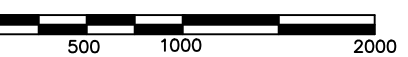


2040 ROUTE 32, UNCASVILLE, CONNECTICUT

AMER CHOUDREY



1 OF 8	COVER SHEET
2 OF 8	EXISTING CONDITIONS
3 OF 8	SITE PLAN
4 OF 8	GRADING PLAN
5 OF 8	SOIL & EROSION CONTROL
6 OF 8	LIGHTING & LANDSCAPE
7 OF 8	DETAIL SHEET

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LINE
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTION LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCUSSION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

OWNER: HASSAN HUSSAIN, LLC
PARCEL ADDRESS: 2040 NEW ROUTE 32, UNCASVILLE, CT
MAILING ADDRESS: 4 BOSTON POST RD, WATERFORD, CT 06385
MBL 103/1/1A
DEED: VOLUME 663 PAGE 612
AREA: 116,639 SF = 2.68 ACRES
FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0351G
EFFECTIVE DATE: JULY 18, 2011

NO.	DATE	REVISIONS
1	03/27/2023	STAFF COMMENTS
2	06/14/2023	STAFF COMMENTS
3	07/03/2023	WATER & SEWER CONNECTION
4	07/12/2023	TOWN PLANNER COMMENTS

Prepared For:
ER CHOUDREY
February 7, 2023

DRAWING SCALE: 1"=30'

FEDUS ENGINEERING, LLC
CIVIL ENGINEERS

Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

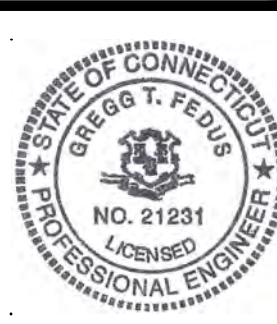
SHEET NO. 1 OF 8	JOB NO. 21-001048	DRAWN BY: DC
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1. ALL WORK WITHIN THE STATE HIGHWAY SHALL CONFORM TO THE CTDOT SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION; FORM 818.

CHAIRMAN/SECRETARY: _____
DATE: _____ EXPIRATION DATE: _____

CHAIRMAN/SECRETARY: _____
DATE: _____ EXPIRATION DATE: _____

Gregg T. Fedus P.E.
CT. License No. 21231



SHEET NO. 1 OF 8	JOB NO. 21-001048	DRAWN BY: DC
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Scale: 1"=1000'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 500, 1000, and 2000, representing feet.



1. "BOUNDARY SURVEY PROPERTY OF NDKLP MONTVILLE ASSOCIATES, LLC 2040 ROUTE 32, UNCASVILLE, CONNECTICUT " DATED: SEPTEMBER 28, 2011, BY: JAMES BERNARDO LAND SURVEYING, LLC, LS #70121.
2. "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 2040 NEW LONDON TURNPIKE (AKA CT 32) UNCASVILLE, CONNECTICUT PREPARED FOR: AMER CHOUDREY" DATED: APRIL 18, 2023, REVISED TO 7/6/2023, BY: ANTHONY HENDRICKS, LS #10834, FEDUS ENGINEERING,LLC.

2030 ROUTE 32
N/F
HOME DEPOT USA INC
M/B/L: 099/049/000
V463/849
MAILING ADDRESS
PO BOX 105842
ATLANTA GA 30348-5842

ACCESS DRIVEWAY
(MONTVILLE COMMONS/HOME DEPOT)

OCUM LANE

EXISTING FIRE HYDRANT

HYATT PLACE DRI

WETLANDS DELINEATED BY
DAVID LORD, SOIL SCIENTIST *David Lord*
DATE: 12/05/2022

DRAWING SCALE: 1"=30'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 15, 30, and 60, representing feet. The total length of the bar is 60 feet.

