

# 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 30, 2024**  
**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 \_\_\_\_\_



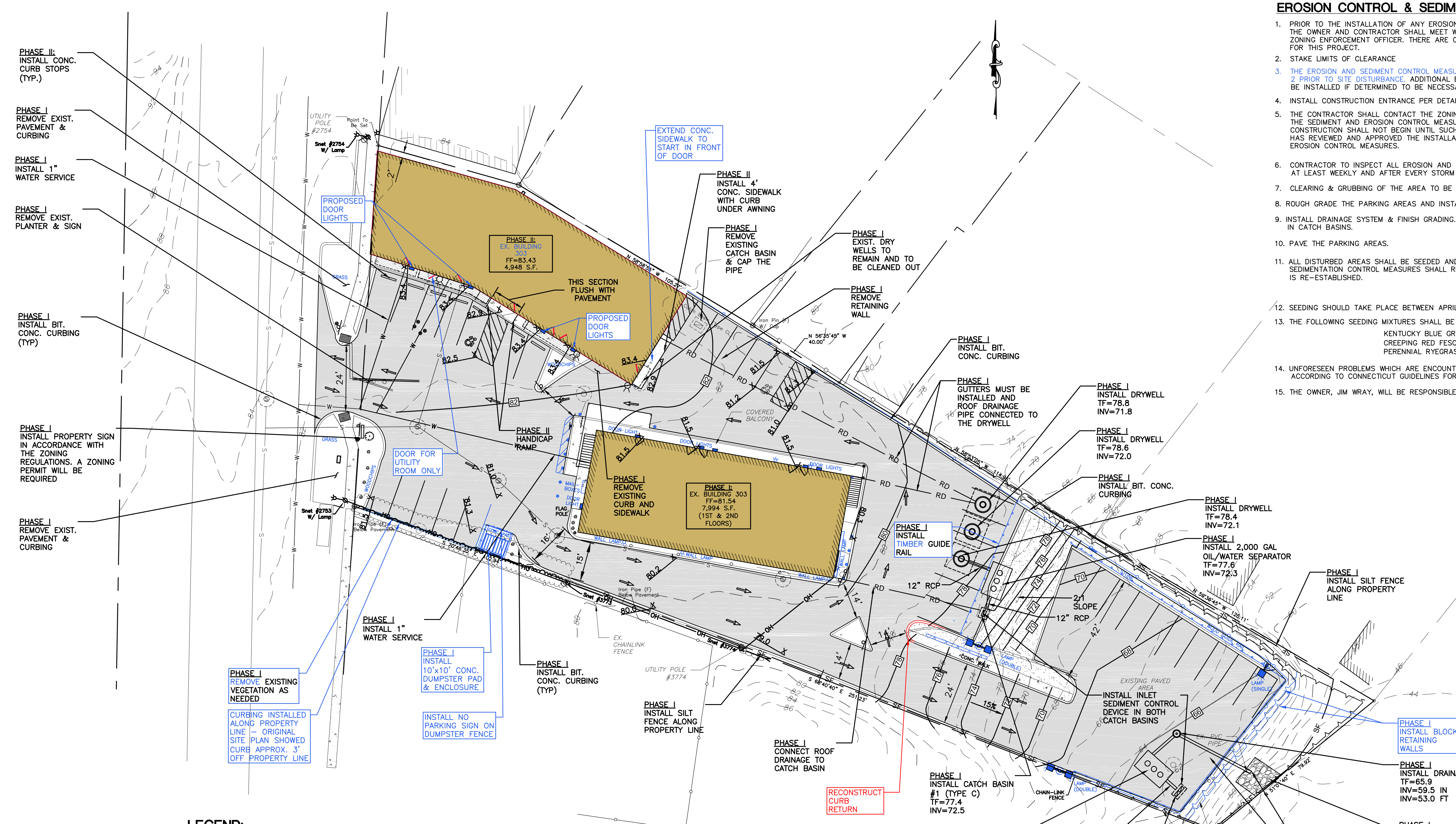




EROSION CONTROL & SEDIMENTATION NARRATIVE

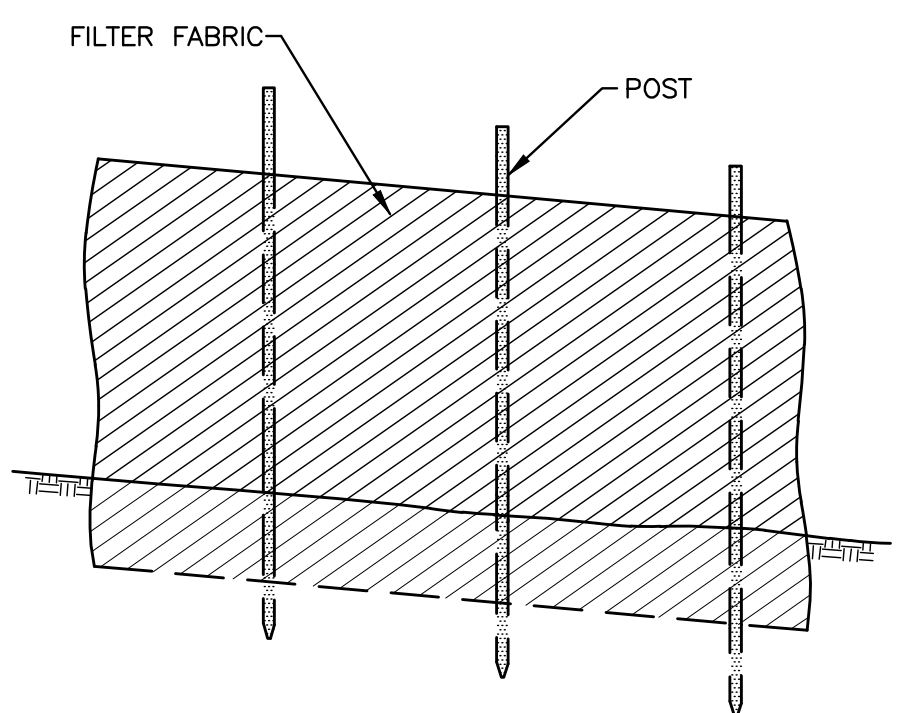
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 0.7 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES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



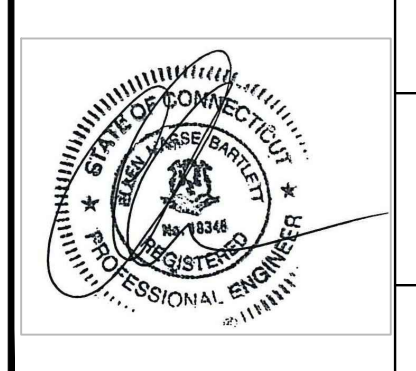
**LEGEND:**

	PROPERTY LINE		UTILITY POLE
	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		



SCALE: 1"=20'

No.	DATE	REVISION
7	7/30/24	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**

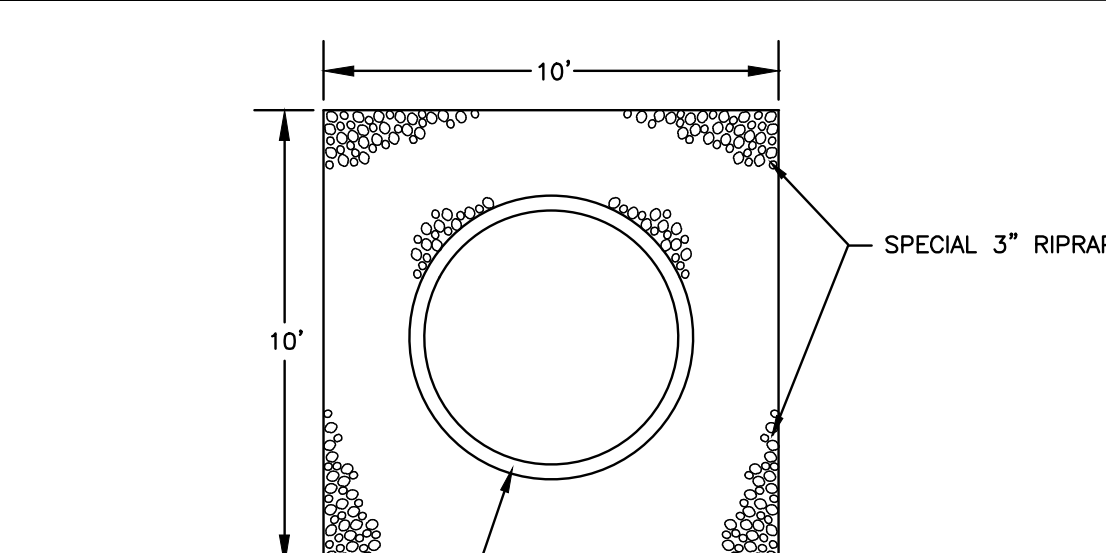
317 Main Street Norwich, Connecticut  
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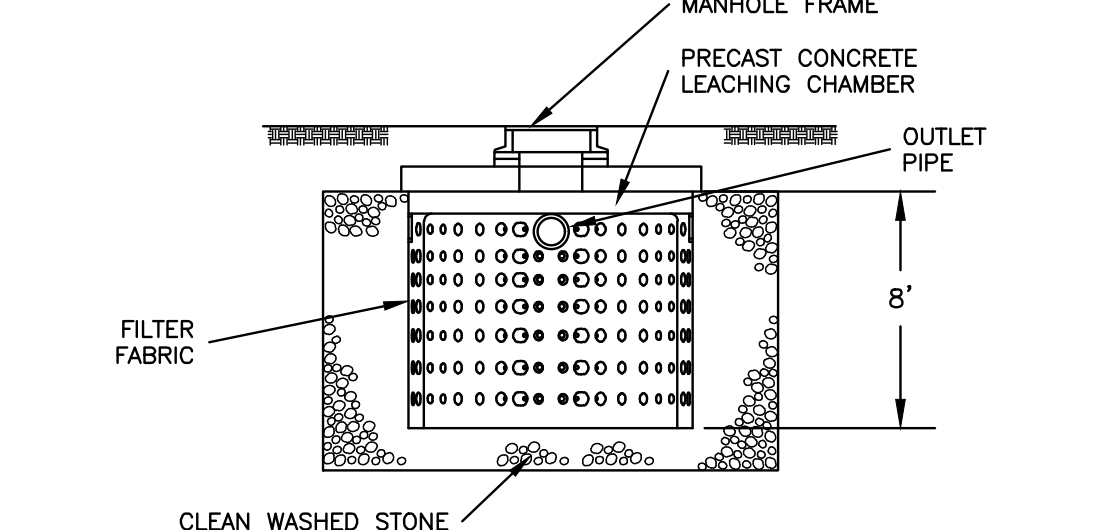
Project No. GSD-62  
Proj. Engineer E.M.B.  
Date: 8/12/22  
Sheet No. 2

