

# MULTI-FAMILY DEVELOPMENT

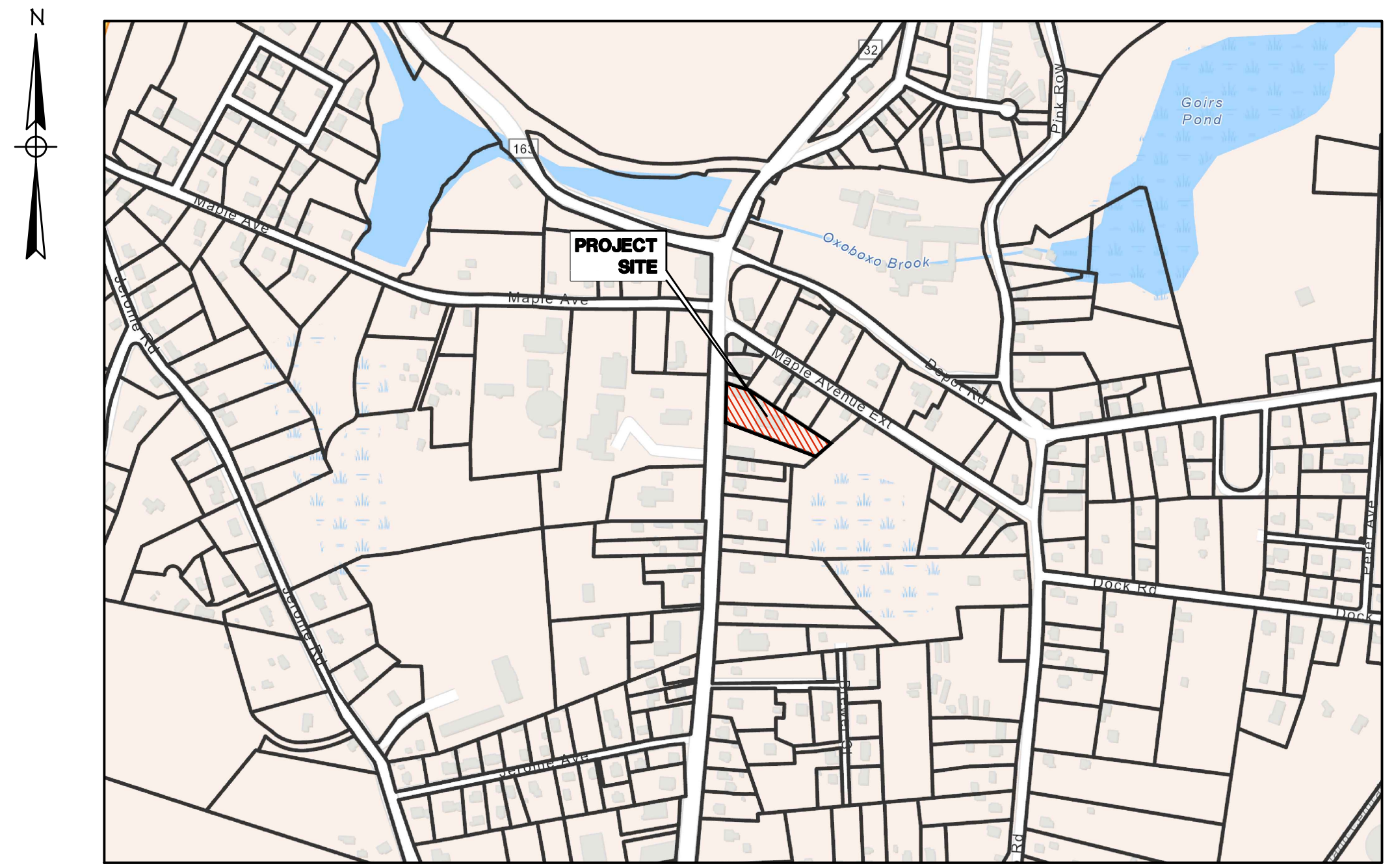
## 303 (AKA 303, 307 & 309)

### NORWICH-NEW LONDON TURNPIKE (ROUTE 32)

### UNCASVILLE, CT

**LEGEND:**

---	PROPERTY LINE
—	EDGE OF PAVEMENT
D	DRAINAGE
W	WATER
S	SEWER
G	GAS
E	ELECTRIC
-21-	CONTOUR
~~~~~	TREE LINE
—+—	GUIDERAIL
●	SIGNS
□	CATCH BASIN
○	IRON PIN, IRON PIPE
MS, CHD, MON □	
⊙	FIRE HYDRANT
⊙	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
⊙	GAS GATE, WATER GATE
□	LAMP



**LOCATION MAP**  
SCALE: 1" = 500'

**INDEX TO DRAWINGS**

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	SURVEY PLAN
2	SITE PLAN
3	GRADING PLAN
4	SITE DETAILS
5	D.O.T. DETAIL

**OWNER/APPLICANT:**  
**LOMBARDI GRAVEL, L.L.C.**  
**305 BUTLERTOWN RD MONTVILLE, CT**

**ADDRESS:**  
**303 (AKA 303, 307 & 309) NORWICH-NEW LONDON TURNPIKE**  
**UNCASVILLE, CT**

**MAP/LOT:**  
**# 070/004/000**

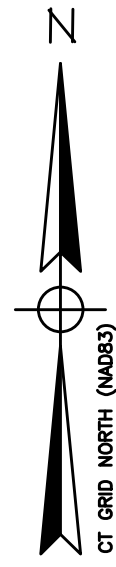
**FEBRUARY 22 2023**  
**FEBRUARY 7, 2023**

**GREEN SITE DESIGN**  
**— LLC —**  
 317 Main Street Norwich, Connecticut  
 (860) 892-1380 Fax (860) 886-9165

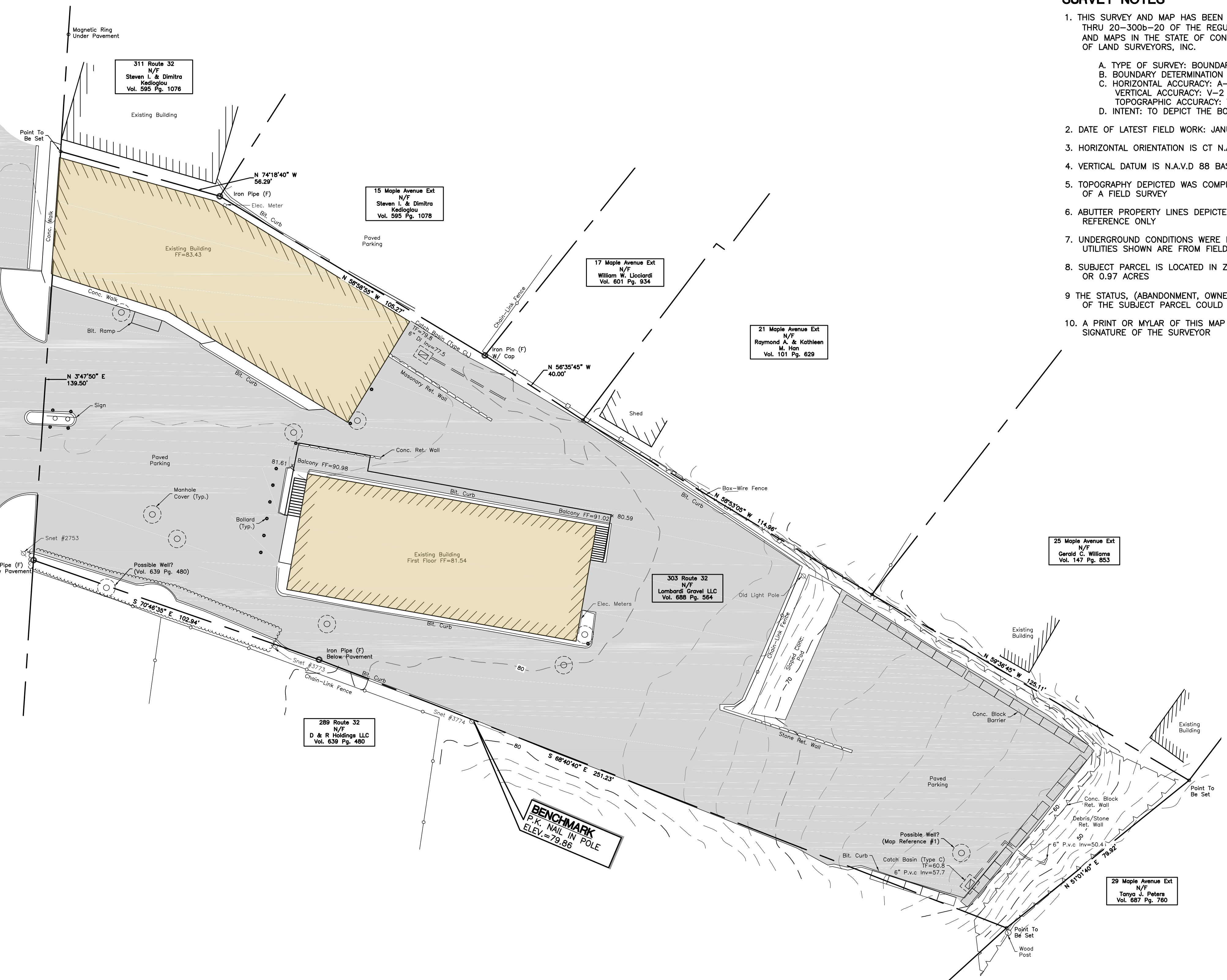
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

\_\_\_\_\_  
 CHAIRMAN / SECRETARY DATE

\_\_\_\_\_  
 EXPIRES 5 YEARS FROM APPROVAL DATE



Norwich New London Turnpike  
(CT Route 32)



**SURVEY NOTES**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: V-2
  - TOPOGRAPHIC ACCURACY: T-D
- INTENT: TO DEPICT THE BOUNDARY AND IMPROVMENTS MADE TO THE SUBJECT PARCEL
- DATE OF LATEST FIELD WORK: JANUARY 2023
- HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
- VERTICAL DATUM IS N.A.V.D 88 BASED ON FIELD GPS OBSERVATIONS
- TOPOGRAPHY DEPICTED WAS COMPILED FROM UCONN LIDAR DATE AND IS NOT THE RESULT OF A FIELD SURVEY
- ABUTTER PROPERTY LINES DEPICTED WERE COMPILED FROM GIS DATA AND ARE SHOWN FOR REFERENCE ONLY
- UNDERGROUND CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND ARE SUBJECT TO CHANGE
- SUBJECT PARCEL IS LOCATED IN ZONING DISTRICT C-1 AND HAS A LOT AREA OF 42,056.64 SF OR 0.97 ACRES
- THE STATUS, (ABANDONMENT, OWNERSHIP, RIGHTS) OF THE WELL NEAR THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PARCEL COULD NOT BE DETERMINED.
