

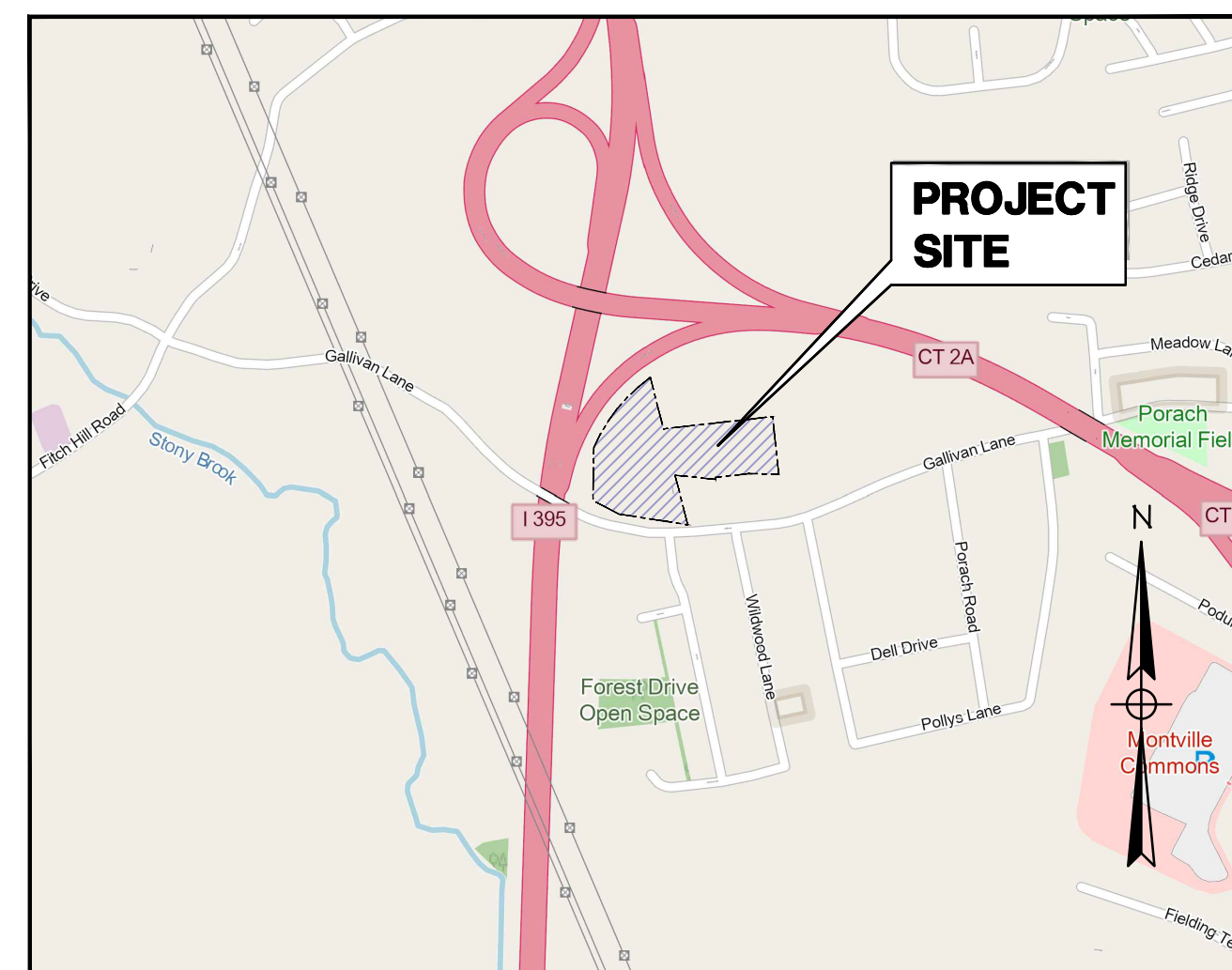
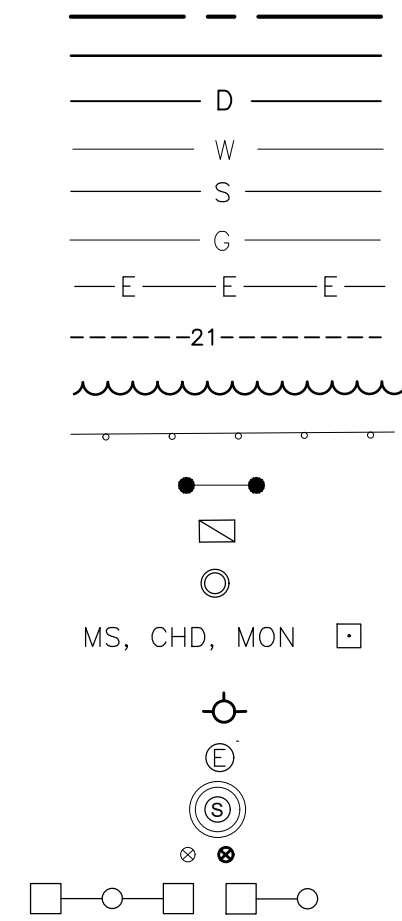
PROPOSED INDUSTRIAL BUILDING

179 GALLIVAN LANE 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



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	BOUNDARY SURVEY
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6	E&S DETAILS
7	SITE DETAILS
8	LANDSCAPING PLAN

PROPOSED USE: LIGHT INDUSTRIAL
APPLICANT: FLUID LINE PRODUCTS, LLC
179 GALLIVAN LANE
UNCASVILLE, CT 06382
MAP/BLOCK/LOT: 048/016/000

MARCH 2025

Green Site Design LLC
CONSULTING CIVIL ENGINEERS
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____

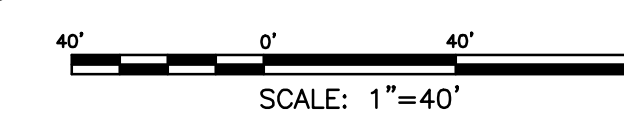
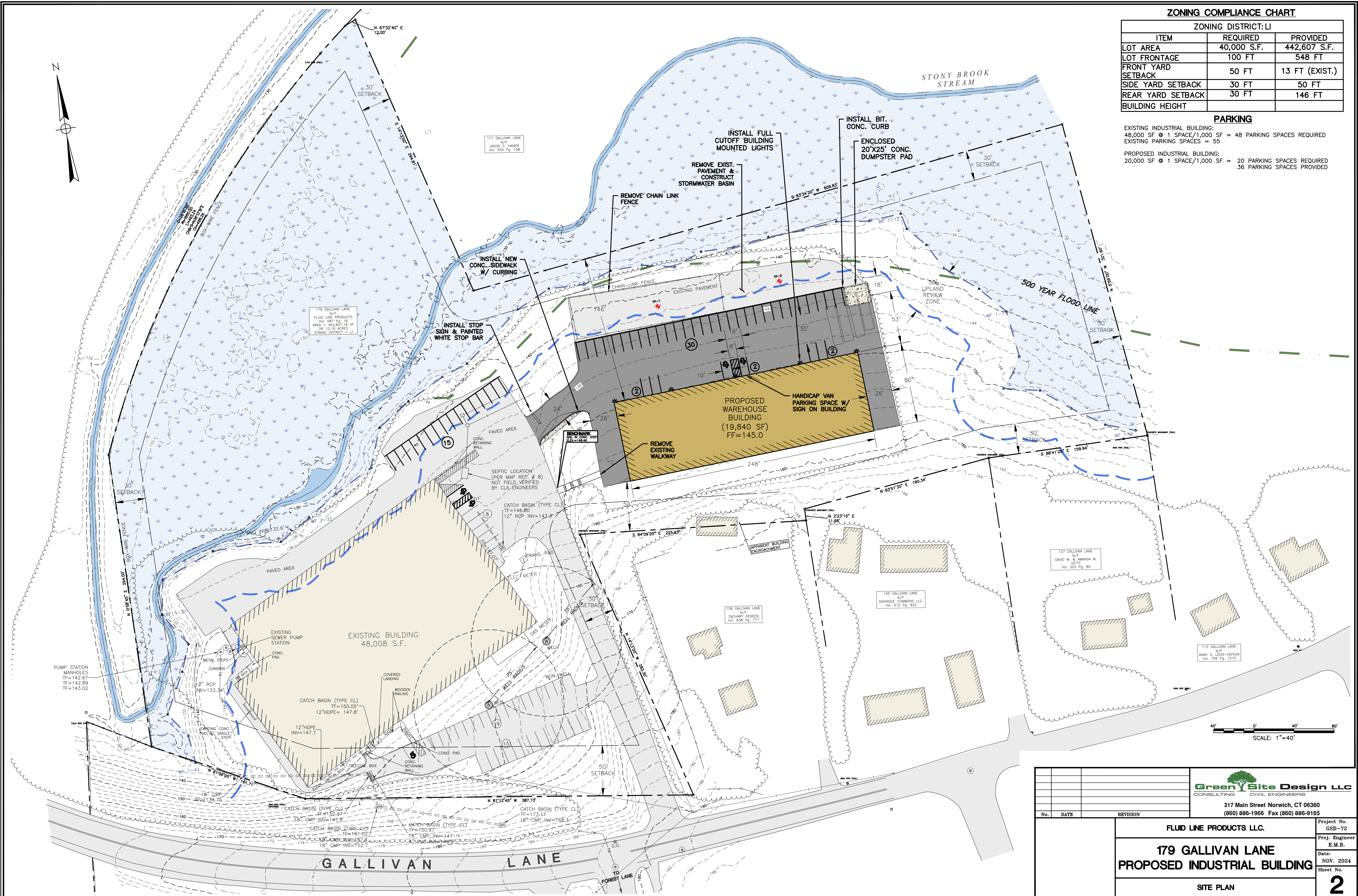
ZONING COMPLIANCE CHART

