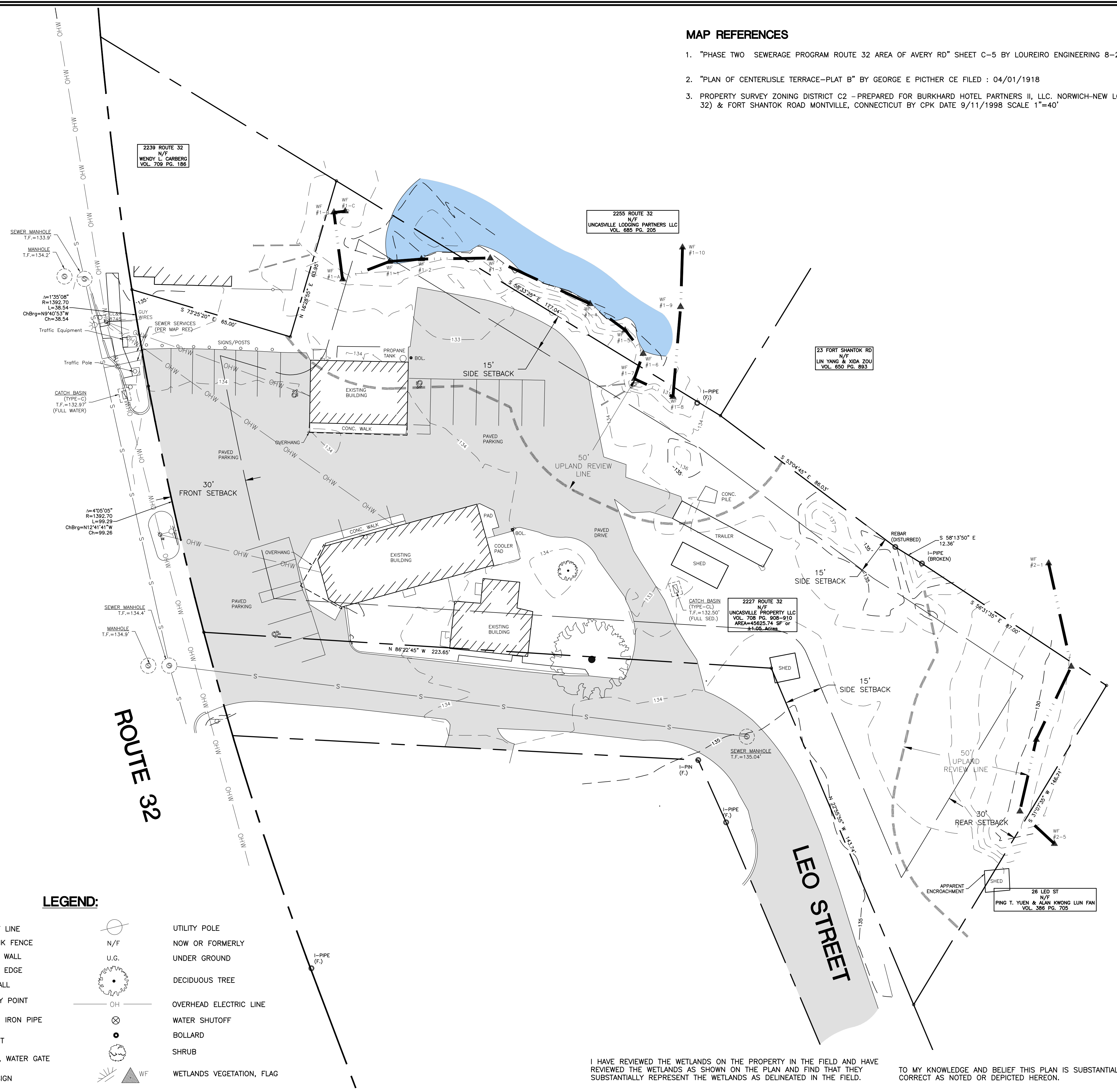


MAP REFERENCES

1. "PHASE TWO SEWERAGE PROGRAM ROUTE 32 AREA OF AVERY RD" SHEET C-5 BY LOUREIRO ENGINEERING 8-27-85 SCALE 1" =40'
2. "PLAN OF CENTERLISLE TERRACE-PLAT B" BY GEORGE E PICTHER CE FILED : 04/01/1918
3. PROPERTY SURVEY ZONING DISTRICT C2 -PREPARED FOR BURKHARD HOTEL PARTNERS II, LLC. NORWICH-NEW LONDON ROAD (CT RTE. 32) & FORT SHANTOK ROAD MONTVILLE, CONNECTICUT BY CPK DATE 9/11/1998 SCALE 1"=40'



SURVEY NOTES

1. 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.
 - A. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: RESURVEY
 - C. HORIZONTAL ACCURACY: A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: T-2
 - D. INTENT: TO DEPICT EXISTING CONDITIONS FOR THE SUBJECT PARCEL
2. DATE OF LATEST FIELD WORK: APRIL 2025
3. HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
4. VERTICAL DATUM IS N.A.V.D 88 BASED ON FIELD GPS OBSERVATIONS
5. BOUNDARY LINES OF ADJOINING PROPERTIES ARE NOT TO BE CONSTRUED AS HAVING BEEN THE RESULT OF A FIELD SURVEY AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
6. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION OF THE LAND SURVEYOR TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF.
7. STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES BETWEEN POINTS INDICATED ON THE SURVEY.
8. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

LEGEND:

- | | | | |
|--|----------------------|--|------------------------------|
| | PROPERTY LINE | | UTILITY POLE |
| | CHAIN-LINK FENCE | | NOW OR FORMERLY UNDER GROUND |
| | RETAINING WALL | | DECIDUOUS TREE |
| | WETLANDS EDGE | | OVERHEAD ELECTRIC LINE |
| | STONE WALL | | WATER SHUTOFF |
| | BOUNDARY POINT | | BOLLARD |
| | IRON PIN, IRON PIPE | | SHRUB |
| | MONUMENT | | WETLANDS VEGETATION, FLAG |
| | GAS GATE, WATER GATE | | |
| | TRAFFIC SIGN | | |
| | SEWER MANHOLE | | |

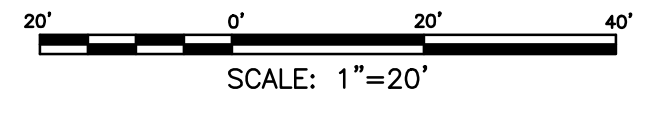
I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

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

ROBERT C. RUSSO
CERTIFIED SOIL SCIENTIST

DATE

RYAN J. CHEVERIE, L.L.S. #70454



<p>CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>		Project No. CLA-8078
		Proj. Surveyor R.J.C.
<p>BOUNDARY AND TOPOGRAPHIC SURVEY</p> <p>2227 NORWICH-NEW LONDON TURNPIKE</p> <p>TOWN OF MONTVILLE CT, 06382</p>		Date: MAR. 2025
		Sheet No. 01

GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

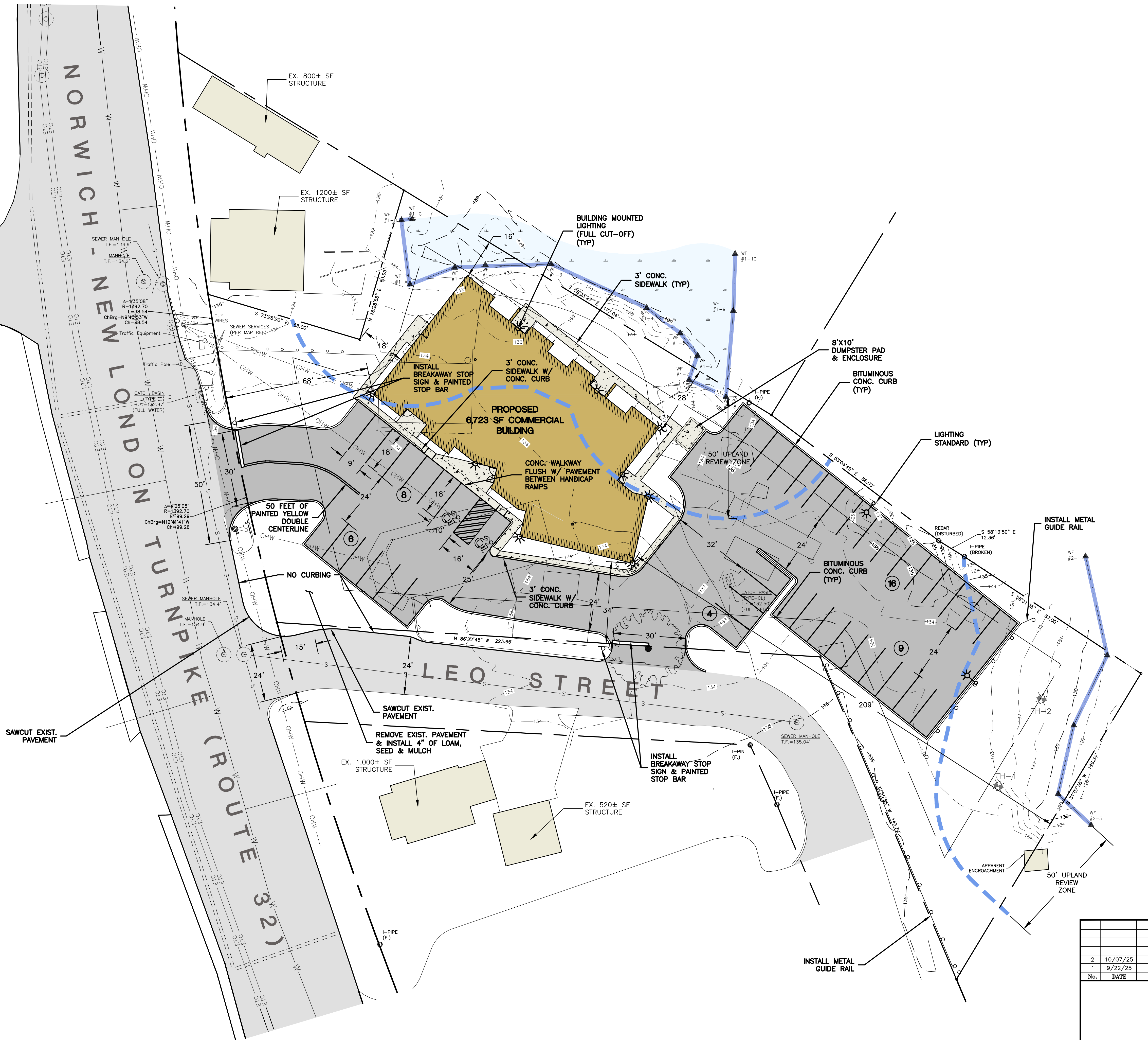
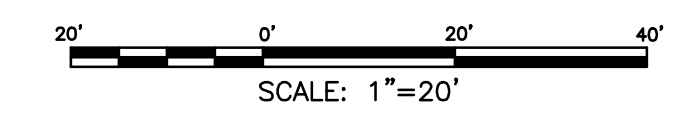
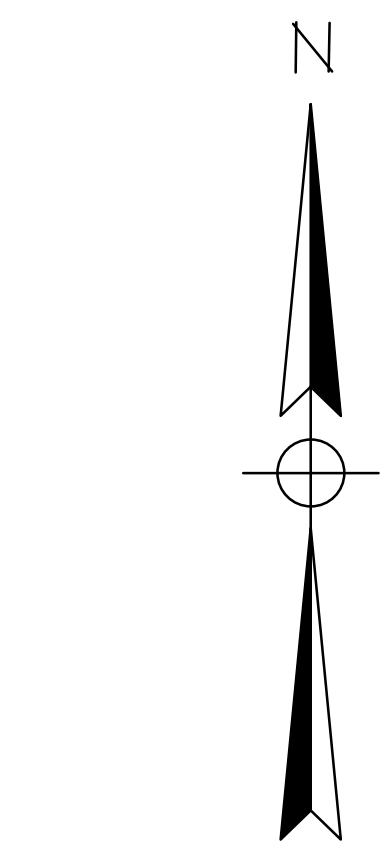
LEO STREET

ZONING COMPLIANCE CHART

ZONING DISTRICT: C-1		
ITEM	REQUIRED	PROVIDED
LOT AREA	10,000 S.F.	48,649 S.F.
LOT FRONTAGE	80 FT	138 FT
FRONT YARD SETBACK	30 FT	68 FT
SIDE YARD SETBACK	15 FT	16 FT
REAR YARD SETBACK	30 FT	209 FT
BUILDING HEIGHT	-	-

PARKING

4 STUDIO APARTMENTS @ 1 SPACE/UNIT = 4 SPACES
 (12) 1-BEDROOM APARTMENTS @ 1 SPACE/UNIT* = 12 SPACES
 6,650 SF RETAIL/BUSINESS @ 1 SPACE/250 SF = 27 SPACES
 43 PARKING SPACES REQUIRED
 43 PARKING SPACES PROVIDED
 *AS PER ITE PARKING GENERATION MANUAL



No.	DATE	REVISION
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC
 317 Main Street Norwich, CT 06360
 (860) 886-1966 Fax (860) 886-9165

