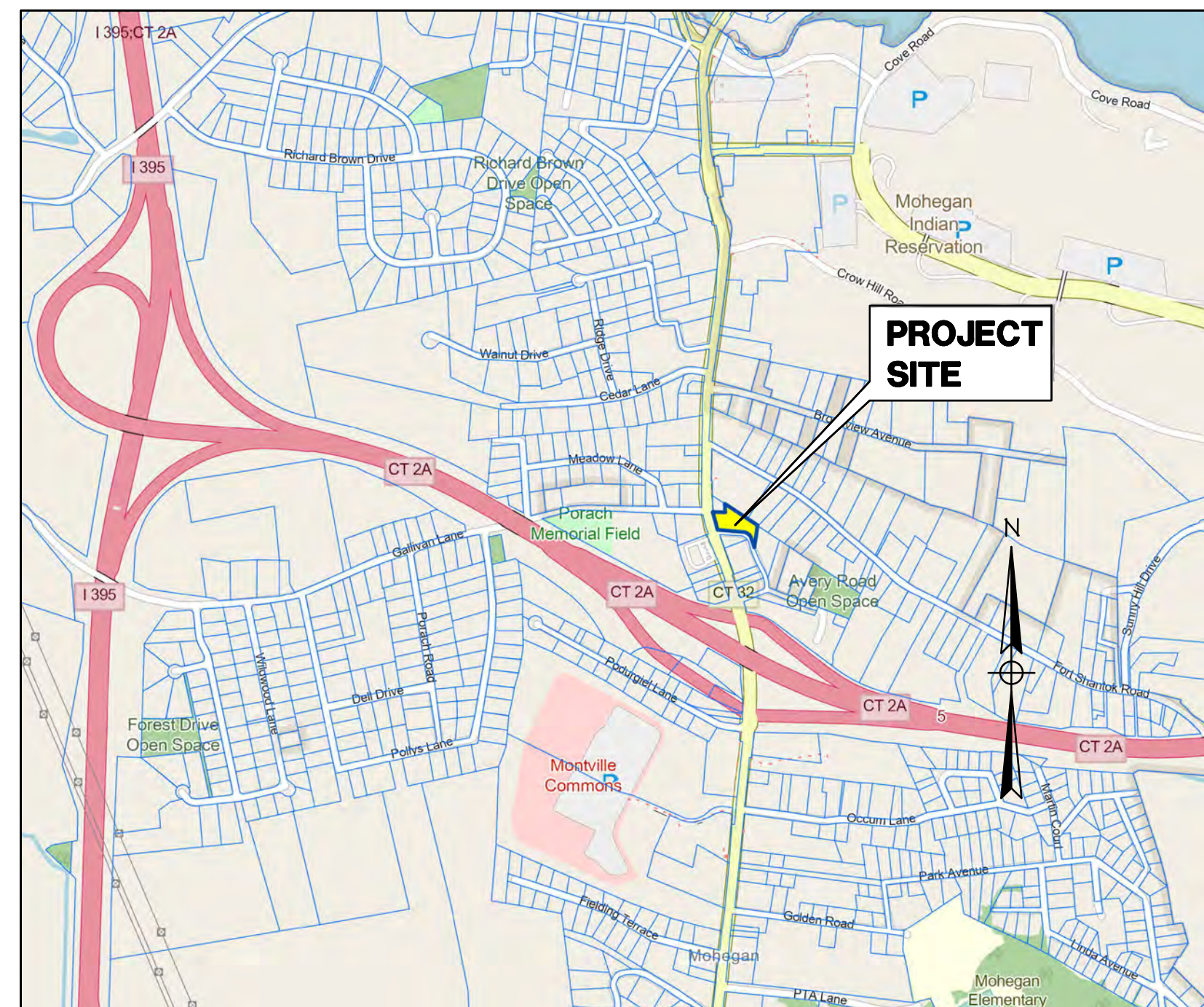


# PROPOSED RETAIL & RESIDENTIAL PROJECT

## 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	⊙



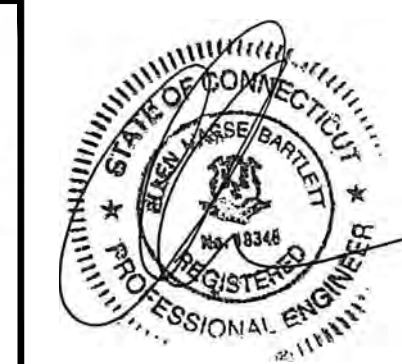
LOCATION MAP

SCALE: 1" = 1000'

DECEMBER 4, 2025  
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

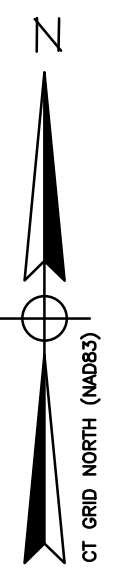


### INDEX TO DRAWINGS

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

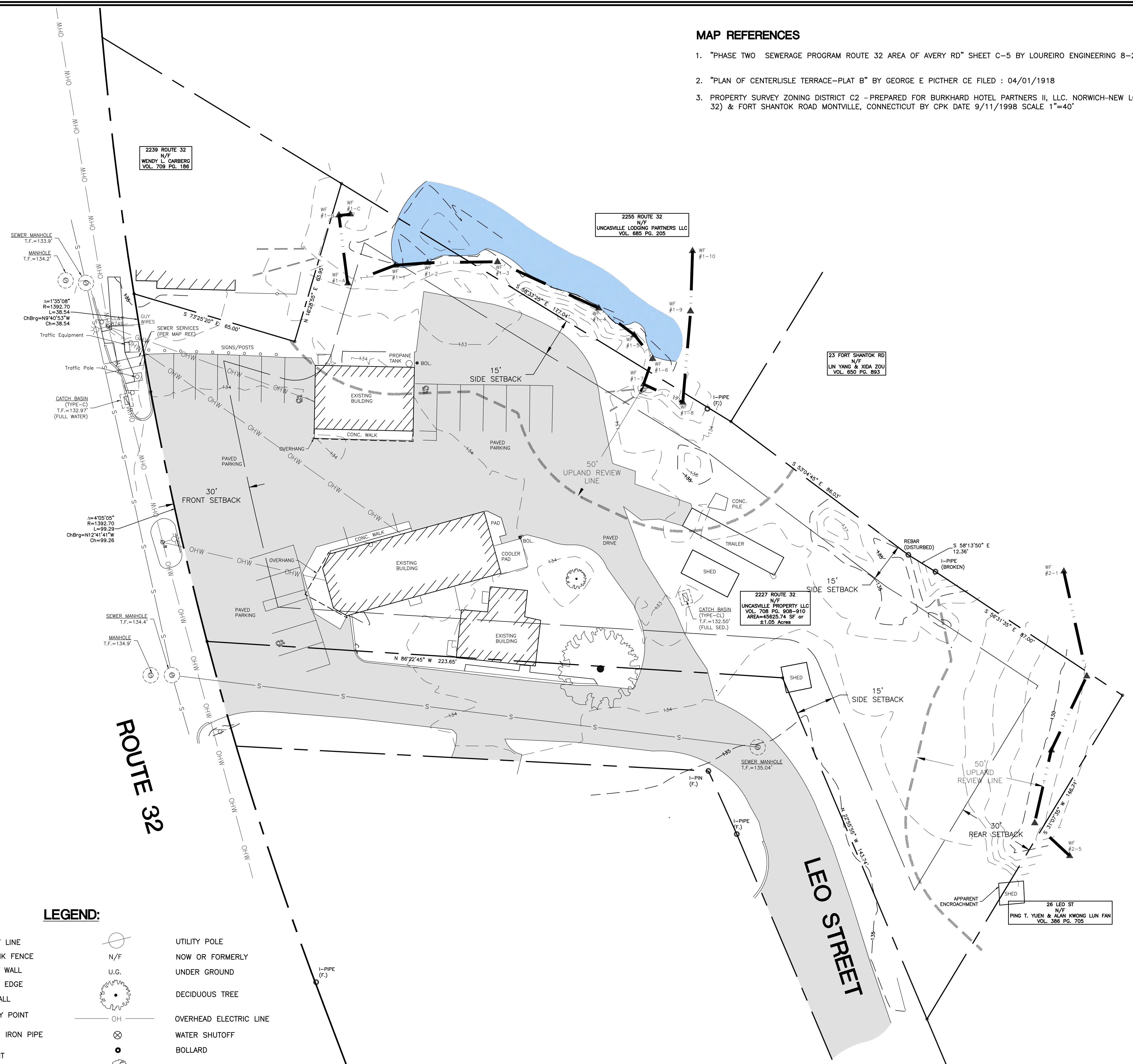
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

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:**

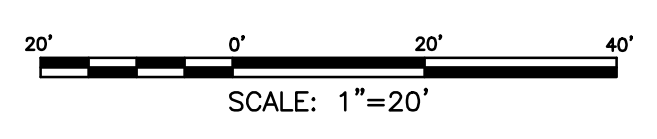
- |  |                      |  |                              |
|--|----------------------|--|------------------------------|
|  | PROPERTY LINE        |  | UTILITY POLE                 |
|  | CHAIN-LINK FENCE     |  | NOW OR FORMERLY UNDER GROUND |
|  | RETAINING WALL       |  | UNDER GROUND                 |
|  | WETLANDS EDGE        |  | OVERHEAD ELECTRIC LINE       |
|  | STONE WALL           |  | WATER SHUTOFF                |
|  | BOUNDARY POINT       |  | BOLLARD                      |
|  | IRON PIN, IRON PIPE  |  | SEWER MANHOLE                |
|  | 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



		<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06380 (860) 886-1966 Fax (860) 886-9165	
		Project No. CLA-8078 Proj. Surveyor R.J.C. Date: MAR. 2025 Sheet No.	<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> <b>2227 NORWICH-NEW LONDON TURNPIKE</b> TOWN OF MONTVILLE CT, 06382

**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	200 FT ±
BUILDING HEIGHT	-	-

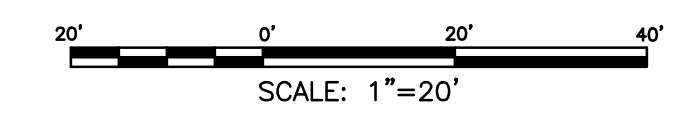
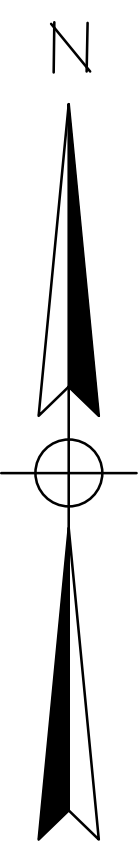
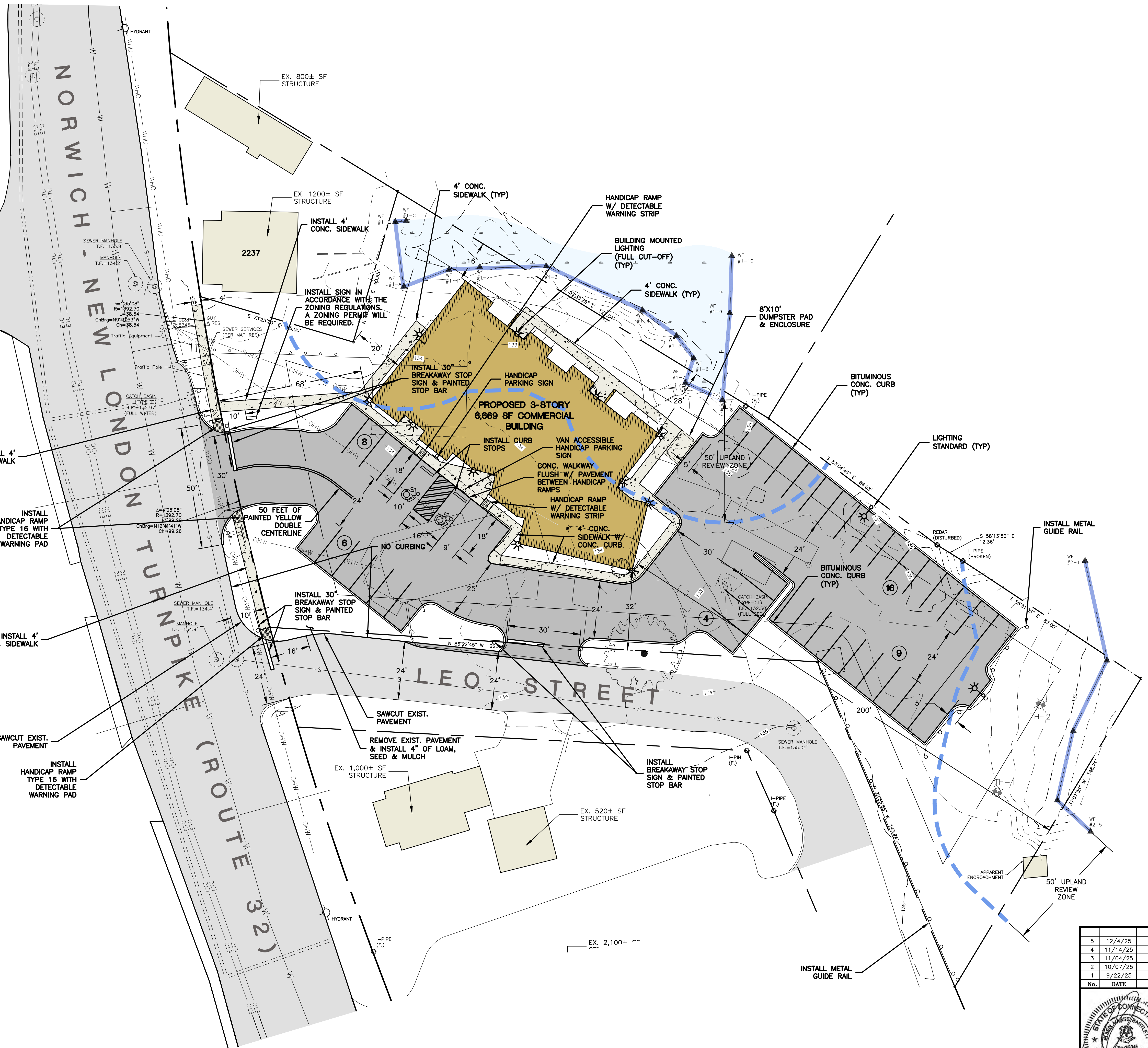
**PARKING**

