

PVC DIRECT REVISED SITE PLAN

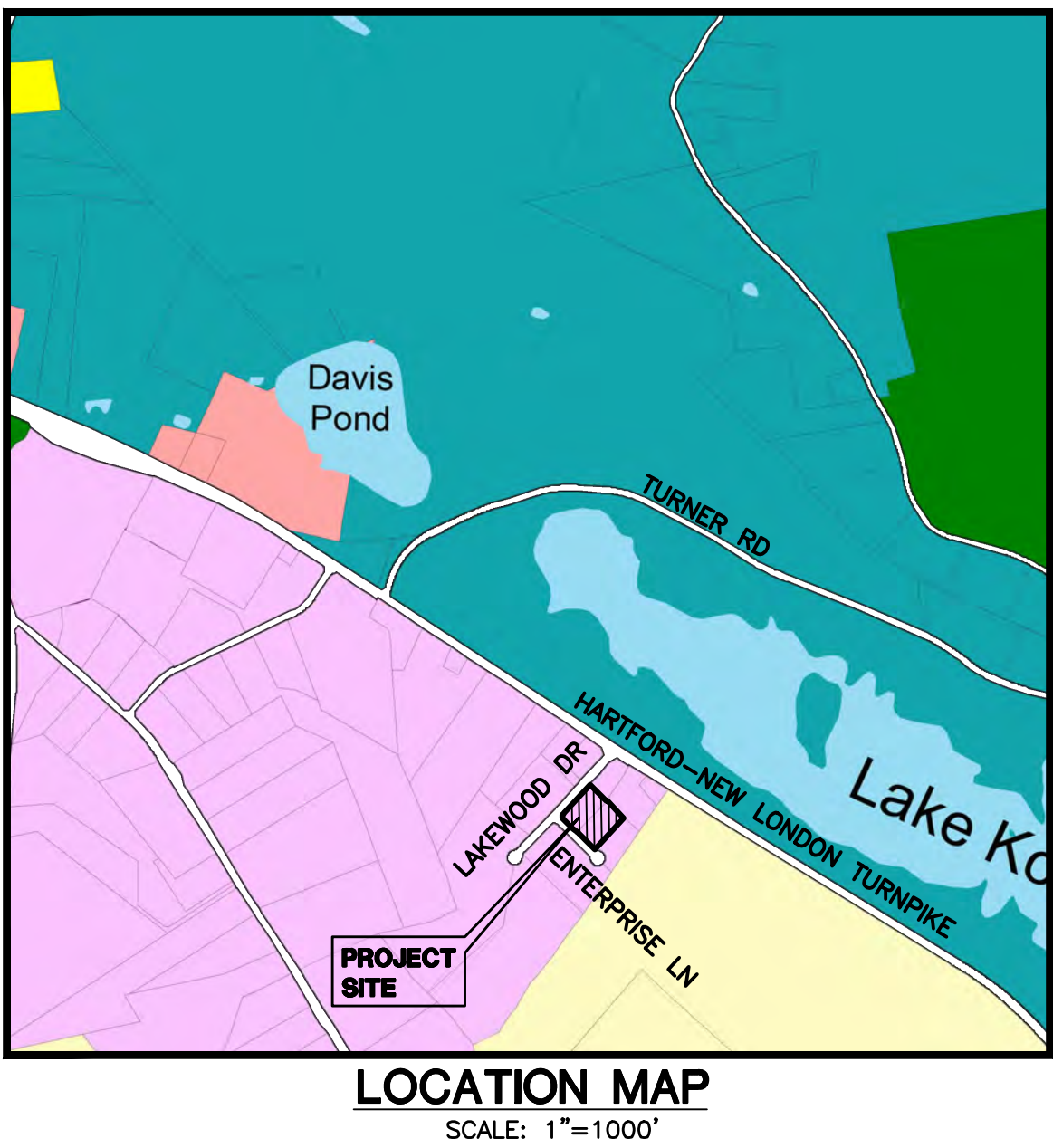
2 & 8 ENTERPRISE LANE

OAKDALE, CONNECTICUT

MAP/BLOCK/LOT: 002-005-00B & 002-005-00C

LEGEND:

---	PROPERTY LINE
---	EDGE OF PAVEMENT
D	DRAINAGE
W	WATER
S	SEWER
G	GAS
E	ELECTRIC
-21-	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



INDEX TO DRAWINGS

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
8	SEPTIC DETAILS

MARCH 21, 2025  
MARCH 14, 2025  
MARCH 5, 2025  
JANUARY 30, 2025

APPLICANT: JOHN DEMPSEY - HOMES R US  
PROPOSED USE: MANUFACTURING  
OWNER  
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

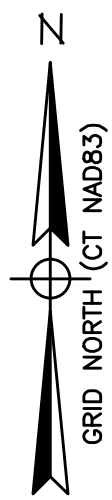


APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY DATE

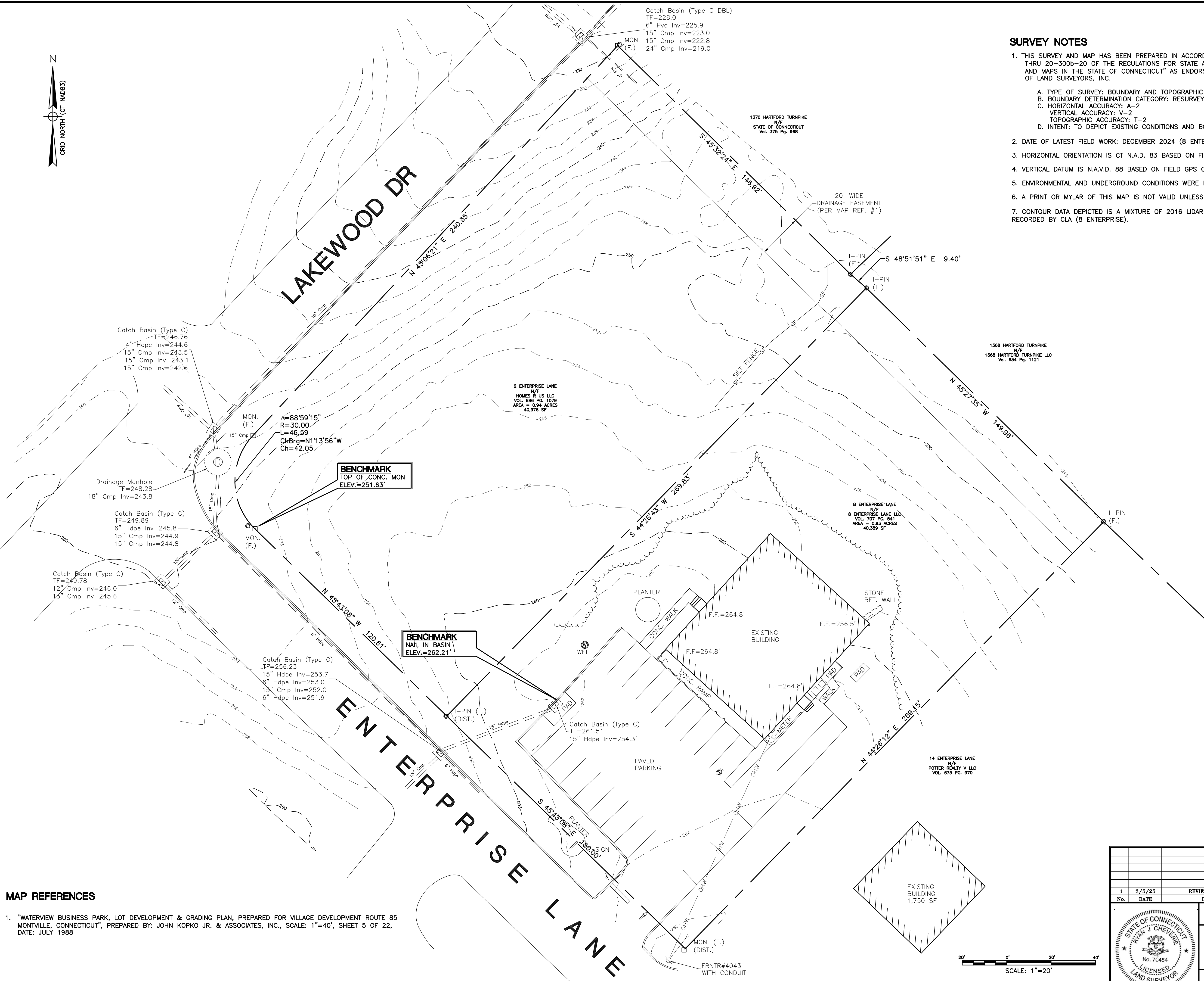
EROSION & SEDIMENTATION CONTROL PLAN APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY DATE



# **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: V-2  
TOPOGRAPHIC ACCURACY: T-2
  - D. INTENT: TO DEPICT EXISTING CONDITIONS AND BOUNDARY LINES OF THE SUBJECT PARCELS; 2 & 8 ENTERPRISE LANE.
2. DATE OF LATEST FIELD WORK: DECEMBER 2024 (8 ENTERPRISE LANE)
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. ENVIRONMENTAL AND UNDERGROUND CONDITIONS WERE NOT CONSIDERED AS A PART OF THIS SURVEY.
6. A PRINT OR MYLAR OF THIS MAP IS NOT VALID UNLESS IT CONTAINS THE SEAL AND LIVE SIGNATURE OF THE SURVEYOR.
7. CONTOUR DATA DEPICTED IS A MIXTURE OF 2016 LIDAR DATA (2 ENTERPRISE) AND LOCAL FIELD OBSERVATIONS NAVD88 RECORDED BY CLA (8 ENTERPRISE).



## **MAP REFERENCES**

1. "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

2 ENTERPRISE LANE

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

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

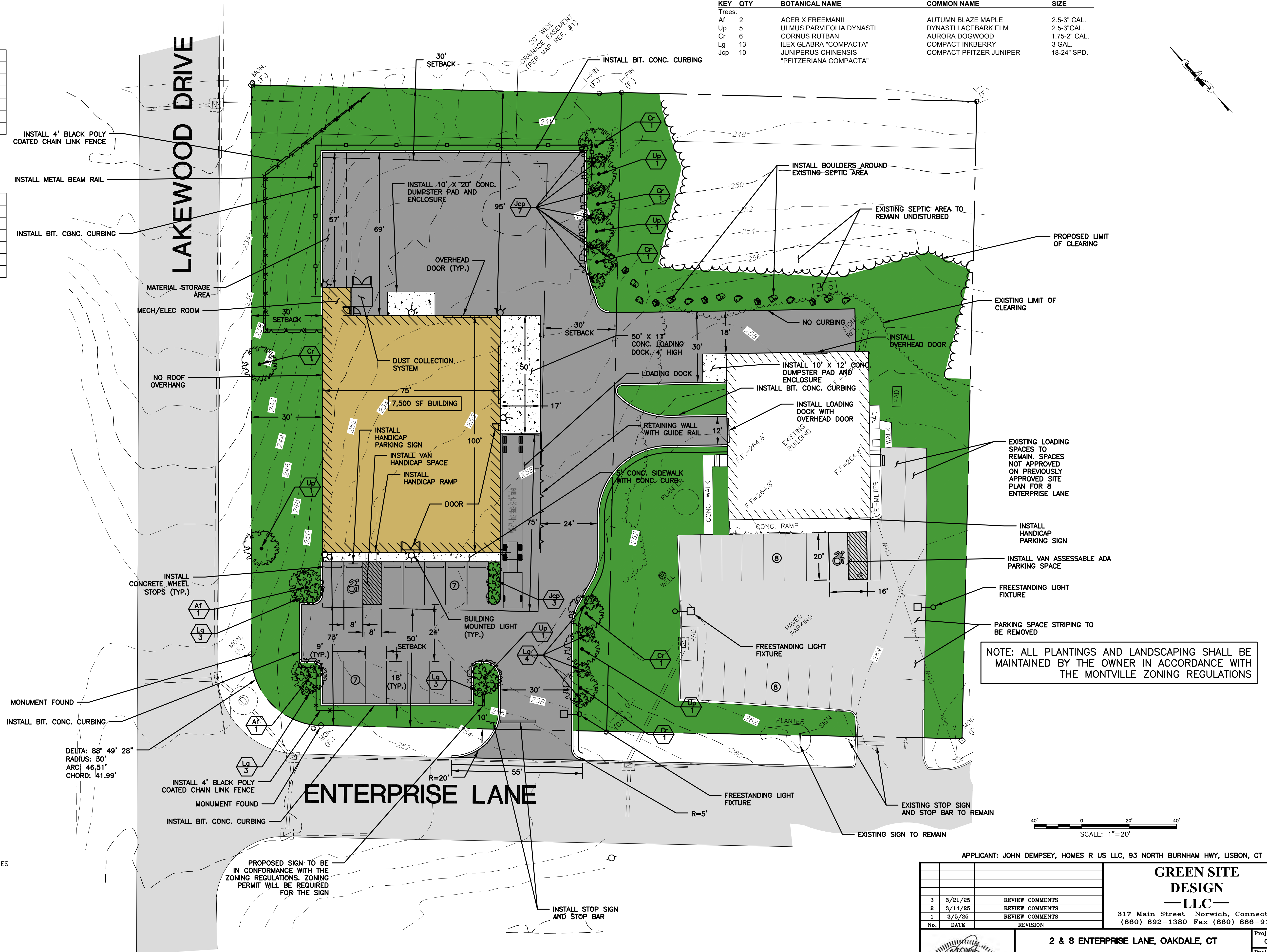
14 SPACES REQUIRED  
14 SPACES PROVIDED

**1ST FLOOR**  
1,800 SF OFFICE SPACE @ 1 SPACE/250 SF = 8 SPACES

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

16 SPACES REQUIRED  
16 SPACES PROVIDED

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees:				
Af	2	ACER X FREEMANII	AUTUMN BLAZE MAPLE	2.5-3" CAL.
Up	5	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 GAL.
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  
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 & LANDSCAPE PLAN

Project No.	GSD 66
-------------	--------

Proj. Engineer  
E.M.B

te.

