR EQUIVALENT AS NEEDED.
 - TOPSOIL, COMPOST, AND MULCH SHALL BE FREE FROM COMMON MUGWORT (*ARTEMISIA VULGARIS*), PURPLE LOOSESTRIFE (*LYTHRUM SALICARIA*), COMMON REED (*PHRAGMITES AUSTRALIS*), OR REED CANARYGRASS (*PHALARIS ARUNDINACEA*).
 - PRIOR TO SEEDING, TOPSOIL AND AMENDMENTS SHALL BE TESTED FOR FERTILITY & PH. DO NOT ADD LIME OR FERTILIZER UNLESS SOIL TESTING INDICATES A DEFICIENCY.
 - BIO FILTRATION SOIL MIX SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL, AND 20-30% WEED FREE LEAF COMPOST OR EQUIVALENT.
 - BASIN SOIL MIX SHALL HAVE A MINIMUM PERMEABILITY OF 1" HOUR DOCUMENTED BY A SOIL PERMEABILITY TEST.
 - BIO FILTRATION SOIL MIX SHALL BE PLACED 18" DEEP IN STORMWATER BASIN BOTTOM.
 - BASIN SLOPES AND SWALE SHALL BE AMENDED WITH 6" OF TOPSOIL.
 - COMPACTION OF BASIN AREA, SWALE, AND REQUIRED BACKFILL SHALL BE MINIMIZED TO THE MAXIMUM EXTENT FEASIBLE BY THE USE OF EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF-TYPE TIRES, OR WIDE TRACK EQUIPMENT.
 - IF COMPACTION DOES OCCUR IN BASIN & SWALE, THE COMPACTED ZONE SHALL BE TILLED TO REFRRACTURE AT LEAST 12" OF NATURAL SOIL BEFORE BACKFILLED WITH SOIL MIX.
 - WHEN BACKFILLING BASIN, PLACE SOIL IN LIFTS OF 12-18" AND USE LIGHT EQUIPMENT ONLY WHEN GRADING WITHIN THE BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN.
 - ALLOW SOIL MIXTURE TO SETTLE NATURALLY THROUGH RAIN EVENTS OR PRESOAK AFTER PLACEMENT.
 - PLANT TREES, HERBS, AND SHRUBS AS SPECIFIED.
 - IF SOIL IN TREE PLANTING HOLE IS COMPACTED, RE-FRACTURE TO PROMOTE DRAINAGE. AMEND SOIL WITH AGED COMPOST AS NEEDED. BACKFILL AND WATER TO ALLOW SOIL TO SETTLE.
 - MULCH TREES WITH 2-4" OF BARK MULCH OR EQUIVALENT TO A MINIMUM RADIUS OF 18". FOR TREE HEALTH, KEEP ALL MULCH MATERIAL AWAY FROM THE TRUNK. ALLOW THE ROOT FLARE (WHERE THE TRUNK MEETS THE SOIL) TO SHOW. THE ROOT FLARE IS AT OR NEAR THE GROUND LINE AND IS IDENTIFIABLE AS A MARKED SWELLING OF THE TREE'S TRUNK WHERE ROOTS BEGIN TO EXTEND OUTWARD.
 - MULCH TREES AND SHRUBS WITH BARK MULCH OR EQUIVALENT. DO NOT RENEW UNLESS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR WETLAND SCIENTIST. DO NOT MULCH SHRUBS PLANTED IN THE BASINS. DO NOT SEED MULCHED TREES AND SHRUBS.
 - INSTALL HERBS IN BASIN BOTTOM AND SWALE AT AN AVERAGE DENSITY OF APPROX. 3' O.C. IN NATURAL GROUPINGS.
 - SEED BASIN, OUTLET AREA, AND DRAINAGE SWALE WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX (FOR MOIST SITES) AT 1 LB/1250 S.F.
 - SEED UPLAND REVIEW AREAS AND DISTURBED UPLAND SOILS WITH NEW ENGLAND ROADSIDE MATRIX UPLAND MIX AT 1 LB/1250 SQ FT OR NEW ENGLAND CONSERVATION WILDLIFE MIX AS SPECIFIED.
 - SEED DISTURBED SOILS AT EDGE OF PAVEMENT AND AREAS TO BE MOWED WITH AN ECOLOGICAL SEED MIX SUCH AS NO MOW LAWN SEED MIX FROM PRAIRIENURSERY.COM.
 - PLANT AT LEAST ONE MALE WINTERBERRY IN THE BACKGROUND OF EACH WINTERBERRY GROUPING AT A RATIO OF APPROXIMATELY 1 MALE PER 5 FEMALE.
 - PROTECT TREES AND SHRUBS WITH DEER REPELLANT OR EQUIVALENT UNTIL ESTABLISHED.

WETLAND MITIGATION & STORMWATER BASIN PLANT LIST					
TREES	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	ROOT
AR	<i>Acer rubrum</i>	Red Maple	8	6"	Cont
CF	<i>Cornus florida</i>	Flowering Dogwood	3	6-8' HT	Cont
NS	<i>Nyssa sylvatica</i>	Black Gum	7	4-6"	Cont
QB	<i>Quercus bicolor</i>	Swamp White Oak	7	4-6"	Cont
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	5	4-6"	Cont
PT	<i>Populus tremuloides</i>	Quacking Aspen	4	6-8' HT	Cont
PV	<i>Prunus virginiana</i>	Chokecherry	3	4-6"	Cont
SHRUBS					
Ac	<i>Amelanchier canadensis</i>	Shadblow	6	3-4"	Cont
CEA	<i>Ceanothus americana</i>	New Jersey Tea	6	3-4"	Cont
CO	<i>Cephalanthus occidentalis</i>	Butterfly Bush	6	3-4"	Cont
CL	<i>Clethra alnifolia</i>	Sweet Pepperbush	9	3-4"	Cont
CA	<i>Cornus amomum</i>	Silky Dogwood	6	3-4"	Cont
DL	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	6	18-24"	Cont
IG	<i>Ilex glabra</i>	Inkberry	9	3-4"	Cont
IV	<i>Ilex verticillata</i> (female)	Winterberry	5	3-4"	Cont
IVM	<i>Ilex verticillata</i> (male)	Winterberry	1	3-4"	Cont
MP	<i>Morella pensylvanica</i>	Northern Bayberry	12	18-24"	Cont
SC	<i>Sambucus canadensis</i>	Common Elderberry	6	3-4"	Cont
SD	<i>Salix discolor</i>	Pussy Willow	3	3-4"	Cont
SL	<i>Spiraea latifolia</i>	Meadowsweet	24	3-4"	Cont
VD	<i>Viburnum dentatum</i>	Arrowwood	6	3-4"	Cont
HERBS					
	<i>Asclepias incarnata</i>	Swamp Milkweed	100	2" Plugs	-
	<i>Asclepias tuberosa</i>	Butterfly Weed	50	2" Plugs	-
	<i>Aster novae-angliae</i>	New England Aster	50	2" Plugs	-
	<i>Eupatorium maculatum</i>	Spotted Joe-pye Weed	50	2" Plugs	-
	<i>Juncus effusus</i>	Soft Rush	100	2" Plugs	-
	<i>Iris versicolor</i>	Blue Flag	50	2" Plugs	-
	<i>Lobelia cardinalis</i>	Cardinal Flower	50	2" Plugs	-
	<i>Monarda fistulosa</i>	Wild Bergamot	50	2" Plugs	-
	<i>Rudbeckia laciniata</i>	Cut-leaf Coneflower	50	2" Plugs	-
	<i>Vernonia noveboracensis</i>	Ironweed	50	2" Plugs	-
	<i>Zizia aurea</i>	Golden Alexanders	50	2" Plugs	-

