

# 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—E—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 17, 2024**  
**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

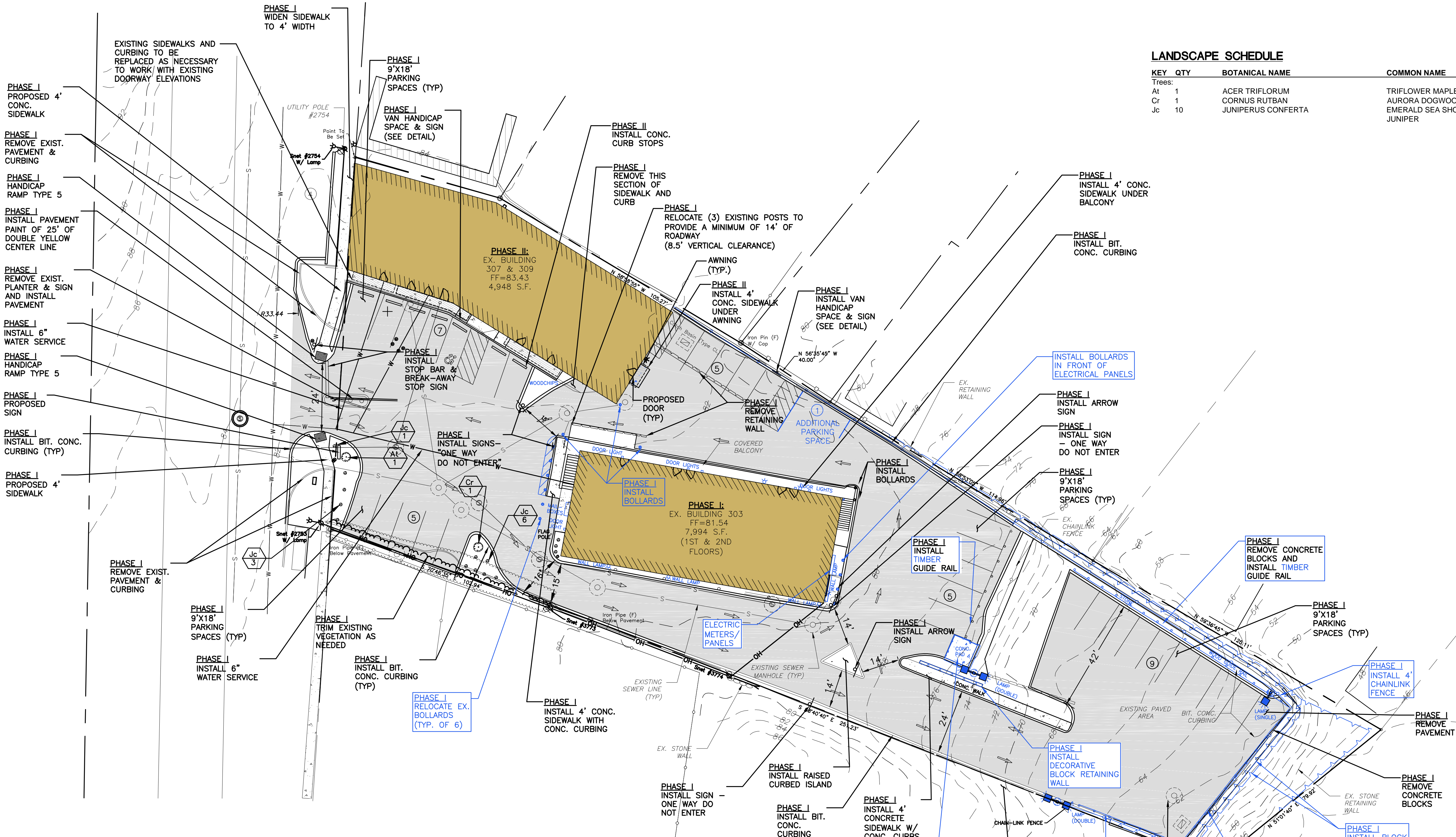
CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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 RUTBARI	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)

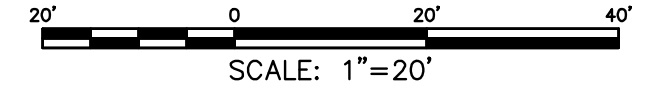
ITEM	REQUIRED	PROPOSED
LOT AREA	10,000 S.F.*	41,791 S.F.
LOT FRONTAGE	80 FT	138± FT
FRONT YARD SETBACK	30 FT	0 FT (EXISTING)
SIDE YARD SETBACK	15 FT	0 FT (EXISTING)
REAR YARD SETBACK	30 FT.	188± FT

\* IF SERVED BY PUBLIC SEWERS  
PARKING CALCULATIONS:  
16 UNITS @ 2 SPACES PER UNIT = 32 SPACES  
32 PARKING SPACES REQUIRED  
32 PARKING SPACES PROVIDED

**NOTES:**

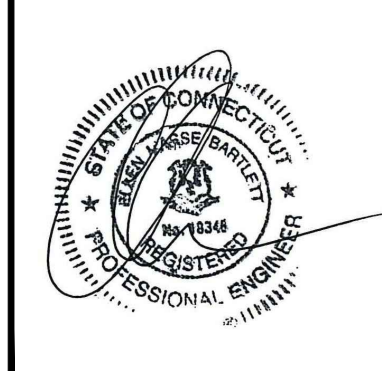
- REMOVE EXISTING PAVEMENT, REGRADE THE SITE AND INSTALL NEW PAVEMENT AS SHOWN ON THIS PLAN.\*
  - EXISTING WELL SHALL BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
  - ALL PLANTING AND LANDSCAPED AREAS TO BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE PROPERTY IN ACCORDANCE WITH MONTVILLE ZONING 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
6	6/17/24	REVIEW COMMENTS
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  
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OWNER: LOMBARDI GRAVEL, LLC  
305 BUTLERTOWN RD MONTVILLE, CT  
**303 (AKA 303, 307 & 309)  
NORWICH-NEW LONDON TPKE  
UNCASVILLE, CT**  
MODIFIED SITE PLAN

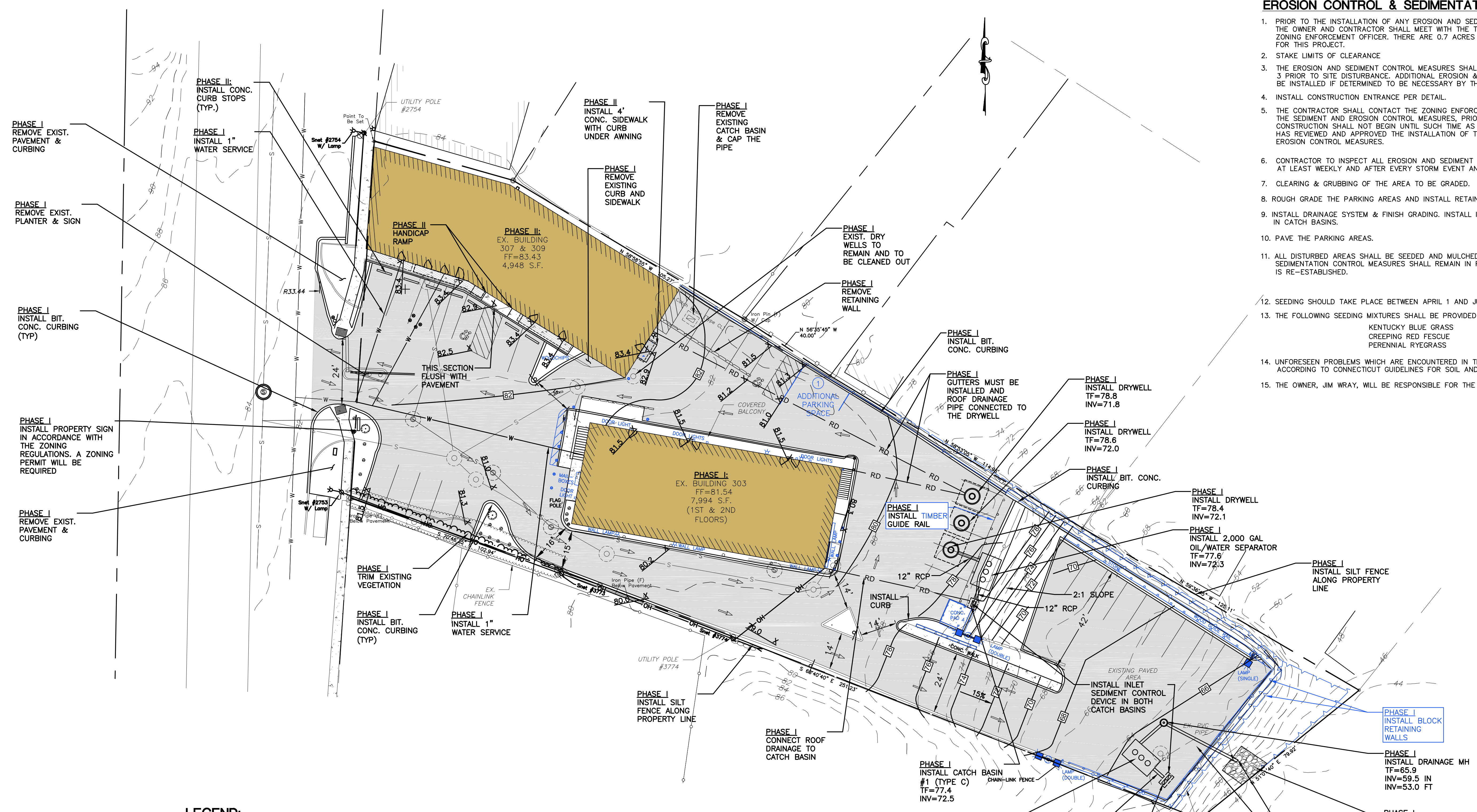
Project No. GSD-62  
Proj. Engineer E.M.B.  
Date: 8/12/22  
Sheet No. **1**



