

Site Development Modification Plan

Prepared For
Sammy P, Inc.

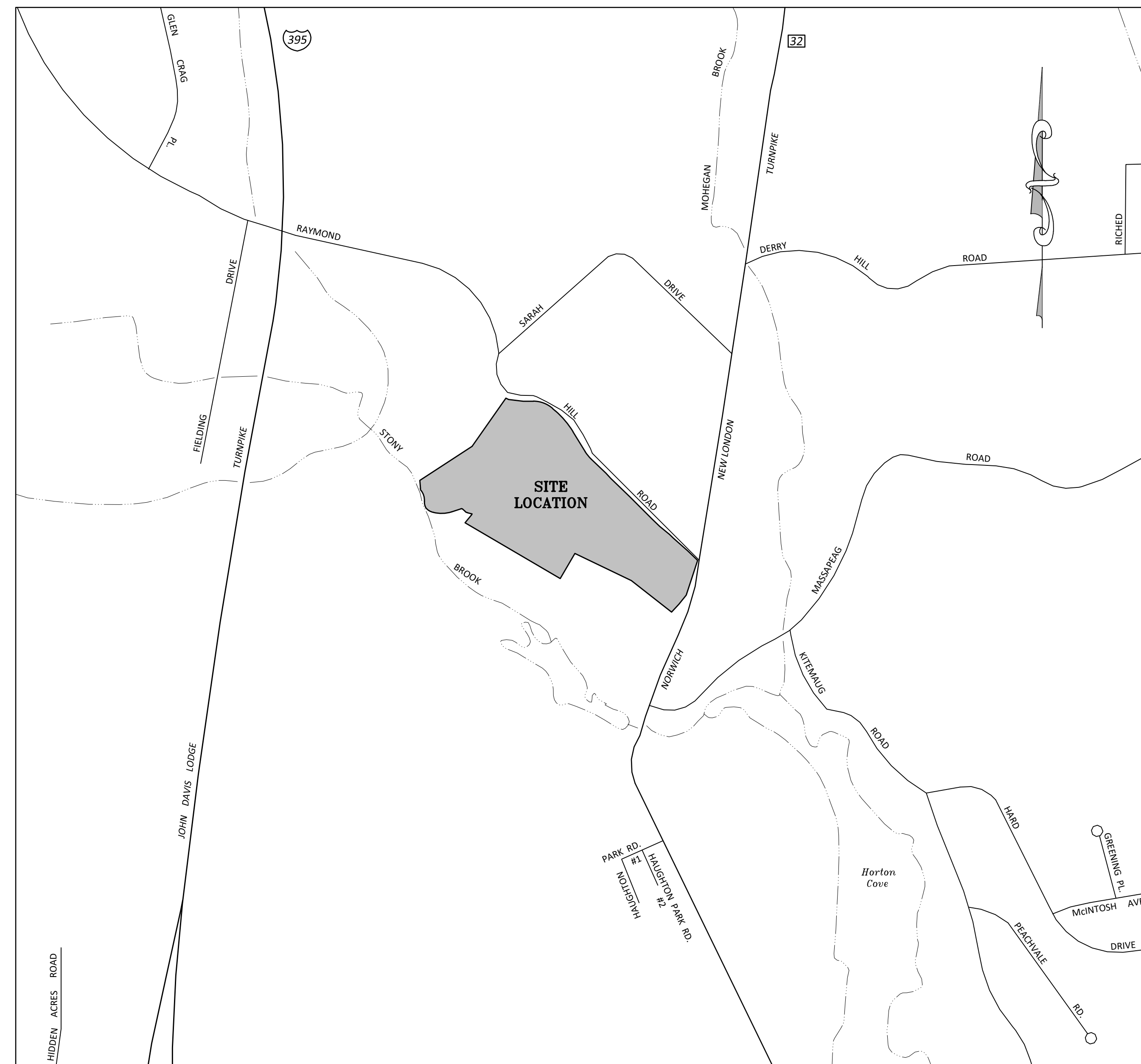
1080 Norwich - New London Turnpike (CT Route #32)
Montville, Connecticut
September 2025

Boundaries Job I.D. No. 24-3409

Applicant: Sammy P, Inc.
1080 Route 32
Montville, CT 06353

Owner: Drive-In, LLC
1080 Route 32
Montville, CT 06353

Property: 1080 Route 32
Map 086, Lot 004
23.23± Acres
Volume 700, Page 1088



Sheet No.	Description
1	Cover Sheet
2	Property Survey
3	Overall Site Plan
4	Site Plan For Auction Facility Office
5	Turning Demonstration Plan
6	Construction Details

"APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION"

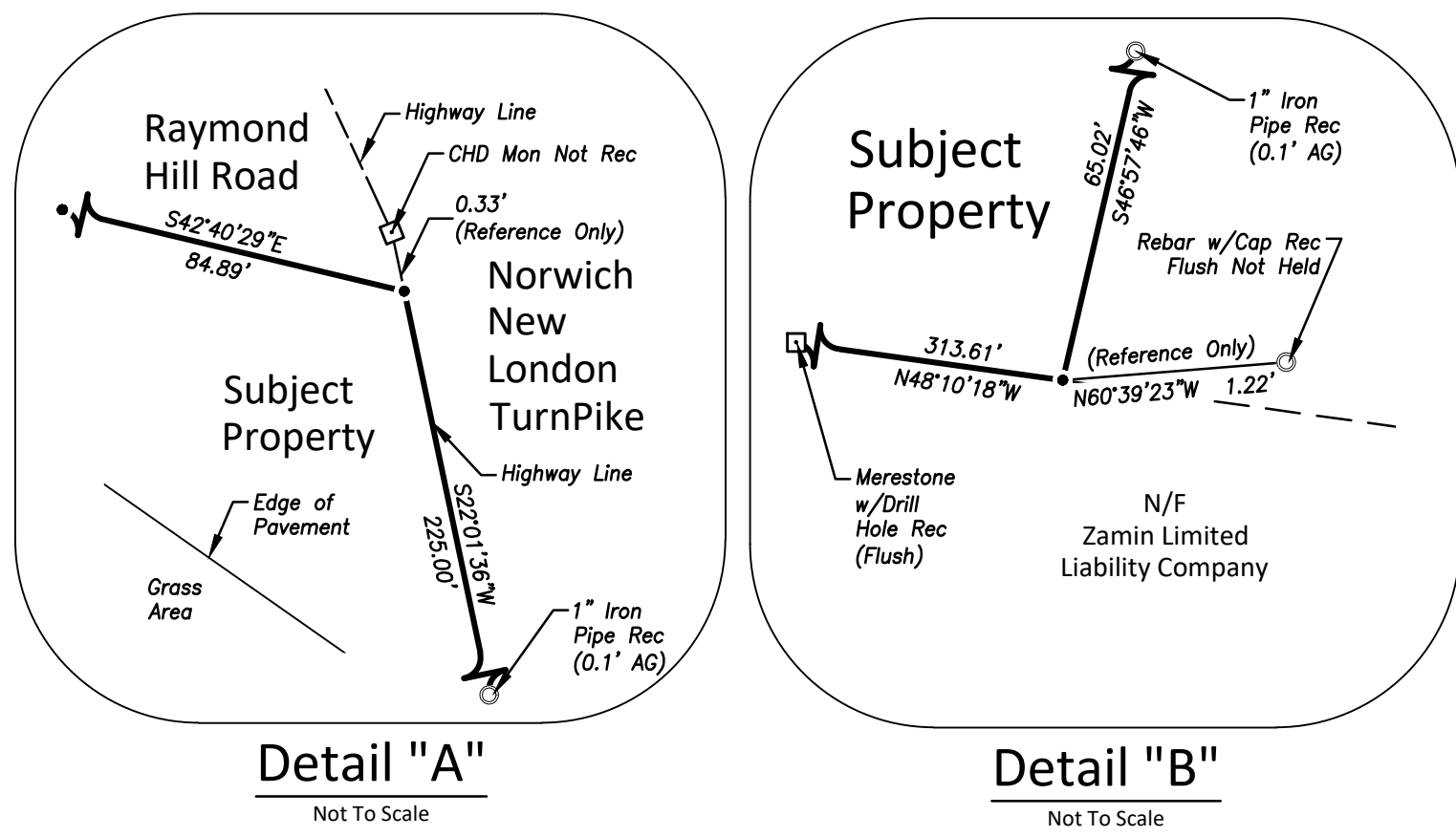
Location Map

Scale: 1" = 500'

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

LEGEND & ABBREVIATIONS

±	MORE OR LESS	-----	STONE WALL
TYP	TYPICAL	-----	OVERHEAD WIRES
SF	SQUARE FEET	-----	UNDERGROUND ELECTRIC
FF	FINISHED FLOOR	-----	GAS LINE
GV	GAS VALVE	•	ANGLE POINT
WV	WATER VALVE	○	REBAR OR IRON PIPE
MB	MAILBOX	○	DRILL HOLE
W/	WITH	□	MONUMENT OR MERESTONE
CHD	CONNECTICUT HIGHWAY DEPARTMENT	•	POINT TO BE SET
MON	MONUMENT	○	FENCE POST
REC	RECOVERED	○	UTILITY POLE
FRNT	FRONTIER	Y	GUY WIRE
CL&P	CONNECTICUT LIGHT & POWER	○	LIGHT POLE
HELT	HARTFORD ELECTRIC LIGHT COMPANY	○	MANHOLE
SBC	SOUTHERN BELL COMPANY	○	COMMUNICATION MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE	○	SANITARY MANHOLE
N/F	NOW OR FORMERLY	○	HYDRANT
AG	ABOVE GRADE	○	WATER OR GAS VALVE
BG	BELOW GRADE	○	TEST PIT
---	BUILDING SETBACK LINE	○	SIGN
---	TREE LINE	○	WELL

