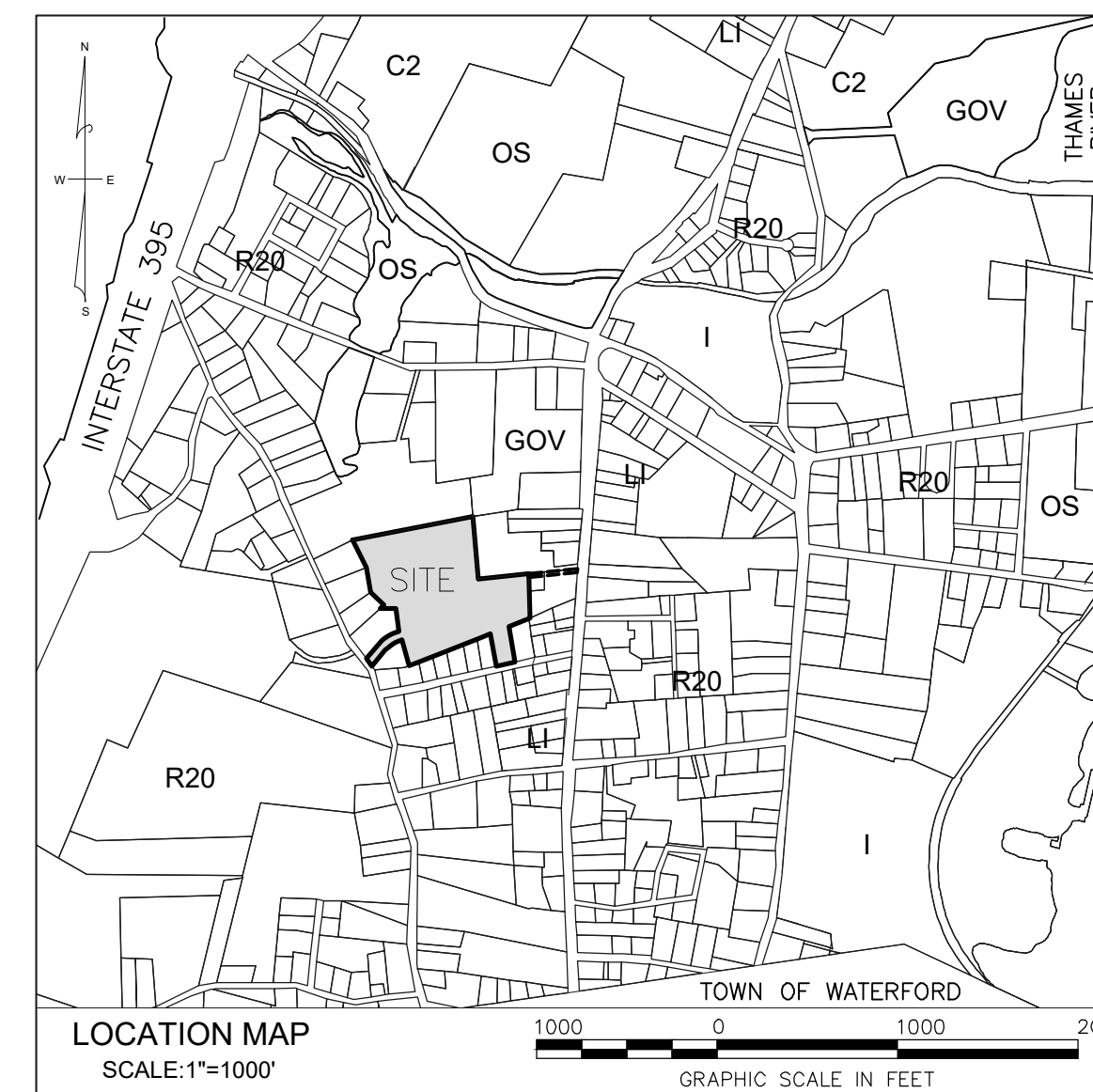


SITE DEVELOPMENT PLAN VILLAGE APARTMENTS - PHASE III NEW MULTIFAMILY APARTMENT BUILDINGS

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

DATE: MARCH 11, 2021
REVISED: NOVEMBER 15, 2021
REVISED: MARCH 15, 2022

**PROPERTY OWNER/APPLICANT:
VILLAGE APARTMENTS LLC & CONNECTICUT
MULTIFAMILY EQUITIES II, LLC
1099 NORTH STREET,
WHITE PLAINS, NY 10605**



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LEGEND AND NOTES	2
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DEMOLITION PLAN	4
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SITE PLANTING AND LIGHTING PLAN	8
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DETAILS	11 - 14

Prepared By:

Loureiro Engineering Associates, Inc.
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Engineering • Construction • EH&S • Energy
Waste • Facility Services • Laboratory

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED IN SHEET 2, SURVEY NOTES.

