

MODIFIED SITE PLAN

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 | MODIFIED SITE PLAN |
| 2 | MODIFIED SITE PLAN (CONTINUED) |
| 3 | SITE DETAILS |

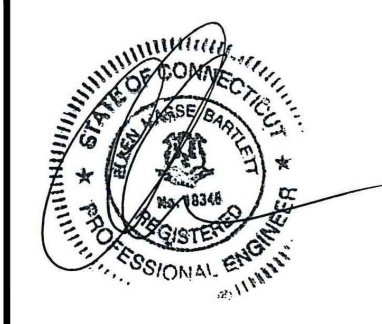
OWNER/APPLICANT:
LOMBARDI GRAVEL, L.L.C.
305 BUTLERTOWN RD MONTVILLE, CT

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

MAP/LOT:
070/004/000

JUNE 7, 2024

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



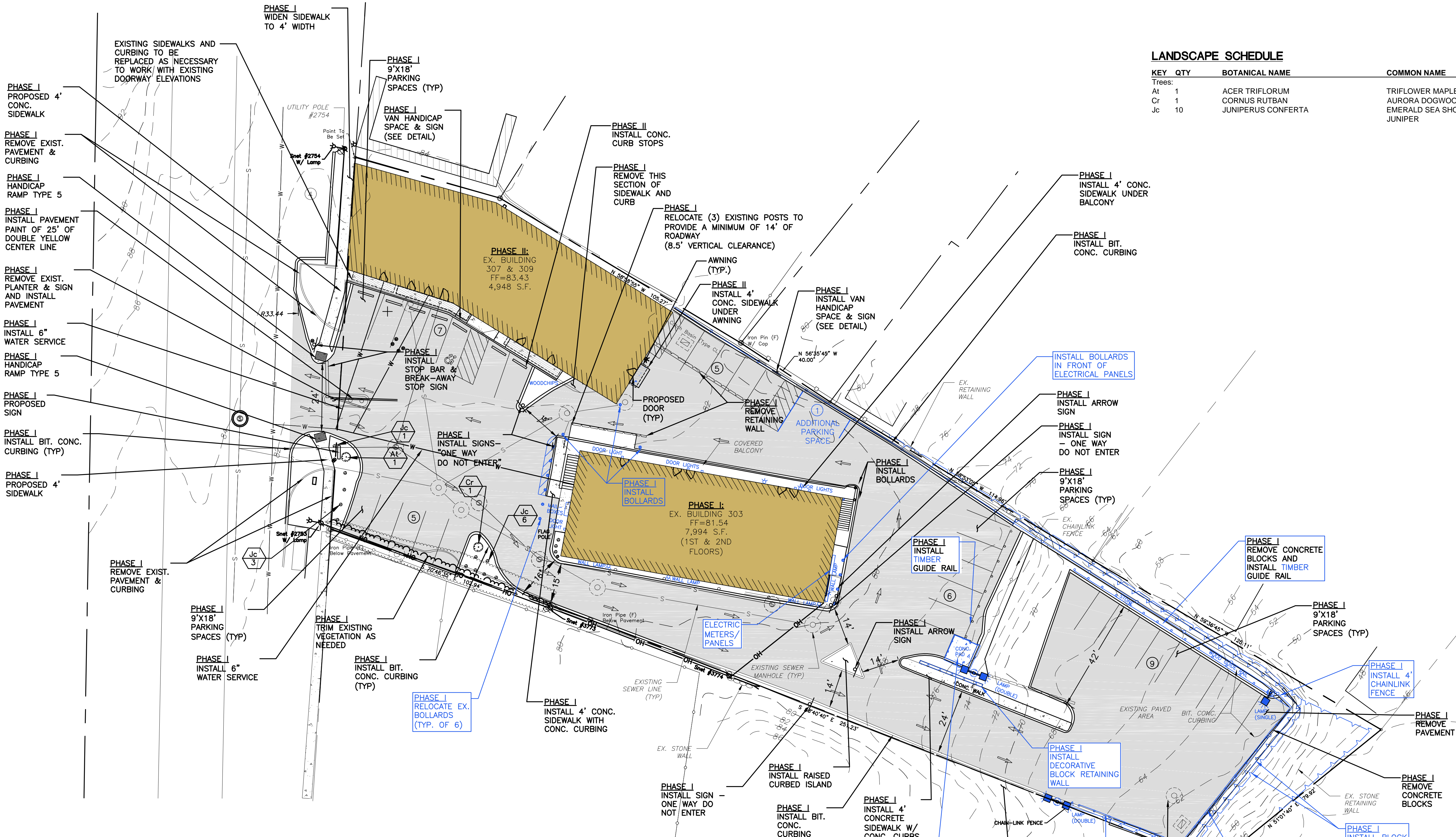
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____

EXPIRES 5 YEARS FROM APPROVAL _____ DATE _____

LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|--------|-----|--------------------|---------------------------|---------------|
| Trees: | | | | |
| At | 1 | ACER TRIFLORUM | TRIFLOWER MAPLE | 6' HT |
| Cr | 1 | CORNUS RUTBAN | AURORA DOGWOOD | 2' CAL |
| Jc | 10 | 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 |

* IF SERVED BY PUBLIC SEWERS

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

32 PARKING SPACES REQUIRED
33 PARKING SPACES PROVIDED

NOTES:

- 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.

* NOTE: PHASE I WILL INCLUDE THE BASE COURSE OF PAVEMENT. PHASE II WILL INCLUDE THE SURFACE COURSE OF PAVEMENT, ONCE THE RENOVATIONS TO BUILDING II ARE COMPLETED.

PHASE I EXISTING WELL TO BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER



| No. | DATE | REVISION |
|-----|---------|------------------------|
| 5 | 6/07/24 | MODIFIED SITE PLAN |
| 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 |

