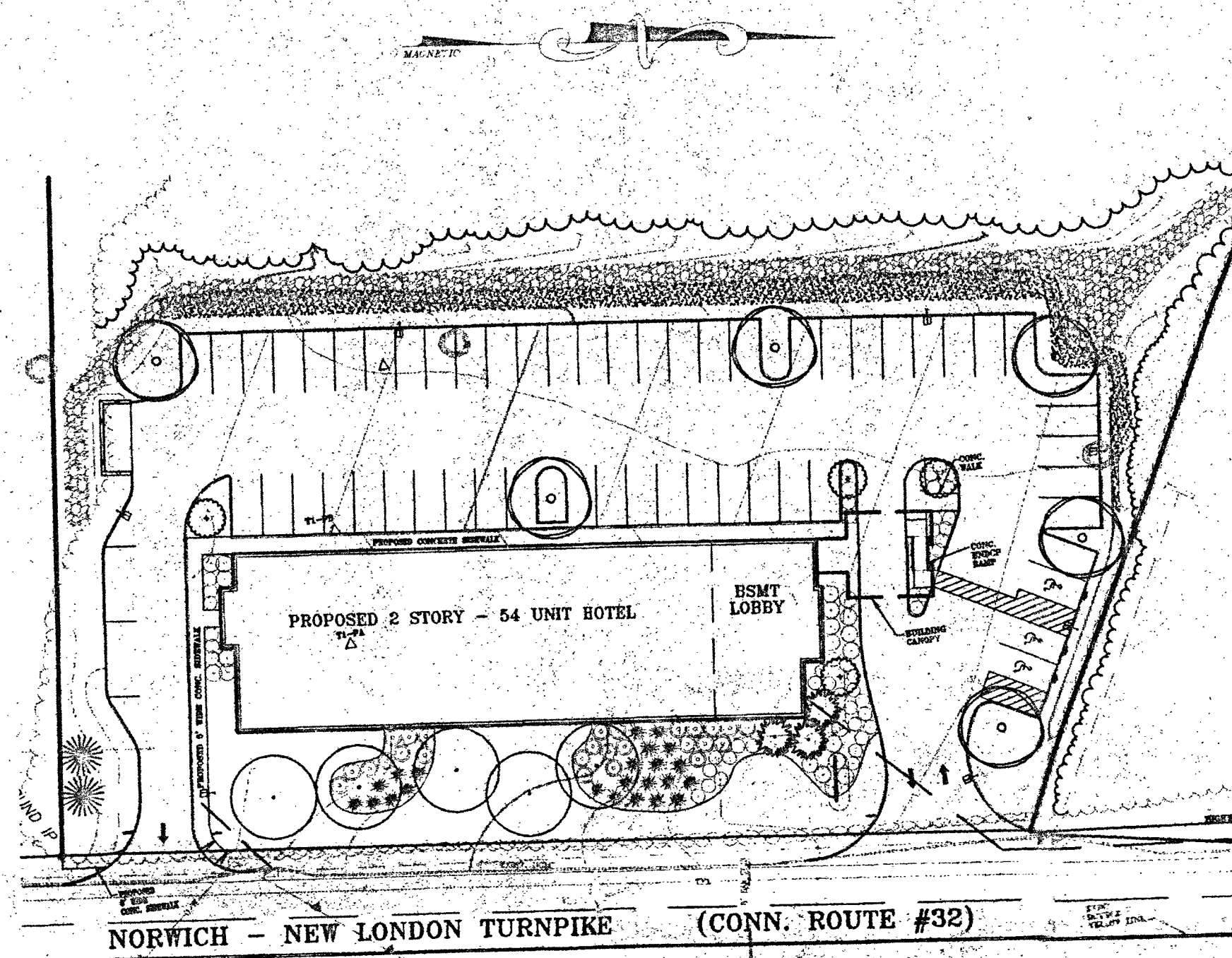


PROPOSED 54 UNIT HOTEL



PREPARED FOR
PAUL CIPRIANI, JR.

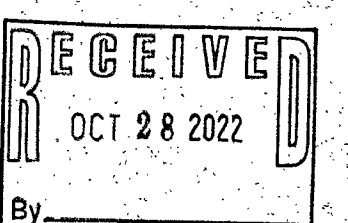
NORWICH - NEW LONDON TURNPIKE (CONNECTICUT ROUTE #32)
MONTVILLE, CONNECTICUT

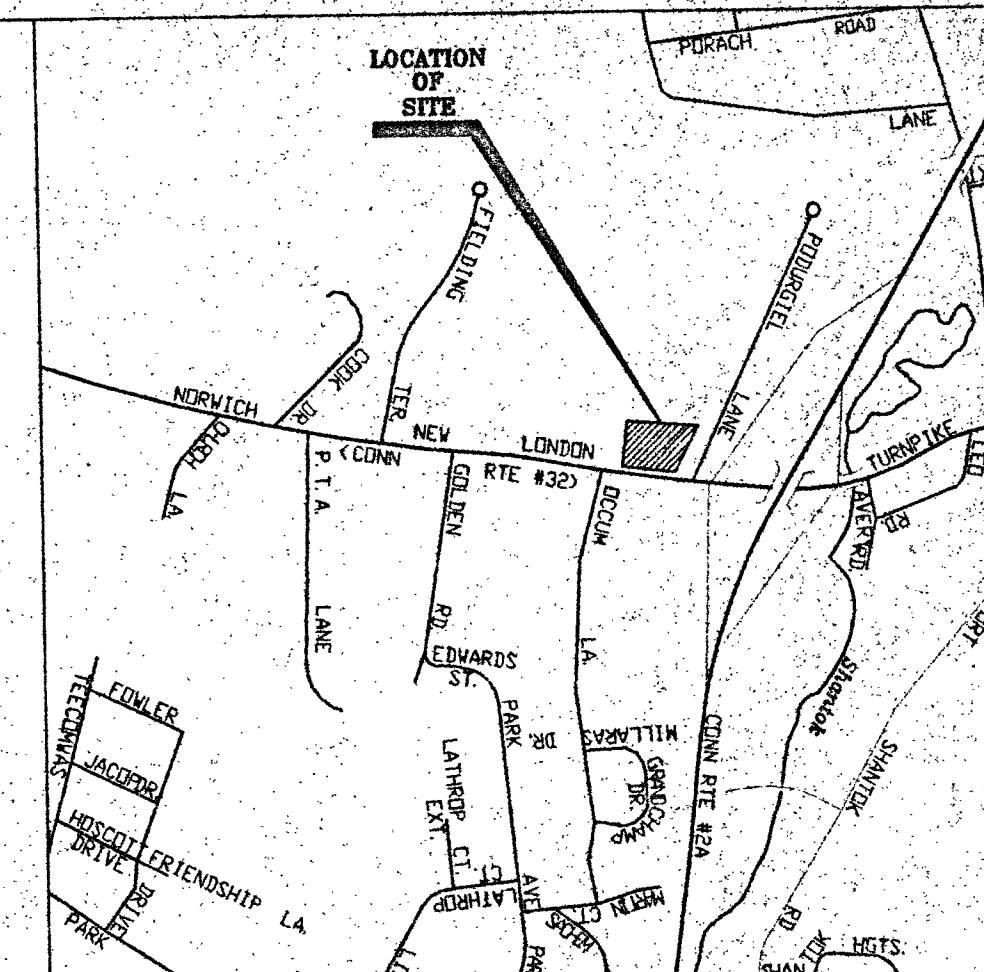
SEPTEMBER 1997 JOB #2048

<u>SHEET TITLE</u>	<u>SHEET NUMBER</u>
PROPERTY SURVEY	1 OF 5
SITE PLAN	2 OF 5
EROSION CONTROL PLAN	3 OF 5
LANDSCAPE PLAN	4 OF 5
DETAIL SHEET	5 OF 5

CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
Chairman/Secretary _____ Date _____

APPROVED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION
Chairman/Secretary _____ Date _____





LOCATION MAP
SCALE: 1" = 1000'

REFERENCE NOTES:

- See sheet 1 of for Survey Notes.
- Site is located in a C-2 zone.
- Limit of inland wetlands was flagged by Michael G. Schaefer, Certified Soil Scientist.
- Site is identified on Assessor's Map #103 as Lot #1-A.
- Applicant: Paul Cipriani, Jr.
Owner: Stanley A. Hammer, Sr.
Agent: Atty. Harry Heller
- All utilities are approximate. Contractor shall verify location and elevation of all utilities prior to construction. Contractor to contact CALL-BEFORE-YOU-DIG at least 72 hours prior to any excavation. All utility connections shall be done in accordance with the specifications of the governing utility.
- All construction methods and materials shall be in accordance with the State of Connecticut Department of Transportation Form 814A latest revision unless otherwise noted on the plans.
- This proposal involves the construction of a 54 unit two story hotel with associated parking and landscaping. The building will be connected to municipal water and municipal sewer.
- All work within the State of Connecticut Department of Transportation right-of-way for the Norwich-New London Turnpike (CT Route #32) is subject to approval by the Connecticut Department of Transportation.
- All traffic control signs and pavement markings shall conform to the "Manual of Uniform Traffic Control Devices" standards.
- Site lighting shall be directed to prevent glare on adjacent properties and streets.
- Total area of regulated inland wetlands on site = 45,737 ± s.f. Area of regulated inland wetlands to be disturbed with this proposal = 25,102 ± s.f.
- Parking calculations:
54 rooms @ 1 space/room = 54 spaces
6 employees @ 1 space/2 employees = 3 spaces
Total Parking Required = 57 spaces
- Variances from the following sections of the Town of Montville Zoning Regulations were granted by the Town of Montville Zoning Board of Appeals on 9/3/97:
A. Section 2.1/11.A.2.1: to allow the front yard setback to be 67' from the centerline of the highway right of way (35' from the front property line) in lieu of the 35' minimum setback from the highway right-of-way centerline plus 50' minimum front yard setback (total 85' minimum required).
B. Section 19.15: to allow 0 loading spaces in lieu of the 2 loading spaces required.

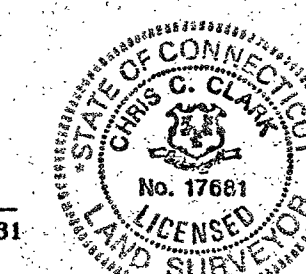
SITE DATA		ZONE: C-2
ITEM	REQUIRED	PROVIDED
LOT AREA	80,000 S.F.	85,100± S.F.
LOT FRONTAGE	200 FT	285± FT
FRONT YARD	50 FT	35 FT*
SIDE YARD	30 FT	47± FT
REAR YARD	30 FT	160± FT
BUILDING HEIGHT	70 FT	43± FT
PARKING SPACES	57 SPACES	57 SPACES
LOADING SPACES	2 SPACES	0 SPACES*
WATER SUPPLY	MUNICIPAL (NORWICH)	
SANITARY SYSTEM	MUNICIPAL	
FREESTANDING SIGN	420 S.F.	420 S.F.

* VARIANCE GRANTED. SEE NOTE #14

SITE PLAN IMPROVEMENT LOCATION PLAN PROPOSED 54 UNIT HOTEL

PREPARED FOR

PAUL CIPRIANI, JR.



NORWICH - NEW LONDON TURNPIKE (CT. RTE. 32)

SCALE: 1" = 20'

DATE: SEPTEMBER 1997

MONTVILLE, CONNECTICUT

JOB NUMBER: 2048 Sht. 2 of 5

SIGN SCHEDULE (M.U.T.C.D. STANDARDS)

CODE	SIGN TYPE	SIZE
①	HANDICAPPED PARKING - STATE PERMIT REQUIRED	12"x18"
②	*STOP	24"x24"
③	"DO NOT ENTER"	12"x18"

To my knowledge and belief this map is substantially correct as noted herein.

Chris C. Clark, L.S.

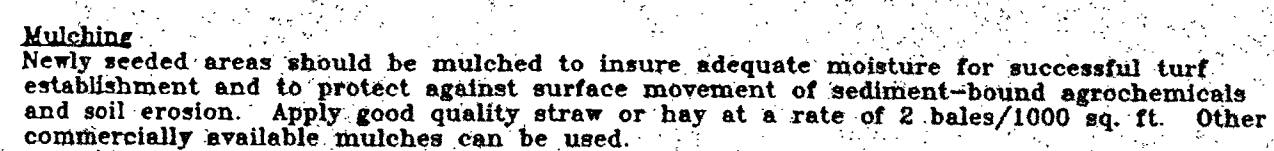
11-18-97
Date

17661

LEGEND

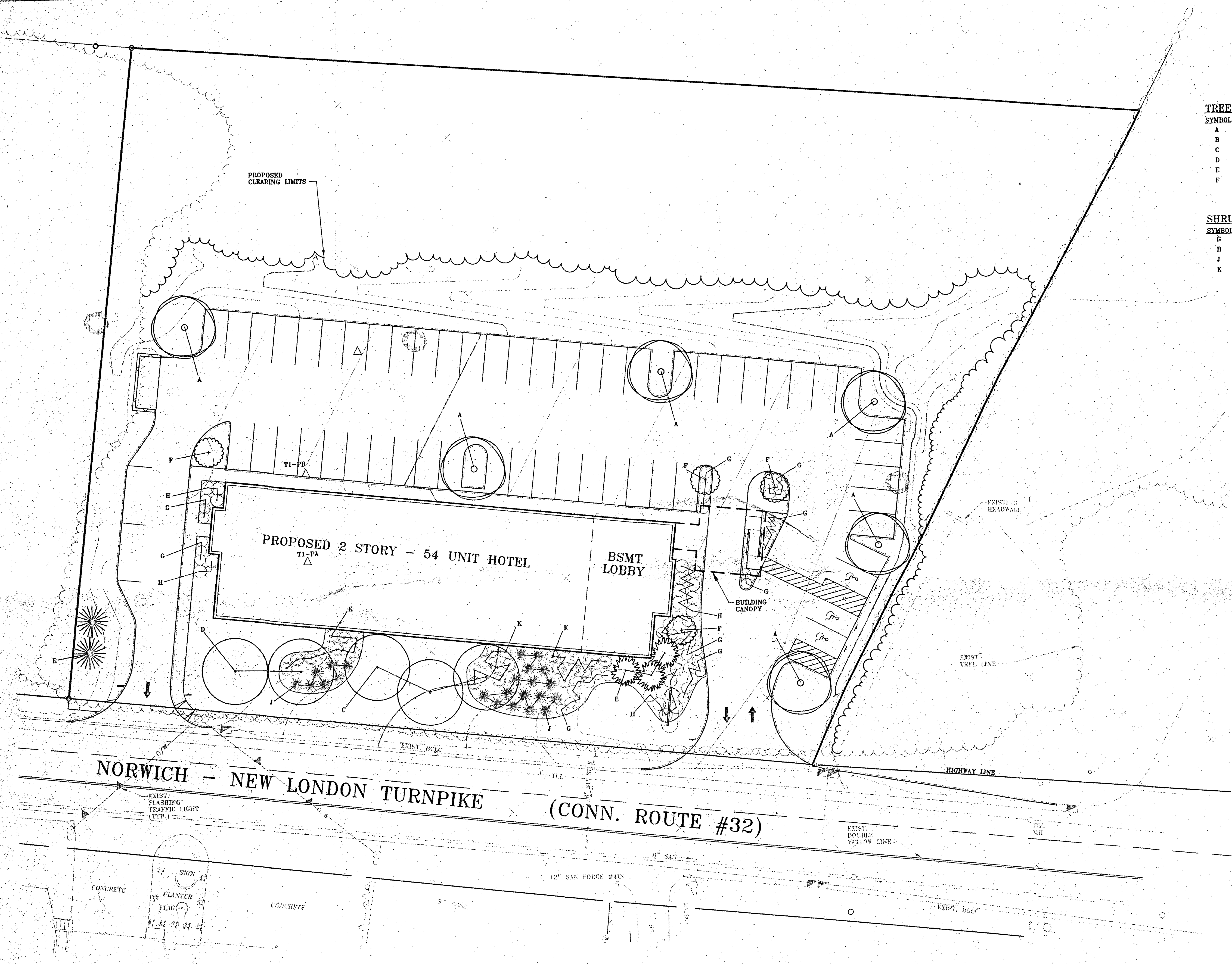
- UTILITY POLE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- SEDIMENT FENCE
- RETAINING WALL
- WF#12 WETLAND FLAG
- WETLAND DELINEATION
- STONEWALL
- PROPOSED SIGN
- CATCH BASIN
- C.H.D. MONUMENT
- ARMY CORP. OF ENGINEERS TRANSECT PLOT No.

