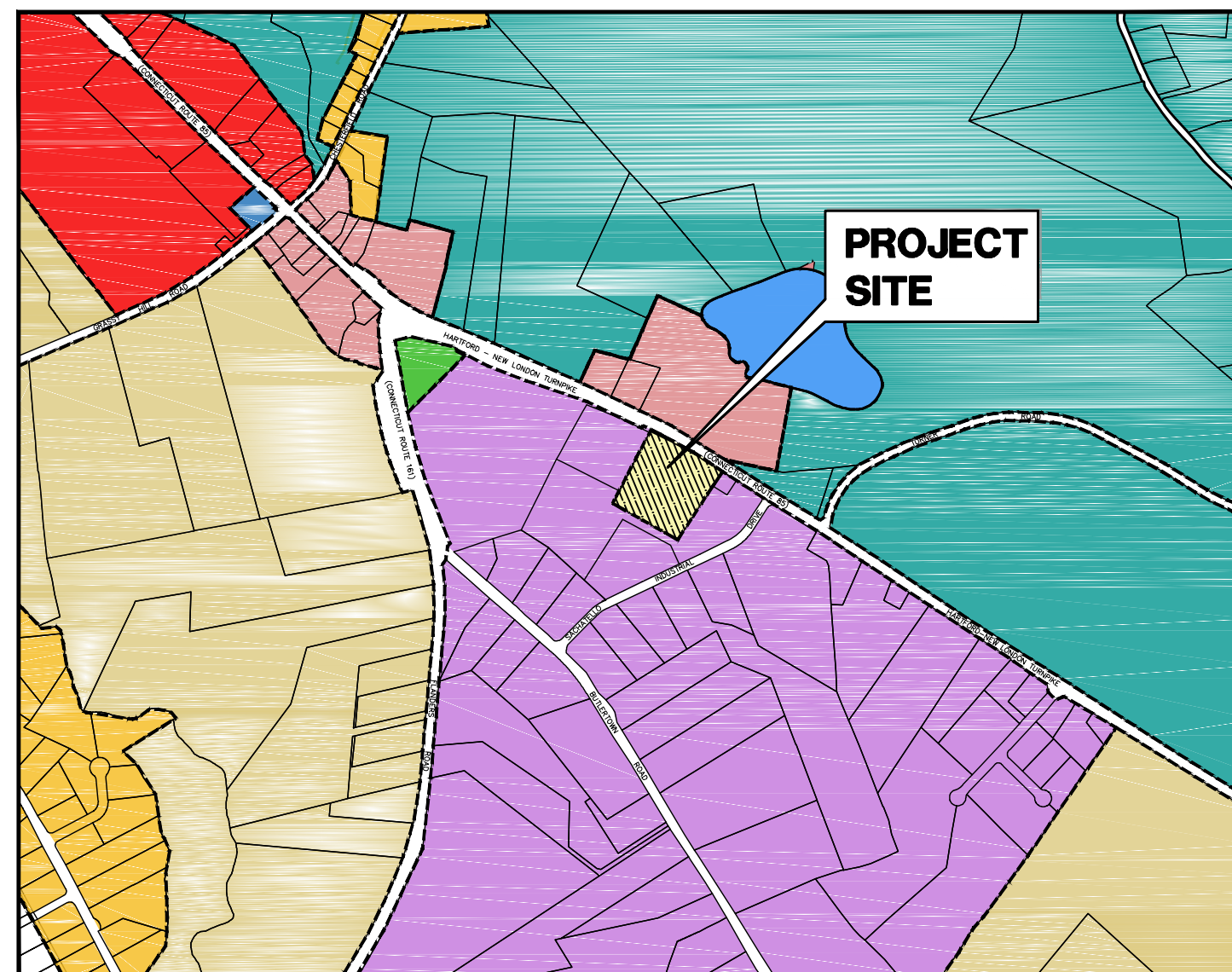
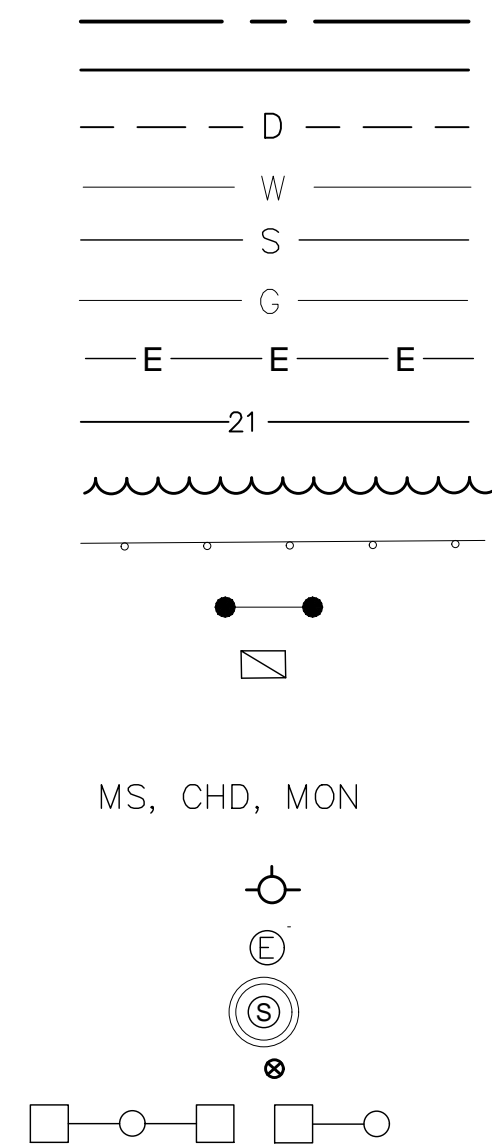


# DANIELS & SONS CONSTRUCTION, LLC

## 1492 HARTFORD-NEW LONDON TURNPIKE MONTVILLE, CT

### LEGEND

PROPERTY LINE  
EDGE OF PAVEMENT  
DRAINAGE  
WATER  
SEWER  
GAS  
ELECTRIC  
CONTOUR  
TREE LINE  
GUIDERAIL  
SIGNS  
CATCH BASIN  
IRON PIN, IRON PIPE  
  
FIRE HYDRANT  
ELECTRIC MANHOLE  
SEWER MANHOLE  
GAS GATE, WATER GATE  
LAMP



C1  
C2  
GOV  
LI  
R40  
R80  
OS  
WRP-160

### INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	LOT 13, 14, 15 & 18 RECONFIGURATION
2	EROSION & SEDIMENTATION CONTROL PLAN
3	SITE & GRADING PLAN
3A	PHASE I PLAN
3B	PHASE II PLAN
4	SEPTIC PLAN
5	DETAILS

JULY 10, 2024  
JULY 3, 2024  
JUNE 25, 2024  
JUNE 20, 2024  
JUNE 17, 2024  
JUNE 13, 2024  
JUNE 10, 2024  
MAY 24, 2024  
APRIL 26, 2024  
APRIL 12, 2024  
APRIL 2024

GREEN SITE  
DESIGN  
LLC

317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

**OWNER/APPLICANT NAME AND ADDRESS:**  
**JEFFREY DANIELS**  
**1502 HARTFORD-NEW LONDON TURNPIKE**  
**OAKDALE, CT 06370**