**EROSION CONTROL & SEDIMENTATION NARRATIVE**

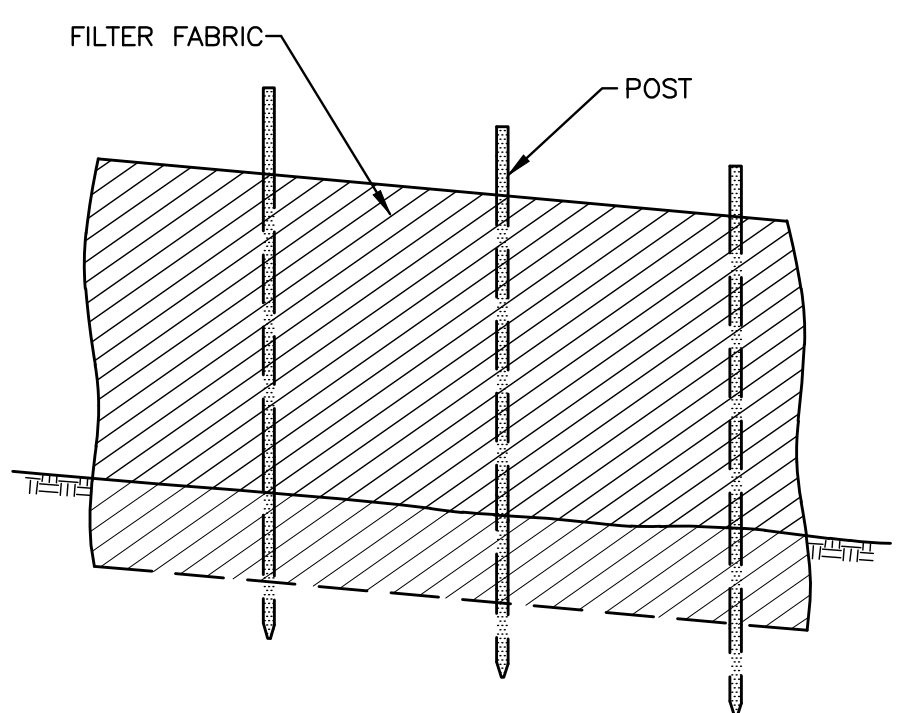
- PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
- STAKE LIMITS OF CLEARANCE
- THE EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
- INSTALL CONSTRUCTION ENTRANCE PER DETAIL.
- 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.
- CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
- CLEARING & GRUBBING OF THE AREA TO BE GRADED.
- ROUGH GRADE THE PARKING AREAS AND INSTALL RETAINING WALLS.
- INSTALL DRAINAGE SYSTEM & FINISH GRADING. INSTALL INLET SEDIMENT CONTROL DEVICES IN CATCH BASINS.
- PAVE THE PARKING AREAS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
- SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
- 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
- UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL.
- THE OWNER, JIM WRAY, WILL BE RESPONSIBLE FOR THE E&S CONTROLS - (860)235-2846



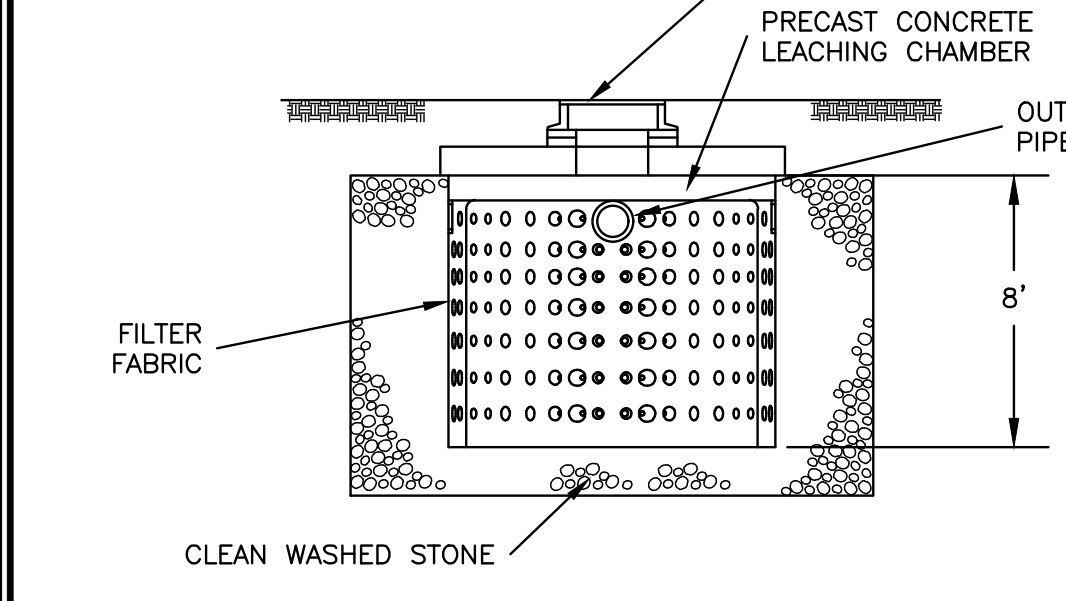
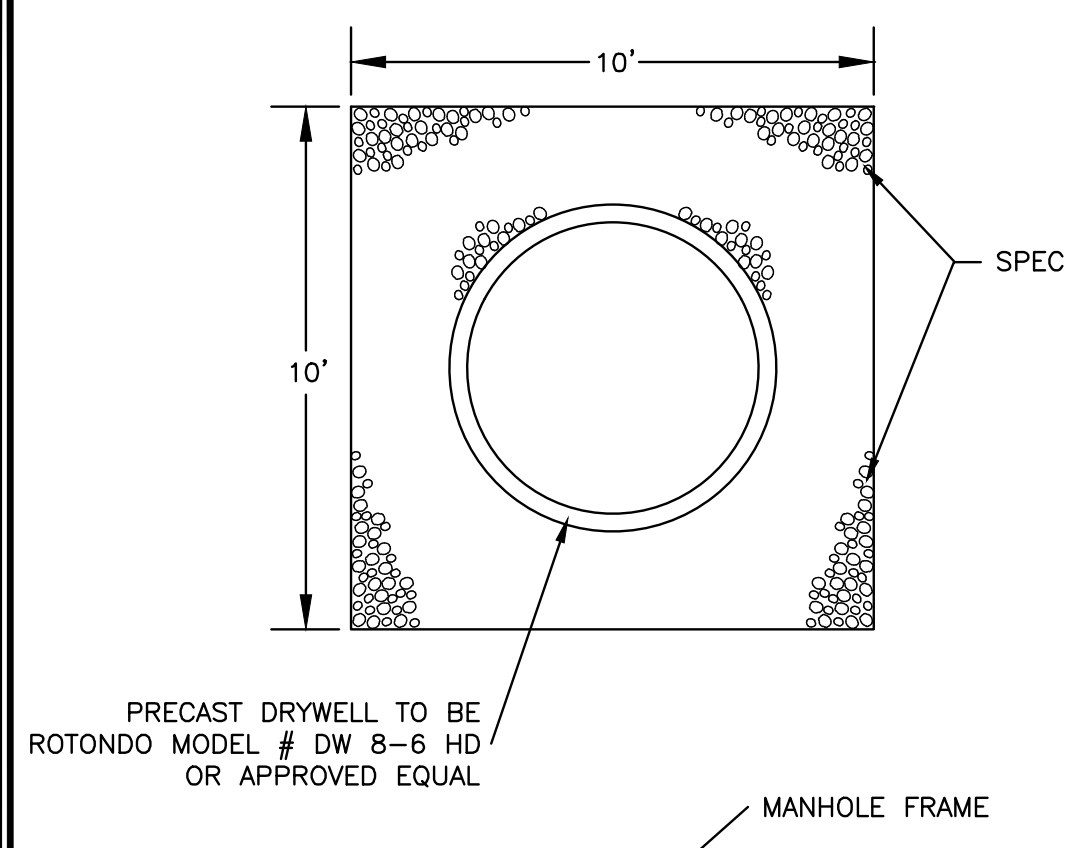
**LEGEND:**

