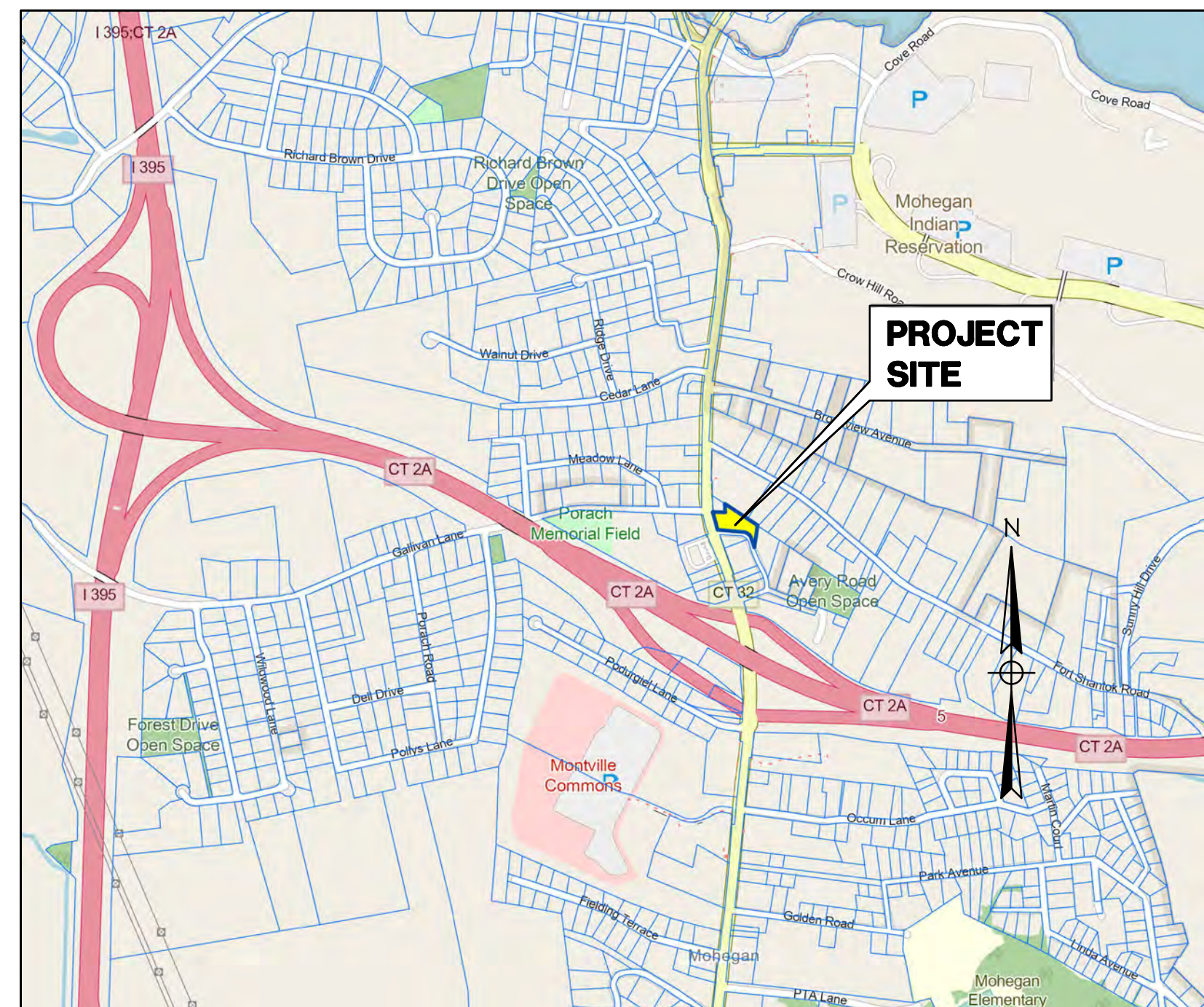


PROPOSED RETAIL & RESIDENTIAL PROJECT

2227 NORWICH-NEW LONDON TURNPIKE UNCASVILLE, CT

LEGEND

PROPERTY LINE	---
EDGE OF PAVEMENT	====
DRAINAGE	D
WATER	W
SEWER	S
GAS	G
ELECTRIC	E
CONTOUR	-21-
TREE LINE	~~~~~
GUIDERAIL	—•—•—
SIGNS	••
CATCH BASIN	⊠
IRON PIN, IRON PIPE	○
	MS, CHD, MON ⊠
FIRE HYDRANT	⊙
ELECTRIC MANHOLE	⊕
SEWER MANHOLE	⊗
GAS GATE, WATER GATE	⊗
LAMP	⊗



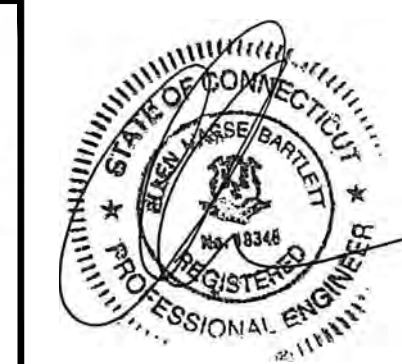
LOCATION MAP

SCALE: 1" = 1000'

NOVEMBER 26, 2025
NOVEMBER 14, 2025
NOVEMBER 4, 2025
OCTOBER 20, 2025
OCTOBER 7, 2025
SEPTEMBER 22, 2025
JUNE 2025

PROPOSED USE: MIXED-USE
APPLICANT/OWNER: UNCASVILLE PROPERTY, L.L.C.
21 TWO MILE HILL ROAD
WATERFORD, CT 06385
MAP/BLOCK/LOT: 103/092/000

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

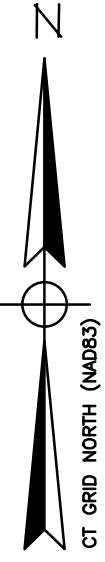


INDEX TO DRAWINGS

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

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____

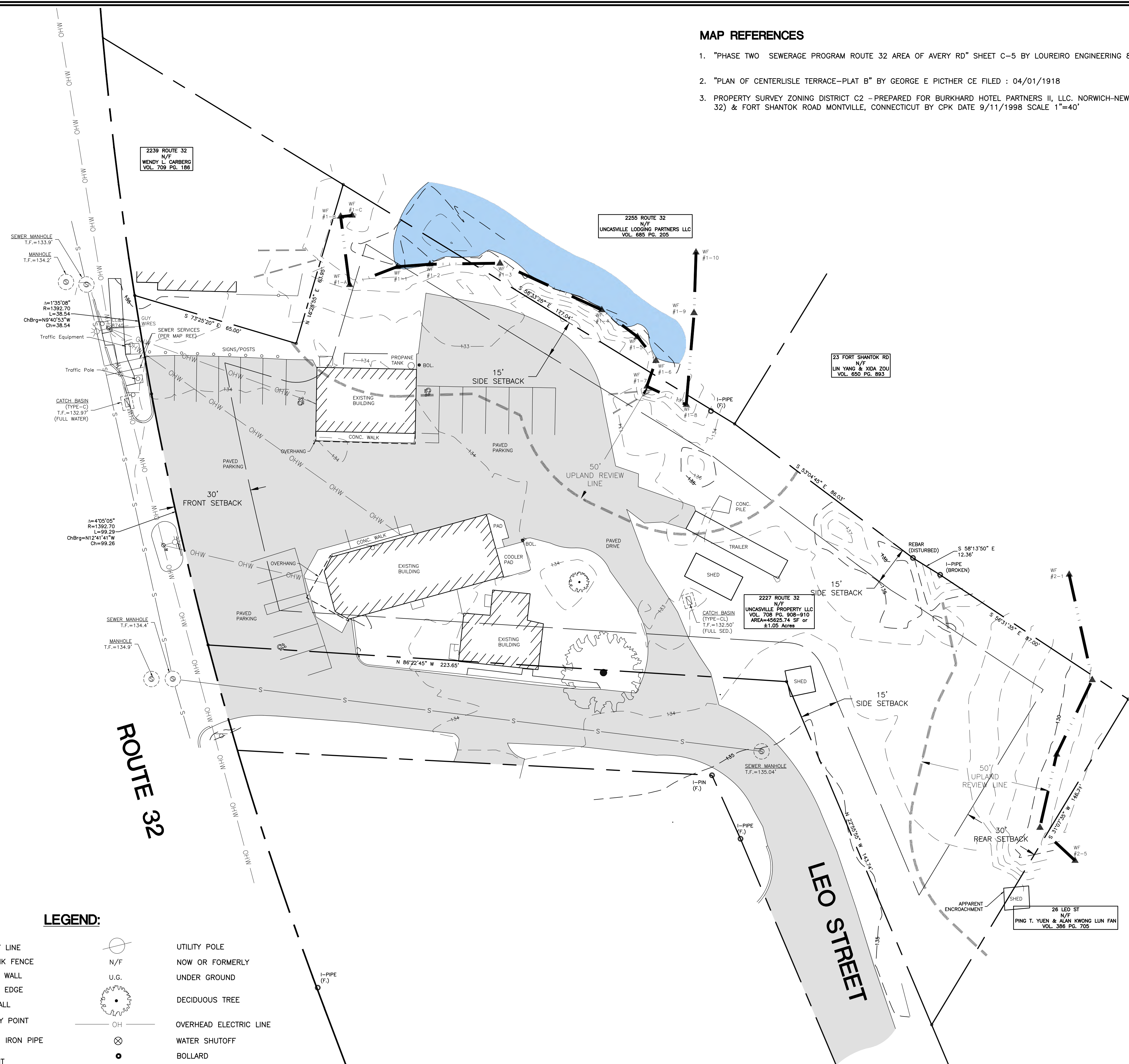


MAP REFERENCES

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 PICHTER 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:

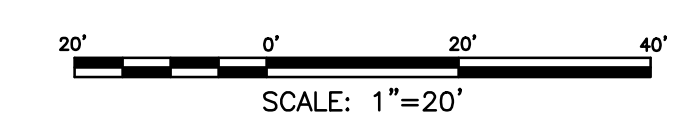
- | | | | |
|-----------|----------------------|---|------------------------------|
| --- | PROPERTY LINE | ○ | UTILITY POLE |
| - - - | CHAIN-LINK FENCE | ○ | NOW OR FORMERLY UNDER GROUND |
| — — — | RETAINING WALL | ○ | DECIDUOUS TREE |
| - - - - - | WETLANDS EDGE | ○ | OVERHEAD ELECTRIC LINE |
| — — — | STONE WALL | ○ | WATER SHUTOFF |
| ○ | BOUNDARY POINT | ○ | BOLLARD |
| ○ | IRON PIN, IRON PIPE | ○ | SHRUB |
| CHD, MON | 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.