ARTHUR H. HAYWARD, JR. PLS #12052 DATE

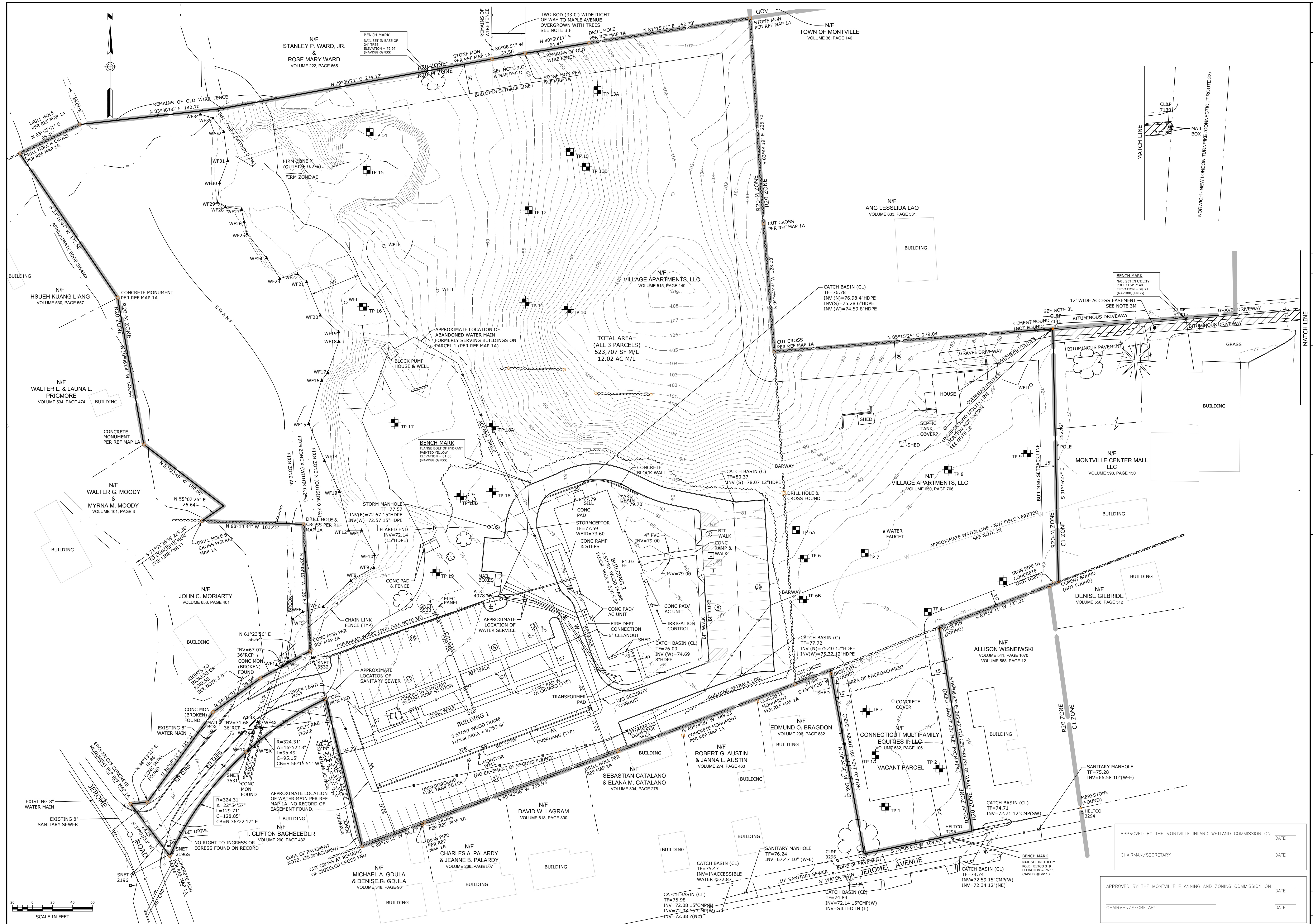
I HEREBY CERTIFY THAT I HAVE MARKED THE LIMITS OF THE INLAND
WETLANDS ON THE SITE SHOWN HEREON.

