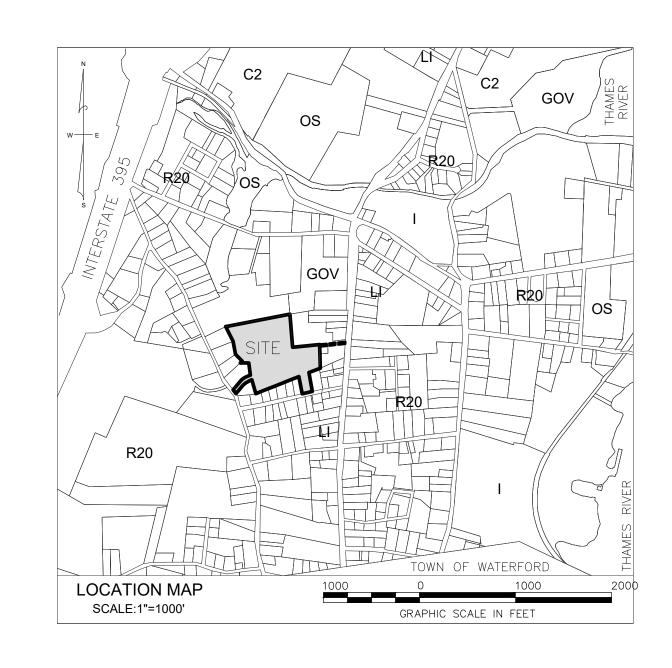
SITE DEVELOPMENT PLAN VILLAGE APARTMENTS - PHASE III NEW MULTIFAMILY APARTMENT BUILDINGS

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 REVISED: MAY 16, 2022 REVISED: MAY 24, 2022

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



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Prepared By:



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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.



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

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON

DATE

SURVEY NOTES:

- 1 THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY IS CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS
- . REFERENCE IS MADE TO TOWN OF MONTVILLE LAND EVIDENCE RECORDS FOR THE FOLLOWING:

REGARDING 82 JEROME ROAD:

VOLUME 515 AT PAGE 149 FOR A QUIT CLAIM DEED DATED AUGUST 30, 2007 REGARDING 15 JEROME AVENUE:

VOLUME 582 AT PAGE 1061 FOR A WARRANTY DEED DATED APRIL 19, 2013

REGARDING 232 ROUTE 32: VOLUME 650 AT PAGE 706 FOR A WARRANTY DEED DATED NOVEMBER 20, 2019

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO OR BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY AND/OR AGREEMENTS:

- **REGARDING 82 JEROME ROAD:**
- A. SEE VOLUME 102 AT PAGE 418 REGARDING AN EASEMENT IN FAVOR OF SOUTHERN NEW
- B. SEE VOLUME 102 AT PAGE 80 REGARDING A FIFTY FOOT WIDE RIGHT OF WAY FOR INGRESS AND EGRESS IN FAVOR OF LAND NOW SHOWN AS "N/F JOHN C. MORIARTY C. SEE VOLUME 21 AT PAGE 340 REGARDING A RIGHT TO TAKE AND USE WATER FROM A
- SPRING (SEE VOLUME 159 AT PAGE 356 REGARDING A RELEASE AND TERMINATION OF
- D. SEE VOLUME 24 AT PAGE 174 REGARDING A RIGHT TO TAKE WATER FROM A WELL AND TO LAY HALF INCH PIPE
- E. SEE VOLUME 19 AT PAGE 221 REGARDING A RIGHT TO RAISE WATER LEVEL AT DAM BY 3.5 FEET GRANTED TO UNCASVILLE MANUFACTURING COMPANY ON SEPTEMBER 16, 1873
- F. SEE VOLUME 21 AT PAGE 99 REGARDING A 33 FOOT WIDE (2 RODS) RIGHT OF WAY RESERVED ACROSS LAND SHOWN AS "N/F STANLEY P. WARD, JR. & ROSE MARY WARD" ALSO SEE VOLUME 21 AT PAGE 100
- G. MAY ALSO BE SUBJECT TO A RIGHT OF WAY IN FAVOR OF LAND SHOWN AS "N/F STANLEY P. WARD, JR. & ROSE MARY WARD" - SEE MAP REFERENCE D H. SEE VOLUME 505 AT PAGE 150 FOR VARIANCE 207-ZBA-01 GRANTED TO EXPAND
- FOOTPRINT OF BUILDING #2 (NON-CONFORMING USE) I. SEE VOLUME 526 AT PAGE 942 FOR VARIANCE 208-ZBA-3 GRANTED TO INCREASE
- HEIGHT OF BUILDING J. MAY BE SUBJECT TO RIPARIAN RIGHTS, IF ANY, OF OTHERS IN AND TO A BROOK RUNNING ACROSS THE WESTERLY PORTION OF THE SUBJECT PROPERTY
- **REGARDING 15 JEROME AVENUE:**

NONE FOUND OF RECORD REGARDING 232 ROUTE 32:

