

NARRATIVE

THIS PROPOSAL INVOLVES A 23.23± ACRE PARCEL OF LAND IDENTIFIED AS 1080 NORWICH-NEW LONDON TURNPIKE IN THE UNCSVILLE SECTION OF THE TOWN OF MONTVILLE, CONNECTICUT (ASSESSOR'S ID# 086-004-000). THE SUBJECT PROPERTY WAS FORMERLY THE NORWICH-NEW LONDON DRIVE-IN THEATER AND CURRENTLY CONTAINS A 4,345± SQUARE FOOT COMMERCIAL BUILDING THAT WAS USED FOR CONCESSIONS FOR THE DRIVE-IN THEATER AND APPROXIMATELY 12.4 ACRES OF PAVEMENT THAT HAS BEEN RECENTLY REMOVED UNDER ZONING PERMIT 24ZP24 AND IS CURRENTLY IN THE PROCESS OF BEING STABILIZED. THE EXISTING BUILDING IS PROPOSED TO BE USED AS OFFICE SPACE WITH THE REMAINING FLOOR AREA AVAILABLE AS ACCESSORY DRY STORAGE TO SUPPORT THE PROPOSED ADMINISTRATIVE OFFICE USE.

THIS PLAN DEPICTS PROPOSED IMPROVEMENTS TO THE SUBJECT PROPERTY TO SUPPORT THE PROPOSED OFFICE USE IN THE EXISTING BUILDING. PROPOSED IMPROVEMENTS INCLUDE: REQUIRED PARKING SPACES, A DESIGNATED UNLOADING SPACE, A DUMPSTER ENCLOSURE, AND A COMPACTED PAVEMENT MILLINGS AREA FOR CIRCULATION AROUND THE PARKING SPACES. THE BUILDING IS LOCATED CENTRALLY WITHIN THE PROPERTY AND WILL BE ACCESSED USING THE EXISTING CURB CUT AT ROUTE 32. CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS ESTIMATED TO DISTURB APPROXIMATELY 0.8 ACRES.

THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) AS DEPICTED ON THIS PLAN IS INTENDED TO BE REUSED FOR THE OFFICE BUILDING. THE SSDS WAS SIZED TO SUPPORT THE DRIVE-IN THEATER AND IS SIGNIFICANTLY LARGER THAN WHAT WILL BE REQUIRED FOR THE PROPOSED OFFICE.

INLAND WETLANDS ARE LOCATED IN THE NORTHWESTERLY CORNER OF THE PROPERTY ASSOCIATED WITH STONY BROOK. THE PROPOSED WORK AREA DEPICTED ON THIS PLAN IS OVER 300 FEET FROM THESE AREAS.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOIL TYPES PRESENT IN THE PROJECT AREA ARE:
MAP UNIT 307 – URBAN LAND

STORMWATER RUNOFF GENERATED BY THIS PROPERTY WILL NOT INCREASE AS A RESULT OF THIS PROPOSAL. APPROXIMATELY 12.4 ACRES OF PAVEMENT WAS REMOVED UNDER THE PRIOR ZONING PERMIT. THIS PROPOSAL INCLUDES THE CONSTRUCTION OF 0.8 ACRES OF COMPACTED MILLINGS SURFACE AND CONCRETE WITHIN THE LIMITS OF THE PRIOR PAVED AREA TO SUPPORT THE PROPOSED OFFICE AND ACCESSORY STORAGE USE OF THE EXISTING BUILDING.

EROSION CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION INCLUDE CONTINUOUS WOOD CHIP BERMS AT THE DOWNGRADIENT SITE PERIMETER. EROSION CONTROL MEASURES WERE INSTALLED PRIOR TO MAJOR SITE DISTURBANCE UNDER THE PRIOR ZONING PERMIT AND WILL BE MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL MEASURES WILL BE REMOVED ONLY AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

CONSTRUCTION IS SCHEDULED TO START IMMEDIATELY UPON RECEIPT OF SITE PLAN APPROVAL AND WILL REQUIRE APPROXIMATELY 2 TO 3 MONTHS TO COMPLETE. NO BUSINESS/USE UNDER THIS PERMIT/APPROVAL SHALL BE INITIATED UNTIL A CERTIFICATE OF ZONING COMPLIANCE IS APPROVED BY THE ZONING OFFICER.

CONSTRUCTION SEQUENCE

1. SECURE ZONING AND BUILDING PERMITS.
2. MAINTAIN EXISTING PERIMETER WOOD CHIP BERM BARRIER AT THE LOCATIONS SHOWN.
3. ROUGH GRADE PARKING AREAS, SIDEWALKS AND CIRCULATION DRIVES TO SUBGRADE ELEVATION. (1–2 WEEKS)
4. FORM PROPOSED CONCRETE SURFACES, AND PLACE AND COMPACT ASPHALT MILLINGS SURFACE WHERE INDICATED. (3–4 WEEKS)
5. INSTALL BUMPER CURBS AT LOCATION SHOWN. (<1 WEEK)
6. PAINT PAVEMENT MARKINGS AS SHOWN AND INSTALL SIGNAGE FOR ADA VAN ACCESSIBLE PARKING SPACE. (<1 WEEK)
7. INSTALL CONCRETE DUMPSTER PAD AND FENCED ENCLOSURE. (1 WEEK)
8. INSTALL LANDSCAPING, LANDSCAPE MULCH, AND PERENNIAL PLANTINGS IN LANDSCAPED ISLANDS. (<1 WEEK)

OPERATION & MAINTENANCE OF EROSION CONTROLS

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL METHODS HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS, AND REVEGETATED WITH SUITABLE VEGETATION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

PROVIDE CONTRACTOR'S NAME, PHONE NUMBER AND EMAIL ADDRESS TO THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION. DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS WHICH ARE NOT SUBJECT TO EROSION, OR WHICH ARE NOT TO BE PAVED OR BUILT UPON.

HAY BALES, SEDIMENT FENCE AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED. ALL DISTURBED AREAS UPGRADIENT OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE SHOWN ON THE PLANS OR PRESCRIBED HEREIN SHALL BE PUT IN PLACE, WHENEVER NECESSARY, TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE ENGINEER OR TOWN STAFF.

DISTURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED IN THE "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND Dewatering WASTEWATERS FROM CONSTRUCTION ACTIVITIES" AS ADOPTED BY THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION, EFFECTIVE ON DECEMBER 31, 2020.

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF ALL RAIN EVENTS. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
• INSPECTION OF ALL PERIMETER WOOD CHIP BERM, REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
• INSPECTION OF ALL DRIVEWAY AND PARKING AREAS AND THE SITE ENTRANCE AND EXIT. REMOVE ACCUMULATED SEDIMENT AND ANY LITTER/DEBRIS WHENEVER IT HAS BEEN ACCUMULATED
• INSPECTION OF ANTI-TRACKING PAD, REPLACE ANTI-TRACKING PAD WHEN IT IS NO LONGER FUNCTIONAL IN THE COLLECTION OF SEDIMENT.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTREAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