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**

MODIFIED SITE PLAN

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

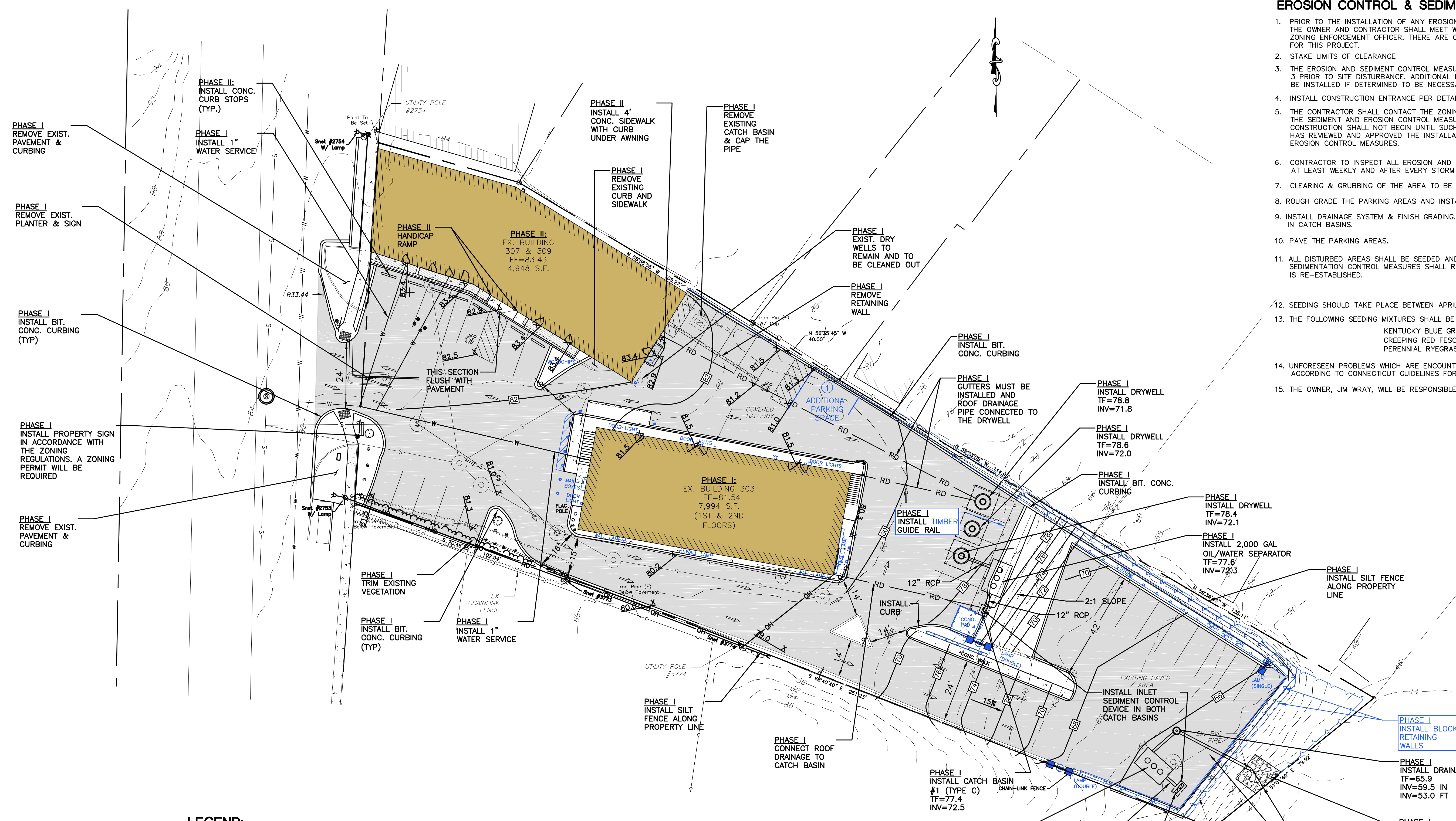
1



EROSION CONTROL & SEDIMENTATION NARRATIVE

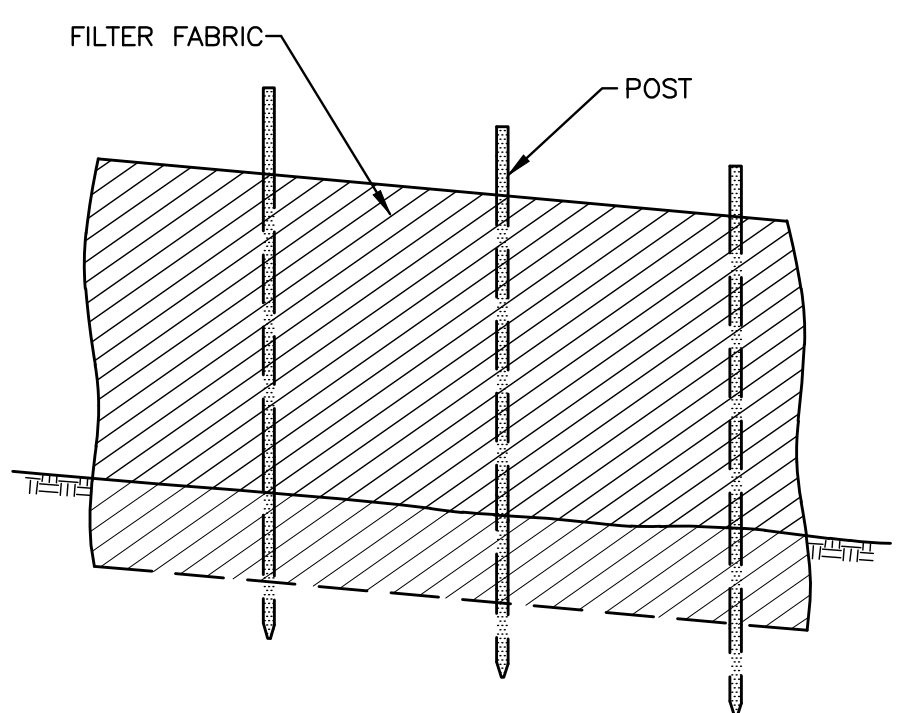
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES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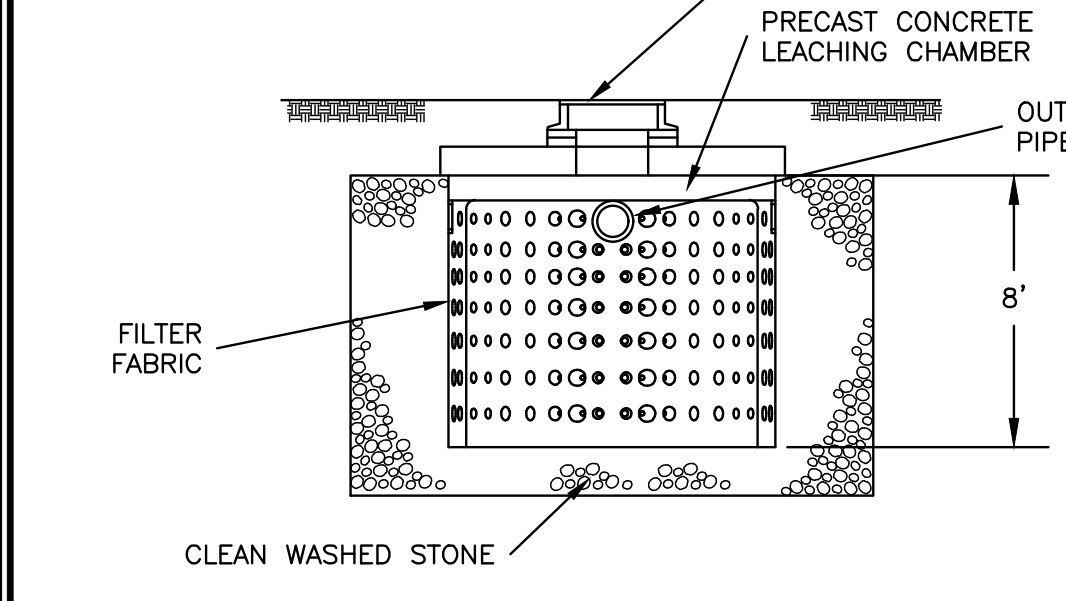
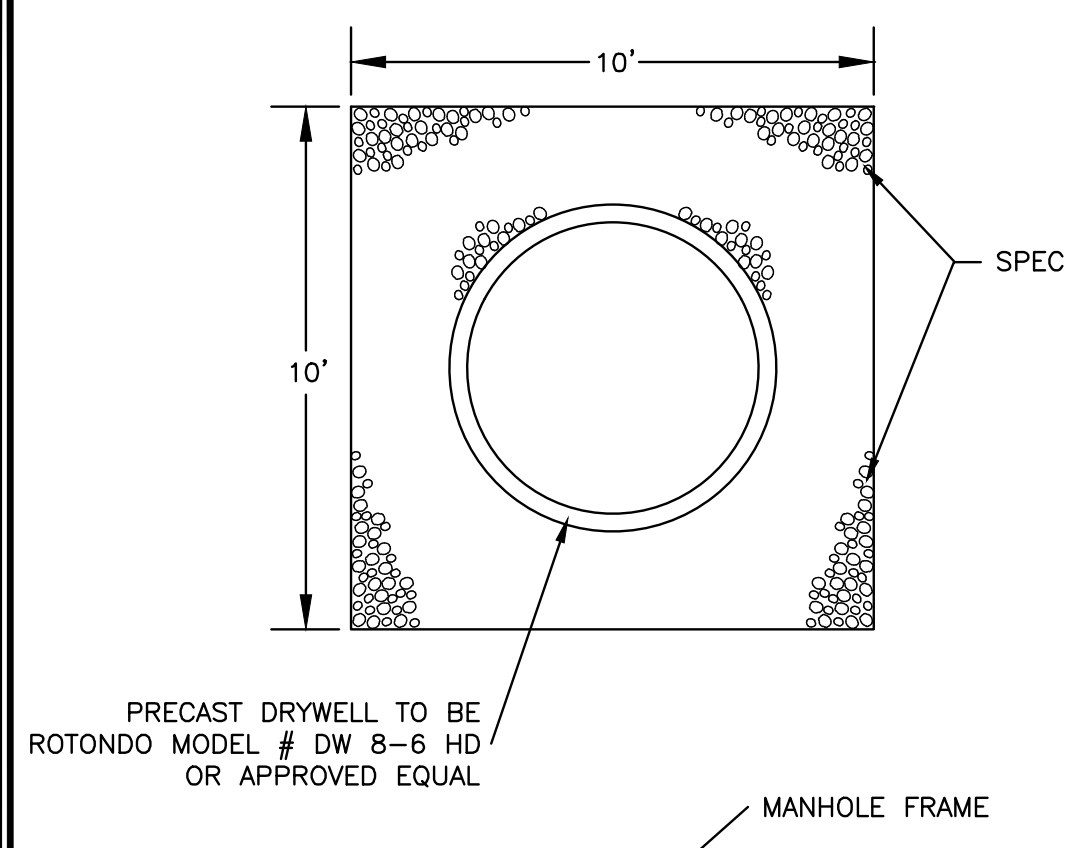
GREEN SITE DESIGN LLC