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

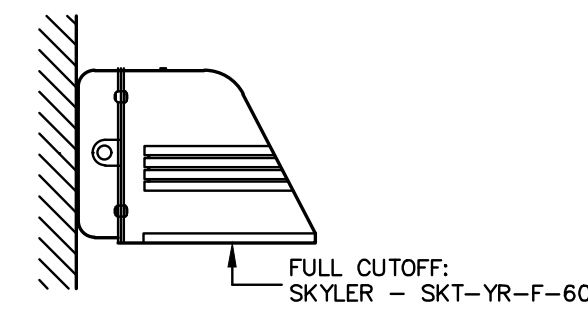


<table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>5</td> <td>6/07/24</td> <td>MODIFIED SITE PLAN</td> </tr> <tr> <td>4</td> <td>1/18/24</td> <td>PHASE PLAN</td> </tr> <tr> <td>3</td> <td>3/01/23</td> <td>CONDITIONS OF APPROVAL</td> </tr> <tr> <td>2</td> <td>2/22/23</td> <td>STAFF COMMENTS</td> </tr> <tr> <td>1</td> <td>2/7/23</td> <td>STAFF COMMENTS</td> </tr> </table>		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	<p align="center"><b>GREEN SITE DESIGN LLC</b></p> <p align="center">317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p>	
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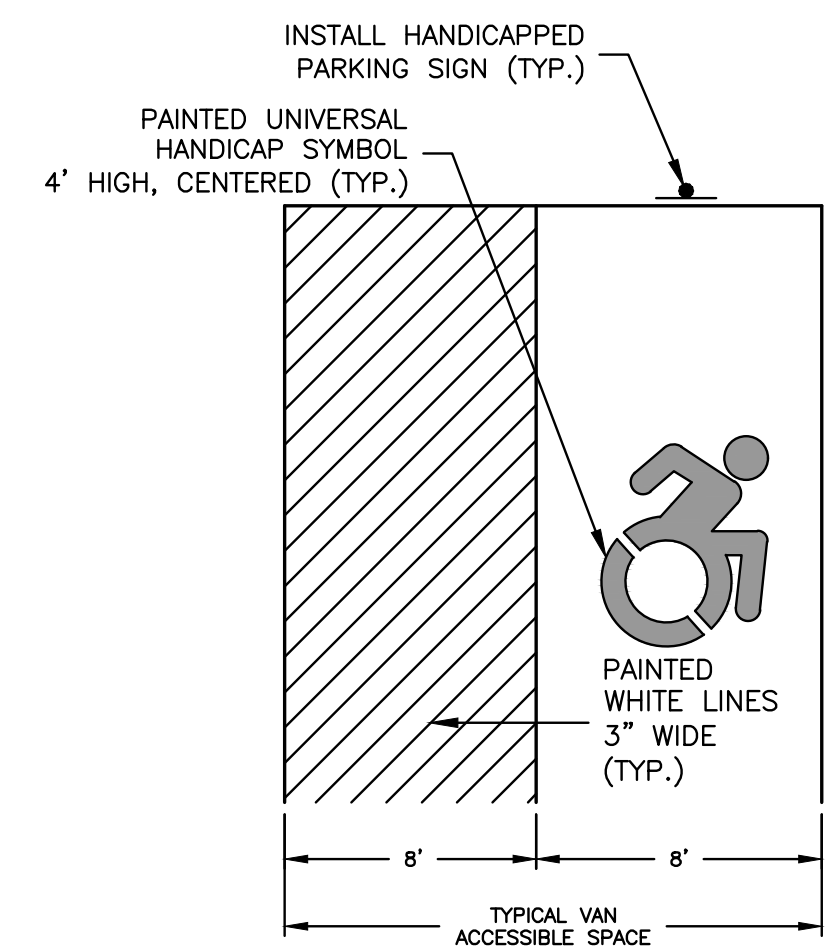