- K. SEE VOLUME 57 AT PAGE 360 REGARDING AN EASEMENT IN FAVOR OF SOUTHERN NEW ENGLAND TELEPHONE (FROM POLE TO HOUSE AND FROM HOUSE UNDERGROUND TO TRAILER FORMERLY LOCATED ON SITE)
- L. SEE VOLUME 53 AT PAGE 102 REGARDING A POLE LINE EASEMENT IN FAVOR OF CONNECTICUT LIGHT AND POWER COMPANY
- M. SEE VOLUME 52 AT PAGE 15 REGARDING A RIGHT TO USE THE DRIVEWAY FOR THE PURPOSE OF ENTERING OR LEAVING THE PREMISES EITHER ON FOOT OR WITH VEHICLES. ALSO SEE VOLUME 52 AT PAGE 16 REGARDING RIGHTS OF OTHERS TO USE
- N. SEE VOLUME 52 AT PAGE 15 SUBJECT TO A RIGHT OF OTHERS TO MAINTAIN AND REPAIR A PIPE LINE RUNNING THROUGH THE PREMISES TO ROUTE 32 - LOCATION UNKNOWN
- 4. THE SUBJECT PROPERTIES ARE LOCATED ENTIRELY WITHIN THE TOWN OF MONTVILLE R20-M (RESIDENTIAL MULTIFAMILY) ZONE DISTRICT. WHEN MERGED, THE SUBJECT PROPERTIES ARE LOCATED IN THE ROUTE 32 OVERLAY ZONE (OZ).
- . "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 361 OF 554, COMMUNITY: MONTVILLE, TOWN OF, NUMBER: 090099, PANEL: 0361, SUFFIX: J. MAP NUMBER: 09011C0361J, EFFECTIVE DATE: AUGUST 5, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THAT A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE (EL 69), AND THE REST OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONES X (0.2% ANNUAL CHANCE FLOOD) AND X (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE SUBJECT PROPERTIES ARE SHOWN ON THE TOWN OF MONTVILLE TAX ASSESSOR MAP 69 AS LOT 42 WITH AN ASSIGNED STREET ADDRESS OF 82 JEROME ROAD LINCASVILLE CT 06382, AS LOT 51 WITH AN ASSIGNED ADDRESS OF 15 JEROME AVENUE, UNCASVILLE, CT 06382 AND AS LOT 61 WITH AN ASSIGNED ADDRESS OF 232 ROUTE 32, UNCASVILLE, C 06382. WHEN MERGED, THE ADDRESS OF THE PROPERTIES WILL BE COORDINATED WITH THE MONTVILLE TAX ASSESSOR.
- HE BASIS FOR BEARINGS AND COORDINATES IS CONNECTICUT COORDINATE SYSTEM OF 1983. ELEVATIONS ARE REFERENCED TO NAVD 88. (GNSS)
- 8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND BUILDINGS AS DETERMINED BY FIELD SURVEY ON AUGUST 20, 2020 RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JULY 16, 2007 AND UPDATED ON AUGUST 24, 2020.
- 9. INLAND WETLANDS WERE DELINEATED IN THE FIELD BY JAMES R. COWEN, COWEN ECODESIGN, LLC AND LOCATED BY LOUREIRO ENGINEERING INC., GROTON, CONNECTICUT. 10. LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE TAKEN FROM MAPPING BY OTHERS AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. (SEE MAP REFERENCES

MAP REFERENCES:

- A. PROPERTY SURVEY PLAN, "VILLAGE APARTMENTS", PROPERTY OF VILLAGE APARTMENTS, L.L.C., JEROME ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATE: DECEMBER 8 1999, REVISED THROUGH 4-7-03, BY ANGUS MCDONALD, GARY SHARPE & ASSOCIATES,
- INC., OLD SAYBROOK, CT B. "VILLAGE APARTMENTS", BOUNDARY SURVEY PROPERTY TO BE CONVEYED TO JONATHON BARRES, HERSTER BARRES AND DAVID KLEEMAN, JEROME ROAD, MONTVILLE. CONNECTICUT, SCALE: 1"=40', DATE: MARCH 30, 1984, PREPARED BY: REESE G.
- ROBERTS, WINDSOR, CONNECTICUT C. PLAN OF PROPERTY IN THE TOWN OF MONTVILLE, CT., TO BE CONVEYED BY EDITH M,
- CALVERT TO EDWIN MERRIMAN AND EDITH L. MERRIMAN, SEPT. 1938, SCALE: 1 INCH= 30 FEET., BY L.E. DABOLL, CIVIL ENG'R., NEW LONDON, CONN. D. PLAN OF THE SEPOWITZ PROPERTY, JEROME ROAD, MONTVILLE, CONNECTICUT, DATE:
- JULY 1982, REVISED: AUGUST, 1984, SCALE: 1"=50', BY WAYNE A. MORSE CIVIL ENGR. & LAND SURVEYOR. E. PROPERTY SURVEY, PROPERTY OF VILLAGE APARTMENTS, LLC, 82 JEROME ROAD,
- UNCASVILLE, CONNECTICUT, SCALE: 1"=40', DATE: JULY 31, 2007, DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT. (TOWN OF MONTVILLE LAND RECORDS F. VILLAGE APARTMENTS BUILDING #2, 82 JEROME ROAD, MONTVILLE, CONNECTICUT,
- APPLICANT/OWNER: VILLAGE APARTMENTS, LLC, DATE: JUNE 12, 2007, REVISED THROUGH MARCH 11, 2008, BY DICEARE-BENTLEY ENGINEERS, INC., GROTON,
- G. PROPERTY SURVEY PROPERTY OF KATHLEEN B. FLETCHER, 232 NORWICH-NEW LONDON TURNPIKE (CONNECTICUT ROUTE 32) UNCASVILLE, CONNECTICUT, SCALE: 1" = 30', JUNE 6, 2014, DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT.

H. PROPERTY SURVEY PROPERTY OF CONNECTICUT MULTIFAMILY EQUITIES II, LLC, 15

- JEROME AVENUE, UNCASVILLE, CONNECTICUT, SCALE: 1" = 20', JUNE 6, 2014, DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT I. PROPERTY SURVEY, PROPERTY OF VILLAGE APARTMENTS, LLC, 82 JEROME ROAD, UNCASVILLE, CONNECTICUT, SCALE: 1"=40', DATE: FEBRUARY 21, 2013,
- DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT
- J. CHERENZIA EXCAVATION UTILITY ASBUILT DRAWING FOR VILLAGE APARTMENTS BUILDING #2 82 JEROME ROAD MONTVILLE, CT SCALE 1"=30' AUGUST 2009
- K. MONTVILLE WATER SYSTEM PROJECT PLNA AND PROFILE JEROME AVENUE STA. 0+50 TO STA. 11+00 DATE JULY 1984 SHEETS 6 AND 7 OF 22 BY MOFFITT AND DUFFY, INC. EAST

SITE NOTES:

- THIS SITE PLAN IS FOR THE CONSTRUCTION OF THREE NEW MULTI-FAMILY APARTMENT BUILDINGS CATCH BASINS AND MANHOLES WITH 160 UNITS, 286 NEW PARKING SPACES AND ASSOCIATED SITE IMPROVEMENTS.
- THESE PLANS ARE FOR PERMIT PURPOSES AND SITE PLAN APPROVAL ONLY. THEY ARE NOT CONTRACT DOCUMENTS. FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED BY OWNER.
- BUILDING COVERAGE CALCULATION: A. BUILDING AREA = 42,340 SF (3 NEW BUILDINGS) + 18,100 SF (2 EXISTING BUILDINGS) =
- 60,440 SF B. LOT AREA = 523,700 SF
- C. BUILDING AREA/LOT AREA = 11.5%
- 5. BUILDING DWELLING UNIT DENSITY DESCRIPTION: A. BUILDING 1 (EXISTING):
 - ONE BEDROOM DWELLING UNITS:
- TWO OR MORE BEDROOM DWELLING UNITS: 22 UNITS B. BUILDING 2 (EXISTING):
- TWO OR MORE DWELLING UNITS: C. BUILDING A (NEW):
- ONE BEDROOM DWELLING UNITS: 9 UNITS TWO OR MORE BEDROOM DWELLING UNITS: 35 UNITS
- D. BUILDING B (NEW): ONE BEDROOM DWELLING UNITS: 14 UNITS
- TWO OR MORE BEDROOM DWELLING UNITS: 44 UNITS E. BUILDING C (NEW):
- ONE BEDROOM DWELLING UNITS: 14 UNITS TWO OR MORE BEDROOM DWELLING UNITS: 44 UNITS TOTAL DWELLING UNITS:

DWELLING UNIT DENSITY CALCULATION:

- 1 UNIT PER 2,420 SQUARE FEET OF LAND PERMITTED: PARCEL AREA: 523,700 SQUARE FEET
- 214 DWELLING UNITS = 1 DWELLING UNIT PROVIDED: 523,700 SQUARE FEET 2,447 SQUARE FEET
- BUILDING ROOF HEIGHT
- BUILDING A BUILDING B BUILDING C
- **ELEVATION OF ROOF PEAK:** 128.2 149.2 140.2 AVG. BLDG. PERIMETER ELEV. 95.1 85.9 85.4 BUILDING ROOF HEIGHT:
- LANDSCAPING REQUIREMENTS:
- A. LANDSCAPE BUFFER (PER SECTION 9B.12 OF THE ZONING REGULATIONS) 1. REQUIRED: 10' WIDE STRIP ALONG THE REAR LOT LINE WITH ONE SHADE TREE PLANTED AT LEAST THREE INCHES (3") IN CALIPER FOR EACH FIFTY FEET (50') OR PART THEREOF OF ANY PORTION OF SUCH SIDE OR REAR LOT LINE LOCATED ADJACENT TO A BUILDING IN THE
 - 2. PROVIDED: ±10' (MIN.) WIDE STRIP ALONG THE REAR AND SIDE LOT LINES ADJACENT TO NEW BUILDINGS A, B AND C. REFER TO SITE PLANTING PLAN ON SHEET 13.
- B. LANDSCAPED PARKING AREA (PER SECTION 18.16 OF THE ZONING REGULATIONS)
- MINIMUM REQUIRED LANDSCAPED AREA:

MULTI-FAMILY HOUSING DEVELOPMENT.

- TEN PERCENT (10%) OF THE PARKING LOT AREA, EXCLUSIVE OF BUILDING COVERAGE.
- (143,700)X(0.10)=14,370 SF2. PROVIDED LANDSCAPED AREA:
- 17,570 SF (4 NEW LANDSCAPE ISLANDS) +
- 37,560 SF (ADJACENT REAR AND SIDE YARD AREAS) = 55,130 SF
- THE LANDSCAPED AREA ALONG THE PARKING PERIMETER SHALL BE PLANTED WITH GRASS, SHRUBS AND TREES. REFER TO SITE PLANTING PLAN ON SHEET 13.
- A. TOTAL PARKING REQUIRED PER PARKING PLAN:
- 257 REQUIRED SPACES (SEE SITE NOTE 8C)
- B. TOTAL PARKING PROVIDED: 101 EXISTING SPACES
 - 31 REPLACEMENT SPACES EAST OF BUILDING 2

13. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS.

- +286 NEW SPACES
- = 356 PROVIDED SPACES A TOTAL OF 30 GUEST PARKING SPACES ARE PROVIDED THROUGHOUT THE DEVELOPMENT. THE REMAINING 326 PARKING SPACES ARE AVAILABLE FOR THE RESIDENTIAL UNITS.
- D. TOTAL PARKING PROVIDED PER PARKING PLAN PREPARED BY LOUREIRO ENGINEERING ASSOCIATES DATED NOVEMBER 15, 2021. SECTION 19.2 OF THE ZONING REGULATIONS ALLOWS ONE (1) 15 SF SIGN WITH THE NAME AND
- ADDRESS OF THE PROPERTY WHEN LOCATED ON AN ARTERIAL OR COLECTOR ROAD. 10. PRIOR TO ANY EXCAVATION IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY CALL BEFORE YOU
- DIG SHALL AT 1-800-922-2255 AND OTHER APPROPRIATE UTILITY AUTHORITIES. 11. SITE LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
- 12. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- 14. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS. ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKING) SHALL BE WHITE PAINT. THE ACCESSIBLE PARKING SYMBOL SHALL BE LT BLUE PAINT.
- UNLESS PERMITTED AS SHOWN ON THIS PLAN OR OTHERWISE PERMITTED BY THE MONTVILLE INLAND WETLAND AGENCY 16. A STATE TRAFFIC COMMISSION PERMIT WILL BE REQUIRED, OR A FINDING OF NO NEED FOR PERMIT, BEFORE ISSUANCE OF BUILDING PERMITS WHERE A DEVELOPMENT INVOLVES OVER 200 PARKING

