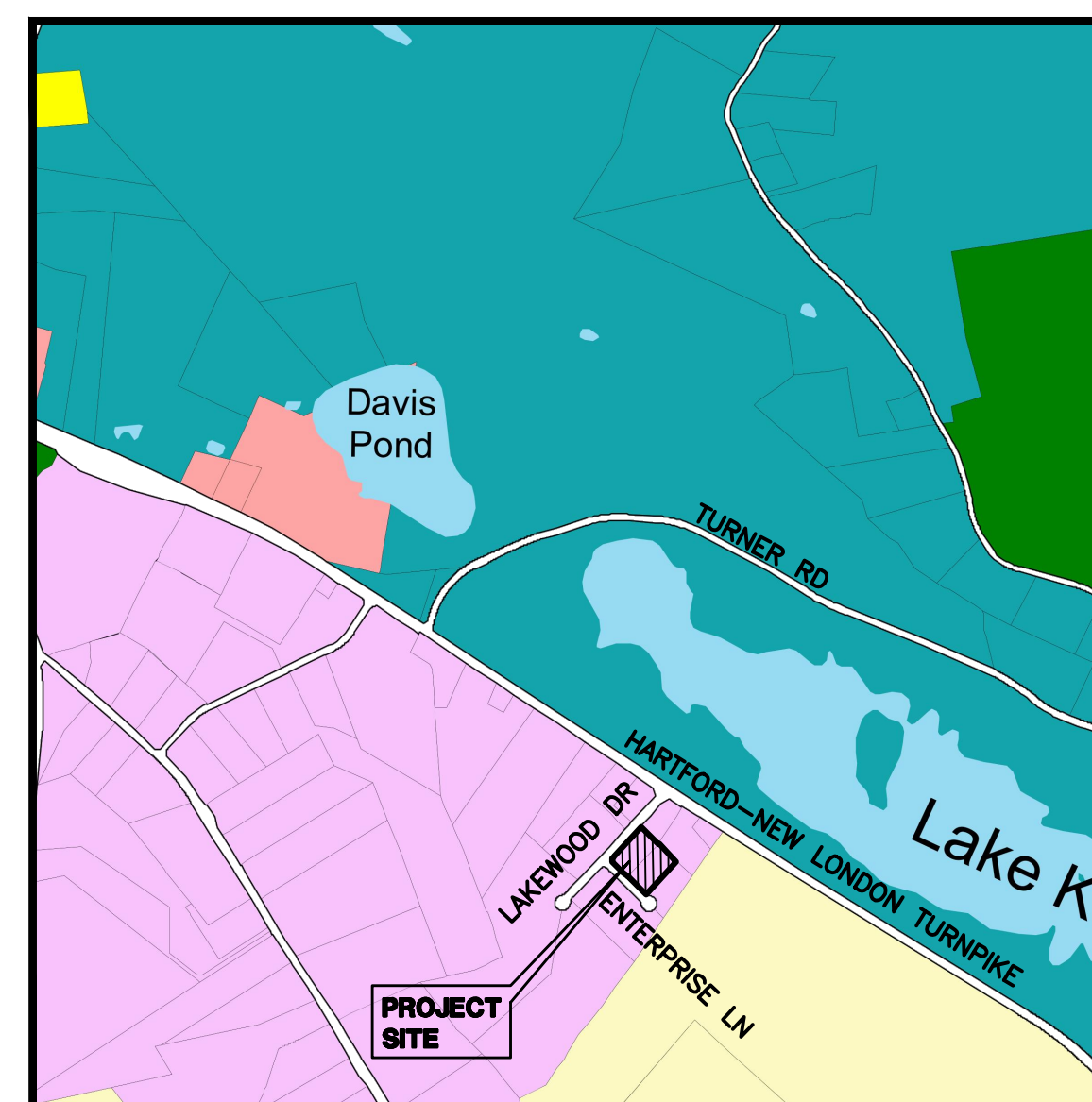


	PROPERTY LINE
	EDGE OF PAVEMENT
	DRAINAGE
	WATER
	SEWER
	GAS
	ELECTRIC
	CONTOUR
	TREE LINE
	GUIDERAIL
	SIGNS
	CATCH BASIN
	IRON PIN, IRON PIPE
MS, CHD, MON	MERESTONE, CONNECTICUT HIGHWAY DEPARTMENT MONUMENT, MONUMENT
	FIRE HYDRANT
	ELECTRIC MANHOLE
	SEWER MANHOLE
	GAS GATE, WATER GATE
	EXISTING LIGHT
	PROPOSED CONTOUR
	UTILITY POLE
	FREESTANDING LIGHT
	WALL PACK LIGHT



**LOCATION MAP**  
SCALE: 1"=1000'

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	EXISTING CONDITIONS PLAN
2	SITE & LANDSCAPE PLAN
3	GRADING & SEPTIC PLAN
4	SITE DETAILS
5	EROSION AND SEDIMENT CONTROL DETAILS
6	SITE DETAILS CONTINUED
7	EASEMENT PLAN

**2 ENTERPRISE LANE: HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT, 06351**  
**8 ENTERPRISE LANE: 8 ENTERPRISE LANE LLC, 1384 HARTFORD NEW LONDON TPKE, OAKDALE, CT, 06370**

**GREEN SITE  
DESIGN  
— LLC —**

317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165



APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

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CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

EROSION & SEDIMENTATION CONTROL PLAN APPROVED BY  
THE MONTVILLE PLANNING & ZONING COMMISSION

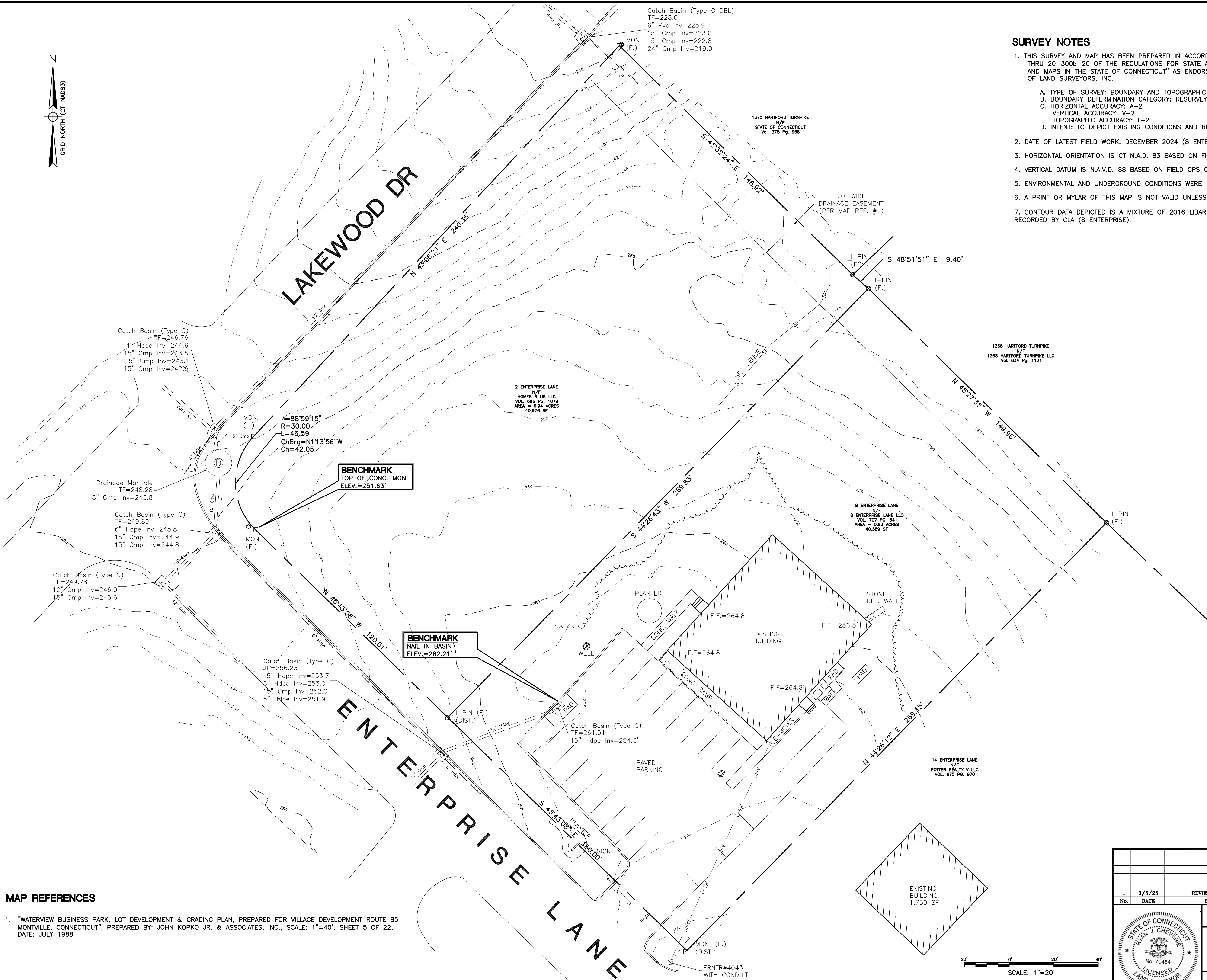
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CHAIRMAN / SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



# SURVEY NOTES

- 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.
  - TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
  - BOUNDARY DETERMINATION CATEGORY: RESURVEY
  - HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2
  - INTENT: TO DEPICT EXISTING CONDITIONS AND BOUNDARY LINES OF THE SUBJECT PARCELS; 2 & 8 ENTERPRISE LANE.
- DATE OF LATEST FIELD WORK: DECEMBER 2024 (8 ENTERPRISE LANE)
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON FIELD GPS OBSERVATIONS.
- VERTICAL DATUM IS N.A.V.D. 88 BASED ON FIELD GPS OBSERVATIONS.
- ENVIRONMENTAL AND UNDERGROUND CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY.
- A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.
- CONTOUR DATA DEPICTED IS A MIXTURE OF 2016 LIDAR DATA (2 ENTERPRISE) AND LOCAL FIELD OBSERVATIONS NAVD88 RECORDED BY CLA (8 ENTERPRISE).



## MAP REFERENCES

- "WATERVIEW BUSINESS PARK, LOT DEVELOPMENT & GRADING PLAN, PREPARED FOR VILLAGE DEVELOPMENT ROUTE 85 MONTVILLE, CONNECTICUT", PREPARED BY: JOHN KOPKO JR. & ASSOCIATES, INC., SCALE: 1"=40', SHEET 5 OF 22, DATE: JULY 1988

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

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

		<b>GREEN SITE DESIGN - LLC</b>	
		317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165	
1	3/5/25	REVIEW COMMENTS	
No.	DATE	REVISION	
		<b>EXISTING CONDITIONS</b>	
		<b>2 &amp; 8 ENTERPRISE LANE</b>	
		OAKDALE, CONNECTICUT 06370	
		Project No. GSD-66 Proj. Surveyor R.J.C. Date: 1/30/25 Sheet No. <b>01</b>	



ZONING DISTRICT: LI  
2 ENTERPRISE LANE

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 SF	40,975 SF
LOT FRONTAGE	100 FT	144 FT
FRONT YARD SETBACK	50 FT	73 FT
SIDE YARD SETBACK	30 FT	30 FT
REAR YARD SETBACK	30 FT	95 FT
BUILDING HEIGHT	N/A	N/A

ZONING DISTRICT: LI  
8 ENTERPRISE LANE

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 SF	40,389 SF
LOT FRONTAGE	100 FT	150 FT
FRONT YARD SETBACK	50 FT	90 FT
SIDE YARD SETBACK	30 FT	41 FT
REAR YARD SETBACK	30 FT	107 FT
BUILDING HEIGHT	N/A	N/A

### PARKING CALCULATIONS

2 ENTERPRISE LANE

**1ST FLOOR**  
7,500 SF MANUFACTURING/INDUSTRIAL @ 1 SPACE/1,000 SF = 8 SPACES

2ND FLOOR

1,500 SF OFFICE SPACE @ 1SPACE/250 SF = 6 SPACES

14 SPACES REQUIRED  
14 SPACES PROVIDED

8 ENTERPRISE LANE

**1ST FLOOR**  
1,105 SF OFFICE SPACE @ 1 SPACE/250 SF = 5 SPACES

3,095 SF MANUFACTURING/INDUSTRIAL @ 1 SPACE/1,000 SF = 4 SPACES

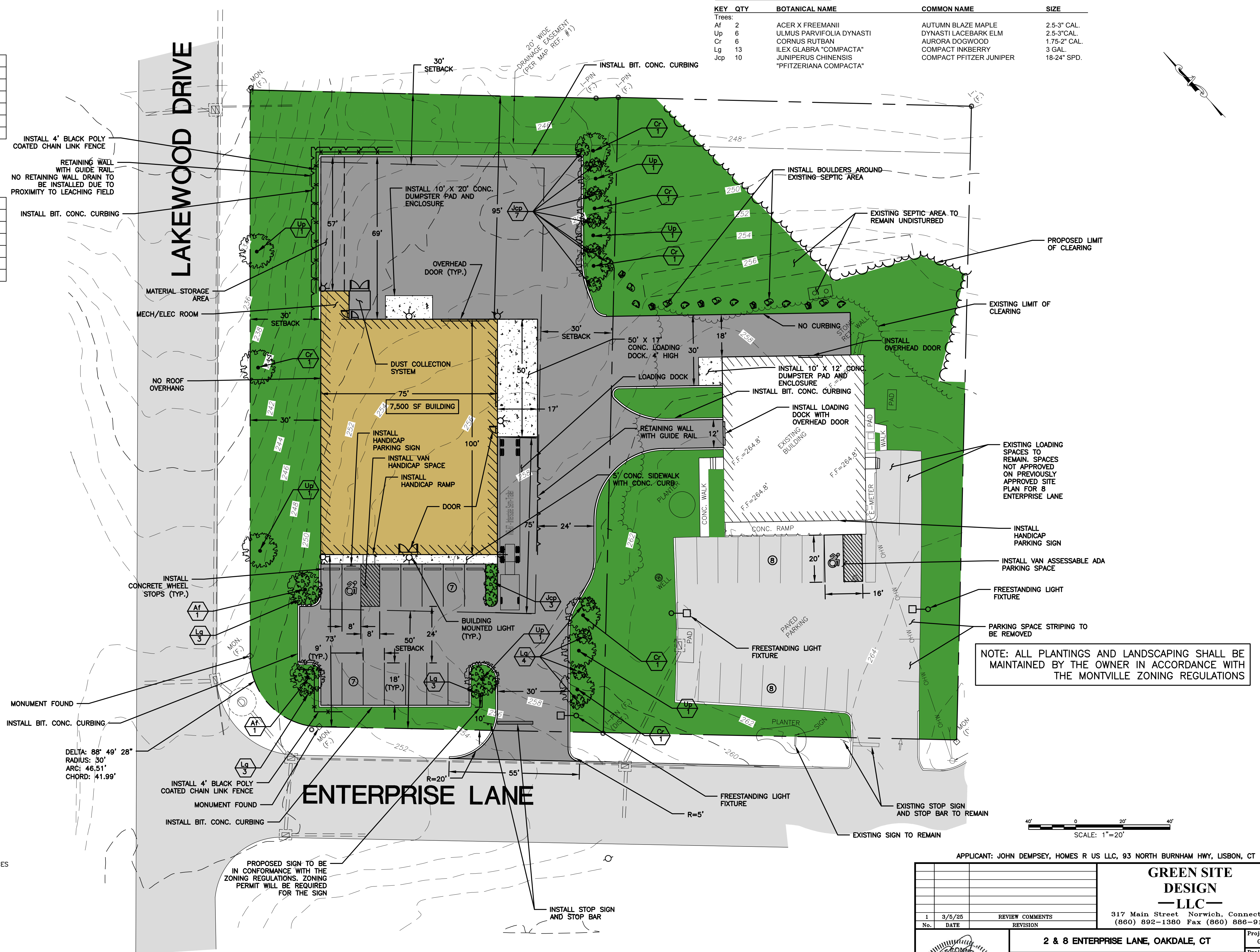
BASEMENT

4,200 SF WAREHOUSE SPACE @ 1SPACE/1,000 SF = 5 SPACES

14 SPACES REQUIRED  
16 SPACES PROVIDED

## LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees:				
Af	2	ACER X FREEMANII	DOWNY LEAFBARK MAPLE	2.5-3" CAL.
Up	6	ULMUS PARVIFOLIA DYNASTI	DYNASTI LACEBARK ELM	2.5-3" CAL.
Cr	6	CORNUS RUTBAN	AURORA DOGWOOD	1.75-2" CAL.
Lg	13	ILEX GLABRA "COMPACTA"	COMPACT INKBERRY	3 CAL.
Jcp	10	JUNIPERUS CHINENSIS "PFITZERIANA COMPACTA"	COMPACT PFITZER JUNIPER	18-24" SPD.