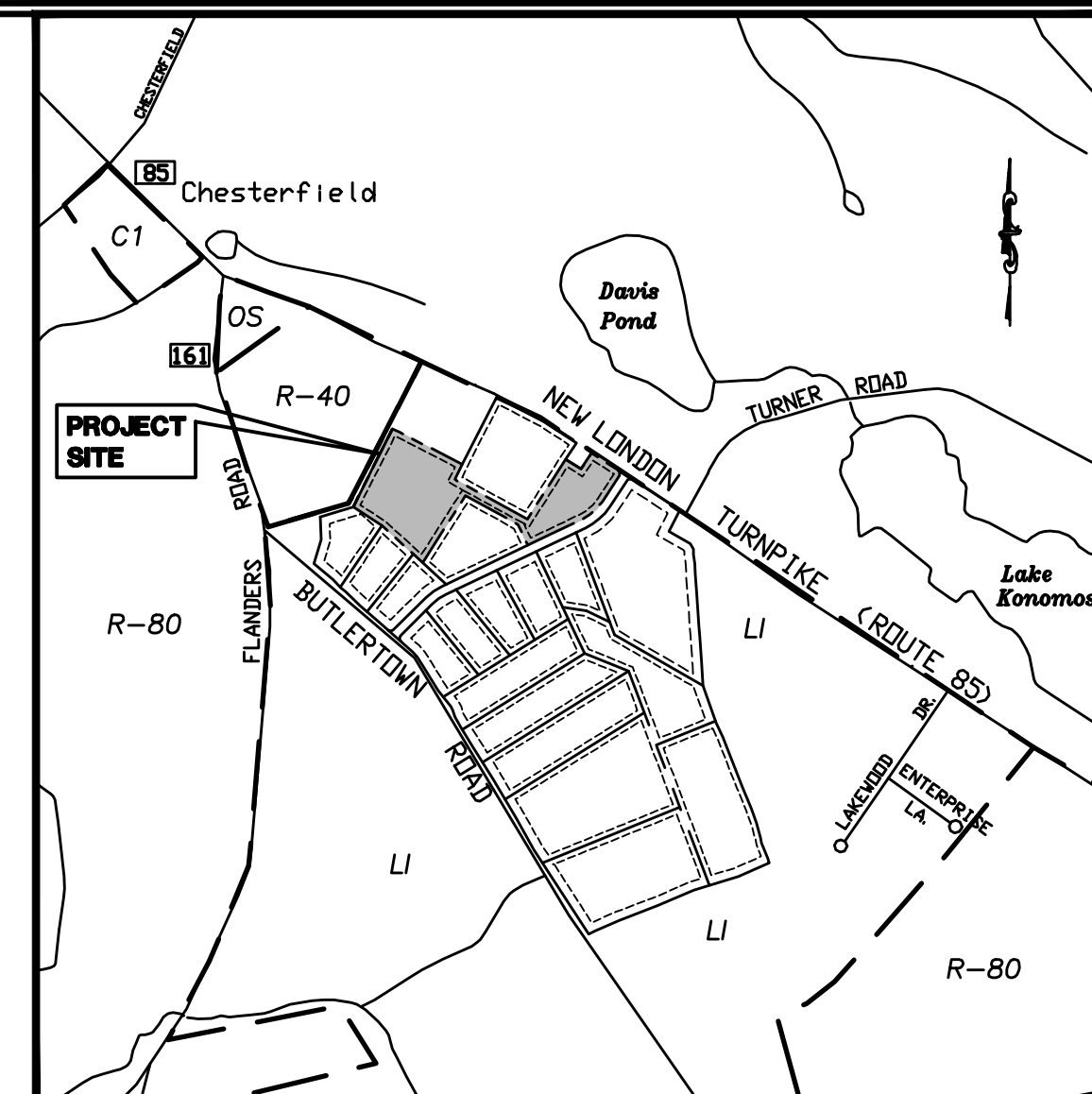
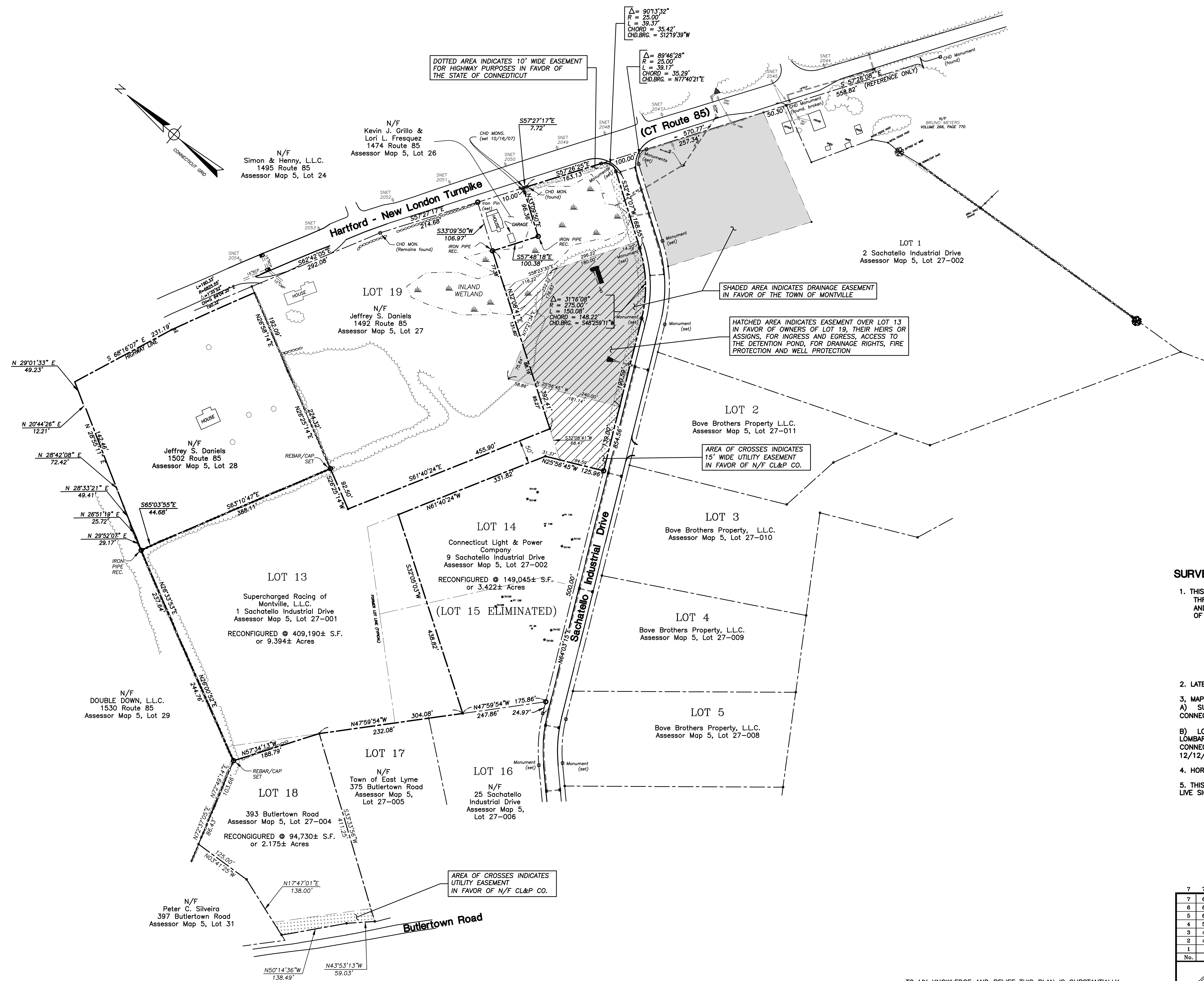
**PROPERTY ADDRESS:**  
**1492 HARTFORD-NEW LONDON TURNPIKE**  
**PARCEL ID: 005-027-000**

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.



LOCATION MAP  
SCALE: 1"=1000'

#### SURVEY NOTES

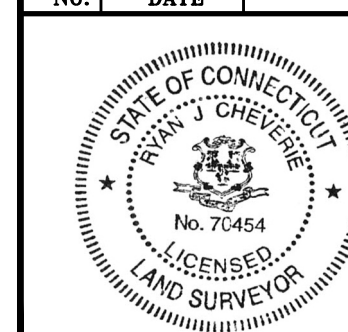
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - TYPE OF SURVEY: BOUNDARY SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: N/A  
TOPOGRAPHIC ACCURACY: N/A
  - INTENT: TO DEPICT PARCEL LINES FOR LOT 19.
- LATEST DATE OF FIELDWORK : APRIL 2024
- MAP REFERENCE:
  - SUBDIVISION PLAN PREPARED FOR LOMBARDI BUSINESS PARK, ZAIST PROPERTY, MONTVILLE, CONNECTICUT, SCALE: 1"=100', MAY 2004, JOB I.D. NO. 03-972 SHEET NO. 2 BY BOUNDARIES, INC.
  - LOT 13 AND LOT 19 RECONFIGURATION, PROPERTY OF HOLLY LOMBARDI LAND HOLDINGS, LLC. LOMBARDI BUSINESS PARK, 1492 ROUTE 85 & 1 SACHATELLO INDUSTRIAL DRIVE TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=100', PROJECT NO. CLA-4172, DATE: 5/1/07, SHEET NO. 1, REVISED TO 12/12/07 BY CLA ENGINEERS, INC.
- HORIZONTAL ORIENTATION BASED OFF OF MAP REFERENCE A.
- THIS SURVEY AND MAP ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR

100' 0 100' 200'  
SCALE: 1"=100'

No.	DATE	REVISION
7	7/10/24	REVIEW COMMENTS
7	6/20/24	REVIEW COMMENTS
6	6/13/24	D.O.T. REVIEW COMMENTS
5	6/10/24	REVIEW COMMENTS
4	5/24/24	REVIEW COMMENTS
3	4/26/24	REVIEW COMMENTS
2	4/12/24	UPDATED SIGHT LINES
1	4/3/24	UNCAS HD COMMENTS

#### GREEN SITE DESIGN LLC

317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165



DANIELS & SONS CONSTRUCTION, LLC

1492 HARTFORD-NEW LONDON TURNPIKE  
CONNECTICUT ROUTE 85  
MONTVILLE, CONNECTICUT

BOUNDARY SURVEY

Project No.  
GSD-69  
Proj. Engineer  
E.M.B.  
Date:  
11/01/23  
Sheet No.