15. THERE SHALL BE NO ACTIVITY WITHIN THE INLAND WETLAND OR 50 FOOT UPLAND REVIEW AREA

- SPACES OR 100,000 SQUARE FEET OF FLOOR AREA. 17. TRASH COLLECTION SHALL BE CONDUCTED AT LEAST ONCE PER WEEK AND SHALL BE LIMITED TO
- MONDAY TO FRIDAY 7:00 AM TO 6:00 PM. 18. ALL SITE IMPROVEMENTS WITHIN THE TOWN'S RIGHT OF WAY (INCLUDING BUT NOR LIMITED TO CURB CUTS, UTILITY SERVICE EXTENSIONS AND ROADWAY PAVEMENT PATCHING) SHALL BE CONSTRUCTED PER THE TOWN OF MONTVILLE ROAD STANDARDS AND AN EXCAVATION PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- 19. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF ROCK
- CRUSHING IS REQUIRED, HOURS OF OPERATION WILL BE LIMITED TO 8:30AM-4:30PM MONDAY THROUGH FRIDAY. FOR MATERIAL EXPORT, VEHICLE TRIPS WILL BE LIMITED TO 9:00AM-2:00PM WHEN SCHOOL IS IN SESSION, AND 8:30AM-4:30PM WHEN SCHOOL IS NOT IN SESSION. 21. ALL EXISTING WELLS ONSITE SHALL BE REMOVED OR PROPERLY FILLED BY LICENSED WELL DRILLER. PRIOR TO DEMOLITION OF THE HOUSE AT 232 ROUTE 32, AN ASBESTOS INSPECTION MUST BE
- COMPLETED. IF ASBESTOS IS FOUND, AN ABATEMENT MUST BE CONDUCTED. THE EXISTING SEPTIC SYSTEM AT 232 ROUTE 32 MUST BE PROPERLY ABANDONED. 23. THE OWNER OF THE PROPERTY USED FOR PARKING AND/OR LOADING SHALL MAINTAIN SUCH AREA AND ALL REQUIRED SIDEWALKS AND BUFFER AREAS IN GOOD CONDITIONS WITHOUT HOLES AND FREE
- 24. A LOT LINE ADJUSTMENT (MERGER) PLAN SHALL BE FILED ON THE LAND RECORDS IN THE OFFICE OF THE TOWN CLERK PRIOR TO ISSUANCE OF A ZONING PERMIT TO START WORK.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO
- CONSTRUCTION. ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
- ALL WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MONTVILLE WATER POLLUTION CONTROL AUTHORITY.
- 4. WATER SERVICE INSTALLATION NOTES: D. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC
- E. WATER MAINS MINIMUM COVER SHALL BE 4'-6" FROM FINISH GRADE.
- F. PIPE SEPARATIONS 10' MINIMUM BETWEEN WATER AND SEWER
- 10' MINIMUM BETWEEN WATER AND BUILDINGS
- 5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES
- SCHEMATIC UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, COMMUNICATIONS) ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY THE RESPECTIVE JTILITY PROVIDERS AND INSTALLATION SHALL CONFORM TO UTILITY AUTHORITY POLICIES AND
- ALL WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND
- REQUIREMENTS OF THE MONTVILLE WATER POLLUTION CONTROL AUTHORITY. SANITARY SEWER INVERTS FOR BUILDING 1 & 2 ARE APPROXIMATE AND ARE FROM MAP REFERENCE J. THE CONTRACTOR SHALL VERIFY ALL BUILDING SEWER INVERTS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTING NEW SEWERS.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

- 1. A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY, ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.
- FACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- STORMTECH UNDERGROUND INFILTRATION/DETENTION SYSTEM
- THE ISOLATOR ROWS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBER
- 2. AFTER THE FIRST YEAR OF OPERATION, THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF ONCE PER YEAR. IF UPON VISUAL INSPECTION IT IS FOUND THAT SEDIMENT HAS ACCUMULATED, A STADIA ROD SHOULD BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT. WHEN THE AVERAGE DEPTH OF ACCUMULATION EXCEEDS 3", A CLEAN-OUT SHOULD BE PERFORMED AND PROPERLY DISPOSED OFF-SITE. CLEAN-OUT SHOULD BE ACCOMPLISHED USING A JETVAC PROCESS
- 3. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNITS BY THE PROPERTY OWNER/MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF SEDIMENT DEPTH, GENERAL OBSERVATIONS, AND DATE OF CLEANING PERFORMED.
- 1. THE SEPARATORS SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR WITH ONE INSPECTION OCCURRING IN THE MONTH OF APRIL. A GRADUATED MEASURING DEVICE (STADIA ROD) SHOULD HAVE BEEN INSTALLED WITHIN THE SEPARATOR GRIT CHAMBER AND ANY DEBRIS, ACCUMULATED TO WITHIN ONE FOOT OF THE WATER SURFACE INSIDE THE GRIT CHAMBER PORTION OF THE TANK, WILL BE REMOVED BY VACUUM "VACTOR" TYPE OF EQUIPMENT AND PROPERLY DISPOSED OFF-SITE. ALSO, ANY FLOATING MATERIAL DISCOVERED DURING INSPECTIONS SHALL BE REMOVED FROM THE TANKS.
- A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNIT BY THE PROPERTY MANAGER INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF GRIT DEPTH, CONDITION OF BAFFLES, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED.

BIORETENTION/INFILTRATION BASIN INSPECTION, MAINTENANCE & REPAIR

ROWS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.

- 1. INSPECT FILTER MEDIA FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
- 2. CHECK FOR SEDIMENT ACCUMULATION, TRASH AND DEBRIS IN BASIN 3. REMOVE SEDIMENT GREATER THAN 1.5 INCHES DEEP ANNUALLY IN THE FILTER MEDIA BED.
- 4. REMOVE AND REPLACE TOP SEVERAL INCHES OF THE FILTER BED MATERIAL ANNUALLY.
- 5. ADD MULCH AND/OR RE-MULCH VOID AREAS SEASONALLY OR AS NECESSARY
- INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.

