

A&B EXCAVATION

69 FITCH HILL RD & LEFFINGWELL RD

UNCASVILLE, CT

INDEX TO DRAWINGS

ZONING COMPLIANCE CHART

ZONING DISTRICT: LI

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 SF	1,482,199 SF
LOT FRONTAGE	100 FT	201.25 FT
	BUILDING 1	BUILDING 2
FRONT YARD SETBACK	50 FT	—
SIDE YARD SETBACK	30 FT	104 FT
REAR YARD SETBACK	30 FT	705 FT
BUILDING HEIGHT	N/A	N/A

PARKING CALCULATIONS

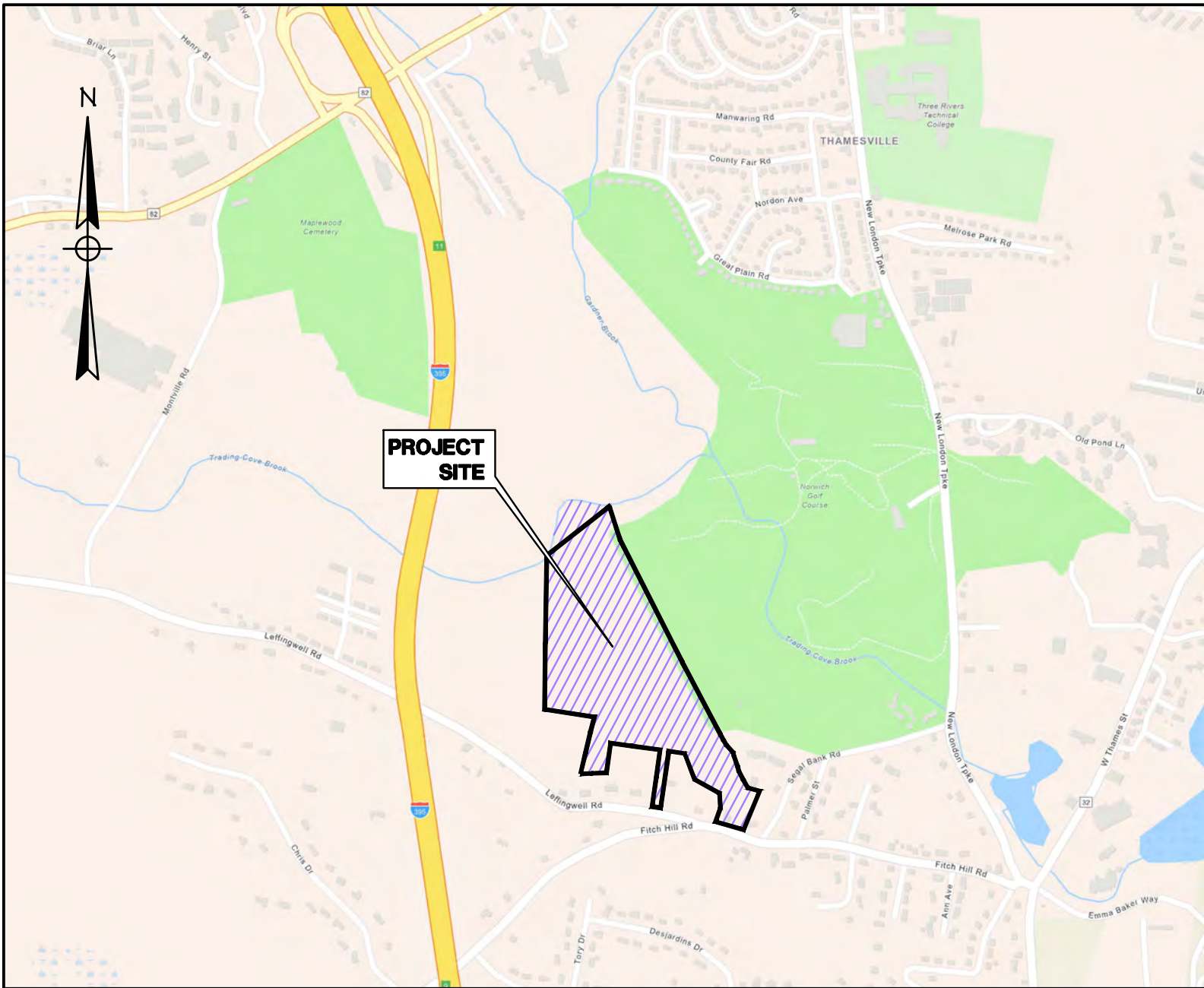
BUILDING 1
6,000 SF @ 1 SPACE/1,000 SF = 6 SPACES
6 SPACES PROVIDED

BUILDING 2
19,920 SF @ 1 SPACE/1,000 SF = 20 SPACES
22 SPACES PROVIDED

BUILDING 3
19,920 SF @ 1 SPACE/1,000 SF = 20 SPACES
22 SPACES PROVIDED

FRONT OFFICE BUILDING
4,566 SF OFFICE SPACE
@ 1 SPACE/250 SF = 18 SPACES

1,916 SF STORAGE/WAREHOUSE
@ 1 SPACE/1000 SF = 2 SPACES
20 SPACES PROVIDED



LOCATION MAP

SCALE: 1"= 1000'

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	COVER
2-3	BOUNDARY SURVEY
4	OVERALL SITE PLAN
4A	SITE PLAN : PHASE IA & IB
4B	SITE PLAN : PHASE II & III
5-6	SITE PLAN - 40 SCALE
7-8	GRADING/UTILITY/E&S PLAN
9	SEPTIC PLAN
9A	SEPTIC PLAN
10	SITE DETAILS
11	SEPTIC DETAILS
12	E&S DETAILS
13	PLANTING PLAN
13A	PLANTING PLAN
14	WATER & ROAD DETAILS