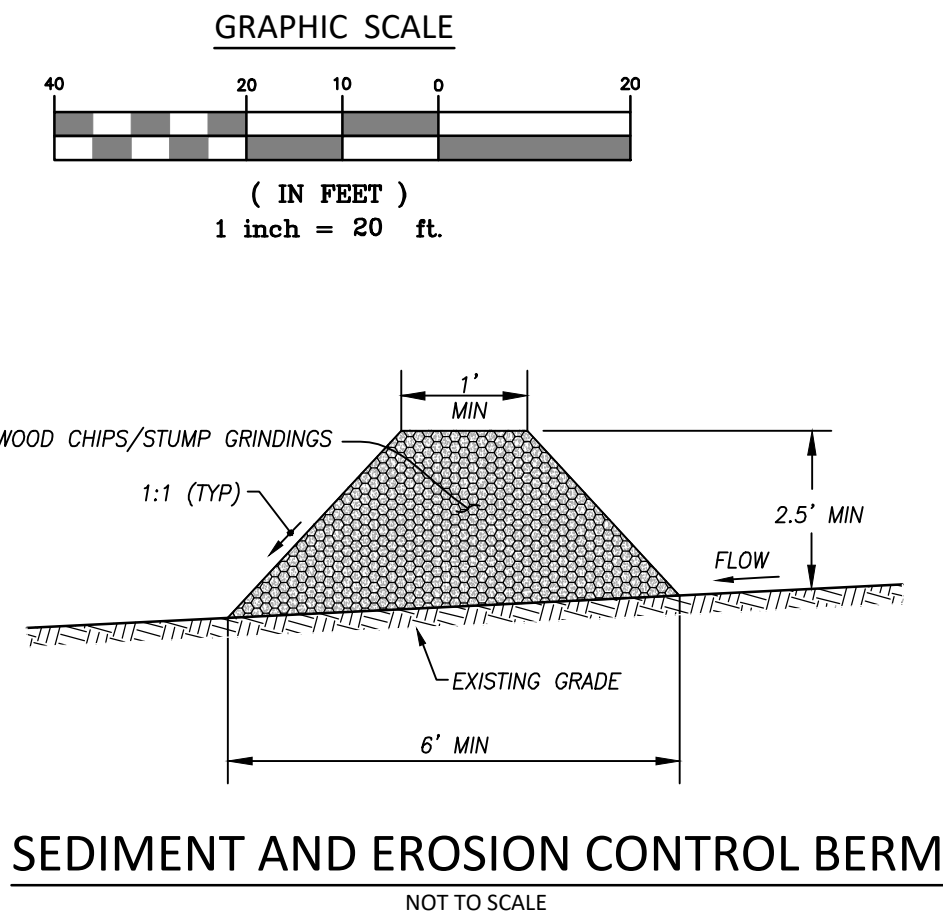
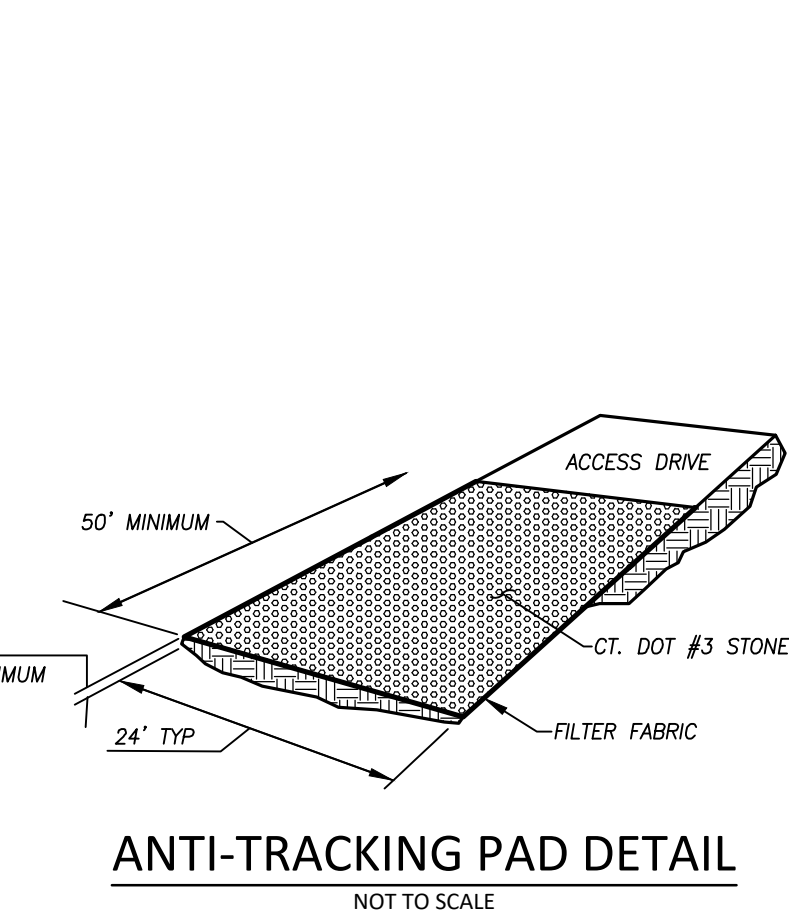
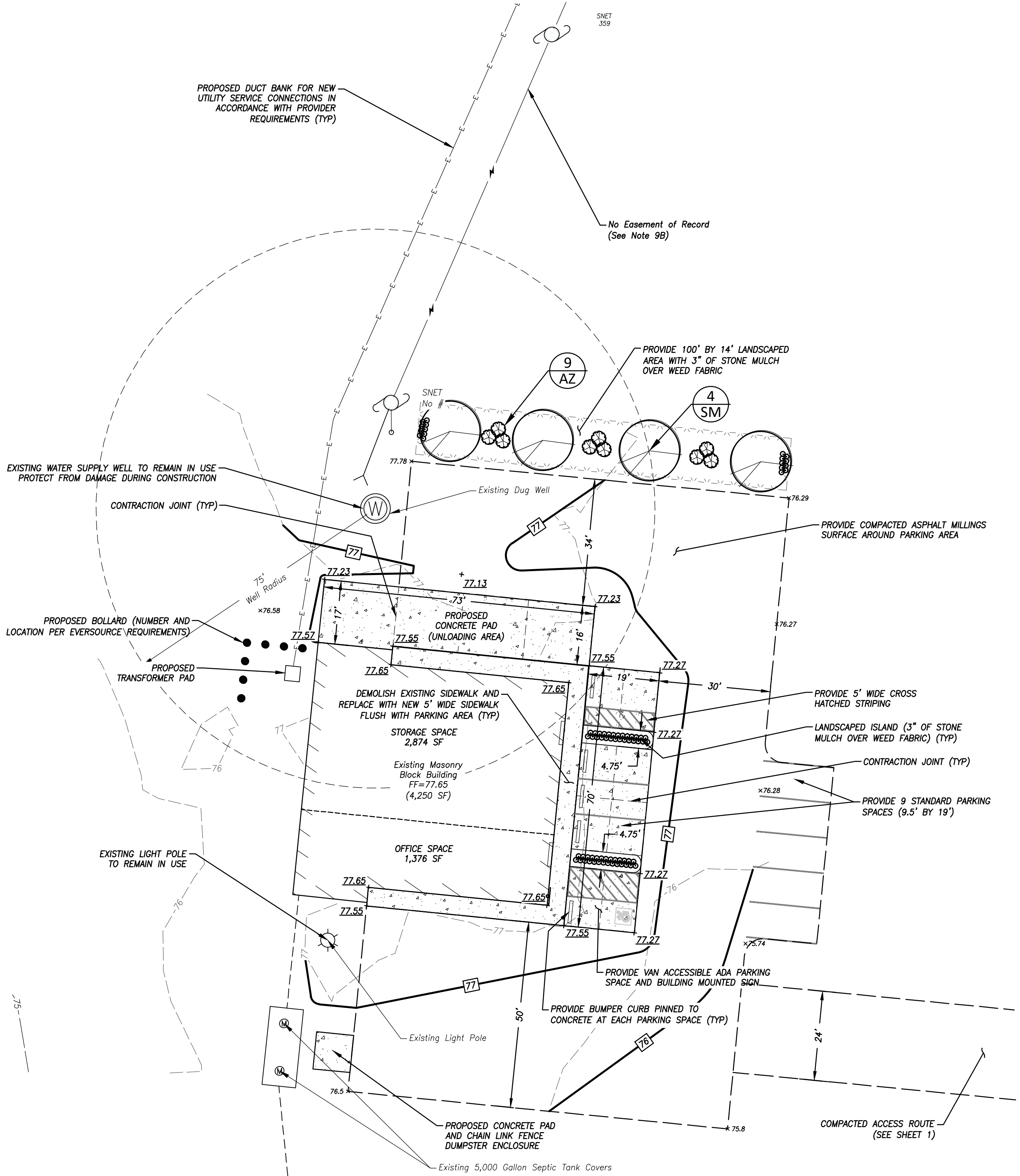
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY TOWN STAFF OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD. THE AGENT'S NAME, PHONE NUMBER AND EMAIL ADDRESS SHALL BE PROVIDED TO THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION.

THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

EROSION CONTROL NOTES

1. THE RESPONSIBLE PARTY FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND SITE EMERGENCY CONTACT SHALL BE:
1.1. SAMMY PIOTROWSKI
1.2. 860-884-2600
2. THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION SHALL BE REFERENCED FOR PROPER METHODS OF INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR TOWN STAFF.
3. SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 OR BETWEEN AUGUST 15 THROUGH SEPTEMBER 15. IF SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLY TEMPORARY MULCH UNTIL THE NEXT SEEDING TIME. SEED MIXTURE SHALL BE AS FOLLOWS:
ALL 2:1 SLOPE AREAS (UNLESS OTHERWISE NOTED)
CROWN VETCH 15 LBS/ACRE OR 0.35 LBS/1,000 SF
PERENNIAL RYEGRASS 10 LBS/ACRE OR 0.25 LBS/1,000 SF
ALL OTHER GRASSED AREAS 20 LBS/ACRE OR 0.45 LBS/1,000 SF
KENTUCKY BLUEGRASS 20 LBS/ACRE OR 0.45 LBS/1,000 SF
CREEPING RED FESCUE 20 LBS/ACRE OR 0.45 LBS/1,000 SF
PERENNIAL RYEGRASS 5 LBS/ACRE OR 0.10 LBS/1,000 SF
MULCH SHALL BE A GOOD QUALITY STRAW AND SHALL BE APPLIED AT A RATE OF 2–3 BALES PER 1,000 SQUARE FEET.
4. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.



B100a CHANGE IN USE CRITERIA

EXISTING SYSTEM TO BE UTILIZED FOR NEW OFFICE USE.
EXISTING SYSTEM: 5,000 GALLON SINGLE-COMPARTMENT SEPTIC TANK AND 408" OF 4" WIDE BY 4" HIGH LEACHING GALLERIES SURROUNDED WITH 12" OF SCREENED GRAVEL
LEACHING AREA AVAILABLE = 3,753.6 SF EA (408 LF X 9.2 SF/LF)
ASSUMED PERCOLATION RATE = 10.1–20.0 MINUTES/INCH
OFFICE DESIGN FLOW = 1,376 SF OFFICE SPACE @ 200 SF PER EMPLOYEE = 6.88 EMPLOYEES
= 2,874 GPD
= 140 GALLONS PER DAY
WAREHOUSE DESIGN FLOW = 2,874 SF WAREHOUSE SPACE @ 0.1 GPD PER SF = 287.4 GPD
= 427.4 GPD
TOTAL DESIGN FLOW = 427.4 GPD/1.2 APPLICATION RATE = 356.17 SF EFFECTIVE
LEACHING AREA REQUIRED = 356.17 SF EFFECTIVE
LEACHING AREA PROVIDED = 3,753.6 SF EFFECTIVE

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION
MLSS NOT CONSIDERED, GREATER THAN 60" OF RECEIVING SOIL (48" OF GALLEY + 18" MINIMUM REQUIRED SEPARATION TO SEASONAL HIGH GROUNDWATER)

ZONING COMPLIANCE TABLE: C2/OZ		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 SF	1,012,051± SF
MINIMUM STREET FRONTAGE	80 FT	1,819.4 FT
MINIMUM FRONT YARD	50 FT	1,083± FT
MINIMUM SIDE/REAR YARD	30 FT	297± FT
WATER SUPPLY	PRIVATE WELL	
SANITARY	SEPTIC	
AREA OF DISTURBANCE	0.8± Acres*	

*AREA OF CONSTRUCTION ACTIVITY ASSOCIATED WITH THE PROPOSED SITE IMPROVEMENTS. OTHER ACTIVITY ON THIS PROPERTY IS PERMITTED UNDER ZONING PERMIT 24ZP24.

PARKING REQUIREMENTS				
	ITEM	REQUIRED	PROVIDED	
⑨	1,376 SF OF OFFICE @ 1 SPACE PER 250 SF 2,874 SF OF WAREHOUSE/STORAGE @ 1 SPACE PER 1,000 SF	5.5 2.9	9	
◇	LOADING SPACE FOR COMMERCIAL USES	1	1	
△	ADA VAN ACCESSIBLE @ 1 PER 25 SPACES	1	1	

LANDSCAPING SCHEDULE

DECIDUOUS TREES					
SYM	KEY	QTY.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
⌚	SM	4	Acer saccharum Sugar Maple	6–8' ht.	B.B.
EVERGREEN SHRUBS					
SYM	KEY	QTY.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
⌚	AZ	9	Rhododendron sp. Azalea (species/color TBD)	2 gal.	C.G.
PERENNIALS					
SYM	QTY.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS	
⌚	TBD	Mixed Perennial Herbaceous Plantings Species TBD	Varies	C.G.	

LANDSCAPE PLANTING MATERIALS AS PROPOSED BY THIS PLAN ARE CONNECTICUT NATIVE AND/OR NON-INVASIVE SPECIES. THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO INCORPORATE SPECIES WHICH ARE PROFIC IN USDA PLANT HARDINESS ZONE 6B AND WHICH REQUIRE MINIMAL ENERGY INPUT FOR UPKEEP AND MAINTENANCE. REFERENCES UTILIZED FOR CONNECTICUT NATIVE AND NON-INVASIVE SPECIES SELECTION INCLUDE THE CONNECTICUT BOTANICAL SOCIETY, THE CONNECTICUT AGRICULTURAL EXPERIMENT STATION, THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION AND OTHER SOURCES.

MINIMUM LANDSCAPING REQUIREMENTS

SECTION 18.16.1.1: 10% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED.
LOT AREA = 14,856 SF (APPLIED TO PROPOSED PARKING LOT AND CIRCULATION DRIVES ONLY FOR THIS SITE PLAN)
10% OF LOT AREA = 1,486 SF
LANDSCAPED AREA = 1,578 SF CONSISTING OF PROPOSED LANDSCAPED ISLANDS AT EXISTING BUILDING AND PROPOSED LANDSCAPED STRIP BETWEEN PROPOSED PARKING AREA AND NEAREST ROAD.

LIGHTING NOTES

1. THE EXISTING POLE MOUNTED FLOOD LIGHT AND SOFFETT LIGHTING IS INTENDED TO BE UTILIZED FOR THE OFFICE BUILDING WHEN IN USE AFTER DARK. NO ADDITIONAL LIGHTING (POLE MOUNTED OR BUILDING MOUNTED) IS PROPOSED AT THIS TIME. IF ADDITIONAL LIGHTING IS DESIRED IN THE FUTURE A ZONING PERMIT FROM THE TOWN OF MONTVILLE MAY BE REQUIRED.

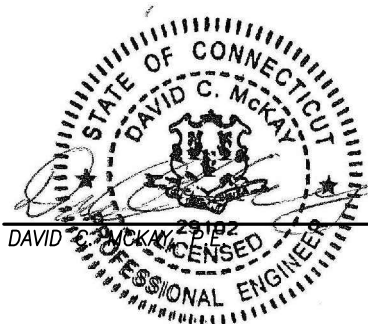
SIGNAGE NOTES

1. NO NEW SIGNAGE IS PROPOSED AT THIS TIME. IF ADDITIONAL SIGNAGE IS DESIRED IN THE FUTURE A ZONING PERMIT FROM THE TOWN OF MONTVILLE IS REQUIRED.

GENERAL NOTES

1. THE SUBJECT PROPERTY WAS THE FORMER NORWICH-NEW LONDON DRIVE-IN THEATER. THE PROPERTY IS ZONED C2 AND IS LOCATED IN THE ROUTE 32 OVERLAY ZONE. THE PROPOSED IMPROVEMENTS ARE INTENDED TO ALLOW FOR THE USE OF THE EXISTING CONCESSIONS BUILDING AS A OFFICE SPACE AND DRY STORAGE FOR THE PROPERTY OWNER AND APPLICANT.
2. THE TOTAL AREA OF LAND DISTURBANCE AS A RESULT OF THIS PROPOSAL IS APPROXIMATELY 0.8 ACRES TO INSTALL NEW UTILITIES TO THE BUILDING, INSTALL NEW CONCRETE SIDEWALKS AND PARKING SPACES AROUND THE BUILDING AND ADD COMPACTED MILLINGS FOR VEHICLE CIRCULATION AT THE PARKING SPACES. SECTION 4.10.5 OF THE MONTVILLE ZONING REGULATIONS AND SECTION 4 OF THE MONTVILLE STORMWATER MANAGEMENT PLAN REQUIRE AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL PROJECTS THAT CUMULATIVELY DISTURB GREATER THAN 1 ACRE OF LAND. SECTION 5 OF THE MONTVILLE STORMWATER MANAGEMENT PLAN REQUIRES THE RETENTION OF THE WATER QUALITY VOLUME ON SITE FOR ALL PROJECTS THAT DISTURB GREATER THAN 1 ACRE OF LAND. ALTHOUGH THIS PROPOSAL DOES NOT EXCEED EITHER THRESHOLD, THE SITE PLANS INCLUDE AN EROSION AND SEDIMENTATION CONTROL PLAN. THE PROJECT AVOIDS THE CREATION OF NEW DIRECTLY CONNECTED IMPERVIOUS AREAS, AND DOES NOT INCREASE THE OVERALL EFFECTIVE IMPERVIOUS COVERAGE OF THE PROPERTY. EXISTING RUNOFF PATTERNS ARE MAINTAINED THE SITE IS GENERALLY FLAT, SLOPING GENTLY TO THE NORTHWEST WITH A PERIMETER SWALE ALONG THE WESTERLY SIDE. RUNOFF DRAINS BY SHEDDING FLOW TO THE NORTHWEST, ULTIMATELY FLOWING TO STONY BROOK.
3. THIS PROPERTY ORIGINALLY CONTAINED APPROXIMATELY 12.4 ACRES OF PAVEMENT REMAINING FROM ITS PRIOR USE AS A DRIVE-IN THEATER. THE PAVEMENT AREAS HAVE ALMOST ENTIRELY BEEN REMOVED UNDER A PRIOR ZONING PERMIT APPROVAL AND ARE NOW IN AN UNPAVED CONDITION. THE PROPOSED CONCRETE AND MILLINGS SURFACES WERE PREVIOUSLY CONCRETE OR PAVEMENT. THIS PROPOSAL RESULTS IN NO INCREASE IN EFFECTIVE IMPERVIOUS COVERAGE OF THE PROPERTY.