MODIFIED SITE PLAN (CONTINUED)

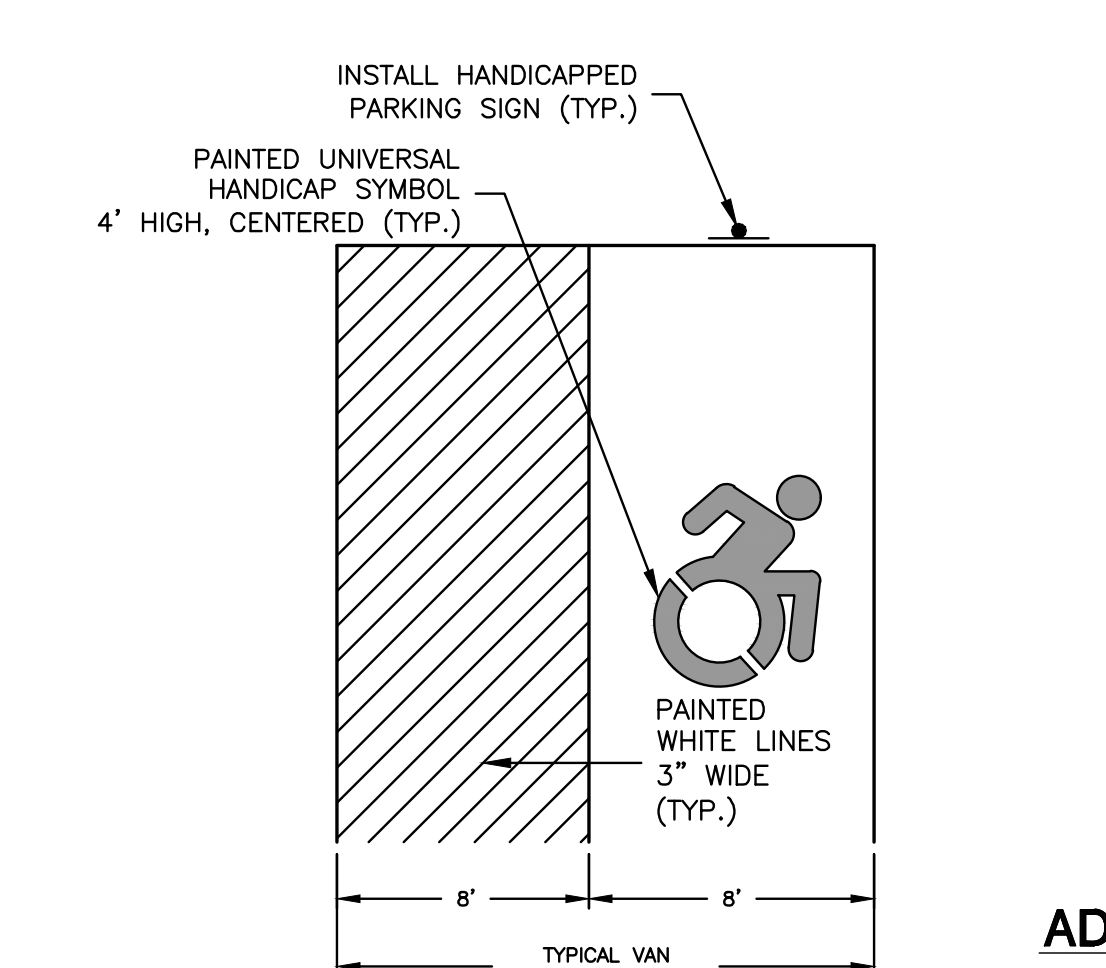




PRECAST DRYWELL TO BE  
ROTONDO MODEL # DW 8-6 HD  
OR APPROVED EQUAL



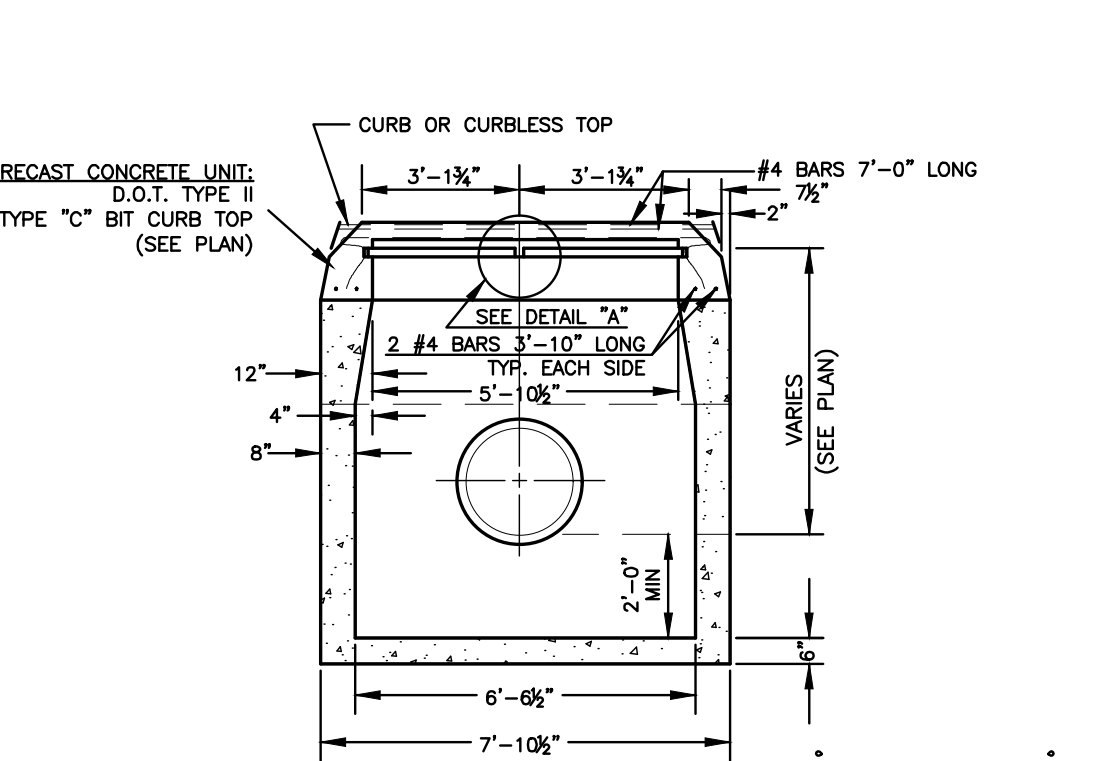
PRECAST DRYWELL DETAIL  
NOT TO SCALE



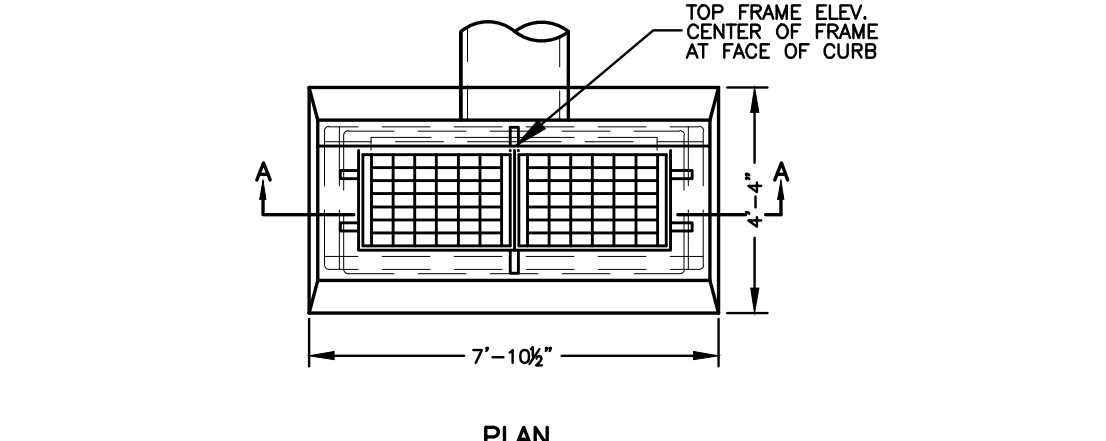
ADA ACCESSIBLE PARKING SPACE DETAIL  
NOT TO SCALE

NOTES:  
1. ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253a2(h) AND THE 2003 PORTION OF THE STATE BUILDING CODE