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

**LEGEND:**

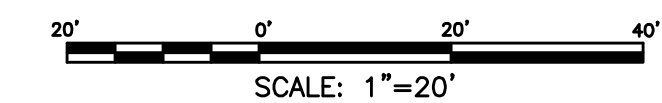
- |  |                      |  |                              |
|--|----------------------|--|------------------------------|
|  | PROPERTY LINE        |  | UTILITY POLE                 |
|  | STONE WALL           |  | NOW OR FORMERLY UNDER GROUND |
|  | ANGLE POINT          |  | DECIDUOUS TREE               |
|  | IRON PIN, IRON PIPE  |  | OVERHEAD ELECTRIC LINE       |
|  | MONUMENT             |  | WATER SHUTOFF                |
|  | GAS GATE, WATER GATE |  | BOLLARD                      |
|  | TRAFFIC SIGN         |  | SHRUB                        |
|  | SEWER MANHOLE        |  |                              |

**MAP REFERENCES**

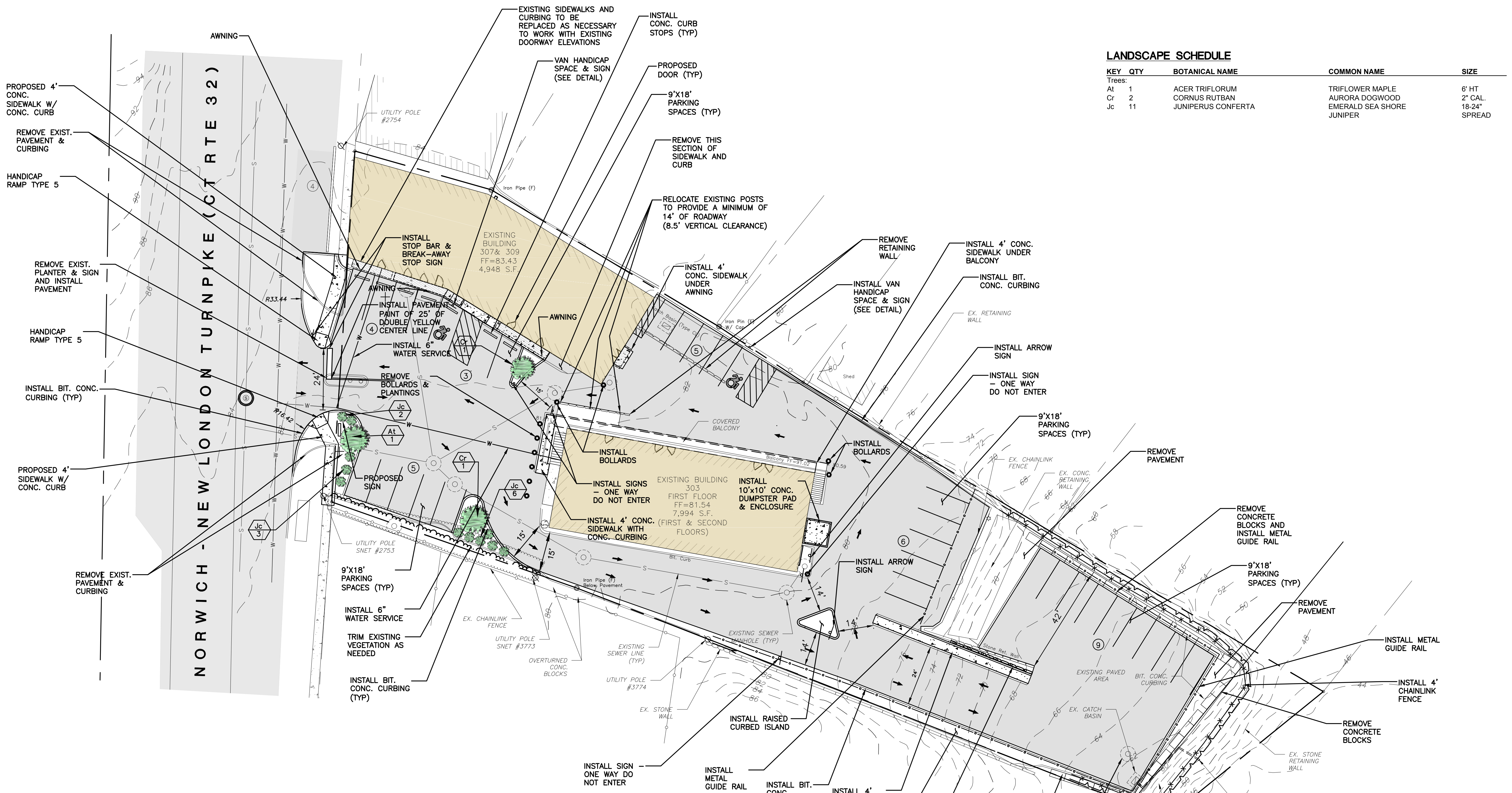
- "PROPOSED SITE PLAN OF PROPOSED OFFICE BUILDING 307 ROUTE 32, UNCASVILLE, CONNECTICUT" PREPARED BY: PROFESSIONAL ENGINEERING DESIGNING INC. SCALE: 1"=20' DATE: 08-12-80

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

NATHAN C. STOREY, L.L.S. #70531 DATE



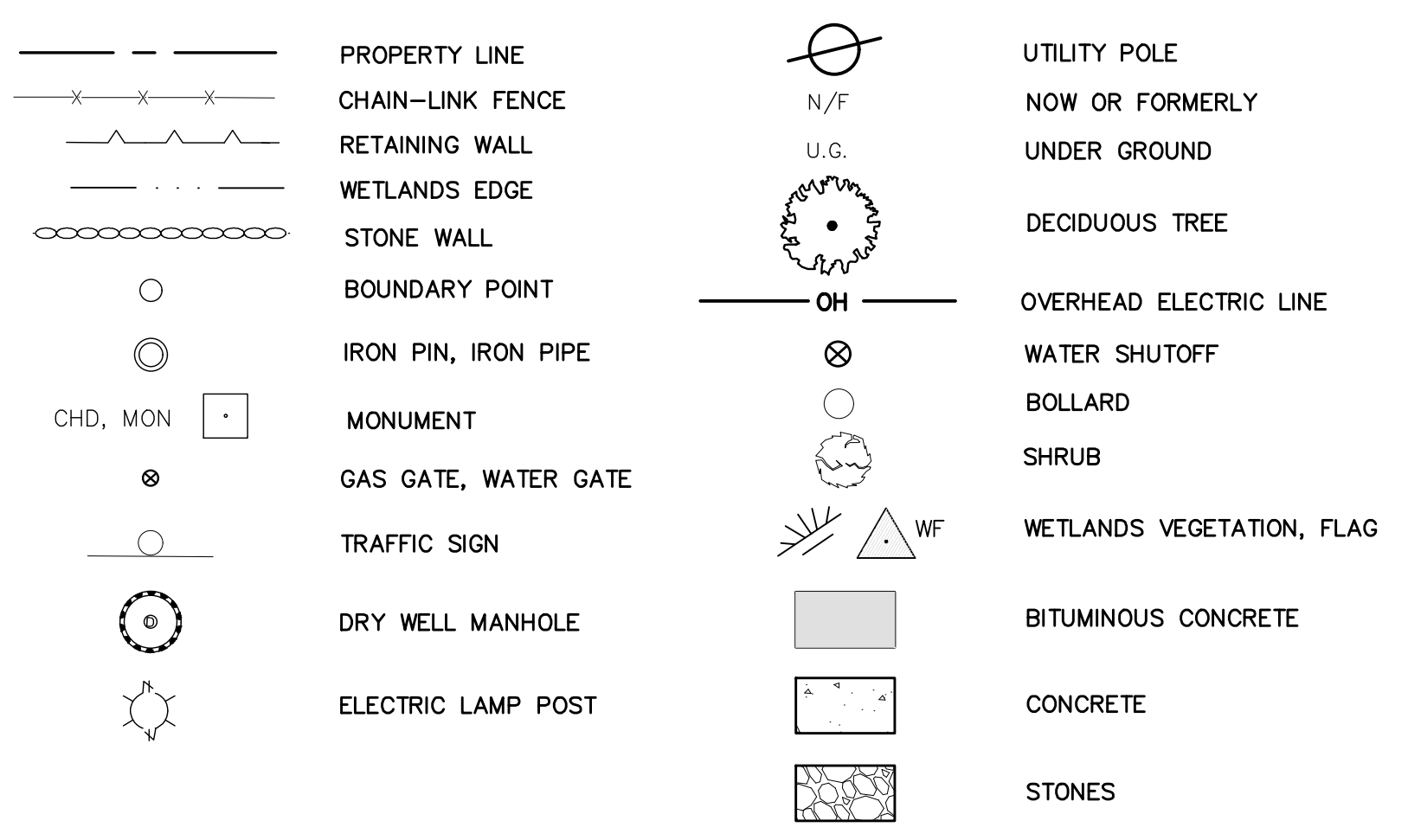
No. DATE REVISION		<b>GREEN SITE DESIGN LLC</b> 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165	
		Project No. GSD-62 Proj. Surveyor N.C.S. Date: 02/03/23 Sheet No.	<b>OWNER: LOMBARDI GRAVEL, LLC</b> <b>305 BUTLERTOWN RD MONTVILLE, CT</b> <b>303 (AKA 303, 307 &amp; 309)</b> <b>NORWICH-NEW LONDON TPKE</b> <b>UNCASVILLE, CT</b> SURVEY PLAN
		01	



**LANDSCAPE SCHEDULE**

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

**LEGEND:**



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

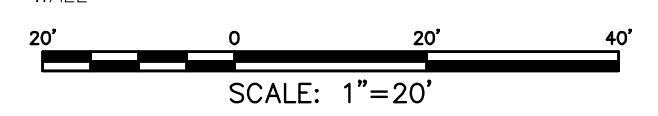
ITEM	REQUIRED	PROPOSED
LOT AREA	10,000 S.F.*	41,791 S.F.
LOT FRONTAGE	80 FT	138± FT
FRONT YARD SETBACK	30 FT	0 FT (EXISTING)
SIDE YARD SETBACK	15 FT	0 FT (EXISTING)
REAR YARD SETBACK	30 FT.	188± FT

\* IF SERVED BY PUBLIC SEWERS

PARKING CALCULATIONS:  
16 UNITS @ 2 SPACES PER UNIT = 32 SPACES

32 PARKING SPACES REQUIRED  
32 PARKING SPACES PROVIDED

- REMOVE EXISTING PAVEMENT, REGRADE THE SITE AND INSTALL NEW PAVEMENT AS SHOWN ON THIS PLAN.
- EXISTING WELL SHALL BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
- ALL PLANTING AND LANDSCAPED AREAS TO BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE PROPERTY IN ACCORDANCE WITH MONTVILLE ZONING REGULATIONS.



2		2/22/23	STAFF COMMENTS
1		2/7/23	STAFF COMMENTS
No.	DATE	REVISION	

**GREEN SITE DESIGN LLC**  
317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

**OWNER: LOMBARDI GRAVEL, LLC**  
305 BUTLERTOWN RD MONTVILLE, CT  
**303 (AKA 303, 307 & 309)**  
**NORWICH-NEW LONDON TPKE**  
**UNCASVILLE, CT**

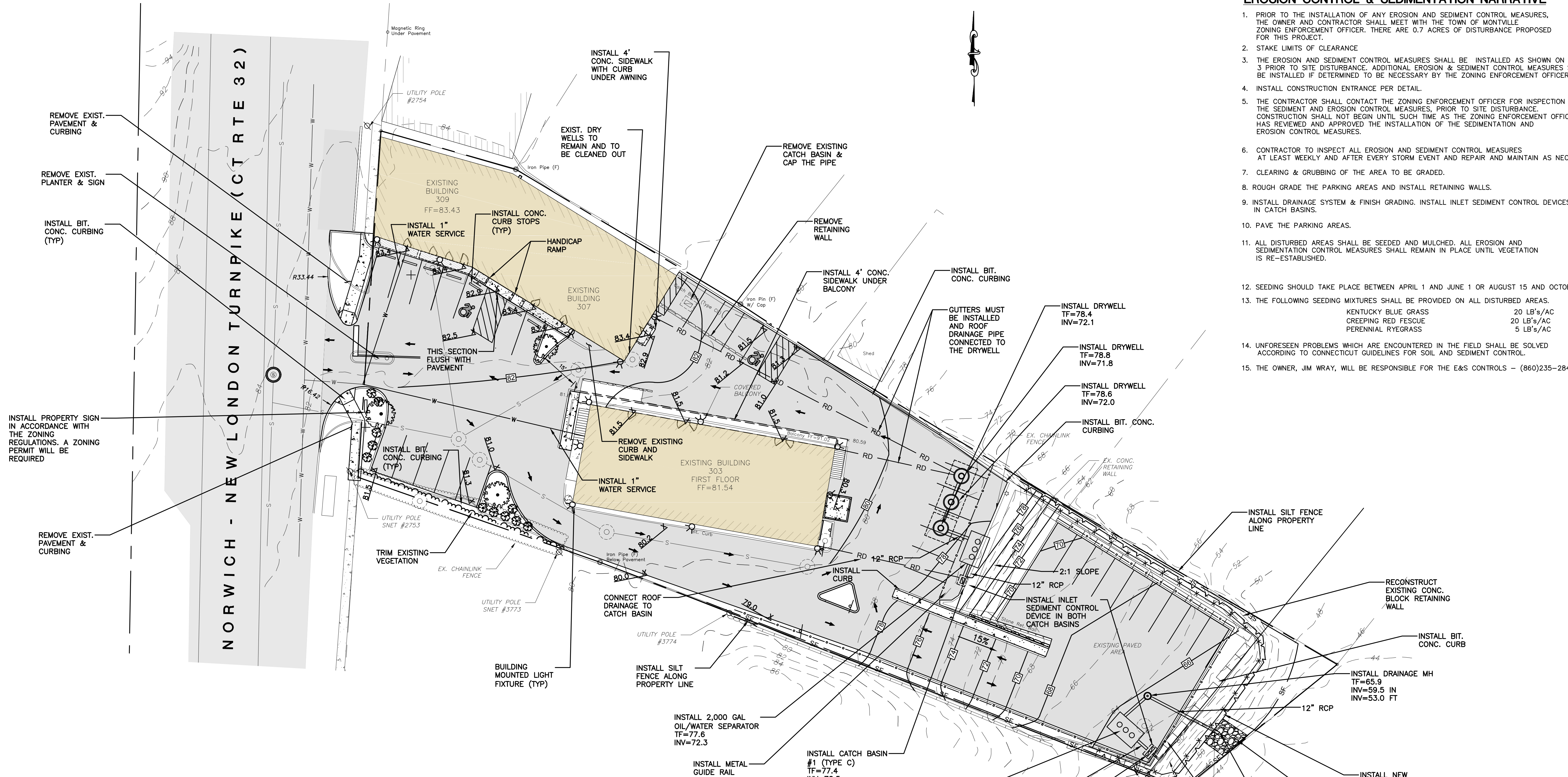
**SITE PLAN**

Project No. GSD-62
Proj. Engineer E.M.B.
Date: 8/12/22
Sheet No. <b>2</b>

**EROSION CONTROL & SEDIMENTATION NARRATIVE**

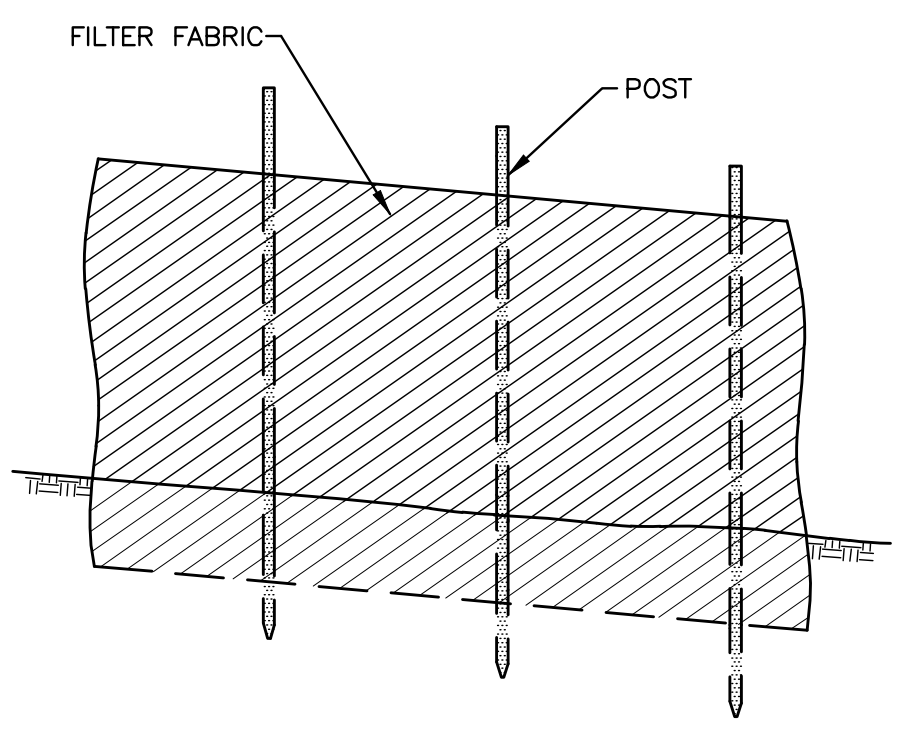
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON SHEET 3 PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ZONING ENFORCEMENT OFFICER.