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
5	12/4/25	REVIEW COMMENTS
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



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

UNCASVILLE PROPERTY, L.L.C.  
**2227 ROUTE 32**  
**UNCASVILLE, CT**

SITE PLAN

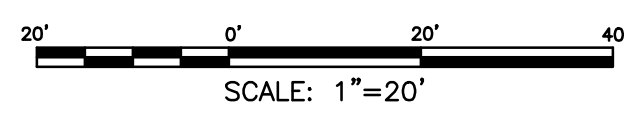
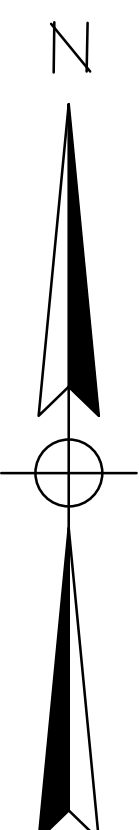
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GALLIVAN LN

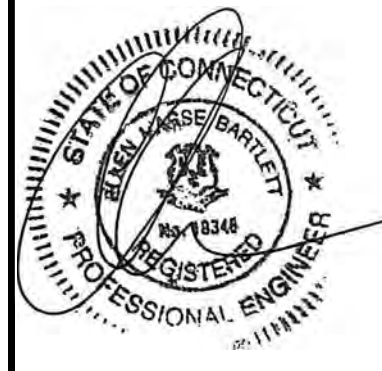
NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET

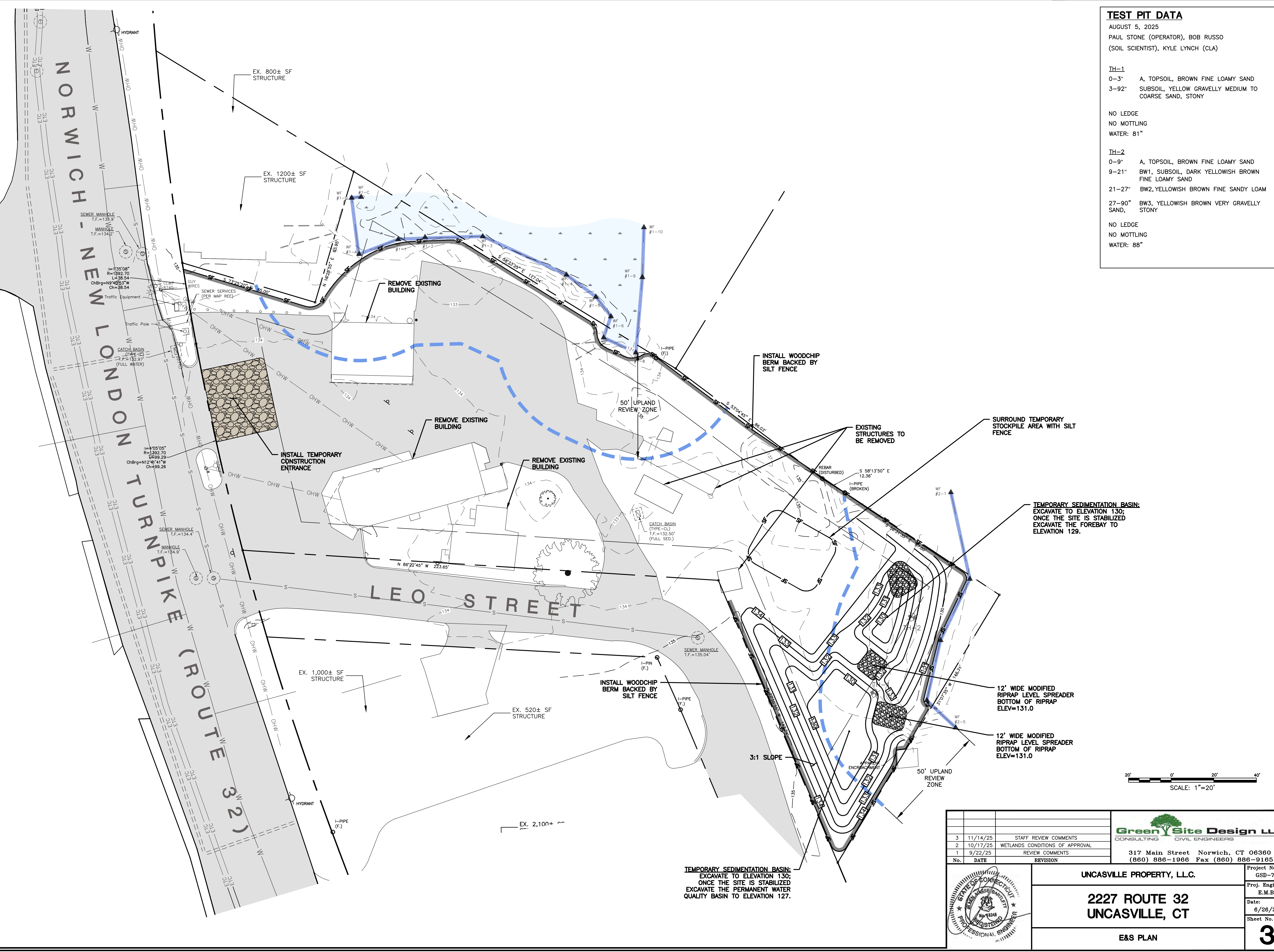
TEST PIT DATA	
AUGUST 5, 2025	
PAUL STONE (OPERATOR), BOB RUSSO (SOIL SCIENTIST), KYLE LYNCH (CLA)	
TH-1	
0-3"	A, TOPSOIL, BROWN FINE LOAMY SAND
3-92"	SUBSOIL, YELLOW GRAVELLY MEDIUM TO COARSE SAND, STONY
NO LEDGE	
NO MOTTLING	
WATER: 81"	
TH-2	
0-9"	A, TOPSOIL, BROWN FINE LOAMY SAND
9-21"	BW1, SUBSOIL,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



3 11/14/25 STAFF REVIEW COMMENTS		 CONSULTING CIVIL ENGINEERS 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165
2 10/17/25 WETLANDS CONDITIONS OF APPROVAL		
1 9/22/25 REVIEW COMMENTS		
No.	DATE	REVISION



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. <b>3</b>



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

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

3:1 SLOPE

INSTALL WOODCHIP  
BERM BACKED BY  
SILT FENCE

EX. 520± SF  
STRUCTURE

EX. 1,000± SF  
STRUCTURE

EX. 2,100± SF  
STRUCTURE

REMOVE EXISTING  
BUILDING

REMOVE EXISTING  
BUILDING

REMOVE EXISTING  
BUILDING

INSTALL TEMPORARY  
CONSTRUCTION  
ENTRANCE

INSTALL WOODCHIP  
BERM BACKED BY  
SILT FENCE

EXISTING  
STRUCTURES TO  
BE REMOVED

SURROUND TEMPORARY  
STOCKPILE AREA WITH SILT  
FENCE

EX. 800± SF  
STRUCTURE

EX. 1200± SF  
STRUCTURE

SEWER MANHOLE  
T.F.=135.9'

MANHOLE  
T.F.=134.2'

SEWER SERVICES  
(SEE MAP REE)

GLY WIRES

TRAFFIC EQUIPMENT

TRAFFIC POLE

CATCH BASIN  
(FULL WATER)

SEWER MANHOLE  
T.F.=134.4'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=132.2'

MANHOLE  
T.F.=132.2'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

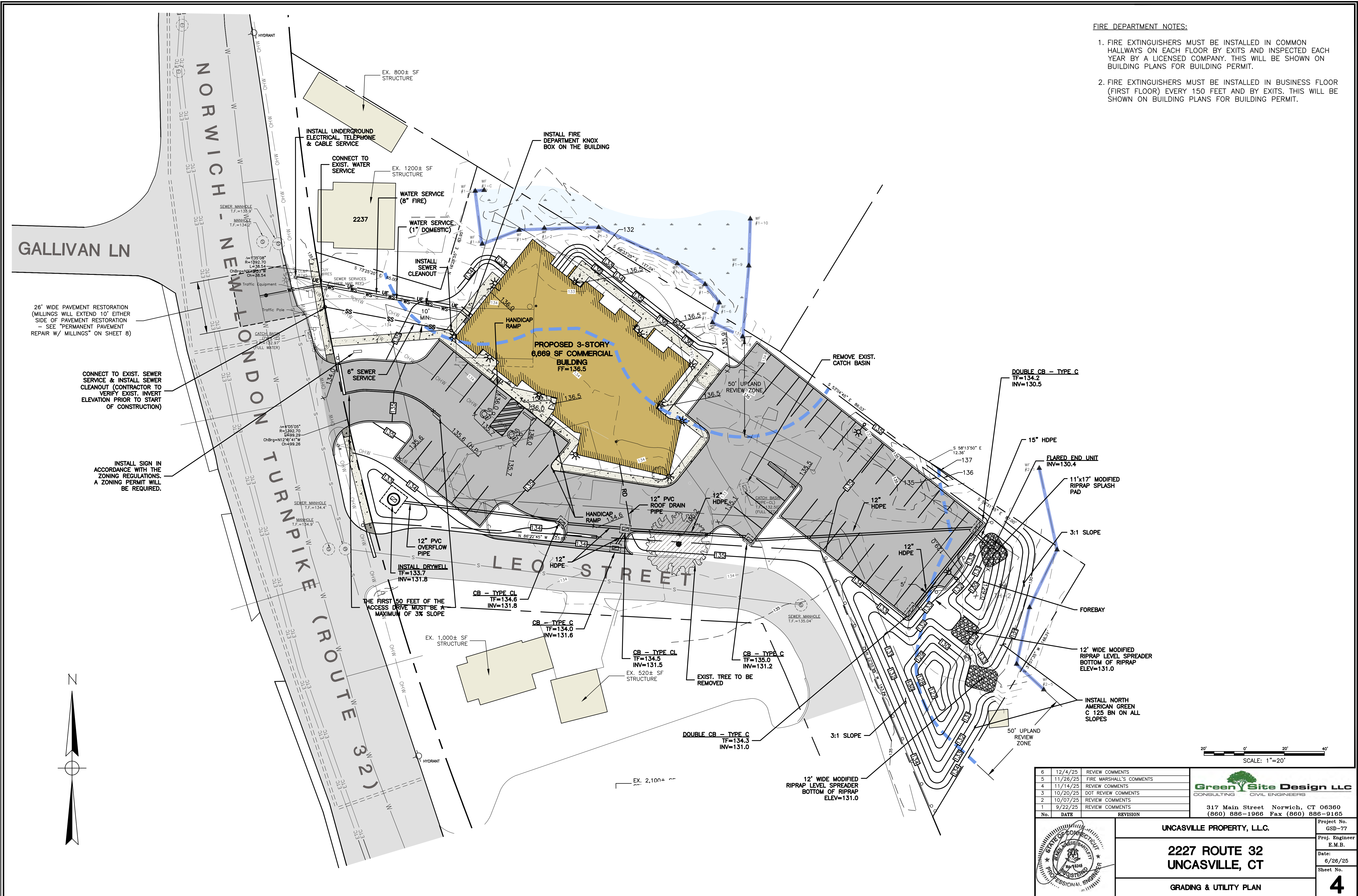
SEWER MANHOLE  
T.F.=135.04'

MANHOLE  
T.F.=134.9'

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**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.