RC Russo
 ROBERT C. RUSSO
 CERTIFIED SOIL SCIENTIST

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

Ryan J. Cheverie
 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>		<p>Project No. CLA-8078</p> <p>Proj. Surveyor R.J.C.</p> <p>Date: MAR. 2025</p> <p>Sheet No. 01</p>
<p>BOUNDARY AND TOPOGRAPHIC SURVEY</p> <p>2227 NORWICH-NEW LONDON TURNPIKE</p> <p>TOWN OF MONTVILLE CT, 06382</p>		<p>STATE OF CONNECTICUT</p> <p>FRANK J. CHEVERIE</p> <p>No. 70454</p> <p>LICENSED LAND SURVEYOR</p>



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	-	-

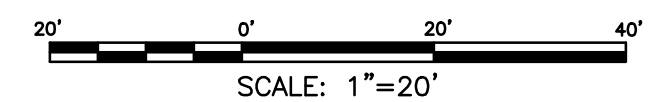
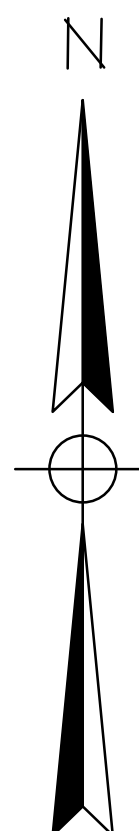
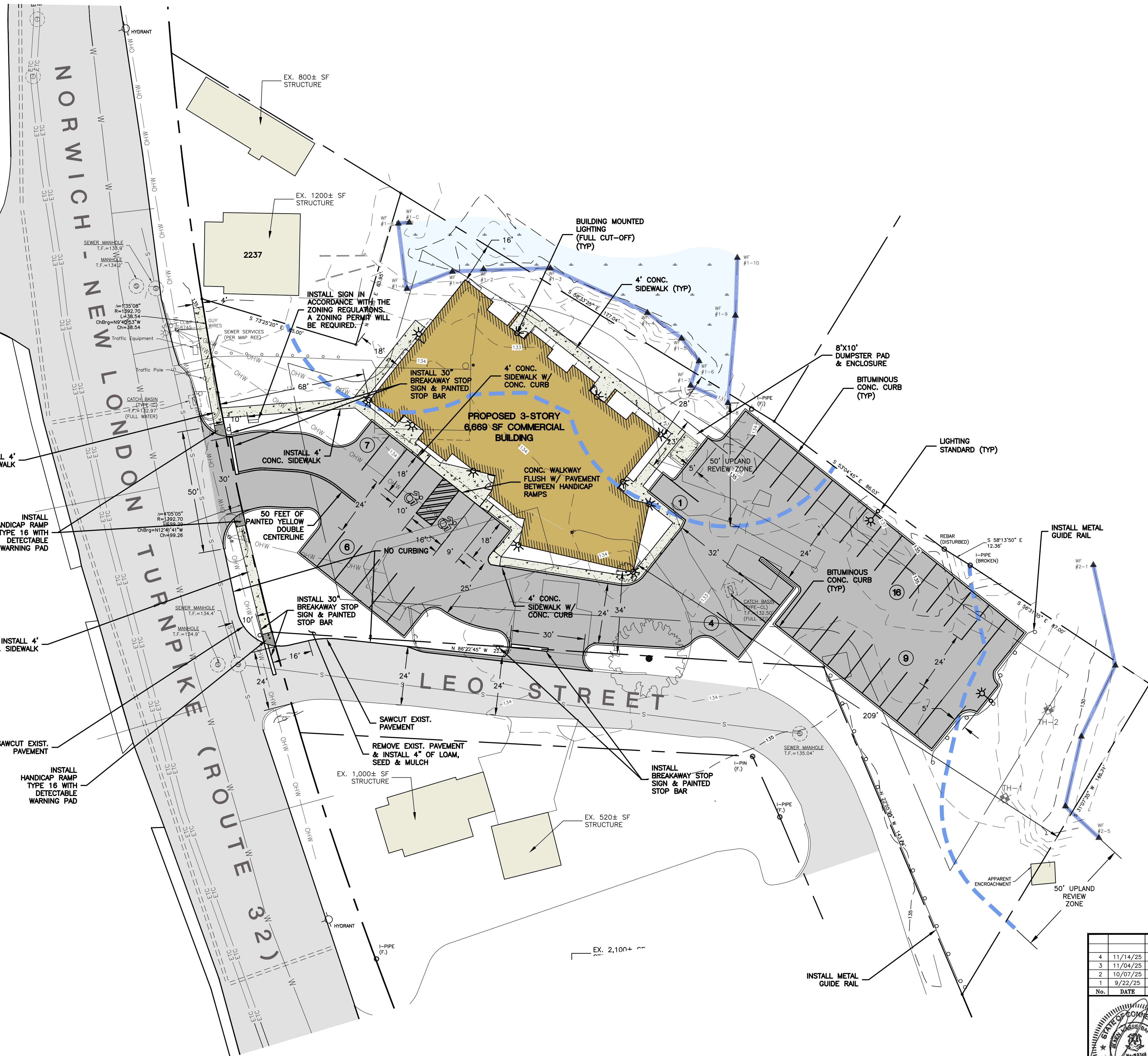
PARKING

4 STUDIO APARTMENTS @ 1 SPACE/UNIT = 4 SPACES
 (12) 1-BEDROOM APARTMENTS @ 1 SPACE/UNIT* = 12 SPACES
 6,669 SF RETAIL/BUSINESS @ 1 SPACE/250 SF = 27 SPACES

43 PARKING SPACES REQUIRED
 43 PARKING SPACES PROVIDED

*AS PER ITE PARKING GENERATION MANUAL

GALLIVAN LN



No.	DATE	REVISION
4	11/14/25	REVIEW COMMENTS
3	11/04/25	DOT COMMENTS
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

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



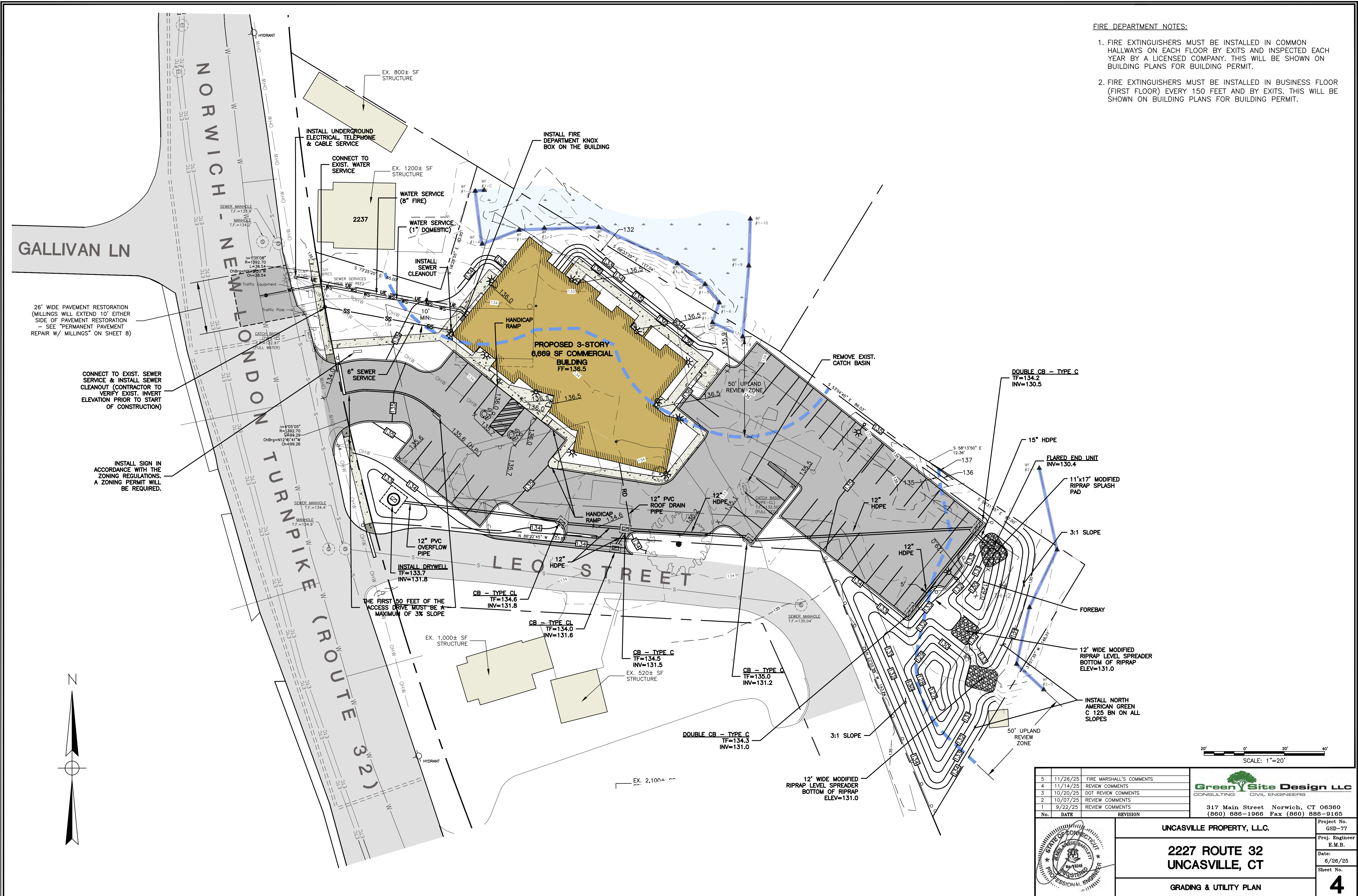
UNCASVILLE PROPERTY, L.L.C.
2227 ROUTE 32
UNCASVILLE, CT
 SITE PLAN

Project No. GSD-77
 Proj. Engineer E.M.B.
 Date: 6/26/25
 Sheet No. **2**

Y:\PROJECTS\71 - 2227 Route 32\GSD-77 - 2227 Route 32 Conceptual Plan V13_purged.dwg, 1/22/2025 9:34:20 AM, DWG T1 PDF.plt

FIRE DEPARTMENT NOTES:

1. FIRE EXTINGUISHERS MUST BE INSTALLED IN COMMON HALLWAYS ON EACH FLOOR BY EXITS AND INSPECTED EACH YEAR BY A LICENSED COMPANY. THIS WILL BE SHOWN ON BUILDING PLANS FOR BUILDING PERMIT.
2. FIRE EXTINGUISHERS MUST BE INSTALLED IN BUSINESS FLOOR (FIRST FLOOR) EVERY 150 FEET AND BY EXITS. THIS WILL BE SHOWN ON BUILDING PLANS FOR BUILDING PERMIT.



5	11/26/25	FIRE MARSHALL'S COMMENTS
4	11/14/25	REVIEW COMMENTS
3	10/20/25	DOT REVIEW COMMENTS
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS
No.	DATE	REVISION

Green Site Design LLC
CONSULTING CIVIL ENGINEERS

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



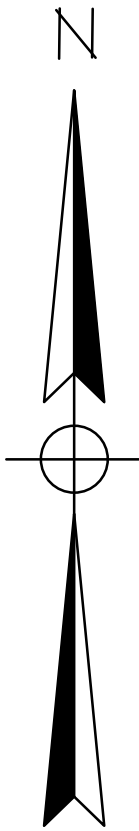
UNCASVILLE PROPERTY, L.L.C.