4. INSTALL CONSTRUCTION ENTRANCE PER DETAIL.
5. THE CONTRACTOR SHALL CONTACT THE ZONING ENFORCEMENT OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING ENFORCEMENT OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
6. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
7. CLEARING & GRUBBING OF THE AREA TO BE GRADED.
8. ROUGH GRADE THE PARKING AREAS AND INSTALL RETAINING WALLS.
9. INSTALL DRAINAGE SYSTEM & FINISH GRADING. INSTALL INLET SEDIMENT CONTROL DEVICES IN CATCH BASINS.
10. PAVE THE PARKING AREAS.
11. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
12. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
13. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS.
 

KENTUCKY BLUE GRASS	20 LB's/AC
CREeping RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL.
15. THE OWNER, JIM WRAY, WILL BE RESPONSIBLE FOR THE E&S CONTROLS - (860)235-2846

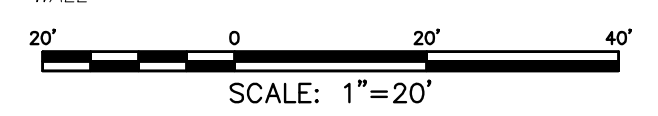


**LEGEND:**

- |  |                      |  |                           |
|--|----------------------|--|---------------------------|
|  | 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                    |



**SILT FENCE DETAIL**  
NOT TO SCALE



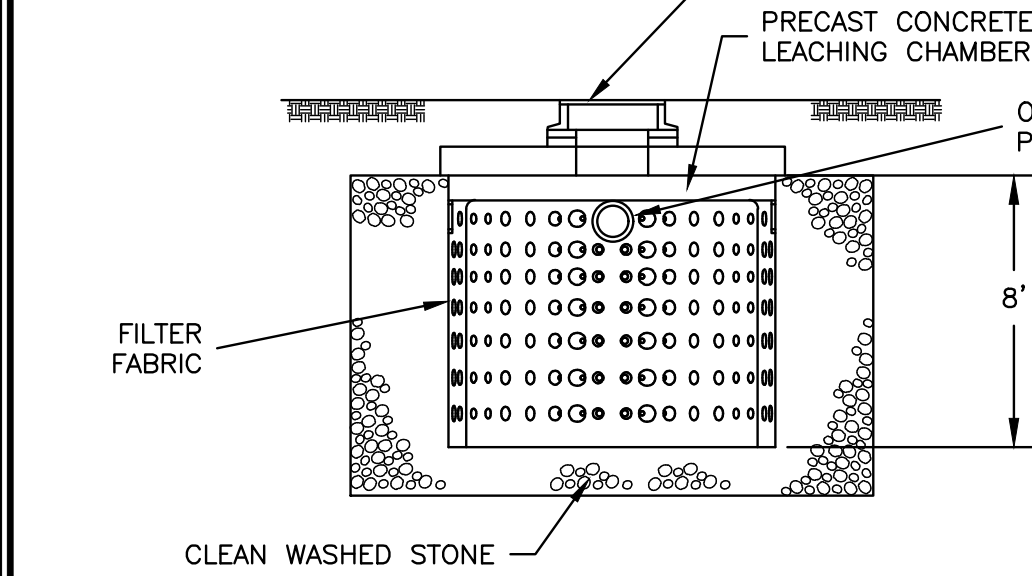
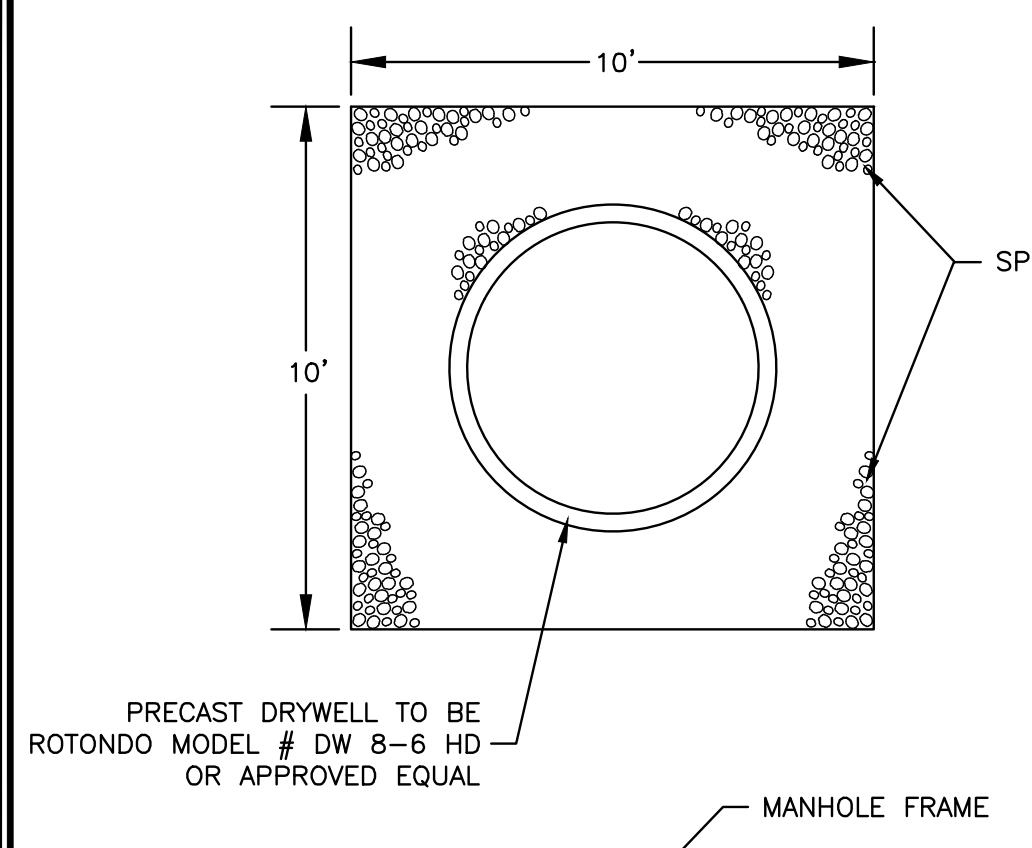
2		2/22/23	STAFF COMMENTS
1		2/7/23	STAFF COMMENTS
No.	DATE	REVISION	

**GREEN SITE DESIGN LLC**  
 317 Main Street Norwich, Connecticut  
 (860) 892-1380 Fax (860) 886-9165

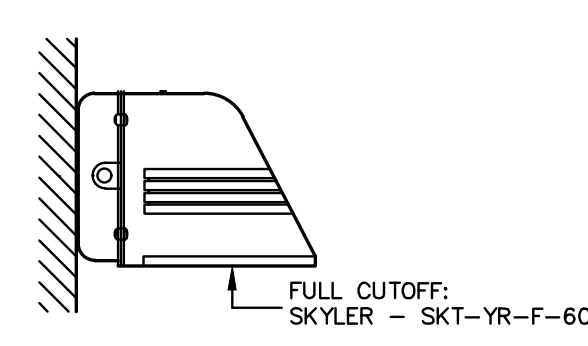
**OWNER: LOMBARDI GRAVEL, LLC**  
 305 BUTLERTOWN RD MONTVILLE, CT  
**303 (AKA 303, 307 & 309)**  
**NORWICH-NEW LONDON TPKE**  
**UNCASVILLE, CT**

Project No. GSD-62  
 Proj. Engineer E.M.B.  
 Date: 8/12/22  