APPLICANT: JOHN DEMPSEY, HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT

**GREEN SITE  
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(860) 892-1380 Fax (860) 886-9165

2 & 8 ENTERPRISE LANE, OAKDALE, CT

**PVC DIRECT  
REVISED SITE PLAN**

## SITE & LANDSCAPE PLAN

Project No.	
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GSD 66
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Obj. Engineer  
E.M.B

te:

1/30/25

No. 2



TEST HOLES CONDUCTED ON 11/16/2022  
BY BOB RUSSO, JACK MCCARTNEY, AND MICHAEL KIRBY  
CONTRACTOR: JOHN DEMPSEY

0-14"	SUBSOIL - YELLOW BROWN SANDY LOAM
14-31"	LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES
31-92"	MODERATELY DENSE LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES

DEPTH TO RESTRICTIVE LAYER: 28'

0-8" SUBSOIL - YELLOW BROWN SANDY LOAM  
8-20" LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES  
20-89" DENSE LIGHT BROWN SANDY LOAM

DEPTH TO RESTRICTIVE LAYER: 14'

0-4" TOPSOIL - BROWN SANDY LOAM  
4-20" SUBSOIL - YELLOW BROWN SANDY LOAM  
20-27" LIGHT BROWN & YELLOW BROWN FINE SANDY LOAM  
27-87" LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES

DEPTH TO RESTRICTIVE LAYER: 17'

0-3"	TOPSOIL - DARK BROWN SANDY LOAM
3-7"	SUBSOIL - BROWN SANDY LOAM
7-63"	DENSE LIGHT BROWN SANDY LOAM

DEPTH TO RESTRICTIVE LAYER: 10'

0-9"	TOPSOIL - BROWN FINE SANDY LOAM
9-24"	SUBSOIL - YELLOW BROWN FINE SANDY LOAM, GRAVEL & COBBLES
24-39"	LIGHT BROWN SANDY LOAM, GRAVEL & COBBLES
39-86"	MODERATELY DENSE LIGHT BROWN SANDY LOAM

DEPTH TO RESTRICTIVE LAYER: 39'

0-6"	TOPSOIL - DARK BROWN SANDY LOAM
6-16"	SUBSOIL - YELLOW BROWN SANDY LOAM
16-100"	LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES

DEPTH TO RESTRICTIVE LAYER: 100

0-8" TOPSOIL - DARK BROWN SANDY LOAM  
8-37" SUBSOIL - YELLOW BROWN SANDY LOAM  
37-97" LIGHT BROWN LOAMY SAND, GRAVEL & COBBLES

DEPTH TO RESTRICTIVE LAYER: 97'

1. TOPOGRAPHIC INFORMATION ON THIS PLAN PROVIDED BY GREEN SITE DESIGN LLC.
2. PROPOSED BUILDING AND SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
3. ALL MATERIALS FOR SEPTIC TANK, DISTRIBUTION BOX, PIPE, SELECTION OF PIPES AND FITTINGS SHALL BE APPROVED BY THE HEALTH DEPT. ALL FILL SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL.
4. SEWER LINE FROM FOUNDATION WALL TO SEPTIC SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE.
5. TRENCHES SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A COVERED WATER SPACES.
6. PIPEL FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO ASTM-D-3034 AND SDR-35.
7. ALL EXISTING UTILITIES TO BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION.
8. THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.
9. A VERTICAL BENCHMARK SHALL BE PROVIDED WITHIN 50 FEET OF THE PROPOSED BUILDING LOCATION PRIOR TO THE START OF CONSTRUCTION.
10. CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEM AND BUILDING ARE TO BE CONSTRUCTED.
11. TOPSOIL SHALL CONFORM TO HEALTH CODE AND BE CLEAN.
12. EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
13. TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
14. AFTER THE FILL IS PLACED AND COMPACTED, AN ADDITIONAL PERC TEST MUST BE CONDUCTED IN ORDER TO OBTAIN A PERC RATE OF 10% OR MORE.
15. TEST HOLES IN RED TOP SOIL TO BE DUG PRIOR TO CONSTRUCTION.
16. ALL DISTURBANCE IN THE TOWN RIGHT OF WAY MUST BE RESTORED

VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 10'

PERC 2:

0	MIN	-3.5"
5	MIN	-5.5"
10	MIN	-6.5"
15	MIN	-7.25"
20	MIN	-8"
25	MIN	-8.75"
30	MIN	-9.5"
35	MIN	-10"
40	MIN	-10.5"
45	MIN	-11"
50	MIN	-11.5"
55	MIN	-12"
60	MIN	-12.75"
65	MIN	-13.25"
70	MIN	-13.75"
75	MIN	-14.25"
80	MIN	-14.75"
85	MIN	-15.25"
90	MIN	-15.75"
95	MIN	-16"
100	MIN	-16.25"
105	MIN	-16.5"
110	MIN	-16.75"
115	MIN	-17"
120	MIN	-17.5"
125	MIN	-17.75"
130	MIN	-18"
135	MIN	-18.25"
140	MIN	-18.5"
145	MIN	-18.75"
150	MIN	-19"
155	MIN	-19.25"
160	MIN	-19.5"
165	MIN	-19.75"
170	MIN	-20"

USE 125 MIN TO 170 MIN  
FROM 125 MIN TO 170 MIN - 2.25"  
DROP  
 $45 \text{ MIN} / 2.25 \text{ IN} = 20 \text{ MIN/IN}$   
PERC RATE = >10 MIN/IN

## PERC. 3:

0 MIN — 3"  
5 MIN — 5"  
10 MIN — 6.5"  
15 MIN — 7.5"  
20 MIN — 8.5"  
25 MIN — 9.5"  
30 MIN — 10.5"  
35 MIN — 11.5"  
40 MIN — 12.25"  
45 MIN — 13"  
50 MIN — 13.75"  
55 MIN — 14.75"  
60 MIN — 15.75"  
65 MIN — 16.75"  
70 MIN — 17.5"  
75 MIN — 18.25"  
80 MIN — 19"  
85 MIN — 19.5"  
90 MIN — 20"  
95 MIN — 20.5"  
100 MIN — 21"  
105 MIN — 21.5"

USE 80 MIN TO 105 MIN  
FROM 80 MIN TO 125 MIN - 2.5"  
DROP  
 $25 \text{ MIN} / 2.5 \text{ IN} = 10 \text{ MIN/IN}$   
PERC RATE = <10.1 MIN/IN

PERC TEST DATA

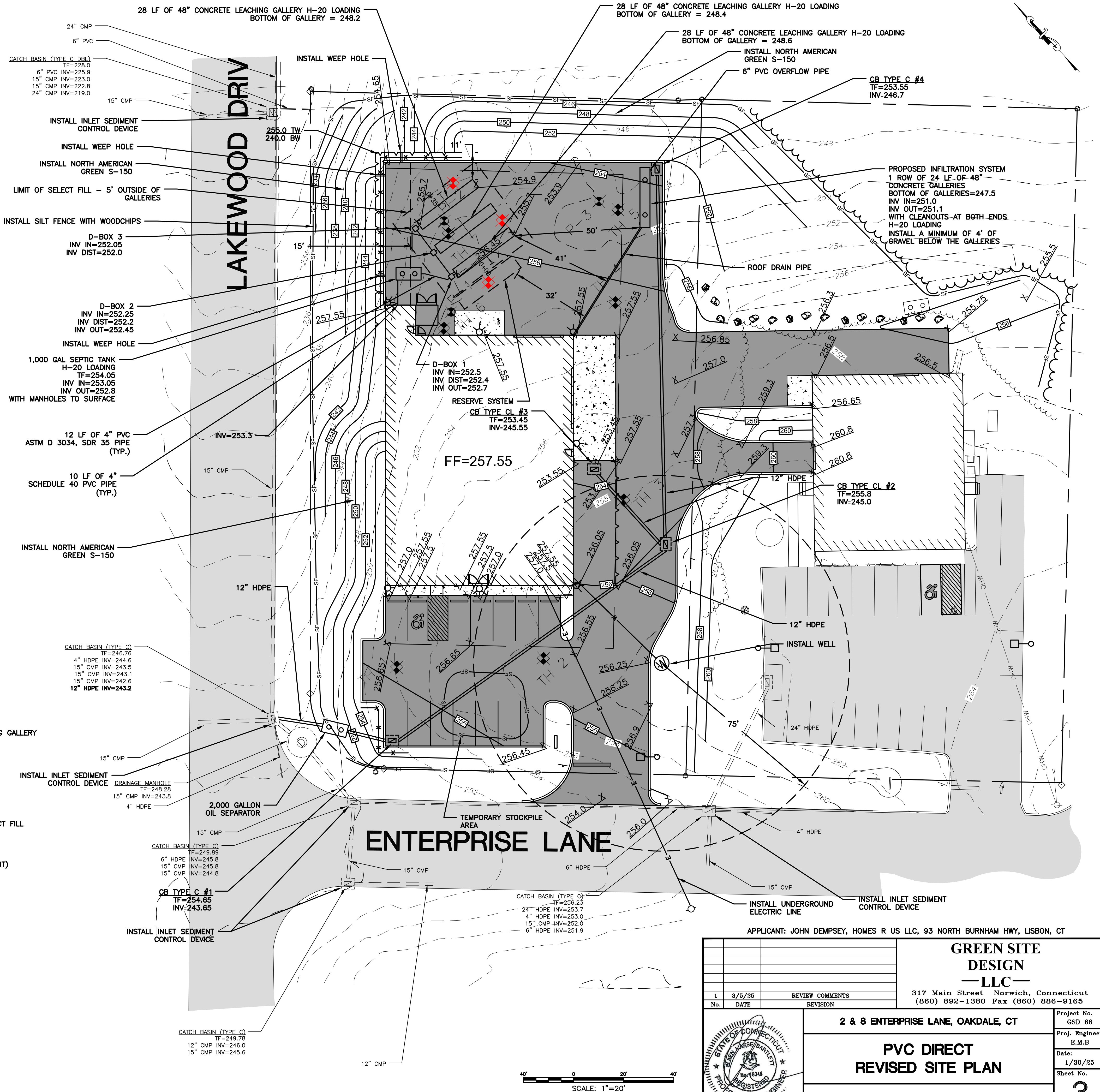
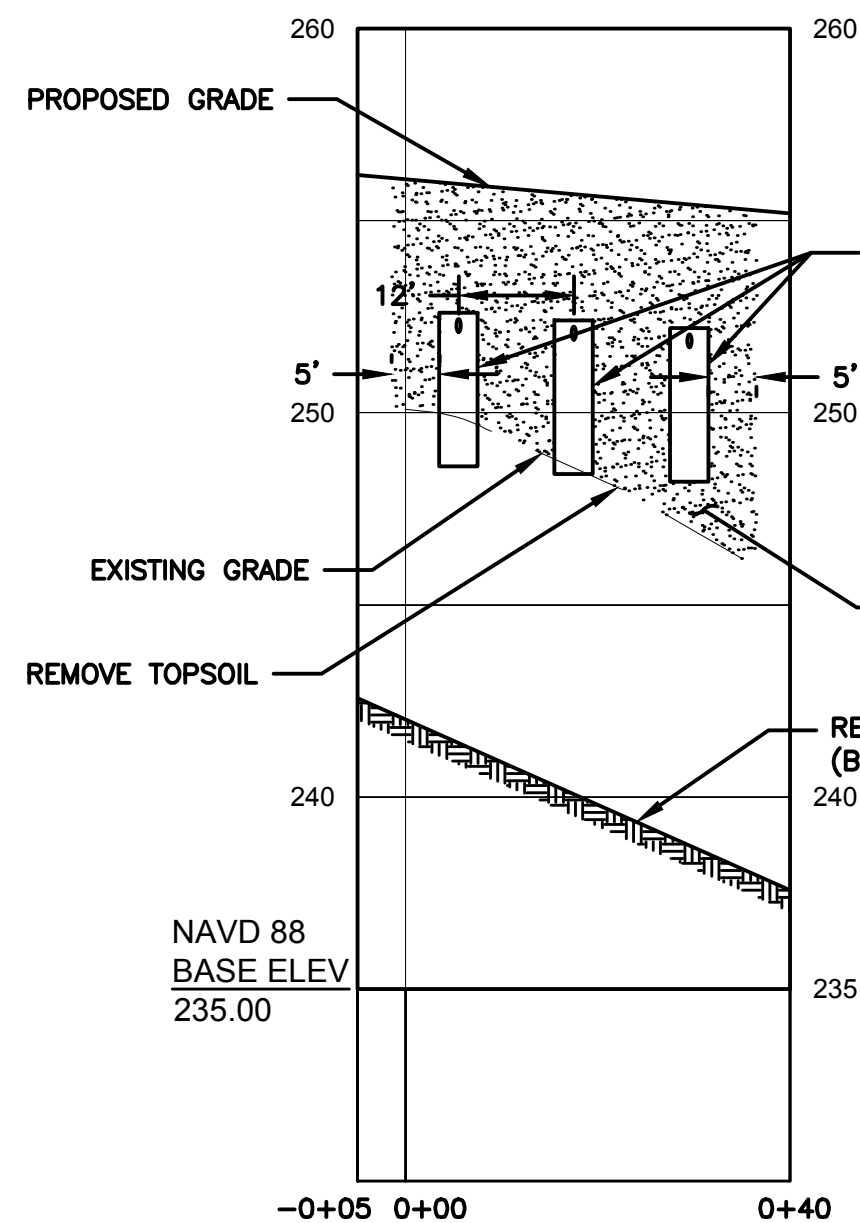
0 MIN = 5"  
2 MIN = 7"  
4 MIN = 8.5"  
6 MIN = 9.75"  
8 MIN = 10.75"  
10 MIN = 11.75"  
12 MIN = 12.5"  
14 MIN = 13.5"  
16 MIN = 14"  
18 MIN = 14.5"  
20 MIN = 15.5"  
22 MIN = 16"  
24 MIN = 16.5"  
26 MIN = 17"  
28 MIN = 17.5"  
30 MIN = 18"

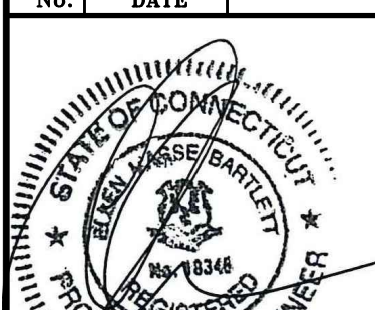
USE 20 MIN TO 30 MIN  
FROM 20 MIN TO 30 MIN - 2.5" DROP  
10 MIN / 2.5 IN = 4 MIN/IN  
PERC RATE = <10.1 MIN/IN

USE 80 MIN TO 105 MIN  
FROM 80 MIN TO 125 MIN - 2.5"  
DROP  
 $25 \text{ MIN} / 2.5 \text{ IN} = 10 \text{ MIN/IN}$   
PERC RATE = <10.1 MIN/IN

