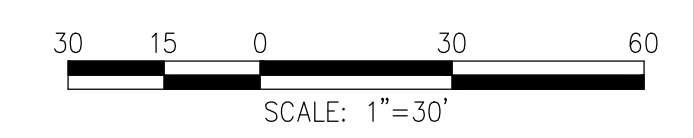


**ATTACHMENT C.1**  
**NOI SET (10/18/22) - FOR REFERENCE ONLY**



Project:  
**CURTIS APARTMENTS  
 REDEVELOPMENT  
 PHASE ONE**

**TRINITY  
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02	10/18/22	REV. FOR NOI FILING

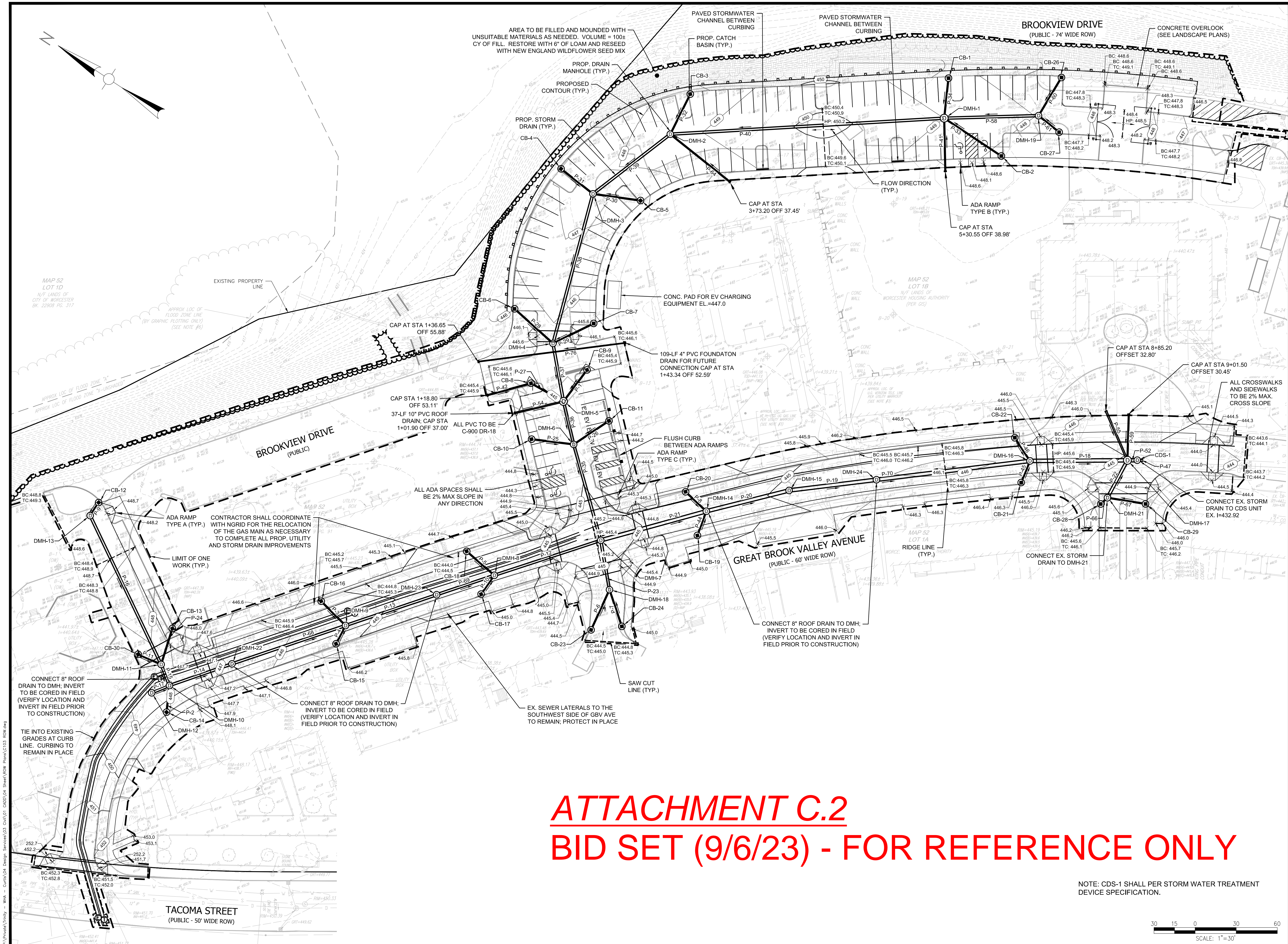


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 Date: OCTOBER 7, 2022  
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Drawing Title:  
**GRADING &  
 DRAINAGE  
 PLAN**

Sheet Number:  
**C104**



Project:  
**CURTIS APARTMENTS ROW IMPROVEMENTS - PHASE ONE**

**TRINITY FINANCIAL**  
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**C W D G**

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Drawing Title:

**GRADING & DRAINAGE PLAN**

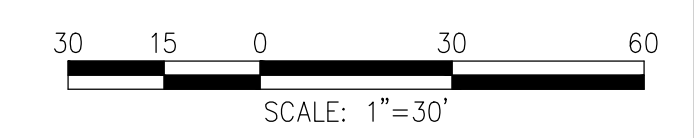
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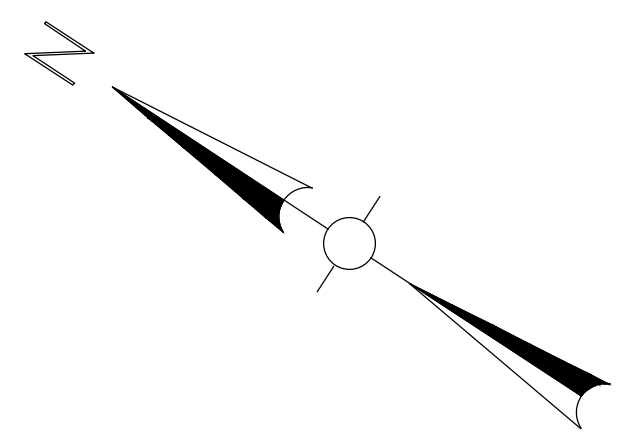
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**ATTACHMENT C.2**  
**BID SET (9/6/23) - FOR REFERENCE ONLY**