 Sheet No. **3**

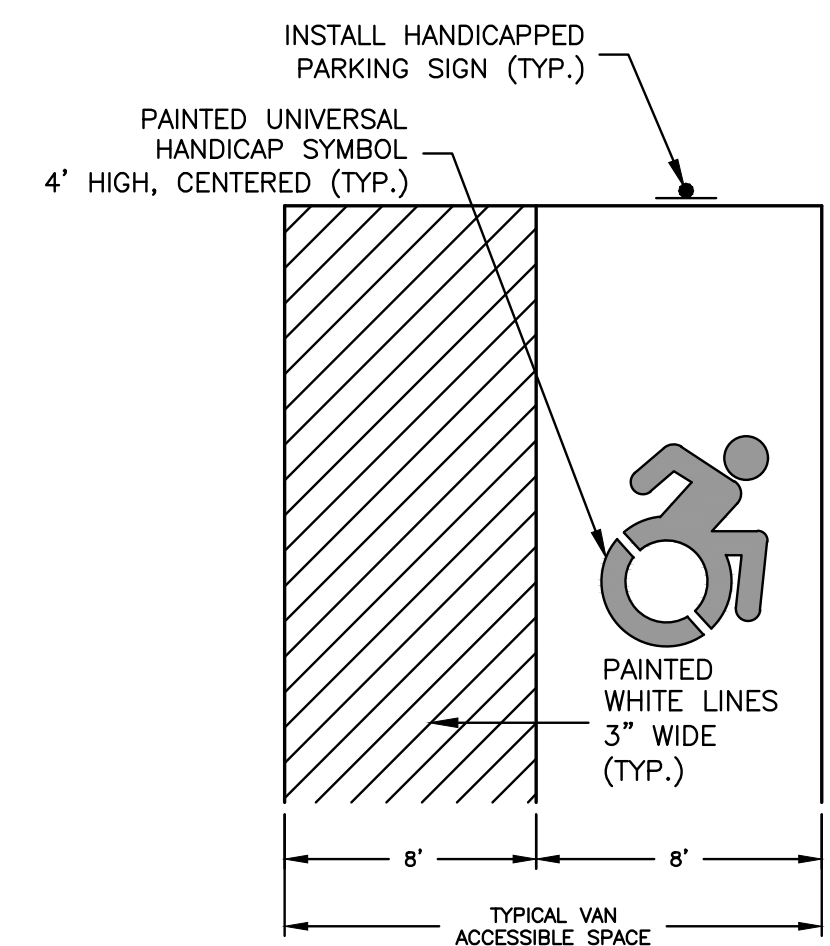
**GRADING & DRAINAGE PLAN**



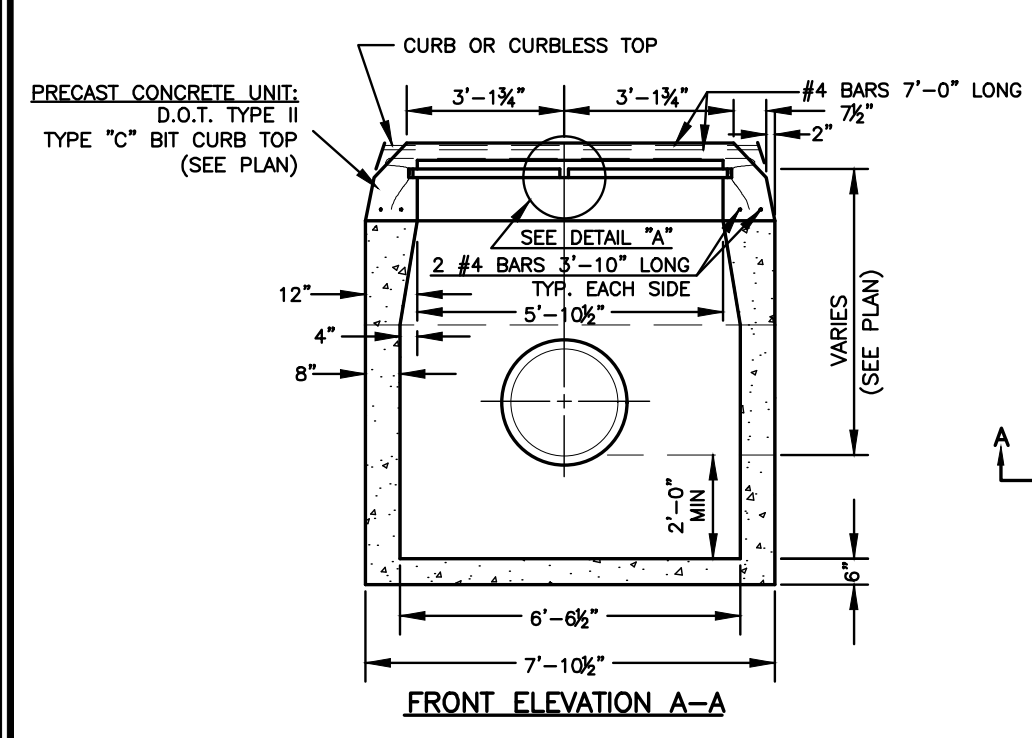
**PRECAST DRYWELL DETAIL**  
NOT TO SCALE



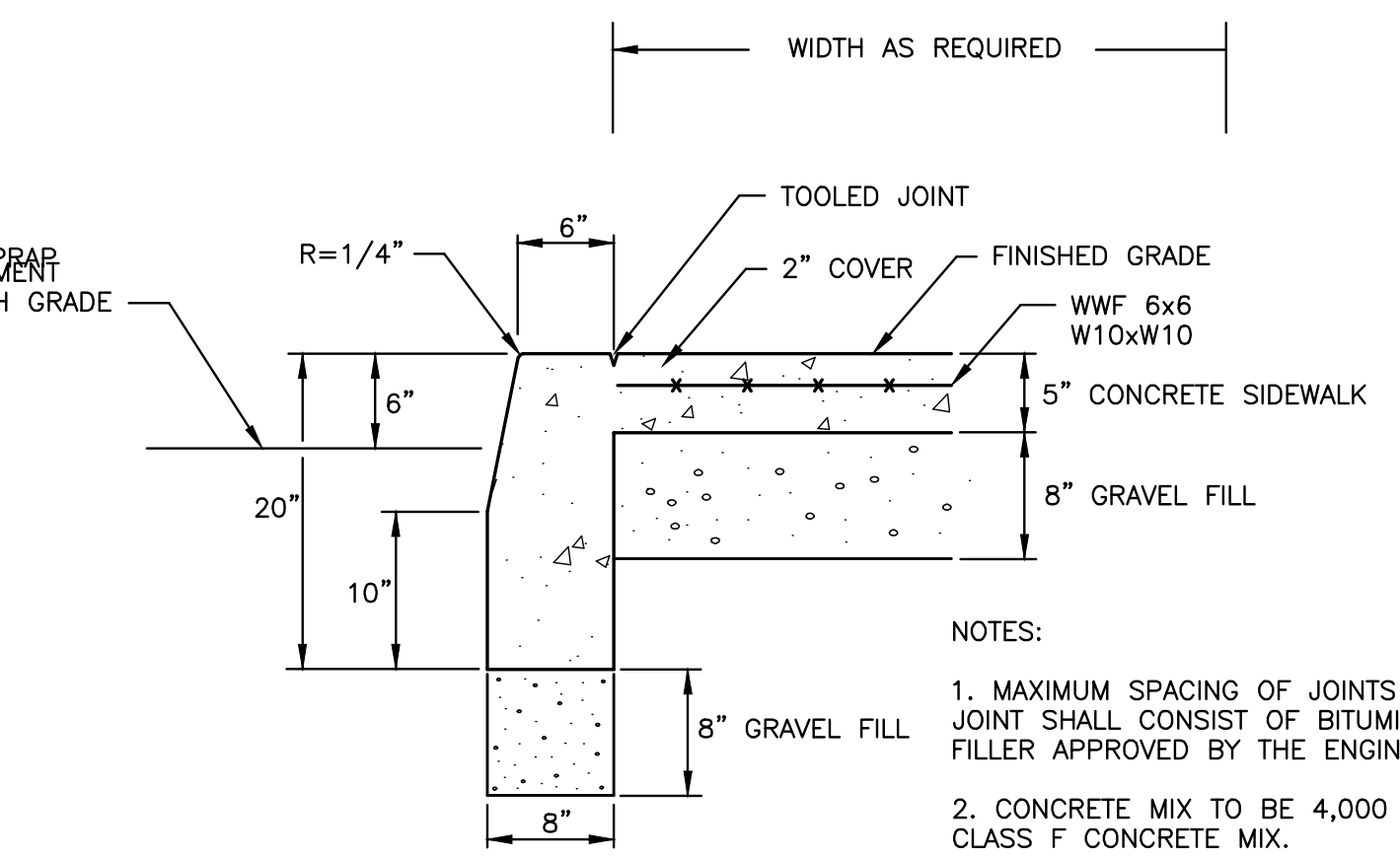
**WALLPACK**  
NOT TO SCALE



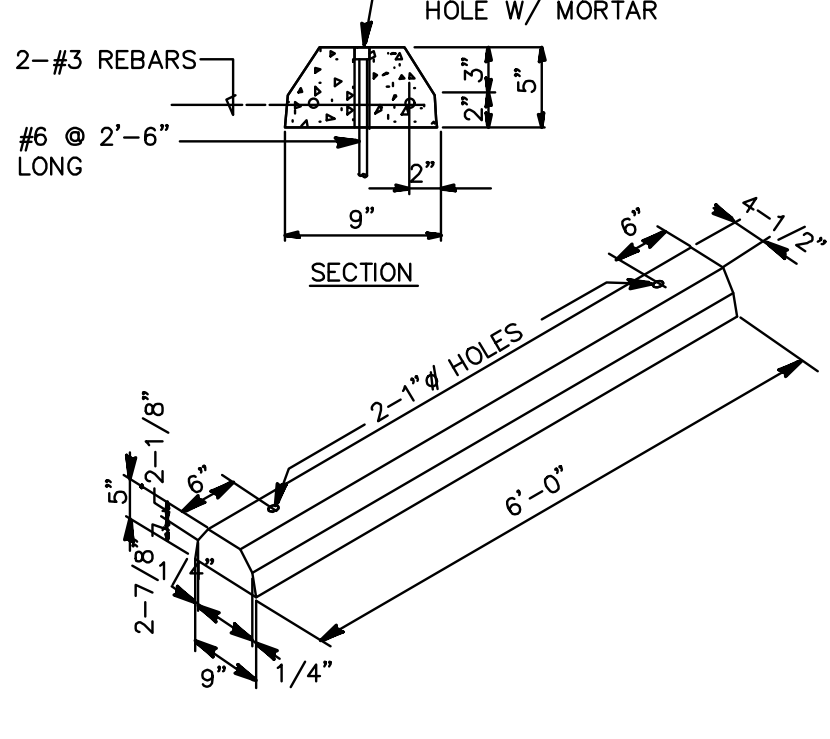
**ADA ACCESSIBLE PARKING SPACE DETAIL**  
NOT TO SCALE



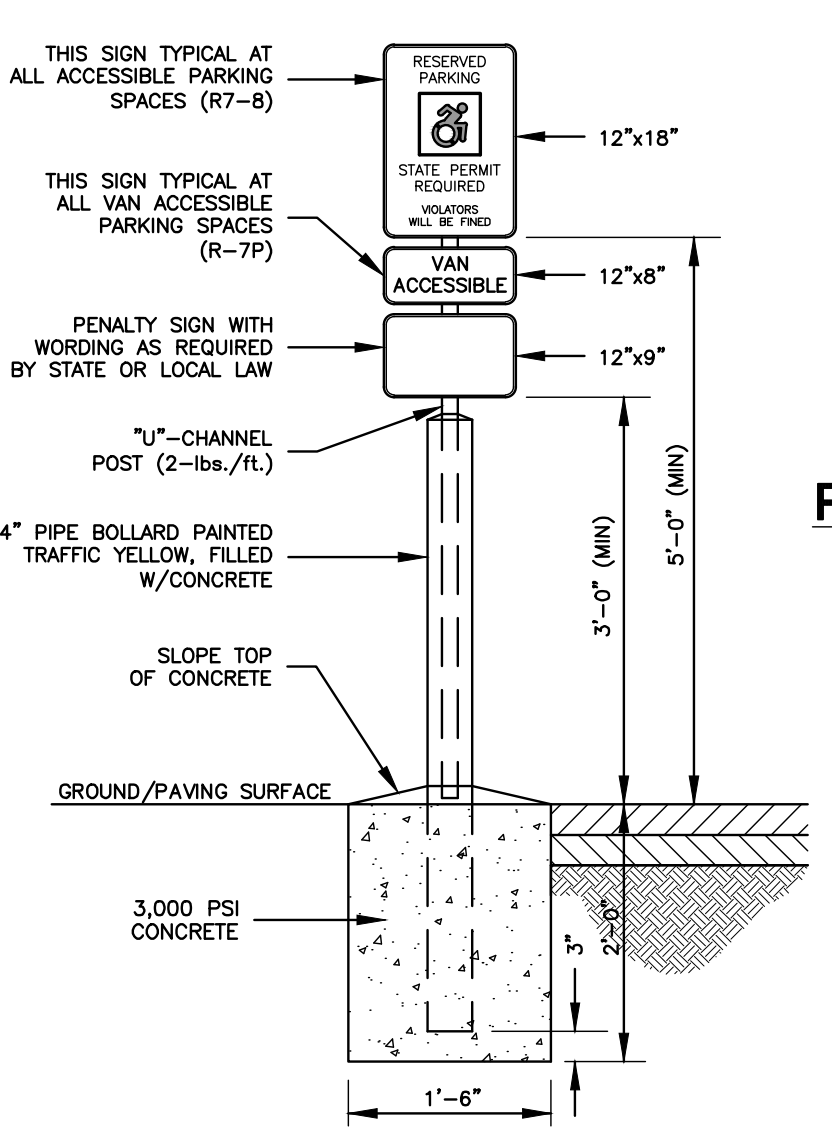
**DOUBLE TYPE 'C-L' OR 'C' CATCH BASIN DETAIL**  
NOT TO SCALE



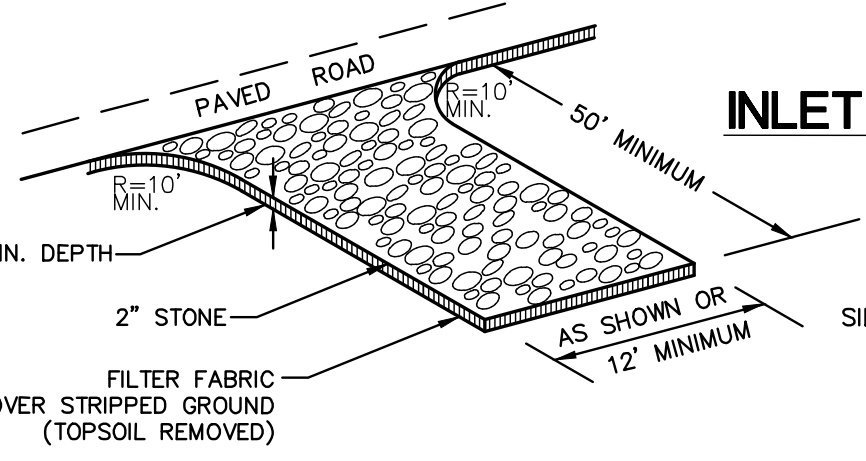
**CONCRETE SIDEWALK WITH CURBING DETAIL**  
(SINGLE POUR)  
NOT TO SCALE



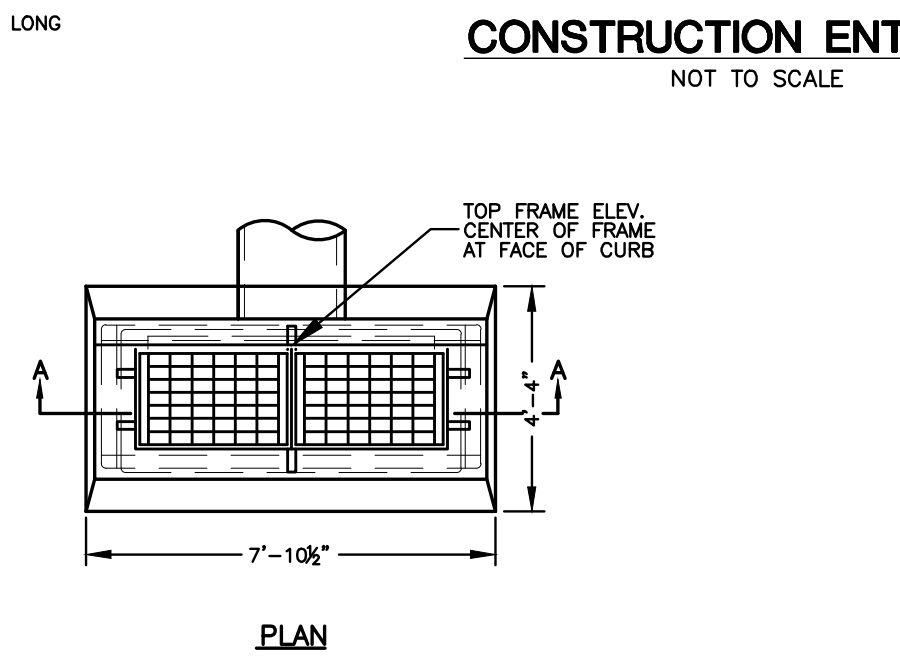
**PRECAST CONCRETE WHEEL STOP**  
NOT TO SCALE



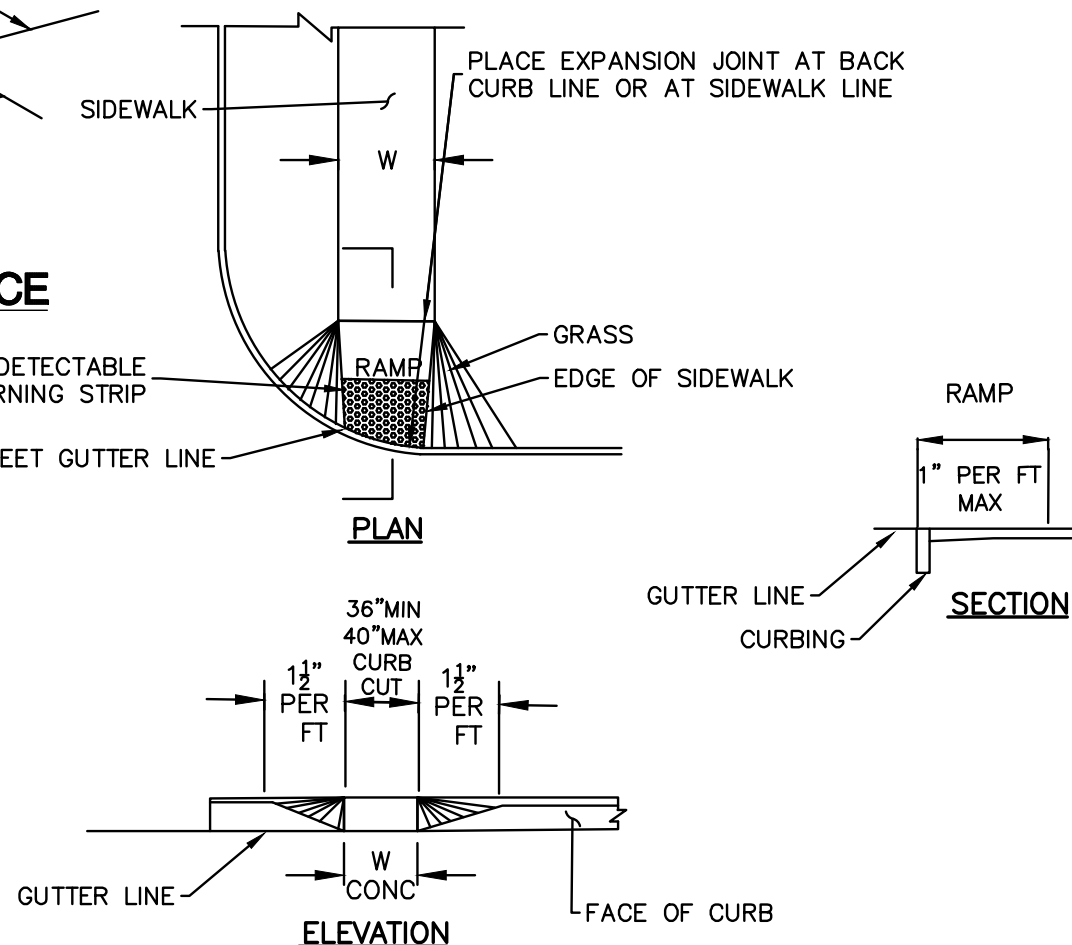
**ADA ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE



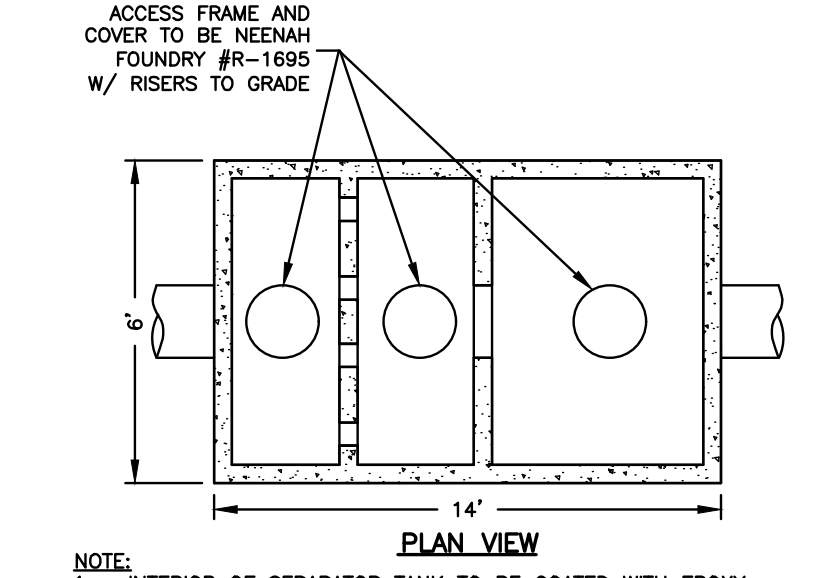
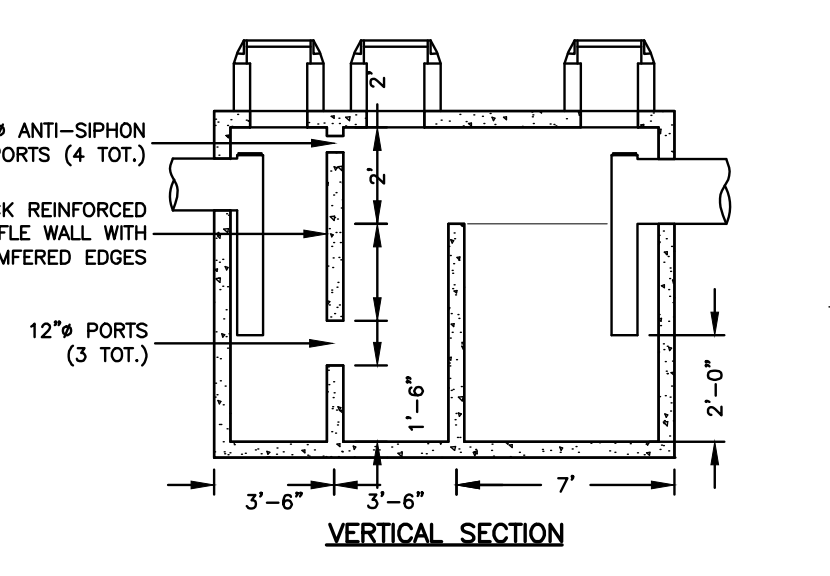