**2227 ROUTE 32
UNCASVILLE, CT**

GRADING & UTILITY PLAN

Project No. GSD-77
Proj. Engineer E.M.B.
Date: 6/26/25
Sheet No. **4**

Y:\PROJECTS\77 - 2227 Route 32\GSD-77 - 2227 Route 32 Conceptual Plan V13.dwg, 12/10/2025 4:24:13 PM, DWG TO PDF, ps3



LANDSCAPING PLANTING LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Af	4	<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:

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

STORMWATER POND PLANTING SCHEDULE

PLANT NAME	NW1 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

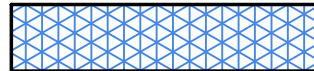
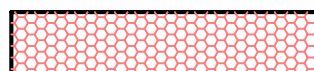
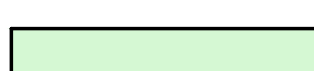
THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX CONTAINS A BROAD SPECTRUM OF NATIVE WARM SEASON GRASSES TO ENSURE THAT A VARIETY OF THE SPECIES WILL SURVIVE IN THE SANDY AND DROUGHTY CONDITIONS TYPICALLY FOUND ALONG ROADSIDES, GRAVEL MINE RECLAMATION AREAS, AND OTHER LOW-FERTILITY, WELL-DRAINED SOIL CONDITIONS. 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.

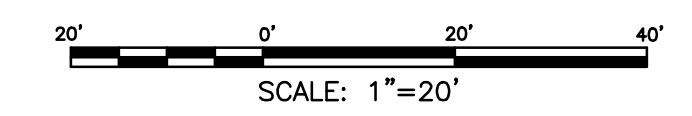
SEEDING: THIS MIX MAY BE APPLIED BY HYDRO SEEDING ON SLOPES, BY MECHANICAL SPREADER, OR ON SMALL SITES IT MAY BE SPREAD BY HAND. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A MID-LATE SPRING SEEDING. APPLICATION RATE: 23 LBS/ACRE (1900 SQ. FT./LB.)

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



GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET

PROPOSED 3-STORY 6,669 SF COMMERCIAL BUILDING

EX. 800± SF STRUCTURE

EX. 1200± SF STRUCTURE

EX. 1,000± SF STRUCTURE

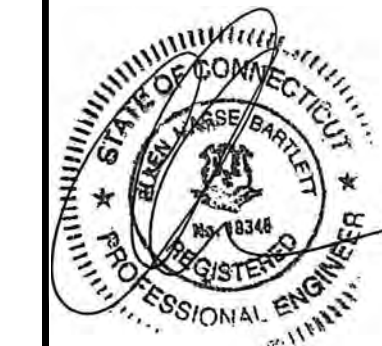
EX. 520± SF STRUCTURE

EX. 2,100± SF STRUCTURE

EX. 2,470± SF STRUCTURE

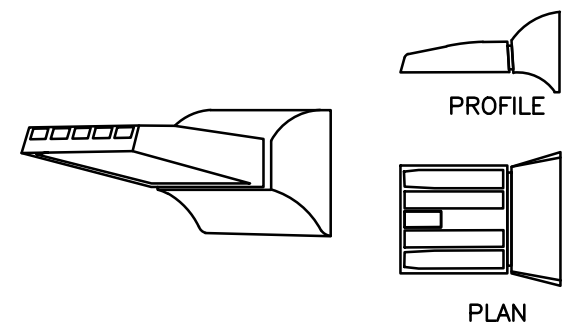
INSTALL (11) 3-4 FOOT TALL SHADBUSH (*AMELANCHIER CANADENSIS*) 10' O.C.

 CONSULTING CIVIL ENGINEERS 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. GSD-77
		Proj. Engineer E.M.B.
2227 ROUTE 32 UNCASVILLE, CT		Date: 6/26/25
LANDSCAPING PLAN		Sheet No. 5



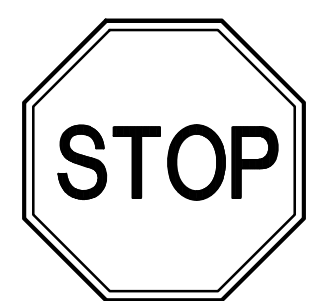
No.	DATE	REVISION
2	11/14/25	STAFF REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

Y:\PROJECTS\717 - 2227 Route 32\Conceptual Plan V13.dwg, 12/10/2025 4:24:25 PM, DWG TO PDF, ps3



FULL CUTOFF:
APEX LIGHTING SOLUTIONS
BO-UO-GP

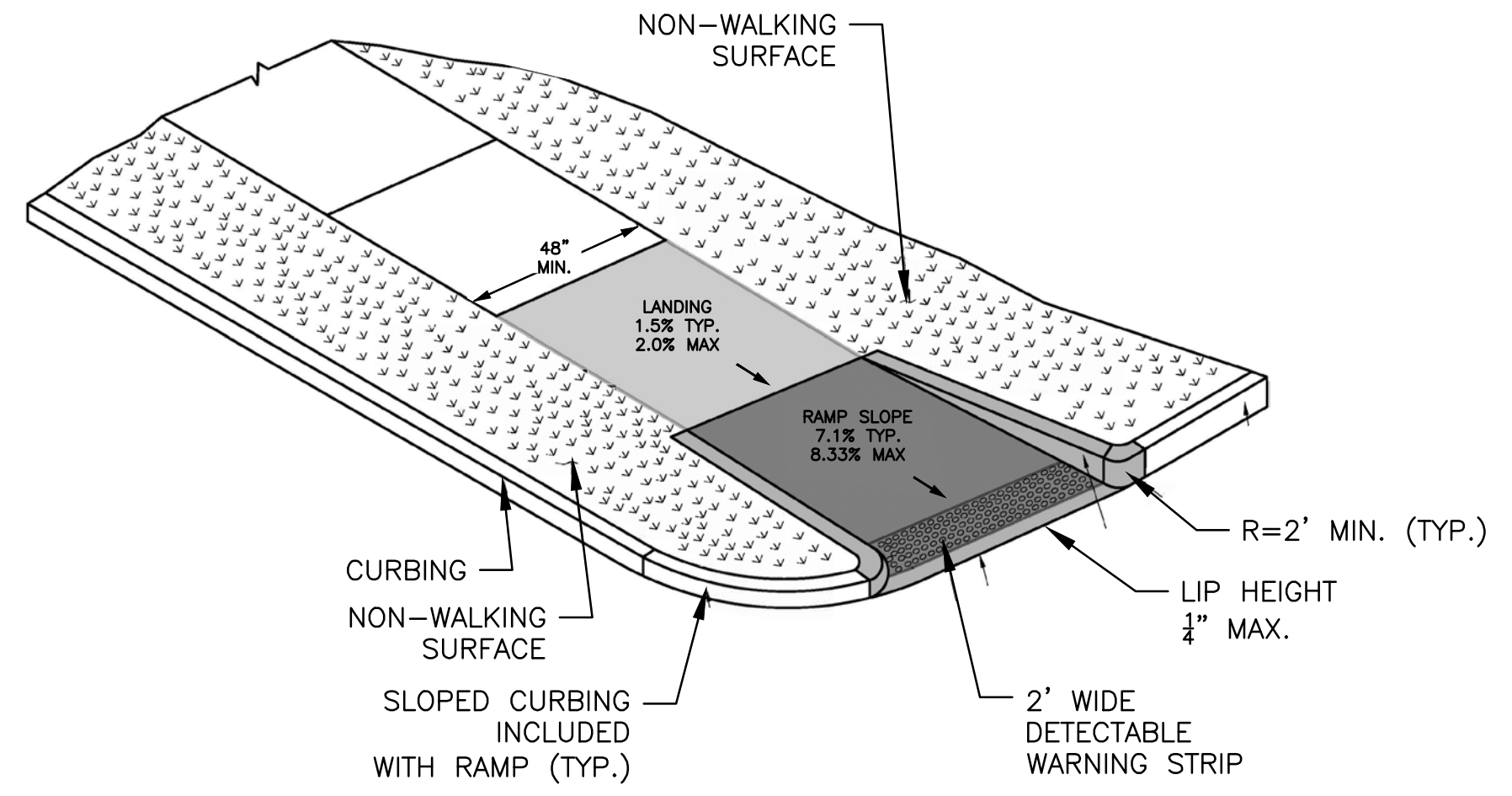
WALLPACK
NOT TO SCALE



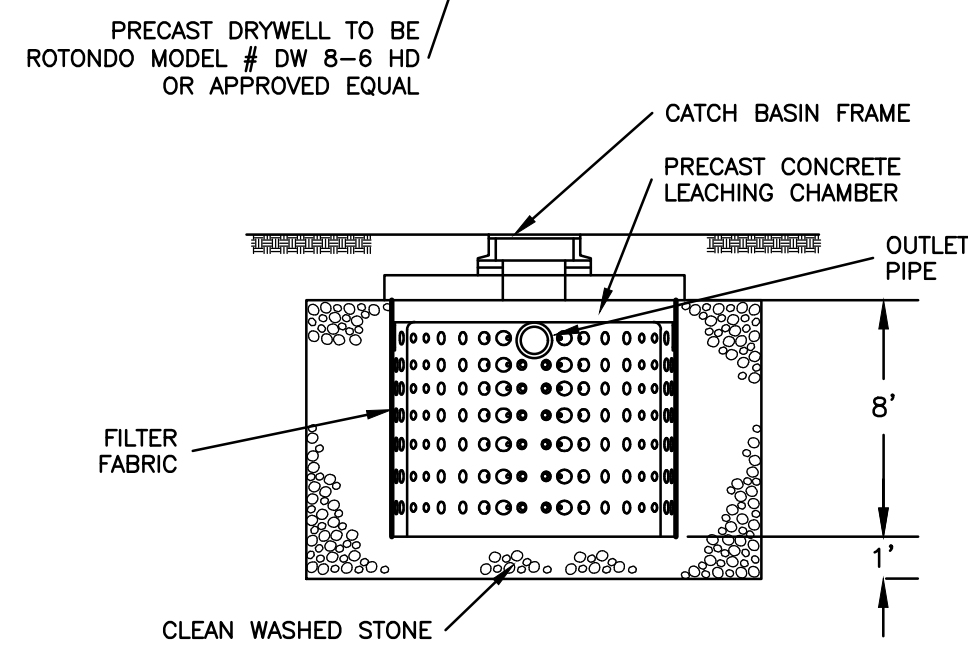
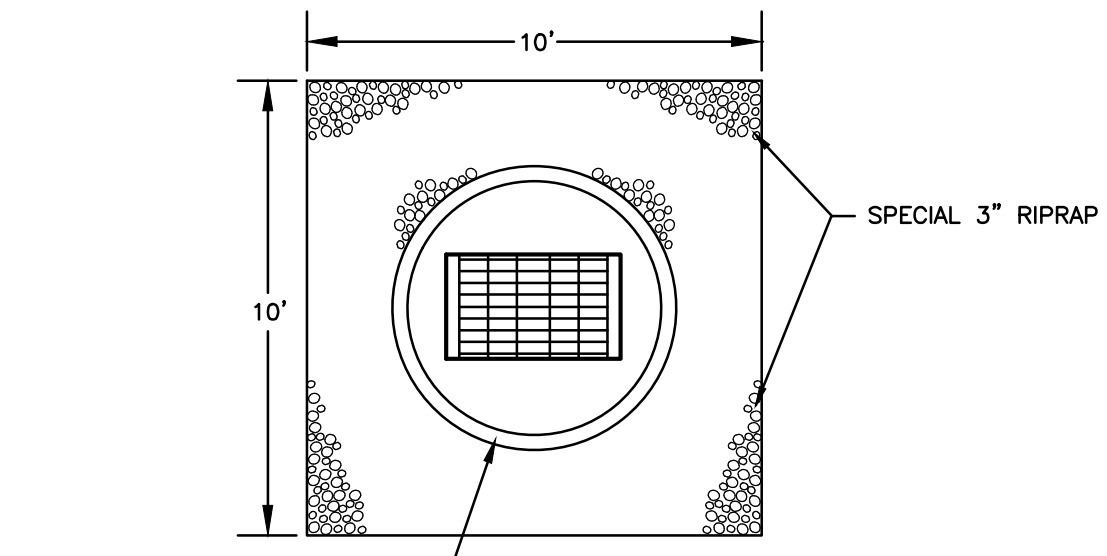
NOTE:
SIGNS TO BE INSTALLED IN
ACCORDANCE WITH STATE OF
CONNECTICUT D.O.T. STANDARDS