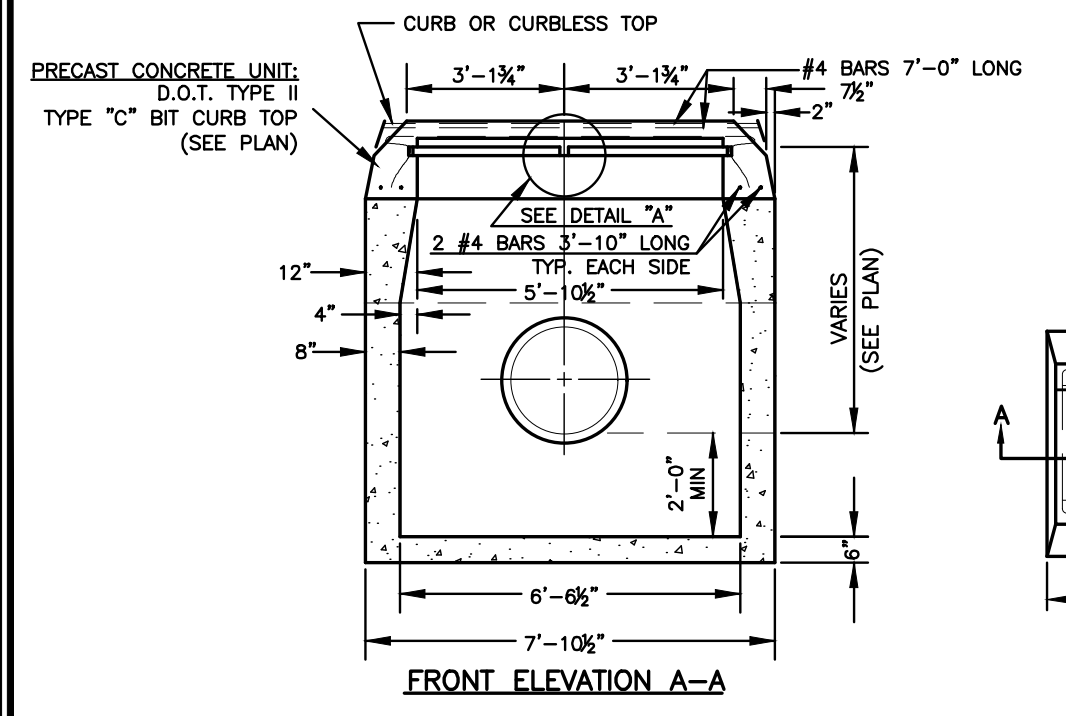
**PRECAST DRYWELL DETAIL**  
NOT TO SCALE



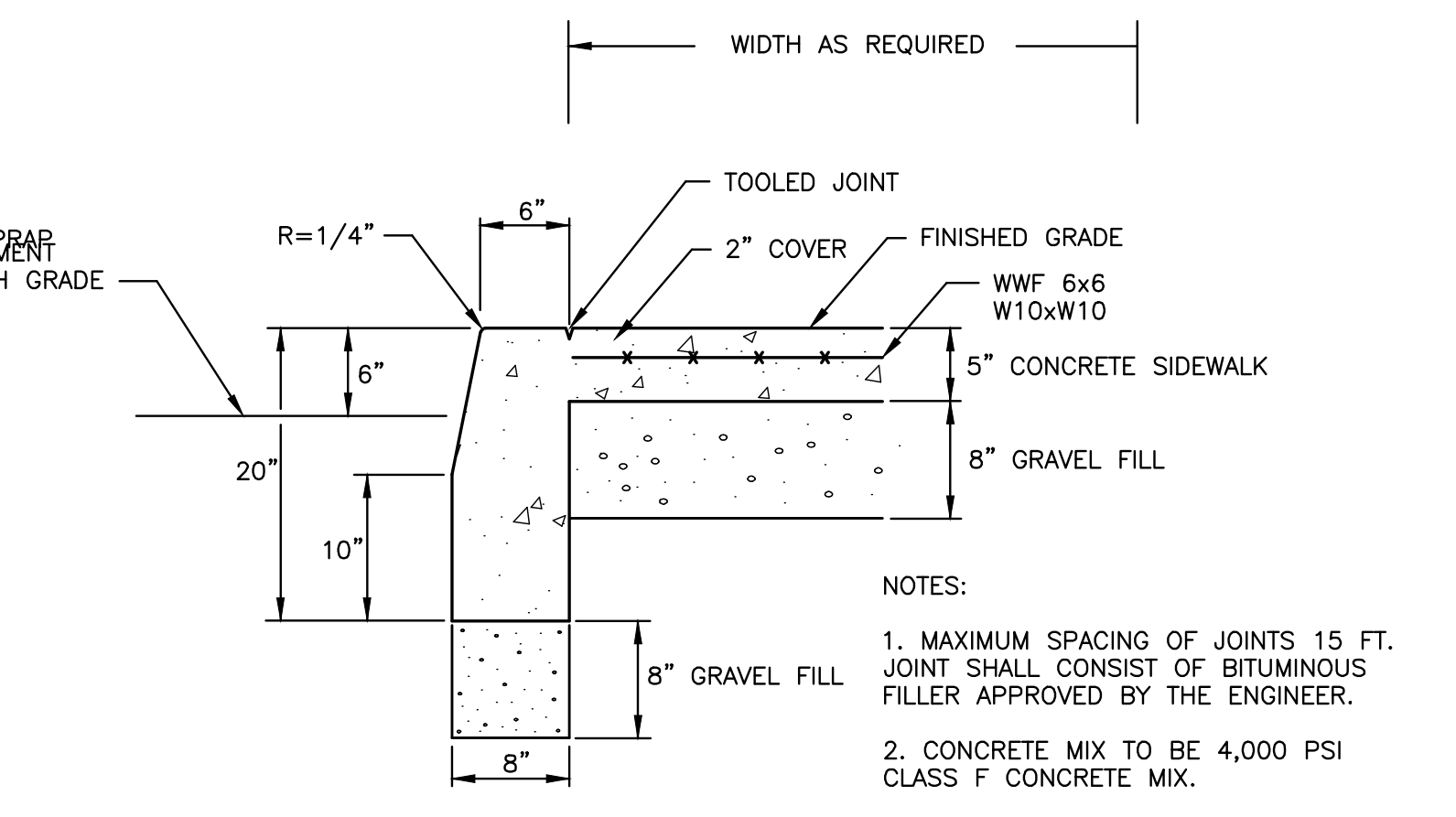
**WALLPACK**  
NOT TO SCALE



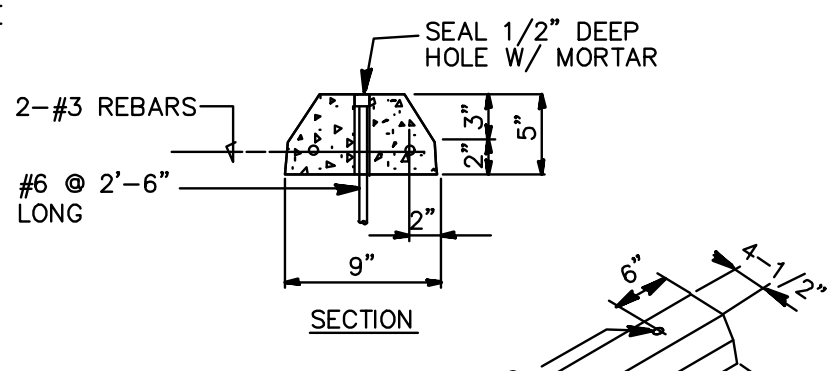
**ADA ACCESSIBLE PARKING SPACE DETAIL**  
NOT TO SCALE



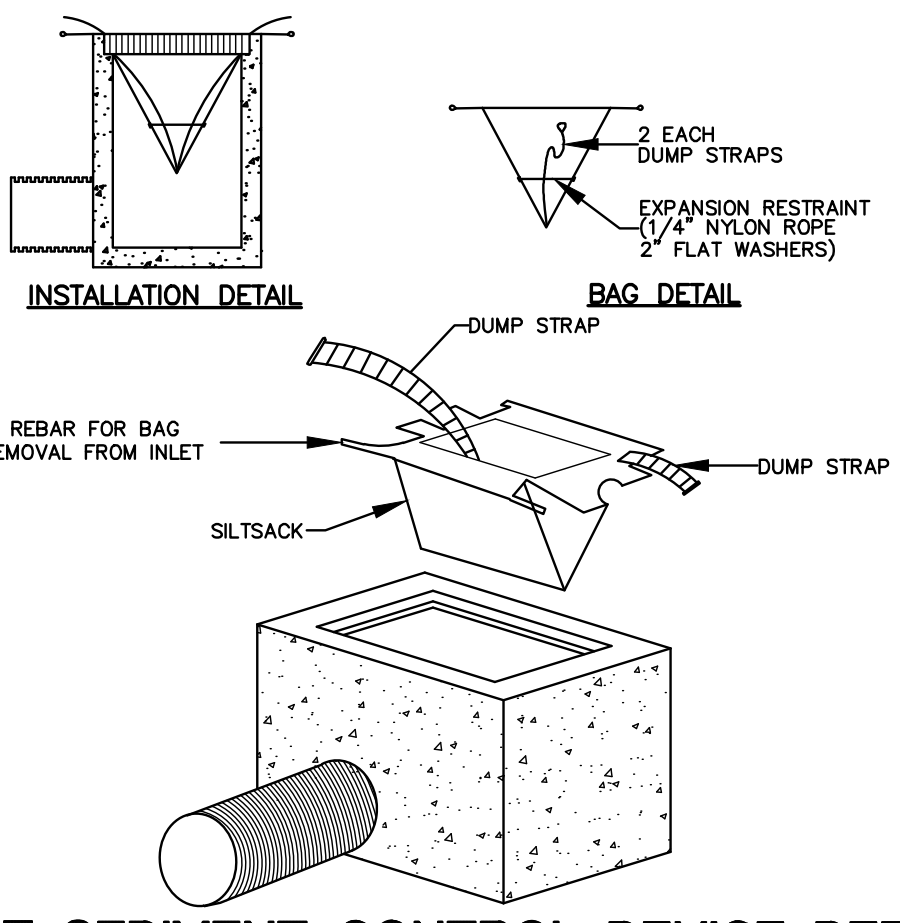
**DOUBLE TYPE 'C-L' OR 'C' CATCH BASIN DETAIL**  
NOT TO SCALE