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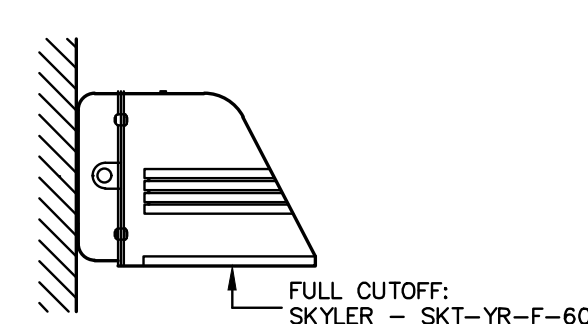
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Project No. GSD-62
Proj. Engineer E.M.B.
Date: 8/12/22
Sheet No. **2**

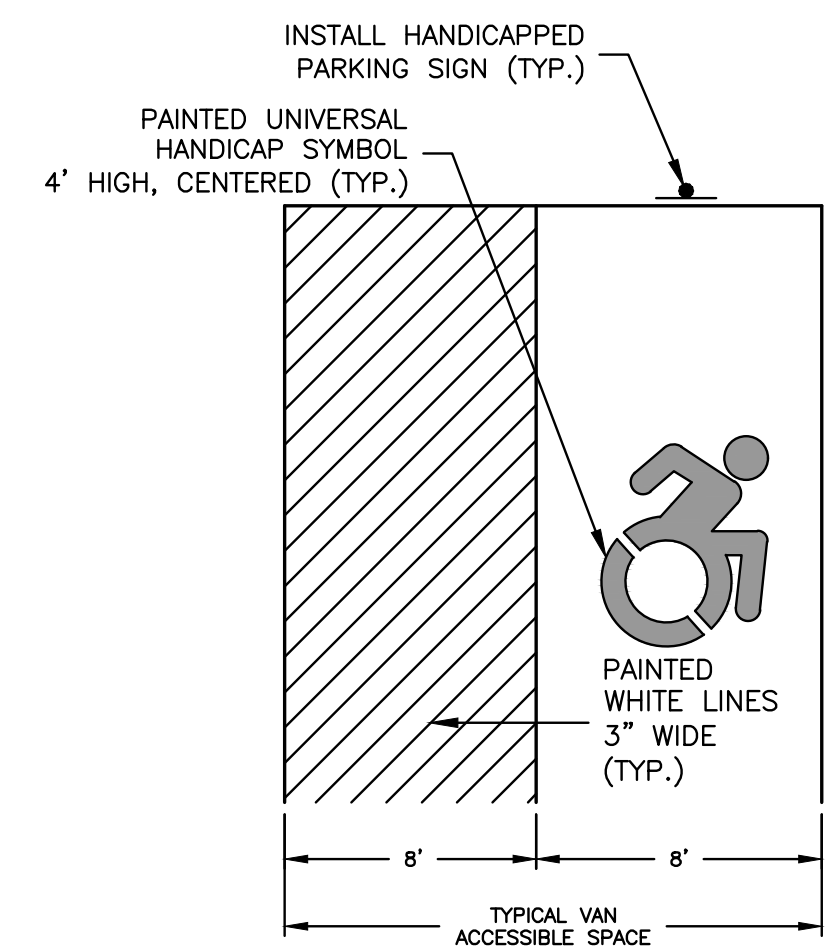
MODIFIED SITE PLAN (CONTINUED)