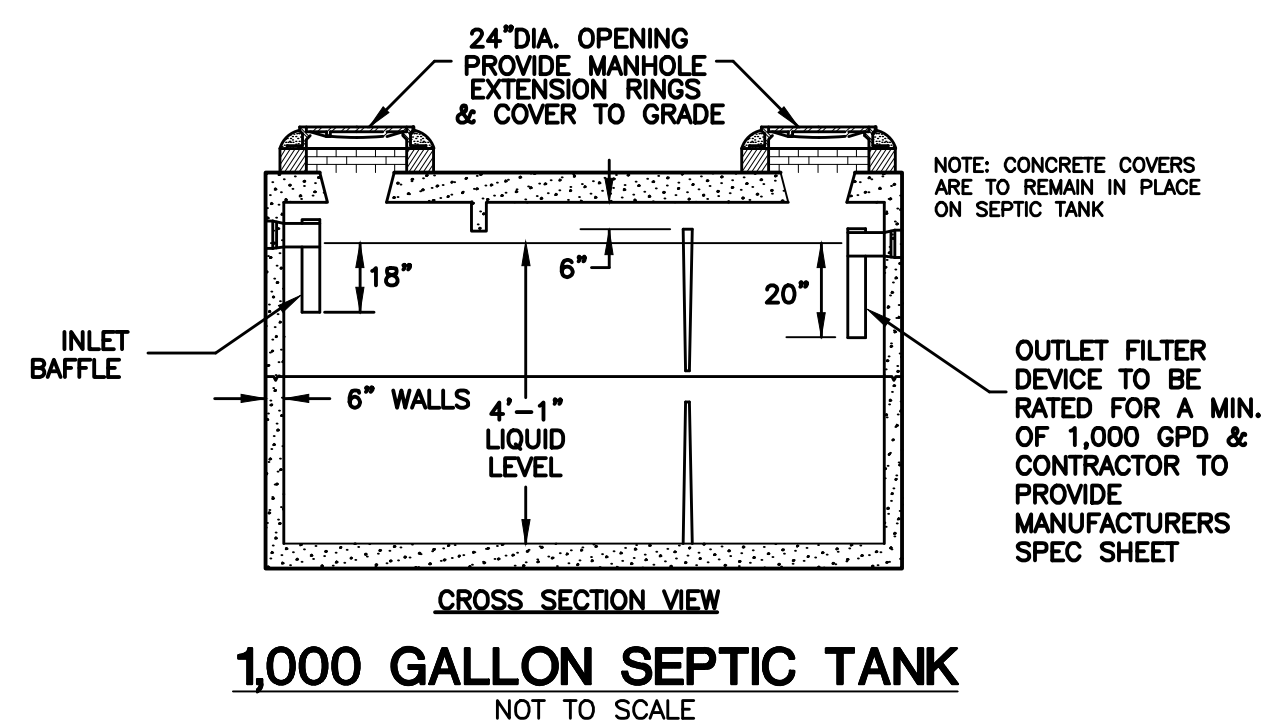
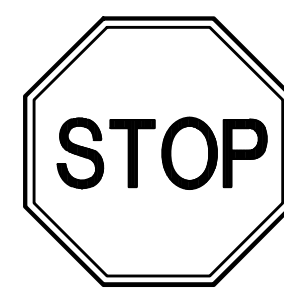
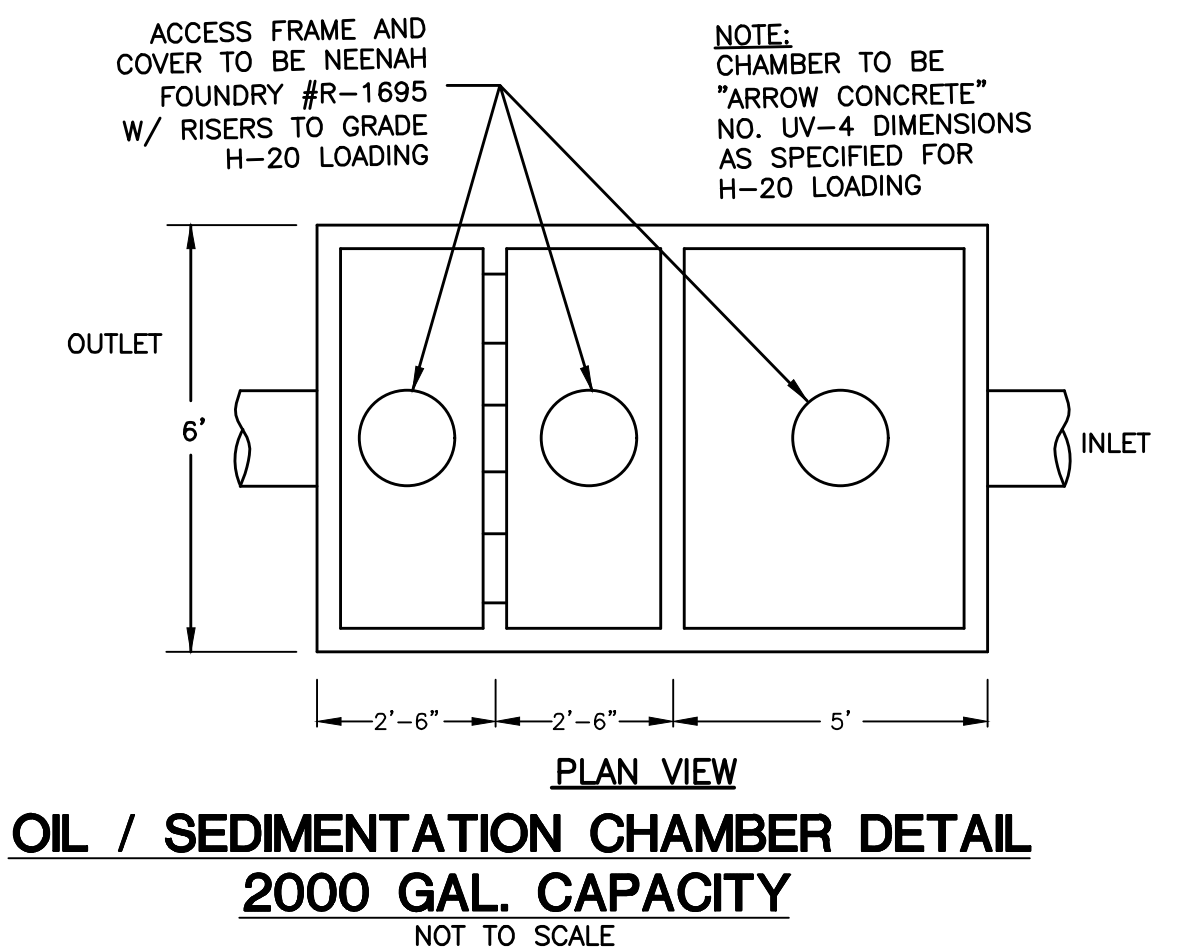
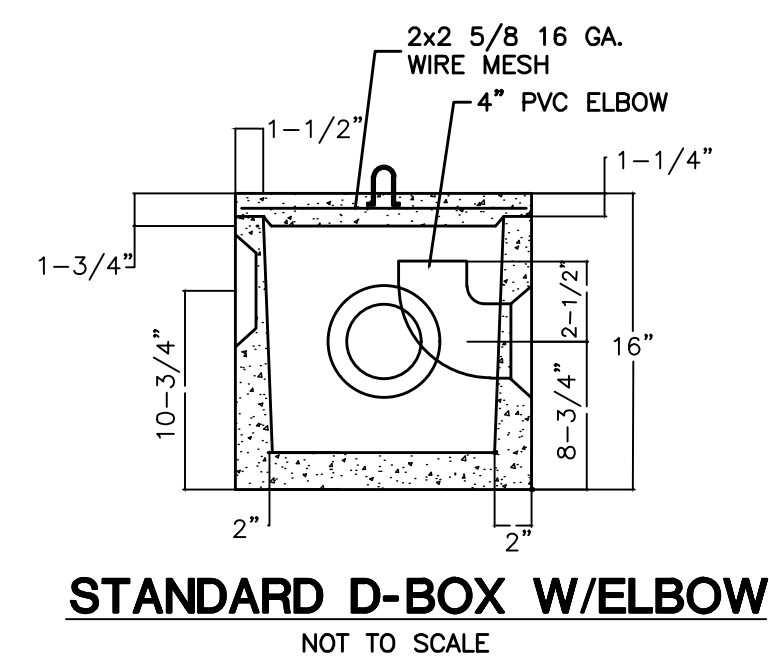
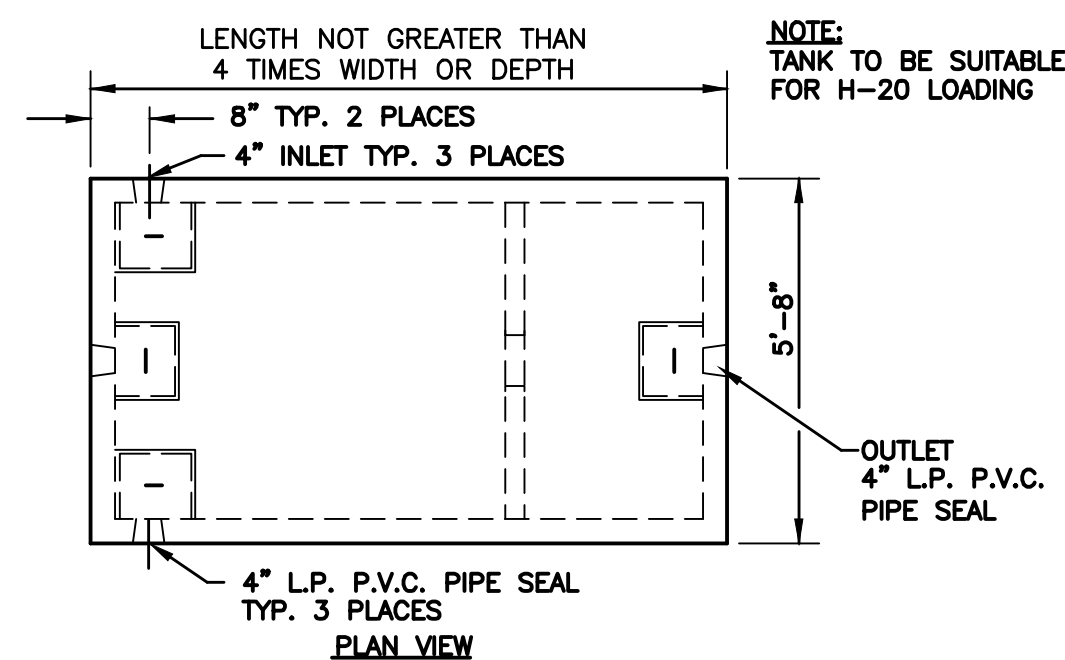
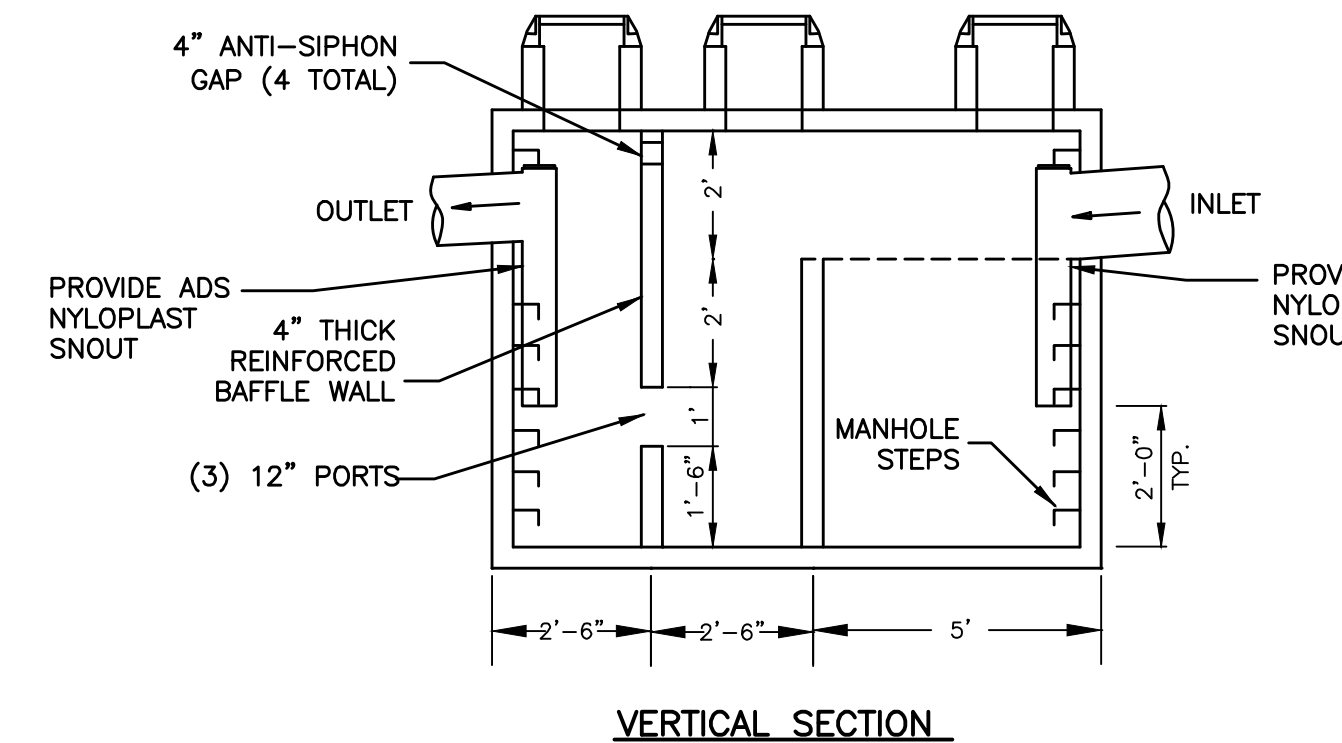
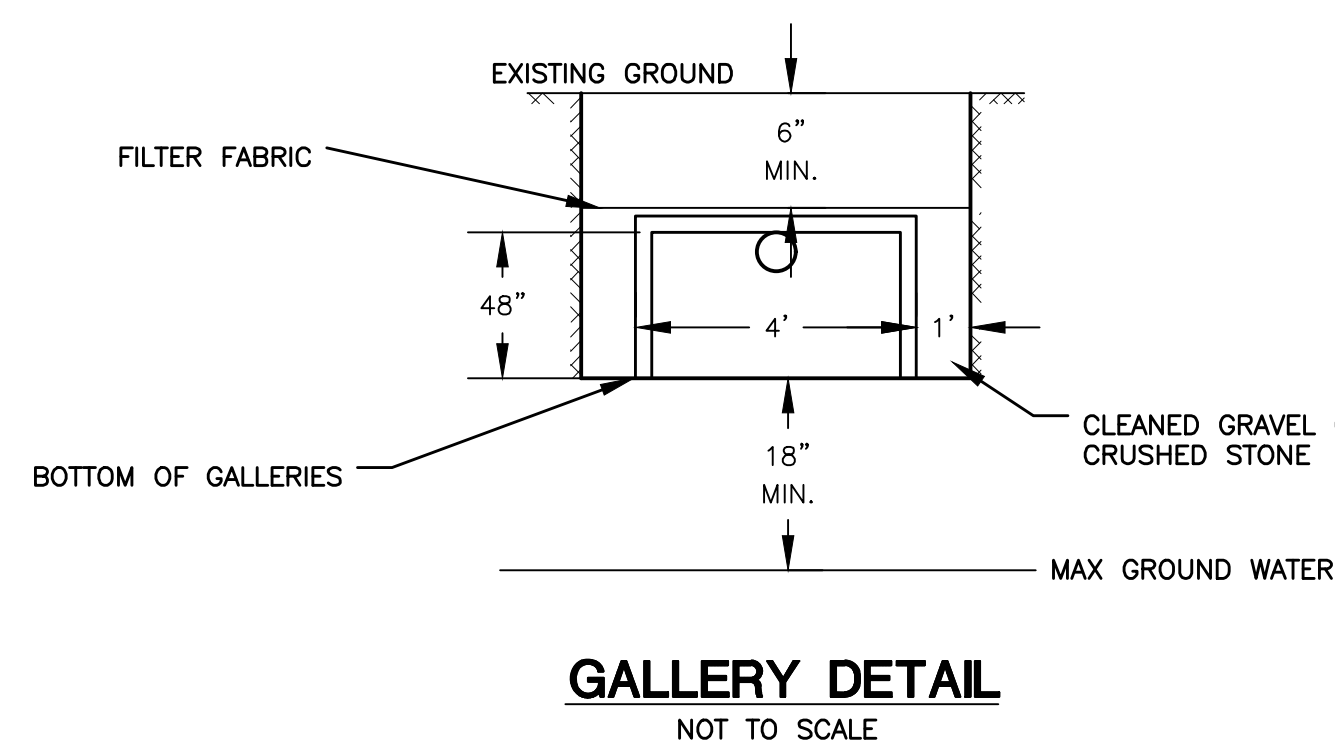
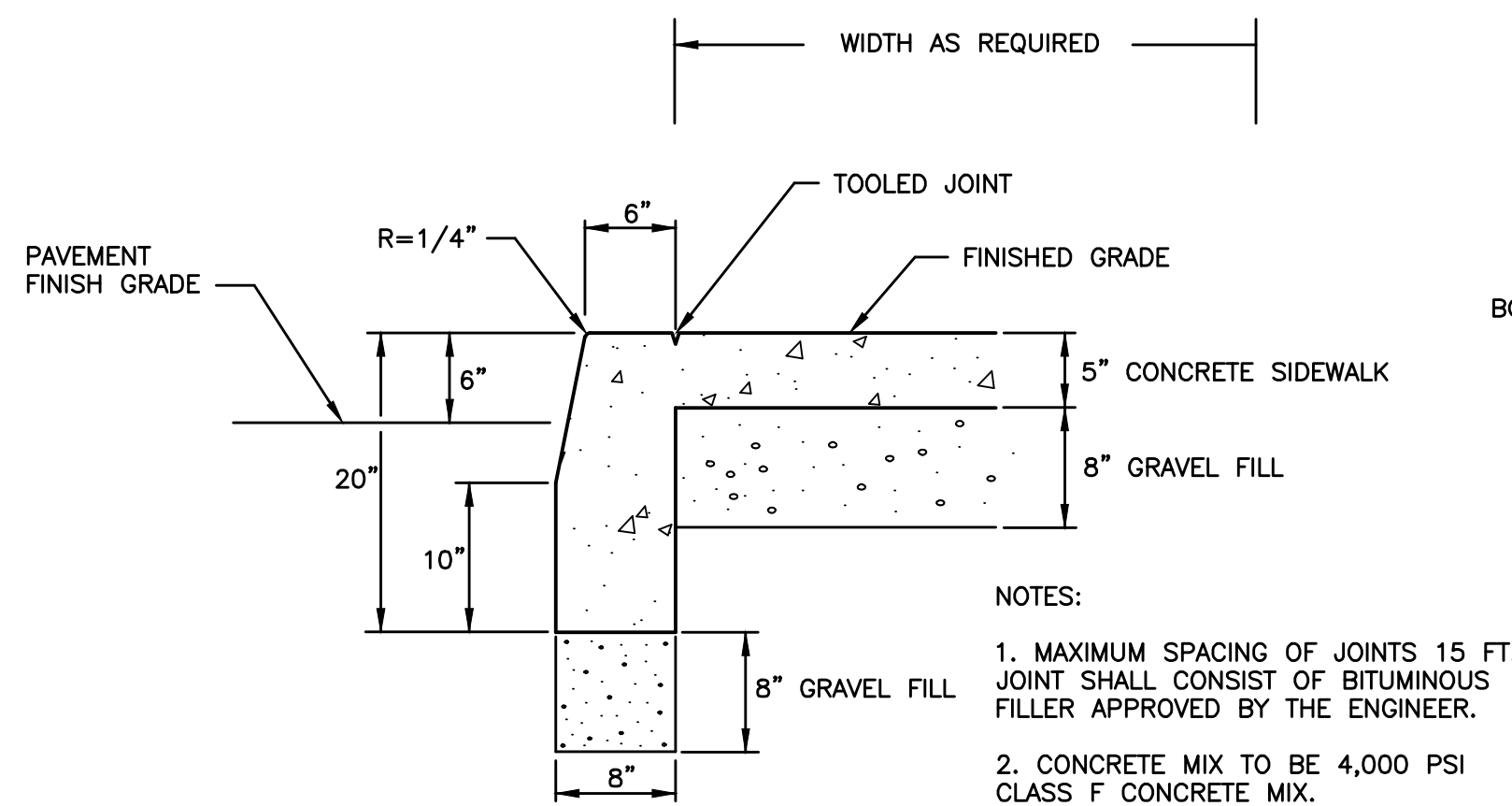
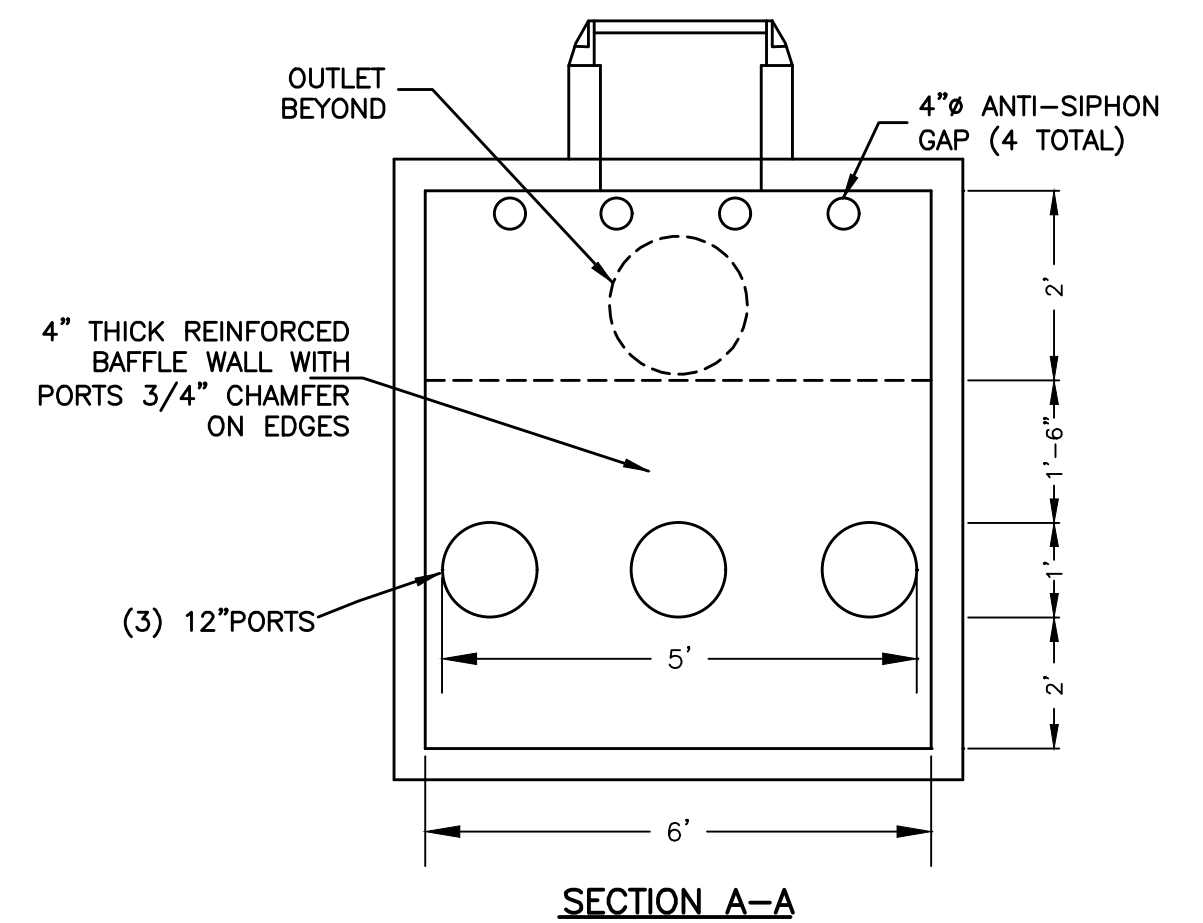
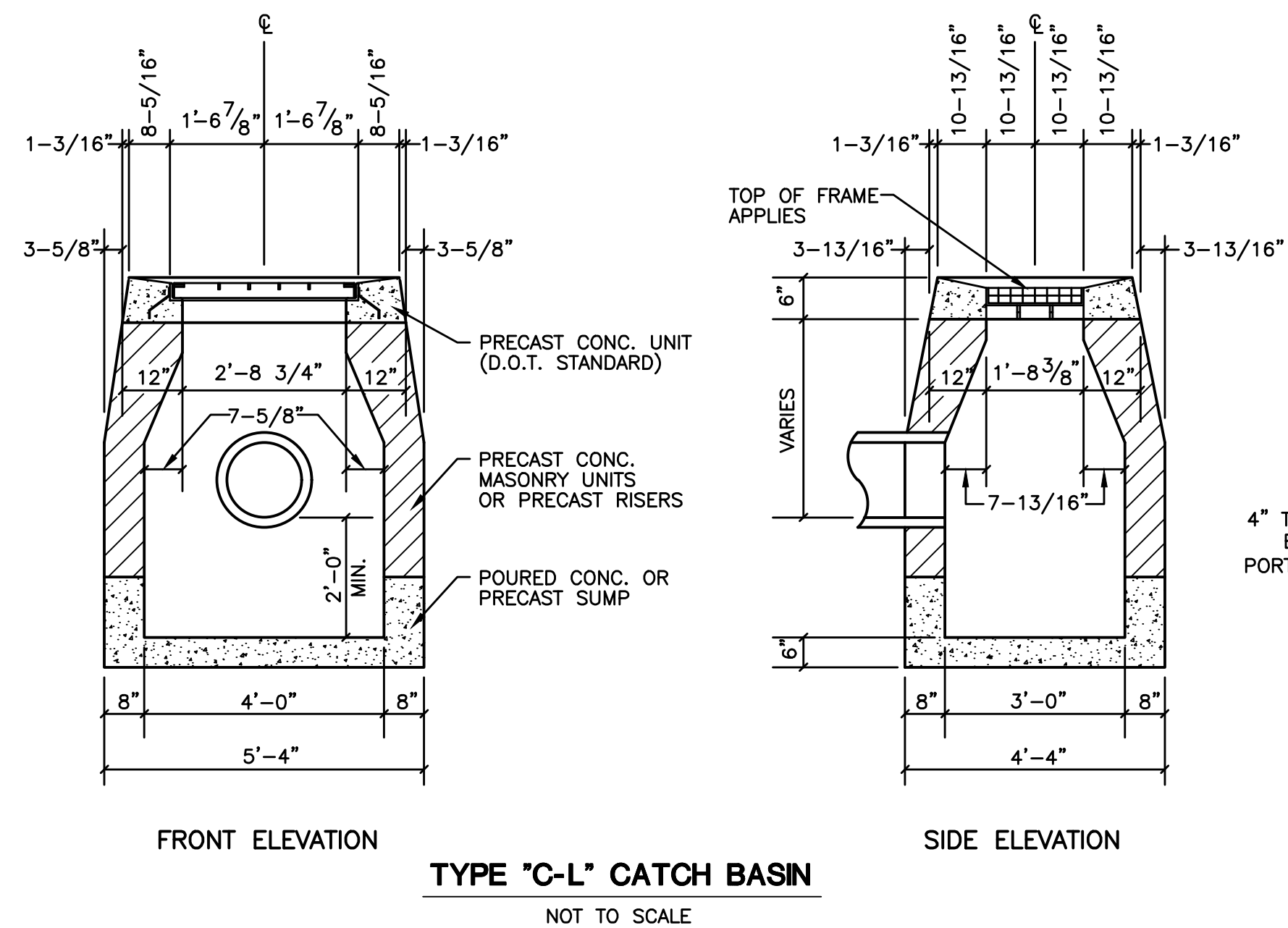
PRIMARY SYSTEM:  
 PERCOLATION RATE: 10.1 TO 20 MIN/IN (20 MIN/IN)  
 DESIGN FLOW:  
 OFFICE = 20 GPD / EMPLOYEE  
 100 SF OF OFFICE SPACE / 200 SF PER EMPLOYEE = 7.5 EMPLOYEES (USE 8)  
 20 GPD X 8 EMPLOYEES = 160 GPD  
 INDUSTRIAL SPACE = 0.1 GPD PER 1 SF OF INDUSTRIAL SPACE  
 7,500 SF X 0.1 GPD = 750 GPD  
 TOTAL DAILY FLOW = 750 GPD + 160 GPD = 910 GPD  
 APPLICATION RATE: 1.2 GPD / SF  
 REQ. EFFECTIVE LEACHING AREA=(910 GPD)/(1.2 GPD/SF)= 758.33 SF  
 USE A 48" CONCRETE GALLERY  
 EFFECTIVE LEACHING AREA OF TRENCH = 9.2 SF / LF  
 LENGTH OF TRENCH REQUIRED=(758.33 SF)/(9.2 SF /LF)= 82.4 LF  
 DEPTH TO RESTRICTIVE LAYER: >60"  
 MLISS DOES NOT NEED TO BE CONSIDERED  
 USE THREE ROWS OF 28 LF