**GALLIVAN LN**

**NORWICH - NEW LONDON TURNPIKE (ROUTE 32)**

**LEO STREET**

**2227**

**PROPOSED 3-STORY  
6,669 SF COMMERCIAL  
BUILDING  
FF=136.5**

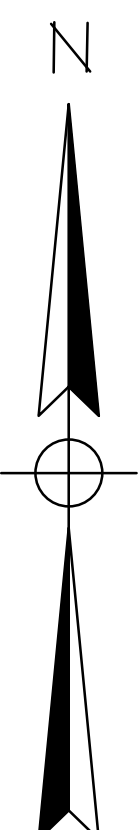
No.	DATE	REVISION
6	12/4/25	REVIEW COMMENTS
5	11/26/25	FIRE MARSHALL'S COMMENTS
4	11/14/25	REVIEW COMMENTS
3	10/20/25	DOT REVIEW COMMENTS
2	10/07/25	REVIEW COMMENTS
1	9/22/25	REVIEW COMMENTS

**Green Site Design LLC**  
CONSULTING CIVIL ENGINEERS  
317 Main Street Norwich, CT 06360  
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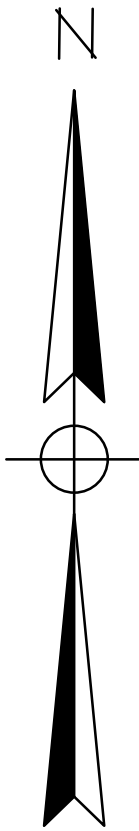
**UNCASVILLE PROPERTY, L.L.C.**  
**2227 ROUTE 32  
UNCASVILLE, CT**  
**GRADING & UTILITY PLAN**

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



SCALE: 1"=20'

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**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**

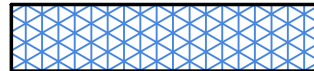
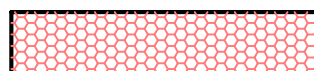
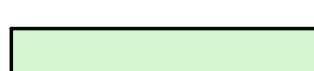
**THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX** CONTAINS A BROAD SPECTRUM OF NATIVE WARM SEASON GRASSES TO ENSURE THAT A VARIETY OF THE SPECIES WILL SURVIVE IN THE SANDY AND DROUGHTY CONDITIONS TYPICALLY FOUND ALONG ROADSIDES, GRAVEL MINE RECLAMATION AREAS, AND OTHER LOW-FERTILITY, WELL-DRAINED SOIL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

SCALE: 1"=20'

GALLIVAN LN

NORWICH - NEW LONDON TURNPIKE (ROUTE 32)

LEO STREET

PROPOSED 3-STORY 6,669 SF COMMERCIAL BUILDING

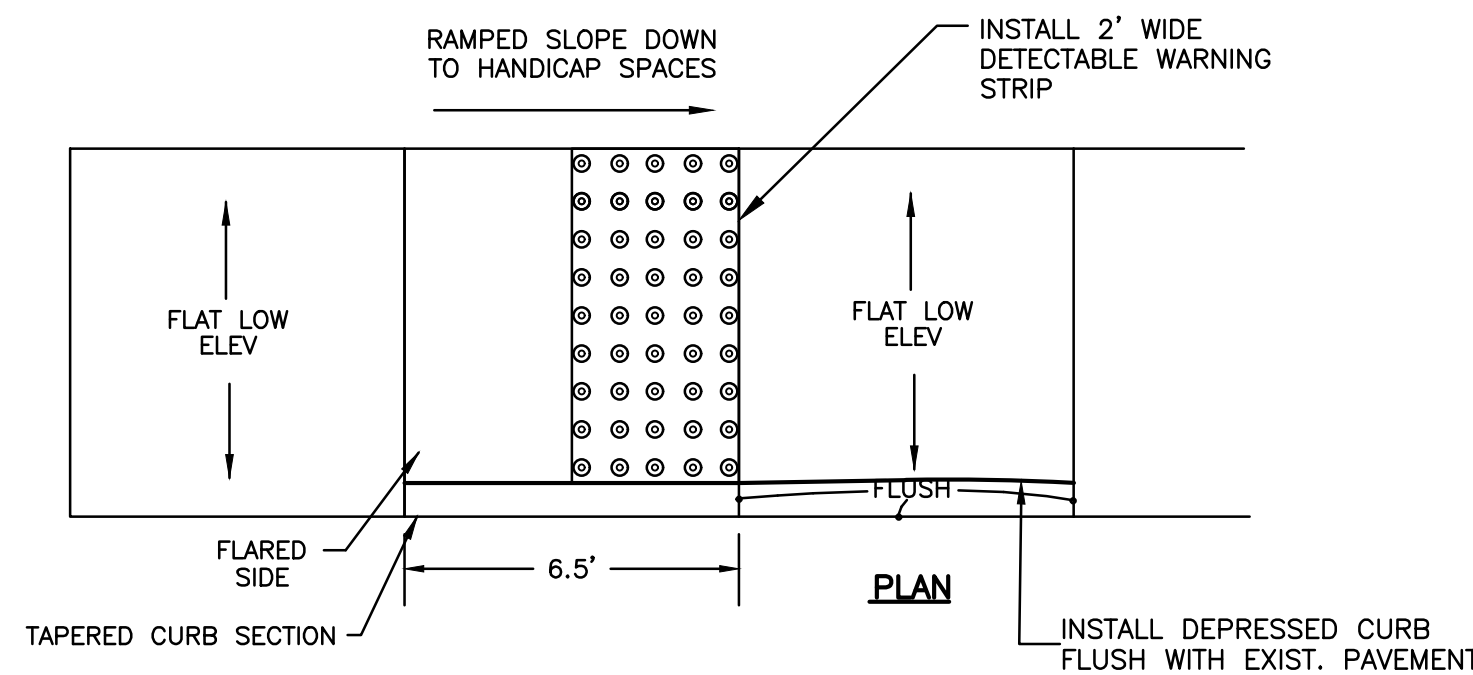


INSTALL (11) 3-4 FOOT TALL SHADBUSH (*AMELANCHIER CANADENSIS*) 10' O.C.

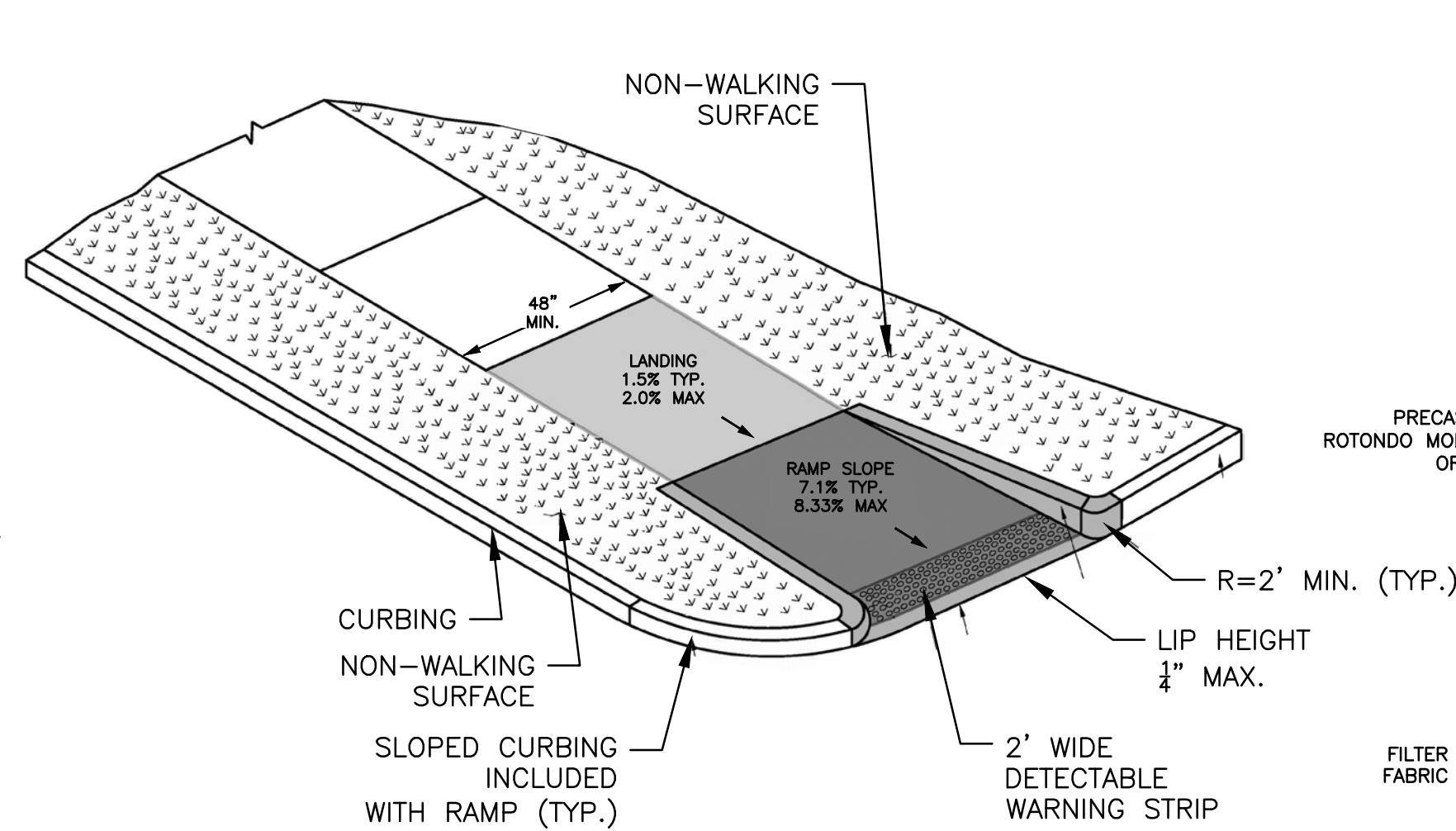
		Project No. GSD-77 Proj. Engineer E.M.B. Date: 6/26/25 Sheet No. 5
2 11/14/25 STAFF REVIEW COMMENTS 1 9/22/25 REVIEW COMMENTS	317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	Project No. GSD-77 Proj. Engineer E.M.B. Date: 6/26/25 Sheet No. 5
UNCASVILLE PROPERTY, L.L.C. <b>2227 ROUTE 32 UNCASVILLE, CT</b> LANDSCAPING PLAN		Project No. GSD-77 Proj. Engineer E.M.B. Date: 6/26/25 Sheet No. 5