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FILENAME: J:\2048\2048X01.DWG, 08-27-97

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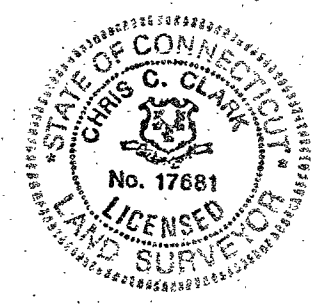


TREES		BOTANICAL NAME	COMMON NAME	SIZE
SYMBOL	QTY			
A	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5-3' cal.
B	3	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	6-7' B&B
C	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3-3.5' cal.
D	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-2.5' cal.
E	2	JUNIPERUS CHINENSIS 'KETELEERI'	KETELEER JUNIPER	4-5' B&B
F	4	MALUS VAN ESELTINE	VAN ESELTINE CRABAPPLE	2.5-3' cal. VERY NARROW, VASE SHAPE

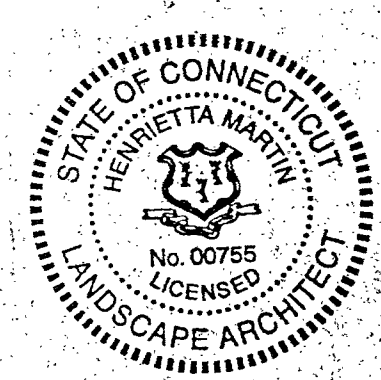
SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE
SYMBOL	QTY			
G	49	COTONEASTER SALICIFOLIUS 'REPENS'	WILLOWLEAF COTONEASTER	2 gal.
H	21	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY	3 gal.
J	23	JUNIPERUS CHINENSIS 'SEA GREEN'	SEAGREEN JUNIPER	18-24" B&B
K	26	RHODODENDRON MUCRONULATUM 'CORNELL PINK'	CORNELL PINK	2-2.5' B&B

To my knowledge and belief this map is
substantially correct as noted hereon.

Chris C. Clark, L.S.
11-18-97
Date

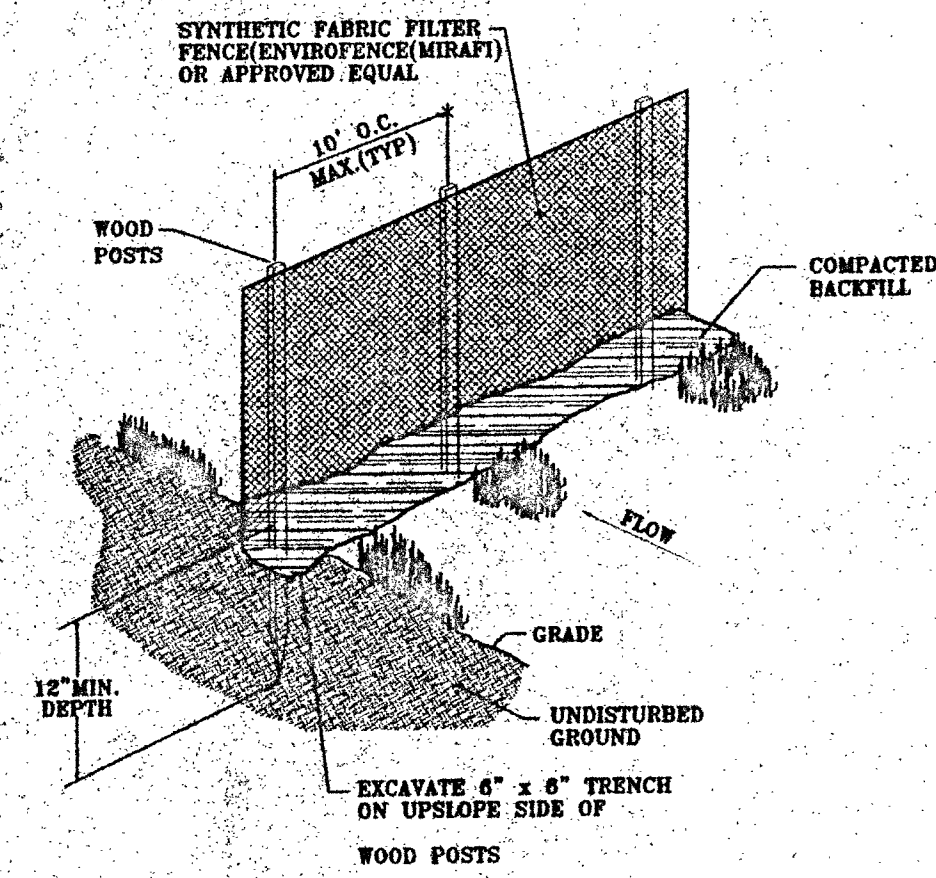


LANDSCAPE PLAN
PROPOSED 54 UNIT HOTEL
PREPARED FOR
PAUL CIPRIANI, JR.