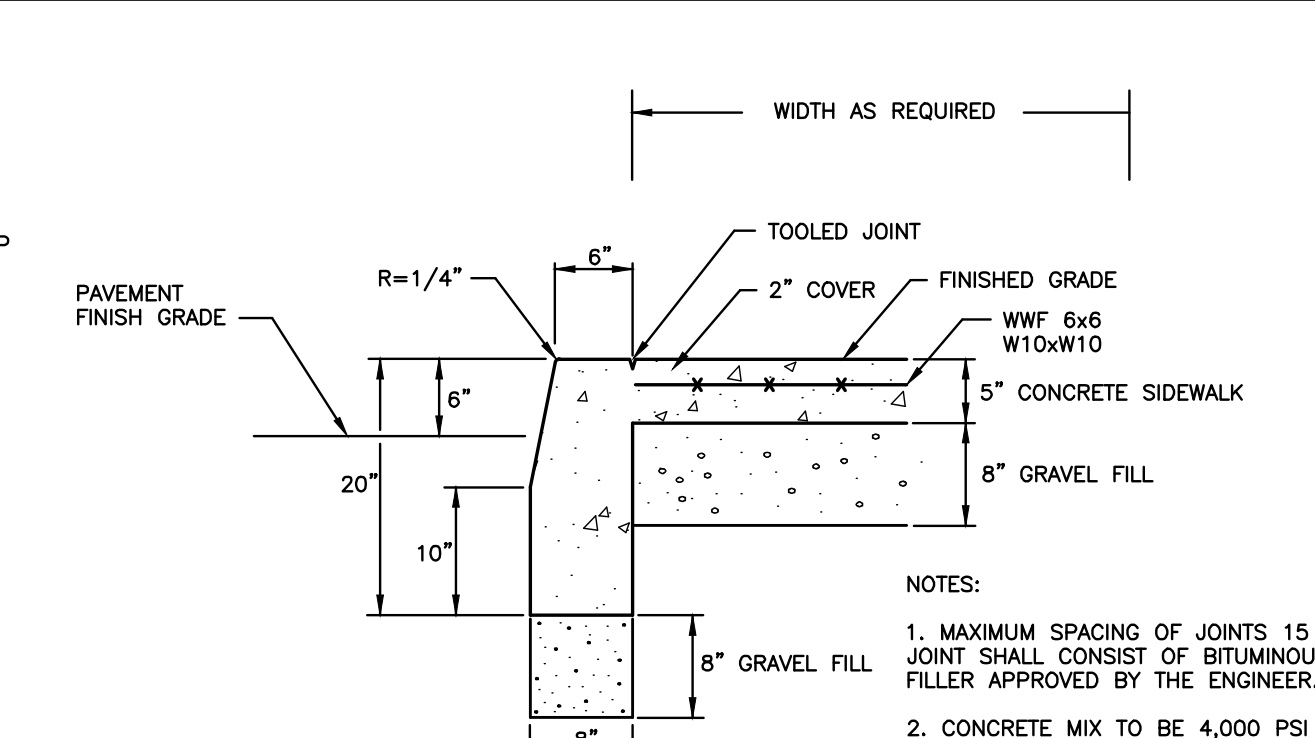
ADA ACCESSIBLE PARKING SIGN DETAIL  
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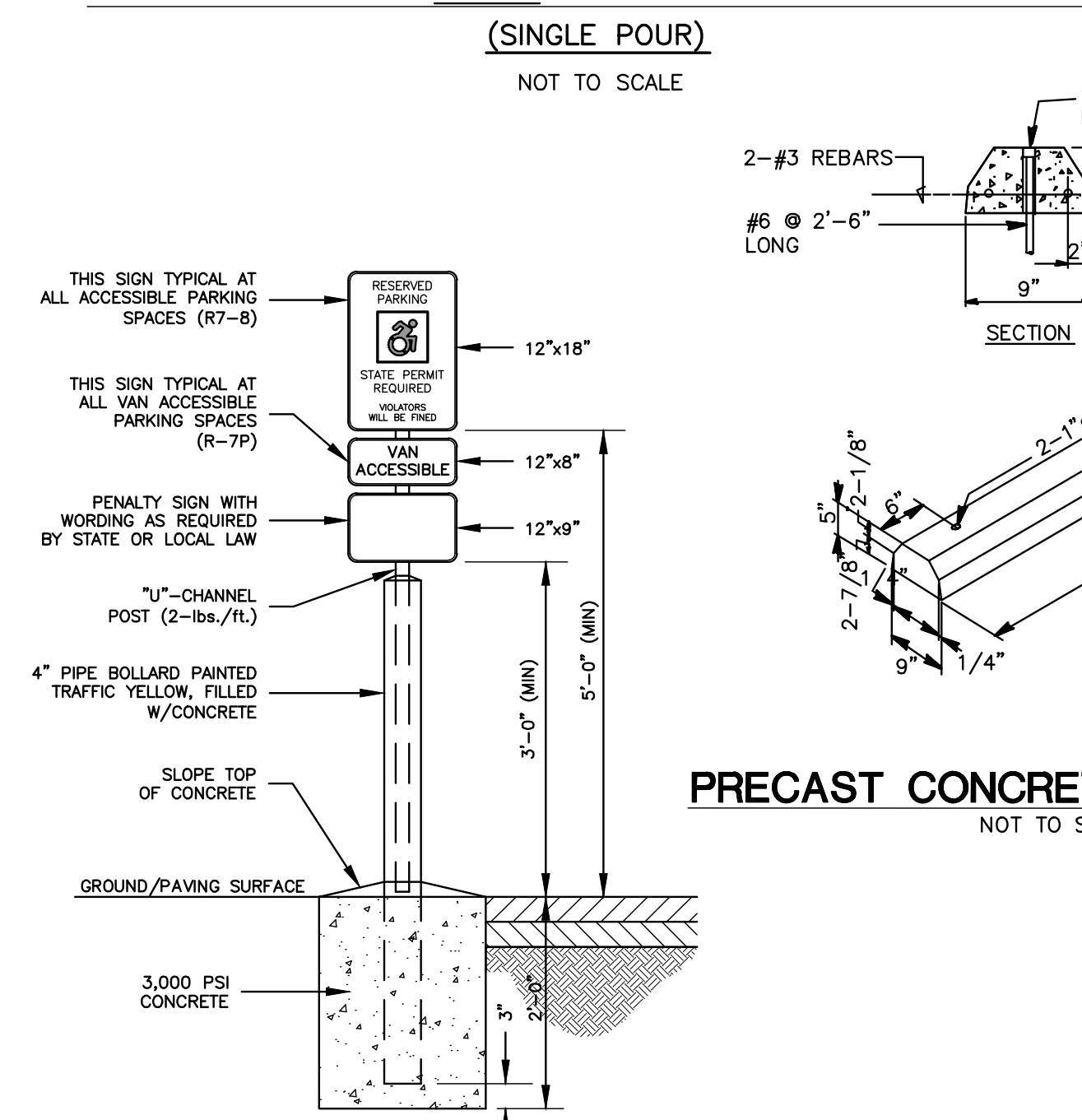
DOUBLE TYPE "C-L" OR "C" CATCH BASIN DETAIL  
NOT TO SCALE