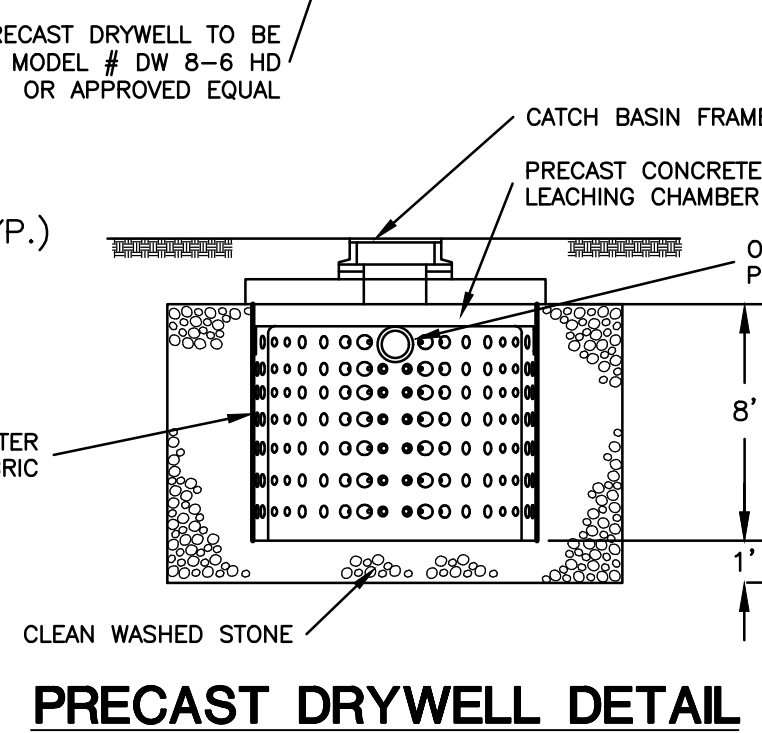
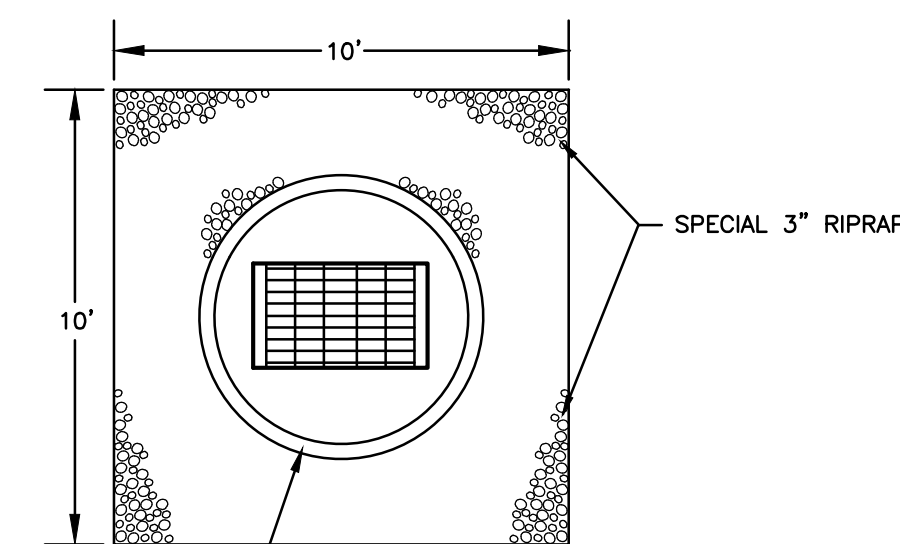
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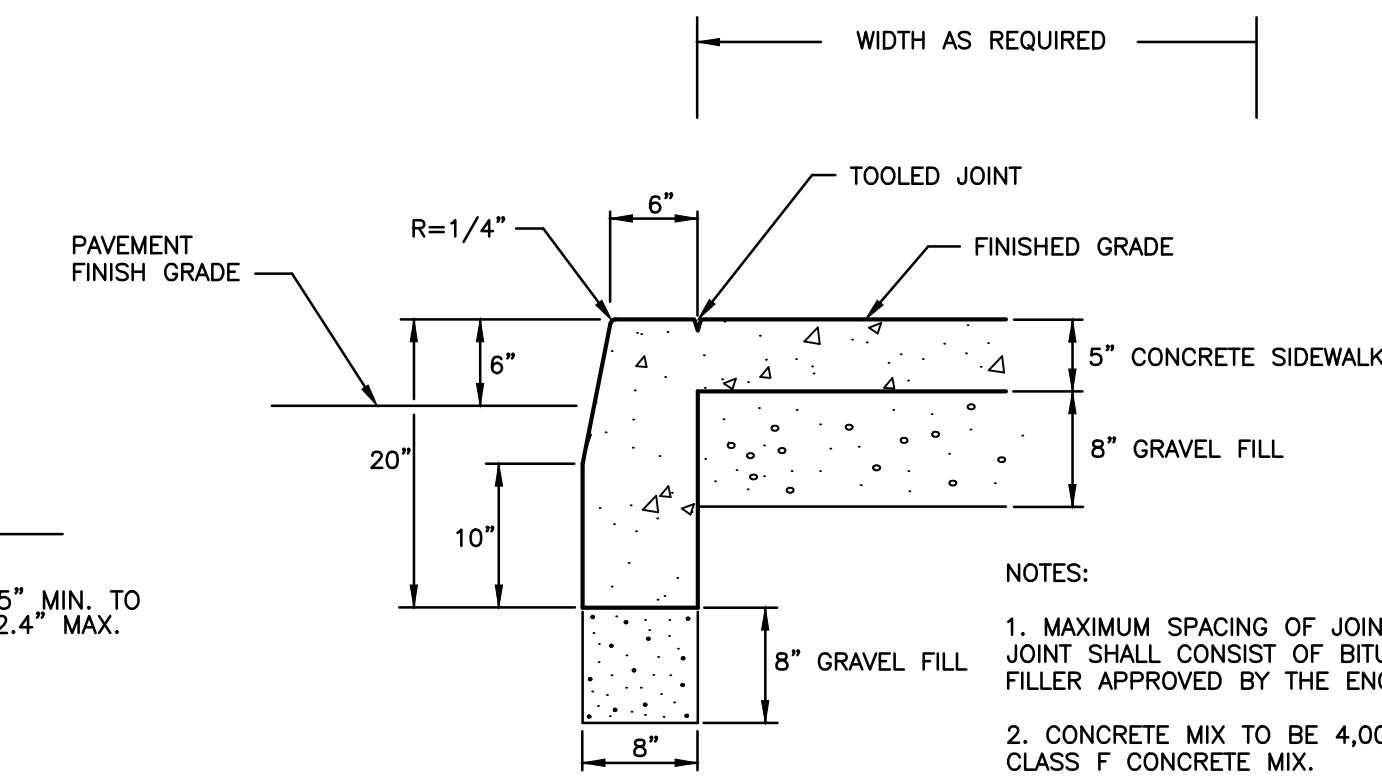
**ADA SIDEWALK RAMP DETAIL**  
NOT TO SCALE



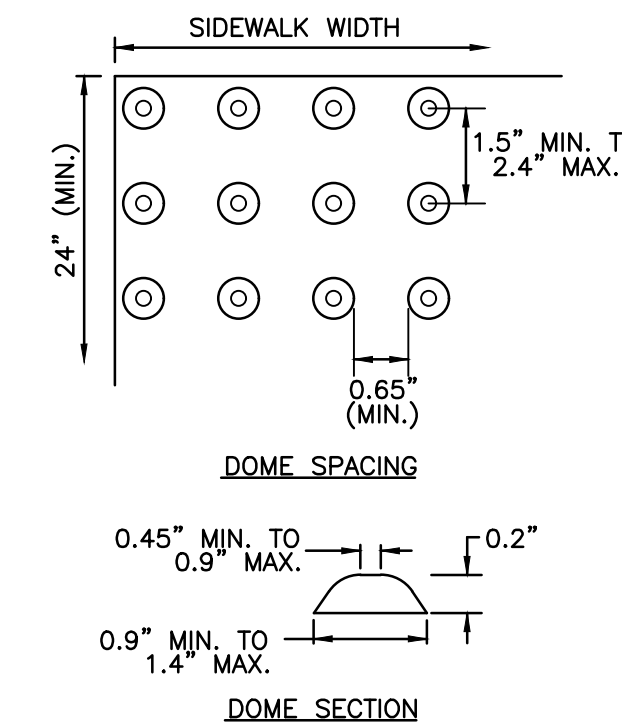
**SINGLE DIRECTION RETURN CURB WITH NON-WALKING SURFACE (TYPE 16)**  
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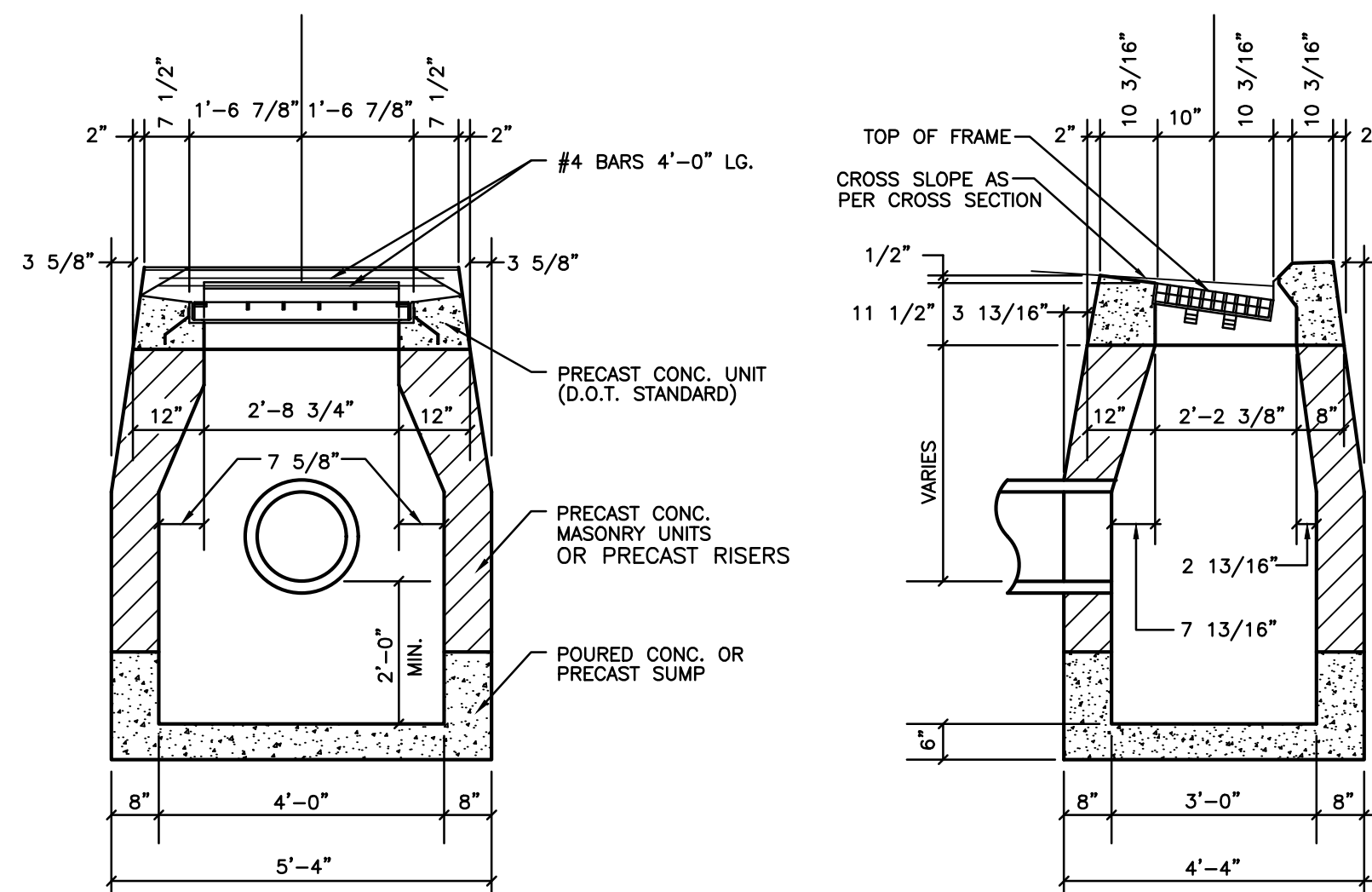
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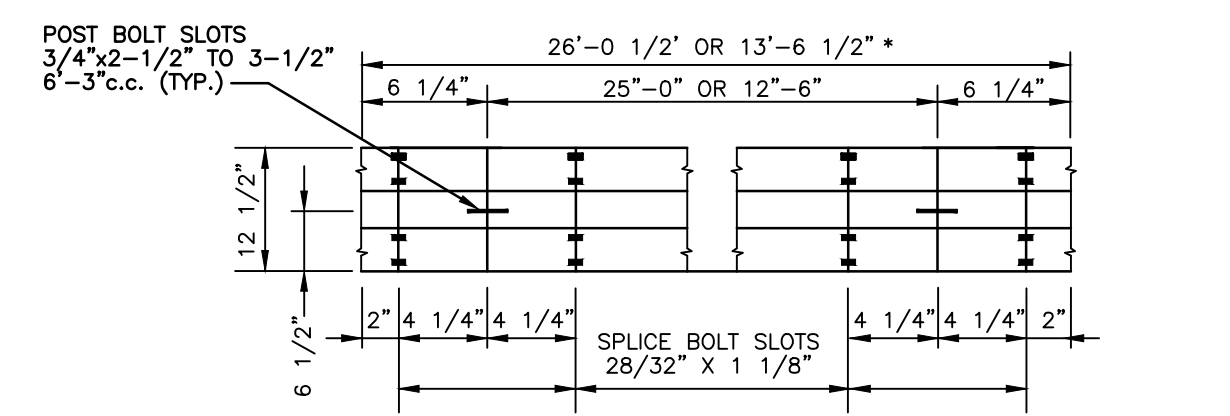
**CONCRETE SIDEWALK WITH CURBING DETAIL (SINGLE POUR)**  
NOT TO SCALE