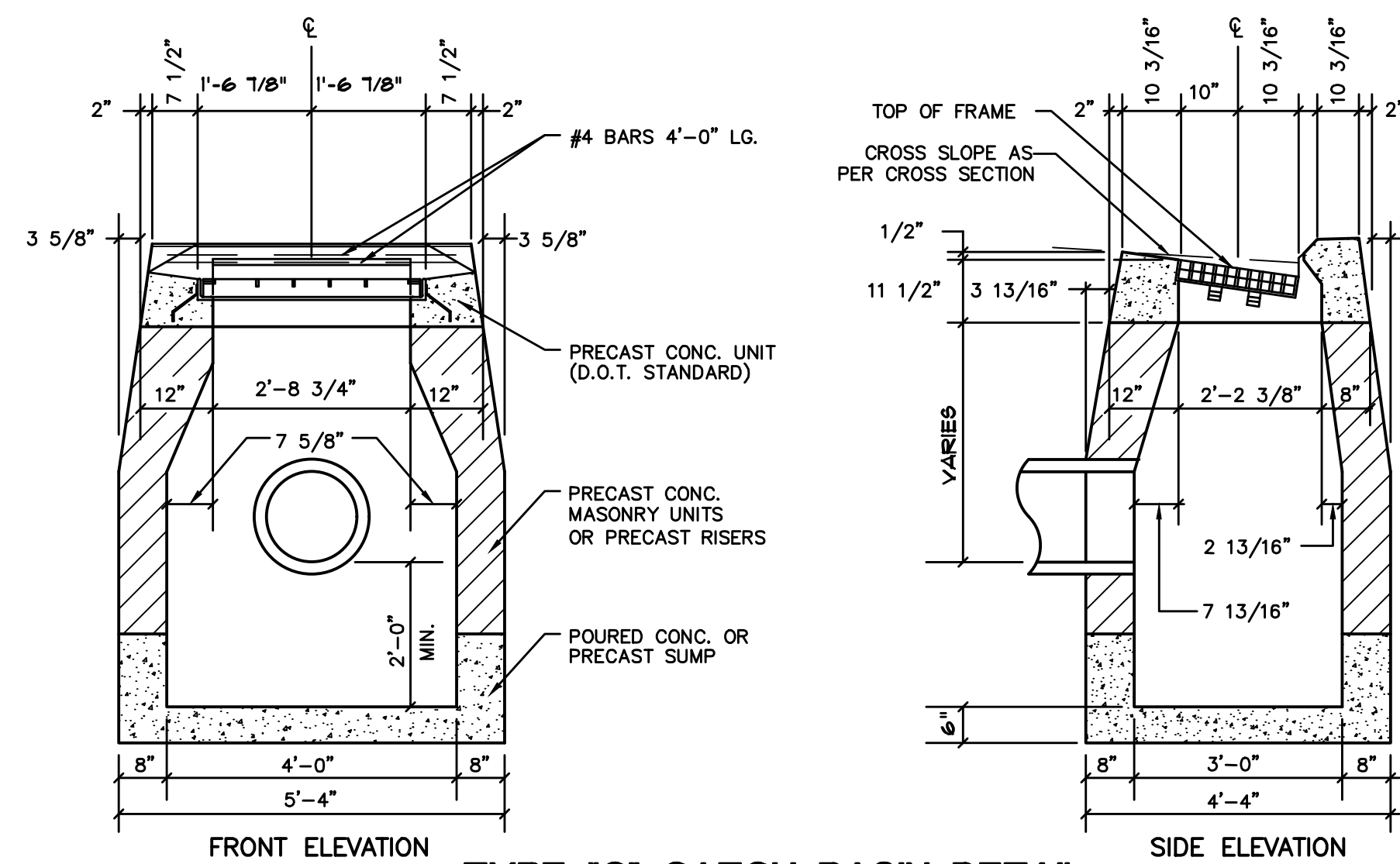
1/30/25

2

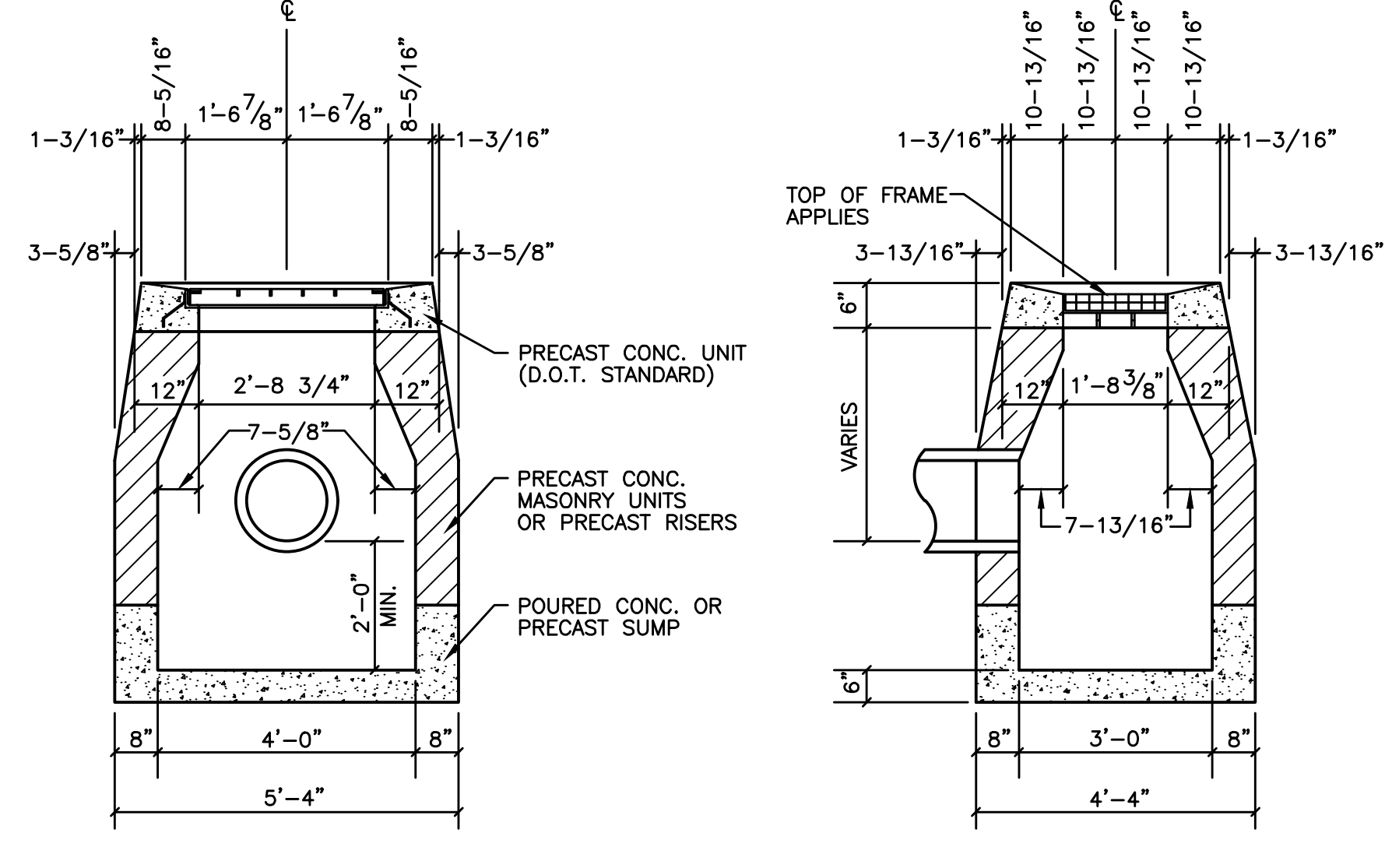




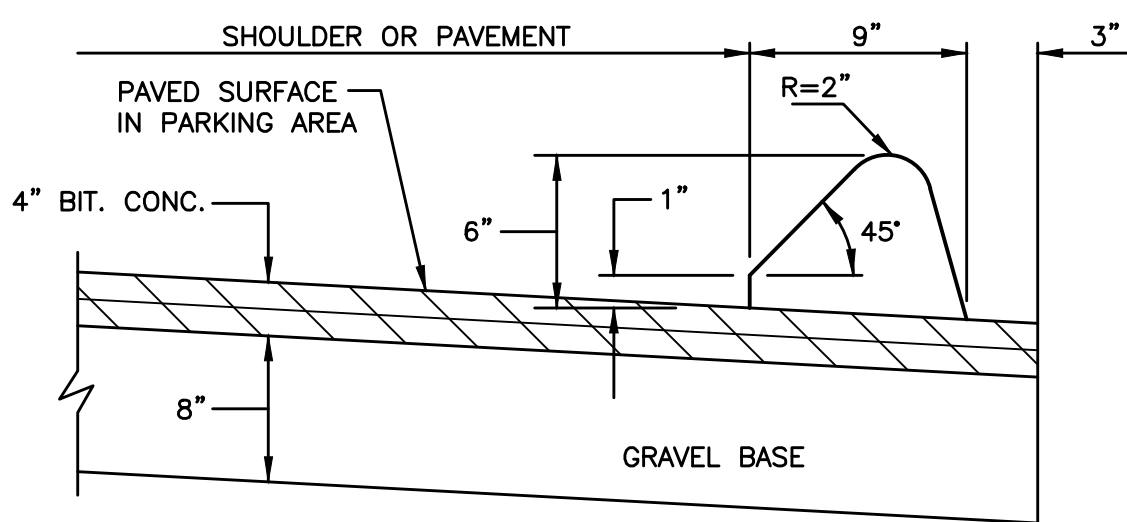




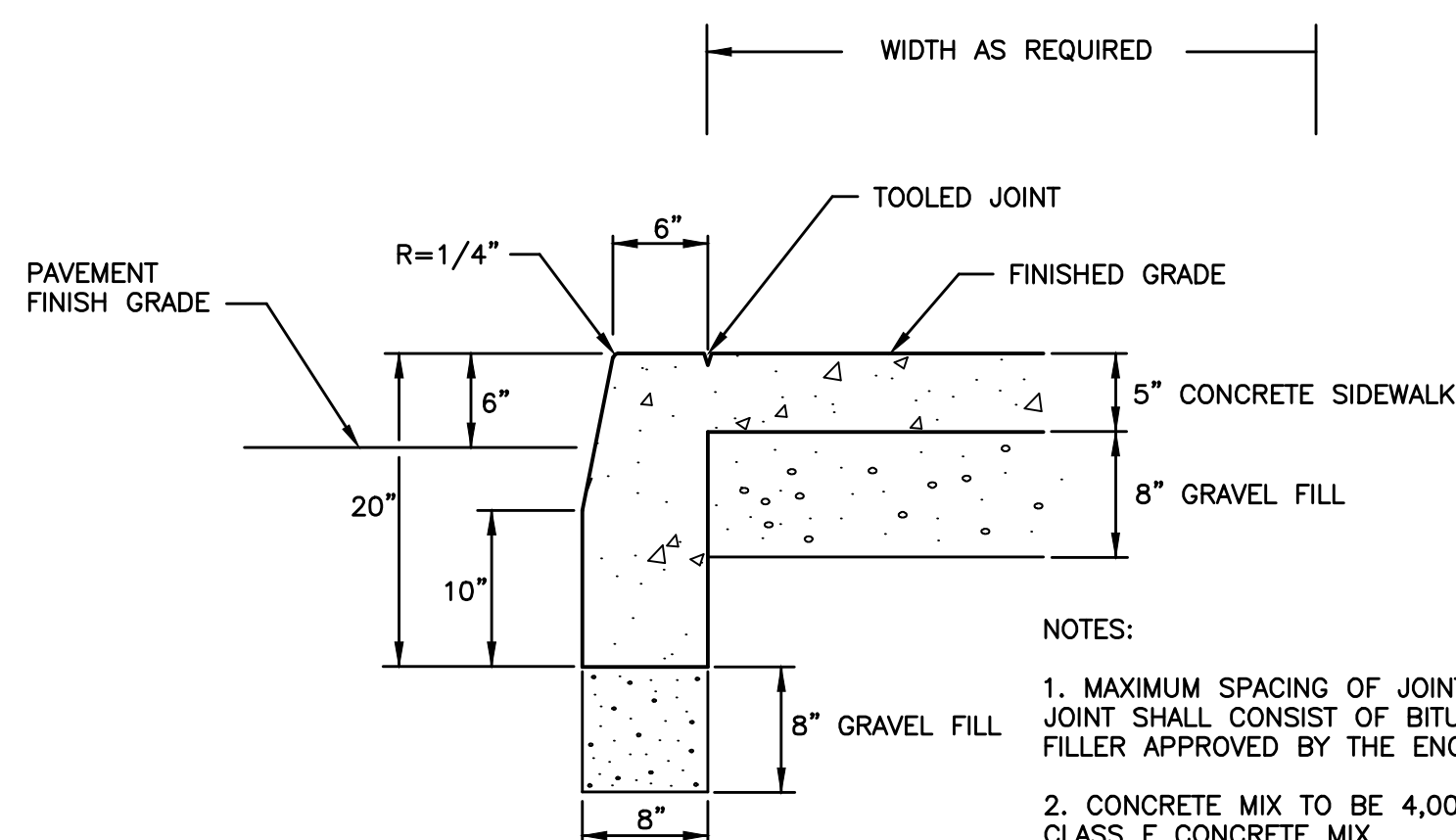
**TYPE "C" CATCH BASIN DETAIL**  
NOT TO SCALE



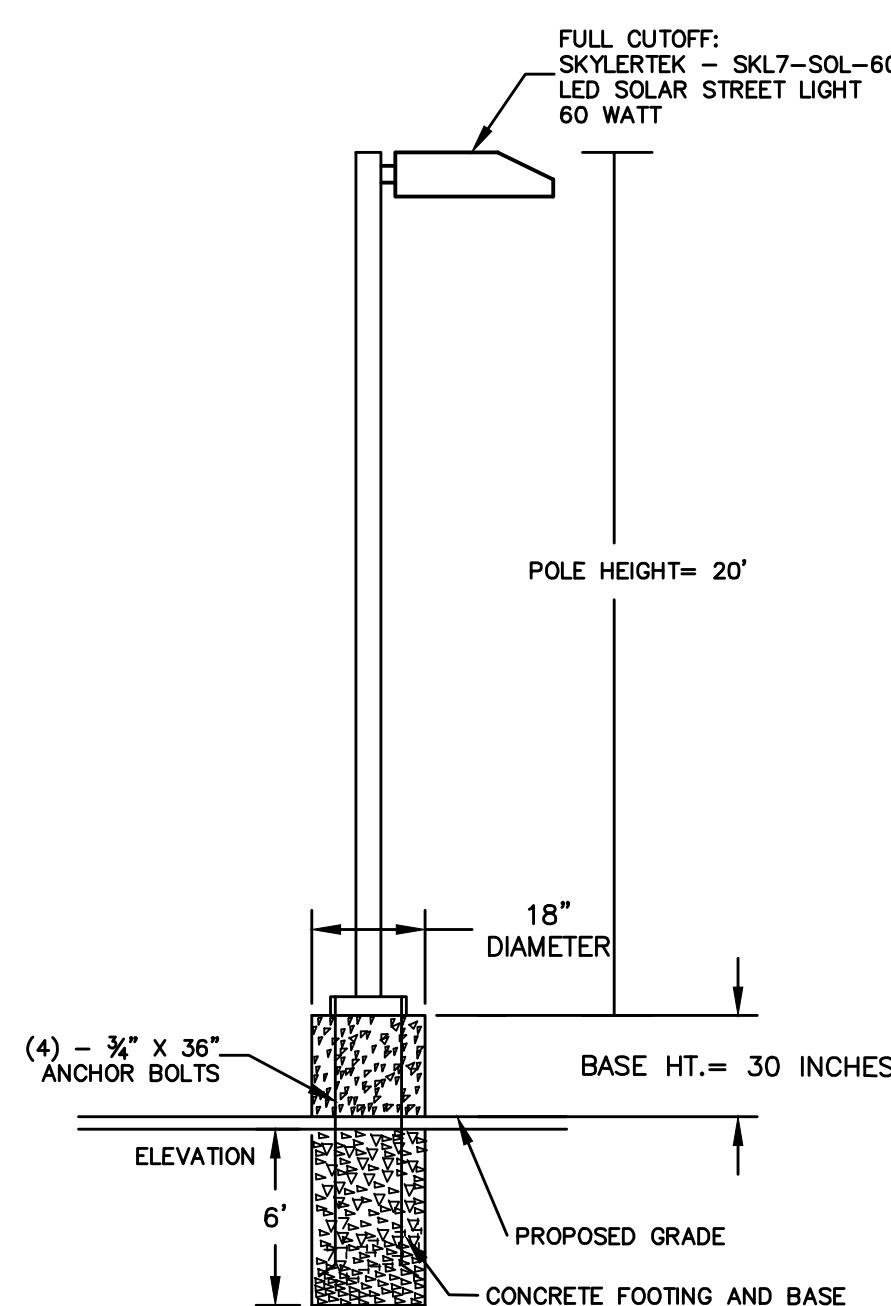
**TYPE "C-L" CATCH BASIN**  
NOT TO SCALE



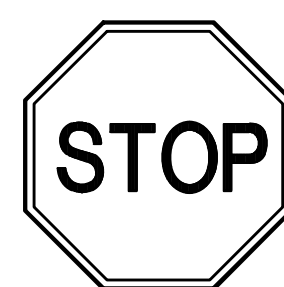
**BITUMINOUS CONCRETE  
PAVEMENT & LIP CURBING**  
NOT TO SCALE



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