RESERVE SYSTEM:  
 REQ. EFFECTIVE LEACHING AREA=(910 GPD)/(1.2 GPD/SF)= 758.33 SF  
 USE GEOMATRIX: GEOMAT EDGE WE 1200  
 EFFECTIVE LEACHING AREA = 27.2 SF/LF  
 LENGTH OF GEOMATRIX REQUIRED = (758.33 SF)/(27.2 SF/LF) = 27.9 LF



				<p align="center"><b>GREEN SITE DESIGN — LLC —</b></p> <p align="center">317 Main Street    Norwich, Connecticut (860) 892-1380    Fax (860) 898-9165</p>	
1	3/5/25	REVIEW COMMENTS		<p align="center"><b>2 &amp; 8 ENTERPRISE LANE, OAKDALE, CT</b></p> <p align="center"><b>PVC DIRECT REVISED SITE PLAN</b></p> <p align="center"><b>GRADING &amp; SEPTIC PLAN</b></p>	
No.	DATE	REVISION			
				Project No. GSD 66	
				Proj. Engineer E.M.B	
				Date: 1/30/25	
				Sheet No. <b>3</b>	





## SELECT FILL

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER. SELECT FILL EXCEEDING 6% PASSING THE #200 SIEVE BASED ON A WET SIEVE TEST CANNOT BE APPROVED BY THE DESIGN ENGINEER.

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THEN THREE (3) INCH SIEVE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. NOTE: THIS IS THE GRAVEL PORTION OF THE SAMPLE.
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50	10-75
#100	0-20	0-5
#200	0-5	0-2.5

PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THEN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.  
THE SELECT FILL MUST BE TESTED AFTER PLACEMENT AND MUST HAVE A PERCOLATION RATE AT LEAST AS FAST AS THE DESIGN RATE OF LESS THAN 10 MIN/INCH

APPLICANT: JOHN DEMPSEY, HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT

**GREEN SITE  
DESIGN  
—LLC—**

317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

**2 & 8 ENTERPRISE LANE, OAKDALE, CT**

**PVC DIRECT  
REVISED SITE PLAN**

## SITE DETAILS

Project No.  
GSD 66

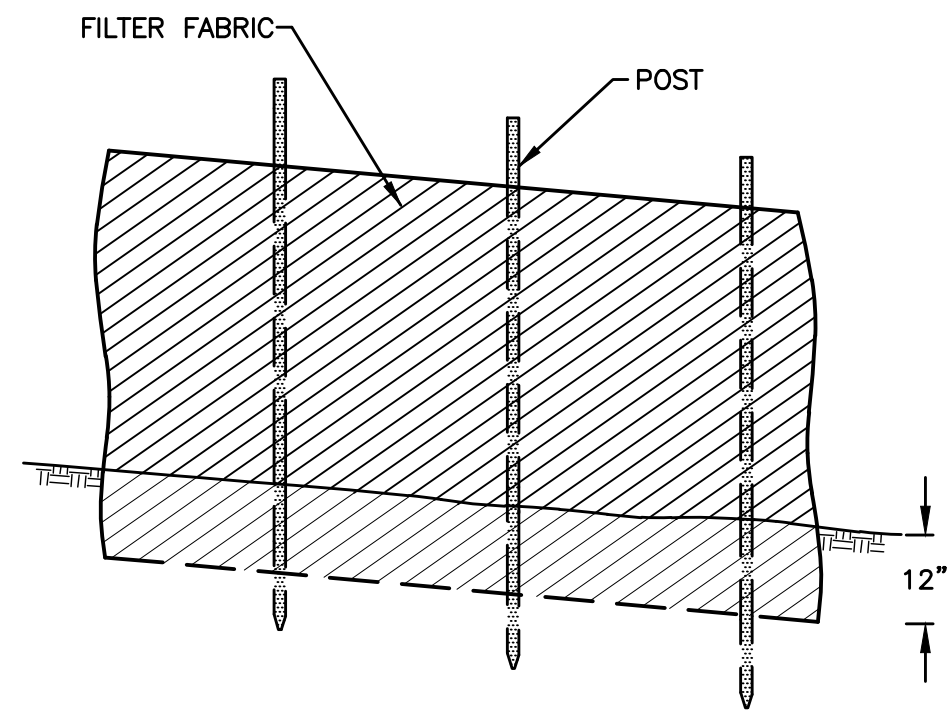
Proj. Engineer

E.M.B
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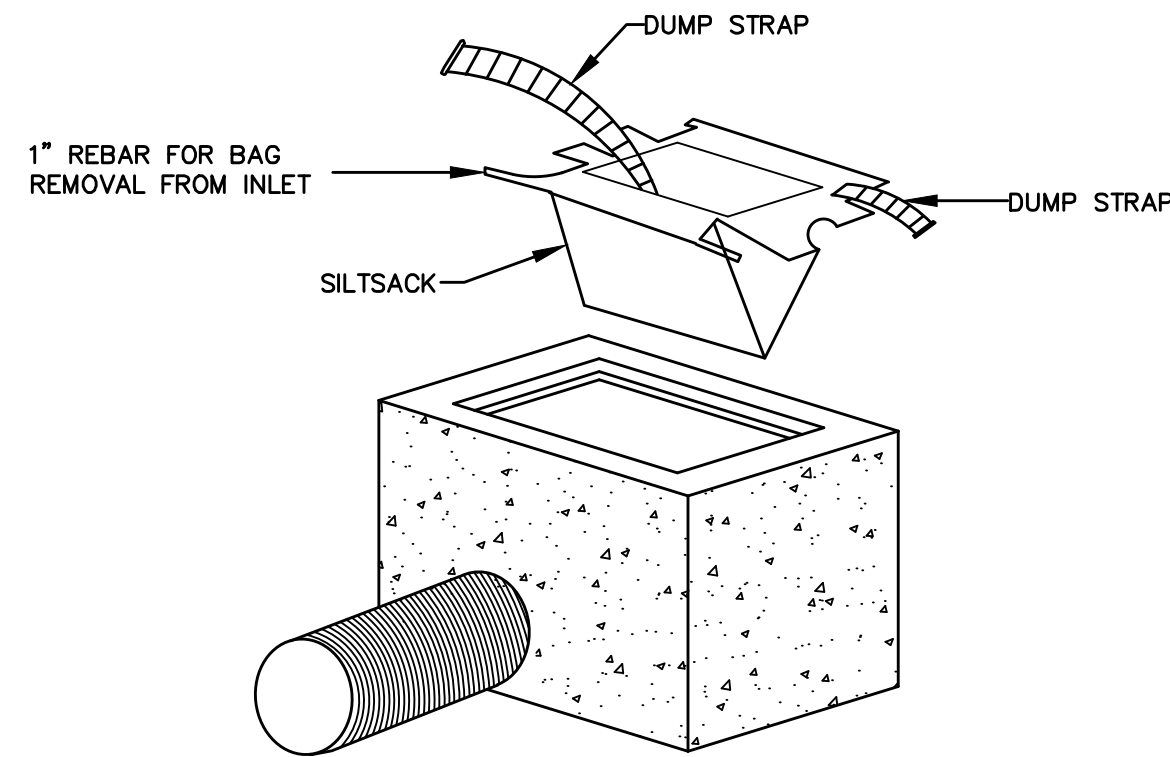
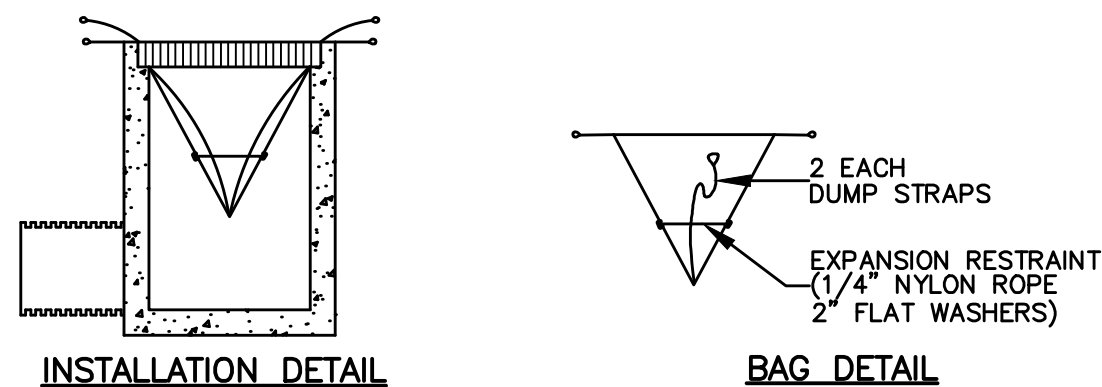
1/30/25