James Corne
CERTIFIED SOILS SCIENTIST

2/16/2021
DATE

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON _____ DATE _____
CHAIRMAN/SECRETARY _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____
CHAIRMAN/SECRETARY _____ DATE _____



PROPERTY SURVEY AND EXISTING CONDITIONS PLAN PROPERTY OF VILLAGE APARTMENTS, LLC 82 JEROME ROAD AND 232 ROUTE 32 AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC 15 JEROME AVENUE UNCASVILLE - MONTVILLE, CONNECTICUT	
SCALE 1" = 40' CONTA. NO. 88VA9.01	DATE 3/11/2021
DRAWN BY JDH	DATE 3/11/2021
APPROVED BY JDH	DATE 3/11/2021
APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON _____ DATE _____ CHAIRMAN/SECRETARY _____ DATE _____ APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____ CHAIRMAN/SECRETARY _____ DATE _____	
DRAWING 19000079.04	SHEET NO. 3 NO. OF SHEETS 14

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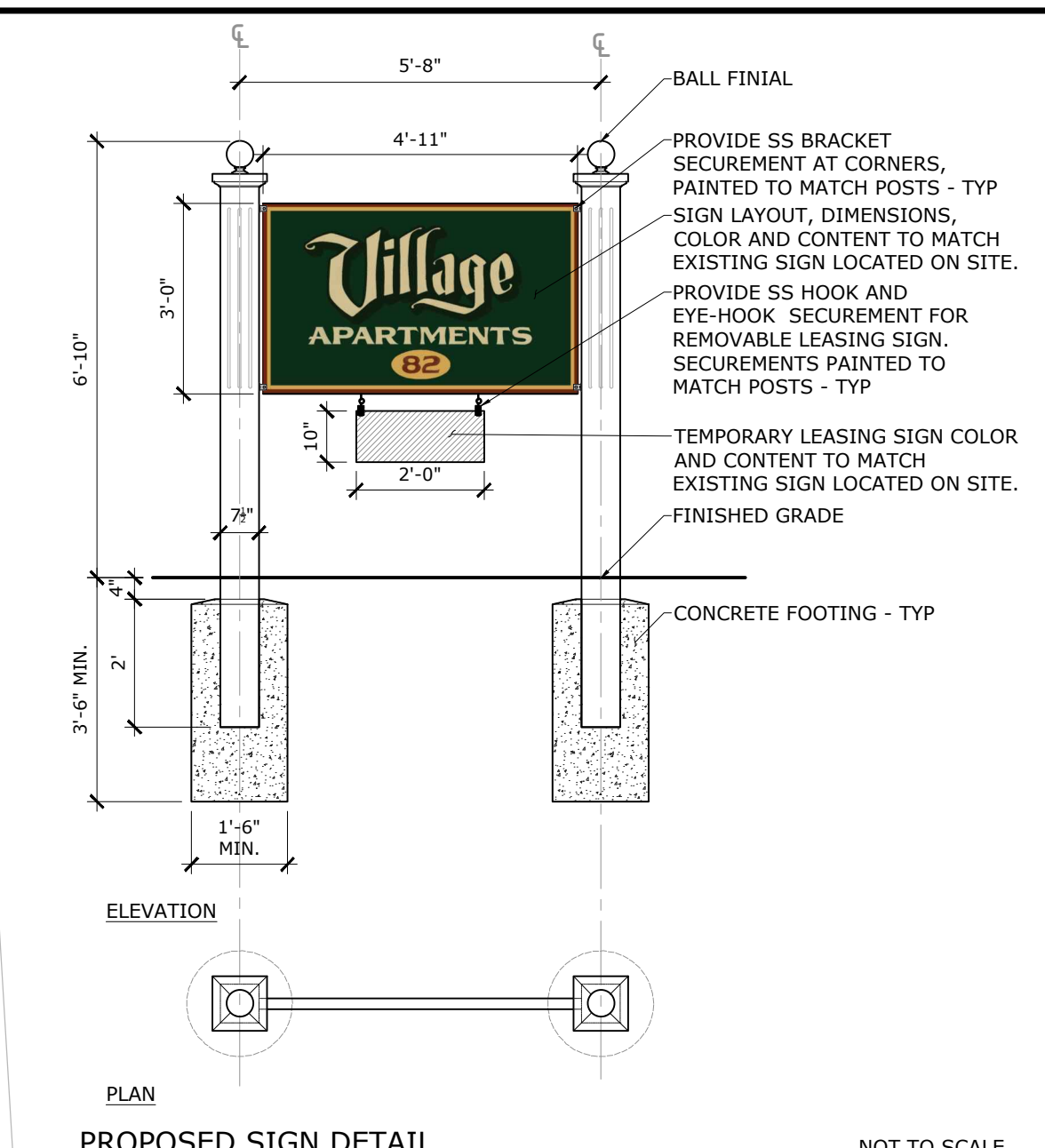
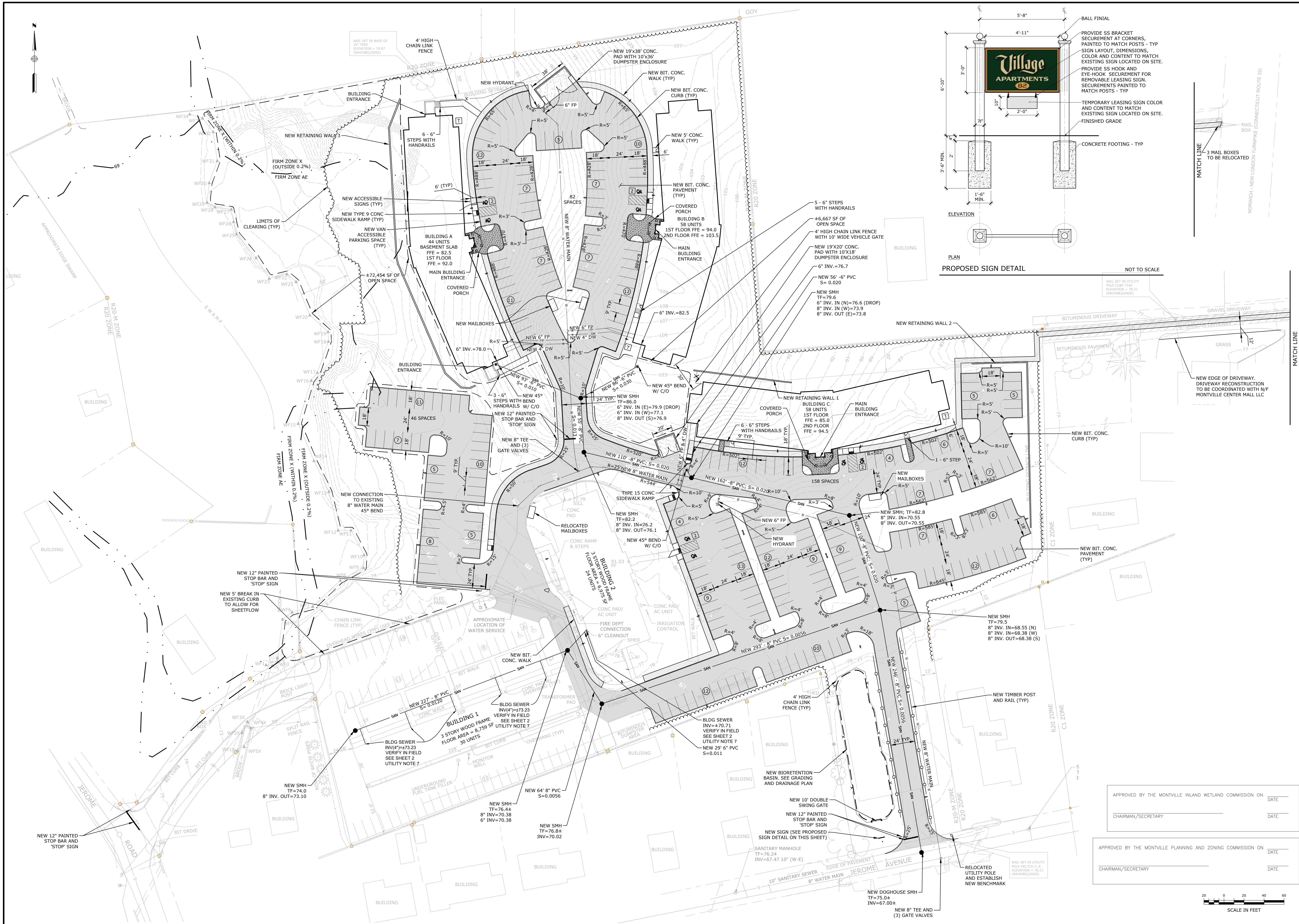
REV.	DATE	DESCRIPTION OF REVISION
1	11/19/2021	TWC AND P&Z SUBMISSION
2	03/19/2022	REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS
3	03/19/2022	SMW
4	03/19/2022	JDH
5	03/19/2022	APR.