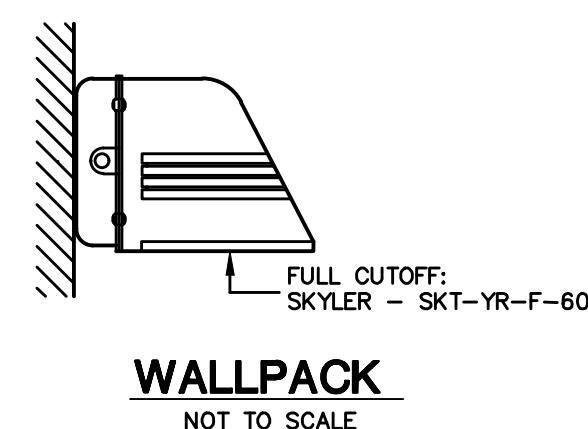


**LIGHTING STANDARD**  
NOT TO SCALE

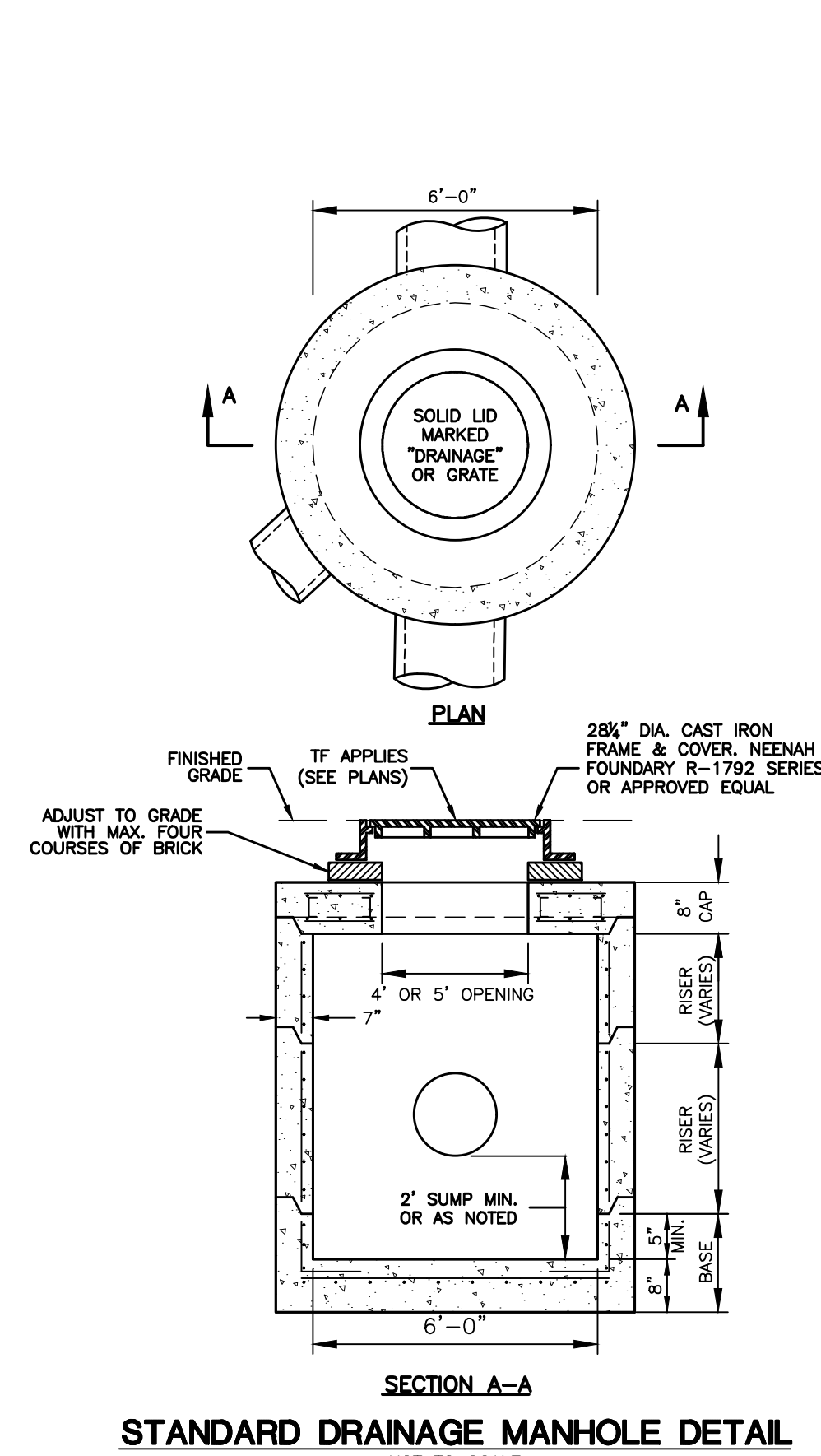


NOTE:  
SIGNS TO BE INSTALLED IN  
ACCORDANCE WITH STATE OF  
CONNECTICUT D.O.T. STANDARDS  
FORM 818  
SECURE ALL SIGNS TO 1/2" DIA.  
GALVANIZED STEEL POST WITH (2)  
1/4" DIA. GALVANIZED BOLTS (1  
TOP, 1 BOTTOM) (TYP)

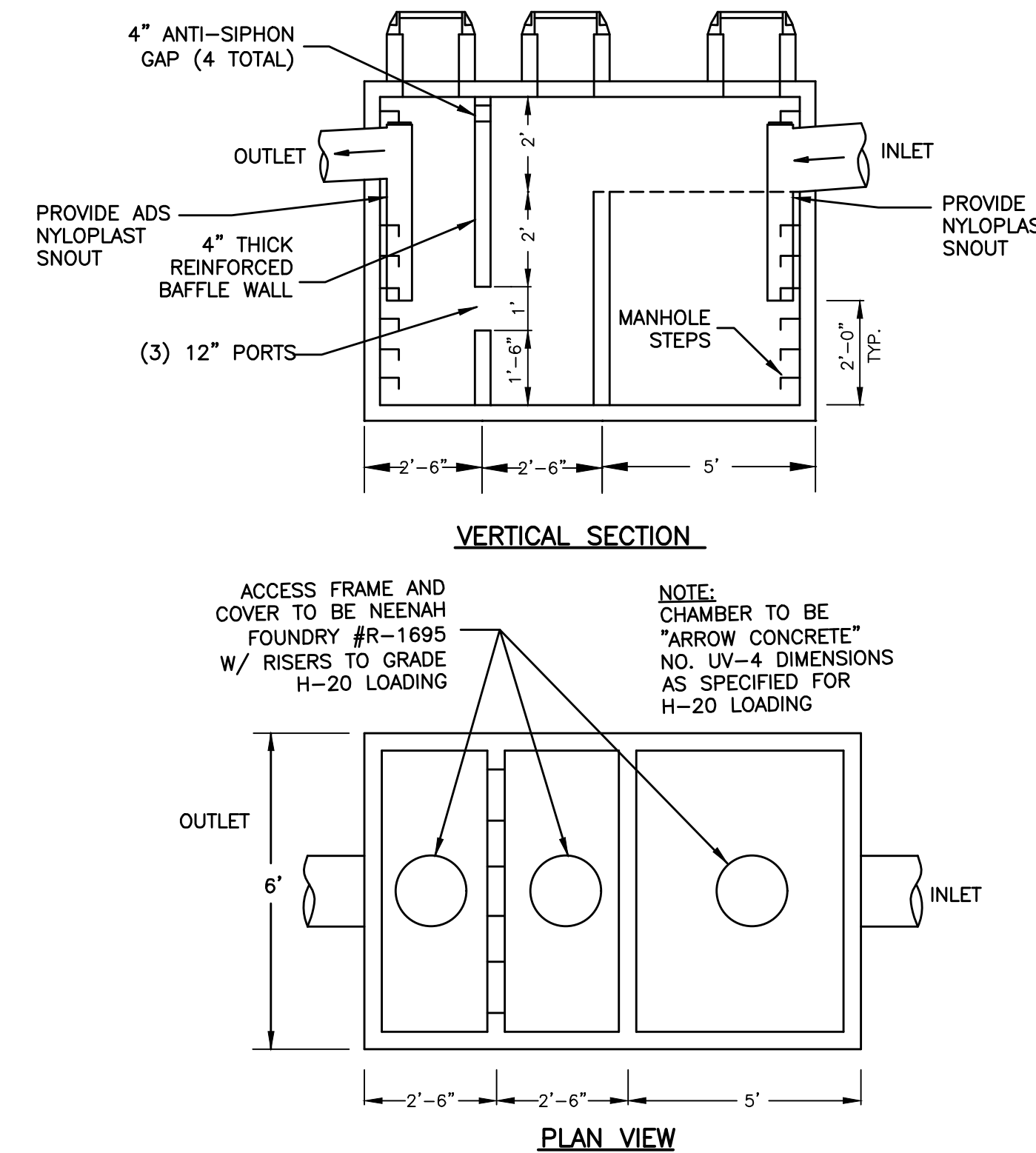
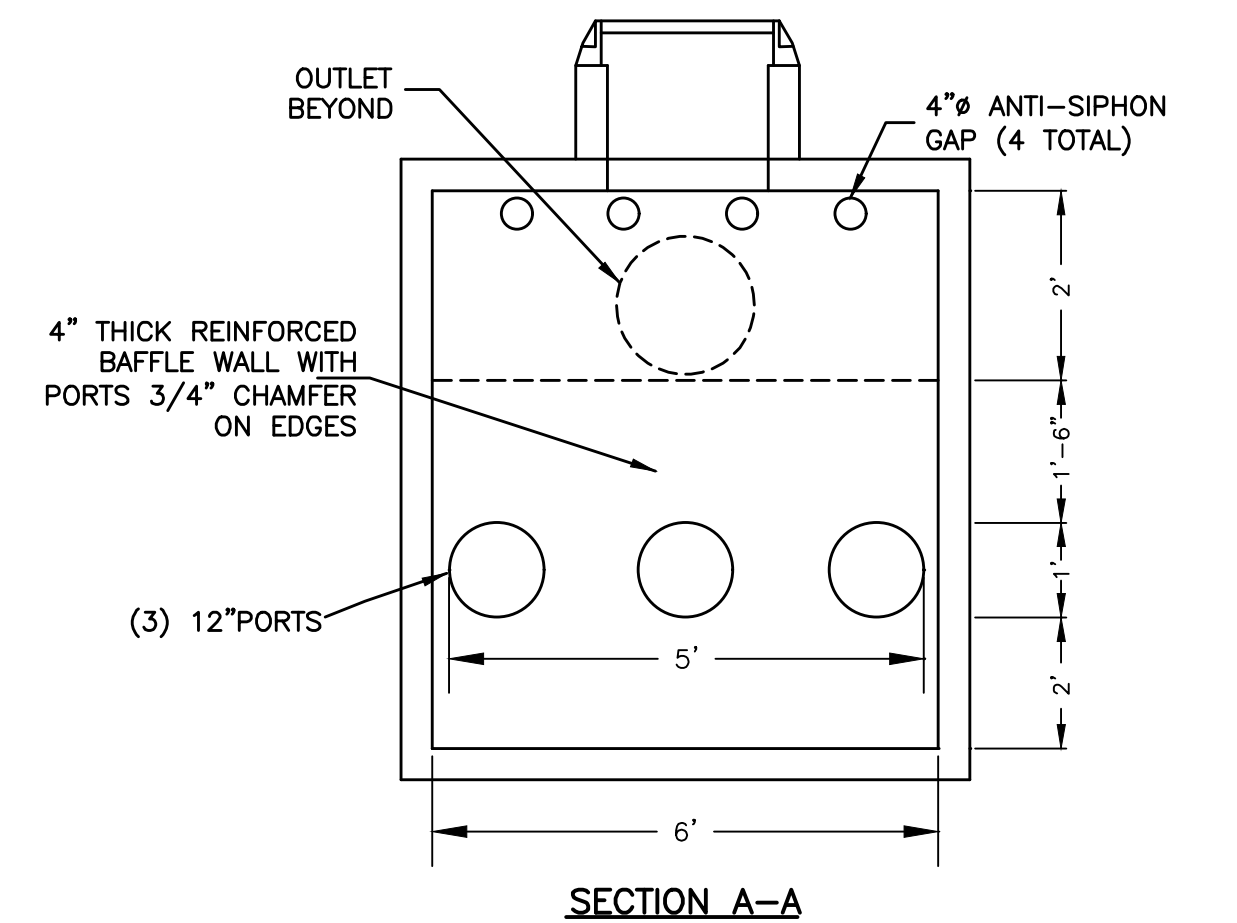
**TRAFFIC SIGNAGE**  
NOT TO SCALE



