

# 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
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

JULY 9, 2024  
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 \_\_\_\_\_



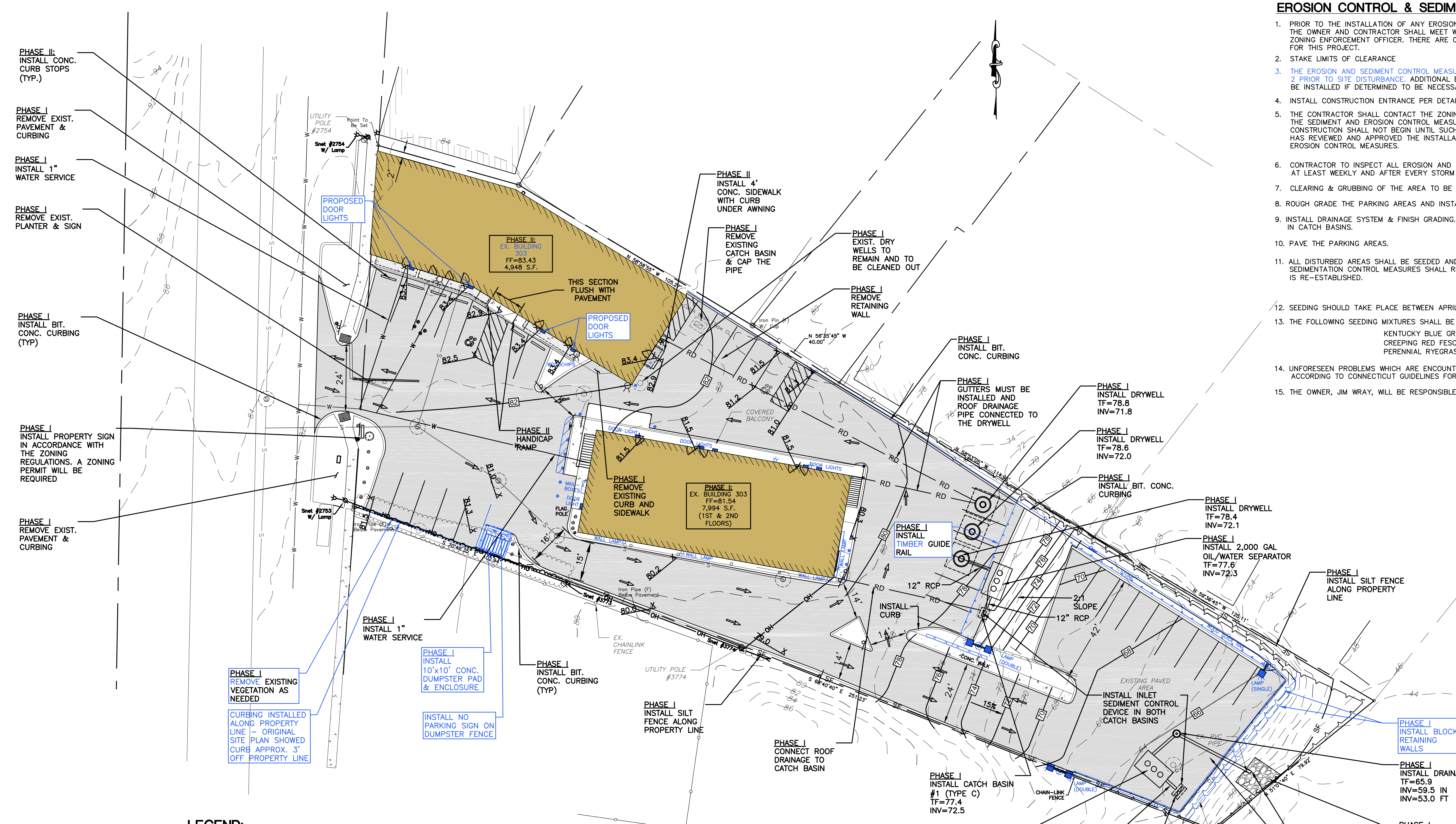




EROSION CONTROL & SEDIMENTATION NARRATIVE

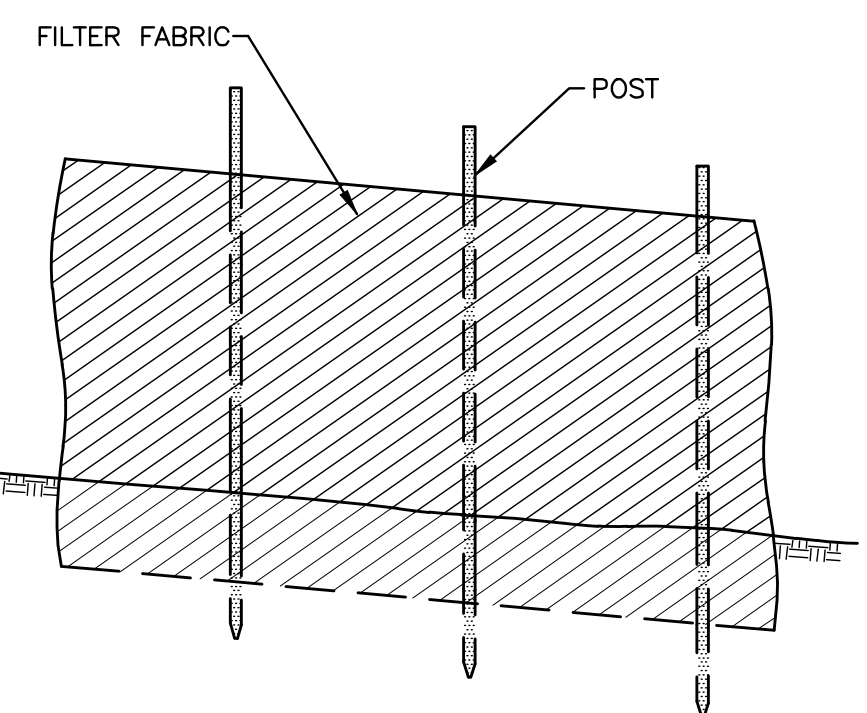
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES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

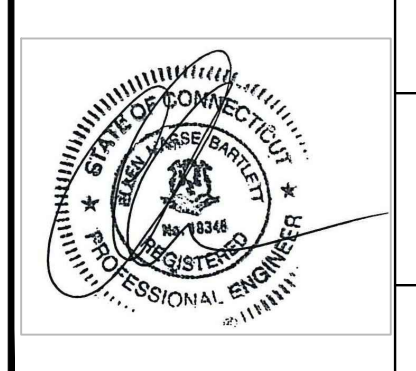


LEGEND:

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



No.	DATE	REVISION
7	7/9/24	REVIEW COMMENTS
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



**GREEN SITE DESIGN LLC**

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NORWICH-NEW LONDON TPKE  
UNCASVILLE, CT