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

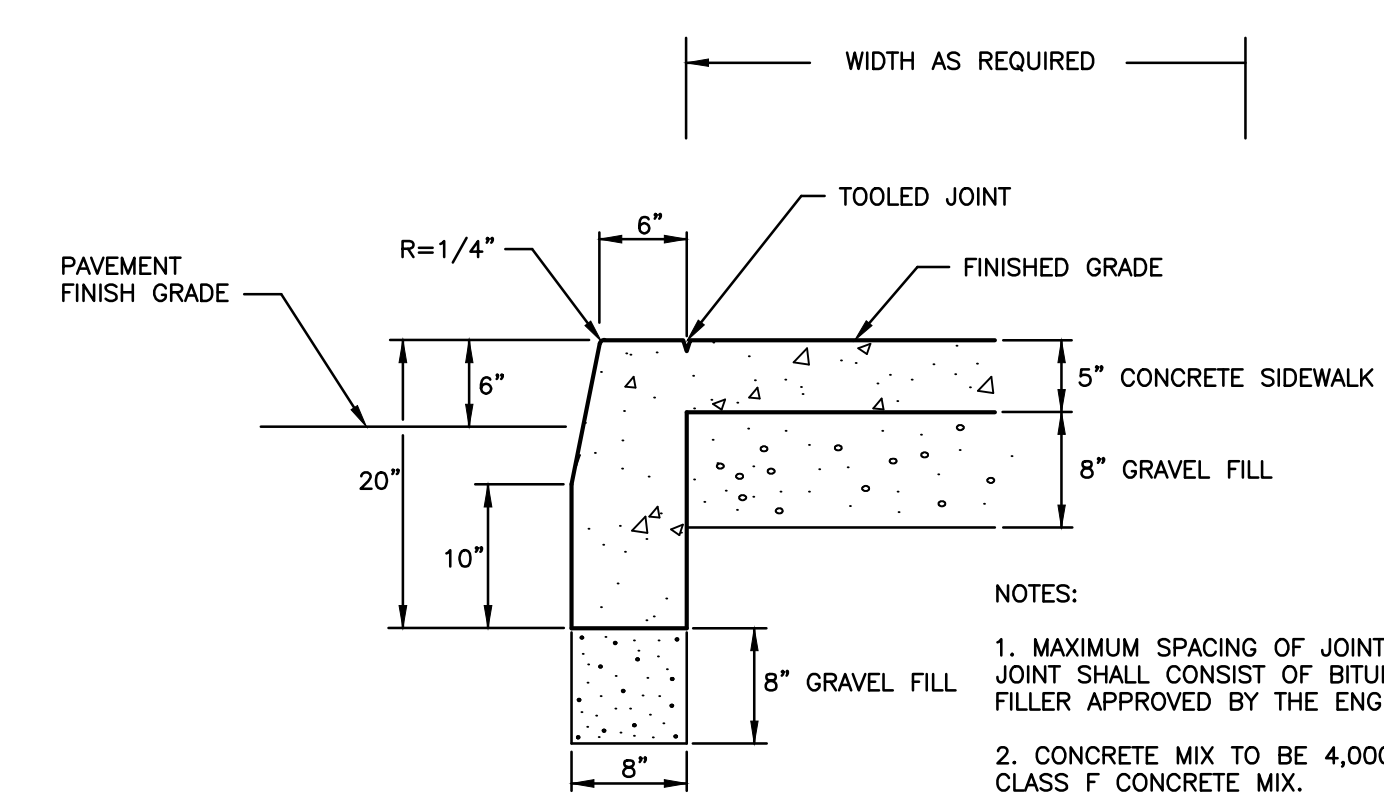
TRAFFIC SIGNAGE
NOT TO SCALE



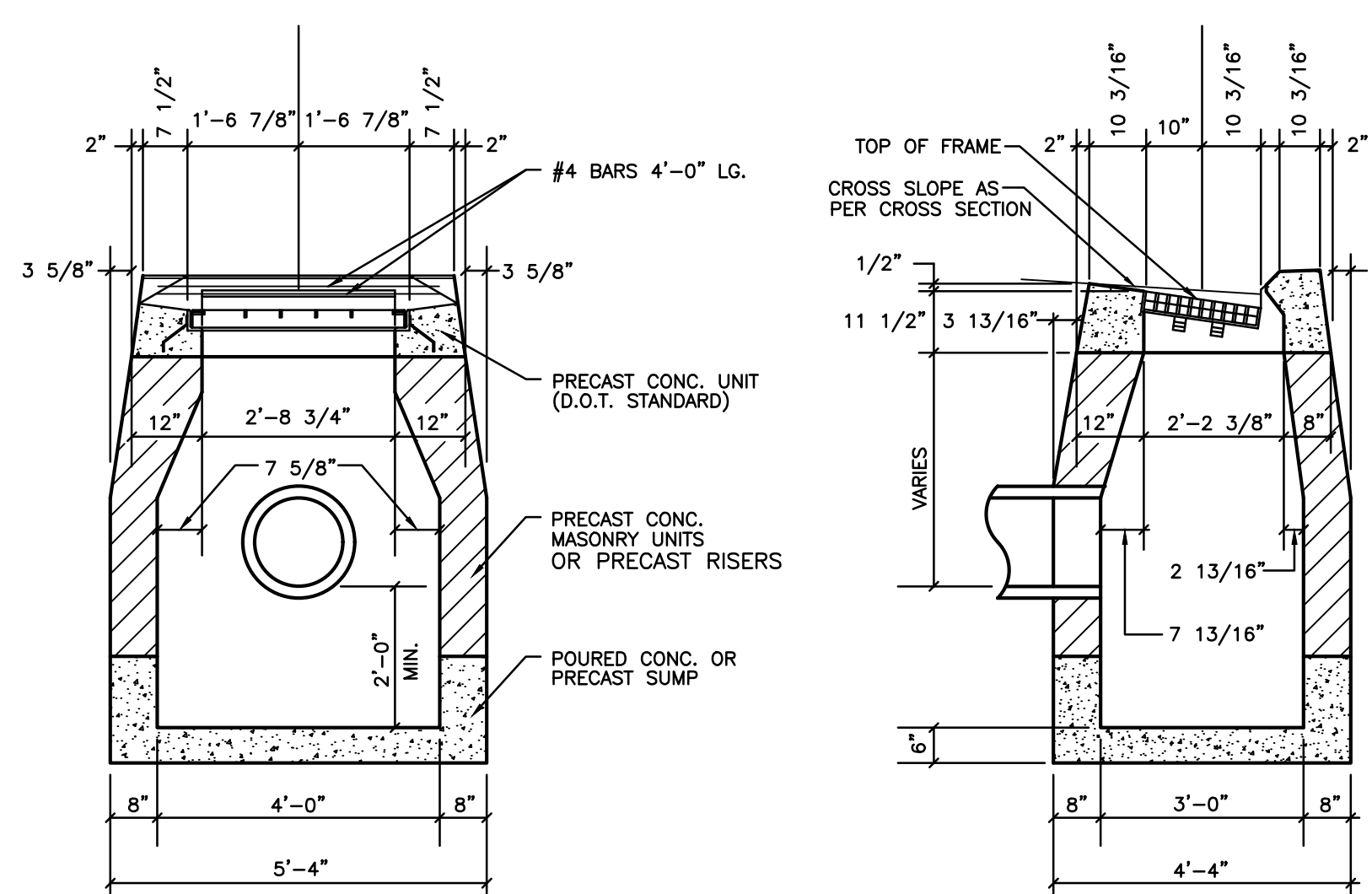
**SINGLE DIRECTION
RETURN CURB WITH NON-WALKING SURFACE
(TYPE 16)**
NOT TO SCALE