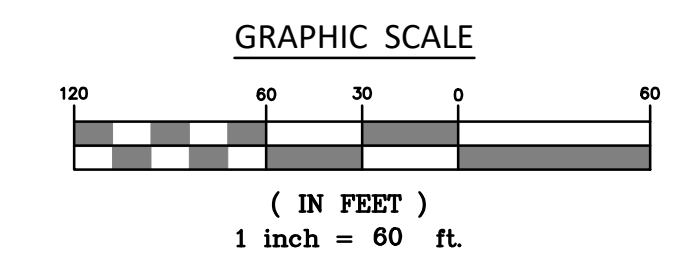
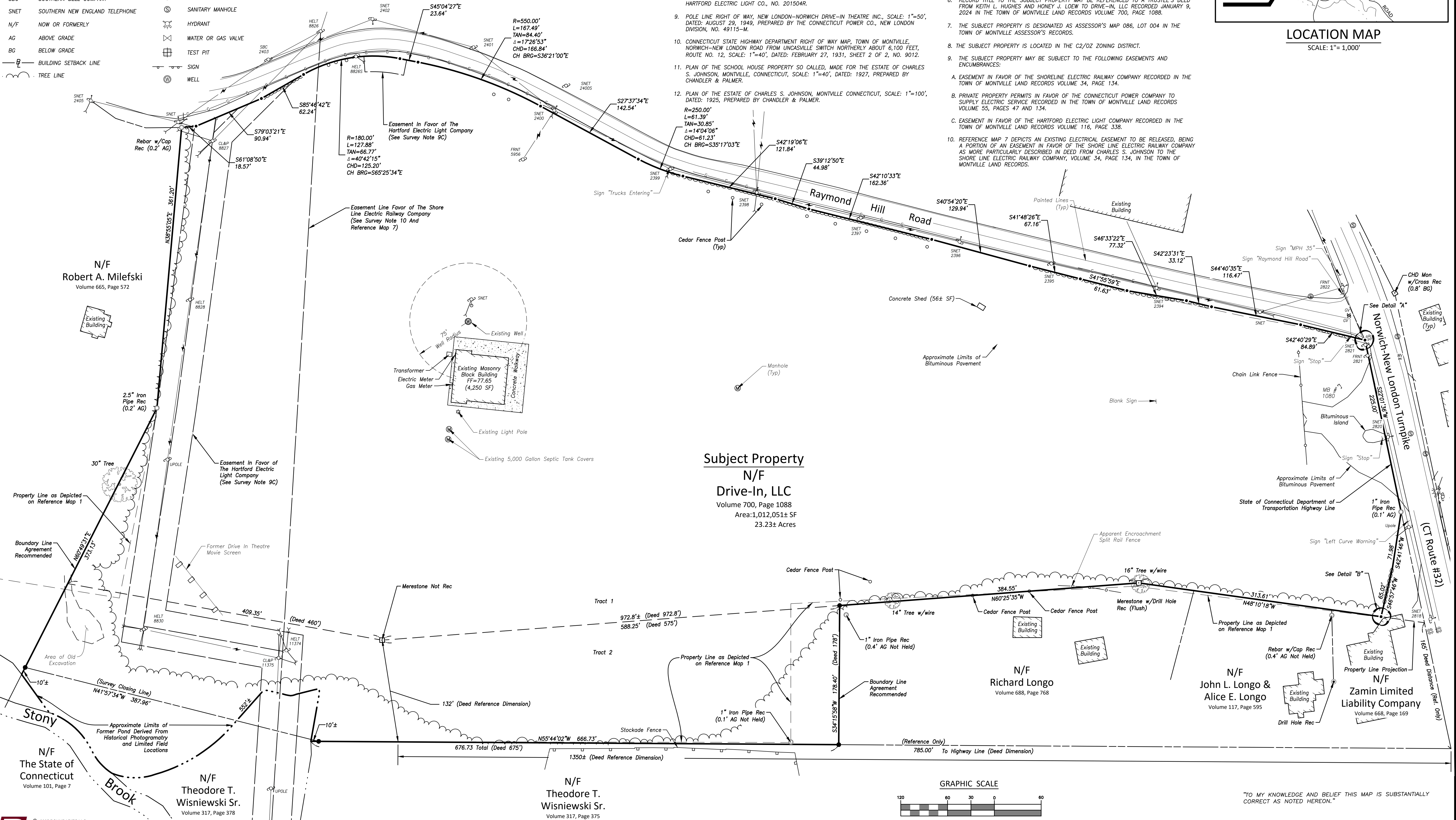
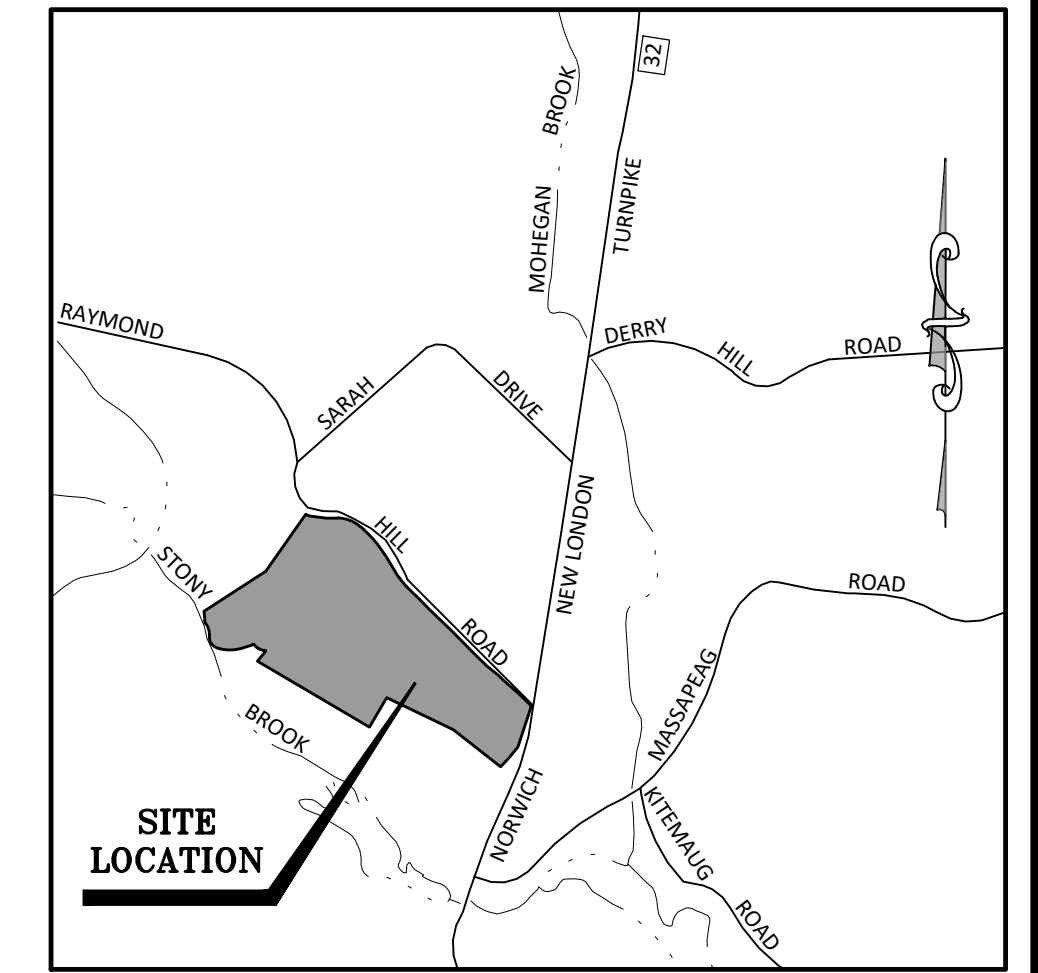


REFERENCE MAPS

- PROPERTY SURVEY, PROPERTY OF ESTATE OF MELITTA LOEW & ESTATE OF BEATRICE WENIGARTEN, PREPARED FOR HOOPER TRADING LLC, 1080 NORWICH-NEW LONDON TURNPIKE (CT ROUTE 32), MONTVILLE, CONNECTICUT, SCALE: 1"=80', DATED: APRIL 21, 2017, PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
- IMPROVEMENT LOCATION SURVEY PROPERTY OF ROBERT MILEFSKI LOCATED AT 162 RAYMOND HILL ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: NOV. 30 2022, LAST REVISED 12/01/22, PREPARED BY STAR SURVEYING, LLC.
- GENERAL LOCATION SURVEY SHOWING PROPOSED ADJUSTED LOT LINES PROPERTY OF ROBERT MILEFSKI & DONNA MILEFSKI, LOCATED AT 160 RAYMOND HILL ROAD AND RAYMOND HILL ROAD (REAR), MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: APRIL 1, 2020 LAST REVISED 11/5/20, PREPARED BY STAR SURVEYING, LLC.
- PROPERTY SURVEY PREPARED FOR ROBERT MILEFSKI ON PROPERTY OF STELLA BAKER, 160 RAYMOND HILL ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: JANUARY 12, 2010, PREPARED BY GERWICK-MERRELL L.L.C. JOB NO. 09-069.
- PROPERTY SURVEY PREPARED FOR JOHN LONGO, CONNECTICUT ROUTE #32, MONTVILLE, CONNECTICUT, SCALE 1"=20', DATED: 1/28/04, PREPARED BY ADVANCED SURVEYS, LLC, PROJECT NO. 04-010.
- PLAN OF LAND TO BE CONVEYED TO ANTONIO LONGO JR., MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: SEPTEMBER, 1965, PREPARED BY K.F. CRAWFORD.
- PLAN OF LAND TO BE CONVEYED TO JOHN LONGO, MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: JULY, 1972, PREPARED BY K.F. CRAWFORD.
- RIGHT OF WAY ACROSS LAND OF NORWICH-NEW LONDON DRIVE-IN THEATRE, INC., MONTVILLE CONNECTICUT, SCALE: 1"=100', DATED: MAY 15, 1972, PREPARED BY THE HARTFORD ELECTRIC LIGHT CO., NO. 201504R.
- POLE LINE RIGHT OF WAY, NEW LONDON-NORWICH DRIVE-IN THEATRE INC., SCALE: 1"=50', DATED: AUGUST 29, 1949, PREPARED BY THE CONNECTICUT POWER CO., NEW LONDON DIVISION, NO. 49115-14.
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF MONTVILLE, NORWICH-NEW LONDON ROAD FROM UNOASVILLE SWITCH NORTHERLY ABOUT 6,100 FEET, ROUTE NO. 12, SCALE: 1"=40', DATED: FEBRUARY 27, 1931, SHEET 2 OF 2, NO. 9012.
- PLAN OF THE SCHOOL HOUSE PROPERTY SO CALLED, MADE FOR THE ESTATE OF CHARLES S. JOHNSON, MONTVILLE, CONNECTICUT, SCALE: 1"=40', DATED: 1927, PREPARED BY CHANDLER & PALMER.
- PLAN OF THE ESTATE OF CHARLES S. JOHNSON, MONTVILLE CONNECTICUT, SCALE: 1"=100', DATED: 1926, PREPARED BY CHANDLER & PALMER.

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED TO DEPICT EXISTING CONDITIONS AT THE TIME OF SURVEY.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON JUNE 5, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODETIC ON JUNE 5, 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON JUNE 13, 2024. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JANUARY 12, 2024.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A TRUSTEE'S DEED FROM KEITH L. HUGHES AND HONEY J. LOEW TO DRIVE-IN, LLC RECORDED JANUARY 9, 2024 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 700, PAGE 1088.
- THE SUBJECT PROPERTY IS DESIGNATED AS ASSESSOR'S MAP 086, LOT 004 IN THE TOWN OF MONTVILLE ASSESSOR'S RECORDS.
- THE SUBJECT PROPERTY IS LOCATED IN THE C2/OZ ZONING DISTRICT.
- THE SUBJECT PROPERTY MAY BE SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:
 - EASEMENT IN FAVOR OF THE SHORELINE ELECTRIC RAILWAY COMPANY RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 34, PAGE 134.
 - PRIVATE PROPERTY PERMITS IN FAVOR OF THE CONNECTICUT POWER COMPANY TO SUPPLY ELECTRIC SERVICE, RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 55, PAGES 47 AND 134.
 - EASEMENT IN FAVOR OF THE HARTFORD ELECTRIC LIGHT COMPANY RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 116, PAGE 338.
- REFERENCE MAP 7 DEPICTS AN EXISTING ELECTRICAL EASEMENT TO BE RELEASED, BEING A PORTION OF AN EASEMENT IN FAVOR OF THE SHORE LINE ELECTRIC RAILWAY COMPANY AS MORE PARTICULARLY DESCRIBED IN DEED FROM CHARLES S. JOHNSON TO THE SHORE LINE ELECTRIC RAILWAY COMPANY, VOLUME 34, PAGE 134, IN THE TOWN OF MONTVILLE LAND RECORDS.

