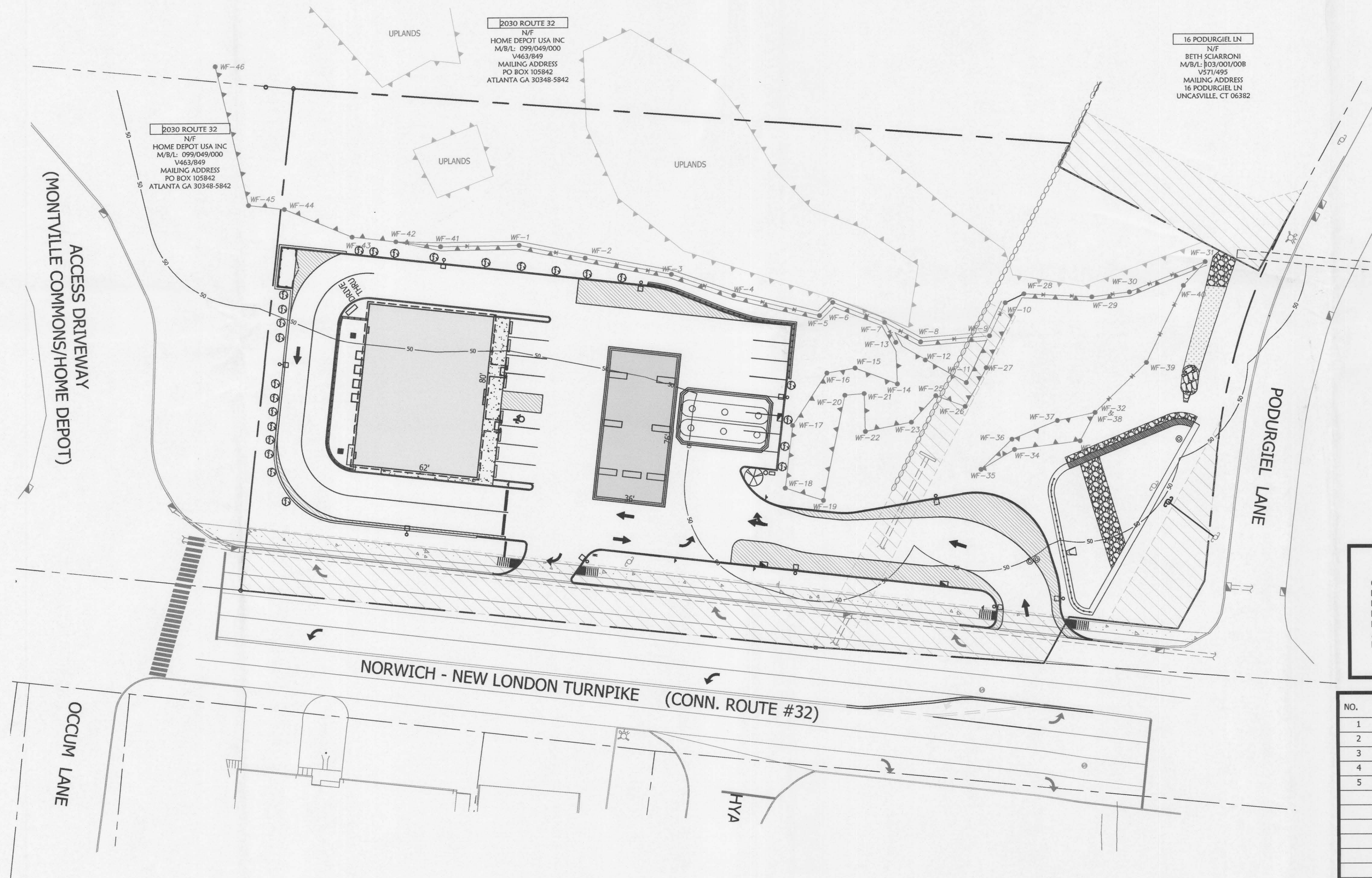
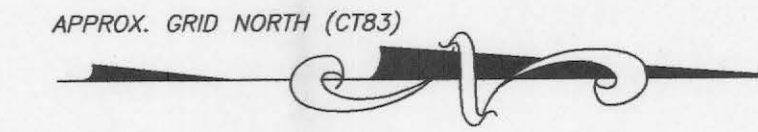