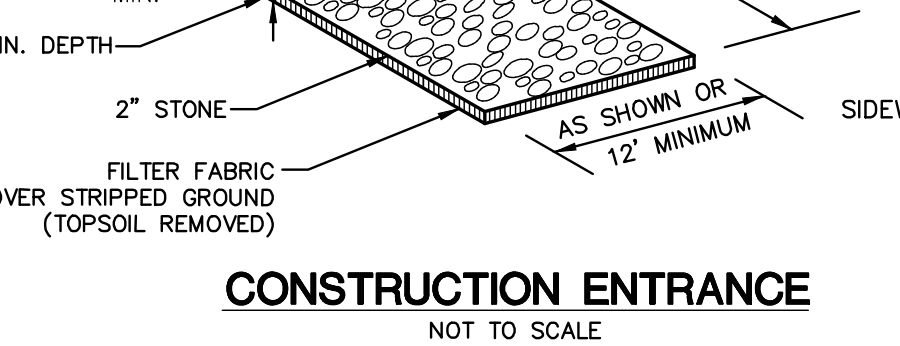
**CONCRETE SIDEWALK WITH CURBING DETAIL**  
(SINGLE POUR)  
NOT TO SCALE



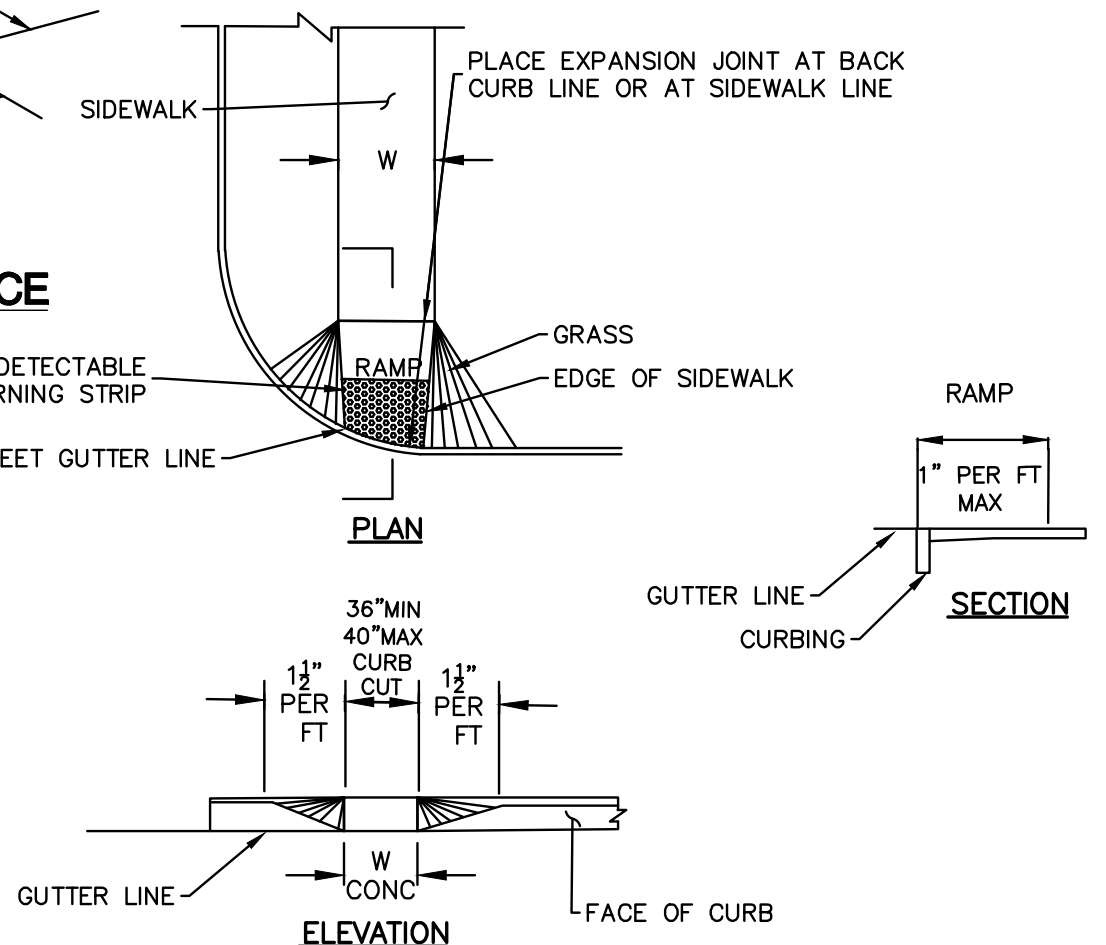
**PRECAST CONCRETE WHEEL STOP**  
NOT TO SCALE



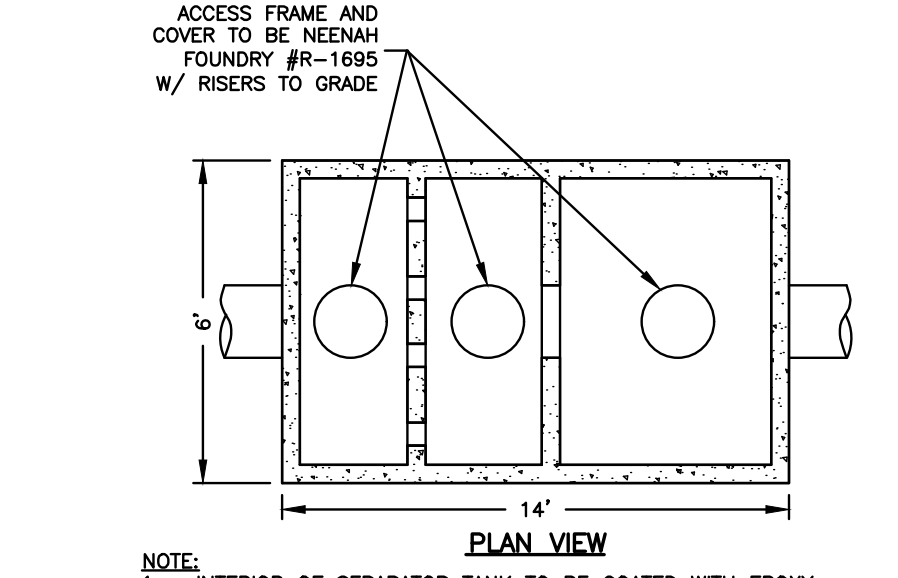
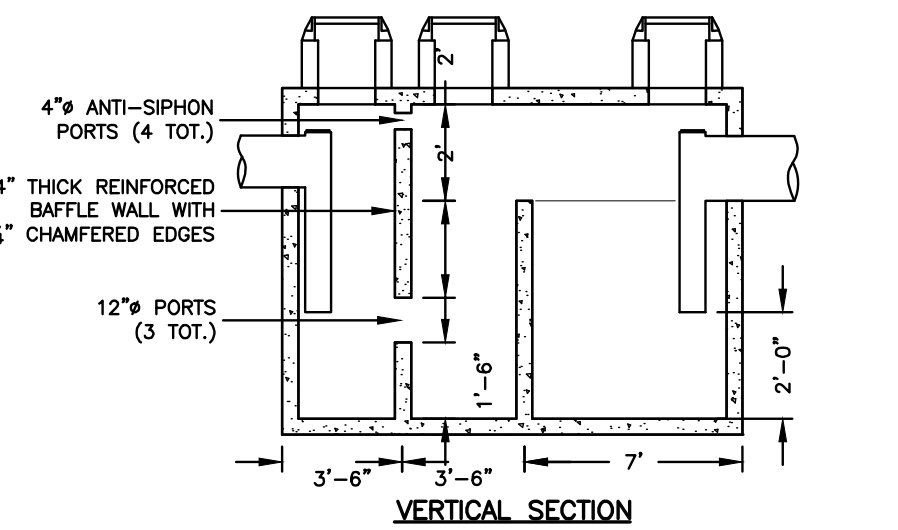
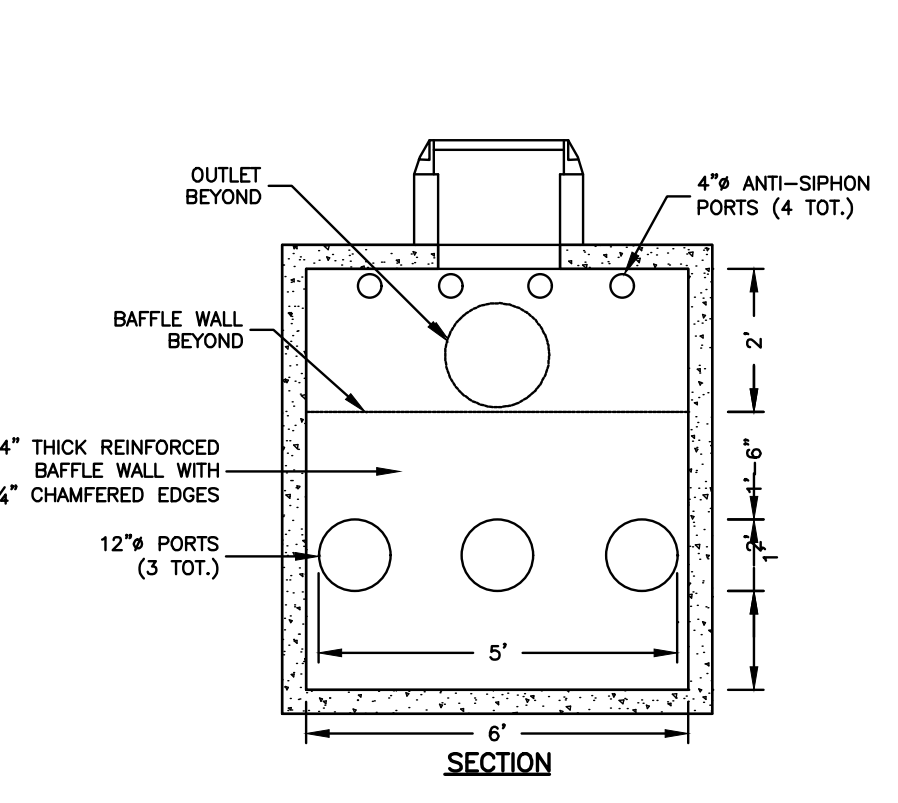
**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE