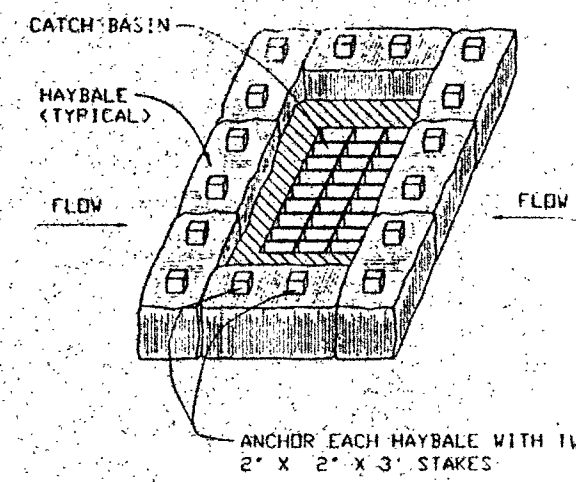


NORWICH - NEW LONDON TURNPIKE (CT. RTE. 32)
SCALE: 1" = 20'
MONTVILLE, CONNECTICUT
DATE: SEPTEMBER 1997
JOB NUMBER: 2048 Sht. 4 of 5

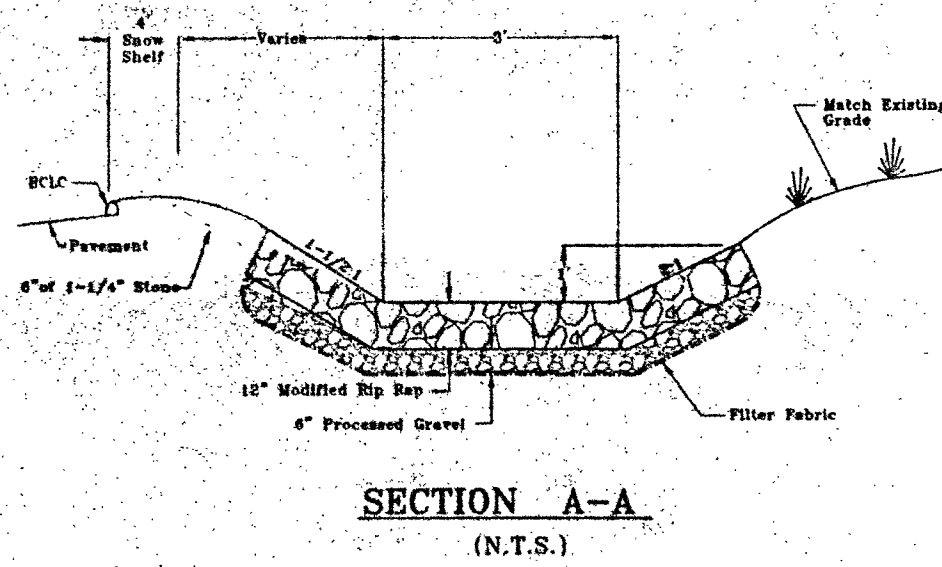
HARRIS & CLARK, INC.
LAND PLANNERS
LAND SURVEYORS
CIVIL ENGINEERS
GROSVOLD, CONNECTICUT



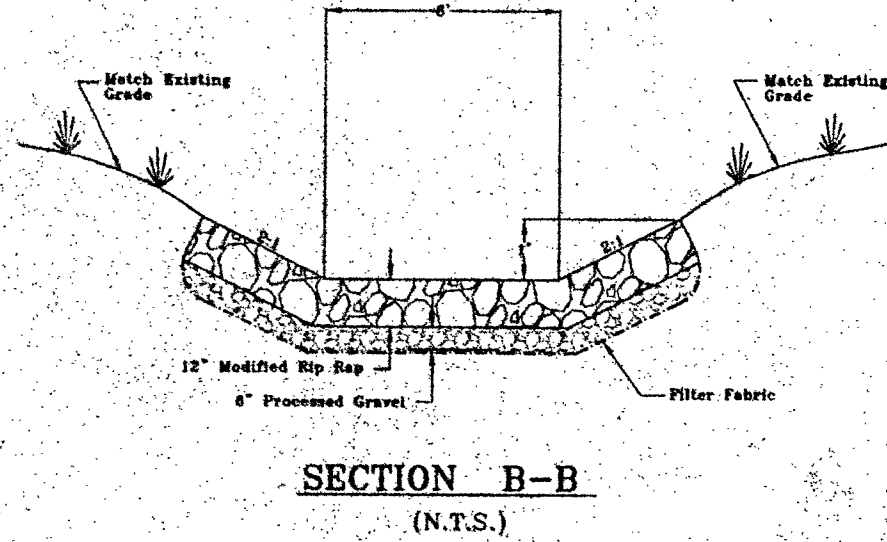
SILT FENCE DETAIL
(N.T.S.)



