

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 - DMH5	38	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB18 - DMH5	76	CLASS V REINFORCED CONCRETE PIPE	12"	S=0.005
DMH5 - EXIST. CB IN JEROME RD.	30	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB7 - CB8	71	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.005
CB8 - 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

STRUCTURES	LENGTH (FT)	MATERIAL	PIPE SIZE	SLOPE (FT/FT)
DB2 - CB10	35	CORRUGATED HDPE SMOOTH INTERIOR	15"	S=0.005
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
ROOF COLLECTOR - RL-A	6	CORRUGATED HDPE SMOOTH INTERIOR	12"	S=0.010
ROOF COLLECTOR - RL-B	18	CORRUGATED HDPE SMOOTH INTERIOR	10"	S=0.030
ROOF COLLECTOR - RL-C	29	CORRUGATED HDPE SMOOTH INTERIOR	10"	S=0.020

STRUCTURE ID	STRUCTURE TYPE	TOP OF FRAME	INVERT
YD1	YARD DRAIN	77.9	76.4(OUT)12"
DMH1	DRAIN MANHOLE	78.0	75.47(IN)12"
CB1	TYPE 'C' DOUBLE GRATE CB TYPE I	81.85	78.75(IN)6"
CB2	TYPE 'C' DOUBLE GRATE CB TYPE I	80.0	77.76(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"
CB4	TYPE 'C' DOUBLE GRATE CB TYPE I	77.1	74.0(IN)12"
CB5	TYPE 'C' DOUBLE GRATE CB TYPE I	75.1	72.24(IN; N)12"
CB6	TYPE 'C' DOUBLE GRATE CB TYPE I	75.1	72.24(OUT)12"
OUTLET#2	FLARED END SECTION W/ RIPRAP APRON	-	72.0(12")
EXIST. CB	TYPE 'C' CB	74.84	72.14(IN; NEW)12"
CB7	TYPE 'C' DOUBLE GRATE CB TYPE II	78.6	74.66(OUT)12"
CB8	TYPE 'C' DOUBLE GRATE CB TYPE I	77.36	73.30(IN)12"
CB9	TYPE 'C' CB	89.1	85.90(OUT)12"
DB1	NYLOPLAST DRAIN BASIN	86.0	81.96(IN)10"
CB10	TYPE 'C' DOUBLE GRATE CB TYPE I	88.2	77.76(IN; W)15"
CB11	TYPE 'C' DOUBLE GRATE CB TYPE I	88.1	81.47(IN; E)12"
DB2	NYLOPLAST DRAIN BASIN	86.0	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	78.2(IN; W)12"
YD3	YARD DRAIN	82.5	79.0(OUT)10"
CB14	TYPE 'C' CB	78.6	75.6(IN)10"
DMH2	DRAIN MANHOLE	79.6	74.42(OUT)18"
DMH3	DRAIN MANHOLE	81.4	73.67(OUT)24"
DMH4	DRAIN MANHOLE	81.4	72.39(IN)15"
EXIST. DMH	DRAIN MANHOLE (LOWER FRAME)	77.05	72.21(OUT)15"
CB15	TYPE 'C' DOUBLE GRATE CB TYPE II	75.76	72.70(OUT)12"
CB16	TYPE 'C' CB	76.85	73.35(OUT)12"
CB17	TYPE 'C' CB	78.35	71.76(IN; E)15"
OUTLET#3	FLARED END SECTION W/ RIPRAP APRON	-	69.90(24")
CB18	TYPE 'C' CB	74.75	72.70(OUT)12"
DMH5	DRAIN MANHOLE	75.3	72.30(IN; E)12"

STAMP

DATE: 03/15/2021

DATE: 03/15/2021

DATE: 03/15/2021

DATE: 03/15/2021

DATE: 03/15/2021

DATE: 03/15/2021

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

IWC AND P&Z SUBMISSION

DESCRIPTION OF REVISION

Loureiro

Water & Utility Services • Energy Engineering • Construction • Traffic • Survey

Loureiro Engineering Associates, Inc.
15 Jerôme Avenue, 82 Jerôme Road and 232 Route 92, Uncasville - Montville, CT
Phone: 860-448-0404 • Fax: 860-448-0899
An Employee Owned Company • www.loureiro.com
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SCALE: 1" = 40'

CONTRACT NO. 88VA0 01

DRAWN BY: BJM

APPROVED BY: PB

DATE: 3/11/2021

DATE: 3/11/2021

GRADING & DRAINAGE PLAN

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

15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 92, UNCASVILLE - MONTVILLE, CT