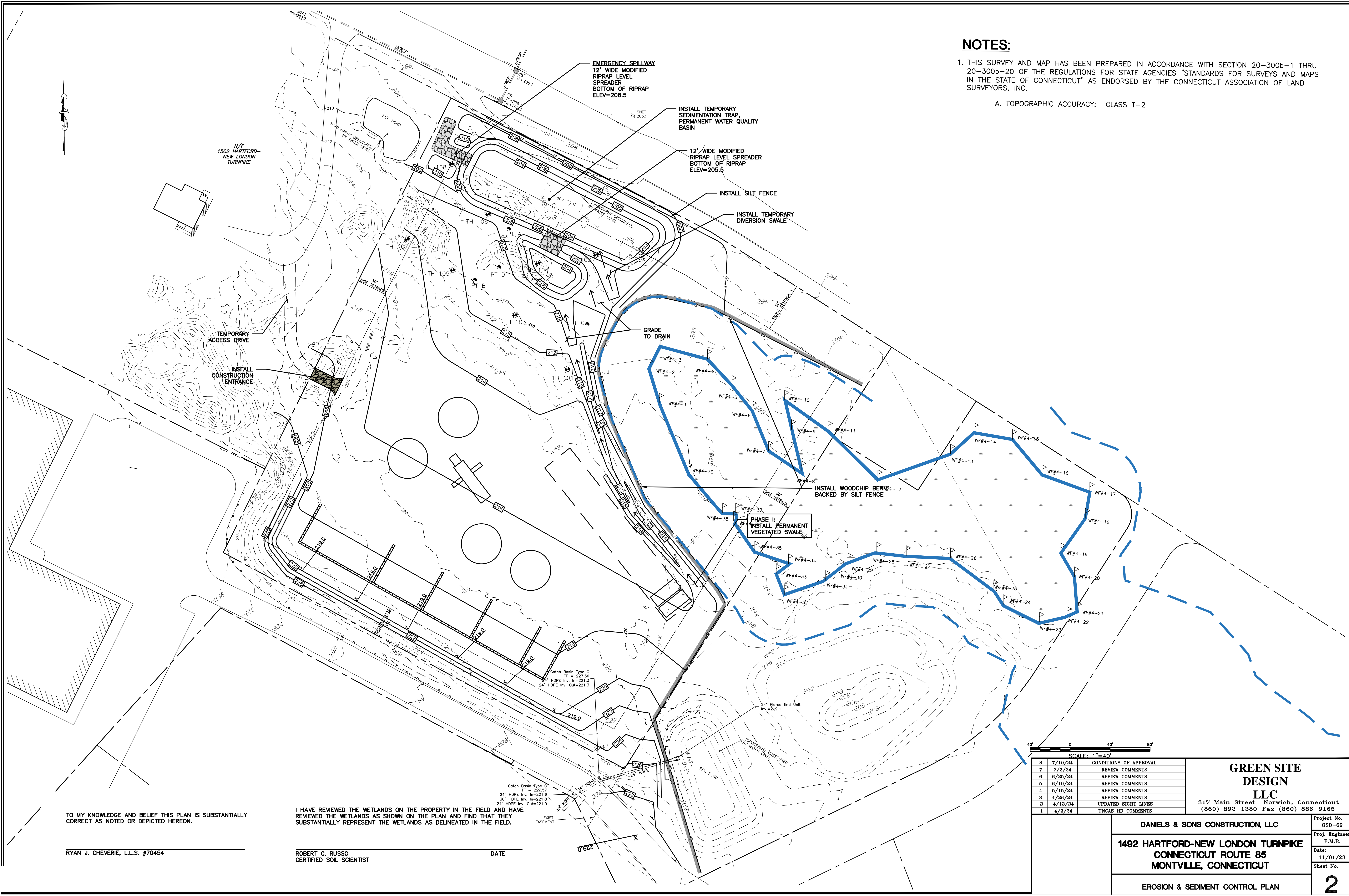
1

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY  
CORRECT AS NOTED OR DEPICTED HEREON.

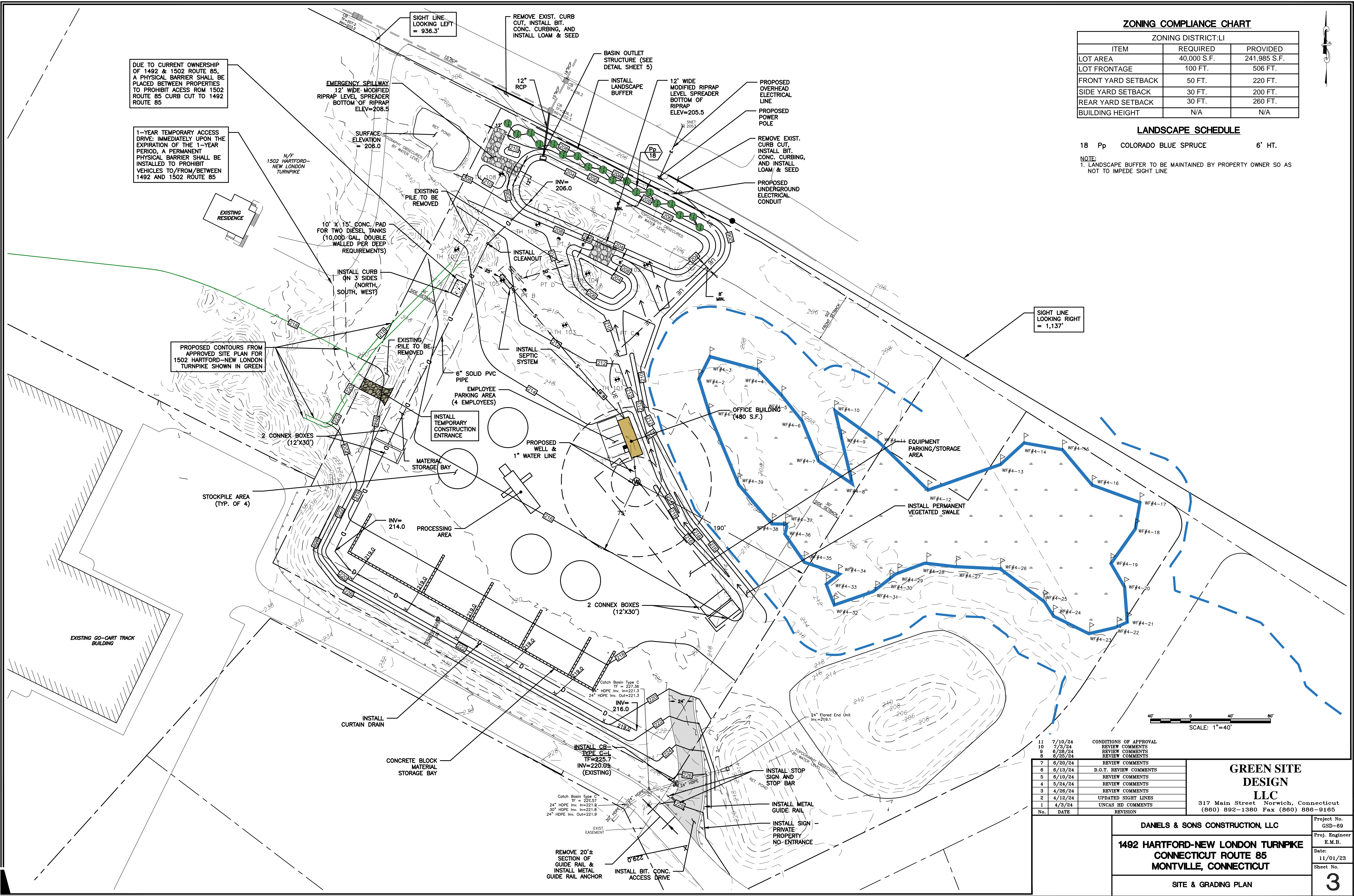
7/10/24  
DATE  
RYAN J. CHEVERIE, L.L.S. #70454



Y:\PROJECTS\69 - Jeff Daniels Site Plan\Drawings\GSD-69 - Daniels Rte 85 Montville - V12.dwg, 7/11/2024 11:21:15 AM, DWG To PDF.pc3







ZONING COMPLIANCE CHART		
ZONING DISTRICT: LI		
ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	241,985 S.F.
LOT FRONTAGE	100 FT.	506 FT.
FRONT YARD SETBACK	50 FT.	220 FT.
SIDE YARD SETBACK	30 FT.	200 FT.
REAR YARD SETBACK	30 FT.	260 FT.
BUILDING HEIGHT	N/A	N/A

LANDSCAPE SCHEDULE		
18 Pp	COLORADO BLUE SPRUCE	6' HT.
NOTE: 1. LANDSCAPE BUFFER TO BE MAINTAINED BY PROPERTY OWNER SO AS NOT TO IMPEDE SIGHT LINE		

SIGHT LINE  
LOOKING RIGHT  
= 1,137'



No.	DATE	REVISION
11	7/10/24	CONDITIONS OF APPROVAL
10	7/3/24	REVIEW COMMENTS
9	6/28/24	REVIEW COMMENTS
8	6/25/24	REVIEW COMMENTS
7	6/20/24	REVIEW COMMENTS
6	6/13/24	D.O.T. REVIEW COMMENTS
5	6/10/24	REVIEW COMMENTS
4	5/24/24	REVIEW COMMENTS
3	4/28/24	REVIEW COMMENTS
2	4/12/24	UPDATED SIGHT LINES
1	4/3/24	UNCAS HD COMMENTS