4

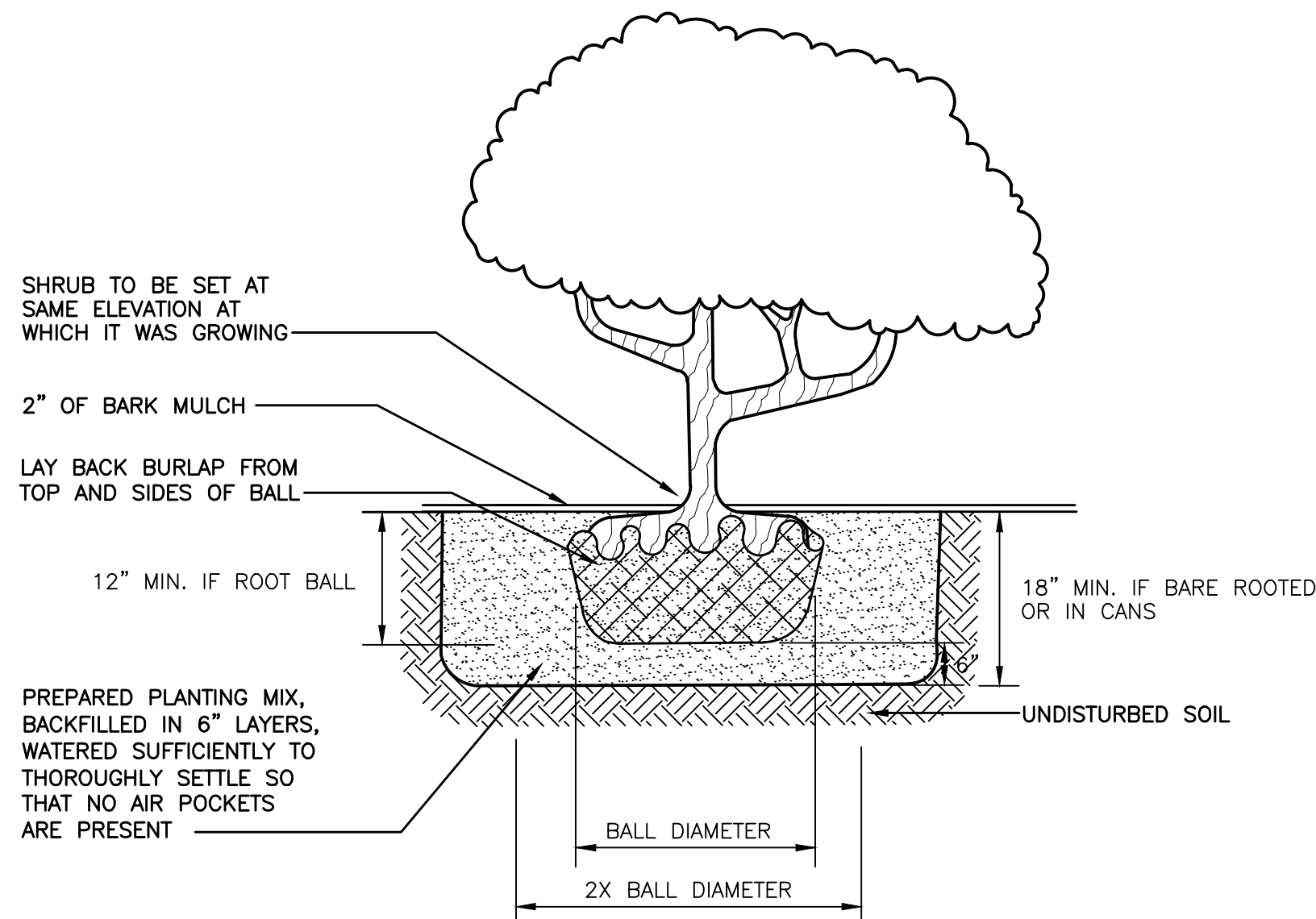




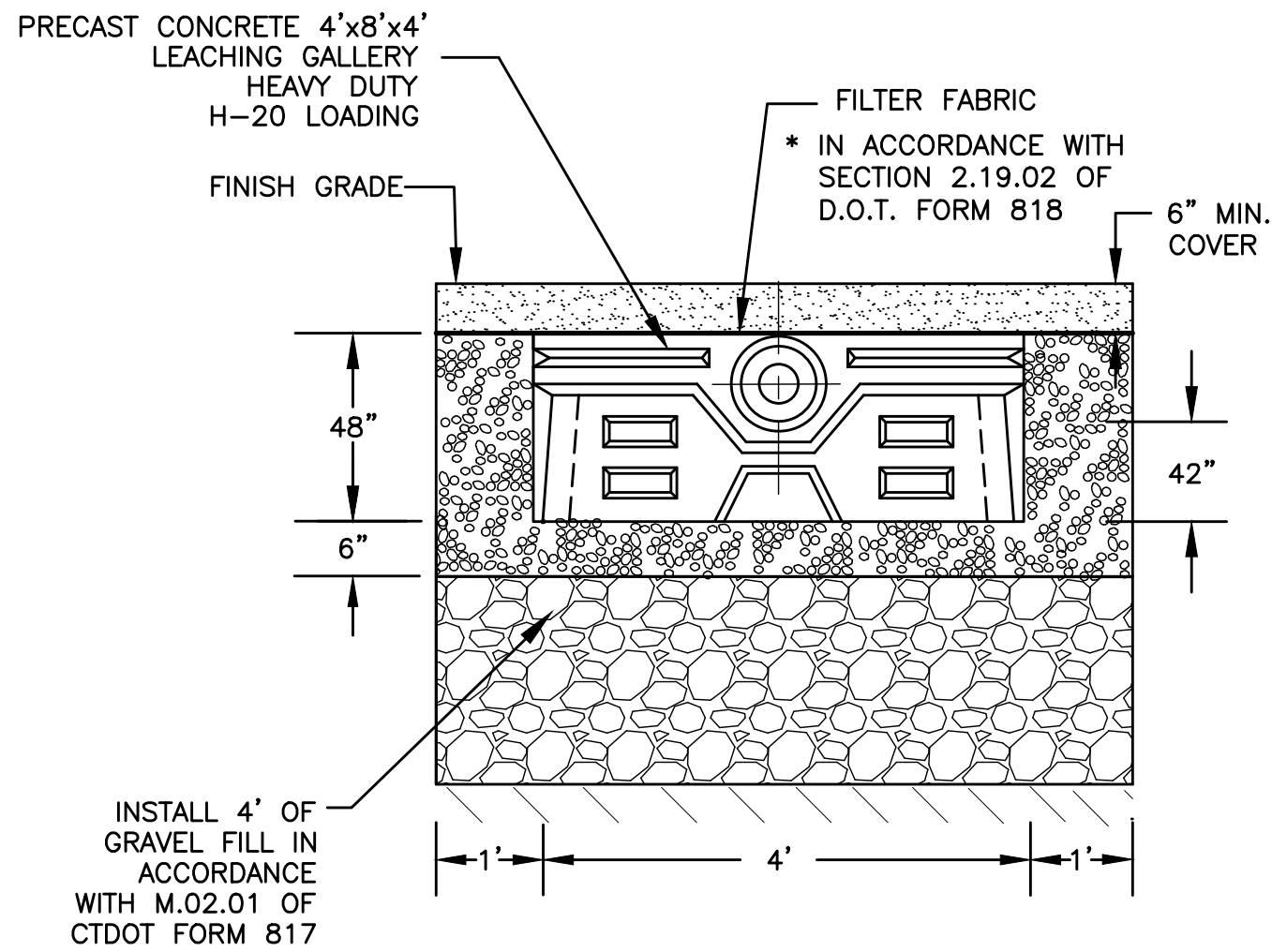
**SILT FENCE DETAIL**  
NOT TO SCALE



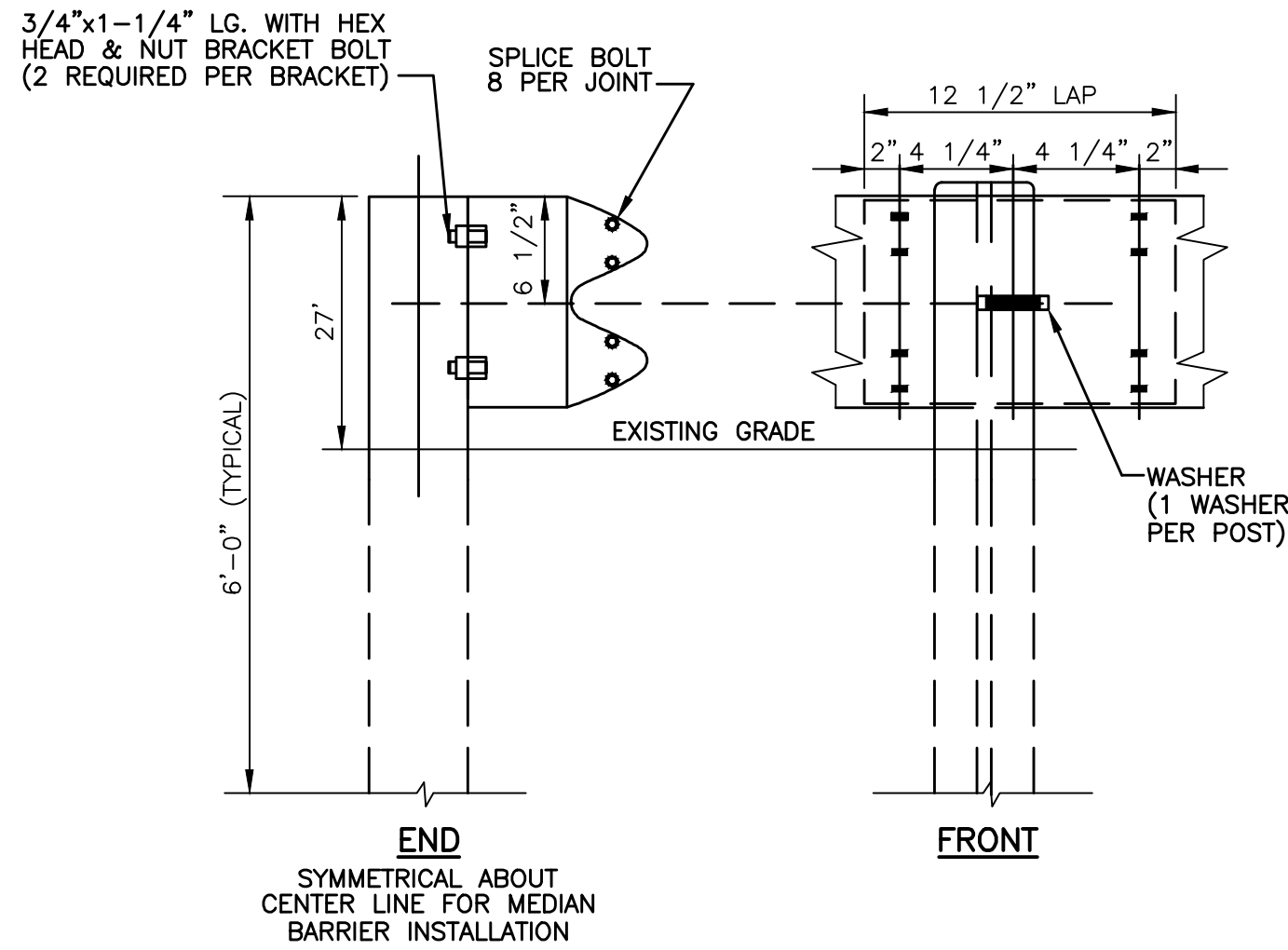
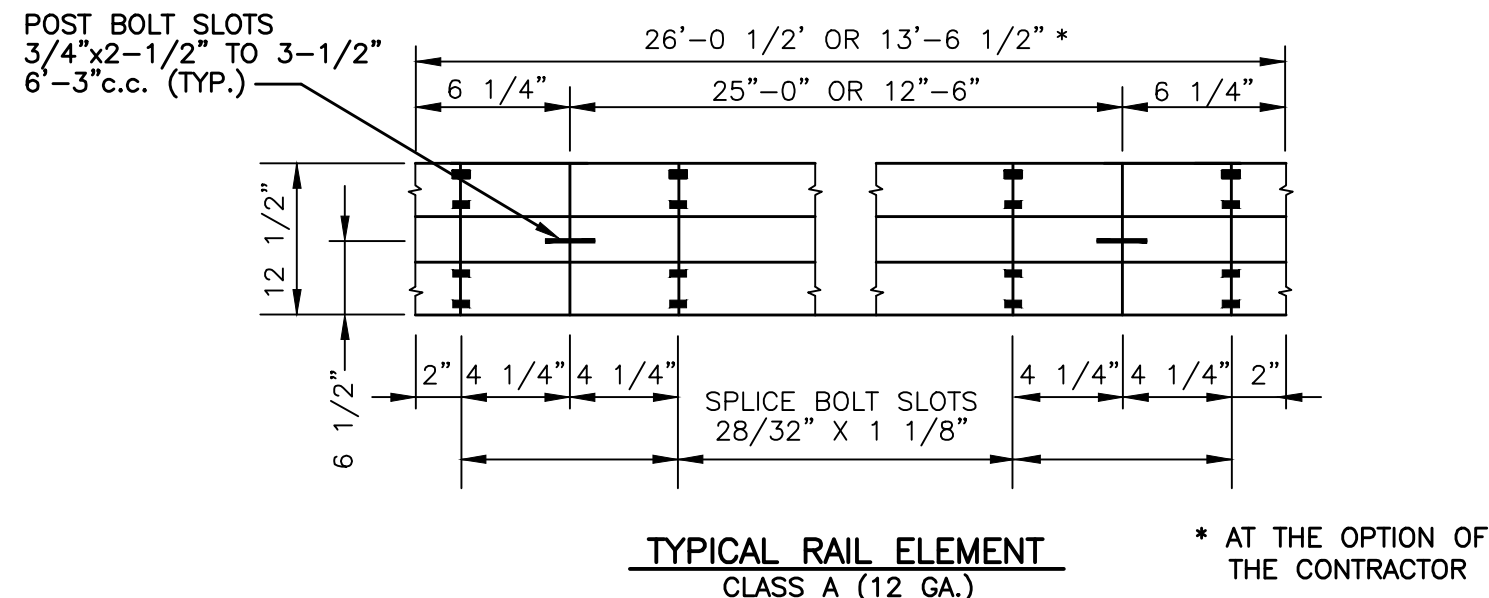
**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



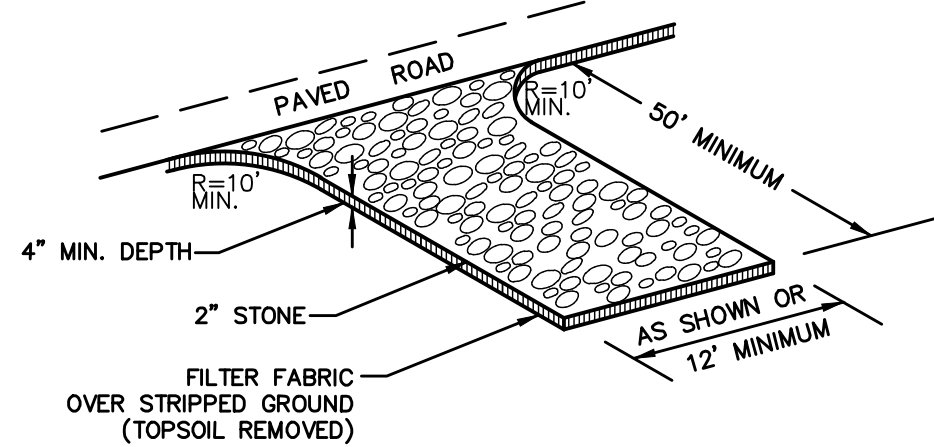
**TYPICAL 48" CONCRETE GALLERY TRENCH - ROOF INFILTRATION SYSTEM**  
NOT TO SCALE