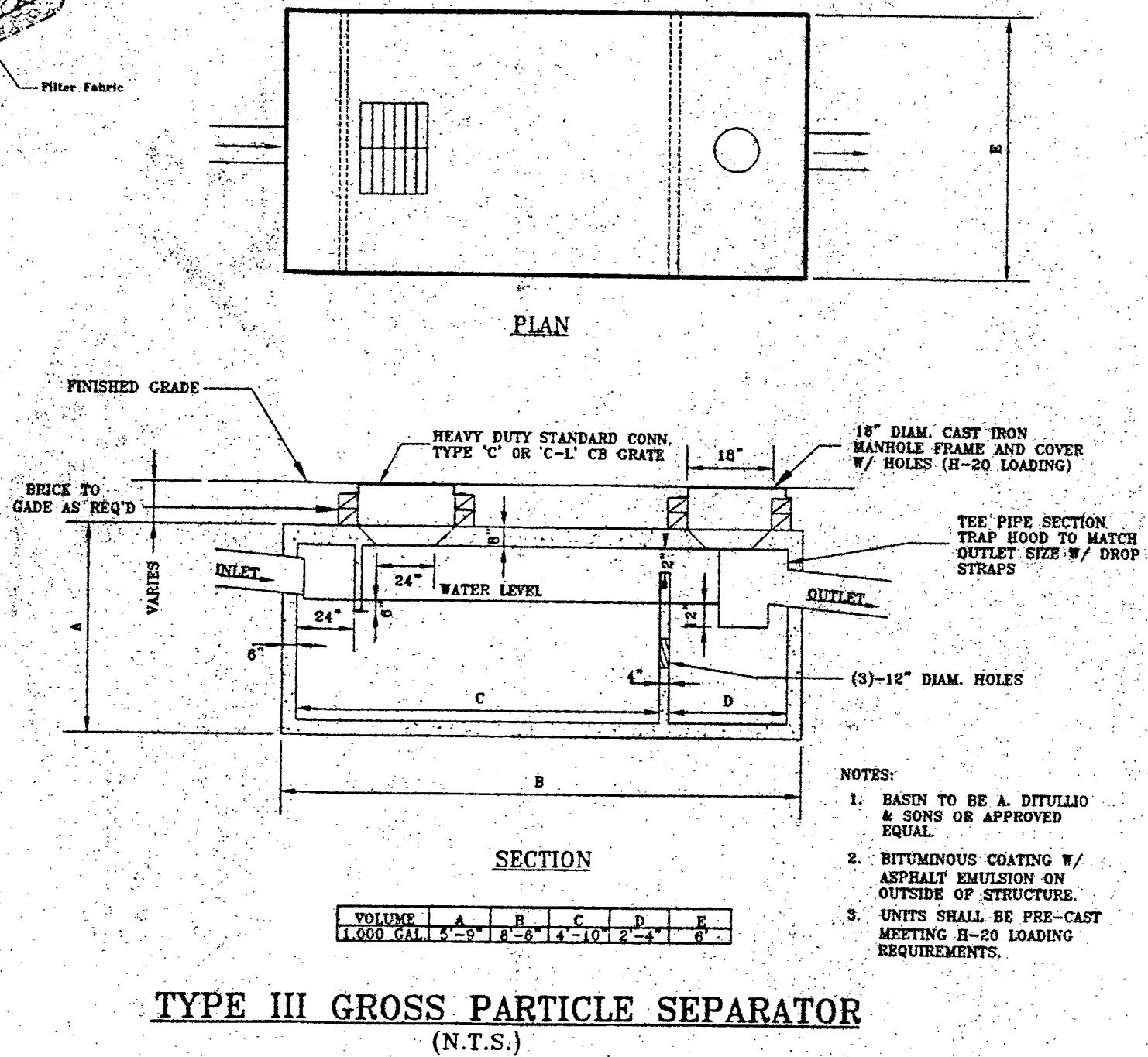
HAYBALE INSTALLATION AT CATCH BASINS



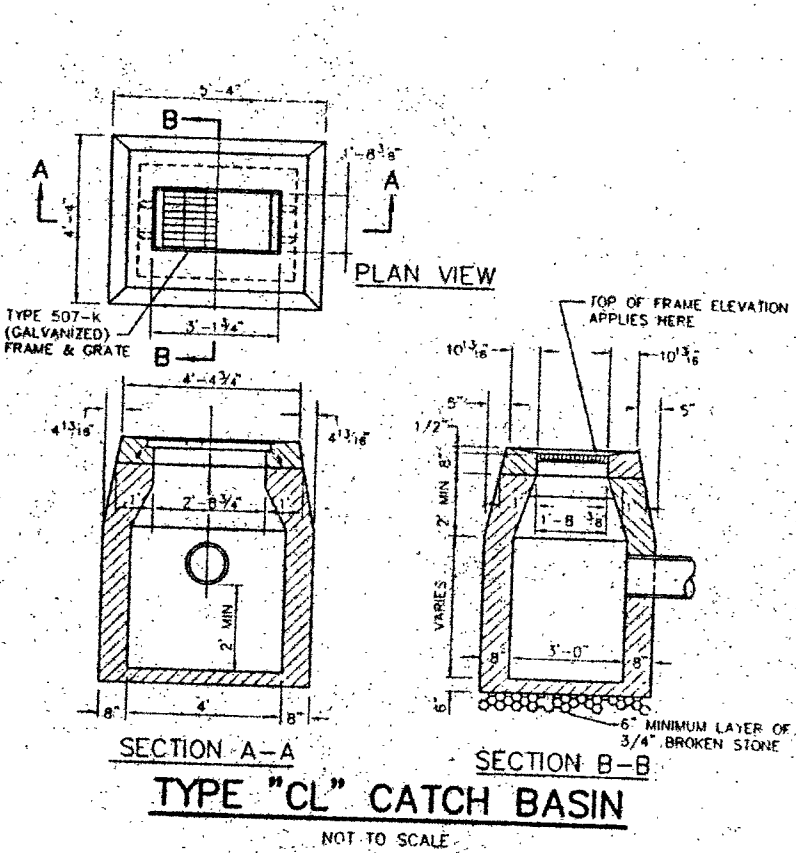
SECTION A-A
(N.T.S.)



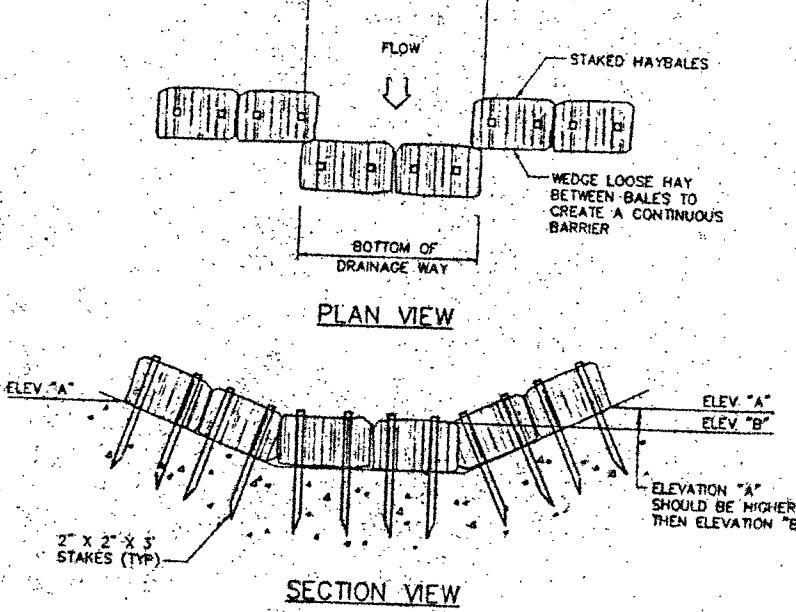
SECTION B-B
(N.T.S.)



TYPE III GROSS PARTICLE SEPARATOR
(N.T.S.)

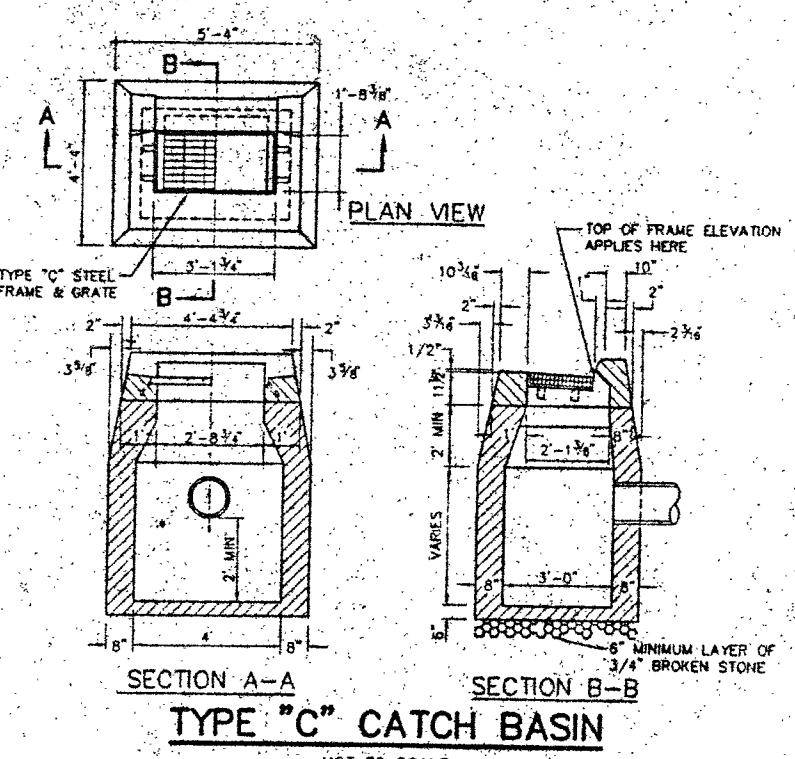


TYPE 'CL' CATCH BASIN
(N.T.S.)