6. TREAT DISEASED TREES AND SHRUBS SEASONALLY OR AS NECESSARY

- 8. REMOVE LITTER AND DEBRIS SEASONALLY OR AS NECESSARY. 9. PRUNE SHRUBS AS REQUIRED OR EVERY THREE YEARS TO REMOVE DEAD OR DYING VEGETATION AND/OR TO PREVENT OVERCROWDING.
- 10. REINFORCE PLANTINGS AND SEED AS NEEDED OR AFTER TWO YEARS TO MAINTAIN 80% COVERAGE FOR TURE AREAS AND 50% COVERAGE FOR SHRUB AREAS.
- 11. IF THERE IS STANDING WATER IN THE BIORETENTION AREA 48 HOURS AFTER A STORM EVENT, ROTOTILL OR CULTIVATE SURFACE OF FILTER MEDIA TO BREAK UP ANY HARD PACKED SEDIMENT AND RE-VEGETATE.

EROSION AND SEDIMENTATION (E&S) CONTROL PLAN:

- 1. THIS EROSION AND SEDIMENTATION CONTROL (E&S) PLAN IS FOR THE CONSTRUCTION OF THREE NEW APARTMENT BUILDINGS AND ASSOCIATED ROADS, PARKING LOTS, UTILITIES AND STORMWATER MANAGEMENT FACILITIES AT THE VILLAGE APARTMENT COMPLEX ON JEROME ROAD IN MONTVILLE,
- 2. THE SITE AREA IS 12.02 ACRES (523,700 SF) AND THE NEW DEVELOPMENT ENCOMPASSES APPROXIMATELY 5.72 ACRES (249,163 SF) OF THE NORTH AND EAST PORTIONS OF THE SITE.
- 3. THE SITE EXHIBITS STEEP TOPOGRAPHY EXTENDING FROM THE NORTHEAST PORTION OF THE PROPERTY DOWN TO GENTLY SLOPED TERRACES ALONG A WATERCOURSE AND ADJACENT WETLANDS. THIS ENTIRE AREA WILL BE DISTURBED BY EARTHWORK ACTIVITIES AND THE INTENT OF THIS E & S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS, WETLANDS AND WATERCOURSES.
- 4. SITE PLAN APPROVAL, AN INLAND WETLAND AND WATERCOURSES PERMIT AND PROJECT REGISTRATION UNDER THE CTDEEP GENERAL PERMIT FOR CONSTRUCTION AND DEWATERING WASTEWATERS IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
- 5. IT IS ANTICIPATED THAT SITE WORK CONSTRUCTION WILL BEGIN IN THE SUMMER OF 2021 AND WILL BE COMPLETED IN THE SUMMER OF 2022. 6. SURFICIAL GEOLOGY AT THE SITE CONSISTS OF CHARLTON-CHATFIELD FINE SANDY LOAM, GRAVEL, ROCK
- AND BOULDERS. 7. EROSION CONTROL MEASURES INCLUDE:
- THE INSTALLATION OF A SILT FENCE ALONG THE DOWN-GRADIENT LIMIT OF FILL AT THE SITE.
- CONSTRUCTION OF TEMPORARY SEDIMENT TRAPS AND BASINS. • TEMPORARY BY-PASS PUMPING OF STORM DRAIN DISCHARGES IF REQUIRED FOR THE INSTALLATION OF NEW
- STORM DRAIN SYSTEMS • THE IMMEDIATE STABILIZATION OF FINAL GRADED AREAS THROUGH THE PLACEMENT OF RIPRAP, TOPSOIL, SEED, MULCH AND EROSION CONTROL NETTING
- THE USE OF EROSION CONTROL BLANKETS TO STABILIZE CUT AND FILL SLOPES GRADED AT 3H:1V OR STEEPER. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN ROLLMAX BIONET 125 BN AS MANUFACTURED BY NORTHAMERICAN GREEN 4609 E EAST BOONVILLE- NEW HARMONY ROAD EVANSVILLE,
- DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN 8. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE VILLAGE APARTMENT SITE MANAGER AS REQUIRED TO INFORM RESIDENTS OF SITE OPERATIONS. CONSTRUCTION SHALL BE CONDUCTED IN A MANNER THAT ALLOWS CONTINUED ACCESS TO EXISTING PARKING LOTS EXCEPT WHEN LOT MODIFICATIONS
- ARE IMPLEMENTED. THE CONSTRUCTION SEQUENCE PRESENTED HEREIN HAS BEEN PREPARED IN CONSIDERATION OF THIS REQUIREMENT. PRIMARY CONSTRUCTION ACCESS TO THE SITE SHALL BE VIA THE NEW ROAD FROM JEROME AVENUE. SECONDARY ACCESS IS VIA AN EXISTING GRAVEL DRIVEWAY OFF OF ROUTE 32 AND THE MAIN ENTRANCE DRIVEWAY FROM JEROME ROAD. USE OF THE MAIN ENTRANCE SHALL BE MINIMIZED TO THE EXTENT
- 10. USE WATER FOR DUST CONTROL THROUGHOUT CONSTRUCTION.
- 11. KEEP ADDITIONAL E&S SUPPLIES SUCH AS 100 FEET OF SILT FENCE AND 20 HAY BALES ON SITE. PER THE PROJECT GEOTECHNICAL STUDY, LEDGE EXCAVATION WILL LIKELY BE REQUIRED FOR BUILDING "B" AND "C" FOUNDATIONS. LEDGE EXCAVATION LOCATIONS AND ELEVATIONS SHOWN ON THIS PLAN HAVE BEEN
- INTERPOLATED FROM THE GEOTECHNICAL REPORT. GENERAL E&S REQUIREMENTS 1. $\,$ PRIOR TO THE START OF CONSTRUCTION THE APPLICANT AND CONTRACTOR SHALL MEET WITH THE TOWN
- REPRESENTATIVE TO DISCUSS E&S CONTROL REQUIREMENTS AND STORMWATER MANAGEMENT 2. E&S CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF CONNECTICUT SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. ALL MEASURES SHALL BE
- MAINTAINED AND UPGRADED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR IMPLEMENTING AND INSPECTING E&S MEASURES PER THIS PLAN AND SHALL INFORM ALL CONTRACTORS OF THE OBJECTIVES AND REQUIREMENTS OF THE PLAN. THE OWNER SHALL NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND SHALL ADVISE THE TOWN REGARDING THE NEED FOR IMPLEMENTING ADDITIONAL CONTROL MEASURES OR MAINTAINING EXISTING MEASURES AS DEEMED NECESSARY DURING CONSTRUCTION. WEEKLY INSPECTIONS SHALL BE CONDUCTED AND/OR WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER. MONTHLY WRITTEN REPORTS SHALL BE PREPARED INFORMING THE TOWN OF OBSERVATIONS, MAINTENANCE, AND
- CORRECTIVE ACTIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE E&S CONTROL PLAN PRIOR TO INITIATING EARTHWORK ACTIVITIES.
- 5. THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 15TH THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE.
- 6. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS AND REMOVE SEDIMENT FROM TRAPS AND BASINS THROUGHOUT CONSTRUCTION AS REQUIRED. CONSTRUCTION SEQUENCE 1. THE INTENT OF THIS E & S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING EARTHWORK
- ACTIVITIES TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN 2. THE E&S INTERIM GRADING PLAN DEPICTS APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE E&S MEASURES ARE PREDICATED. THE CONSTRACTOR SHALL DEVELOP A
- CONSTRUCTION EXCAVATION PLAN BASED ON THEIR OPERATIONAL REQUIREMENTS. 3. THIS CONSTRUCTION SEQUENCE ESTABLISHES TWO WORK ZONES AS FOLLOWS:
- WORK ZONE 1: AREA ENCOMPASSING NEW ROAD FROM JEROME AVENUE, BUILDING "C" PAD, SOUTH EASTERLY PARKING LOTS AND TEMPORARY CONSTRUCTION ACCESS TO BUILDING "A" & "B" BUILDING SITE. • WORK ZONE 2: BUILDINGS "A" & "B" PADS AND PARKING LOTS, NEW WESTERLY PARKING LOT AND THE PARKING LOT EAST OF BUILDING "2".
- 4. COORDINATED CONCURRENT WORK MAY BE UNDERTAKEN IN EACH ZONE WITH INTERCONNECTIONS COMPLETED PER THE CONTRACTOR'S SCHEDULE.

