

OFF-SEASON EQUIPMENT STORAGE

STORAGE

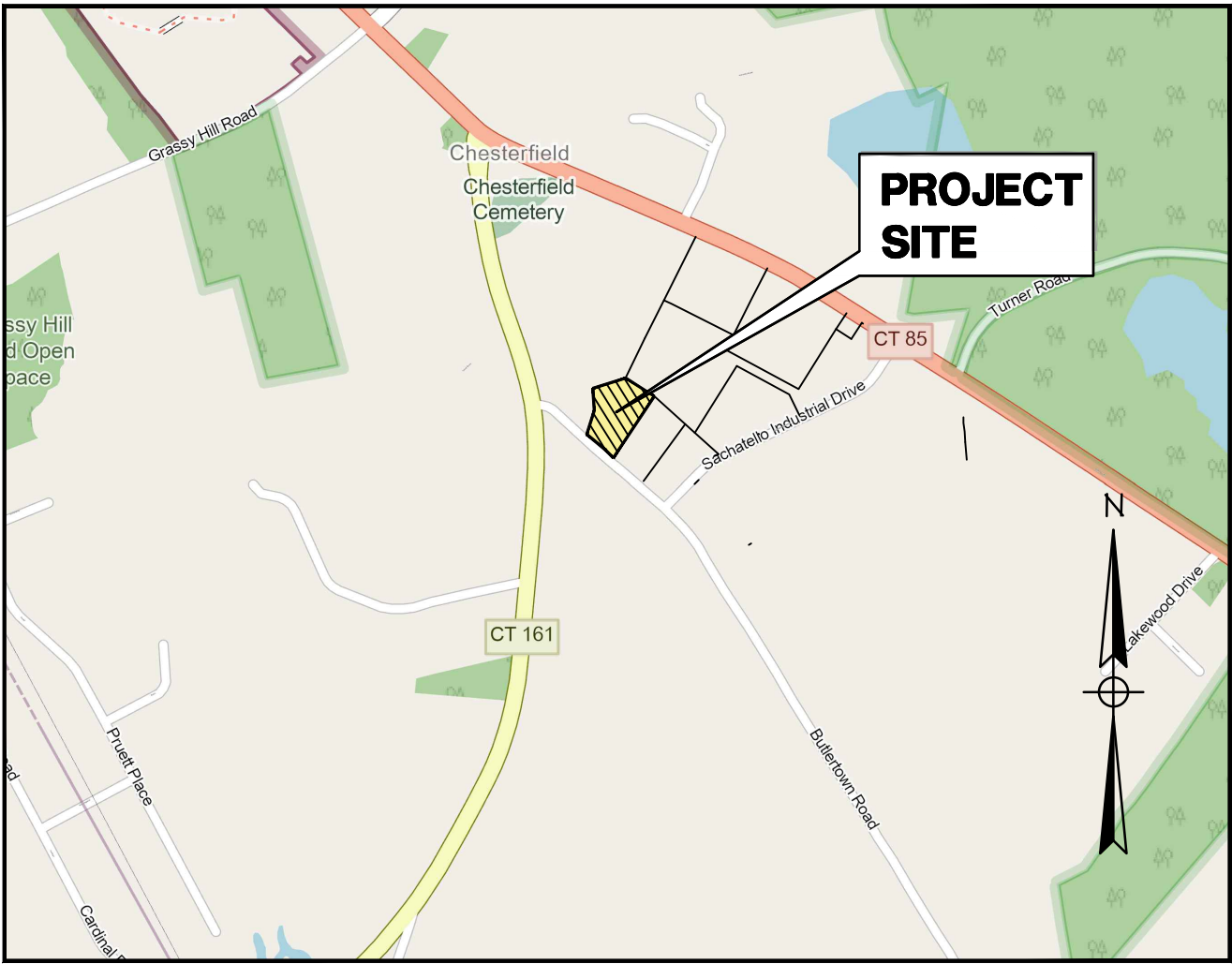
393 BUTLERTOWN ROAD
OAKDALE, CT

INDEX TO DRAWINGS

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

LEGEND

PROPERTY LINE	---
EDGE OF PAVEMENT	--- D ---
DRAINAGE	--- W ---
WATER	--- S ---
SEWER	--- G ---
GAS	--- E --- E --- E ---
ELECTRIC	--- 21 ---
CONTOUR	~~~~~
TREE LINE	~~~~~
GUIDERAIL	~~~~~
SIGNS	⬢
CATCH BASIN	⊠
IRON PIN, IRON PIPE	⊙
FIRE HYDRANT	⊙
ELECTRIC MANHOLE	⊙
SEWER MANHOLE	⊙
GAS GATE, WATER GATE	⊙
LAMP	⊙



LOCATION MAP
SCALE: 1"= 1000'

MARCH 2025

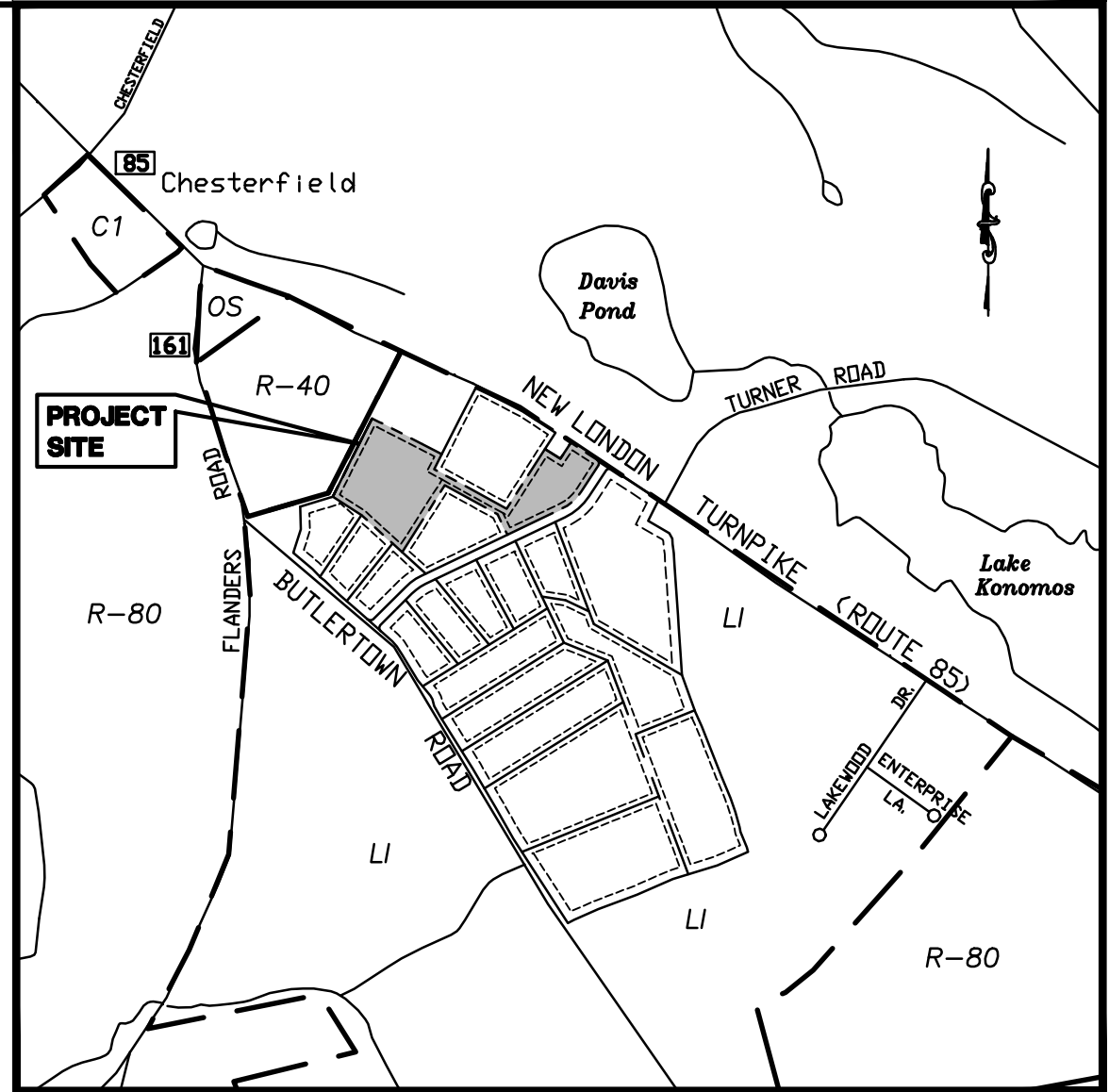
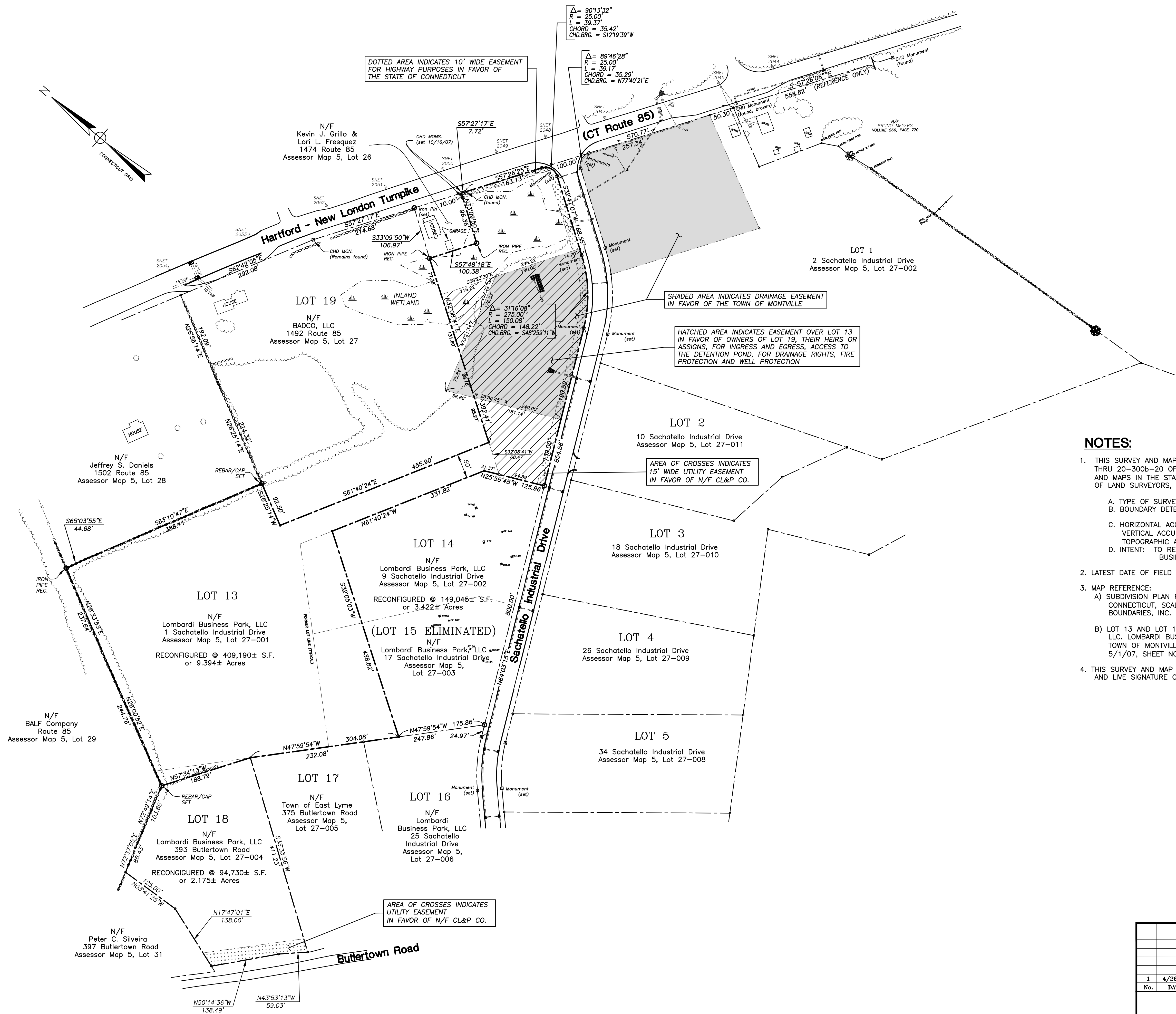
GREEN SITE
DESIGN
LLC

