

Tom Cummings Comments

1. The sign location for handicap parking must be shown on the plans and parking space detail added.

**Sign location added to plan and detail added to detail sheet**

2. The survey plan must be an A-2 survey.

**Note added to plan**

3. The doors to the building must be shown on the site plan.

**Doors were added to the site plan**

4. Wheel stops along the front walkway must be added to the plans.

**Wheel stops added to plan**

5. Is a dumpster pad proposed for the site?

**A concrete dumpster pad and enclosure was added to the plan**

6. The catch basins must be shown away from the loading dock and retaining walls.

**Catch basins were moved away from loading docks and retaining walls**

7. Grading at the NE corner of the site must direct stormwater toward the easterly property.

**Grading was shifted to not direct water towards the property to the east of the site**

8. A detail of the guiderailing installation on the retaining wall must be shown on the plan.

**Detail added to plan**

9. The infiltration system should be 24' in lieu of the 20' shown.

**Infiltration system length extended to 24'**

10. All references on the plans must be to CTDOT Form 818.

**All references are now to form 818**

11. A railing is needed on the NW retaining wall.

**Note Added to plan**

12. The installation of the southeasterly wall will disturb the neighbor's land

**The retaining wall was moved more than 5 ft from the property line and does not exceed 5 ft in height**

Colleen Bezanson Comments

Cover Sheet

1. Title should indicate that it is “Oakdale” instead of “Montville”

**Town was changed to Oakdale**

2. Add or revise the following proposed legend symbols:
  - a. Add the proposed contour symbol.

**Added to legend**

- b. Change the electric manhole to match the symbol on Sheet 1.

**There is no electric manhole on sheet 1. There is a utility pole. The symbol was added to the legend**

- c. Add the symbol for the freestanding light.

**Added to legend**

- d. Add the symbol for the light wall pack.

**Added to legend**

3. Move the Assessor’s Map ID to under the address listed in the title.

**Assessor’s map ID was moved**

Sheet 1

1. Survey Notes should include:
  - a. How the survey was prepared in accordance to Standards for Surveys and Maps in CT. (ZR 17.2.4)

**The A-2 boundary survey references were added to sheet 1 and a copy of the subdivision map, that is recorded in the Land Records, has been submitted with the revised plans.**

- b. Add reference to the Village Development Subdivision including maps and deeds filed on the land records.

**Note added to sheet 1**

- c. The subdivision plan references a 20 ft. wide drainage easement. Please provide any deed information from the land records if applicable and /or if not conveyed.

**The drainage easement was added to the plan**

- d. Add note that the property is located within the Public Water Supply Watershed for Lake Konomoc. (ZR 17.4.7)

**Note added to sheet 1**

- e. Add note that the property is not located within a Flood Hazard Area. (ZR 17.4.7)

**Note added to sheet 1**

- f. Add note that the property is not served by public water or sewer. (ZR 17.4.7)

**Note added to sheet 1**

- g. Add note that the property does not contain any wetlands or watercourses. (ZR 17.4.7)

**Note added to sheet 1**

- h. Add location and size of all structures within 100 ft. of the property line. (ZR 17.4.8)

**Buildings within 100 ft added to plan**

2. Survey Plans are not signed or sealed by a licensed land surveyor. (ZR 17.2.4)

**The Subdivision Plan has been stamped and signed and is recorded in the Town Records. A copy is included in this submittal**

Sheet 2

1. Plan sheet is not signed or sealed by a professional engineer or land surveyor. (ZR 17.2.4)

**Plans are stamped and signed**

2. Property dimensions not shown on Sheets 2 or 3. (ZR 17.4.3)

**Dimensions were added to sheets 2 and 3**

3. If a dumpster is to be used then the location of dumpster must be shown. (ZR 17.4.8). Include a detail on sheet 4 if proposed.

**Dumpster location and detail added to plan and a detail on sheet 6**

4. Indicate the intended use of the rear portion of the property. (ex. material storage, parking, etc.) (ZR 17.4.9)

**Material storage area added to sheet 2**

5. Show dimension of the area to be used for the area of truck parking the loading dock. (ZR 17.4.10)

**Loading dock dimensions added to sheet 2**

6. Show the dimension of the driveway width and driveway entrance. (ZR 18.8.4)

**Entrance dimensions added to sheet 2**

7. Show the proposed sign no closer than 10 feet from the property line. (ZR 19.3.4).  
Add a note that a Zoning Permit will be required for the sign.

**Signed moved to 10 ft from property line and dimension was added**

8. Show any proposed stockpile areas and sedimentation controls on Sheets 2 and 3.  
(ZR 17.4.9)

**Temporary stockpile area added to plan on sheet 3**

Sheet 3.

1. Under Test Hole Data there is a typo- change name from “Mike Kerby” to “Mike Kirby”

**Typo has been fixed**

2. Under General Notes there are the following typos:

a. Note # 10 indicates that a “house” will be constructed. Change to “building”

**Typo has been fixed**

b. Note #13 change “bust” to “must”

**Typo has been fixed**

3. Extend the sediment fence to the front property line along the northeast property line.

**Silt fence was extended**

Sheet 4.