**WALLPACK**  
NOT TO SCALE



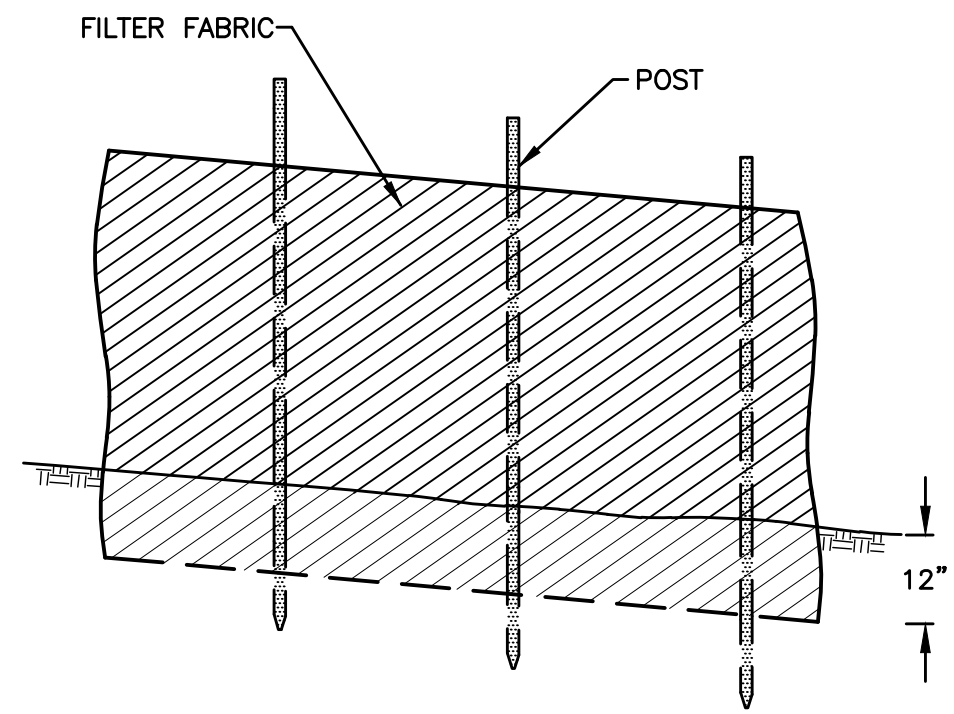
**STANDARD DRAINAGE MANHOLE DETAIL**  
NOT TO SCALE



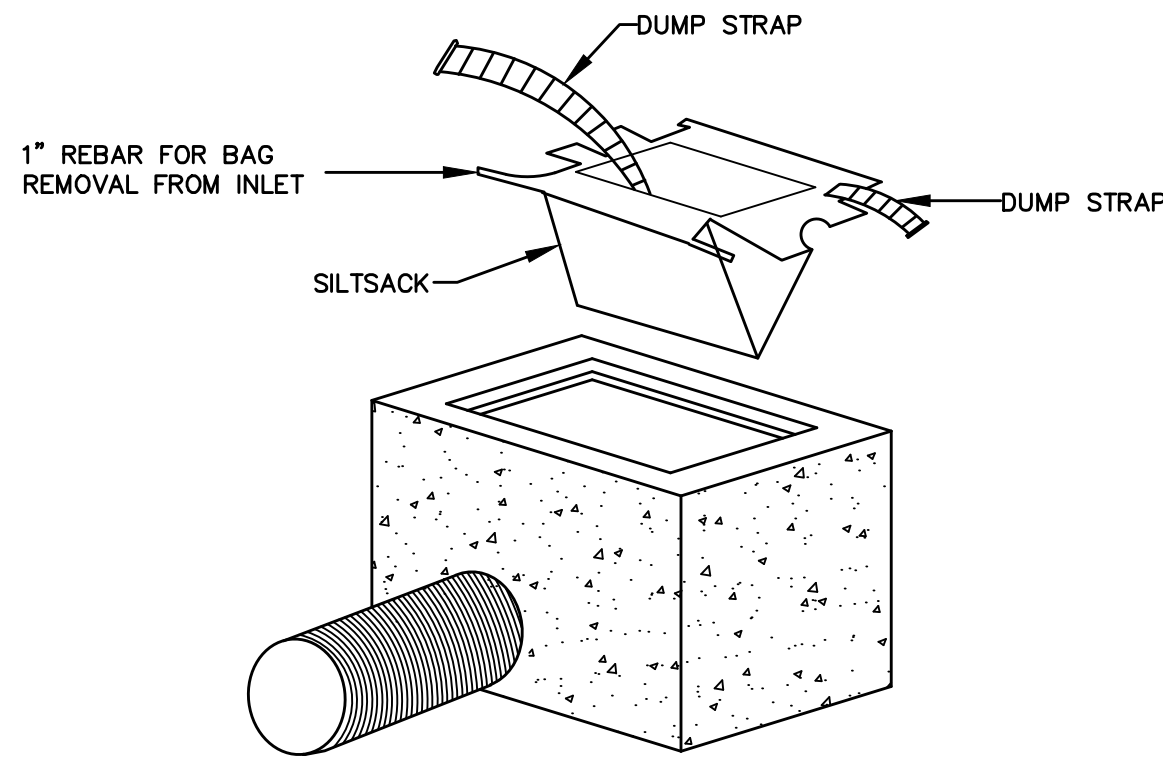
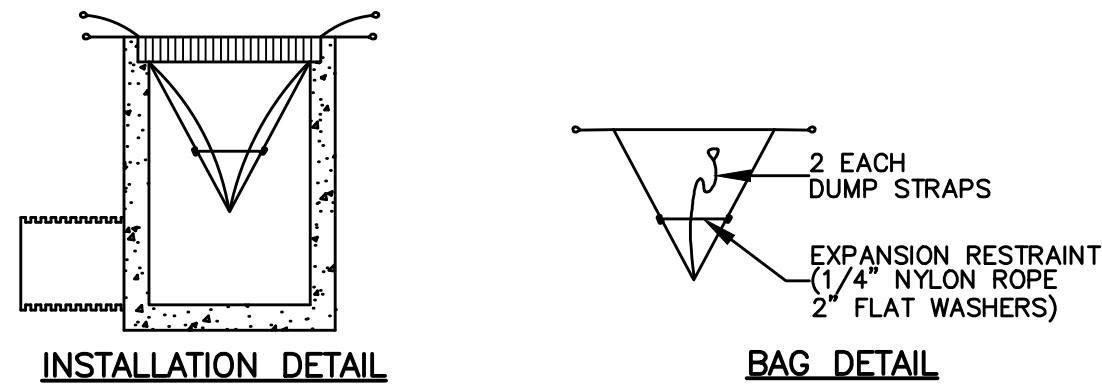
**OIL / SEDIMENTATION CHAMBER DETAIL**  
**2000 GAL. CAPACITY**  
NOT TO SCALE

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

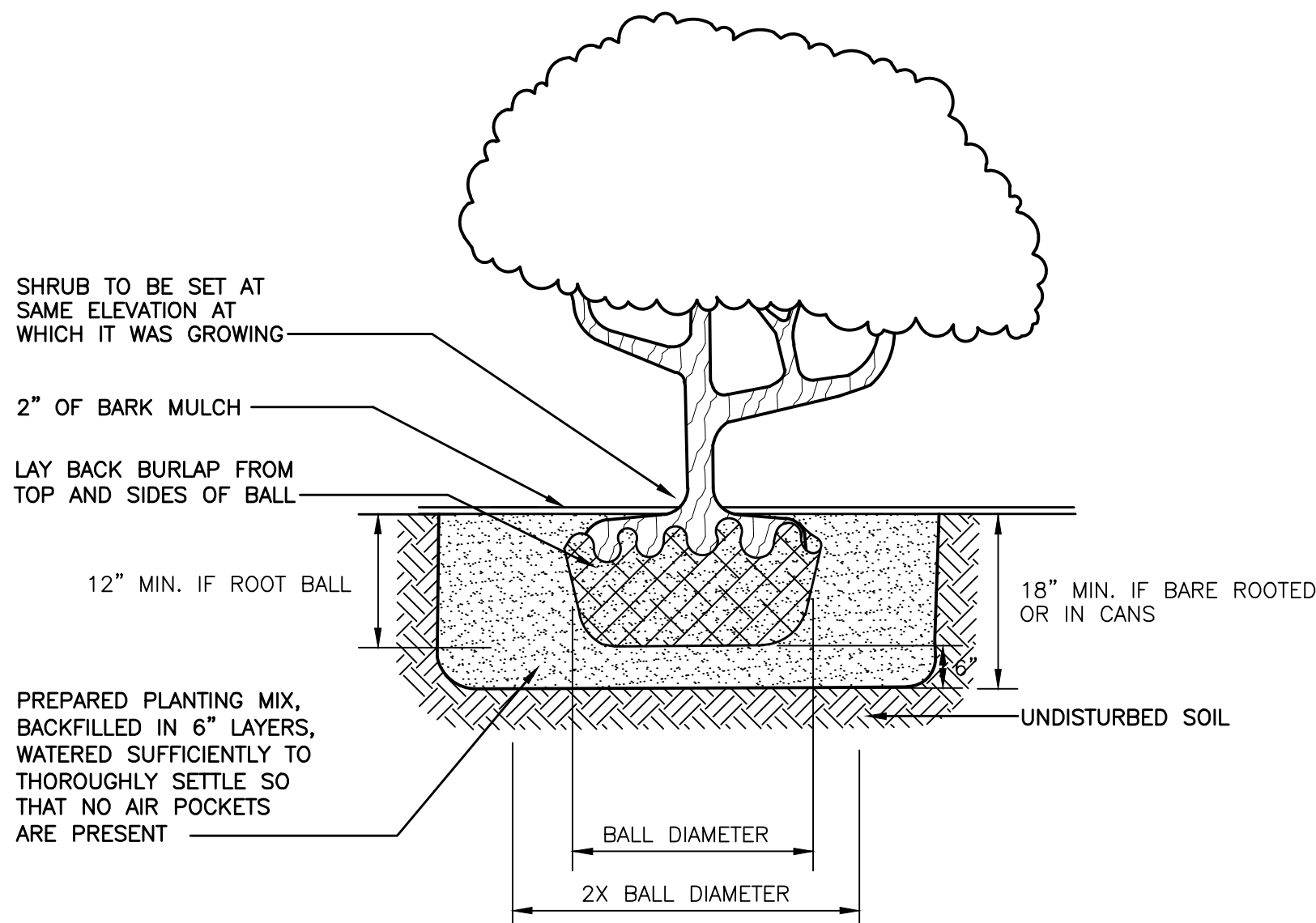
GREEN SITE DESIGN —LLC—			
317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165			
2 & 8 ENTERPRISE LANE, OAKDALE, CT		Project No. GSD 66	
PVC DIRECT REVISED SITE PLAN		Proj. Engineer E.M.B	
SITE DETAILS		Date: 1/30/25	
		Sheet No. <b>4</b>	