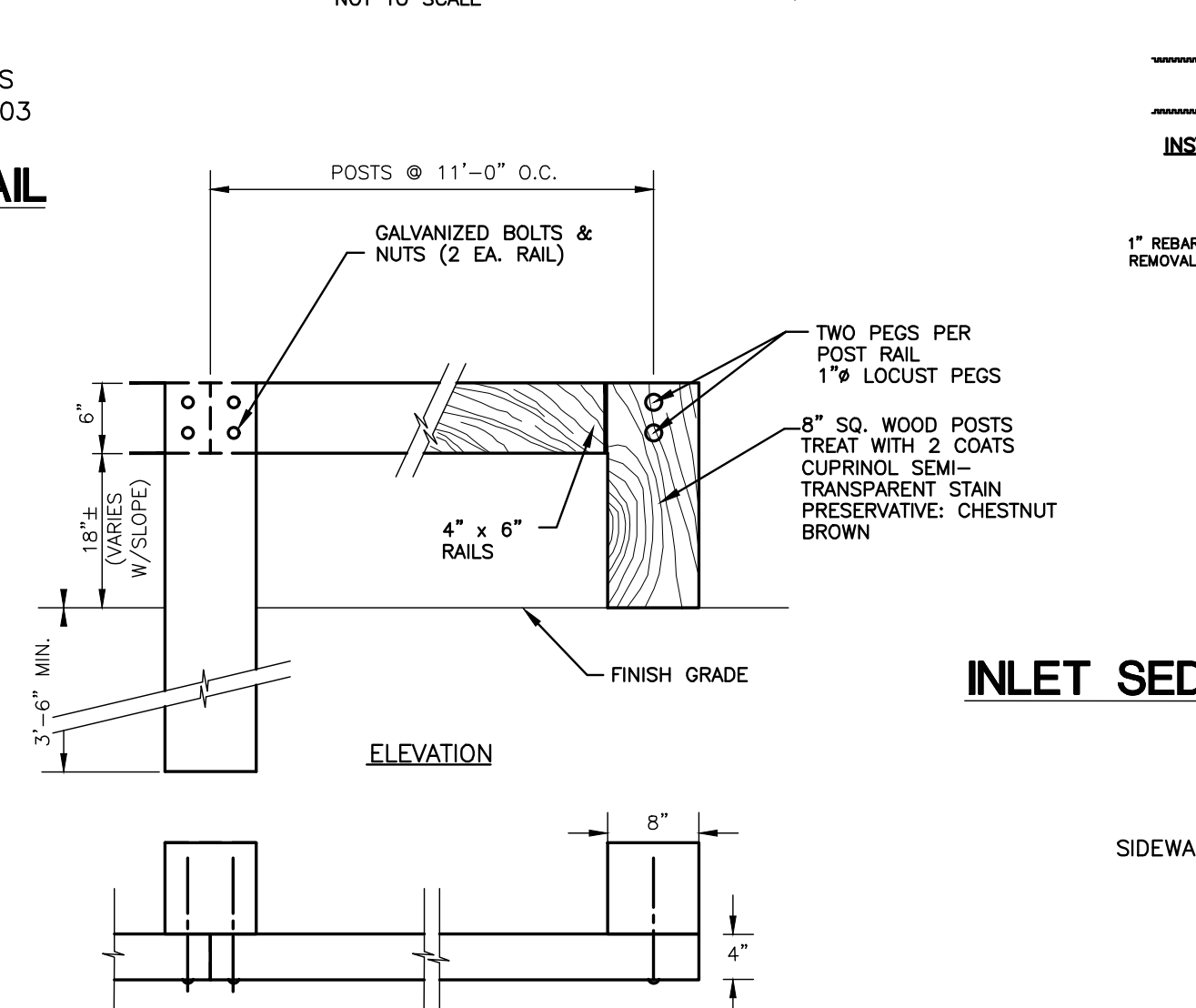
CONSTRUCTION ENTRANCE  
NOT TO SCALE



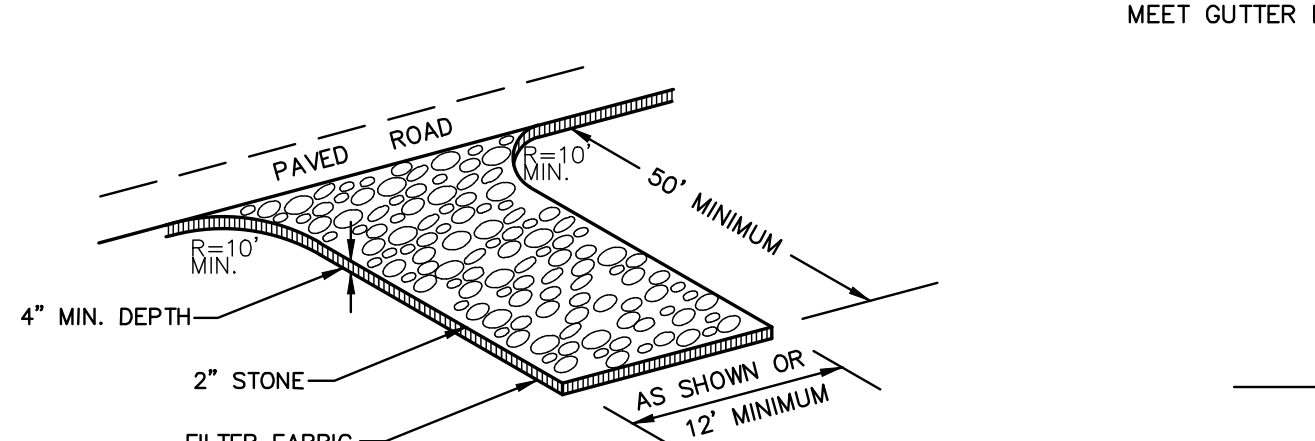
CONCRETE SIDEWALK WITH CURBING DETAIL  
(SINGLE POUR)  
NOT TO SCALE



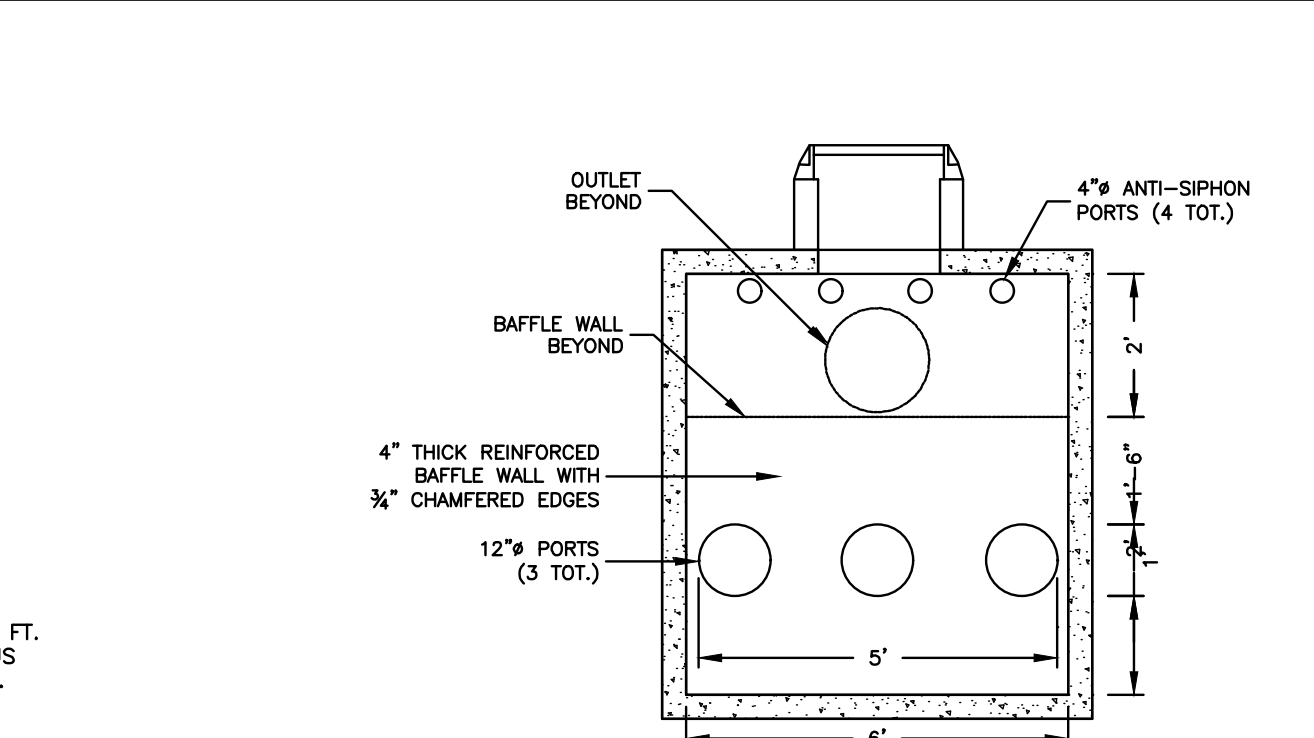
ADA ACCESSIBLE PARKING SIGN DETAIL  
NOT TO SCALE



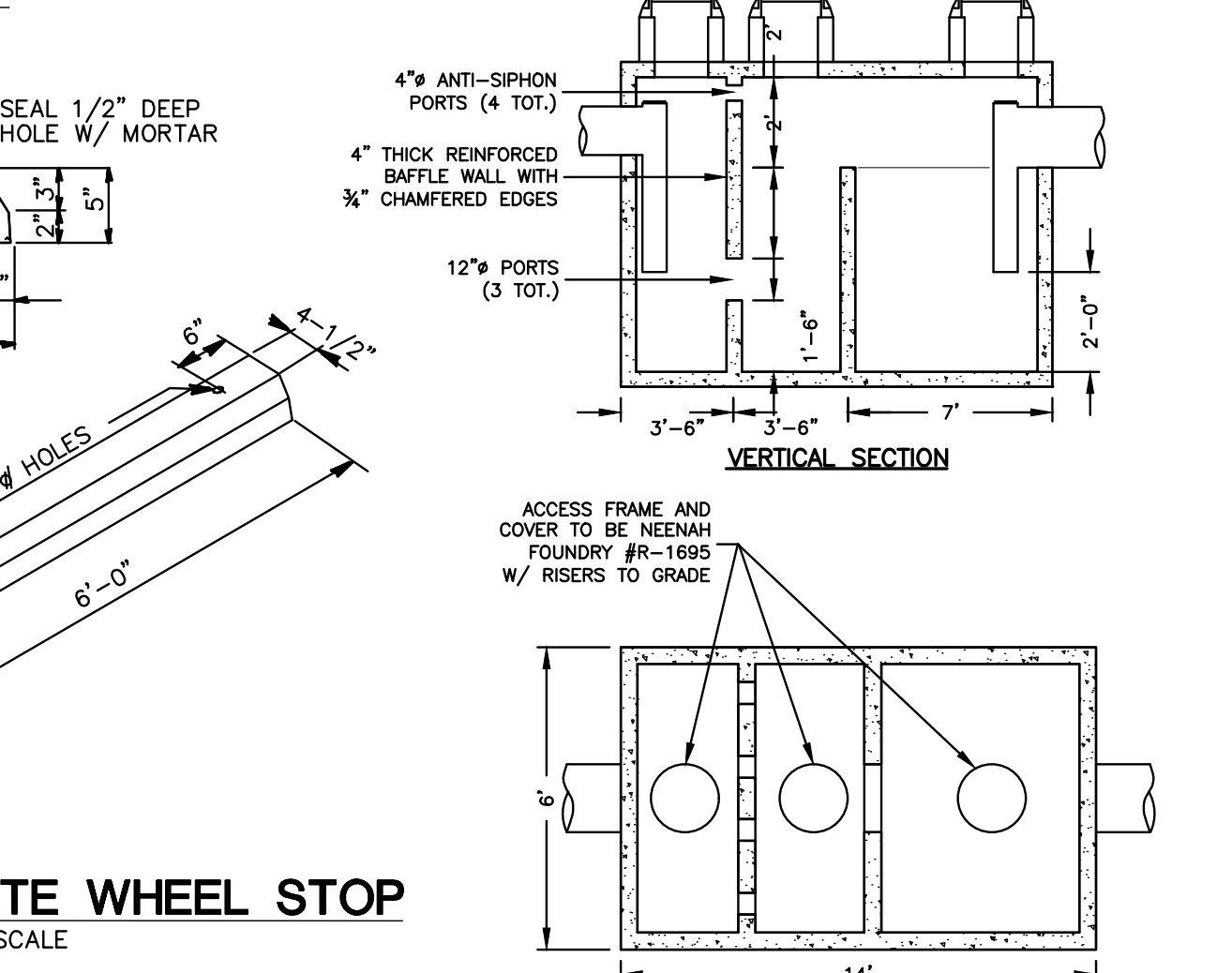
WOOD GUARDRAIL  
NOT TO SCALE



HANDICAP SIDEWALK RAMP TYPE 5  
NOT TO SCALE



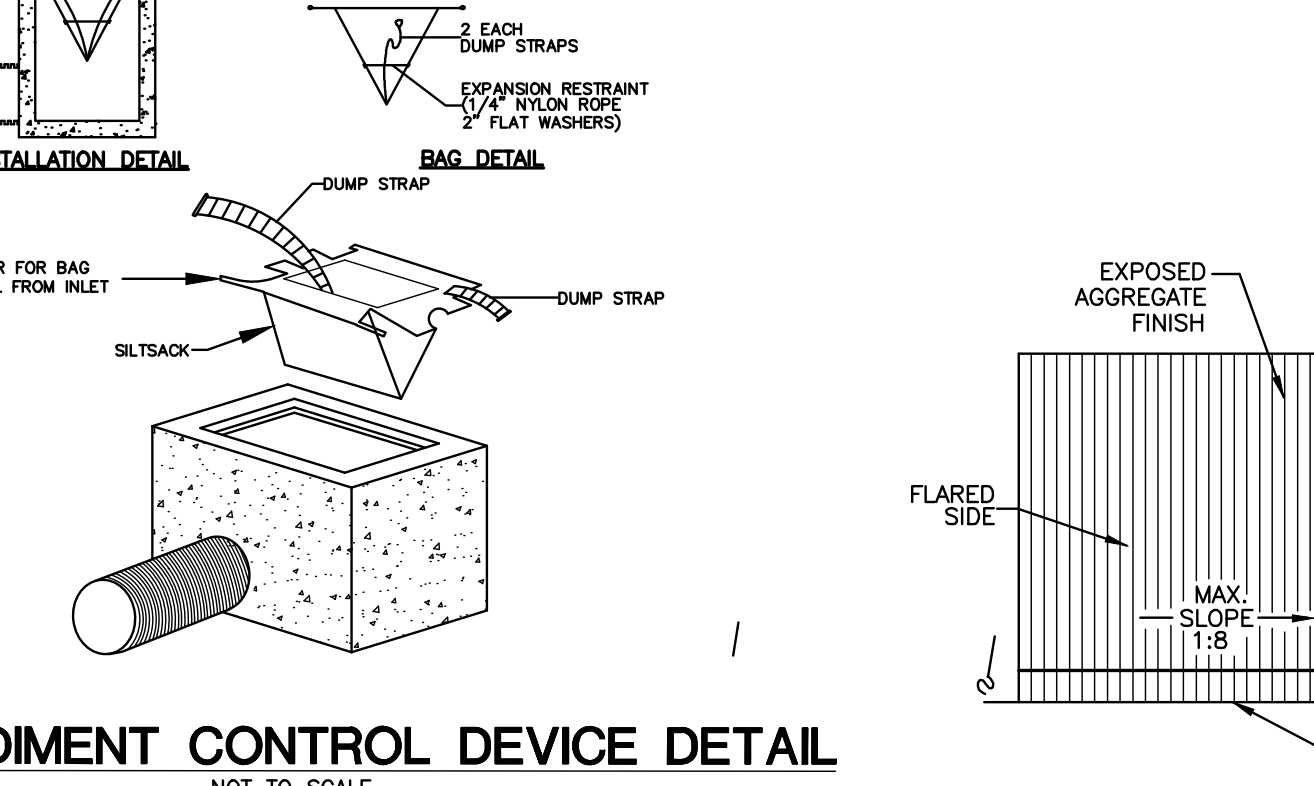
2,000 GALLON OIL SEPARATOR TANK  
NOT TO SCALE