JULY 12, 2023
JUNE 22, 2023
MAY 25, 2023
MAY 5, 2023
APRIL 2023
FEBRUARY 15, 2023

OWNER/APPLICANT:
ANDREW PETROWSKI
37 COVE RD
UNCASVILLE, CT 06382

ADDRESS:
69 FITCH HILL RD & LEFFINGWELL RD
UNCASVILLE, CT

PARCEL ID:
#062-036-000



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

APPROVED BY THE PLANNING & ZONING COMMISSION ON _____

CHAIRMAN OR SECRETARY OF THE COMMISSION _____ DATE _____

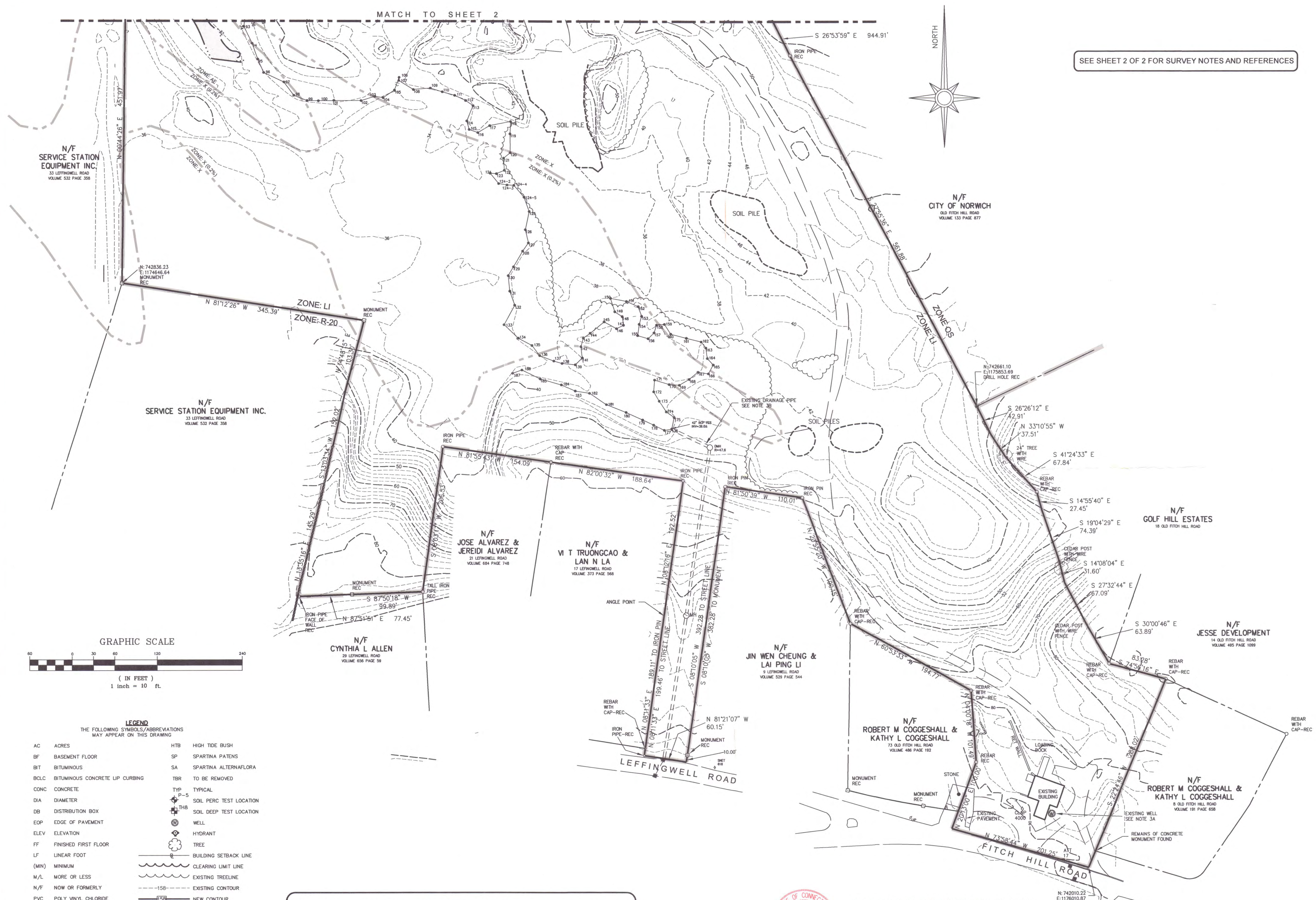
EXPIRATION DATE: _____

EROSION & SEDIMENT CONTROL PLAN CERTIFIED BY THE AFFIRMATIVE VOTE OF THE COMMISSION.