- CLEAR TREES AND BRUSH. 2. STRIP AND STOCKPILE TOPSOIL FROM NEW ACCESS ROAD, ROUGH-IN ROAD AND PLACE GRAVEL
- BASE AND TEMPORARY CONSTRUCTION ENTRANCE. ESTABLISH TEMPORARY OFFICE TRAILER AND CONSTRUCTION STAGING AREA.
- 4. INSTALL TEMPORARY SILT FENCE ALONG THE WEST AND SOUTH PROPERTY LINE AND NORTH SIDE
- OF EXISTING ROAD TO THE BUILDING "2" EAST PARKING LOT.
- INSTALL TEMPORARY 15" HDPE RISER AND PERMANENT 12" HDPE OUTLET PIPE WITH CONNECTION TO EXISTING CATCH BASIN IN JEROME AVENUE.
- 6. INSTALL TEMPORARY SEDIMENT BASINS NO. 1 & 2 WITH TEMPORARY OUTLET RISERS AND PIPES.
- STRIP AND STOCKPILE TOPSOIL.
- BEGIN EARTHWORK TO PREPARE THE BUILDING "C" PAD AND TEMPORARY ACCESS ROAD TO BUILDING "A" AND "B". STOCKPILE SOIL & ROCK AS REQUIRED.
- INSTALL TEMPORARY SEDIMENT TRAP #1 AND TEMPORARY ACCESS ROAD SWALE AND GRADE DISTURBED AREAS TO DRAIN TO SEDIMENT TRAPS AND BASINS.
- 10. DO NOT DISTURB THE BUILDING "2" EAST PARKING LOT.
- 11. CONSTRUCT RETAINING WALL EXTENDING FROM BUILDING "B" FOUNDATION EAST INTO WORK

13. INSTALL YD1, DMH1 AND 12" HDPE PIPE

- 12. CONSTRUCT BUILDING "C" FOUNDATION.
- 14. BACKFILL BETWEEN BUILDING "C" FOUNDATION AND ADJACENT RETAINING WALL PER GRADING

WORK ZONE 2

- CLEAR TREES AND BRUSH. 2. INSTALL TEMPORARY SILT FENCE ALONG THE EASTERLY CLEARING LIMIT.
- 3. INSTALL TEMPORARY SEDIMENT/DEWATERING BASIN WITH FILTER BERM AND HAYBALE CHECK DAM. 4. STRIP AND STOCKPILE TOPSOIL AND BEGIN EARTHWORK TO PREPARE BUILDING "A" & "B" PADS.
- 5. STOCKPILE SOIL & ROCK AS REQUIRED. 6. INSTALL TEMPORARY DIVERSION SWALE AND PIPE AND GRADE DISTURBED AREA TO DRAIN TO THE
- SWALE AND SEDIMENT/DEWATERING BASIN #3. 7. CONSTRUCT BUILDING "B" FOUNDATION.
- 8. BACKFILL BUILDING "B" FOUNDATION AND CONSTRUCT SLOPE NORTH OF BUILDING PER GRADING PLAN. IMMEDIATELY PLACE TOPSOIL, SEED AND EROSION CONTROL BLANKET. 9. PLACE FILL FOR BUILDING "A" AND CONSTRUCT FOUNDATION. IMMEDIATELY PLACE RIPRAP, TOPSOIL, SEED AND EROSION CONTROL BLANKET ON EMBANKMENT SLOPES.
- 10. MODIFY SEDIMENT TRAP #1 AND INSTALL CB13 & OUTLET 3. 11. INSTALL CB12, CDS6, OSC8 AND UNDERGROUND DETENTION/INFILTRATION SYSTEM #3 IN NEW WEST PARKING LOT WITH PIPE CONNECTION TO CB13.