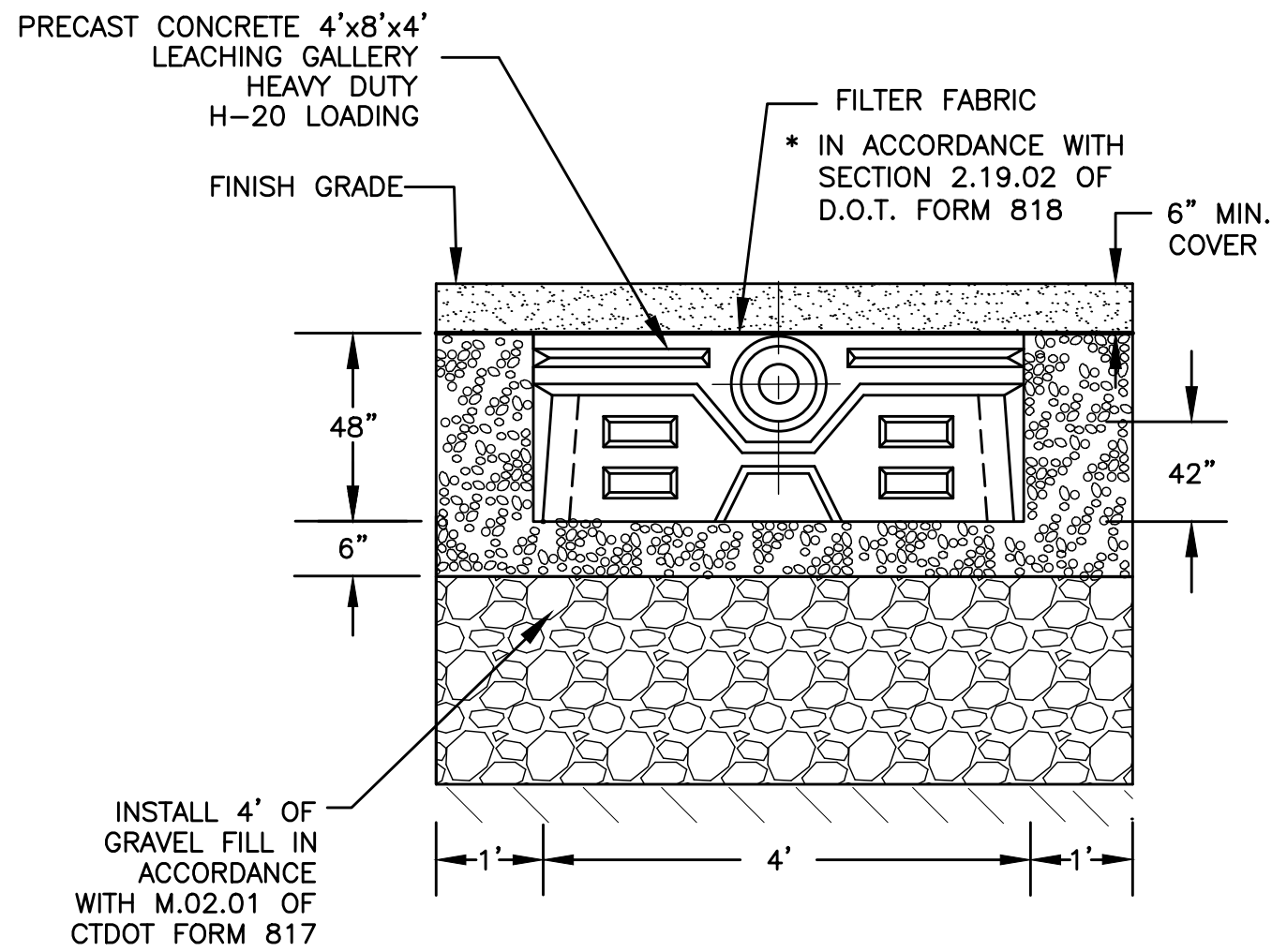
**SILT FENCE DETAIL**  
NOT TO SCALE



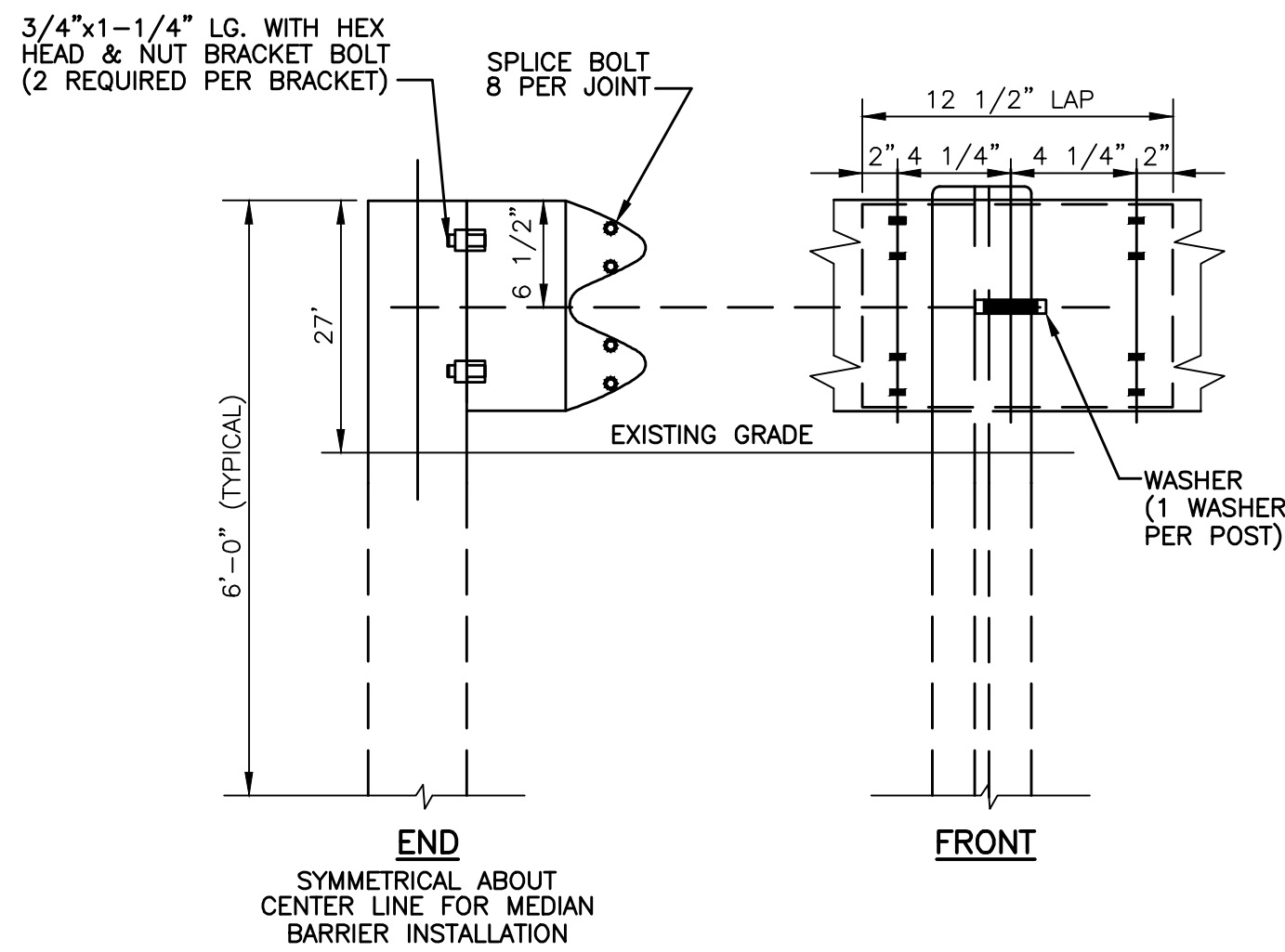
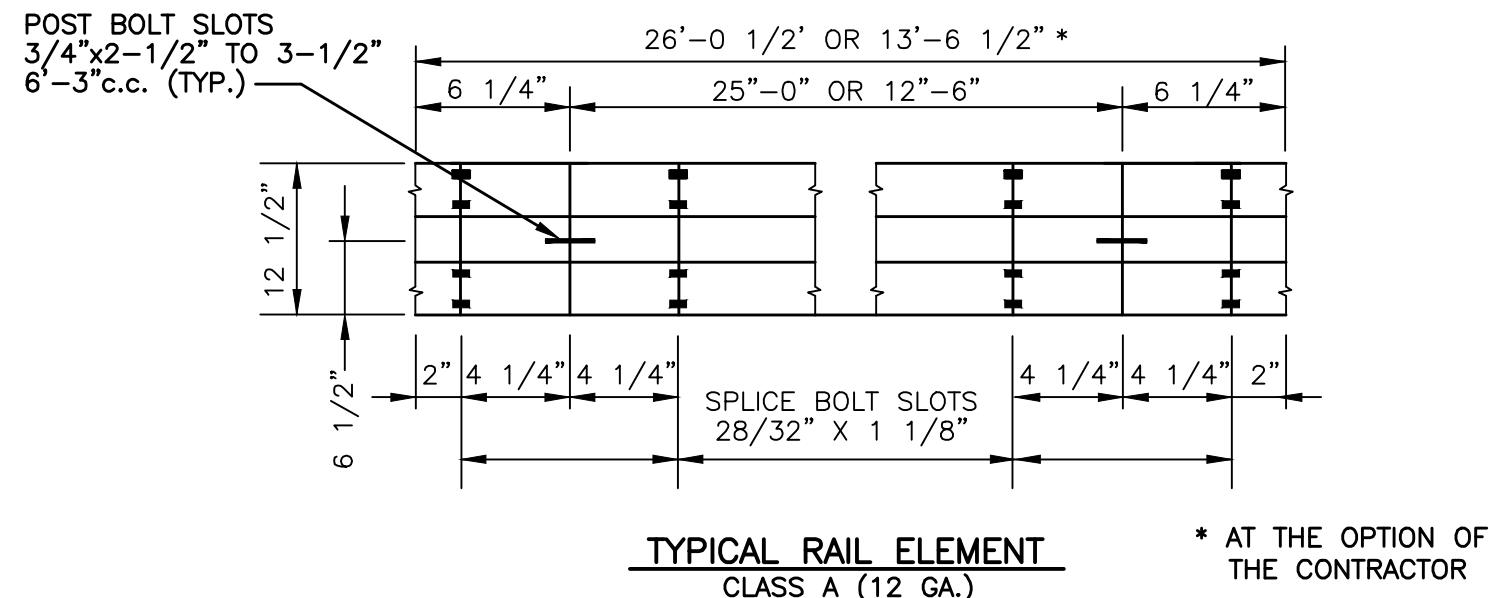
**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



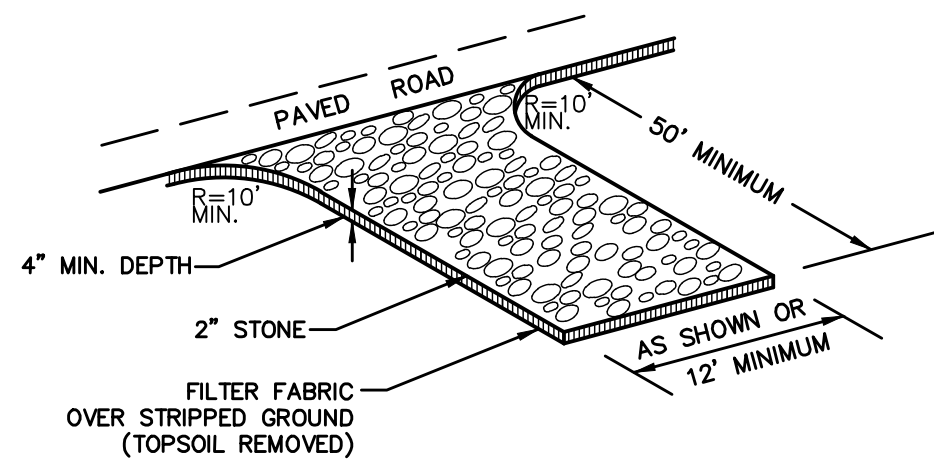
**TYPICAL 48" CONCRETE GALLERY TRENCH - ROOF INFILTRATION SYSTEM**  
NOT TO SCALE