**GREEN SITE  
DESIGN  
LLC**

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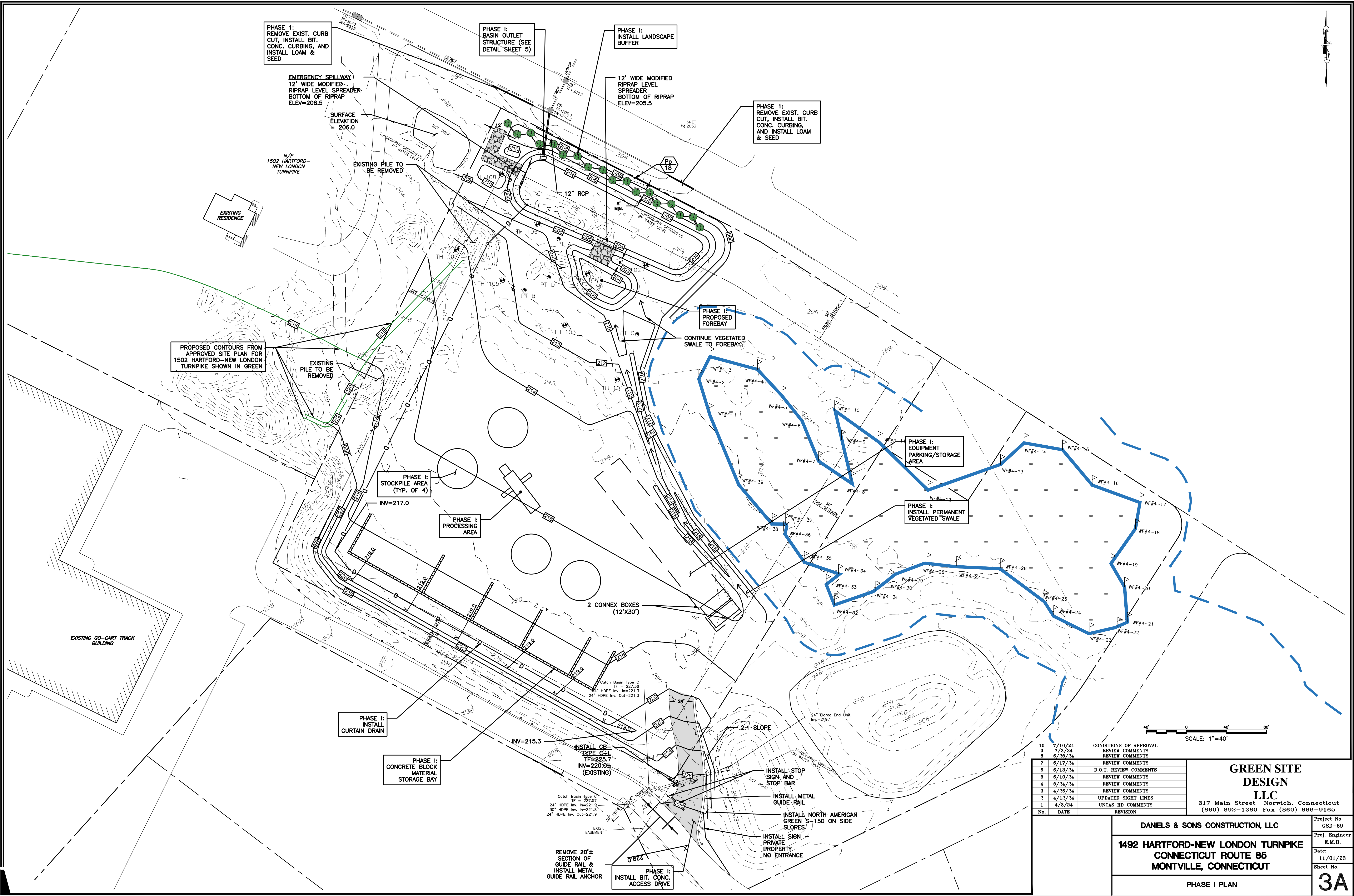
**DANIELS & SONS CONSTRUCTION, LLC**  
**1492 HARTFORD-NEW LONDON TURNPIKE**  
**CONNECTICUT ROUTE 85**  
**MONTVILLE, CONNECTICUT**

SITE & GRADING PLAN

Project No.  
GSD-69  
Proj. Engineer  
E.M.B.  
Date:  
11/01/23  
Sheet No.

**3**





10	7/10/24	CONDITIONS OF APPROVAL
9	7/3/24	REVIEW COMMENTS
8	6/25/24	REVIEW COMMENTS
7	6/12/24	REVIEW COMMENTS
6	6/13/24	D.O.T. REVIEW COMMENTS
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4	5/24/24	REVIEW COMMENTS
3	4/28/24	REVIEW COMMENTS
2	4/12/24	UPDATED SIGHT LINES
1	4/3/24	UNCAS HD COMMENTS
No.	DATE	REVISION

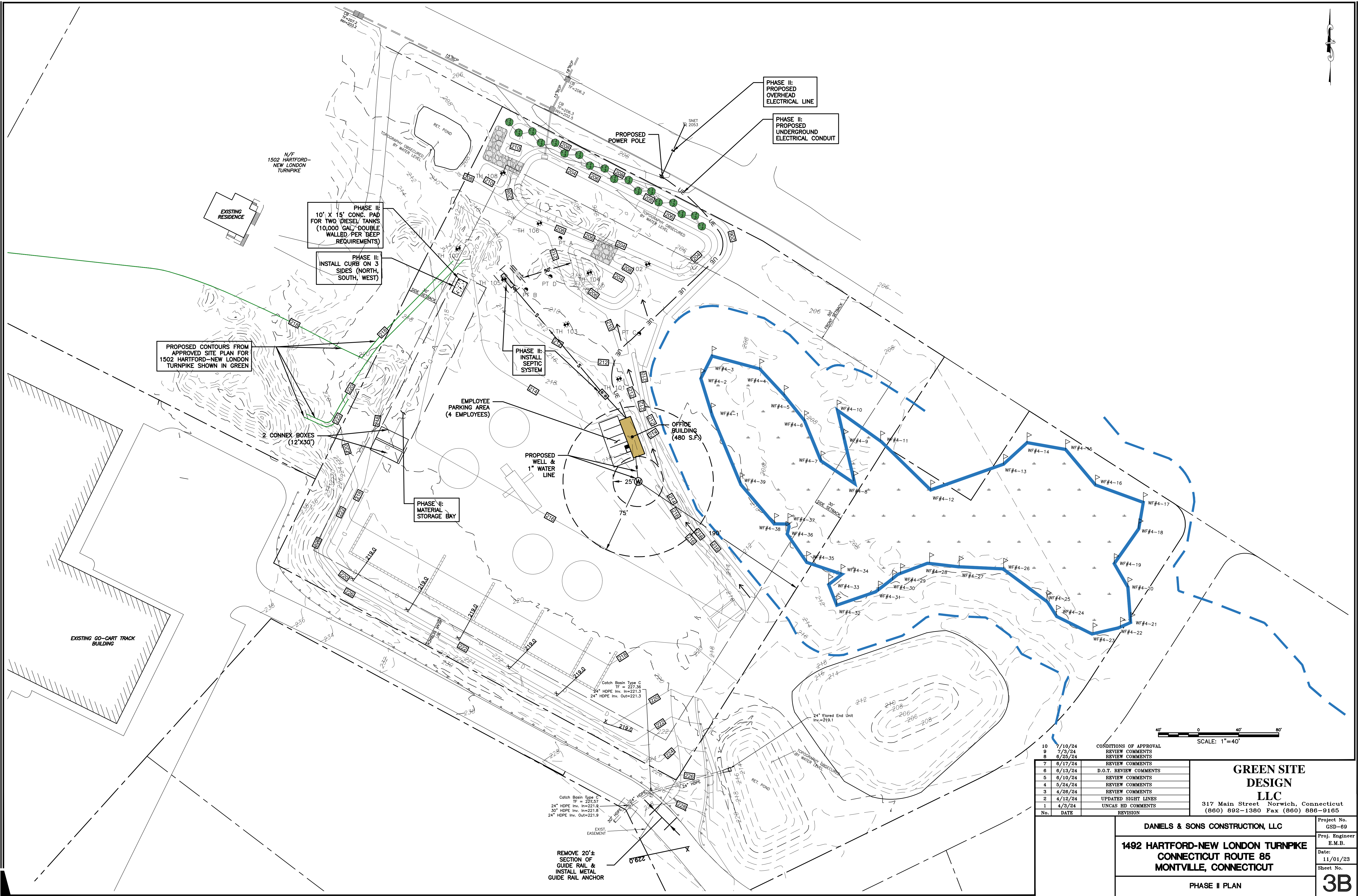
**GREEN SITE DESIGN LLC**  
317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

**DANIELS & SONS CONSTRUCTION, LLC**  
**1492 HARTFORD-NEW LONDON TURNPKE**  
**CONNECTICUT ROUTE 85**  
**MONTVILLE, CONNECTICUT**  
**PHASE I PLAN**

Project No.  
GSD-69  
Proj. Engineer  
E.M.B.  
Date:  
11/01/23  
Sheet No.  
**3A**



Y:\PROJECTS\69 - Jeff Daniels Site Plan\Drawings\GSD-69 - Daniels Rte 85 Montville - V12.dwg, 7/11/2024 10:40:03 AM, DWG To PDF.pc3