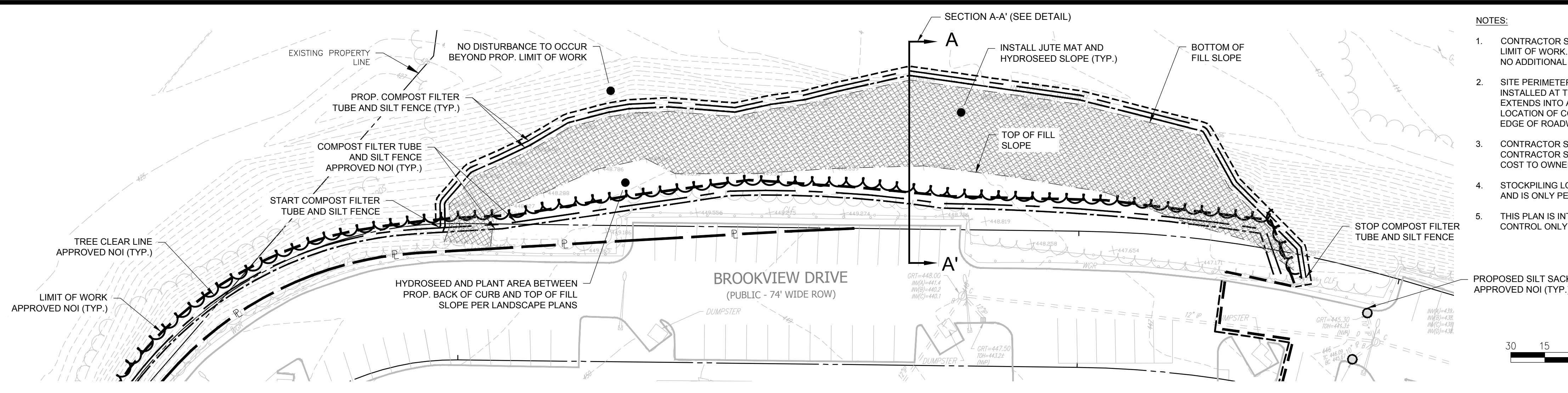
NOTE: CDS-1 SHALL PER STORM WATER TREATMENT DEVICE SPECIFICATION.



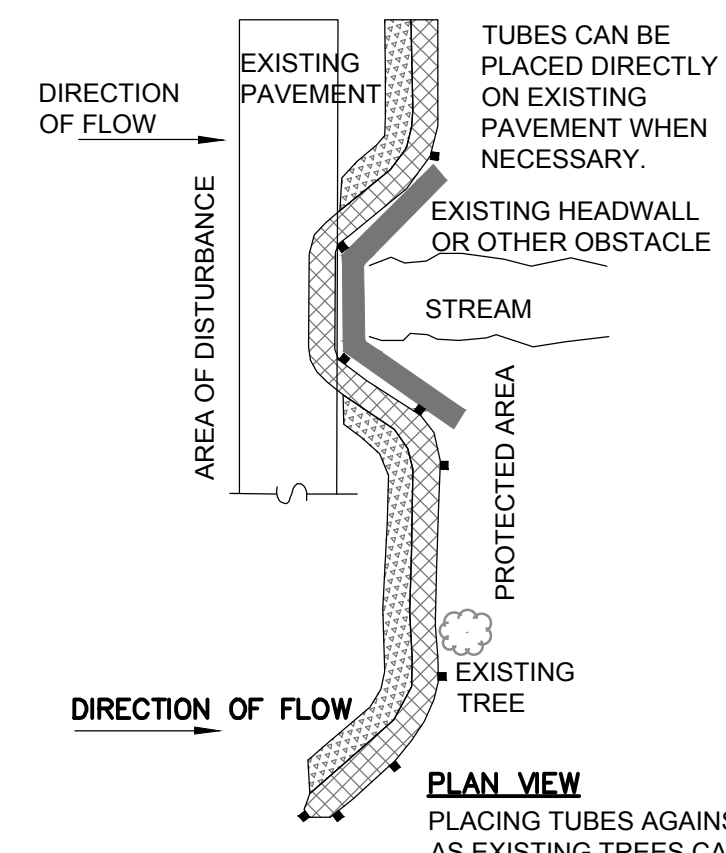
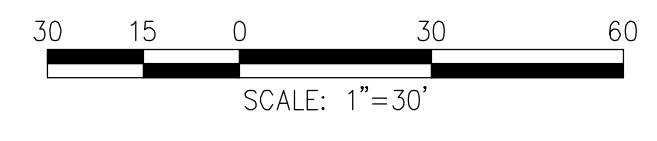


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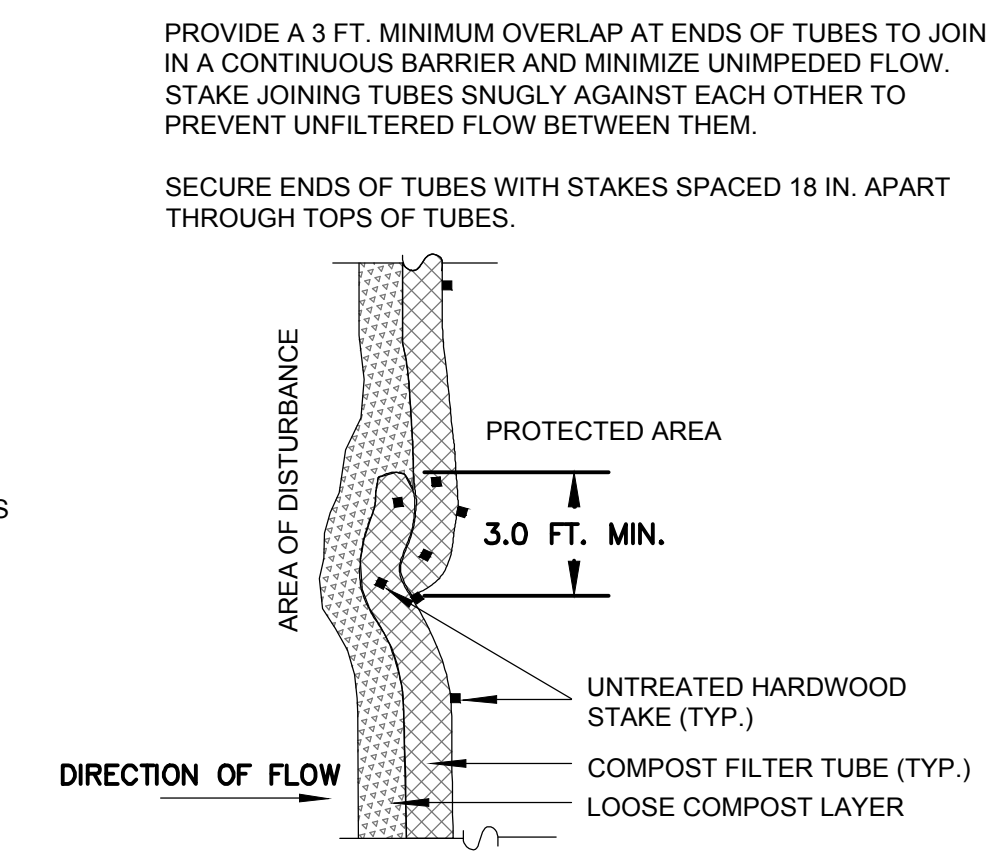
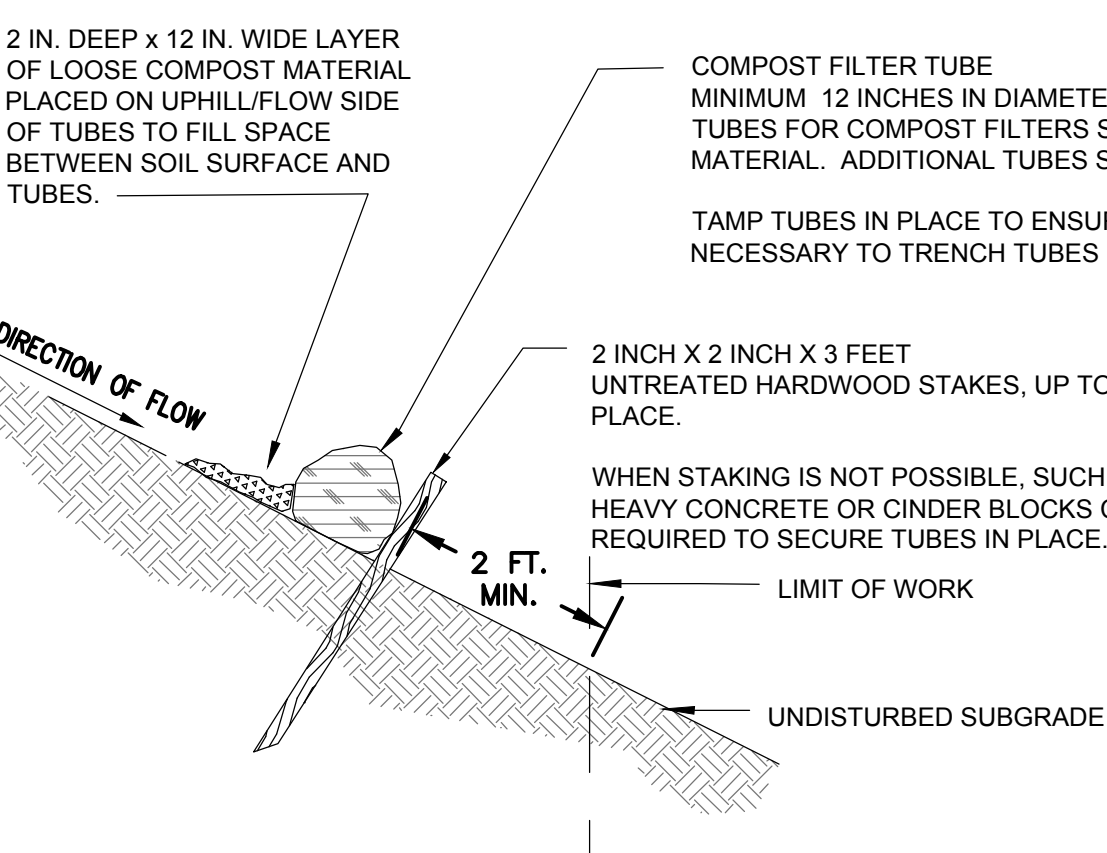
- PROPERTY LINE
- ROW LINE
- LIMIT OF WORK
- COMPOST FILTER TUBE EROSION CONTROL
- SILT FENCE EROSION CONTROL
- PROPOSED SAWCUT LINE
- PROPOSED TREELINE (TYP.)