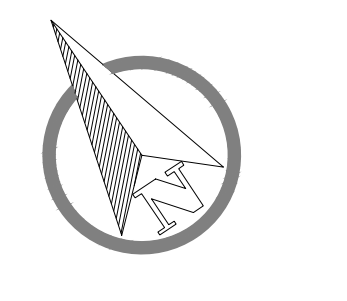


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70016
JOHN U. FAULISE JR. L.S. LICENSE NO. DATE

BOUNDARIES
CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SURVEILLANCE
Boundaries LLC
179 Pachung River Drive, Grafton, CT 06351
T 860.376.2006 | www.boundariesllc.net

Property Survey
Prepared For
Sammy P, Inc.
1080 Norwich - New London Turnpike - Montville, Connecticut

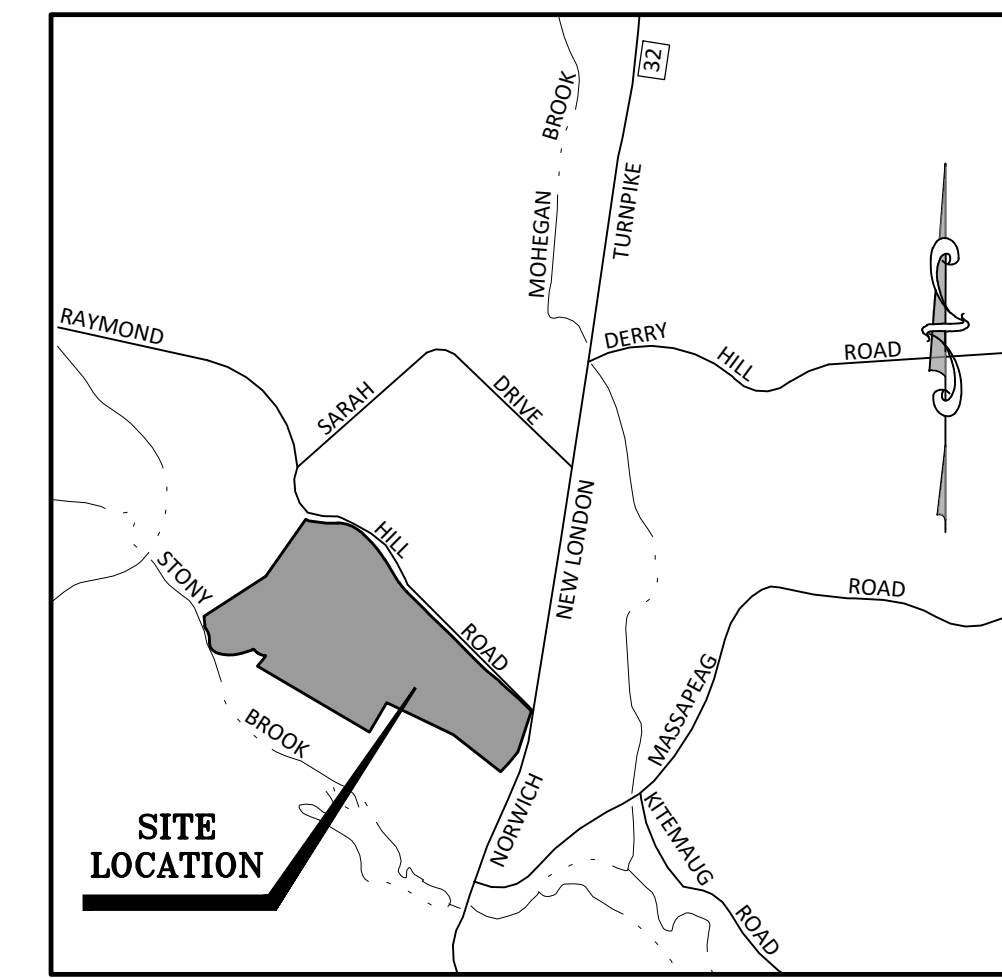


SCALE: 1" = 60'
DATE: September 2025
JOB I.D. NO. 24-3409
Revisions

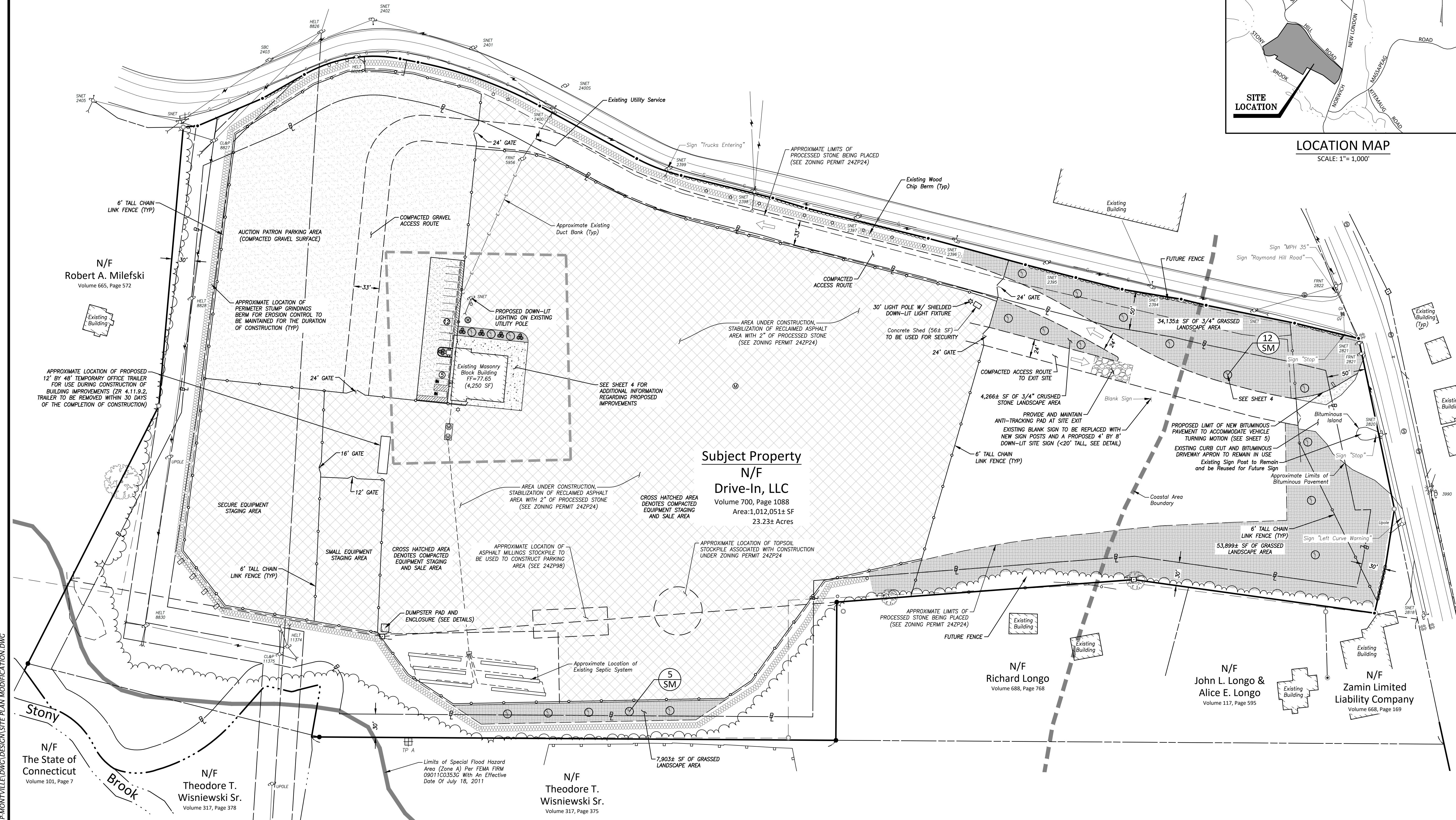
SHEET NO.
2
6

11.92.168.2.5\PROJECTS\CIVIL 3D PROJECTS\2024\24-3409 SAMMY P.MONTVILLE\DWG\DESIGN\PROPERTY SURVEY.DWG

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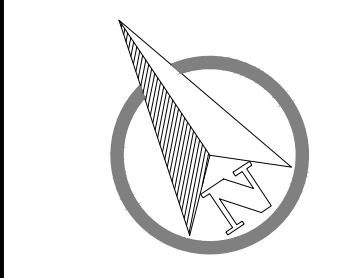


LOCATION MAP
 SCALE: 1" = 1,000'



Subject Property
 N/F
 Drive-In, LLC
 Volume 700, Page 1088
 Area: 1,012,051± SF
 23.23± Acres

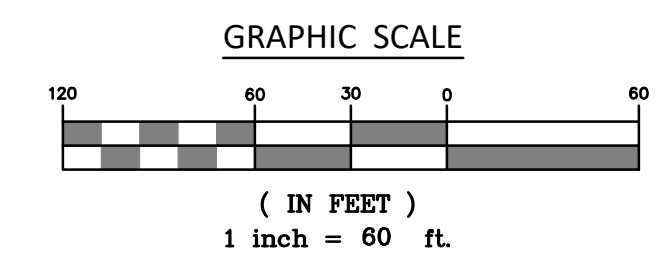
Site Development Modification Plan
 "Overall Site Plan"
 Prepared For
Sammy P, Inc.
 1080 Norwich - New London Turnpike - Montville, Connecticut



SCALE: 1" = 60'
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SHEET NO.
 3
 6

P:\CIVIL 3D PROJECTS\2024\24-3409 SAMMY P. MONTVILLE.DWG\DESIGN SITE PLAN MODIFICATION.DWG



NARRATIVE

THIS PROPOSAL INVOLVES A 23.23± ACRE PARCEL OF LAND IDENTIFIED AS 1080 NORWICH-NEW LONDON TURNPIKE IN THE UNCAVILLE SECTION OF THE TOWN OF MONTVILLE, CONNECTICUT (ASSESSOR'S MAP 086-044-000). THE SUBJECT PROPERTY IS ZONED COMMERCIAL C2 AND WAS FORMERLY THE NORWICH-NEW LONDON DRIVE-IN THEATER. IT CURRENTLY CONTAINS A 4,250± 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 AND STABILIZED UNDER ZONING PERMIT 242PZA. IN ADDITION, RENOVATIONS TO THE EXISTING BUILDING WERE RECENTLY PERMITTED UNDER ZONING PERMIT 242P98 TO BE USED AS OFFICE SPACE TO SUPPORT AN ADMINISTRATIVE OFFICE USE. THIS CURRENT PROPOSAL IS A CHANGE IN THE SITE USE TO AN AUCTION FACILITY PURSUANT TO SECTION 11.2.1 OF THE TOWN OF MONTVILLE ZONING REGULATIONS FOR "ACTIVITIES INVOLVING THE SALE OF GOODS OR SERVICES CARRIED OUT FOR PROFIT". ACTIVITIES WILL INCLUDE THE GATHERING OF EQUIPMENT, VEHICLES AND PEOPLE FOR AUCTIONS INCLUDING TIMED, LIVE, & PRIVATE TREATY SALES AS WELL AS MARKETING, ADVERTISING AND PROMOTION.

THIS PLAN DEPICTS PROPOSED IMPROVEMENTS TO THE SUBJECT PROPERTY TO SUPPORT THE PROPOSED USE UTILIZING THE EXISTING BUILDING AND SURROUNDING AREAS FOR STAGING AND SALES. PROPOSED IMPROVEMENTS INCLUDE: PARKING IMPROVEMENTS; LOADING AND UNLOADING AREAS; A DUMPSTER ENCLOSURE; A COMPACTED SURFACE FOR CIRCULATION AROUND THE OFFICE BUILDING, LANDSCAPING; AND CHAIN-LINK FENCES TO SECURE THE FACILITY AND VARIOUS STAGING/SALE AREAS. THE BUILDING IS LOCATED CENTRALLY WITHIN THE PROPERTY AND WILL BE ACCESSED USING THE EXISTING CURB CUT AND PAVED APRON AT ROUTE 32.

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 USE.

INLAND WETLANDS ARE LOCATED IN THE NORTHWESTERLY CORNER OF THE PROPERTY AND ARE ASSOCIATED WITH STONY BROOK. THE PROPOSED WORK AREA DEPICTED ON THIS PLAN IS OVER 240 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. THE PROPOSED PAVED PARKING AREA IS ENTIRELY WITHIN THE LIMITS OF THE REMOVED PAVEMENT.

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 1 TO 2 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 AREA 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/NATURAL RESOURCES. 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.

SEDIMENT AND EROSION CONTROL BERM 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 CONTINUOUSLY 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 OF THE SITE IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED IN THE "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DRAINING 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 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.