DRAWING NO. 19000079.07

SHEET NO. 6

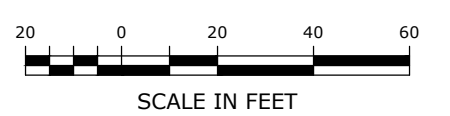
NO. OF SHEETS 14

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 _____

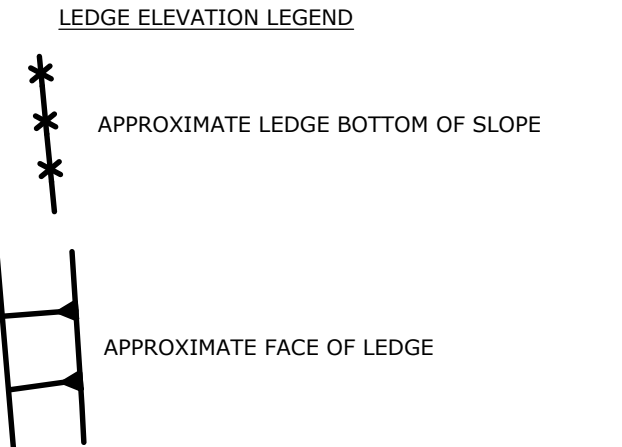
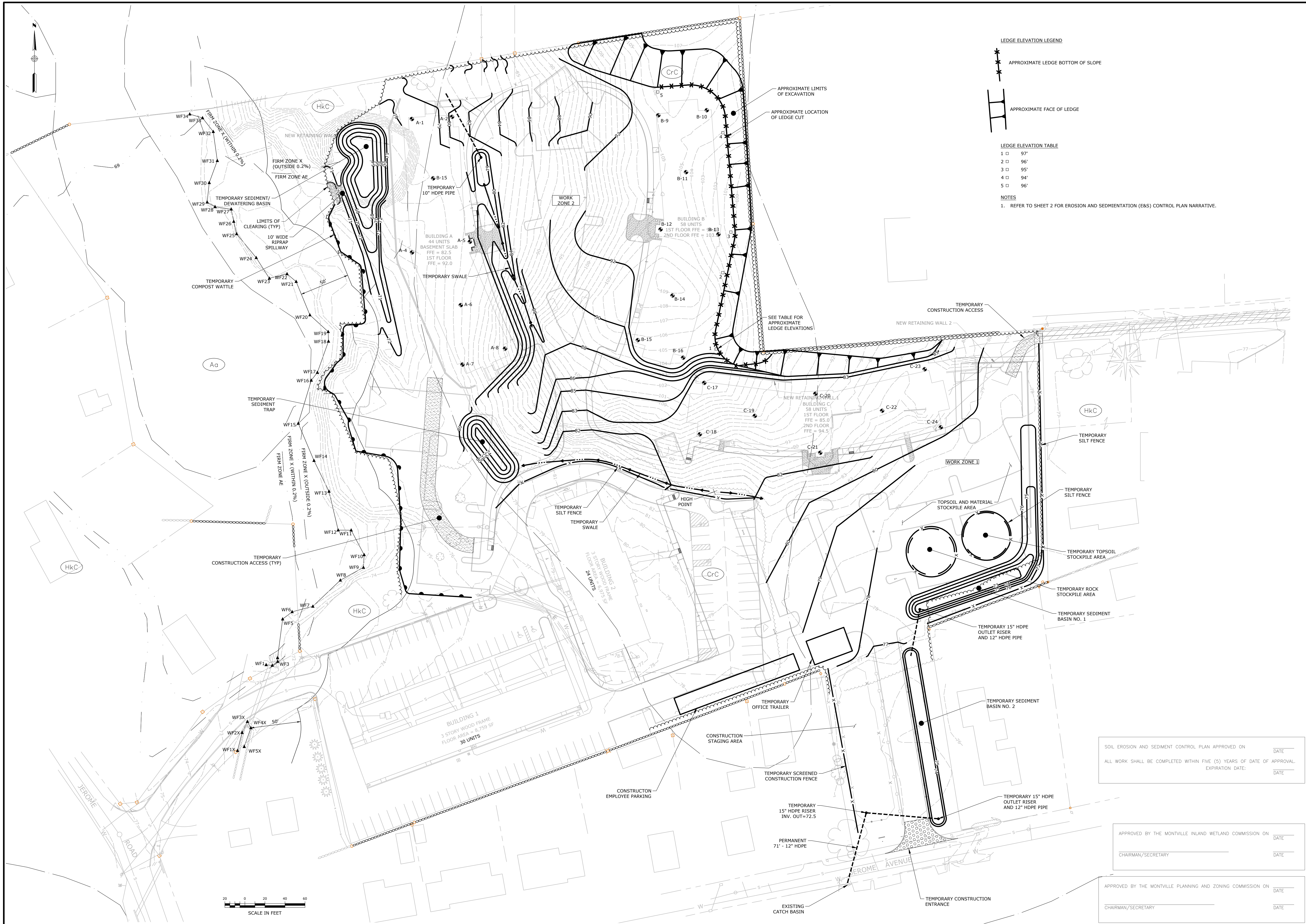


REPLACE EXISTING TYPE 'C' CATCH BASIN WITH NEW TYPE 'C' CATCH BASIN
 TF=74.84 (MATCH EXISTING)
 INV IN (N)=72.14 (15" RCP) (MATCH EXISTING)
 INV OUT (W)=72.14 (15" CMP) (MATCH EXISTING)

BIORETENTION BASIN
 BOTTOM OF BASIN=72.0
 TF=74.84 (MATCH EXISTING)
 INV IN (N)=72.14 (15" RCP)
 INV OUT (W)=72.14 (15" CMP)

NAIL SET IN BASE OF 24" TREE
 ELEVATION = 79.97
 (NAD83/CGRS)

NAIL SET IN UTILITY POLE CLIP 7148
 ELEVATION = 78.51
 (NAD83/CGRS)

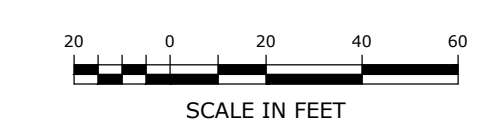


LEDGE ELEVATION TABLE

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 _____

Loureiro
 Engineering & Construction • EITC • EITC • EITC
 Loureiro Engineering Associates, Inc.
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
 Phone: 860-448-0416 • Fax: 860-448-0899
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SCALE	1" = 40'
CORN. NO.	88VA9 01
DRAWN BY	BJM
APPROVED BY	PB
DATE	3/11/2021