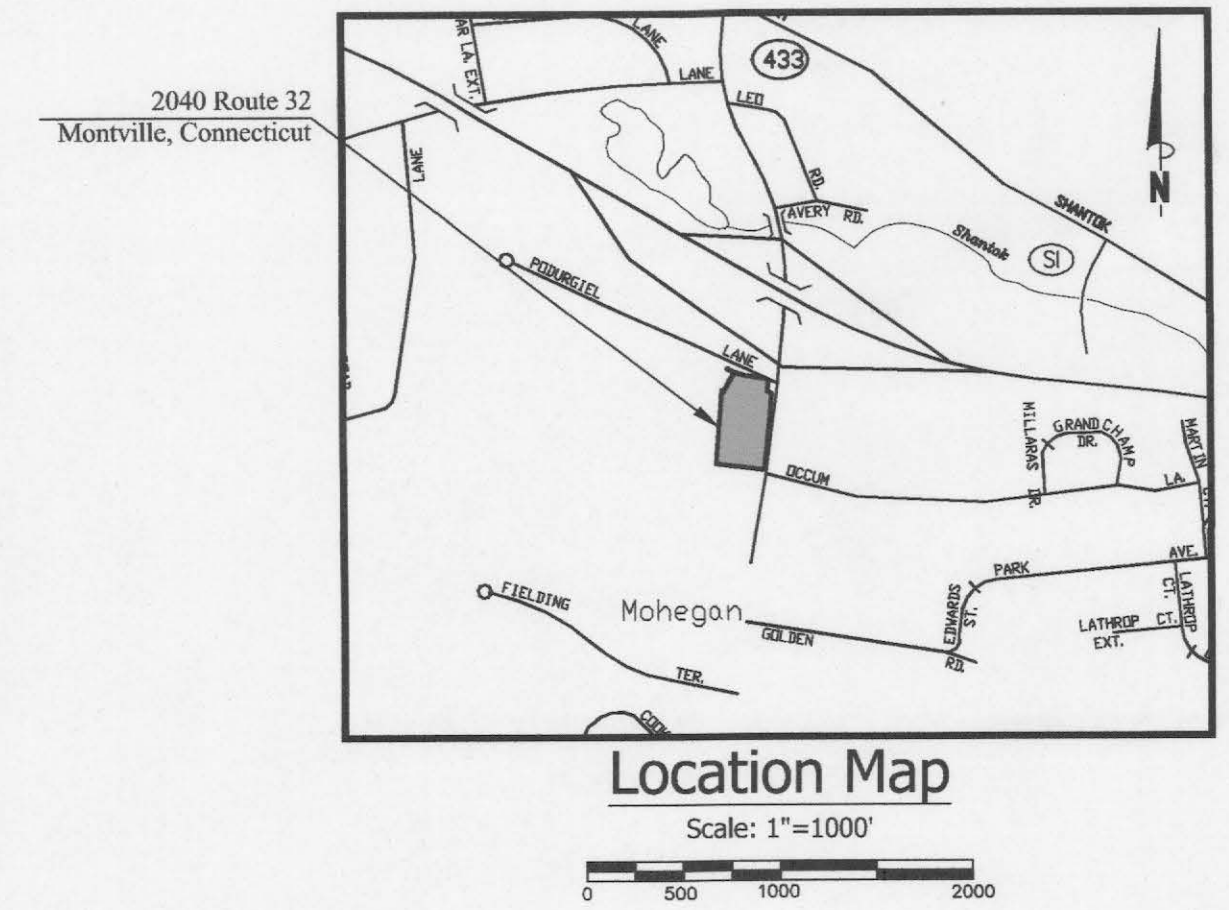