- SEED MIXES:**
- NEW ENGLAND ROADSIDE MATRIX UPLAND MIX
 - APPLICATION RATE: 1 LB/1250 SQ. FT.
 - NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES
 - APPLICATION RATE: 1 LB/1250 SQ. FT.
 - NEW ENGLAND CONSERVATION WILDLIFE MIX (BASIN & SWALE SLOPES AND DISTURBED UPLAND SOILS)
 - APPLICATION RATE: 1 LB/1750 SQ. FT.
 - SEED MIXES ARE AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC. (NEWP.COM)
 - "NO MOW" LAWN MIX (PERIMETER OF BASIN & SWALE)
 - 6 FESCUA SPP. FINE FESCUES
 - APPLICATION RATE: 5 LB/1000 SQ. FT.
 - AVAILABLE FROM PRAIRIENURSERY.COM
 - NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX
 - APPLICATION RATE: 1 LB/1450 SQ. FT.
 - NEW ENGLAND CONSERVATION WILDLIFE MIX
 - APPLICATION RATE: 1 LB/1750 SQ. FT.
 - SEED MIXES ARE AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, INC. (NEWP.COM)
 - "NO MOW" LAWN MIX (AREAS TO BE MOWED)
 - 6 FESCUA SPP. FINE FESCUES
 - APPLICATION RATE: 5 LB/1000 SQ. FT.
 - AVAILABLE FROM PRAIRIENURSERY.COM

STAMP

Loureiro
 Engineering • Construction • Energy
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
 Phone: 860-448-9400 • Fax: 860-448-0899
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SCALE: 1" = 40'

DATE: 3/11/2021

DRAWN BY: BJM

APPROVED BY: PB

WETLAND MITIGATION & STORMWATER BASIN PLANTING PLAN

VILLAGE APARTMENTS - PHASE III

15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT

VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC

15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
 1099 NORTH STREET, WHITE PLAINS, NY

DATE: 11/15/2021

DESCRIPTION OF REVISION:

1. IWC AND P&C SUBMISSION

1. REV.

DATE

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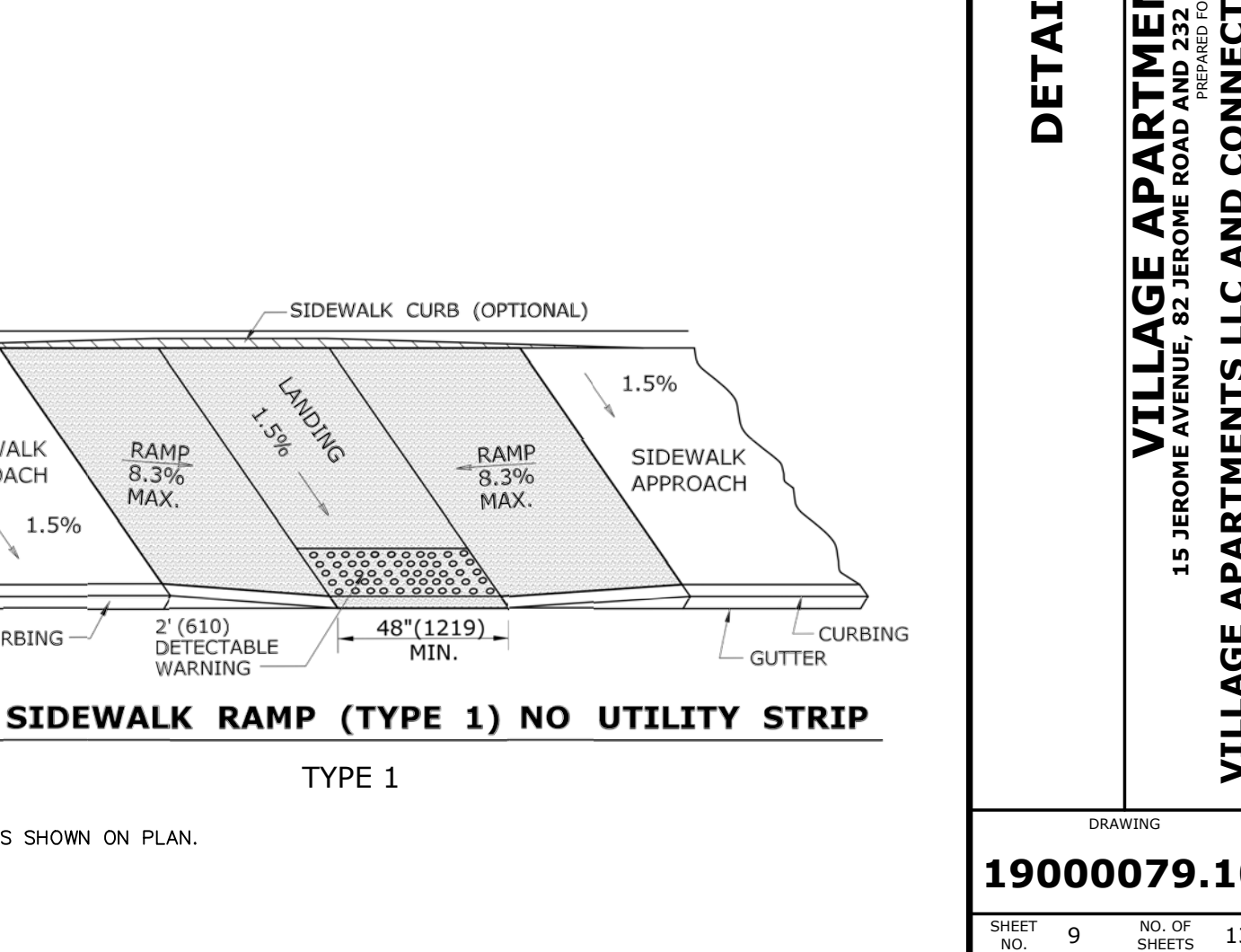
