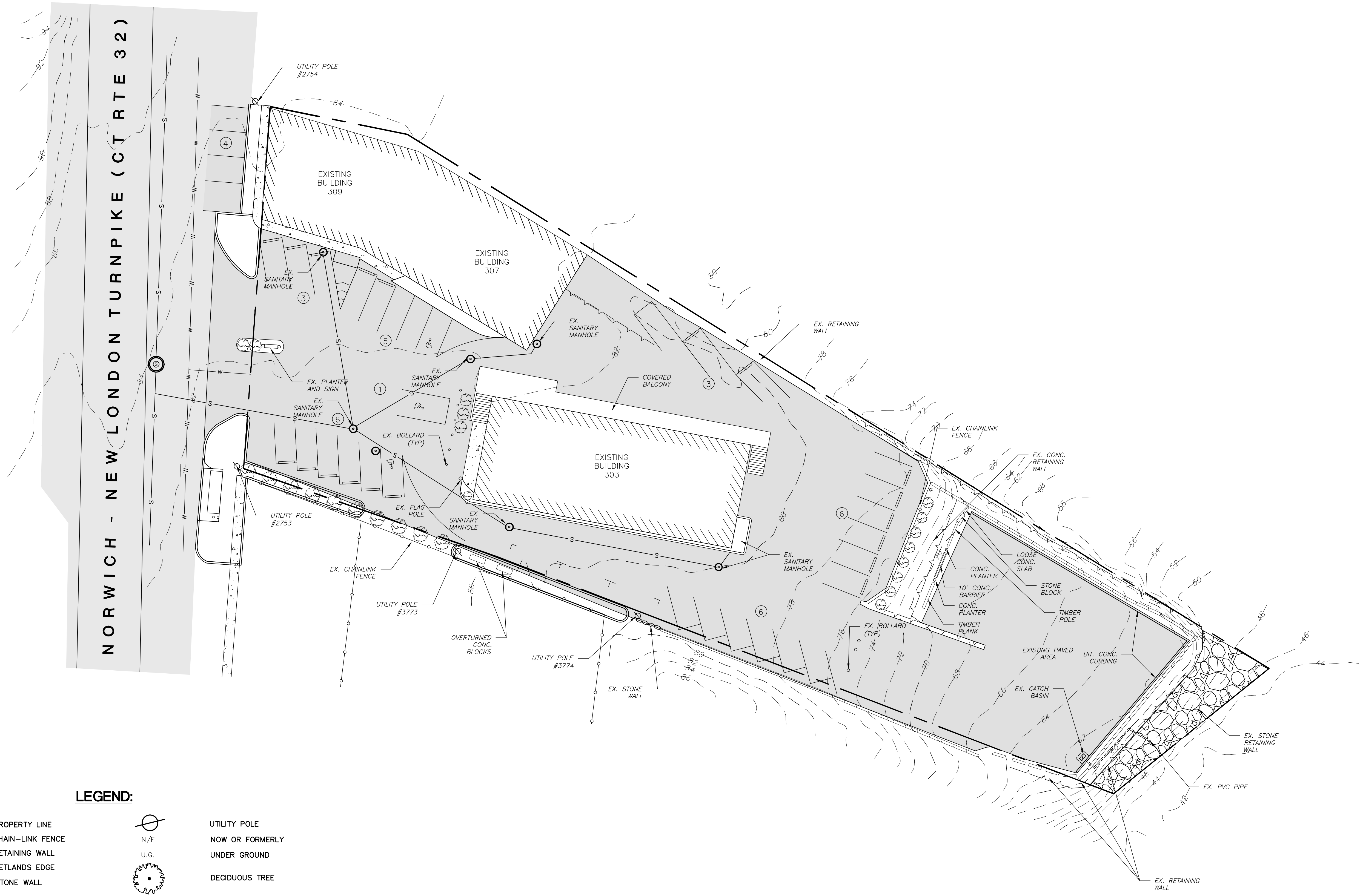
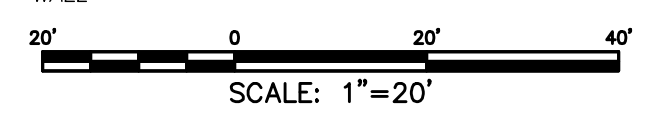


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LEGEND:

- | | | | |
|--|----------------------|--|---------------------------|
| | PROPERTY LINE | | UTILITY POLE |
| | CHAIN-LINK FENCE | | NOW OR FORMERLY |
| | RETAINING WALL | | UNDER GROUND |
| | WETLANDS EDGE | | DECIDUOUS TREE |
| | STONE WALL | | OVERHEAD ELECTRIC LINE |
| | BOUNDARY POINT | | WATER SHUTOFF |
| | IRON PIN, IRON PIPE | | BOLLARD |
| | MONUMENT | | SHRUB |
| | GAS GATE, WATER GATE | | WETLANDS VEGETATION, FLAG |
| | TRAFFIC SIGN | | BITUMINOUS CONCRETE |
| | DRY WELL MANHOLE | | CONCRETE |
| | ELECTRIC LAMP POST | | STONES |