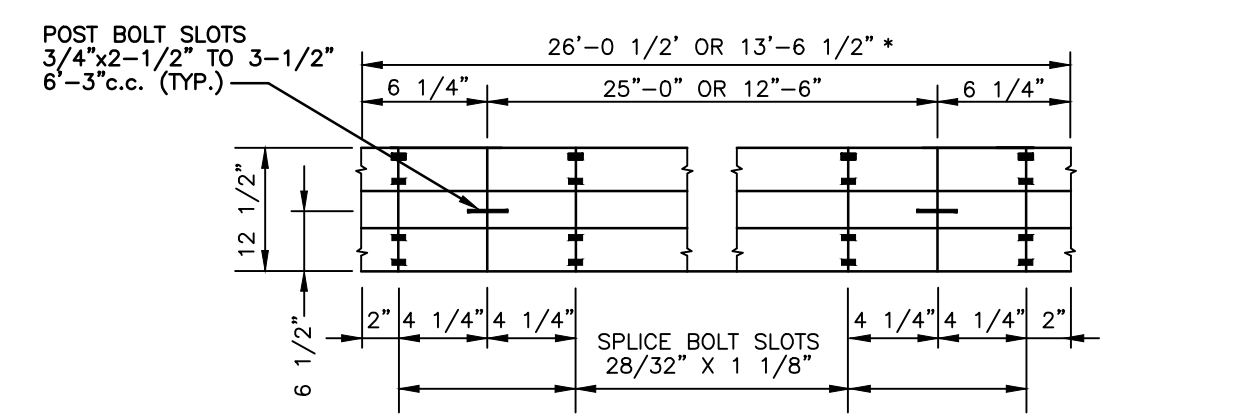
PRECAST DRYWELL DETAIL
NOT TO SCALE



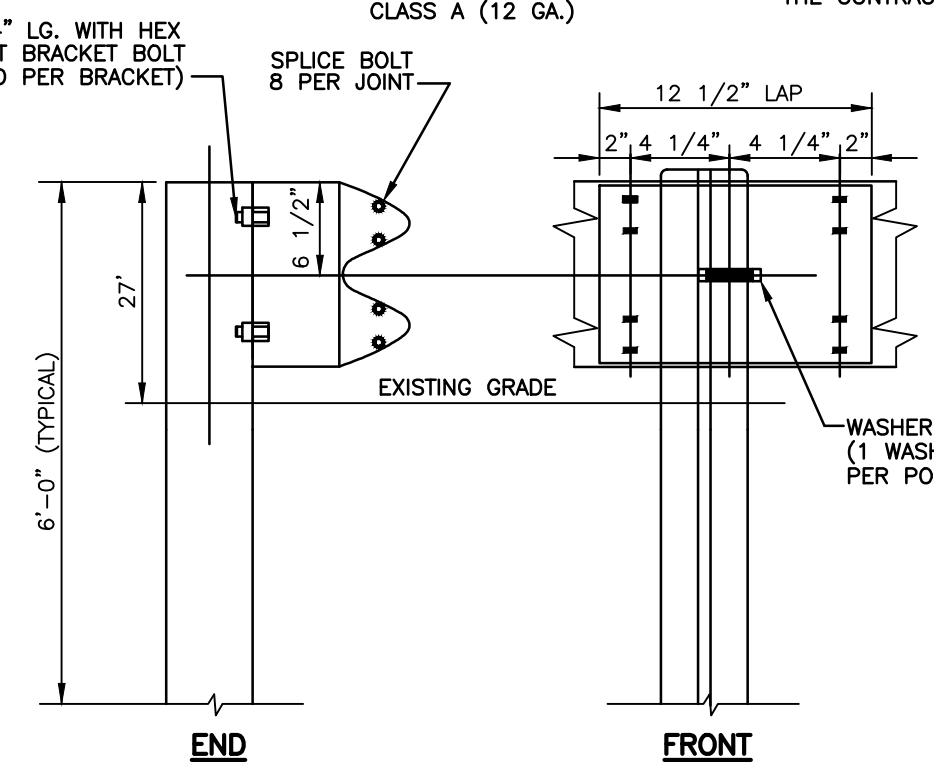
**CONCRETE SIDEWALK WITH CURBING DETAIL
(SINGLE POUR)**
NOT TO SCALE



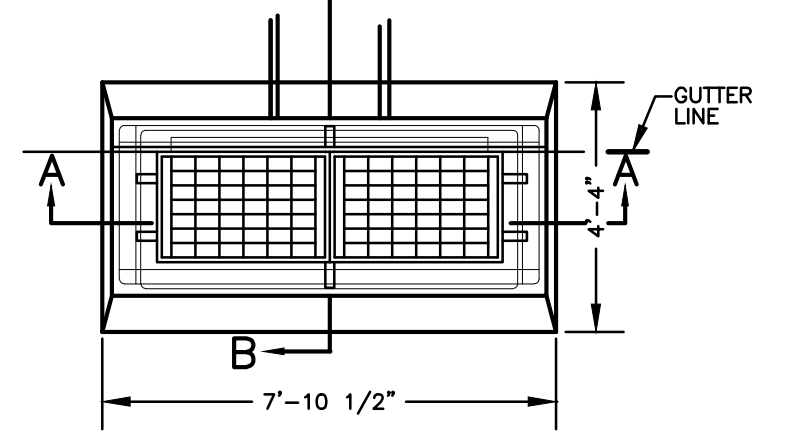
TYPE "C" CATCH BASIN DETAIL
NOT TO SCALE



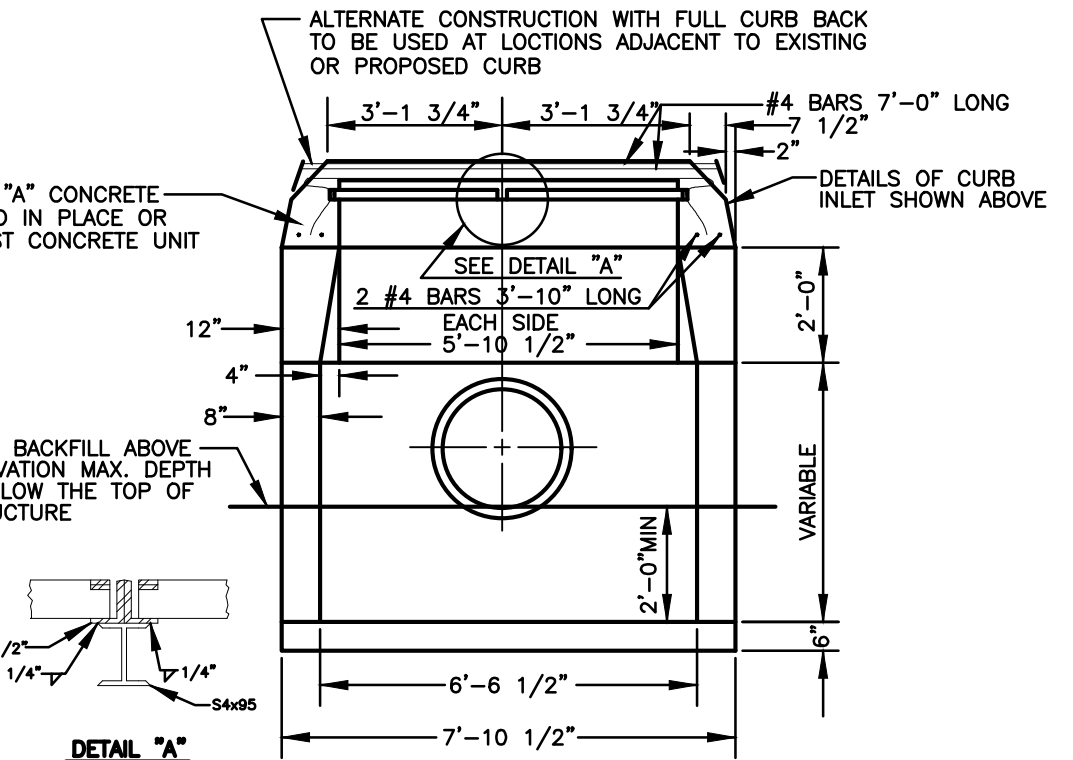
TYPICAL RAIL ELEMENT
CLASS "A" (12 GA)
* AT THE OPTION OF
THE CONTRACTOR



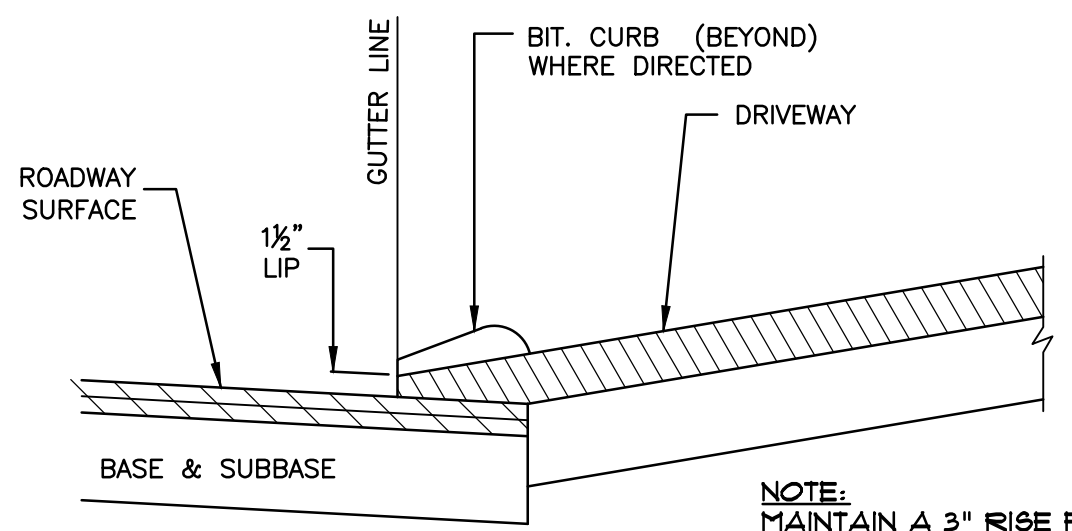
METAL BEAM RAIL
NOT TO SCALE



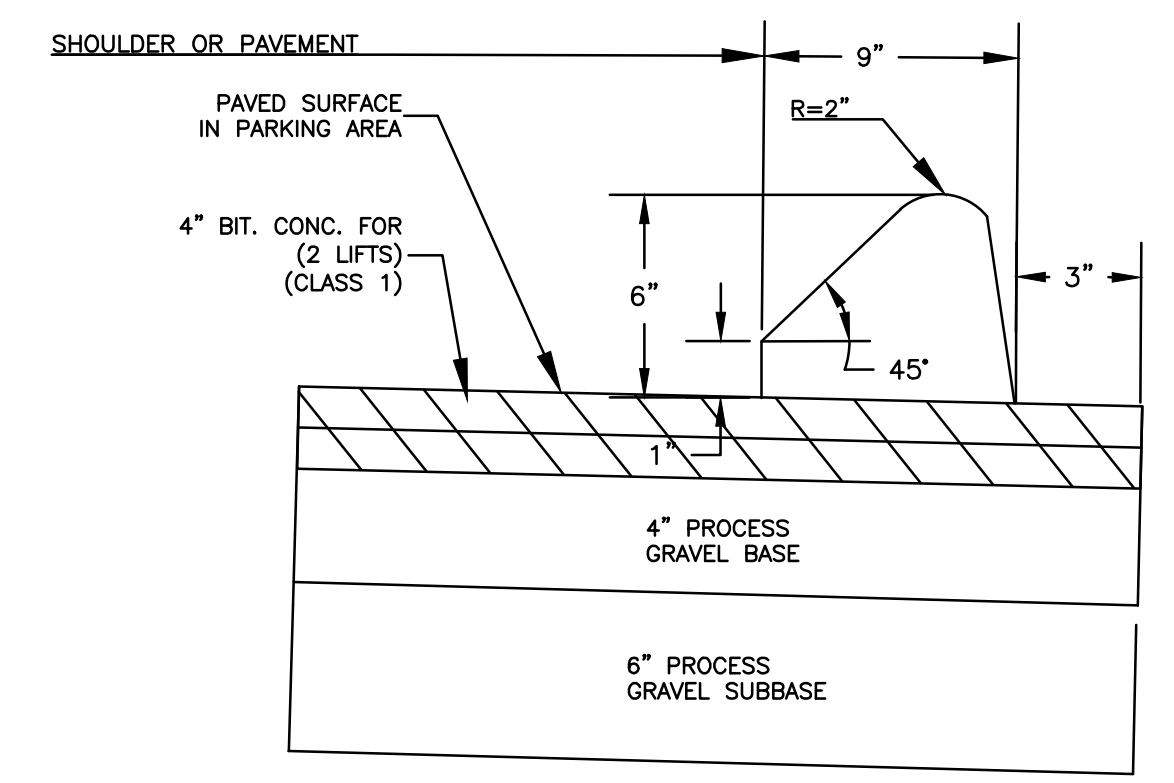
NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT



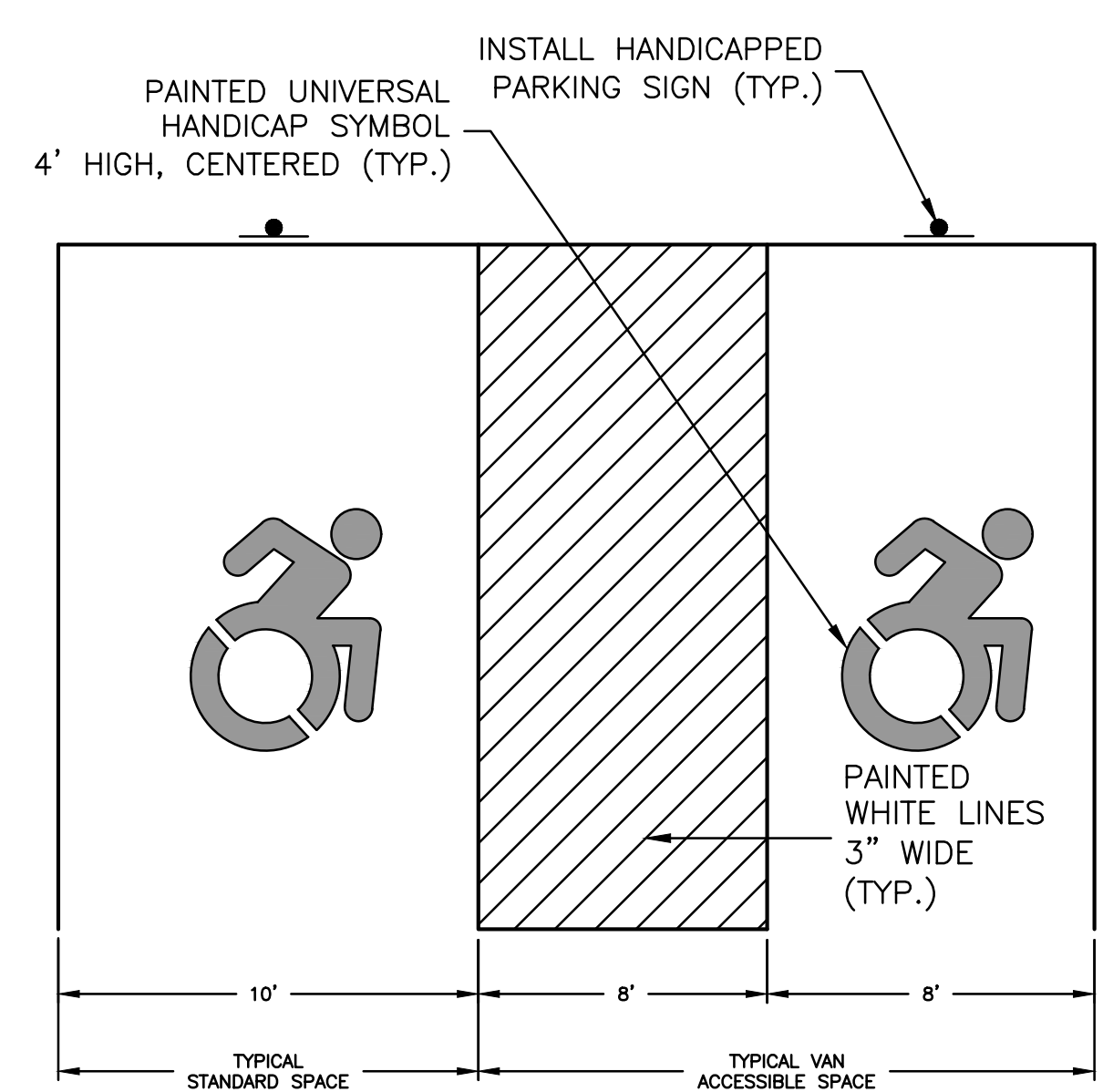
DOUBLE CATCH BASIN - TYPE "C"
NOT TO SCALE



BITUMINOUS CONCRETE DRIVES
NOT TO SCALE

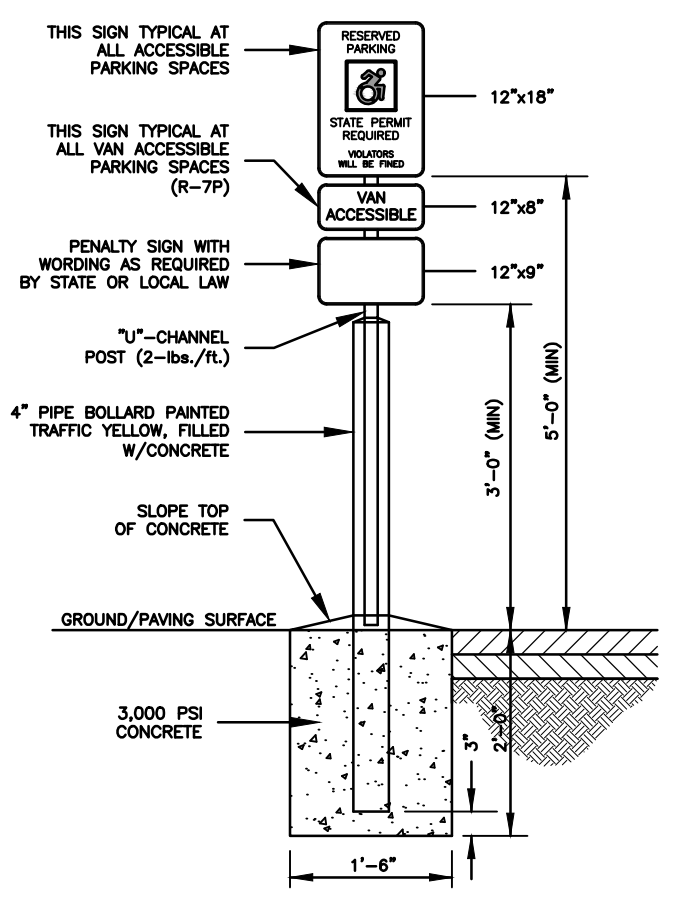


**BITUMINOUS CONCRETE PAVEMENT
& LIP CURBING**
NOT TO SCALE

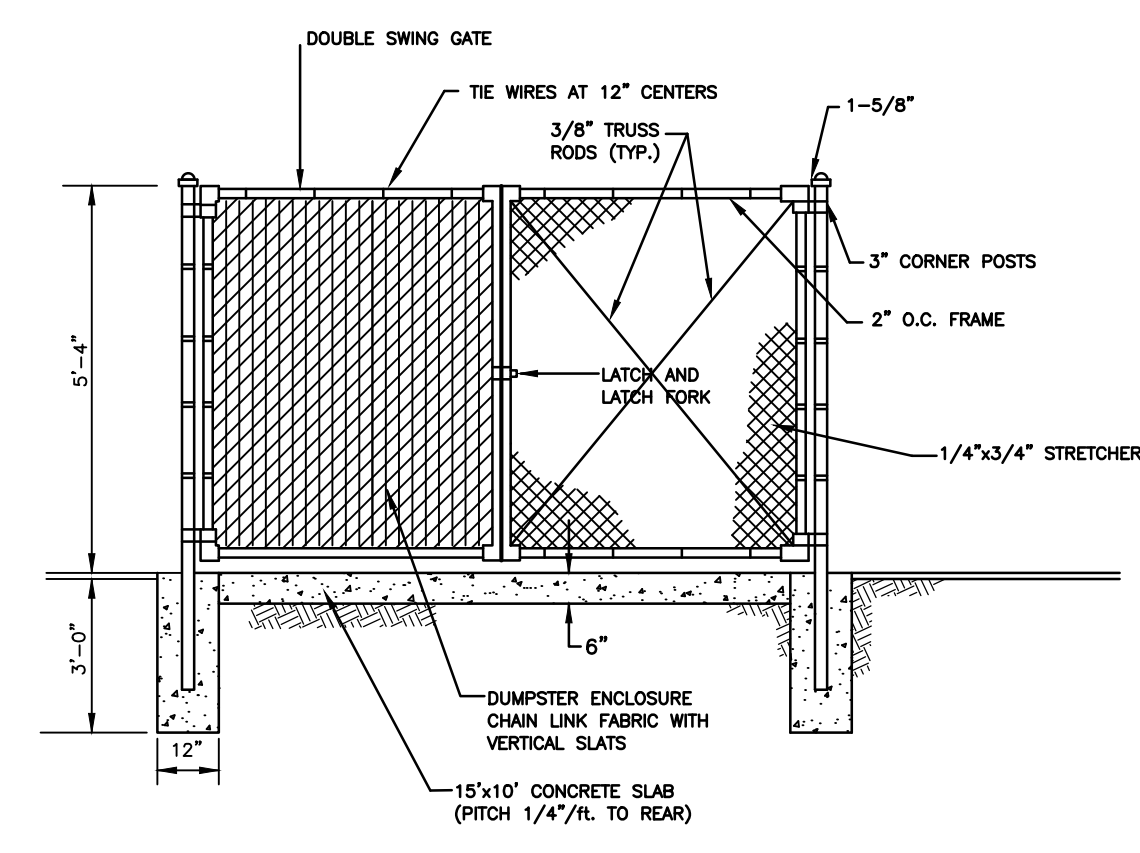


NOTE:
ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN
ACCORDANCE WITH CGS 14-253g(h) AND THE 2018 PORTION OF THE STATE
BUILDING CODE