1. The notes under the catch basin detail should indicate that they are shown on Sheet 3 not Sheet 4.

**Note has been removed**

2. No sign detail has been provided (ZR 19.3.3)

**A separate zoning permit will be applied for when the sign is designed**

3. Add detail for handicapped parking space. (ZR 17.4.10)

**Detail was added to plan**

Sheet 5.

1. Silt fence detail does not show depth of the trench.

**The detail has been updated**

Liz Burdick Comments

1. Application and Plan Set, as submitted, are incomplete and do not comply with the requirements of the Town of Montville Zoning Regulations. Revise plan as needed and as shown below.

**The plans have been revised**

2. Applicant shall forward the plan to the City of New London Water Dept. for review & comment regarding proposed development within the Lake Konomic Watershed.

**The plans will be sent to the City of New London Water Department**

3. Manufacturing use needs to be specified in detail.

**See revised statement of use.**

4. Revise Cover Sheet to show 1. "Oakdale, CT" (v. Montville) and "Map/Block/Lot" or "Parcel ID: 002/005/00B" (v. "Map/Lot").

**Addressed in previous comments**

4. Advise how construction of retaining walls on the east side of the site will not encroach on adjacent property.

**The retaining wall located on the southeast portion of the site has been moved off of the property line since the last submittal. It is now 5.75' or further from the property line. The wall does not exceed 5' in height, which will allow for enough room for the wall to be constructed without encroaching on the neighboring property.**

5. Advise permanently slope stabilization.

**Slope stabilization detail added to sheet 6**

6. Infiltration system installation shall be certified by Applicant's P.E. prior to issuance of a certificate of zoning compliance. (condition of approval).

**OK**

7. ZR Section 17 (Site Plans):

- 17.2.4 An A-2 Survey (existing conditions), signed and sealed by a L.S., shall be submitted as part of the application.

**Addressed in previous comment**

- 17.3 GIS data. Final revised plan sets, along with a digital copy of the final plan per this Section, shall be submitted to the Planning Dept. & shall be signed and sealed by P.E. & L.S. (condition of Approval).

**OK**

- 17.4.7 Add notes to site plan (map references, site is not in a CAM zone, no inland wetlands/watercourses, flood zone info inc. panel number, public water supply watershed info, etc.).

**Notes added to plan**

- 17.4.8 Revised plan to show size in SF of existing structures and structures within 100-feet of the property.

**Existing structures within 100 ft were added to the plan**

- 17.4.9 Revise plan to show any outdoor storage areas or add note to plan that there will be none.

**Outdoor storage area added to plan**

- 17.4.13 Revise plan to show location (freestanding & building mounted), size, height of any proposed sign on detail sheet. If not shown on plan, a separate zoning permit will be required prior to any installation (condition of approval).

**A separate zoning permit will be applied for when the sign is designed**

- 17.4.16 Revise plan to show location and type of all water protection facilities, if any.

**There is a fire hydrant about 1,400 to the south east of Lakewood Drive**

- 17.4.21 Revise plan to show signatures blocks on right hand lower corner on cover sheet.

**Signature blocks have been moved**

- 17.4.25 Revise plan to add notes to address public drinking water supply watershed.

**A note was added to sheet 1 that the property is within the watershed. And we submitted an email from New London saying that the plans are OK as is.**

- 17.6 Submit written narrative addressing compliance with Section 17.6.1 to 17.6.10 (Site Plan Reviewing and Bonding).

**An Erosion and Sediment control estimate has been provided in this submittal**

8. ZR Section 18 (Off-street parking):

- 18.8 Add truck turning radius plan sheet.

**Truck turning sheet has been added**

- 18.3.14 Clarify parking calculations provided for the industrial use (i.e. number of employees v. floor space)

**Sheet 2 shows the parking calculations for manufacturing and office space, based on SF of the building. 14 spaces are required and are provided. There will typically be 6 employees in the building**

- 18.6 Show interior drive dimensions on plan.

**Dimensions added to plan**

- 18.8.8 Revise plan to show entrance exit signs.

**As there is only one access drive that is both entrance and exit it would only confuse drivers to add signs.**

- 18.8.4 Driveway is 60' wide at curb line. Revise to 55'.

**In order for a tractor trailer to back into the loading dock the entrance needs to be wider. Please see the truck turning plan**



- 18.8.10 Address restoration of any disturbance in the Town right of way area after construction.

**Note added to “general notes” section on sheet 3**

- 18.10. Show screen dumpster location.

**Dumpster enclosure has been added to plan**

- 18.12. Fire Lanes. Written approval from Fire Marshal Paul Barnes pending.

- 18.15 Handicapped parking spaces and building approaches shall be provided for in accordance with the provisions of the Building Code of the State of CT. Building Official comments pending.

**Handicap parking space moved closer to the entrance**

- 18.16.2. Add note to plan “All planted and landscaped areas shall be maintained continuously by the owner of the property in accordance with the Montville Zoning Regulations. “

9. ZR Section 19 (Signage). See note 7 above.