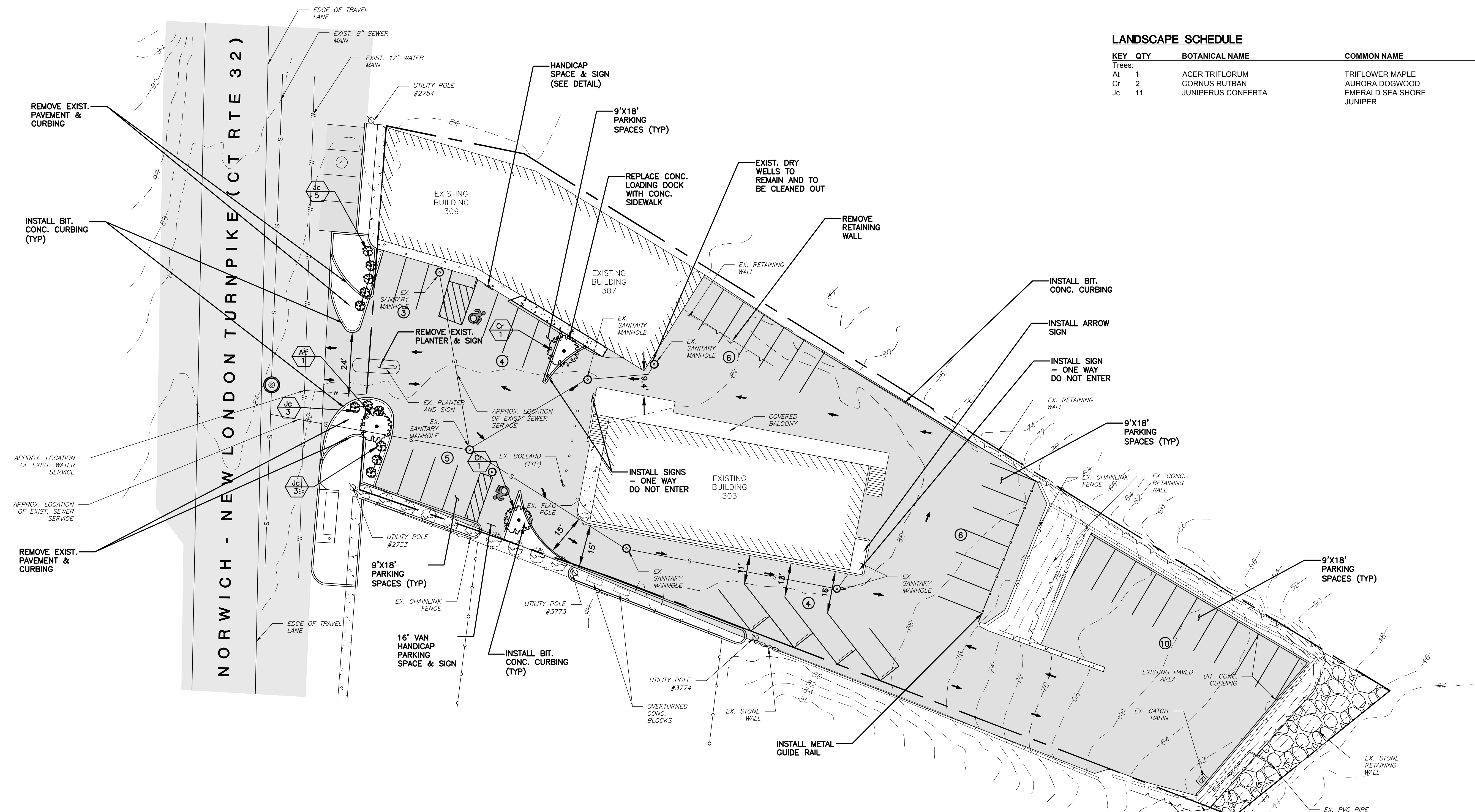
			GREEN SITE DESIGN LLC		
			317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165		
No.	DATE	REVISION	UNCASVILLE, CT		
			303, 307 & 309 NORWICH-NEW LONDON TPKE		
			EXISTING CONDITIONS		
			Project No. GSD-62	Proj. Engineer E.M.B.	
			Date: 8/12/22	Sheet No. 1	

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NORWICH - NEW LONDON TURNPIKE (CT RTE 32)

LANDSCAPE SCHEDULE

Trees:	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
At	1		ACER TRIFLORUM	TRIFLOWER MAPLE	6' HT
Cr	2		CORNUS RUTBAN	AURORA DOGWOOD	2" CAL.
Jc	11		JUNIPERUS CONFERTA	EMERALD SEA SHORE JUNIPER	18-24" SPREAD



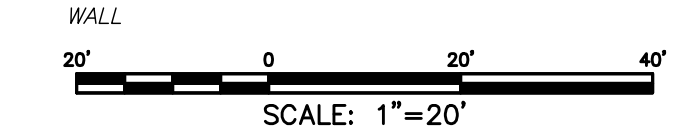
LEGEND:

- | | | | |
|--|----------------------|--|---------------------------|
| | PROPERTY LINE | | UTILITY POLE |
| | CHAIN-LINK FENCE | | NOW OR FORMERLY |
| | RETAINING WALL | | UNDER GROUND |
| | WETLANDS EDGE | | DECIDUOUS TREE |
| | STONE WALL | | OVERHEAD ELECTRIC LINE |
| | BOUNDARY POINT | | WATER SHUTOFF |
| | IRON PIN, IRON PIPE | | BOLLARD |
| | MONUMENT | | SHRUB |
| | GAS GATE, WATER GATE | | WETLANDS VEGETATION, FLAG |
| | TRAFFIC SIGN | | BITUMINOUS CONCRETE |
| | DRY WELL MANHOLE | | CONCRETE |
| | ELECTRIC LAMP POST | | STONES |

ZONING COMPLIANCE CHART
ZONING DISTRICT: C1-COMMERCIAL-ROUTE 32 OVERLAY (OZ)

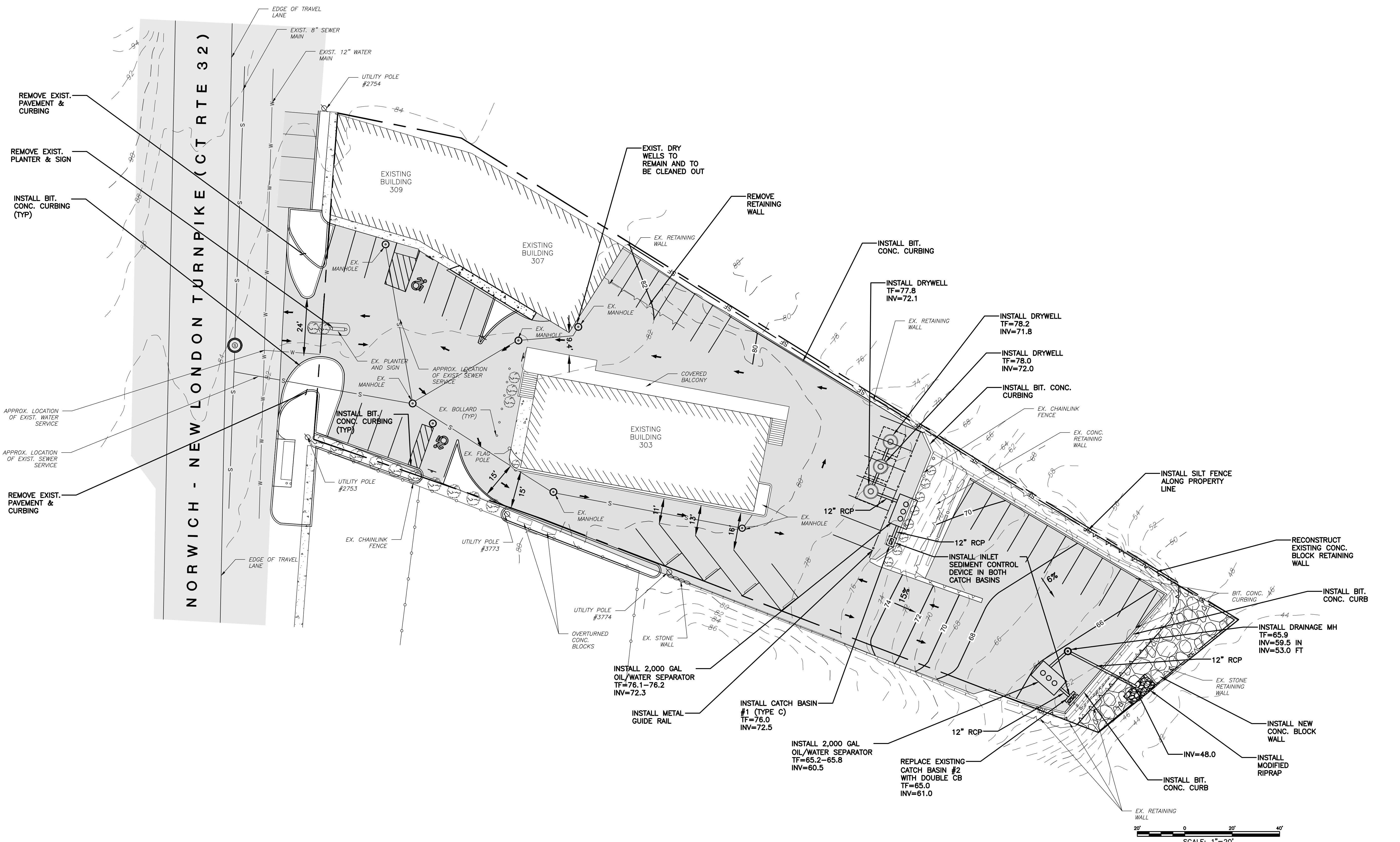
ITEM	REQUIRED	PROPOSED
LOT AREA	10,000 S.F.	41,791 S.F.
LOT FRONTAGE	80 FT	138± FT
FRONT YARD SETBACK	30 FT	0 FT (EXISTING)
SIDE YARD SETBACK	15 FT	0 FT (EXISTING)
REAR YARD SETBACK	30 FT.	188± FT

