

# 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
4	PHASE I
5	PHASE II

**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 20, 2024**  
**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

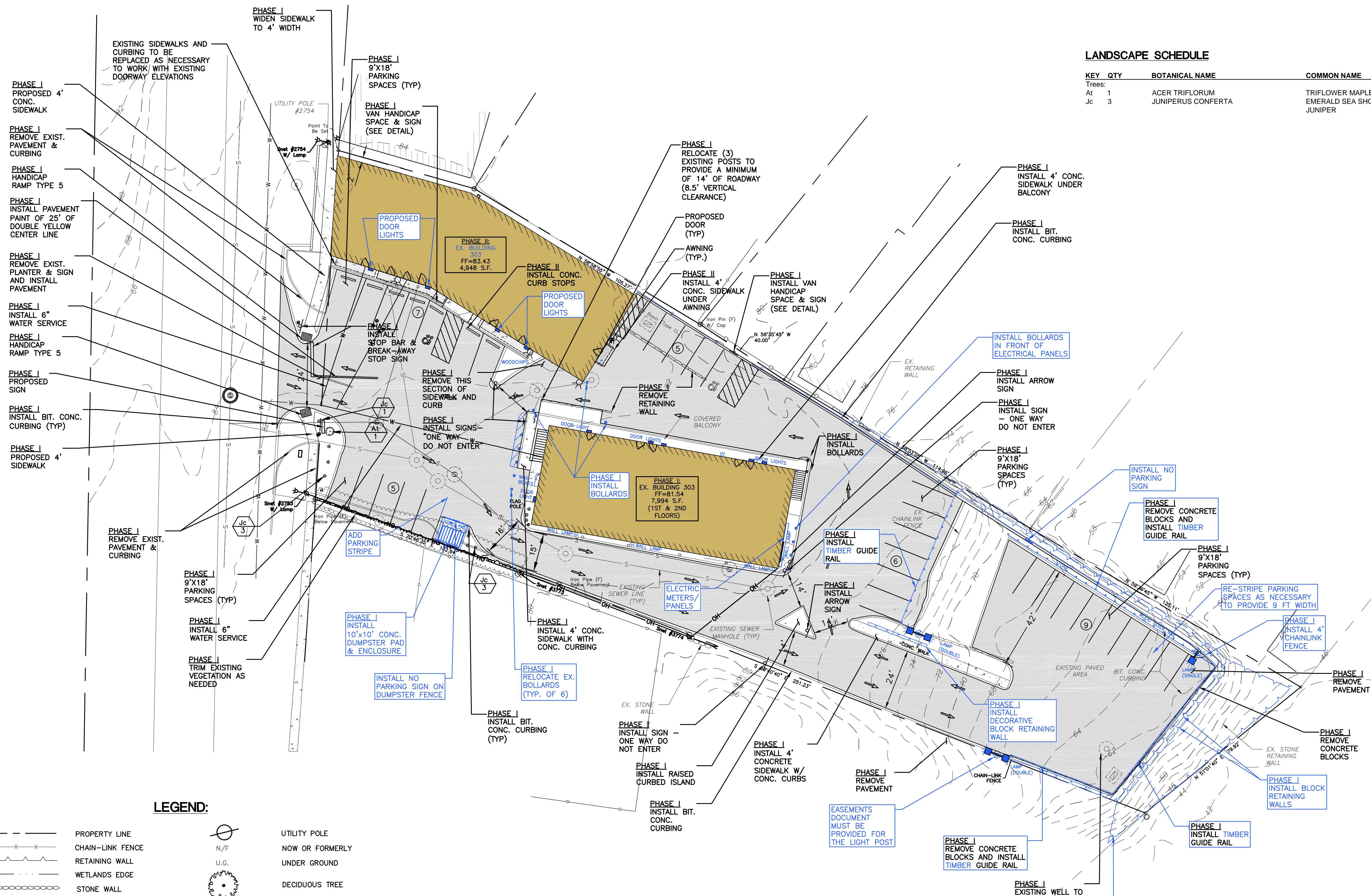
CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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



**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees:				
At	1	ACER TRIFLORUM	TRIFLOWER MAPLE	6' HT
Jc	3	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

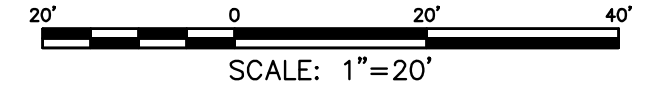
**ZONING COMPLIANCE CHART**  
ZONING DISTRICT: C1-COMMERCIAL-ROUTE 32 OVERLAY (OZ)

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	2 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

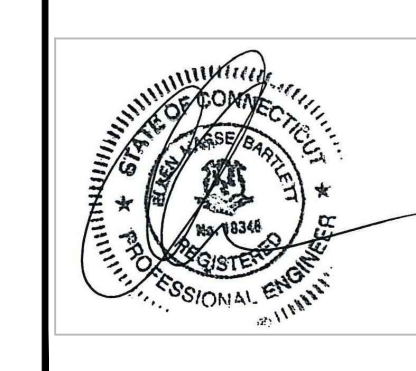
**NOTES:**

- 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.



No.	DATE	REVISION
7	6/20/24	REVIEW COMMENTS
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  
(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. **1**

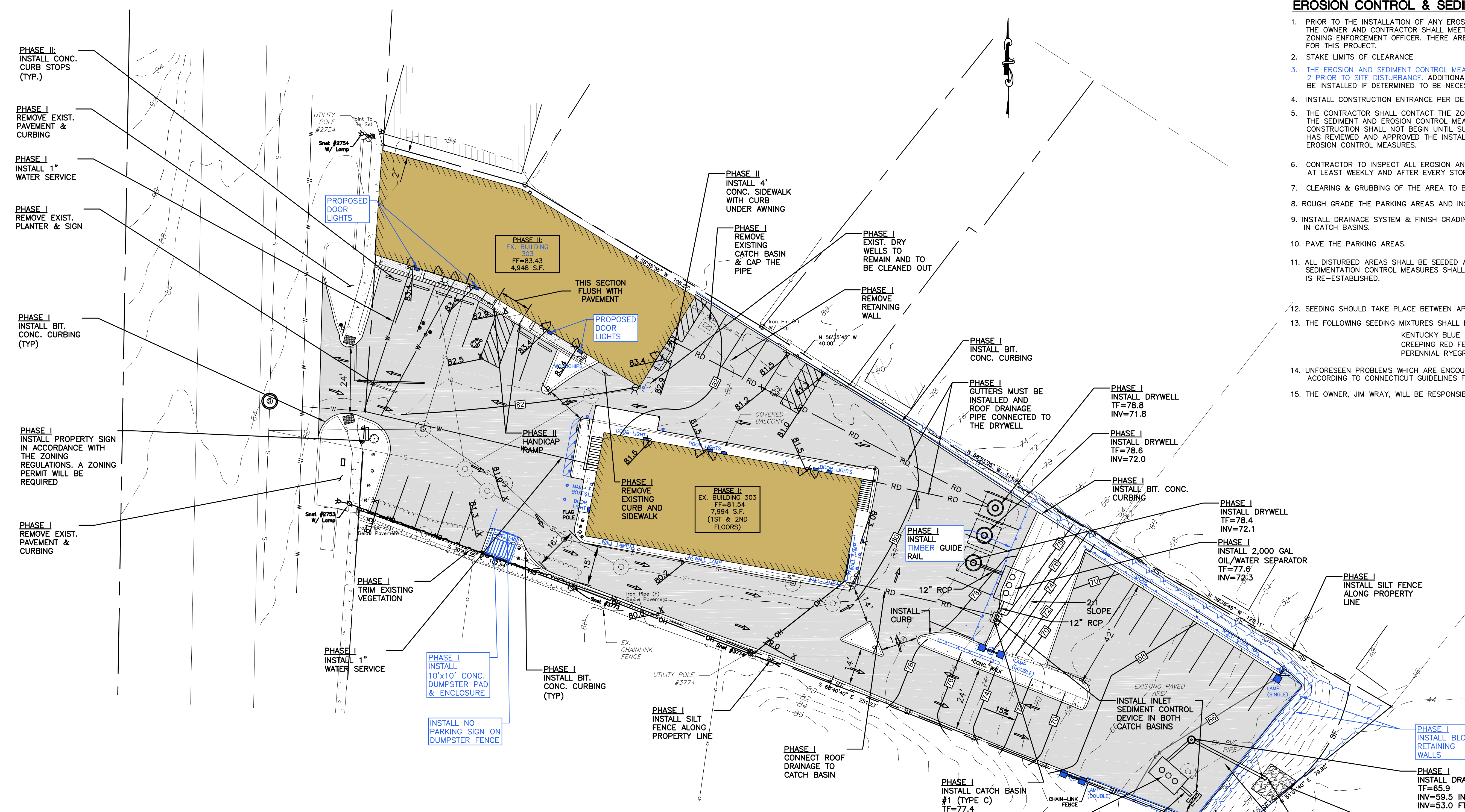
**MODIFIED SITE PLAN**



**EROSION CONTROL & SEDIMENTATION NARRATIVE**

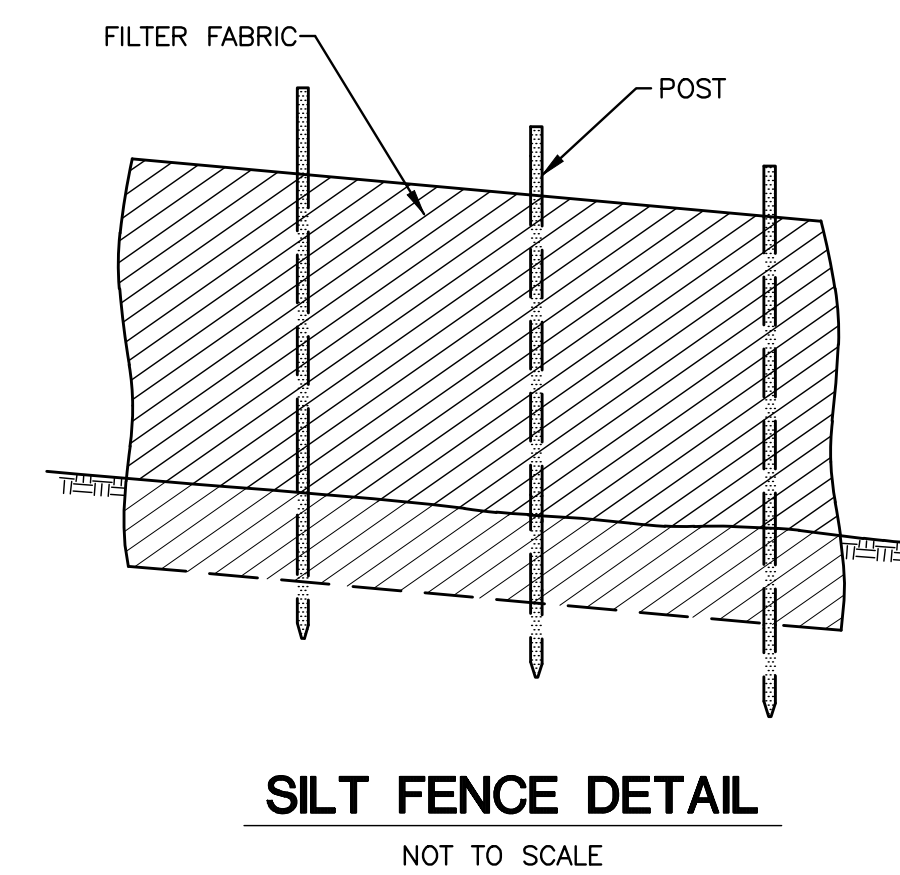
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES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