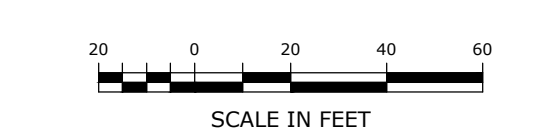
<p>DEMOLITION PLAN</p> <p>VILLAGE APARTMENTS - PHASE III</p> <p>15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT</p> <p>VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC</p> <p><small>PROJECT: 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT. SHEET: 15 OF 22. DATE: 3/11/2021. 1:50 PM</small></p>		<p>SCALE: 1" = 40'</p> <p>CONV. NO. 88VA9.01</p> <p>DATE: 3/11/2021</p> <p>DRAWN BY: BJM</p> <p>APPROVED BY: PB</p>	<p>DATE: 3/11/2021</p> <p>DATE: 3/11/2021</p>
<p>APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON _____ DATE _____</p> <p>CHAIRMAN/SECRETARY _____ DATE _____</p> <p>APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____</p> <p>CHAIRMAN/SECRETARY _____ DATE _____</p>		<p>DRAWING</p> <p>19000079.05</p> <p>SHEET NO. 4 NO. OF SHEETS 14</p>	

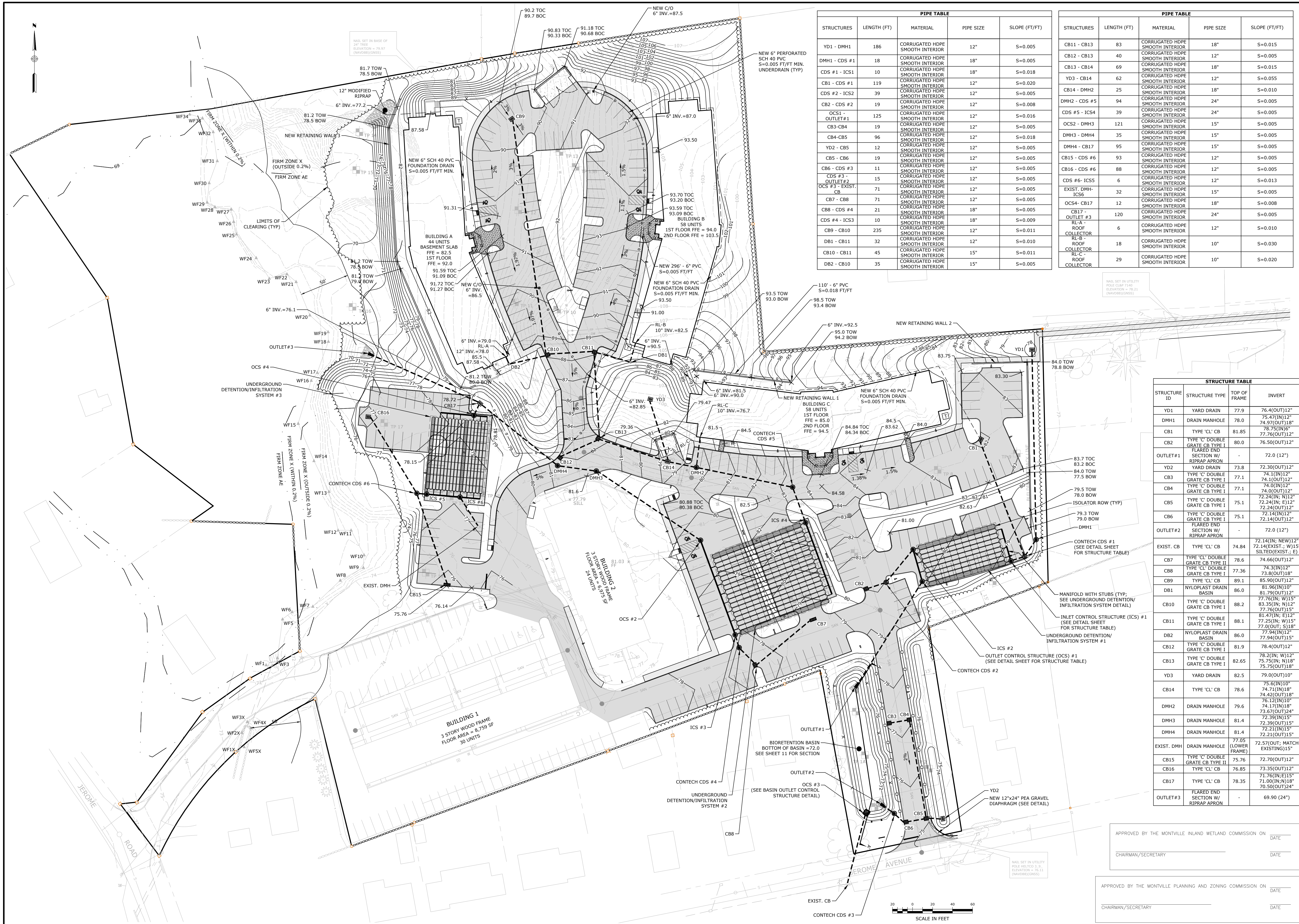
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REV.	DATE	DESCRIPTION OF REVISION
1	11/19/2021	IWC AND PZC SUBMISSION
2	03/15/2022	REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS
SWM		
SWM		
APR.		