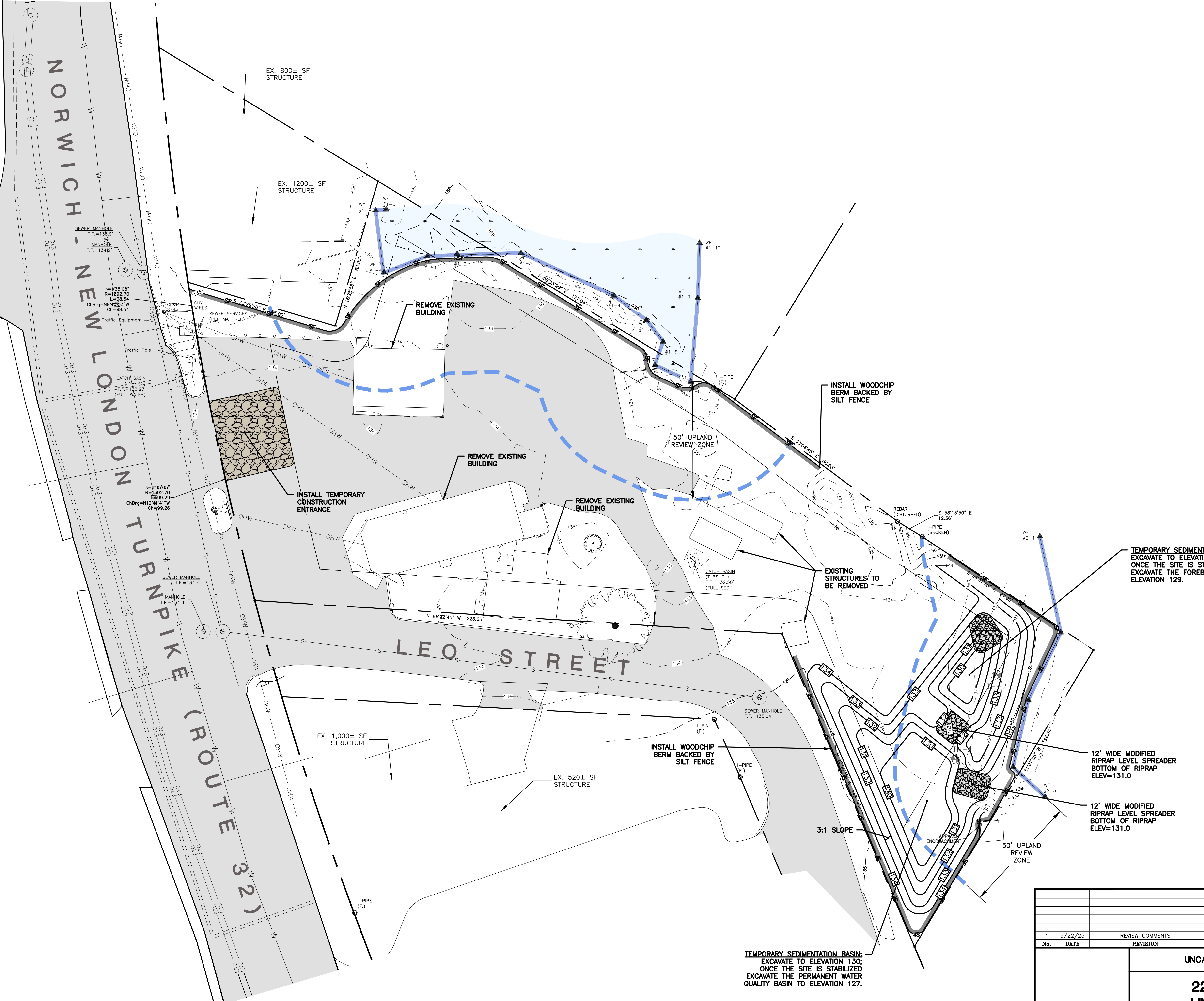
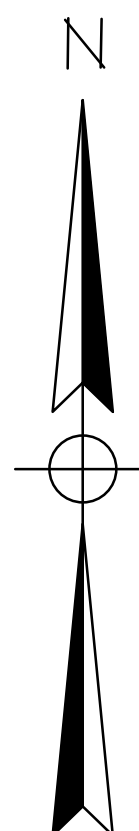
UNCASVILLE PROPERTY, L.L.C.		Project No. GSD-77
2227 ROUTE 32 UNCASVILLE, CT		Proj. Engineer E.M.B.
SITE PLAN		Date: 6/26/25
		Sheet No. 2

GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET

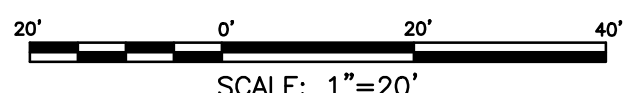
TEST PIT DATA	
AUGUST 5, 2025	
PAUL STONE (OPERATOR), BOB RUSSO (SOIL SCIENTIST), KYLE LYNCH (CLA)	
TH-1	
0-3"	A, TOPSOIL, BROWN FINE LOAMY SAND
3-92"	SUBSOIL, YELLOW GRAVELLY MEDIUM TO COARSE SAND, STONY
NO LEDGE	
NO MOTTLING	
WATER: 81"	
TH-2	
0-9"	A, TOPSOIL, BROWN FINE LOAMY SAND
9-21"	BW1, SUBSOIL, DARK YELLOWISH BROWN FINE LOAMY SAND
21-27"	BW2, YELLOWISH BROWN FINE SANDY LOAM
27-90"	BW3, YELLOWISH BROWN VERY GRAVELLY SAND, STONY
NO LEDGE	
NO MOTTLING	
WATER: 88"	



TEMPORARY SEDIMENTATION BASIN:
EXCAVATE TO ELEVATION 130;
ONCE THE SITE IS STABILIZED
EXCAVATE THE FOREBAY TO
ELEVATION 129.

12' WIDE MODIFIED
RIPRAP LEVEL SPREADER
BOTTOM OF RIPRAP
ELEV=131.0

12' WIDE MODIFIED
RIPRAP LEVEL SPREADER
BOTTOM OF RIPRAP
ELEV=131.0



TEMPORARY SEDIMENTATION BASIN:
EXCAVATE TO ELEVATION 130;
ONCE THE SITE IS STABILIZED
EXCAVATE THE PERMANENT WATER
QUALITY BASIN TO ELEVATION 127.

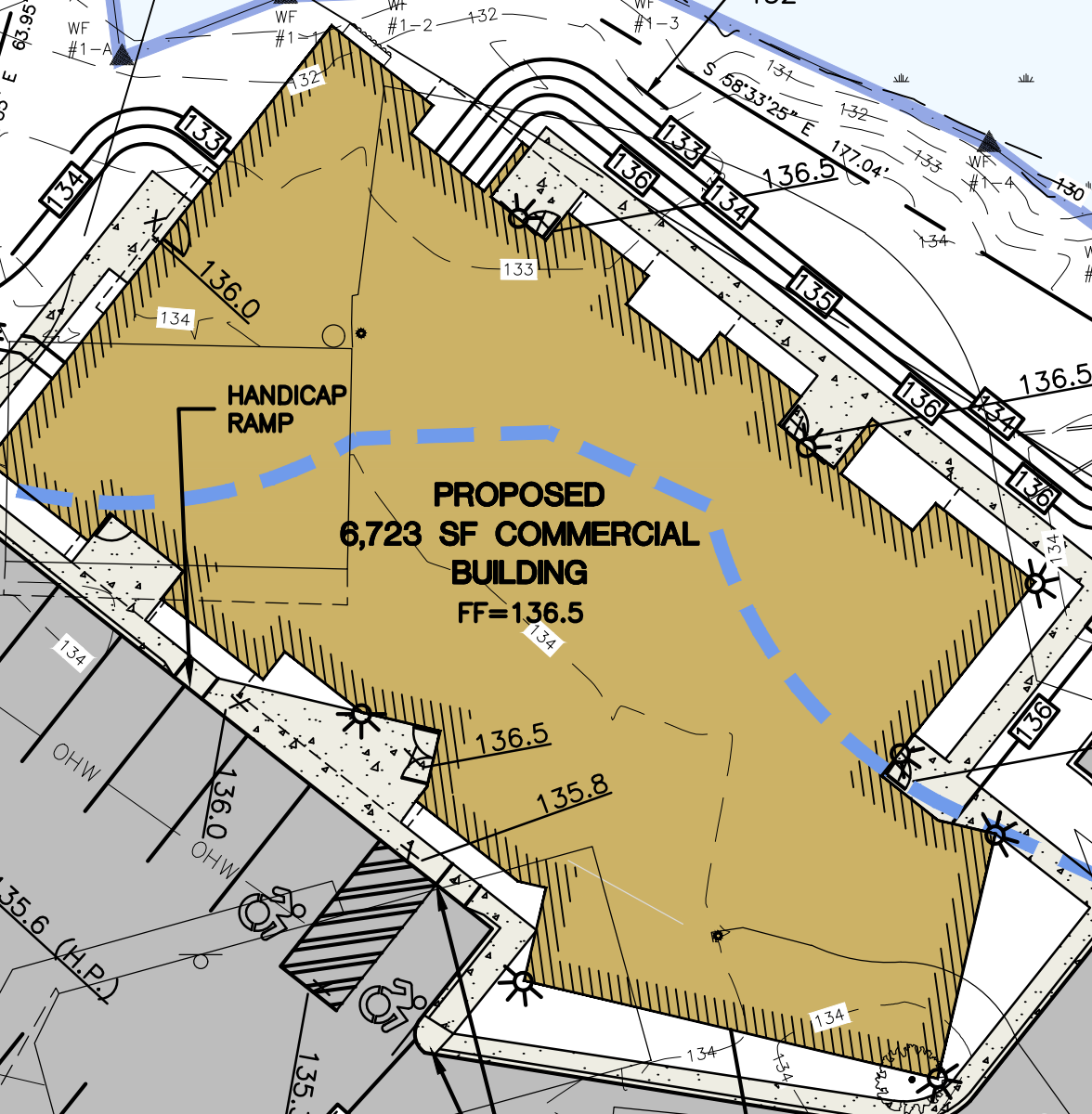
		GREEN SITE DESIGN LLC		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
		UNCASVILLE PROPERTY, L.L.C.		Project No. GSD-77	
		2227 ROUTE 32 UNCASVILLE, CT		Proj. Engineer E.M.B.	
		E&S PLAN		Date: 6/26/25	
				Sheet No. 3	

No.	DATE	REVISION
1	9/22/25	REVIEW COMMENTS

GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET



CONNECT TO EXIST. SEWER SERVICE & INSTALL SEWER CLEANOUT (CONTRACTOR TO VERIFY EXIST. INVERT ELEVATION PRIOR TO START OF CONSTRUCTION)

INSTALL UNDERGROUND ELECTRICAL, TELEPHONE & CABLE SERVICE

CONNECT TO EXIST. WATER SERVICE

WATER SERVICE

INSTALL SEWER CLEANOUT

PROPOSED 6,723 SF COMMERCIAL BUILDING
FF=136.5

6" SEWER SERVICE

12" PVC OVERFLOW PIPE

INSTALL DRYWELL
TF=133.7
INV=131.8

CB - TYPE C1
TF=134.0
INV=131.4

DOUBLE CB - TYPE C
TF=134.5
INV=131.5

CB - TYPE C
TF=135.0
INV=131.3

DOUBLE CB - TYPE C
TF=134.3
INV=131.0

DOUBLE CB - TYPE C
TF=134.2
INV=130.5

FLARED END UNIT
INV=130.4

11'x17' MODIFIED RIPRAP SPLASH PAD

3:1 SLOPE

FOREBAY

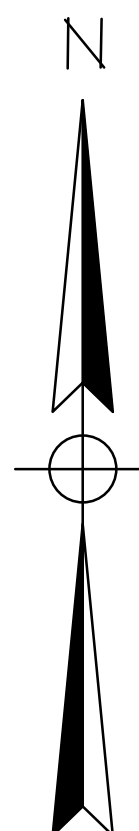
12' WIDE MODIFIED RIPRAP LEVEL SPREADER
BOTTOM OF RIPRAP
ELEV=131.0

INSTALL NORTH AMERICAN GREEN C 125 BN ON ALL SLOPES

12' WIDE MODIFIED RIPRAP LEVEL SPREADER
BOTTOM OF RIPRAP
ELEV=131.0

3:1 SLOPE

50' UPLAND REVIEW ZONE



SCALE: 1"=20'

No.	DATE	REVISION
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

GREEN SITE DESIGN LLC

317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

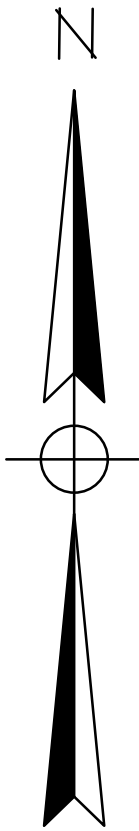
UNCASVILLE PROPERTY, LLC.

2227 ROUTE 32
UNCASVILLE, CT

GRADING PLAN

Project No. GSD-77
Proj. Engineer E.M.B.
Date: 6/26/25
Sheet No.

4



GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET

LANDSCAPING PLANTING LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Af	3	<i>Acer x freemanii</i>	Autumn Blaze Maple	2-3" Cal.
Cr	5	<i>Cornus x "Rutban"</i>	Aurora Dogwood	2-3" Cal.
Ac	11	<i>Amelanchier canadensis</i>	Shadbush	3-4" Tall

- NOTES:**
- SHRUBS TO BE PLANTED IN A SINGLE ROW 5 FEET UPSLOPE OF THE LIMITS OF CLEARING AS SHOWN ON THE LANDSCAPING PLAN.
 - SHRUBS TO BE PLANTED PER THE LANDSCAPING DETAIL.
 - SHRUBS TO BE PLANTED DURING THE SPRING OR FALL PLANTING SEASONS.
 - SHRUBS TO BE PLANTED IN ALTERNATING ORDER ON 10 FOOT CENTERS.

STORMWATER POND PLANTING SCHEDULE

PLANT NAME	NW 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 BOTTOM

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, NIAGRA (*Andropogon gerardii*), SENSITIVE FERN (*Oncoclea sensibilis*), LITTLE BLUESTEM (*Schizachyrium scoparium*), WOOLGRASS (*Scirpus cyperinus*).

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.)

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

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

SCALE: 1"=20'



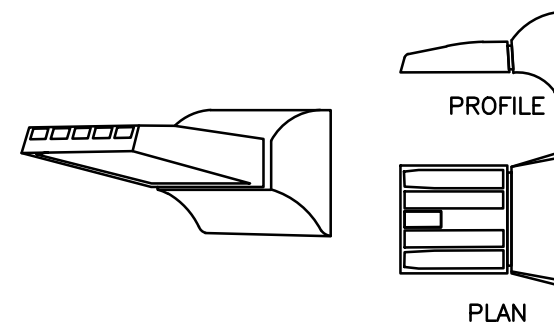
INSTALL (11)
3-4 FOOT TALL SHADBUSH
(AMELANCHIER CANADENSIS)
10' O.C.