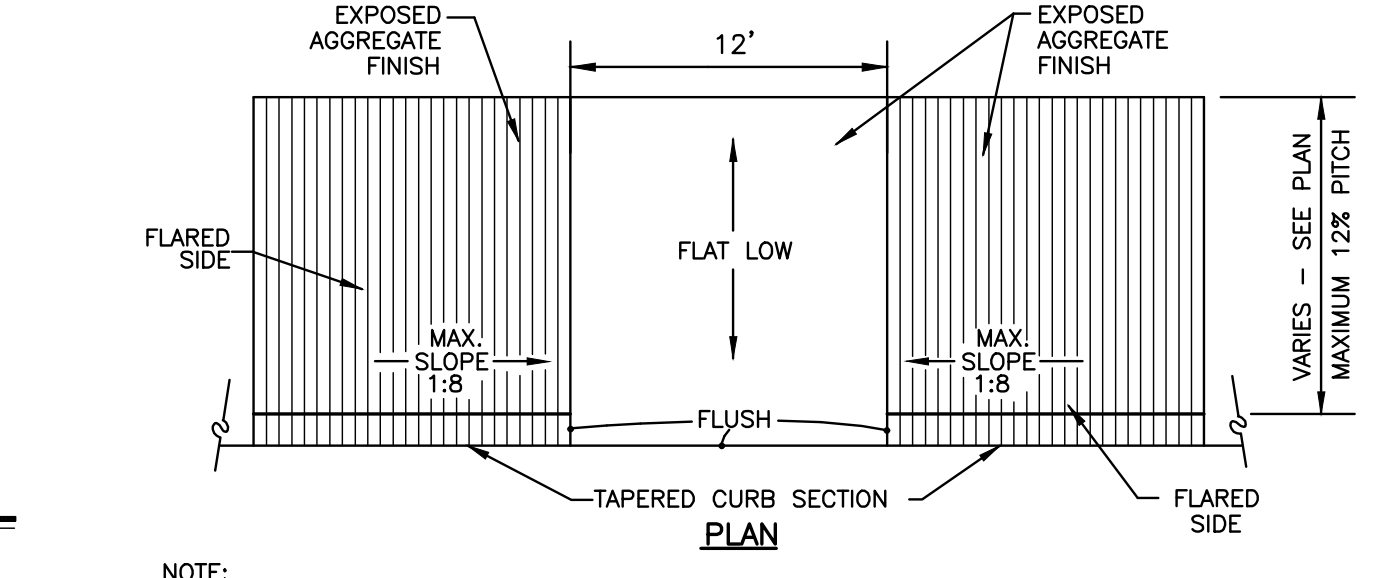
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