ZONING DISTRICT: LI		
ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	442,607 S.F.
LOT FRONTAGE	100 FT	548 FT
FRONT YARD SETBACK	50 FT	13 FT (EXIST.)
SIDE YARD SETBACK	30 FT	50 FT
REAR YARD SETBACK	30 FT	146 FT
BUILDING HEIGHT		

PARKING

EXISTING INDUSTRIAL BUILDING:
48,000 SF @ 1 SPACE/1,000 SF = 48 PARKING SPACES REQUIRED
EXISTING PARKING SPACES = 55

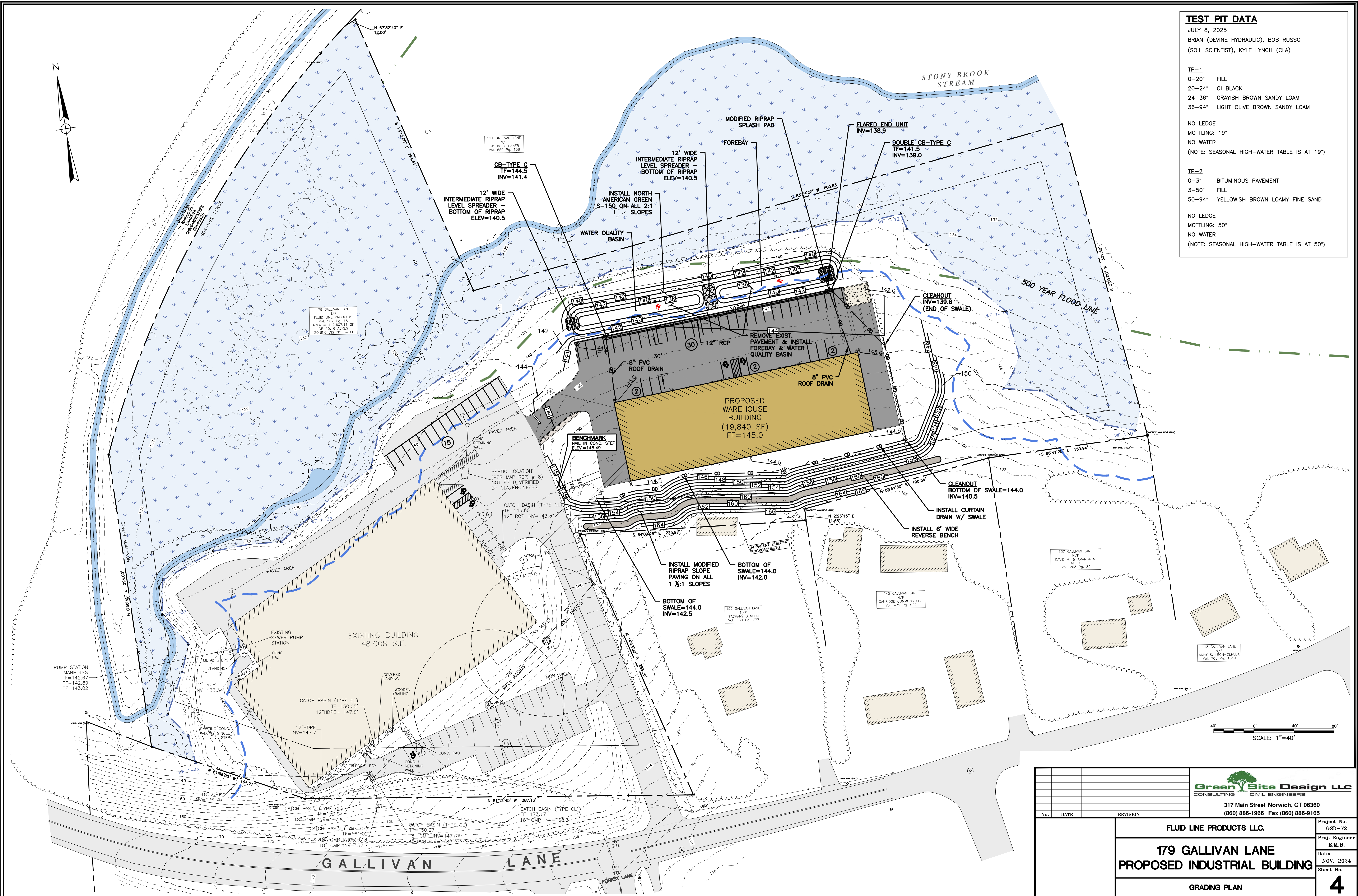
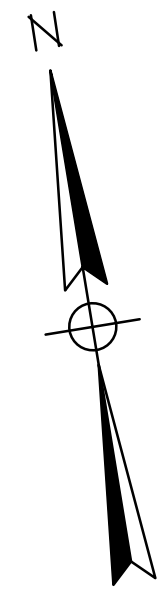
PROPOSED INDUSTRIAL BUILDING:
20,000 SF @ 1 SPACE/1,000 SF = 20 PARKING SPACES REQUIRED
36 PARKING SPACES PROVIDED



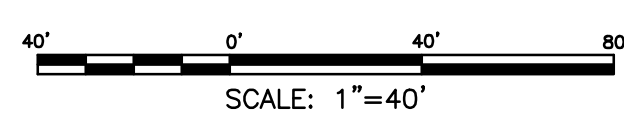
No.	DATE	REVISION

FLUID LINE PRODUCTS LLC. 179 GALLIVAN LANE PROPOSED INDUSTRIAL BUILDING		Project No. GSD-72 Proj. Engineer E.M.B. Date: NOV. 2024 Sheet No.
SITE PLAN		2