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

PROPOSED USE: OFF-SEASON EQUIPMENT STORAGE
APPLICANT: 393 BUTLERTOWN RD
OWNER: 393 BUTLERTOWN RD

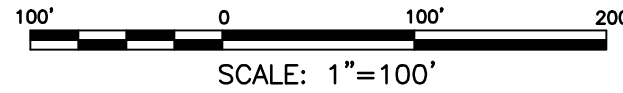
APPROVED BY THE MONVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY DATE



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/RESUBDIVISION
 - BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY OF PERIMETER ORIGINAL SURVEY OF PROPOSED LOT LINE
 - HORIZONTAL ACCURACY: CLASS A-2
VERTICAL ACCURACY: CLASS N/A
TOPOGRAPHIC ACCURACY: CLASS N/A
 - INTENT: TO RECONFIGURE LOTS 13, 14 AND 18 AND ELIMINATE LOT 15 OF LOMBARDI BUSINESS PARK SUBDIVISION.
- LATEST DATE OF FIELD INSPECTION: MARCH 2016.
- MAP REFERENCE:
 - SUBDIVISION PLAN PREPARED FOR LOMBARDI BUSINESS PARK, ZAIST PROPERTY, MONTVILLE, CONNECTICUT, SCALE: 1"=100', MAY 2004, JOB I.D. NO. 03-972 SHEET NO. 2 BY BOUNDARIES, INC.
 - LOT 13 AND LOT 19 RECONFIGURATION, PROPERTY OF HOLLY LOMBARDI LAND HOLDINGS, LLC. LOMBARDI BUSINESS PARK, 1492 ROUTE 85 & 1 SACHATELLO INDUSTRIAL DRIVE TOWN OF MONTVILLE, CONNECTICUT, SCALE: 1"=100', PROJECT NO. CLA-4172, DATE: 5/1/07, SHEET NO. 1, REVISED TO 12/12/07 BY CLA ENGINEERS, INC.
- THIS SURVEY AND MAP ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR

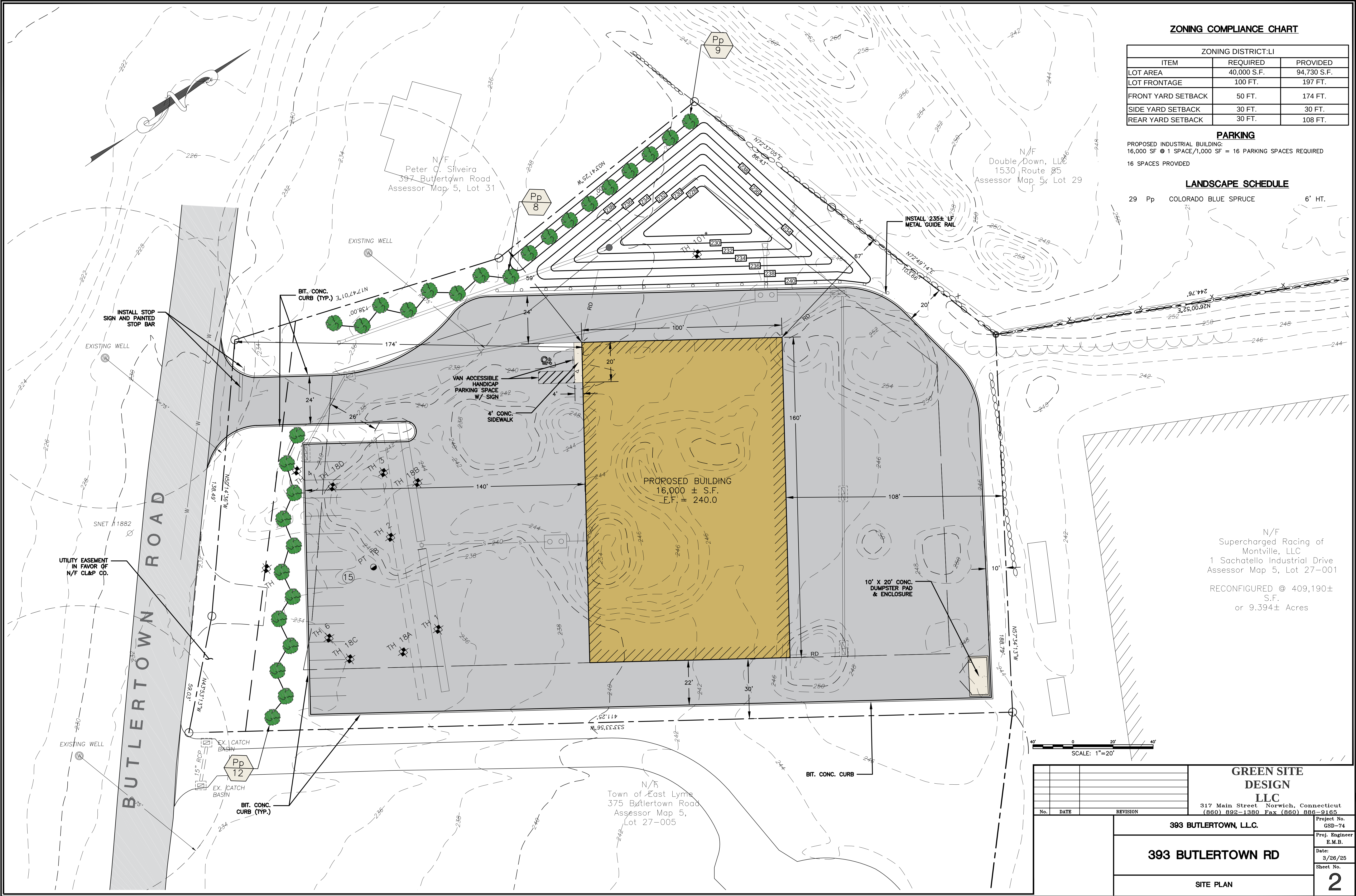


TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

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

				GREEN SITE DESIGN — LLC —	
				317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165	
				Map 5 Lot 27-001 1 Sachatello Industrial Drive	
				WIDE WORLD OF INDOOR SPORTS GO-CART FACILITY	
				Lot 13, 14, 15 & 18 Reconfiguration Sachatello Industrial Drive & Butlertown Road Town of Montville, Connecticut	
				Project No. GSD-74	1
				Proj. Engineer E.M.B.	
				Date: MARCH 2016	
				Sheet No.	
1	4/26/16	Monuments & Easements			
No.	DATE	REVISION			

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ZONING COMPLIANCE CHART

ZONING DISTRICT: LI		
ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	94,730 S.F.
LOT FRONTAGE	100 FT.	197 FT.
FRONT YARD SETBACK	50 FT.	174 FT.
SIDE YARD SETBACK	30 FT.	30 FT.
REAR YARD SETBACK	30 FT.	108 FT.