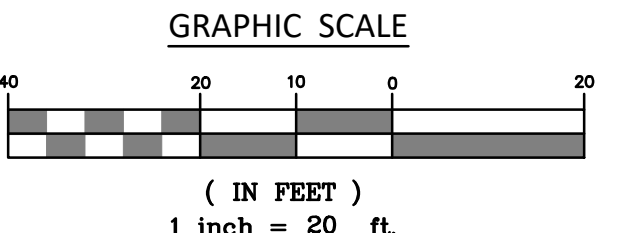
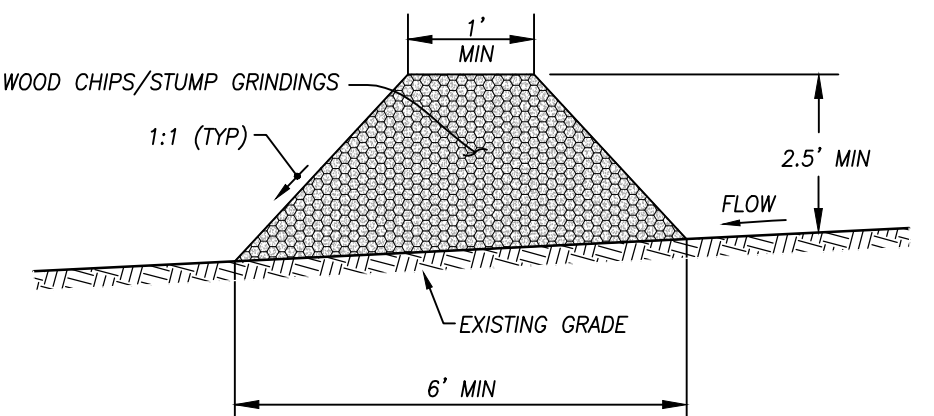
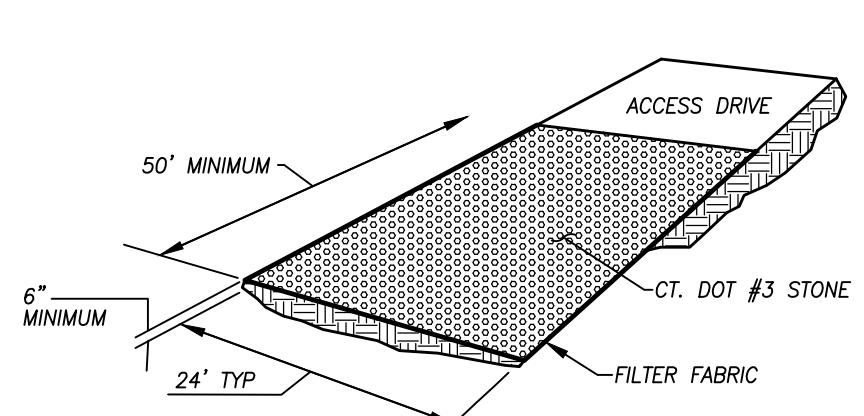
ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY TOWN STAFF OR THEIR DESIGNATED AGENT.

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:
SAMMY PIOTROWSKI
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 & 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
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.



DEEP TEST PIT RESULTS

DEEP TEST PIT A WAS OBSERVED BY ALYSSA BROCHI, REHS/RS OF THE UNCAVILLE HEALTH DISTRICT ON AUGUST 8, 2024.

TP A
 0' - 29" FILL/BURIED TOPSOIL
 29" - 140" MIXTURE OF COARSE SAND AND GRAVEL TO FINE SAND
 NO WATER, NO MOTTLING, NO LEDGE

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 48" HIGH LEACHING GALLERIES SURROUNDED WITH 12" OF SCREENED GRAVEL
 LEACHING AREA AVAILABLE = 3,753.6 SF EFFECTIVE (408 LF X 9.2 SF/LF)
 ASSUMED PERCOLATION RATE = 10.1-20.0 MINUTES/INCH
 OFFICE DESIGN FLOW = 4,250 SF OFFICE SPACE @ 200 SF PER EMPLOYEE
 = 21.25 EMPLOYEES
 = 22 EMPLOYEES * 20 GPD/EMPLOYEE
 = 440 GALLONS PER DAY
 = 440 GPD / 1.2 APPLICATION RATE
 = 366.7 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 GALLERIES + 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	1,093± FT
MINIMUM SIDE/REAR YARD	30 FT	297± FT
WATER SUPPLY		PRIVATE WELL
SANITARY		SEPTIC

PARKING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
⑨ 4,250 SF OF OFFICE @ 1 SPACE PER 250 SF	17	17*
⚠️ LOADING SPACE FOR COMMERCIAL USES	1	1
♿️ ADA VAN ACCESSIBLE @ 1 PER 25 SPACES	1	2

*INCLUDES THE 2 ADA VAN ACCESSIBLE SPACES

LANDSCAPING SCHEDULE

DECIDUOUS TREES

SYM	KEY	QTY.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS	SPACING
Ⓜ️	SM	20*	Acer saccharum Sugar Maple	6-8' ht.	B.B.	30' O.C.

*INCLUDES 17 TREES SHOWN ON SHEET 3

EVERGREEN SHRUBS

SYM	KEY	QTY.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS	SPACING
Ⓜ️	AZ	15	Rhododendron sp. Azalea (species/color TBD)	2 gal.	C.G.	4' O.C.

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 PROLIFIC 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 = 1,012,051± SF (23.23± ACRES)
 10% OF LOT AREA = 101,205 SF (2,32± ACRES)
 LANDSCAPED AREA = 101,472± SF CONSISTING OF PROPOSED LANDSCAPING ADJACENT TO THE EXISTING BUILDING, PROPOSED LANDSCAPED AREAS AT THE SITE ENTRANCE, AND PROPOSED LANDSCAPED AREA ALONG A PORTION OF THE SOUTHERLY BOUNDARY OF THE PROPERTY. (SEE SHEET 3).

LIGHTING NOTES

1. THE EXISTING POLE MOUNTED FLOOD LIGHT AND SOFFIT LIGHTING IS INTENDED TO BE UTILIZED FOR THE OFFICE BUILDING WHEN IN USE AFTER DARK. ADDITIONAL POLE MOUNTED LIGHTING AS INDICATED AT THE NORTHERLY SIDE OF THE BUILDING AND SECURITY SHED TO BE LOCATED ON EXISTING POLES 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. A 4" BY 8" FREE STANDING SITE SIGN IS PROPOSED TO BE INSTALLED AT THE EXISTING BLANK SIGN LOCATED INTERIOR TO THE PROPERTY. THE SIGN WILL REMAIN LESS THAN 20' TALL AND GREATER THAN 10' FROM ANY PROPERTY LINE. THE SIGN IS PROPOSED TO BE DOWN LIT USING SIGN MOUNTED LIGHTING. NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME HOWEVER THE APPLICANT INTENDS TO REUSE THE EXISTING SIGN BASE LOCATED IN THE EXISTING ISLAND AT THE SITE ENTRANCE FOR FUTURE SIGNAGE. WHEN 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 OFFICE BUILDING AND SITE FOR AN AUCTION FACILITY. THIS CURRENT PROPOSAL IS A CHANGE IN THE SITE USE TO AN AUCTION FACILITY PURSUANT TO SECTION 11.2.1 OF THE TOWN OF MONTVILLE ZONING REGULATIONS FOR "ACTIVITIES INVOLVING THE SALE OF GOODS OR SERVICES CARRIED OUT FOR PROFIT". ACTIVITIES WILL INCLUDE THE GATHERING OF EQUIPMENT, VEHICLES AND PEOPLE FOR AUCTIONS INCLUDING TIMED, LIVE, & PRIVATE TREATY SALES AS WELL AS MARKETING, ADVERTISING AND PROMOTION.
2. THE SITE PLANS INCLUDE AN EROSION AND SEDIMENTATION CONTROL PLAN. EXISTING RUNOFF PATTERNS ARE MAINTAINED AS THE SITE IS GENERALLY FLAT, SLOPING GENTLY TO THE NORTHWEST WITH A PERIMETER SWALE ALONG THE WESTERLY SIDE. RUNOFF DRAINS BY SHEET FLOW TO THE NORTHWEST, ULTIMATELY ENTERING 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 BEEN REMOVED UNDER A PRIOR ZONING PERMIT APPROVAL AND ARE NOW IN AN UNPAVED CONDITION. THE PROPOSED PARKING AND CIRCULATION SURFACES WERE PREVIOUSLY CONCRETE OR PAVEMENT. THIS PROPOSAL RESULTS IN NO INCREASE IN EFFECTIVE IMPERVIOUS COVERAGE OF THE PROPERTY.

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOLUTIONS

BOUNDARIES

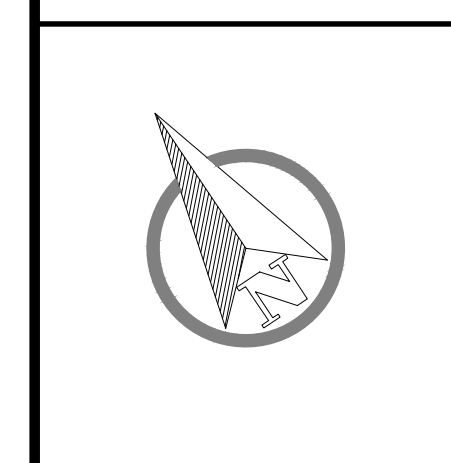
Boundaries LLC
 179 Pachaug River Drive, Groton, CT 06031
 T 860.376.2008 | www.boundariesllc.com

Site Development Modification Plan

"Site Plan For Auction Facility Office"

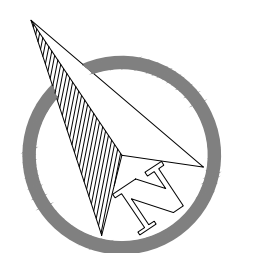
Prepared For
Sammy P, Inc.

1080 Norwich - New London Turnpike - Montville, Connecticut



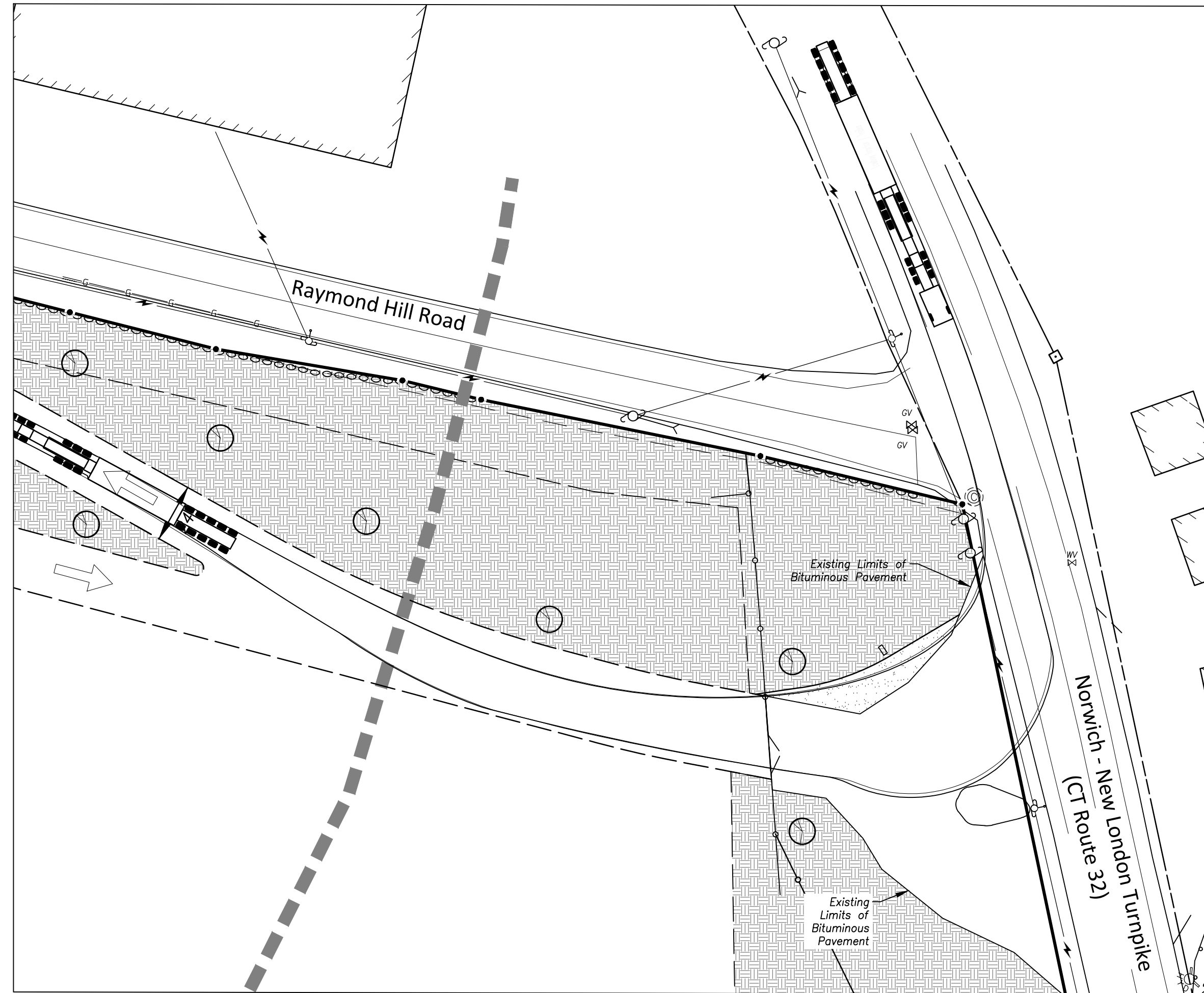
SCALE:	1" = 20'
DATE:	September 2025
JOB I.D. NO:	24-3409
Revisions	
SHEET NO.	
4	
6	