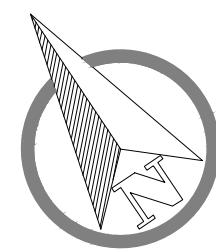
"APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION"



29102 8/20/24
LICENSE NO. DATE

SIGNATURE OF CHAIRMAN OR SECRETARY

DATE



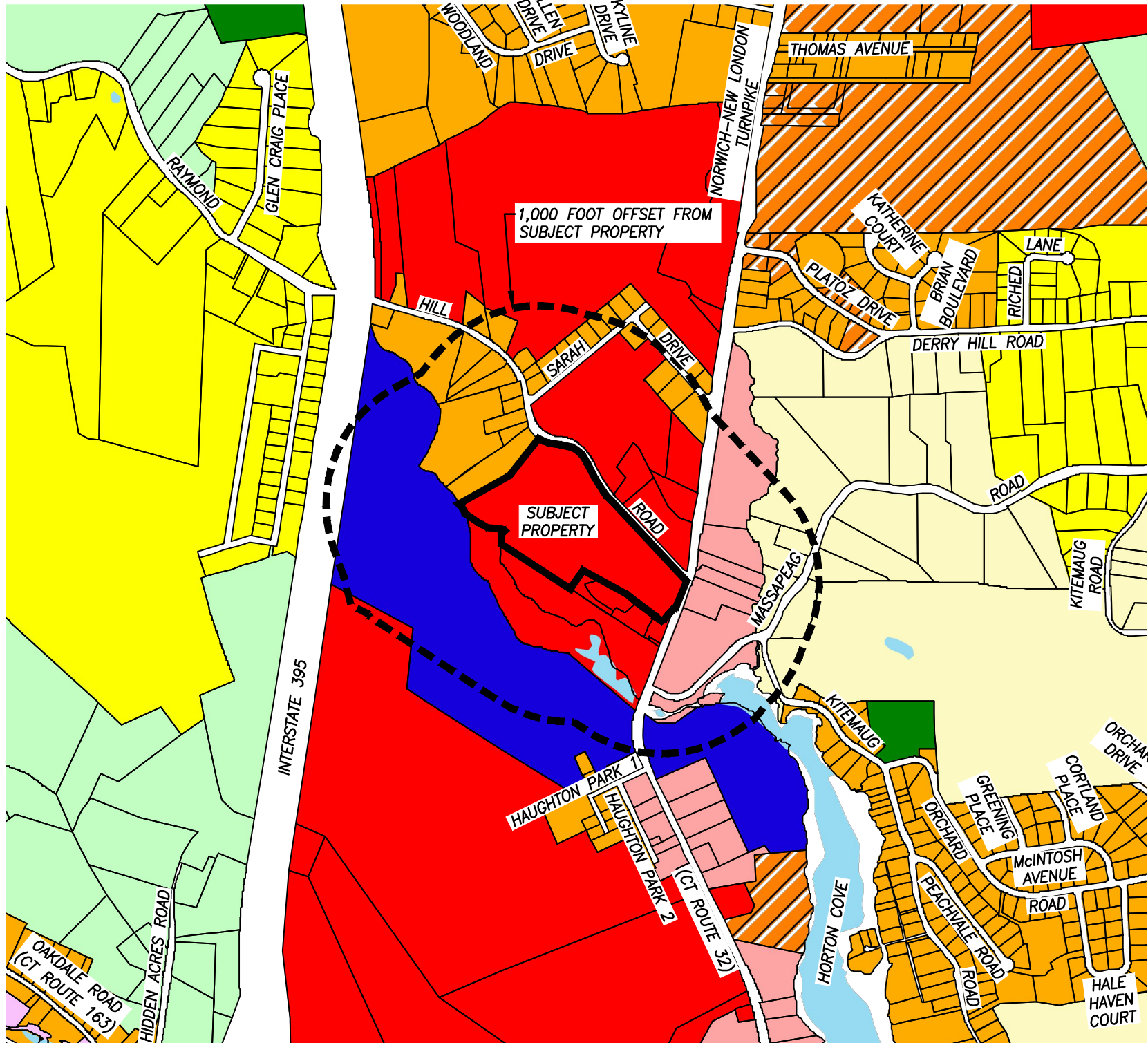
SCALE: 1" = 20'
DATE: July 2024
JOB I.D. NO. 24-3409
Revisions
Rev. A - Per Town Review - 8/20/24

SHEET NO.

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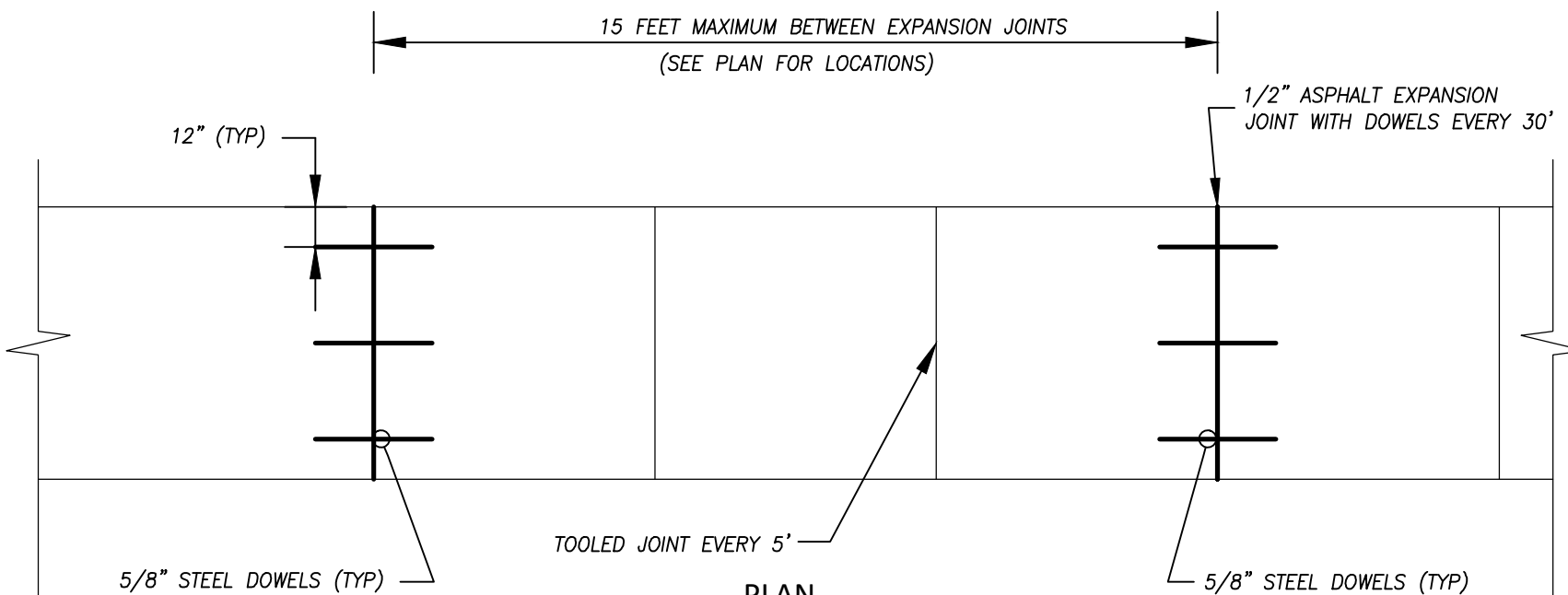
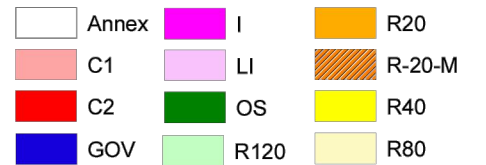
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\\192.168.2.5\PROJECTS\CIVIL 3D PROJECTS\MONTVILLE\DWG\DESIGN\SITE PLAN REV A.DWG