PARKING

PROPOSED INDUSTRIAL BUILDING:
16,000 SF @ 1 SPACE/1,000 SF = 16 PARKING SPACES REQUIRED
16 SPACES PROVIDED

LANDSCAPE SCHEDULE

29 Pp COLORADO BLUE SPRUCE 6' HT.

N/F
Supercharged Racing of
Montville, LLC
1 Sachatello Industrial Drive
Assessor Map 5, Lot 27-001
RECONFIGURED @ 409,190±
S.F.
or 9.394± Acres

GREEN SITE
DESIGN
LLC

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

393 BUTLERTOWN, L.L.C.

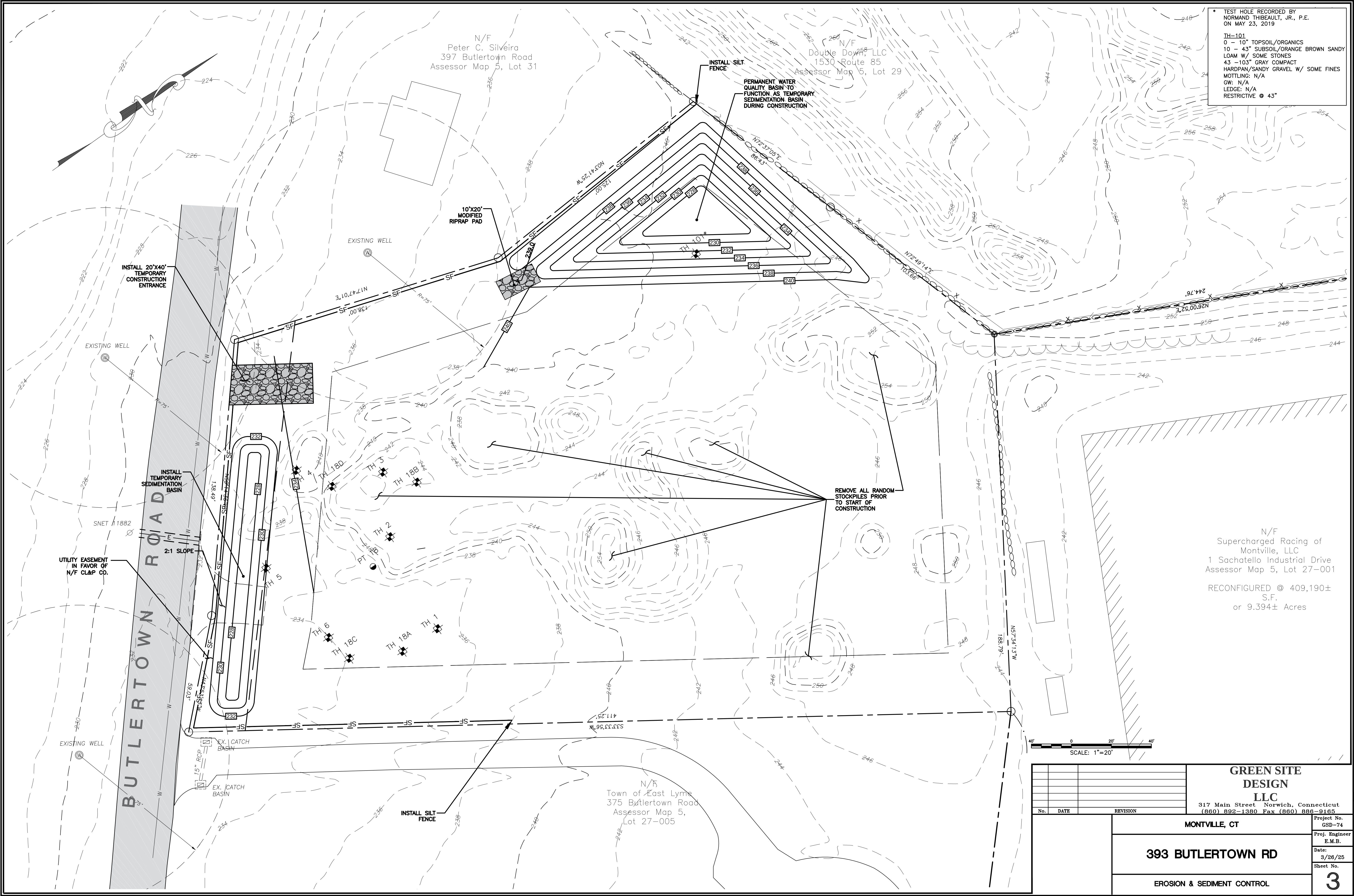
393 BUTLERTOWN RD

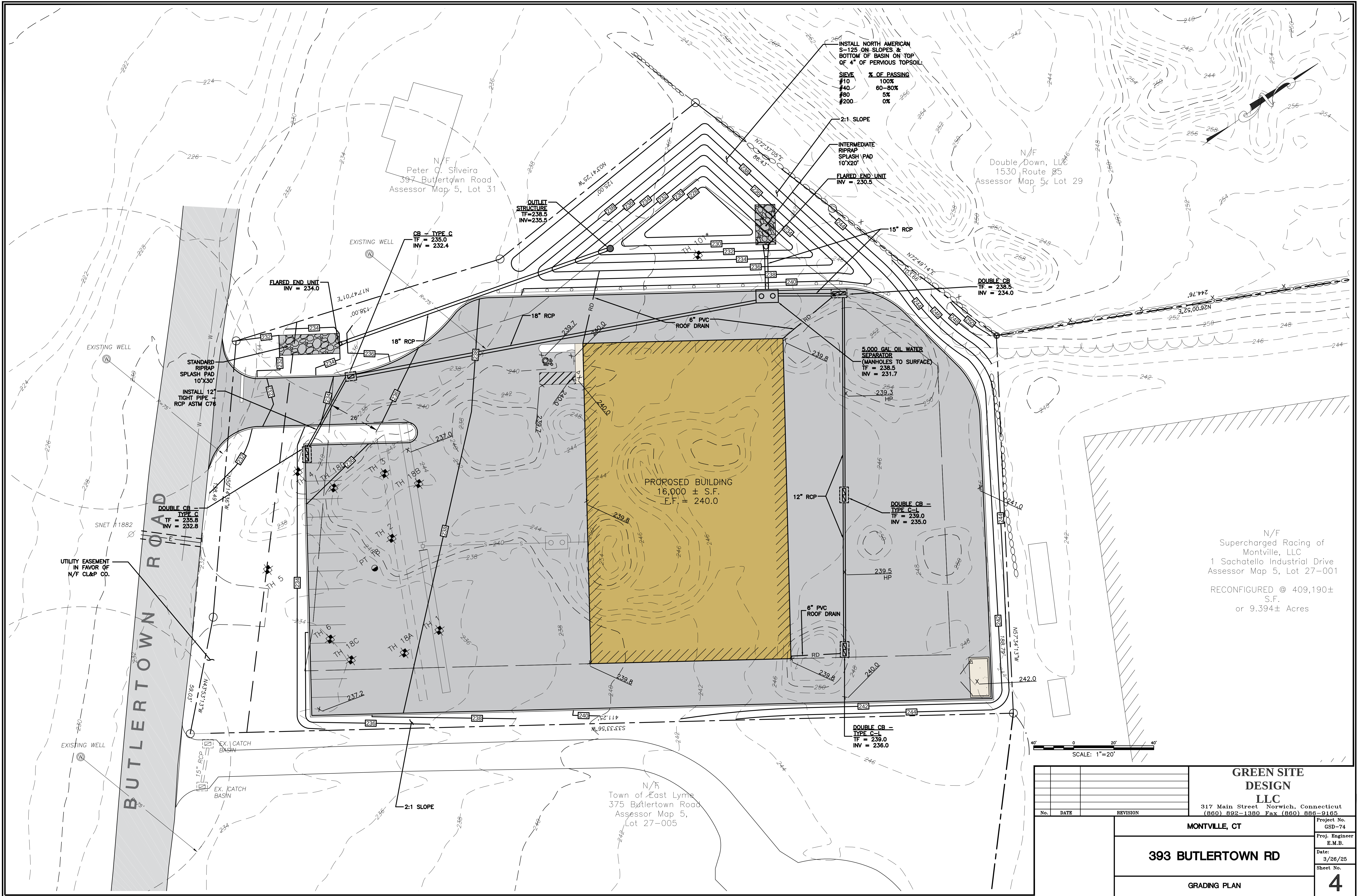
SITE PLAN

Project No.
GSD-74
Proj. Engineer
E.M.B.
Date:
3/26/25
Sheet No.