REVISION		REVIEW COMMENTS	
No.	DATE	REVISION	REVIEW
1	9/22/25		

GREEN SITE DESIGN LLC

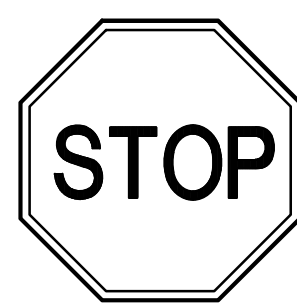
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

<p>UNCASVILLE PROPERTY, L.L.C.</p> <p>2227 ROUTE 32 UNCASVILLE, CT</p> <p>LANDSCAPING PLAN</p>	<p>Project No. GSD-77</p> <p>Proj. Engineer E.M.B.</p> <p>Date: 6/26/25</p> <p>Sheet No. 5</p>
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FULL CUTOFF:
APEX LIGHTING SOLUTIONS
BO-UO-GP

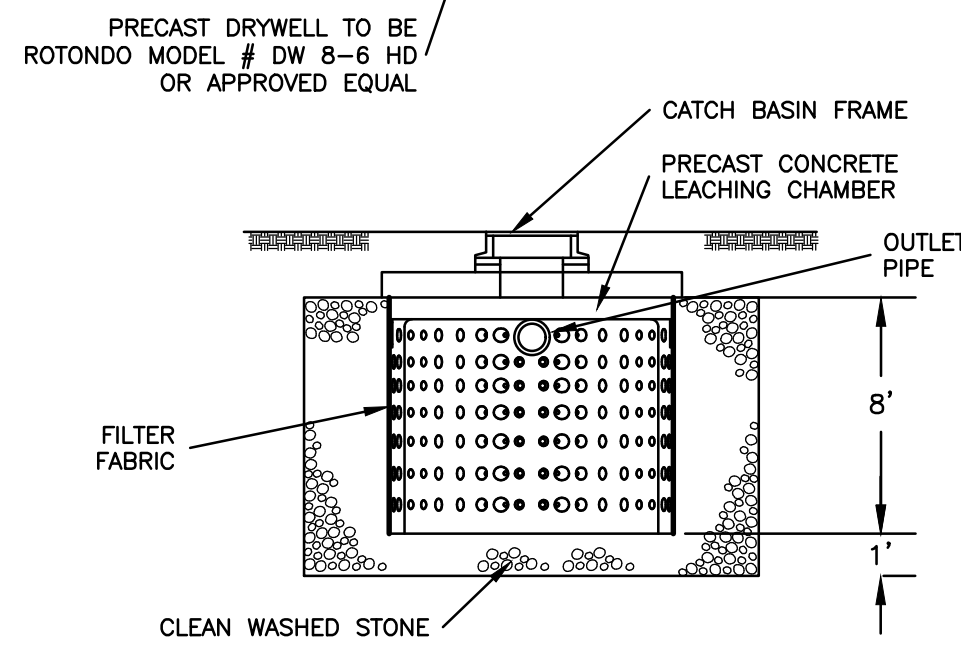
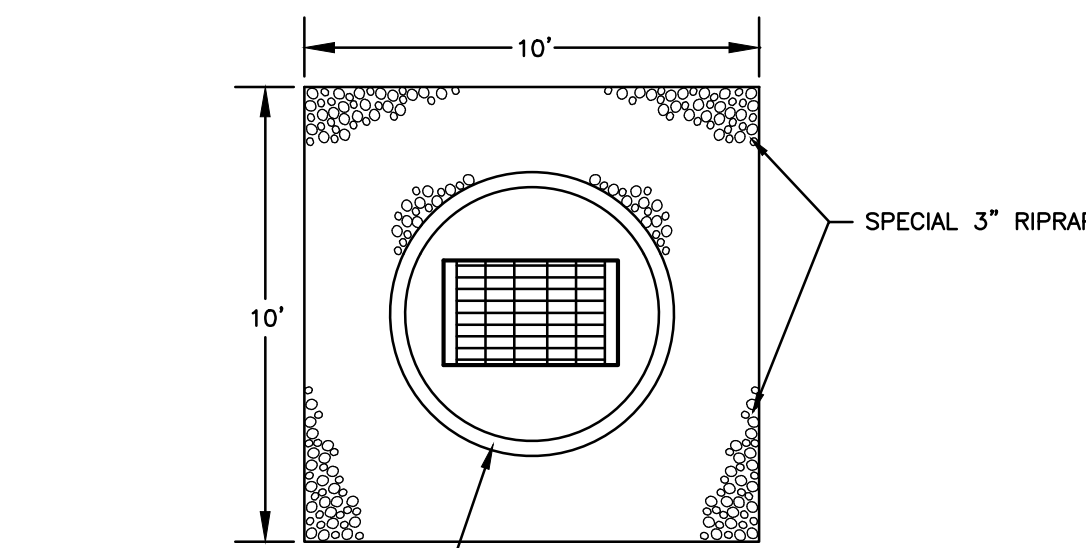
WALLPACK
NOT TO SCALE



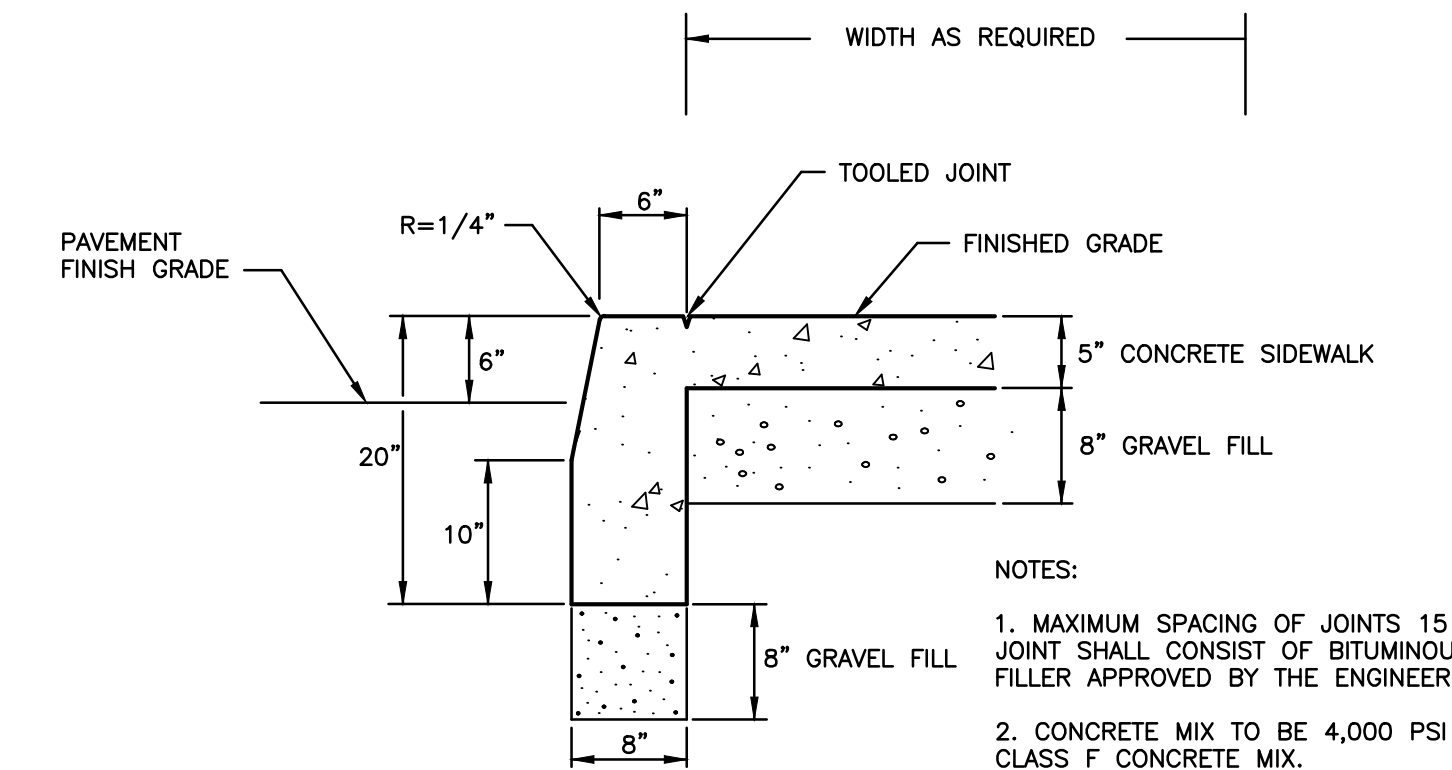
NOTE:
SIGNS TO BE INSTALLED IN
ACCORDANCE WITH STATE OF
CONNECTICUT D.O.T. STANDARDS

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

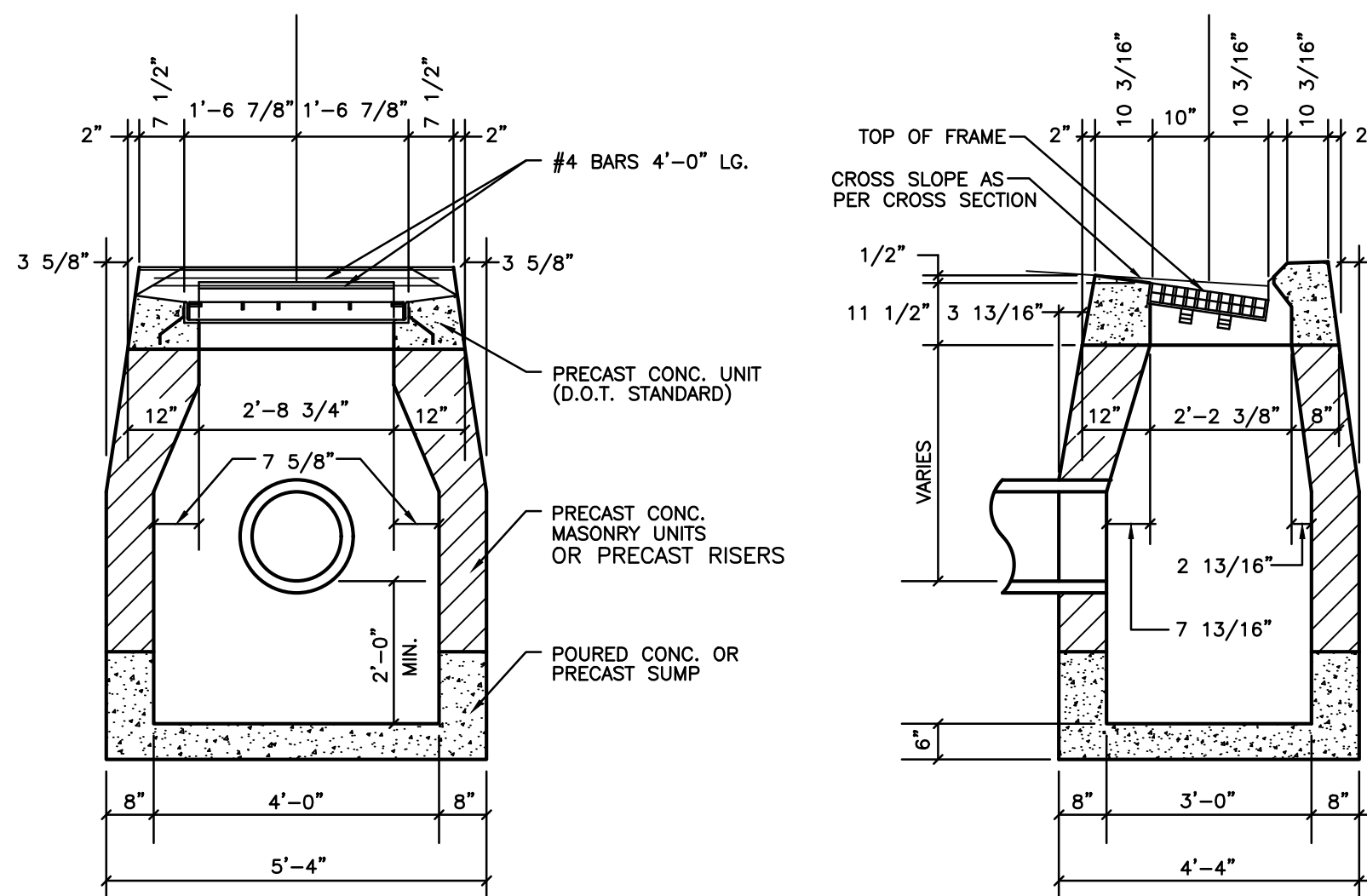


PRECAST DRYWELL DETAIL
NOT TO SCALE

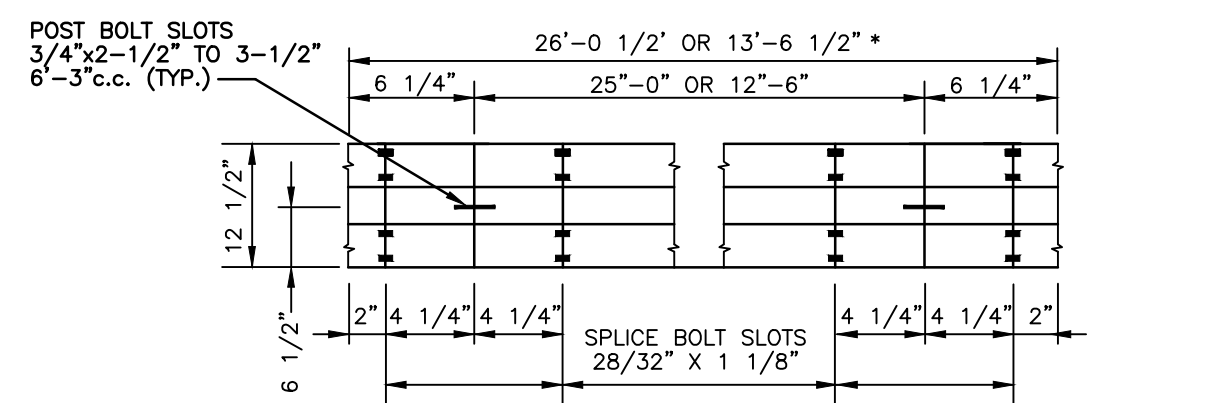


NOTES:
1. MAXIMUM SPACING OF JOINTS 15 FT
JOINT SHALL CONSIST OF BITUMINOUS
FILLER APPROVED BY THE ENGINEER.
2. CONCRETE MIX TO BE 4,000 PSI
CLASS F CONCRETE MIX.