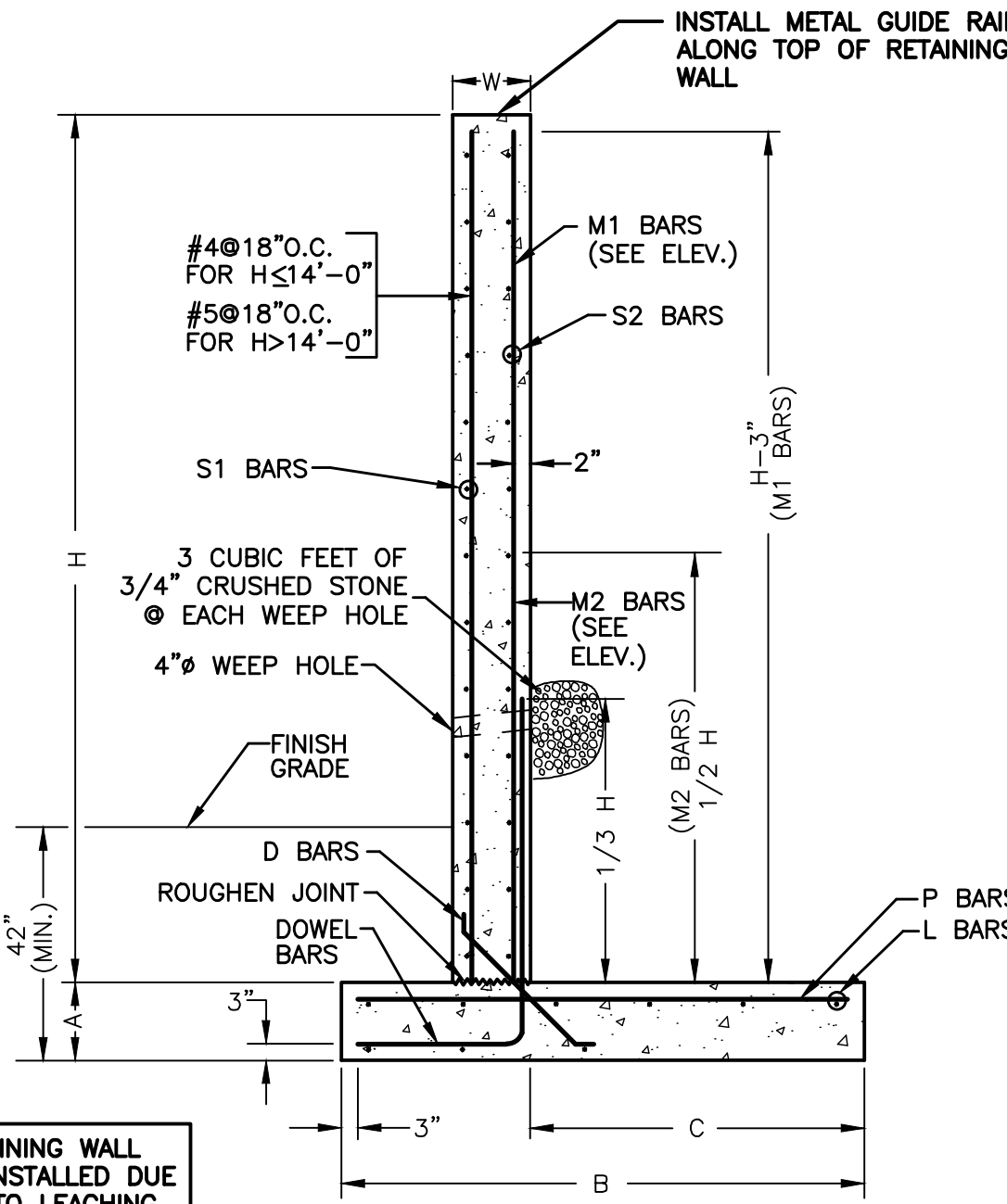
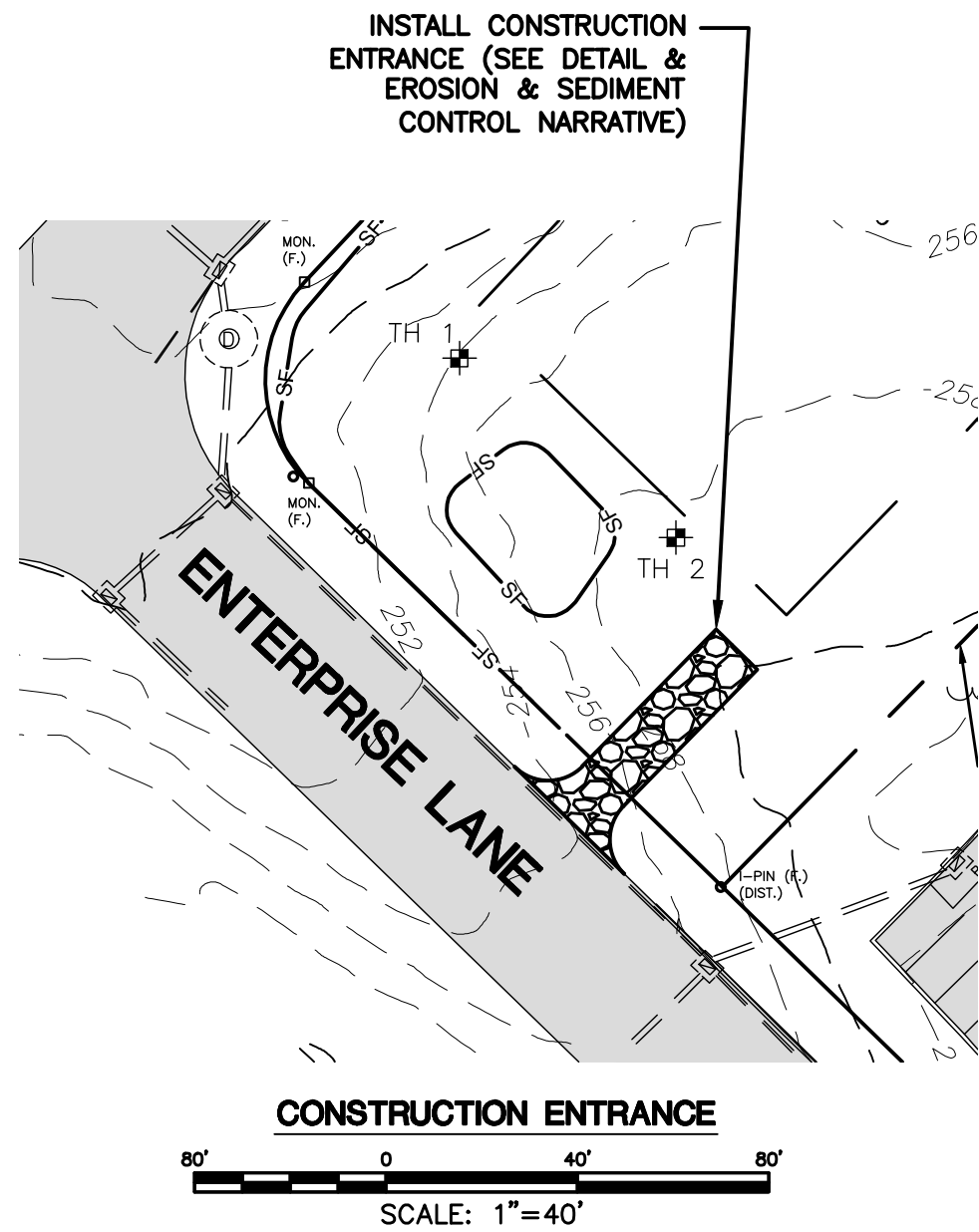
**METAL BEAM RAIL**  
NOT TO SCALE

#### OPERATION & MAINTENANCE OF DRAINAGE SYSTEM

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL CATCH BASINS AND THE OIL SEPARATOR SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED.



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**RETAINING WALL SECTION DETAIL**  
NOT TO SCALE

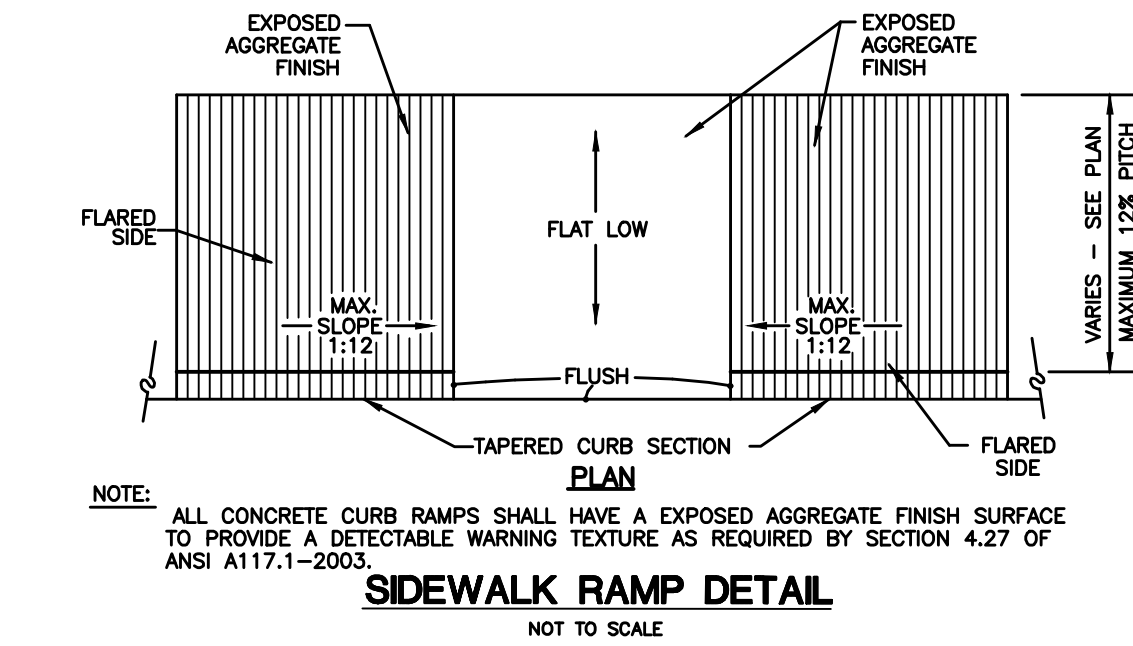
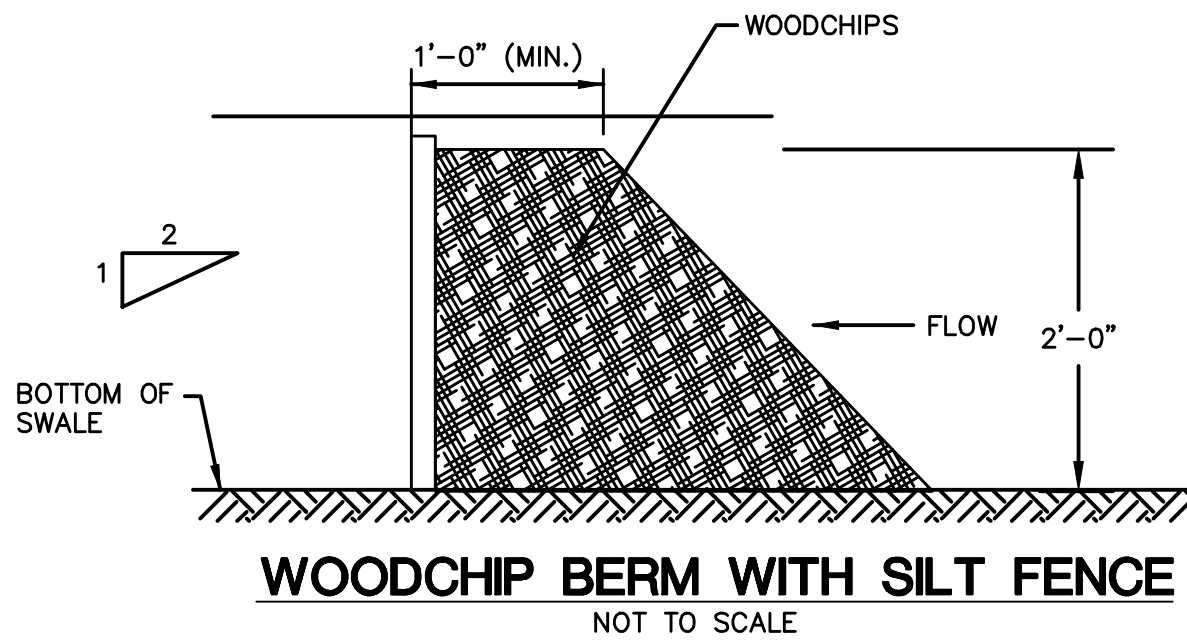
CT LICENSED ENGINEER MUST DESIGN AND INSPECT THE RETAINING WALLS DURING CONSTRUCTION

RETAINING WALL DIMENSIONS					BASE REINFORCEMENT			STEM REINFORCEMENT				
HEIGHT "H"	WALL WIDTH "W"	BASE WIDTH "B"	HEEL WIDTH "C"	BASE DEPTH "A"	DOWEL BARS	"D" DIAG. BARS	"L" BARS	"P" BARS	"M1" BARS	"M2" BARS	"S1" BARS	"S2" BARS
10'	12"	5'-9"	3'-7"	12"	#5@12"	#4@12"	5-#4	#5@12"	NONE	NONE	#4@12"	#5@12"
11'	13"	6'-7"	4'-1"	13"	#5@9"	#4@9"	6-#6	#4@9"	#4@18"	#4@18"	#4@12"	#5@12"
12'	14"	7'-3"	4'-7"	14"	#5@8"	#4@8"	6-#6	#5@8"	#4@16"	#4@16"	#4@12"	#5@12"
13'	14"	7'-10"	5'-0"	14"	#6@9"	#4@9"	6-#6	#5@9"	#4@18"	#4@18"	#5@12"	#5@18"
14'	15"	8'-5"	5'-5"	15"	#6@8"	#4@8"	6-#7	#5@8"	#5@16"	#5@16"	#5@12"	#5@18"
15'	16"	9'-0"	5'-9"	16"	#7@9"	#4@9"	6-#7	#6@9"	#5@18"	#5@18"	#5@12"	#5@18"

#### EROSION CONTROL & SEDIMENTATION NARRATIVE

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER. THERE ARE 1.28 ACRES OF DISTURBANCE PROPOSED FOR THIS PROJECT. ABOUT 0.93 ACRES ON 2 ENTERPRISE LANE AND 0.35 ACRES ON 8 ENTERPRISE LANE.
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON SHEET 3 PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ZONING ENFORCEMENT OFFICER.
4. INSTALL CONSTRUCTION ENTRANCE PER DETAIL.
5. THE CONTRACTOR SHALL CONTACT THE ZONING ENFORCEMENT OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING ENFORCEMENT OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
6. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES & SWALES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
7. CLEARING & GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED & STOCKPILE IN AN AREA SURROUNDED WITH SILTFENCE..
8. ROUGH GRADE SITE, EXCAVATE FOR BUILDING FOOTINGS, INSTALL UTILITIES.
9. BUILDING CONSTRUCTION TO PROCEED.
10. INSTALL DRAINAGE SYSTEM & FINISH GRADING. INSTALL INLET SEDIMENT CONTROL DEVICES IN CATCH BASINS.
11. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
12. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
13. INSTALLATION OF BIT. CONC. PAVEMENT
14. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
15. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS.

KENTUCKY BLUE GRASS	20 LB's/AC
CREeping RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC
16. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL.
17. A QUALIFIED E&S INSPECTOR SHALL BE HIRED TO INSPECT THE SITE WEEKLY & AFTER STORM EVENTS DURING CONSTRUCTION.