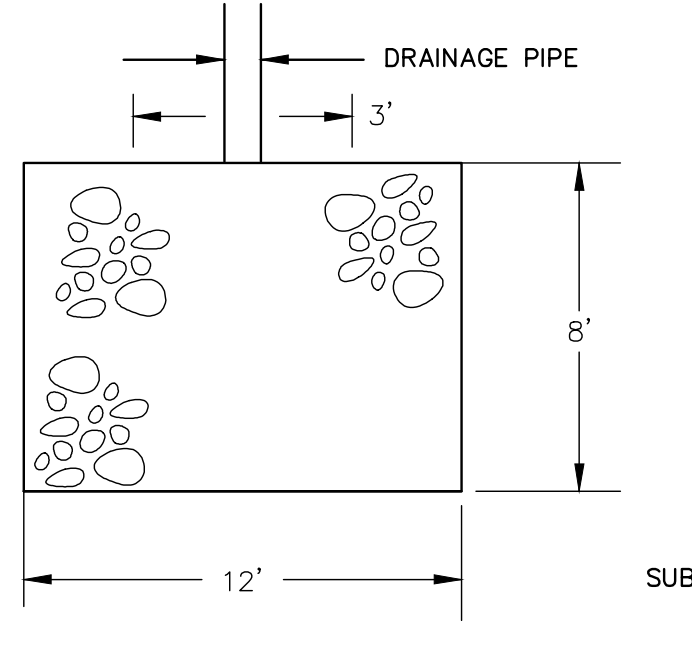
**HANDICAP SIDEWALK RAMP TYPE 5**  
NOT TO SCALE



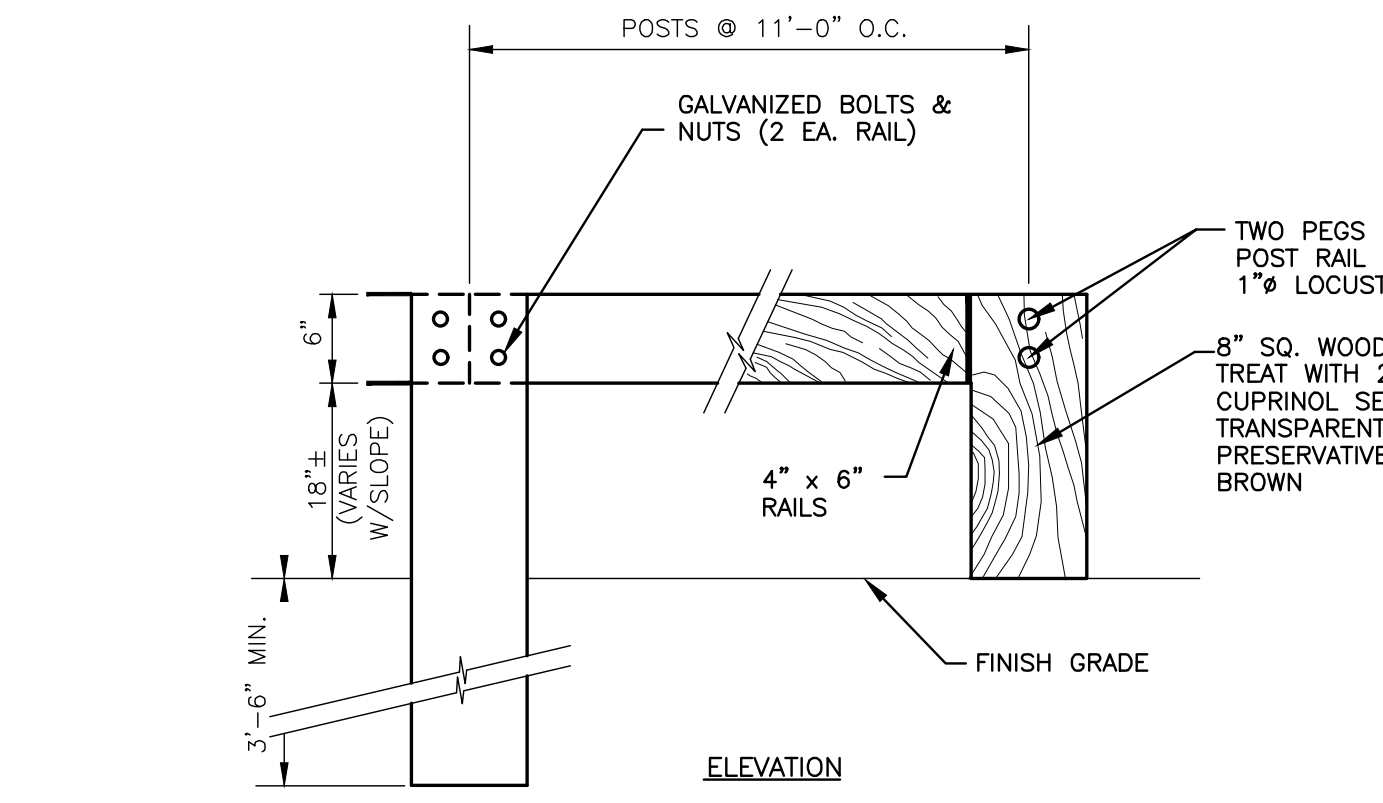
**2,000 GALLON OIL SEPARATOR TANK**  
NOT TO SCALE



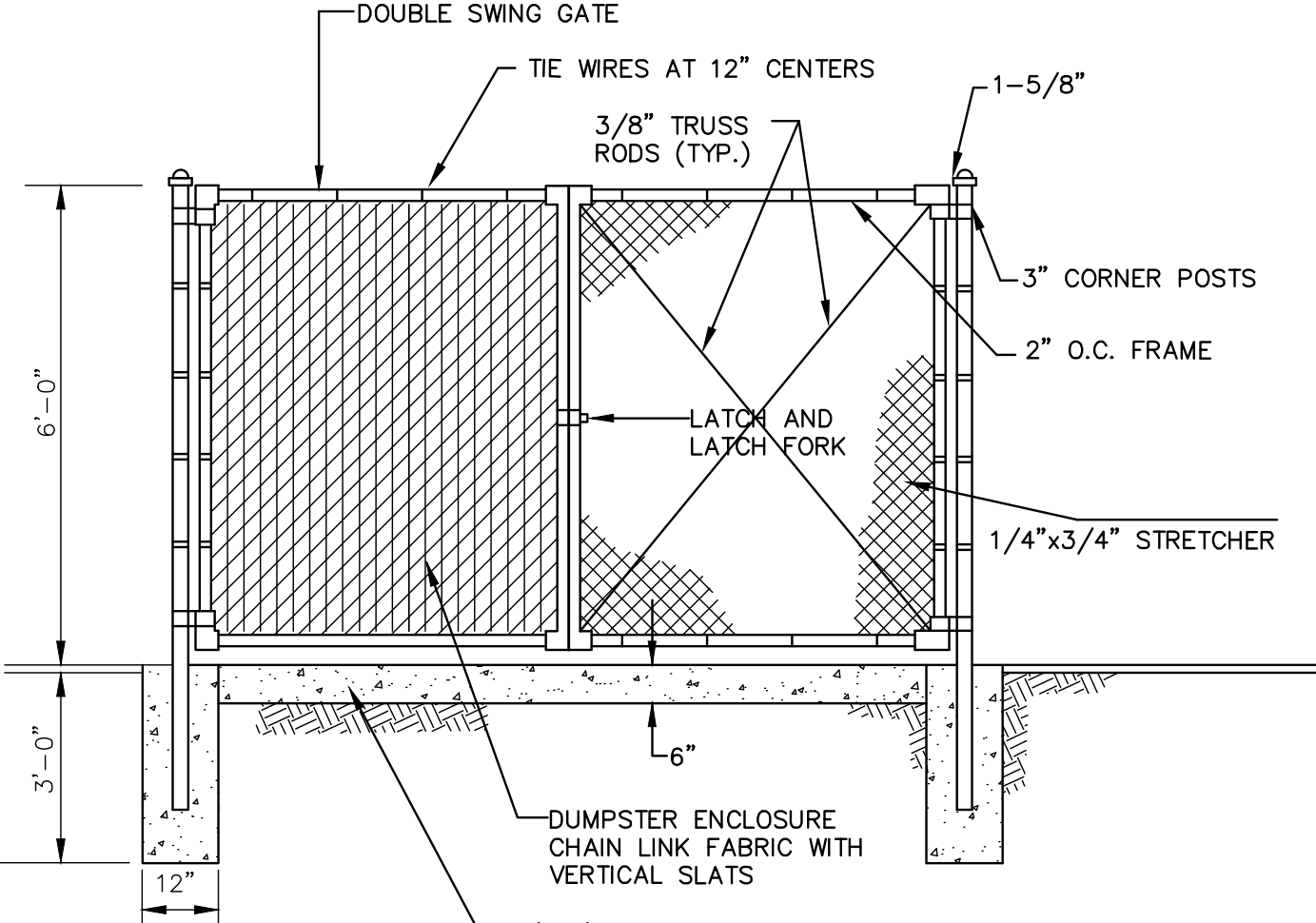
**SIDEWALK RAMP DETAIL**  
NOT TO SCALE



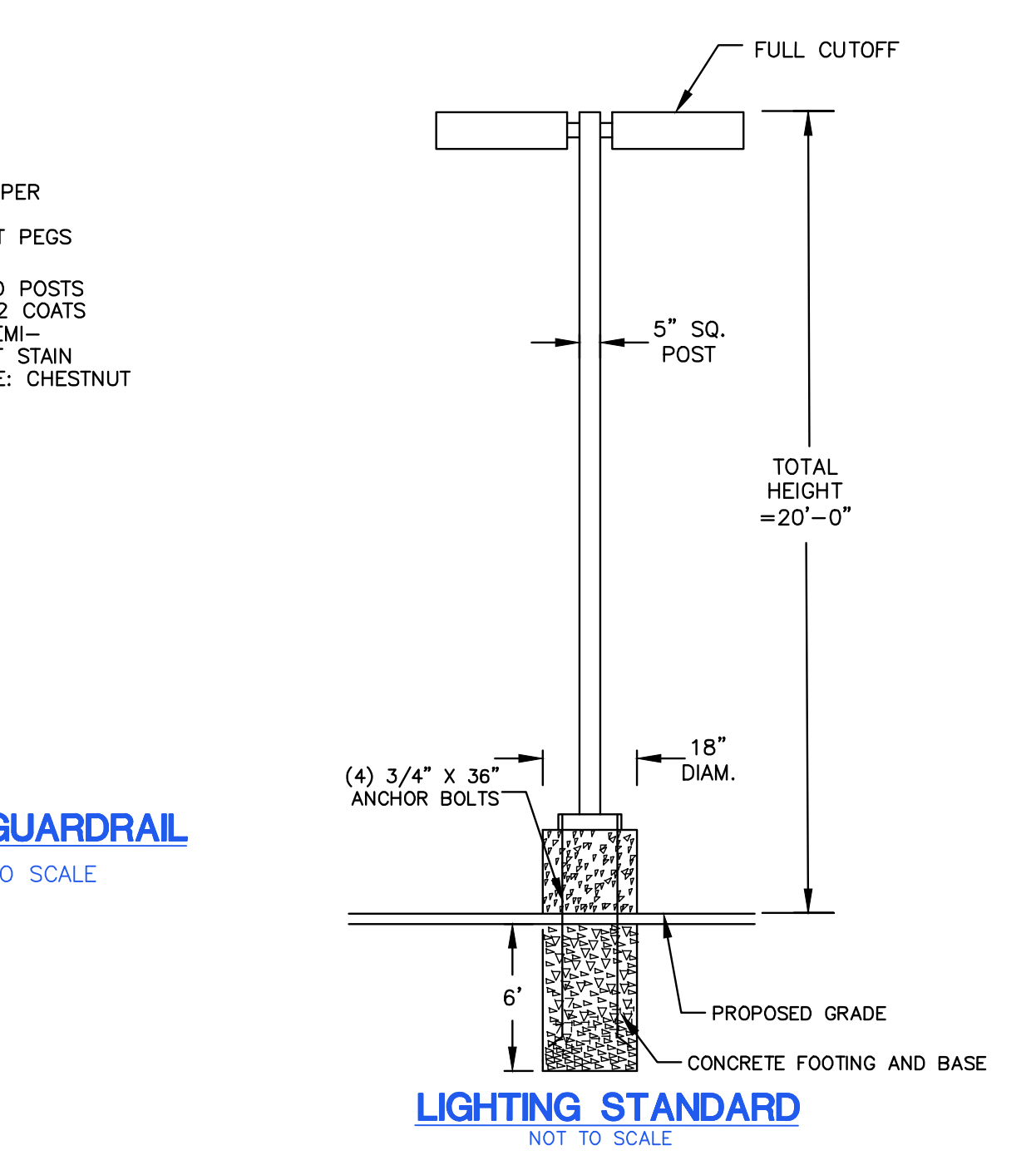
**RIP-RAP SPLASH PAD DETAIL**  
NOT TO SCALE