PLANNING AND ZONING SUBMISSION
2040 ROUTE 32
PROPOSED CONVENIENCE STORE/GAS STATION
2040 ROUTE 32, UNCASVILLE, CONNECTICUT

APPLICANT:
AMER CHOUDREY



SHEET LIST TABLE	
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 PLAN
6 OF 8	LIGHTING & LANDSCAPING
7 OF 8	DETAIL SHEET
8 OF 8	DETAIL SHEET

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

Subject Parcel Information	
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
5	07/20/2023	STAFF COMMENTS

Cover Sheet
of
**2040 New London Turnpike
(AKA CT RT 32)**
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
February 7, 2023

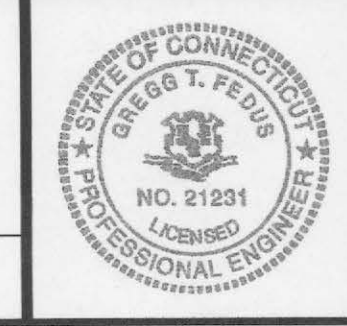
DRAWING SCALE: 1"=30'

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

APPROVED BY THE MONTVILLE
PLANNING & ZONING COMMISSION:
CHAIRMAN/SECRETARY:
DATE: _____ EXPIRATION DATE: _____

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

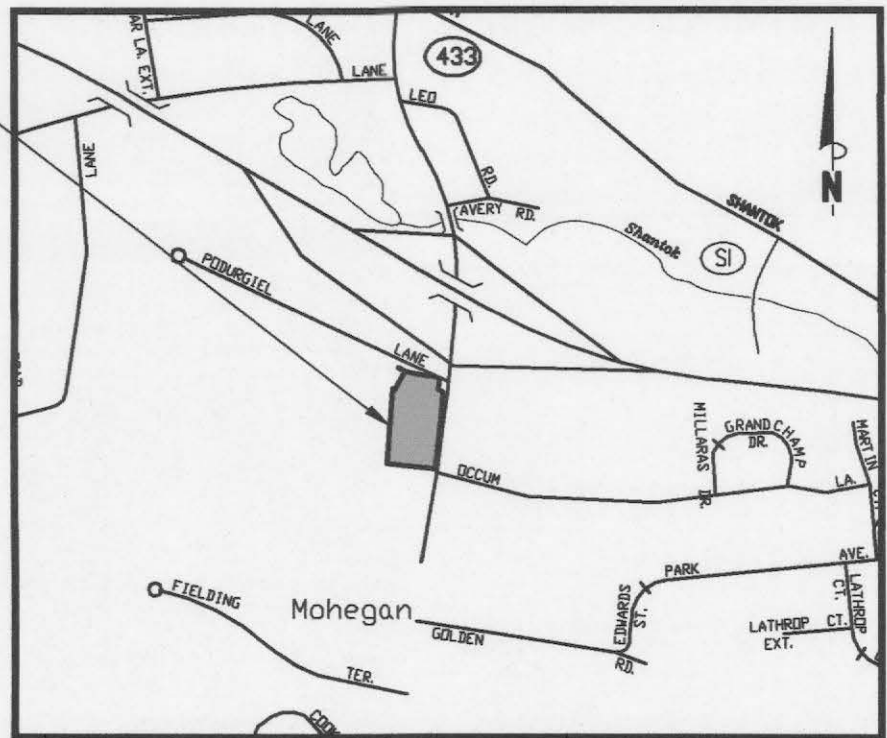


Note:
1. ALL WORK WITHIN THE STATE HIGHWAY SHALL CONFORM TO THE CTDOT SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION; FORM 818.

Reference Maps:

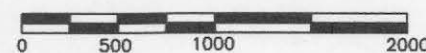
- "BOUNDARY SURVEY PROPERTY OF NDKLP MONTVILLE ASSOCIATES, LLC 2040 ROUTE 32, UNCASVILLE, CONNECTICUT " DATED: SEPTEMBER 28, 2011, BY: JAMES BERNARDO LAND SURVEYING, LLC, LS #70121.
- "PROPERTY SURVEY MAP DEPICTING EXISTING CONDITIONS OF 2040 NEW LONDON TURNPIKE (AKA CT 32) UNCASVILLE, CONNECTICUT PREPARED FOR: AMER CHOUDREY" DATED: APRIL 18, 2023, REVISED TO 7/6/202, BY: ANTHONY HENDRIKS, LS #10834, FEDUS ENGINEERING,LLC.