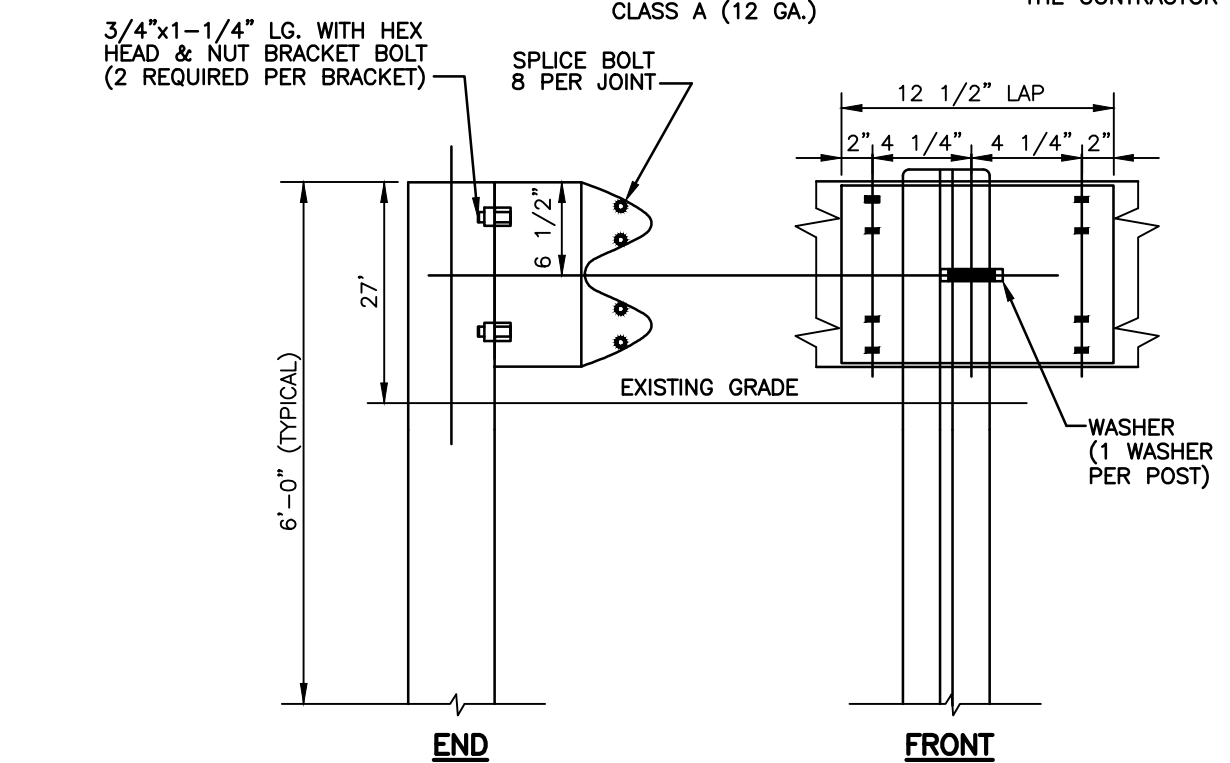
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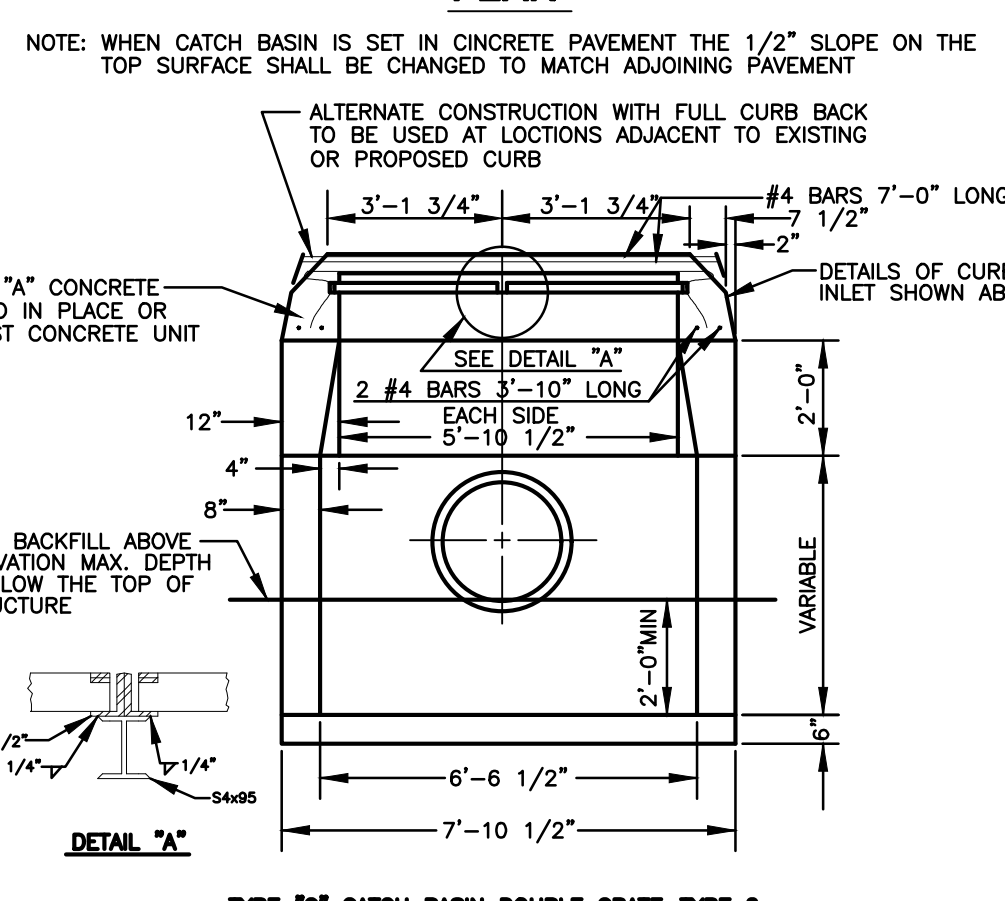
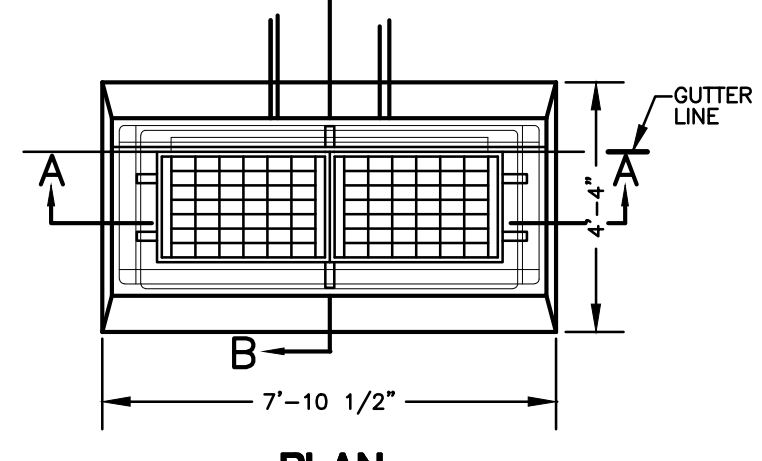
**TYPE "C" CATCH BASIN DETAIL**  
NOT TO SCALE