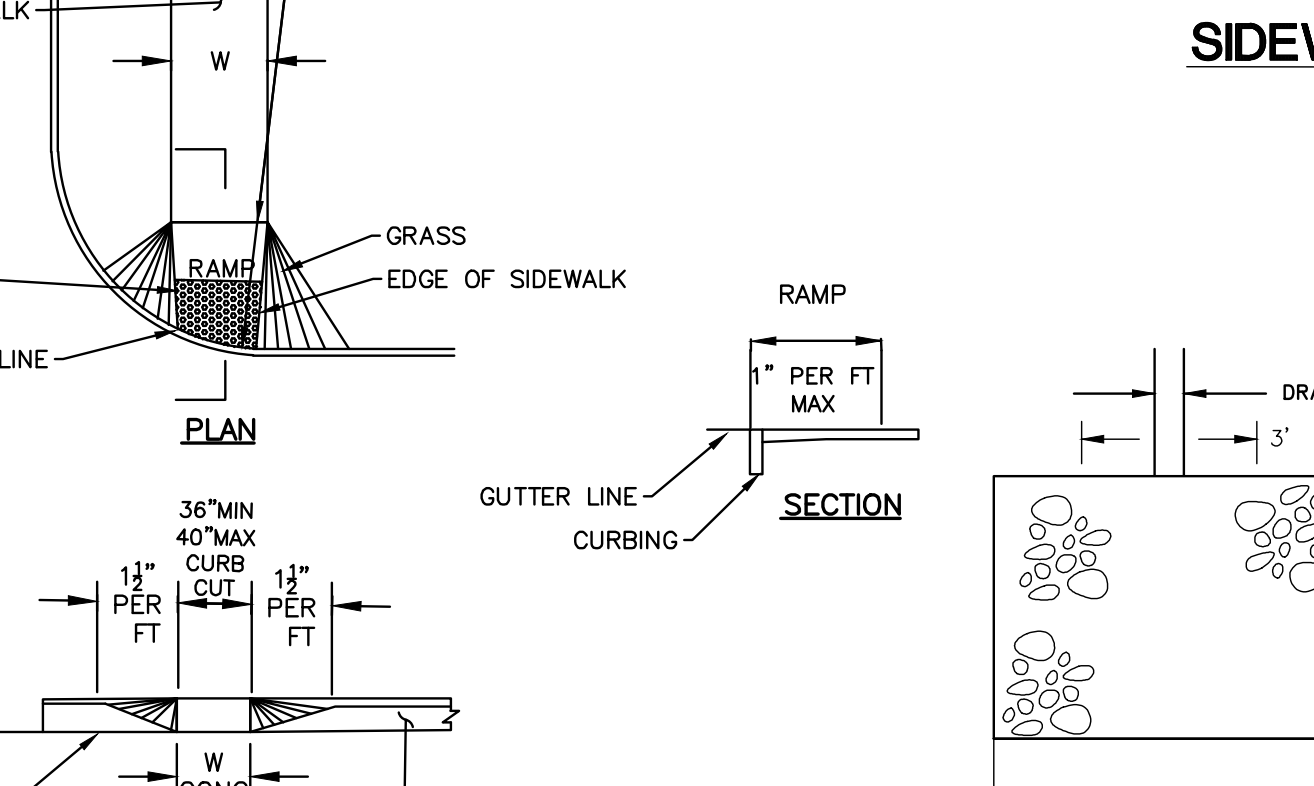
PRECAST CONCRETE WHEEL STOP  
NOT TO SCALE

NOTE:  
1. INTERIOR OF SEPARATOR TANK TO BE COATED WITH EPOXY PETROLEUM RESISTANT SEALANT THAT IS RESISTANT TO GASOLINE, OIL, AND SOLVENTS.  
2. EXTERIOR OF SEPARATOR AND EXTENSION TO GRADE MANHOLES TO BE COATED WITH A WATER PROOF SEALANT.  
3. SEAMS TO BE LOCATED ABOVE STATIC LIQUID LEVEL AND FILLED IN WITH A NON-SHRINKING CEMENT AND COATED WITH A WATER PROOF SEALANT.  
4. VOIDS BETWEEN SEPARATOR WALLS AND INLET AND OUTLET PIPING TO BE GROUTED WITH NON-SHRINKING CEMENT.  
5. TANK IS TO BE VENTED AT THE BUILDING, 8' MIN. FROM EXISTING GRADE TO VENT OUTLET.  
6. TANK SHALL BE SUITABLE FOR HS-20 LOADING.

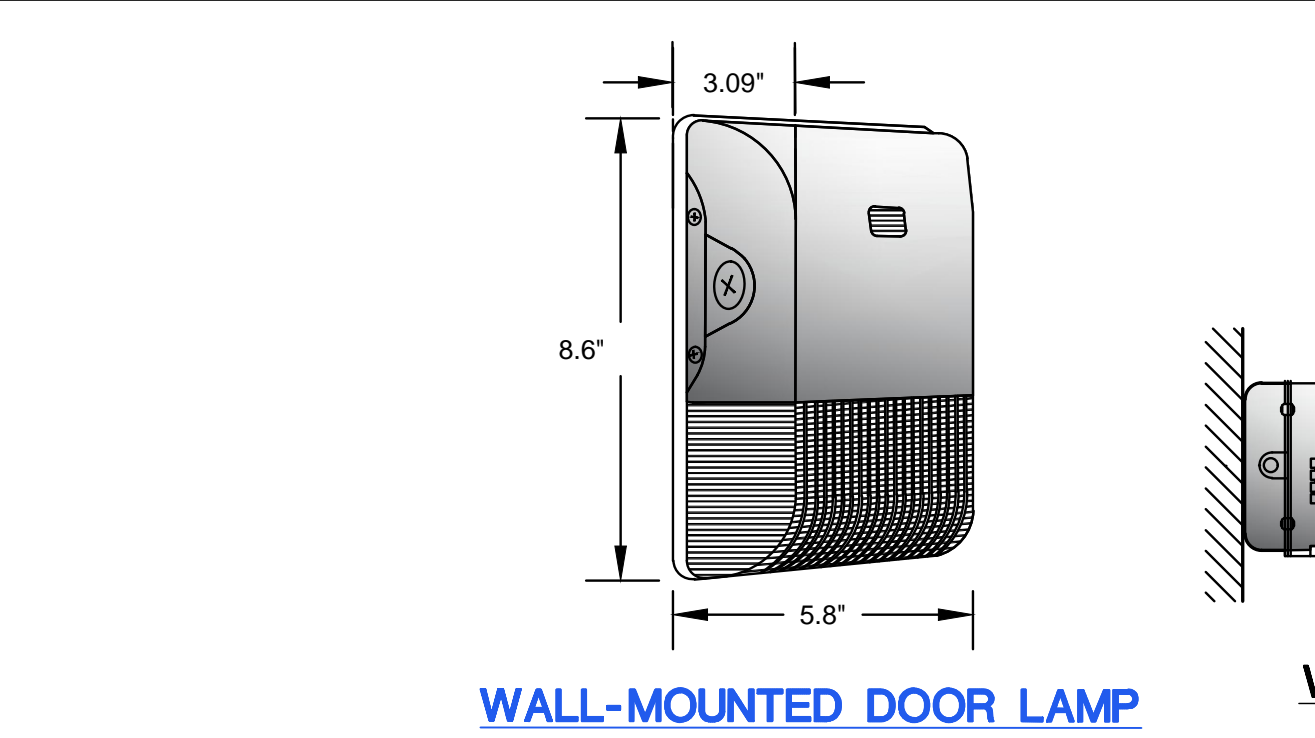
CHAIN LINK FENCE/DUMPSTER ENCLOSURE  
NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE DETAIL  
NOT TO SCALE