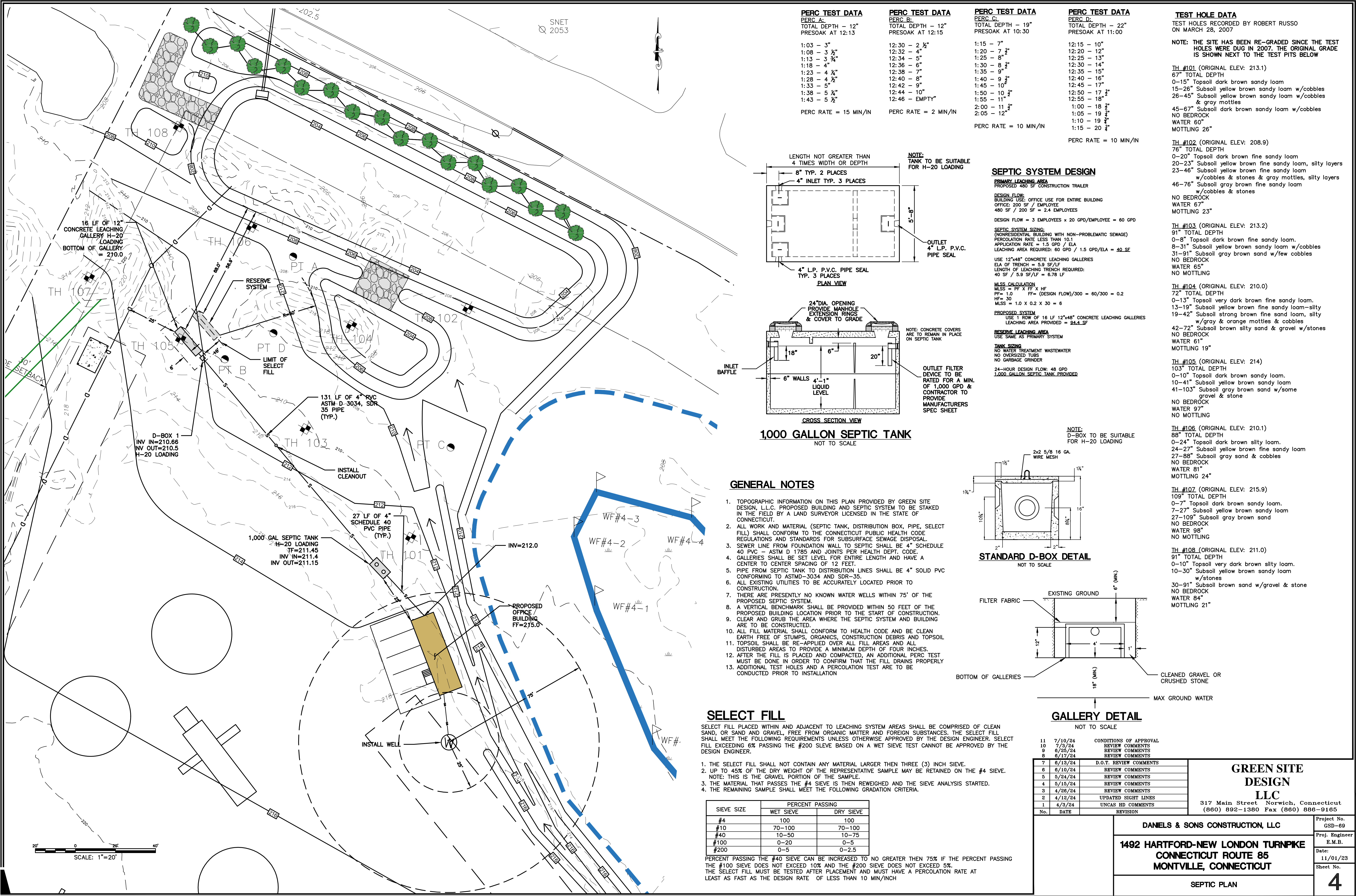


10	7/10/24	CONDITIONS OF APPROVAL
9	7/3/24	REVIEW COMMENTS
8	6/25/24	REVIEW COMMENTS
7	6/12/24	REVIEW COMMENTS
6	6/13/24	D.O.T. REVIEW COMMENTS
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4	5/24/24	REVIEW COMMENTS
3	4/28/24	REVIEW COMMENTS
2	4/12/24	UPDATED SIGHT LINES
1	4/3/24	UNCAS HD COMMENTS
No.	DATE	REVISION

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

DANIELS & SONS CONSTRUCTION, LLC		Project No. GSD-69
1492 HARTFORD-NEW LONDON TURNPIKE CONNECTICUT ROUTE 85 MONTVILLE, CONNECTICUT		Proj. Engineer E.M.B.
PHASE II PLAN		Date: 11/01/23
		Sheet No. <b>3B</b>







EROSION CONTROL & SEDIMENTATION NARRATIVE

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING & WETLANDS OFFICER.
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ZONING & WETLANDS OFFICER.
3. THE CONTRACTOR SHALL CONTACT THE ZONING & WETLANDS OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING & WETLANDS OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
4. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
5. CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS.
6. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
7. SIDE SLOPES SHALL BE GRADED TO ROUGH GRADE AS SHOWN ON THE PLANS
8. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED. APPROXIMATELY 4.08 ACRES WILL BE DISTURBED DURING DEVELOPMENT
10. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
11. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:  
CROWN VETCH 15 LB's/AC  
PERENNIAL RYEGRASS 10 LB's/AC
12. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

POLLUTION PREVENTION PLAN

1. POLLUTION PREVENTION TEAM  
THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.  
  
PARKING LOTS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEEPED CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.  
A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)  
B. DURING APRIL (AFTER SNOW MELT)  
  
NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.
2. MAINTENANCE AND INSPECTION  
A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.  
B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS TWICE PER YEAR - IN THE FALL & SPRING.  
C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT
3. STORMWATER BASINS  
A. CLEAN SEDIMENT AND DEBRIS FROM BASINS TWICE A YEAR, DURING APRIL AND OCTOBER.
4. SPILL OR ACCIDENTAL DISCHARGE  
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.  
CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE SALEM FIRST SELECTMAN  
  
IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:  
A. STOP THE SOURCE OF THE SPILL  
B. CONTAIN THE SPILL  
C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.  
D. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL CATCH BASINS, STORMWATER POND AND FOREBAY, SWALES, RIPRAP SPLASH PADS & RIPRAP LEVEL SPREADER SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED AND INSPECTED FOR MAINTENANCE AND MAINTAINED IF NEEDED.
3. THE FOREBAY & STORMWATER POND SHALL BE MOWED ONCE A YEAR, BOTTOMS & SIDES.

EQUIPMENT TO BE USED/STORED ON SITE

- EXCAVATORS
- ROLLER
- DUMP TRUCK
- BULL DOZER
- BUCKET LOADERS
- PORTABLE ROCK CRUSHER
- SCREENER
- TRAILER TRUCKS
- CONNEX BOXES

HOURS OF OPERATION

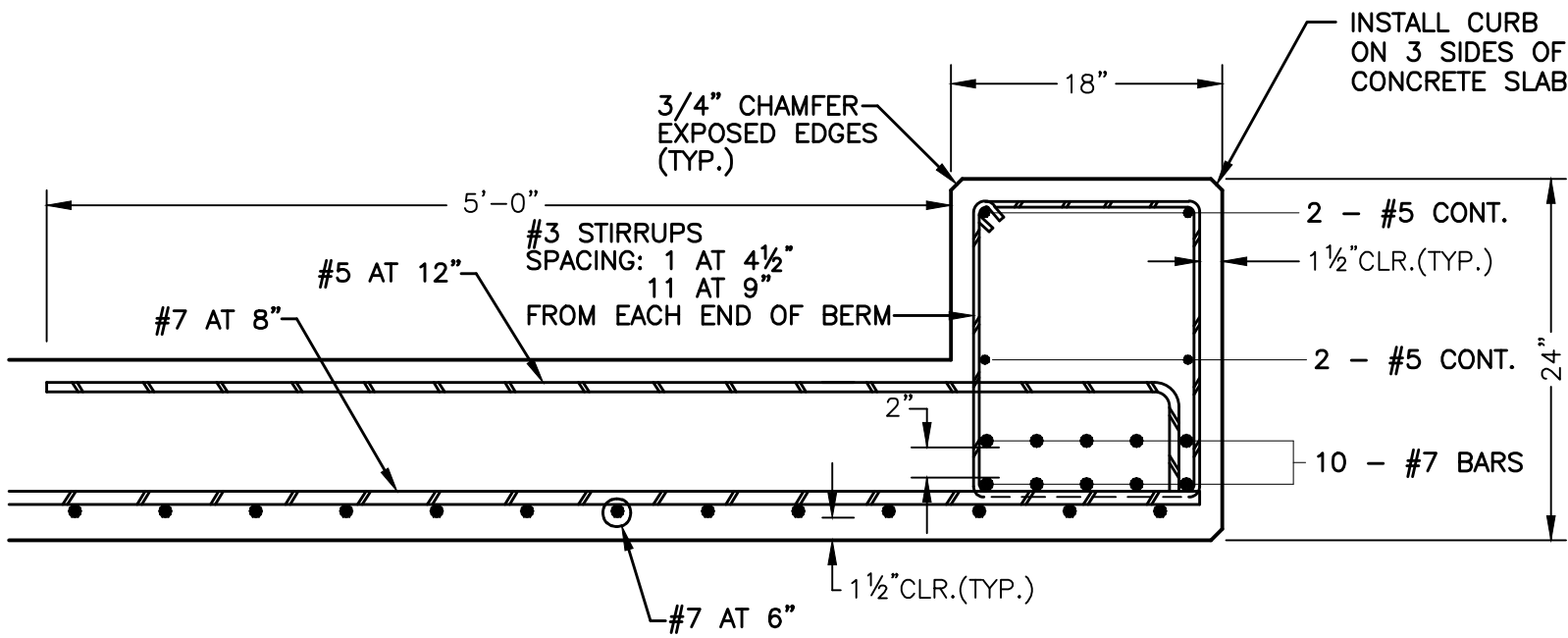
- MONDAY - FRIDAY  
7:00 AM - 5:00 PM
- SATURDAYS  
8:00 AM - 5:00 PM
- \*NO WORK ON SUNDAYS & HOLIDAYS