2040 Route 32
Montville, Connecticut

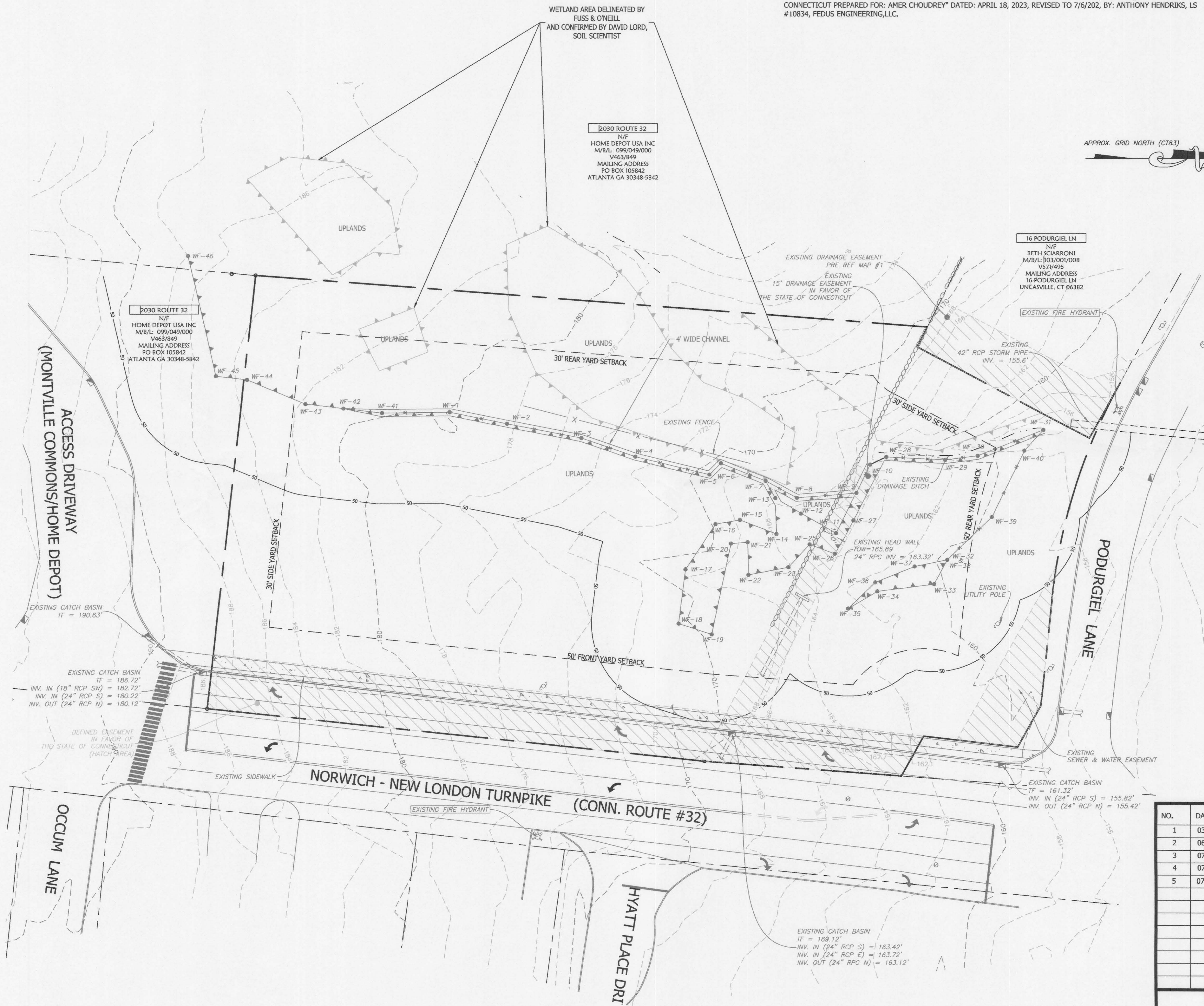


Location Map

Scale: 1"=1000'