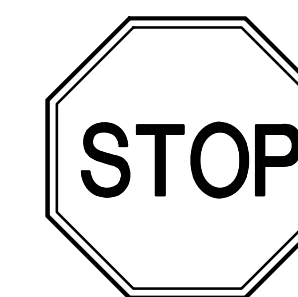
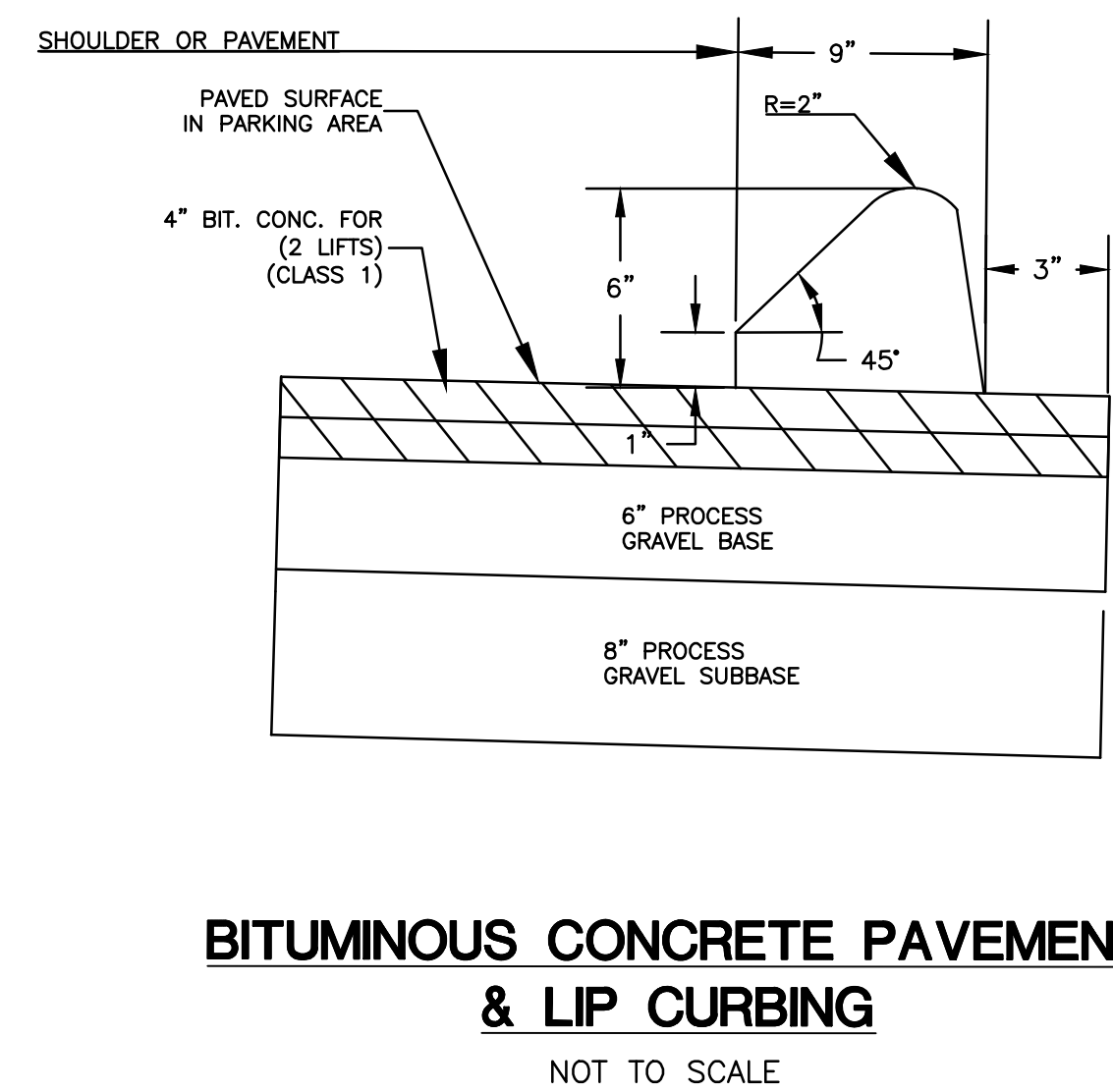
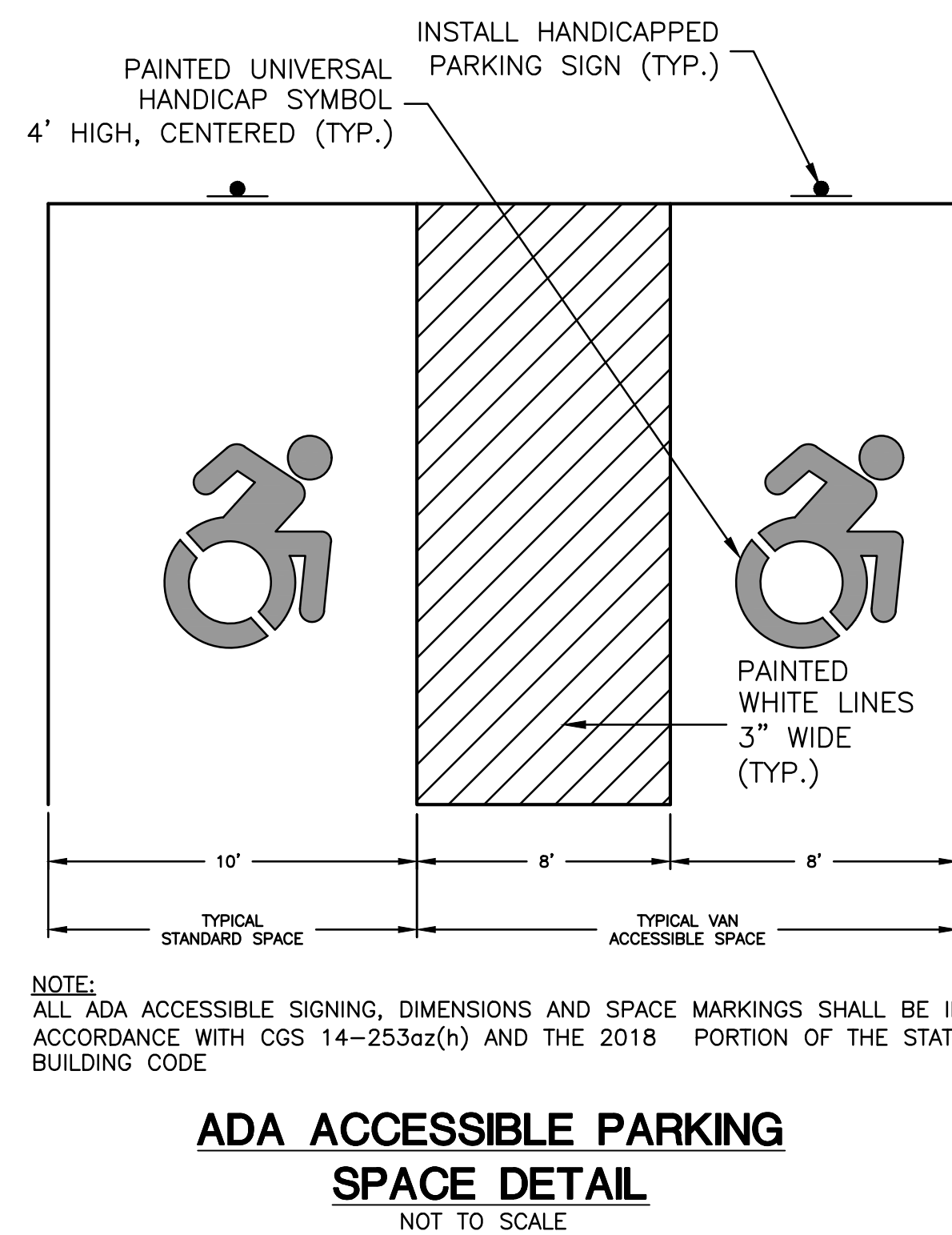
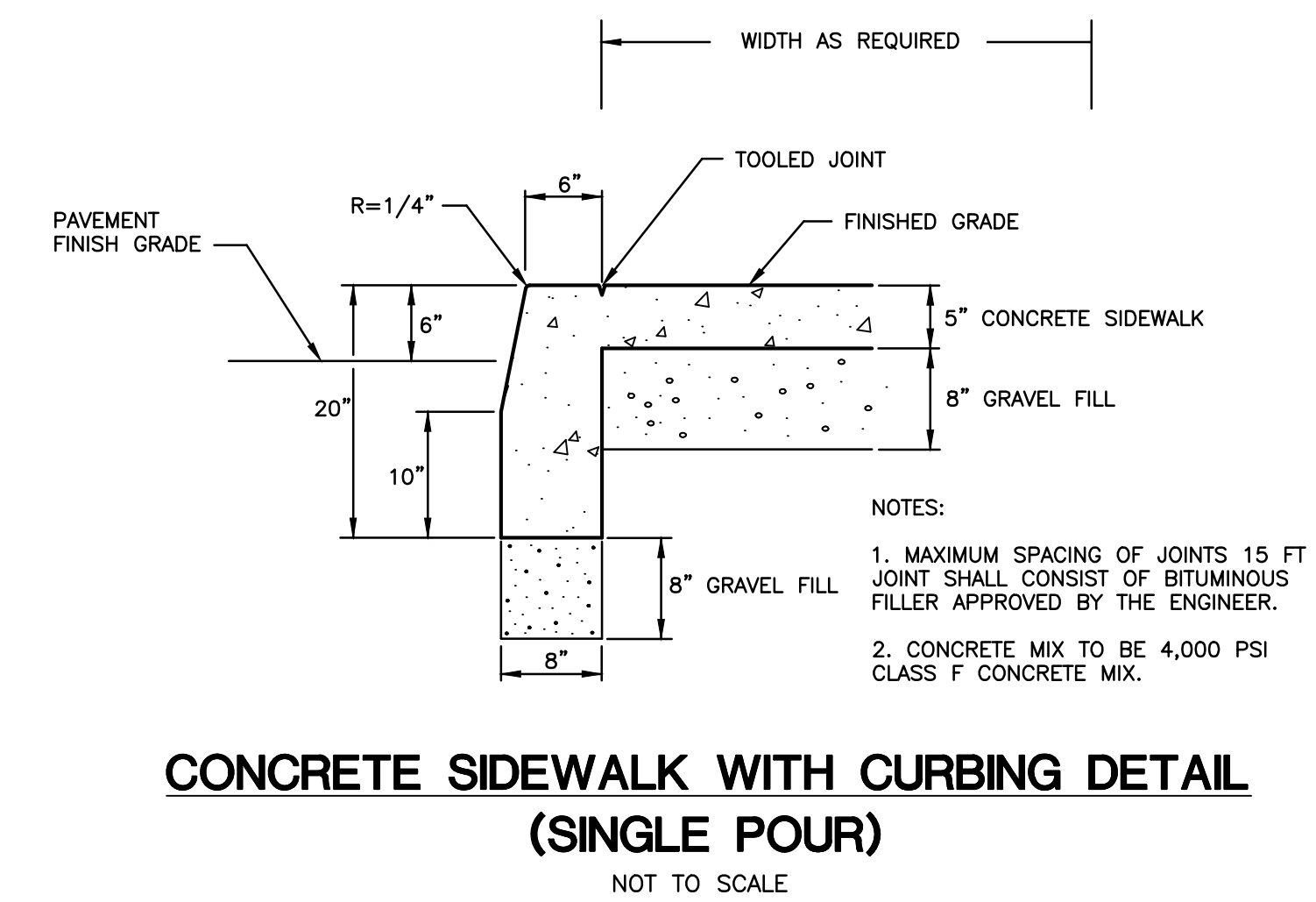
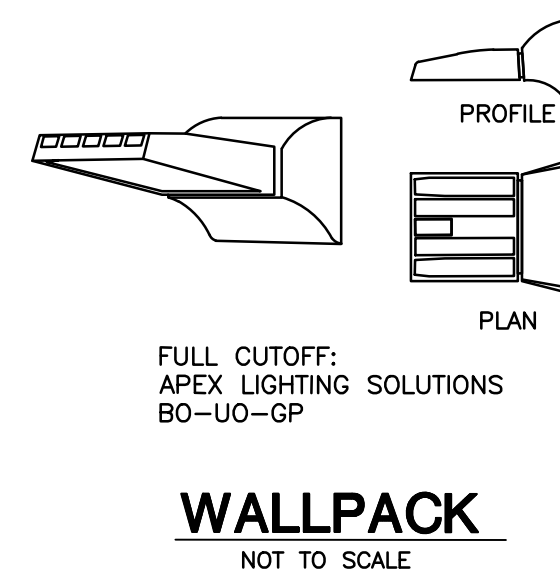
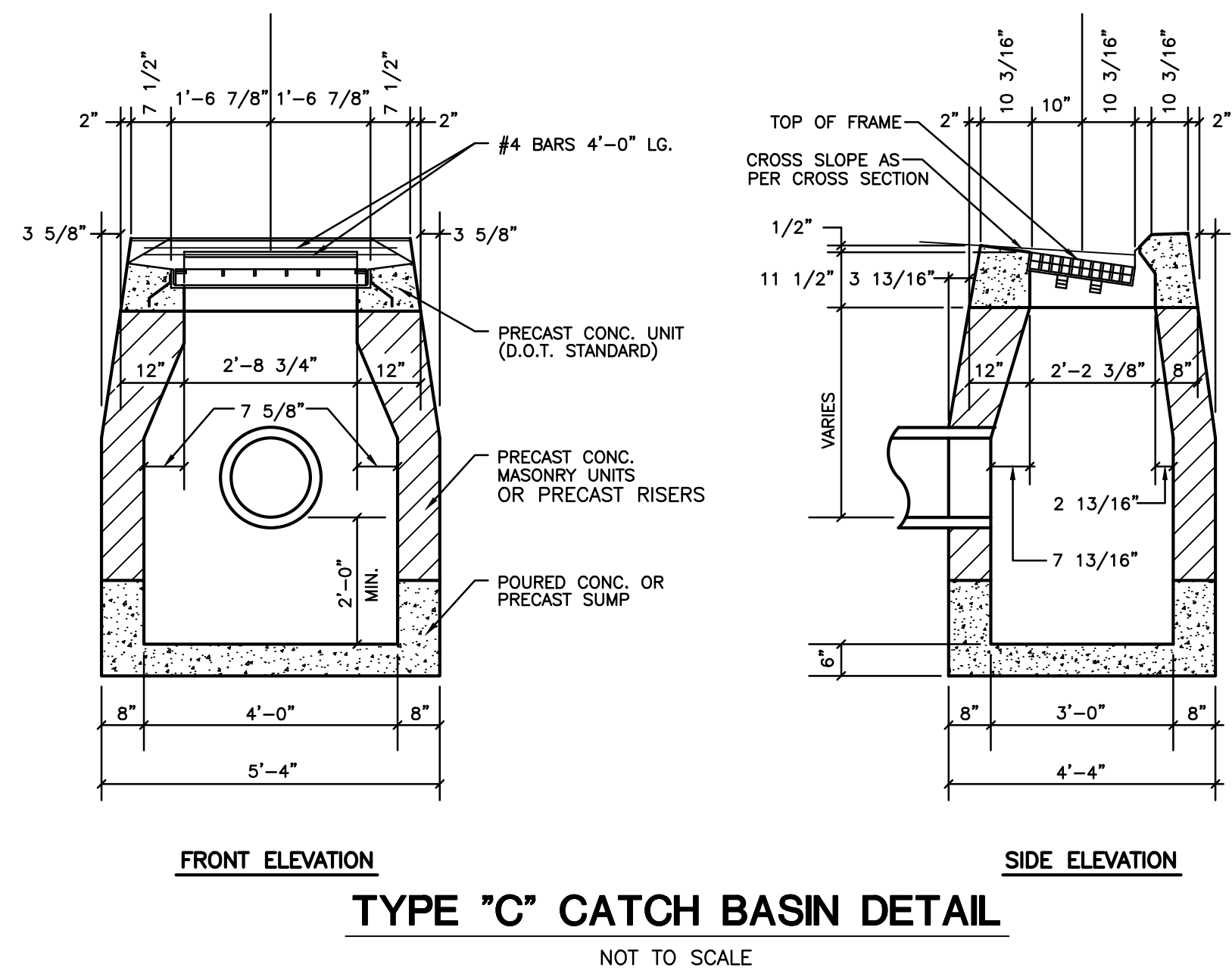
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TEST PIT DATA	
JULY 8, 2025	
BRIAN (DEVINE HYDRAULIC), BOB RUSSO (SOIL SCIENTIST), KYLE LYNCH (CLA)	
TP-1	
0-20"	FILL
20-24"	OI BLACK
24-36"	GRAYISH BROWN SANDY LOAM
36-94"	LIGHT OLIVE BROWN SANDY LOAM
NO LEDGE	
MOTTLING: 19"	
NO WATER	
(NOTE: SEASONAL HIGH-WATER TABLE IS AT 19")	
TP-2	
0-3"	BITUMINOUS PAVEMENT
3-50"	FILL
50-94"	YELLOWISH BROWN LOAMY FINE SAND
NO LEDGE	
MOTTLING: 50"	
NO WATER	
(NOTE: SEASONAL HIGH-WATER TABLE IS AT 50")	