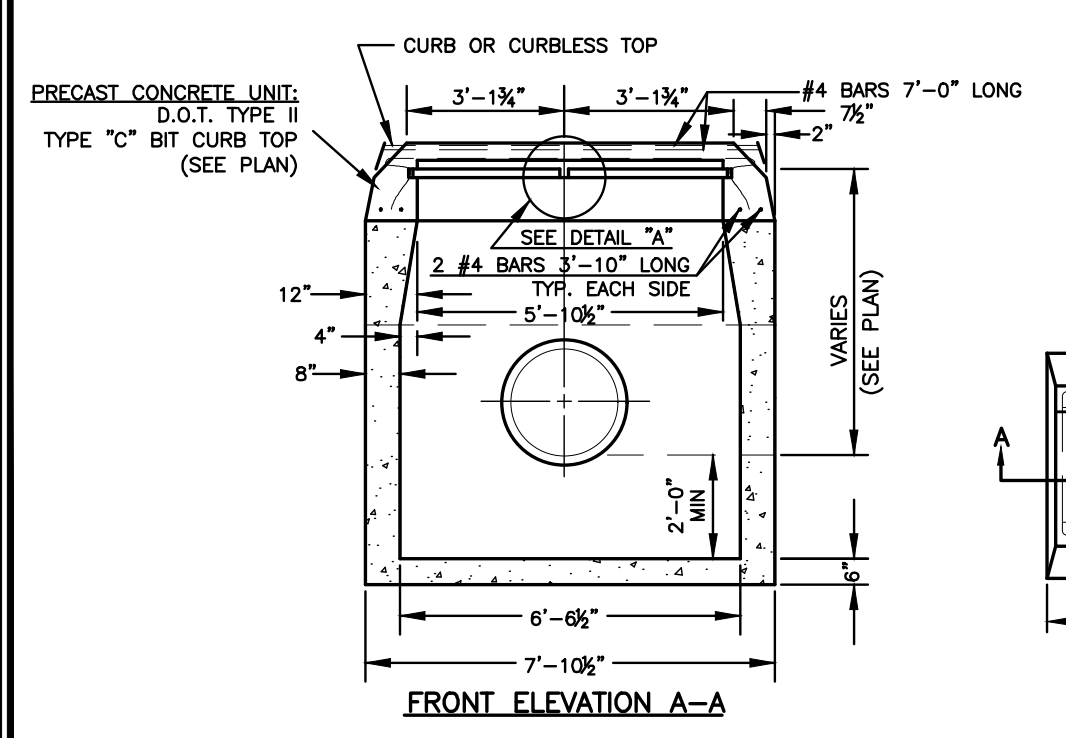
PRECAST DRYWELL DETAIL
NOT TO SCALE



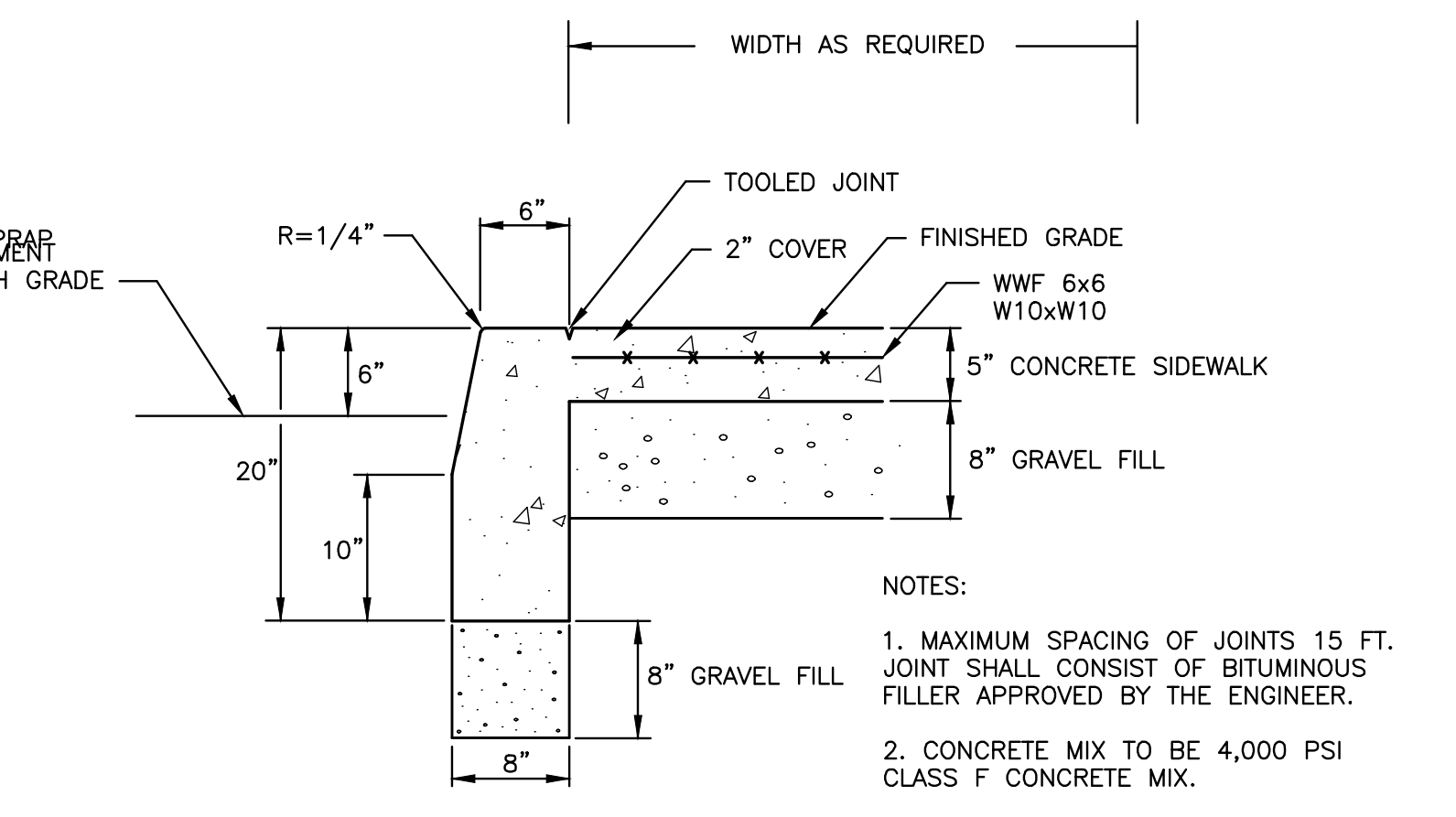
WALLPACK
NOT TO SCALE



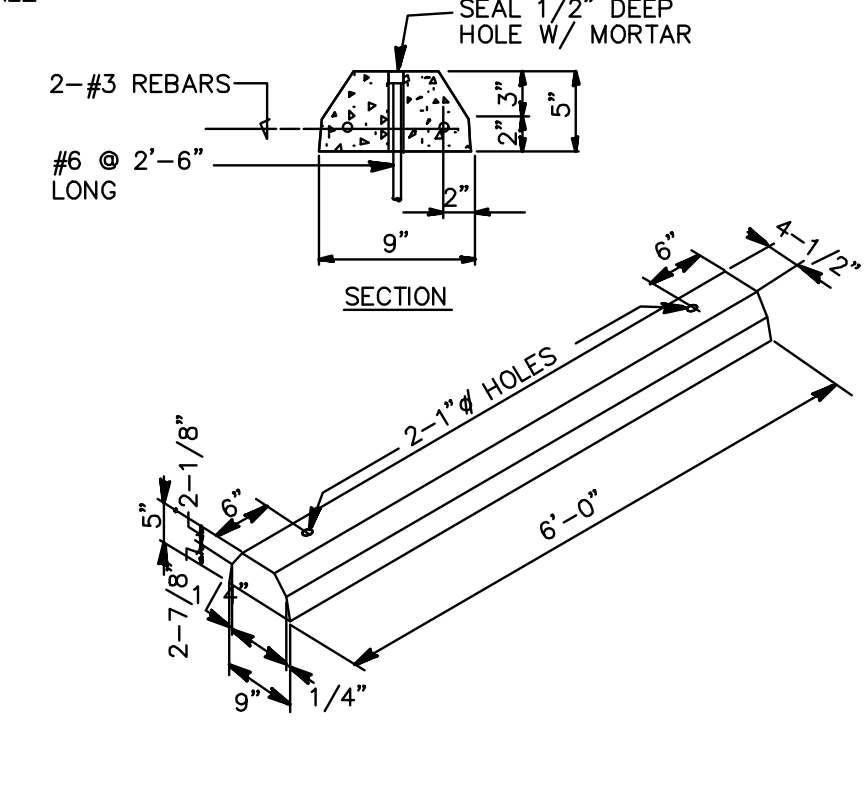
ADA ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