EROSION & SEDIMENT CONTROL INTERIM GRADING PLAN

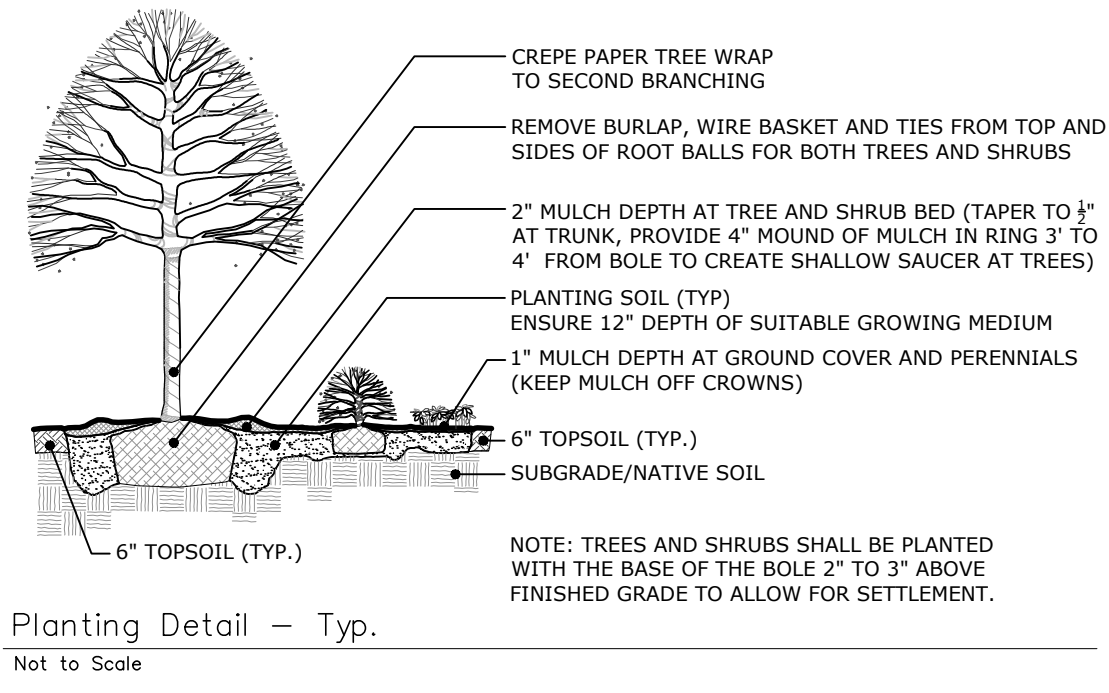
VILLAGE APARTMENTS - PHASE III
 15 JEROME AVENUE, 82 JEROME ROAD AND 232 ROUTE 32, UNCASVILLE - MONTVILLE, CT
 VILLAGE APARTMENTS LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC
 1099 NORTH STREET, WHITE PLAINS, NY

DRAWING
19000079.08

SHEET NO.	7	NO. OF SHEETS	14
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- GENERAL NOTES PLANTING:**
1. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER REPRESENTATIVE OF ANY AND ALL CONCERNS REGARDING PLANT HEALTH RELATIVE TO SITE CONDITIONS. NOTIFY THE OWNER REPRESENTATIVE SHOULD UNSATISFACTORY BORROW OR NATIVE SOIL CONDITIONS BE OBSERVED.
 2. AS CONSTRUCTION PROCEEDS, FINE GRADE AND INSTALL SURFACING MATERIAL AS SOON AS POSSIBLE TO REDUCE EROSION.
 3. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED.
 4. PLANT BEDS SHALL BE FURNISHED WITH NON-COMPACTED PLANTING SOIL TO A DEPTH OF 12" TO MEET FINISHED GRADES AS INDICATED ON GRADING PLAN. INSTALL PLANT MATERIAL AND MULCH IN A TIMELY MANNER.
 5. IN ALL PLANT BEDS, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
 6. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 7. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS. THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.
 8. SEE SITE PHOTOMETRIC PLAN (19000079.15) FOR PLANTINGS/LIGHTS LOCATION, LUMINAIRE SCHEDULE, CALCULATION SUMMARY, POLE INFORMATION AND LUMINAIRE/POLE IMAGES.



