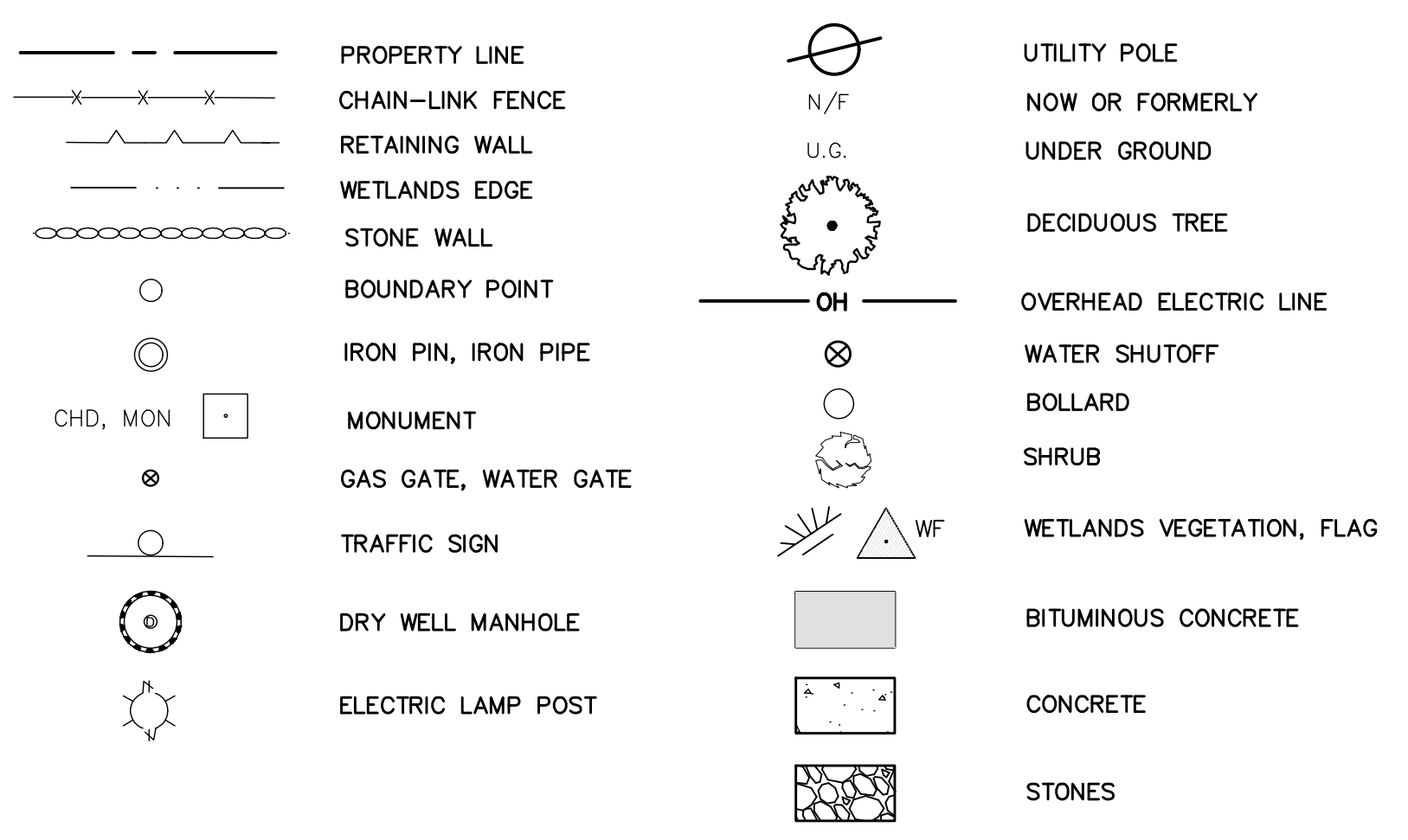


LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees:				
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:



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

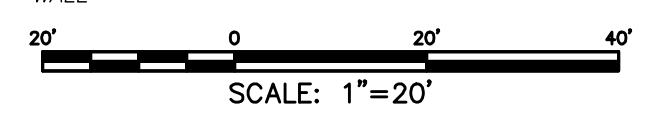
ITEM	REQUIRED	PROPOSED
LOT AREA	10,000 S.F.*	41,791 S.F.
LOT FRONTAGE	80 FT	138± FT
FRONT YARD SETBACK	30 FT	0 FT (EXISTING)
SIDE YARD SETBACK	15 FT	0 FT (EXISTING)
REAR YARD SETBACK	30 FT.	188± FT

* 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.