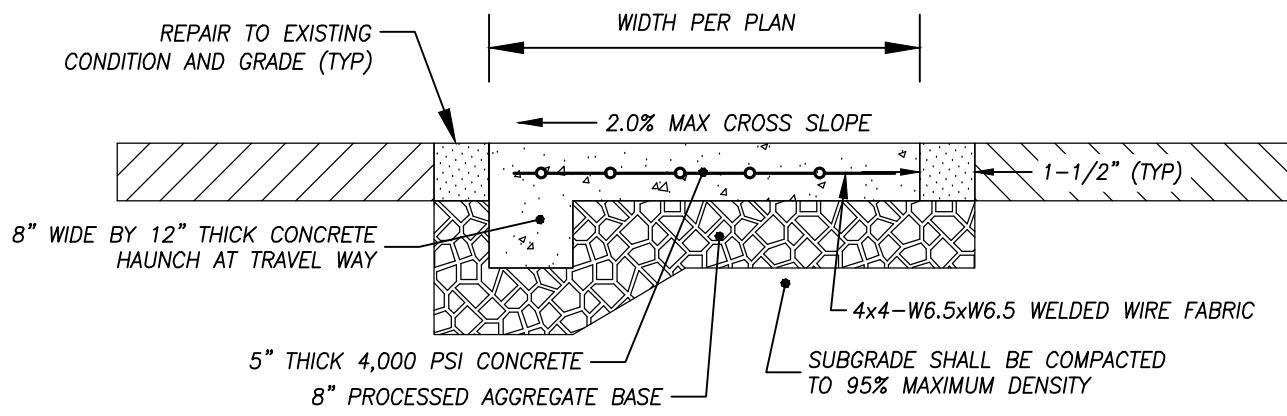


ZONING LOCUS MAP

SCALE: 1"=1000'



PLAN

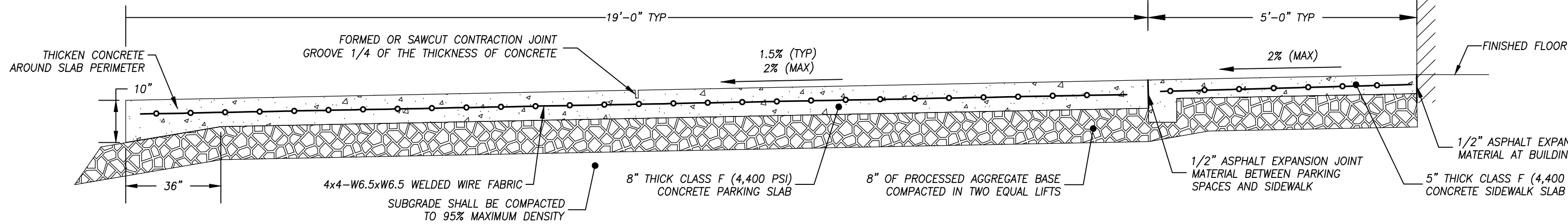


SECTION

- NOTES:
- EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURB OR OTHER ADJACENT STRUCTURES.
 - 1/2" PREMOLDED EXPANSION JOINT FILLER SHALL BE INSTALLED EVERY 15 FEET AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
 - IF WALK IS TO ABUT A SMOOTH WALL, FOUNDATION OR STATIONARY OBJECT; PLACE THE EXPANSION JOINT FILLER FULL DEPTH BETWEEN THE WALK AND THE OBJECT.
 - IF WALK IS TO ABUT AN IRREGULAR WALL, FOUNDATION OR STATIONARY OBJECT; PLACE THE EXPANSION JOINT FILLER FULL DEPTH, 4" FROM THE IRREGULAR SURFACE AND POUR CONCRETE CONCRETE BETWEEN THE SURFACES AND THE EXPANSION JOINT MATERIAL.
 - TOOLED JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
 - CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
 - 1/4" DEEP SCORED JOINTS (TYP) SPACED AT 5' OR EQUAL TO SIDEWALK WIDTH.
 - AT THE END OF THE DAILY POUR, DOWELS SHALL BE INSERTED IN THE LAST SLAB FOR THE NEXT DAY'S POUR.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

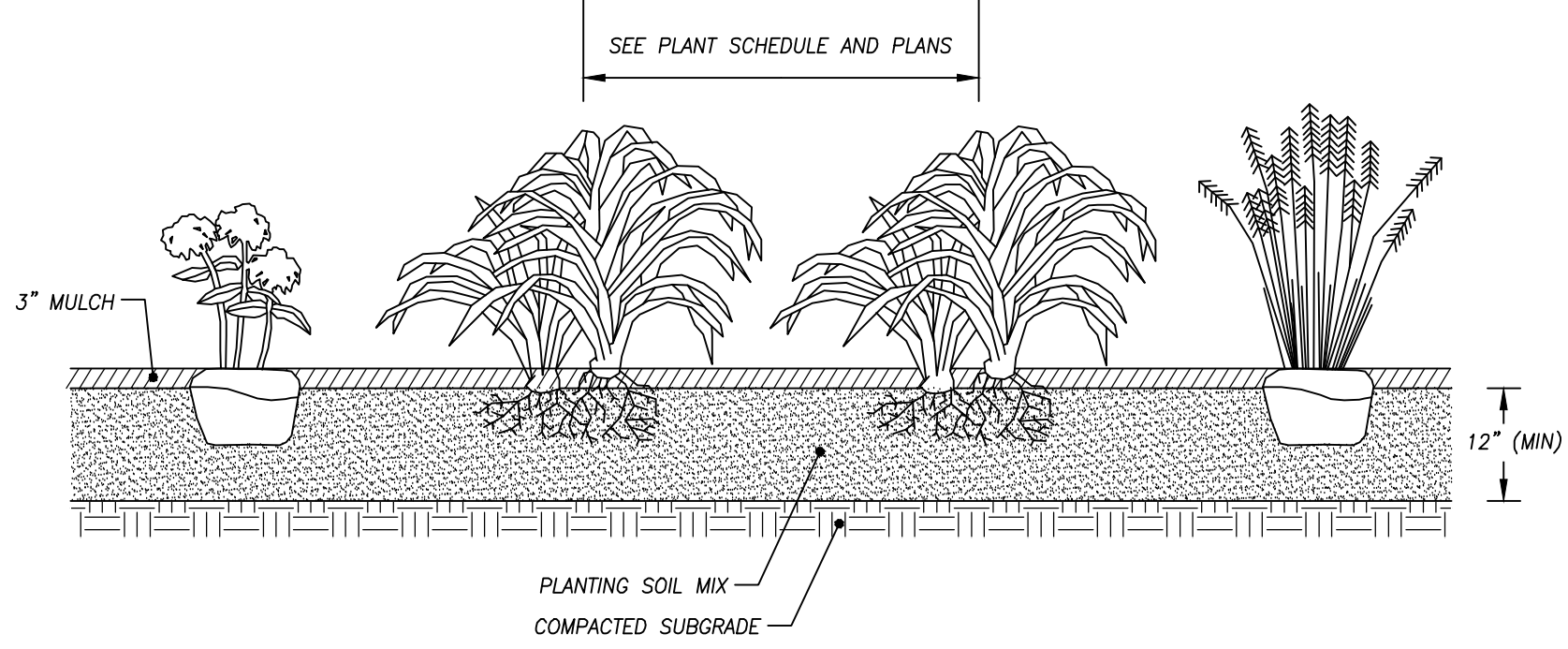


NOTES:

- EXPANSION JOINTS WITH 1/2" PREMOLDED EXPANSION JOINT FILLER SHALL BE LOCATED WHERE PARKING AREA ABUTS SIDEWALK, CURB OR OTHER ADJACENT STRUCTURES.
- 1/2" PREMOLDED EXPANSION JOINT FILLER SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
- CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
- AT THE END OF THE DAILY POUR, DOWELS SHALL BE INSERTED IN THE LAST SLAB FOR THE NEXT DAY'S POUR.