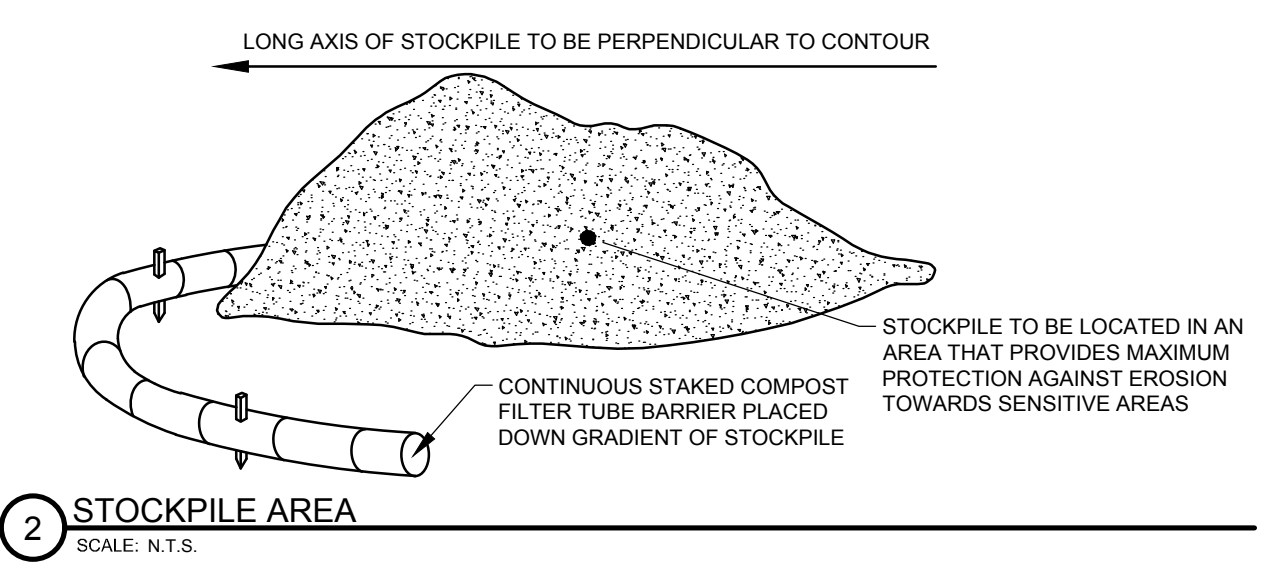
- NOTES:**
- CONTRACTOR SHALL SUPPLY TEMP. FENCE AS NOTED AT THE LIMIT OF WORK. CONTRACTOR SHALL ADJUST AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
  - SITE PERIMETER SHALL HAVE COMPOST FILTER TUBES INSTALLED AT THE LIMIT OF WORK. WHERE LIMIT OF WORK EXTENDS INTO ADJACENT ROADWAYS OR PROPERTY, THE LOCATION OF COMPOST FILTER TUBES SHALL BE LOCATED AT EDGE OF ROADWAY OR PROPERTY.
  - CONTRACTOR SHALL PROVIDE FILTER TUBING AS SHOWN. CONTRACTOR SHALL ADJUST AS REQUIRED AT NO ADDITIONAL COST TO OWNER.
  - STOCKPILING LOCATION IS TO BE DETERMINED BY CONTRACTOR AND IS ONLY PERMITTED WITHIN THE LIMIT OF WORK.
  - THIS PLAN IS INTENDED FOR SOIL EROSION AND SEDIMENT CONTROL ONLY.