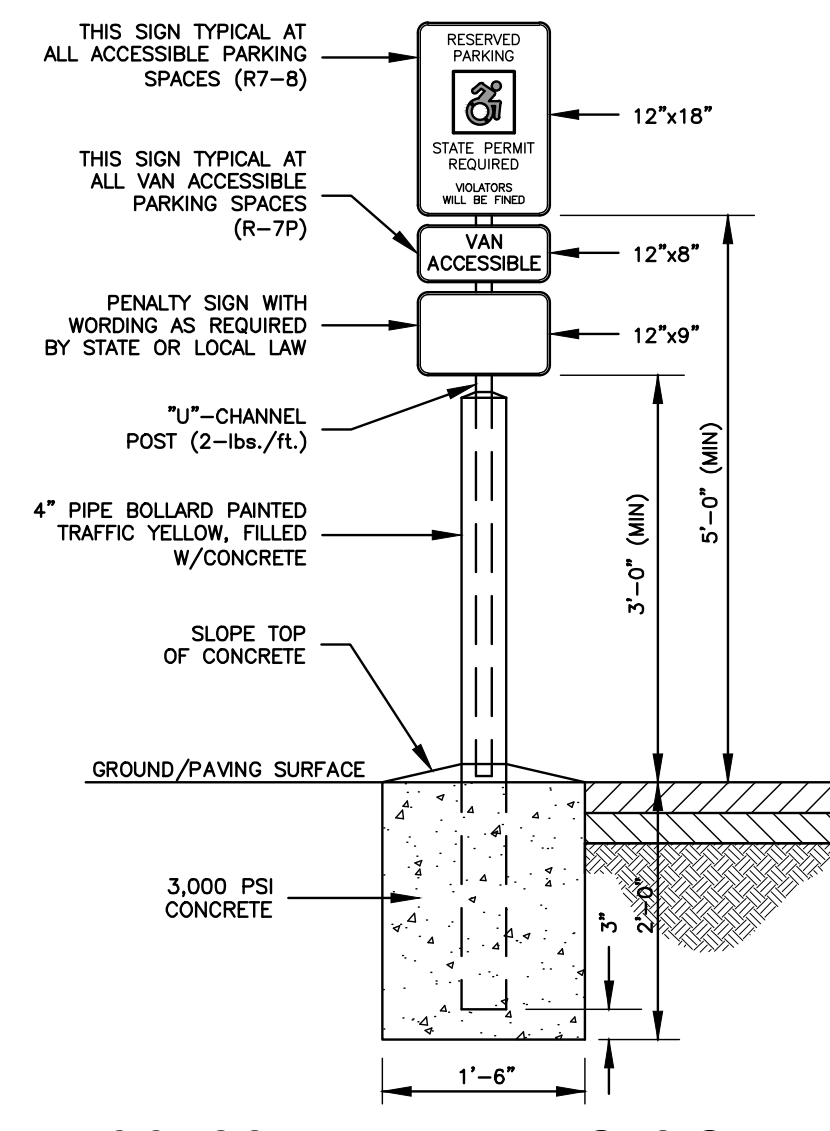
DOUBLE TYPE "C-L" OR "C" CATCH BASIN DETAIL
NOT TO SCALE



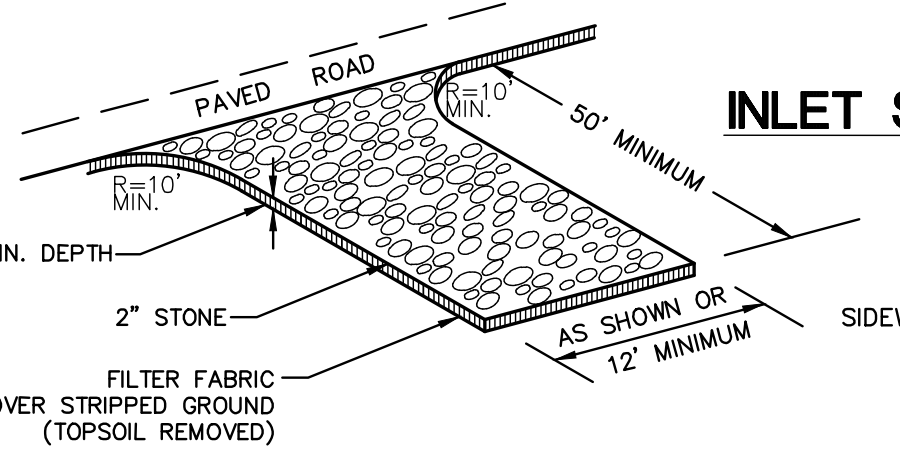
CONCRETE SIDEWALK WITH CURBING DETAIL (SINGLE POUR)
NOT TO SCALE



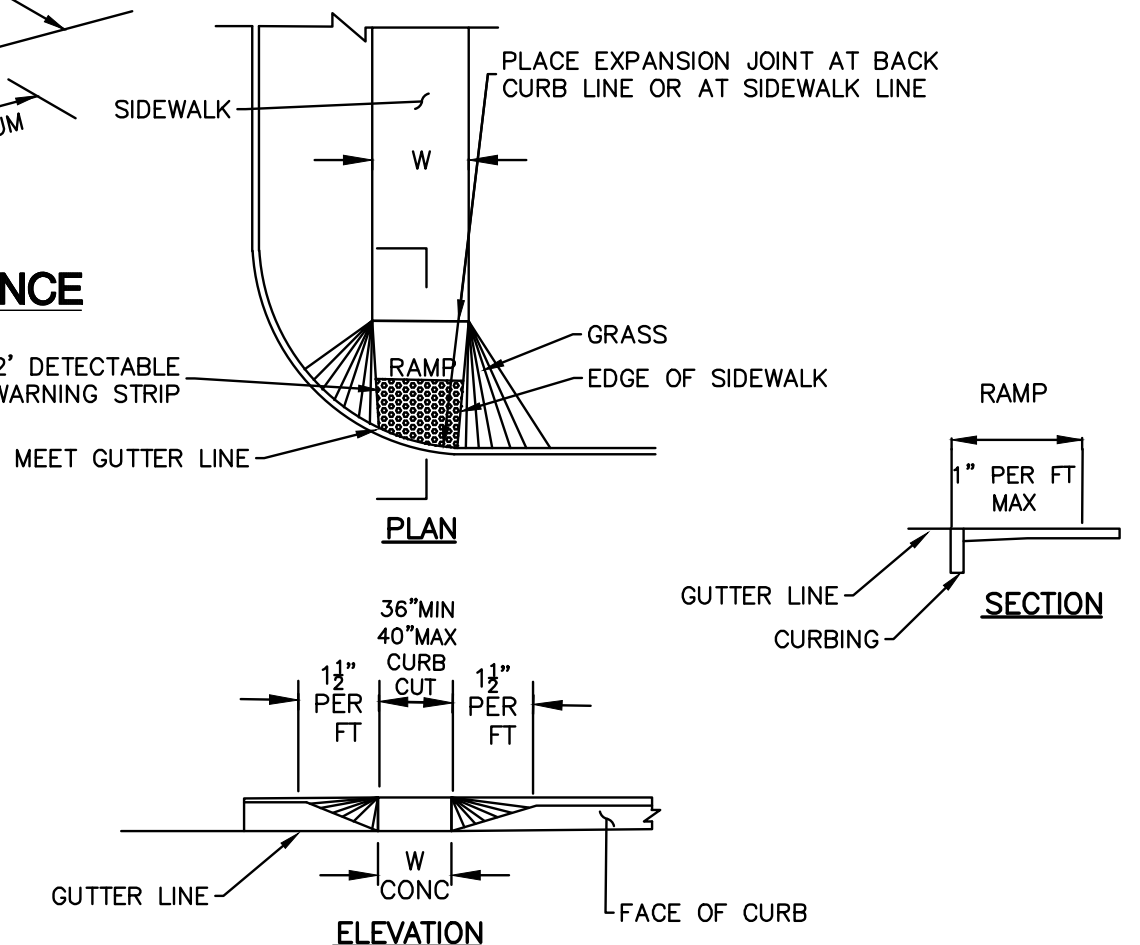
PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