DUST SUPPRESSION

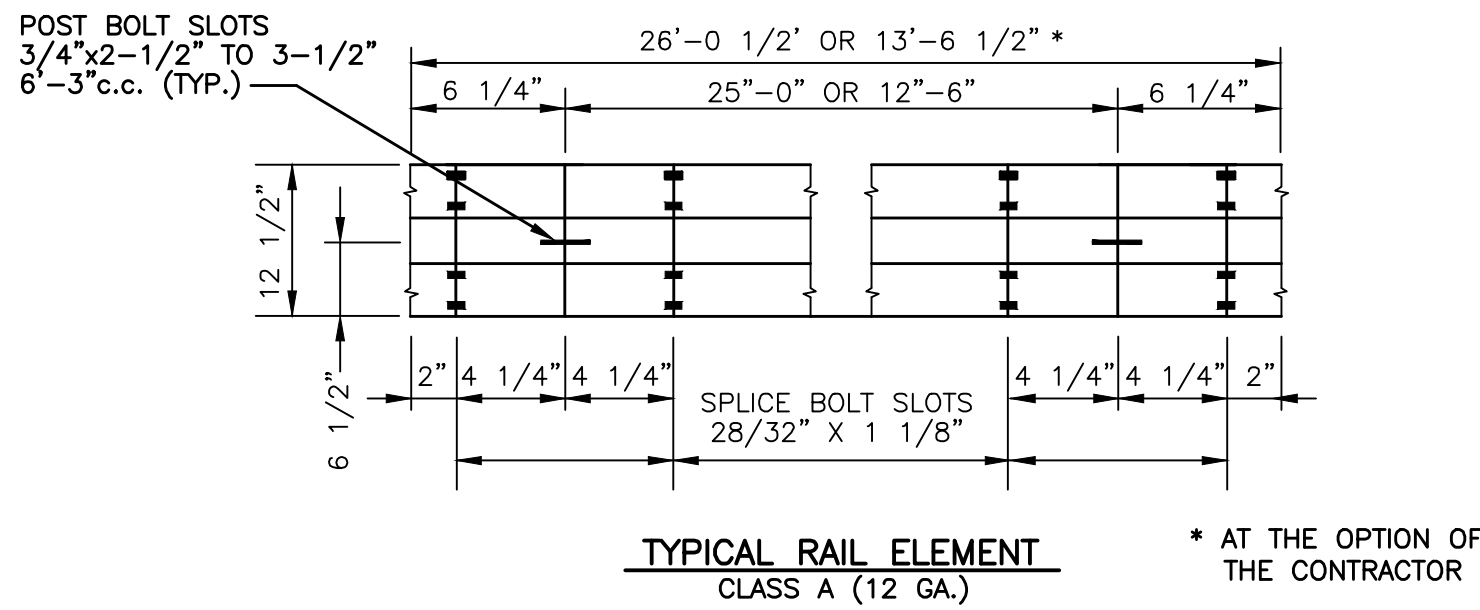
A WATER TANK TRUCK WILL BE ON SITE DURING CONSTRUCTION TO APPLY WATER DAILY FOR DUST SUPPRESSION

SEQUENCE OF CONSTRUCTION

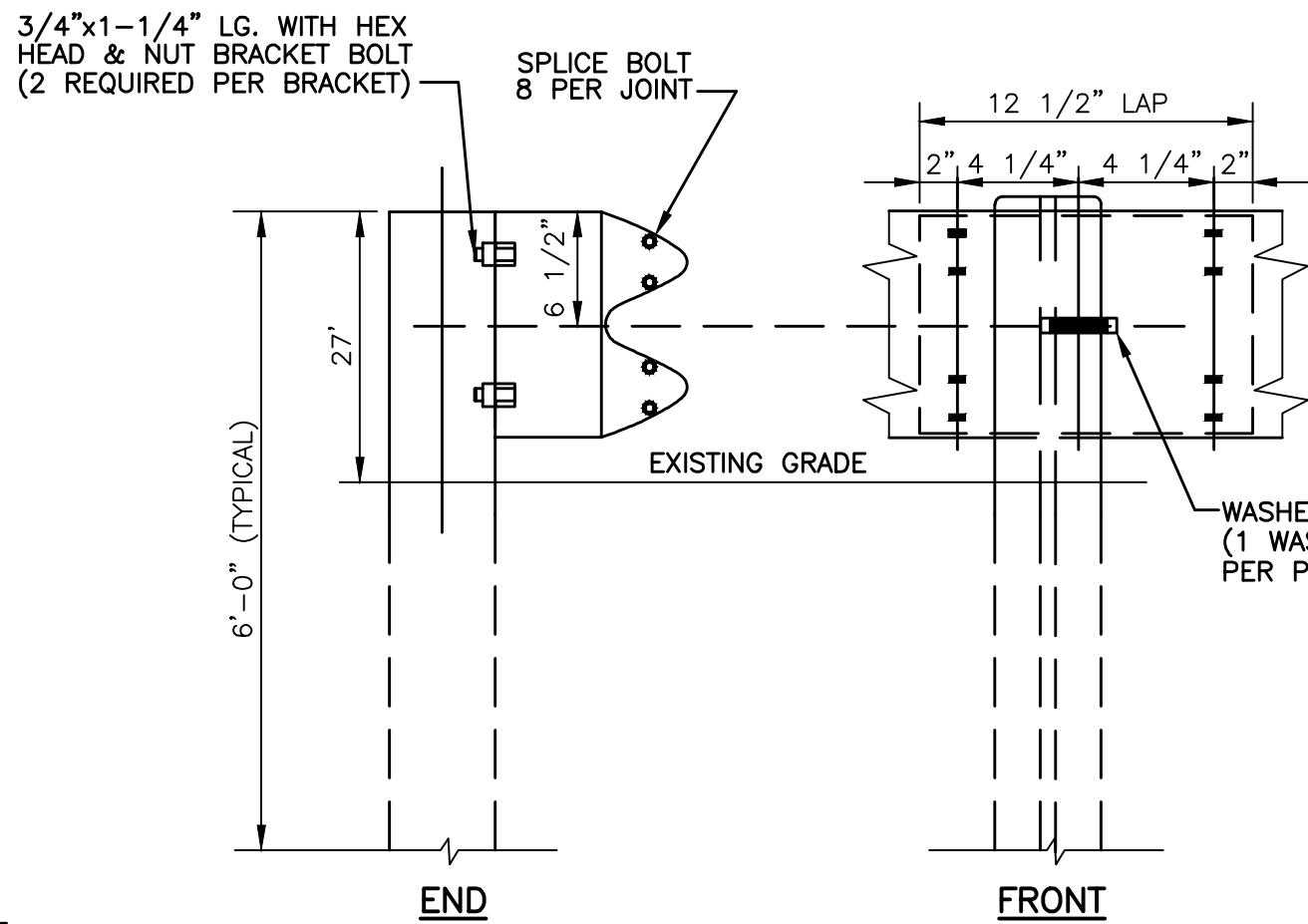
- PHASE I
1. INSTALL EROSION & SEDIMENT CONTROL MEASURES
  2. TEMPORARY ACCESS
  3. INSTALL FOREBAY, SEDIMENT CONTROL BASIN, AND SWALES
  4. ROUGH GRADE THE SITE
  5. INSTALL CURTAIN DRAIN
  6. INSTALL ACCESS ONTO SACHATELLO INDUSTRIAL DRIVE
  7. INSTALL STORAGE BINS & PORTABLE PROCESSING EQUIPMENT
  8. REMOVAL OF CURB CUT
  9. LANDSCAPE BUFFER
  10. (2) CONNEX BOXES
  11. EQUIPMENT STORAGE AREA
- PHASE II
1. INSTALL SEPTIC SYSTEM & WELL
  2. INSTALL BUILDING
  3. INSTALL TANKS, CONCRETE PAD WITH CURBING
  4. REMOVAL OF TEMPORARY ACCESS
  5. MATERIAL STORAGE BINS, 2 CONNEX BOXES
  6. POWER POLE & OVERHEAD/UNDERGROUND ELECTRICAL



CONCRETE SLAB DETAIL  
NOT TO SCALE

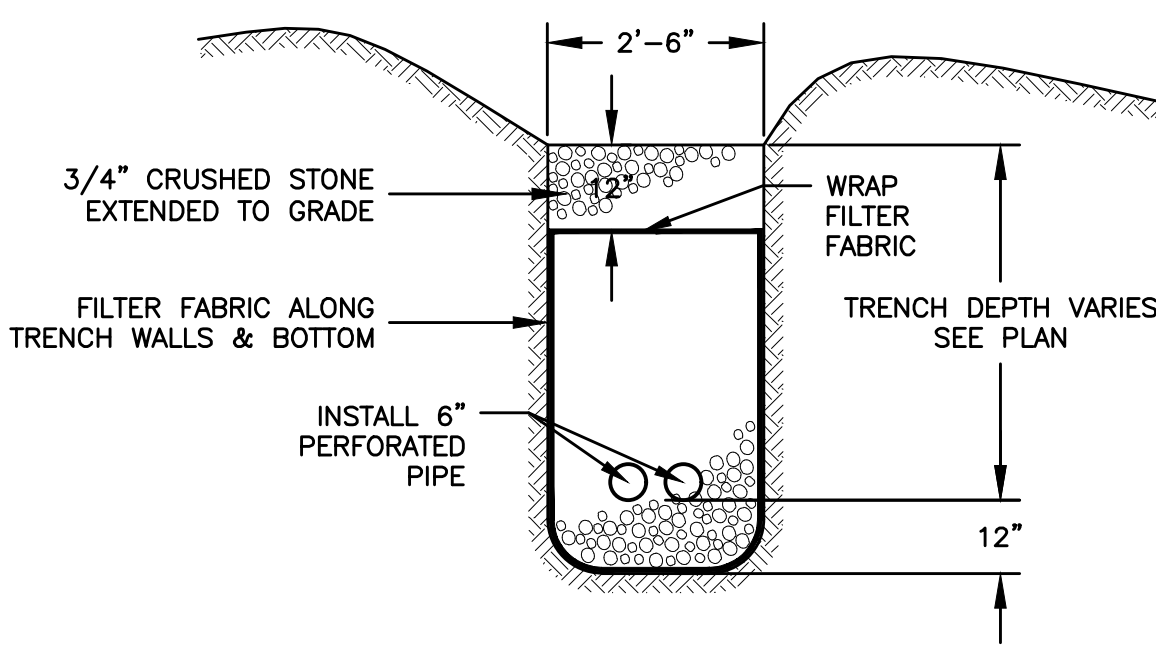


TYPICAL RAIL ELEMENT  
CLASS A (12 GA.)