PLANT LIST

CODE	QTY	BOTANICAL NAME:	COMMON NAME:	SIZE:	ROOT / COMMENT:
DECIDUOUS TREES:					
AC	12	AMELANCHIER CANADENSIS	SERVICEBERRY	10' HT MIN	
AS	2	ACER SACCHARUM	SUGAR MAPLE	2.5' CAL	
AR	6	ACER RUBRUM	RED MAPLE	2' CAL	
BND	7	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	10' HT MIN	
CF	4	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE FLOWERING DOGWOOD	1.5' CAL	
CK	3	CLADRASTIS KENTUCKEA	AMERICAN YELLOWWOOD	2' CAL	
CO	1	CARYA OVATA	SHAGBARK HICKORY	2' CAL	
COK	3	CORNUS KOUSA	KOUSA DOGWOOD	1.5' CAL	
GT	7	GLEDITSIA TRICANTHOS STREETKEEPER	STREETKEEPER HONEYLOCUST	2' CAL	
MS	1	MAGNOLIA SOULANGIANA	SUKKER MAGNOLIA	12' HT MIN	B&B
MV	2	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	12' HT MIN	B&B
NS	6	NYSSA SYLVATICA	BLACK TUPELO	2' CAL	
OA	2	OXYSPERDON ARBOREUM	SOURWOOD	1.5' CAL	
PO	4	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	2' CAL	
TA	1	TILIA AMERICANA	AMERICAN LINDEN	2' CAL	
TC	7	TILIA CORDATA	LITTLE LEAF LINDEN	2' CAL	
UP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2' CAL	
PC	4	PRUNUS CERASIFERA	PURPLE LEAF PLUM	1.5' CAL	
QP	3	QUERCUS PALUSTRIS	PIN OAK	2' CAL	
QR	2	QUERCUS RUBRA	NORTHERN RED OAK	2' CAL	
EVERGREEN TREES:					
ABC	12	ABIES CONCOLOR	WHITE FIR	10' HT MIN	B&B SINGLE LEADER
ABF	5	ABIES FRASERI	FRASER FIR	8' HT MIN	B&B SINGLE LEADER
IO	7	ILEX OPACA	AMERICAN HOLLY	8' HT MIN	B&B SINGLE LEADER
PA	5	PICEA MARIA	NORWAY SPRUCE	10' HT MIN	B&B SINGLE LEADER
PS	3	PRINUS STROBUS	WHITE PINE	10' HT MIN	B&B SINGLE LEADER
SV	1	SCYADOPITYS VERTICILLATA	JAPANESE UMBRELLA PINE	8' HT MIN	B&B SINGLE LEADER
TaC	14	TSUGA CANADENSIS	EASTERN HEMLOCK	10' HT MIN	B&B SINGLE LEADER
DECIDUOUS SHRUBS:					
ABP	14	ASCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	4' HT MIN	B&B
CS	22	CORNUS SERICEA	RED OSIER DOGWOOD	4' HT MIN	B&B
HS	2	HIBISCUS SYRIACUS	ROSE OF SHARON	5' HT MIN	CONT
RC	73	ROSA 'GARNET'	GARNET ROSE	#3	CONT
RK	51	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	#3	CONT
RM	34	RHODO. MAXIMUM	ROSEBAY RHODODENDRON	4' HT MIN	B&B
VBM	3	VIBURNUM X BURKWOODII	MOHAWK VIBURNUM	4' HT MIN	B&B
VJ	5	VIBURNUM X JUDDII	JUDDII VIBURNUM	4' HT MIN	B&B
VJM	4	VIBURNUM P.T. MARIESII	MARIES DOUBLEFILE VIBURNUM	3' HT MIN	B&B
EVERGREEN SHRUBS:					
JAM	20	JAPANESE HOLLY	CHINA GIRL HOLLY	4' HT MIN	B&B
IG	14	INKBERRY HOLLY	INKBERRY HOLLY	3' HT MIN	B&B
MD	24	MICROBIOTA DECUSSATA	RUSSIAN ARBORVITAE	#5	CONT
MP	8	MYRTICA PENNSYLVANICA	NORTHERN BARBERY	3' HT MIN	B&B
JUP	16	JUNIPERUS CH. 'BLUE POINT'	BLUE POINT JUNIPER	1' HT MIN	B&B
JHB	46	JUNIPERUS H. 'BLUE CHIP'	BLUE CHIP JUNIPER	#5	CONT
JSW	4	JUNIPERUS S. 'WICHITA BLUE'	WICHITA BLUE JUNIPER	1' HT MIN	B&B
JVG	24	JUNIPERUS V. 'GREY OWL'	GREY OWL JUNIPER	3' HT. MIN.	B&B
RHC	8	RHODO. 'YAK. 'CRETE'	CRETE YAKUSHIMANUM RHODODENDRON	#5	CONT
RHD	40	RHODODENDRON PJM	MIXED PJM RHODODENDRON	#5	CONT
TOD	43	THUJA O. 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	6' HT MIN	B&B
TON	27	THUJA O. 'NIGRA'	DARK AMERICAN ARBORVITAE	10' HT MIN	B&B
TOS	71	THUJA O. 'SHARAGD'	EMERALD GREEN ARBORVITAE	8' HT MIN	B&B
PERENNIALS:					
MSG	24	MISCANTHUS SINENSIS MIX	MIXED MAIDEN GRASS VARIETIES	#3	CONT
PAN	91	PANICUM VIRGATUM MIX	MIXED SWITCHGRASS VARIETIES	#3	CONT
PEN	70	PENNISETUM ALOPECUROIDES MIX	MIXED FOUNTAIN GRASS VARIETIES	#3	CONT
VM	465	VINCA MINOR	VINCA GROUNDCOVER	SP4	CONT
PERENNIAL ALLOWANCE:					
TBD	30	ORNAMENTAL GRASSES - MIXED VARIETIES TO BE FIELD LOCATED		#3	CONT

NOTES:
PLANTS TO BE APPROVED BY OWNER/OWNER REPRESENTATIVE PRIOR TO PURCHASE & TRANSPORT TO SITE FOR INSTALLATION.