2

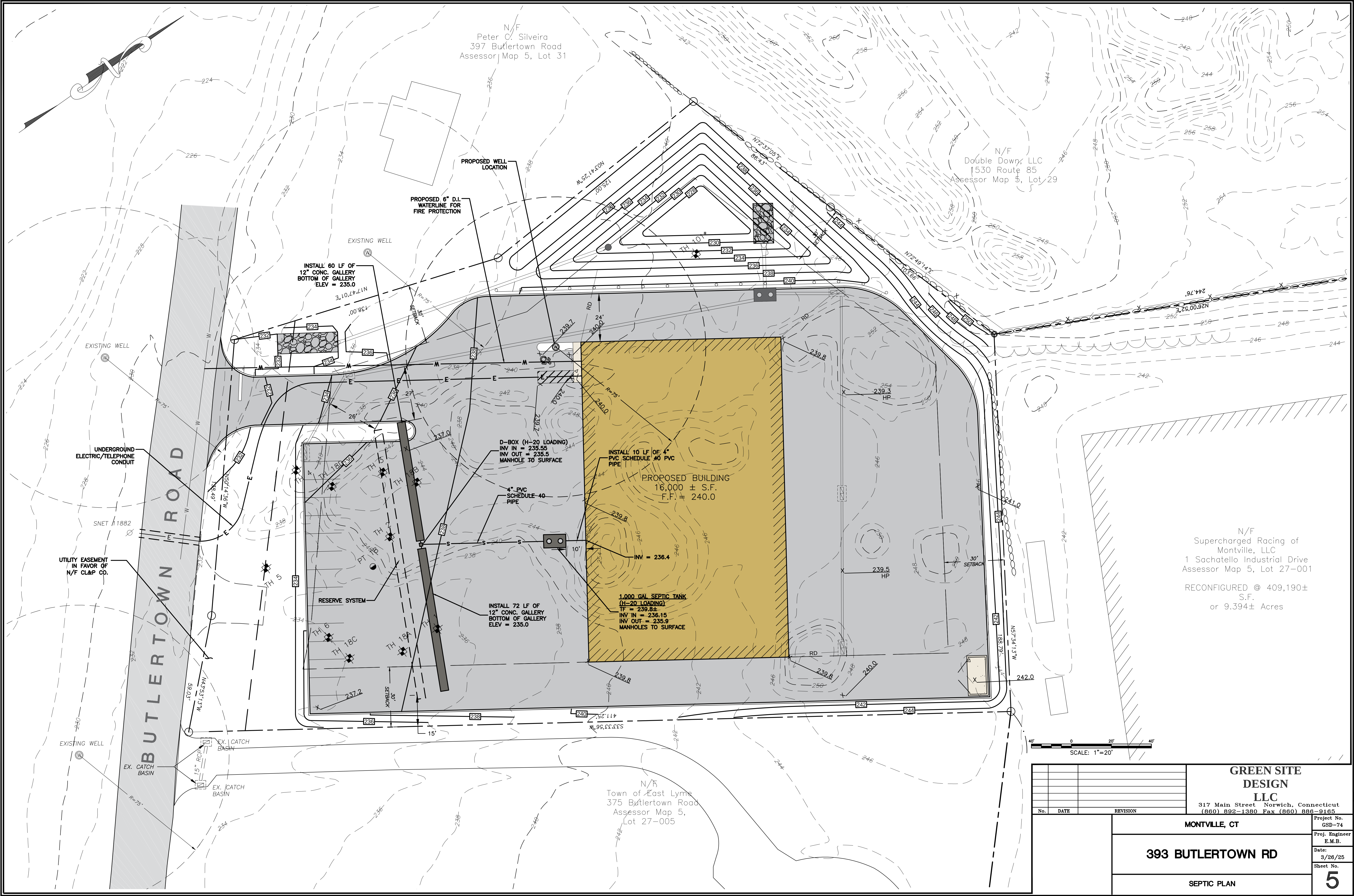
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			GREEN SITE DESIGN LLC	
			317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165	
			MONTVILLE, CT	
			393 BUTLERTOWN RD	
			GRADING PLAN	
No.	DATE	REVISION	Project No. GSD-74	
			Proj. Engineer E.M.B.	
			Date: 3/26/25	
			Sheet No. 4	

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TEST HOLE DATA

TEST HOLES RECORDED BY UNCAS
HEALTH DISTRICT ON APRIL 16, 2019

TH-1
0 - 24" TOPSOIL
24 - 38" SANDY LOAM W/SILT
38 -105" GRAY BROWN SANDY LOAM TO
SAND W/ STONES
MOTTLING: 38"
GW: 88"
LEDGE: NONE
ROOTS: 24"
RESTRICTIVE: 38

TH-2
0-12" TOPSOIL
12 - 22" SANDY LOAM W/SILT
22 -100" GRAY BROWN SANDY LOAM TO
SAND W/ STONES
MOTTLING: 22"
GW: 86"
LEDGE: NONE
ROOTS: NONE
RESTRICTIVE: 22"

TH-3
0 - 7" TOPSOIL
7 - 24" SANDY LOAM W/SILT
24 - 90" GRAY BROWN SANDY LOAM TO
SAND W/STONES
MOTTLING: 23"
GW: 83"
LEDGE: NONE
ROOTS: 25"
RESTRICTIVE: 23"

TH-4
0 - 20" TOPSOIL
20 - 31" SANDY LOAM W/SILT
31-90" GRAY BROWN SANDY LOAM TO
SAND W/ STONES
MOTTLING: 31"
GW: NONE
LEDGE: NONE
ROOTS: 34"
RESTRICTIVE: 31"

TH-5
0 10" TOPSOIL
10 - 26" SANDY LOAM W/SILT 26 90"
GRAY BROWN SANDY LOAM TO SAND W/
STONES
MOTTLING: 26"
GW: 76"
LEDGE: NONE
ROOTS: 23"
RESTRICTIVE: 26"

TH-6
0 - 8" TOPSOIL
8 - 25" SANDY LOAM W/SILT
25 -102" GRAY BROWN SANDY LOAM TO
SAND W/ STONES
MOTTLING: 25"
GW: 86"
LEDGE: NONE
ROOTS: 22"
RESTRICTIVE: 25"

PERC TEST DATA

PERC 18:
TOTAL DEPTH - 12"
PRESOAK AT 2:00

9:00 - 10"
9:04 - 11"
9:08 - 12"
9:12 - 12 1/2"
9:16 - 12 3/4"
9:20 - 13"
9:24 - 13 1/2"
9:28 - 13 3/4"
9:32 - 14"
9:36 - 14 1/8"
9:40 - 14 1/4"
9:44 - 14 3/8"
9:48 - 14 3/8"
9:52 - 14 1/2"
9:56 - 14 1/2"
10:00 -14 5/8"

EQUALIZED PERC RATE: 41.6 MIN/IN
PERC RATE = 30.1 TO 45 MIN/IN

SEPTIC/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 20 MIN/INCH

TEST HOLES RECORDED BY ROBERT RUSSO
ON APRIL 2004

TH #18A
87" TOTAL DEPTH
0-9" TOPSOIL BROWN FINE SANDY LOAM
9-21" SUBSOIL YELLOW BROWN SANDY LOAM WITH
SILT AND STONES.
23-97" GRAY AND BROWN AND LOAMY SAND TO
SAND AND GRAVEL WITH MOTTLES
NO BEDROCK
WATER 85"
MOTTLING @ 21"

TH #18B
87" TOTAL DEPTH
MOVED 25 FEET FURTHER TOWARD OTHER B PIT PAIR
DUE TO WELL NEXT DOOR
0-11" TOPSOIL DARK BROWN FINE SANDY LOAM
11-25 " SUBSOIL YELLOW BROWN SANDY LOAM WITH
SILT AND STONES.
25-87" GRAY AND BROWN AND LOAMY SAND TO
SAND WITH STONES MOTTLES
NO BEDROCK
NO WATER
MOTTLING NONE

TH #18C
80" TOTAL DEPTH
0-8" TOPSOIL DARK BROWN FINE SANDY LOAM
8-27" SUBSOIL YELLOW BROWN SANDY LOAM WITH
SILT AND STONES.
27-80" GRAY AND BROWN AND LOAMY SAND TO
SAND WITH STONES
NO BEDROCK
WATER 77"
MOTTLING @ 27"

TH #18D
96" TOTAL DEPTH
MOVED 25 FEET FURTHER TOWARD OTHER B PIT PAIR
DUE TO WELL NEXT DOOR
0-9" TOPSOIL BROWN FINE SANDY LOAM
9-28" SUBSOIL YELLOW BROWN SANDY LOAM WITH
STONES.
28-96" GRAY AND BROWN AND LOAMY SAND TO
SAND WITH STONES MOTTLES
NO BEDROCK
NO WATER
MOTTLING @ 28"

TEST HOLE RECORDED BY
NORMAND THIBEAULT, JR., P.E.
ON MAY 23, 2019

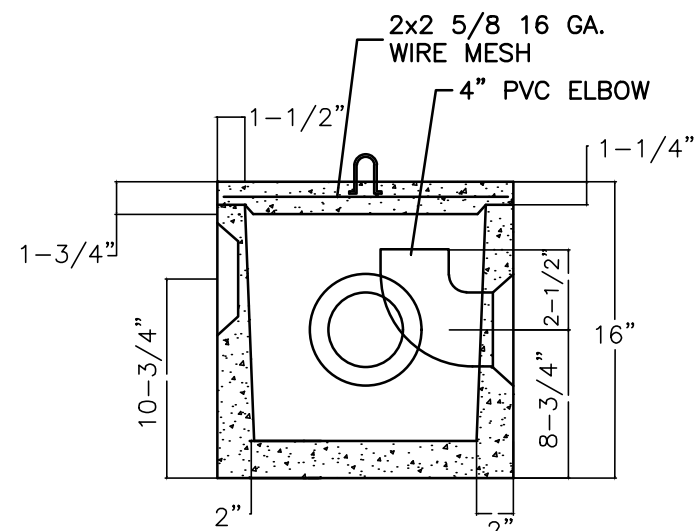
TH-101
0 - 10" TOPSOIL/ORGANICS
10 - 43" SUBSOIL/ORANGE BROWN SANDY LOAM W/
SOME STONES
43 -103" GRAY COMPACT HARDPAN/SANDY GRAVEL
W/ SOME FINES
MOTTLING: N/A
N/A
N/A
RESTRICTIVE @ 43"