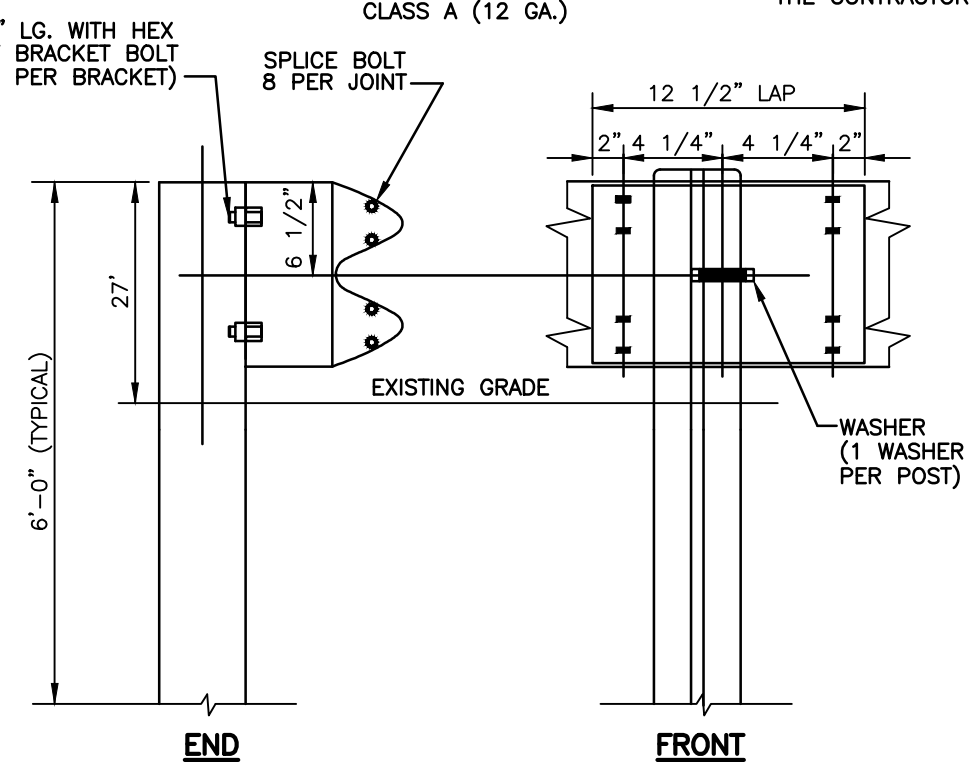
**CONCRETE SIDEWALK WITH CURBING DETAIL
(SINGLE POUR)**
NOT TO SCALE



TYPE "C" CATCH BASIN DETAIL
NOT TO SCALE

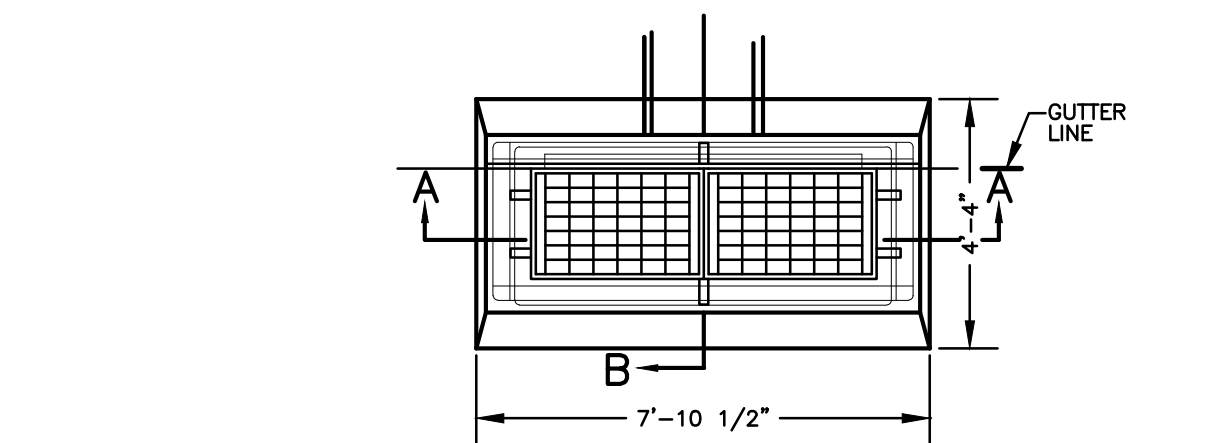


TYPICAL RAIL ELEMENT
CLASS A (12 GA)
* AT THE OPTION OF
THE CONTRACTOR

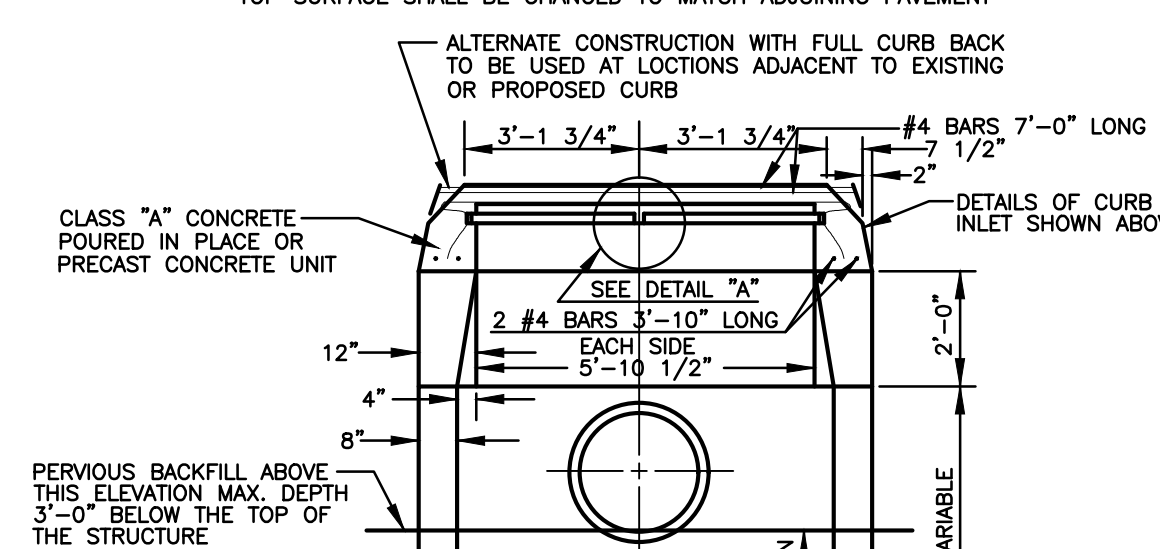


INSTALLATION TO BE IN ACCORDANCE
WITH THE REQUIREMENTS OF CT. D.O.T.

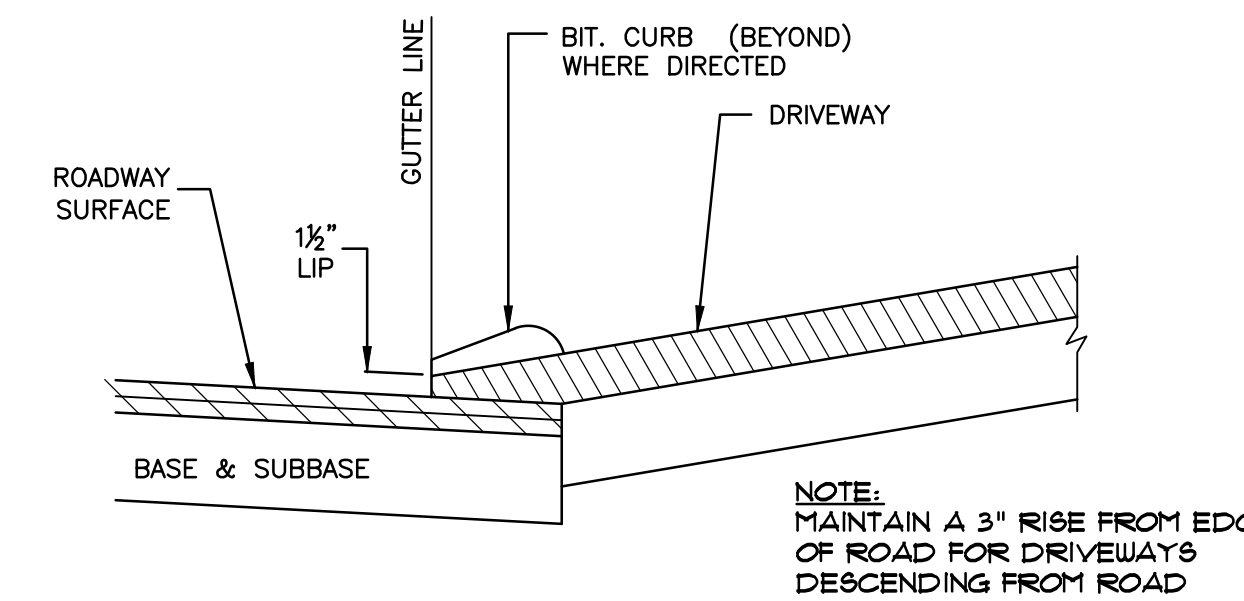
METAL BEAM RAIL
NOT TO SCALE



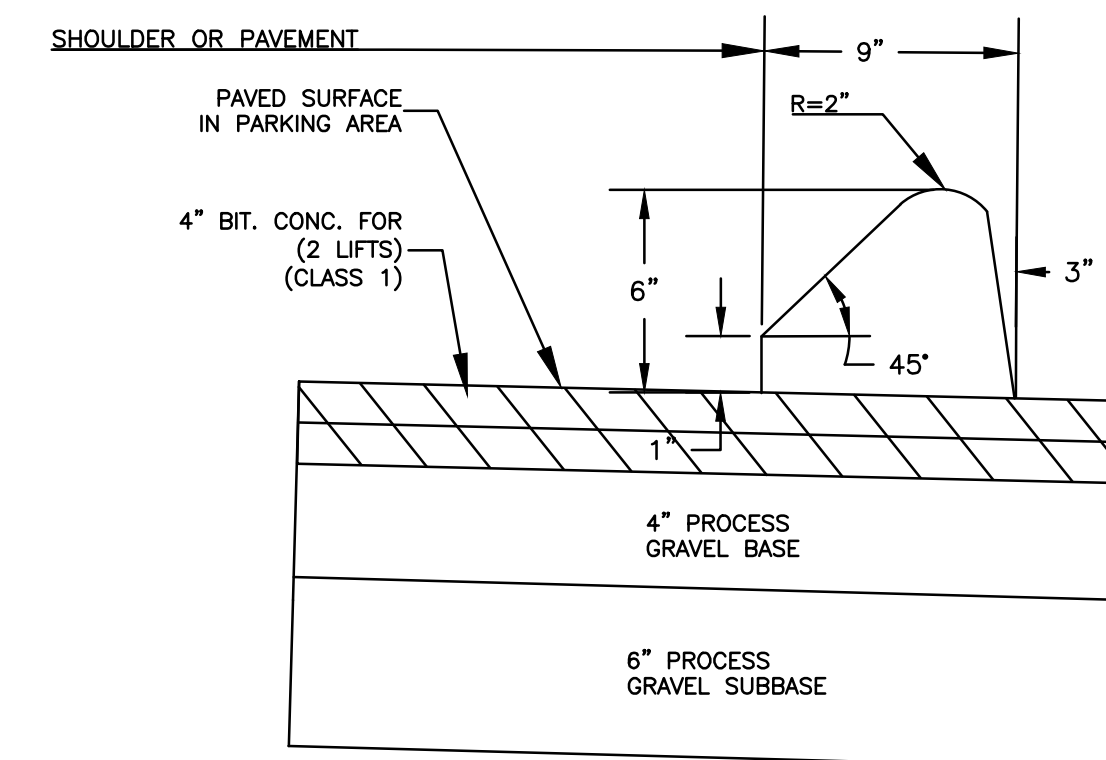
NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE
TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT



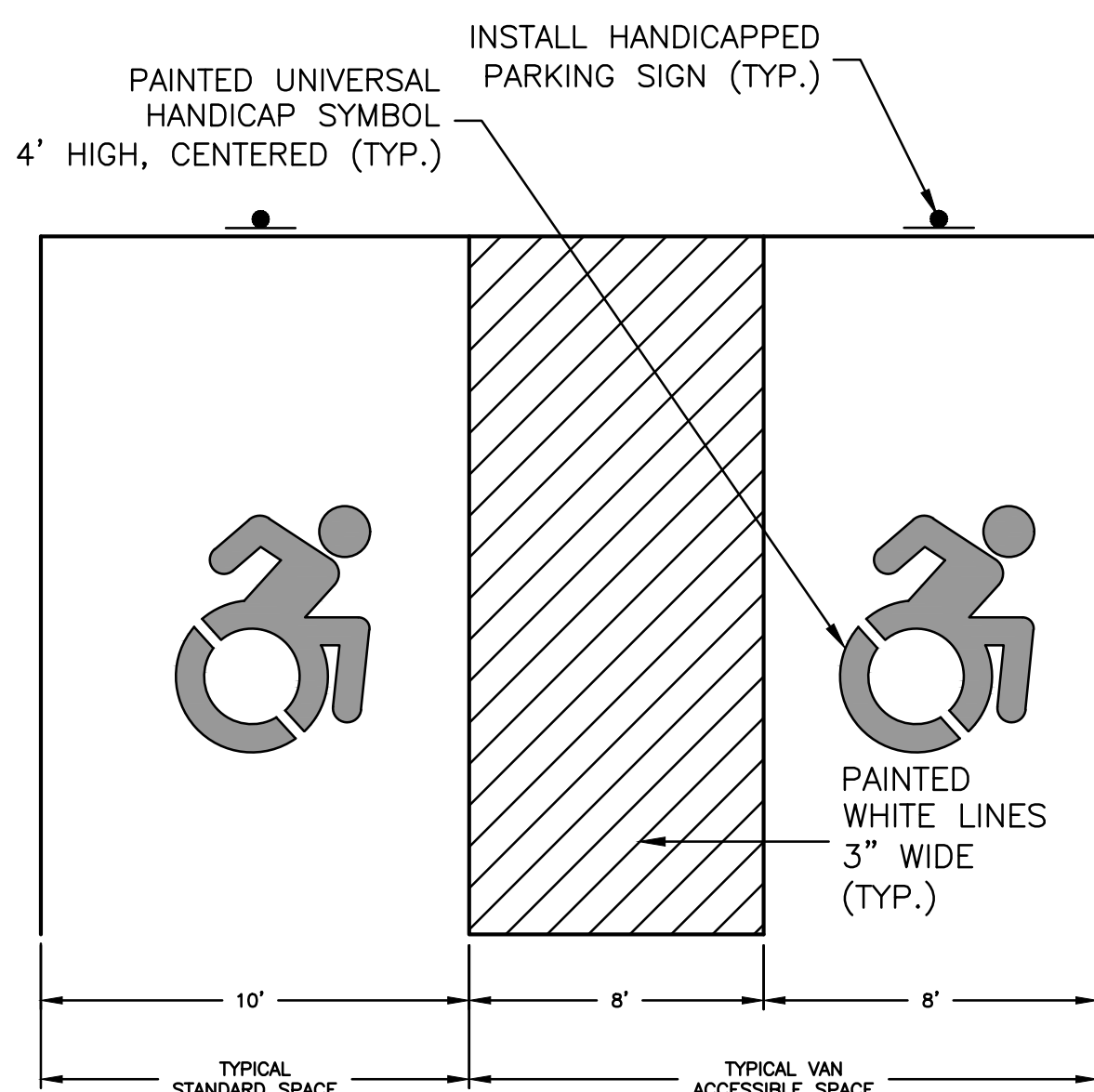
DOUBLE CATCH BASIN - TYPE "C"
NOT TO SCALE