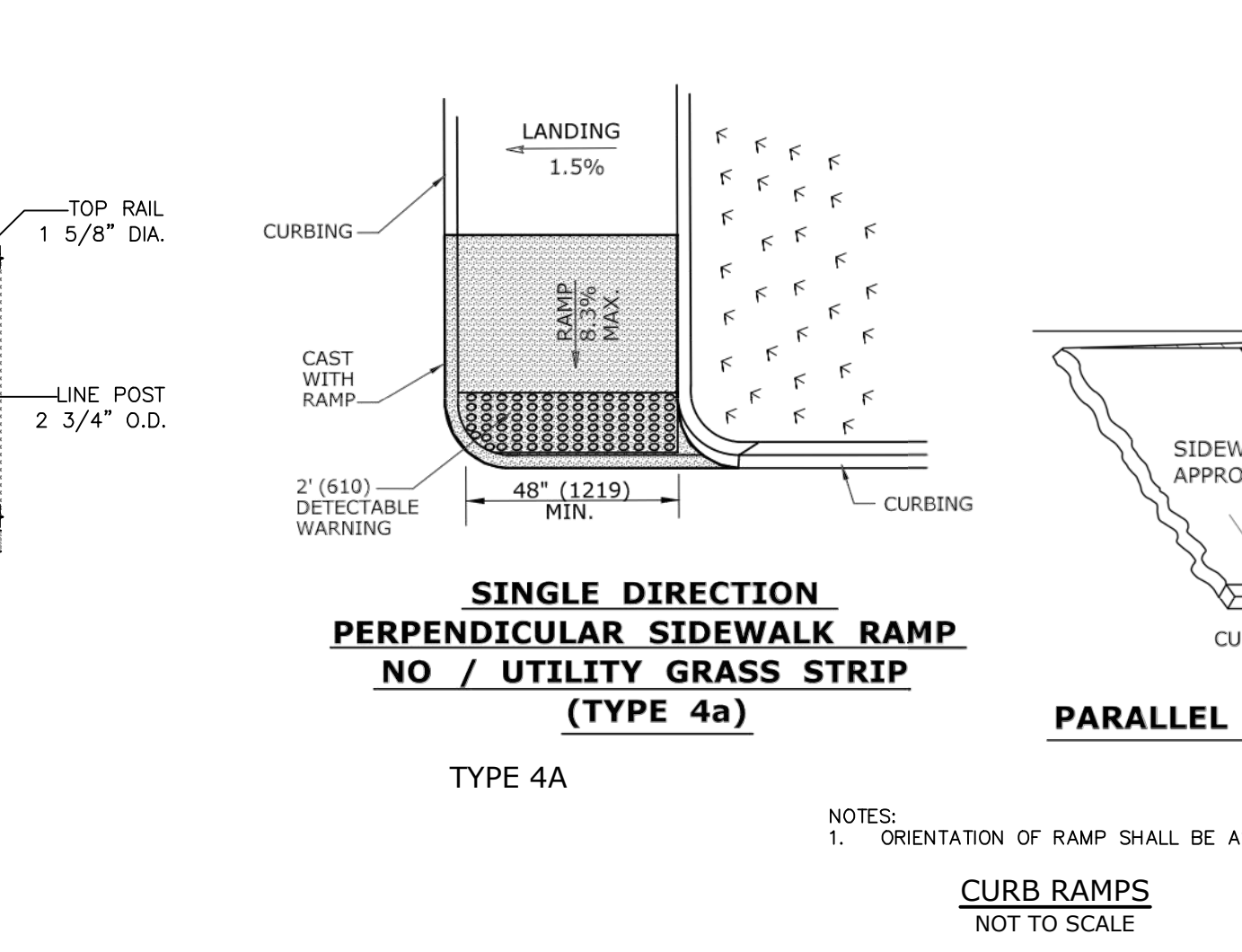
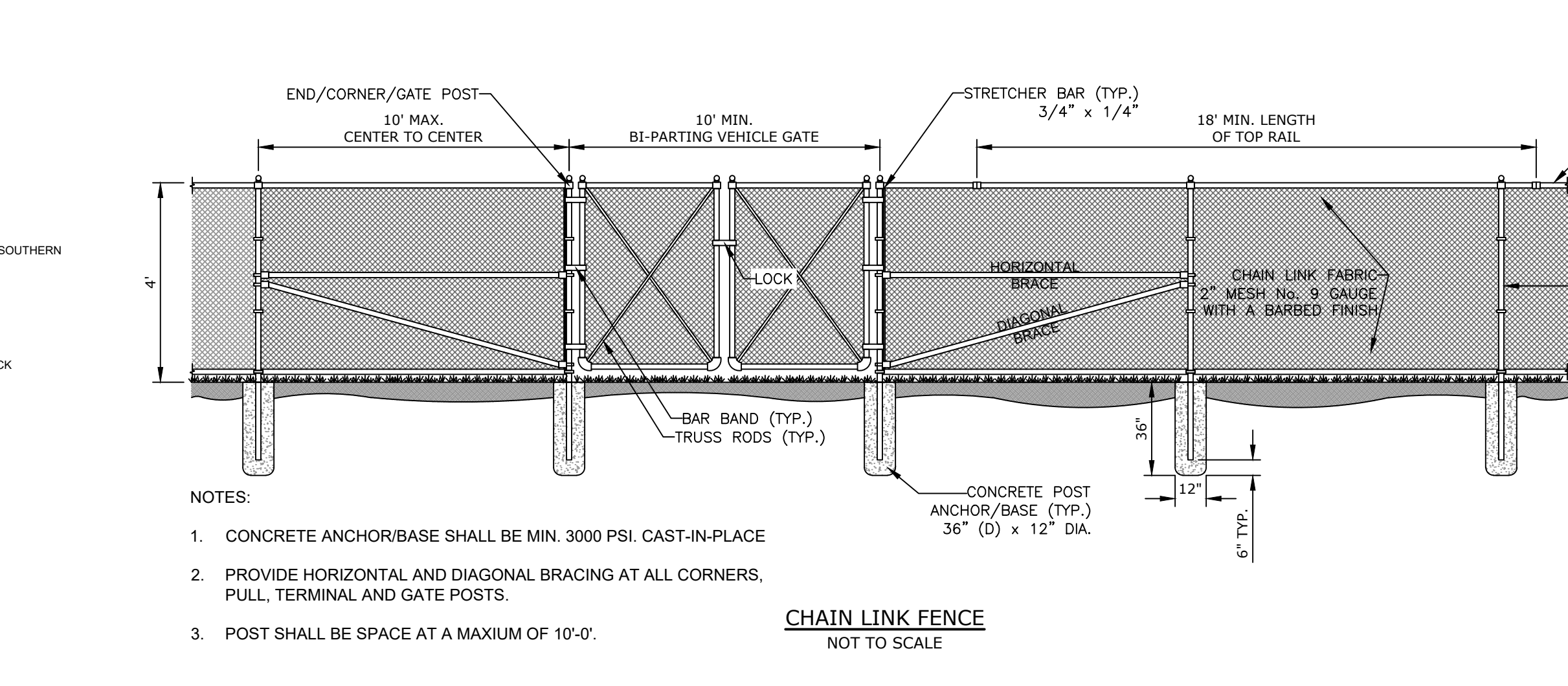
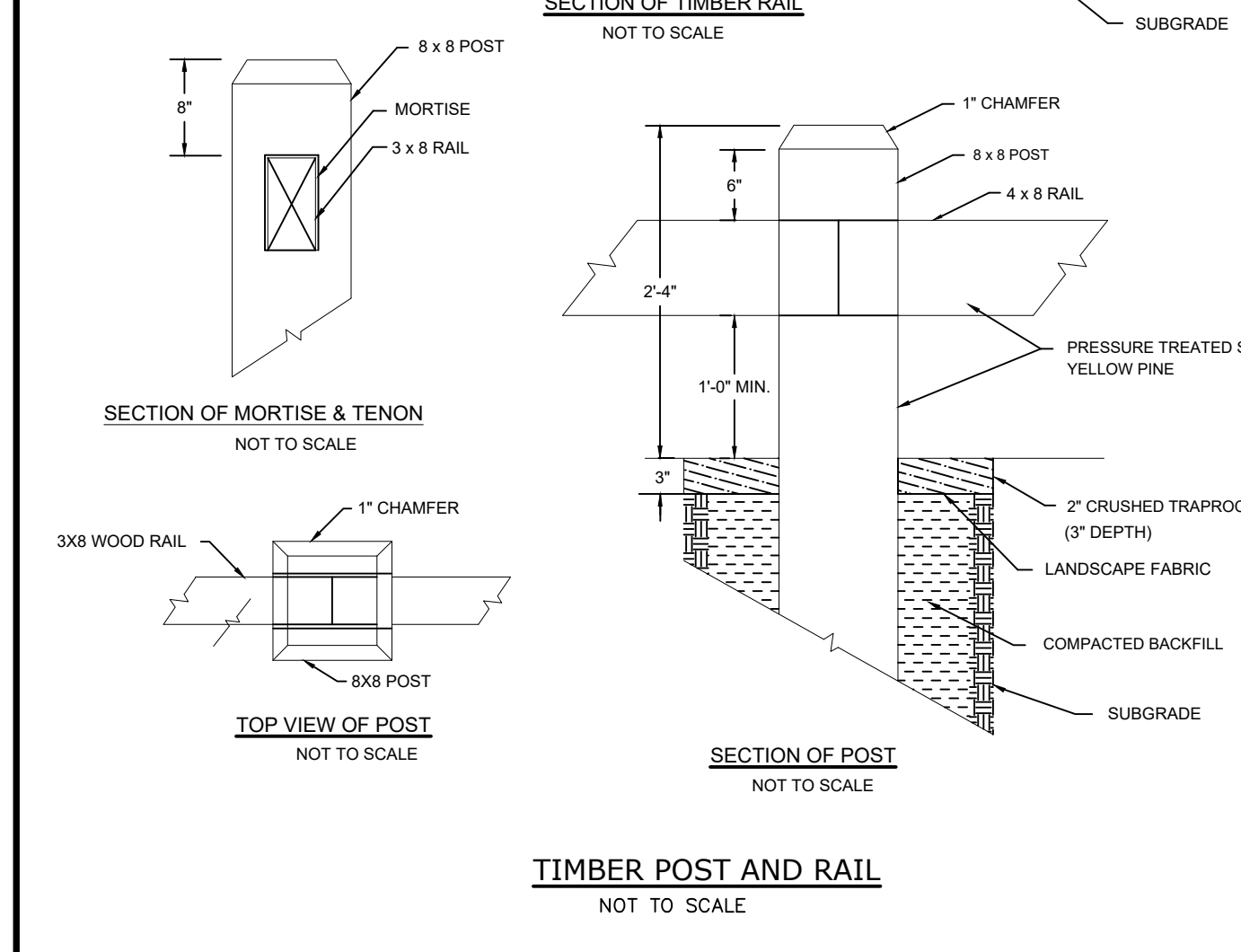
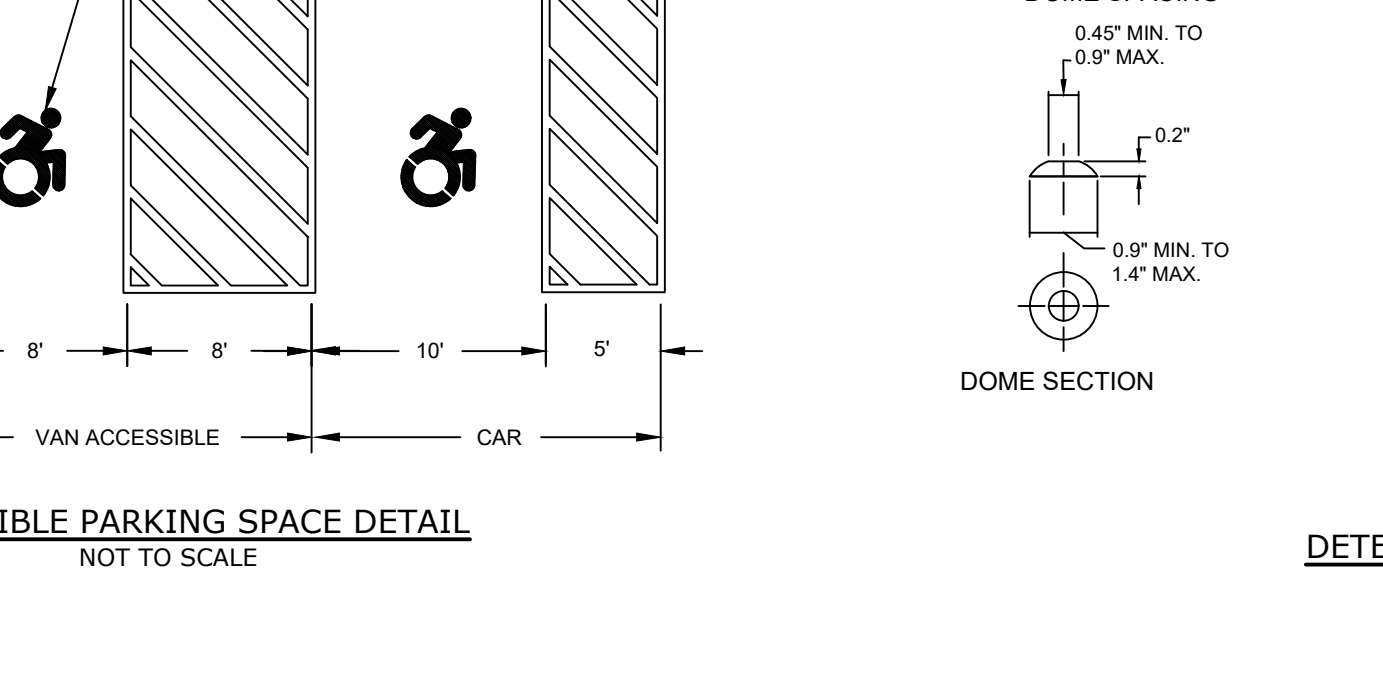