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

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

STAMP

SCALE
1" = 40'

CONTRACT NO.
88VA9 01

DATE
2/8/21

DRAWN BY
CVR/HW

APPROVED BY
[Signature]

DATE
[Blank]

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

NO.	DATE	DESCRIPTION OF REVISION
3	05/16/2022	REVISED PER TOWN AND THIRD PARTY REVIEW COMMENTS
2	03/15/2022	REVISED PER TOWN AND THIRD PARTY REVIEW COMMENTS
1	11/15/2021	TWC AND PAC SUBMISSION
		DESCRIPTION OF REVISION

19000079.14

SHEET NO. 8 **NO. OF SHEETS 14**

LOUREIRO

LANDSCAPE ARCHITECTURE • SITE PLANNING

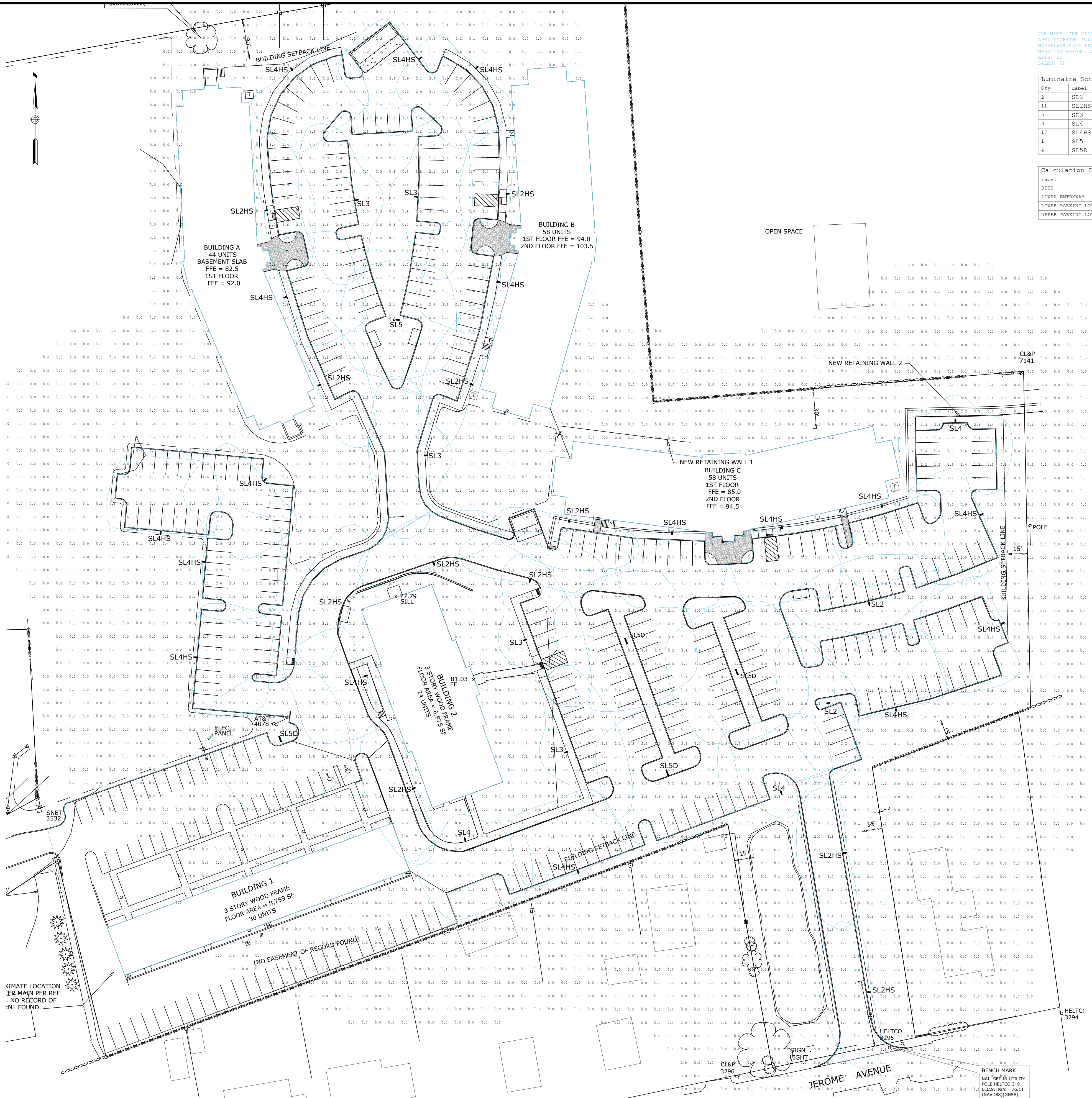
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SITE PLANTING AND LIGHTING PLAN

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

PROJECT NO. 19000079.14



JOB NAME: THE VILLAGE, MONTVILLE, CT
 APEX LIGHTING SOLUTIONS
 WETHERFIELD, CT 06109
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPR: LC
 SCALE: 1"