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SCALE 1" = 40' DRAWING NO. 88VA9.01	DATE 3/11/2021 DRAWN BY BJM APPROVED BY PB
SITE LAYOUT AND UTILITIES 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 1099 NORTH STREET, WHITE PLAINS, NY	
APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON _____ DATE _____ CHAIRMAN/SECRETARY _____ DATE _____	APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____ CHAIRMAN/SECRETARY _____ DATE _____
DRAWING 19000079.06	SHEET NO. 5 NO. OF SHEETS 14





PIPE TABLE				
STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
YD1 - DMH1	186	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
DMH1 - CDS #1	18	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.005
CDS #1 - ICS1	10	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.018
CB1 - CDS #1	119	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.020
CDS #2 - ICS2	39	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB2 - CDS #2	19	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.008
OCS1 - OUTLET#1	125	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.016
CB3 - CB4	19	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB4 - CB5	96	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.018
YD2 - CB5	12	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB5 - CB6	19	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB6 - CDS #3	11	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CDS #3 - OUTLET#2	15	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
OCS #3 - EXIST. CB	71	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB7 - CB8	71	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CDS - CDS #4	21	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.005
CDS #4 - ICS3	10	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.009
CB9 - CB10	235	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.011
DB1 - CB11	32	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.010
CB10 - CB11	45	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.011
DB2 - CB10	35	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005

PIPE TABLE				
STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
CB11 - CB13	83	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.015
CB12 - CB13	40	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB13 - CB14	69	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.015
YD3 - CB14	62	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.055
CB14 - DMH2	25	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.010
DMH2 - CDS #5	94	CORRUGATED HDPE SMOOTH INTERIOR	24"	S=0.005
CDS #5 - ICS4	39	CORRUGATED HDPE SMOOTH INTERIOR	24"	S=0.005
OCS2 - DMH3	121	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005
DMH3 - DMH4	35	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005
DMH4 - CB17	95	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005
CB15 - CDS #6	93	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB16 - CDS #6	88	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CDS #6 - ICS5	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.013
EXIST. DMH - ICS6	32	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005
OCS4 - CB17	12	CORRUGATED HDPE SMOOTH INTERIOR	18"	S=0.008
CB17 - OUTLET #3	120	CORRUGATED HDPE SMOOTH INTERIOR	24"	S=0.005
RL-A - ROOF COLLECTOR	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.010
RL-B - ROOF COLLECTOR	18	CORRUGATED HDPE SMOOTH INTERIOR	10"	S=0.030
RL-C - ROOF COLLECTOR	29	CORRUGATED HDPE SMOOTH INTERIOR	10"	S=0.020