SEPTIC SYSTEM DESIGN

PERCOLATION RATE: 30.1 TO 45 MINUTES
PROPOSED USE: STORAGE GARAGE (CONSTRUCTION EQUIPMENT)

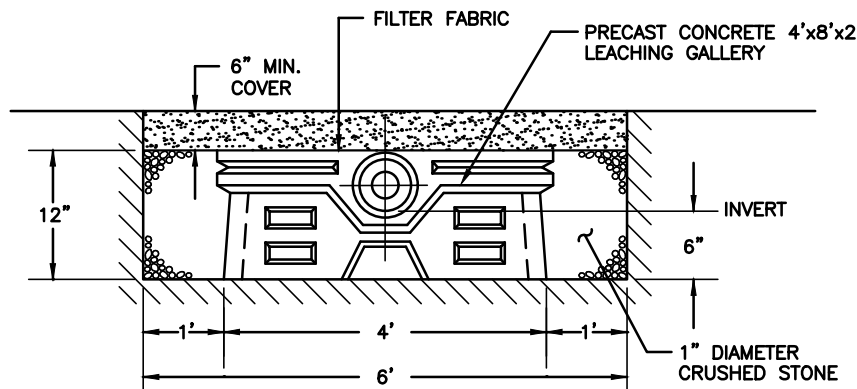
MAXIMUM NUMBER OF EMPLOYEES = 20
EFFECTIVE LEACHING AREA = 400 GPD / 0.7 PER SF = 571.4 SF
USE 12" CONC. GALLERIES @ 5.9 SF/LF
LENGTH OF TRENCHES = 371.4 SF / 5.9 SF/LF = 97 LF
LENGTH OF TRENCHES PROVIDED = 132 LF

MLSS
S = 3.1%
RESTRICTIVE LAYER = (38 + 22 + 23 + 31 + 26 + 25 + 21 + 27 + 28) / 9 = 26.8 INCHES
HF = 34
FF = 400 / 300 = 1.3
PF = 3.0
MLSS = 132.6 LF



STANDARD D-BOX W/ELBOW

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TYPICAL 12" LEACHING GALLEY TRENCH

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EROSION CONTROL & SEDIMENTATION NARRATIVE

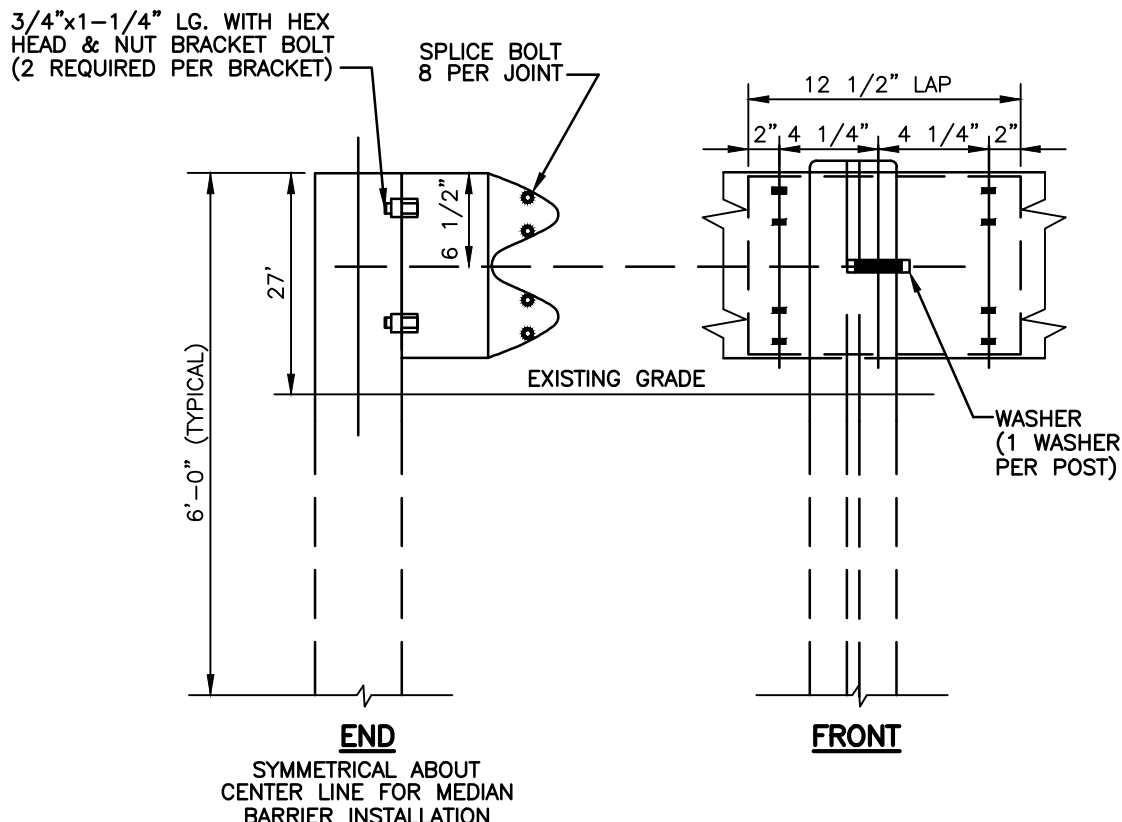
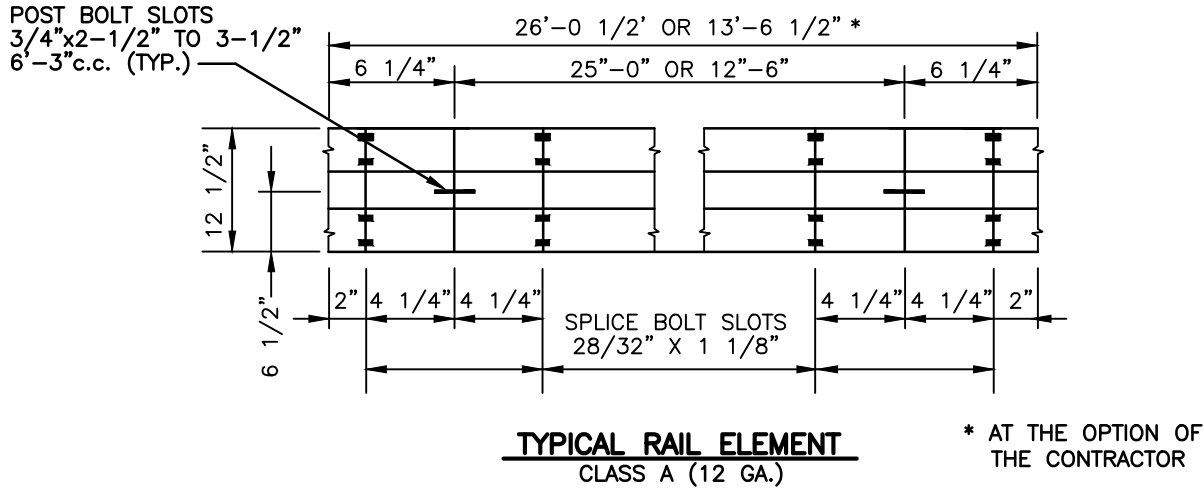
- PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING & WETLANDS OFFICER.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES 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.
- 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 4.08 ACRES WILL BE DISTURBED DURING DEVELOPMENT
- SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND
- THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:

CROWN VETCH

15 LB's/AC

PERENNIAL RYEGRASS

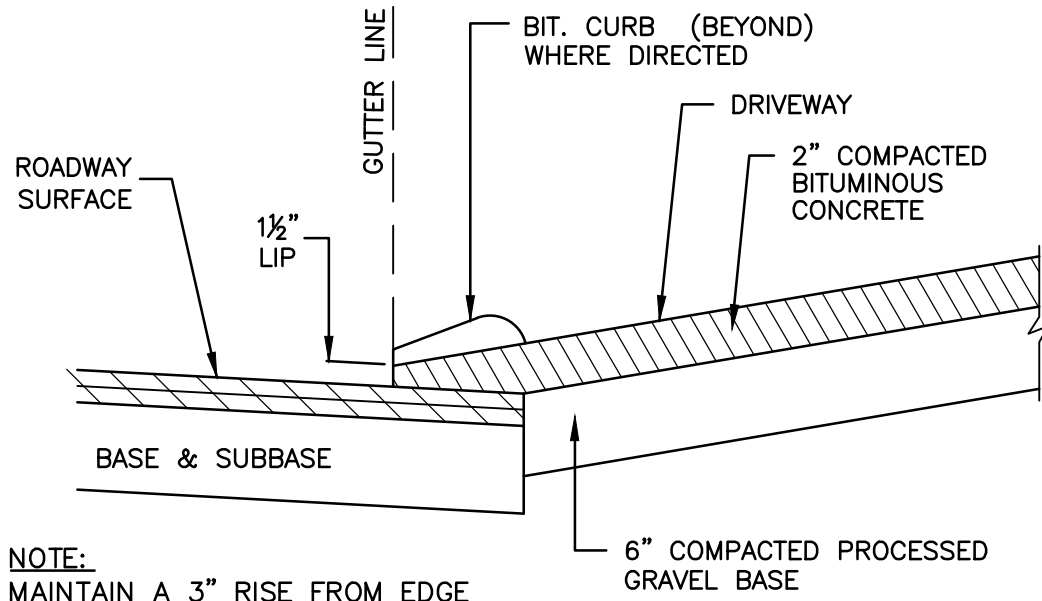
10 LB's/AC
- UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CT. D.O.T.