SHEET NO. 2 OF 8	JOB NO. 21-001048	DRAWN BY: DC
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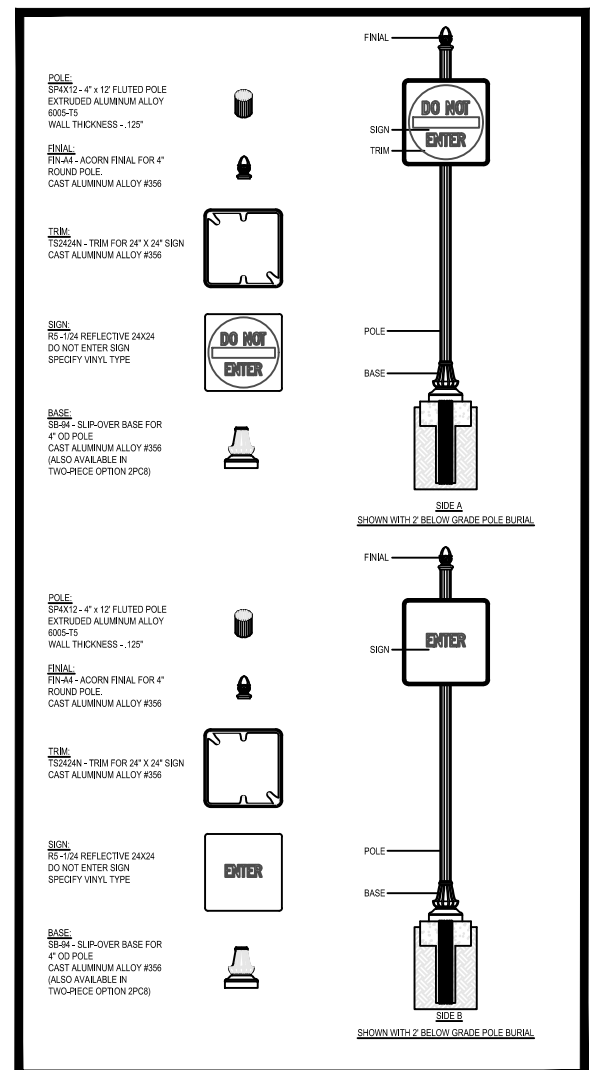
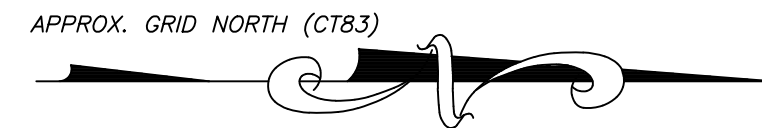
AMERI-VN-001148 • INCASTILLE • 2048 ROUTE 32 • AMER CHOLOGY • GAS STATION • SITE PLAN APPROVAL UAC05-21-001148 • 2048 ROUTE 32 • AMER CHOLOGY • GAS STATION • PLANNING AND ZONING • REV. 4/2016

C-2 ZONING REQUIREMENTS TABLE				
SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
11.4	MINIMUM LOT SIZE	40,000 SF	116,639 SF	116,639 SF
11.5	MINIMUM LOT FRONTAGE	80'	480'	480'
11.6.1	MINIMUM FRONT YARD	50'	---	BUILDING 66.8' CANOPY 61.5'
11.6.2	MINIMUM SIDE YARD	30'	---	BUILDING 48.5' (S) CANOPY 168.5' (S)
11.6.3	MINIMUM REAR YARD	30'	---	BUILDING 103.4' CANOPY 116.3'
11.7	MAXIMUM BUILDING HEIGHT	NONE	---	25.7'
4.11.10.3	MINIMUM FUEL PUMP FROM STREET	25'	---	74.3'

1. "BOUNDARY SURVEY PROPERTY OF NDKPL MONTVILLE ASSOCIATES, LLC 2040 ROUTE 32, UNCASVILLE, CONNECTICUT " DATED: SEPTEMBER 28, 2011, BY: JAMES BERNARDO LAND SURVEYING, LLC, LS #70121.
2. "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 2040 NEW LONDON TURNPIKE (AKA CT 32) UNCASVILLE, CONNECTICUT PREPARED FOR: AMER CHOUDREY" DATED: APRIL 18, 2023, REVISED TO 7/6/2021, BY: ANTHONY HENDRICKS, LLC #10834, FEDUS ENGINEERING, LLC.