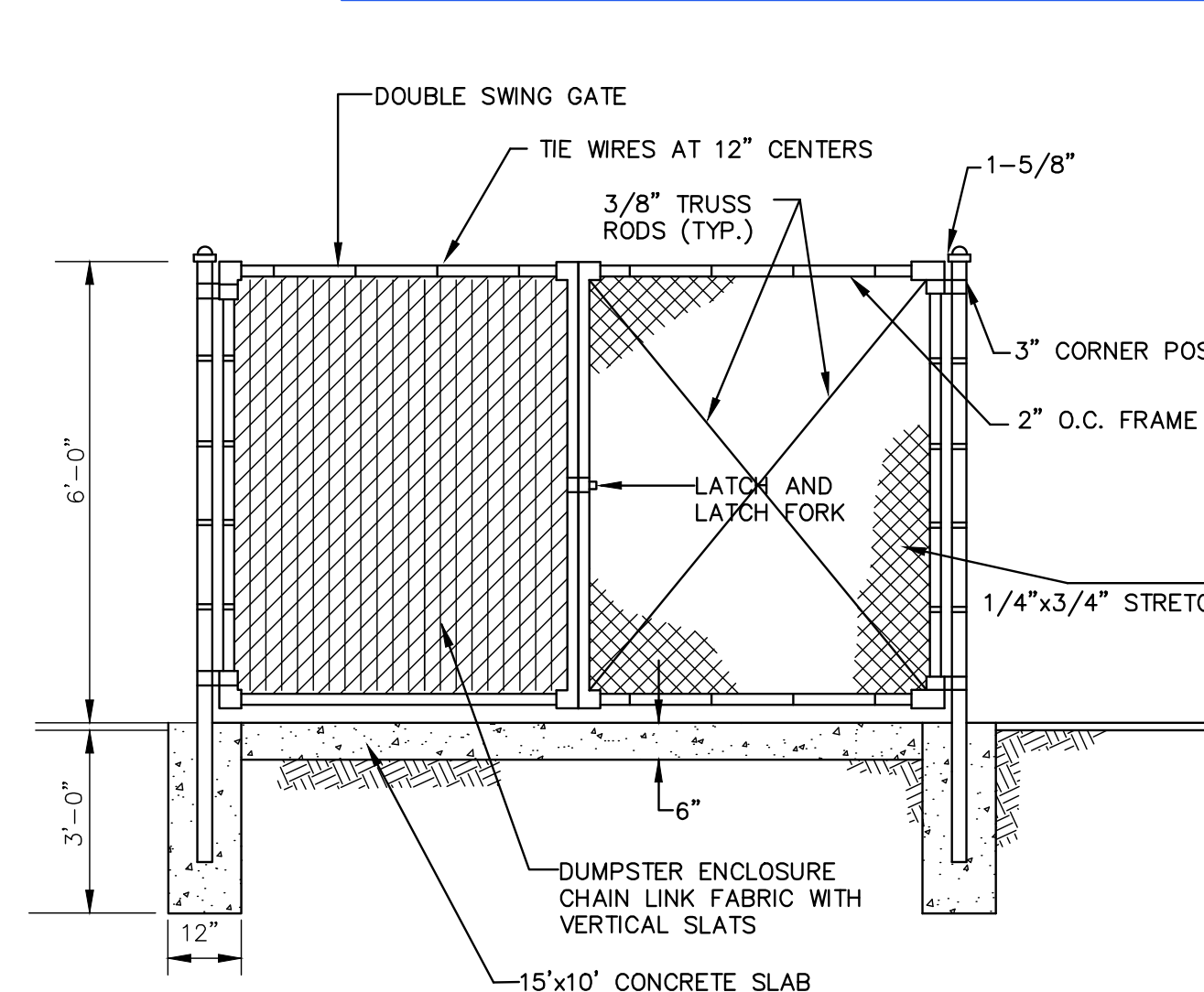


SIDEWALK RAMP DETAIL  
NOT TO SCALE

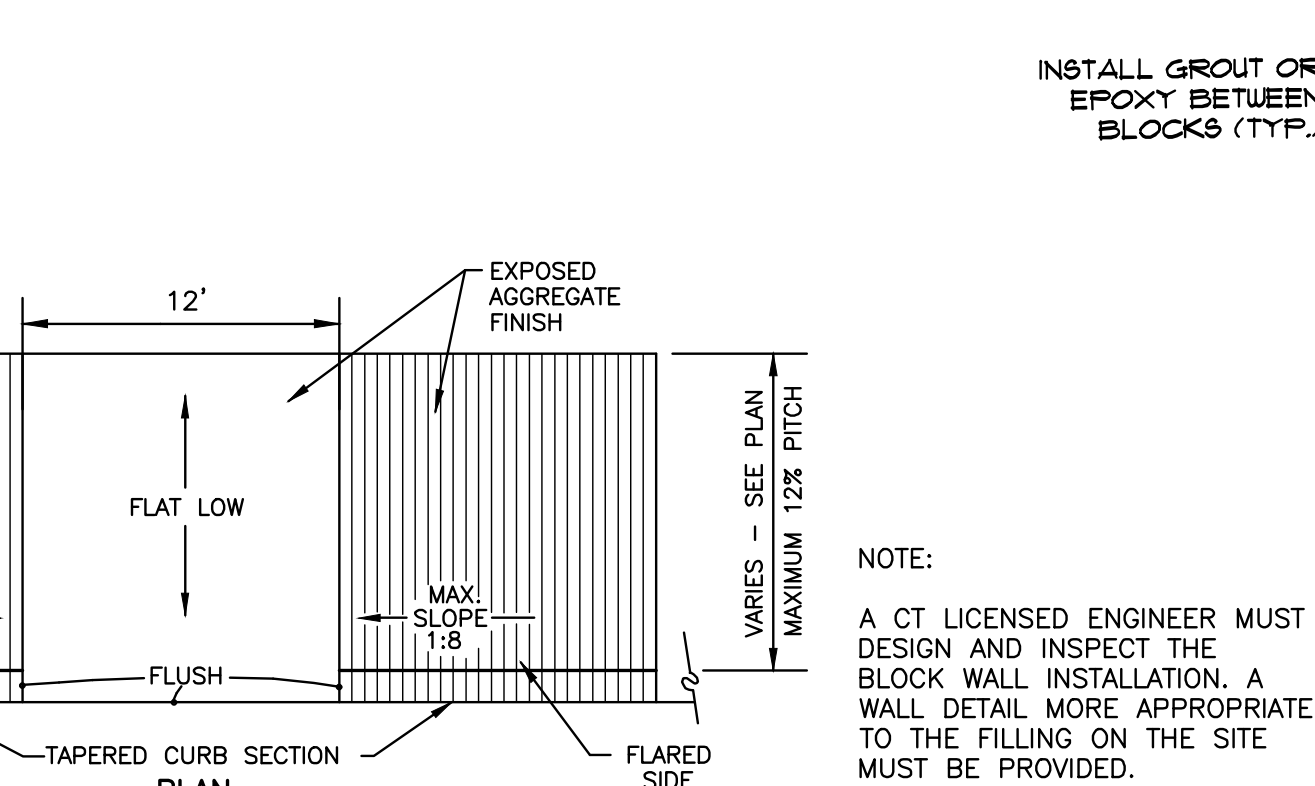


WALL-MOUNTED DOOR LAMP  
NOT TO SCALE

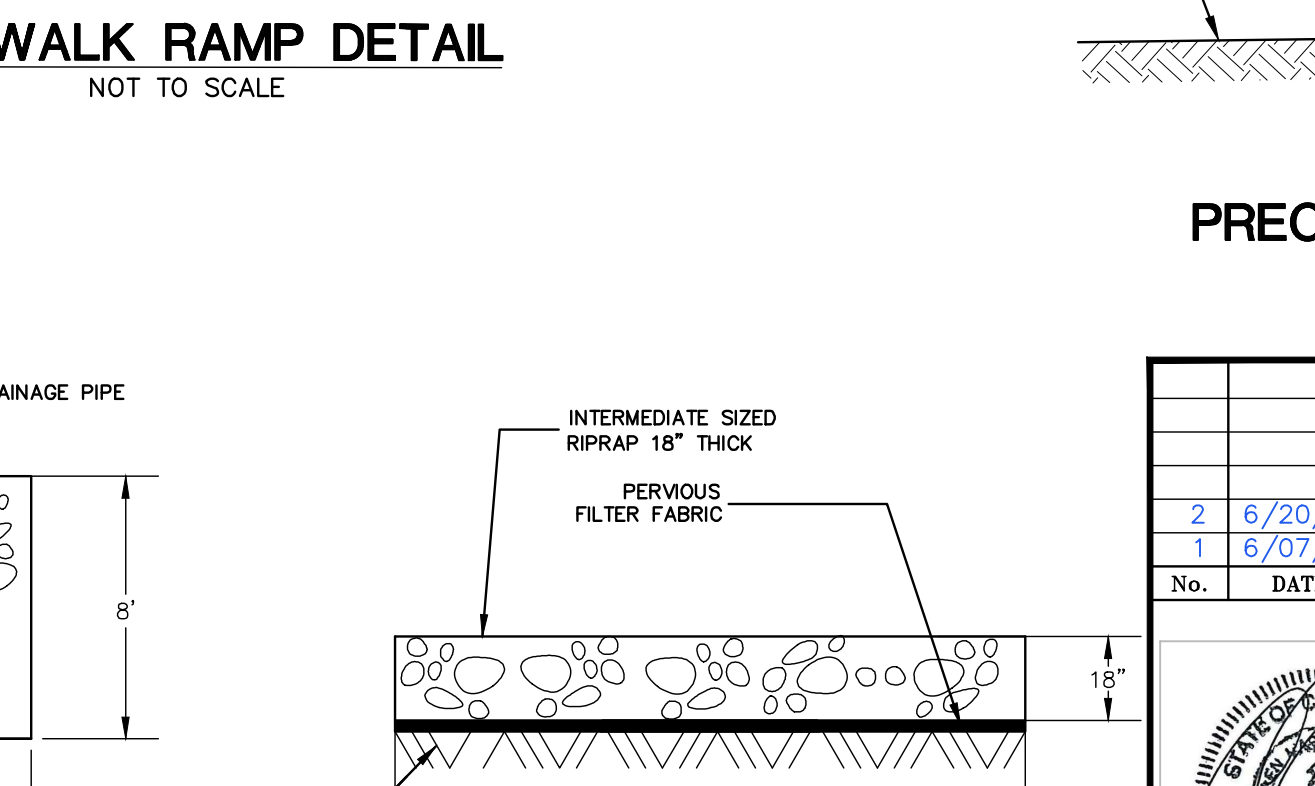
Wattage	CCT	Lumen	Efficacy
8	3000K	1104	136
	4000K	1131.4	141.8
	5000K	1118	140
	5000K	1442.5	180.25
10	3000K	1504.7	150.47
	4000K	1504.7	150.47
	5000K	1460.4	146
	5000K	2128	212.8
15	4000K	2265	151
	5000K	2265	150