METAL BEAM RAIL

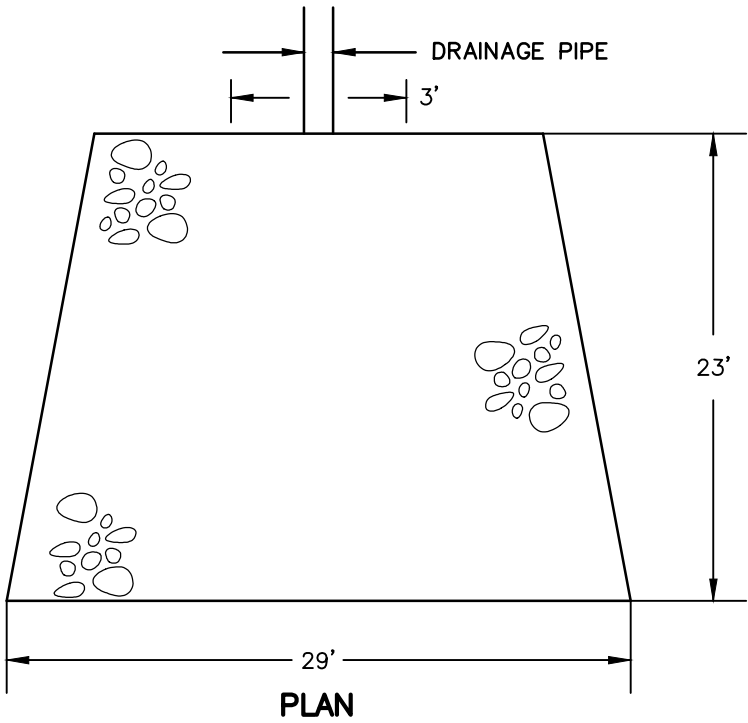
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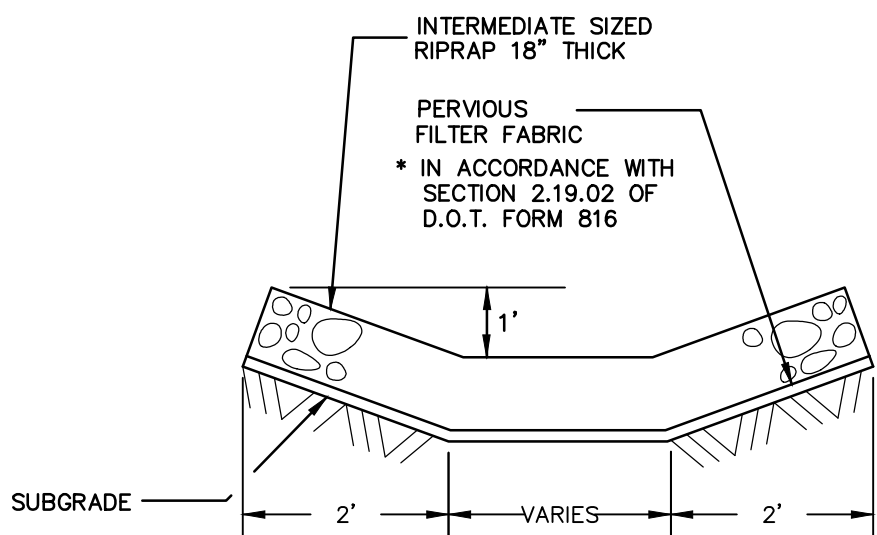
NOTE: MAINTAIN A 3" RISE FROM EDGE OF ROAD FOR DRIVEWAYS DESCENDING FROM ROAD

BITUMINOUS CONCRETE DRIVES

NOT TO SCALE



PLAN



RIP-RAP SPLASH PAD DETAIL

NOT TO SCALE

POLLUTION PREVENTION PLAN

- 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 LITER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.

A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)

B. DURING APRIL (AFTER SNOW MELT)
- MAINTENANCE AND INSPECTION**

A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.

B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS TWICE PER YEAR — IN THE FALL & SPRING.

C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT
- STORMWATER BASIN**

A. CLEAN SEDIMENT AND DEBRIS FROM BASIN TWICE A YEAR, DURING APRIL AND OCTOBER.
- 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 SALEM FIRST SELECTMAN
IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:

A. STOP THE SOURCE OF THE SPILL

B. CONTAIN THE SPILL

C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.

D. DISPOSE OF 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

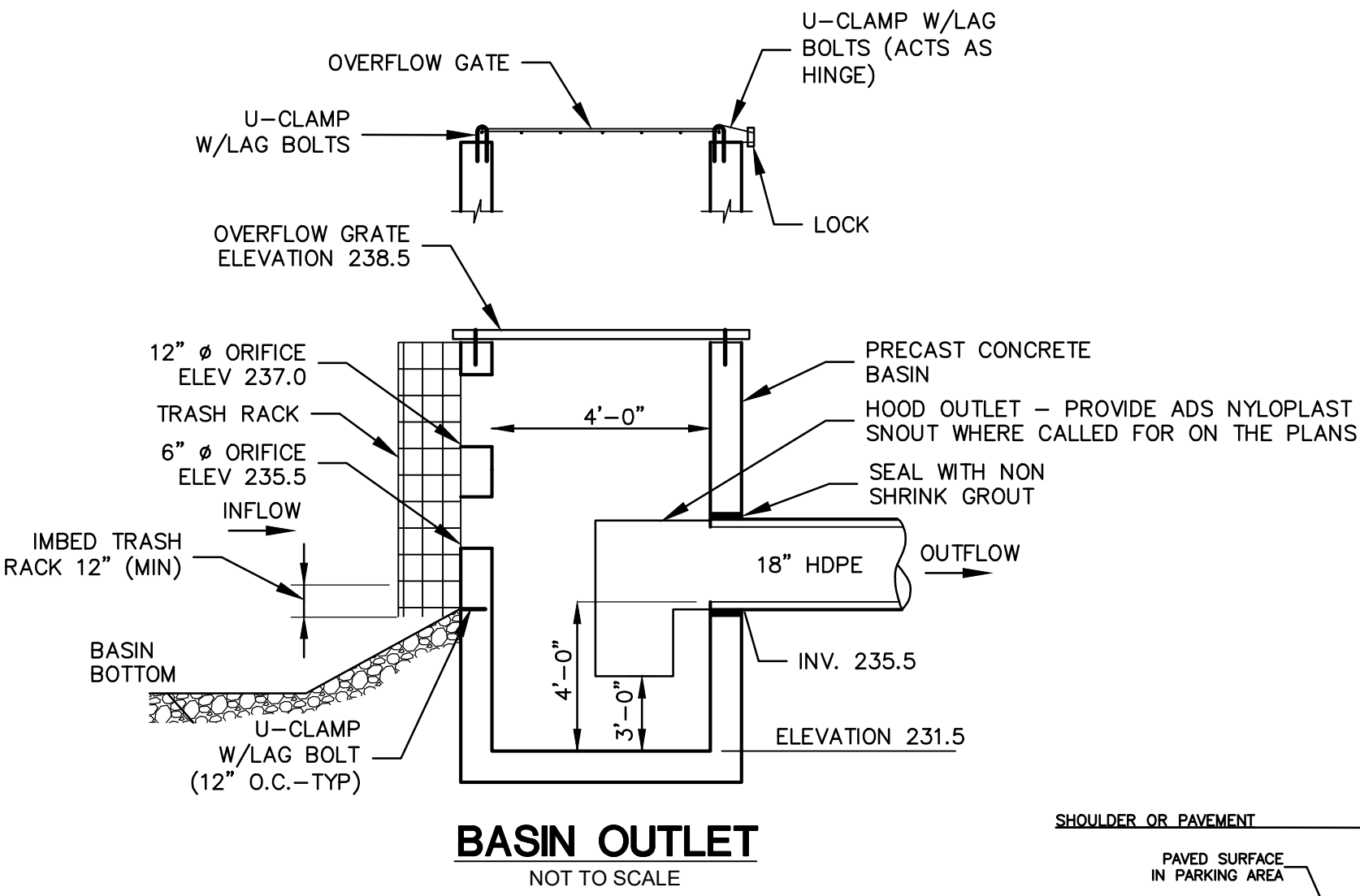
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM. THE OWNER IS: 393 BUTLERTOWN ROAD LLC, 305 BUTLERTOWN ROAD OAKDALE CT 06370, 860-235-2846 CELL
- ALL CATCH BASINS, STORMWATER BASIN, AND RIPRAP SPLASH PADS SHALL BE INSPECTED AND CLEANED OUT TWICE A YEAR, IN 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. A SCHEDULE IS PROVIDED BELOW
- THE STORMWATER POND SHALL BE MOWED ONCE A YEAR (BOTTOMS & SIDES). SLOPES AT 3:1 CAN BE MOWED OR CUT WITH A WEED WACKER.