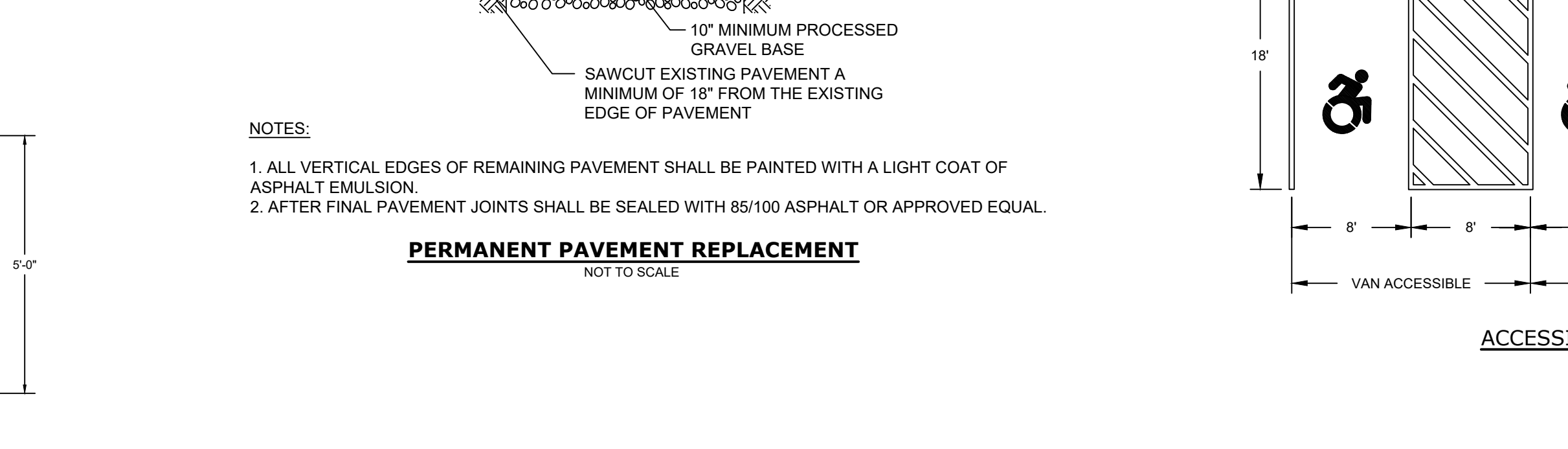
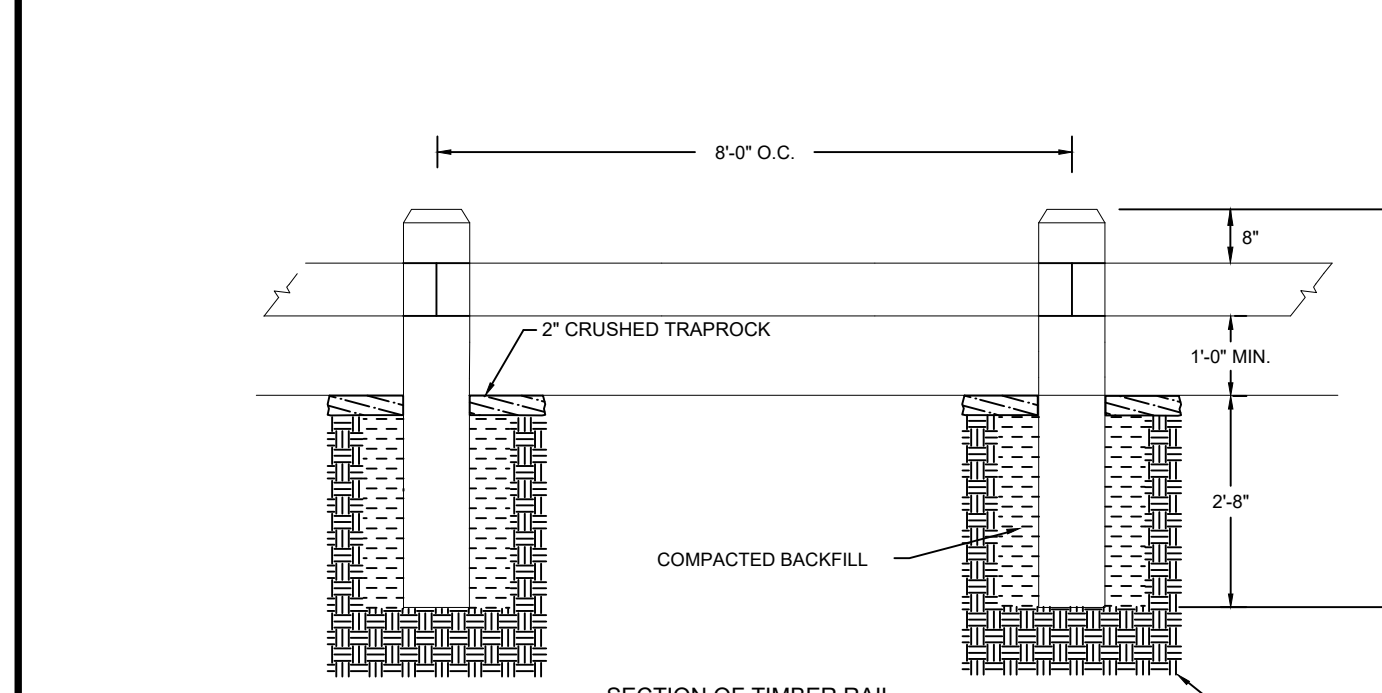
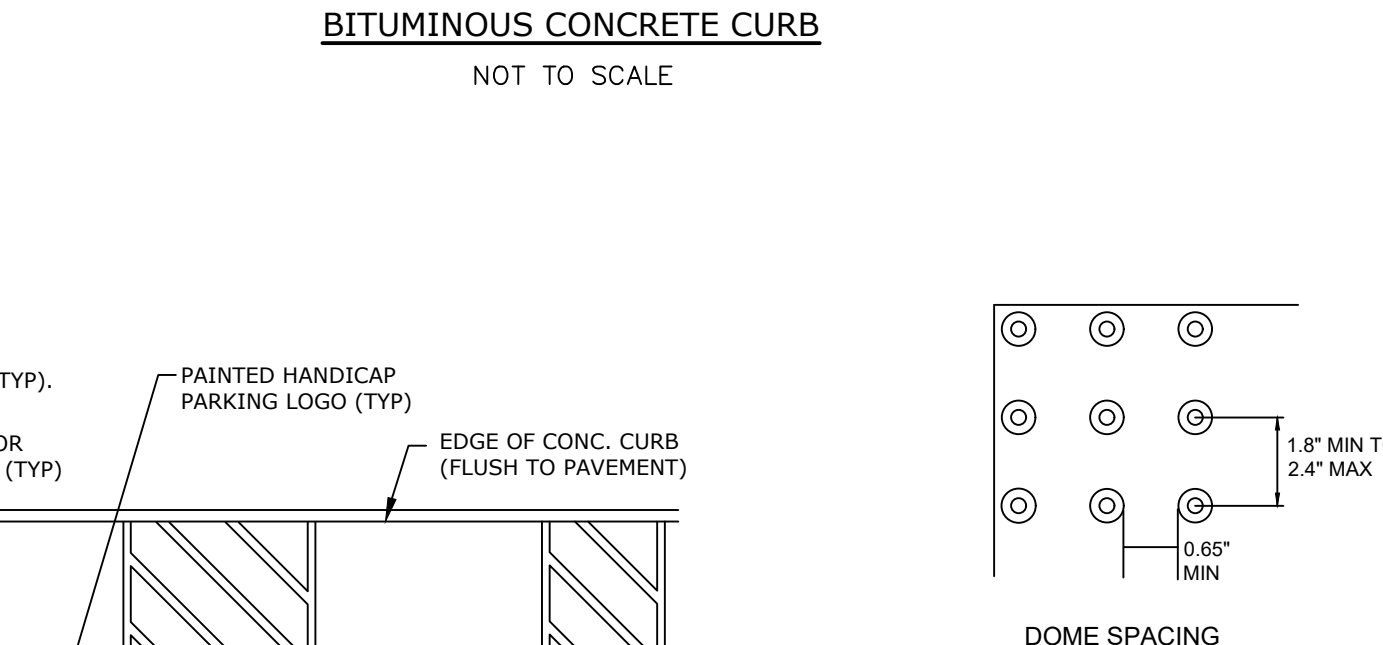
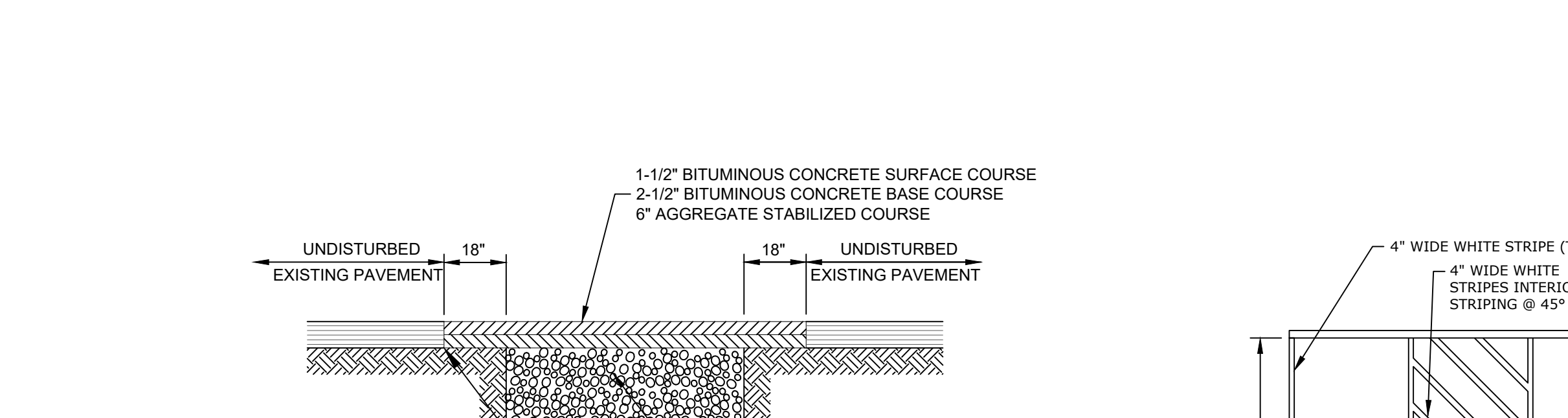