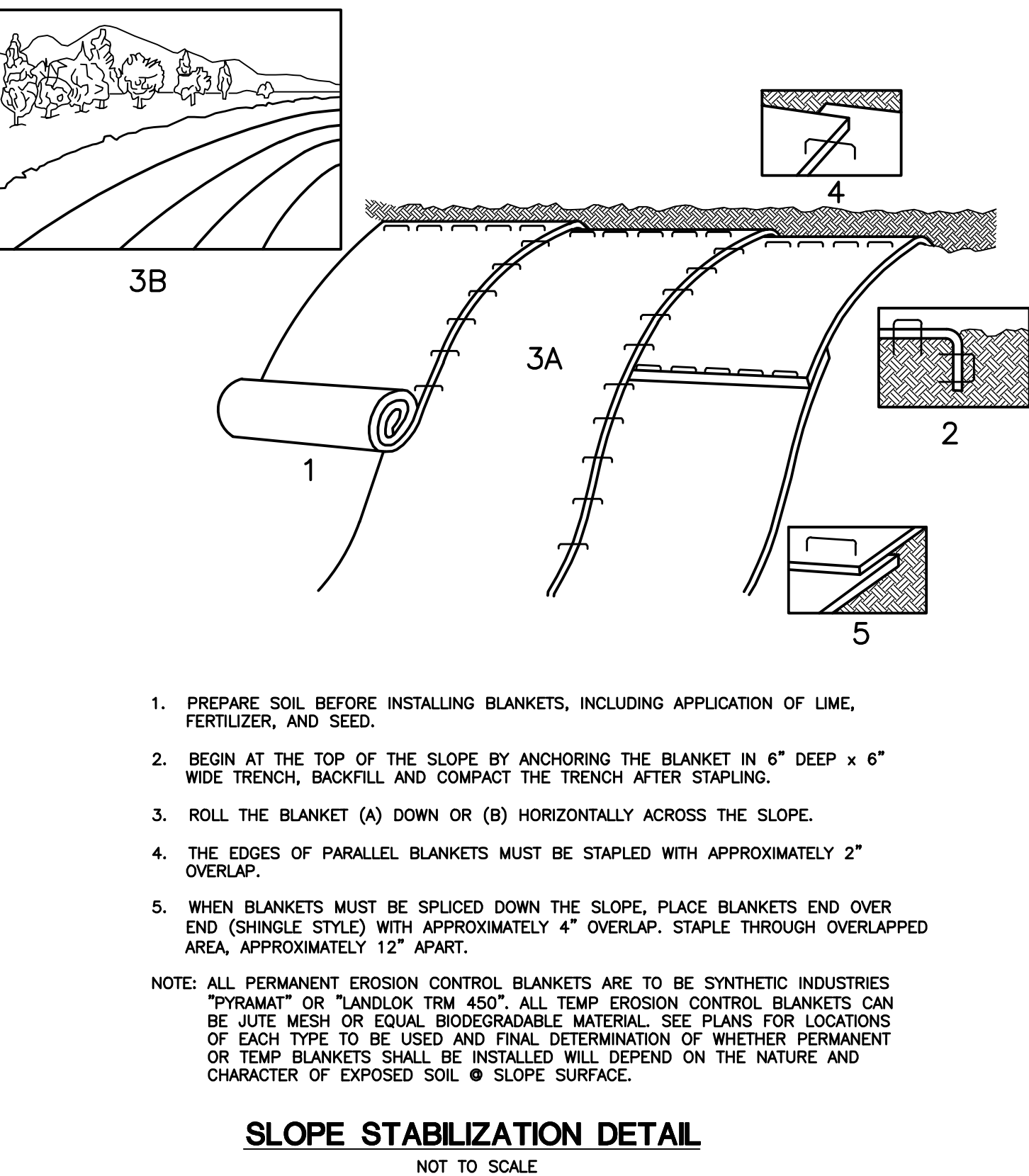
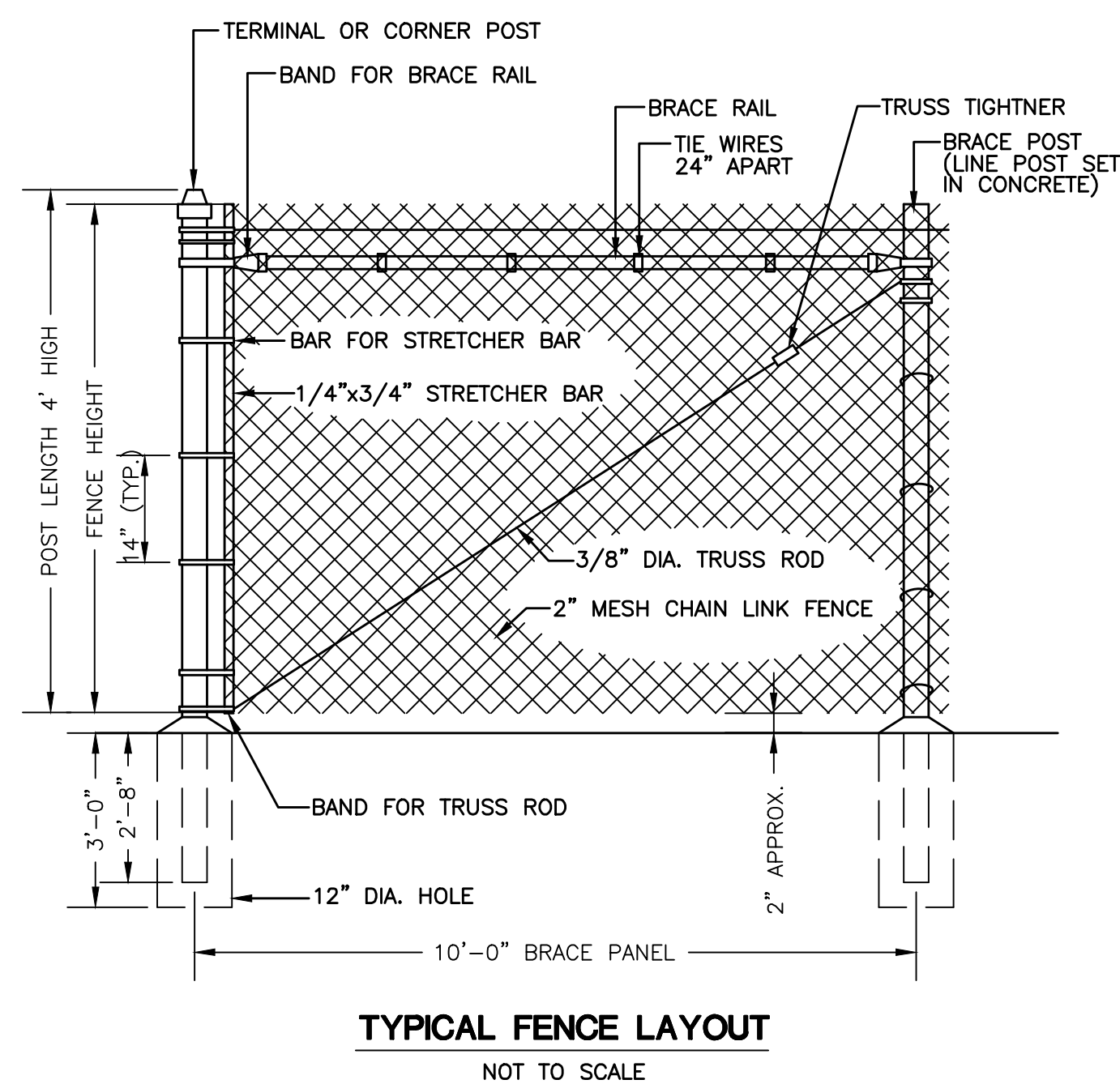
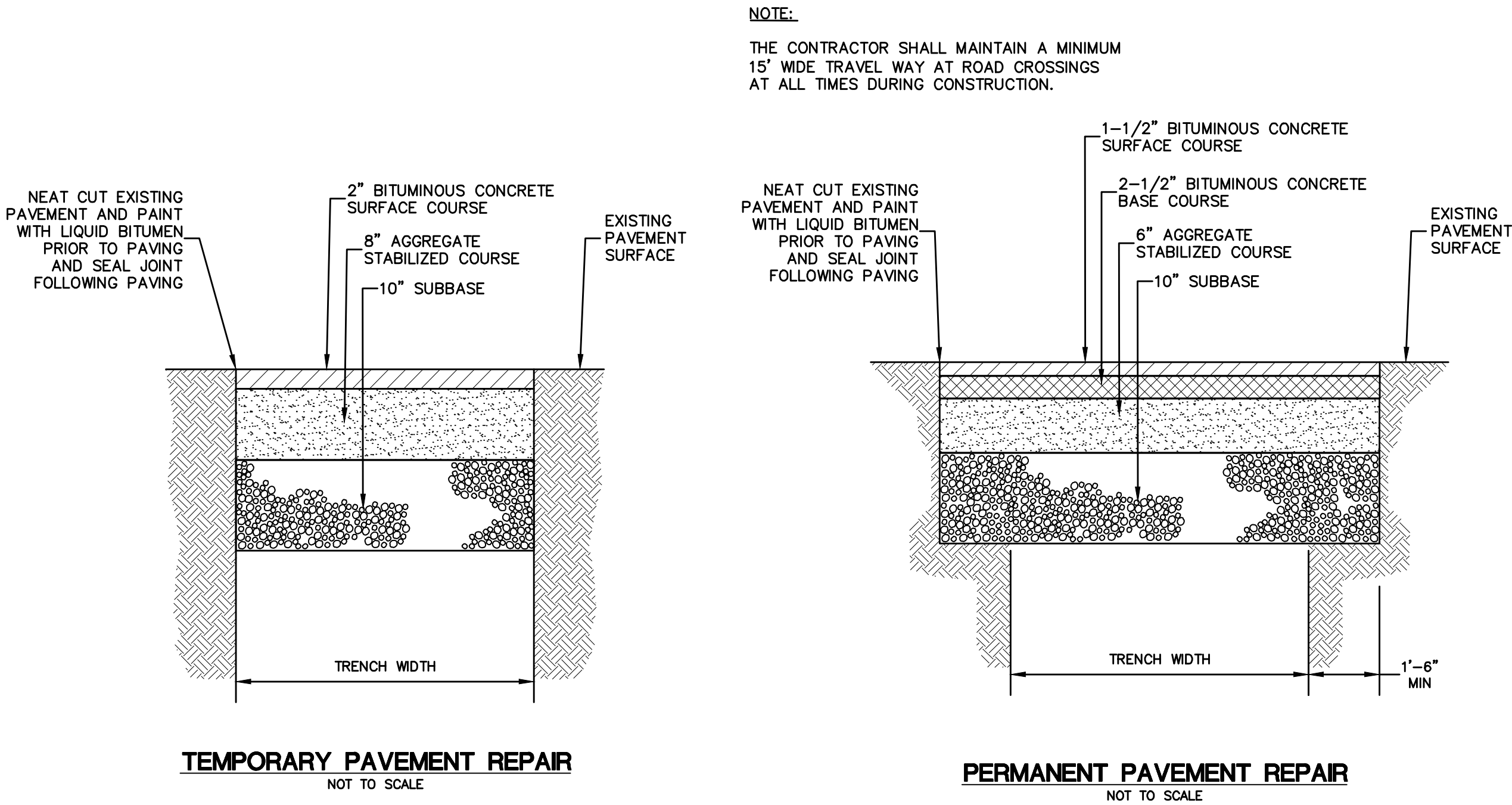
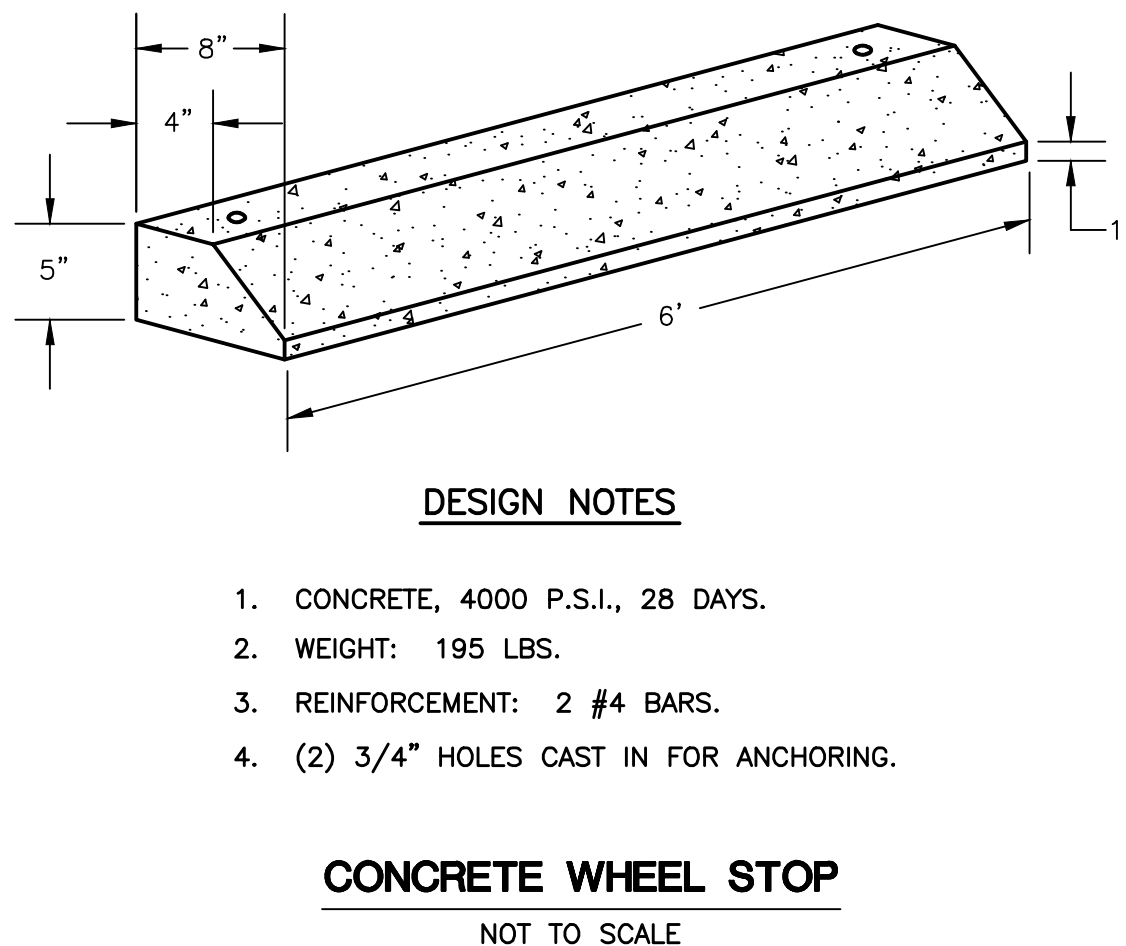
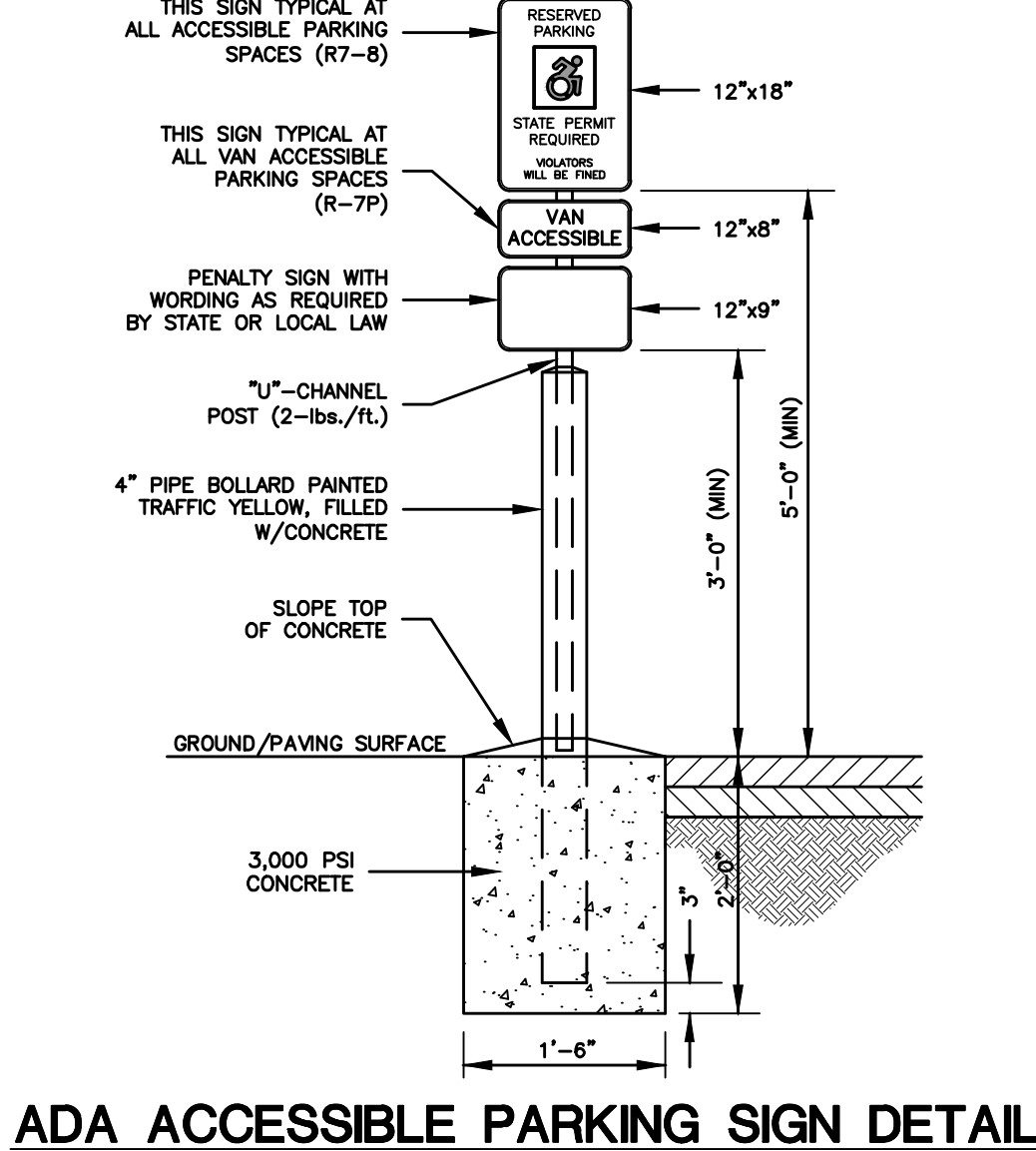
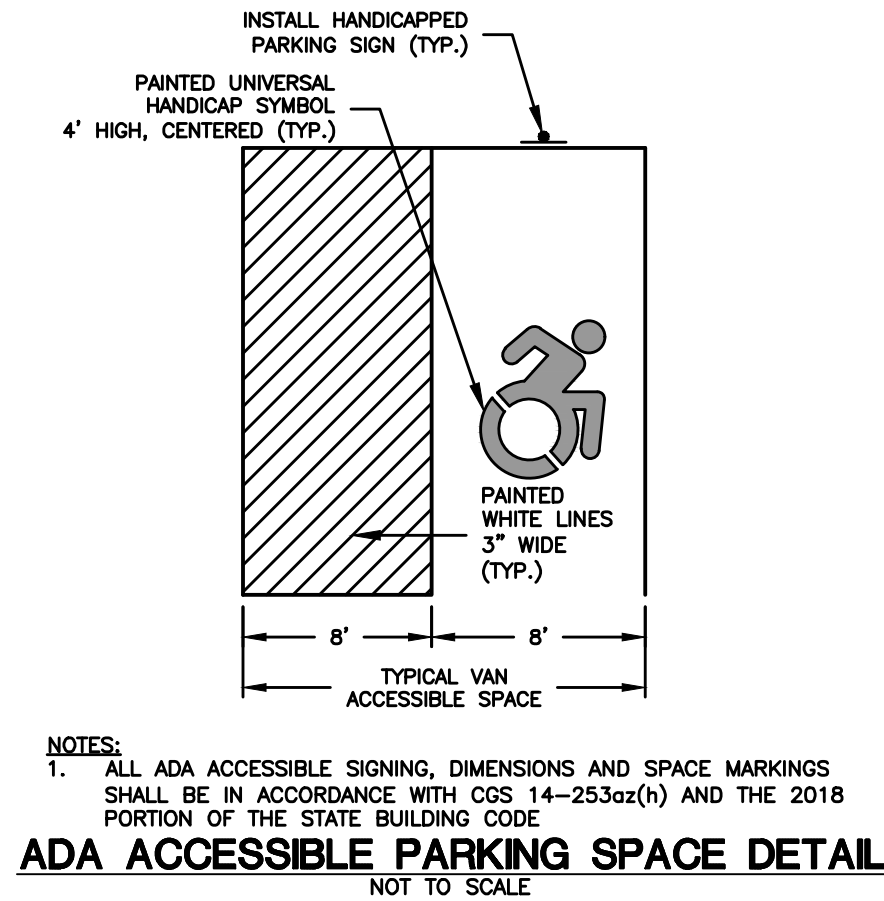
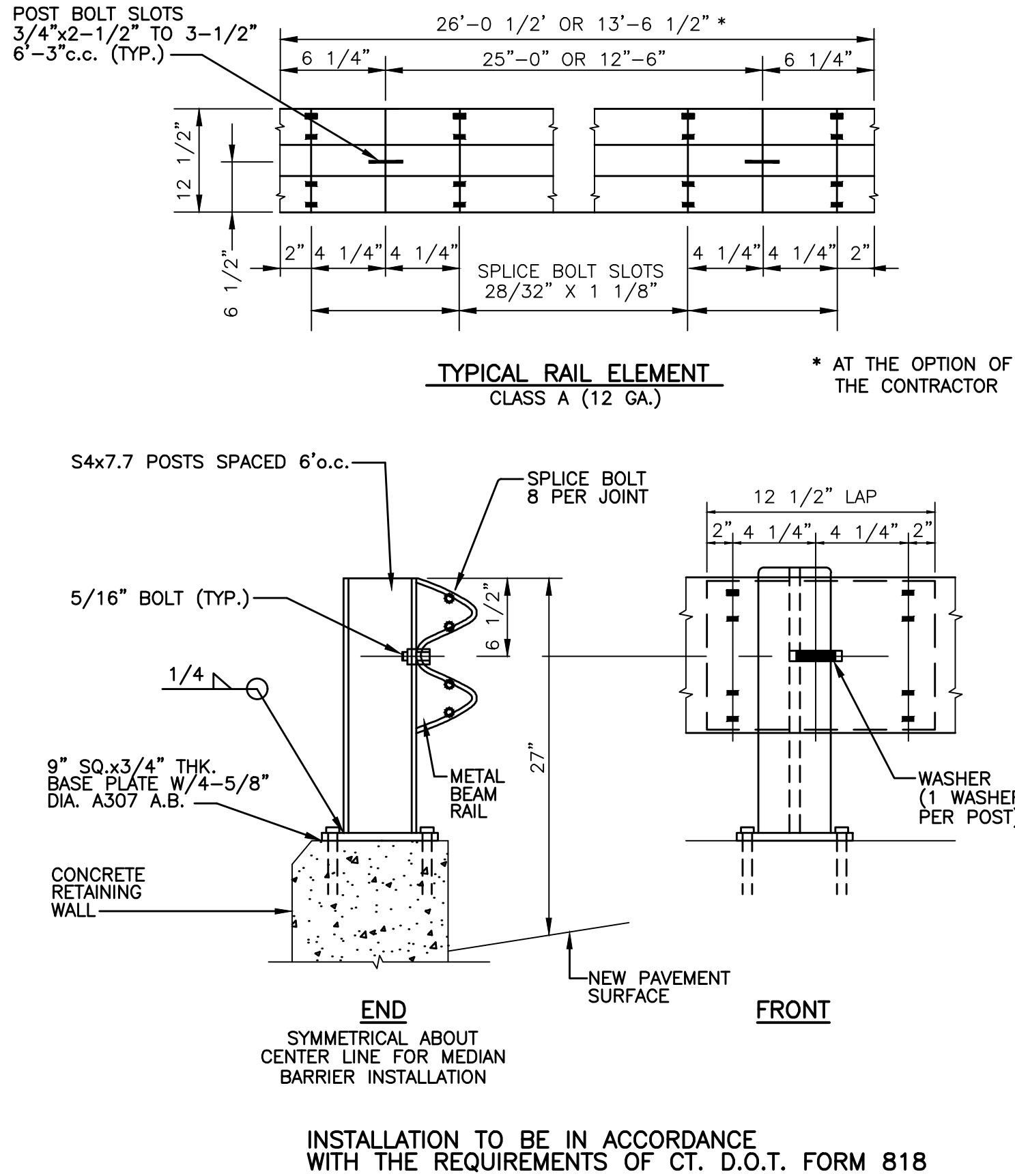
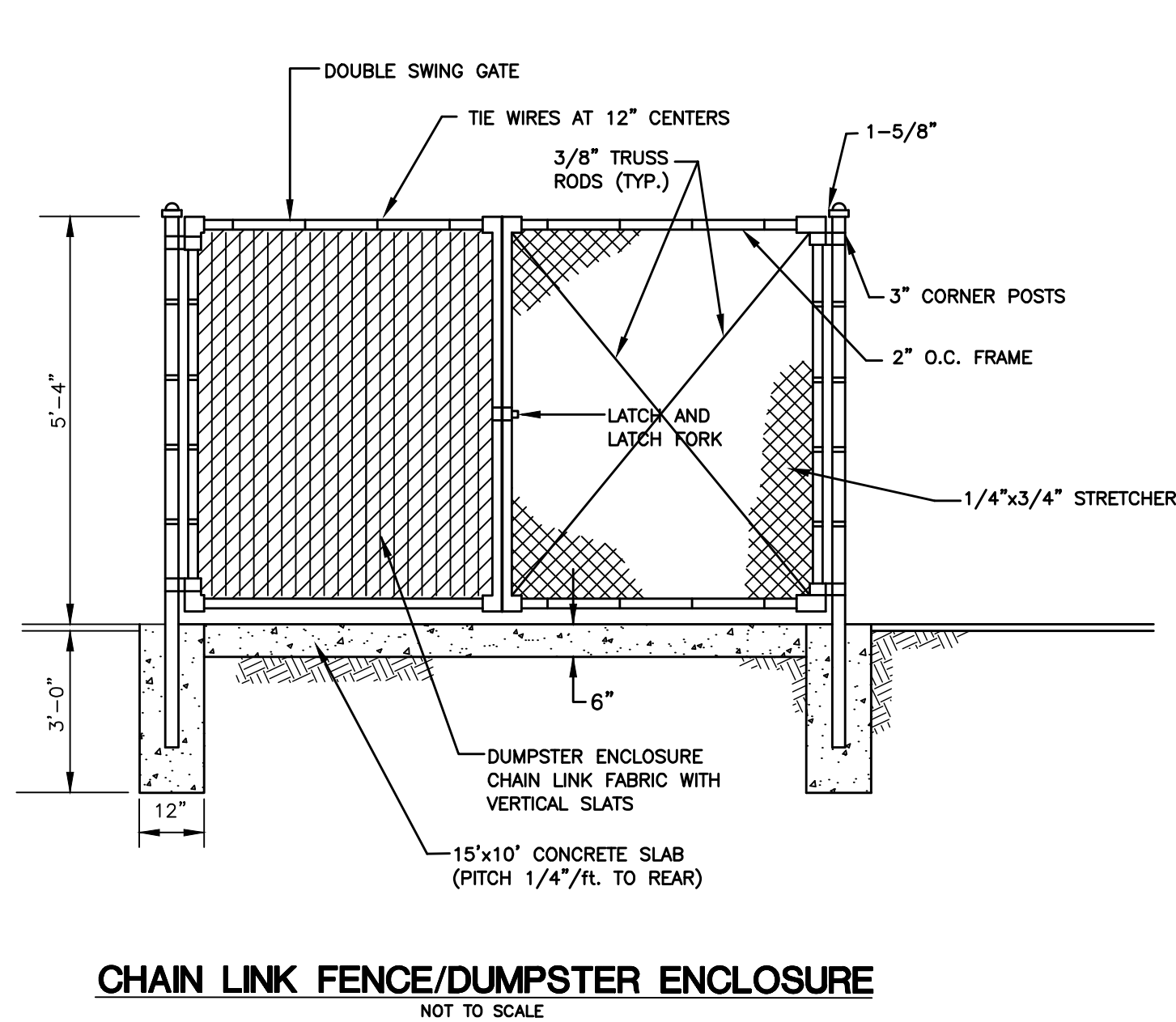