BITUMINOUS CONCRETE DRIVES
NOT TO SCALE

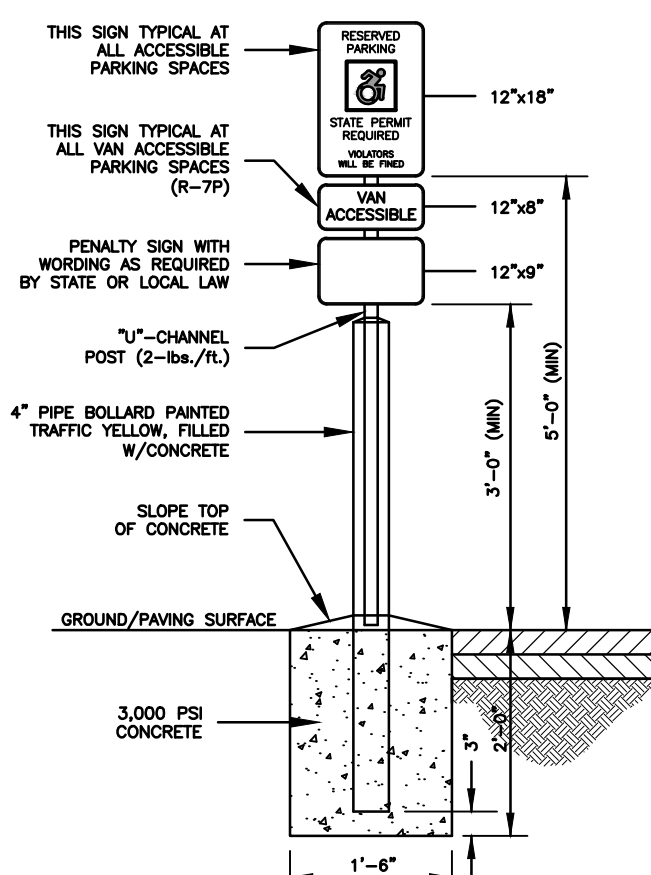


**BITUMINOUS CONCRETE PAVEMENT
& LIP CURBING**
NOT TO SCALE

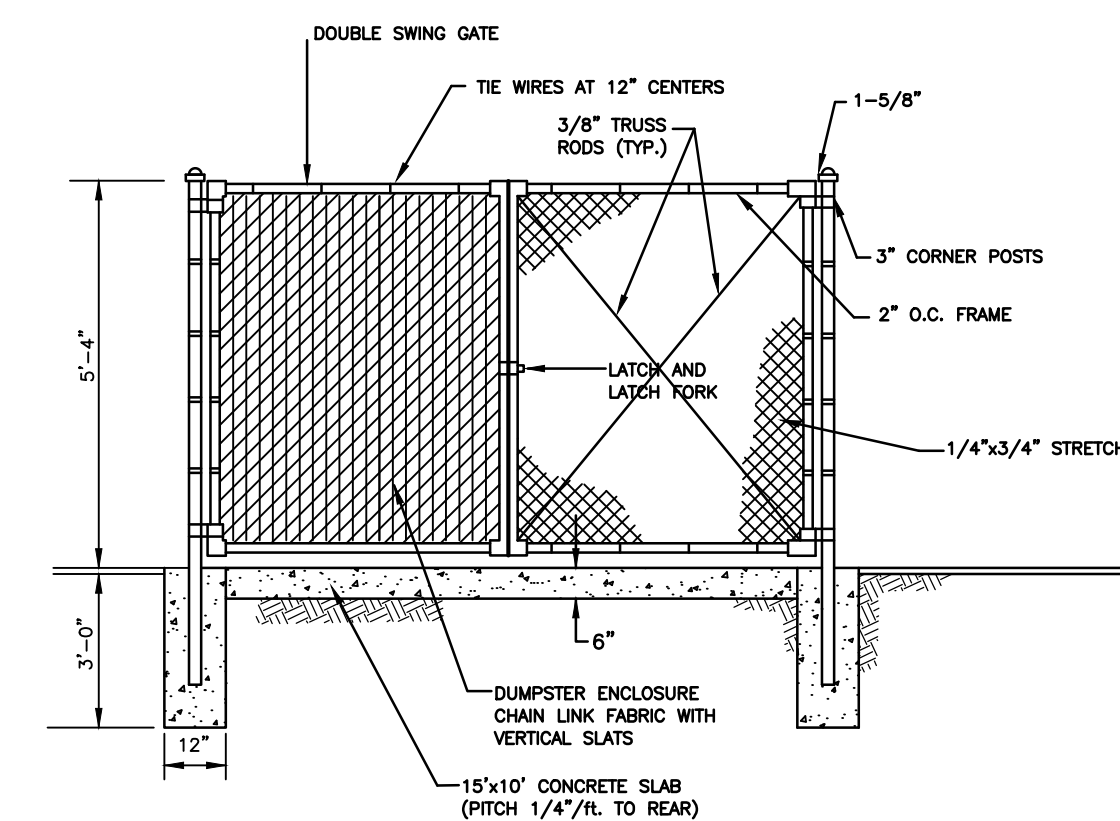


NOTE:
ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN
ACCORDANCE WITH CGS 14-253g(h) AND THE 2018 PORTION OF THE STATE
BUILDING CODE

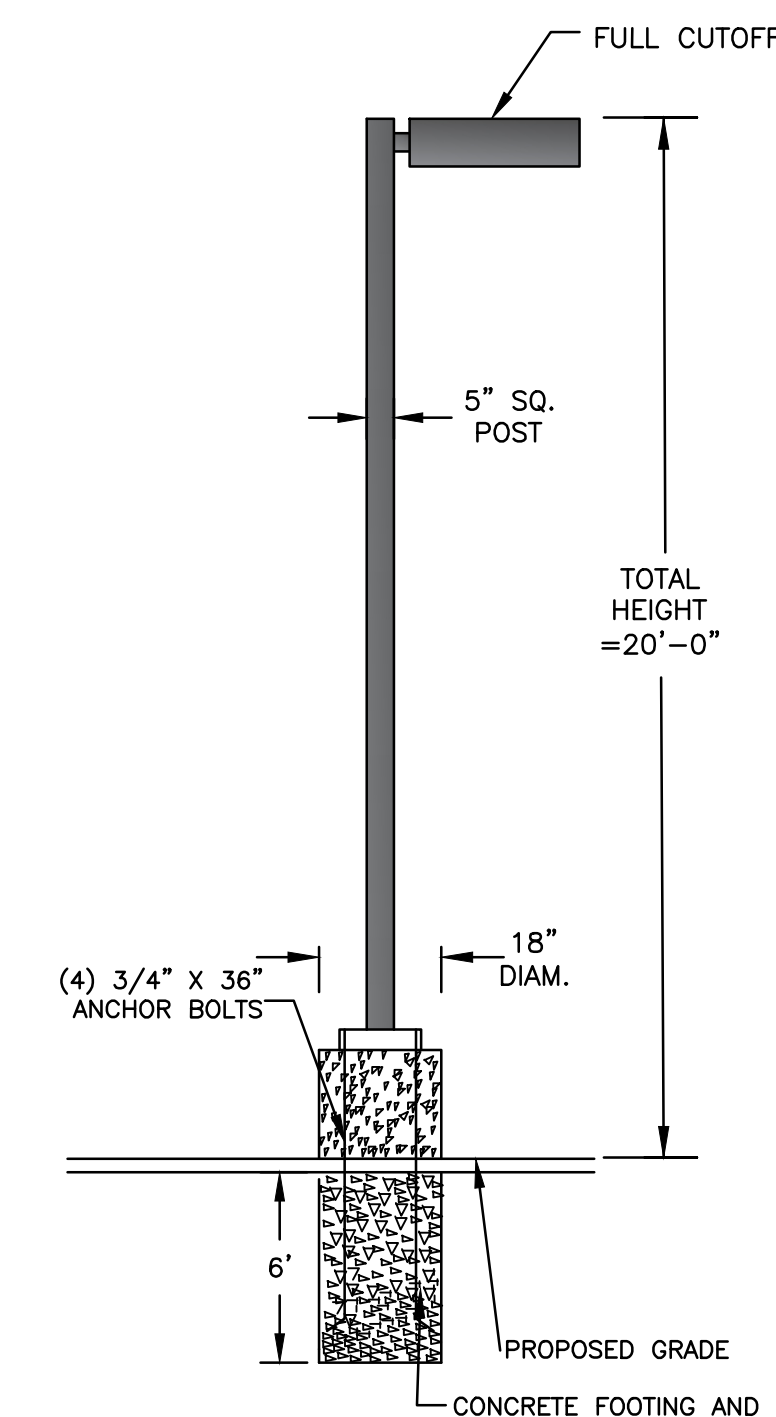
**ADA ACCESSIBLE PARKING
SPACE DETAIL**
NOT TO SCALE



**ADA ACCESSIBLE
PARKING SIGN DETAIL**
NOT TO SCALE



CHAIN LINK FENCE/DUMPSTER ENCLOSURE
NOT TO SCALE



LIGHTING STANDARD
NOT TO SCALE

		Green Site Design LLC CONSULTING CIVIL ENGINEERS	
		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE	REVISION	
2	10/07/25	DRYWELL DETAIL	
1	9/22/25	REVIEW COMMENTS	

UNCASVILLE PROPERTY, L.L.C.

**2227 ROUTE 32
UNCASVILLE, CT**

SITE DETAILS

Project No.
GSD-77
Proj. Engineer
E.M.B.
Date:
6/26/25
Sheet No.

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. THE TEMPORARY SEDIMENT TRAP LOCATED ON THE WESTERLY SIDE OF THE PROPERTY SHALL BE EXCAVATED DOWN TO ELEVATION 232 FOR THE CONSTRUCTION PHASE. ONCE THE SITE IS STABILIZED, THEN THE PERMANENT WATER QUALITY BASIN SHALL BE EXCAVATED DOWN TO ELEVATION 228.
- 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. APPROXIMATELY 4.08 ACRES WILL BE DISTURBED DURING DEVELOPMENT.
- 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	SEE SHEET 5 FOR STORMWATER BASIN SEED MIXES.	
CREeping RED FESCUE	20 LBS/AC		
PERENNIAL RYEGRASS	5 LBS/AC		

- 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 SWEEPED 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.
- SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT

3. STORMWATER BASIN

- CLEAN SEDIMENT AND DEBRIS FROM BASIN TWICE A YEAR, DURING APRIL AND OCTOBER.

4. SPILL OR ACCIDENTAL DISCHARGE

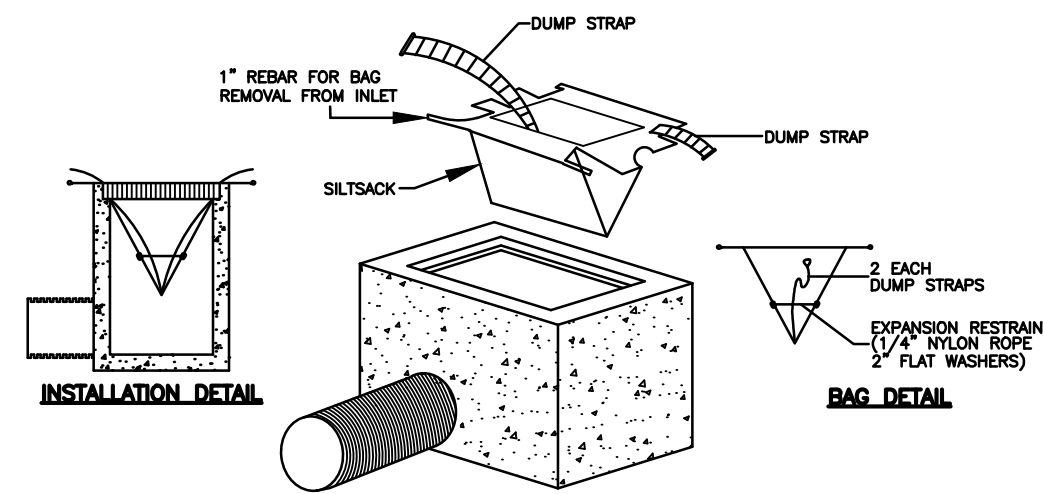
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY. CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE MONTVILLE FIRST SELECTMAN. IN THE EVENT A SPILL OCCURS, THE FOLLOWING STEPS 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.