CONCRETE SIDEWALK AND PARKING AT BUILDING FACE

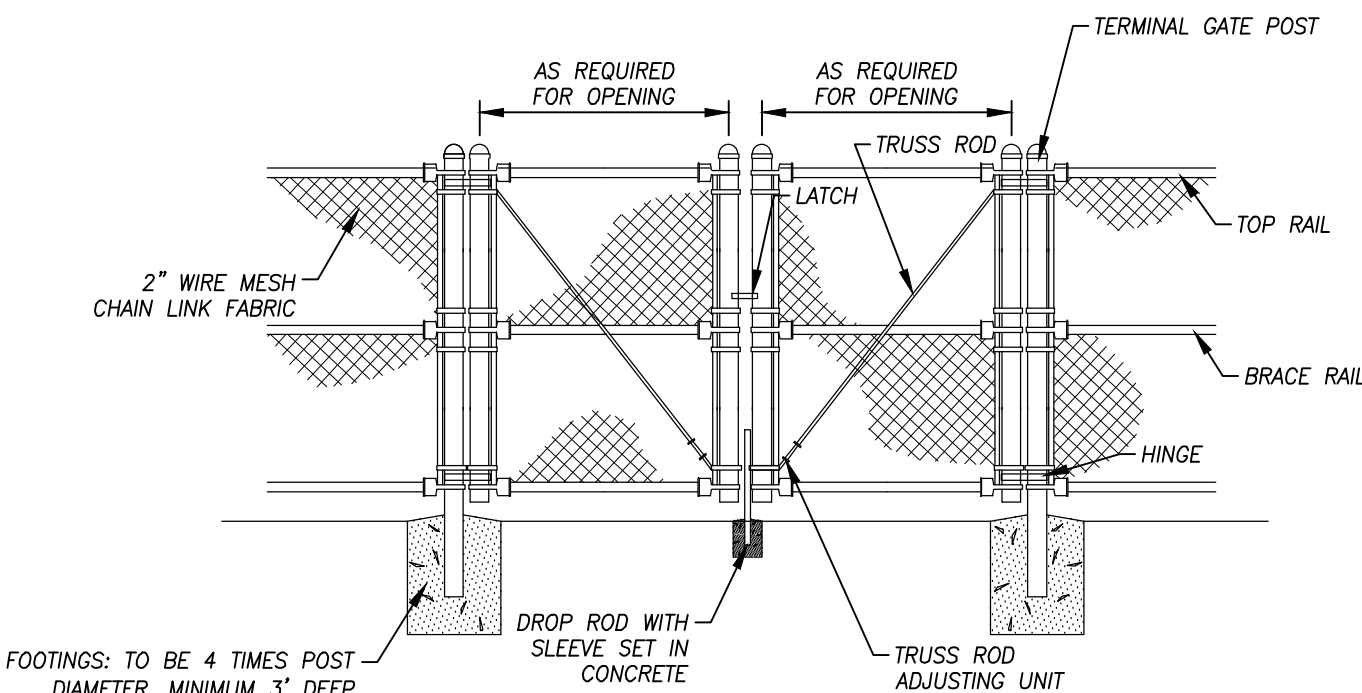
NOT TO SCALE



- NOTES:
- ROTOILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
 - DO NOT OVER-COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING.
 - ADJUST PLANTING DEPTH AS RECOMMENDED BY PLANT SUPPLIER.
 - MULCH SHALL NOT COME INTO CONTACT WITH CROWNS OF PERENNIALS.

PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

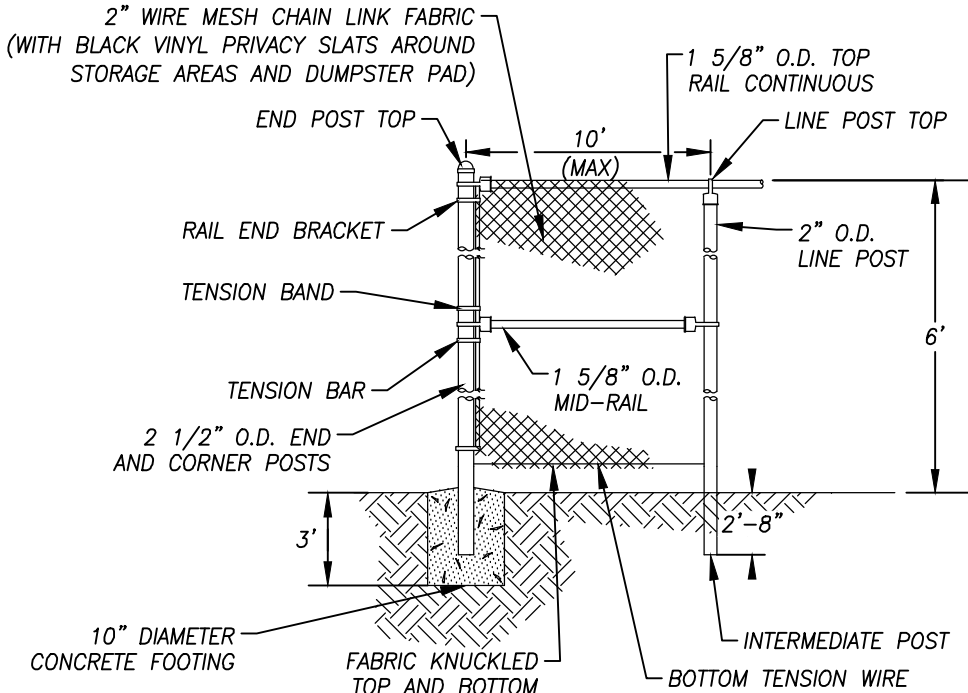


FOOTINGS: TO BE 4 TIMES POST DIAMETER, MINIMUM 3" DEEP

- NOTE:
- SWING GATES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - ALL SWING GATE MATERIAL, FABRIC, RAILS, PIPE AND HARDWARE TO BE HOT DIP GALVANIZED AND CLAD IN BLACK VINYL.

CHAIN LINK SWING GATE DETAIL

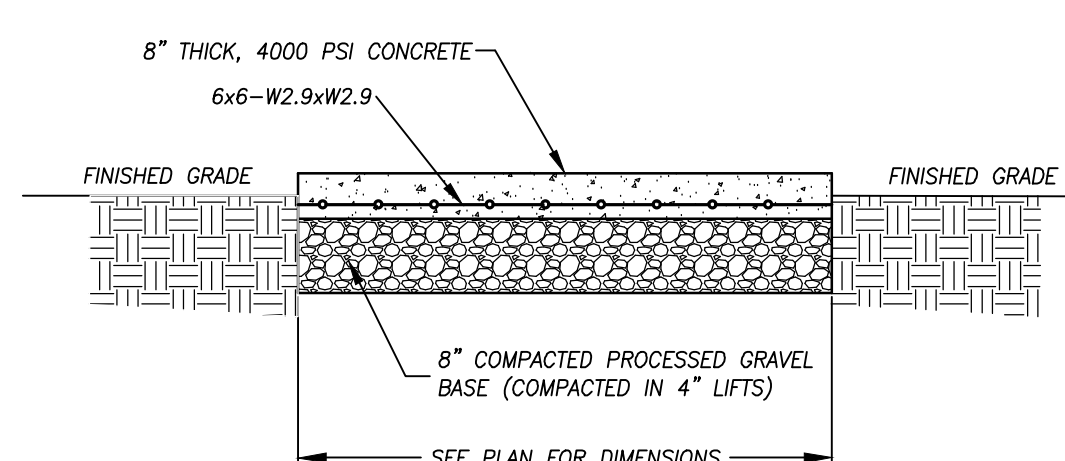
NOT TO SCALE



- NOTE:
- CHAIN LINK FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 - ALL CHAIN LINK FENCE MATERIALS, FABRIC, RAILS, PIPE AND HARDWARE TO BE HOT DIP GALVANIZED AND CLAD IN BLACK VINYL.