1. AREA OF WETLAND ON SITE IS 21,832 SF/0.50 ACRES.
2. PROPOSED AREA DISTURBED IN THE 50' REVIEW ZONE IS 21,484 SF/0.49 ACRES.
3. THERE WILL BE NO OUTSIDE STORAGE.
4. ALL SIGNAGE SHALL COMPLY WITH SECTION 19 OF THE MONTVILLE ZONING REGULATIONS.
5. ALL SITE SIGNAGE SHALL REQUIRE AN APPROVED ZONING PERMIT PRIOR TO INSTALLATION. SIGNAGE LOCATIONS SHALL BE IDENTIFIED IN THE FIELD BY A LICENSED LAND SURVEYOR PRIOR TO INSTALLATION.

PARKING REQUIREMENTS			
SECTION	REGULATION	MINIMUM REQ.	PROPOSED
18.3.6	FREE STANDING RETAIL	5 SPACES $\times$ (4,960 SF / 1000SF) = 24.8 SPACES 24.8 SPACES - 12 SPACES = 12.8 SPACES + 1 SPACE FOR TWO EMPLOYEES + 1 SPACE PER VACUUM FACILITY + 1 SPACE PER AIR FACILITY + 0 SPACE PER 3 INTERIOR TABLES TOTAL: 15.8 $\approx$ 16	16 SPACES
18	VAN-ACCESSIBLE PARKING	1 SPACE REQUIRED	



EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
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	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY
	CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF
	EXISTING EASEMENT
	IRON PIN TO BE SET

1. ALL PAVEMENT MARKINGS TO BE EPOXY RESIN.
2. ALL PAVEMENT MARKINGS TO BE INSTALLED IN ACCORDANCE WITH STANDARD SHEET TR-1210_04 AND TR-1210_08.
3. ERADICATE EXISTING CONFLICTING PAVEMENT MARKINGS.

WETLANDS DELINEATED BY
DAVID LORD, SOIL SCIENTIST *David Lord*
DATE: 12/05/2022

	
Gregg T. Fedus P.E. CT. License No. 21231	

AWING SCALE: 1"=30'



F **FEDUS ENGINEERING, LLC**
CIVIL ENGINEERS

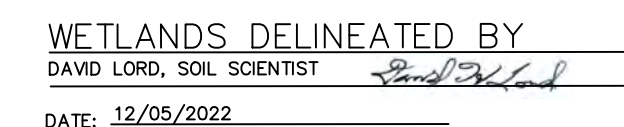
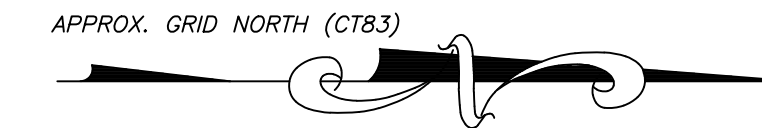
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO.	3 OF 8	JOB NO.	21-001048	DRAWN BY:	DC
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UNIONVILLE • 2040 ROUTE 32 • AMER CHOICE • GAS STATION • SITE PLAN APPROVAL UACAS21-001168 • UNCASTLE • 2040 ROUTE 32 • AMER CHOICE • GAS STATION • PLANNING AND ZONING • REV. 4/2005

1. "BOUNDARY SURVEY PROPERTY OF NDKIP MONTVILLE ASSOCIATES, LLC 2040 ROUTE 32, UNCASVILLE, CONNECTICUT " DATED: SEPTEMBER 28, 2011, BY: JAMES BERNARDO LAND SURVEYING, LLC, LS # 70121.
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