APPROX. GRID NORTH (CTB3)



Legend

EXISTING

- | SYMBOL | DESCRIPTION |
|-----------------------------|-----------------------------|
| [Square with cross] | MONUMENT |
| [Circle with cross] | EX. IP / REBAR |
| [Circle with dot] | DRILL HOLE |
| [Circle with cross and dot] | UTILITY POLE W/ LIGHT |
| [Line with cross] | STONEWALL |
| [Line with cross and dot] | FENCE LINE |
| [Circle with cross and dot] | WATER VALVE |
| [Line with cross and dot] | OVERHEAD WIRES |
| [Dashed line] | PROPERTY LINE |
| [Dashed line with cross] | ADJACENT PROPERTY LINE |
| [Dashed line] | INDEX CONTOUR |
| [Dashed line] | CONTOUR |
| [Triangle with cross] | WETLANDS BOUNDARY/FLAG |
| [Dashed line] | MEAN LOW WATER LINE |
| [Dashed line] | MEAN HIGH WATER LINE |
| [Dashed line] | HIGH TIDE LINE |
| [Dashed line] | COASTAL JURISDICTIONAL LINE |
| [Dashed line] | ZONE LINE |
| [Dashed line] | EASEMENT LINE |
| [Dashed line] | BUILDING SETBACK LINE |
| [Dashed line] | EXISTING WATER LINE |
| [Dashed line] | EXISTING SEWER LINE |
| [Dashed line] | NOW OR FORMERLY CATCH BASIN |
| [Symbol] | TYPICAL |
| [Symbol] | SPOT ELEVATION |
| [Symbol] | DRILL HOLE |
| [Symbol] | POINT OF BEGINNING |
| [Symbol] | TEST PIT |
| [Symbol] | PERCOLATION TEST |
| [Symbol] | UTILITY POLE |
| [Symbol] | DRAINAGE MANHOLE |
| [Symbol] | SEWER MANHOLE |
| [Symbol] | HYDRANT |
| [Symbol] | WATER SHUTOFF |
| [Symbol] | EXISTING EASEMENT |

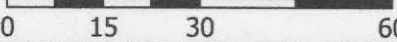
PROPOSED

- | | |
|----------|--------------------|
| [Symbol] | IRON PIN TO BE SET |
|----------|--------------------|

NO.	DATE	REVISIONS
1	03/27/2023	STAFF COMMENTS
2	06/14/2023	STAFF COMMENTS
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4	07/12/2023	TOWN PLANNER COMMENTS
5	07/20/2023	STAFF COMMENTS

Existing Conditions
of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
February 7, 2023

DRAWING SCALE: 1"=30'



WETLANDS DELINEATED BY

DAVID LORD, SOIL SCIENTIST

DATE: 12/05/2022

Gregg T. Fedus P.E.

CT. License No. 21231



FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

SHEET NO. 2 OF 8 JOB NO. 21-001048 DRAWN BY: DC

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'

Reference Maps:

- "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.
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NOTES:

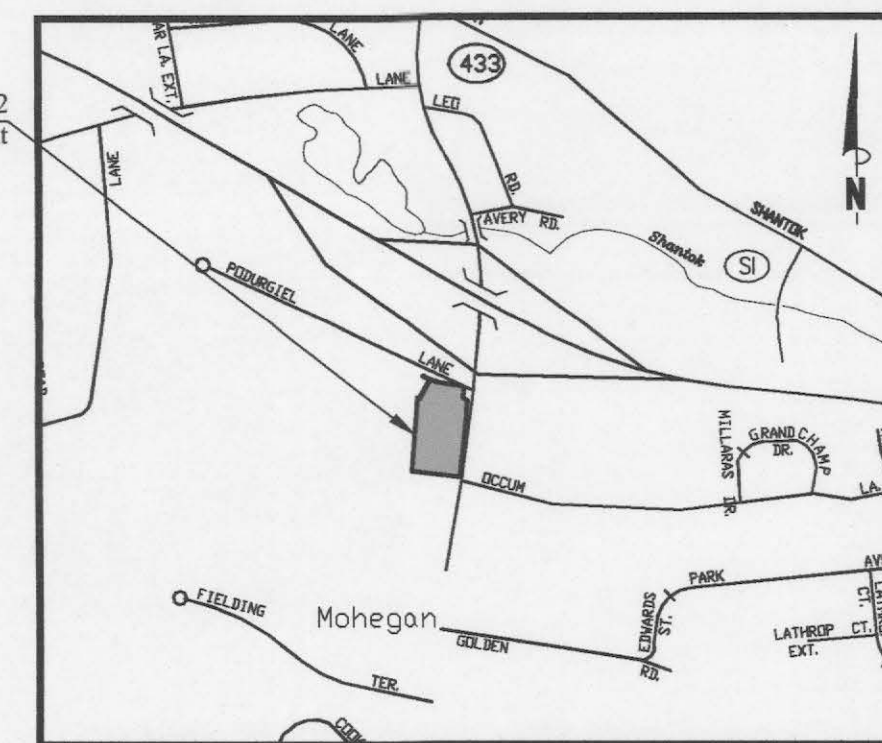
- AREA OF WETLAND ON SITE IS 21,832 SF/0.50 ACRES.
- PROPOSED AREA DISTURBED IN THE 50' REVIEW ZONE IS 21,484 SF/0.49 ACRES.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 19 OF THE MONTVILLE ZONING REGULATIONS.
- ALL SITE SIGNAGE SHALL REQUIRE AN APPROVED ZONING PERMIT PRIOR TO INSTALLATION. SIGNAGE LOCATIONS SHALL BE IDENTIFIED IN THE FIELD BY A LICENSED LAND SURVEYOR PRIOR TO INSTALLATION.
- 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.

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	

PAVEMENT MARKING NOTES:

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

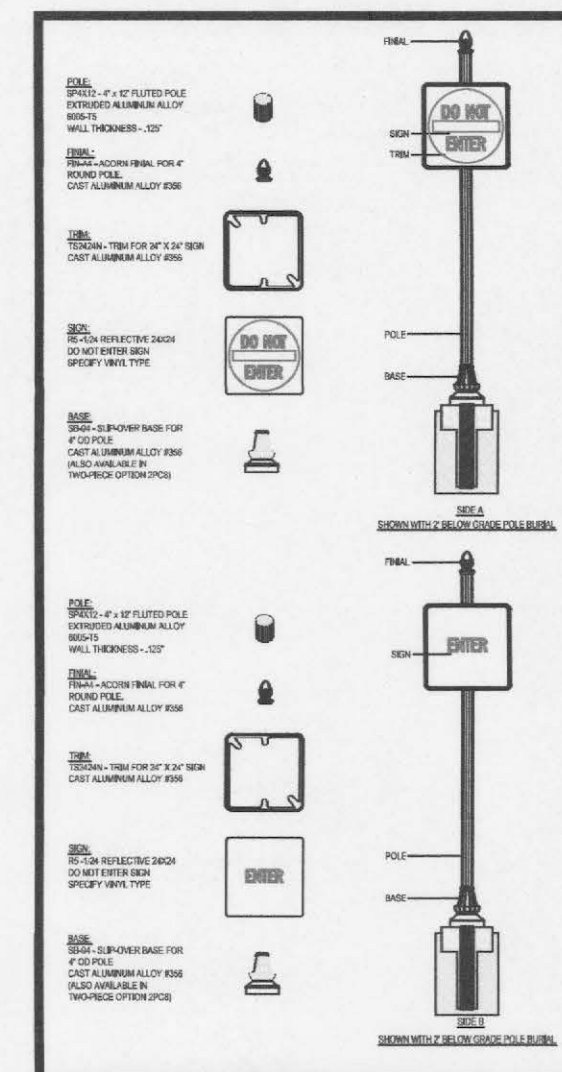
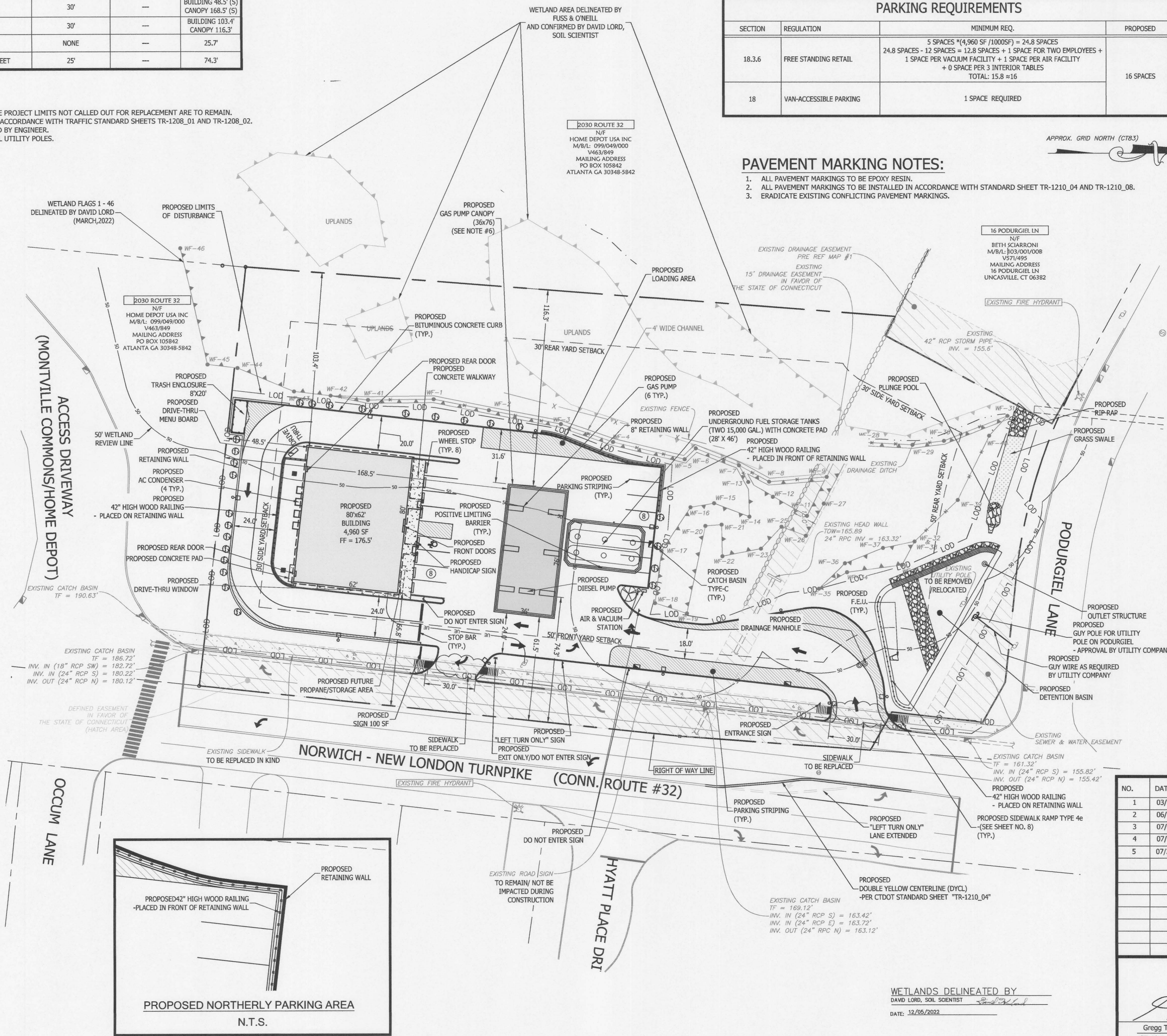


Location Map

Scale: 1"=1000'

0 500 1000 2000

APPROX. GRID NORTH (CTB3)