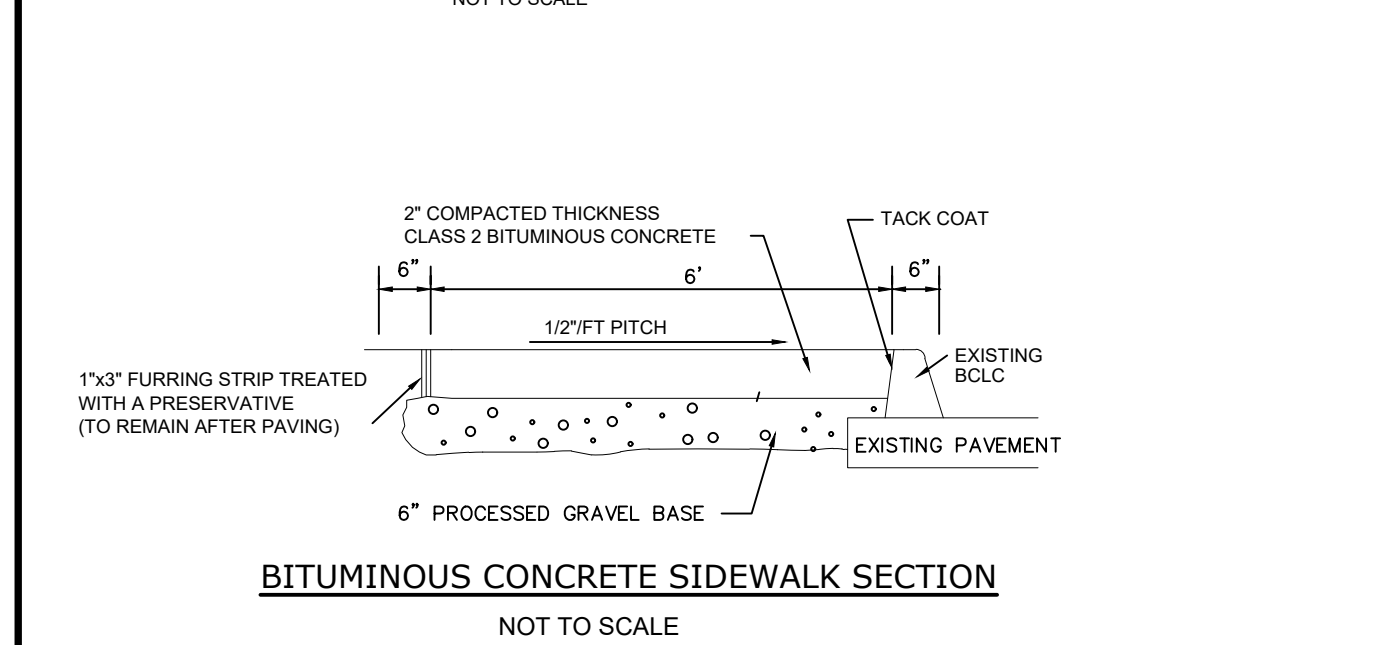
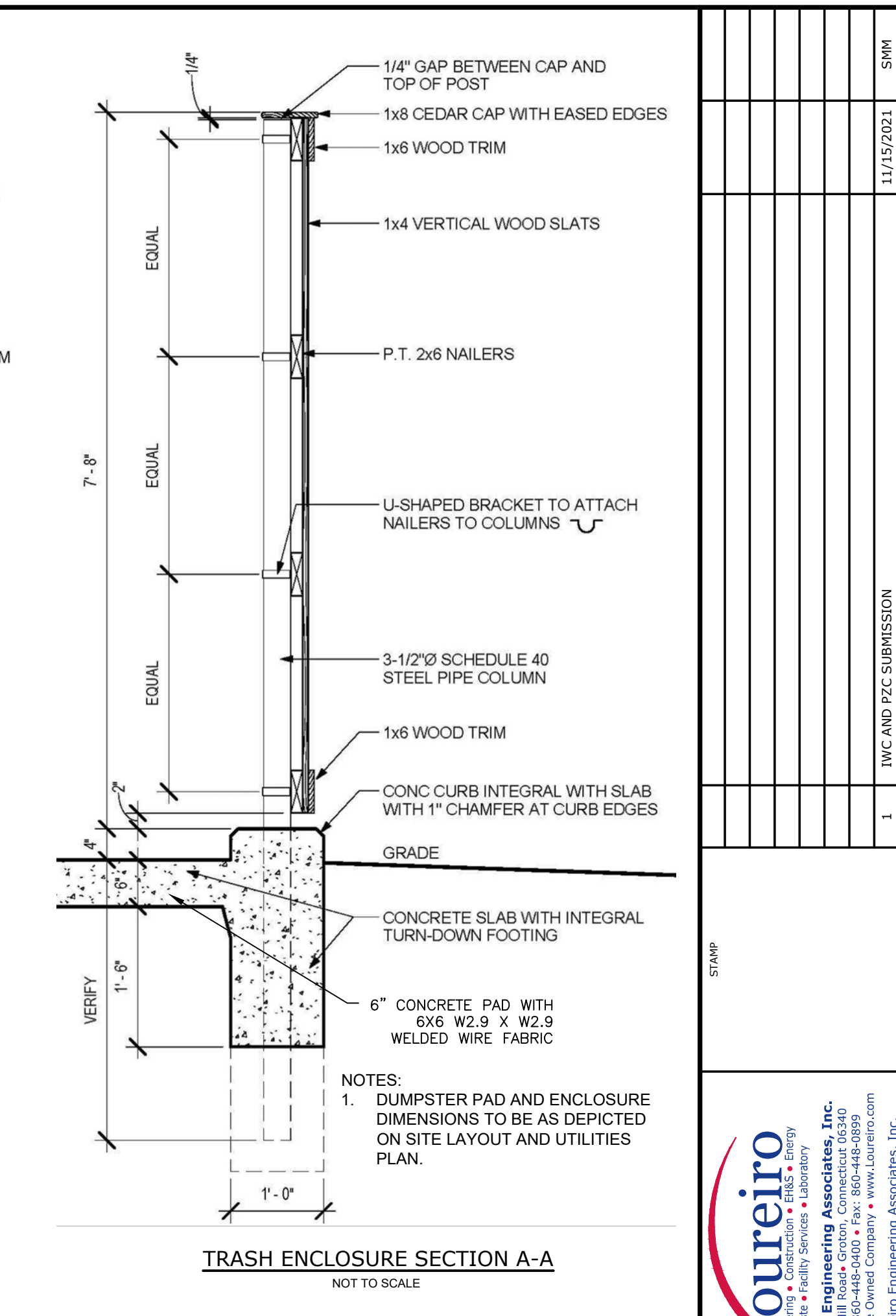
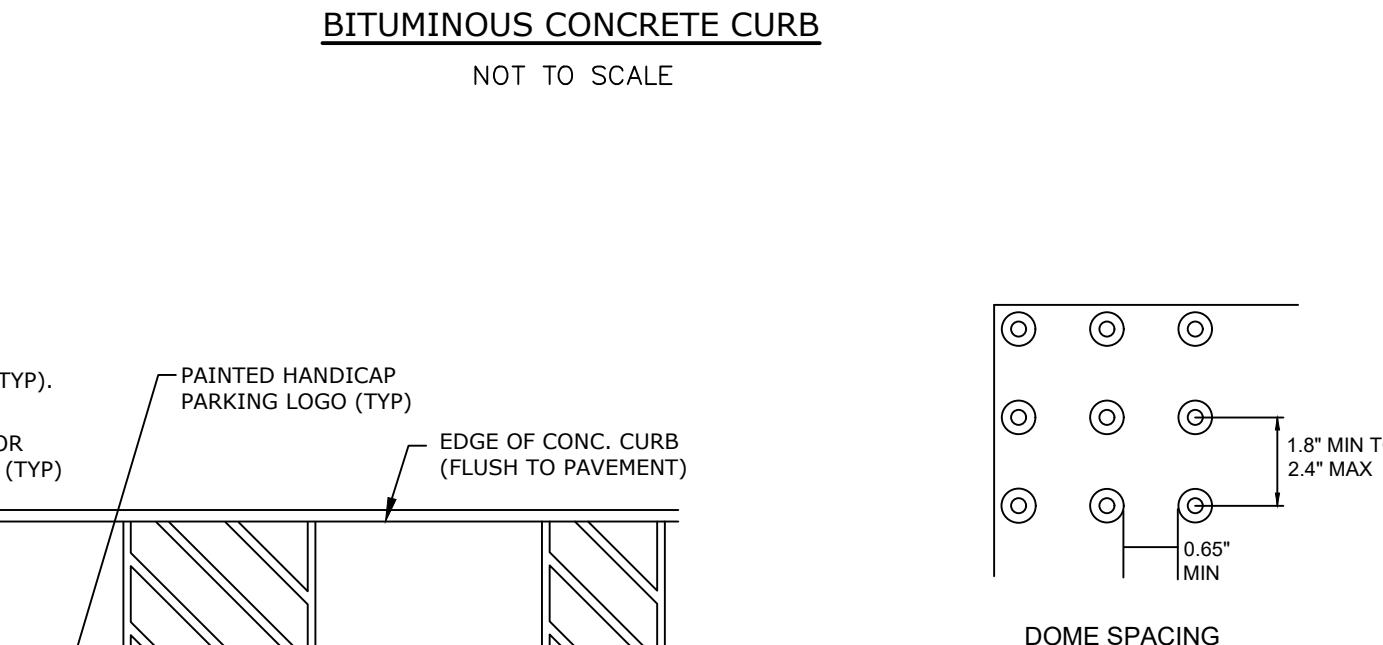
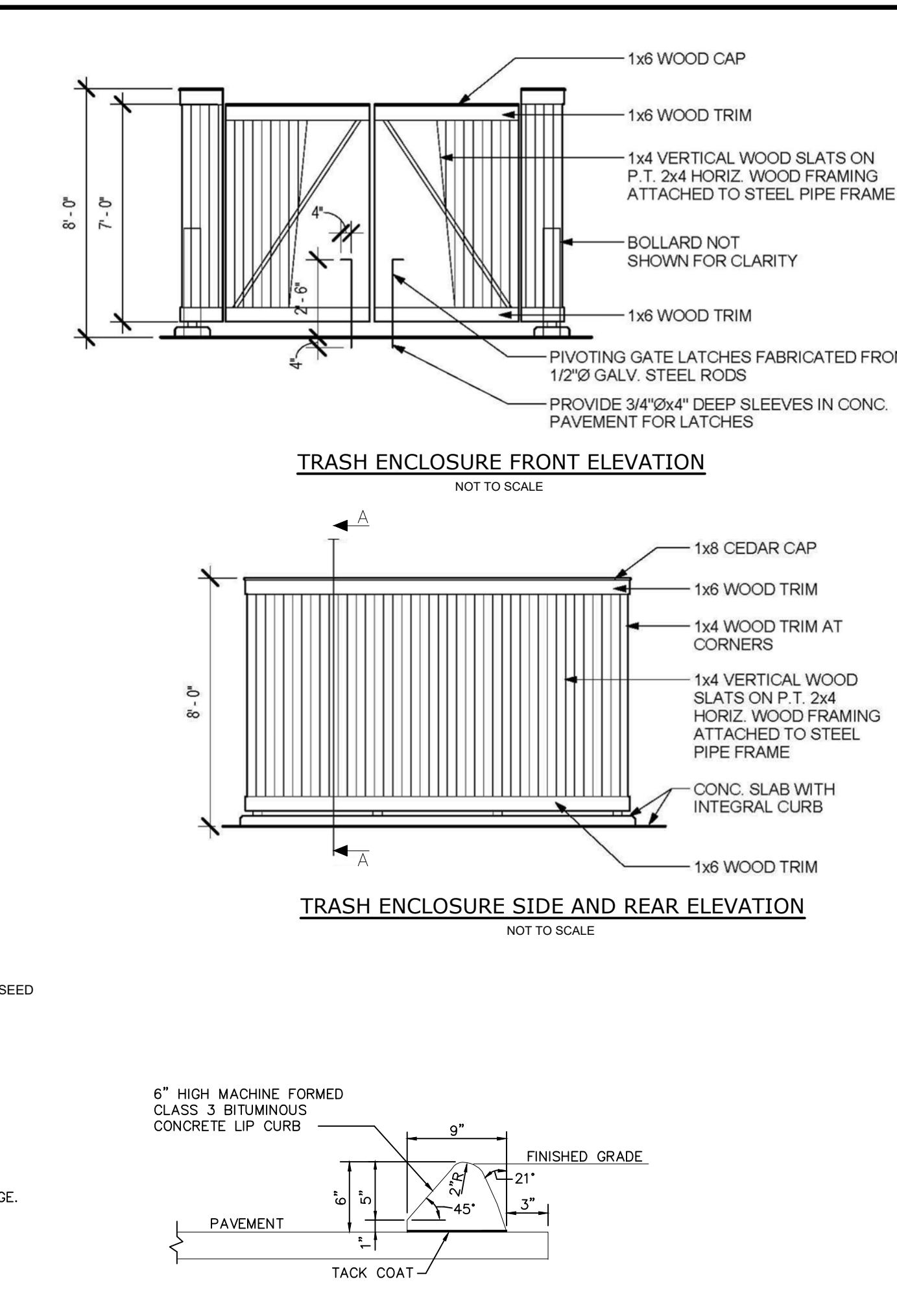