**TYPICAL RAIL ELEMENT**  
CLASS "A" (12 GA)



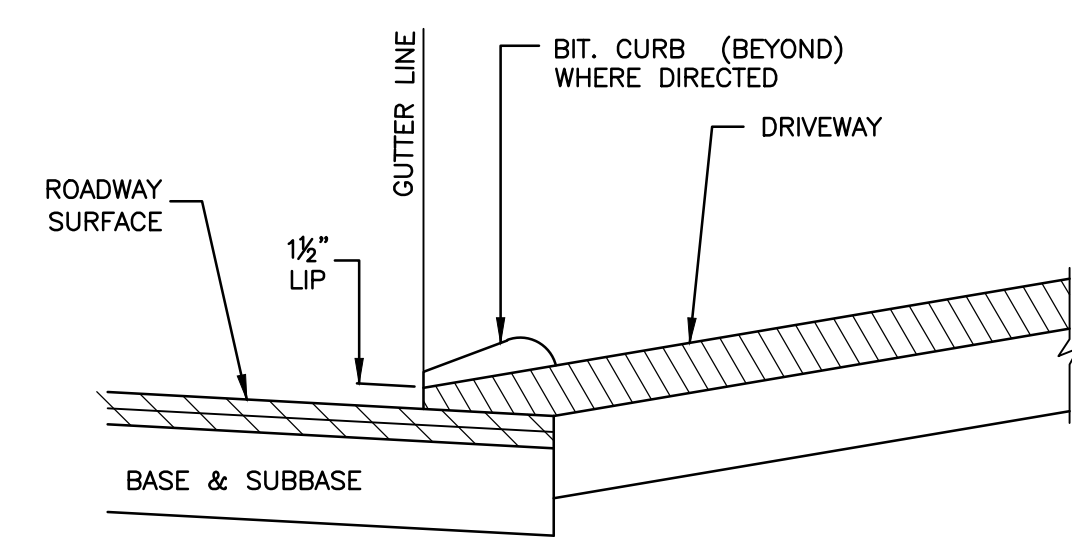
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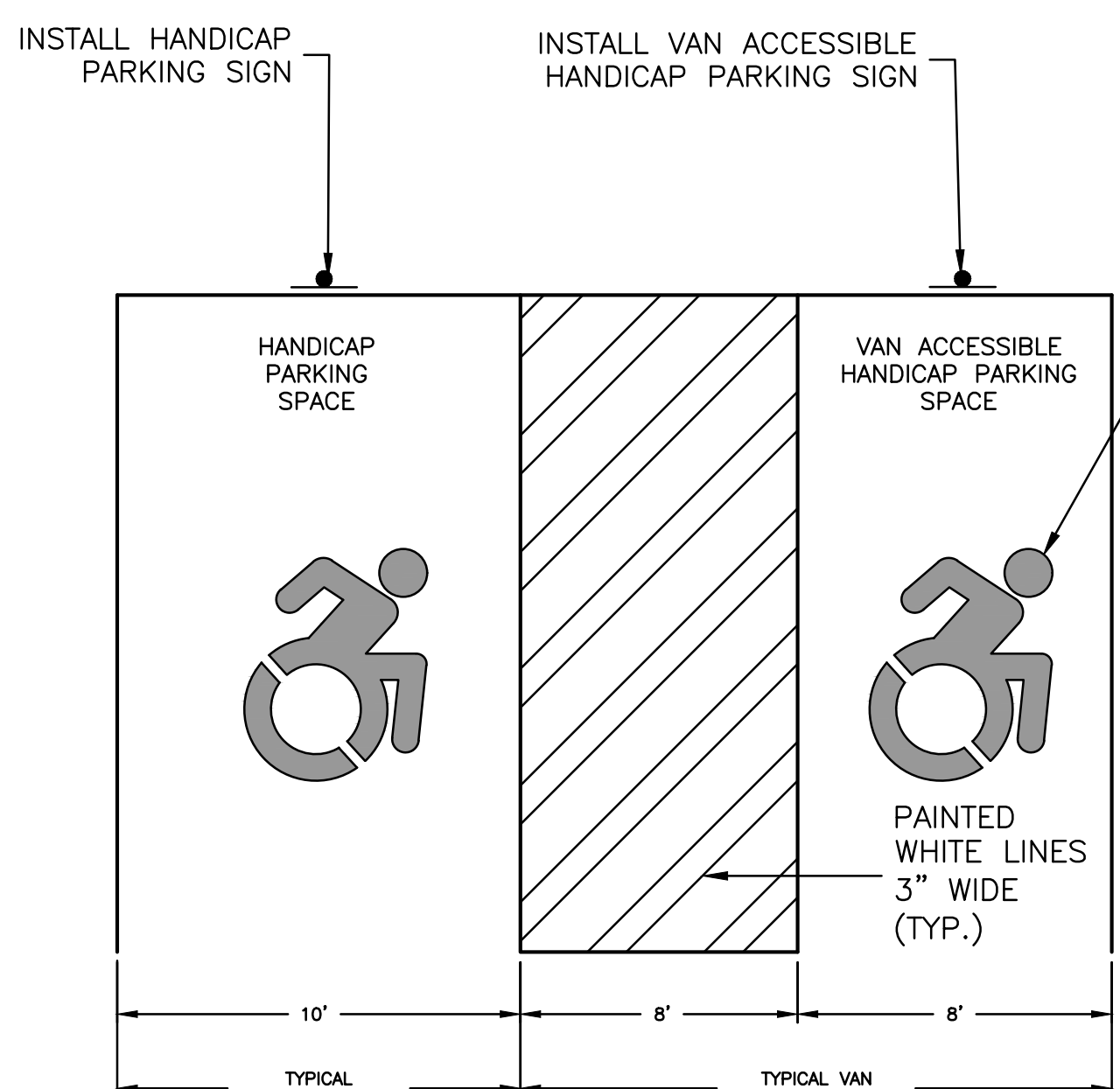
**DOUBLE CATCH BASIN - TYPE "C"**  
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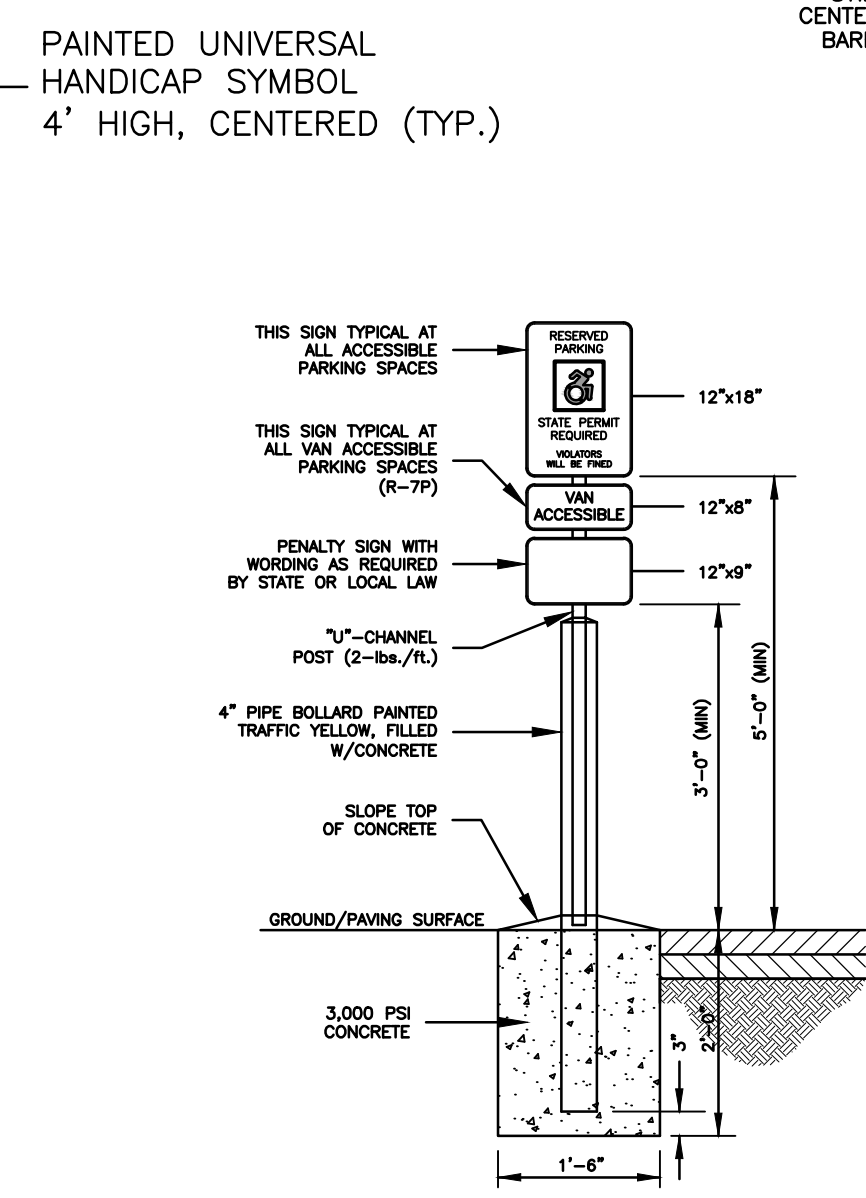
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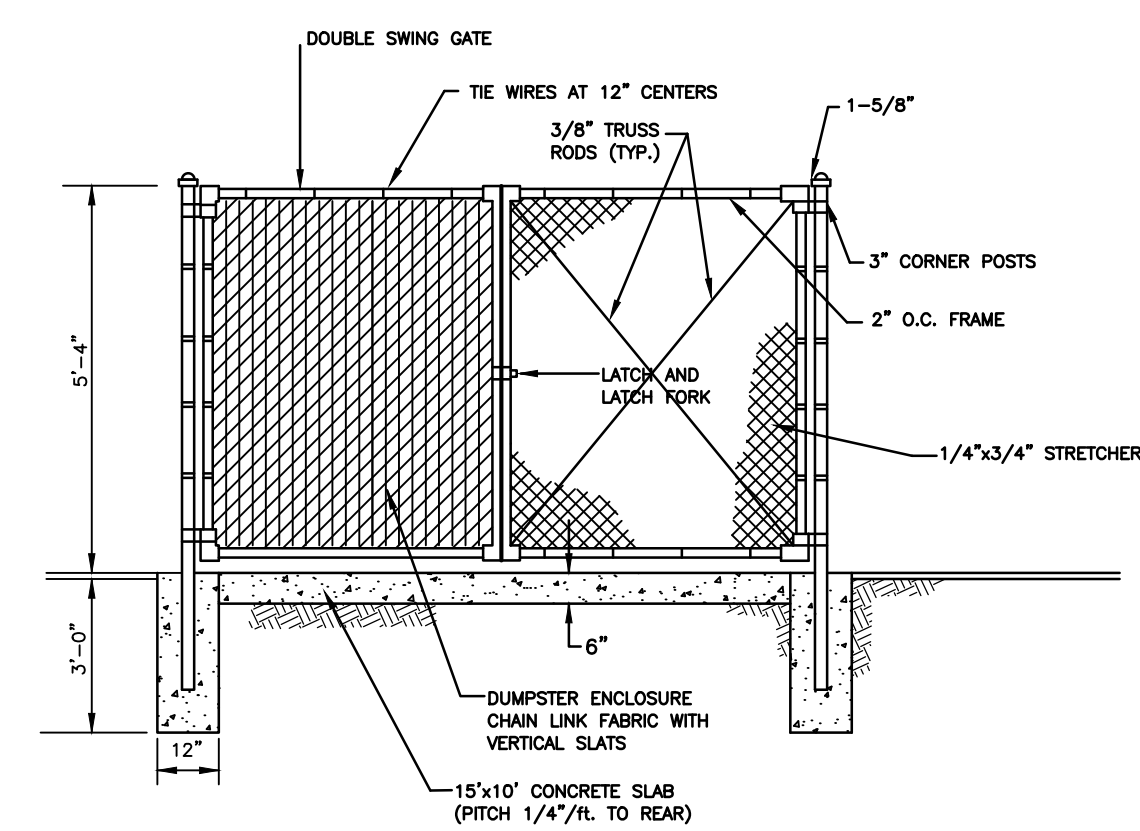
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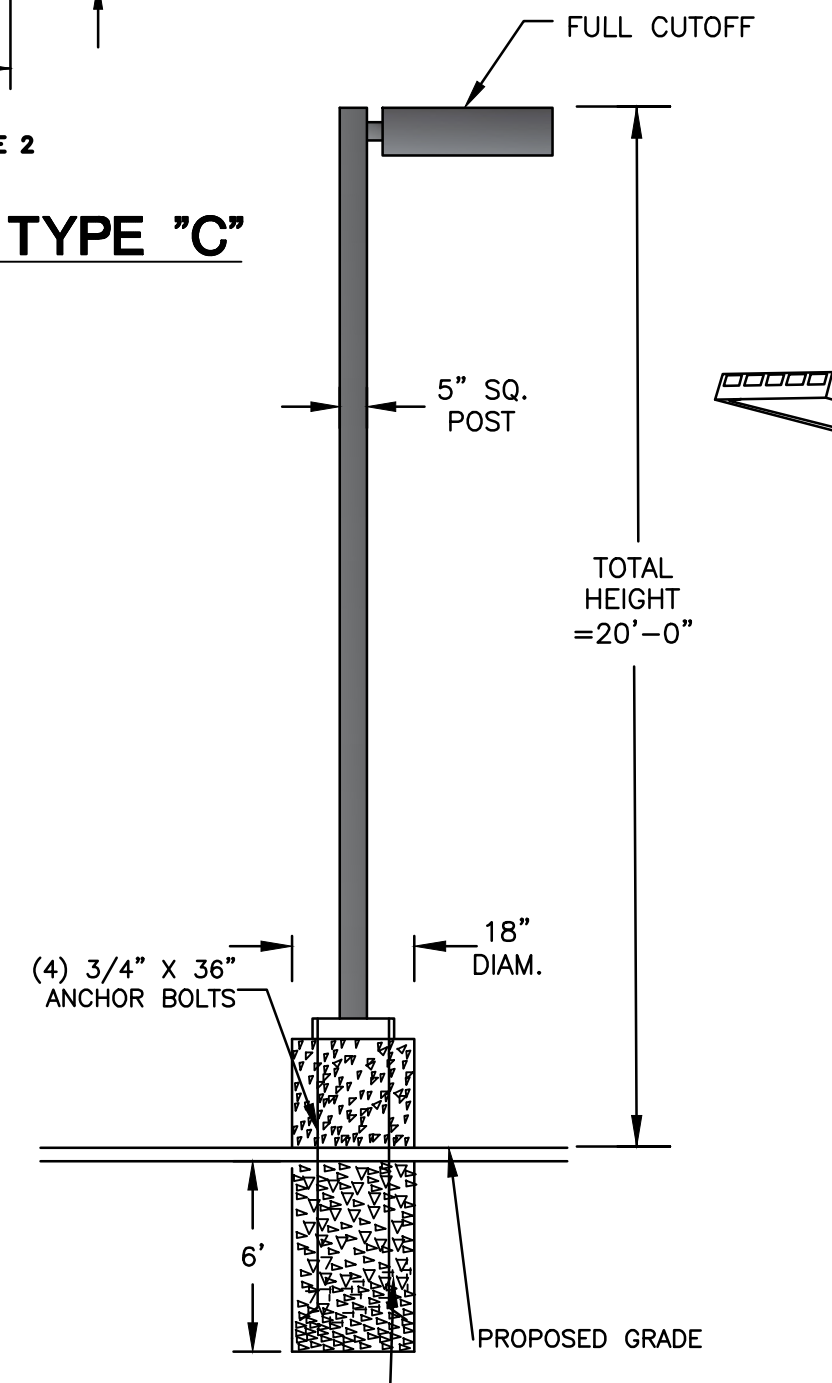
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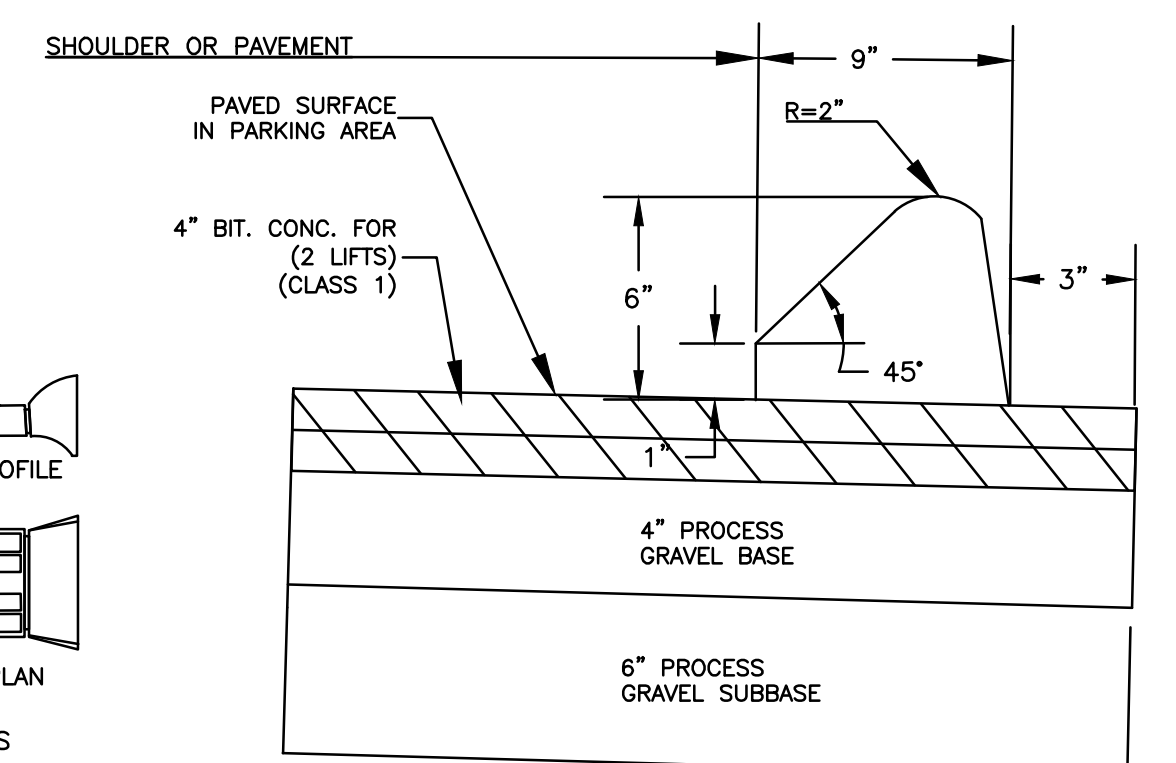
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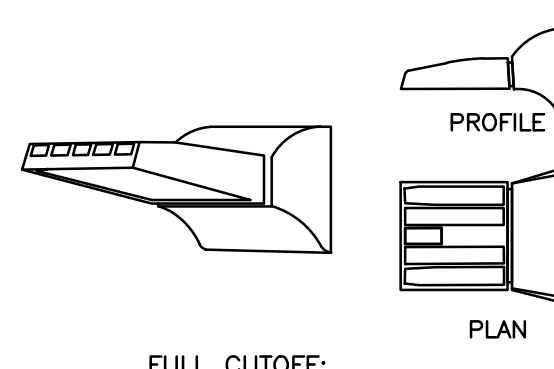
**CHAIN LINK FENCE/DUMPSTER ENCLOSURE**  
NOT TO SCALE