Legend

EXISTING

SYMBOL	DESCRIPTION
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Site Plan
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(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
February 7, 2023

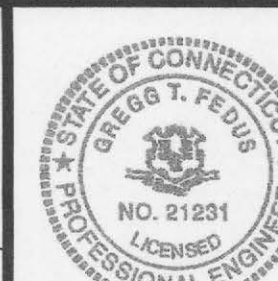
DRAWING SCALE: 1"=30'

0 15 30 60

WETLANDS DELINEATED BY

DAVID LORD, SOIL SCIENTIST

DATE: 12/05/2022

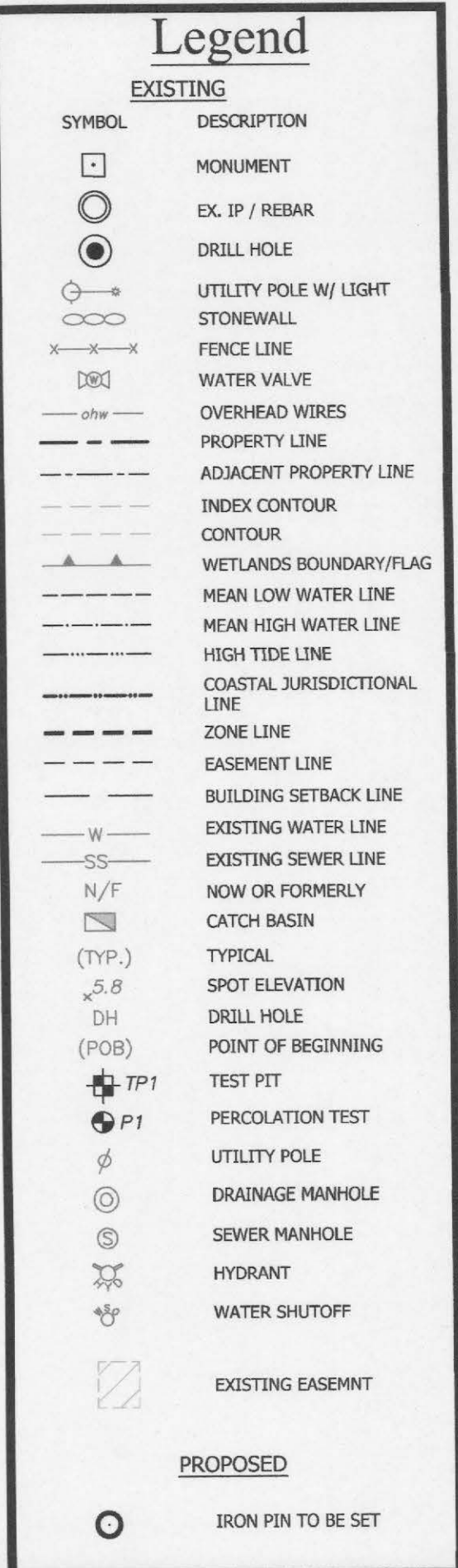
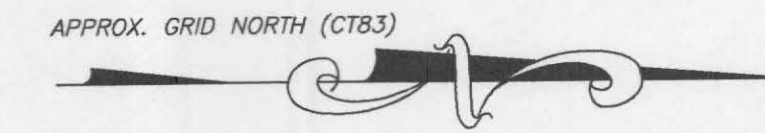
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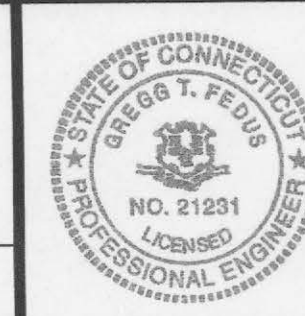
SHEET NO. 3 OF 8 JOB NO. 21-001048 DRAWN BY: DC

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Grading Plan
of
2040 New London Turnpike
(AKA CT RT 32)
Uncasville, Connecticut
Prepared For:
AMER CHOUDREY
February 7, 2023



F **FEDUS ENGINEERING, LLC**
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SHEET NO. 4 OF 8	JOB NO. 21-001048	DRAWN BY:
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