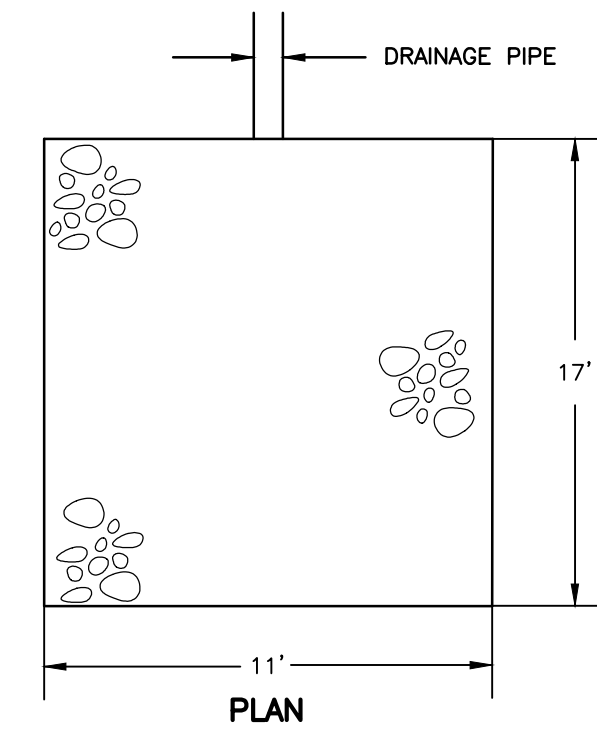
- BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM

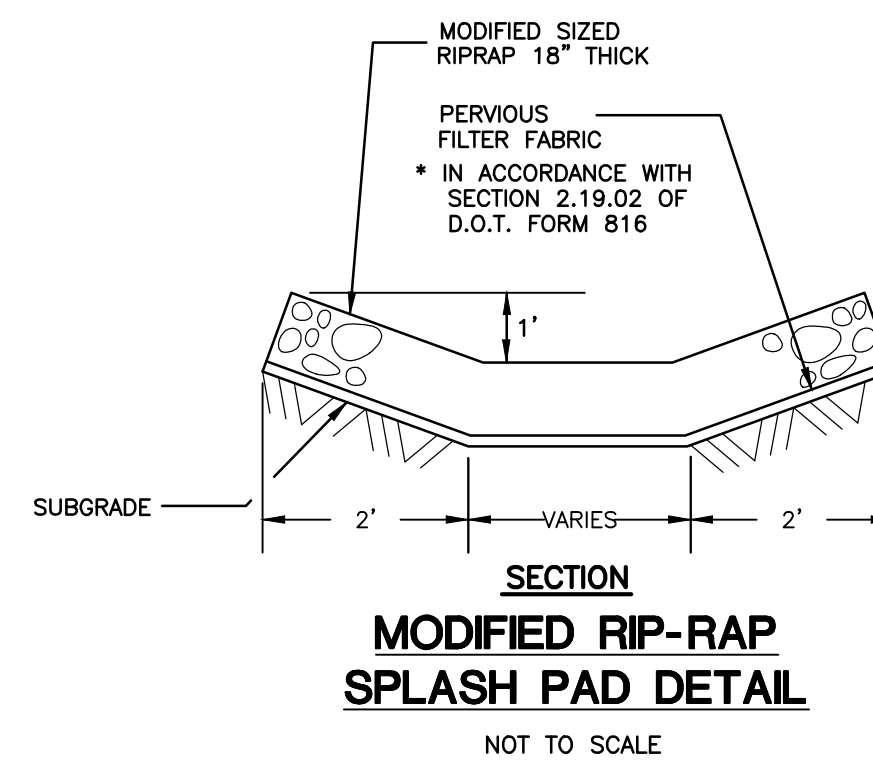
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM. THE OWNER IS: UNCASVILLE PROPERTY, LLC, 21 TWO MILE HILL ROAD, WATERFORD, CT 06385, 401-714-3867 (CELL).
- ALL CATCH BASINS, STORMWATER BASIN, AND RIPRAP SPLASH PADS SHALL BE INSPECTED AND CLEANED OUT TWICE 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.
- THE STORMWATER POND SHALL BE MOWED ONCE A YEAR (BOTTOMS & SIDES). SLOPES AT 3:1 CAN BE MOWED OR CUT WITH A WEED WACKER.



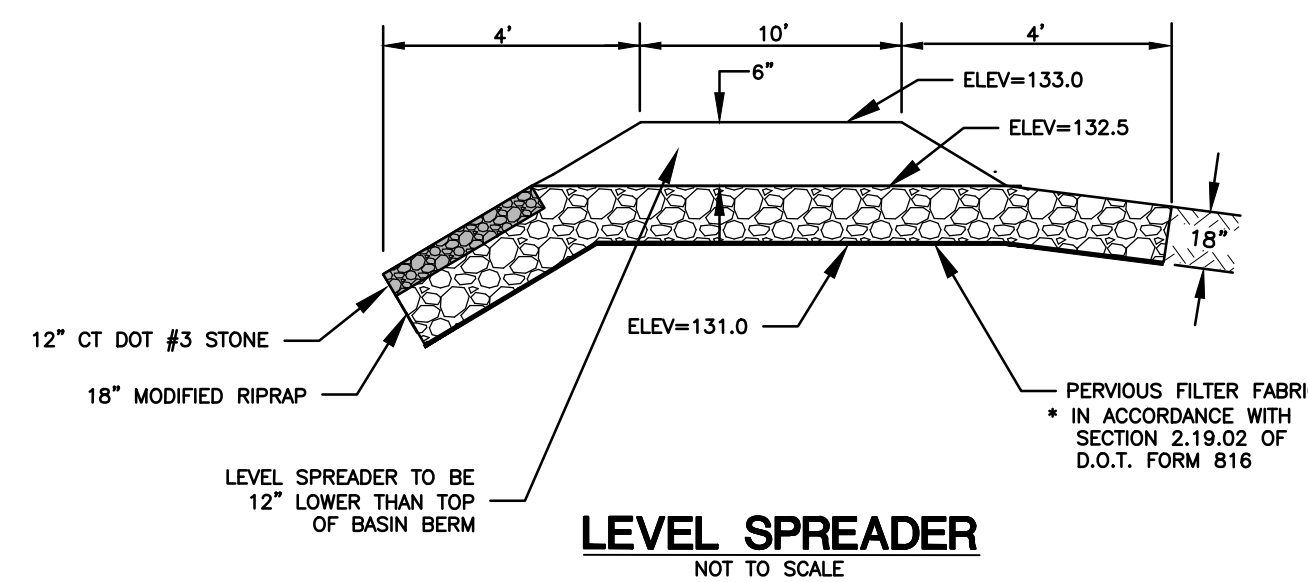
INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE



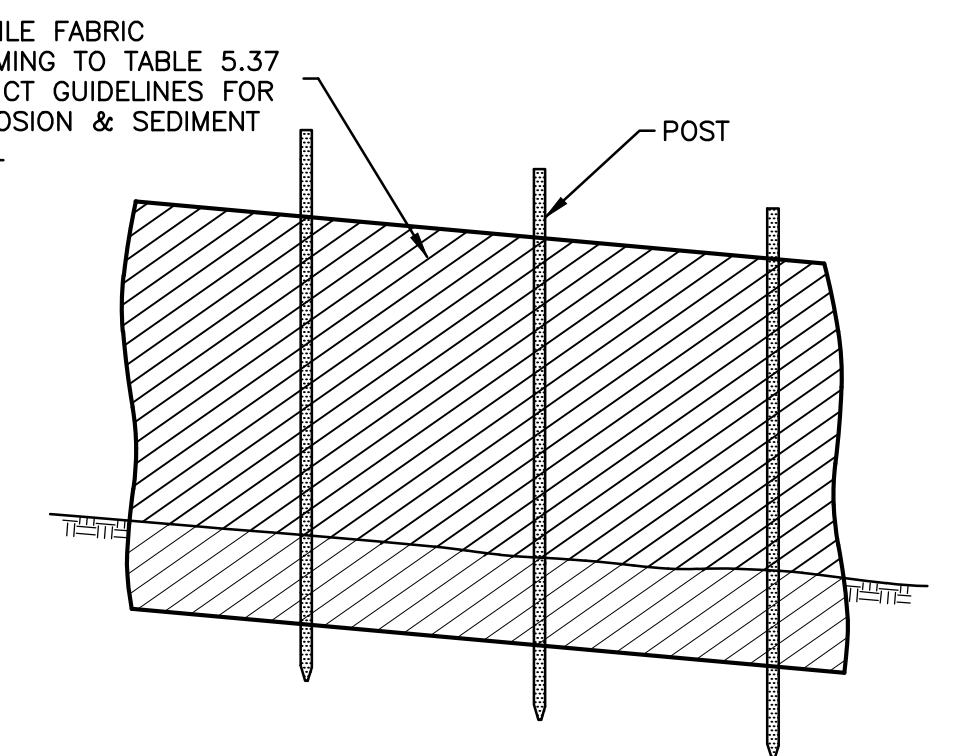
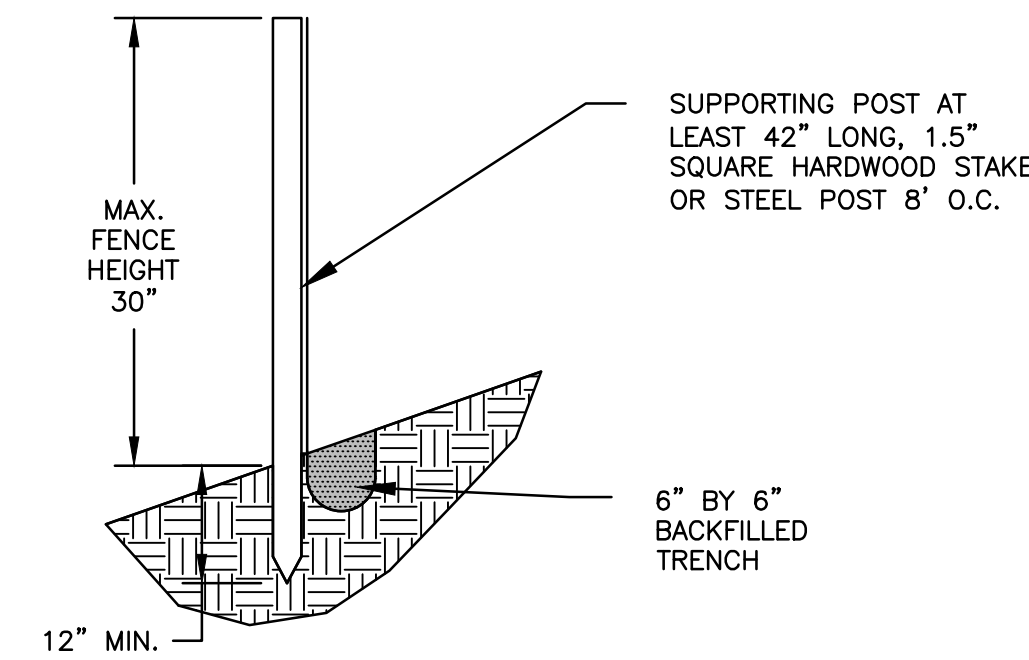
PLAN



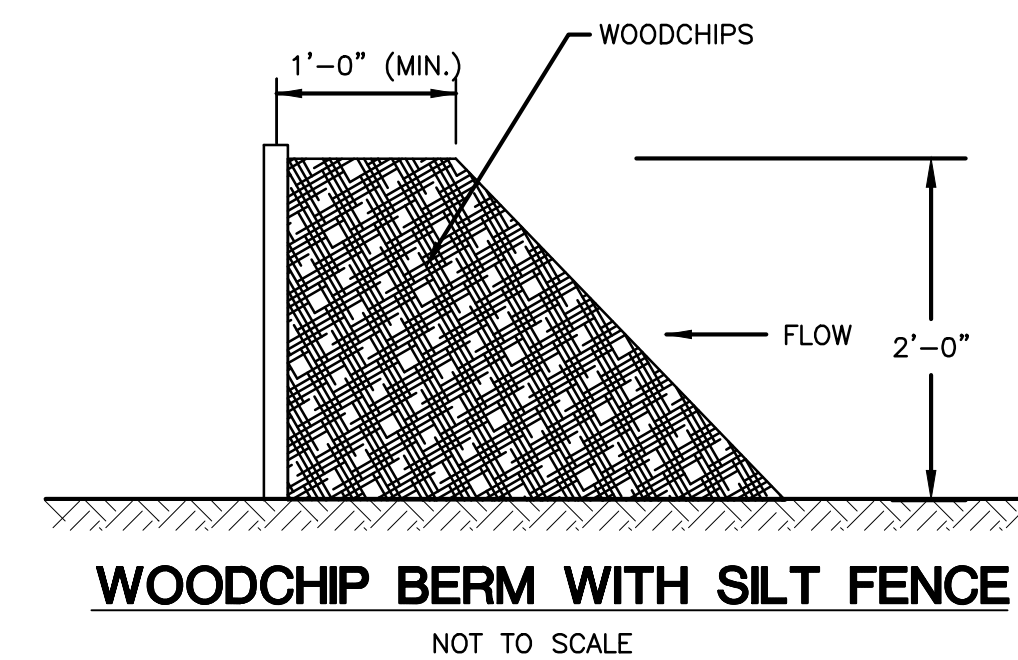
MODIFIED RIP-RAP SPLASH PAD DETAIL
NOT TO SCALE



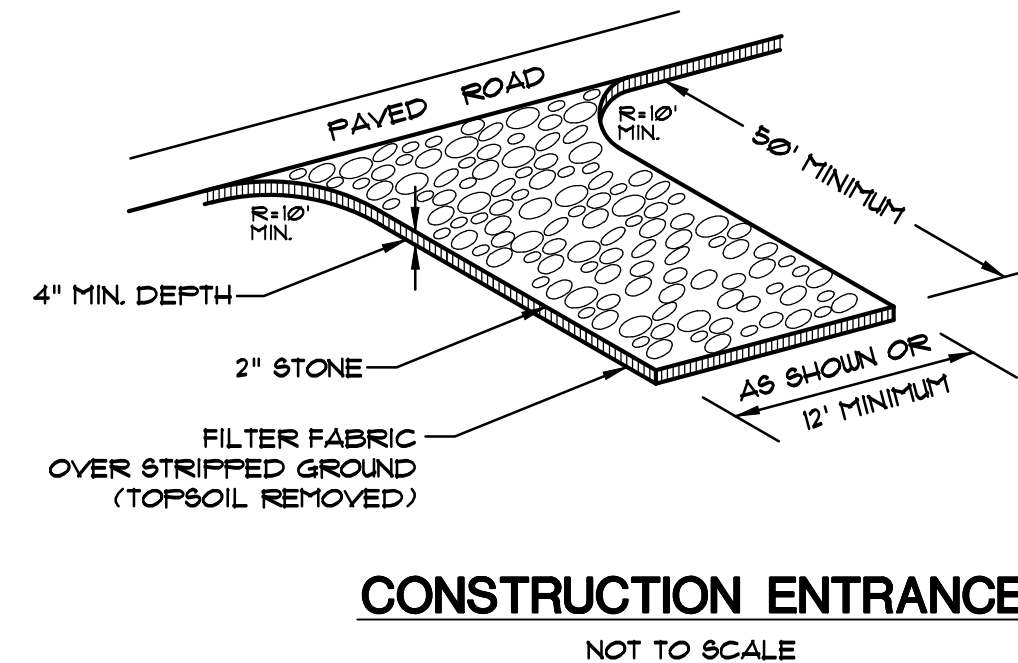
LEVEL SPREADER
NOT TO SCALE



WOODCHIP BERM WITH SILT FENCE
NOT TO SCALE



WOODCHIP BERM WITH SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

INVASIVE SPECIES MONITORING/MANAGEMENT PLAN

CLA INVESTIGATED THE SITE (2227 ROUTE 32) IN JULY OF 2025 AND FOUND INVASIVE SPECIES IN THE WETLANDS INCLUDING MULTIFLORA ROSE (ROSA MULTIFLORA) AND JAPANESE BARBERRY (BEBERIS THUNBERGII). THERE WERE ALSO SOME ESTABLISHED IN THE UPLANDS NEARBY INCLUDING JAPANESE KNOTWEED (REYNOUTRIA JAPONICA), AND MUGWORT (ARTEMISIA VULGARIS). THESE INVASIVES ALL HAVE A CHANCE TO PROPAGATE AND ESTABLISH NEAR OR IN THE WETLANDS ONCE THE VEGETATION NEAR THE PROPOSED WATER QUALITY BASIN IS CLEARED.