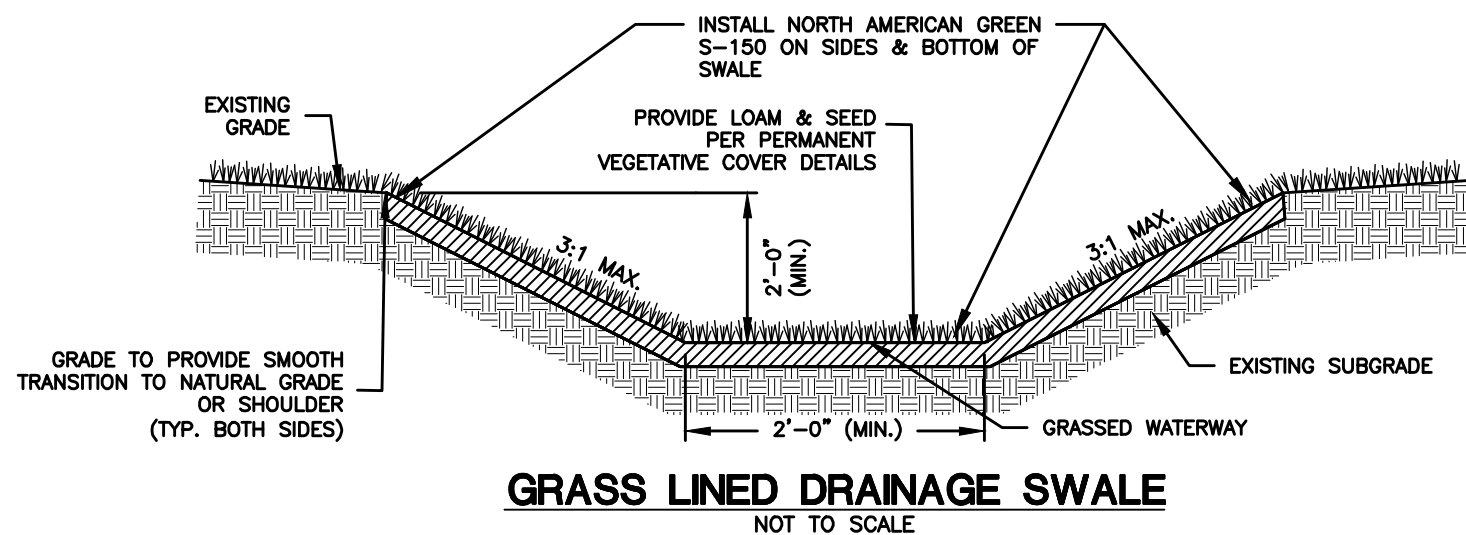


INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CT. D.O.T.