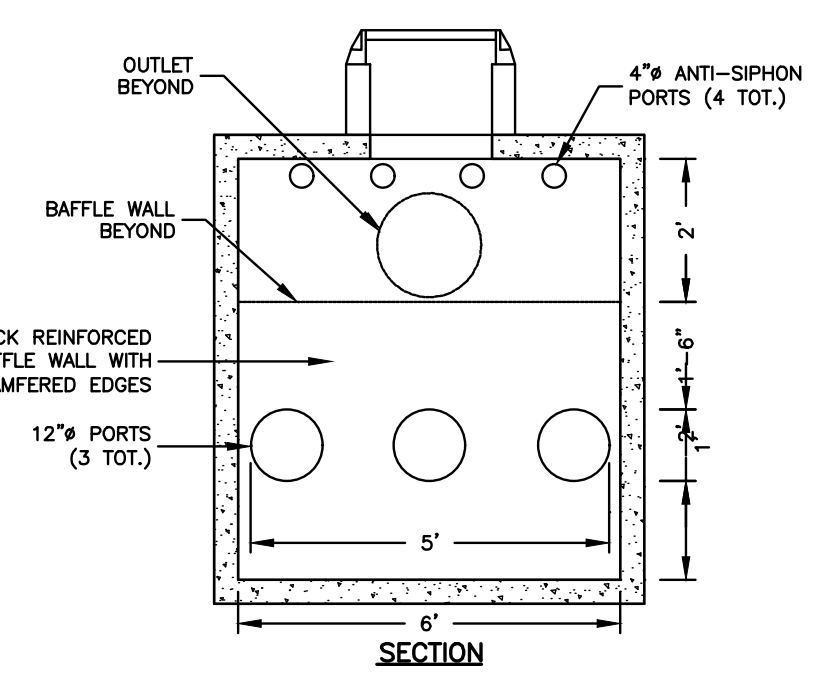
**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE



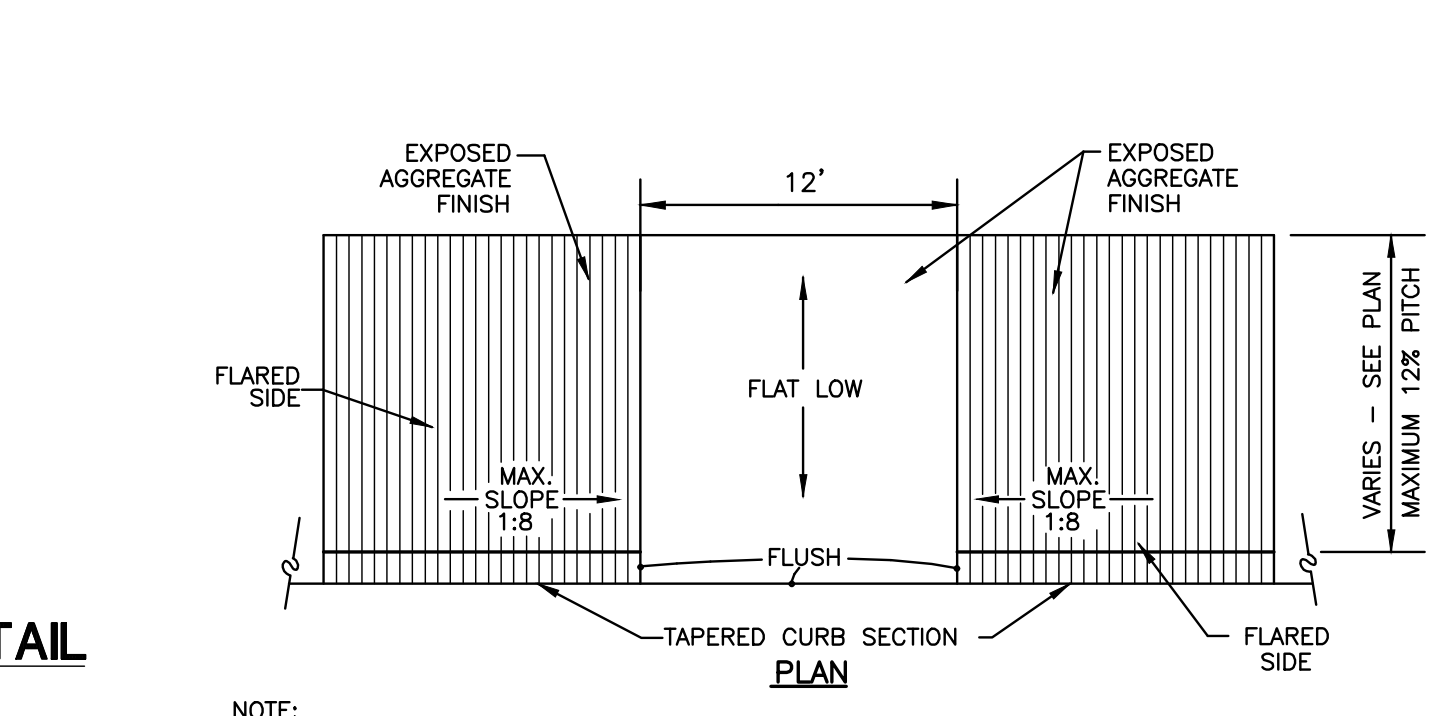
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



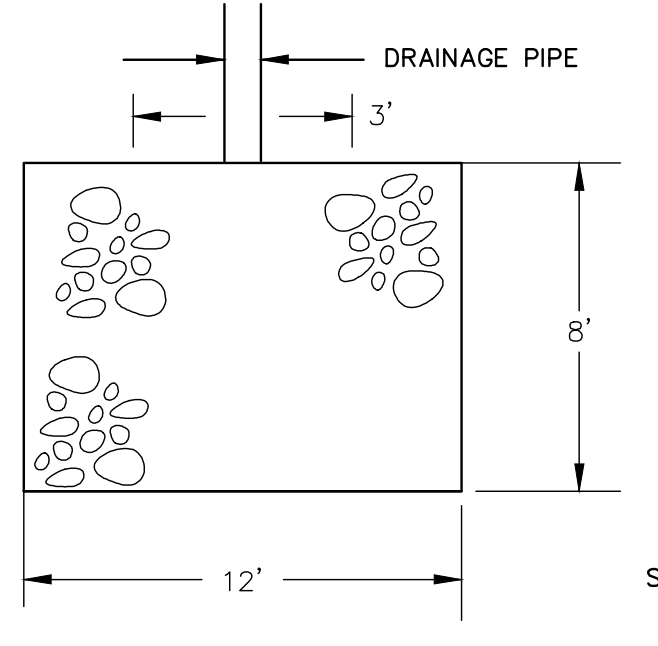
**HANDICAP SIDEWALK RAMP TYPE 5**  
NOT TO SCALE



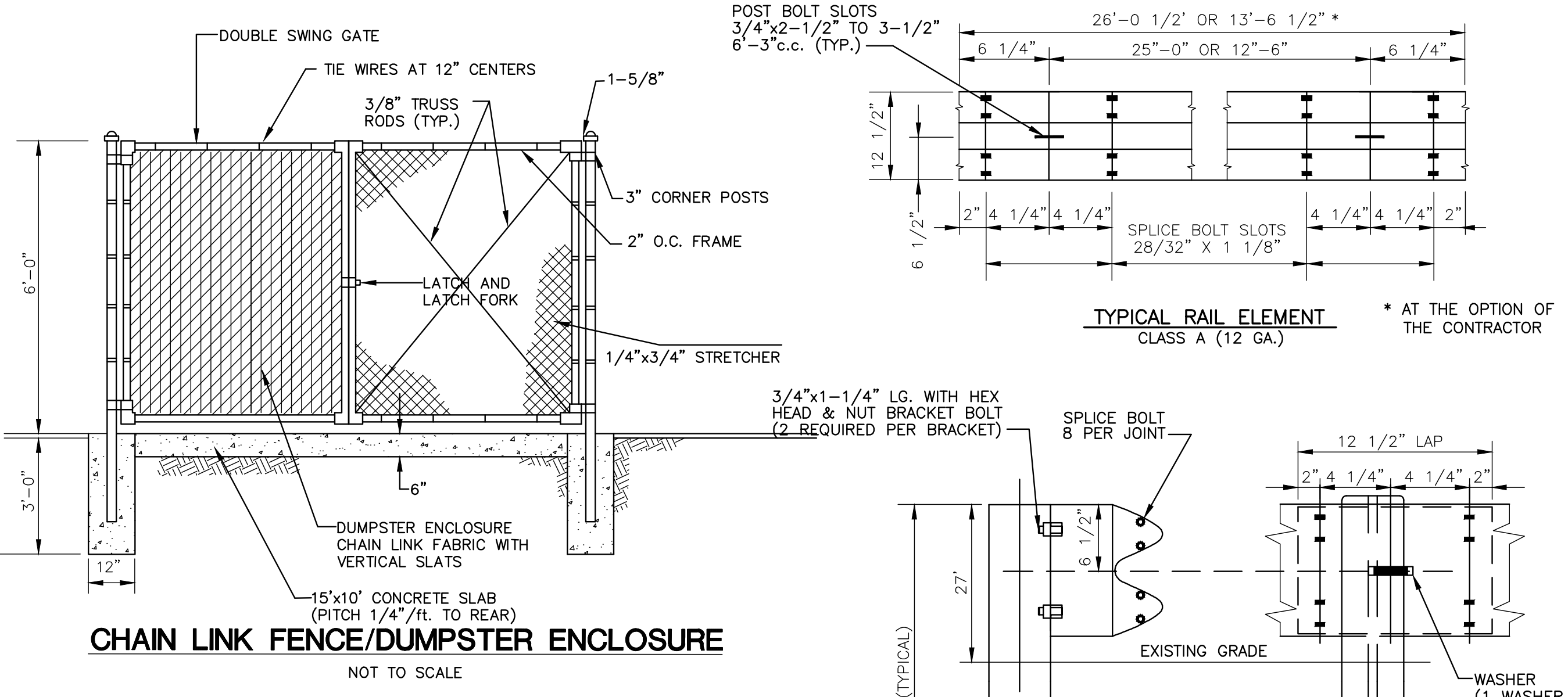
**2,000 GALLON OIL SEPARATOR TANK**  
NOT TO SCALE



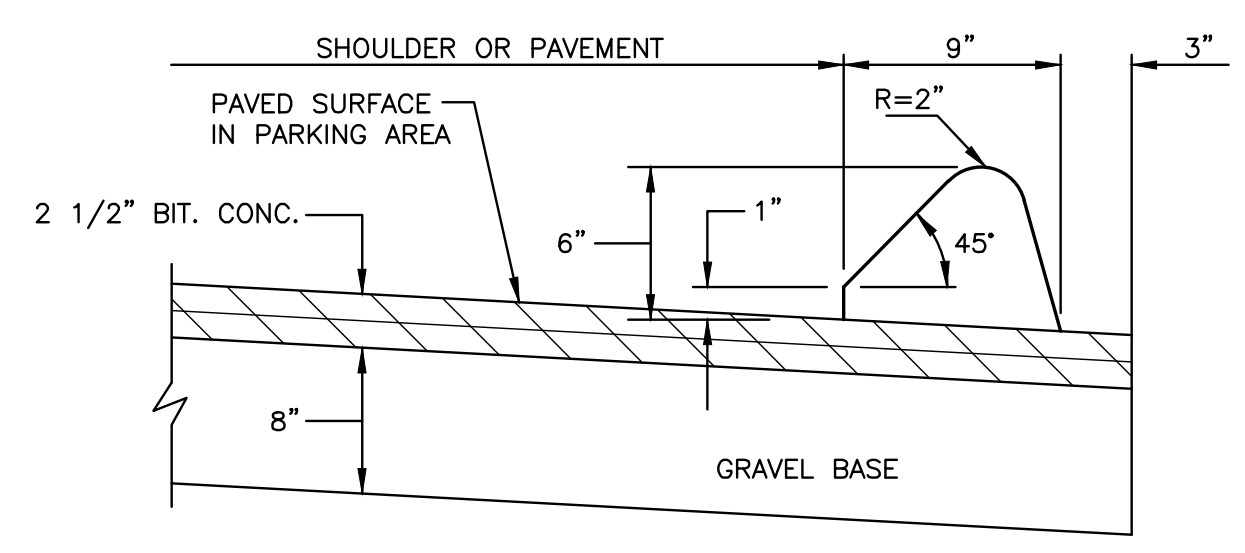
**SIDEWALK RAMP DETAIL**  
NOT TO SCALE



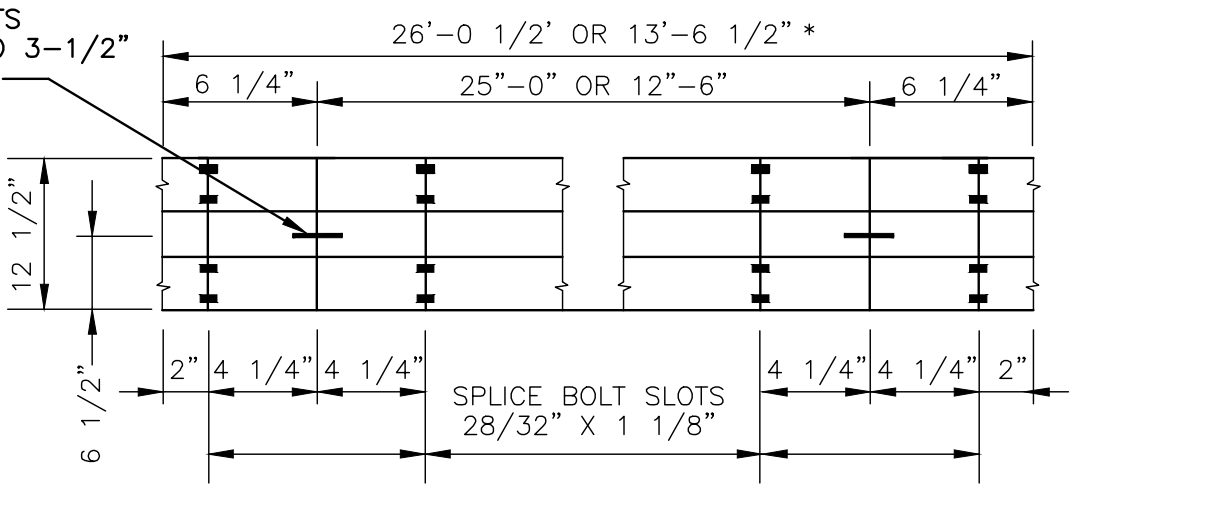
**RIP-RAP SPLASH PAD DETAIL**  
NOT TO SCALE



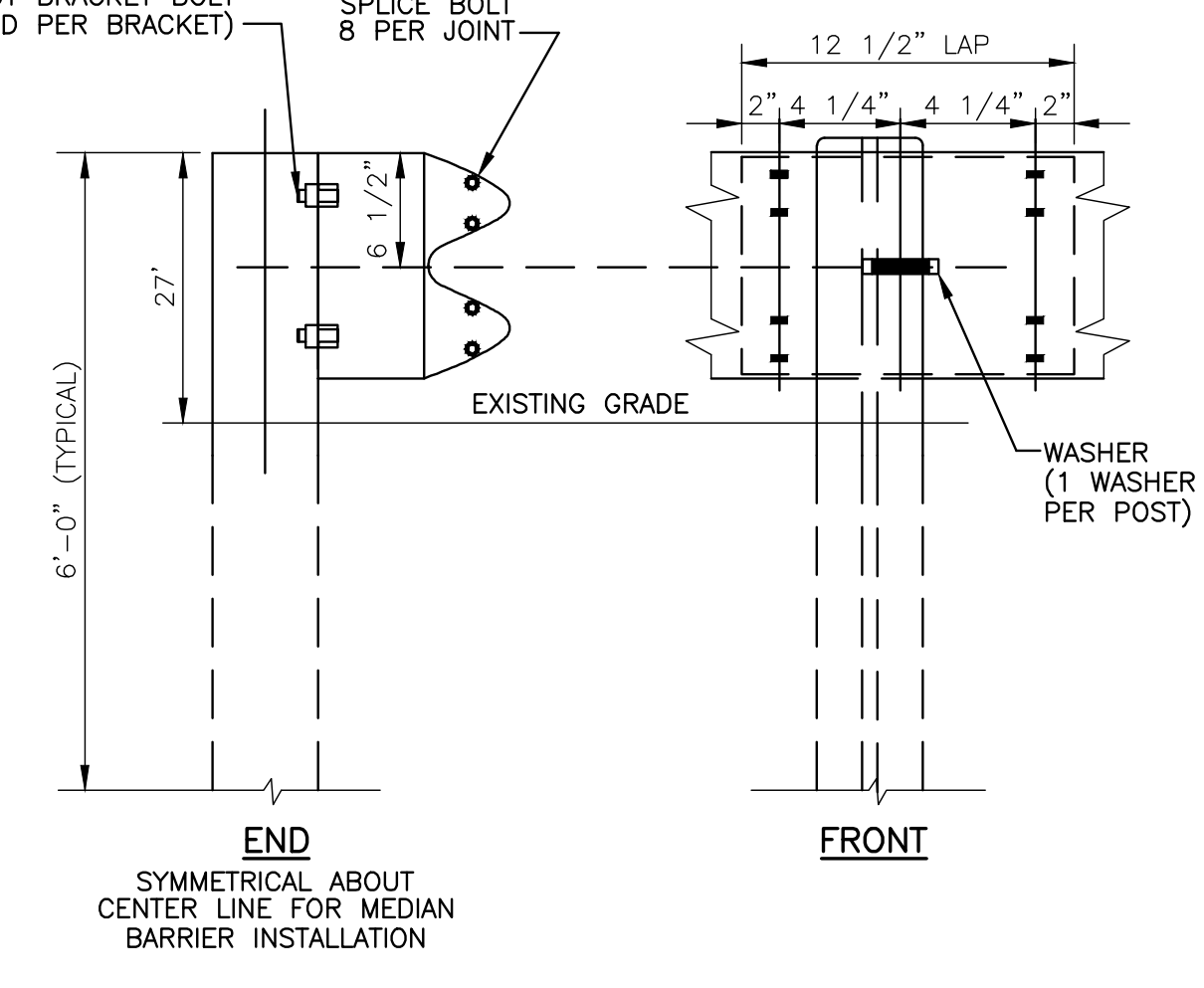
**CHAIN LINK FENCE/DUMPSTER ENCLOSURE**  
NOT TO SCALE



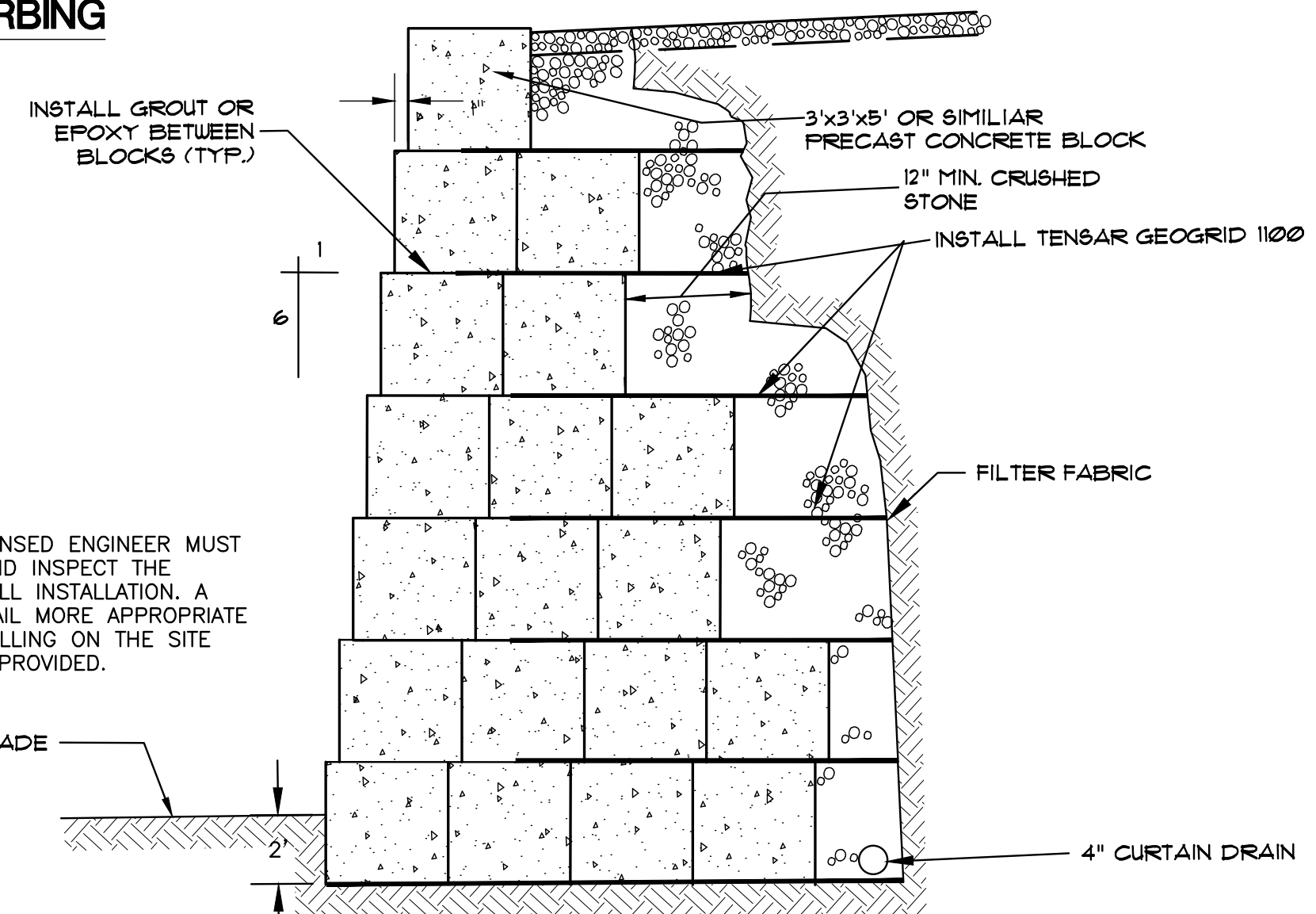
**BITUMINOUS CONCRETE PAVEMENT & LIP CURBING**  
NOT TO SCALE



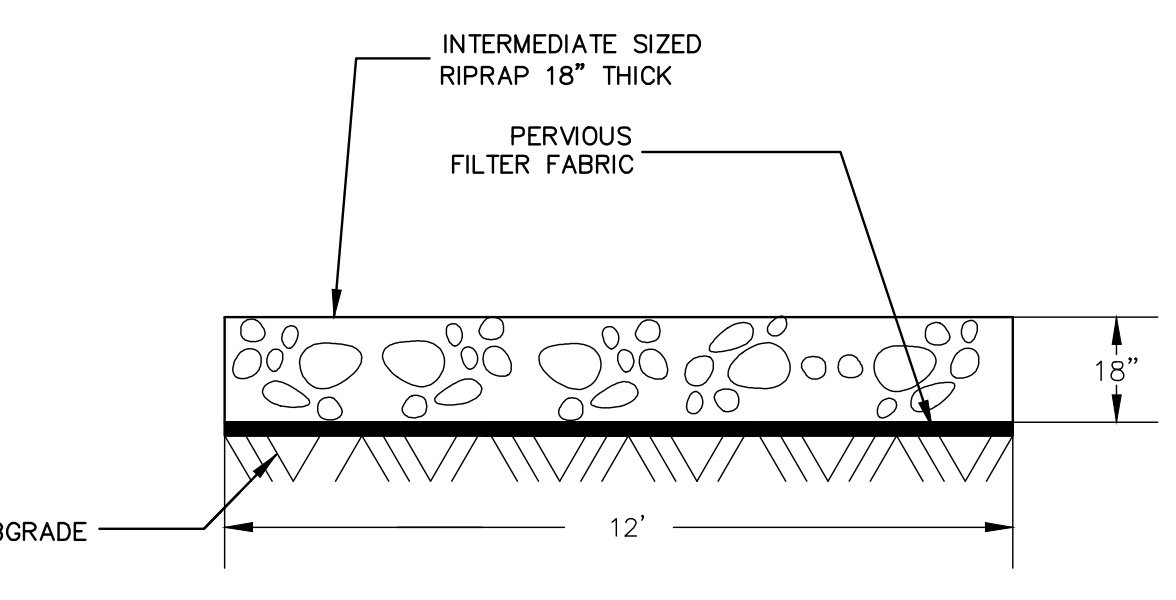
**TYPICAL RAIL ELEMENT**  
CLASS A (12 GA.)