11-92-168.2-51 PROJECTS\CIVIL 3D PROJECTS\MONTVILLE\DWG\DESIGN\CIVIL SITE PLAN MODIFICATION.DWG

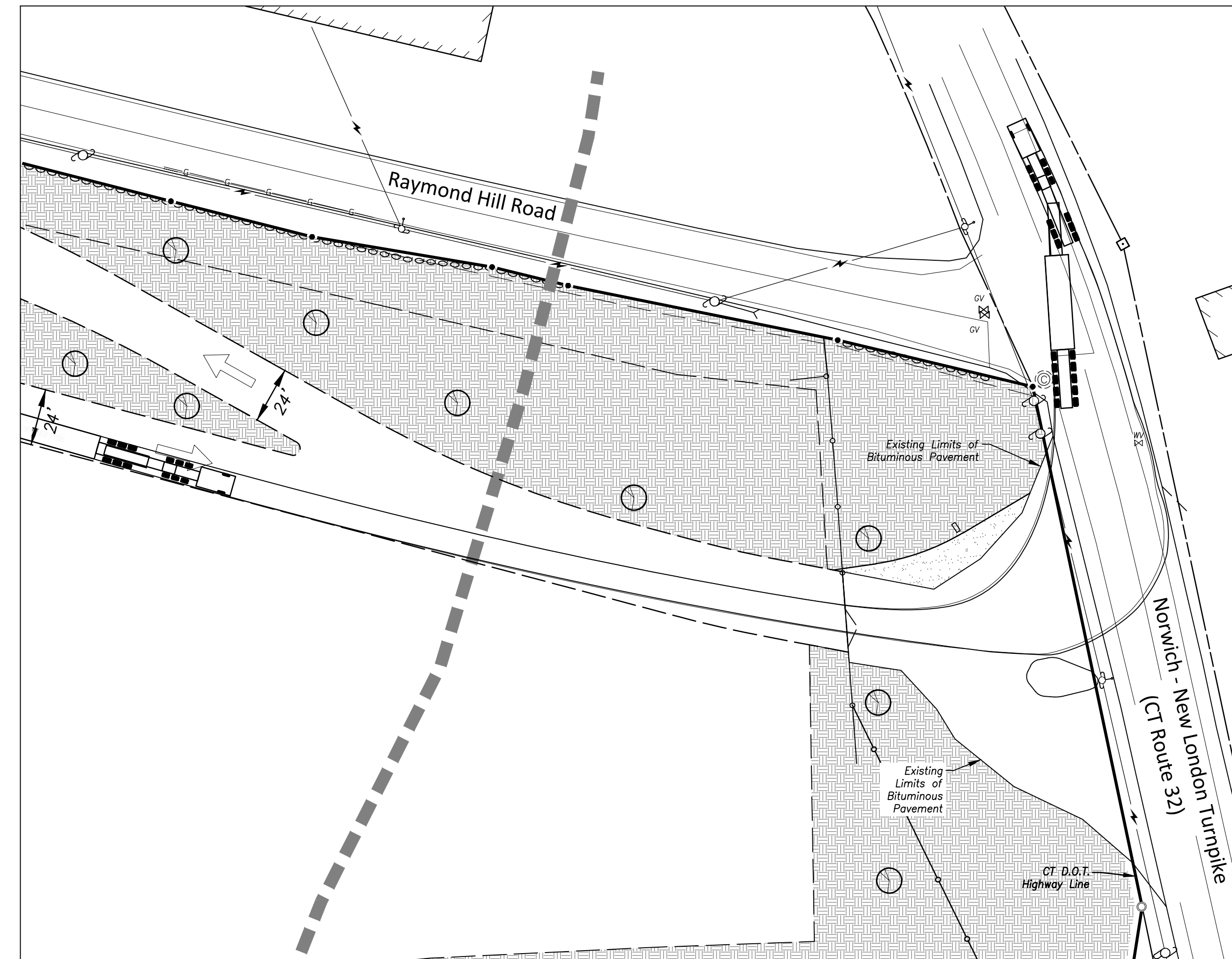


SCALE:	1" = 40'
DATE:	September 2025
JOB I.D. NO.:	24-3409
Revisions	

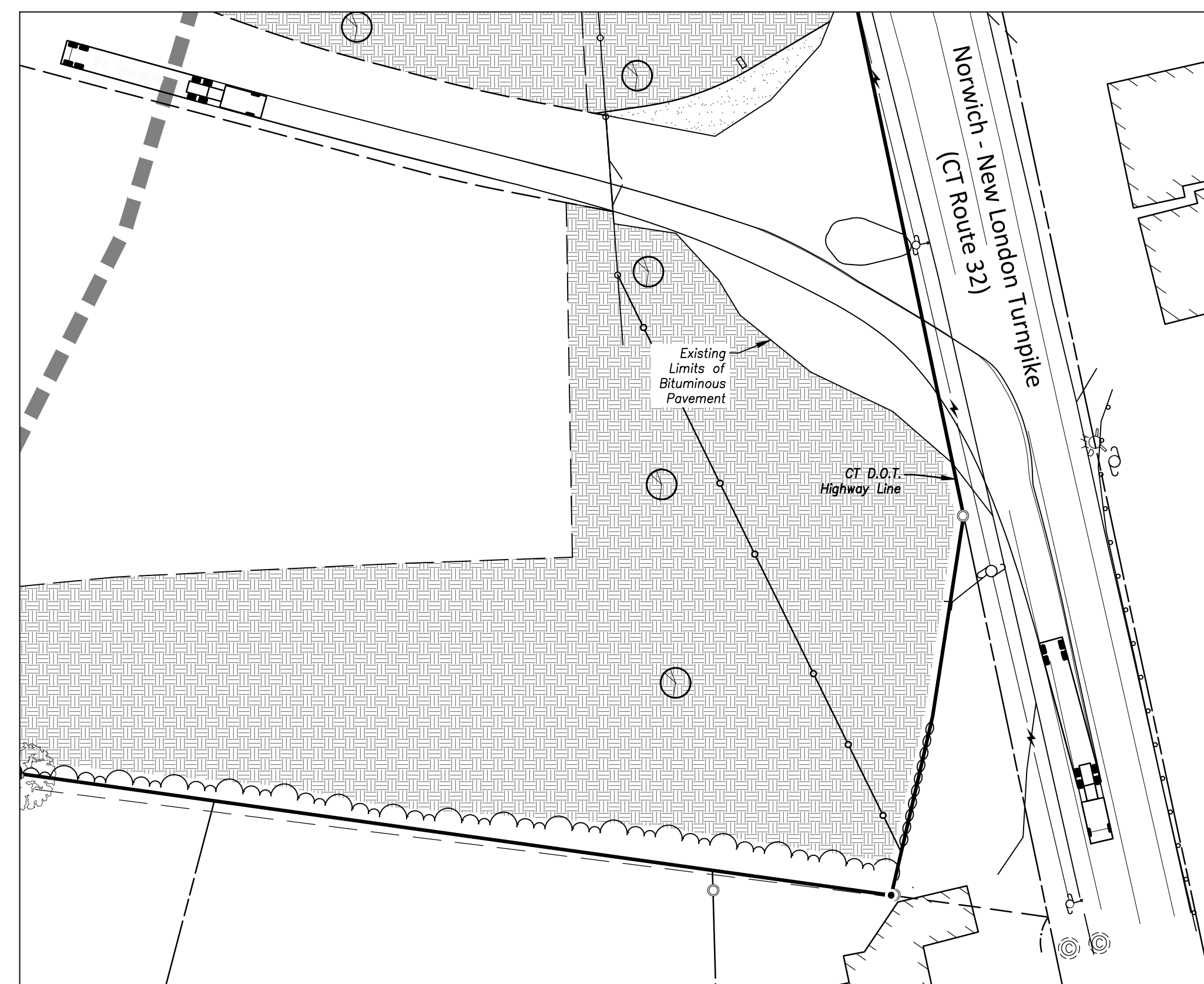
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	6



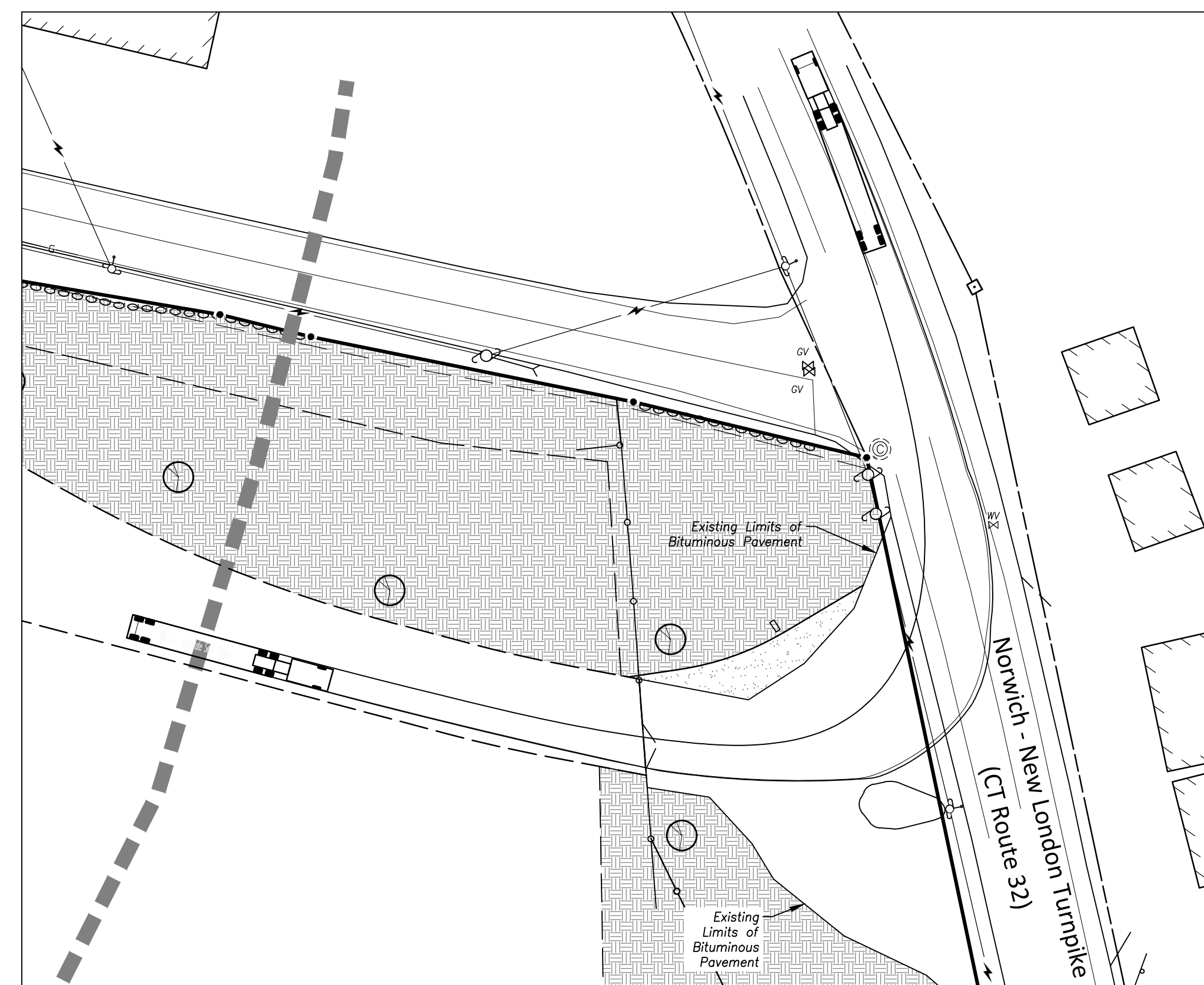
Vehicle (Wide Load) Turning Demonstration #1
 Entering & Traveling South Bound
 Scale: 1" = 40'