 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. GSD-72
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179 GALLIVAN LANE PROPOSED INDUSTRIAL BUILDING		Date: NOV. 2024
GRADING PLAN		Sheet No. 4



NOTE:
 SIGNS TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

SECURE ALL SIGNS TO 1/2" DIA. GALVANIZED STEEL POST WITH (2) 1/4" DIA. GALVANIZED BOLTS (1 TOP, 1 BOTTOM) (TYP)

TRAFFIC SIGNAGE
 NOT TO SCALE

<p>Green Site Design LLC CONSULTING CIVIL ENGINEERS</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>		Project No. GSD-72 Proj. Engineer E.M.B. Date: NOV. 2024 Sheet No.
No. DATE REVISION		Fluid Line Products LLC. 179 GALLIVAN LANE PROPOSED INDUSTRIAL BUILDING SITE DETAILS
		6

EROSION CONTROL & SEDIMENTATION NARRATIVE

- 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.
- 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.
- 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.
- CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
- CONSTRUCT TEMPORARY SEDIMENT BASINS.
- CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS.
- STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
- SIDE SLOPES SHALL BE GRADED TO ROUGH GRADE AS SHOWN ON THE PLANS.
- TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
- SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
- THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:

GENERAL:		STORMWATER BASIN:	
KENTUCKY BLUEGRASS	20 LBS/AC	CREeping RED FESCUE	20 LBS/AC
CREeping RED FESCUE	20 LBS/AC	REDTOP	2 LBS/AC
PERENNIAL RYEGRASS	5 LBS/AC	PERENNIAL RYEGRASS	20 LBS/AC

- ONCE THE SITE IS STABILIZED, THE FOREBAY & WATER QUALITY BASIN AND RIPRAP SHALL BE RECONSTRUCTED & ALL SEDIMENT REMOVED PRIOR TO FINAL INSTALLATION OF NORTH AMERICAN GREEN S-150.
- UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

BASIN TOPSOIL MIX

CONNECTICUT STORMWATER QUALITY MANUAL
THE ENGINEERED BIORETENTION SOIL MEDIA SHOULD BE A HOMOGENEOUS SOIL MIX OF (BY VOLUME):

- 60-85% SAND
- 15-25% TOPSOIL
- 3-8% ORGANIC MATTER

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 SWEEP CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR:

- BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
- DURING APRIL (AFTER SNOW MELT)

NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.

2. MAINTENANCE AND INSPECTION

- MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
- CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS TWICE PER YEAR - IN THE FALL & SPRING.

3. STORMWATER BASIN

- CLEAN SEDIMENT AND DEBRIS FROM BASIN 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 MONTVILLE FIRST SELECTMAN. IN THE EVENT A SPILL OCCURS, THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:

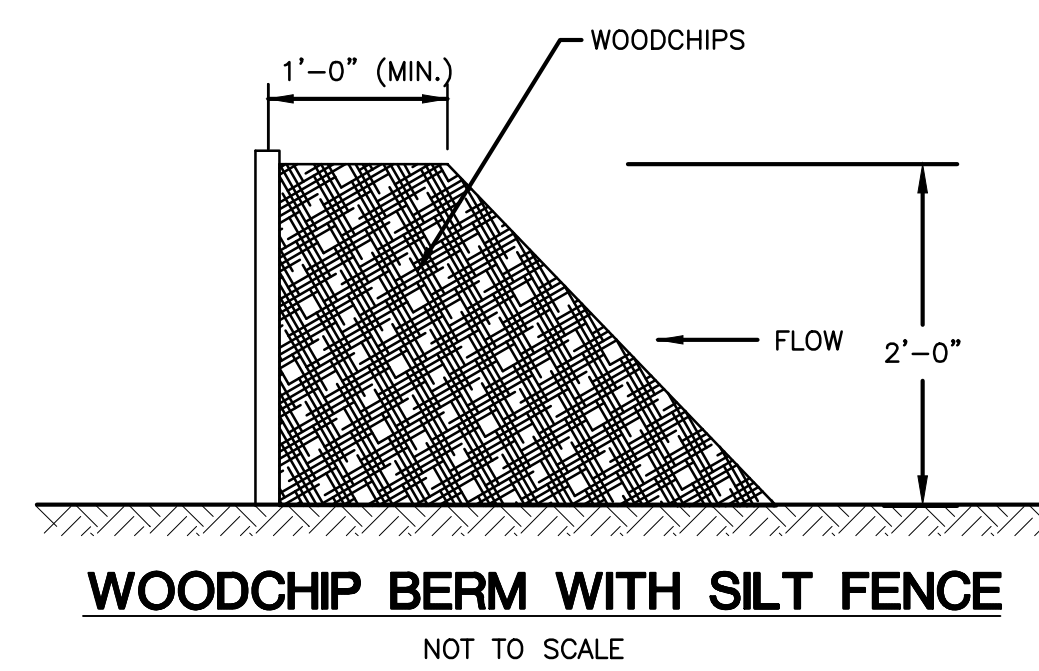
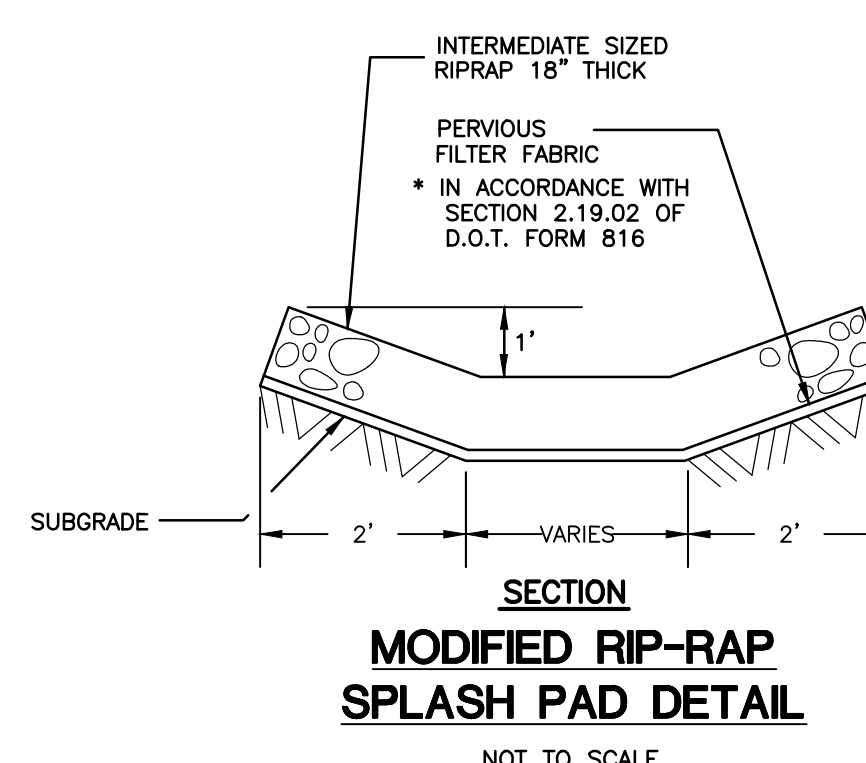
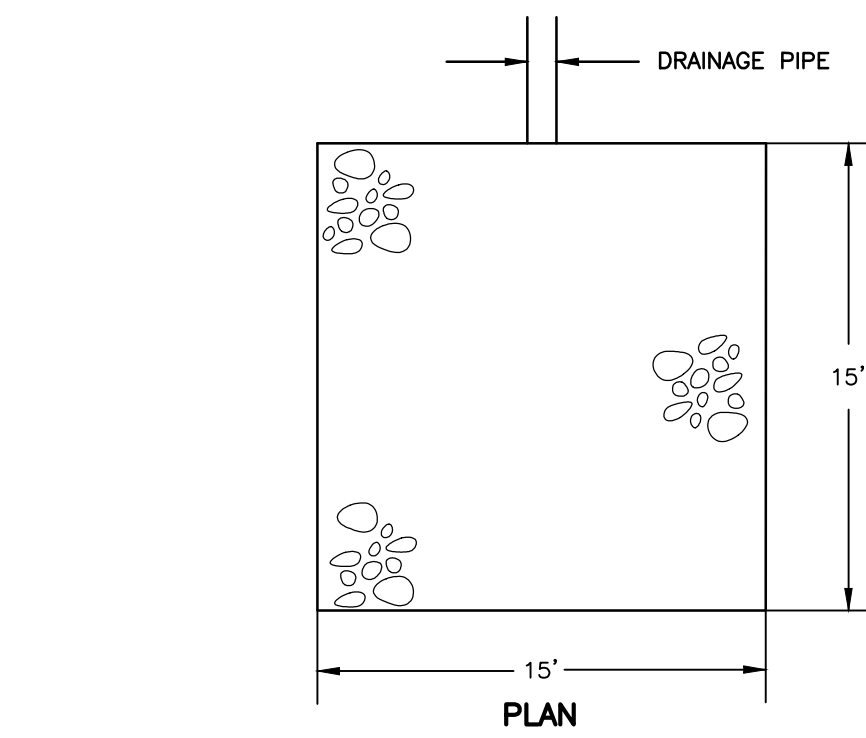
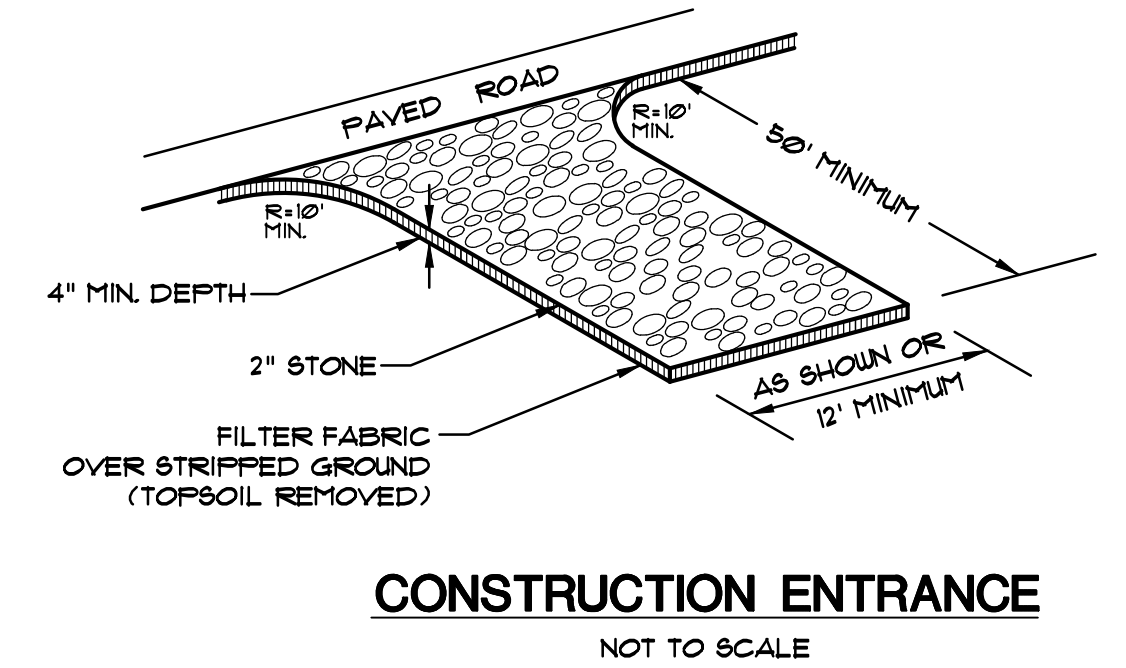
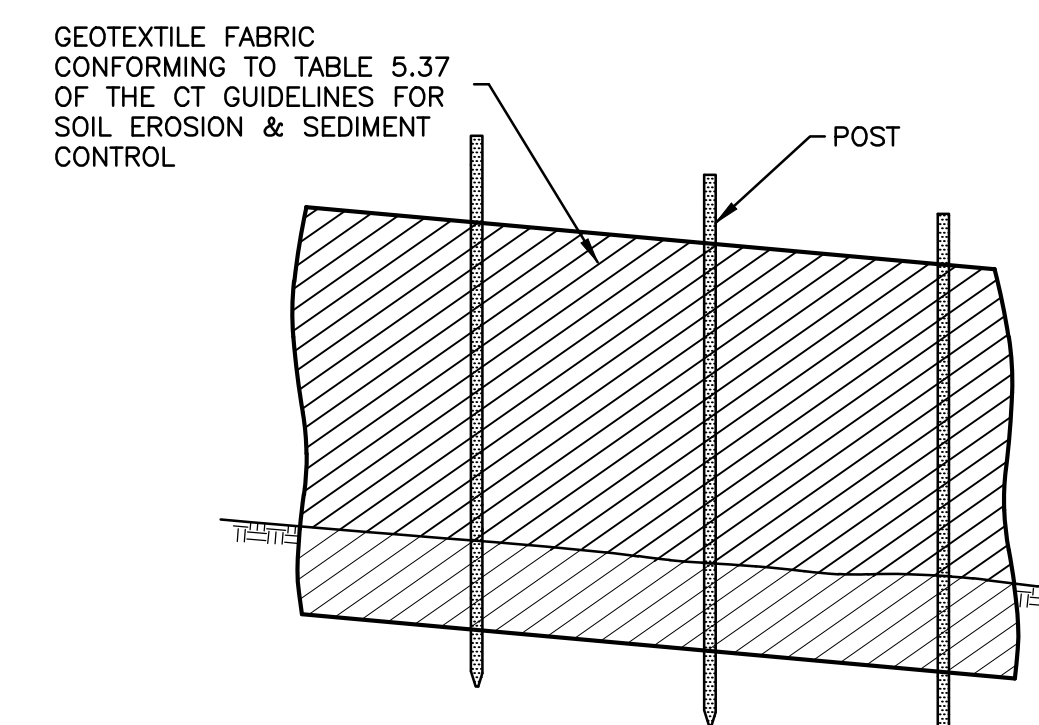
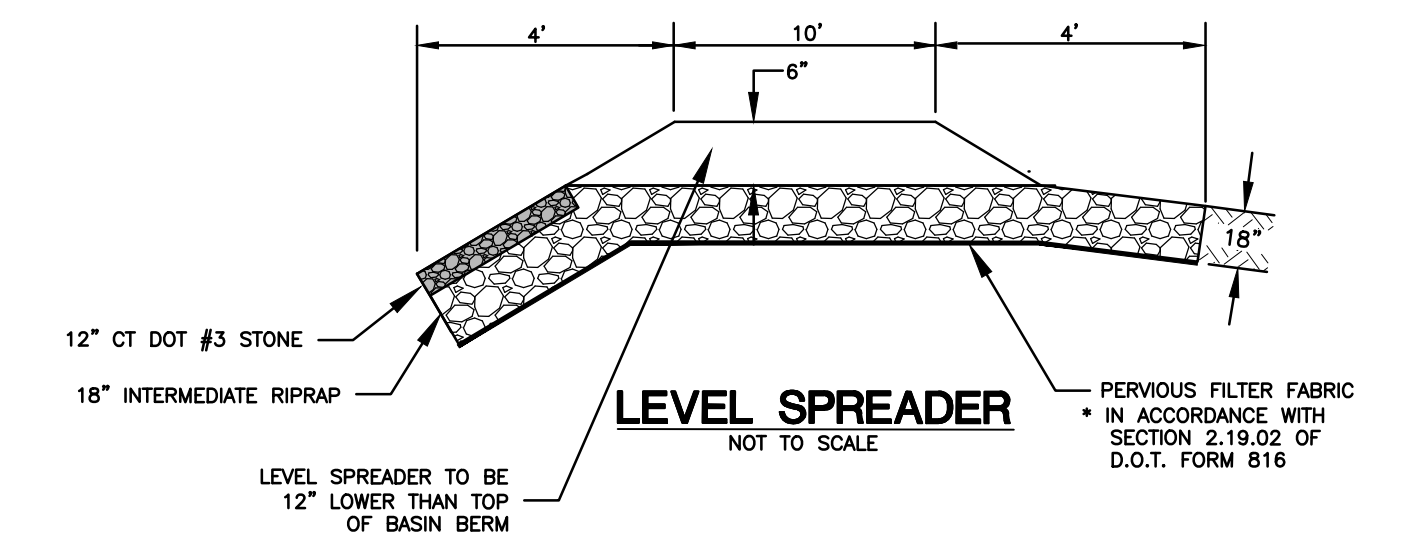