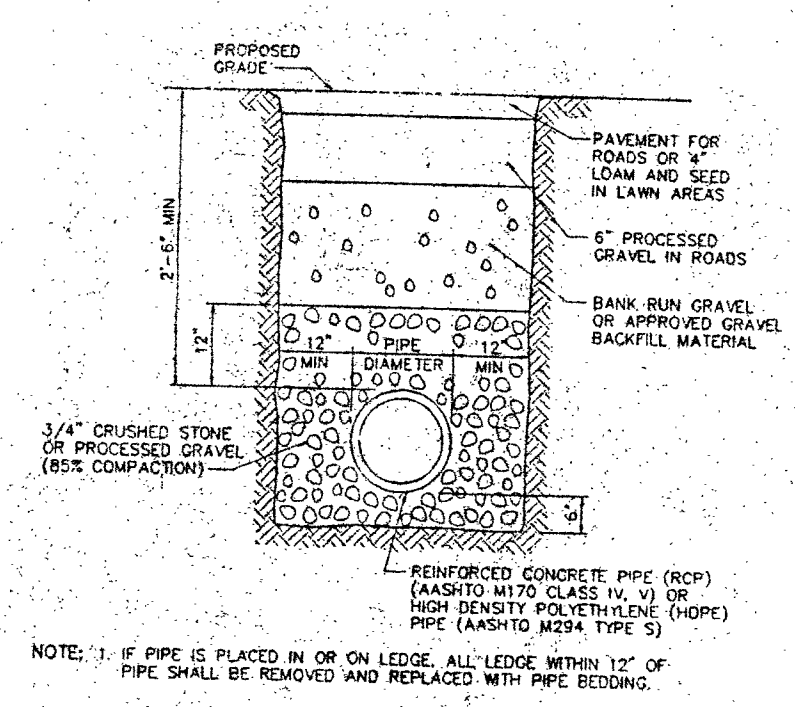


HAYBALE CHECK DAM

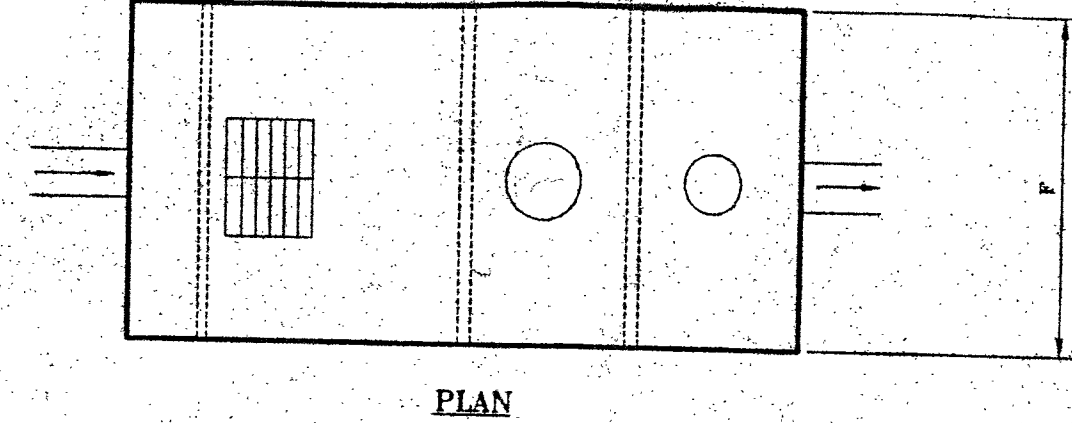
ANTI-TRACKING PAD



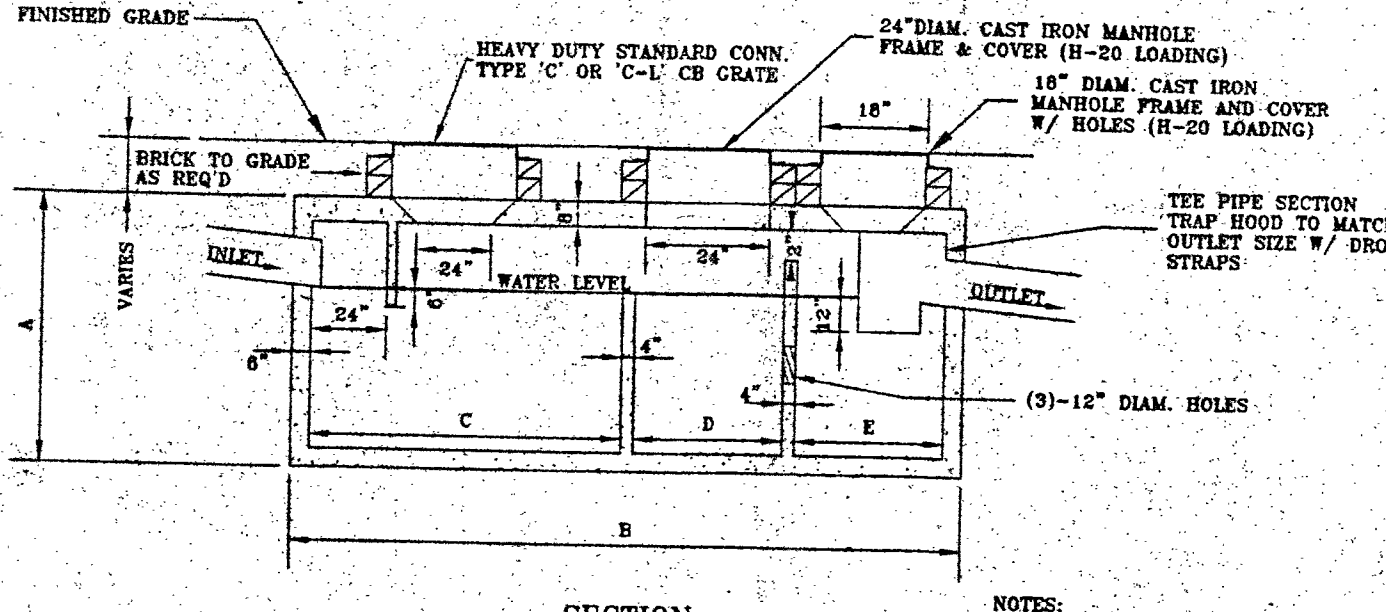
TYPE 'C' CATCH BASIN
(N.T.S.)



STORM PIPE TRENCH



PLAN

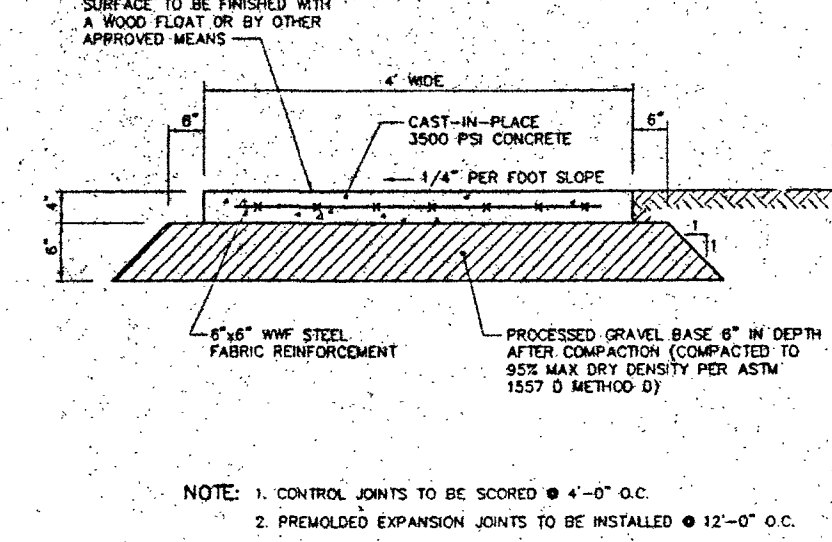


SECTION

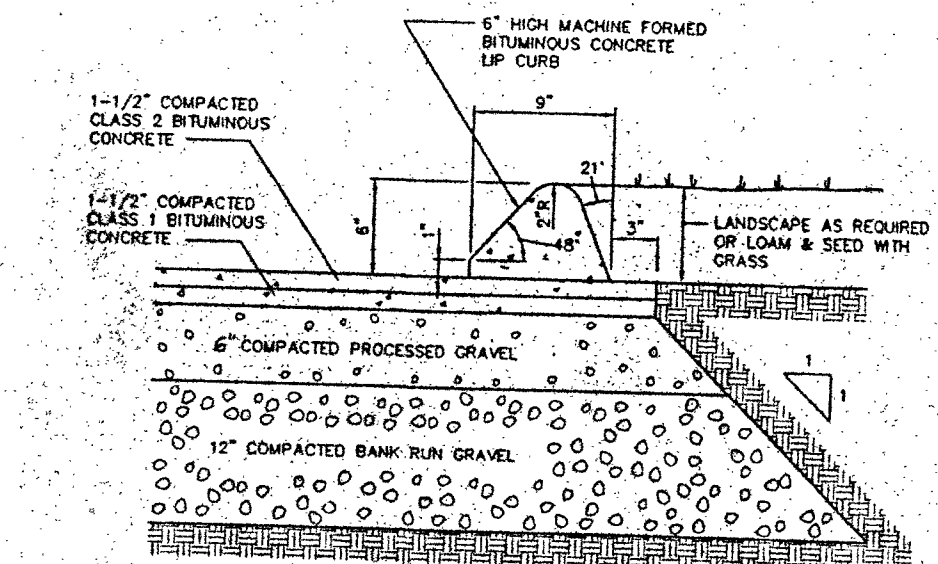
TYPE IV GROSS PARTICLE SEPARATOR
(N.T.S.)