6	6/20/24	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
No.	DATE	REVISION

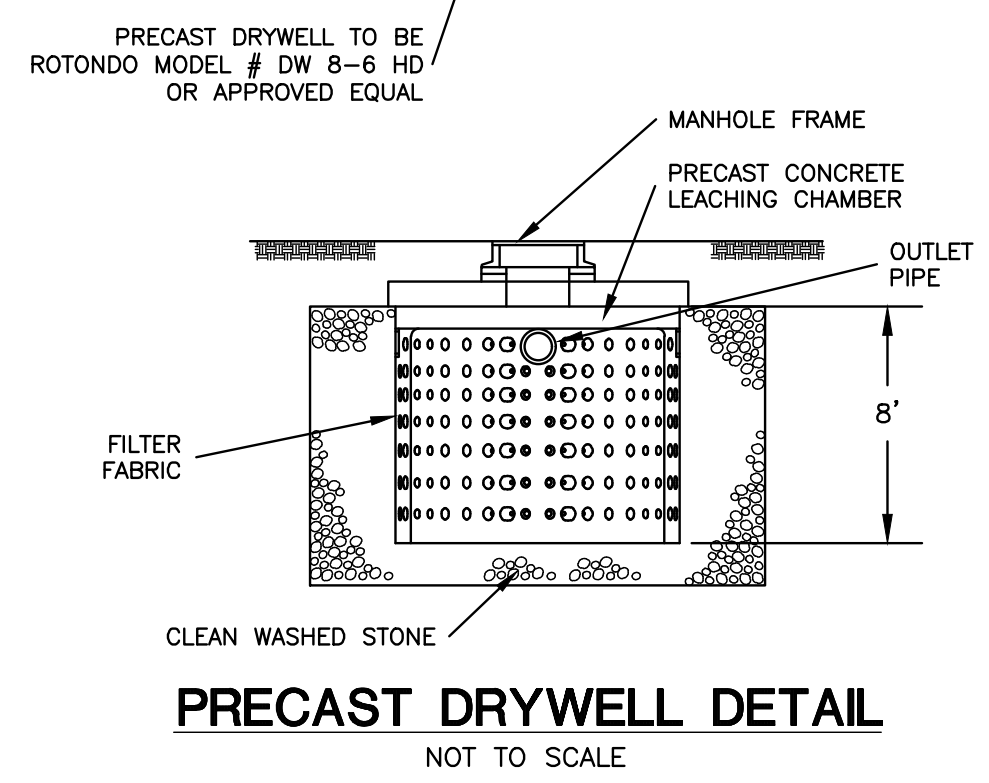
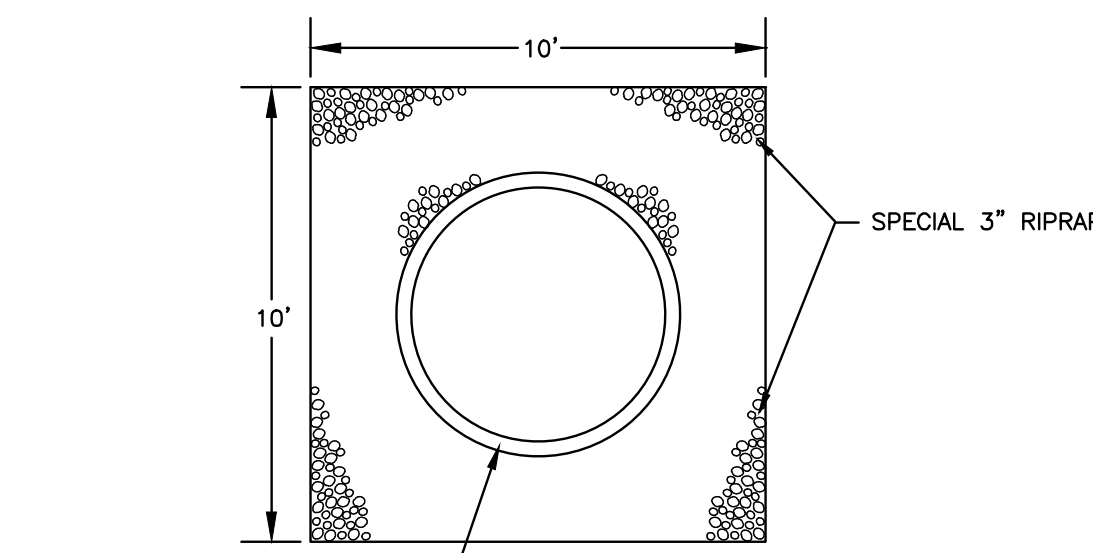
**GREEN SITE DESIGN LLC**  
 317 Main Street Norwich, Connecticut  
 (860) 892-1380 Fax (860) 886-9165

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

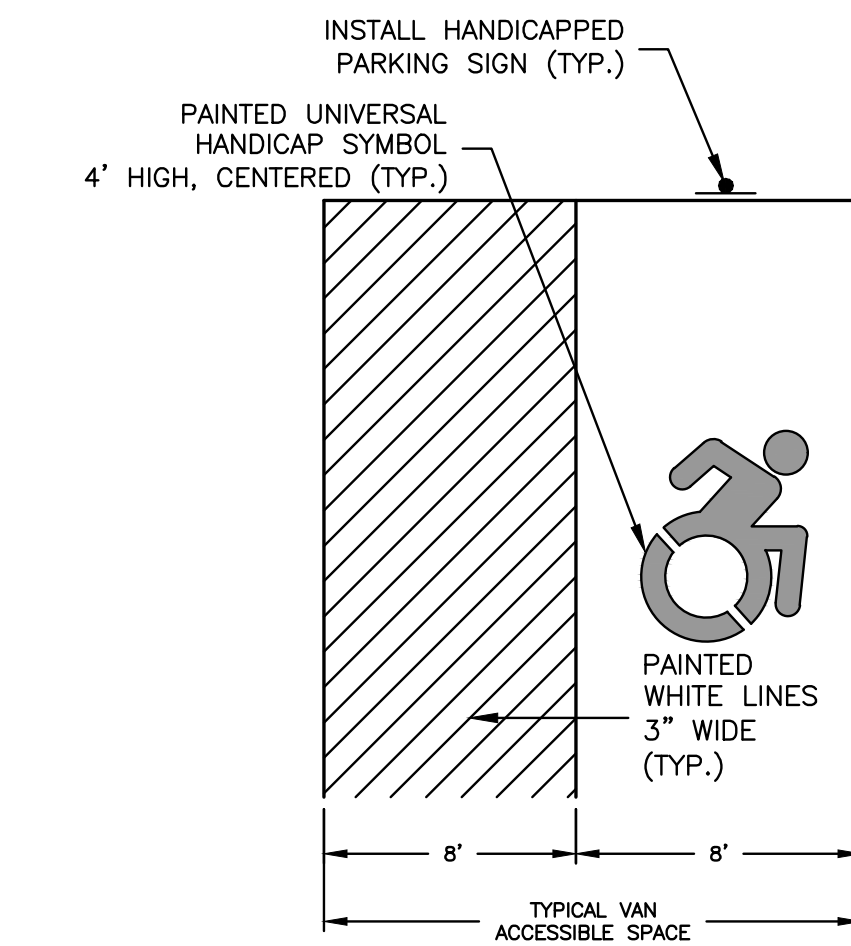
Project No. GSD-62  
 Proj. Engineer E.M.B.  
 Date: 8/12/22  
 Sheet No. **2**

Y:\PROJECTS\62-307 Route 32\Drawings\GSD 62 - 307 Route 32 - Phase Plan - Blue Revisions.v3.dwg, 6/21/2024 12:45:38 PM, DWG To PDF.pc3