LEGEND

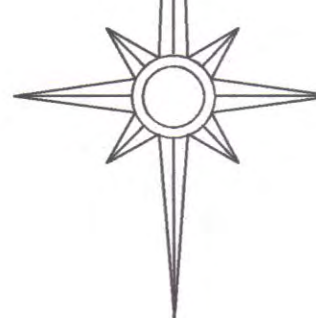
— — —	PROPERTY LINE
— D —	EDGE OF PAVEMENT
— W —	DRAINAGE
— S —	WATER
— — —	SEWER
— — —	GAS
— E — E — E —	ELECTRIC
— 21 —	CONTOUR
~~~~~	TREE LINE
— — —	GUIDERAIL
• — •	SIGNS
□	CATCH BASIN
○	IRON PIN, IRON PIPE
M/S, CHD, MON	
○	FIRE HYDRANT
⊗	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
⊗	GAS GATE, WATER GATE
□ — □	LAMP

MATCH TO SHEET 2



SEE SHEET 2 OF 2 FOR SURVEY NOTES AND REFERENCES

NORTH

N/F  
CITY OF NORWICH  
OLD FITCH HILL ROAD  
VOLUME 133 PAGE 877ZONE LI  
ZONE OSN/F  
GOLF HILL ESTATES  
18 OLD FITCH HILL ROADN/F  
JESSE DEVELOPMENT  
14 OLD FITCH HILL ROAD  
VOLUME 495 PAGE 1099N/F  
ROBERT M COGGESHALL &  
KATHY L COGGESHALL  
73 OLD FITCH HILL ROAD  
VOLUME 486 PAGE 192N/F  
ROBERT M COGGESHALL &  
KATHY L COGGESHALL  
9 OLD FITCH HILL ROAD  
VOLUME 191 PAGE 658TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.James Bernardo  
JAMES BERNARDO LICENSE #70121  
7-14-2022  
DATEJAMES BERNARDO  
LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236  
WWW.JBSURVEY.COMNOTES: THESE DOCUMENTS  
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FLD	DESCRIPTION	DATE
1	FLOOD ZONE LINES ADDED AND NOTE 5 REVISED	7-14-2022

REVISIONS

BOUNDARY &amp; TOPOGRAPHIC SURVEY

PROPERTY OF

ANDREW PETROWSKI

FOR PROPERTY LOCATED AT

69 FITCH HILL ROAD  
& LEFFINGWELL ROAD

TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-01

SHEET 1 OF 1

Scale:

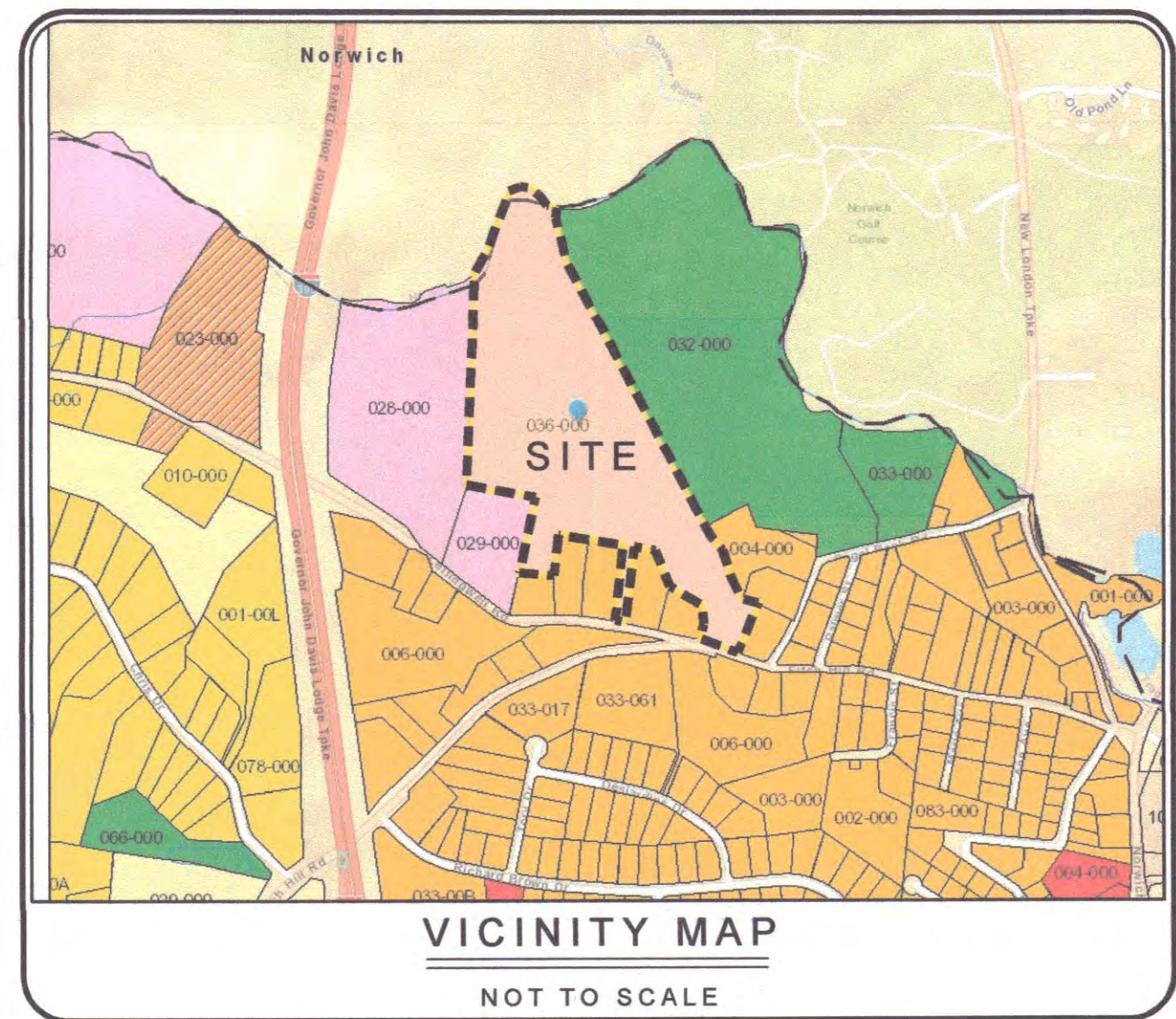
1"=60'

Date

JULY 1, 2022

Project No.

21101-1



N/F  
CITY OF NORWICH  
OLD FITCH HILL ROAD  
VOLUME 133 PAGE 877

N/F  
SERVICE STATION  
EQUIPMENT INC.  
33 LEFFINGWELL ROAD  
VOLUME 532 PAGE 358

N/F  
CITY OF NORWICH  
OLD FITCH HILL ROAD  
VOLUME 133 PAGE 877

- NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300R MINIMUM REQUIREMENTS OF ACCURACY, PRECISION, AND RELIABILITY, AND 20-300R SUPPLEMENTAL RULES OF PRACTICE. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A, THE TOPOGRAPHIC SURVEY IS CLASS C-1 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND PHONE NUMBER APPEARS BELOW ON THIS DEED.
3. REFERENCE IS MADE TO TOWN OF MONTVILLE LAND EVIDENCE RECORDS VOLUME 675 AT PAGE 312 FOR A WARRANTY DEED DATED SEPTEMBER 30, 2021 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BENEFIT BY THE FOLLOWING:
- A. SEE VOLUME 474 AT PAGE 936 FOR A WELL EASEMENT AGREEMENT BY AND BETWEEN FITCH HOMESTEAD, LLC AND ROBERT M. COGGESHALL DATED SEPTEMBER 9, 2005.