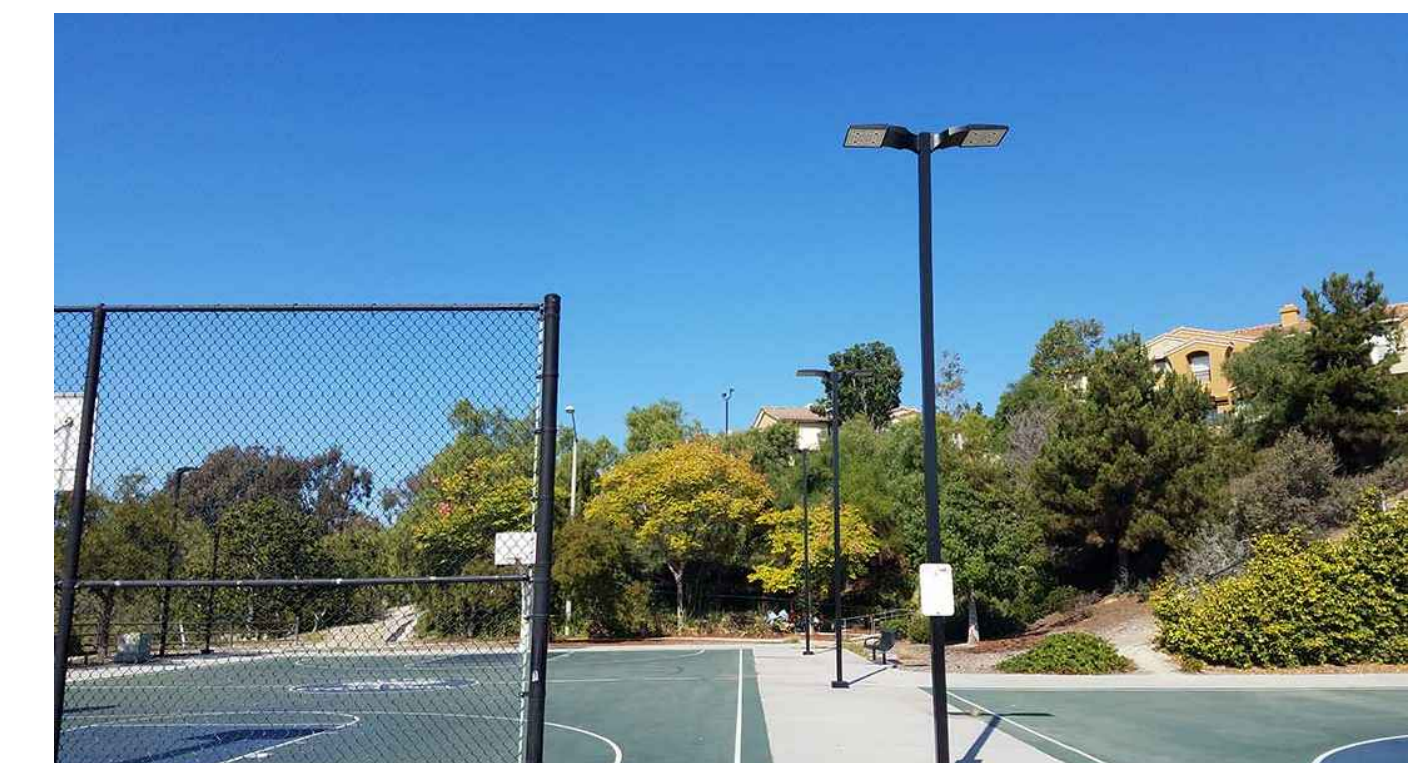
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BOG Rating	Description
2	SL2	SINGLE	11518	86.8	0.850	B2-00-G2	U.S. ARCH R2R-PLED-II-40LED-700MA-WM-VOLT-FINISH MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
11	SL2HS	SINGLE	8423	86.8	0.850	B1-00-G2	U.S. ARCH R2R-PLED-II-40LED-700MA-WM-VOLT-FINISH-M-PLD MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
5	SL3	SINGLE	10880	86.8	0.850	B2-00-G3	U.S. ARCH R2R-PLED-IV-40LED-700MA-WM-VOLT-FINISH MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
3	SL4	SINGLE	10595	86.8	0.850	B2-00-G3	U.S. ARCH R2R-PLED-IV-40LED-700MA-WM-VOLT-FINISH MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
17	SL4HS	SINGLE	8318	86.8	0.850	B1-00-G3	U.S. ARCH R2R-PLED-IV-40LED-700MA-WM-VOLT-FINISH-M-PLD MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
1	SL5	SINGLE	11920	86.8	0.850	B4-00-G2	U.S. ARCH R2R-PLED-VSQ-M-40LED-700MA-WM-VOLT-FINISH MOUNTED TO SHTS184-11-1-FINISH @ 18FT AFG TO ROF
4	SL5D	BACK-BACK	11920	86.8	0.850	B4-00-G2	U.S. ARCH R2R-PLED-VSQ-M-40LED-700MA-WM-VOLT-FINISH MOUNTED TO SHTS184-11-2-180-FINISH @ 18FT AFG TO ROF

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.77	6.0	0.0	N.A.	N.A.
LOWER ENTRYWAY		2.02	3.9	0.0	N.A.	N.A.
LOWER PARKING LOTS		1.67	5.9	0.0	N.A.	N.A.
UPPER PARKING LOT		2.01	4.1	0.5	4.02	8.20

NOTE: SEE SITE PLANTING and LIGHTING PLAN (19000079.14) FOR PLANTING/LIGHTING LOCATIONS.



SINGLE FIXTURE - 18' Ht. SQUARE POLE



DOUBLE FIXTURE - 18' Ht. SQUARE POLE

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Calculations are based on assumed values and calculated results may vary due to differences in calculation methods, lighting conditions, component performance, measurement techniques and field conditions. The use of a calculator and computer software may result in rounding errors. The use of a calculator and computer software may result in rounding errors. The use of a calculator and computer software may result in rounding errors. The use of a calculator and computer software may result in rounding errors.