THE OWNER WILL BE RESPONSIBLE FOR 3 CONSECUTIVE YEARS OF INVASIVE SPECIES MONITORING, REMOVAL, AND CONTROL AFTER THE INITIATION OF SITE CONSTRUCTION. ONCE CONSTRUCTION IS INITIATED, EXISTING INVASIVE SPECIES IN THE EASTERN WETLAND WILL BE REMOVED.

DURING AND POST-CONSTRUCTION, THE SITE WILL REQUIRE MONTHLY INSPECTIONS TO ENSURE NO INVASIVE SPECIES GROWTH OCCURS IN OR NEAR THE EASTERN WETLAND.

THE INVASIVE SPECIES MONITORING, REMOVAL, AND CONTROL WILL BE OVERSEEN BY A WETLAND SCIENTIST OR SOIL SCIENTIST APPROVED OF BY THE MONTVILLE INLAND WETLANDS COMMISSION.

THE WETLAND/SOIL SCIENTIST WILL PROVIDE ANNUAL REPORTS TO THE COMMISSION DOCUMENTING DATES OF WORK, PRESENCE OF INVASIVE SPECIES, AND THE LOCATION/AMOUNT OF VEGETATION REMOVED IF FOUND.

THE TOWN MONTVILLE WETLAND AGENT WILL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY INVASIVE SPECIES MANAGEMENT WORK.

THE INVASIVE SPECIES REMOVAL AND CONTROL WILL BE PERFORMED BY A LANDSCAPE CONTRACTOR WITH EXPERIENCE IN THE FIELD AND APPROVED BY THE PROJECT WETLAND/SOIL SCIENTIST.

INVASIVE VEGETATION REMOVAL WILL BE CONDUCTED BY HAND WITHIN THE WETLAND. INVASIVE VEGETATION REMOVAL MAY BE CONDUCTED BY MECHANICAL MEANS IN THE UPLAND REVIEW ZONE IF APPROVED BY THE PROJECT WETLAND/SOIL SCIENTIST.

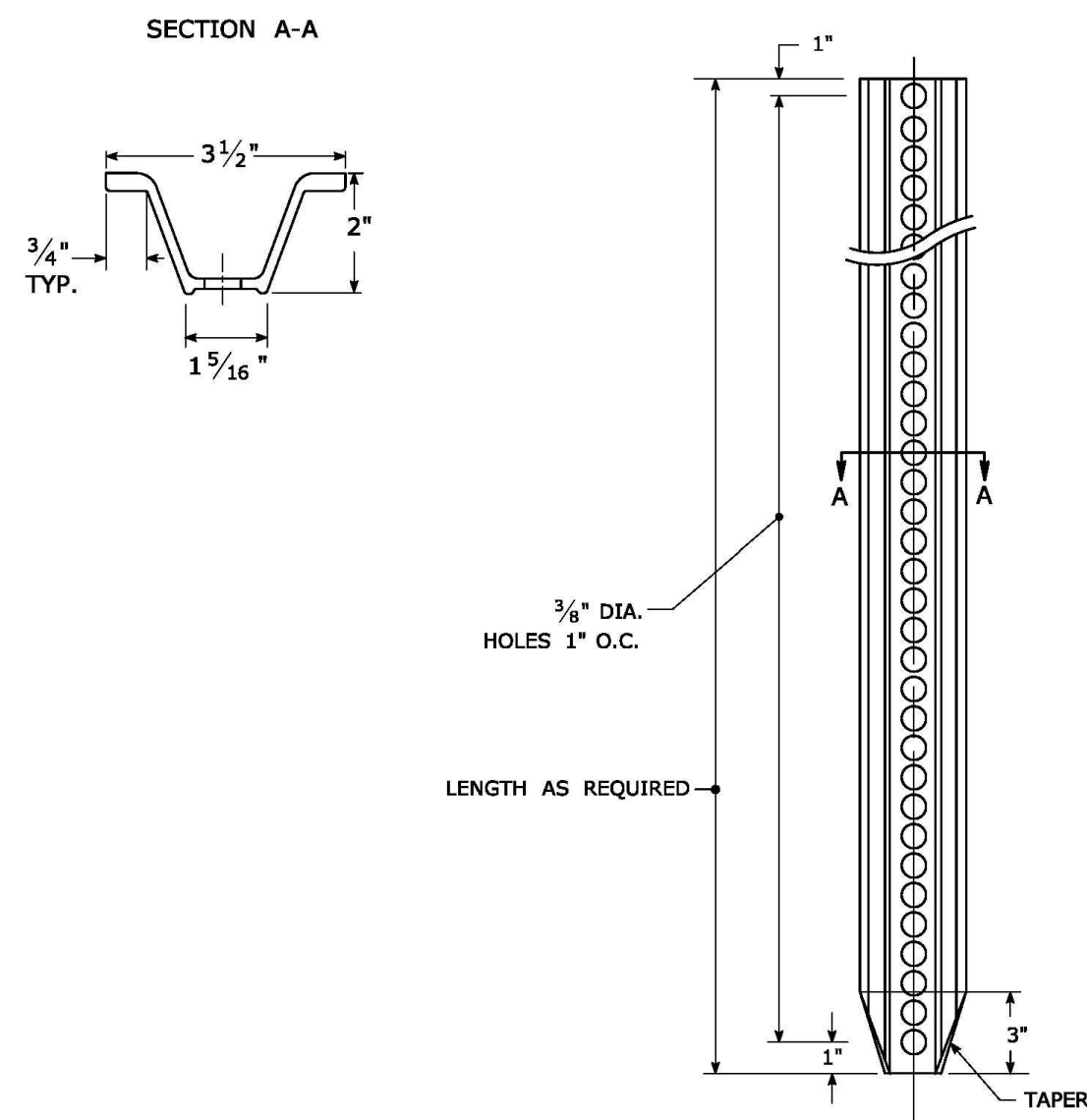
INVASIVE SPECIES WILL BE PROPERLY DISPOSED OF OFFSITE. SOIL DISTURBED BY INVASIVE SPECIES MANAGEMENT WILL BE SEEDED WITH NEW ENGLAND WETLANDS PLANTS RESTORATION SEED MIX FOR MOIST SITES AND DETENTION BASINS.

ANY USE OF PESTICIDES WILL BE DONE BY A LICENSED APPLICATOR WITH THE PROPER CTDEEP PERMITS.

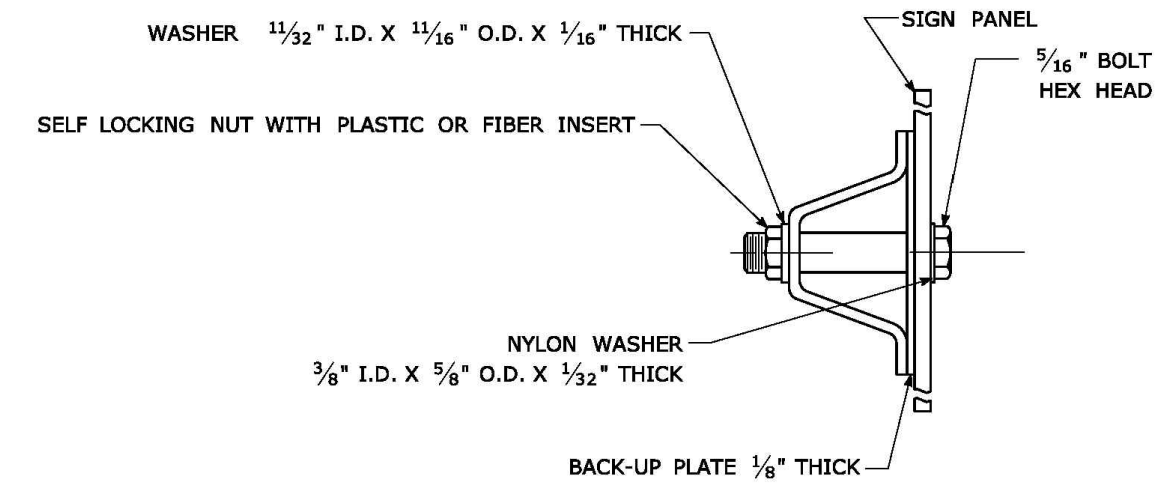
1.

		Green Site Design LLC CONSULTING CIVIL ENGINEERS		Project No. GSD-77	
		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Proj. Engineer E.M.B.	
				Date: 6/26/25	
				Sheet No. 7	
		UNCASVILLE PROPERTY, LLC.			
		2227 ROUTE 32 UNCASVILLE, CT			
		E&S DETAILS			

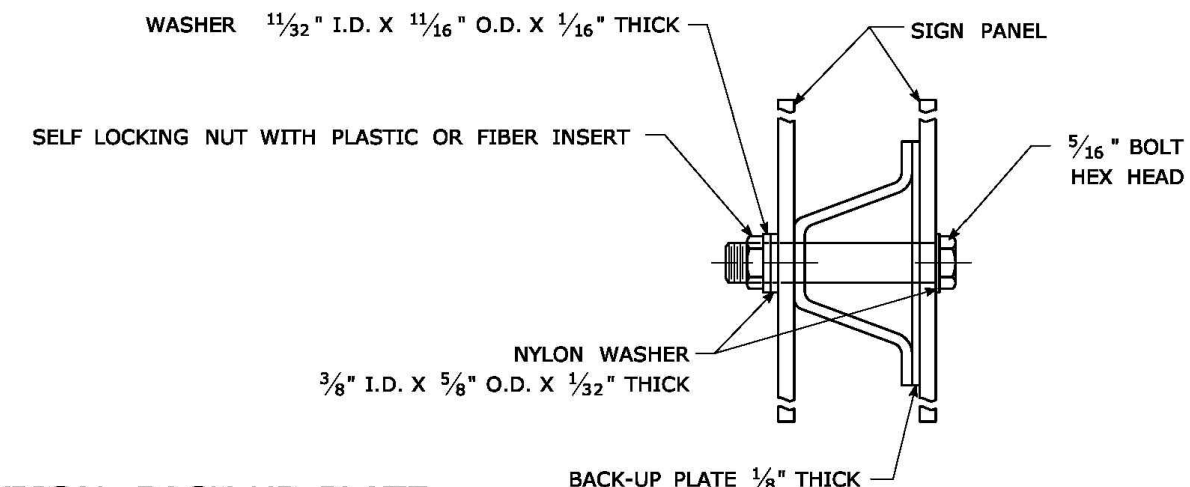
TYPICAL METAL SIGN POSTS



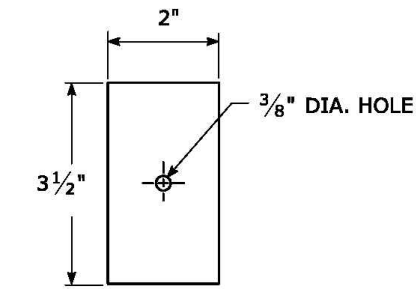
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT



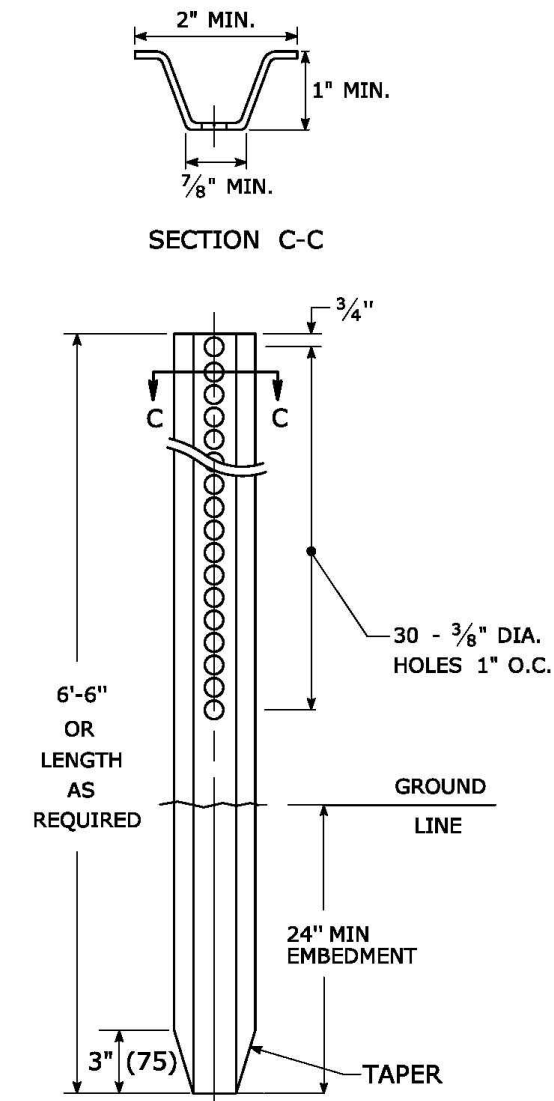
TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
 SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
 WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