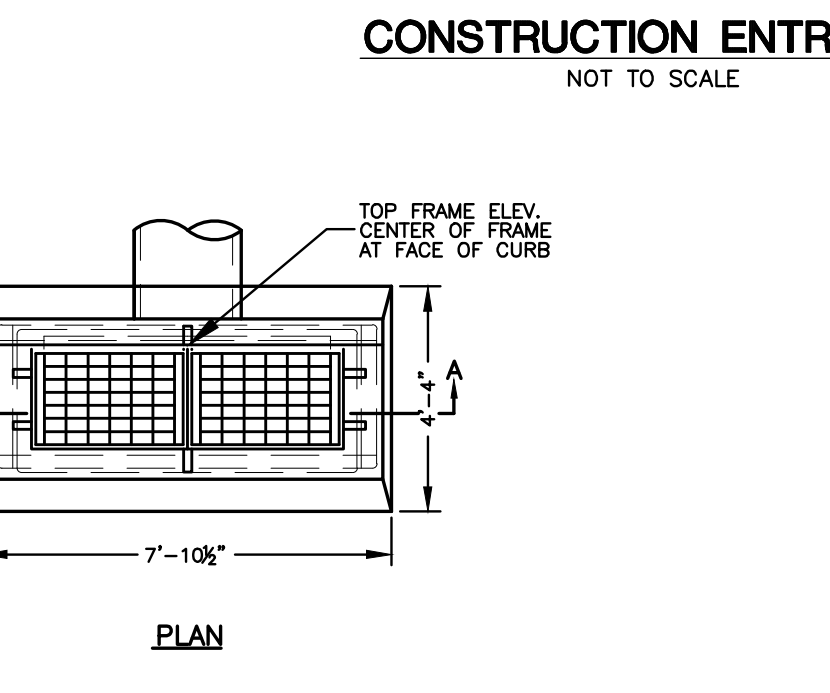
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



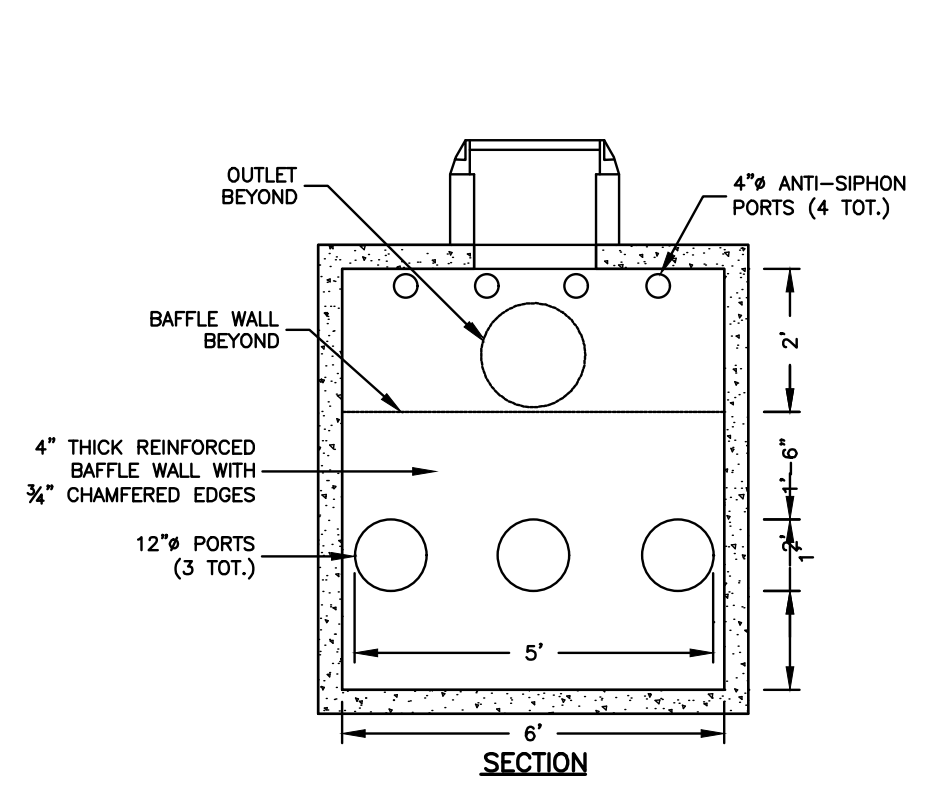
INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE



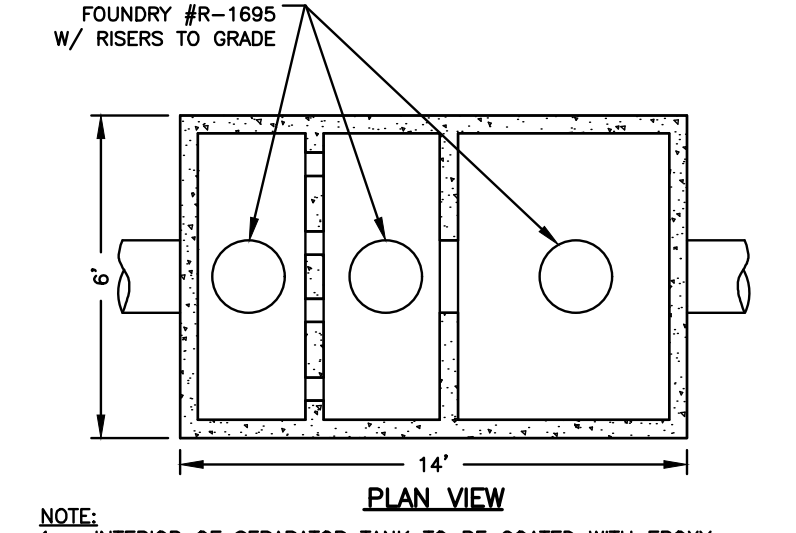
HANDICAP SIDEWALK RAMP TYPE 5
NOT TO SCALE



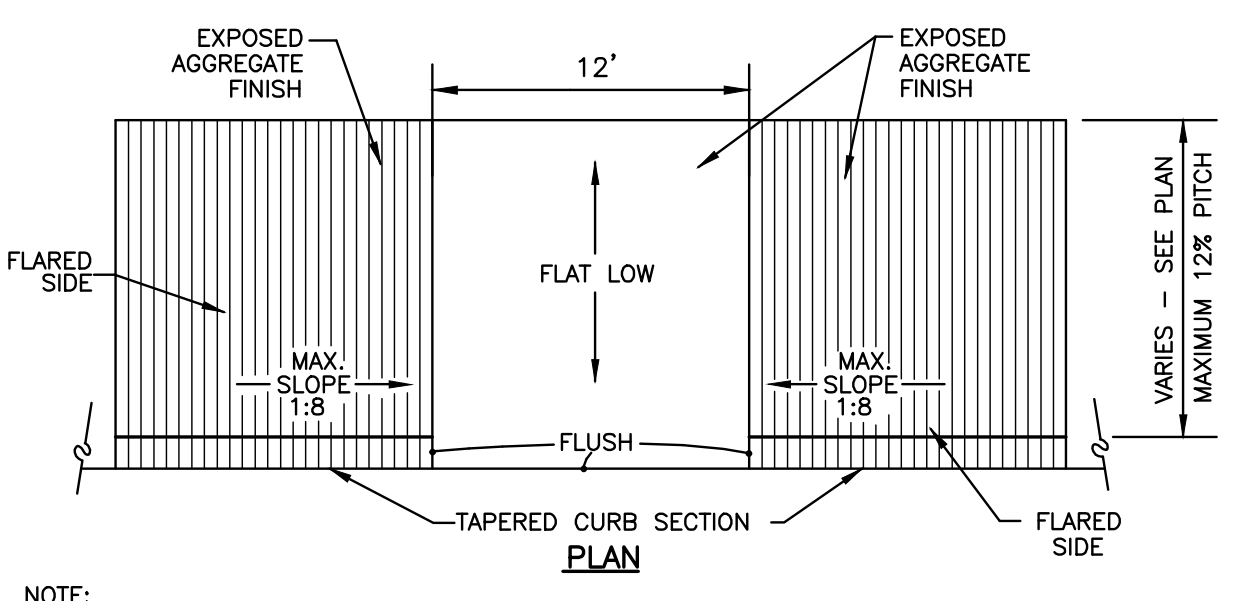
CONSTRUCTION ENTRANCE
NOT TO SCALE



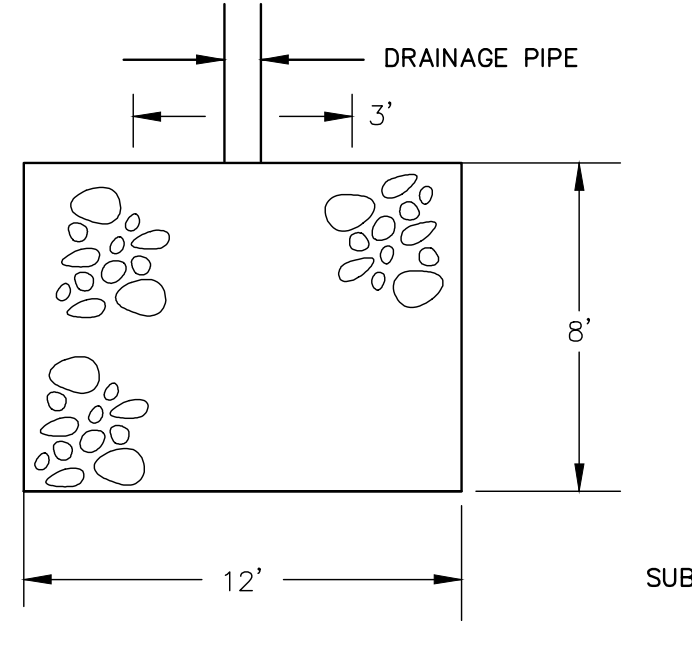
2,000 GALLON OIL SEPARATOR TANK
NOT TO SCALE



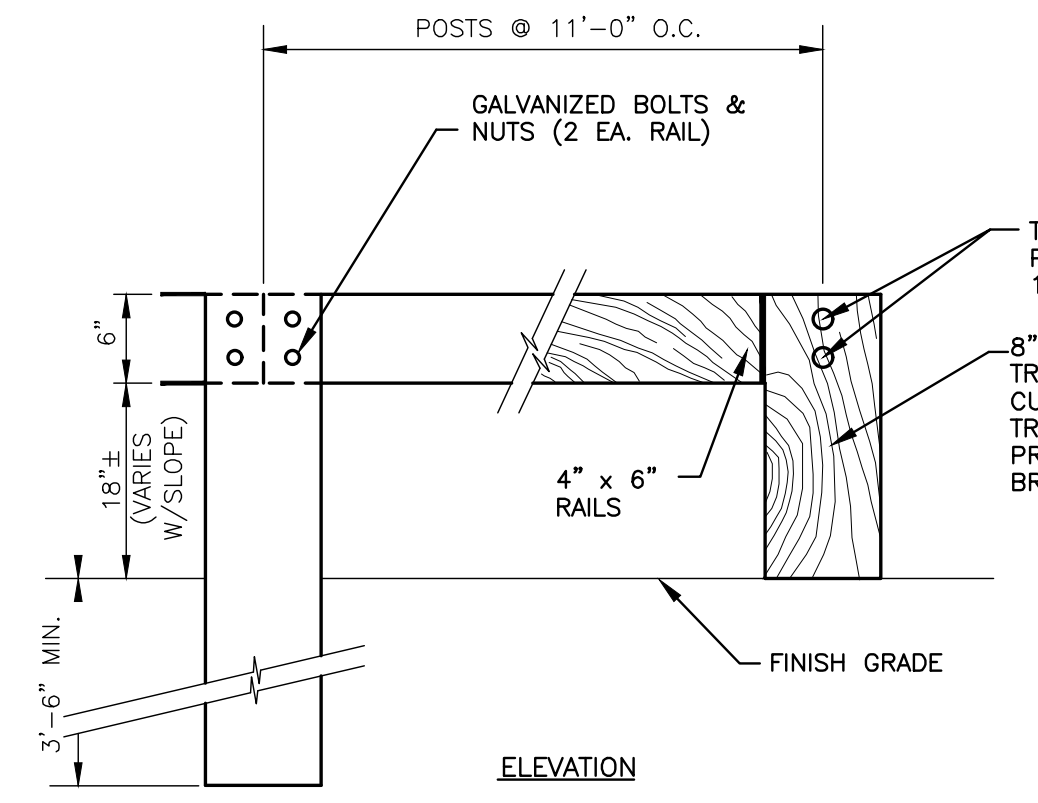
CHAIN LINK FENCE/DUMPSTER ENCLOSURE
NOT TO SCALE



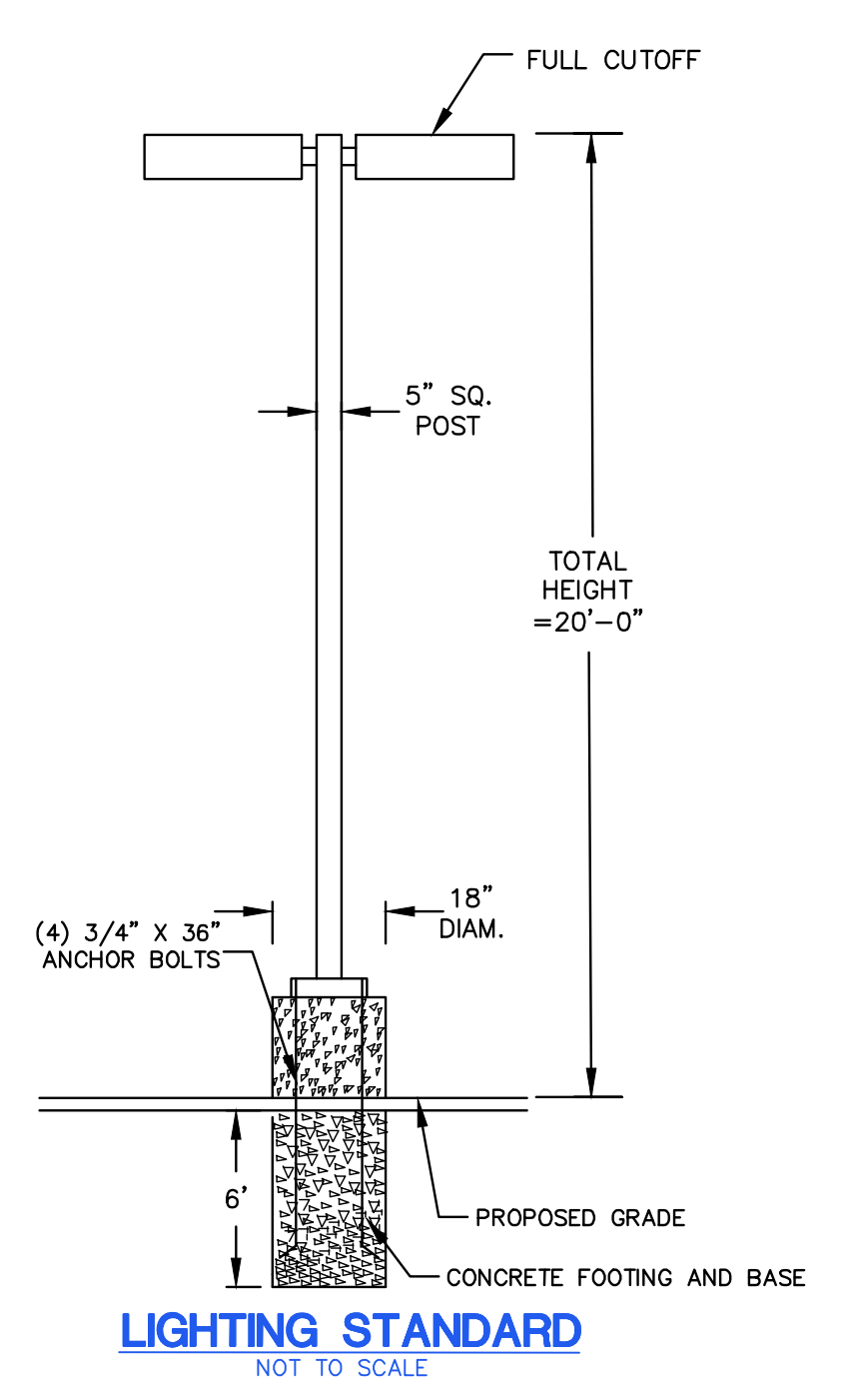
SIDEWALK RAMP DETAIL
NOT TO SCALE



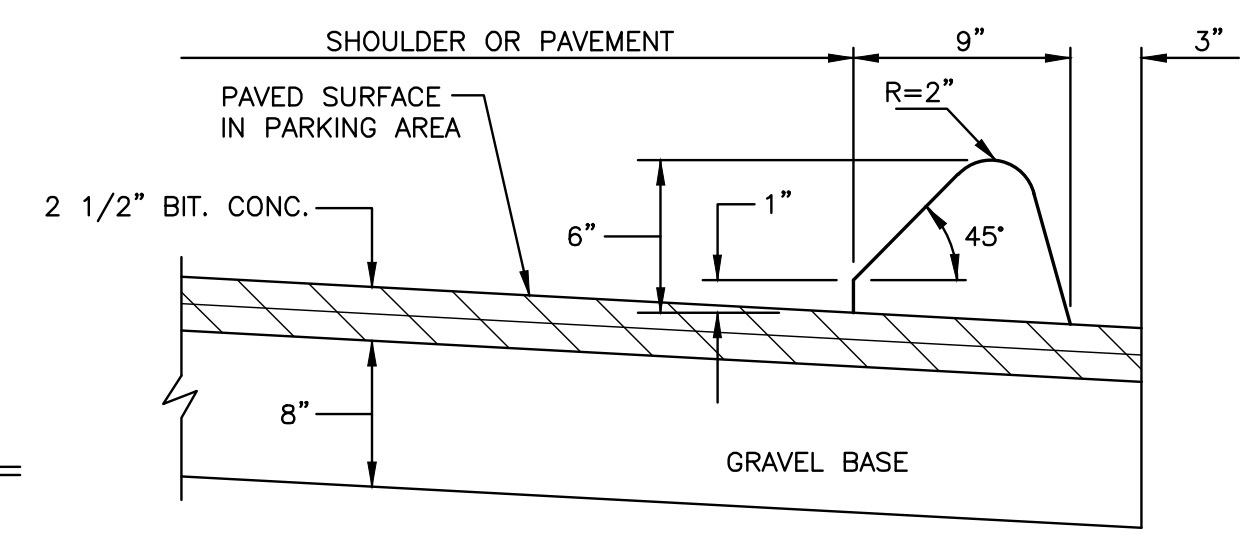
RIP-RAP SPLASH PAD DETAIL
NOT TO SCALE



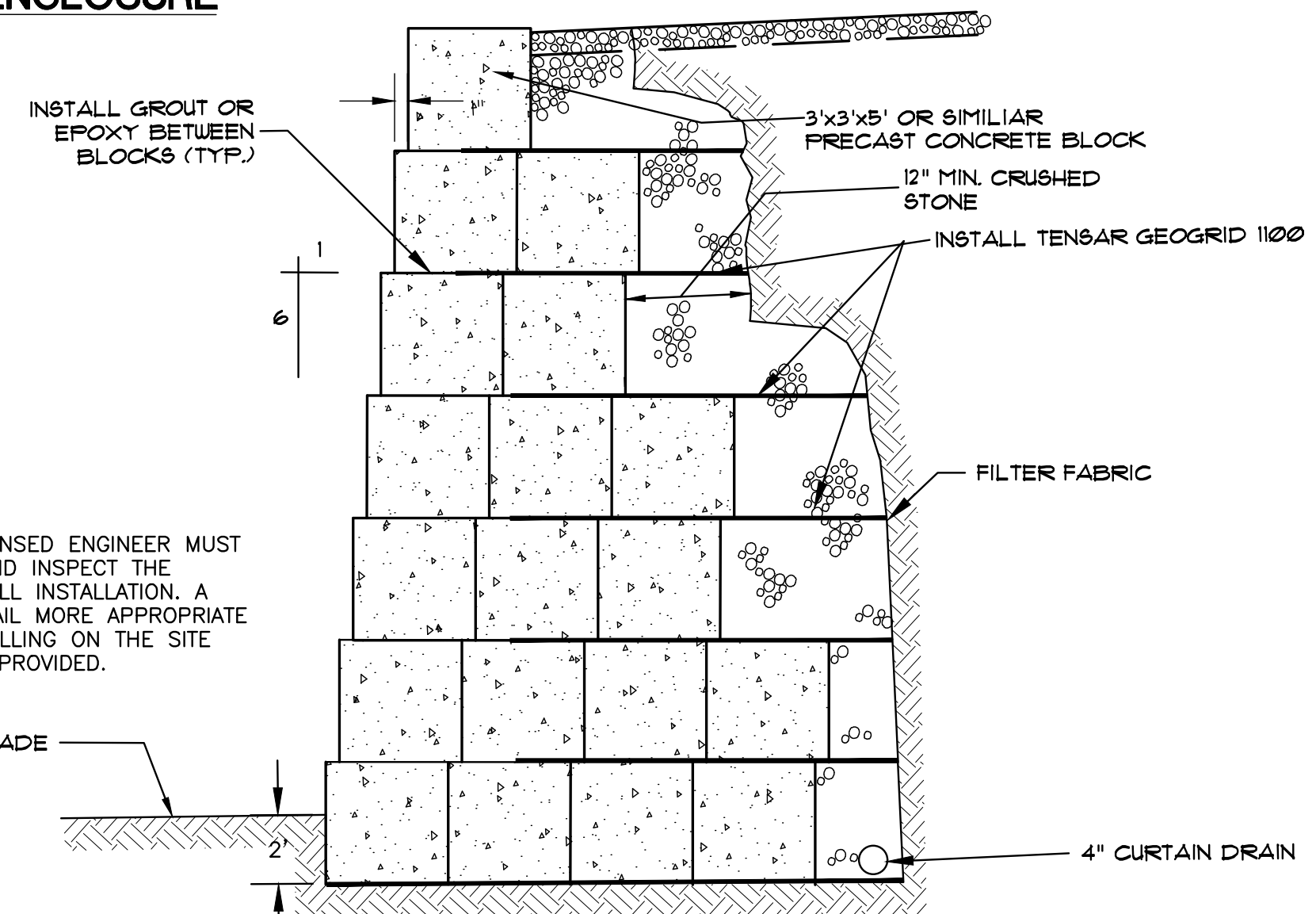
WOOD GUARDRAIL
NOT TO SCALE



LIGHTING STANDARD
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT & LIP CURBING
NOT TO SCALE



PRECAST CONCRETE BLOCK WALL DETAIL
NOT TO SCALE

| | | |
|---|--|----------------------------|
| <p>GREEN SITE DESIGN LLC 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p> | | Project No. GSD-62 |
| | | Project Engineer E.M.B. |
| <p>1 6/07/24 MODIFIED SITE PLAN</p> | | Date: 8/12/22 |
| <p>OWNER: LOMBARDI GRAVEL, LLC 305 BUTLERTOWN RD MONTVILLE, CT 303 (AKA 303, 307 & 309) NORWICH-NEW LONDON TPK UNCASVILLE, CT</p> | | Sheet No. 3 |
| <p>SITE DETAILS</p> | | |