REV.	DATE	DESCRIPTION
REV. X	XX-XX-05	XXXXX

APEX
 LIGHTING SOLUTIONS
 THE POINT WHERE ALL DESIGN LINES CONVERGE

20-30 BEAVER ROAD
 WETHERFIELD, CT 06109
 TELEPHONE 860.632.8766
 FACSIMILE 860.632.8256
 WWW.APEX.LT.COM

PROJECT TITLE:
**THE VILLAGE
 MONTVILLE, CT**

DRAWING TITLE:
**EXTERIOR LIGHTING
 PHOTOMETRIC CALCULATION**

FILE NAME: Site Photometric Plan.dwg

SCALE: 1"=30'-0"
 DATE: 3/15/22
 DRAWN BY: LC
 SHEET: SL-5A

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

LOU REIRO
 LOU REIRO ARCHITECTURE - SITE PLANNING
 100 Northwest Drive • Hamden, Connecticut 06602
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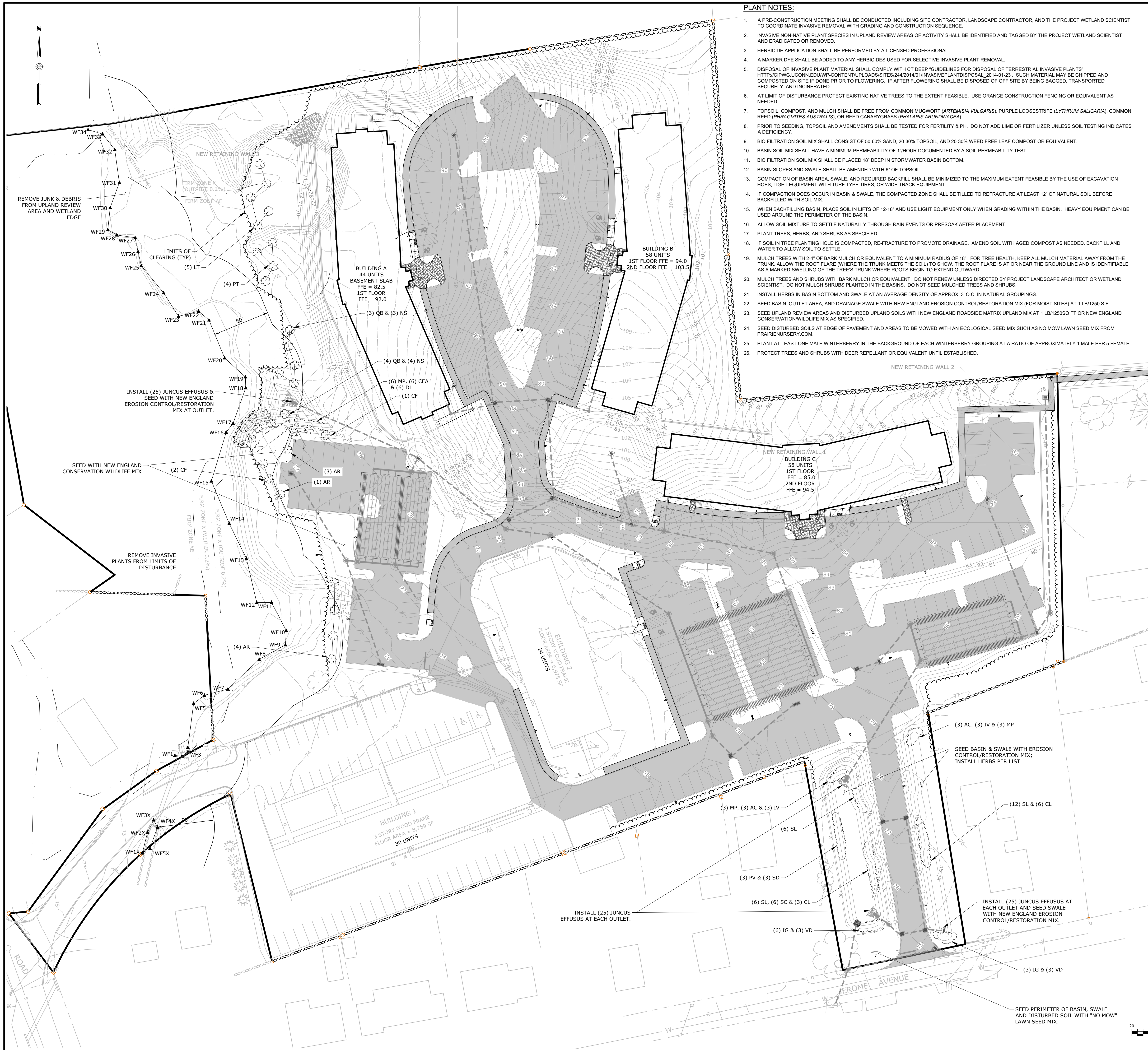
SCALE: 1" = 40'
 COMM. NO. 88VA9.01
 DATE: 03/15/2022
 DRAWN BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