12. INSTALL NEW 15" HDPE PIPE FROM EXISTING STORM MANHOLE TO OSC8 AND BY-PASS PUMP STORM

- DRAIN DISCHARGES IF REQUIRED DURING CUT-OVER. 13. INSTALL CB10 AND NEW 12" HDPE PIPE CONNECTION TO CDS6.
- WORK ZONE 1 & 2 COORDINATED WORK 1. CONSTRUCT AND BACKFILL RETAINING WALL EAST OF BUILDING "C".
- 3. RELOCATE TEMPORARY OFFICE TRAILER AND CONSTRUCT BIORETERNTION BASIN FOR USE AS TEMPORARY SEDIMENT BASIN.

2. CONSTRUCT NEW WESTERLY PARKING LOT PRIOR TO REMOVAL OF THE BUILDING "2" EAST PARKING

- 4. CONSTRUCT SWALE EAST OF NEW ACCESS ROAD AND INSTALL YD2, CB13, CDS2 AND OUTLET 2.
- 5. ESTABLISH SUBGRADE ELEVATIONS FOR ROADS AND PARKING LOTS. INSTALL STORM DRAINAGE AND UNDERGROUND DETENTION/INFILTRATION SYSTEMS #1 & #2 AND INSTALL SILT SACK OR FILTER FABRIC IN CATCH BASINS.
- 7. INSTALL UTILITIES.
- 8. INSTALL ROAD AND PARKING AREA BASE MATERIALS AND PAVEMENT. 9. CONSTRUCT SIDEWALKS.
- 10. REMOVE BERM AT TEMPORARY SEDIMENT/DEWATERING BASIN #3 AND STABILIZE THE AREA PER 11. FINAL GRADE LANDSCAPE AREAS AND PLACE TOPSOIL SEED, MULCH AND LANDSCAPING. SEE
- LANDSCAPE PLANS FOR SEEDING SCHEDULE. 12. REMOVE ANY ACCUMULATED SEDIMENT IN BIORETETNION BASIN, SCARIFY BOTTOM OF BASIN AND PLACE SOIL MIX AND PLANTINGS.
- 13. UPON STABILIZATION OF SITE CLEAN ALL CDS UNITS, AND REMOVE ALL TEMPORARY E&S CONTROL
- MAINTENANCE OF EROSION CONTROL DEVICES 1. HAYBALE BARRIERS/GEOTEXTILE SILT FENCES: A. INSPECT HAY BALE BARRIERS/GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24
- HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. B. REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT
- DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE. C. REPLACE OR REMOVE THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2002 GUIDELINES FOR TROUBLESHOOTING FAILURES. D. MAINTAIN THE HAY BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
- E. AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE STAKES FROM HAY BALES; PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND. UNLESS OTHERWISE REQUIRED, HAY BALES MAY BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER.
- IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, REGRADE OR REMOVE SEDIMENT. CONSTRUCTION ENTRANCES AND ROADWAYS:
- A. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES.
- B. PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY. C. IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED
- SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.

FILTRATION PERFORMANCE SHOULD BE OBSERVED.

- TEMPORARY SEDIMENT TRAPS: A. INSPECTIONS SHALL BE AT SAME INTERVALS AS ABOVE B. OUTLET SHALL BE CHECKED FOR INTEGRITY: HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT, SEDIMENT ACCUMULATION AND
- C. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF OF THE MINIMUM REQUIRED STORAGE VOLUME, DEWATER TRAP, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSIONS OR
- D. AFTER CONTRIBUTING AREA IS STABILIZED, REMOVE TRAP AND REGRADE AND STABILIZE AREA FOR INTENDED USE AS SHOWN ON PLANS.
- 4. TEMPORARY DIVERSION DITCHES: A. WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING
- DAMAGES. OTHERWISE, INSPECT ON SAME INTERVAL AS ABOVE. B. REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED WHEN THE DIVERSION HAS BEEN DAMAGED. SUCH THAT IT NO LONGER MEETS THE

CHAIRMAN/SECRETARY

CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION ON

SPECIFICATIONS IN THE 2002 GUIDELINES. C. IF REPETITIVE FAILURES OCCUR, REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.

BASIS OF DESIGN- TEMPORARY SEDIMENT BASINS AND TRAPS

DRAINAGE AREA = 1.95 AC REQUIRED VOLUME = 134 CY/AC X 1.95 ACRES = 262 CY

DRAINAGE AREA = 0.89 AC

TEMPORARY SEDIMENT BASIN 1 & 2:

- VOLUME PROVIDED = 262 CYTEMPORARY SEDIMENT TRAP:
- REQUIRED VOLUME = 134 CY/AC X 0.899 ACRES = 118 CY VOLUME PROVIDED = 156 C TEMPORARY SEDIMENT/DEWATERING BASIN 3:
- DRAINAGE AREA = 2.51 AC REQUIRED VOLUME = 134 CY/AC X 2.51 ACRES = 337 CY

VOLUME PROVIDED = 471 CY

SOIL TEST DATA

MINIMUM LOT AREA

MINIMUM LOT FRONTAGE

MINIMUM FRONT YARD

MINIMUM SIDE YARD

MINIMUM REAR YARD

MAX BUILDING HEIGHT

DWELLING UNIT DENSITY

PARKING SPACES

WATER SUPPLY/SANITAR

SEWER

A GEOTECHNICAL STUDY FOR THE PHASE III VILLAGE APARTMENTS HAS BEEN COMPLETED INCLUDING 24 SOIL BORINGS (BORINGS A1-A8, B9-B16 AND C17-C24) AND 19 TEST PITS (TP1-TP19). BORING AND TEST PIT LOCATIONS ARE SHOWN ON SHEET 3 - SURVEY AND EXISTING CONDITIONS PLAN. BORING LOGS AND TEST PIT LOGS ARE PROVIDED IN THE