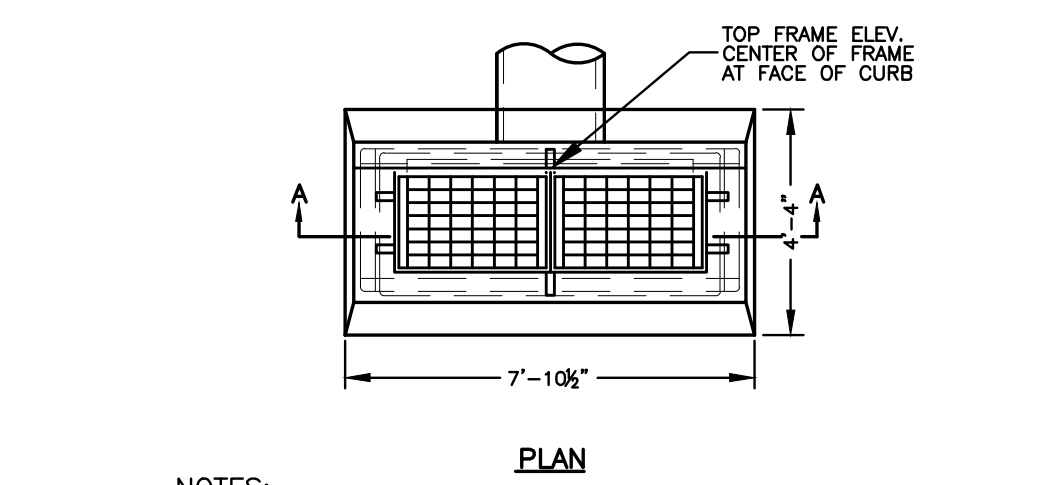
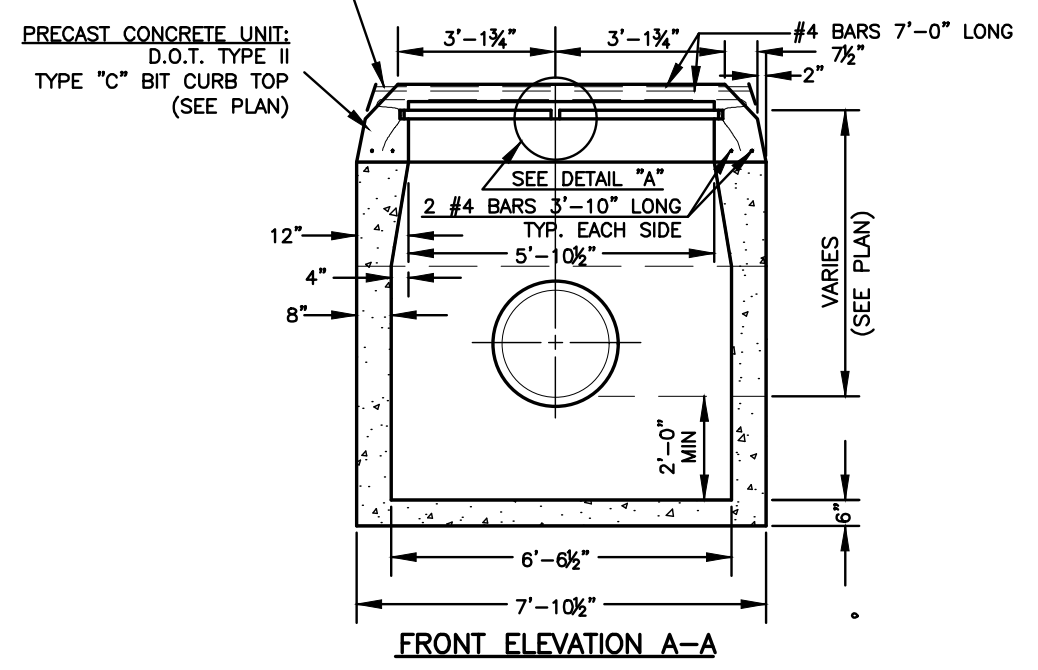


**PRECAST DRYWELL DETAIL**  
NOT TO SCALE

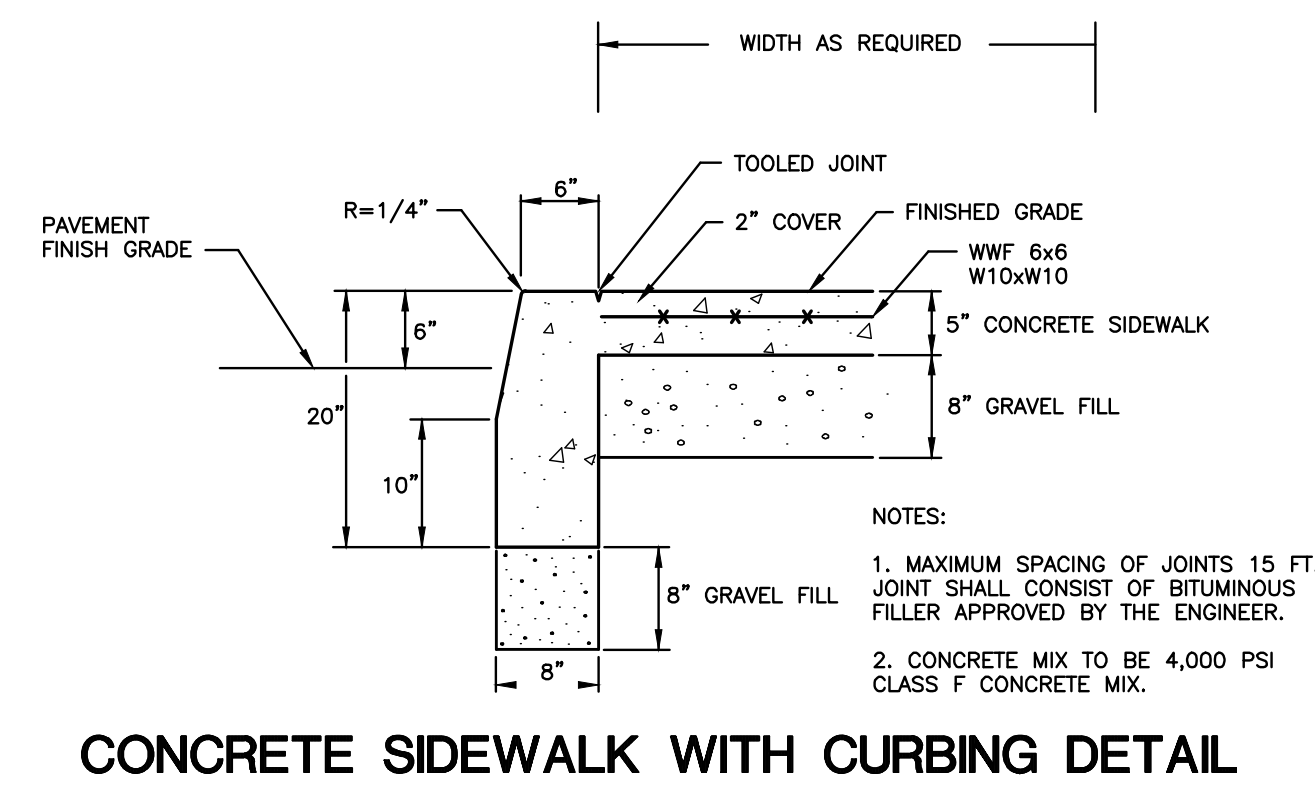


NOTES:  
1. ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253a(2)(h) AND THE 2003 PORTION OF THE STATE BUILDING CODE