SITE PHOTOMETRIC 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

DRAWING: **19000079.15**
 SHEET NO. 9 NO. OF SHEETS 14

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS: _____ DATE: _____
 REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS: _____ DATE: _____
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- PLANT NOTES:**
1. 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.
 2. 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.
 3. HERBICIDE APPLICATION SHALL BE PERFORMED BY A LICENSED PROFESSIONAL.
 4. A MARKER DYE SHALL BE ADDED TO ANY HERBICIDES USED FOR SELECTIVE INVASIVE PLANT REMOVAL.
 5. DISPOSAL OF INVASIVE PLANT MATERIAL SHALL COMPLY WITH CT DEEP "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS" [HTTP://CWPW.UCONN.EDU/WP-CONTENT/UPLOADS/SITES/244/2014/01/INVASIVEPLANTDISPOSAL_2014-01-23](http://cwpw.uconn.edu/wp-content/uploads/sites/244/2014/01/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.
 6. AT LIMIT OF DISTURBANCE PROTECT EXISTING NATIVE TREES TO THE EXTENT FEASIBLE. USE ORANGE CONSTRUCTION FENCING OR EQUIVALENT AS NEEDED.
 7. 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*).
 8. PRIOR TO SEEDING, TOPSOIL AND AMENDMENTS SHALL BE TESTED FOR FERTILITY & PH. DO NOT ADD LIME OR FERTILIZER UNLESS SOIL TESTING INDICATES A DEFICIENCY.
 9. BIO FILTRATION SOIL MIX SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL, AND 20-30% WEED FREE LEAF COMPOST OR EQUIVALENT.
 10. BASIN SOIL MIX SHALL HAVE A MINIMUM PERMEABILITY OF 1" HOUR DOCUMENTED BY A SOIL PERMEABILITY TEST.
 11. BIO FILTRATION SOIL MIX SHALL BE PLACED 18" DEEP IN STORMWATER BASIN BOTTOM.
 12. BASIN SLOPES AND SWALE SHALL BE AMENDED WITH 6" OF TOPSOIL.
 13. 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.
 14. 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.
 15. 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.
 16. ALLOW SOIL MIXTURE TO SETTLE NATURALLY THROUGH RAIN EVENTS OR PRESOAK AFTER PLACEMENT.
 17. PLANT TREES, HERBS, AND SHRUBS AS SPECIFIED.
 18. 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.
 19. 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.
 20. 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.
 21. INSTALL HERBS IN BASIN BOTTOM AND SWALE AT AN AVERAGE DENSITY OF APPROX. 3' O.C. IN NATURAL GROUPINGS.
 22. SEED BASIN, OUTLET AREA, AND DRAINAGE SWALE WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX (FOR MOIST SITES) AT 1 LB/1250 S.F.
 23. 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.
 24. 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.
 25. PLANT AT LEAST ONE MALE WINTERBERRY IN THE BACKGROUND OF EACH WINTERBERRY GROUPING AT A RATIO OF APPROXIMATELY 1 MALE PER 5 FEMALE.
 26. PROTECT TREES AND SHRUBS WITH DEER REPELLANT OR EQUIVALENT UNTIL ESTABLISHED.

WETLAND MITIGATION & STORMWATER BASIN PLANT LIST						
	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	ROOT	
TREES	AR	Acer rubrum	8	6'	Cont	
	CF	Cornus florida	3	6-8' HT	Cont	
	NS	Nyssa sylvatica	7	4-6'	Cont	
	QB	Quercus bicolor	7	4-6'	Cont	
	LT	Liriodendron tulipifera	5	4-6'	Cont	
	PT	Populus tremuloides	4	6-8' HT	Cont	
	PV	Prunus virginiana	3	4-6'	Cont	
	SHRUBS	Ac	Amelanchier canadensis	6	3-4'	Cont
		CEA	Ceanothus americana	6	3-4'	Cont
		CO	Cephalanthus occidentalis	6	3-4'	Cont
CL		Clethra alnifolia	9	3-4'	Cont	
CA		Cornus amomum	6	3-4'	Cont	
DL		Diervilla lonicera	6	18-24"	Cont	
IG		Ilex glabra	9	3-4'	Cont	
IV		Ilex verticillata (female)	5	3-4'	Cont	
IVM		Ilex verticillata (male)	1	3-4'	Cont	
Mp		Morella pensylvanica	12	18-24"	Cont	
SC	Sambucus canadensis	6	3-4'	Cont		
SD	Salix discolor	3	3-4'	Cont		
SL	Spiraea latifolia	24	3-4'	Cont		
VD	Viburnum dentatum	6	3-4'	Cont		
HERBS		Asclepias incarnata	100	2" Plugs	-	
		Asclepias tuberosa	50	2" Plugs	-	
		Aster novae-angliae	50	2" Plugs	-	
		Eupatorium maculatum	50	2" Plugs	-	
		Juncus effusus	100	2" Plugs	-	
		Iris versicolor	50	2" Plugs	-	
		Lobelia cardinalis	50	2" Plugs	-	
		Monarda fistulosa	50	2" Plugs	-	
		Rudbeckia laciniata	50	2" Plugs	-	
		Vernonia noveboracensis	50	2" Plugs	-	
	Zizia aurea	50	2" Plugs	-		

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

DATE: 09/16/2022

DATE: 09/15/2022

DATE: 11/15/2021

DATE:

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

REVISIONS PER TOWN AND THIRD PARTY REVIEW COMMENTS

TWC AND P&Z SUBMISSION

DESCRIPTION OF REVISION

SCALE: 1" = 40'

CONV. NO. 88VA9 01

DRAWN BY: BJM

APPROVED BY: PB

DATE: 3/11/2021

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

19000079.09

SHEET NO. 10 NO. OF SHEETS 14

WETLAND MITIGATION & STORMWATER BASIN PLANTING PLAN

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