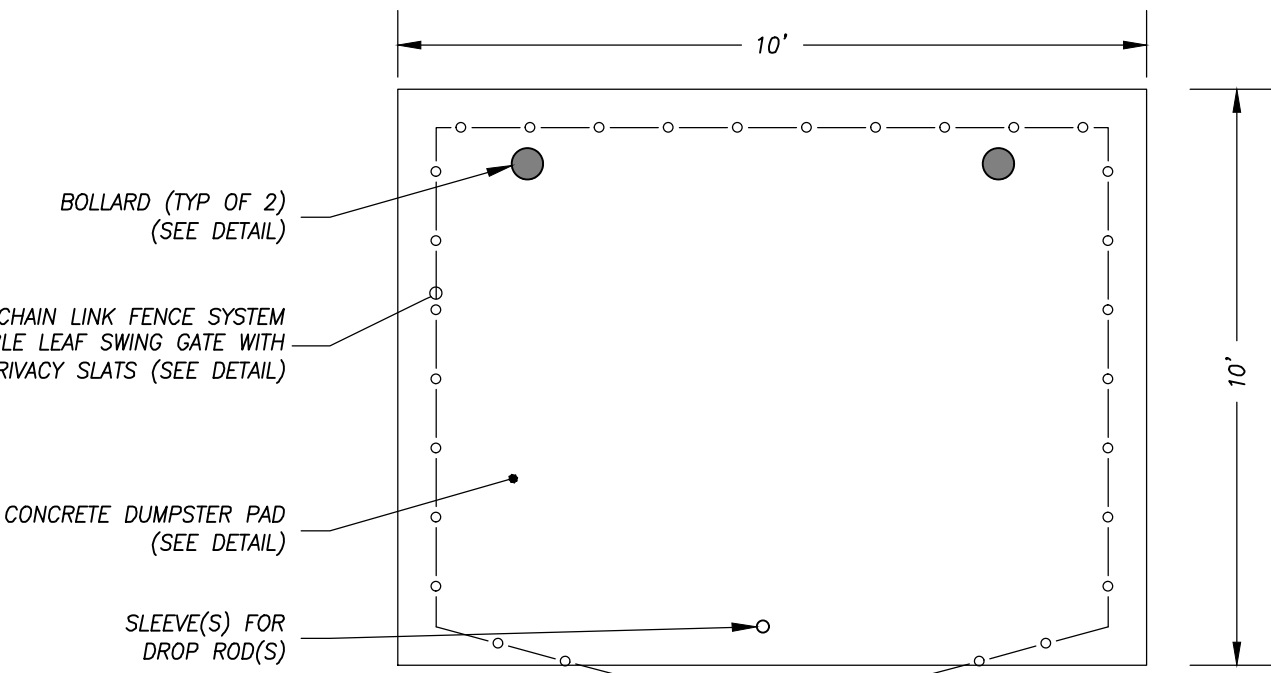
GALVANIZED CHAIN LINK FENCE DETAIL

NOT TO SCALE



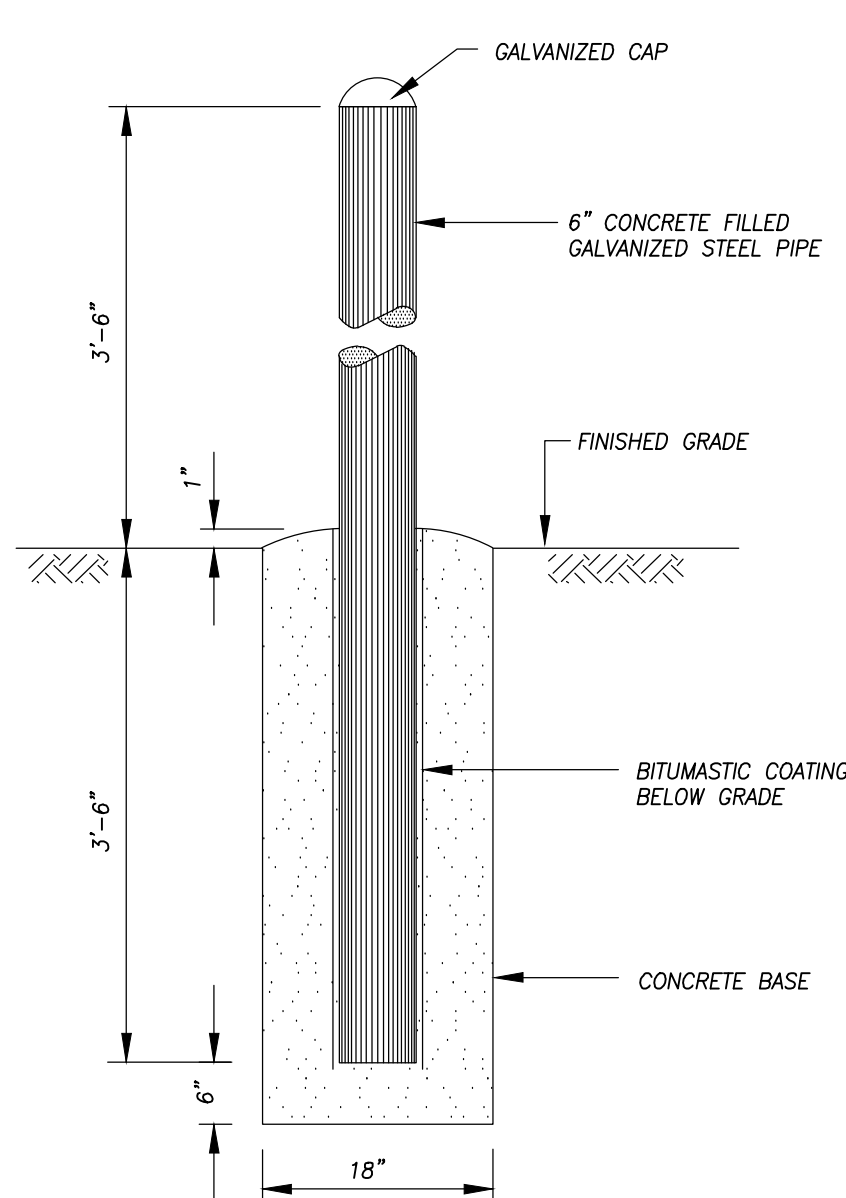
CONCRETE DUMPSTER PAD

NOT TO SCALE



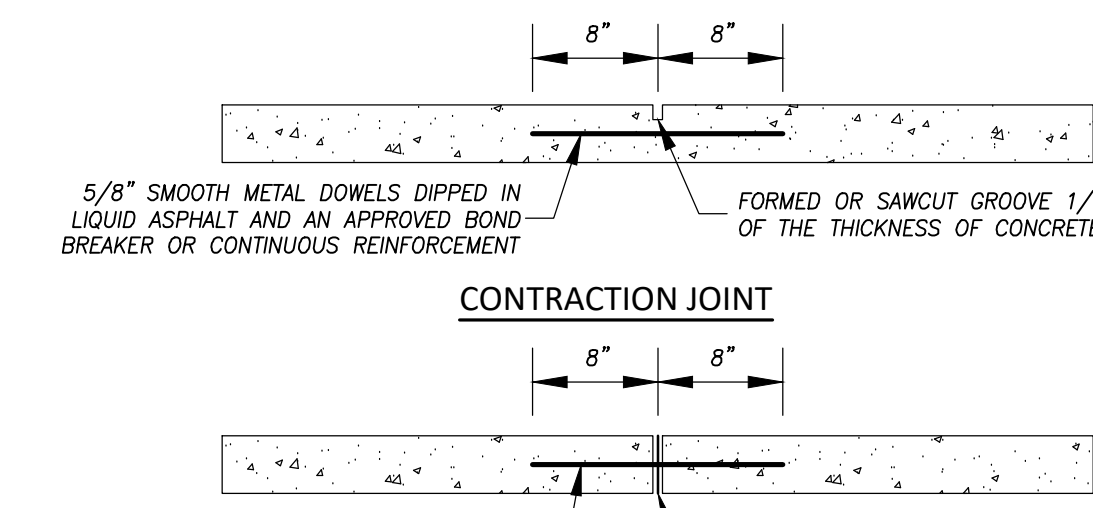
DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