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

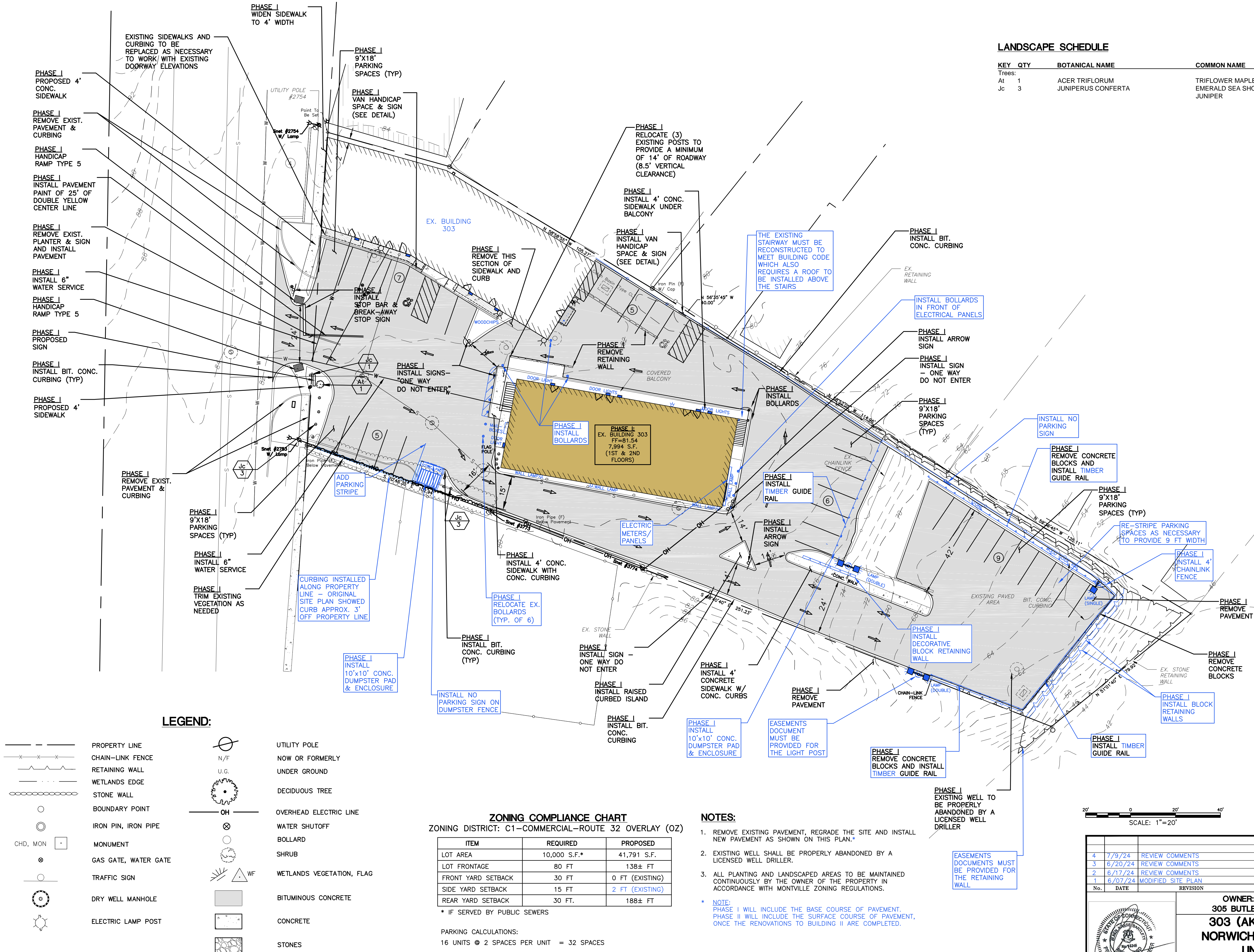
MODIFIED SITE PLAN (CONTINUED)





## SITE DETAILS





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
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	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

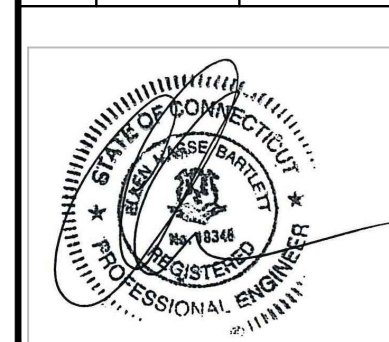
PARKING CALCULATIONS:  
16 UNITS @ 2 SPACES PER UNIT = 32 SPACES  
32 PARKING SPACES REQUIRED  
32 PARKING SPACES PROVIDED

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.