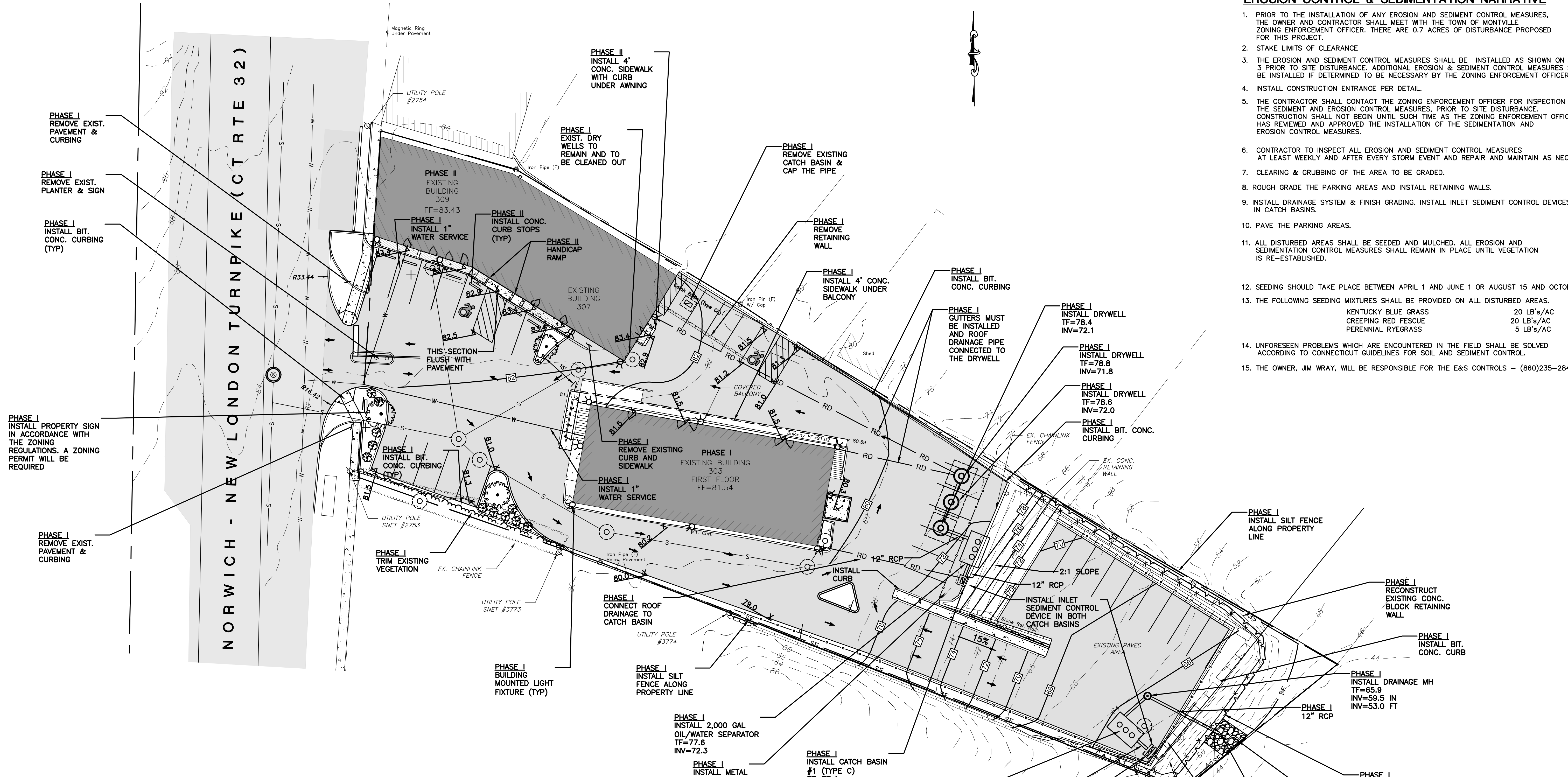


<p>GREEN SITE DESIGN LLC</p> <p>317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p>		<p>Project No. GSD-62</p> <p>Proj. Engineer E.M.B.</p> <p>Date: 8/12/22</p> <p>Sheet No. 1</p>
<p>4 1/18/24 PHASE PLAN</p> <p>3 3/01/23 CONDITIONS OF APPROVAL</p> <p>2 2/22/23 STAFF COMMENTS</p> <p>1 2/7/23 STAFF COMMENTS</p>	<p>OWNER: LOMBARDI GRAVEL, LLC 305 BUTLERTOWN RD MONTVILLE, CT 303 (AKA 303, 307 & 309) NORWICH-NEW LONDON TPKE UNCASVILLE, CT</p>	
<p>PHASE PLAN</p>		

EROSION CONTROL & SEDIMENTATION NARRATIVE

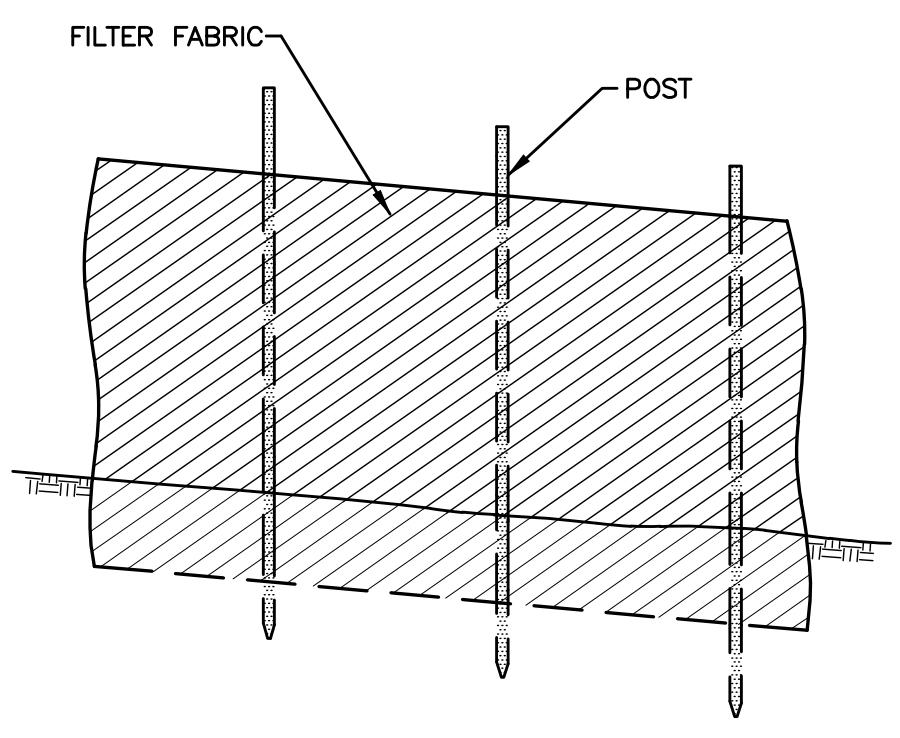
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES 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

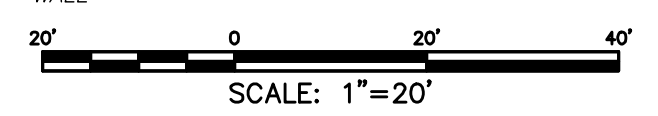


LEGEND:

- | | | | |
|--|----------------------|--|------------------------------|
| | PROPERTY LINE | | UTILITY POLE |
| | CHAIN-LINK FENCE | | NOW OR FORMERLY UNDER GROUND |
| | 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



4	1/18/24	PHASE PLAN
3	3/01/23	CONDITIONS OF APPROVAL
2	2/22/23	STAFF COMMENTS
1	2/7/23	STAFF COMMENTS
No.	DATE	REVISION

GREEN SITE DESIGN LLC

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OWNER: LOMBARDI GRAVEL, LLC
305 BUTLERTOWN RD MONTVILLE, CT
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NORWICH-NEW LONDON TPKE
UNCASVILLE, CT**



Project No. GSD-62
Proj. Engineer E.M.B.
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Sheet No.

PHASE PLAN CONTINUED