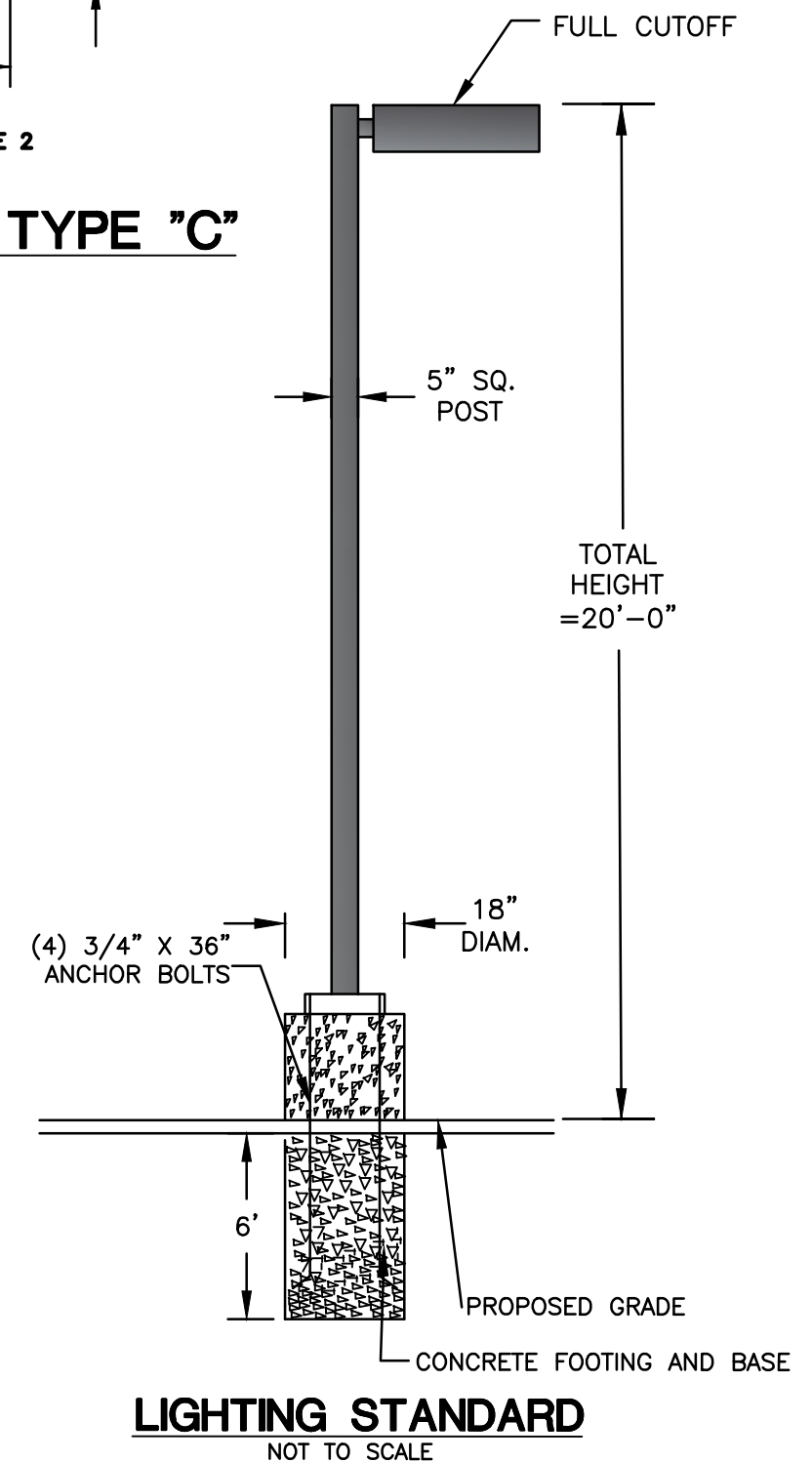
**ADA ACCESSIBLE PARKING
SPACE DETAIL**
NOT TO SCALE



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

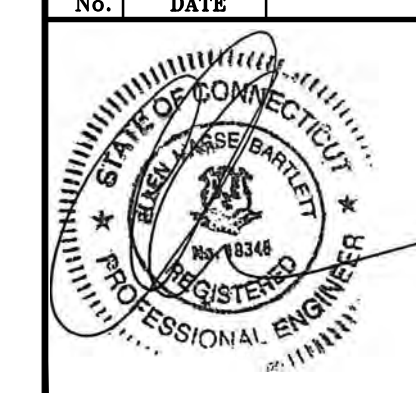


CHAIN LINK FENCE/DUMPSTER ENCLOSURE
NOT TO SCALE



LIGHTING STANDARD
NOT TO SCALE

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



Y:\PROJECTS\17-2227 Route 30\GSD-77-2227 Route 30 Conceptual Plan V13.dwg, 12/10/2025, 4:24:40 PM, DWG To PDF.pc3

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 EASTERLY SIDE OF THE PROPERTY SHALL BE EXCAVATED DOWN TO ELEVATION 130 AND THE FOREBAY DOWN TO 130 FOR THE CONSTRUCTION PHASE. ONCE THE SITE IS STABILIZED, THEN THE PERMANENT WATER QUALITY BASIN SHALL BE EXCAVATED DOWN TO ELEVATION 127.
- 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 1.0 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		

BASIN TOPSOIL MIX

CONNECTICUT STORMWATER QUALITY MANUAL
THE ENGINEERED BIOTENTION 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:

- 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 BASIN

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

4. SPILL OR ACCIDENTAL DISCHARGE

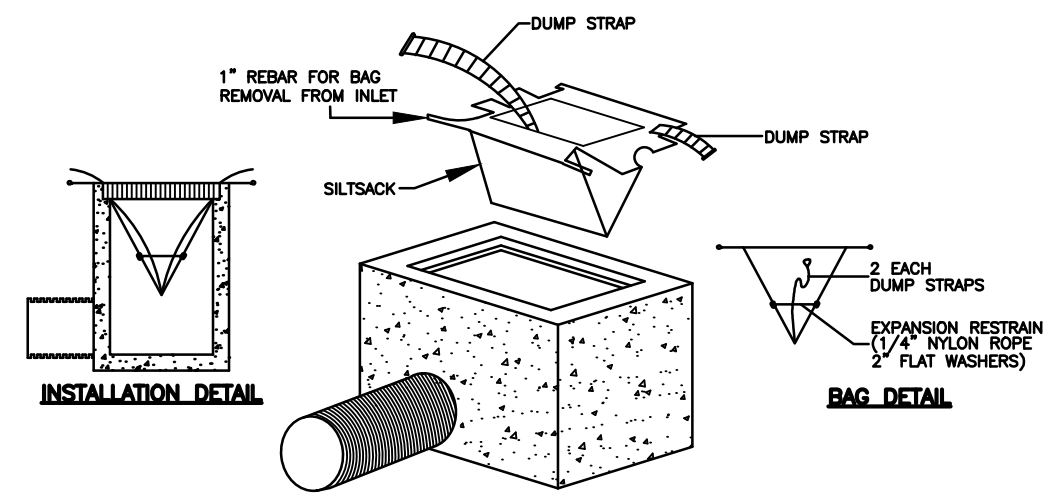
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY. CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE MONTVILLE FIRST SELECTMAN, IN THE EVENT A SPILL OCCURS, THE FOLLOWING STEPS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

- 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 ABSORBENT IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

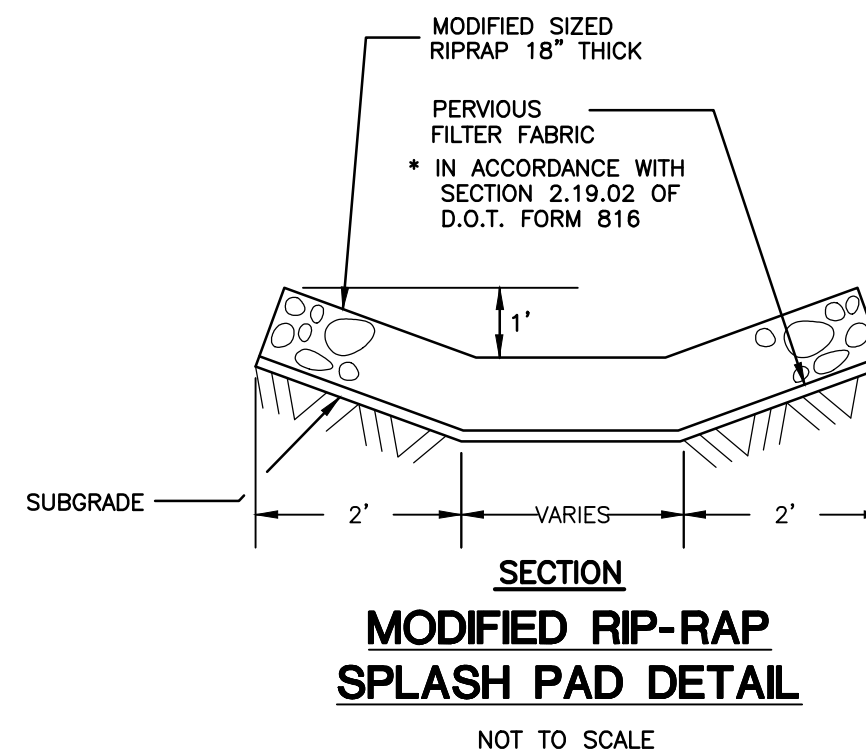
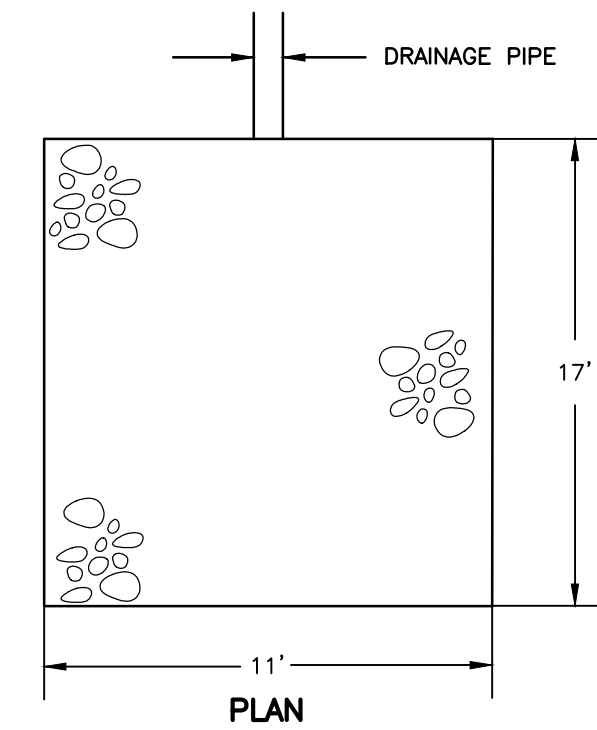
- BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM

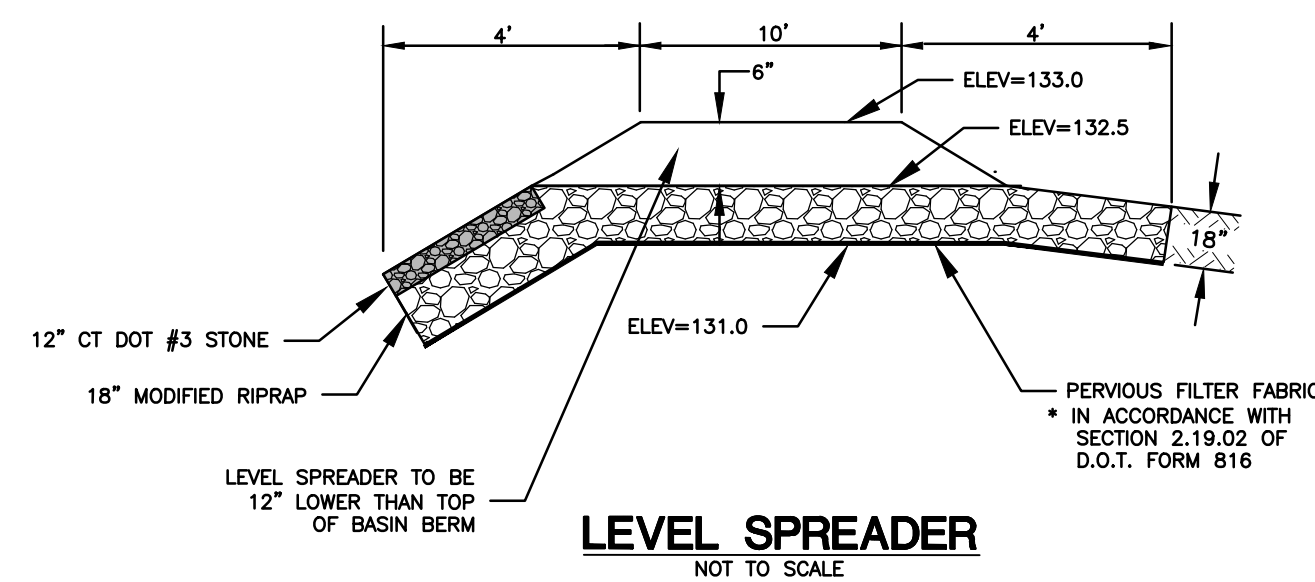
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM. THE OWNER IS: UNCASVILLE PROPERTY, LLC, 21 TWO MILE HILL ROAD, WATERFORD, CT 06385, 401-714-3867 (CELL).
- ALL CATCH BASINS, STORMWATER BASIN, AND RIPRAP SPLASH PADS SHALL BE INSPECTED AND CLEANED OUT TWICE 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.



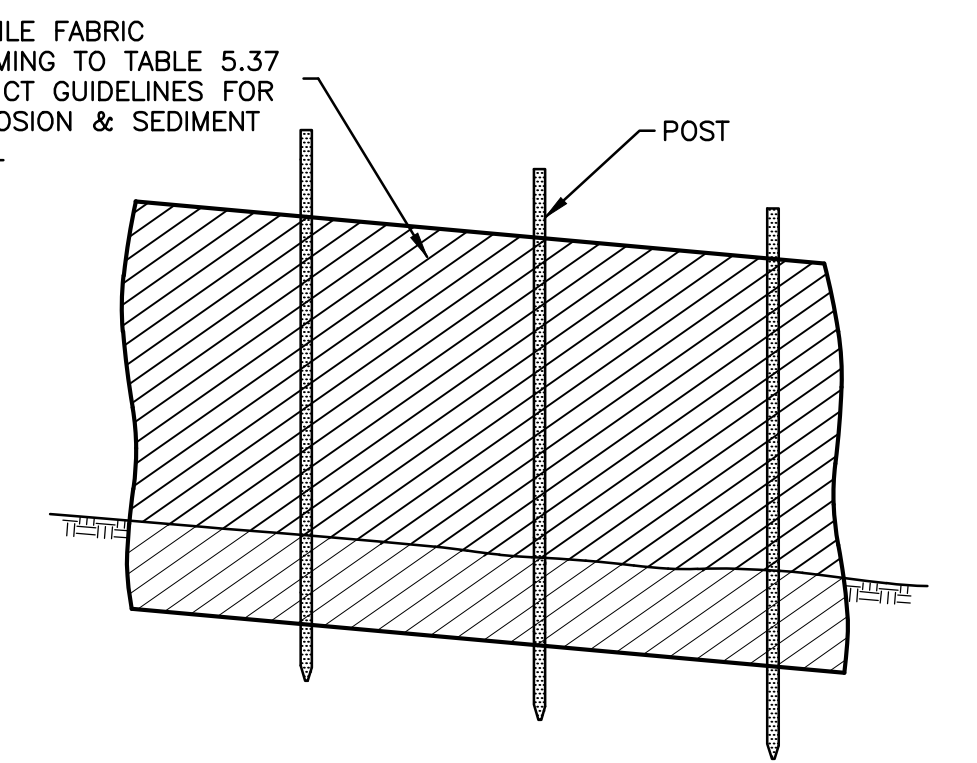
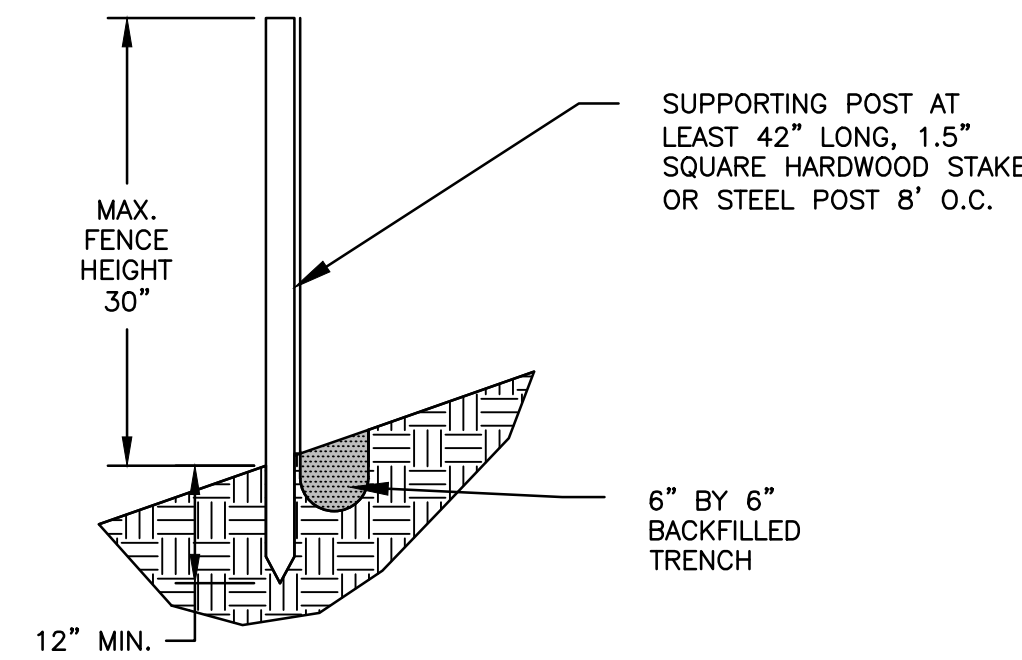
INLET SEDIMENT CONTROL DEVICE DETAIL
NOT TO SCALE



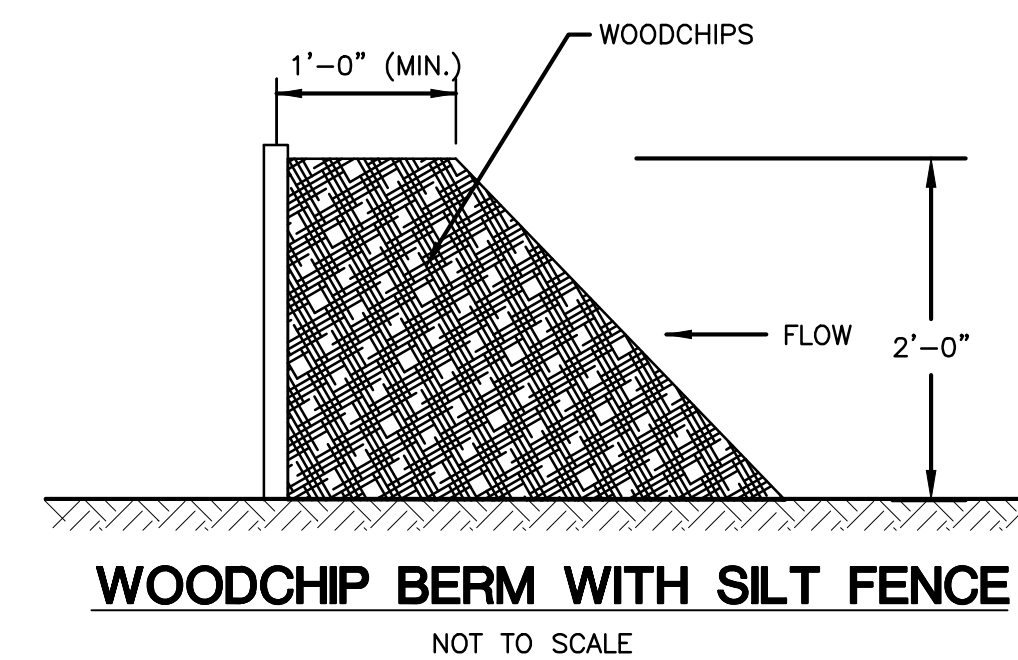
NOT TO SCALE



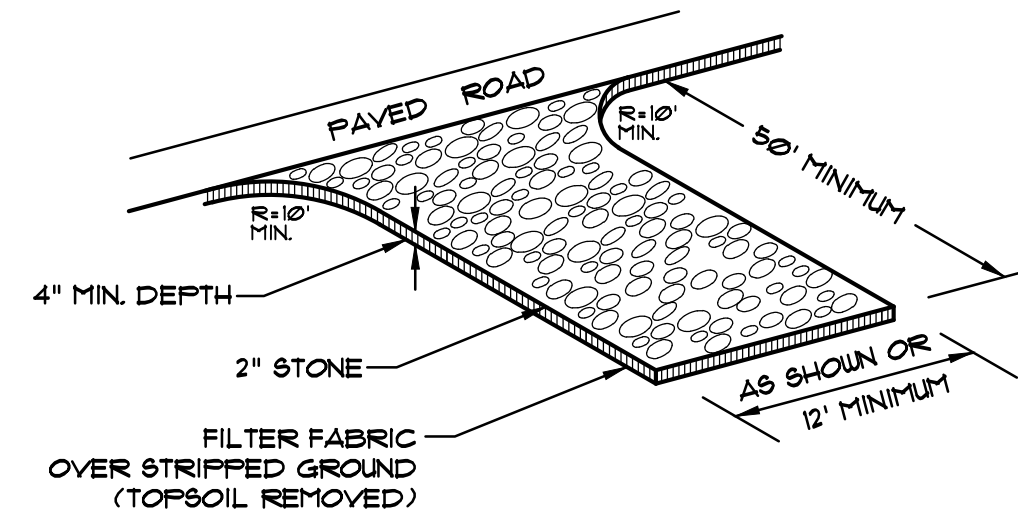
NOT TO SCALE



WOODCHIP BERM WITH SILT FENCE
NOT TO SCALE



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.

No.	DATE	REVISION
3	11/14/25	STAFF REVIEW COMMENTS
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

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

UNCASVILLE PROPERTY, LLC.	Project No. GSD-77
2227 ROUTE 32 UNCASVILLE, CT	Proj. Engineer E.M.B.
E&S DETAILS	Date: 6/26/25
	Sheet No. 7