ZONING DATA TABLE

ZONE DISTRICT R-20-M (RESIDENTIAL MULTIFAMILY) &

ROUTE 32 OVERLAY ZONE (OZ)

REQUIRED/ALLOWED

20,000 SF

80 FT

50 FT

15 FT

30 FT

60 FT

(SEE SITE NOTE 5

(SEE SITE NOTE 8)

523,700 SF

175± FT

51 FT / 92 FT

N/A

175 FT

54.8 FT (SEE SITE NOTE 6)

1 UNIT PER 2,447 SF

(SEE SITE NOTE 5)

(SEE SITE NOTE 8)

MUNICIPAL

GEOTECHNICAL STUDY PREPARED BY WELTI GEOTECHNICAL, PC DATED OCTOBER 26, 2020 TEST PIT 4 AND 5 NOTED BELOW WERE RECORDED BY WELTI GEOTECHNICAL ON OCTOBER 26, 2020. SUPPLEMENTAL TEST PITS 1A, 6A, 6B, 13A, 13B, 18A & 18B NOTED BELOW WERE RECORDED BY LOUREIRO ENGINEERING ASSOCIATES ON DECEMBER 3, 2020.

RECORDED BY ECOREING ENGINEERING ASSOCIATES ON DECEMBER 3, 2020.					
<u>TH 4</u>		<u>TH- 6B</u>			
0 - 0.40'	TOPSOIL	0 - 12"	TOPSOIL		
0.40' - 4.0' 4.0' - 9.0'	LIGHT BROWN SILT, SOME FINE SAND BROWN FINE-COARSE SAND, SOME	12" - 24" SAND	LIGHT BROWN/GREY SILTY FINE		
	GRAVEL & COBBLES, TRACE SILT	24" - 138"	BANDED BROWN/RED/GREY MEDIUM-		
NO MOTTLING, NO WATER, NO LEDGE NO MO			COARSE SAND, GRAVEL & COBBLES	_	
		NO MOTTLING	G, NO WATER, NO LEDGE		
TH 5					
0 - 0.30'	TOPSOIL	TH- 13A			
0.30' - 1.0'	BROWN SILT, SOME FINE SAND,	0 - 8"	TOPSOIL		
	LITTLE ROOTS	8" - 24"	LT BROWN SILTY FINE SAND	_	
1.0' - 4.5'	LIGHT BROWN FINE SAND, SOME SILT	24" - 72"	GREY MEDIUM TO COARSE SAND,	STAMP	
4.5' - 8.0'	BROWN FINE-COARSE SAND, SOME		GRAVEL, ROCK & BOULDERS	S	
	GRAVEL & COBBLES, TRACE SILT	NO MOTTLING, NO WATER, LEDGE @ 72"			
NO MOTTLIN	G, NO WATER, NO LEDGE		,		
		TH- 13B			
TH- 1A		0 - 8"	TOPSOIL		
0 - 12"	TOPSOIL	6" - 60"	LT BROWN SILTY FINE SAND		
12" - 24"	LIGHT BROWN SILTY FINE SAND	60" - 126"	GREY FINE TO MEDIUM SAND &		

BANDED BROWN/RED/GREY SAND, NO MOTTLING, NO WATER NO MOTTLING, WATER AT 138", NO LEDGE LT BROWN SILTY FINE TO COARSE 3" - 126" SAND, GRAVEL, COBBLES & ROCK LIGHT BROWN SILTY FINE SAND NO MOTTLING, NO WATER, BOULDERS AT 126" **GREY MEDIUM TO COARSE SAND 8** 78"- 126" GREY FINE TO MEDIUM SAND TOPSOIL NO MOTTLING, NO WATER, BOULDERS AT 126" LIGHT BROWN SILTY FINE SAND & 3" - 40" GRAVEL- FILL LIGHT BROWN SILTY FINE SAND

GRAVEL & COBBLE

GREY SILT DENSE

BORING

TOPSOIL

8" - 14"

72" - 156" BROWN MEDIUM TO COARSE SAND, GRAVEL & COBBLES NO MOTTLING, WATER AT 150", NO LEDGE MONITORING WELL NOW OR FORMERLY BITUMINOUS OVERHEAD UTILITIES CATCH BASIN OUTLET CONTROL STRUCTURE CLEAN OUT RETAINING CONCRETE SANITARY STORM DRAIN MANHOLE SQUARE FEET DOMESTIC WATER SERVICE SANITARY MANHOLI

ELEC ELECTRIC ELEC HH ELECTRIC HANDHOLE FLARED END

> HANDICAP FIRE HYDRAN

MORE OR LESS MANHOLE

> ELECTRICAL — E — SANITARY SEWER —SAN— NEW PARKING SPACE

DECIDUOUS TREE

CONIFEROUS TREE

HAIRMAN/SECRETAR

SOIL TYPE

—— FLOOD ZONE BOUNDARY ZONE BOUNDARY

0

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON DATE 19000079.03

TO BE REMOVED TO BE RELOCATED FINISHED FLOOR TO BE REMOVED AND REPLACED FIRE PROTECTION TOP OF FRAME GAS VALVE TO REMAIN TYPICAL UNDERGROUND UTILITIES INVERT UNDERDRAIN OUTLET CONTROL STRUCTURE ocs WATER VALVE LIGHT POLI CROSS SECTION TEST PIT INLAND WETLAND FLAG WF1 AND NUMBER BUILDING SETBACK LINE NEW MANHOLE **— — — —** NEW DRAINAGE PIPE MUNICIPAL WATER NEW CATCH BASIN +8.3

TRANSFORMER

SPOT ELEVATION —— 64 —— NEW CONTOUR —— 57 —— EXISTING CONTOUR

———— SOIL TYPE LIMIT STONE WALL