VOLUME	A	B	C	D	E	F
1,000 GAL.	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

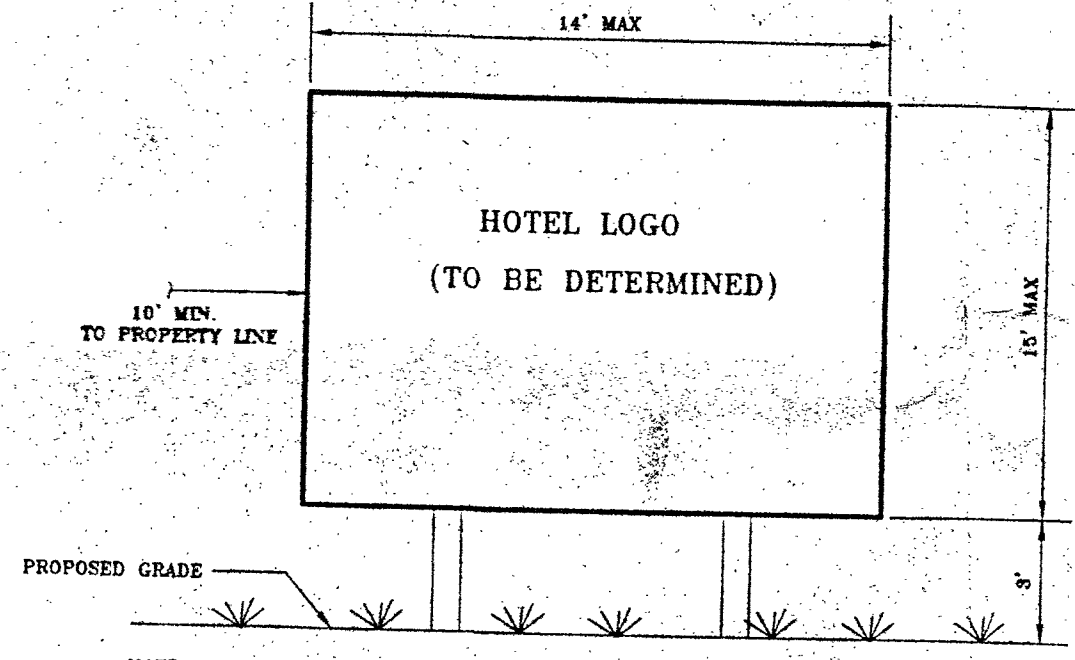
- NOTES:
1. BASIN TO BE A DITULIO & SONS OR APPROVED EQUAL.
 2. BITUMINOUS COATING W/ ASPHALT EMULSION ON OUTSIDE OF STRUCTURE.
 3. UNITS SHALL BE PRE-CAST MEETING H-20 LOADING REQUIREMENTS.



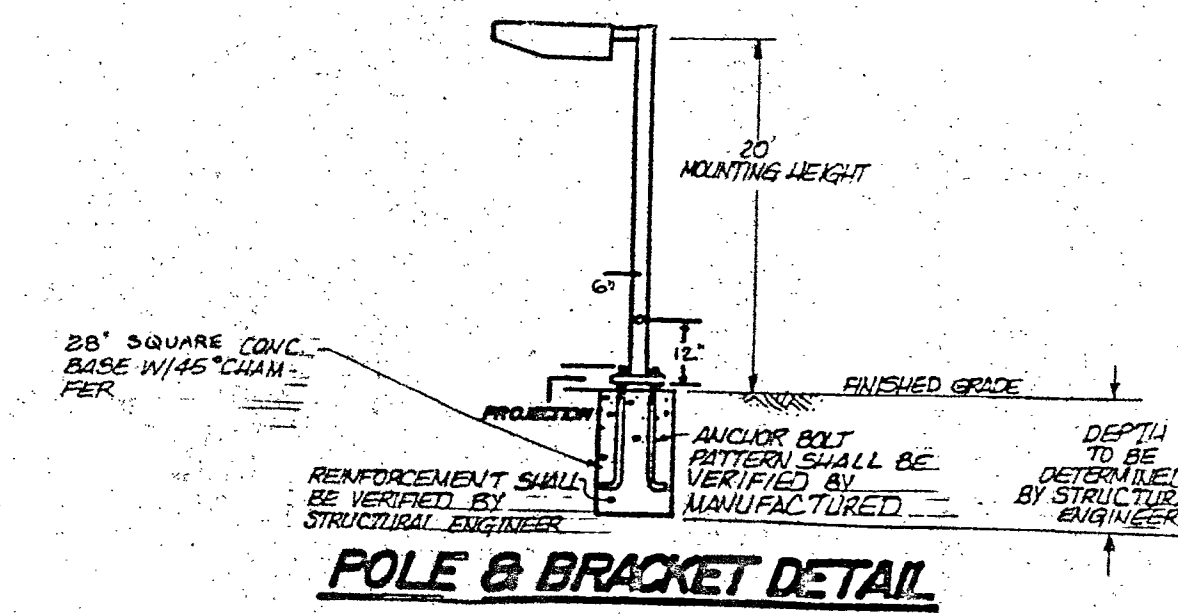
CONCRETE SIDEWALK



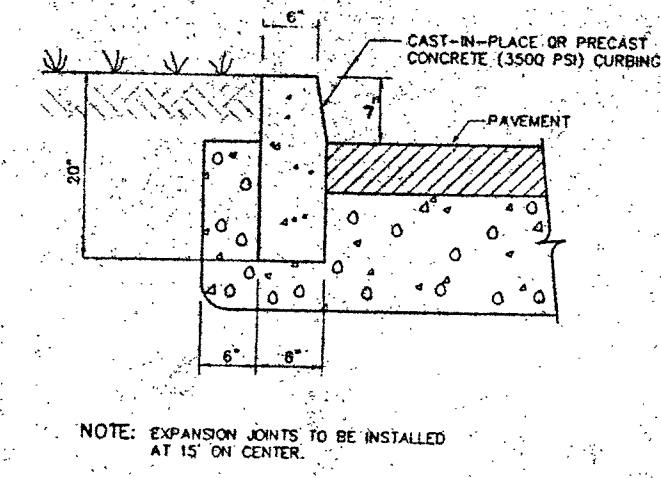
BITUMINOUS CONCRETE PAVEMENT/CURB
(N.T.S.)