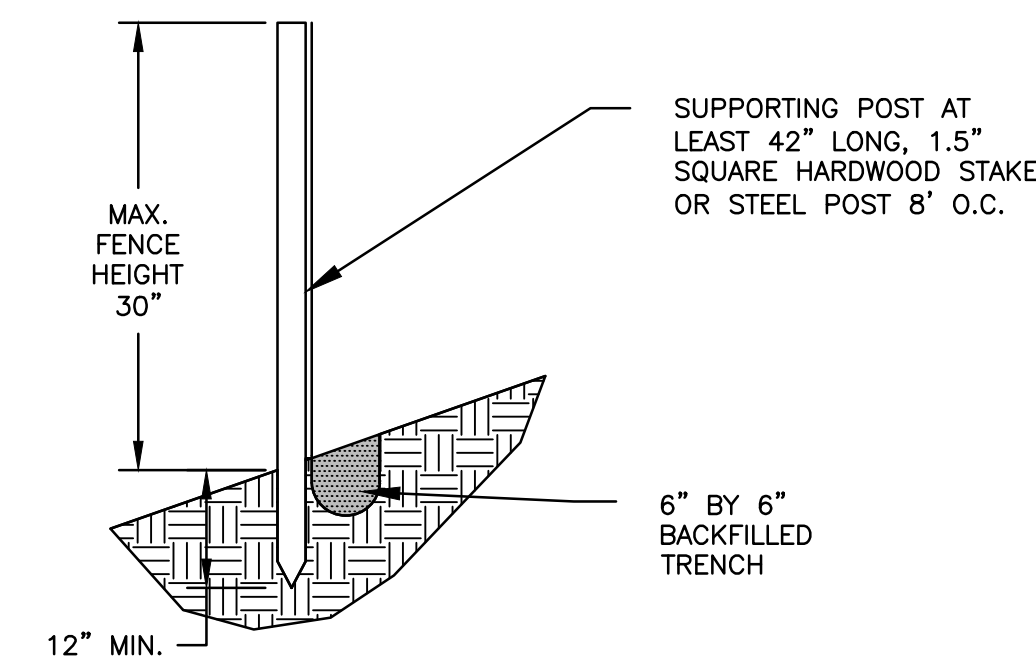
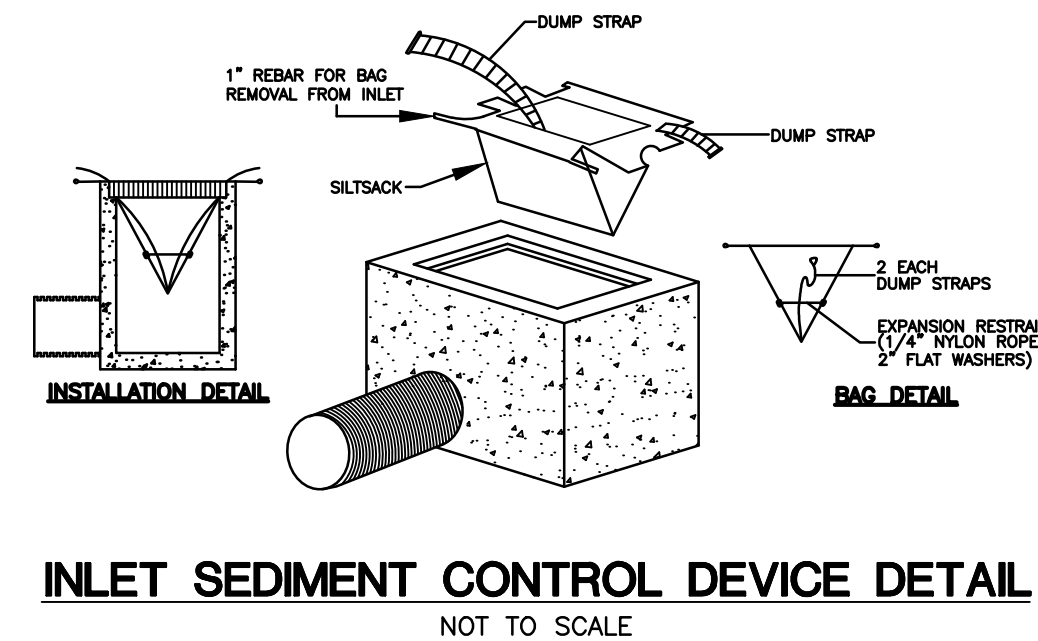
- STOP THE SOURCE OF THE SPILL
- CONTAIN THE SPILL
- COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
- DISPOSE OF ABSORBENT IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