- B. NO RECORD WAS FOUND ON FILE IN THE MONTVILLE LAND RECORDS FOR THE DRAINAGE DISCHARGE PIPE FOM LEFFINGWOLD ROAD.
5. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE LIGHT INDUSTRIAL (L1) ZONE DISTRICT.
6. BY GRAPHICAL DEPLICATION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES: AE (REGULATORY FLOOD HAZARD), ADV (ADDITIONAL CHANGING RISK) AND X (NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RISK) MAP IN NEW LONDON COUNTY, CONNECTICUT PALN 351, COMMUNITY: TOWN OF MONTVILLE MAP NUMBER: 0901C02313G MAP EFFECTIVE: 7/18/2011, FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THE SUBJECT PROPERTY IS SHOWN ON THE MONTVILLE TAX ASSESSOR MAP 62 AS LOT 36 AND LOT 37, ON AN ASSIGNED LOT AREA OF 69 FITCH HILL ROAD.
7. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DETECTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS DERIVED FROM GPS OBSERVATIONS MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND CHARACTER OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION OF ANY BUILDING BEFORE YOU DO.
- 1-800-922-4455.
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 30, 2022. RECORD TITLE AND ADDJONER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON MAY 3, 2022.
9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DETECTED AND NOTED HEREON ARE BASED ON THE COMPILED, IN PART, INFORMATION FROM THE RECORDS OF THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONAL, OTHER, OR CHANGING UTILITIES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND CHARACTER OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION OF ANY BUILDING BEFORE YOU DO.
- 1-800-922-4455.
10. THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH R. THERIAULT, CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.

MAP REFERENCES:

1. PLAN OF PROPERTIES OF THE THAMES HOTEL CORPORATION AND JOHN S. DAWSON MONTVILLE & NORWICH CONNECTICUT SALE: 1"=100' CHANDLER, PALMER & KING ADDITIONS: SEPTEMBER 1977 NOVEMBER 1975 SHEET 2 OF 2 (BOOK: 5 PAGE: 37).
2. KONIKOWICZ SUBDIVISION "SITE DEVELOPMENT PLAN" PREPARED FOR KAREN COWORSKI 17 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SALE: 1"=30' APRIL, 2002 ID NO. 02-675 SHEET 1 OF 1 REVISED 4-19-02 BY BOUNDARIES LLC (DRAWING #186).
3. SUBDIVISION PLAN MADE FOR HELEN COOGESHALL & WARREN COOGESHALL OWNERS & DEVELOPERS FITCH HILL & OLD FITCH HILL ROS MONTVILLE, CONN. SALE: 1"=20" BY JAMES F. MCNALLY LS MAR. 20, 1987 (BOOK-8 PAGE:89).