STRUCTURE TABLE				
STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT	
YD1	YARD DRAIN	77.9	76.4(OUT)12"	
DMH1	DRAIN MANHOLE	81.80	75.47(IN)12"	74.97(OUT)18"
CB1	TYPE 'CL' CB	78.05	78.75(IN)6"	77.76(OUT)12"
CB2	TYPE 'C' DOUBLE GRATE CB TYPE I	80.0	76.50(OUT)12"	
OUTLET#1	FLARED END SECTION W/ RIPRAP APRON	-	72.0 (12")	
YD2	YARD DRAIN	73.8	72.30(OUT)12"	
CB3	TYPE 'C' DOUBLE GRATE CB TYPE I	77.1	74.1(IN)12"	74.1(OUT)12"
CB4	TYPE 'C' DOUBLE GRATE CB TYPE I	77.1	74.0(IN)12"	74.0(OUT)12"
CB5	TYPE 'C' DOUBLE GRATE CB TYPE I	75.1	72.24(IN; N)12"	72.24(IN; E)12"
CB6	TYPE 'C' DOUBLE GRATE CB TYPE I	75.1	72.14(IN)12"	72.14(OUT)12"
OUTLET#2	FLARED END SECTION W/ RIPRAP APRON	-	72.0 (12")	
EXIST. CB	TYPE 'CL' CB	74.84	72.14(IN; NEW)12"	72.14(EXIST.; W)15"
CB7	TYPE 'CL' DOUBLE GRATE CB TYPE II	78.6	74.66(OUT)12"	
CB8	TYPE 'CL' DOUBLE GRATE CB TYPE I	77.36	73.8(OUT)18"	
CB9	TYPE 'CL' CB	89.1	85.90(OUT)12"	
DB1	NYLOPLAST DRAIN BASIN	86.0	81.96(IN)10"	81.79(OUT)12"
CB10	TYPE 'C' DOUBLE GRATE CB TYPE I	88.2	77.76(IN; W)15"	83.35(IN; N)12"
CB11	TYPE 'C' DOUBLE GRATE CB TYPE I	88.1	81.47(IN; E)12"	77.25(IN; W)15"
DB2	NYLOPLAST DRAIN BASIN	86.0	77.94(IN)12"	77.94(OUT)15"
CB12	TYPE 'C' DOUBLE GRATE CB TYPE I	81.9	78.4(OUT)12"	
CB13	TYPE 'C' DOUBLE GRATE CB TYPE I	82.65	75.75(IN; N)18"	75.75(OUT)18"
YD3	YARD DRAIN	82.5	79.0(OUT)10"	
CB14	TYPE 'CL' CB	78.6	75.6(IN)10"	74.71(IN)18"
DMH2	DRAIN MANHOLE	79.6	74.42(OUT)18"	76.12(IN)10"
DMH3	DRAIN MANHOLE	81.4	74.17(IN)18"	73.67(OUT)24"
DMH4	DRAIN MANHOLE	81.4	72.39(IN)15"	72.39(OUT)15"
EXIST. DMH	DRAIN MANHOLE (LOWER FRAME)	77.05	72.21(OUT)15"	72.21(OUT)15"
CB15	TYPE 'C' DOUBLE GRATE CB TYPE II	75.76	72.70(OUT)12"	
CB16	TYPE 'CL' CB	76.85	73.35(OUT)12"	
CB17	TYPE 'CL' CB	78.35	71.76(IN; E)15"	71.00(IN; N)18"
OUTLET#3	FLARED END SECTION W/ RIPRAP APRON	-	69.90 (24")	

STAMP

DATE: 03/15/2021

DATE: 11/15/2021

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

DATE: 11/15/2021

DATE: 03/11/2021

1 ITC AND P&Z SUBMISSION

DATE: 11/15/2021

DATE: 03/11/2021

2 REV.

DATE: 03/11/2021

DATE: 03/11/2021

DESCRIPTION OF REVISION

DATE: 03/11/2021

DATE: 03/11/2021

1 ITC AND P&Z SUBMISSION

DATE: 11/15/2021

DATE: 03/11/2021

2 REV.

DATE: 03/11/2021

DATE: 03/11/2021

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DATE: 03/11/2021

DATE: 03/11/2021

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SCALE: 1" = 40'
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 DATE: 3/11/2021
 DATE: 3/11/2021