SCALE: 1"=20'

No.	DATE	REVISION
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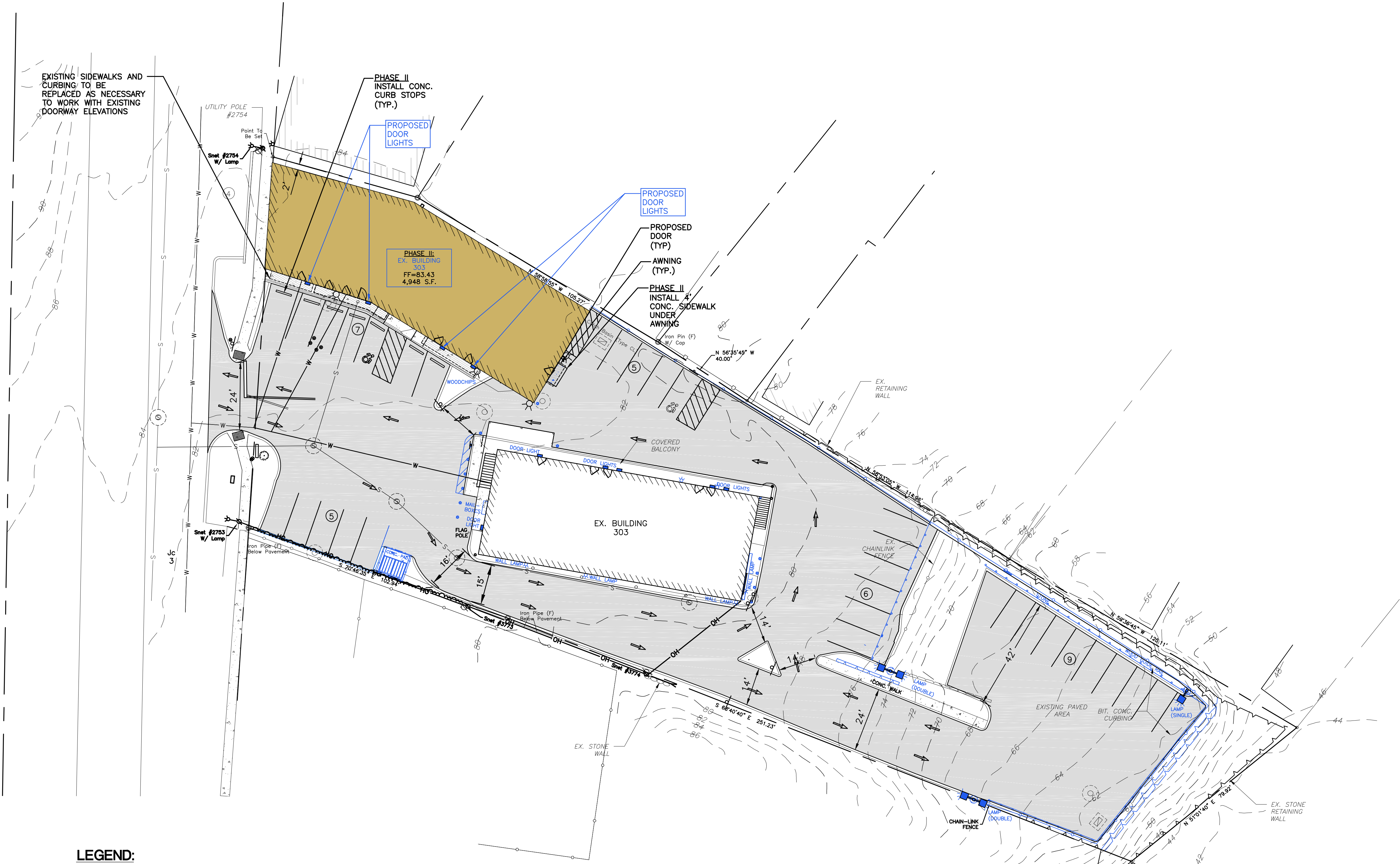
PHASE I

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

4



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No.	DATE	REVISION	OWNER: LOMBARDI GRAVEL, LLC 305 BUTLERTOWN RD MONTVILLE, CT 303 (AKA 303, 307 & 309) NORWICH-NEW LONDON TPKE UNCASVILLE, CT		Proj. Engineer E.M.B.
PHASE II					Date: 8/12/22
					Sheet No. 5