4. SUBDIVISION PLAN PROPERTY OF HELEN COOGESHALL FITCH HILL ROAD & LEFFINGWELL ROAD MONTVILLE, CONNECTICUT DATE: FEBRUARY 16, 1980 SALE: 1"=40' SHEET 1 OF 1 BY CHANDLER, PALMER & KING (DRAWING #1183).
5. GOLF HILL ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT SITE PLAN JAVEE DEVELOPMENT, LLC DATE: APRIL 2005 SALE: 1"=20' REVISED: 9/5/05 BY CLA ENGINEERS, INC. (FILE #208.3).
6. FAIRWAY ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT. SURVEY/LOT LINE RECOGNIZATION PLAN JAVEE DEVELOPMENT, LLC DATE: JAN. 2003 SALE: 1"=40" BY CLA ENGINEERS, INC.
7. IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY "LOT LINE REVISION PLAN" PREPARED FOR MARTIN MCKINNEY 33 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SALE: 1"=40' JULY 2007 JOB ID. NO. 04-1055 BY BOUNDARIES, LLC (DRAWING #2322).

A	FLOOD ZONE LINES ADDED AND NOTE 5 REVISED	7-14-2022		NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT © 2022. THESE DRAWINGS OR ANY INFORMATION HEREON SHALL NOT BE DUPLICATED IN PART OR WHOLE FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE DRAWINGS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.
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LTR	DESCRIPTION	DATE
REVISIONS		

## REVISIONS

## BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY OF  
**ANDREW PETROWSKI**

FOR PROPERTY LOCATED AT  
**69 FITCH HILL ROAD  
& LEFFINGWELL ROAD**

TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.

S-02

SHEET 2 OF 2

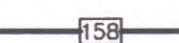
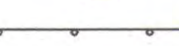
 $1^{\circ} = 60'$ 

Date _____

Project No.  
21101-1

### LEGEND

THE FOLLOWING SYMBOLS/ABBREVIATIONS  
MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TP-5	TYPICAL
DB	DIAMETER		SOIL PERC TEST LOCATION
DIA	DISTRIBUTION BOX		SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT		WELL
ELEV	ELEVATION		HYDRANT
FF	FINISHED FIRST FLOOR		TREE
LF	LINEAR FOOT		BUILDING SETBACK LINE
(MIN)	MINIMUM		CLEARING LIMIT LINE
M/L	MORE OR LESS		EXISTING TREELINE
N/F	NOW OR FORMERLY	--- -158---	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE		NEW CONTOUR
SCH40	SCHEDULE 40		SEDIMENT FENCE
5.4x	SPOT ELEVATION		STORM DRAIN PIPE
SF	SQUARE FEET		STONE WALL
TR	TO REMAIN	— S —	SANITARY SEWER
		— W —	WATER

MATCH TO SHEET 1

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.