BASIN TOPSOIL MIX

CONNECTICUT STORMWATER QUALITY MANUAL

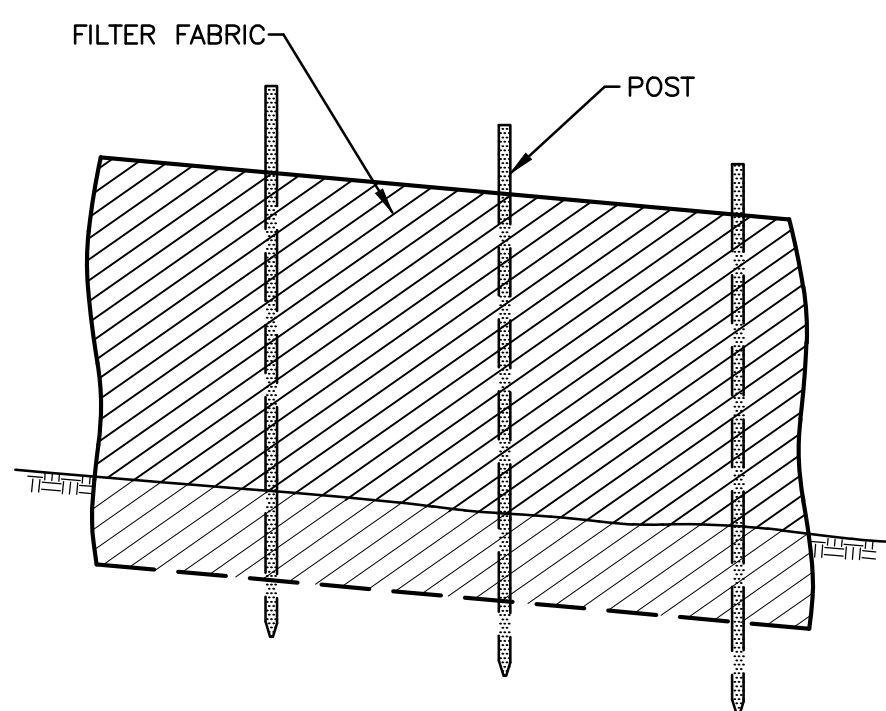
THE ENGINEERED BIORETENTION SOIL MEDIA SHOULD BE A HOMOGENEOUS SOIL MIX OF (BY VOLUME):

- 60-85% SAND
- 15-25% TOPSOIL
- 3-8% ORGANIC MATTER



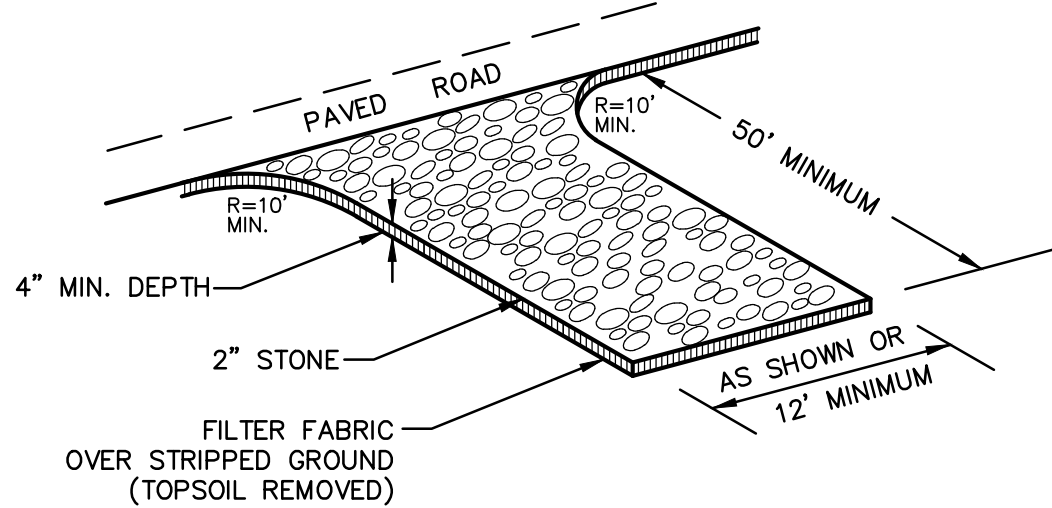
BASIN OUTLET

NOT TO SCALE



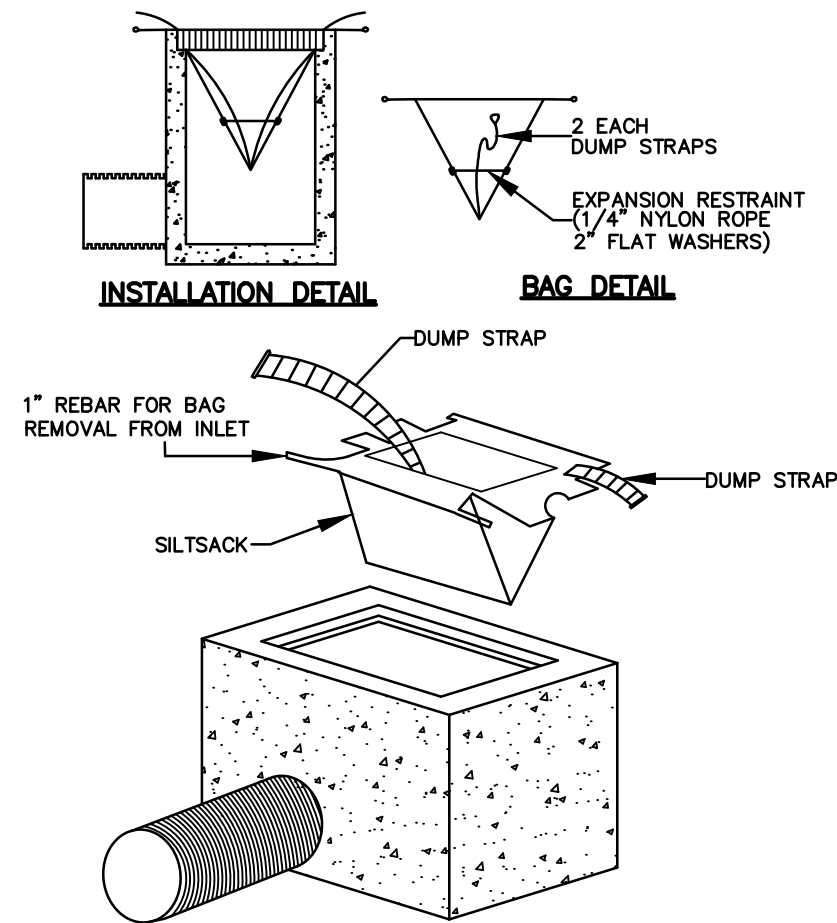
SILT FENCE DETAIL

NOT TO SCALE



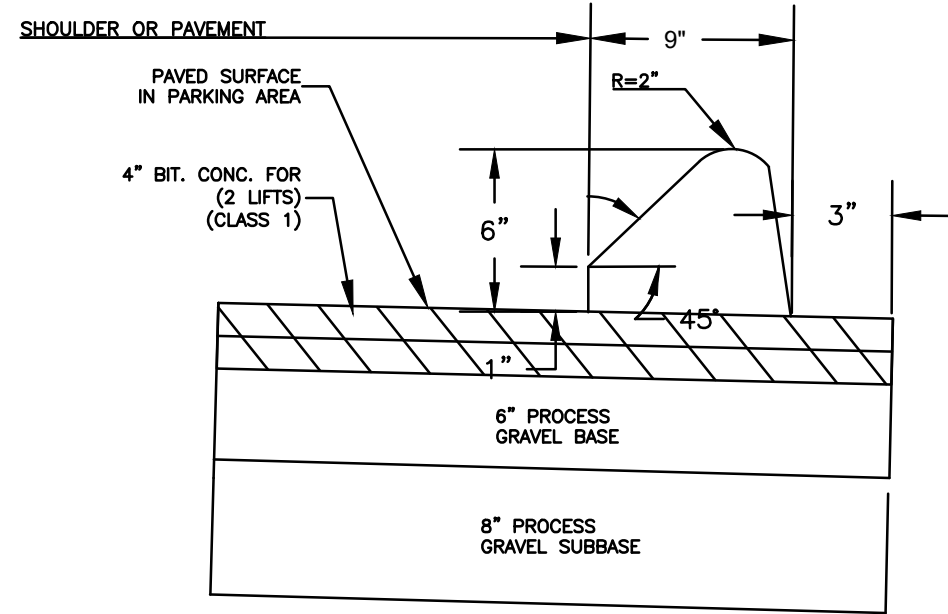
CONSTRUCTION ENTRANCE

NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE DETAIL

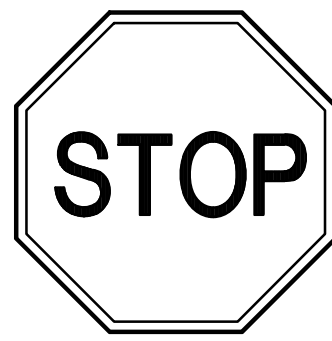
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