PARKING CALCULATIONS:
 2 TWO BEDROOM UNITS @ 2 1/2 SPACES PER UNIT = 5 SPACES
 14 ONE BEDROOM UNITS @ 2 SPACES PER UNIT = 28 SPACES
 GUEST PARKING @ 3 SPACES PER 10 UNITS (16UNITS)= 4.8 SPACES
 38 PARKING SPACES REQUIRED
 38 PARKING SPACES PROVIDED



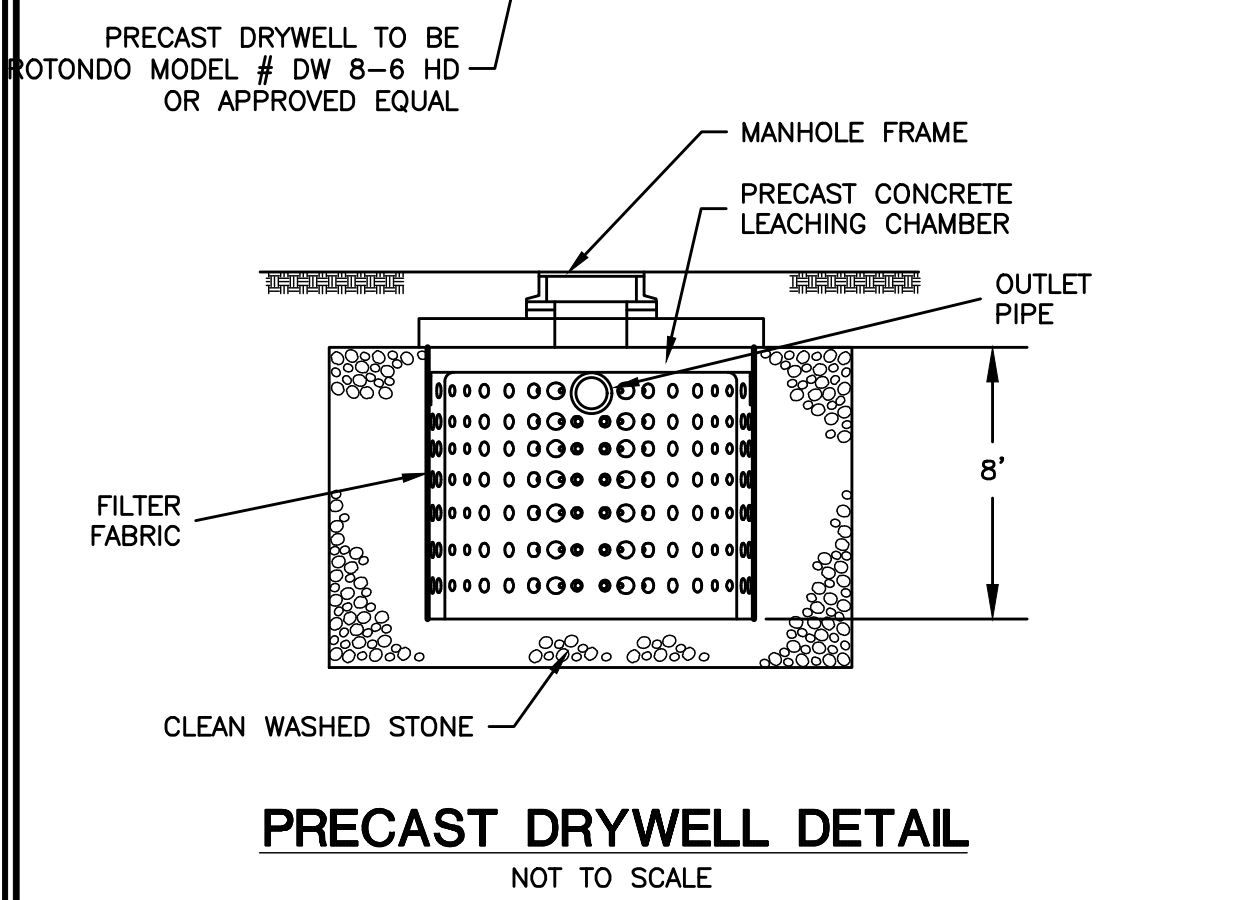
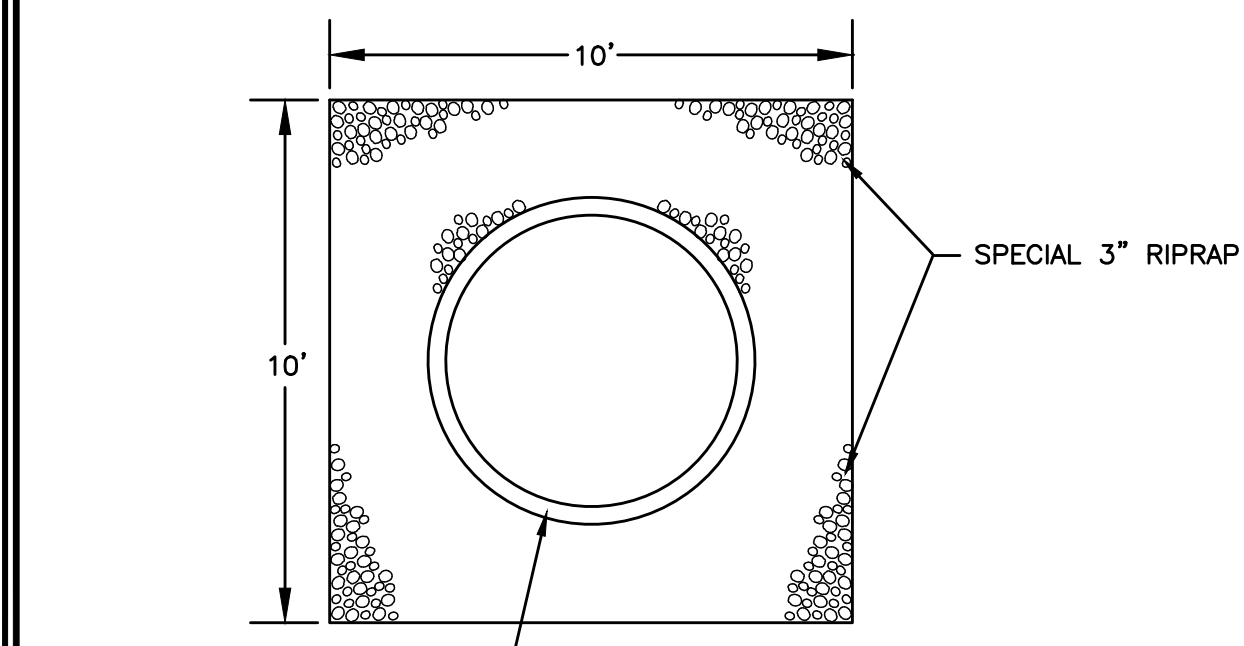
<p>GREEN SITE DESIGN LLC 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p>		Project No. GSD-62
		Proj. Engineer E.M.B.
<p>UNCASVILLE, CT</p>		Date: 8/12/22
<p>303, 307 & 309 NORWICH-NEW LONDON TPKE</p>		Sheet No. 2
<p>PROPOSED SITE PLAN</p>		