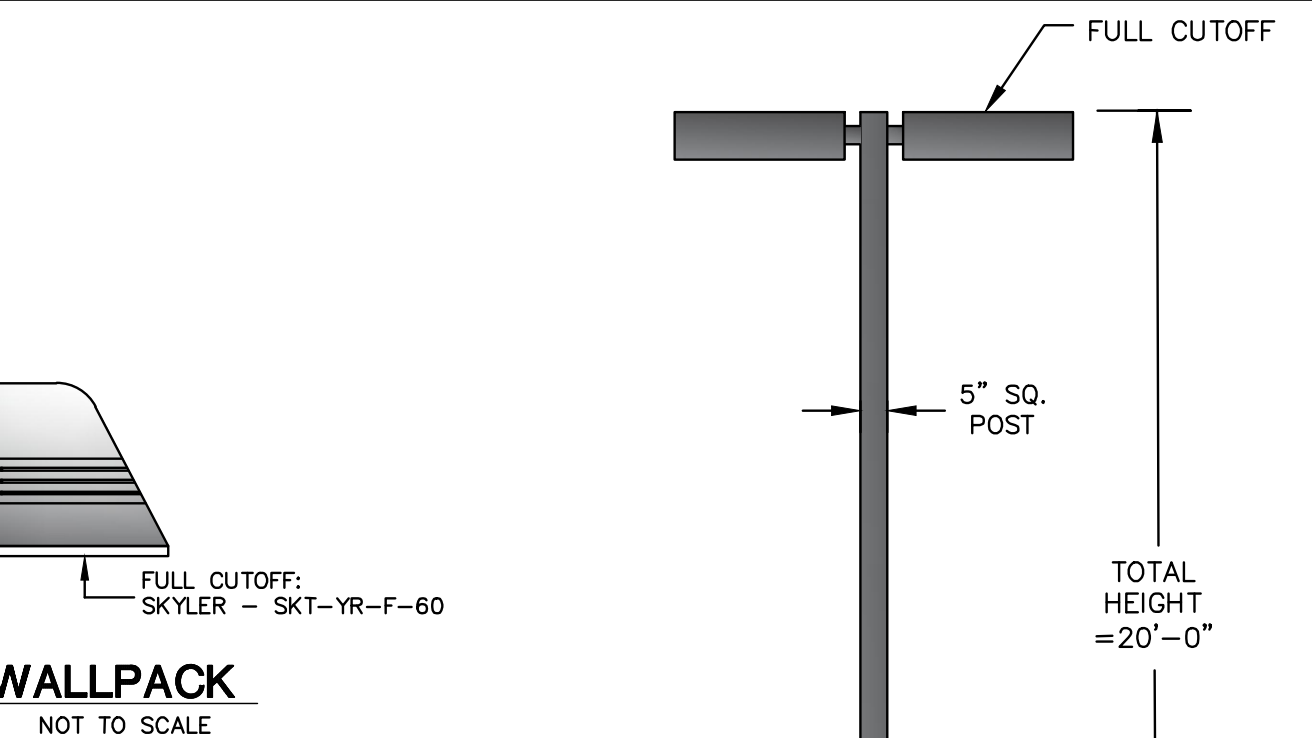
BITUMINOUS CONCRETE  
PAVEMENT & LIP CURBING  
NOT TO SCALE



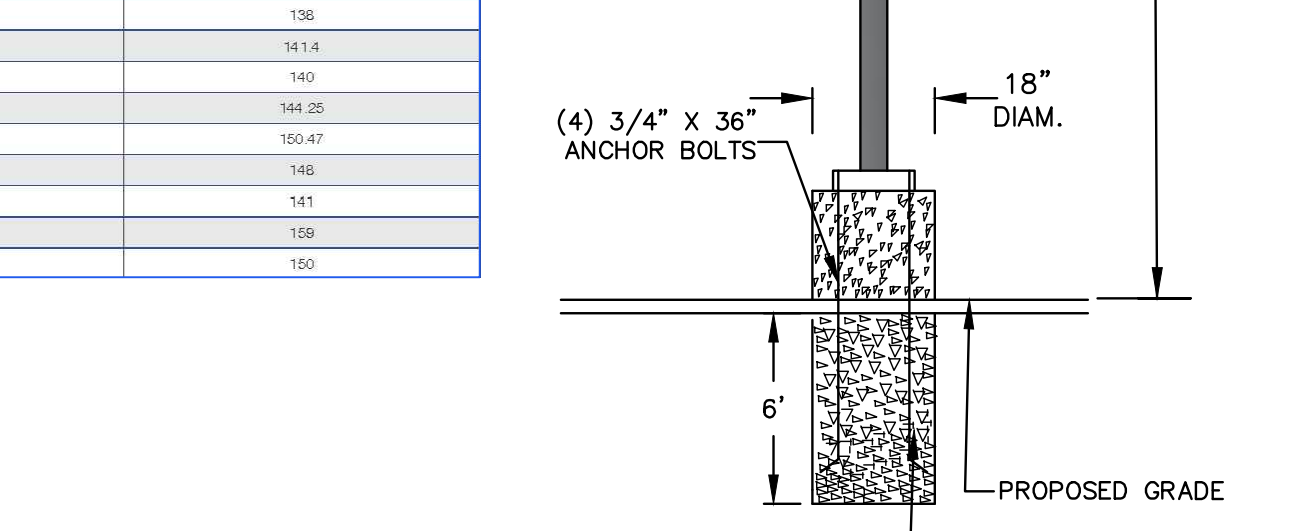
PRECAST CONCRETE BLOCK WALL DETAIL  
NOT TO SCALE



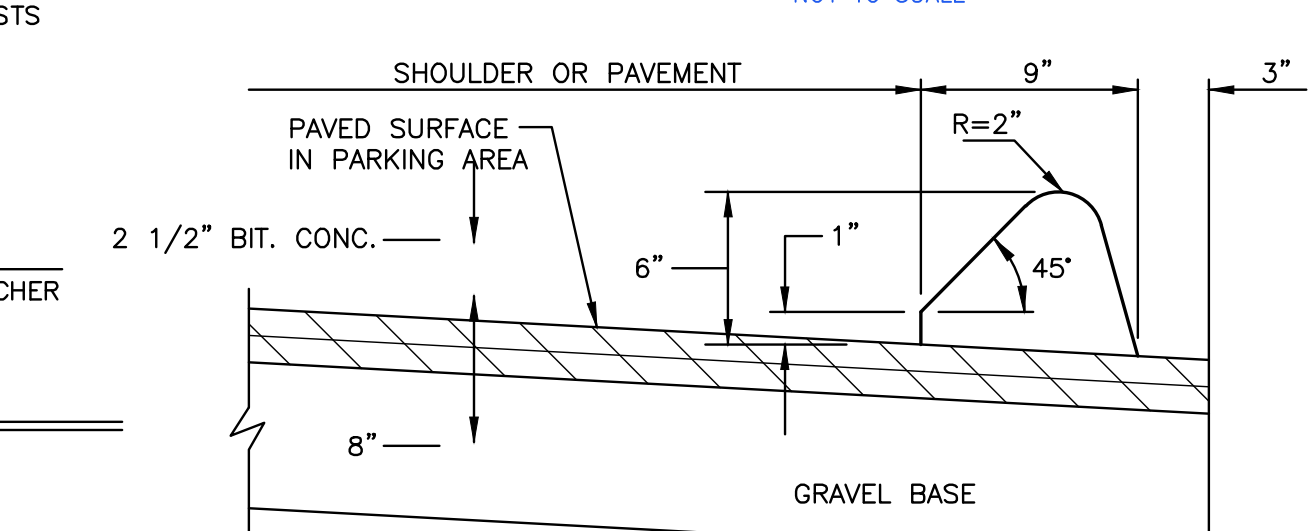
RIP-RAP SPLASH PAD DETAIL  
NOT TO SCALE