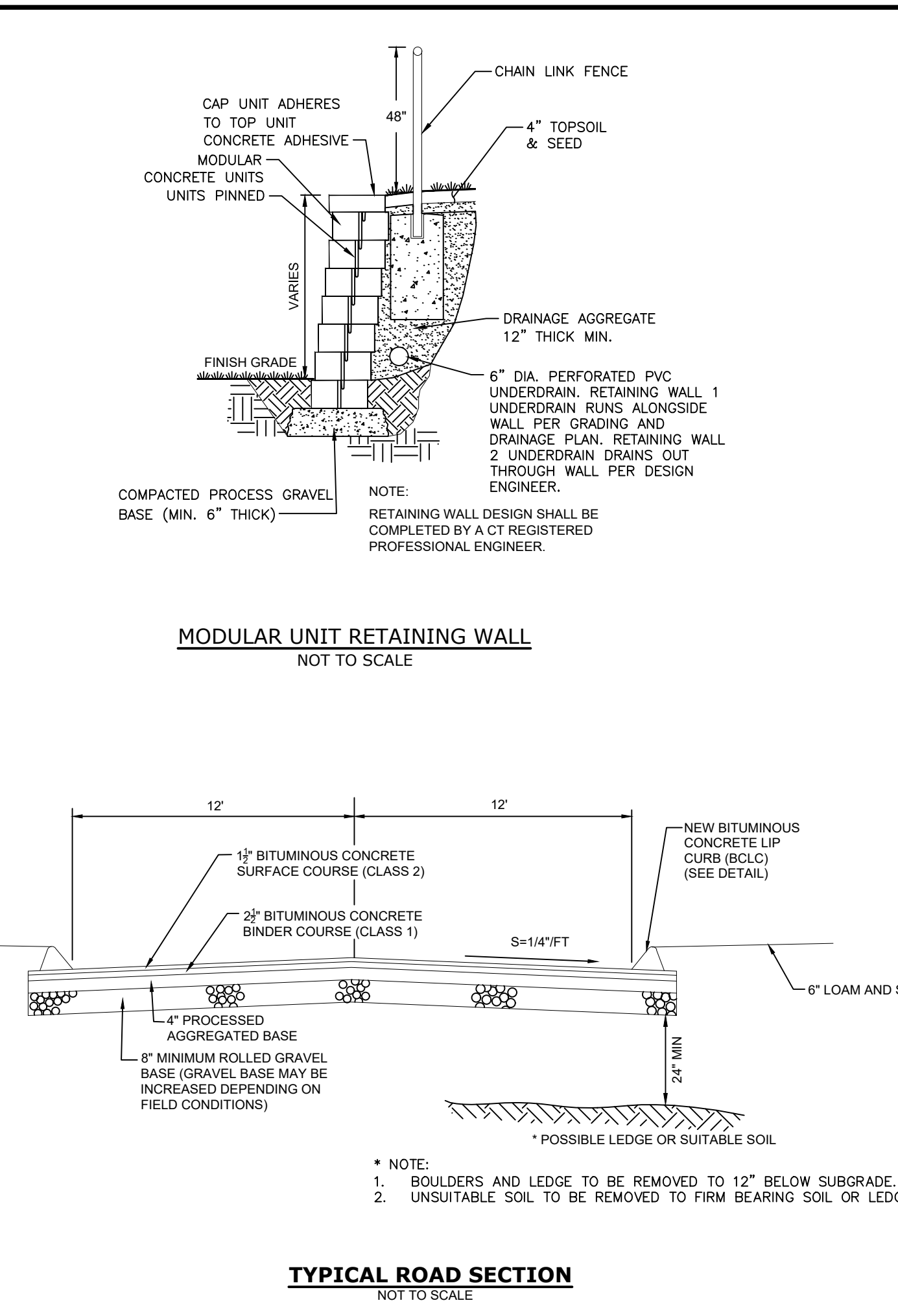
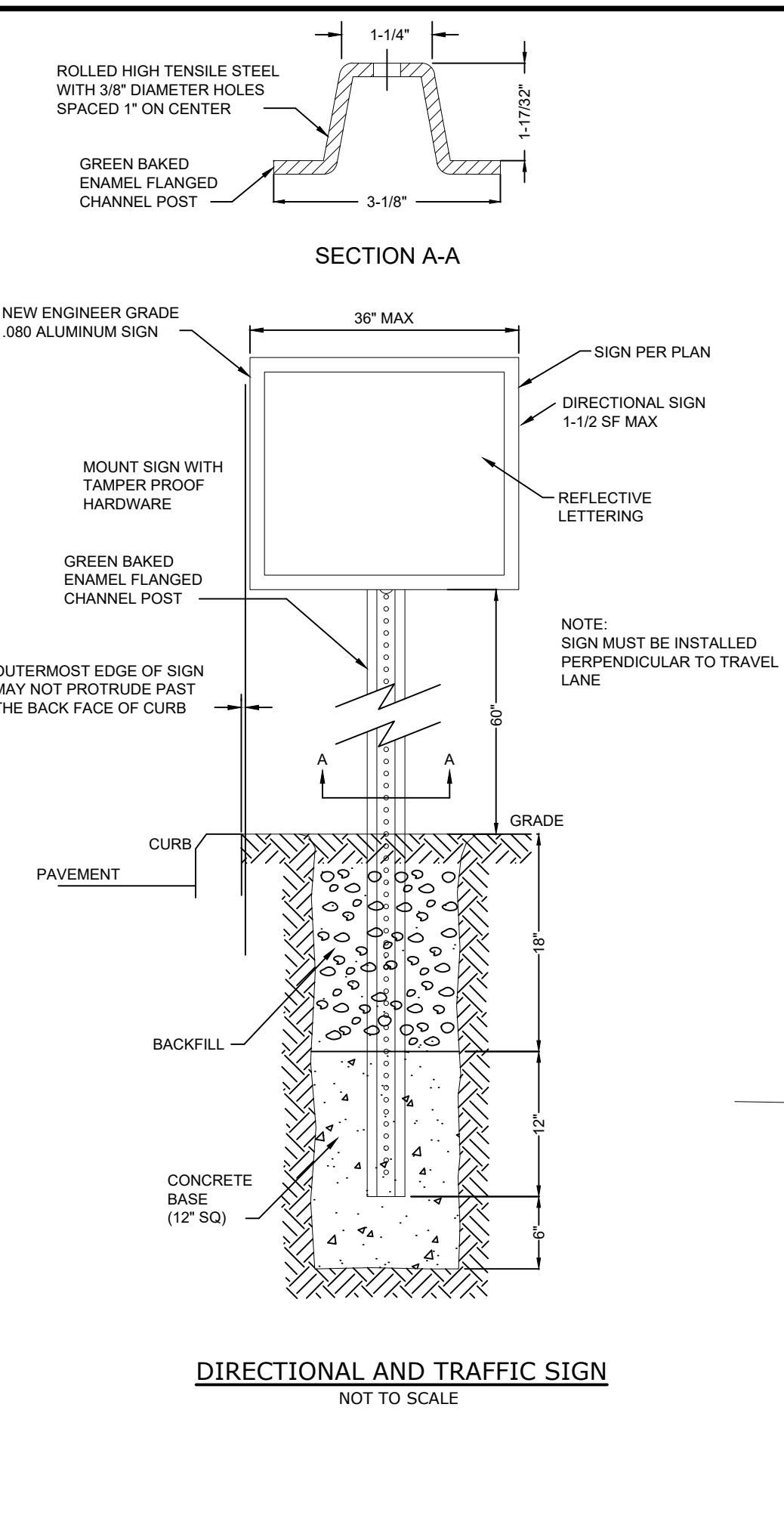
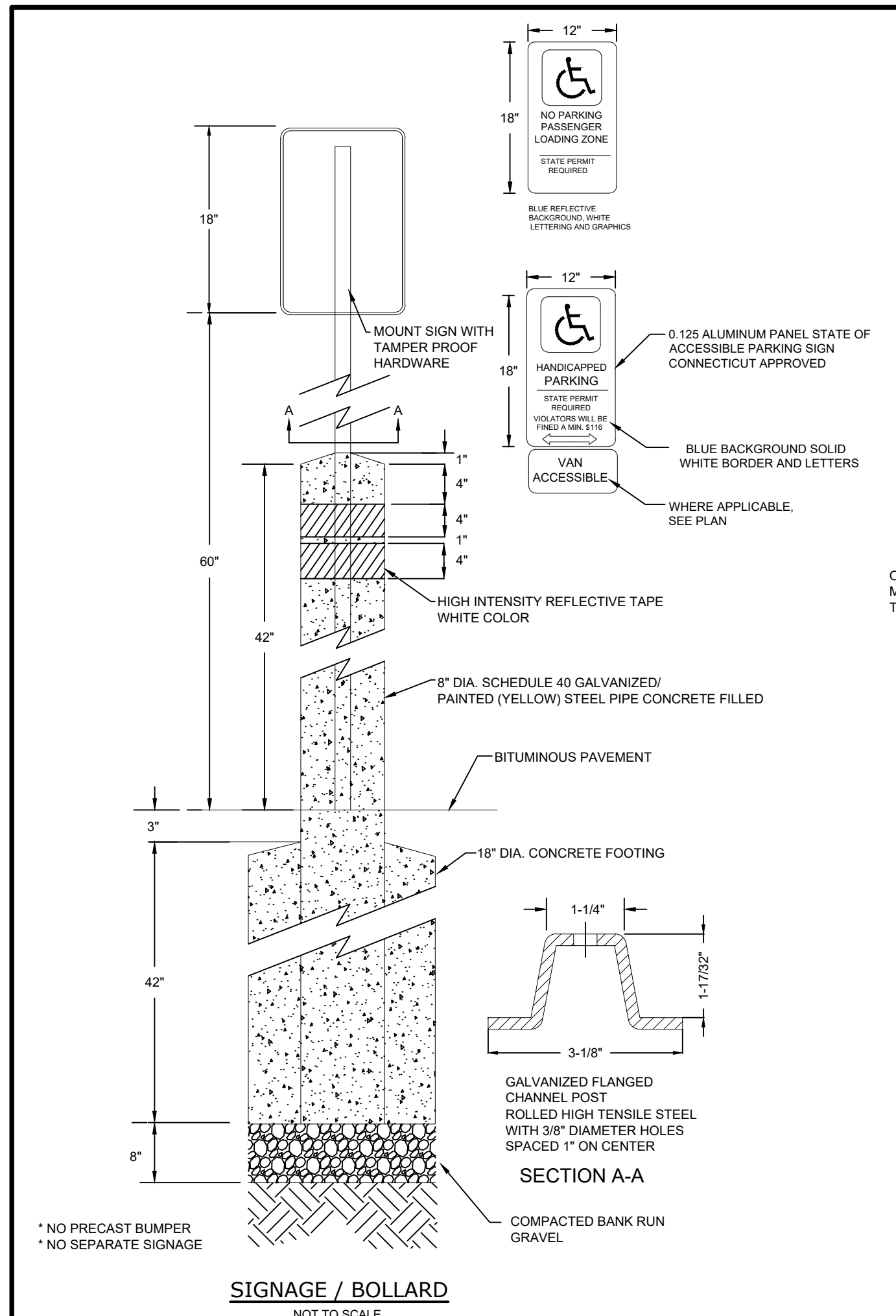
NO. OF SHEETS 13