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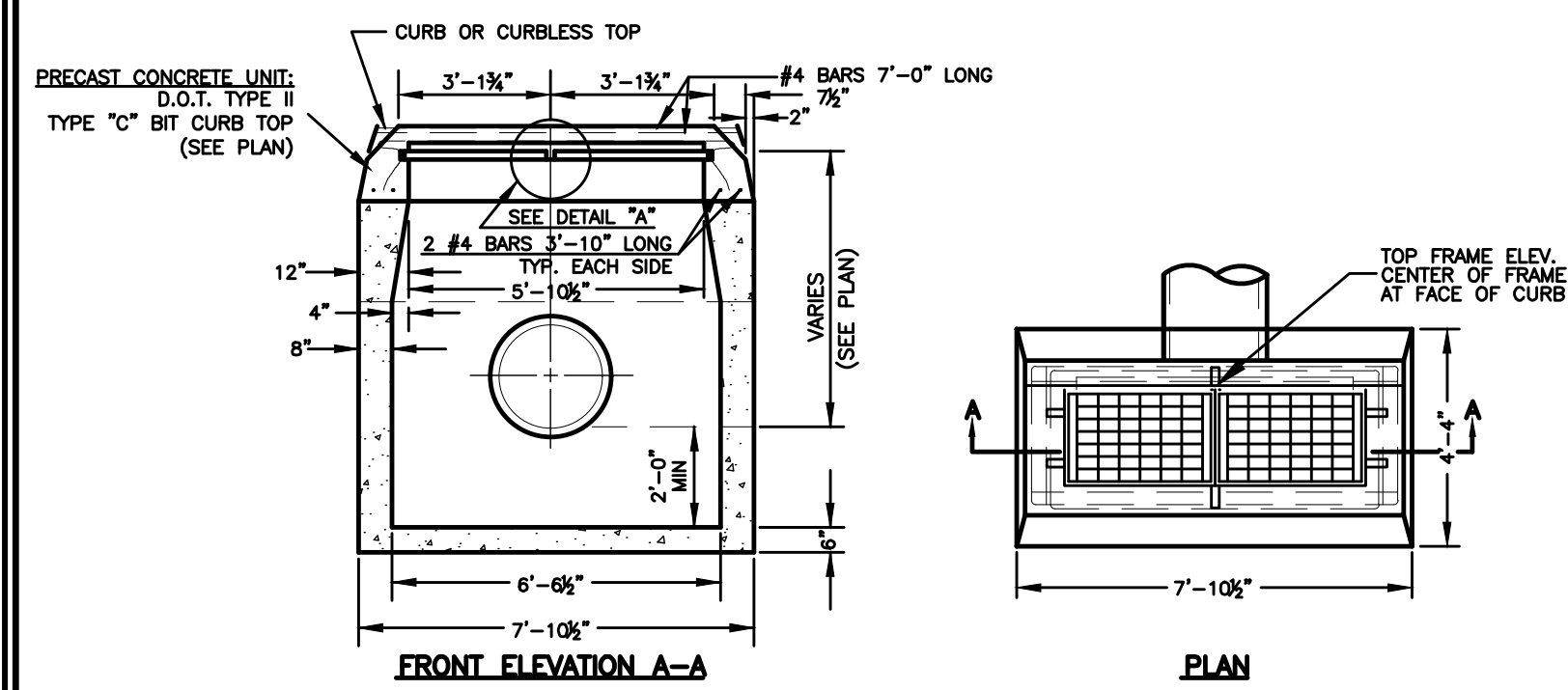


GREEN SITE DESIGN LLC		
317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165		
UNCASVILLE, CT		
303, 307 & 309 NORWICH-NEW LONDON TPKE		
GRADING & DRAINAGE		
Project No. GSD-62		3
Proj. Engineer E.M.B.		
Date: 8/12/22		
Sheet No.		