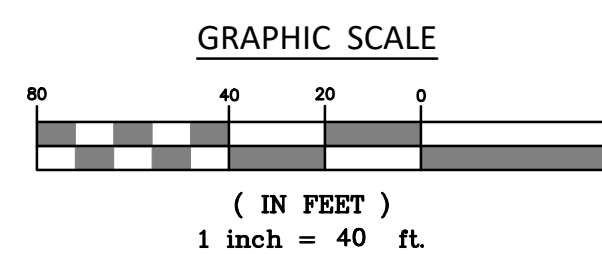
Vehicle (Wide Load) Turning Demonstration #2
 Existing & Traveling North Bound
 Scale: 1" = 40'



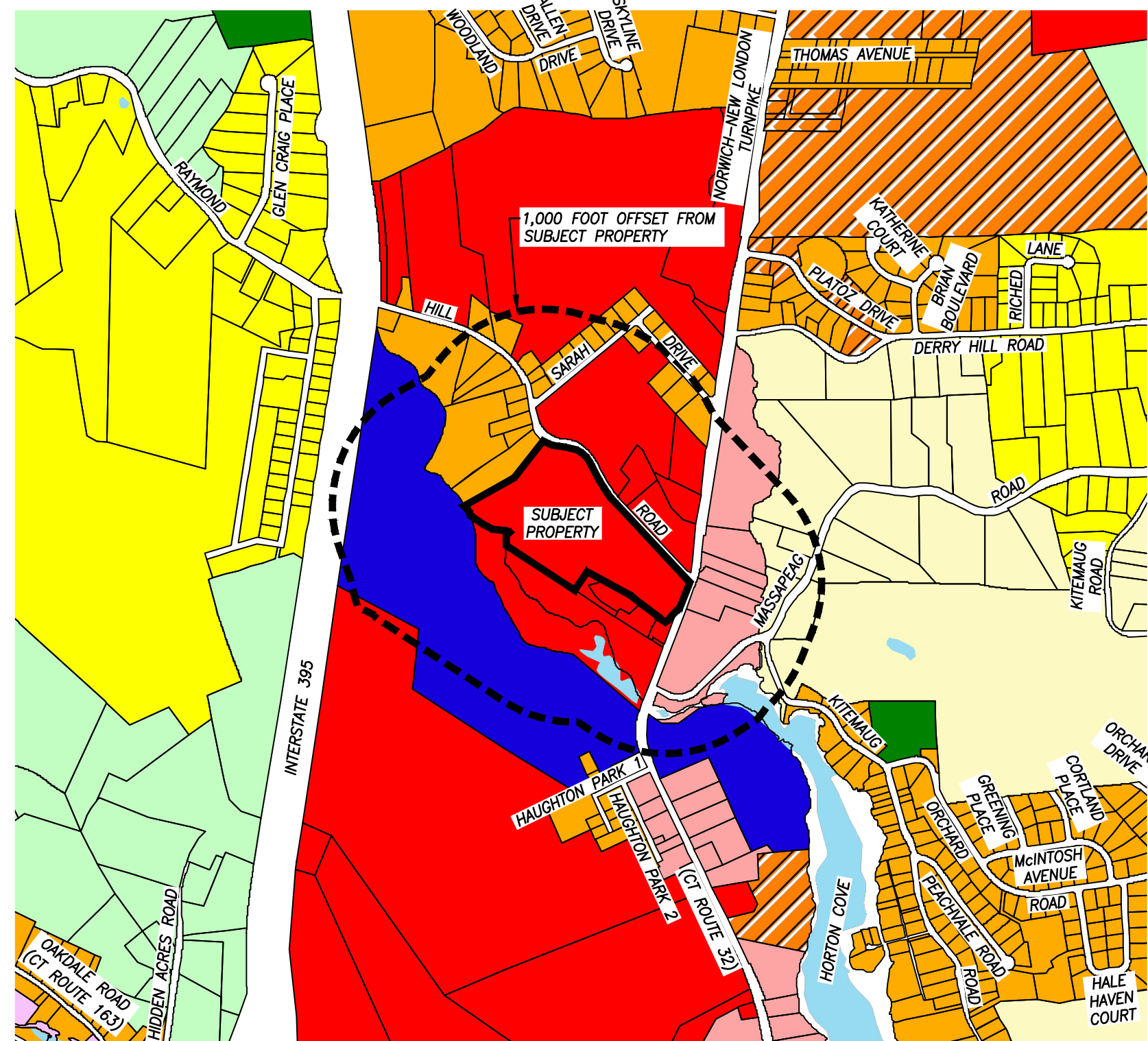
Vehicle (WB-67) Turning Demonstration #3
 Exiting & Traveling South Bound
 Scale: 1" = 40'



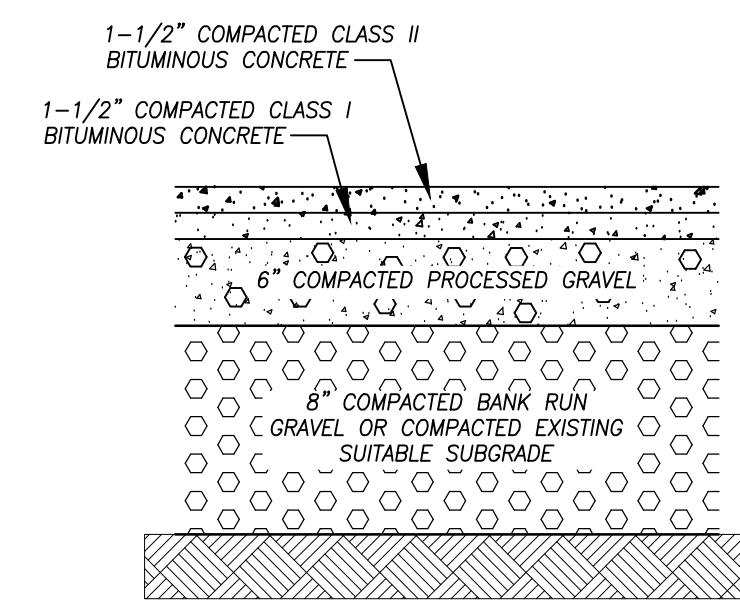
Vehicle (WB-67) Turning Demonstration #4
 Exiting & Traveling North Bound
 Scale: 1" = 40'



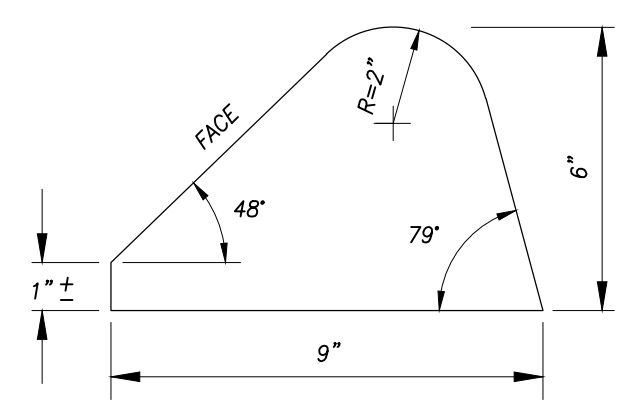
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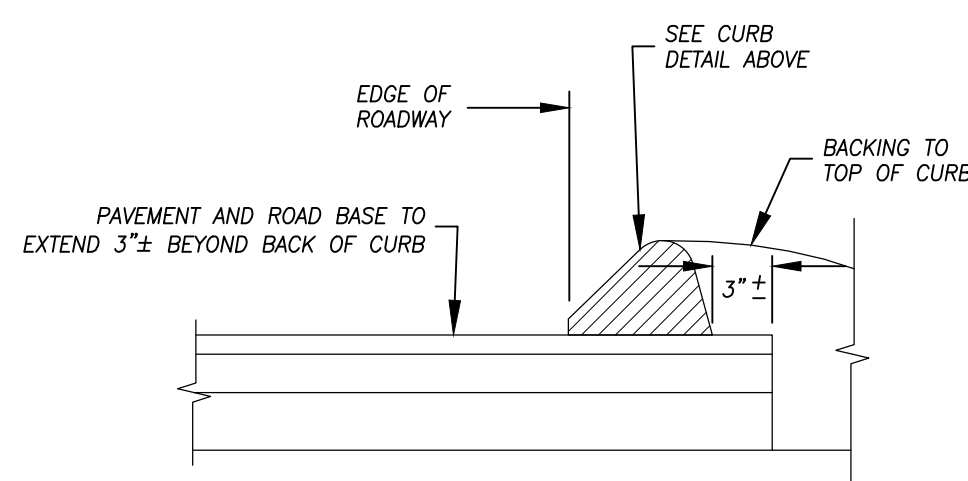
ZONING LOCUS MAP
SCALE: 1"=1000'



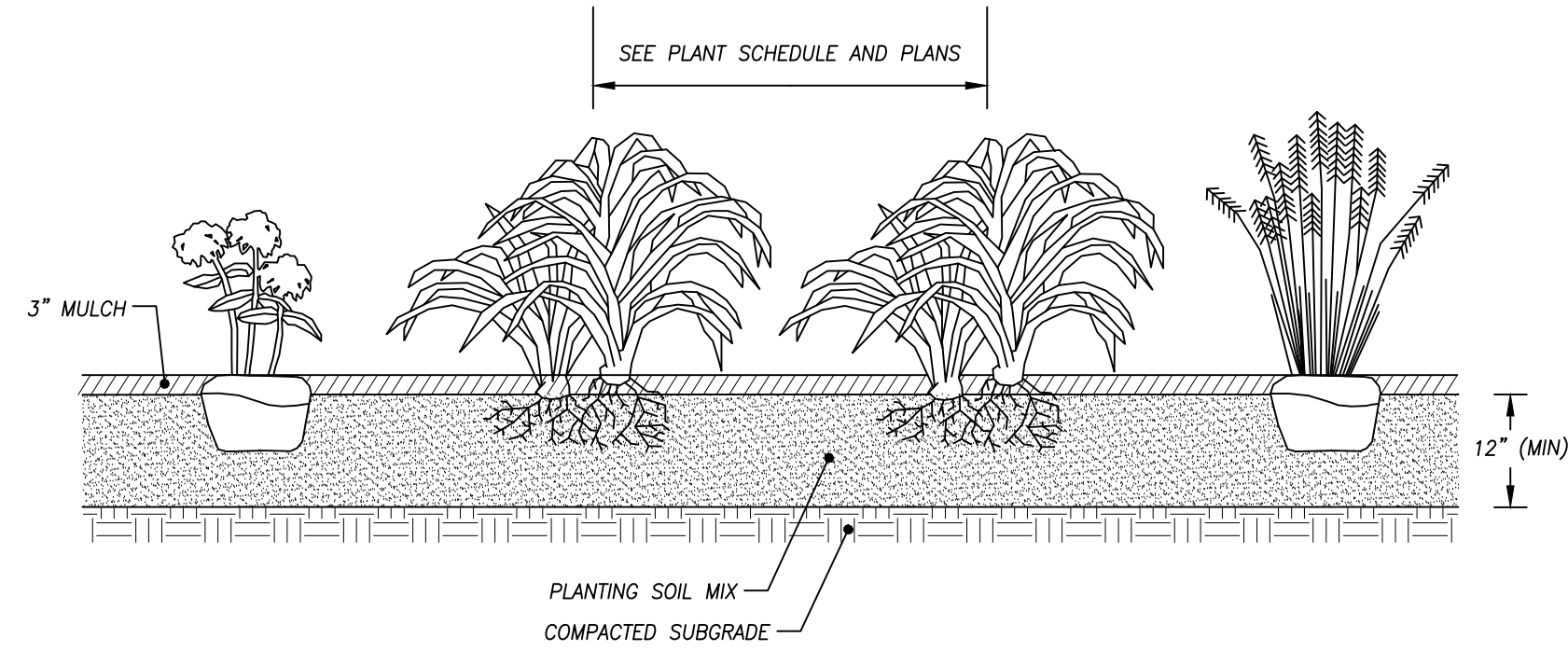
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