& LIP CURBING

NOT TO SCALE

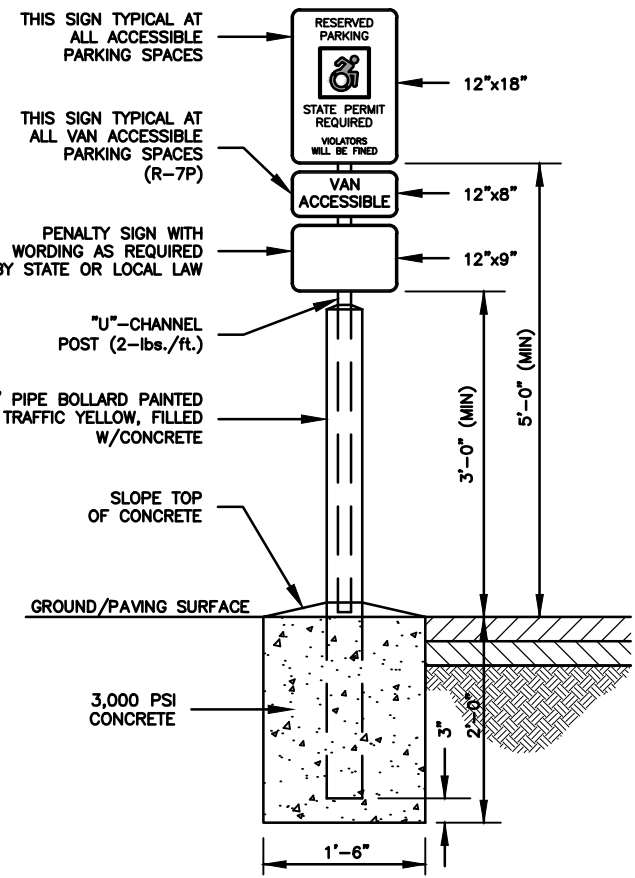


NOTE: SIGNS TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

SECURE ALL SIGNS TO 1/2\"/>

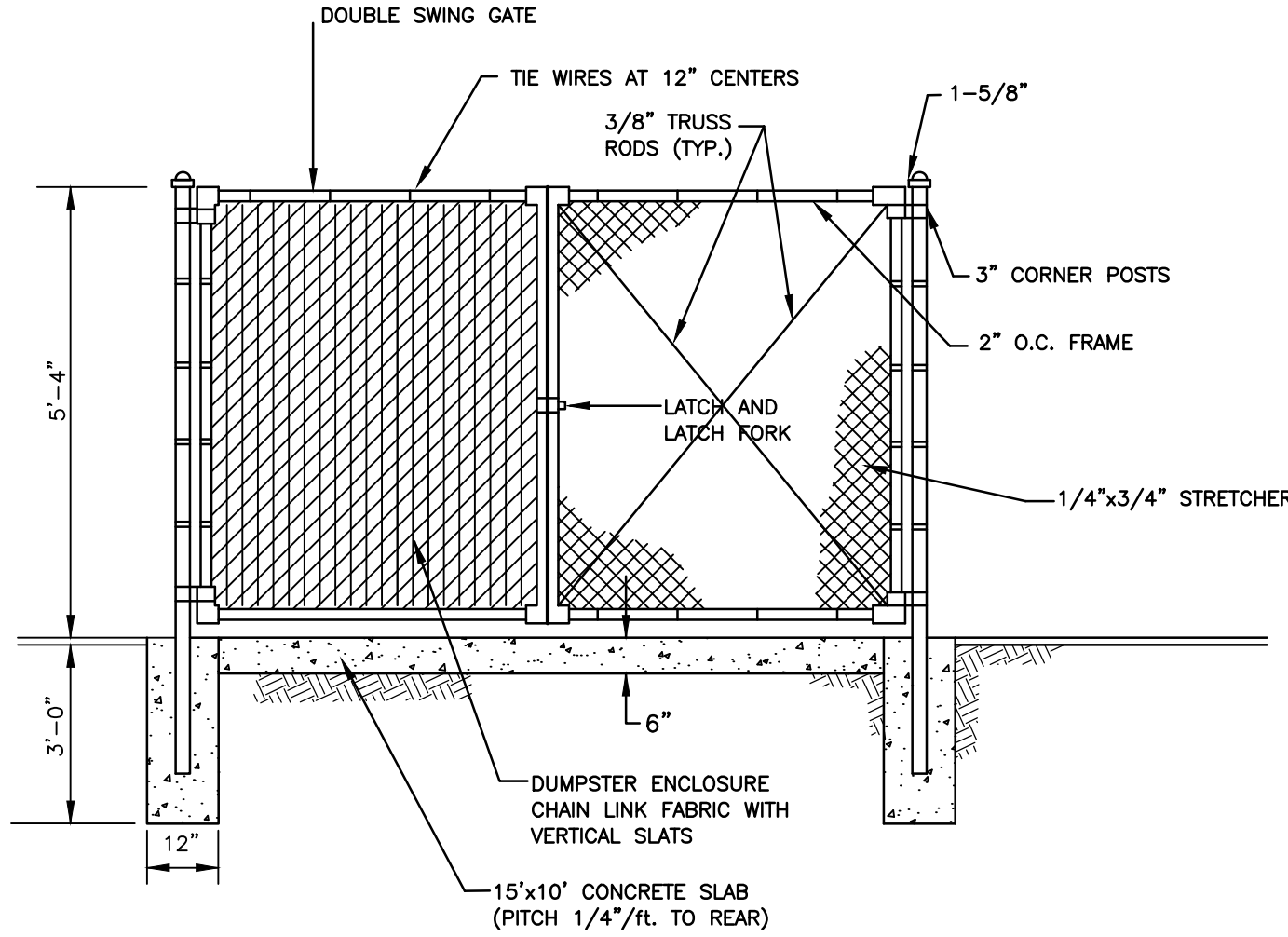
TRAFFIC SIGNAGE

NOT TO SCALE



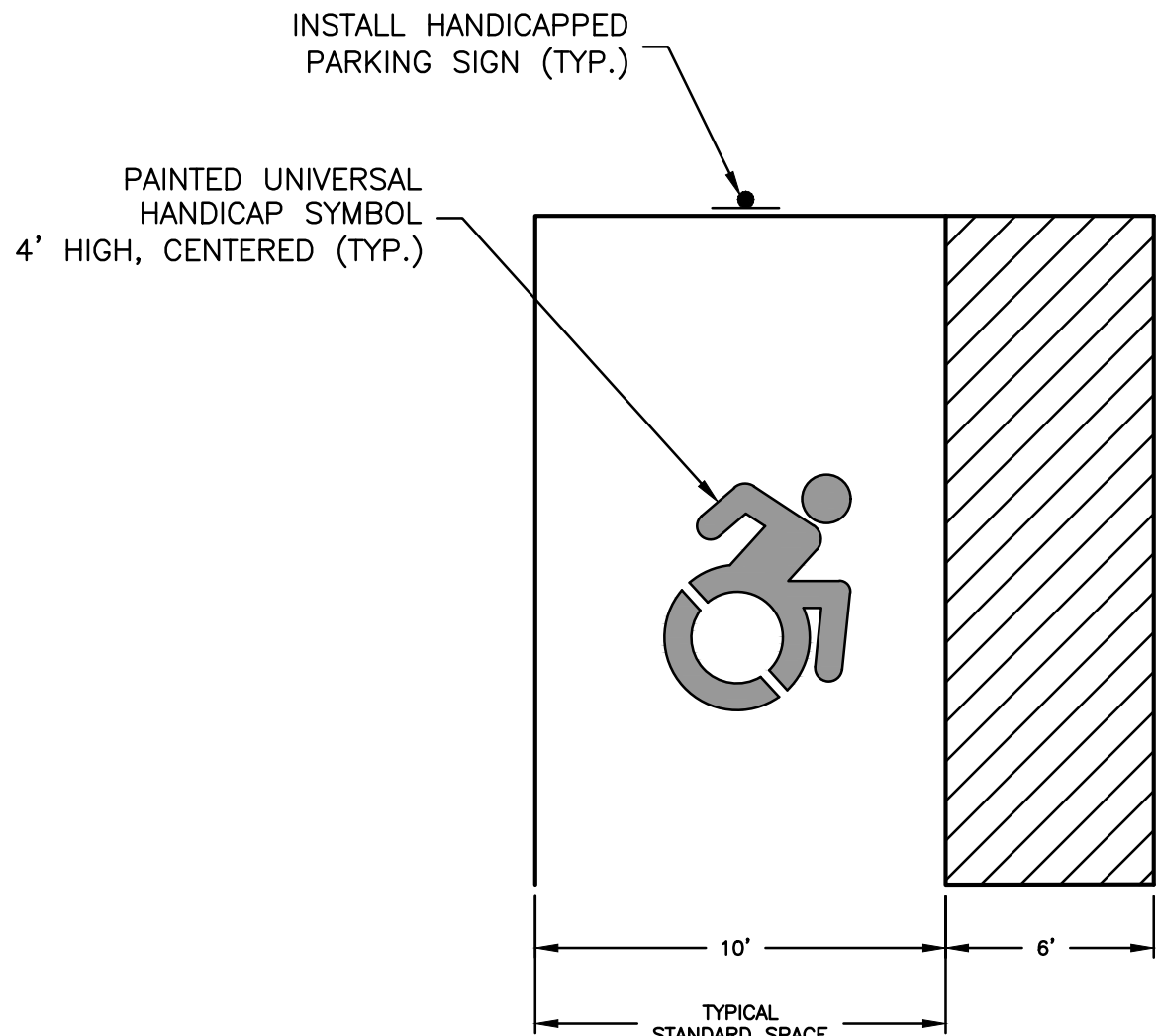
ADA ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



CHAIN LINK FENCE/DUMPSTER ENCLOSURE

NOT TO SCALE



NOTES:

- ALL ADA ACCESSIBLE SIGNING, DIMENSIONS AND SPACE MARKINGS SHALL BE IN ACCORDANCE WITH CGS 14-253a2(h) AND THE 2018 PORTION OF THE STATE BUILDING CODE

ADA ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE

			GREEN SITE DESIGN LLC		Project No. GSD-74
			317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165		Proj. Engineer E.M.B.
No.	DATE	REVISION	MONTVILLE, CT		Date: 3/26/25
			393 BUTLERTOWN RD		Sheet No.
			E&S DETAILS		7