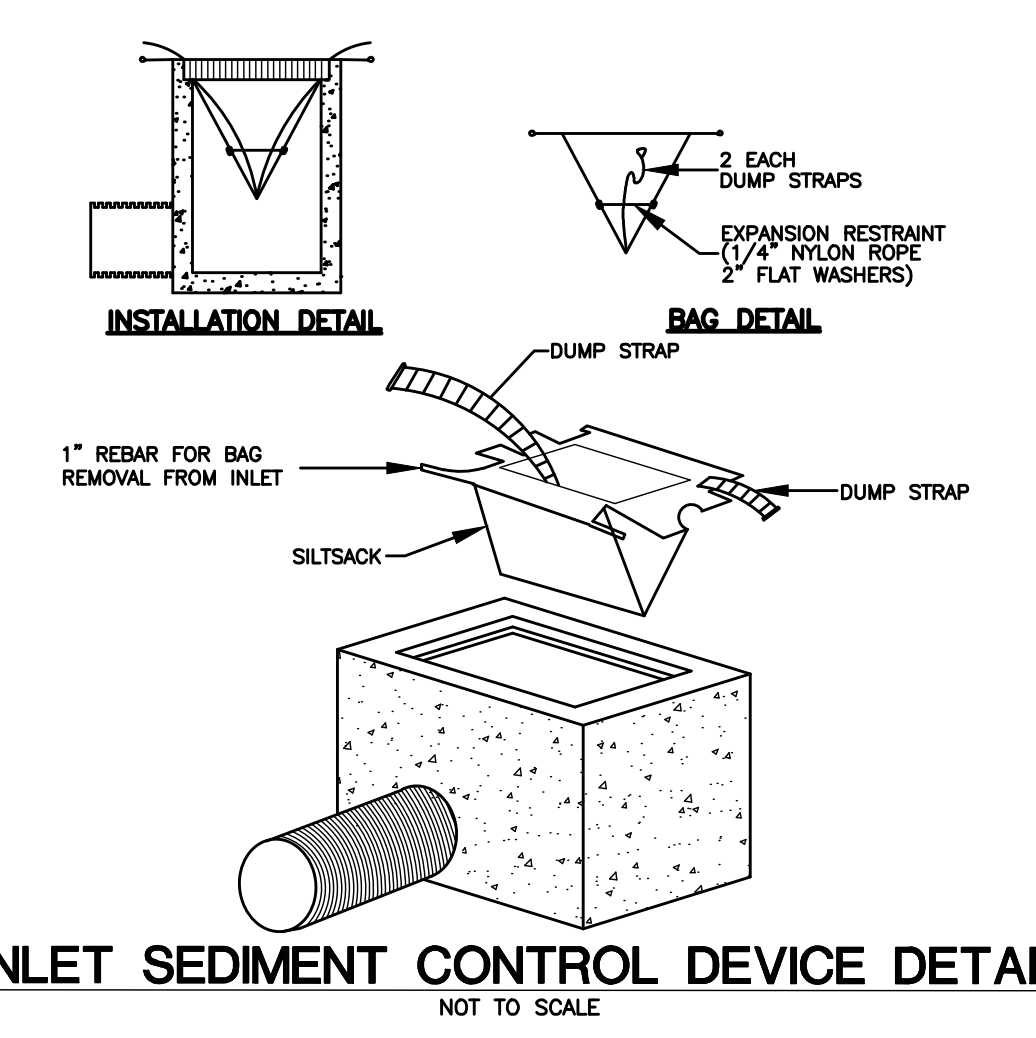




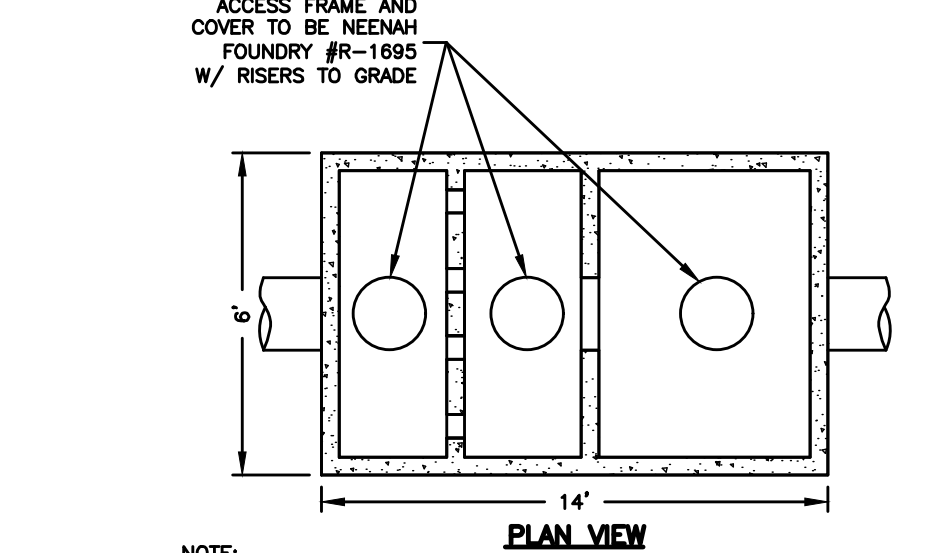
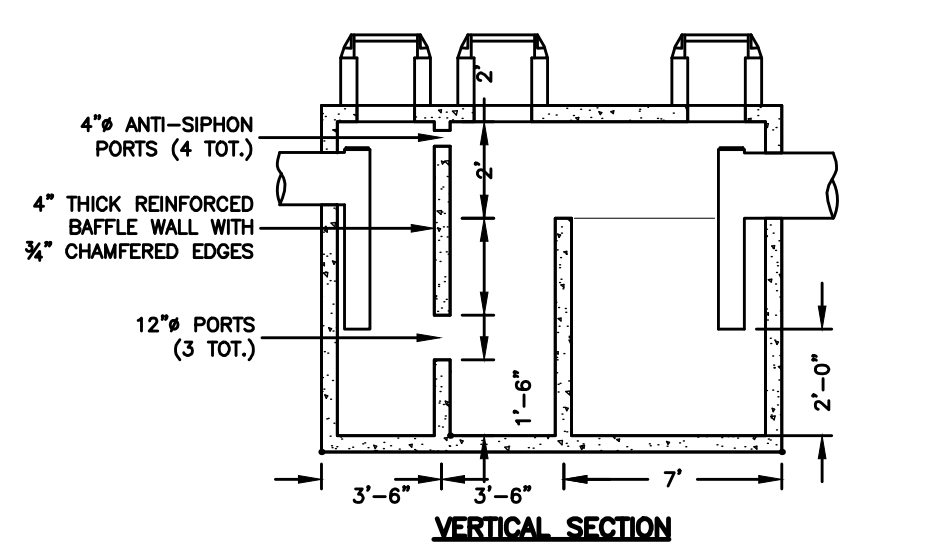
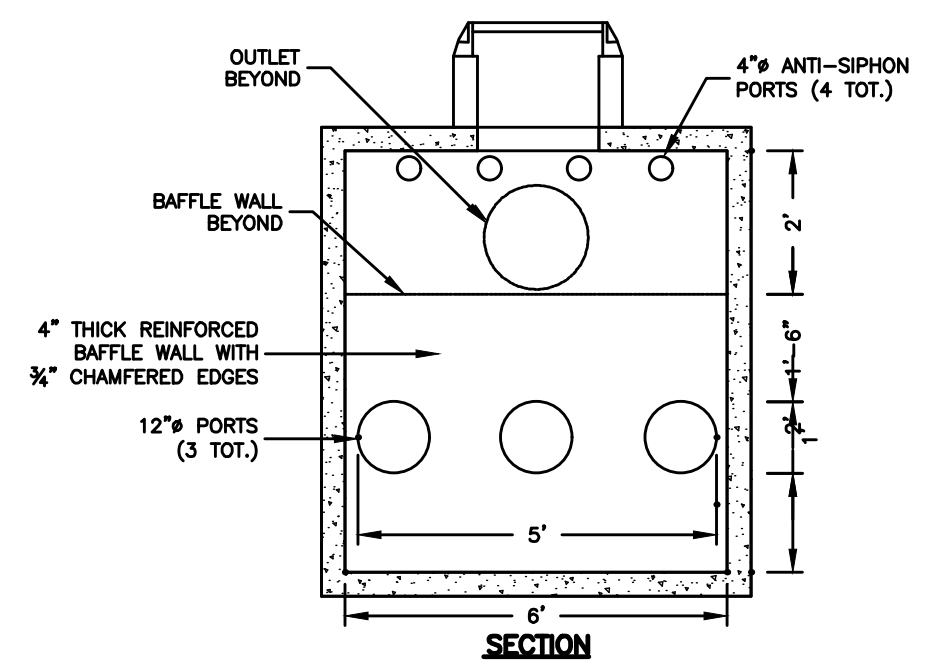
PRECAST DRYWELL DETAIL
NOT TO SCALE