METAL DELINEATOR POST

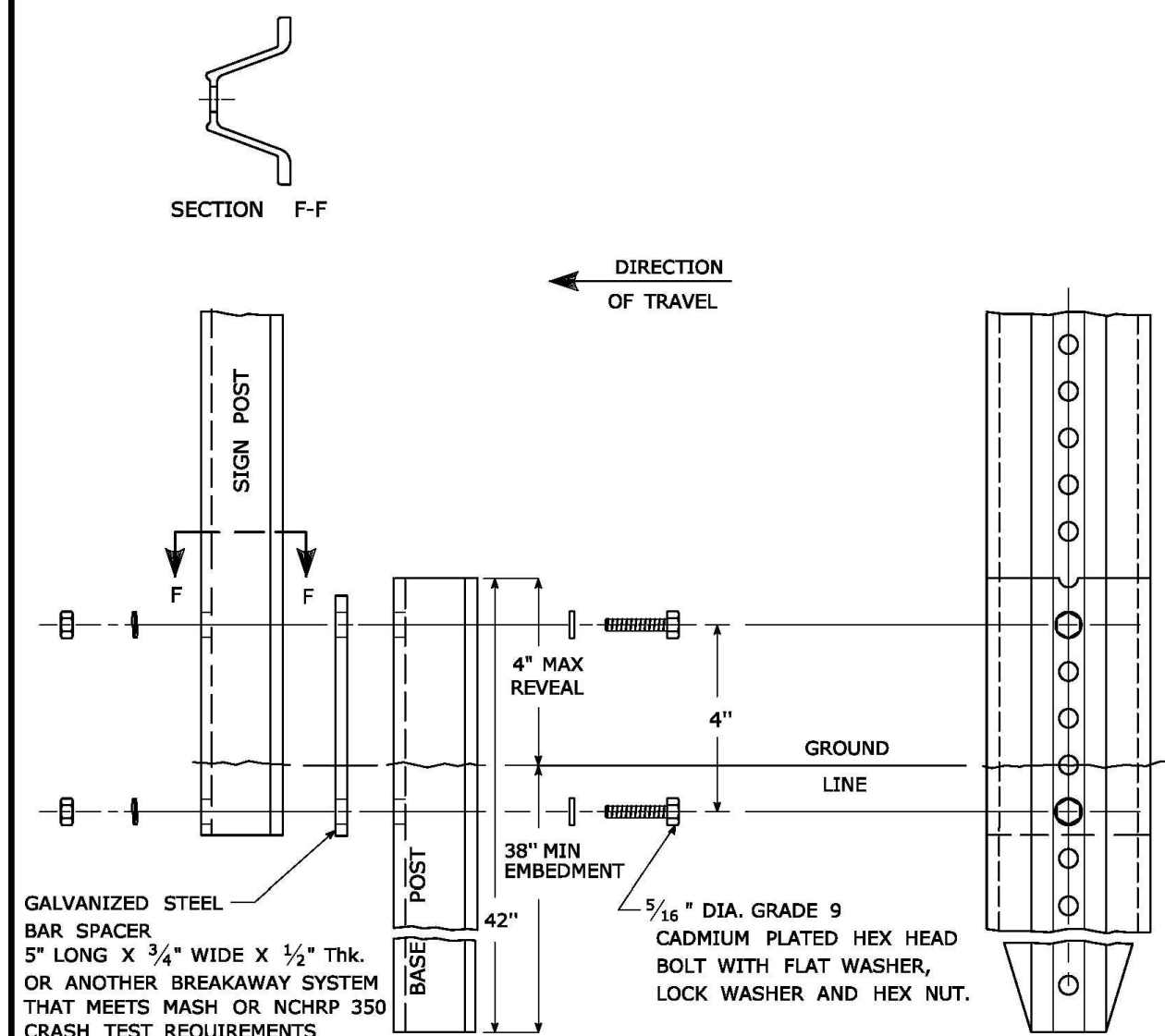
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

BREAKAWAY INSTALLATION FOR 4 LBS./FT. POSTS

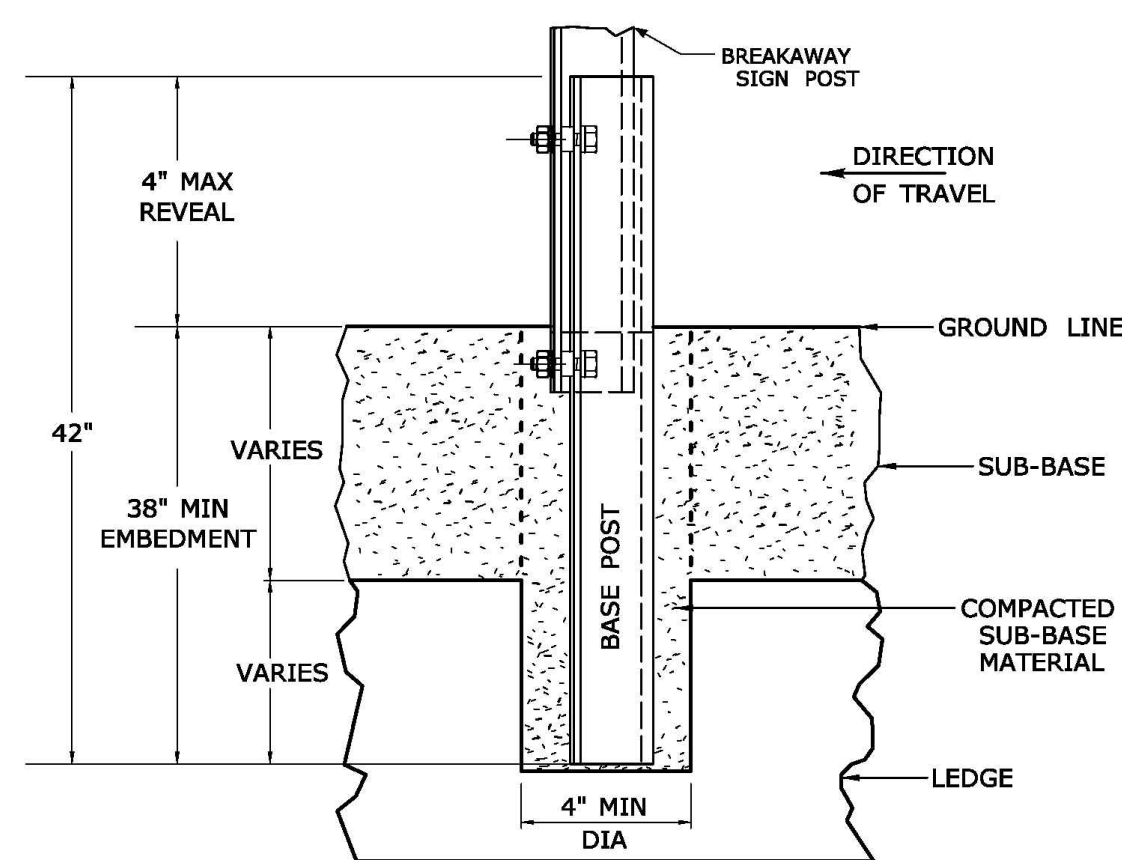


GALVANIZED STEEL BAR SPACER 5" LONG X 3/4" WIDE X 1/2" THK. OR ANOTHER BREAKAWAY SYSTEM THAT MEETS MASH OR NCHRP 350 CRASH TEST REQUIREMENTS FOR 4 LBS/FT. POSTS

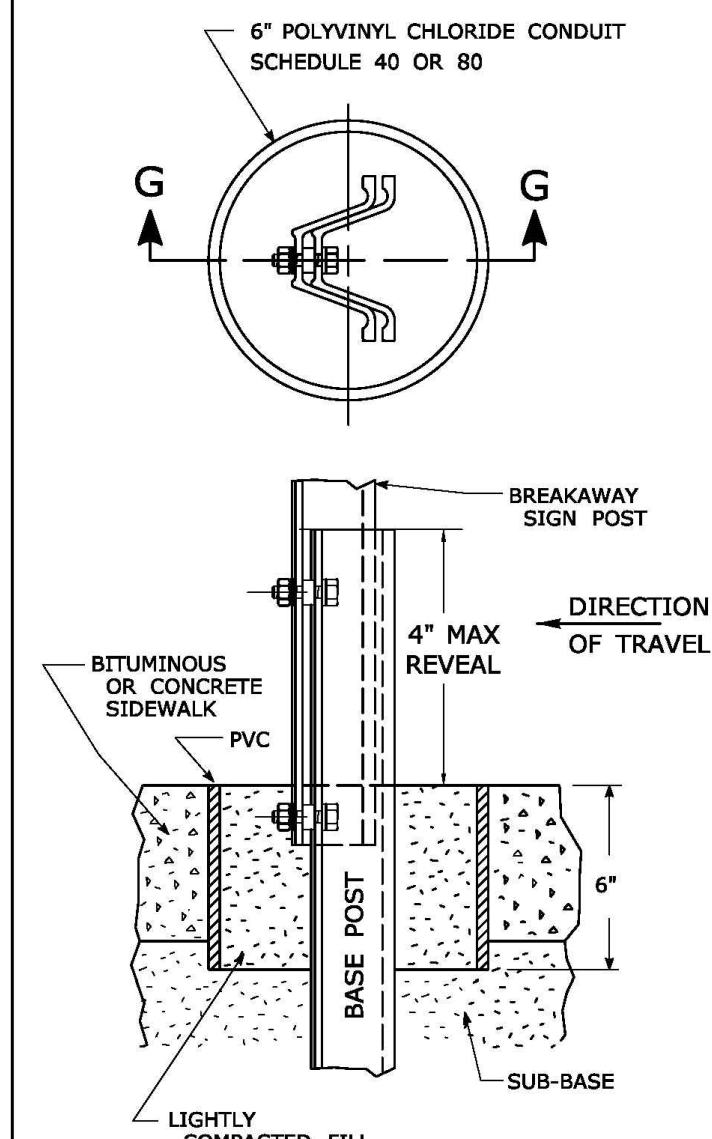
3/16" DIA. GRADE 9 CADMIUM PLATED HEX HEAD BOLT WITH FLAT WASHER, LOCK WASHER AND HEX NUT.

TYPICAL SIGN POST INSTALLATION IN LEDGE

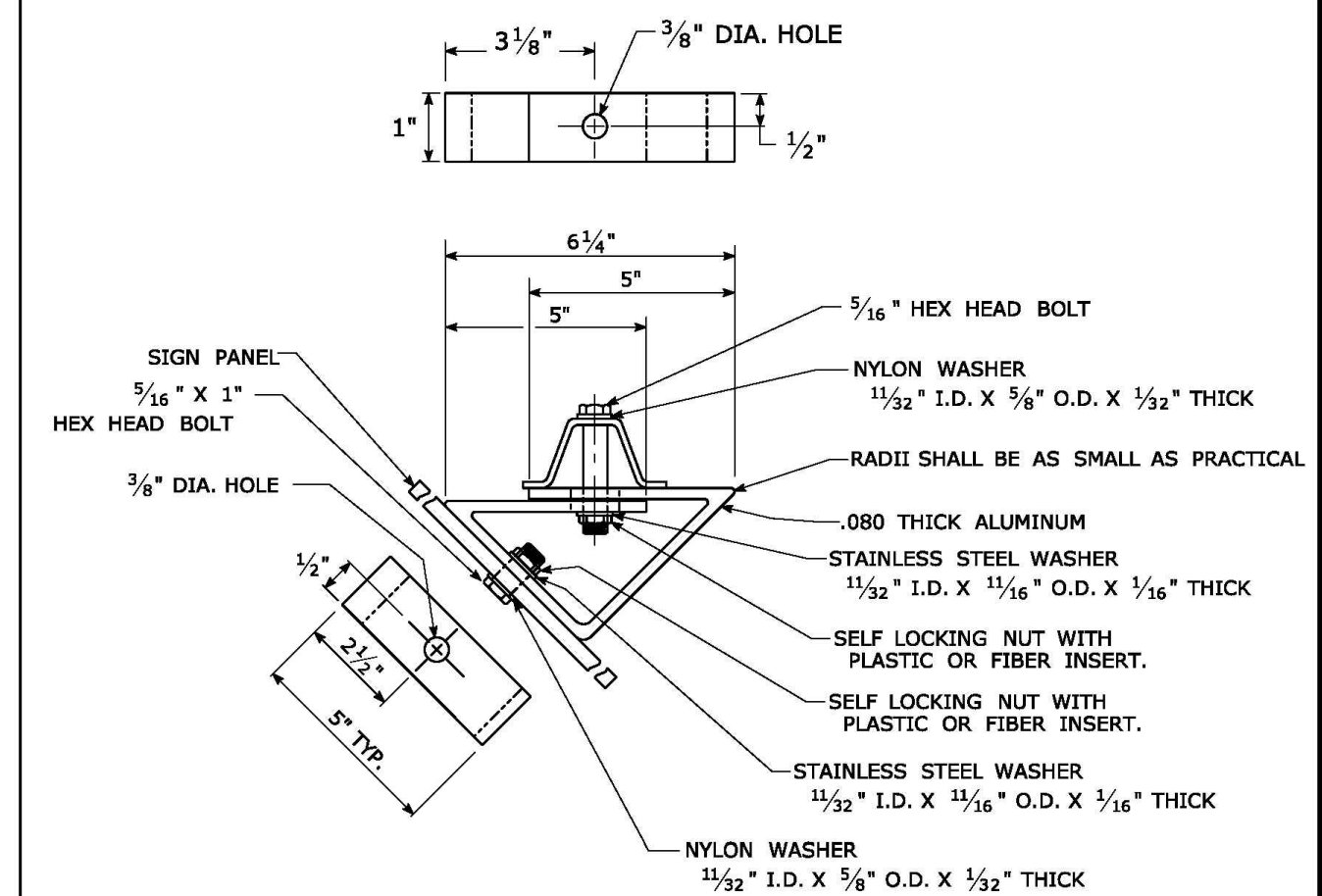
LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38". HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.
 Plotted Date: 6/6/2017

NOT TO SCALE



Filename: TR-1208_02_May_2017_Revision.dgn Model: TR-1208_02

SUBMITTED BY: Mark F. Marush, P.E. 2017.06.07 07:30:30-0400
 APPROVED BY: Gregory M. Dorosh, P.E. 2017.06.13 15:28:14-0400

CTDOT STANDARD SHEET OFFICE OF ENGINEERING

STANDARD SHEET TITLE: METAL SIGN POSTS AND SIGN MOUNTING DETAILS
 GUIDE SHEET NO.: TR-1208_02

<p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>		Project No. GSD-77 Proj. Engineer E.M.B. Date: 6/26/25 Sheet No. 8
UNCASVILLE PROPERTY, L.L.C. 2227 ROUTE 32 UNCASVILLE, CT		CT DOT DETAILS