**METAL BEAM RAIL**  
NOT TO SCALE



**PRECAST CONCRETE BLOCK WALL DETAIL**  
NOT TO SCALE



**RIP-RAP SPLASH PAD DETAIL**  
NOT TO SCALE

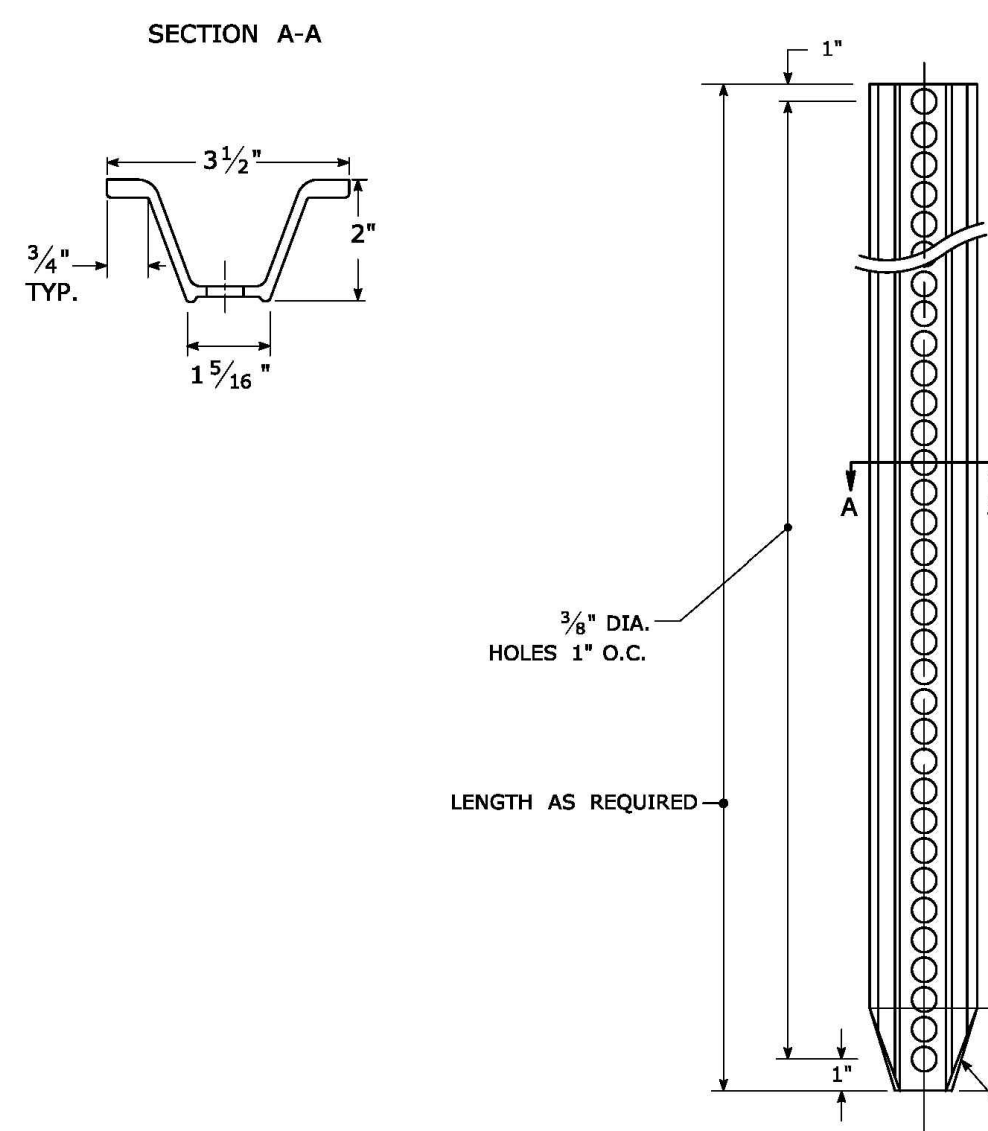
STAFF COMMENTS			REVISION	
1	2/22/23			
No.	DATE			

**GREEN SITE DESIGN LLC**  
317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

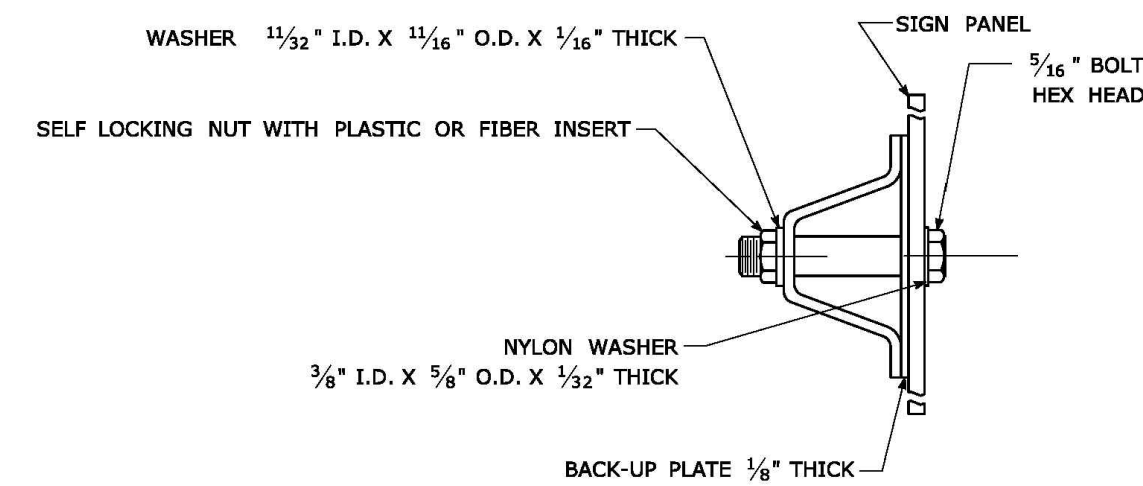
**OWNER: LOMBARDI GRAVEL, LLC**  
305 BUTLERTOWN RD MONTVILLE, CT  
**303 (AKA 303, 307 & 309)**  
NORWICH-NEW LONDON TPK  
UNCASVILLE, CT

Project No. GSD-62  
Proj. Engineer E.M.B.  
Date: 8/12/22  
Sheet No. **4**

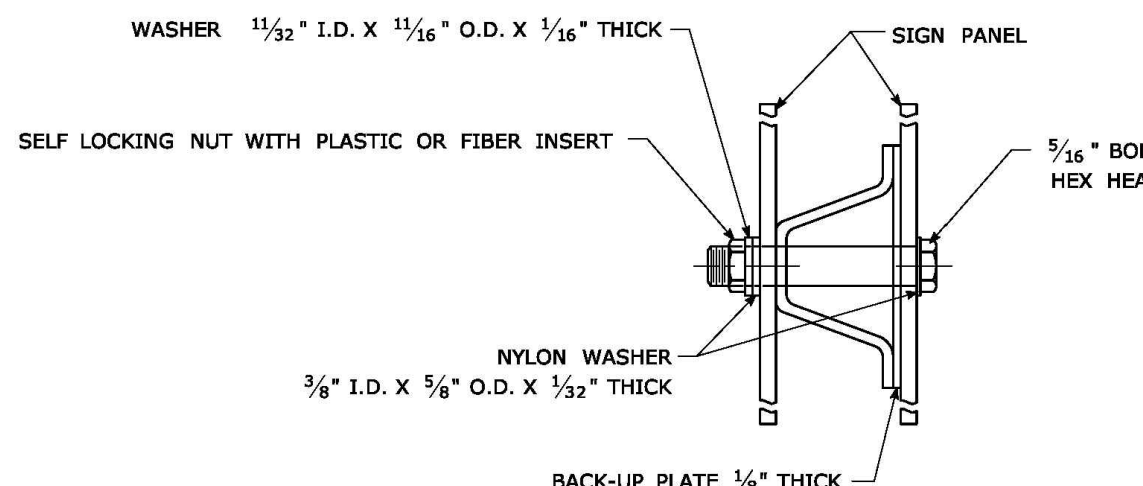
**TYPICAL METAL SIGN POSTS**



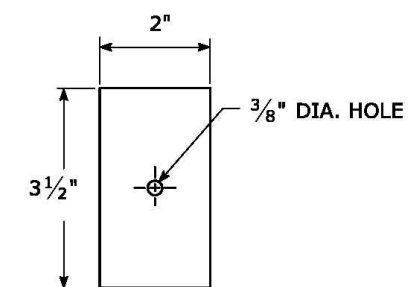
**TYPICAL SIGN PANEL ATTACHMENT**



**TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT**

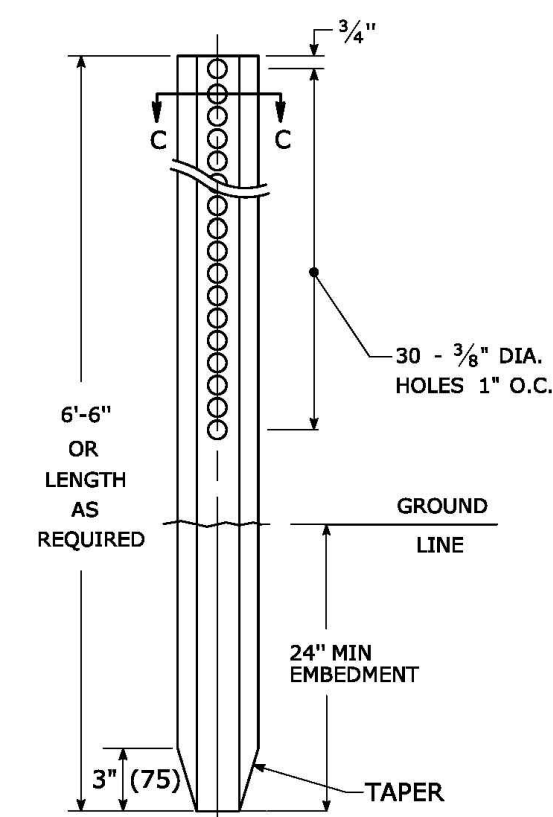
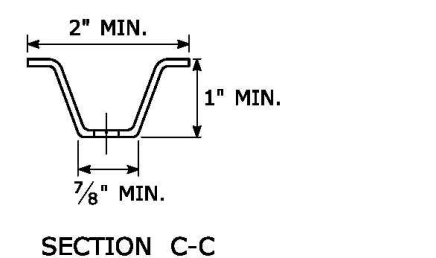


**TYPICAL BACK-UP PLATE**



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

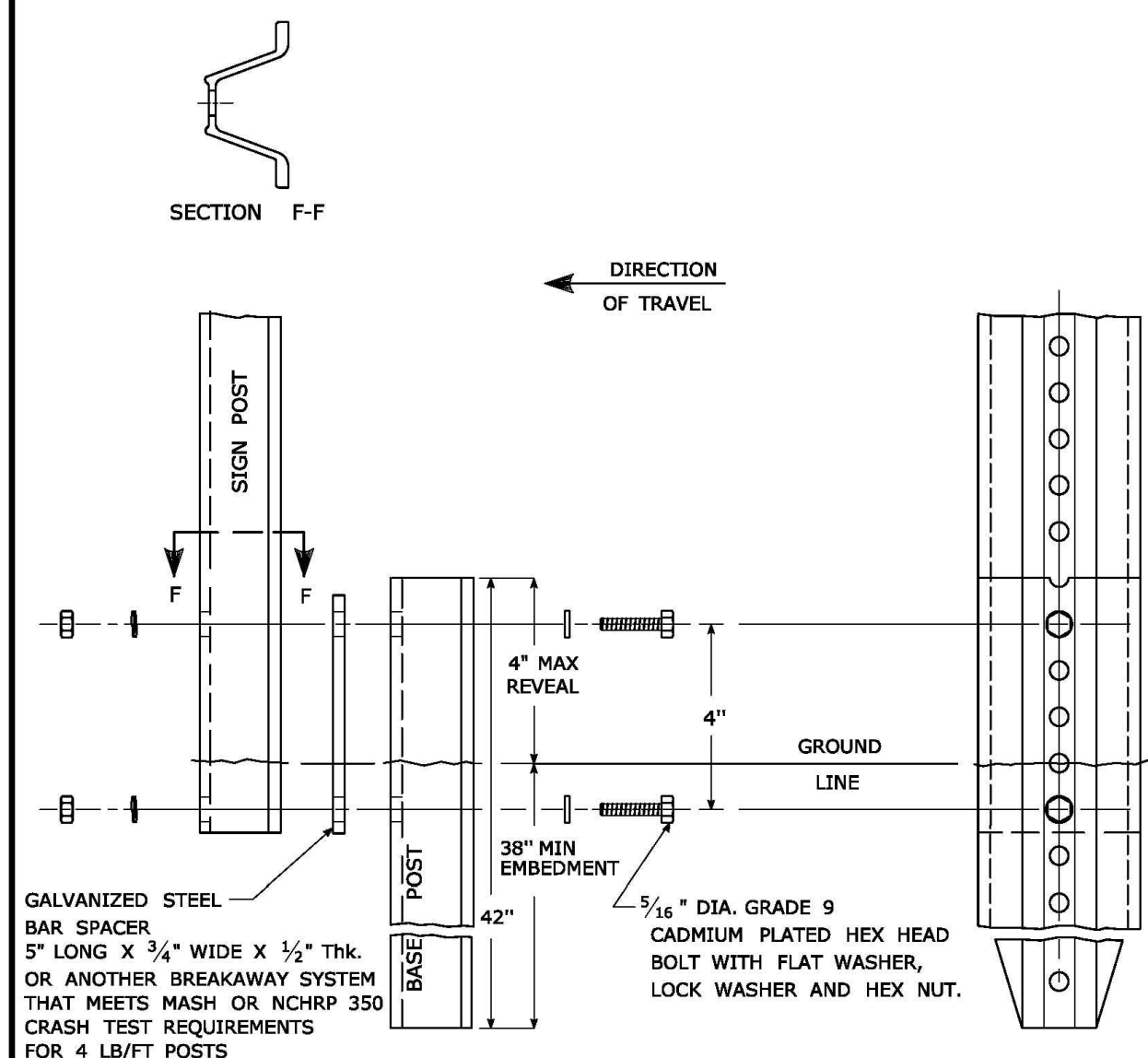
**METAL DELINEATOR POST**  
 WT./FT. = 1.12 LBS./FT. MIN.