DOUBLE TYPE "C-L" OR "C" CATCH BASIN DETAIL
NOT TO SCALE

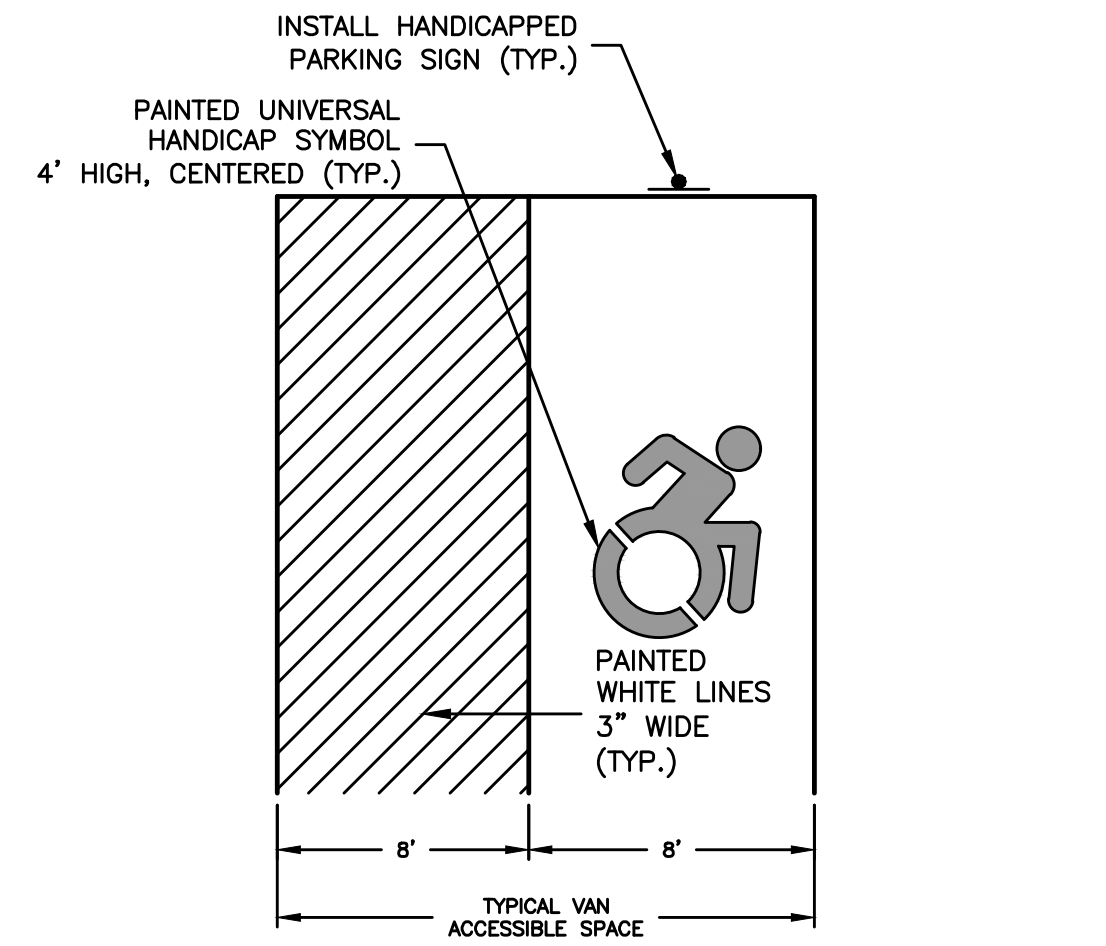


INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE

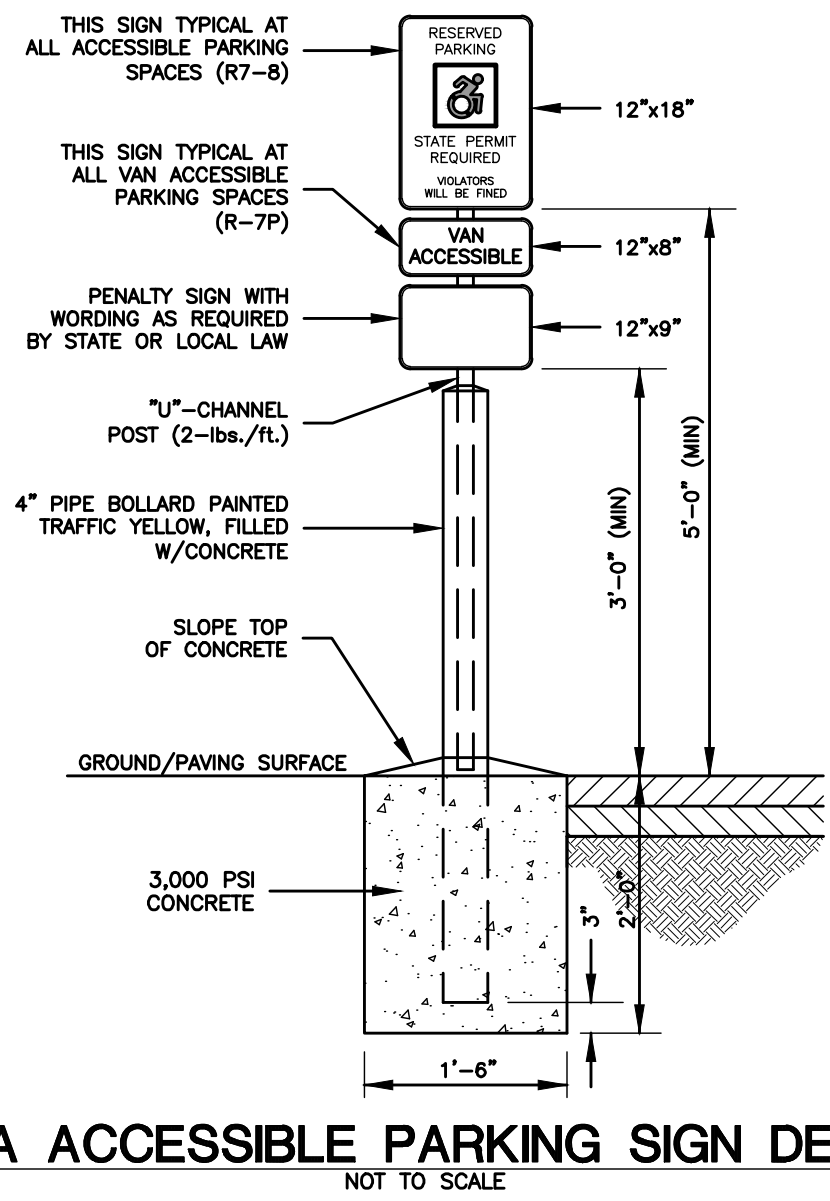


2,000 GALLON OIL SEPARATOR TANK
NOT TO SCALE

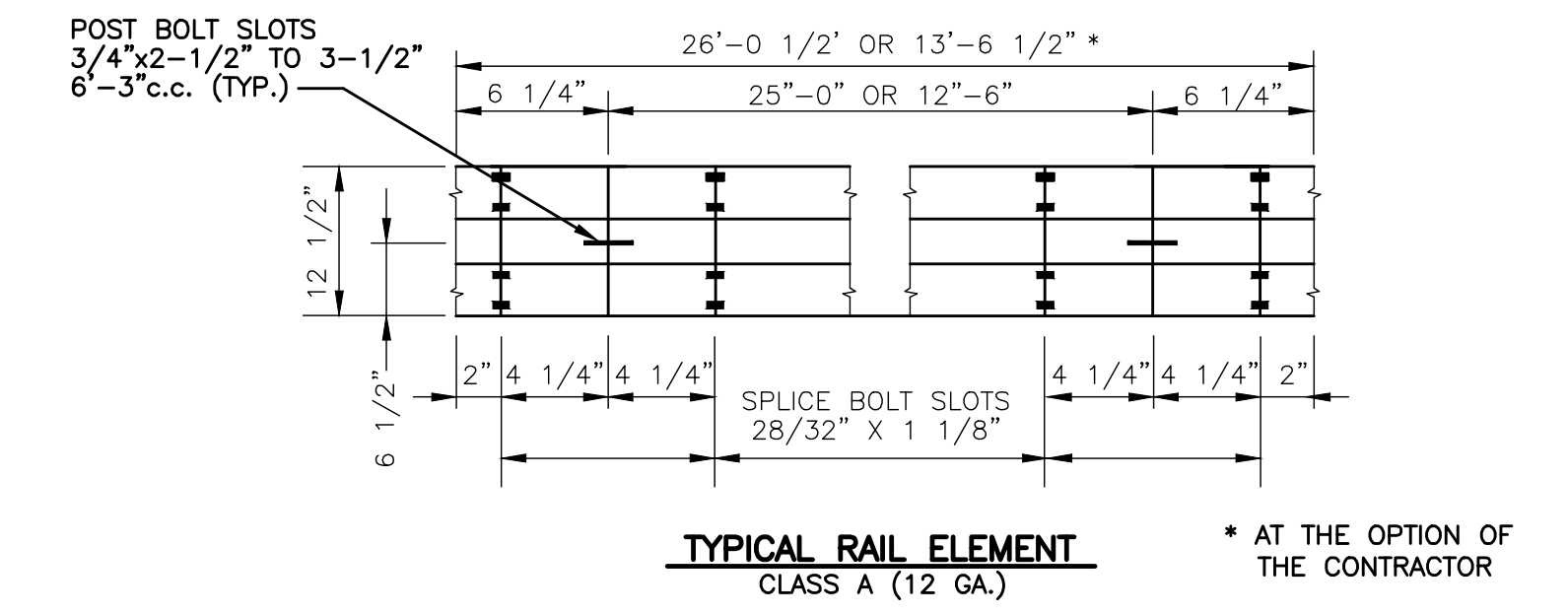
- NOTE:**
- INTERIOR OF SEPARATOR TANK TO BE COATED WITH EPOXY PETROLEUM RESISTANT SEALANT THAT IS RESISTANT TO GASOLINE, OIL, AND SOLVENTS.
 - EXTERIOR OF SEPARATOR AND EXTENSION TO GRADE MANHOLES TO BE COATED WITH A WATER PROOF SEALANT.
 - SEAMS TO BE LOCATED ABOVE STATIC LIQUID LEVEL AND FILLED IN WITH A NON-SHRINKING CEMENT AND COATED WITH A WATER PROOF SEALANT.
 - VOIDS BETWEEN SEPARATOR WALLS AND INLET AND OUTLET PIPING TO BE GROUDED WITH NON-SHRINKING CEMENT.
 - TANK IS TO BE VENTED AT THE BUILDING, 8' MIN. FROM EXISTING GRADE TO VENT OUTLET.
 - TANK SHALL BE SUITABLE FOR HS-20 LOADING.



