



Town of Montville
Building Department

310 Norwich-New London Tpke.
Uncasville, Ct. 06382
860-848-6782

7/24/23

PLAN REVIEW COMMENTS

2040 Route 32, Mercantile Occupancy, motor vehicle fueling station and convenience store

- 1.) Building permits required for Building, Mechanical, Electrical, Plumbing, site drainage, sewer lateral connection, public water line connection, signs. Work requiring a permit will also include UST, secondary containment and monitoring, dispensers, storm drainage, retaining walls over 36" or where holding a surcharge.
- 2.) Light pole bases shall be engineered for wind loads associated with the actual post to be installed. Manufacturers specifications where pre-engineered are acceptable.
- 3.) All site lighting must be of the "full cut off" design, and controlled for daylight and dimming as defined by the CT Modifications to the International Energy Conservation Code.
- 4.) Fuel Island Canopy foundation design to be professionally engineered to applicable wind and snow loads, canopy lighting must also be full cut off and subject the lumens restrictions in the Energy Conservation Code.
- 5.) ADA parking symbol is out date, and does not meet statutory requirements. Statutorily required signage plan not shown.
- 6.) ADA space shall be located as close to the front as practicable
- 7.) Code compliant curb cut ramp required for ADA hatched area
- 8.) Propane tank exchange cage is typical for this operator, but not shown on drawings. Recommend this be considered now.
- 9.) RECOMMEND roof drain leaders not drain onto pedestrian way to avoid ice issues causing public safety concerns
- 10.) Store floor plan not provided, but applicant is advised that a Mercantile Occupancy with a patron/public area larger than 350 Sq. Ft. requires public access to the bathroom.
- 11.) Post sign will require a separate permit, and require engineered foundation for wind load design.

Doug Colter
Building Official