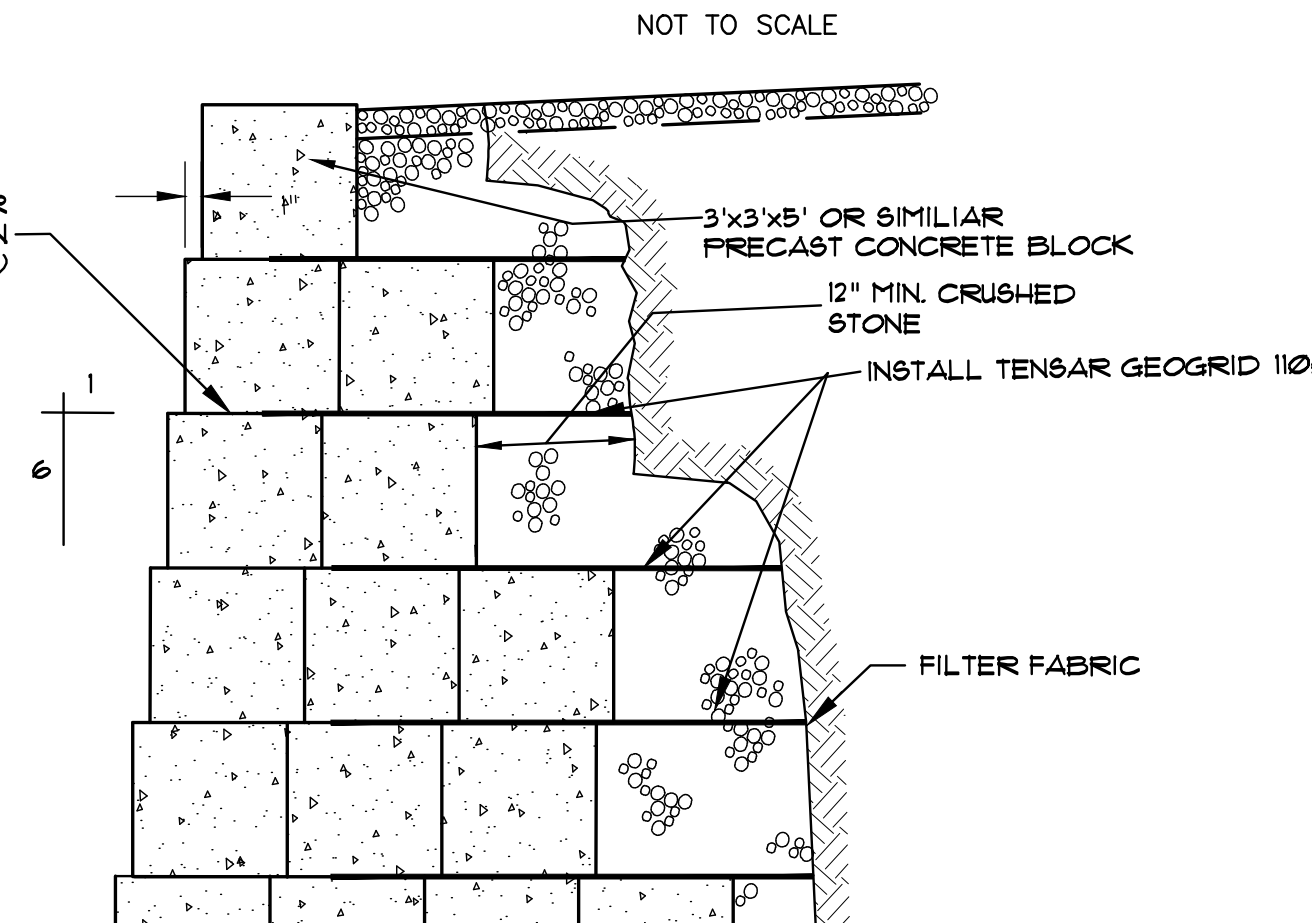
WALLPACK  
NOT TO SCALE



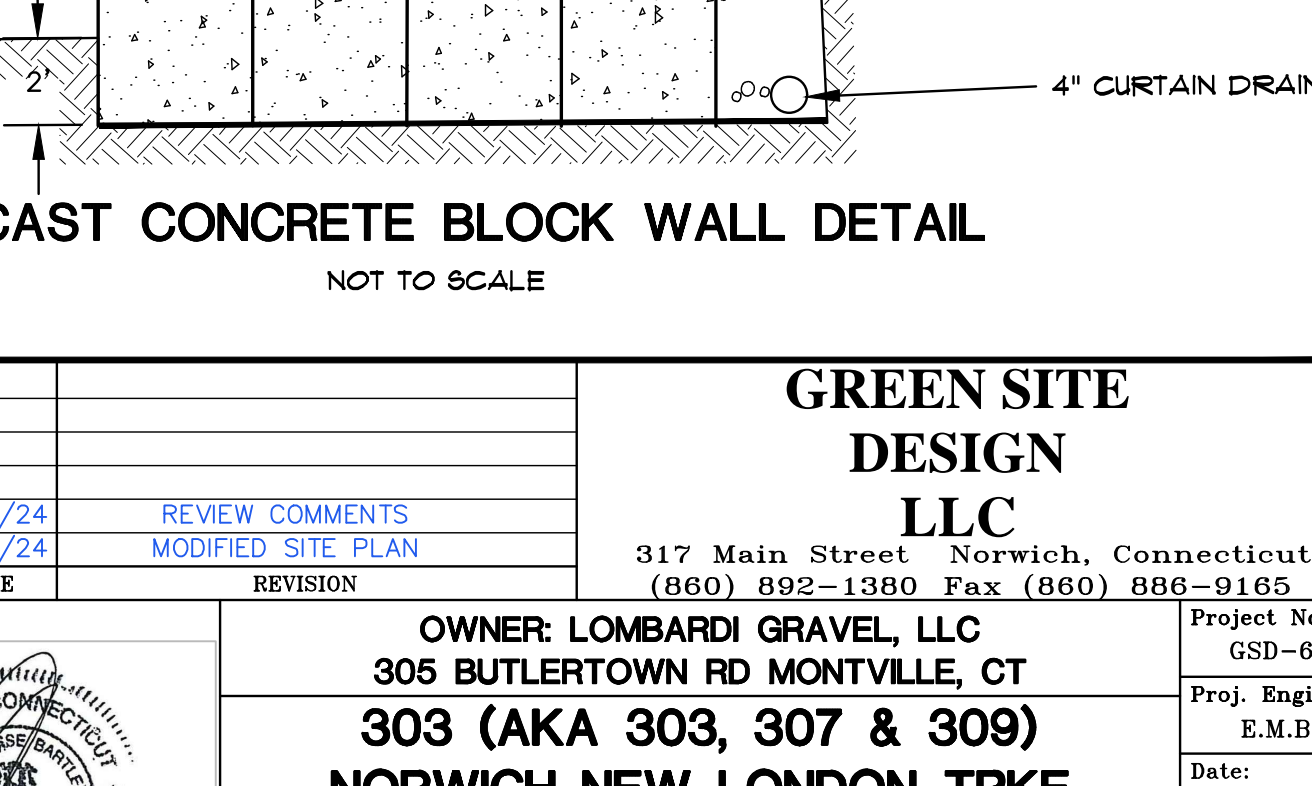
LIGHTING STANDARD  
NOT TO SCALE



CHAIN LINK FENCE/DUMPSTER ENCLOSURE  
NOT TO SCALE



PRECAST CONCRETE BLOCK WALL DETAIL  
NOT TO SCALE



RIP-RAP SPLASH PAD DETAIL  
NOT TO SCALE

26/07/24

REVIEW COMMENTS

16/07/24

MODIFIED SITE PLAN

OWNER: LOMBARDI GRAVEL, LLC

305 BUTLERTOWN RD MONTVILLE, CT

303 (AKA 303, 307 & 309)

NORWICH-NEW LONDON TPK

UNCASVILLE, CT

317 Main Street Norwich, Connecticut

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Project No.

GSD-62

Proj. Engineer

E.M.B.

Date:

8/12/22

Sheet No.

3

GREEN SITE

DESIGN

LLC

317 Main Street Norwich, Connecticut

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E.M.B.

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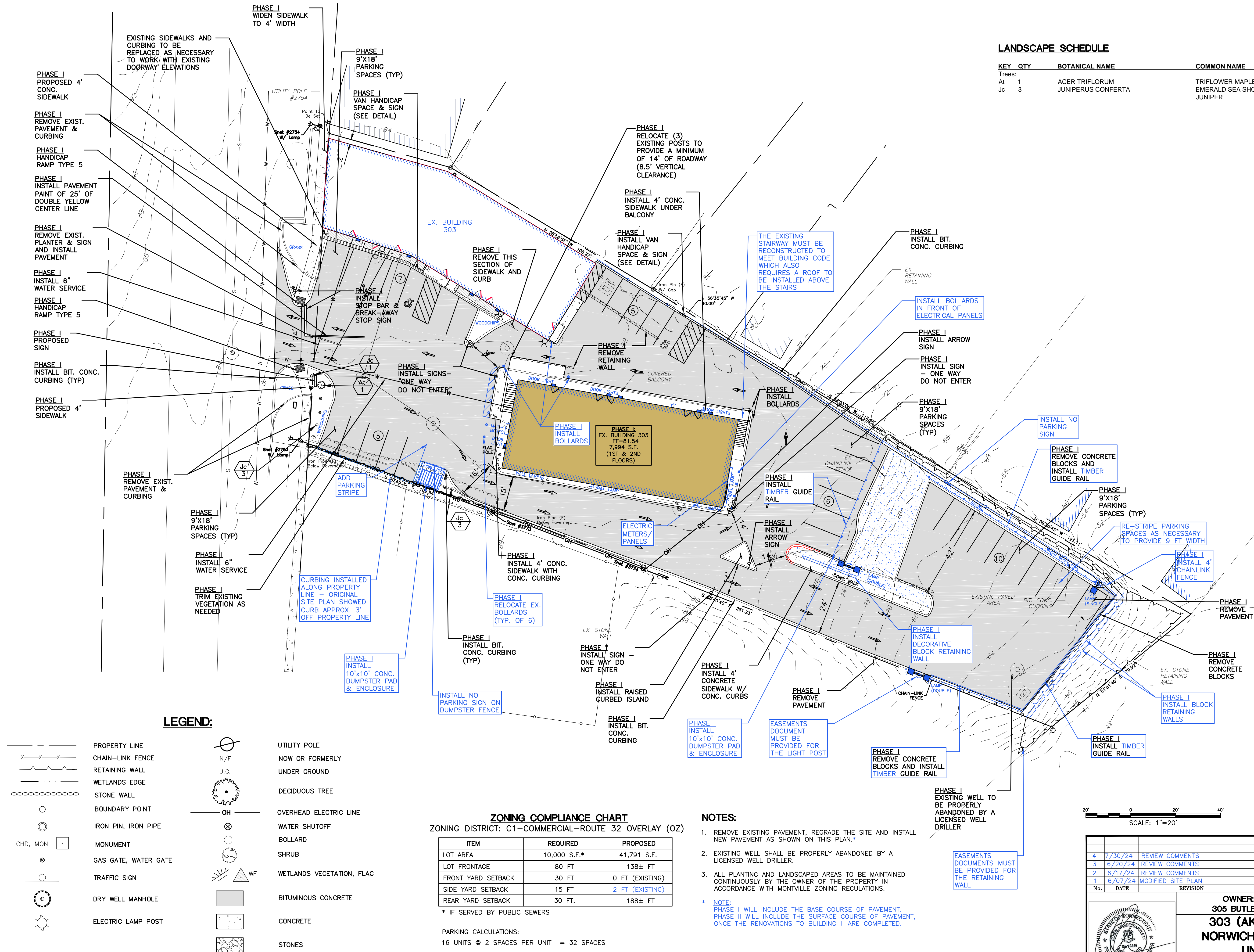
8/12/22

Sheet No.

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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
	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

33 PARKING SPACES PROVIDED

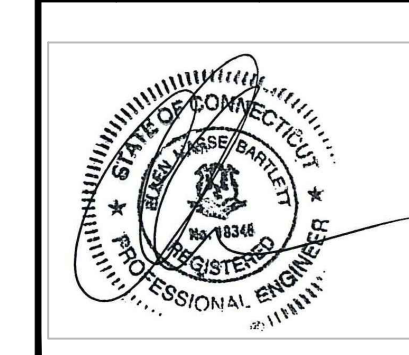
NOTES:

- 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.

SCALE: 1"=20'

No.	DATE	REVISION
4	7/30/24	REVIEW COMMENTS
3	6/20/24	REVIEW COMMENTS
2	6/17/24	REVIEW COMMENTS
1	6/07/24	MODIFIED SITE PLAN



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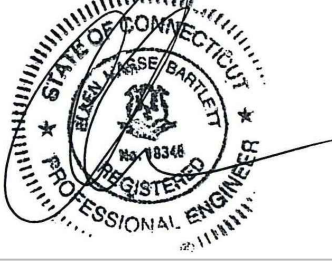
PHASE I

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

4





					<div>GREEN SITE DESIGN LLC</div> <div>317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-8165</div>
3	7/30/24	REVIEW COMMENTS			
2	6/20/24	REVIEW COMMENTS			
1	6/07/24	MODIFIED SITE PLAN			
No.	DATE	REVISION			
<div></div>			OWNER: LOMBARDI GRAVEL, LLC		
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			Sheet No.		
			PHASE II		
			5		