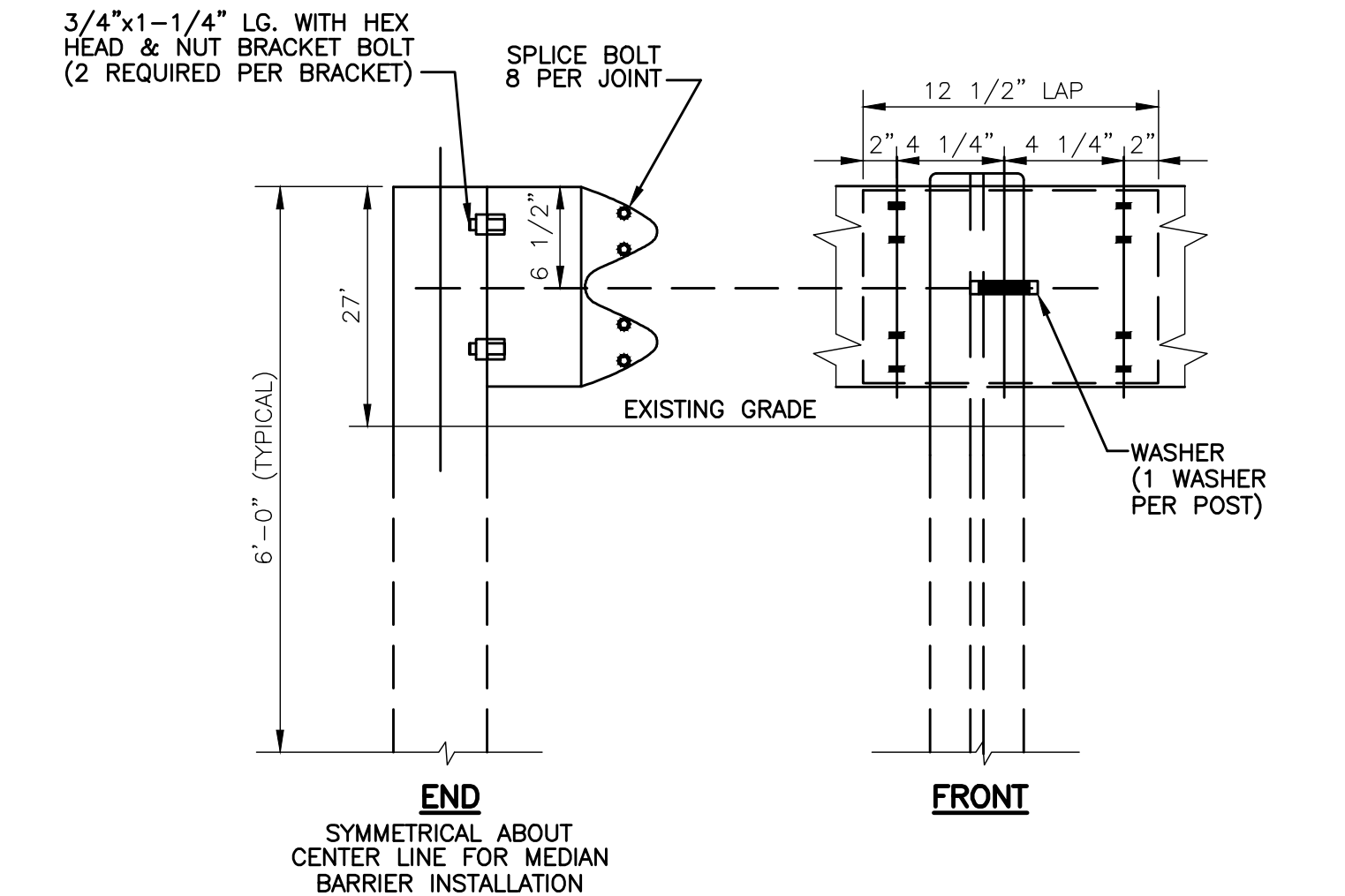
ADA ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

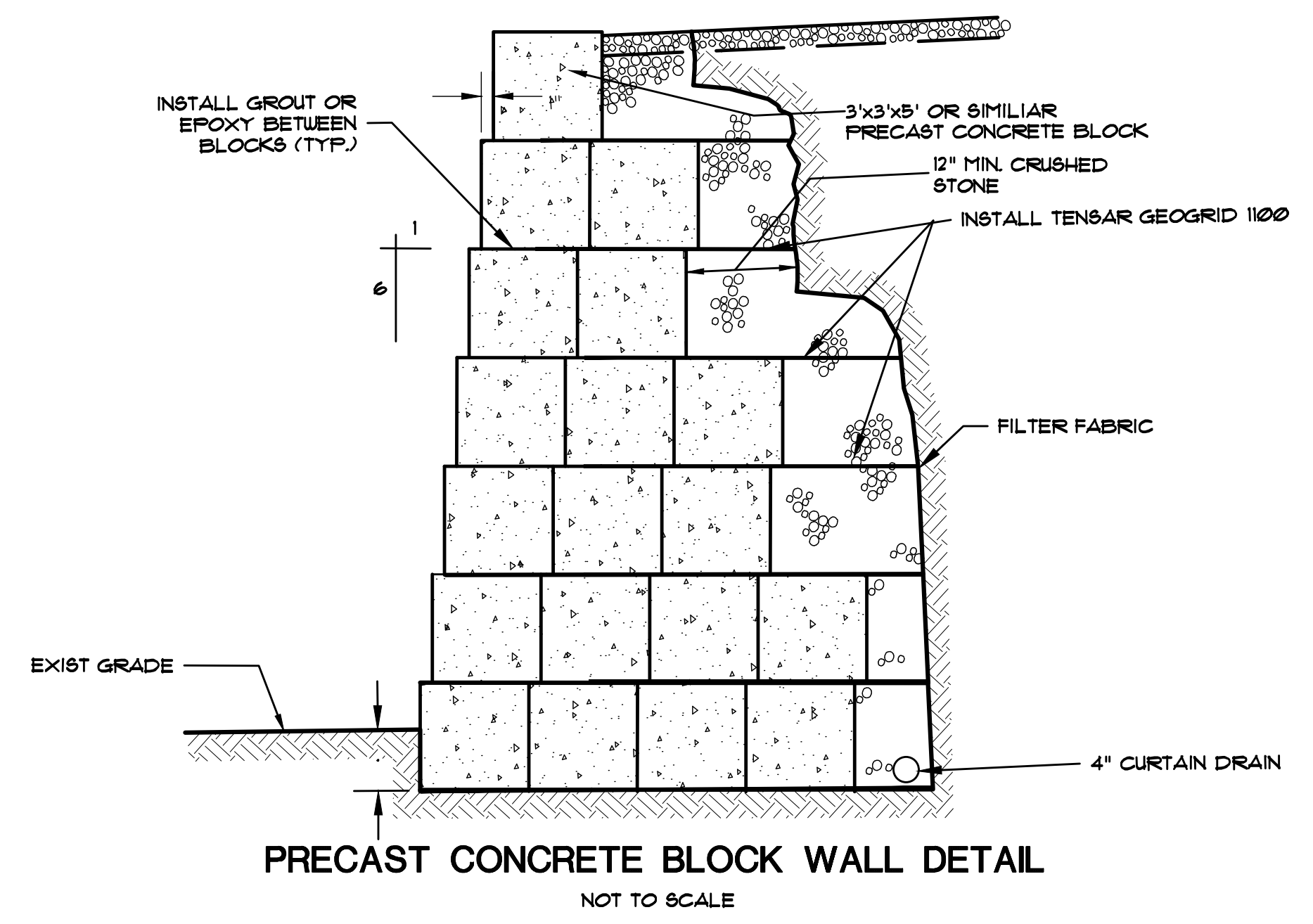


TYPICAL RAIL ELEMENT
CLASS A (12 GA.) * AT THE OPTION OF THE CONTRACTOR



METAL BEAM RAIL
NOT TO SCALE

INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CT. D.O.T.



PRECAST CONCRETE BLOCK WALL DETAIL
NOT TO SCALE

GREEN SITE DESIGN LLC			Project No. GSD-02
317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165			Proj. Engineer E.M.B.
UNCASVILLE, CT			Date: 8/12/22
303, 307 & 309 NORWICH-NEW LONDON TPKE			Sheet No. 4
PROPOSED SITE PLAN			

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