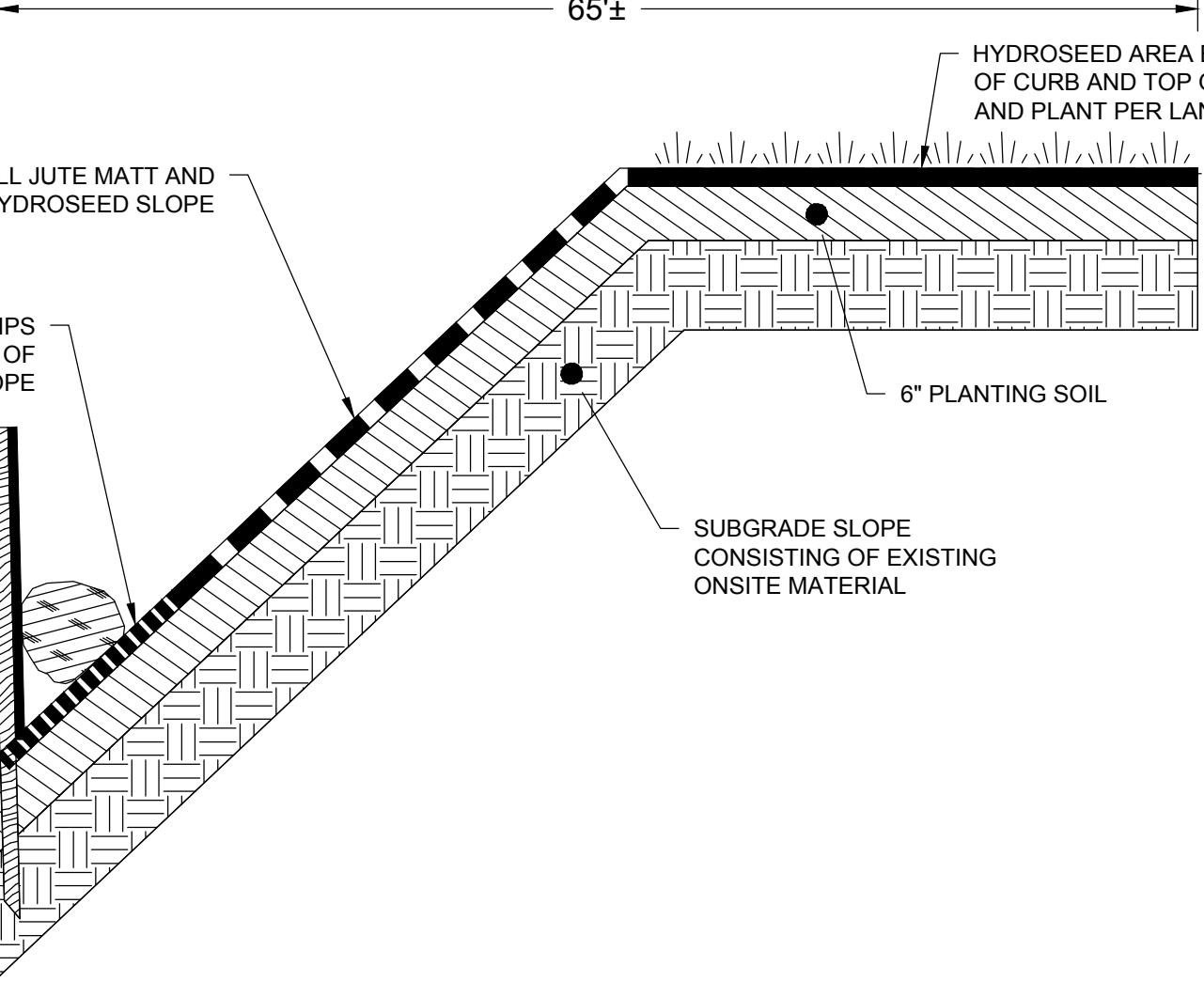
- GENERAL NOTES:**
- PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES FOR SLOPES UP TO 50 FEET IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
  - INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
  - DO NOT INSTALL IN PERENNIAL, EPHEMERAL OR INTERMITTENT STREAMS.
  - CONFIGURE TUBES AROUND EXISTING SITE FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF.
  - MULCH MATERIAL FOR THE FILTER TUBES SHALL BE WEED-FREE STRAW, WOOD EXCELSIOR, COMPOST, OR WOOD CHIPS, OR COIR. STRAW SHALL BE WEED FREE AND DERIVED FROM THRESHING OF GRAIN CROP.



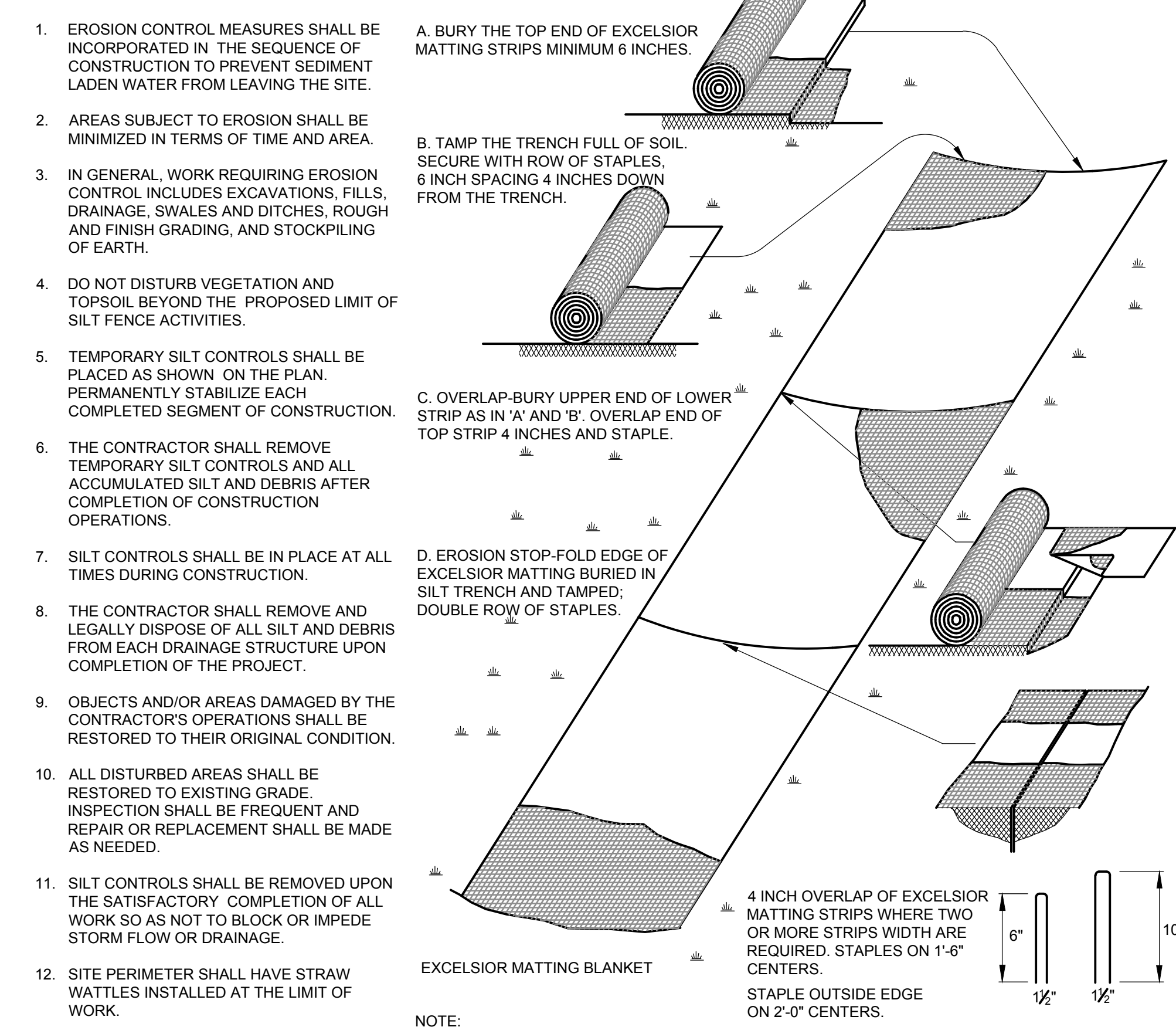
**1 EROSION CONTROL MEASURE: SINGLE COMPOST FILTER TUBE DETAIL**  
SCALE: N.T.S.