NOTE: ALL CONCRETE CURB RAMPS SHALL HAVE A EXPOSED AGGREGATE FINISH SURFACE TO PROVIDE A DETECTABLE WARNING TEXTURE AS REQUIRED BY SECTION 4.27 OF ANSI A117.1-2003.

APPLICANT: JOHN DEMPSEY, HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT

		<b>GREEN SITE DESIGN - LLC</b>		Project No. GSD 66
		317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165		Proj. Engineer E.M.B
1	3/5/25	REVIEW COMMENTS		Date: 1/30/25
No.	DATE	REVISION		Sheet No.
			<b>2 &amp; 8 ENTERPRISE LANE, OAKDALE, CT</b>	
			<b>PVC DIRECT REVISED SITE PLAN</b>	
			<b>EROSION &amp; SEDIMENT CONTROL DETAILS</b>	<b>5</b>





APPLICANT: JOHN DEMPSEY, HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT

REVIEW COMMENTS		REVISION	
No.	DATE	No.	DATE
1	3/5/25		

**GREEN SITE DESIGN —LLC—**

317 Main Street Norwich, Connecticut  
(860) 892-1380 Fax (860) 886-9165

**2 & 8 ENTERPRISE LANE, OAKDALE, CT**

**PVC DIRECT REVISED SITE PLAN**

SITE DETAILS CONTINUED

Project No. GSD 66

Proj. Engineer E.M.B

Date: 1/30/25

Sheet No. **6**



SURVEY NOTES

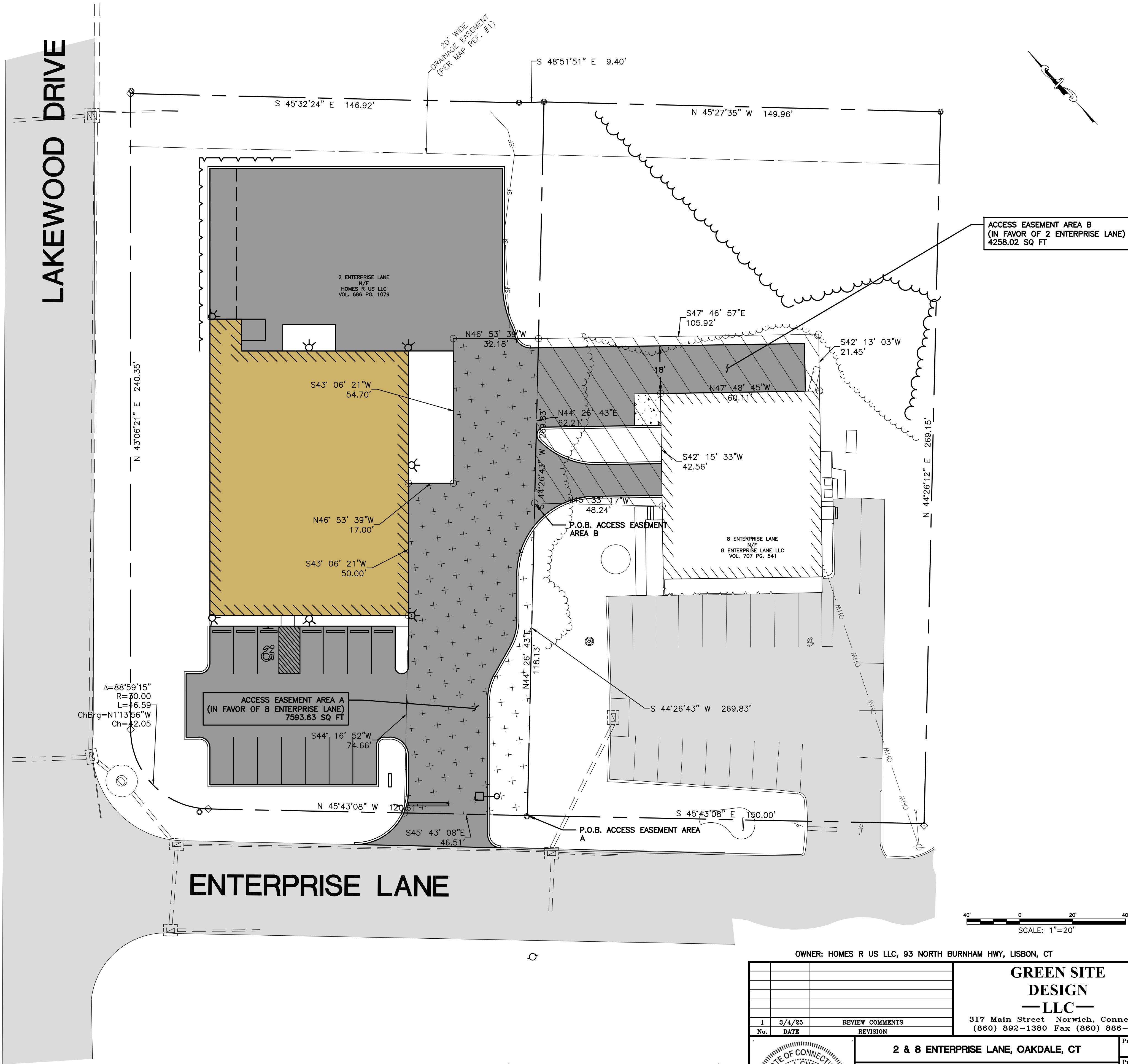
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- A. TYPE OF SURVEY: EASEMENT SURVEY  
B. BOUNDARY DETERMINATION CATEGORY: ORIGINAL (EASEMENT AREAS)  
C. HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: N/A  
TOPOGRAPHIC ACCURACY: N/A  
D. INTENT: TO DEPICT BOUNDARY LINES AND THE EASEMENTS PROPOSED..
2. DATE OF LATEST FIELD WORK: DECEMBER 2024
3. HORIZONTAL ORIENTATION IS CT N.A.D 83 BASED ON FIELD GPS OBSERVATIONS
4. 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
5. 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.
6. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR

ACCESS EASEMENT AREA A  
LEGAL DESCRIPTION

BEGINNING ON THE SOUTH EASTERN POINT OF THE EASEMENT AREA LABELED, "P.O.B. ACCESS EASEMENT AREA A";  
THENCE N 44° 26' 43" E FOR A DISTANCE OF 118.13' TO A POINT LABELED, "P.O.B. ACCESS EASEMENT AREA B";  
THENCE N 44° 26' 43" E FOR A DISTANCE OF 62.21' TO A POINT;  
THENCE N 46° 53' 39" W FOR A DISTANCE OF 32.18' TO A POINT;  
THENCE S 43° 06' 21" W FOR A DISTANCE OF 54.70' TO A POINT;  
THENCE N 46° 53' 39" W FOR A DISTANCE OF 17.00' TO A POINT;  
THENCE S 43° 06' 21" W FOR A DISTANCE OF 50' TO A POINT;  
THENCE S 44° 16' 52" W FOR A DISTANCE OF 74.66' TO A POINT;  
THENCE ALONG THE NORTHERLY EDGE OF ENTERPRISE LANE, S 45° 43' 08" E FOR A DISTANCE OF 46.51' TO THE POINT OF BEGINNING.

ACCESS EASEMENT AREA B  
LEGAL DESCRIPTION

BEGINNING ON THE SOUTH WESTERN POINT OF THE EASEMENT AREA LABELED, "P.O.B. ACCESS EASEMENT AREA B";  
THENCE N 44° 26' 43" E FOR A DISTANCE OF 62.21' TO A POINT;  
THENCE S 47° 48' 57" E FOR A DISTANCE OF 105.92' TO A POINT;  
THENCE S 42° 13' 03" W FOR A DISTANCE OF 21.45' TO A POINT;  
THENCE N 47° 48' 45" W FOR A DISTANCE OF 60.11' TO A POINT;  
THENCE S 42° 15' 33" W FOR A DISTANCE OF 42.56' TO A POINT;  
THENCE N 45° 33' 17" W FOR A DISTANCE OF 48.24' TO THE POINT OF BEGINNING.



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

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

GREEN SITE DESIGN — LLC —			317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165	
1	3/4/25	REVIEW COMMENTS	2 & 8 ENTERPRISE LANE, OAKDALE, CT	
No.	DATE	REVISION	PVC DIRECT REVISED SITE PLAN	
EASEMENT PLAN			Project No. GSD 66	
			Proj. Engineer E.M.B	
			Date: 1/21/25	
			Sheet No. 7	