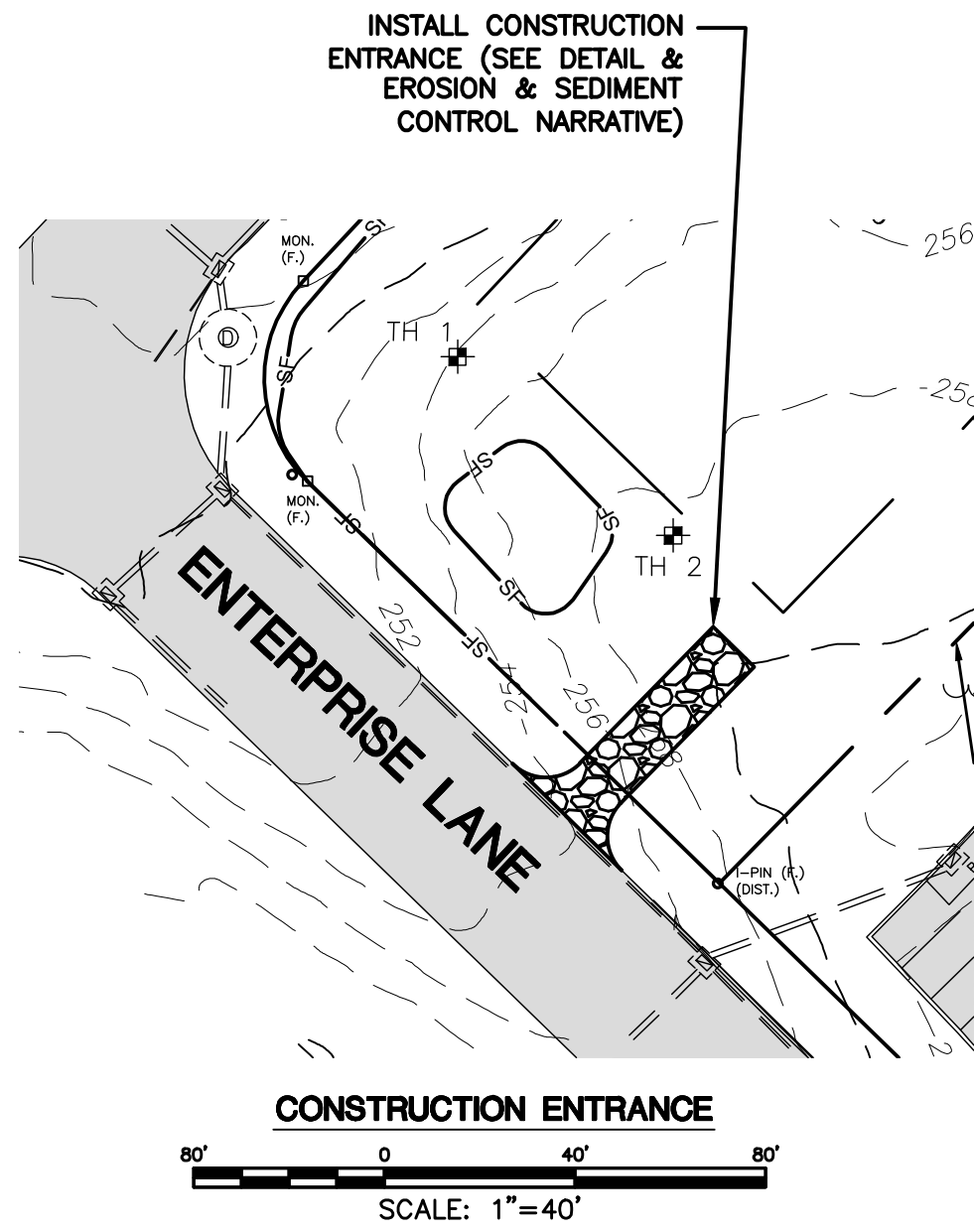
**METAL BEAM RAIL**  
NOT TO SCALE

#### OPERATION & MAINTENANCE OF DRAINAGE SYSTEM

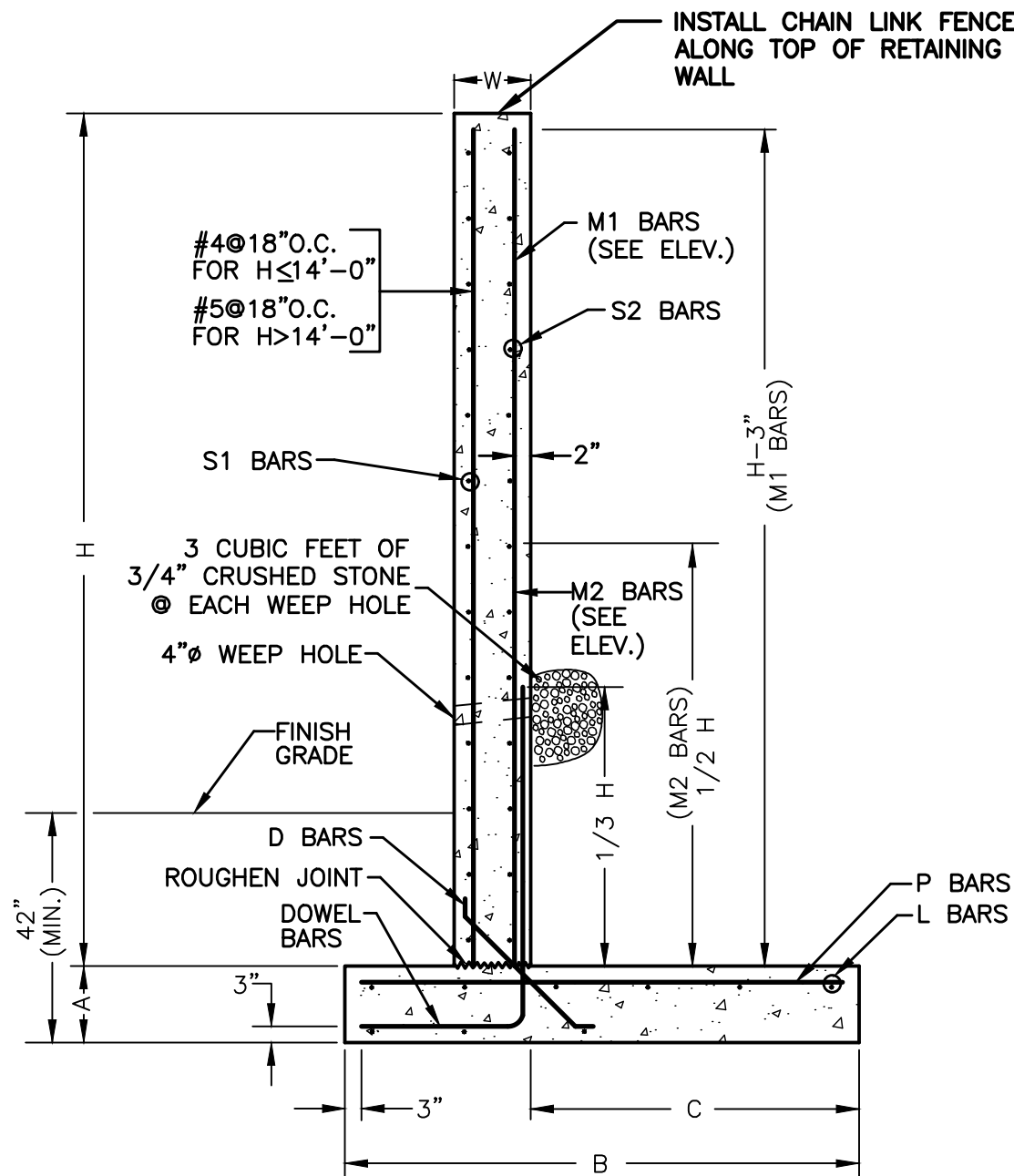
1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL CATCH BASINS AND THE OIL SEPARATOR SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED.



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE**  
SCALE: 1"=40'



**RETAINING WALL SECTION DETAIL**  
NOT TO SCALE

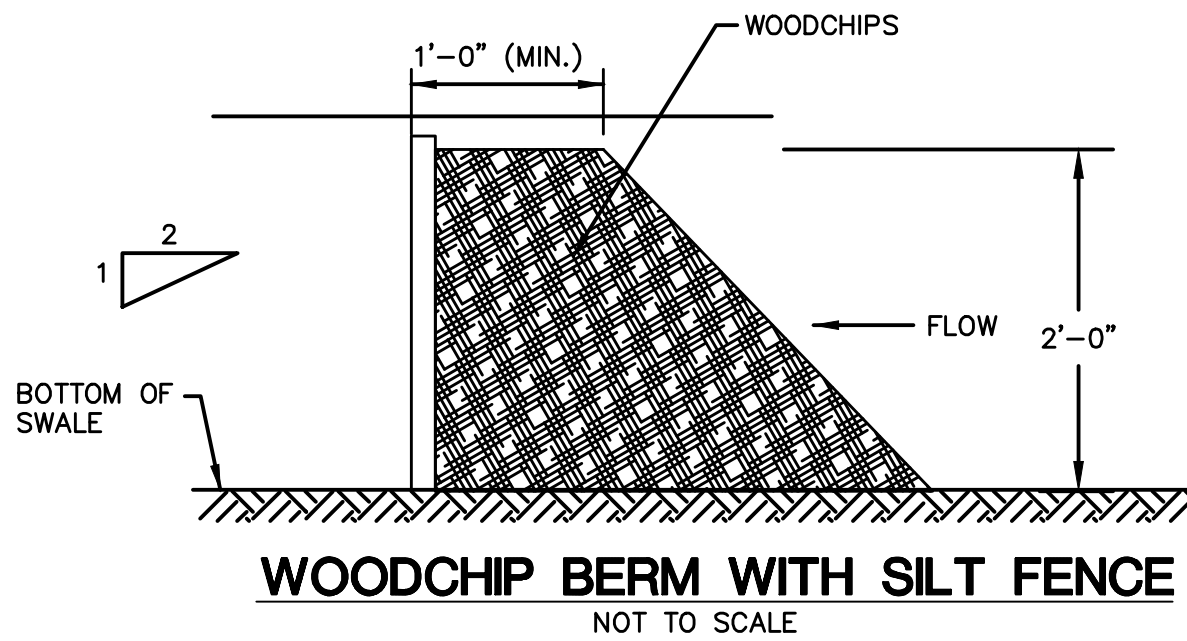
CT LICENSED ENGINEER MUST DESIGN AND INSPECT THE RETAINING WALLS DURING CONSTRUCTION

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

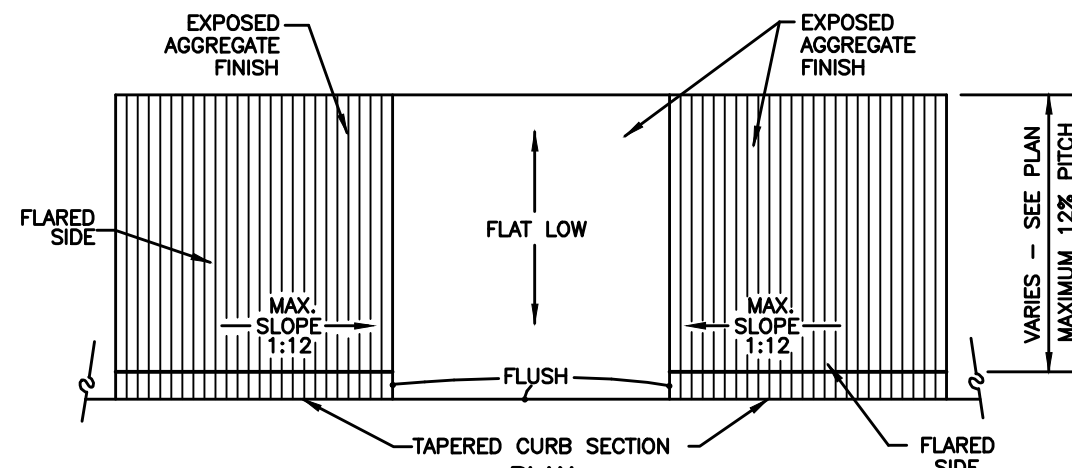
#### EROSION CONTROL & SEDIMENTATION NARRATIVE

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 & WALES 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.