CURB DETAIL
CURB TO MEET CTDOT STANDARDS

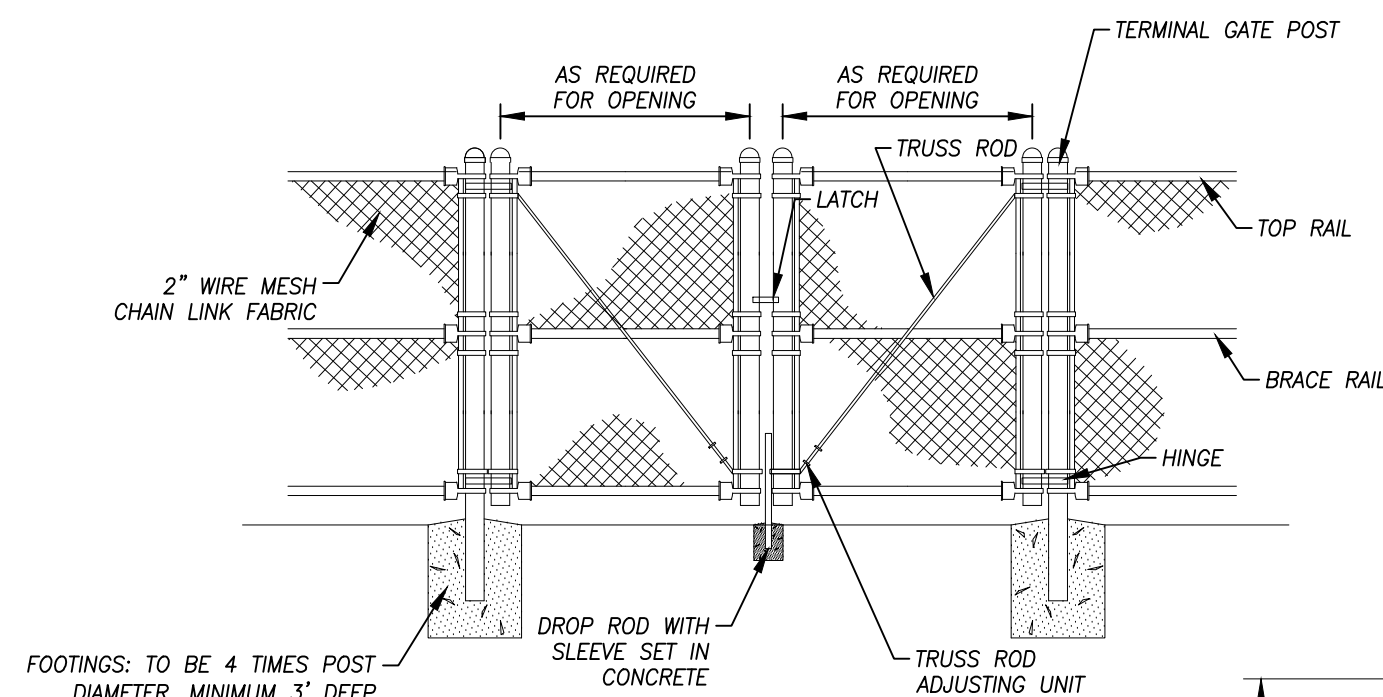


BITUMINOUS CONCRETE LIP CURB DETAIL
NOT TO SCALE



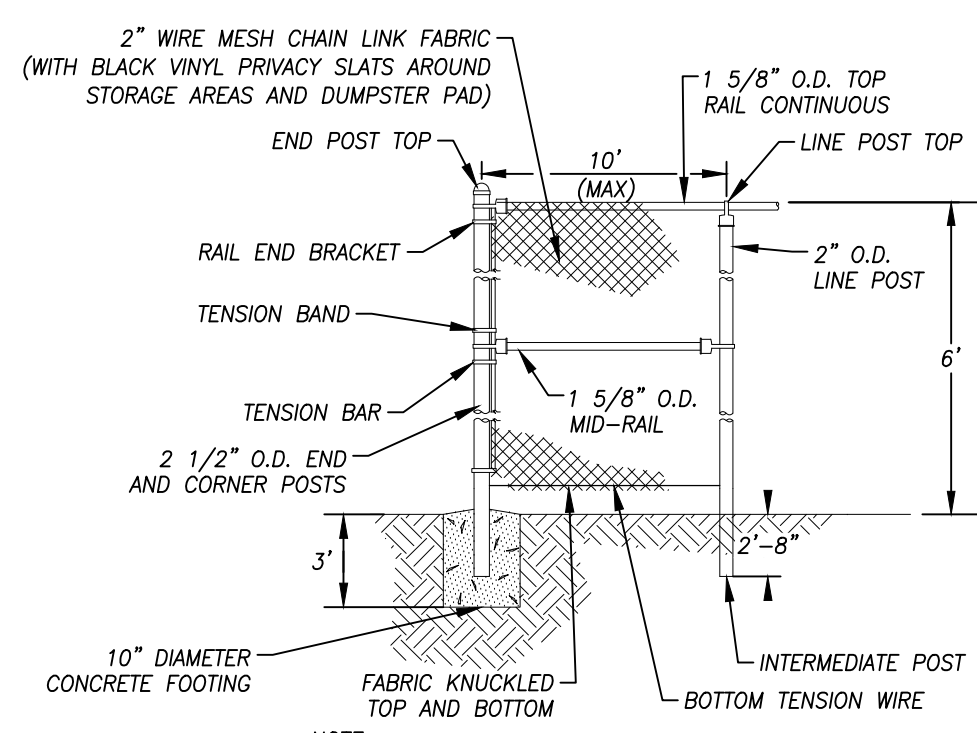
- NOTES:**
1. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
 2. DO NOT OVER-COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING.
 3. ADJUST PLANTING DEPTH AS RECOMMENDED BY PLANT SUPPLIER.
 4. MULCH SHALL NOT COME INTO CONTACT WITH CROWNS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

PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



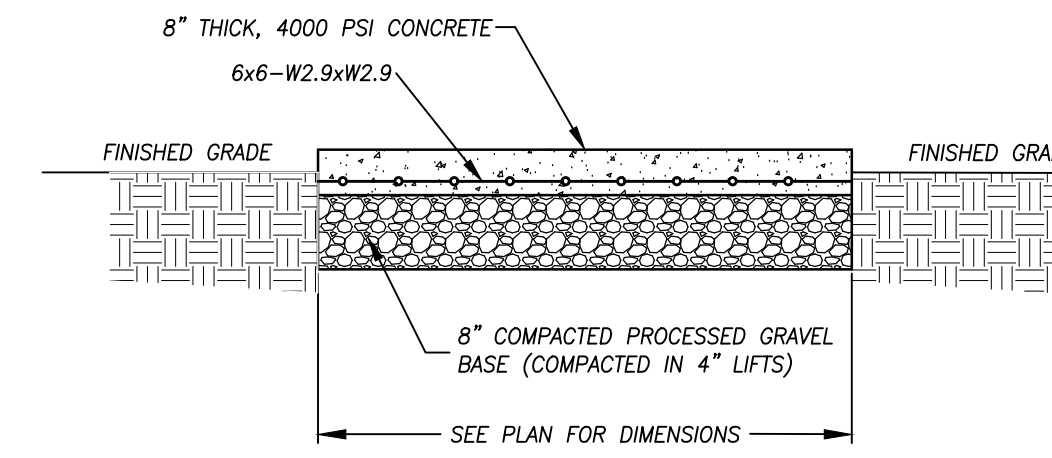
- NOTE:**
1. SWING GATES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 2. ALL SWING GATE MATERIAL: FABRIC, RAILS, PIPE AND HARDWARE TO BE HOT DIP GALVANIZED AND CLAD IN BLACK VINYL.

CHAIN LINK SWING GATE DETAIL
NOT TO SCALE

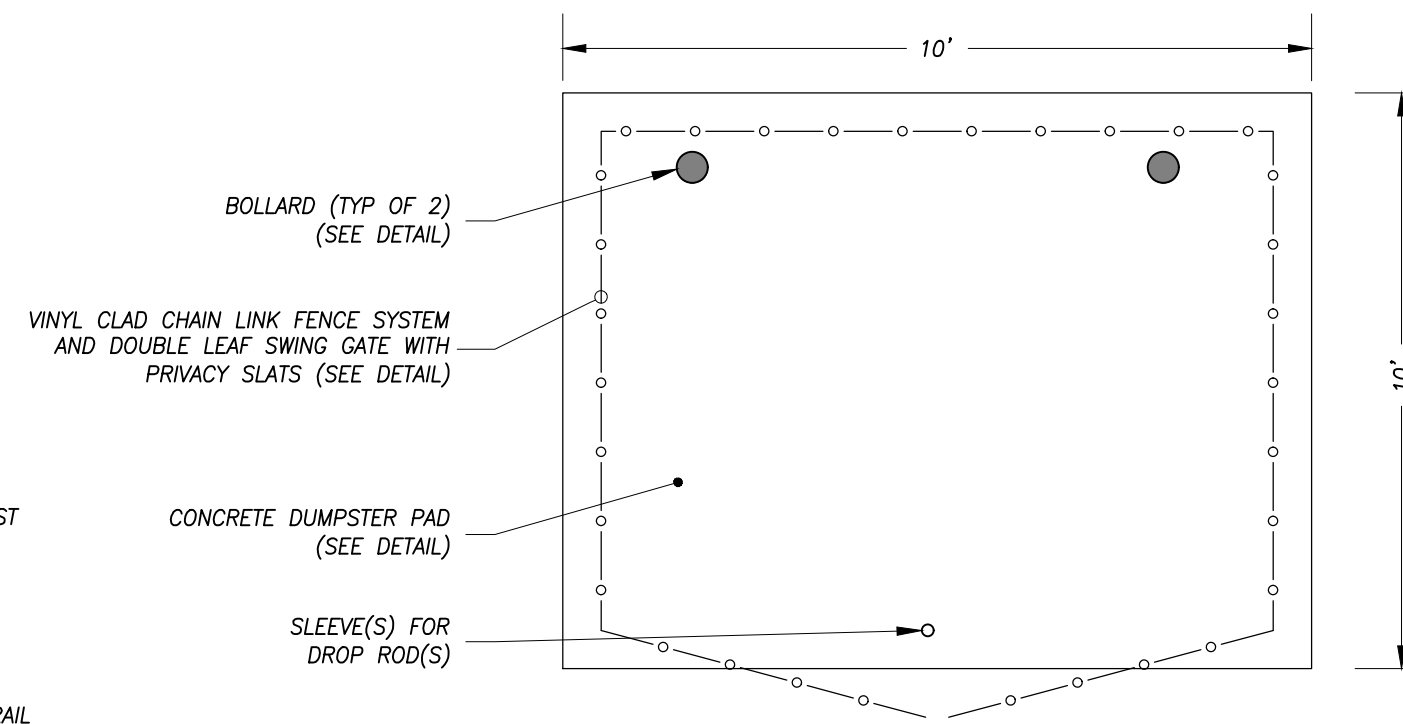


- NOTE:**
1. CHAIN LINK FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 2. ALL CHAIN LINK FENCE MATERIALS, FABRIC, RAILS, PIPE AND HARDWARE TO BE HOT DIP GALVANIZED AND CLAD IN BLACK VINYL.