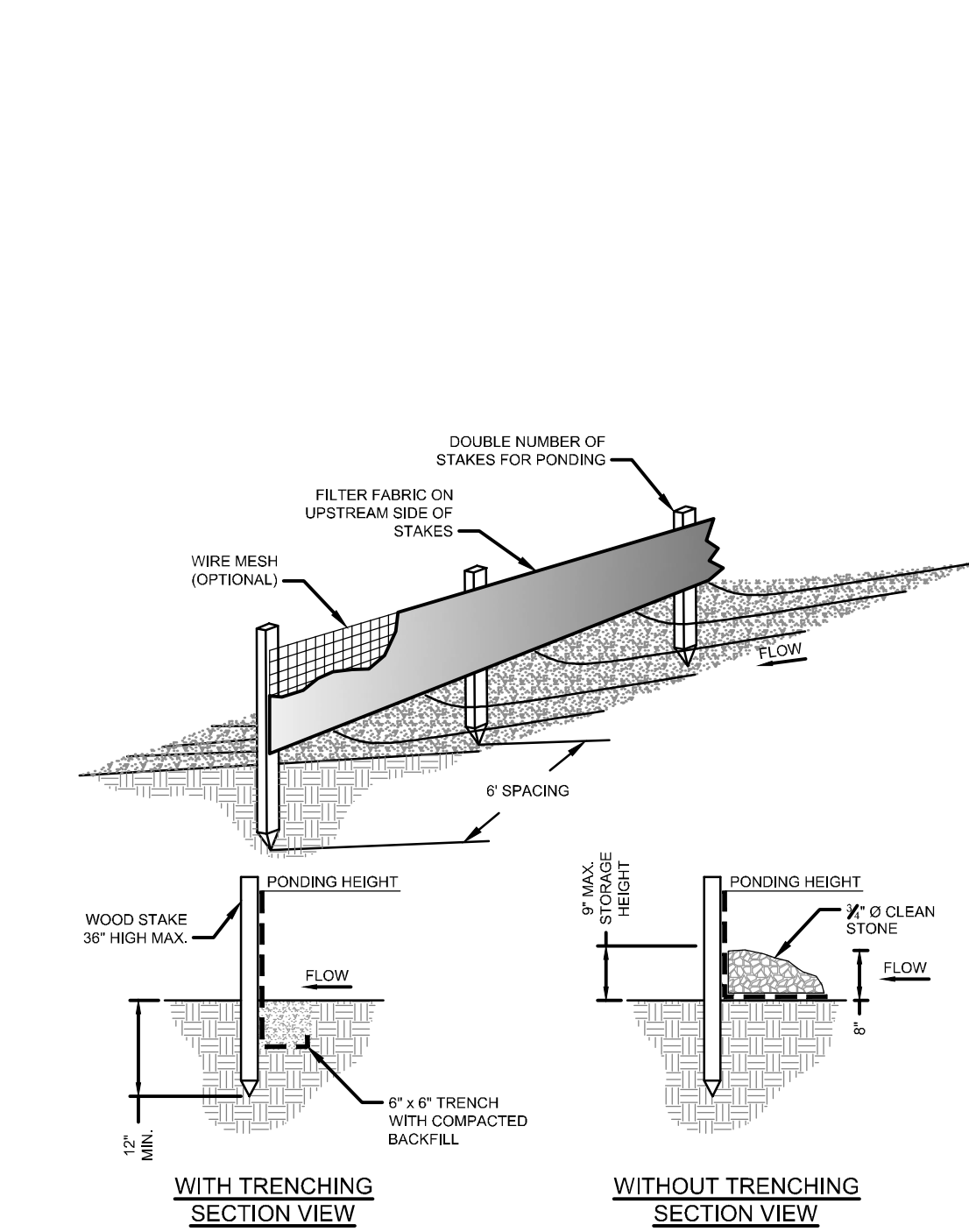
**2 STOCKPILE AREA**  
SCALE: N.T.S.



**3 PROPOSED SLOPE STABILIZATION (SECTION A-A)**  
SCALE: N.T.S.



**4 EROSION CONTROL BLANKET**  
SCALE: N.T.S.



- NOTES:**
- PREFABRICATED SILT FENCE MUST BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - THE FENCE SHALL BE ANCHORED TO RESIST PULL-OUT, AND BE STRETCHED TIGHTLY BETWEEN STAKES TO PREVENT SAGGING.
  - A 6-INCH WIDE AND 6-INCH DEEP TRENCH SHALL BE EXCAVATED UPGRADIENT OF THE FENCE LINE TO KEY THE "FLAP" OF THE FABRIC. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
  - WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED BY WRAPPING END STAKES TOGETHER.
  - IN AREAS WHERE THE FLAP CANNOT BE KEYED PROPERLY (DUE TO FROZEN GROUND, BEDROCK, STONY SOIL, ROOTS NEAR A PROTECTED NATURAL RESOURCE, ETC.) THE SILT FENCE SHALL BE ANCHORED WITH AGGREGATE, CRUSHED STONE, EROSION CONTROL MIX, OR OTHER MATERIAL.

**5 SILTING FENCE**  
SCALE: N.T.S.

Project:  
**CURTIS APARTMENTS ROW IMPROVEMENTS - PHASE ONE**

**TRINITY FINANCIAL**  
75 Federal Street, 4th Floor  
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Consultant:  
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Revisions:

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2	8/21/24	AMENDED OoC

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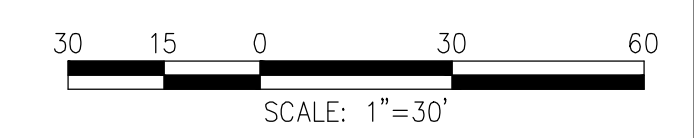
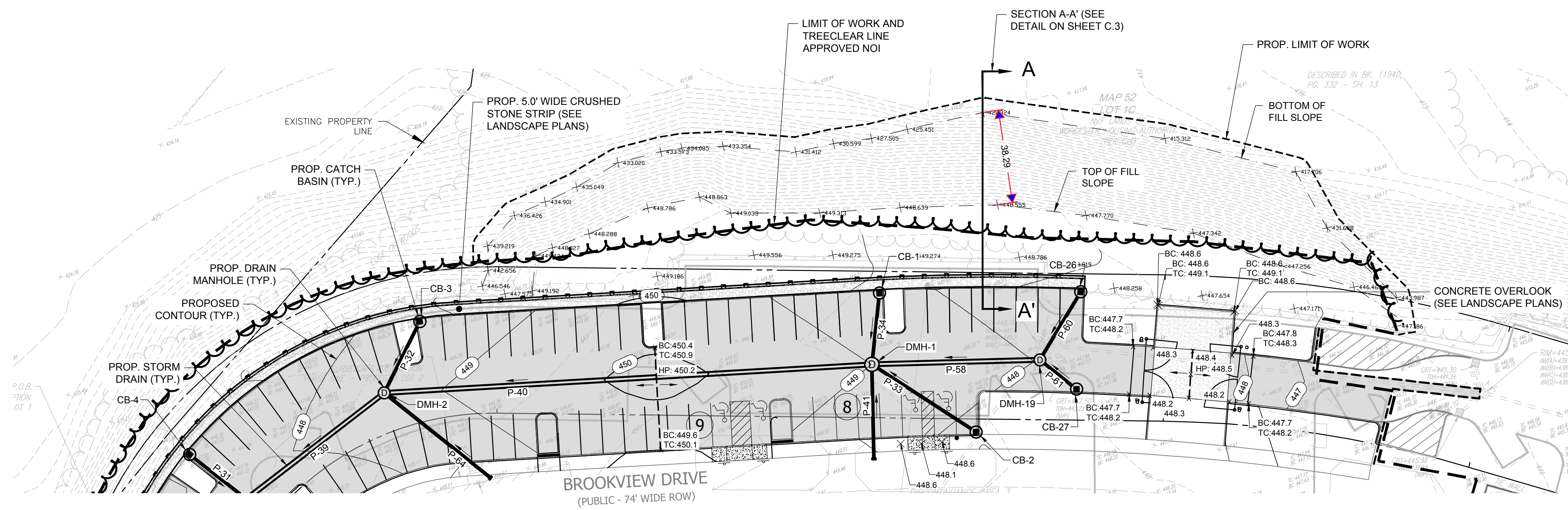
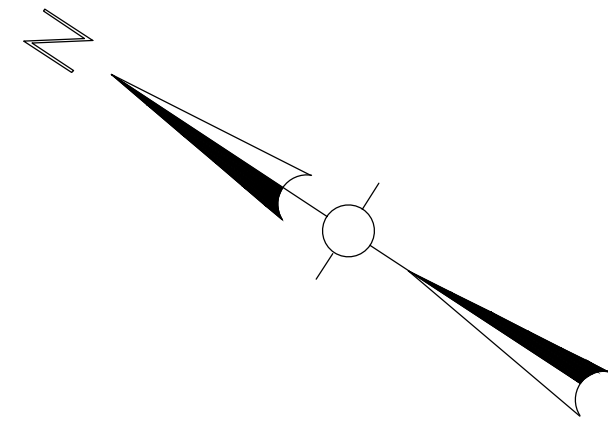
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W&S File No: -

Drawing Title:  
**EROSION & SEDIMENTATION CONTROL PLAN**

Sheet Number:  
**C.3**

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Project:  
**CURTIS APARTMENTS ROW IMPROVEMENTS - PHASE ONE**

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Drawing Title:  
**GRADING & DRAINAGE PLAN**

Sheet Number:  
**C.4**

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# TREE PROTECTION AND REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE PRESERVATION AND REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED.
- STUMPS TO BE REMOVED OUTSIDE THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- STUMPS TO BE REMOVED WITHIN THE TREE PRESERVATION AREA SHALL BE GROUND DOWN USING A MECHANICAL STUMP GRINDER TO A DEPTH OF 2 FEET BELOW FINISHED GRADE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO STORAGE OF ANY TYPE OF MATERIAL, CHEMICAL OR EQUIPMENT SHALL BE ALLOWED IN THE PROTECTED FENCED IN AREA.
- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 39 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.

# PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>Deciduous Shade Trees</b>					
LS	2	<i>Liquidambar styraciflua 'Happidaze'</i>	Seedless Sweetgum	3-3 1/2" CAL.	matched specimen, B&B, central leader, clear truck 7' min.
LT	2	<i>Liriodendron tulipifera</i>	Tulip Poplar	3-3 1/2" CAL.	matched specimen, B&B, central leader, clear truck 7' min.
NS	2	<i>Nyssa sylvatica</i>	Tupelo	2-2 1/2" CAL.	matched specimen, B&B, central leader, clear truck 4' min.
QB	4	<i>Quercus bicolor</i>	Swamp White Oak	3-3 1/2" CAL.	matched specimen, B&B, central leader, clear truck 7' min.
QP	4	<i>Quercus palustris</i>	Pin Oak	3-3 1/2" CAL.	matched specimen, B&B, central leader, clear truck 7' min.
<b>Deciduous Seedling Trees</b>					
LT2	4	<i>Liriodendron tulipifera</i>	Tulip Poplar	2'-3' HT.	B&B, central leader, #5 cont.
NS2	4	<i>Nyssa sylvatica</i>	Tupelo	2'-3' HT.	B&B, central leader, #5 cont.
PT2	8	<i>Populus tremuloides</i>	Quaking Aspen	2'-3' HT.	B&B, central leader, #5 cont.
QA2	8	<i>Quercus alba</i>	White Oak	2'-3' HT.	B&B, central leader, #5 cont.
QB2	7	<i>Quercus bicolor</i>	Swamp White Oak	2'-3' HT.	B&B, central leader, #5 cont.
QP2	10	<i>Quercus prinus</i>	Chestnut Oak	2'-3' HT.	B&B, central leader, #5 cont.
QR2	14	<i>Quercus rubra</i>	Northern Red Oak	2'-3' HT.	B&B, central leader, #5 cont.

SUPPLIER: NEW ENGLAND WETLAND PLANTS, INC.  
 TYPE: ROADSIDE MATRIX UPLAND MIX

SEED MIX DETAILS:  
 GRASSES: ELYMUS VIRGINICUS, SCHIZACHYRIUM SCOPARIUM, FESTUCA RUBRA, ANDROPOGON GERARDII, SORGHASTRUM NUTANS, PANICUM VIRGATUM

WILDFLOWERS: CHAMAECRISTA FASCICULATA, ASCLEPIAS TUBEROSA, DESMODIUM PANICULATUM, PENSTEMON DIGITALIS, RUDBECKIA HIRTA, EUPATORIUM FISTULOSUM/EUTROCHUM FISTULOSUM