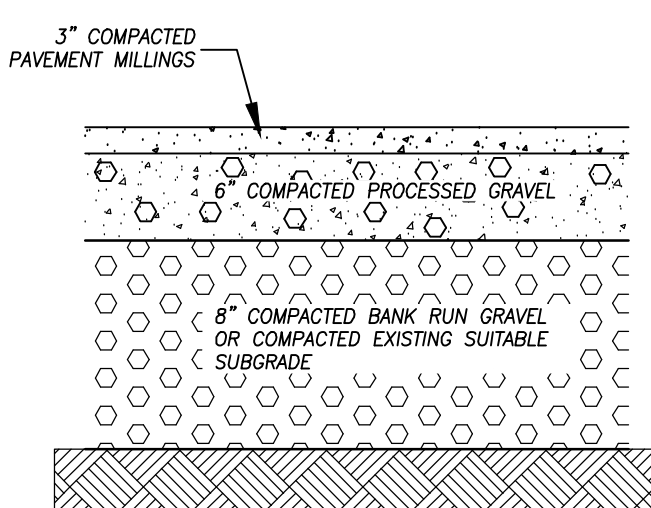
BOLLARD DETAIL

NOT TO SCALE



CONCRETE JOINT DETAILS

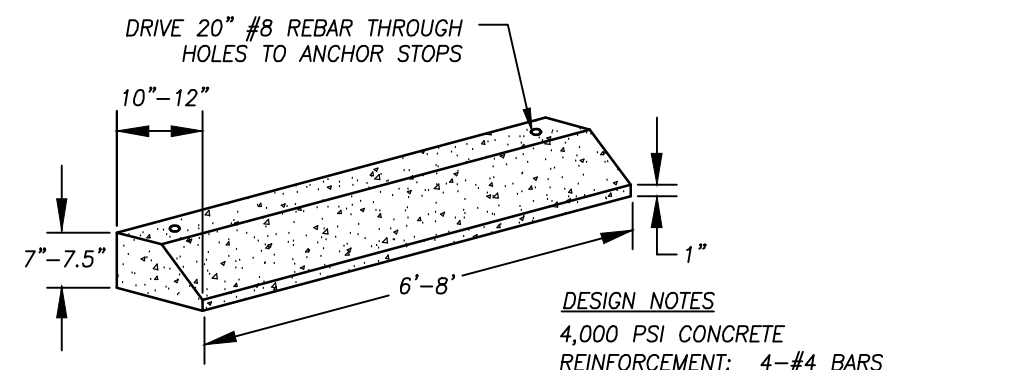
NOT TO SCALE



- NOTES:
- ALL SUBGRADE, BASE COURSE AND TOP COURSE MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO T180.

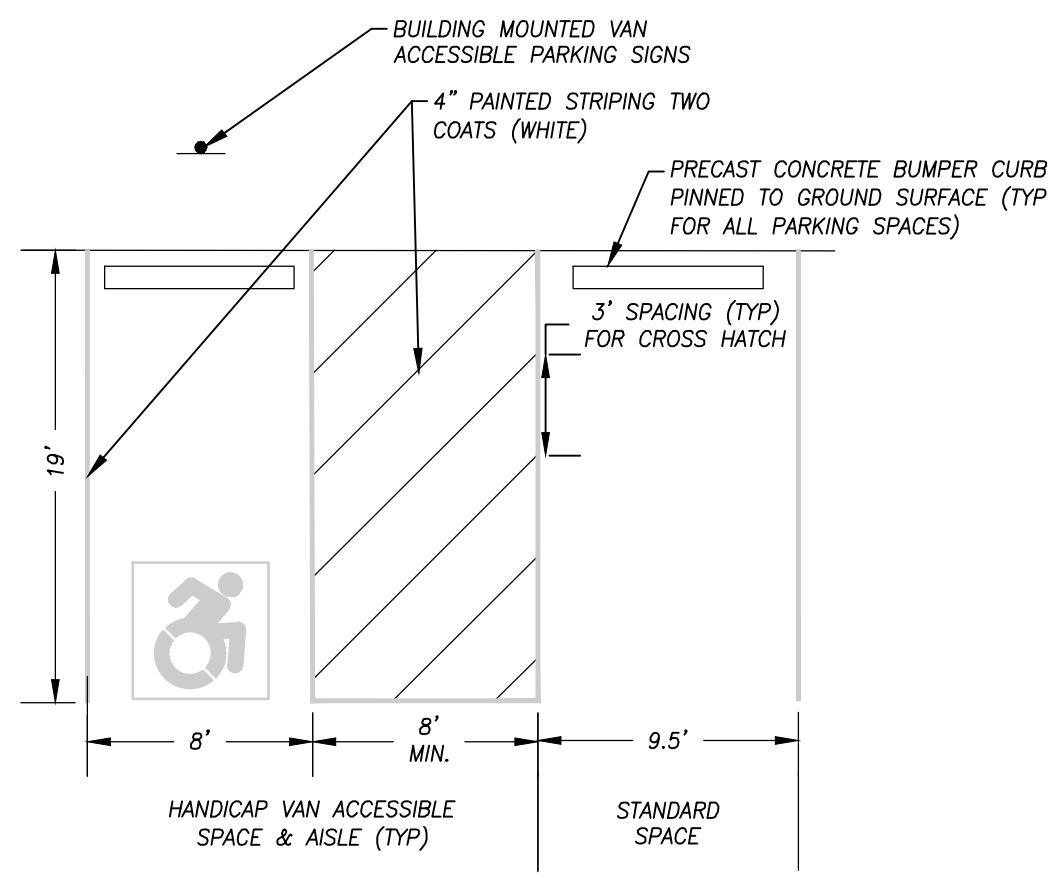
PAVEMENT MILLINGS DETAIL

NOT TO SCALE



CONCRETE BUMPER CURB DETAIL

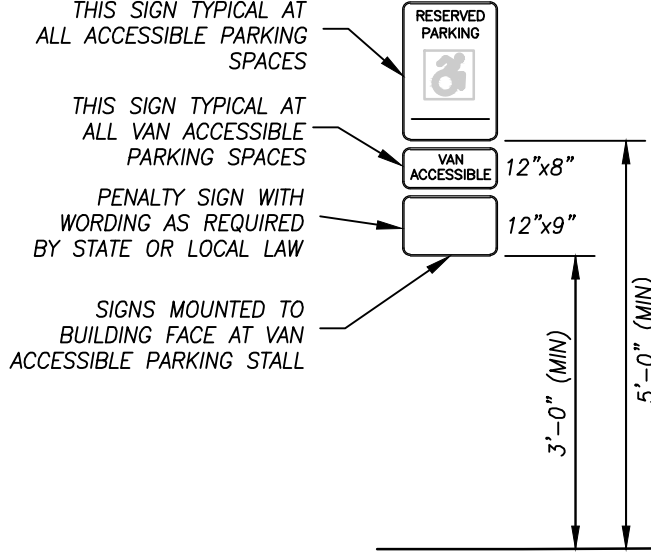
NOT TO SCALE



- NOTES:
- SLOPE ON PAVEMENT SHALL BE NO MORE THAN 2% IN ANY DIRECTION.

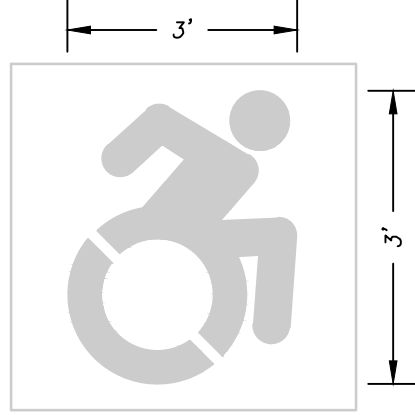
PARKING STALL DETAILS

NOT TO SCALE



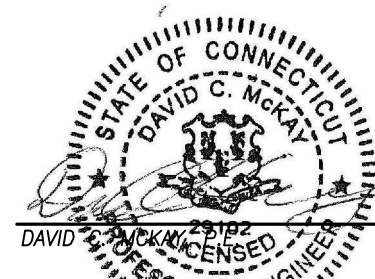
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SPACE SYMBOL DETAIL

NOT TO SCALE



29102 8/20/24
LICENSE NO. DATE

"APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION"

SIGNATURE OF CHAIRMAN OR SECRETARY

DATE

Site Development Plan
"Construction Details"

Prepared for
Sammy P Inc.

1080 Norwich-New London Turnpike - Montville, Connecticut

SCALE: As Noted
DATE: July 2024
JOB I.D. NO. 24-3409
Revisions
Rev. A - Per Town Review - 8/20/24

SHEET NO.

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