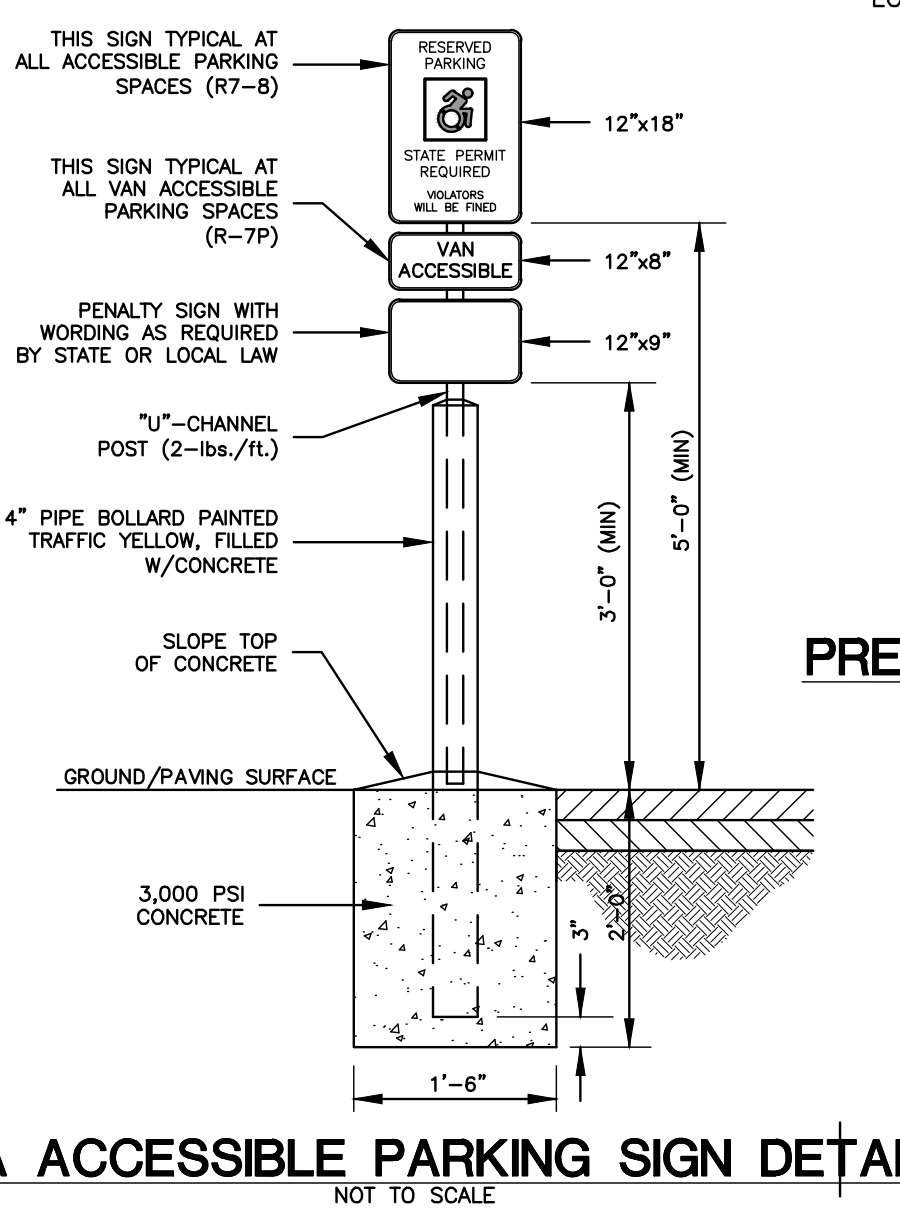
**ADA ACCESSIBLE PARKING SPACE DETAIL**  
NOT TO SCALE



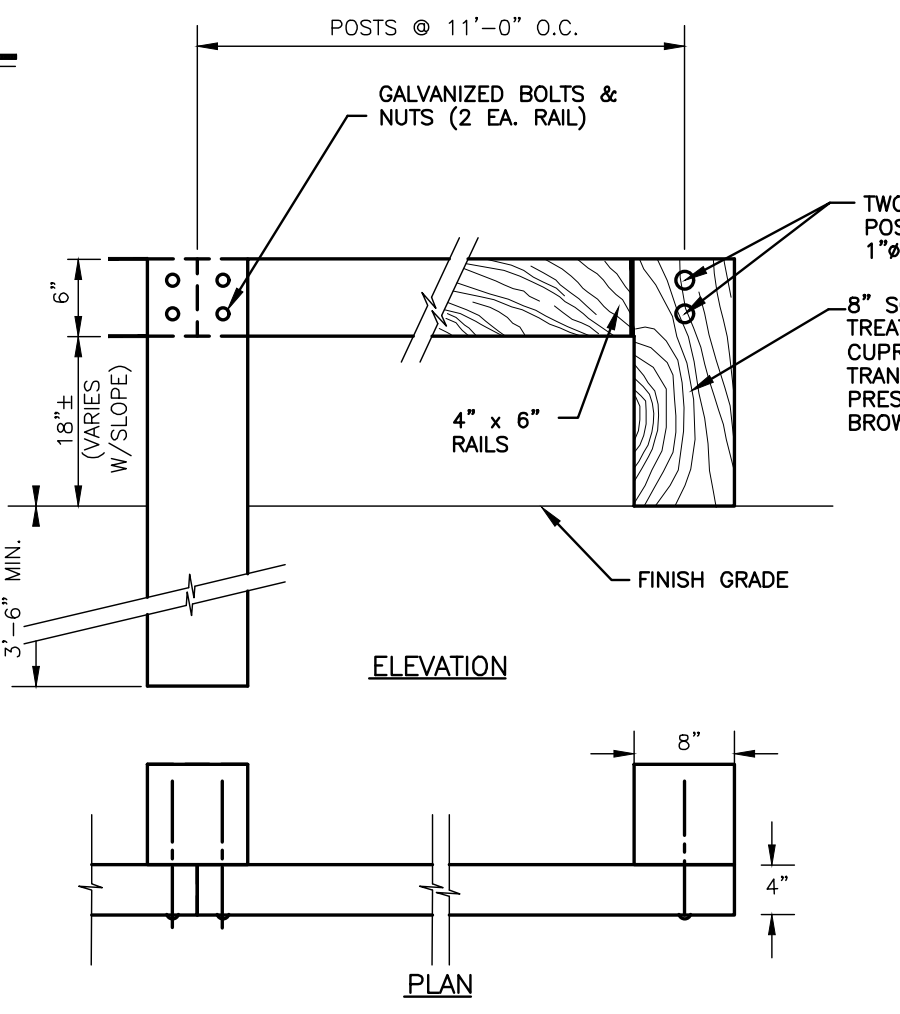
**DOUBLE TYPE "C-L" OR "C" CATCH BASIN DETAIL**  
NOT TO SCALE



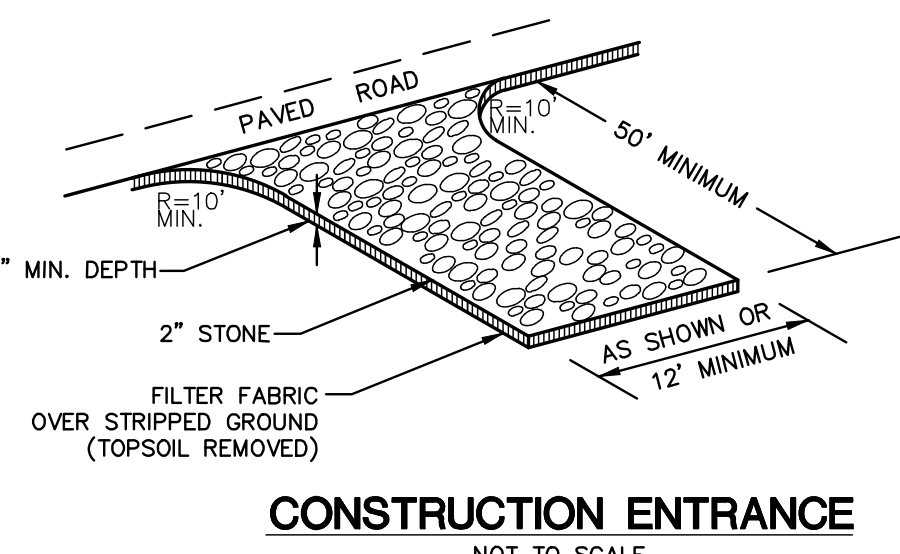
**CONCRETE SIDEWALK WITH CURBING DETAIL**  
(SINGLE POUR)  
NOT TO SCALE



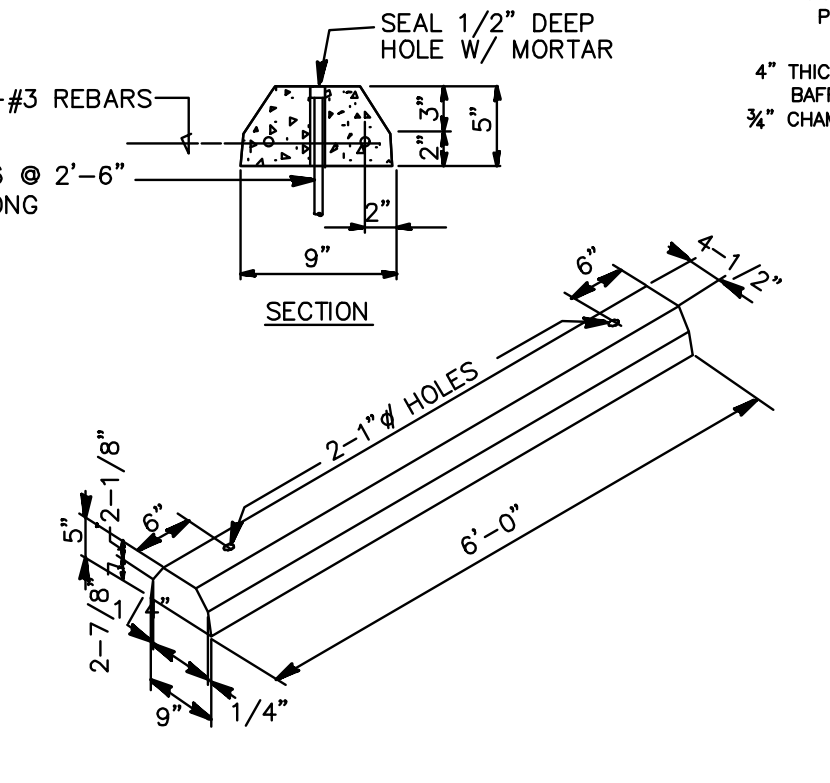
**ADA ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE



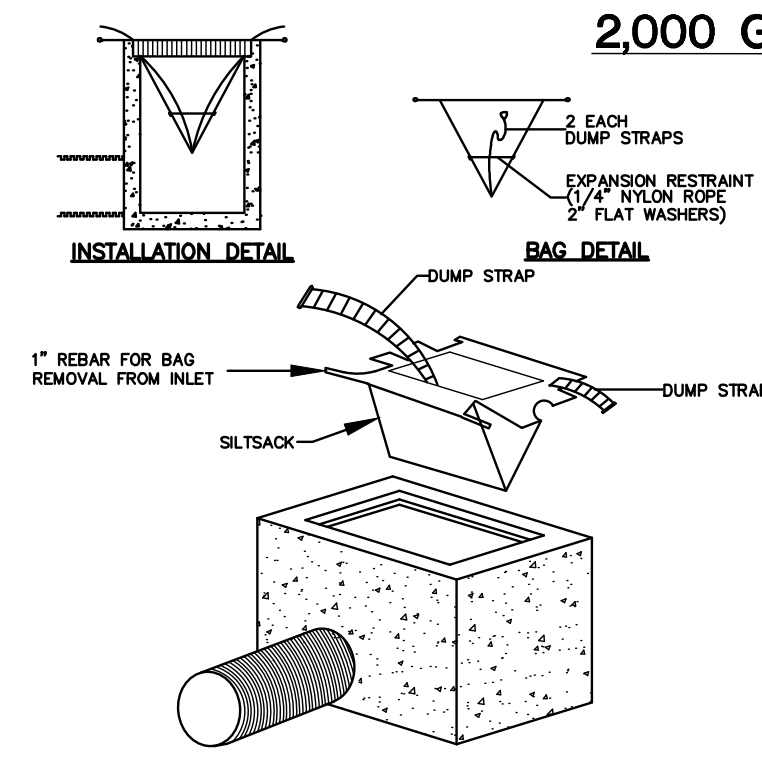
**WOOD GUARDRAIL**  
NOT TO SCALE



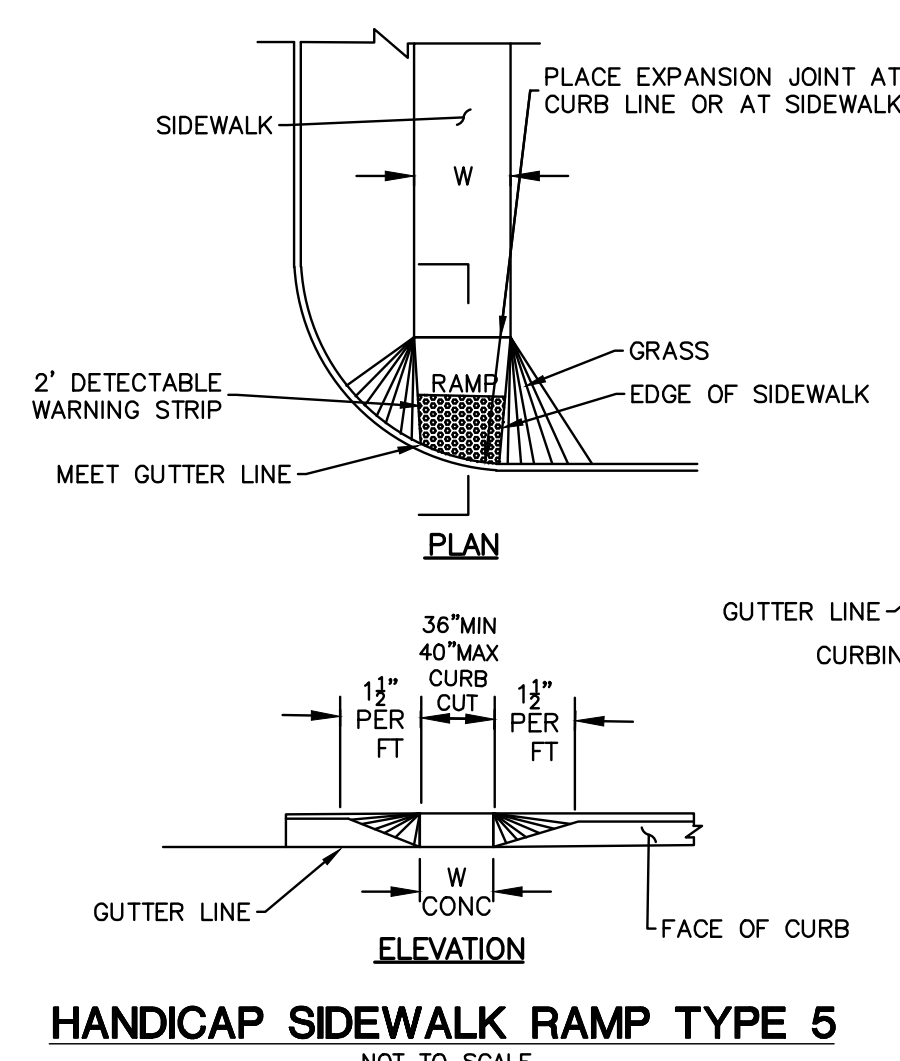
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