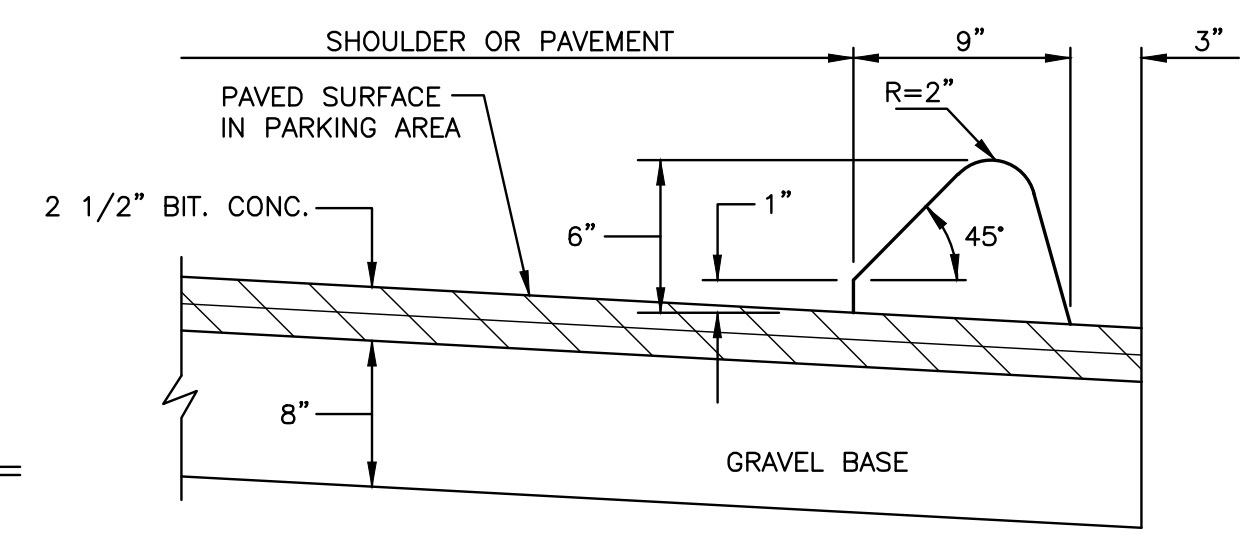
**WOOD GUARDRAIL**  
NOT TO SCALE



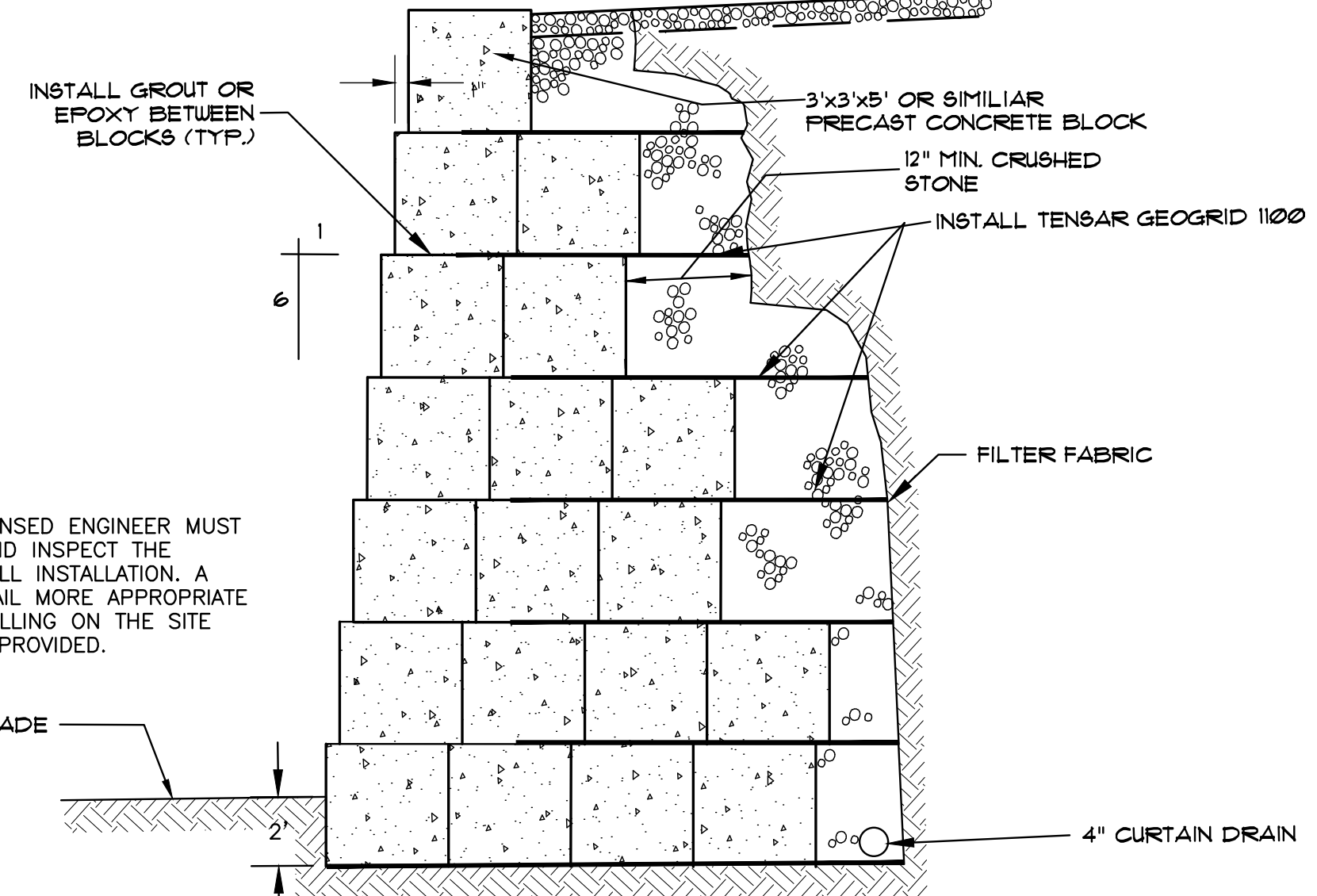
**CHAIN LINK FENCE/DUMPSTER ENCLOSURE**  
NOT TO SCALE



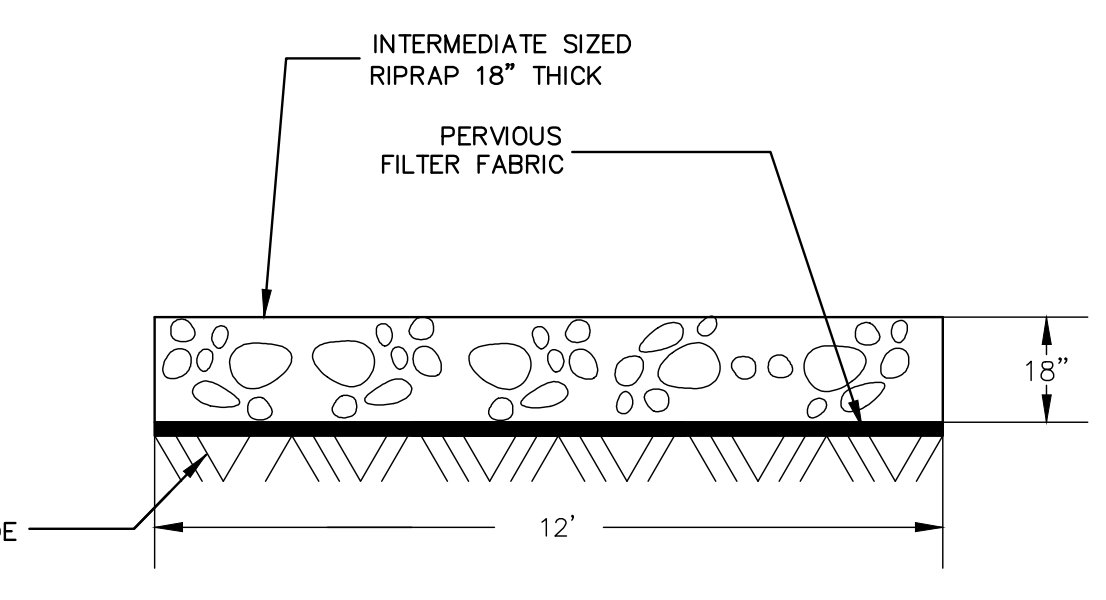
**LIGHTING STANDARD**  
NOT TO SCALE



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



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



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

<p><b>GREEN SITE DESIGN LLC</b> 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p>		Project No. GSD-62
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