**WOODCHIP BERM WITH SILT FENCE**  
NOT TO SCALE

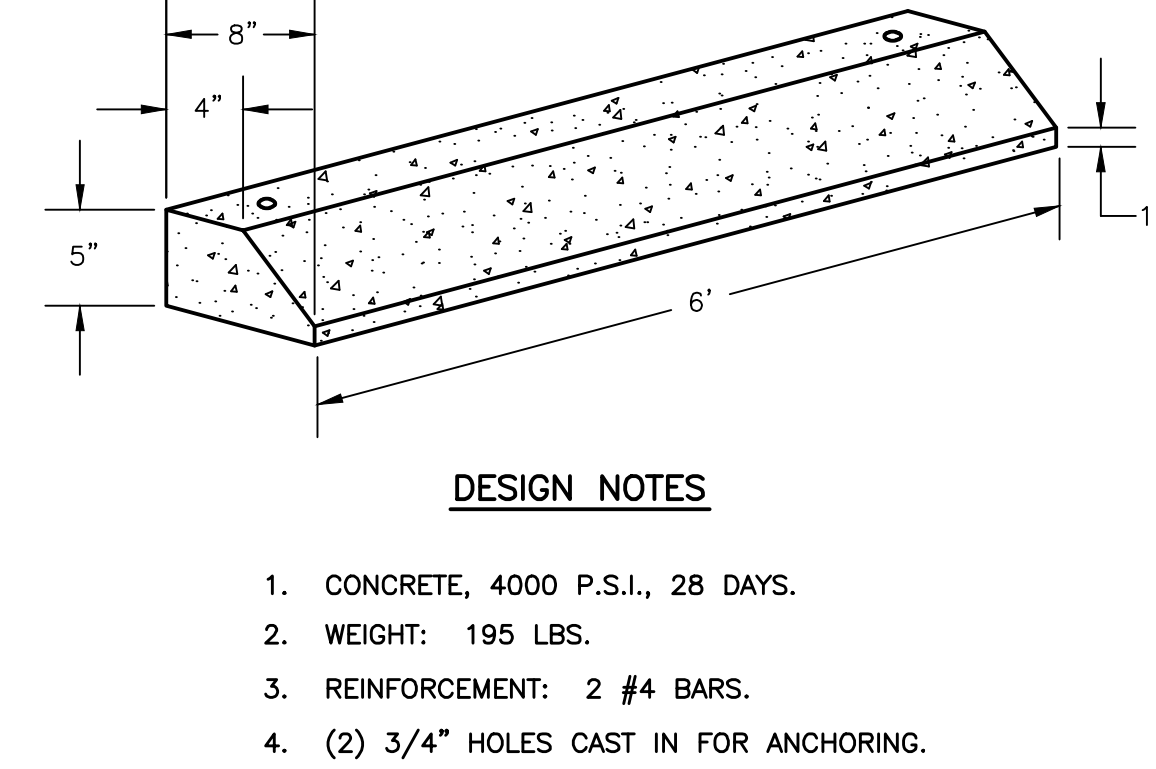
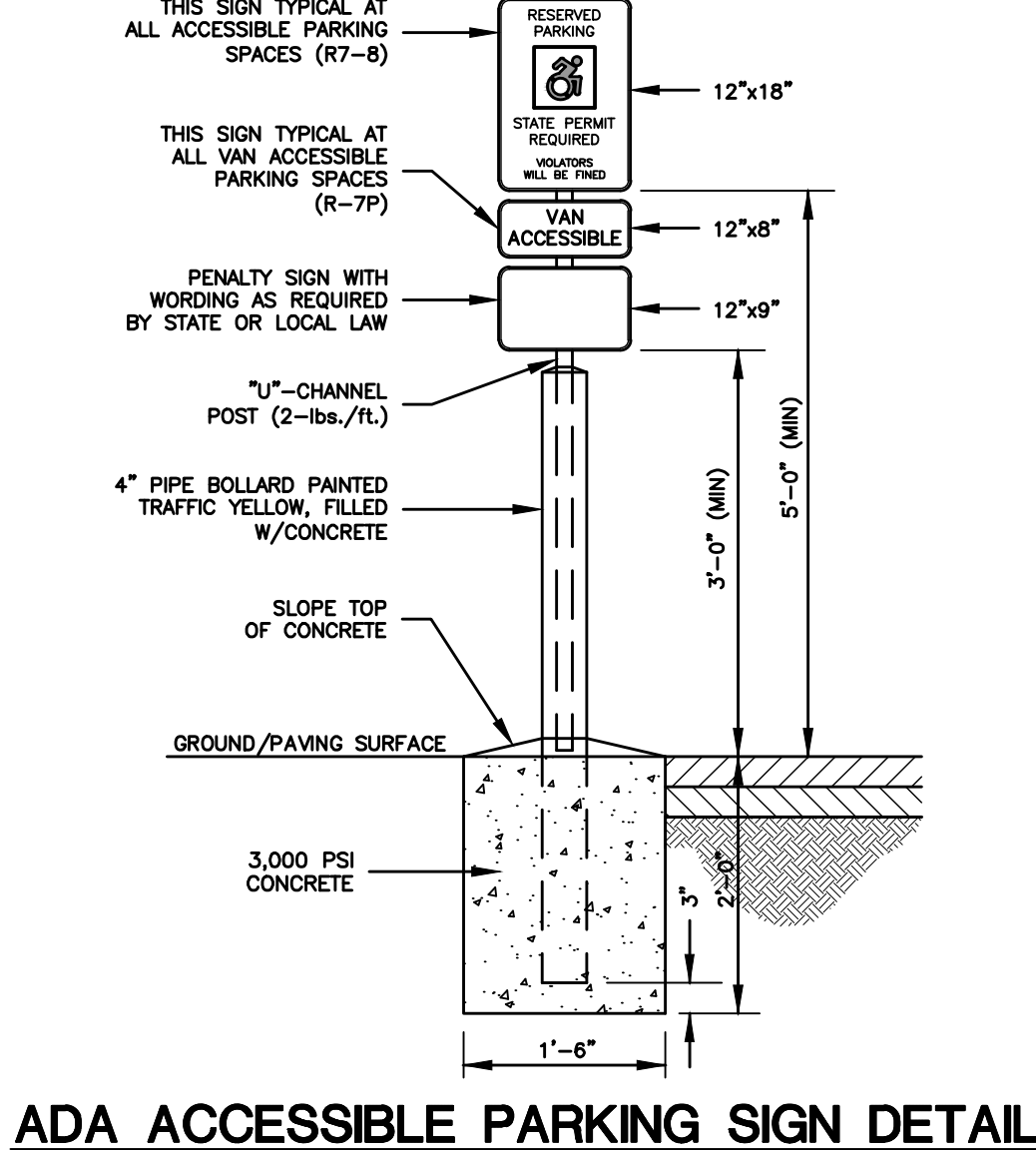
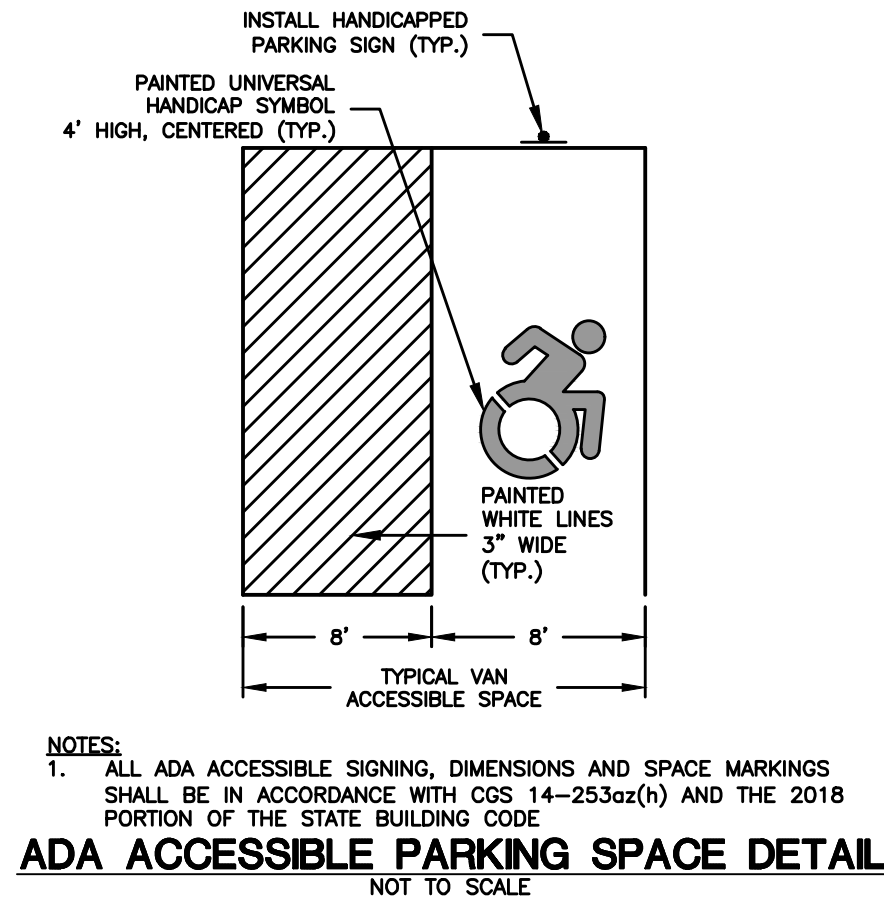
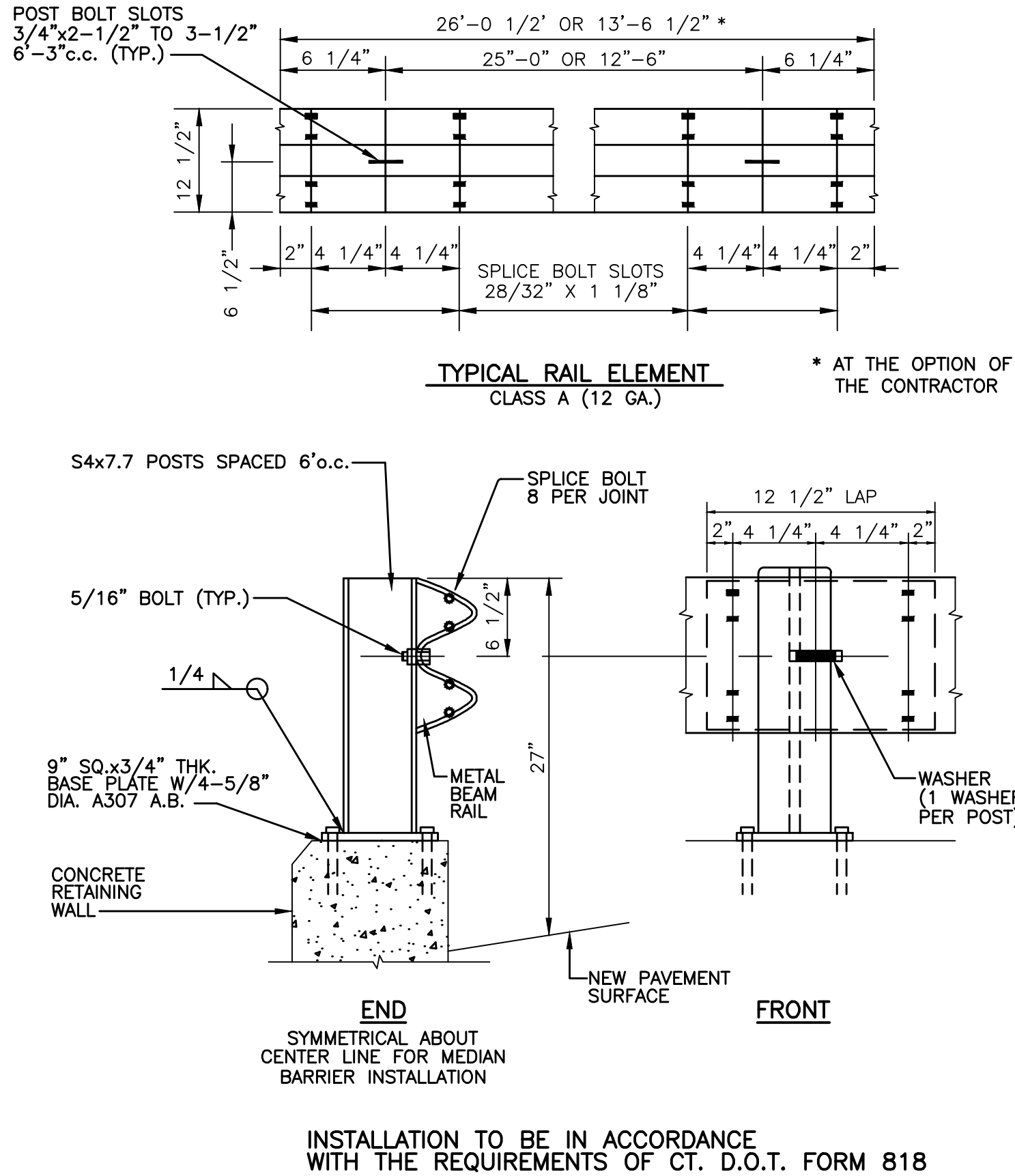
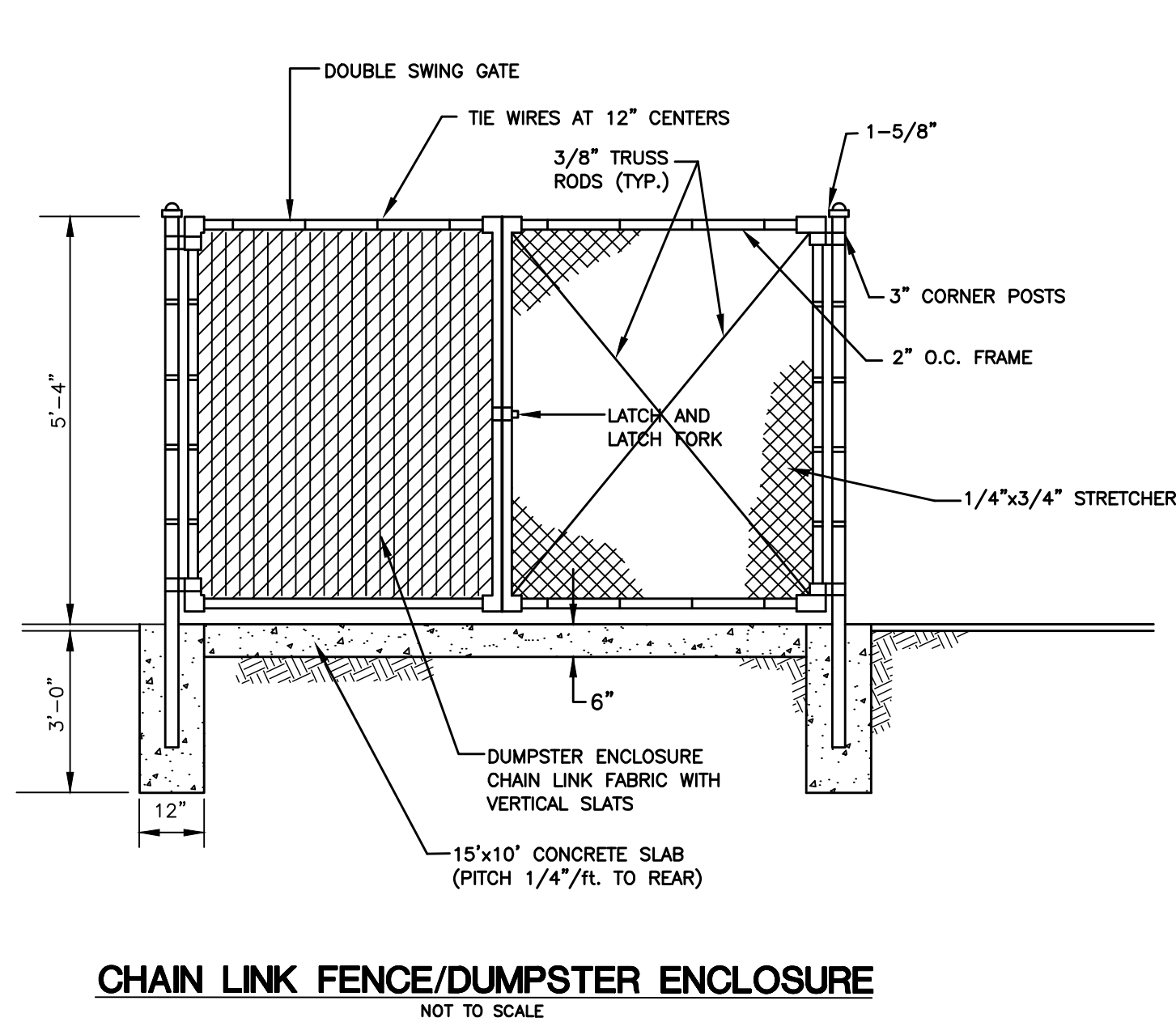