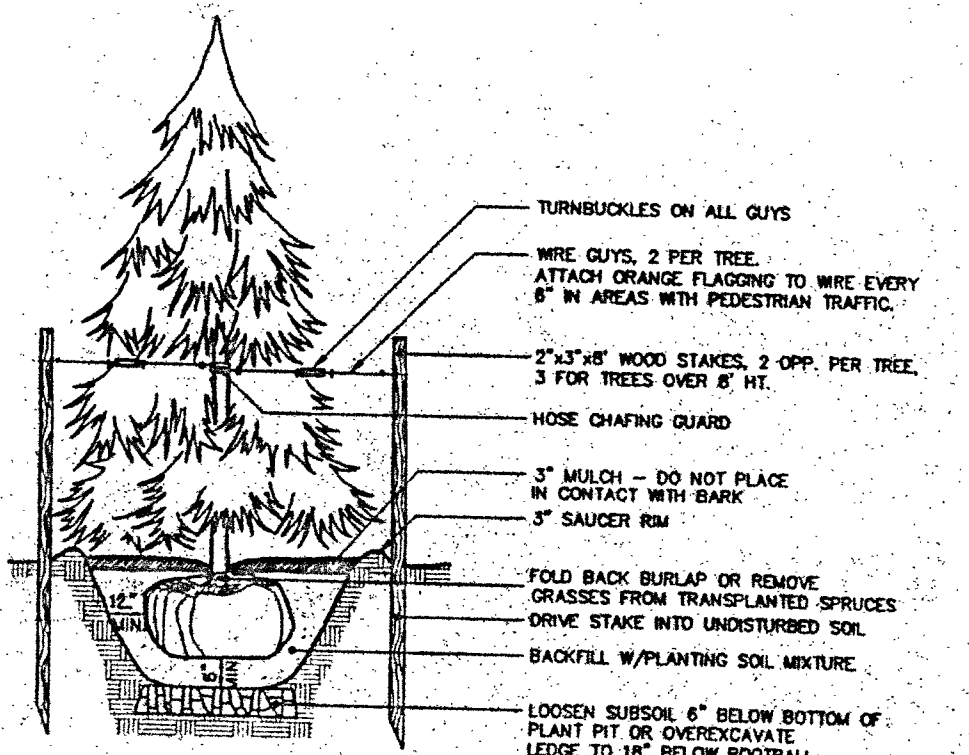
SIGN DETAIL
(N.T.S.)



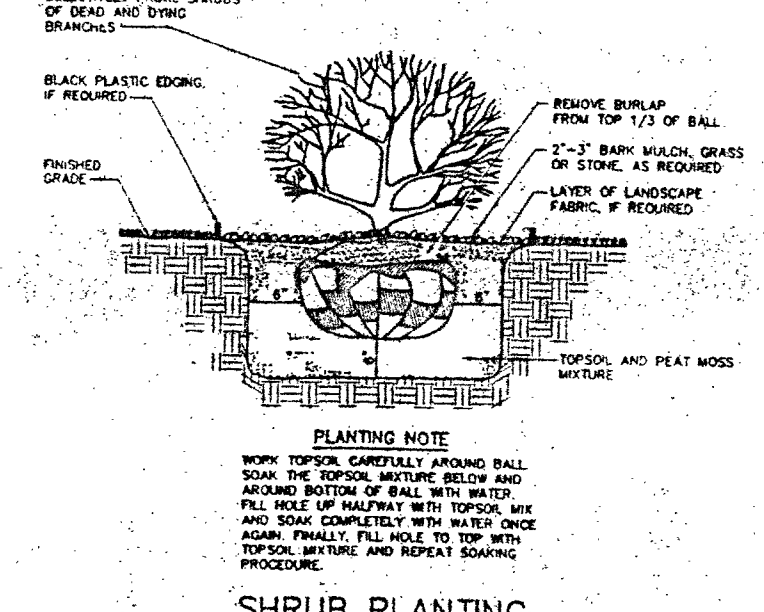
POLE & BRACKET DETAIL



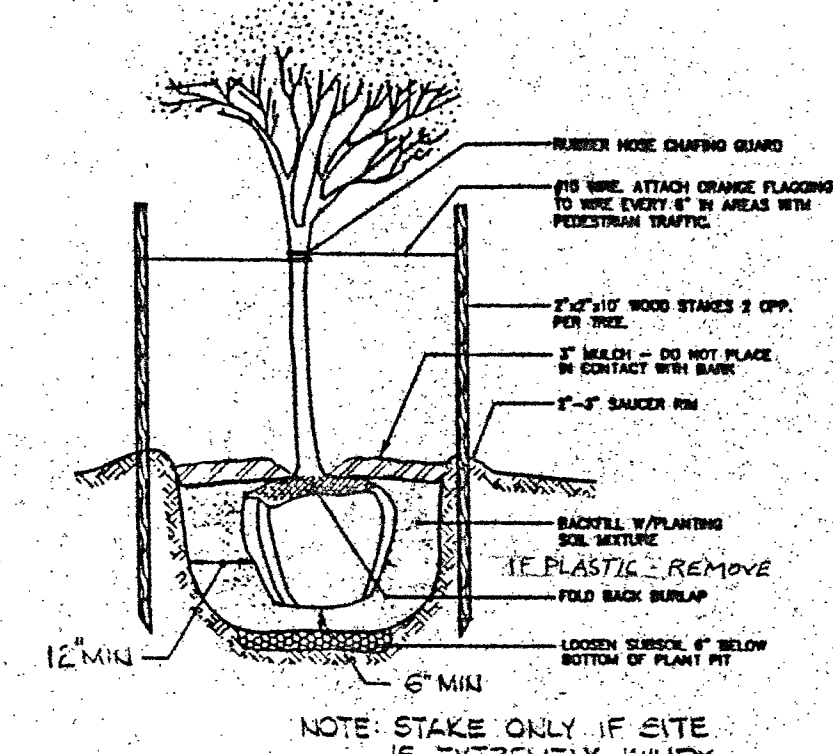
CONCRETE CURBING DETAIL



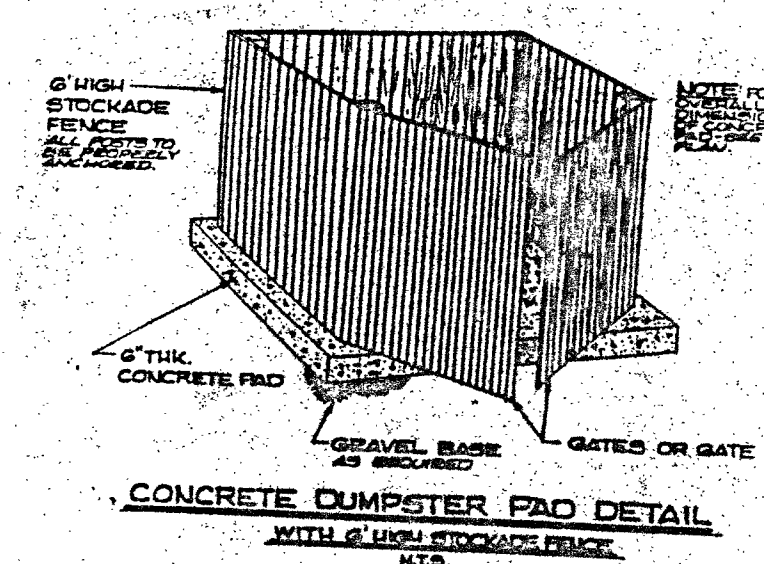
EVERGREEN TREE



SHRUB PLANTING



DECIDUOUS TREE



CONCRETE DUMPSTER PAD DETAIL
(N.T.S.)



DETAIL SHEET
PREPARED FOR
PAUL CIPRIANI, JR.

NORWICH - NEW LONDON TURNPIKE (CT. RTE. 32)
SCALE: NONE DATE: SEPTEMBER 1997 JOB NUMBER: 2048 Sht. 5 of 5
MONTVILLE, CONNECTICUT