**GENERAL NOTES:**

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

**BREAKAWAY INSTALLATION**  
 FOR 4 LBS./FT. POSTS

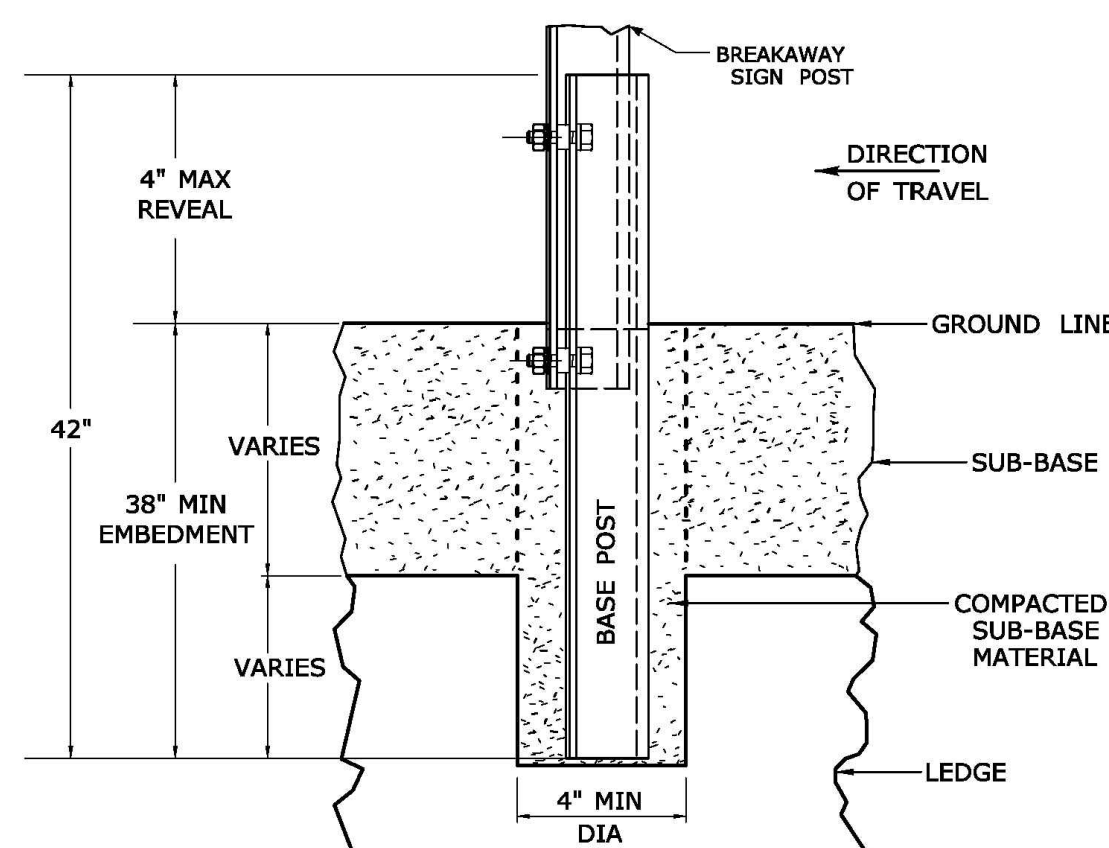


GALVANIZED STEEL BAR SPACER 5" LONG X 3/4" WIDE X 1/2" THK. OR ANOTHER BREAKAWAY SYSTEM THAT MEETS MASH OR NCHRP 350 CRASH TEST REQUIREMENTS FOR 4 LB/FT POSTS

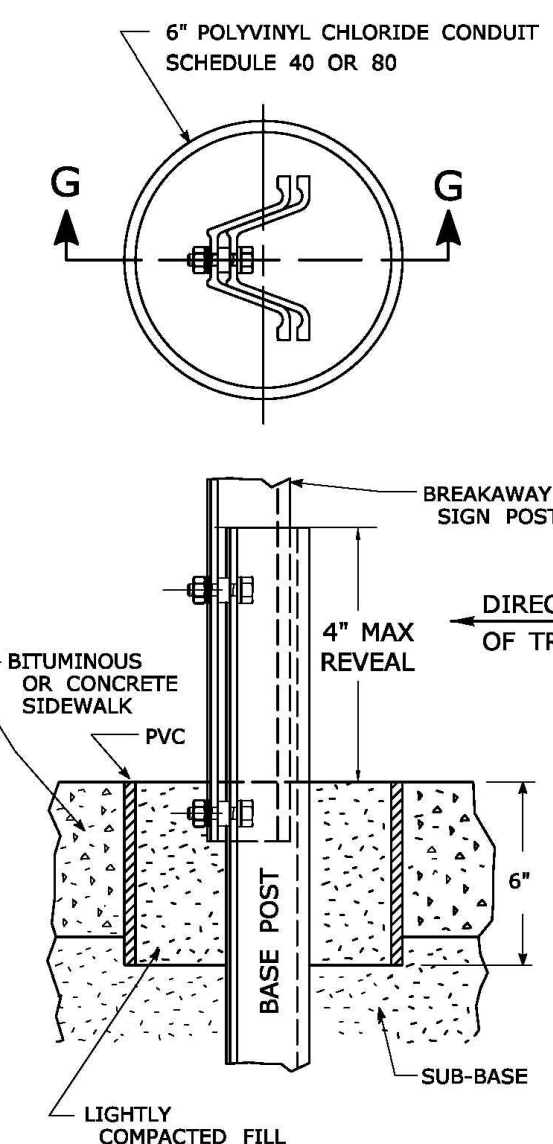
3/8" DIA. GRADE 9 CADMIUM PLATED HEX HEAD BOLT WITH FLAT WASHER, LOCK WASHER AND HEX NUT.

**TYPICAL SIGN POST INSTALLATION IN LEDGE**

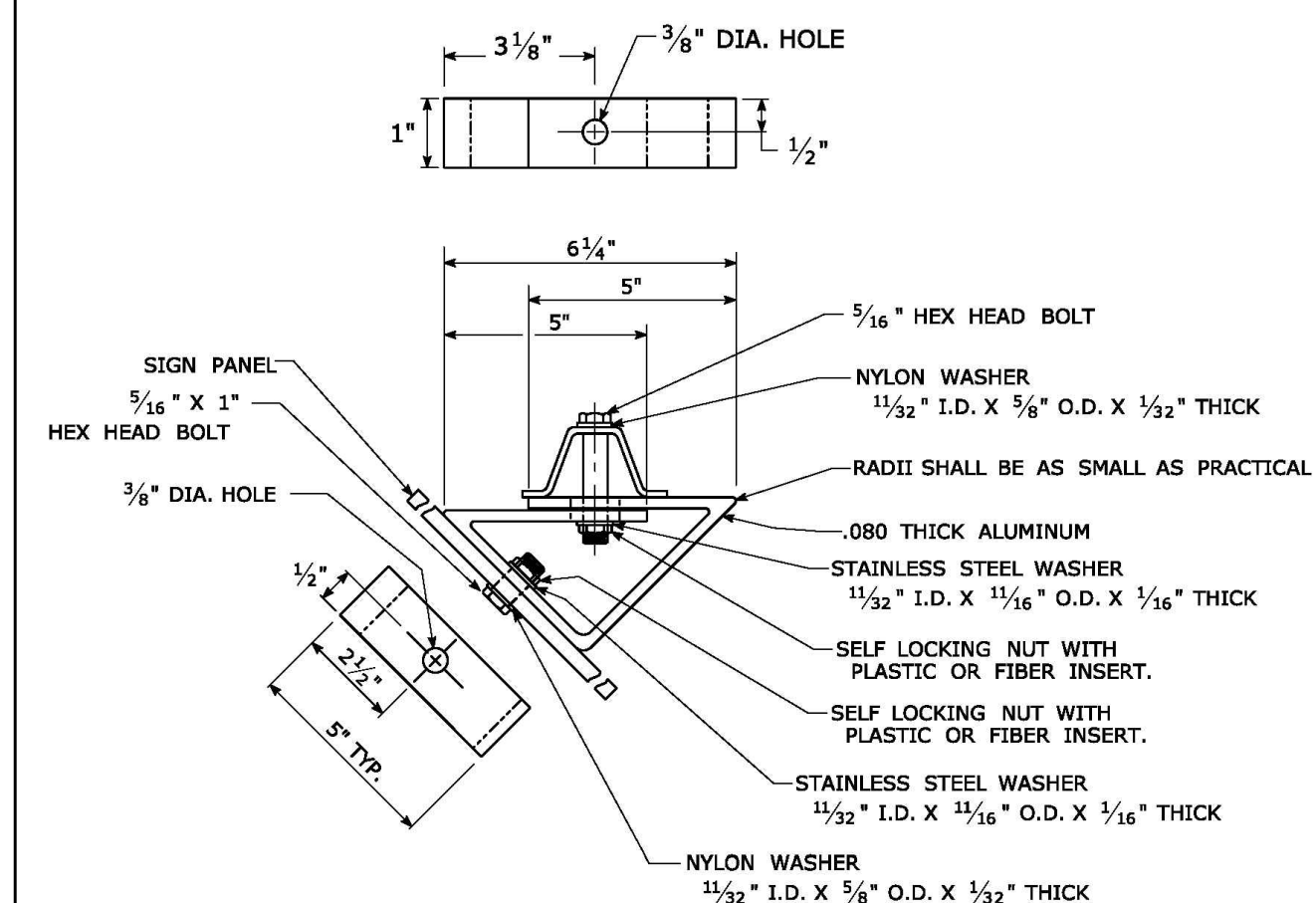
LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38". HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



**TYPICAL SLEEVE FOR PAVED AREAS**



**45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS**



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/6/2017

NOT TO SCALE



File Name: TR-1208\_02\_May\_2017\_Revision.dgn Model: TR-1208\_02

SUBMITTED BY: *Mark F. Maruch* NAME/DATE/TIME: Mark F. Maruch, P.E. 2017.08.07 07:30:30-0400  
 APPROVED BY: *Mary E. Baker* NAME/DATE/TIME: Mary E. Baker, P.E. 2017.08.13 15:26:14-0400  
*Gregory M. Dorosh* NAME/DATE/TIME: Gregory M. Dorosh, P.E. 2017.08.15 09:27:29-0400

**CTDOT**  
**STANDARD SHEET**  
**OFFICE OF ENGINEERING**

STANDARD SHEET TITLE: **METAL SIGN POSTS AND SIGN MOUNTING DETAILS**  
 GUIDE SHEET NO.: **TR-1208\_02**

No.		DATE		REVISION	
<b>GREEN SITE DESIGN LLC</b> 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165					
<b>OWNER: LOMBARDI GRAVEL, LLC</b> 305 BUTLERTOWN RD MONTVILLE, CT 303 (AKA 303, 307 & 309) NORWICH-NEW LONDON TPK UNCASVILLE, CT				Project No. GSD-62 Proj. Engineer E.M.B. Date: 8/12/22 Sheet No. <b>5</b>	
D.O.T. DETAIL					