- 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

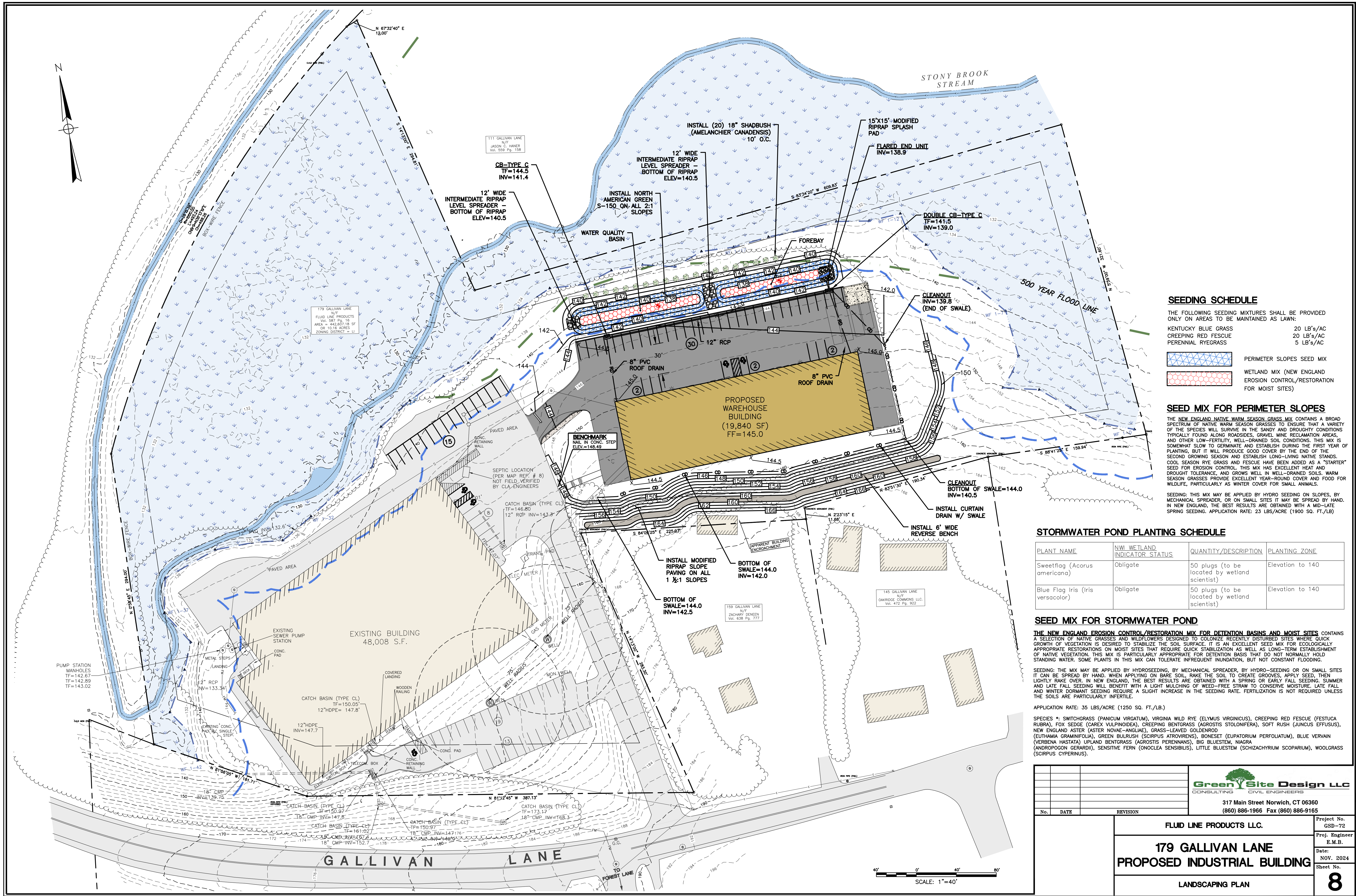
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM. THE OWNER IS: FLUID LINE PRODUCTS LLC, 179 GALLIVAN LANE UNCASVILLE CT 06382, 860-639-1650 (CELL)
- ALL CATCH BASINS, STORMWATER BASIN, AND RIPRAP SPLASH PADS SHALL BE INSPECTED AND CLEANED OUT TWICE A YEAR, 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.



No.		DATE	REVISION
<p>Green Site Design LLC CONSULTING CIVIL ENGINEERS 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>			
Project No. GSD-72			Proj. Engineer E.M.B.
179 GALLIVAN LANE PROPOSED INDUSTRIAL BUILDING			Date: NOV. 2024
E&S DETAILS			Sheet No. 7

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SEEDING SCHEDULE

THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ONLY ON AREAS TO BE MAINTAINED AS LAWN:

- KENTUCKY BLUE GRASS 20 LB's/AC
- CREeping RED FESCUE 20 LB's/AC
- PERENNIAL RYEGRASS 5 LB's/AC

- PERIMETER SLOPES SEED MIX
- WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

SEED MIX FOR PERIMETER SLOPES

THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX CONTAINS A BROAD SPECTRUM OF NATIVE WARM SEASON GRASSES TO ENSURE THAT A VARIETY OF THE SPECIES WILL SURVIVE IN THE SANDY AND DROUGHTY CONDITIONS TYPICALLY FOUND ALONG ROADSIDES, GRAVEL MINE RECLAMATION AREAS, AND OTHER LOW-FERTILITY, WELL-DRAINED SOIL CONDITIONS. THIS MIX IS SOMEWHAT SLOW TO GERMINATE AND ESTABLISH DURING THE FIRST YEAR OF PLANTING, BUT IT WILL PRODUCE GOOD COVER BY THE END OF THE SECOND GROWING SEASON AND ESTABLISH LONG-LIVING NATIVE STANDS. COOL SEASON RYE GRASS AND FESCUE HAVE BEEN ADDED AS A "STARTER" SEED FOR EROSION CONTROL. THIS MIX HAS EXCELLENT HEAT AND DROUGHT TOLERANCE, AND GROWS WELL IN WELL-DRAINED SOILS. WARM SEASON GRASSES PROVIDE EXCELLENT YEAR-ROUND COVER AND FOOD FOR WILDLIFE, PARTICULARLY AS WINTER COVER FOR SMALL ANIMALS.

SEEDING: THIS MIX MAY BE APPLIED BY HYDRO SEEDING ON SLOPES, BY MECHANICAL SPREADER, OR ON SMALL SITES IT MAY BE SPREAD BY HAND. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A MID-LATE SPRING SEEDING. APPLICATION RATE: 23 LBS/ACRE (1900 SQ. FT./LB)

STORMWATER POND PLANTING SCHEDULE

PLANT NAME	NWI WETLAND INDICATOR STATUS	QUANTITY/DESCRIPTION	PLANTING ZONE
Sweetflag (<i>Acorus americana</i>)	Obligate	50 plugs (to be located by wetland scientist)	Elevation to 140
Blue Flag Iris (<i>Iris versicolor</i>)	Obligate	50 plugs (to be located by wetland scientist)	Elevation to 140

SEED MIX FOR STORMWATER POND

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN EXCELLENT SEED MIX FOR ECOLOGICALLY APPROPRIATE RESTORATIONS ON MOIST SITES THAT REQUIRE QUICK STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT NORMALLY HOLD STANDING WATER. SOME PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING.

SEEDING: THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, BY HYDRO-SEEDING OR ON SMALL SITES IT CAN BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND LATE FALL SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

APPLICATION RATE: 35 LBS/ACRE (1250 SQ. FT./LB.)

SPECIES *: SWITCHGRASS (*Panicum virgatum*), VIRGINIA WILD RYE (*Elymus virginicus*), CREEPING RED FESCUE (*Festuca rubra*), FOX SEDGE (*Carex vulpinoidea*), CREEPING BENTGRASS (*Agrostis stolonifera*), SOFT RUSH (*Juncus effusus*), NEW ENGLAND ASTER (*Aster novae-angliae*), GRASS-LEAVED GOLDENROD (*Euthamia graminifolia*), GREEN BULRUSH (*Scirpus atrovirens*), BONESET (*Eupatorium perfoliatum*), BLUE VERVAIN (*Verbena hastata*) UPLAND BENTGRASS (*Agrostis perennans*), BIG BLUESTEM, NIAGARA (*Andropogon gerardii*), SENSITIVE FERN (*Cnagoclea sensibilibs*), LITTLE BLUESTEM (*Schizachyrium scoparium*), WOOLGRASS (*Scirpus cyperinus*).



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<p>FLUID LINE PRODUCTS LLC.</p> <p>179 GALLIVAN LANE</p> <p>PROPOSED INDUSTRIAL BUILDING</p> <p>LANDSCAPING PLAN</p>		<p>Project No. GSD-72</p> <p>Proj. Engineer E.M.B.</p> <p>Date: NOV. 2024</p> <p>Sheet No. 8</p>
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