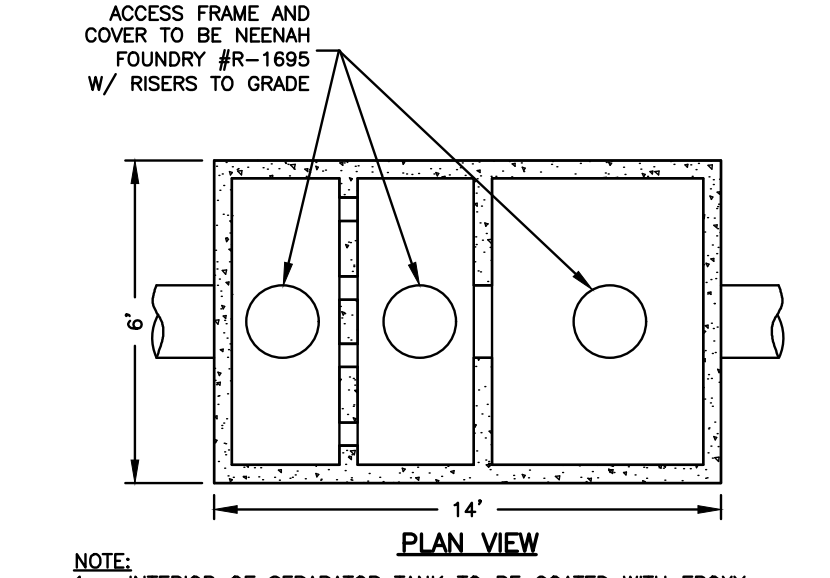
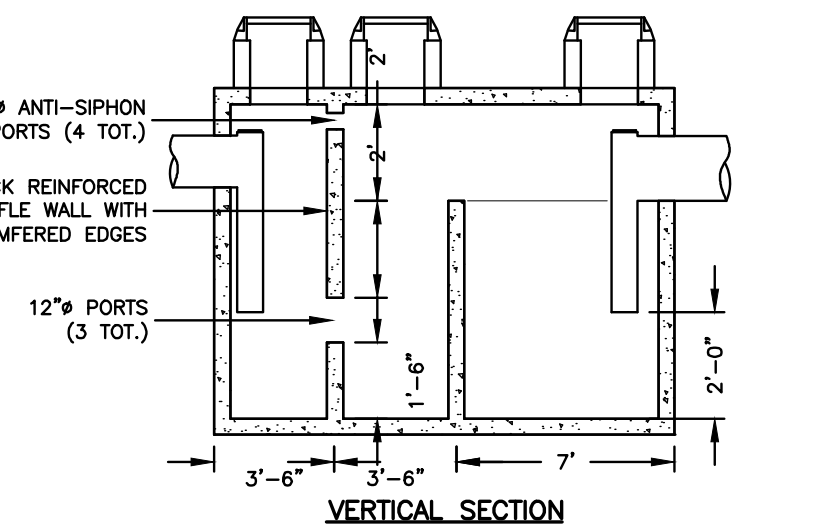
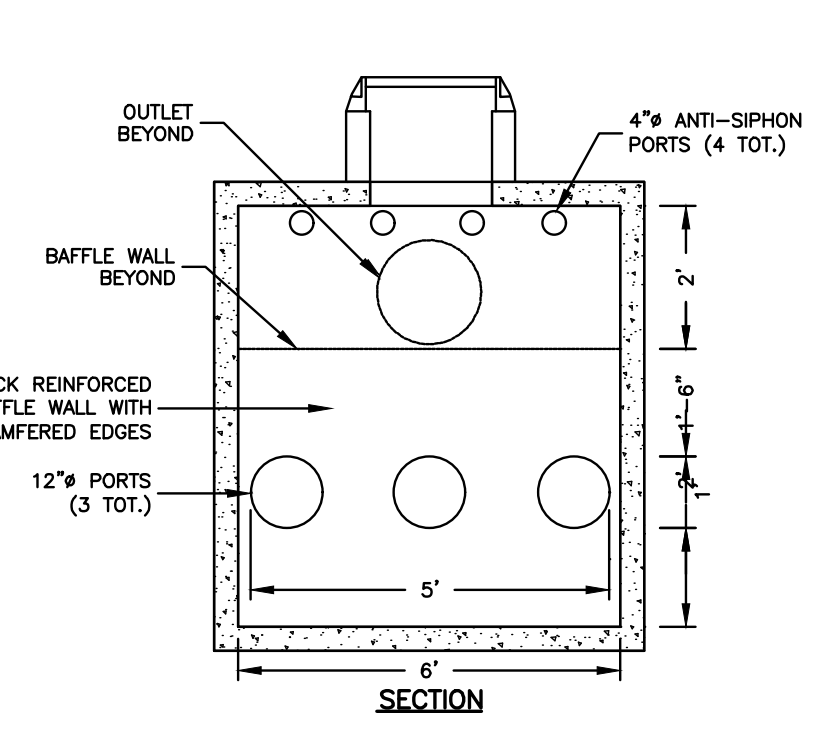
**PRECAST CONCRETE WHEEL STOP**  
NOT TO SCALE



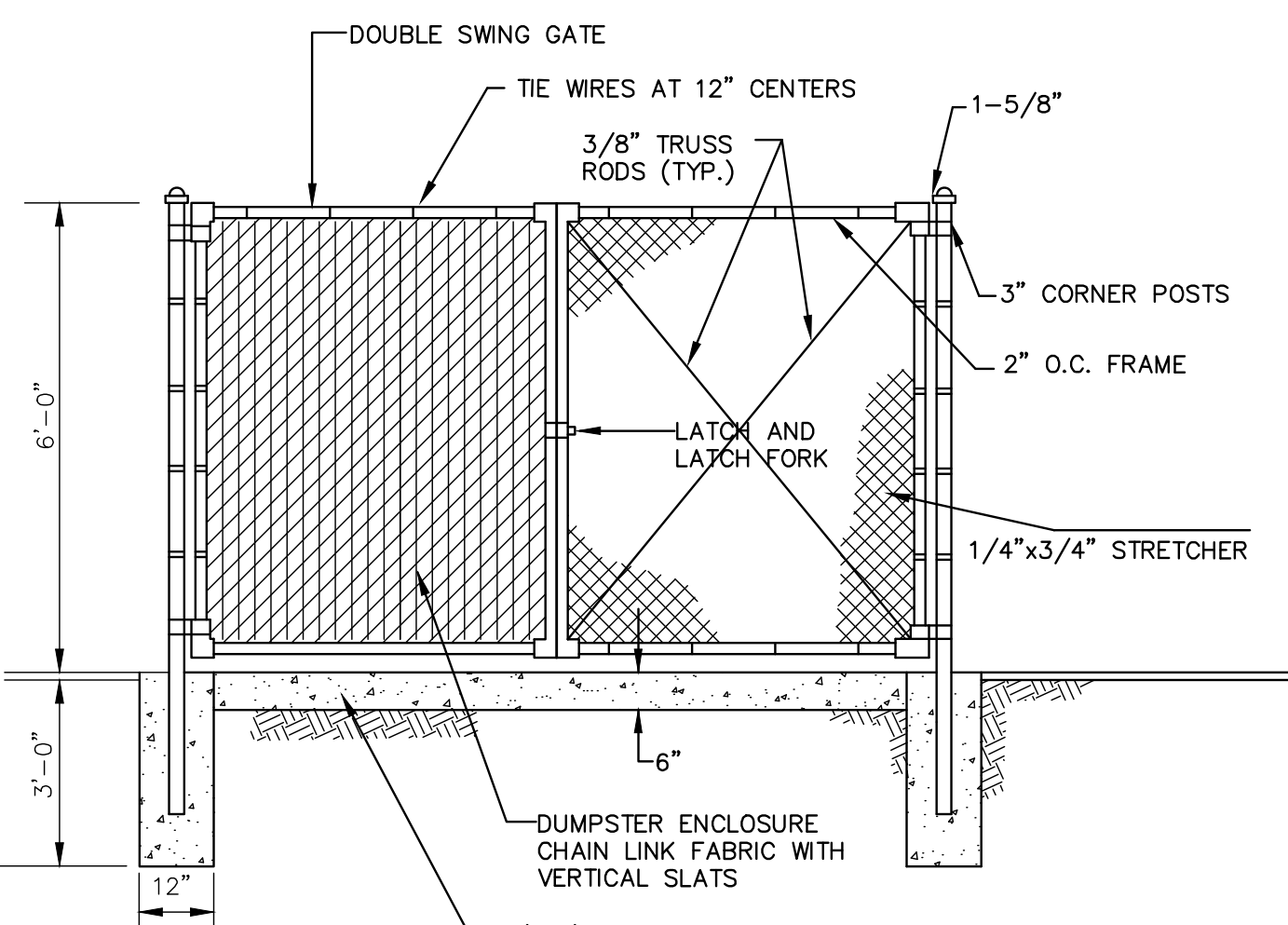
**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE



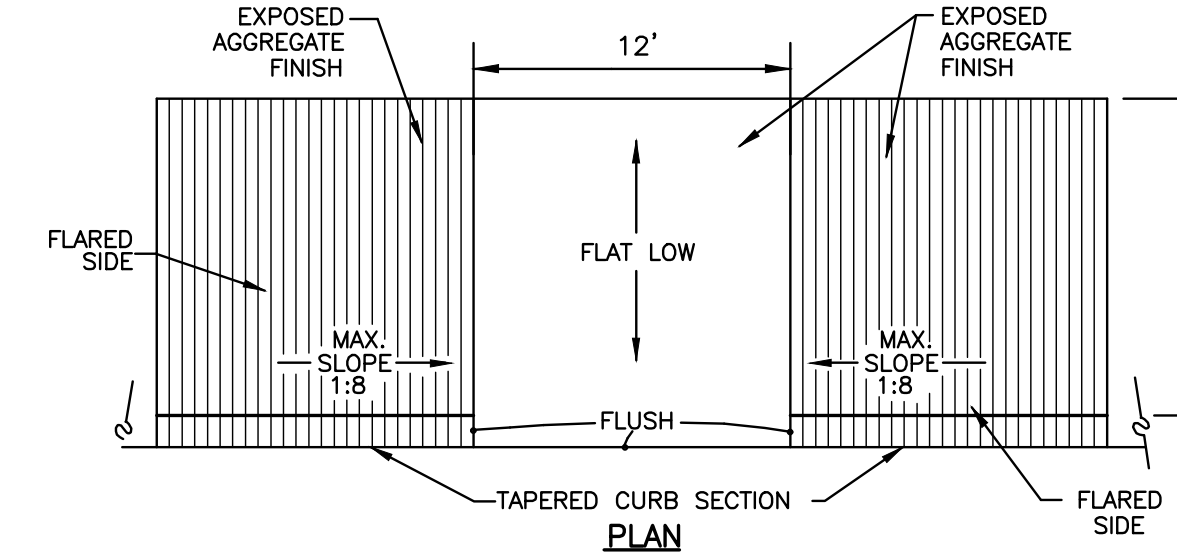
**HANDICAP SIDEWALK RAMP TYPE 5**  
NOT TO SCALE



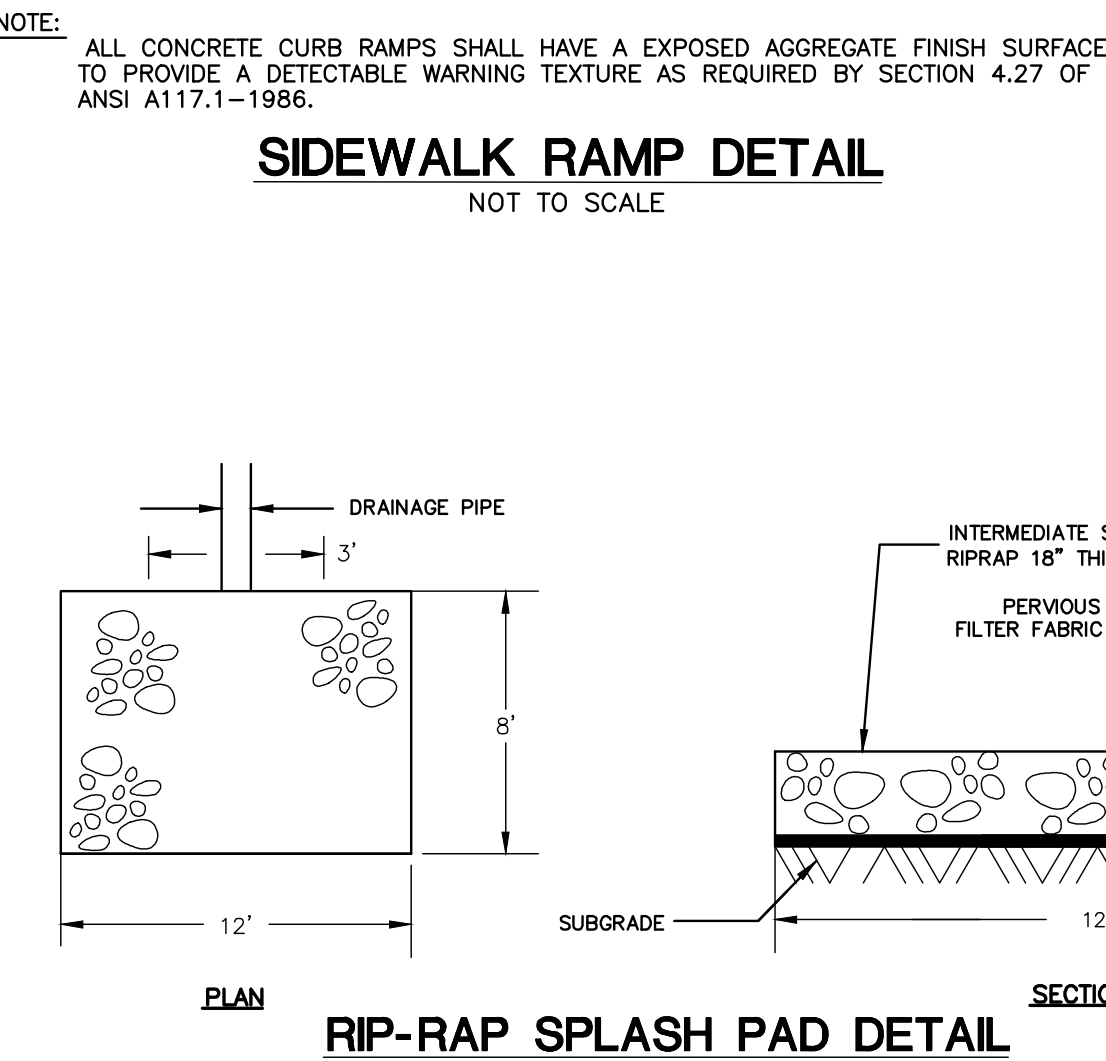
**2,000 GALLON OIL SEPARATOR TANK**  
NOT TO SCALE