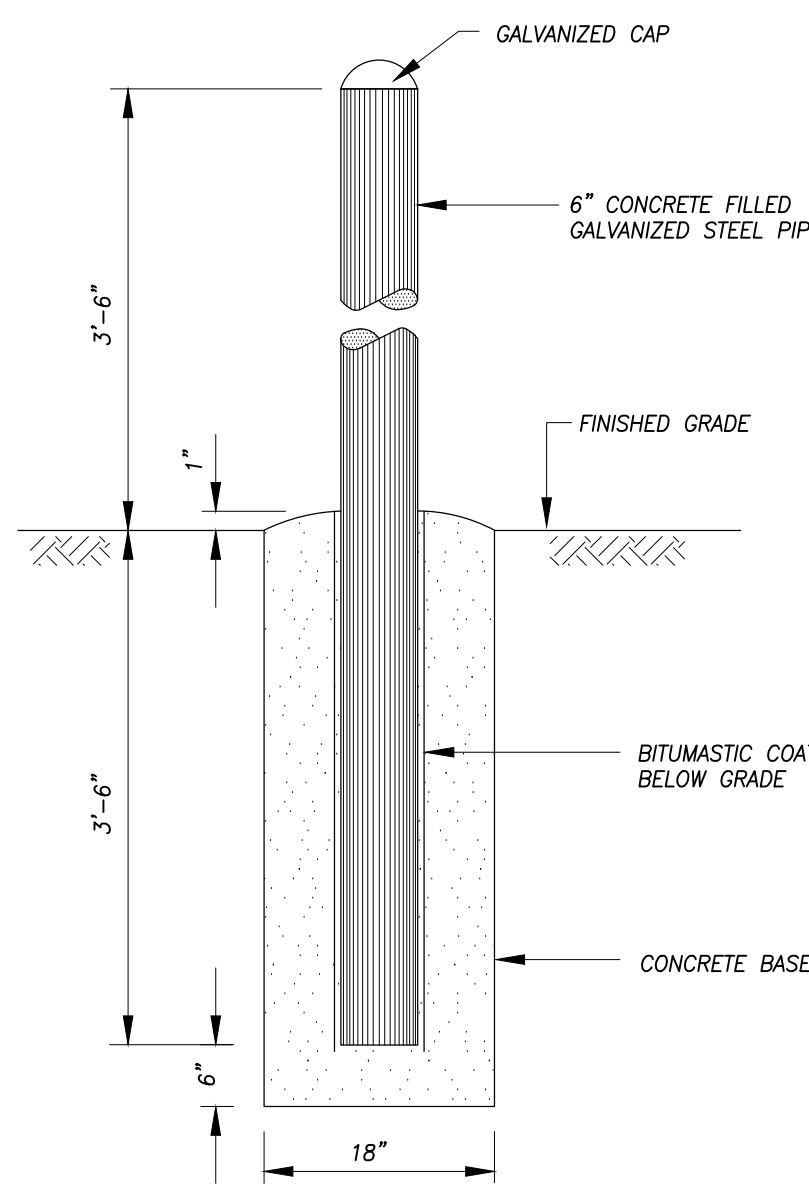
GALVANIZED CHAIN LINK FENCE DETAIL
NOT TO SCALE



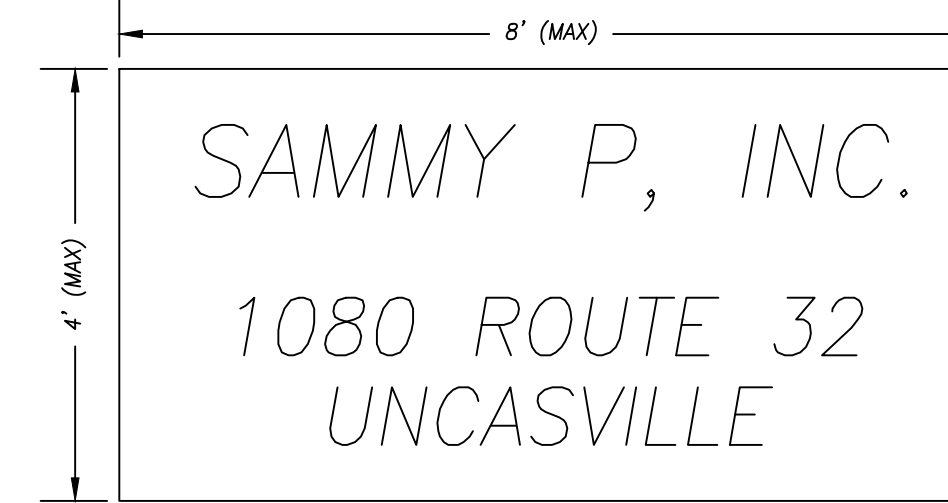
CONCRETE DUMPSTER PAD
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

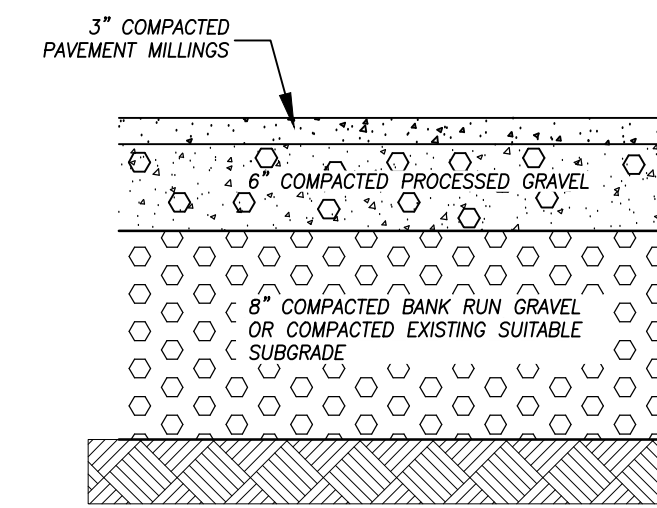


BOLLARD DETAIL
NOT TO SCALE



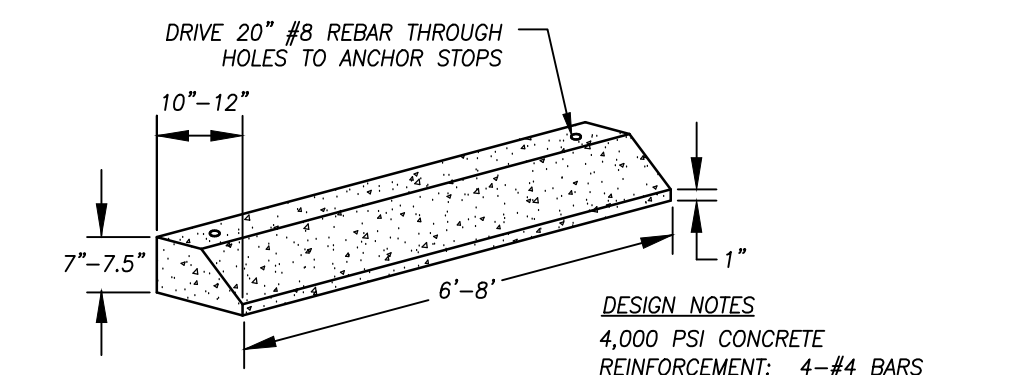
NOTE: SIGN SHALL BE DOWN LIT USING EXISTING SIGN MOUNTED LIGHTING.

SITE SIGN DETAIL
NOT TO SCALE

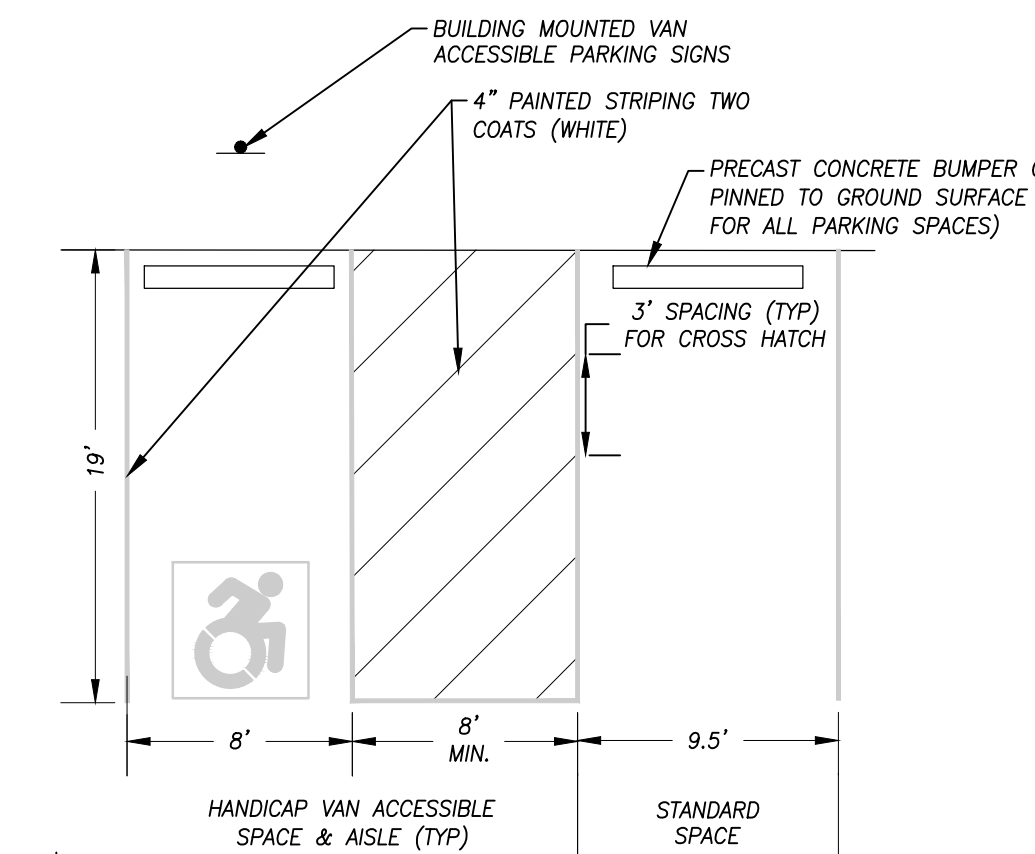


- NOTES:**
1. ALL SUBGRADE, BASE COURSE AND TOP COURSE MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO T180.

PAVEMENT MILLINGS DETAIL
NOT TO SCALE

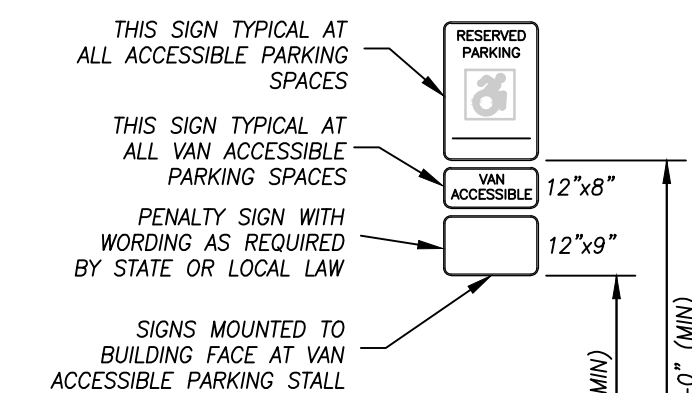


CONCRETE BUMPER CURB DETAIL
NOT TO SCALE

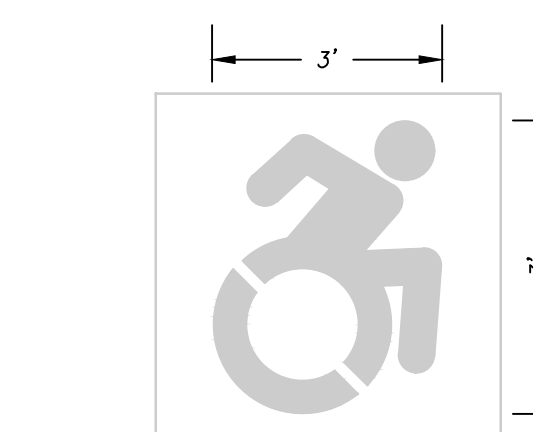


- NOTES:**
1. SLOPE ON PAVEMENT SHALL BE NO MORE THAN 2% IN ANY DIRECTION.

PARKING STALL DETAILS
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NOT TO SCALE

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