**LIGHTING STANDARD**  
NOT TO SCALE



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



**WALLPACK**  
NOT TO SCALE

No.	DATE	REVISION
4	12/4/25	REVIEW COMMENTS
3	11/14/25	RAMP DETAIL
2	10/07/25	DRYWELL DETAIL
1	9/22/25	REVIEW COMMENTS

**Green Site Design LLC**  
CONSULTING CIVIL ENGINEERS  
317 Main Street Norwich, CT 06360  
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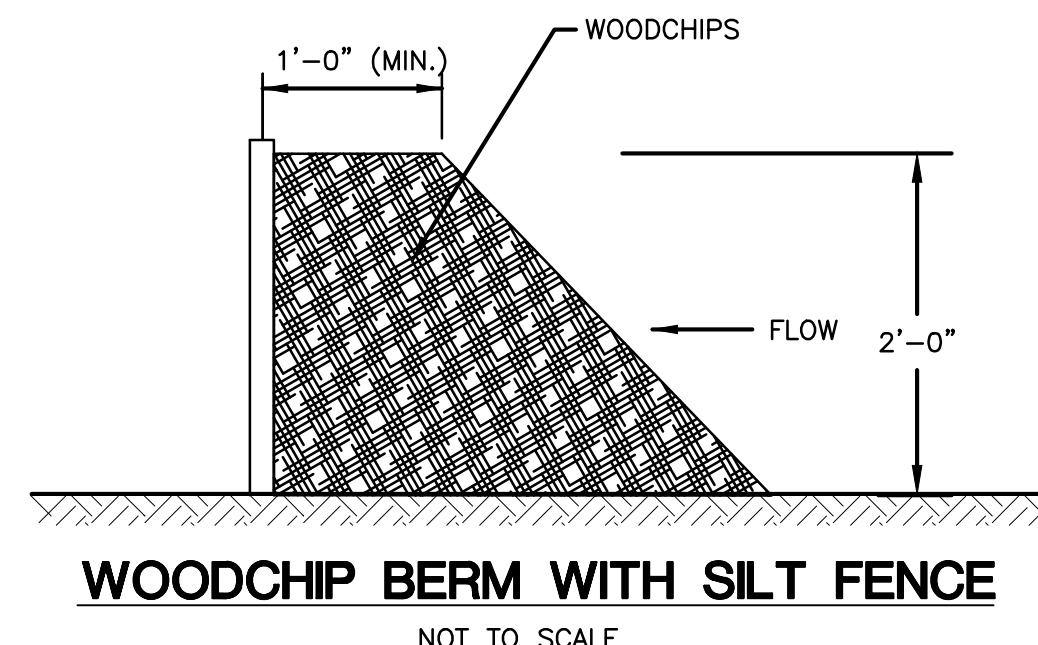
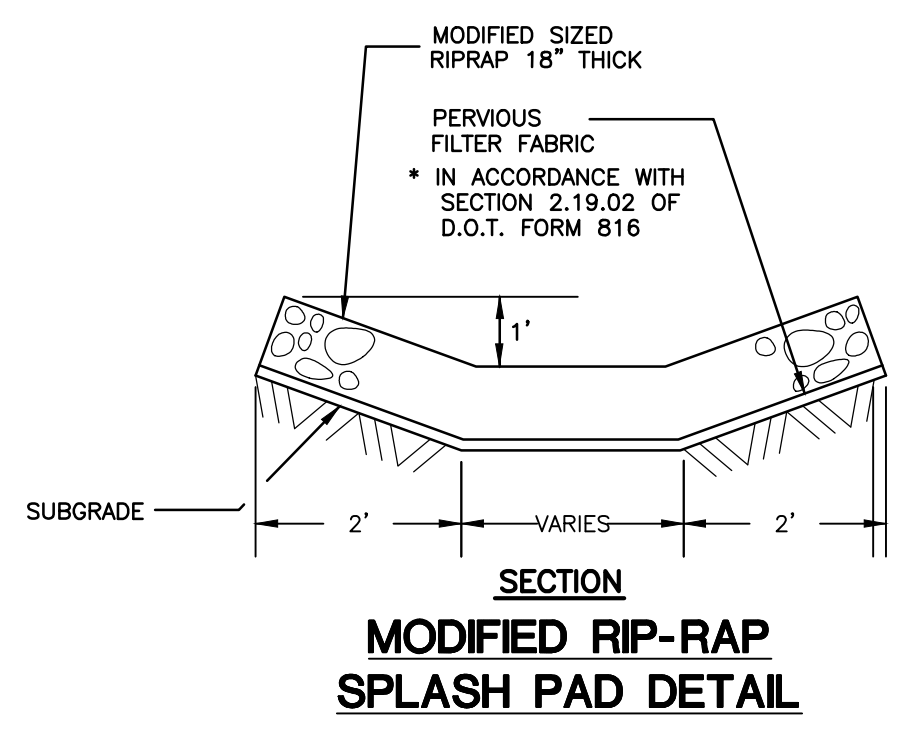
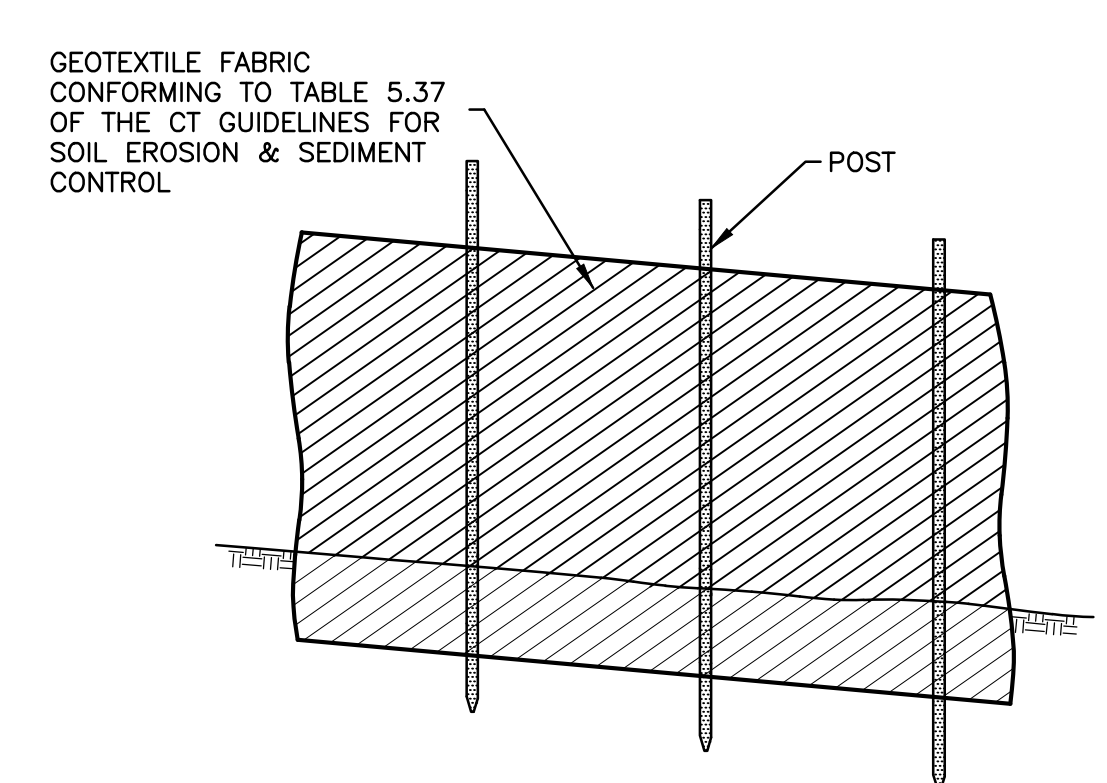
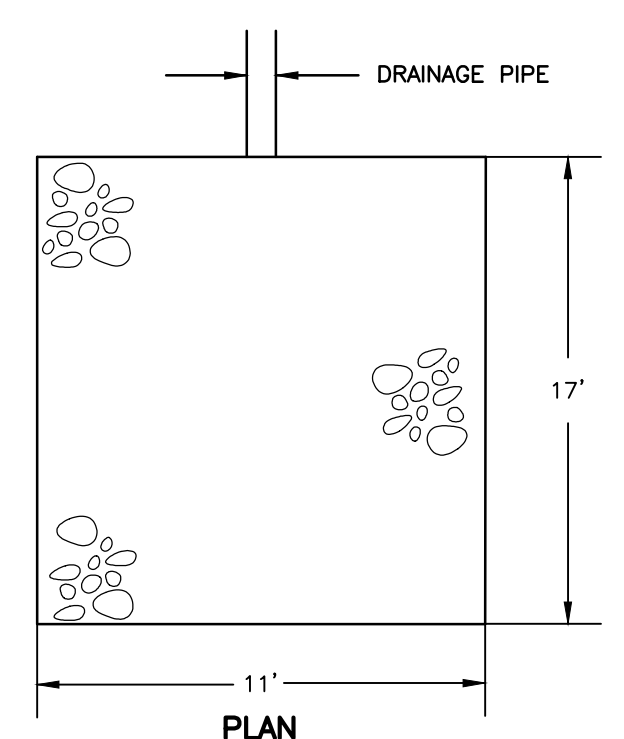
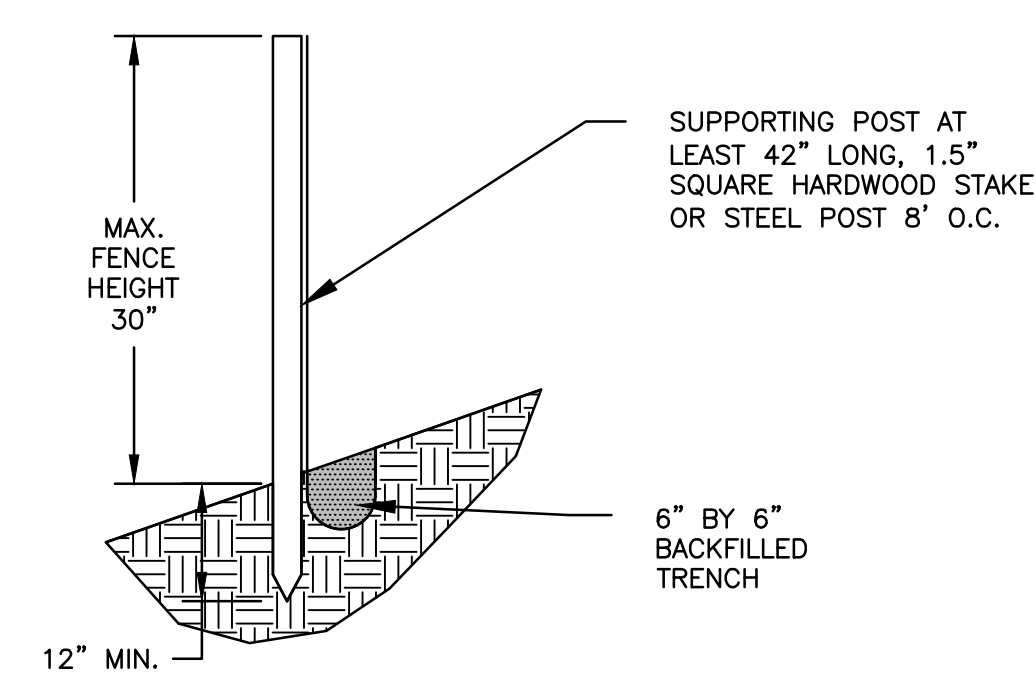
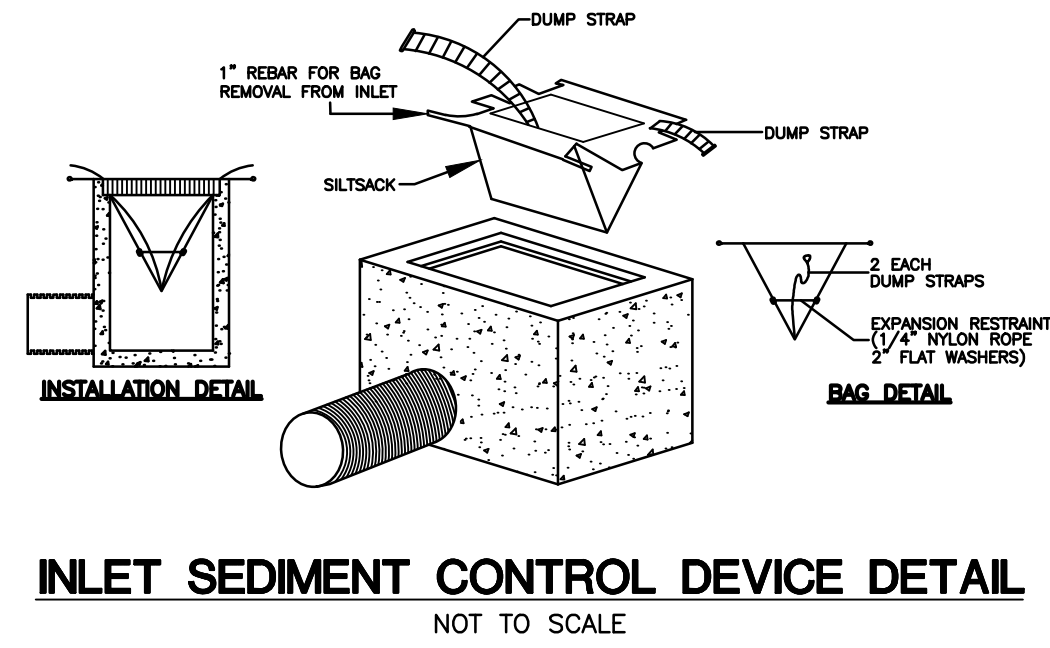
**UNCASVILLE PROPERTY, L.L.C.**  
**2227 ROUTE 32**  
**UNCASVILLE, CT**  
**SITE DETAILS**