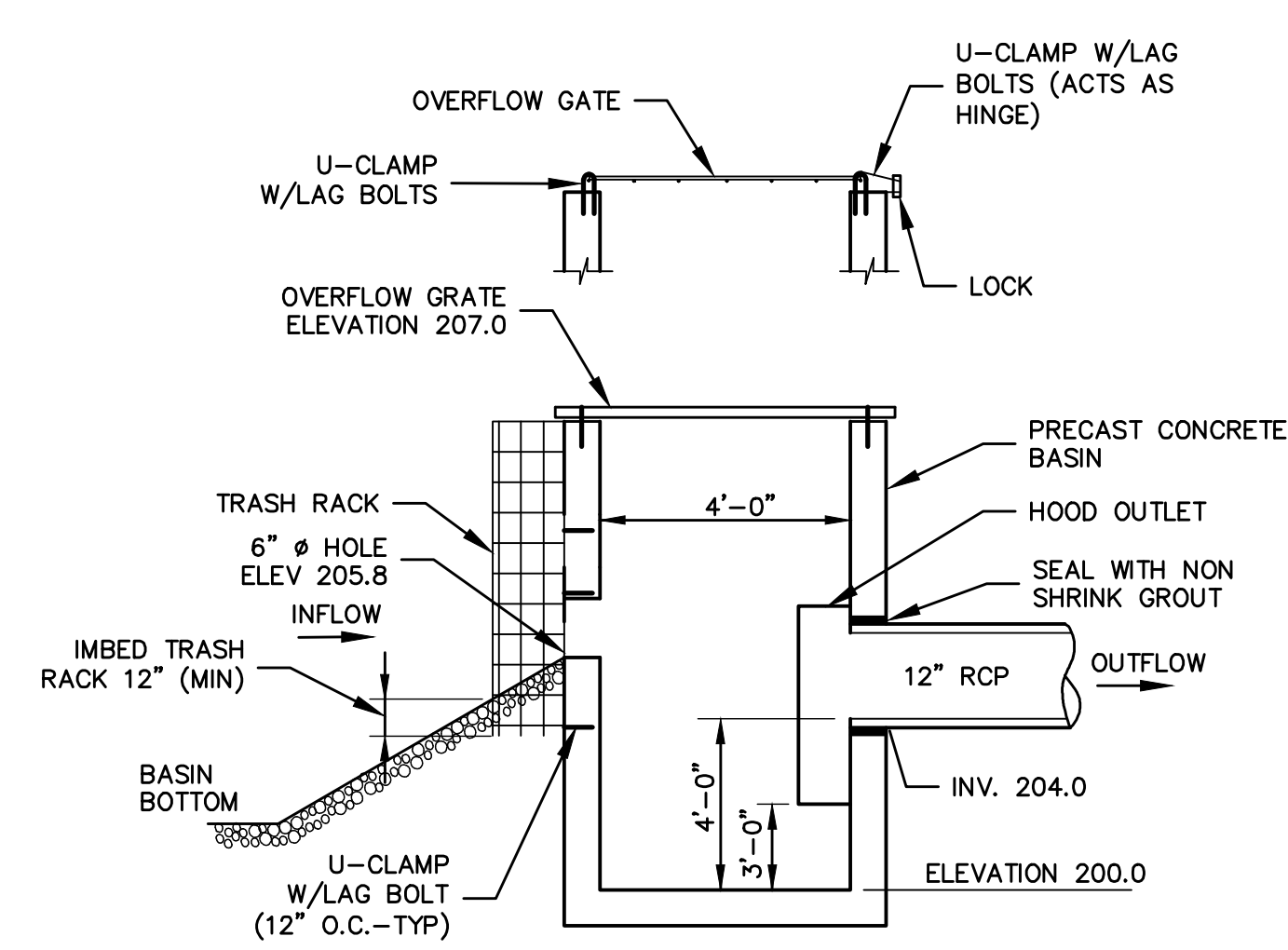
METAL BEAM RAIL  
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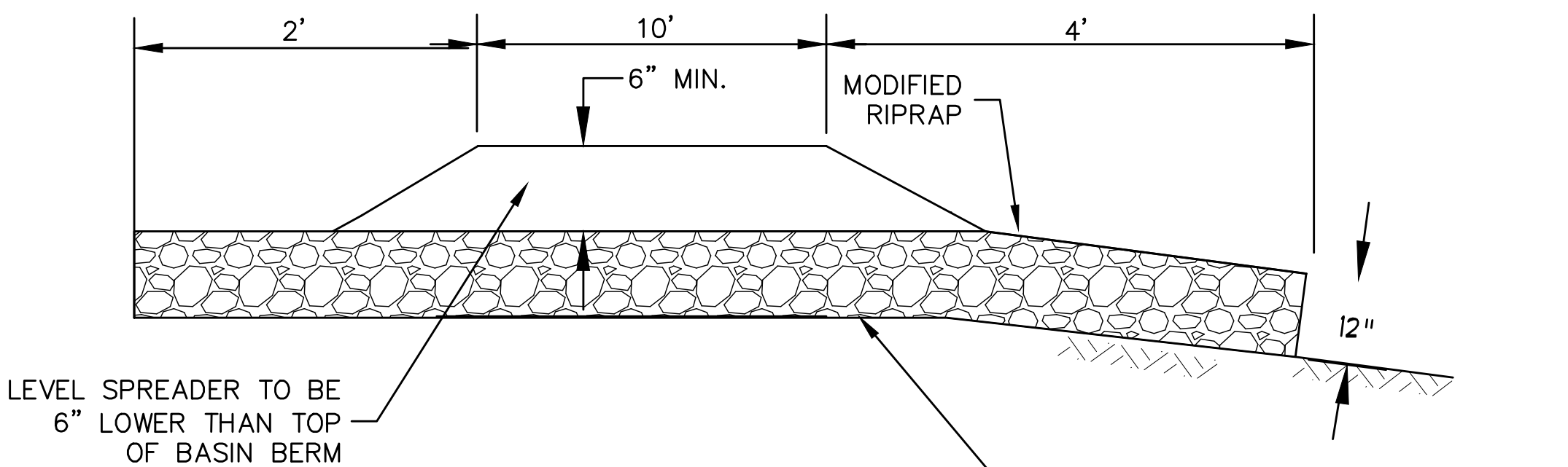
CURTAIN DRAIN DETAIL  
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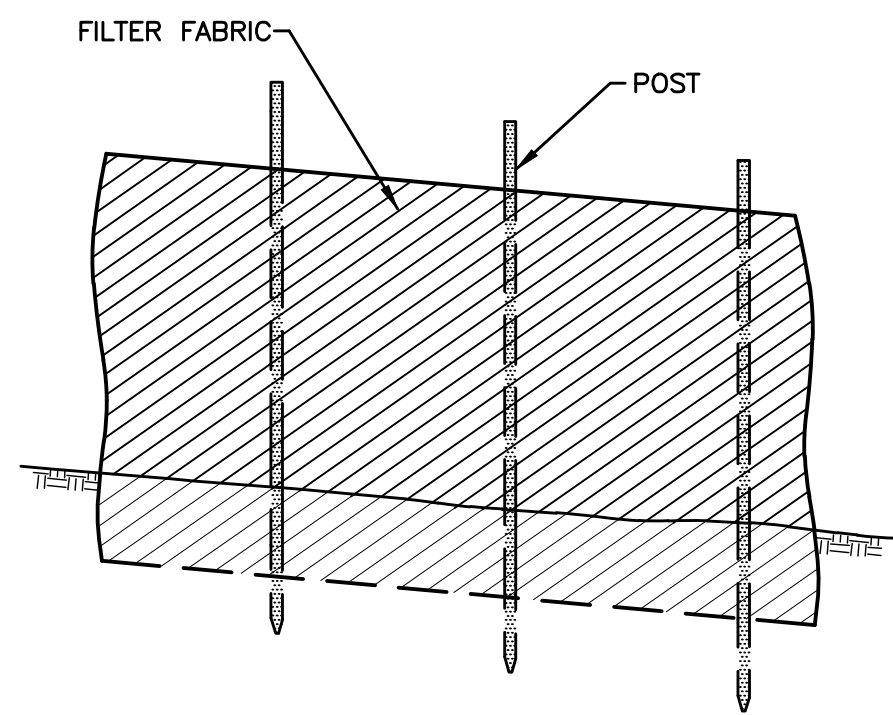
GRASS LINED DRAINAGE SWALE  
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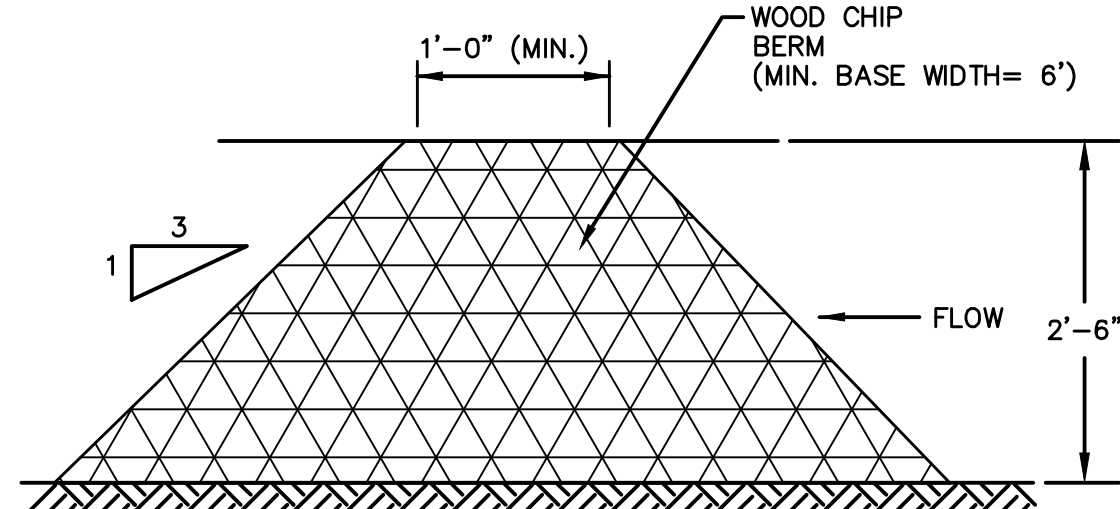
BASIN OUTLET  
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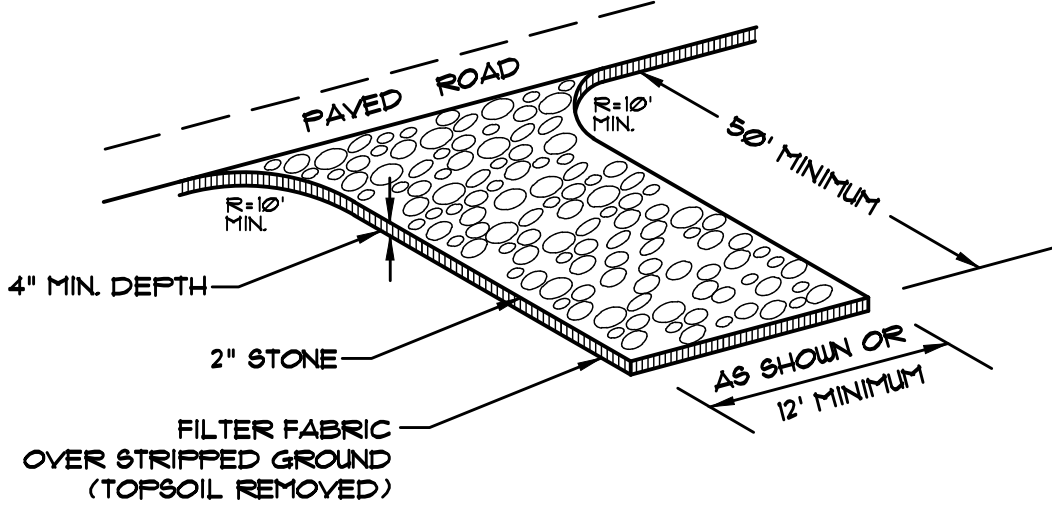
LEVEL SPREADER  
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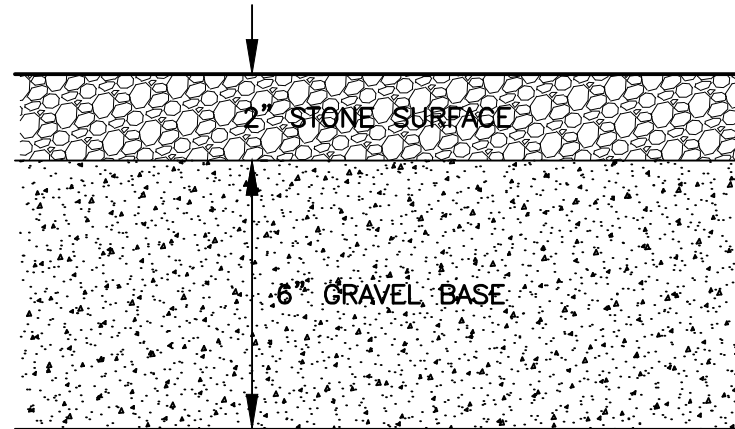
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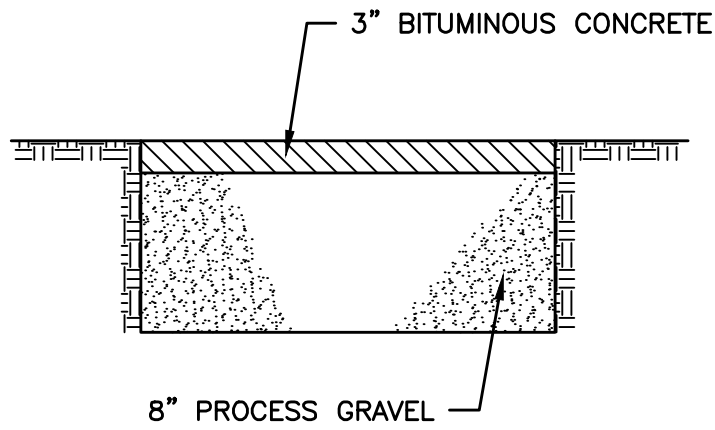
WOOD CHIP BERM  
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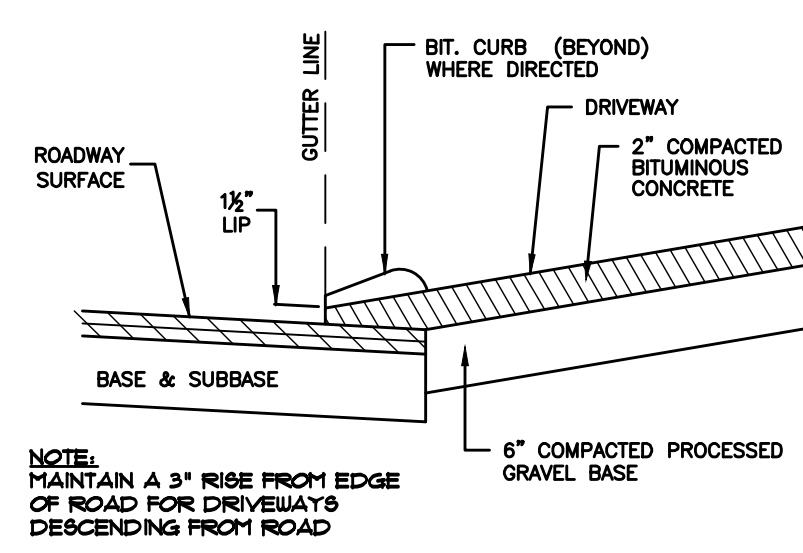
CONSTRUCTION ENTRANCE  
NOT TO SCALE



GRAVEL/STONE PARKING AREA & DRIVE  
NOT TO SCALE



BITUMINOUS CONCRETE DRIVEWAY  
NOT TO SCALE



BITUMINOUS CONCRETE DRIVES  
NOT TO SCALE

10	7/10/24	CONDITIONS OF APPROVAL	<div>GREEN SITE DESIGN LLC</div> <div>317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165</div>	Project No. GSD-69
9	6/28/24	REVIEW COMMENTS		Proj. Engineer E.M.B.
8	6/25/24	REVIEW COMMENTS		Date: 11/01/23
7	6/20/24	REVIEW COMMENTS		Sheet No. 5
6	6/17/24	REVIEW COMMENTS		
5	6/10/24	REVIEW COMMENTS		
4	5/24/24	REVIEW COMMENTS		
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