SHRUBS: CORNUS RACEMOSA, CORNUS AMOMUM, RHUS TYPHINA

TOTAL SQUARE FOOTAGE OF SEED MIX: 28.430 SF

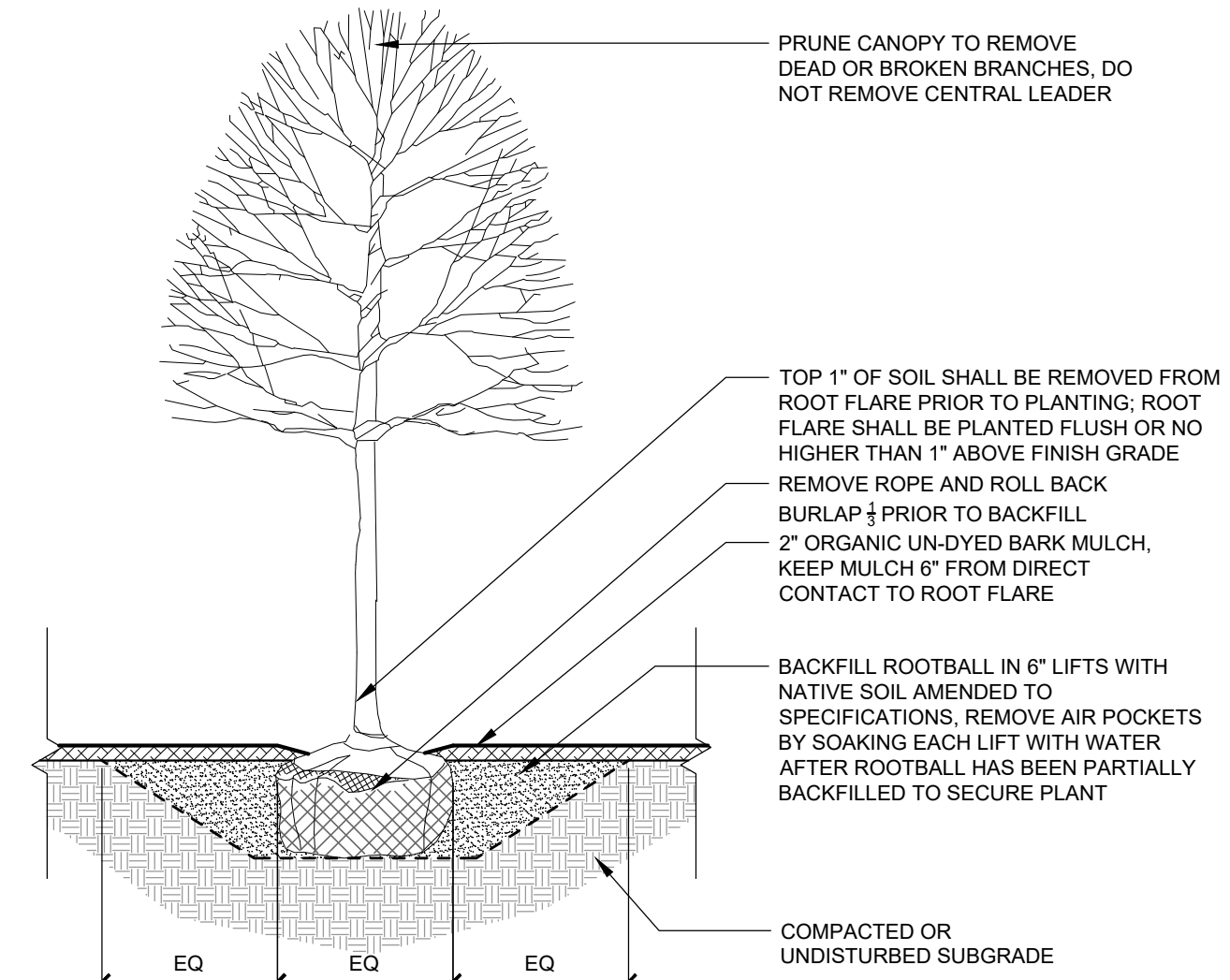
# PLANTING AND SOIL NOTES

- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
- THE LANDSCAPE ARCHITECT SHALL ONLY REVIEW TREES THAT ARE IN THE GROUND AT THE NURSERY. NO PRE-DUG TREES WILL BE ACCEPTED. THEREFORE TIMING OF IN-GROUND REVIEWS MUST BE COORDINATED WITH EXPECTED INSTALLATION DATES.
- ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.
- CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION.
- WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.
- WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.
- WHERE A SOIL PROFILE ENCLOSES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.
- ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.
- SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.
- DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
- PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE.
- CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, COORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.
- DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.

# TREE REPLACEMENT SCHEDULE

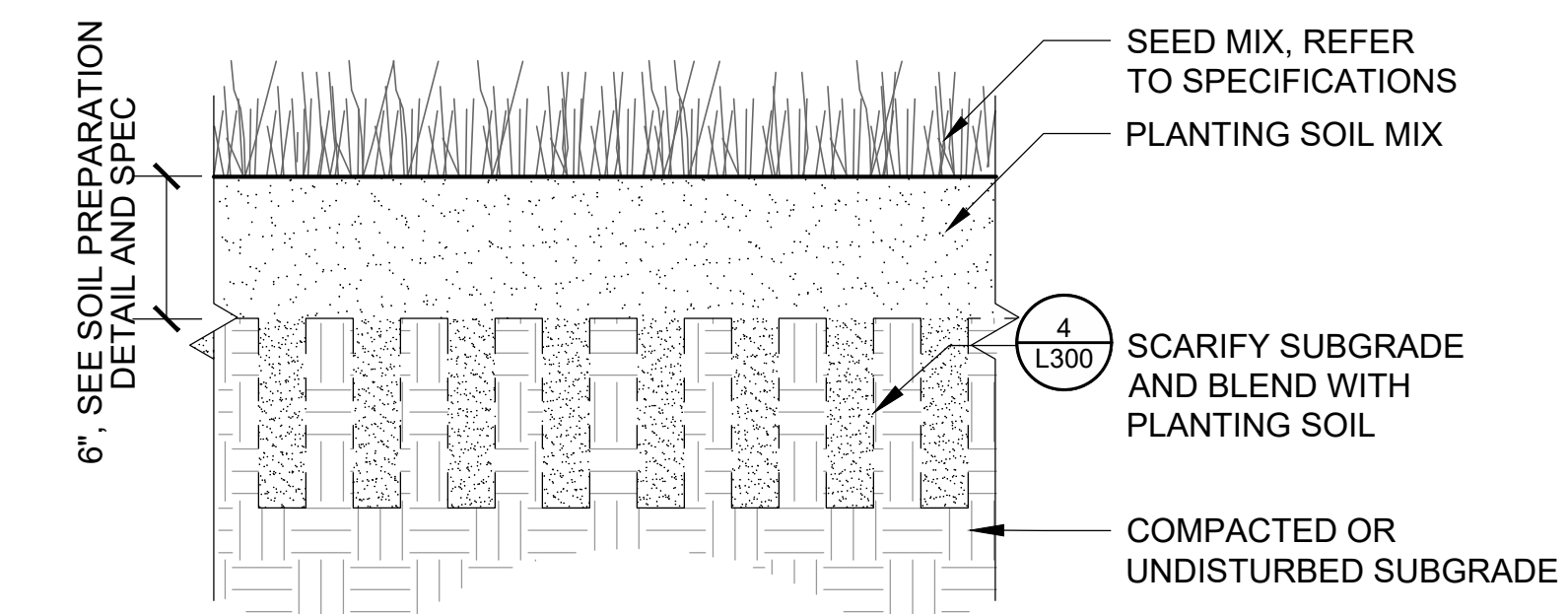
Trees Removal				
Quantity of Trees	Type	Stems	Size	Subtotal Caliper
1	Deciduous	Single	12" Cal.	12
1	Deciduous	Single	18" Cal.	18
N/A	Shrub	Single/Multi	N/A	N/A
Total Caliper: 30 inches of existing tree caliper removed				
Tree Replacement				
Quantity of Trees	Type	Stems	Size	Subtotal Caliper
14	Deciduous	Single	3" Cal.	42
55	Deciduous	Single	Seedling Trees	N/A
Total Caliper: 42 inches of tree caliper proposed				

- NOTES:
- PLANTING SOIL SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
  - TREE SHALL BE SET PLUMB.
  - CONTRACTOR SHALL PREPARE PLANTING MOCKUP OF TREE PLANTING FOR LANDSCAPE ARCHITECT TO REVIEW AND APPROVE.