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 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:
 

<b>GENERAL:</b>		<b>STORMWATER BASIN:</b>
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

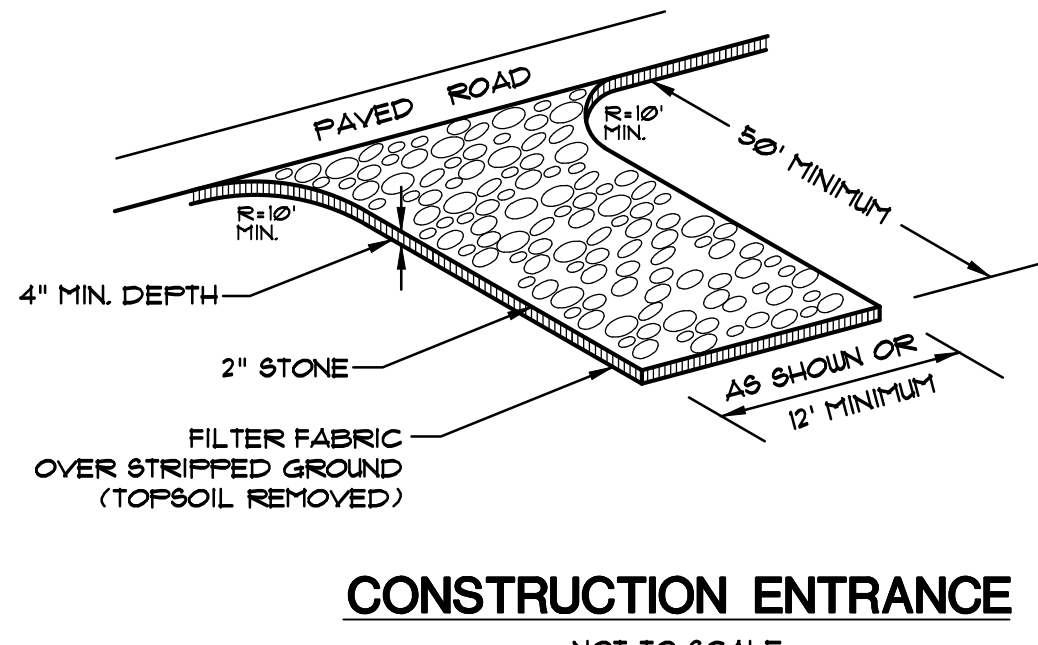
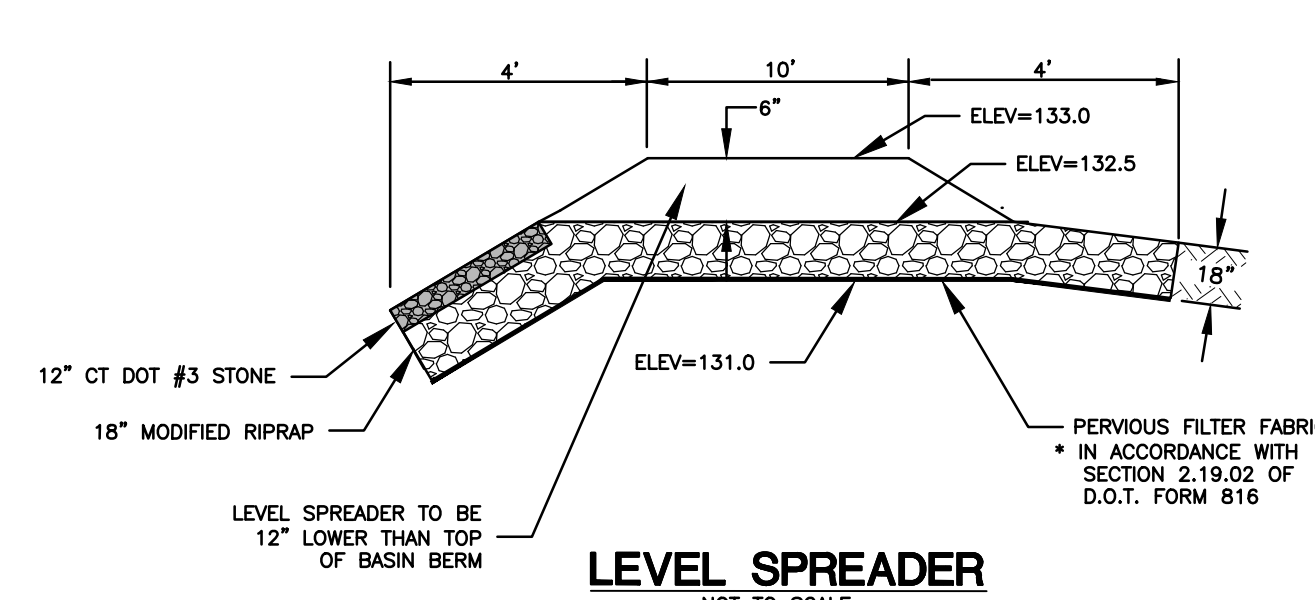
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY. CONTACT CONNECTICUT DEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE MONTVILLE FIRST SELECTMAN, IN THE EVENT A SPILL OCCURS, THE FOLLOWING STEPS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



## 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 INVASIVES 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.

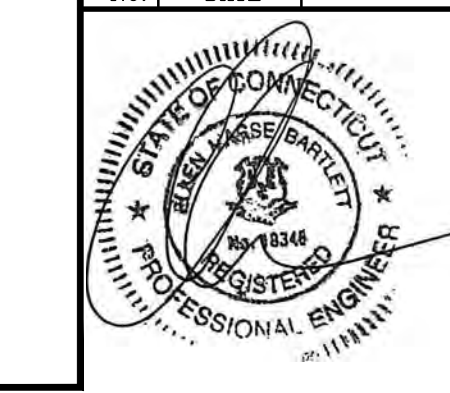
INVASIVE VEGETATION REMOVAL WILL BE CONDUCTED BY HAND WITHIN THE WETLAND. INVASIVE VEGETATION REMOVAL MAY BE CONDUCTED BY MECHANICAL MEANS IN THE UPLAND REVIEW ZONE IF APPROVED BY THE PROJECT WETLAND/SOIL SCIENTIST.

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.

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



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**TYPICAL METAL SIGN POSTS**

**TYPICAL SIGN PANEL ATTACHMENT**

**TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT**

**TYPICAL BACK-UP PLATE**

**BREAKAWAY INSTALLATION FOR 4 LBS./FT. POSTS**

**TYPICAL SIGN POST INSTALLATION IN LEDGE**

**TYPICAL SLEEVE FOR PAVED AREAS**

**45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS**

**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 A 513 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (RAYS) OF 91 LBS. OR GREATER FOR LINEAR WARD.
- 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 ASHTO 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.

**STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION**

**CTDOT STANDARD SHEET OFFICE OF ENGINEERING**

**METAL SIGN POSTS AND SIGN MOUNTING DETAILS TR-1208\_02**

**TEMPORARY PAVEMENT REPAIR FOR TRENCH THROUGH OVERLAID PORTLAND CEMENT CONCRETE OR BITUMINOUS CONCRETE PAVEMENT**

**PERMANENT PAVEMENT REPAIR WITHOUT MILLING THROUGH PORTLAND CEMENT CONCRETE OR BITUMINOUS CONCRETE PAVEMENT**

**PERMANENT PAVEMENT REPAIR WITH MILLING**

**GENERAL NOTES:**

- LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT:
  - IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE SLAB CENTERLINE AND THE EDGE OF SLAB REMOVE CONCRETE AND BITUMINOUS CONCRETE PAVEMENT UP TO THE TRENCH EDGE TO THE EDGE OF SLAB. FILL WITH PORTLAND CEMENT CONCRETE PAVEMENT TO THE EDGE OF ROAD. IN EITHER CASE REBUILD WITH THE FOLLOWING:
    - PLACE 1/2" INCH SLAB TRAFFIC LEVEL 2 IN TWO EQUAL 1" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
    - PLACE 1/2" INCH SLAB TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS
  - TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT:
 

TOTAL SLAB LENGTH (L)	MIN. LENGTH REMAINING
15' - 0"	12'
12' - 0"	10'
9' - 0"	8'
6' - 0"	6'

 REBUILD TO NEAREST JOINT.
- FOR TRANSVERSE TRENCHES THE MINIMUM SLAB LENGTH AS SHOWN IN TABLE 1 SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IN THIS CASE THE TRENCH SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IN THIS CASE THE TRENCH SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IN THIS CASE THE TRENCH SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT.
- PLACE 1/2" INCH SLAB TRAFFIC LEVEL 2 IN TWO EQUAL 1" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
- PLACE 1/2" INCH SLAB TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS WITH THE FINAL LIFT BEING 2"

**ROADWAY PROFILE**

**LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 1)**

**TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT (SEE NOTE 2)**

**STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION**

**OFFICE OF MAINTENANCE OPERATIONS SPECIAL SERVICES AND PLANNING**

**ENCROACHMENT PERMIT - PAVEMENT REPAIR**

**TYPICAL METAL SIGN POSTS**

**TYPICAL SIGN PANEL ATTACHMENT**

**TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT**

**TYPICAL BACK-UP PLATE**

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- SIGN POSTS SHALL BE 4 LBS./FT.

**STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION**

**CTDOT STANDARD SHEET OFFICE OF ENGINEERING**

**METAL SIGN POSTS AND SIGN MOUNTING DETAILS TR-1208\_02**

**12" OR LESS VERTICAL GATE VALVE & GATE BOX**

**TRENCH DETAIL: WATER MAIN & SERVICE**

**WATER SERVICE CONNECTION DETAIL**

**GENERAL NOTES:**

- INSIDE DIAMETER OF PIPE.
- TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
- ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
- CONTRACTOR TO PROVIDE PROTECTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY WEIGHT FOR THAT MATERIAL.
- BEDDING MATERIAL TO CONFORM TO M20.03.1 AS PER CT DOT FORM 618.

**TRENCH DETAIL: WATER MAIN & SERVICE NOT TO SCALE**

**WATER SERVICE CONNECTION DETAIL NOT TO SCALE**

**Green Site Design LLC**  
CONSULTING CIVIL ENGINEERS

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(860) 886-1966 Fax (860) 886-9165

**UNCASVILLE PROPERTY, L.L.C.**

**2227 ROUTE 32 UNCASVILLE, CT**

**CT DOT DETAILS**

Project No. GSD-77  
Proj. Engineer E.M.B.  
Date: 6/26/25  
Sheet No. 8