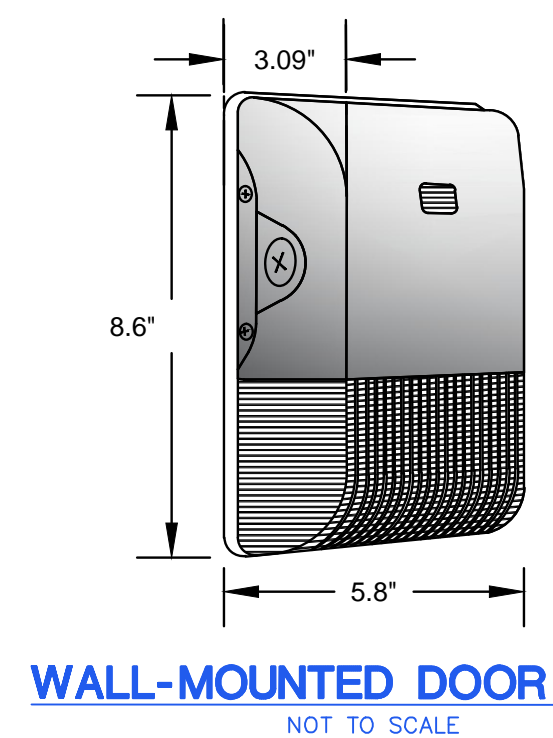
**CHAIN LINK FENCE/DUMPSTER ENCLOSURE**  
NOT TO SCALE



**SIDEWALK RAMP DETAIL**  
NOT TO SCALE

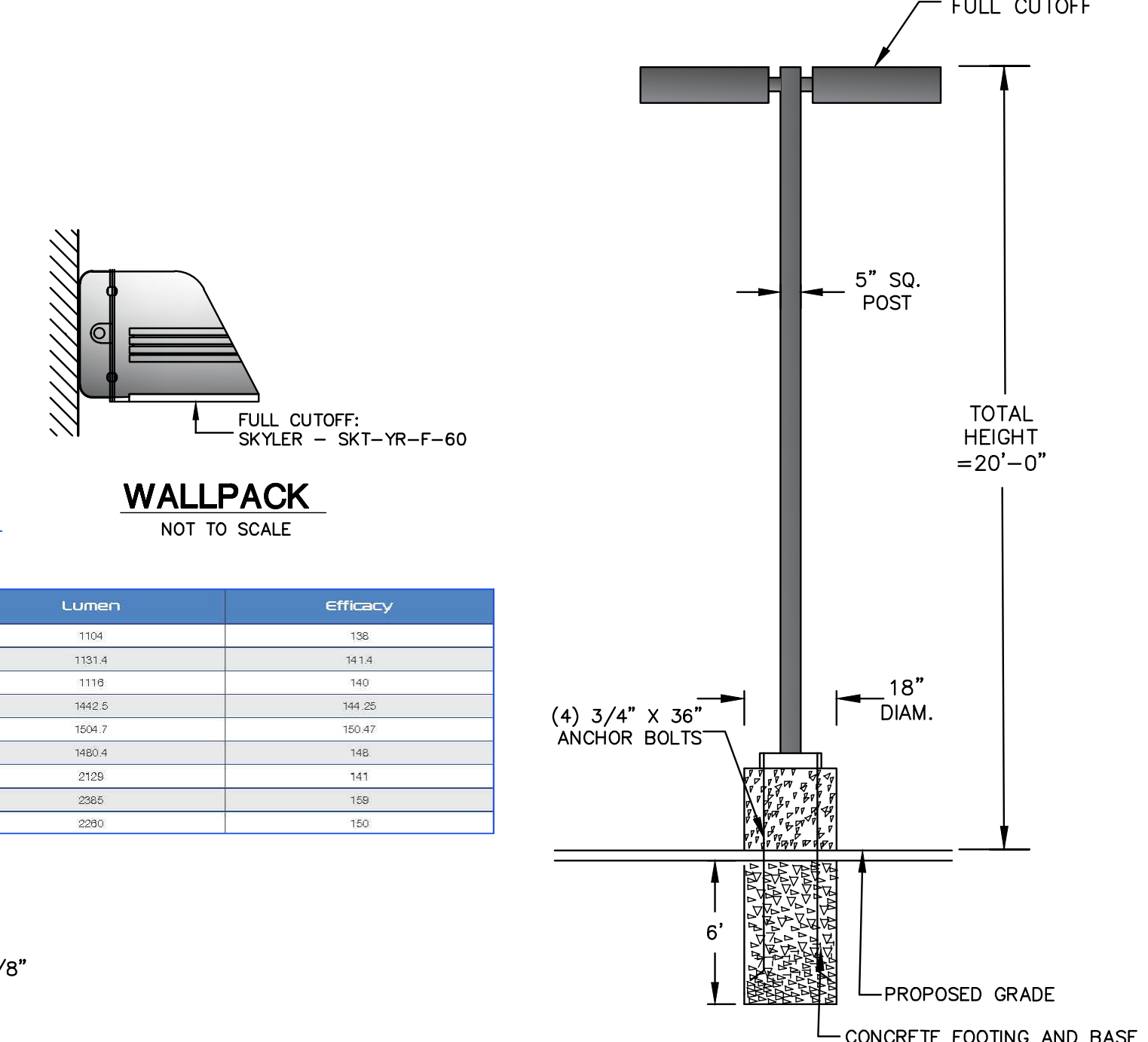


**RIP-RAP SPLASH PAD DETAIL**  
NOT TO SCALE

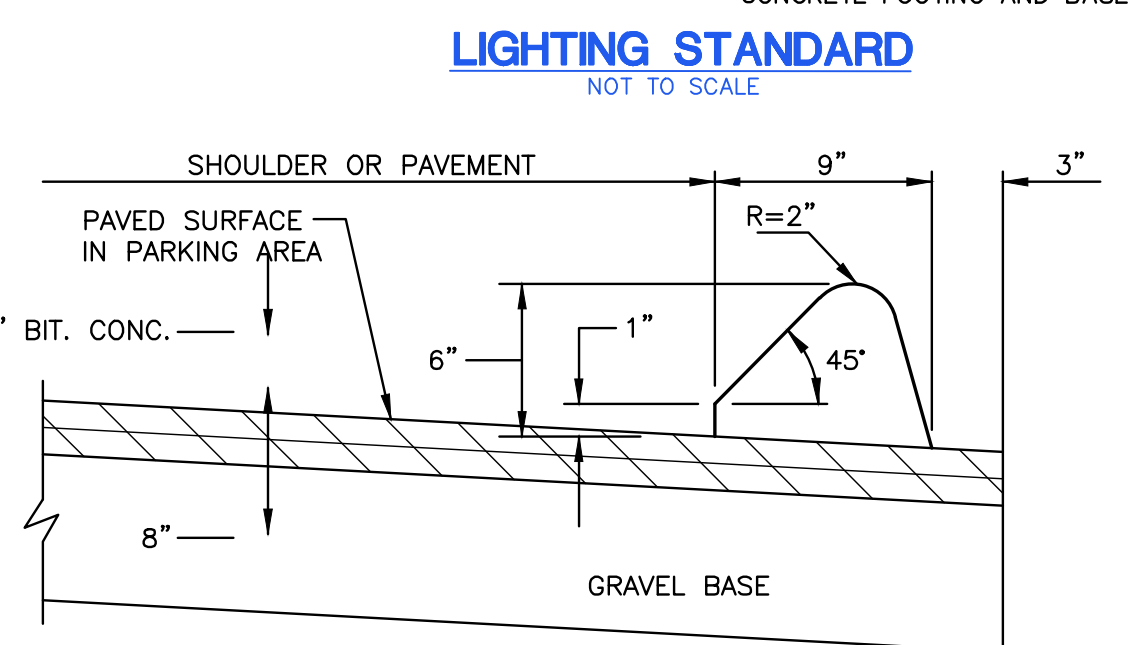


**WALL-MOUNTED DOOR LAMP**  
NOT TO SCALE

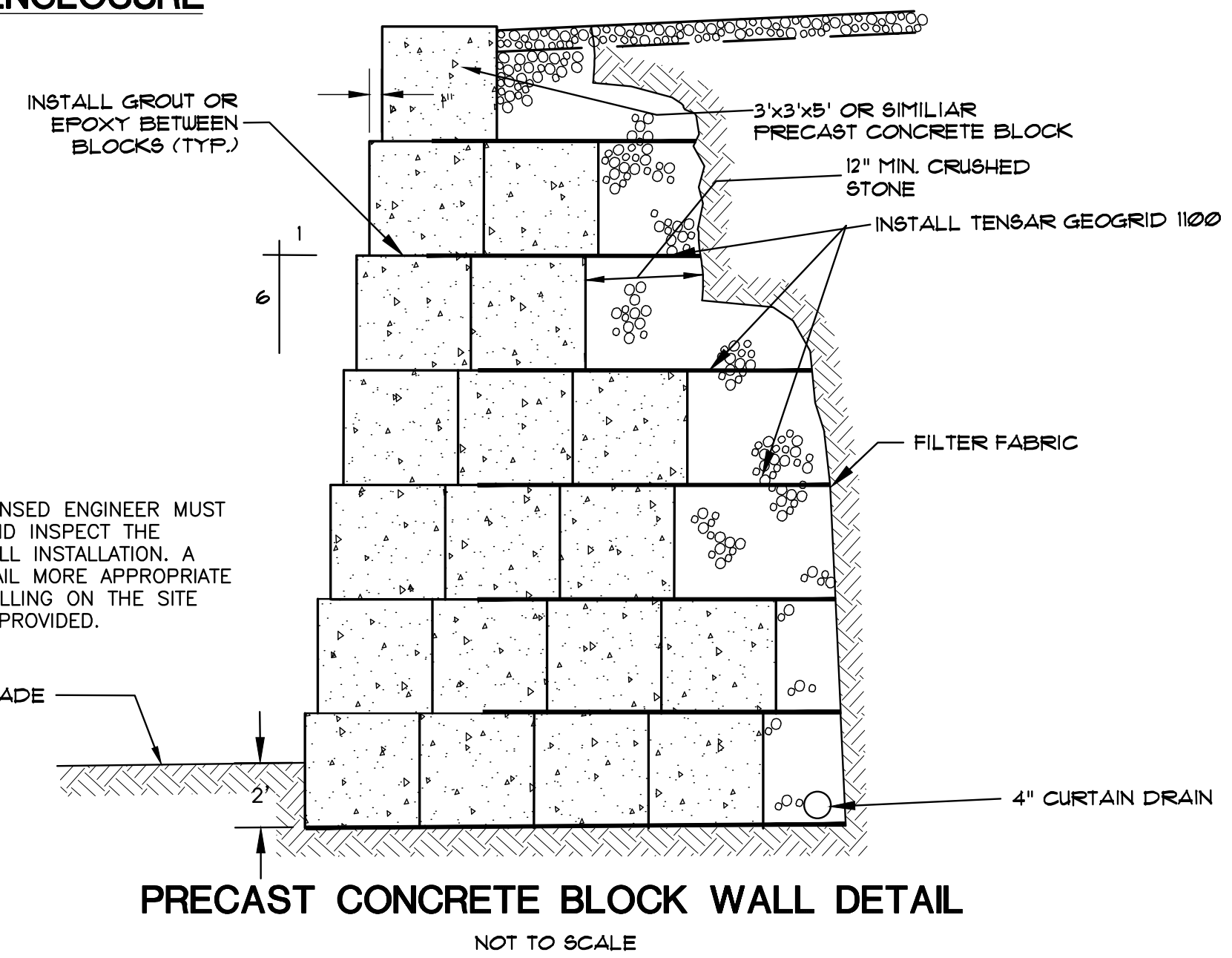
Wattage	CCT	Lumen	Efficacy
8	3000K	1104	136
	4000K	1131.4	141.4
	5000K	1118	140
10	3000K	1462.5	146.25
	4000K	1504.7	150.47
	5000K	1460.4	146
15	3000K	2129	141
	4000K	2265	150
	5000K	2250	150



**WALLPACK**  
NOT TO SCALE



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



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

No.	DATE	REVISION
2	6/20/24	REVIEW COMMENTS
1	6/07/24	MODIFIED SITE PLAN

**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

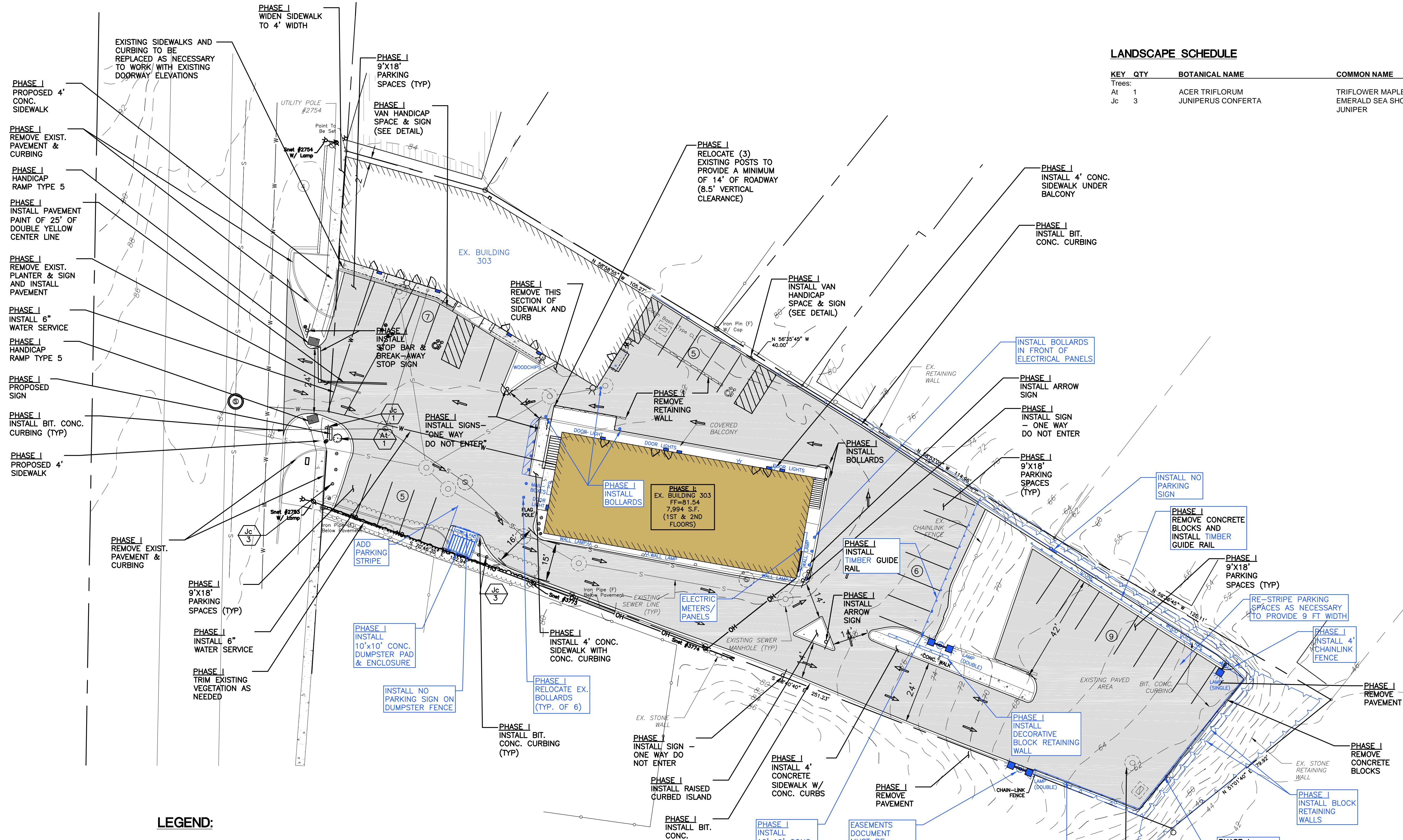
Project No. GSD-62  
Proj. Engineer E.M.B.  
Date: 8/12/22  
Sheet No. **3**





### LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees:				
At	1	ACER TRIFLORUM	TRIFLOWER MAPLE	6' HT
Jc	3	JUNIPERUS CONFERTA	EMERALD SEA SHORE JUNIPER	18-24" SPREAD



### 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		

### 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	2 FT (EXISTING)
REAR YARD SETBACK	30 FT.	188± FT

\* IF SERVED BY PUBLIC SEWERS

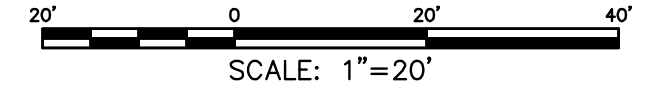
PARKING CALCULATIONS:  
 16 UNITS @ 2 SPACES PER UNIT = 32 SPACES  
 32 PARKING SPACES REQUIRED  
 32 PARKING SPACES PROVIDED

### NOTES:

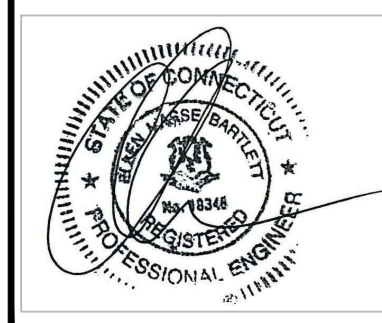
- REMOVE EXISTING PAVEMENT, REGRADE THE SITE AND INSTALL NEW PAVEMENT AS SHOWN ON THIS PLAN.\*
  - EXISTING WELL SHALL BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
  - ALL PLANTING AND LANDSCAPED AREAS TO BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE PROPERTY IN ACCORDANCE WITH MONTVILLE ZONING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

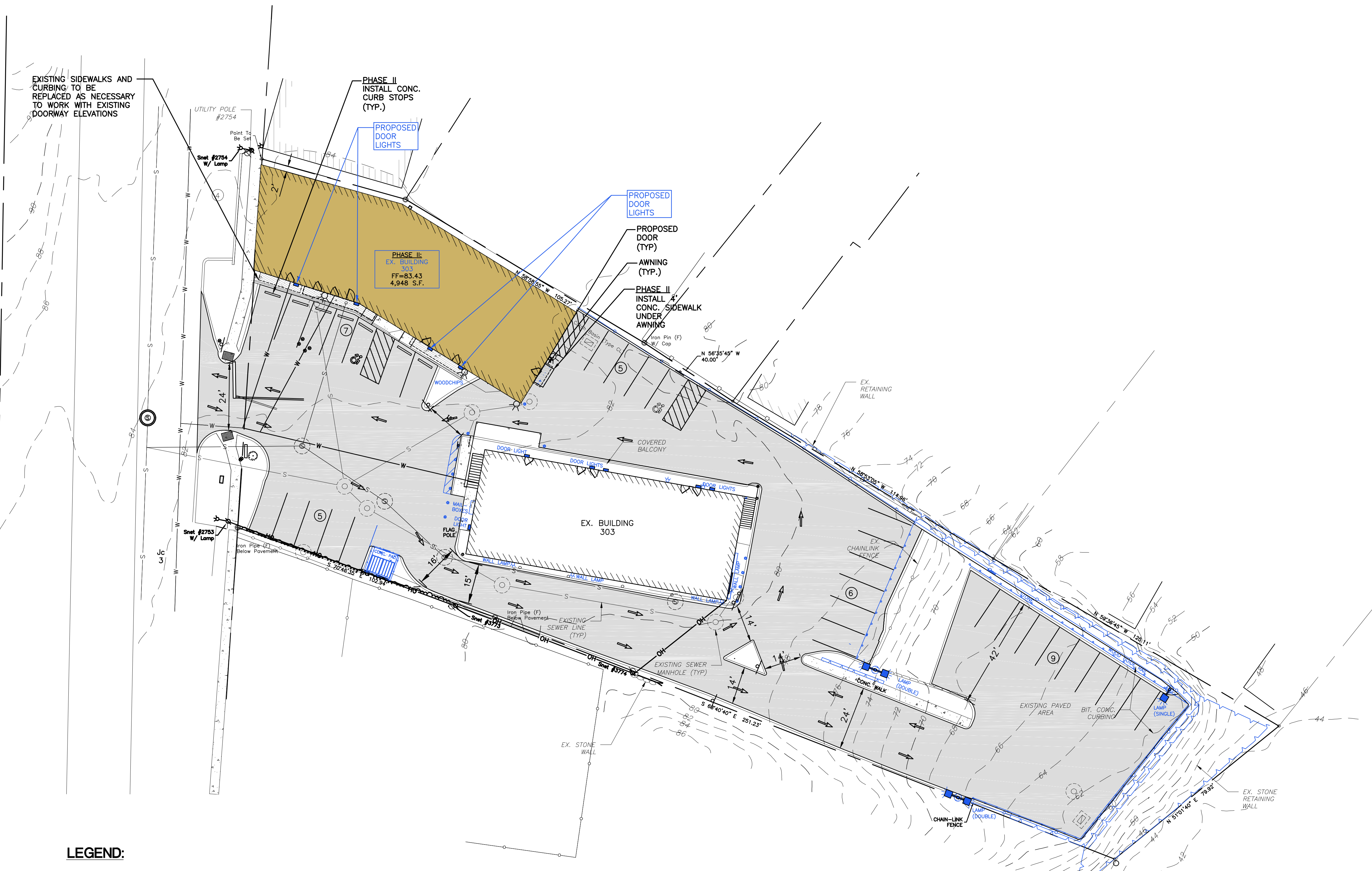
EASEMENTS DOCUMENTS MUST BE PROVIDED FOR THE RETAINING WALL



<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>		<p>Project No. GSD-62</p> <p>Proj. Engineer E.M.B.</p> <p>Date: 8/12/22</p> <p>Sheet No. <b>4</b></p>
<p>OWNER: LOMBARDI GRAVEL, LLC          305 BUTLERTOWN RD MONTVILLE, CT          303 (AKA 303, 307 &amp; 309)          NORWICH-NEW LONDON TPK          UNCASVILLE, CT</p>	<p>PHASE I</p>	<p>3 6/20/24 REVIEW COMMENTS</p> <p>2 6/17/24 REVIEW COMMENTS</p> <p>1 6/07/24 MODIFIED SITE PLAN</p>







**LEGEND:**

— — — — —	PROPERTY LINE	○	UTILITY POLE
-x-x-x-	CHAIN-LINK FENCE	N/F	NOW OR FORMERLY
— — — — —	RETAINING WALL	U.G.	UNDER GROUND
— — — — —	WETLANDS EDGE	○	DECIDUOUS TREE
— — — — —	STONE WALL	OH	OVERHEAD ELECTRIC LINE
○	BOUNDARY POINT	⊗	WATER SHUTOFF
○	IRON PIN, IRON PIPE	⊗	BOLLARD
CHD, MON	MONUMENT	⊗	SHRUB
⊗	GAS GATE, WATER GATE	WF	WETLANDS VEGETATION, FLAG
○	TRAFFIC SIGN	■	BITUMINOUS CONCRETE
○	DRY WELL MANHOLE	■	CONCRETE
⊙	ELECTRIC LAMP POST	■	STONES

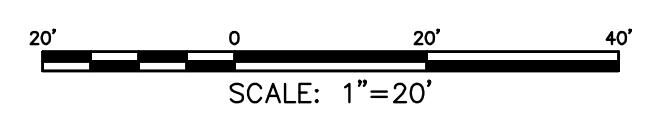
**ZONING COMPLIANCE CHART**  
ZONING DISTRICT: C1—COMMERCIAL—ROUTE 32 OVERLAY (OZ)

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	2 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.



<p><b>GREEN SITE DESIGN LLC</b> 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</p>		<p>Project No. GSD-62 Proj. Engineer E.M.B. Date: 8/12/22 Sheet No. 5</p>									
<table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>7</td> <td>6/20/24</td> <td>REVIEW COMMENTS</td> </tr> <tr> <td>5</td> <td>6/07/24</td> <td>MODIFIED SITE PLAN</td> </tr> </table>	No.	DATE	REVISION	7	6/20/24	REVIEW COMMENTS	5	6/07/24	MODIFIED SITE PLAN	<p>OWNER: LOMBARDI GRAVEL, LLC 305 BUTLERTOWN RD MONTVILLE, CT 303 (AKA 303, 307 &amp; 309) NORWICH-NEW LONDON TPK UNCASVILLE, CT</p>	<p>PHASE II</p>
No.	DATE	REVISION									
7	6/20/24	REVIEW COMMENTS									
5	6/07/24	MODIFIED SITE PLAN									

Y:\PROJECTS\62 -307 Route 32 - Phase Plan - Blue Revisions.v3.dwg, 6/21/2024 12:46:46 PM, DWG To PDF.pc3