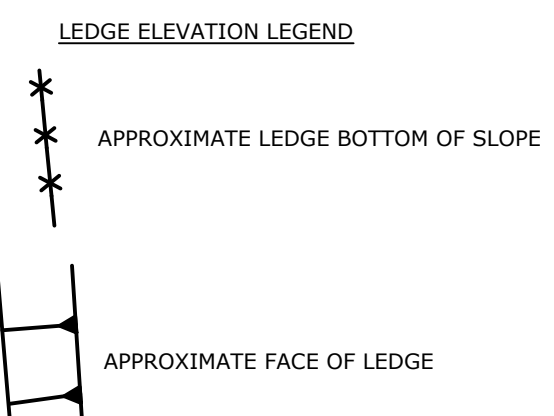
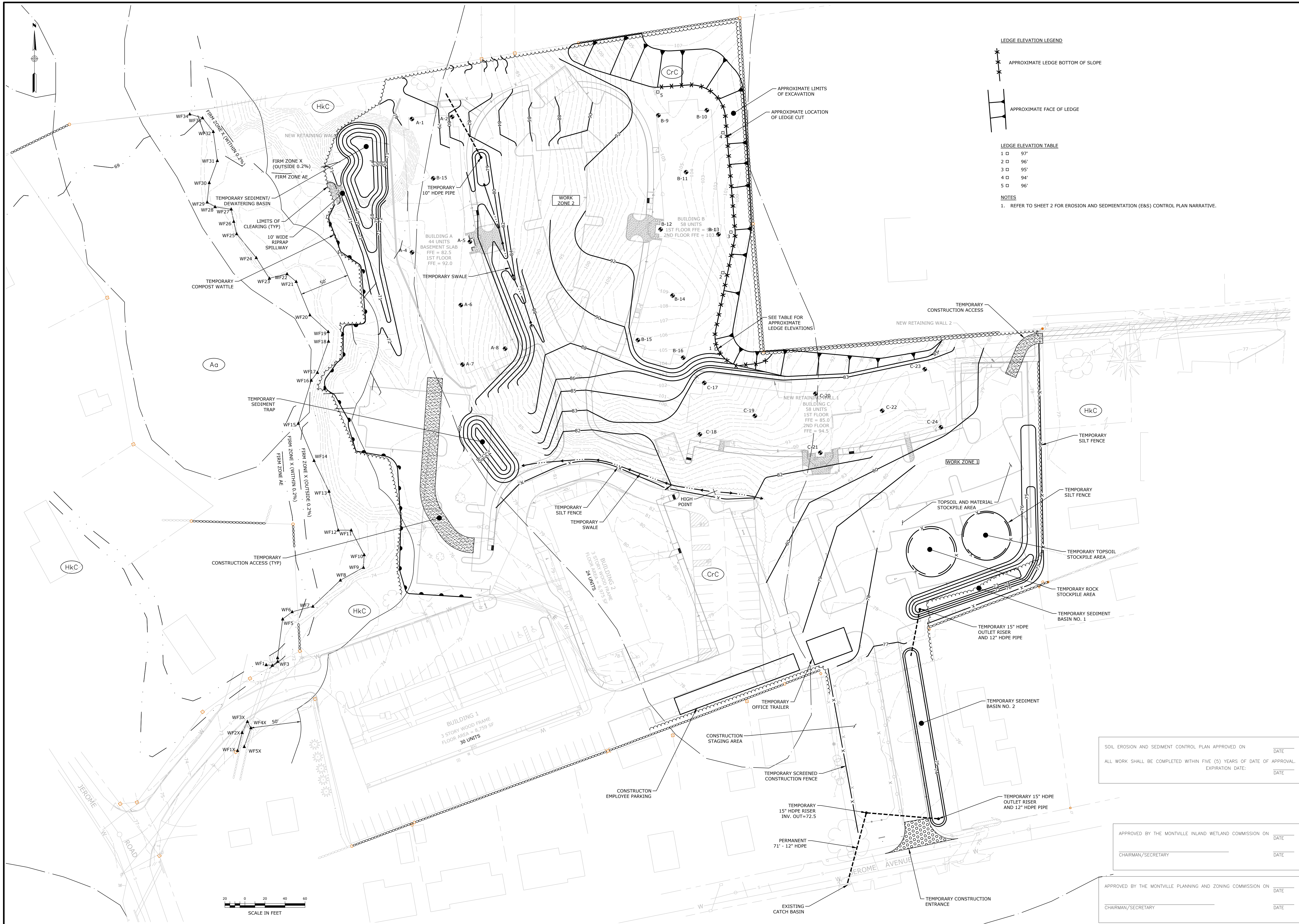
GRADING & DRAINAGE PLAN
VILLAGE APARTMENTS - PHASE III
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
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 VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC

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 CHAIRMAN/SECRETARY _____ DATE _____

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 CHAIRMAN/SECRETARY _____ DATE _____

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 SHEET NO. 6 NO. OF SHEETS 14

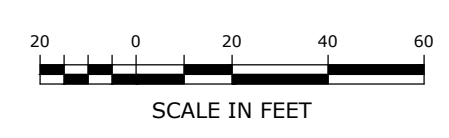


LEDGE ELEVATION TABLE

1	97'
2	96'
3	95'
4	94'
5	96'

NOTES

1. REFER TO SHEET 2 FOR EROSION AND SEDIMENTATION (E&S) CONTROL PLAN NARRATIVE.



SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVED ON _____ DATE _____
 ALL WORK SHALL BE COMPLETED WITHIN FIVE (5) YEARS OF DATE OF APPROVAL.
 EXPIRATION DATE: _____ DATE _____

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON _____ DATE _____
 CHAIRMAN/SECRETARY _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____
 CHAIRMAN/SECRETARY _____ DATE _____

Stamp	
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EROSION & SEDIMENT CONTROL INTERIM GRADING 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 <small>15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE, CT 06205-1000</small>	
DRAWING 19000079.08	SHEET NO. 7 NO. OF SHEETS 14