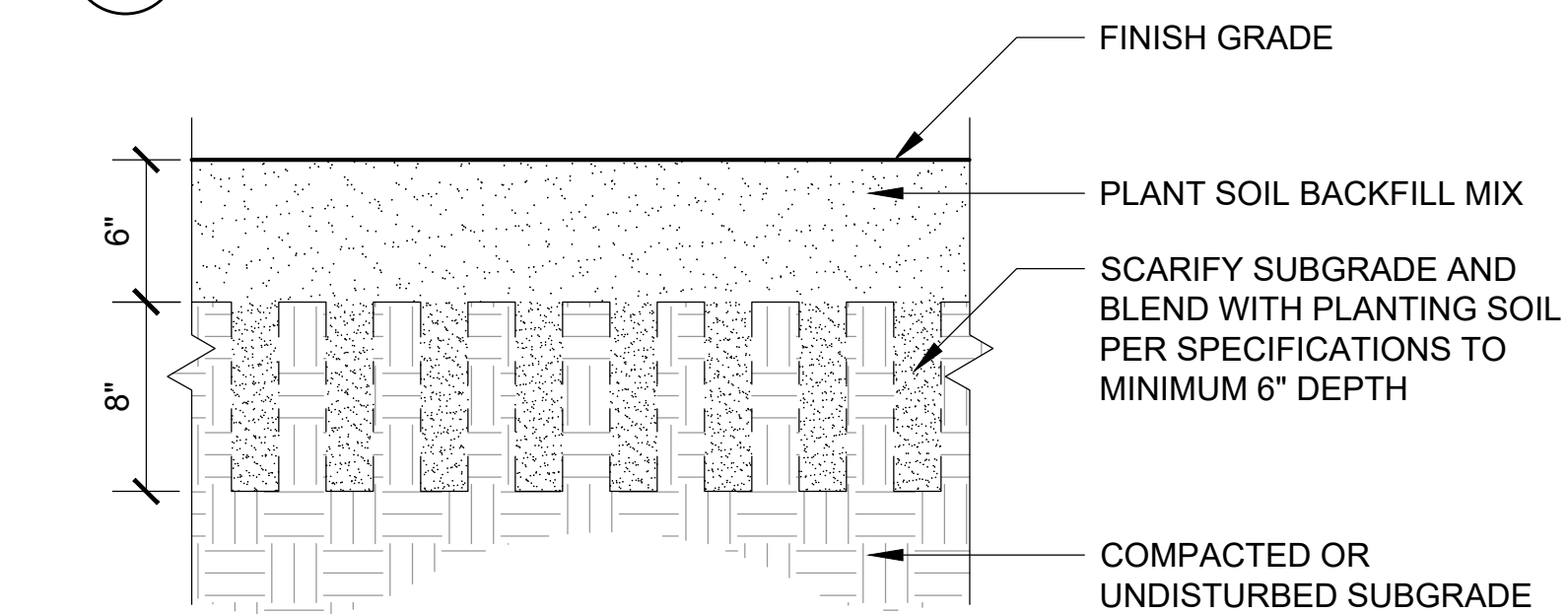
# 2 TREE PLANTING

1/2" = 1'-0"



# 3 NATIVE AREA SEEDING

1 1/2" = 1'-0"

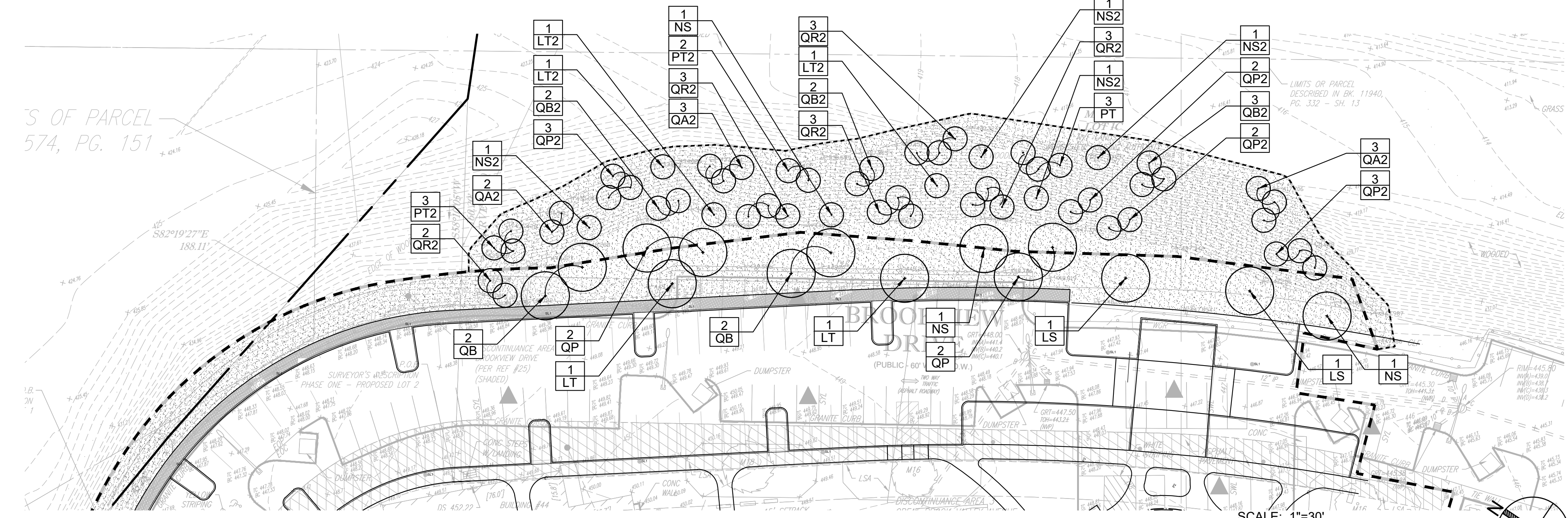


# 4 SOIL PREPARATION SEEDING

1 1/2" = 1'-0"

# PLANTING LEGEND

- DECIDUOUS TREE
- NATIVE AREA SEEDING
- CRUSHED STONE SURFACING



# 1 PLANTING PLAN

1"=30'-0"

Project:  
**CURTIS APARTMENTS ROW IMPROVEMENTS - PHASE ONE**

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Drawing Title:  
**LANDSCAPE PLANTING PLAN**

Sheet Number:  
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