DRAWING

19000079.09

SCALE IN FEET

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- GENERAL NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
 - CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
 - ALL ADA (AMERICAN DISABILITY ACT) CONCRETE RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE AND SHALL MEET ALL THE REQUIRED TECHNICAL AND MATERIAL SPECIFICATIONS AS SPECIFIED WITHIN THE STATE OF CONNECTICUT STANDARD SPECIFICATION FORM 816 AS AMENDED.
 - ALL RAMP SURFACES SHALL BE TREATED WITH A STIFF BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
 - AS PER FEDERAL AND STATE REGULATIONS, DETECTABLE DOMED WARNING PADS MEASURING A STANDARD 2-FEET BY 4-FEET SHALL BE INSTALLED WITHIN EACH RAMP.
 - THE PAD COLOR SHALL BE GRAY UNLESS OTHERWISE INSTRUCTED, NO SURFACE GLUING OF THE PAD TO THE CONCRETE RAMP WILL BE ALLOWED. ALL PADS ARE TO BE ATTACHED WITH THE PROPER HARDWARE. PLACE EDGE OF RAMP 6-INCHES FROM THE EDGE OF THE ROAD.
 - TO ALLOW FOR EASE OF WHEELCHAIR TRAVEL, PLACE PAD IN THE LONGITUDE DIRECTION SO AS TO INTERFERE WITH THE WIDTH OF THE WHEELS ON A WHEELCHAIR.
 - CONCRETE SHALL BE USED IN THE TRANSITION SECTIONS TO EACH RAMP. NO STONE CURBING IS REQUIRED, THE EDGE OF THE RAMP SHALL MATCH EVENLY WITH THE EDGE OF PAVEMENT. NO "RISE" BETWEEN THE RAMP AND PAVEMENT WILL BE ALLOWED. THE CONTRACTOR WILL BE MADE RESPONSIBLE TO MAKE ALL THE NECESSARY CORRECTION.
 - ALL ADA RAMPS ARE TO HAVE SLOPE OF 12:1.
 - ALL RAMPS TO BE CONSTRUCTED WITH 6x6 WELDED WITE MESH REINFORING.

DATE	11/15/2021	DATE	11/15/2021
REV.	1	DATE	11/15/2021
DESCRIPTION OF REVISION	IWC AND P.C. SUBMISSION	DATE	11/15/2021
DATE	11/15/2021	DATE	11/15/2021

DETAILS

VILLAGE APARTMENTS - PHASE III
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 92, UNCASVILLE - MONTVILLE, CT
VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC
 1099 NORTH STREET, WHITE PLAINS, NY

SCALE: NOT TO SCALE
 DRAWN BY: BJM
 APPROVED BY: PB

DATE: 3/11/2021
 DATE: 3/11/2021

CONTRACT NO.: 88VA9 01

PROJECT NO.: 19000079.10

SHEET NO.: 9
 NO. OF SHEETS: 13