**SIDEWALK RAMP DETAIL**  
NOT TO SCALE

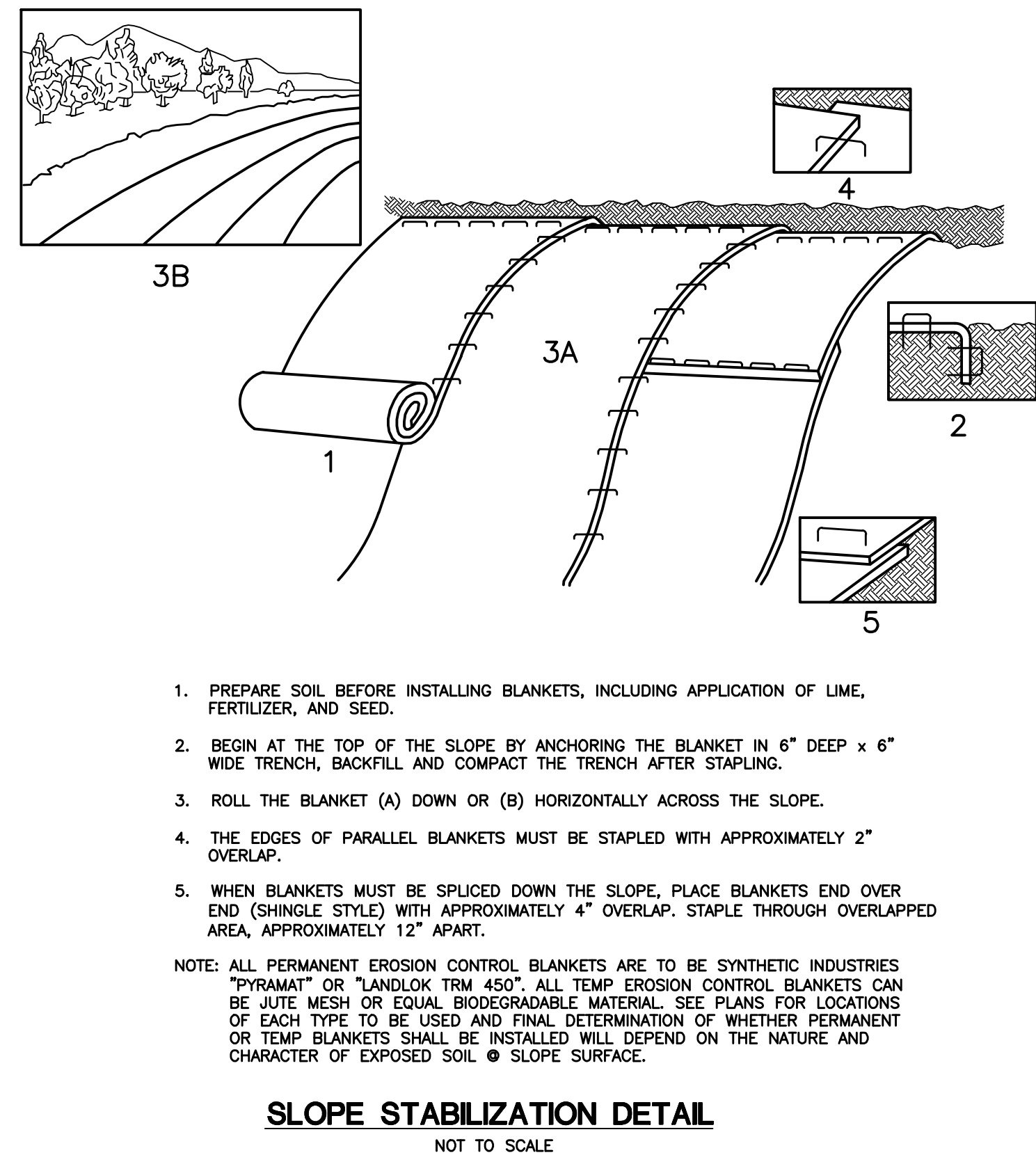
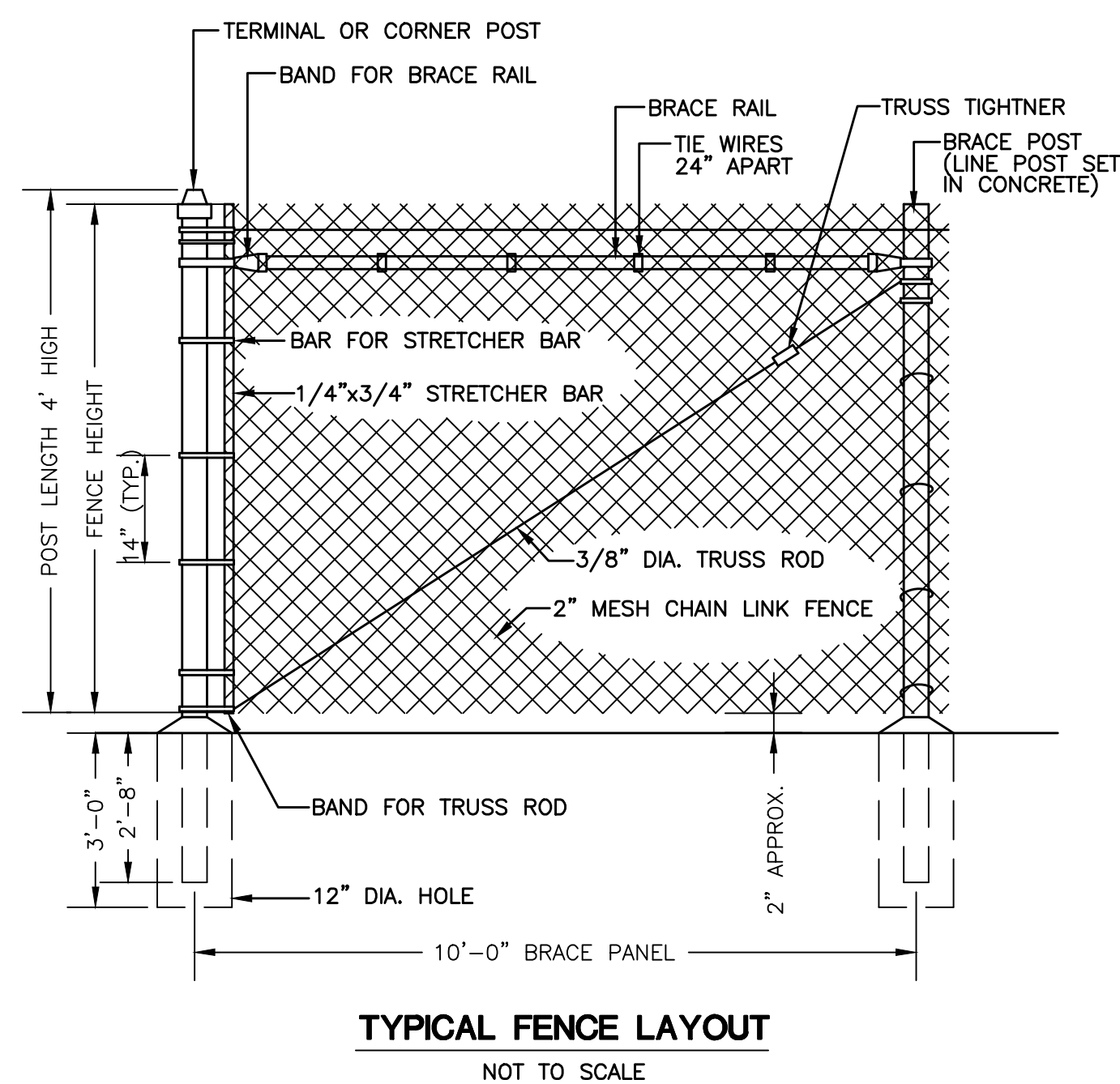
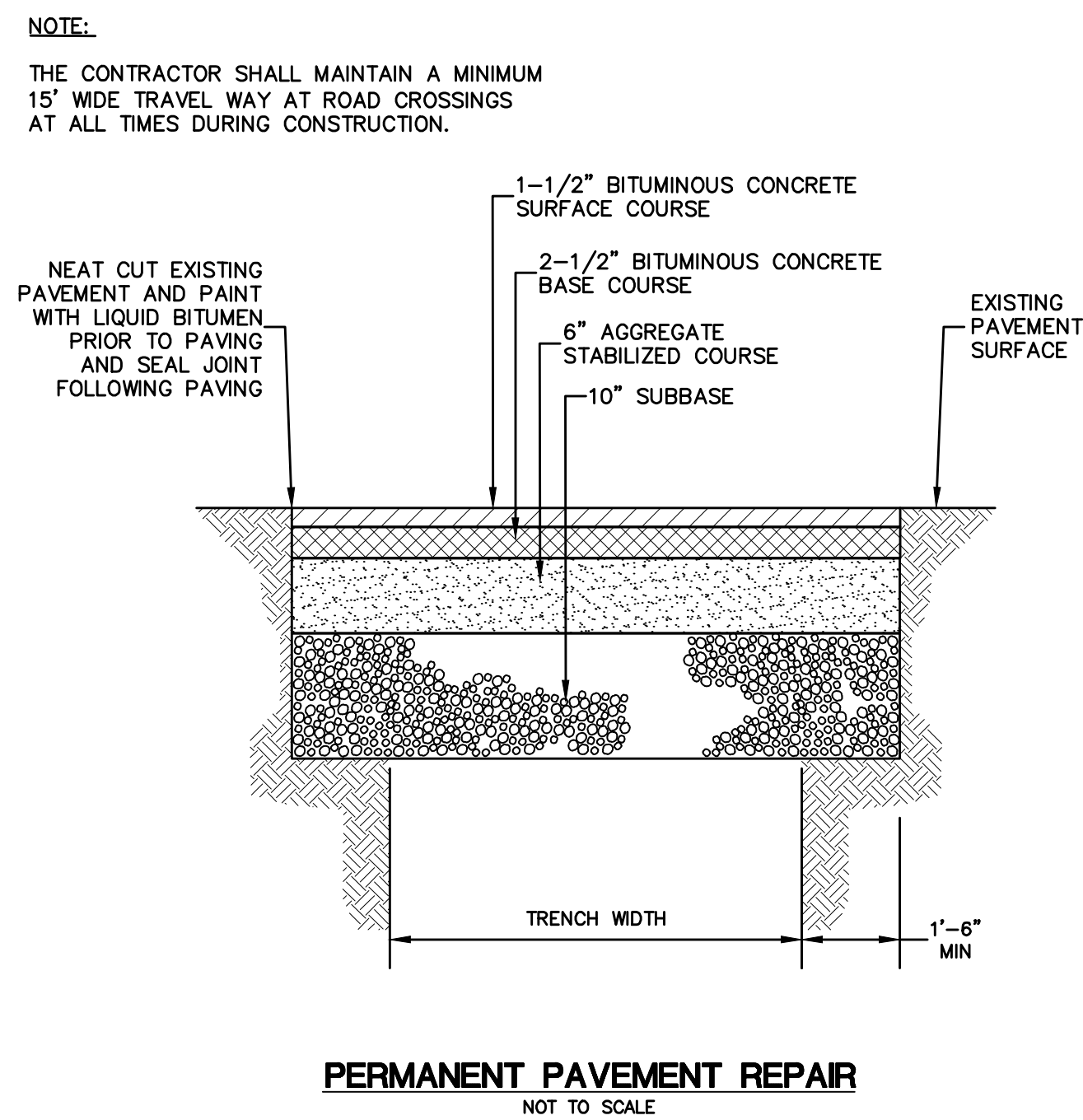
APPLICANT: JOHN DEMPSEY, HOMES R US LLC, 93 NORTH BURNHAM HWY, LISBON, CT

		<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
		<b>2 &amp; 8 ENTERPRISE LANE, OAKDALE, CT</b>		Date: 1/30/25
		<b>PVC DIRECT REVISED SITE PLAN</b>		Sheet No. 5
		<b>EROSION &amp; SEDIMENT CONTROL DETAILS</b>		





CONCRETE WHEEL STOP  
NOT TO SCALE



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			
3	3/21/25	REVIEW COMMENTS	Project No. GSD 86
2	3/14/25	REVIEW COMMENTS	Proj. Engineer E.M.B
1	3/5/25	REVIEW COMMENTS	Date: 1/30/25
No.	DATE	REVISION	Sheet No.
2 & 8 ENTERPRISE LANE, OAKDALE, CT			6
PVC DIRECT REVISED SITE PLAN			
SITE DETAILS CONTINUED			

SURVEY NOTES

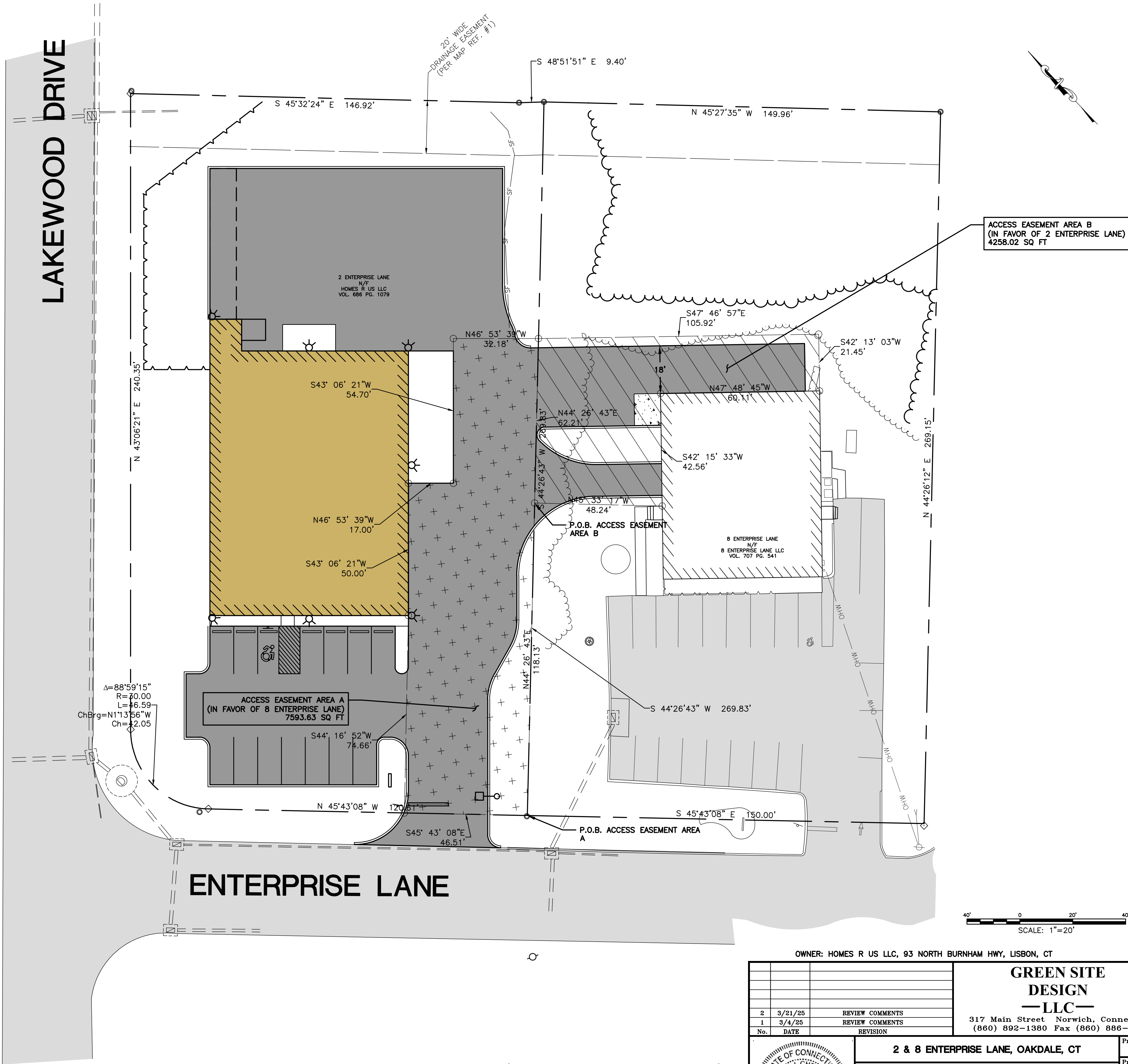
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
- A. TYPE OF SURVEY: EASEMENT SURVEY  
B. 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

OWNER: 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	3/21/25	REVIEW COMMENTS		Project No. GSD 66	
1	3/4/25	REVIEW COMMENTS			
No.	DATE	REVISION		2 & 8 ENTERPRISE LANE, OAKDALE, CT	
				PVC DIRECT REVISED SITE PLAN	
				EASEMENT PLAN	
				Project No. GSD 66	7
				Proj. Engineer E.M.B	
				Date: 1/21/25	
				Sheet No.	