

OFF-SEASON EQUIPMENT STORAGE

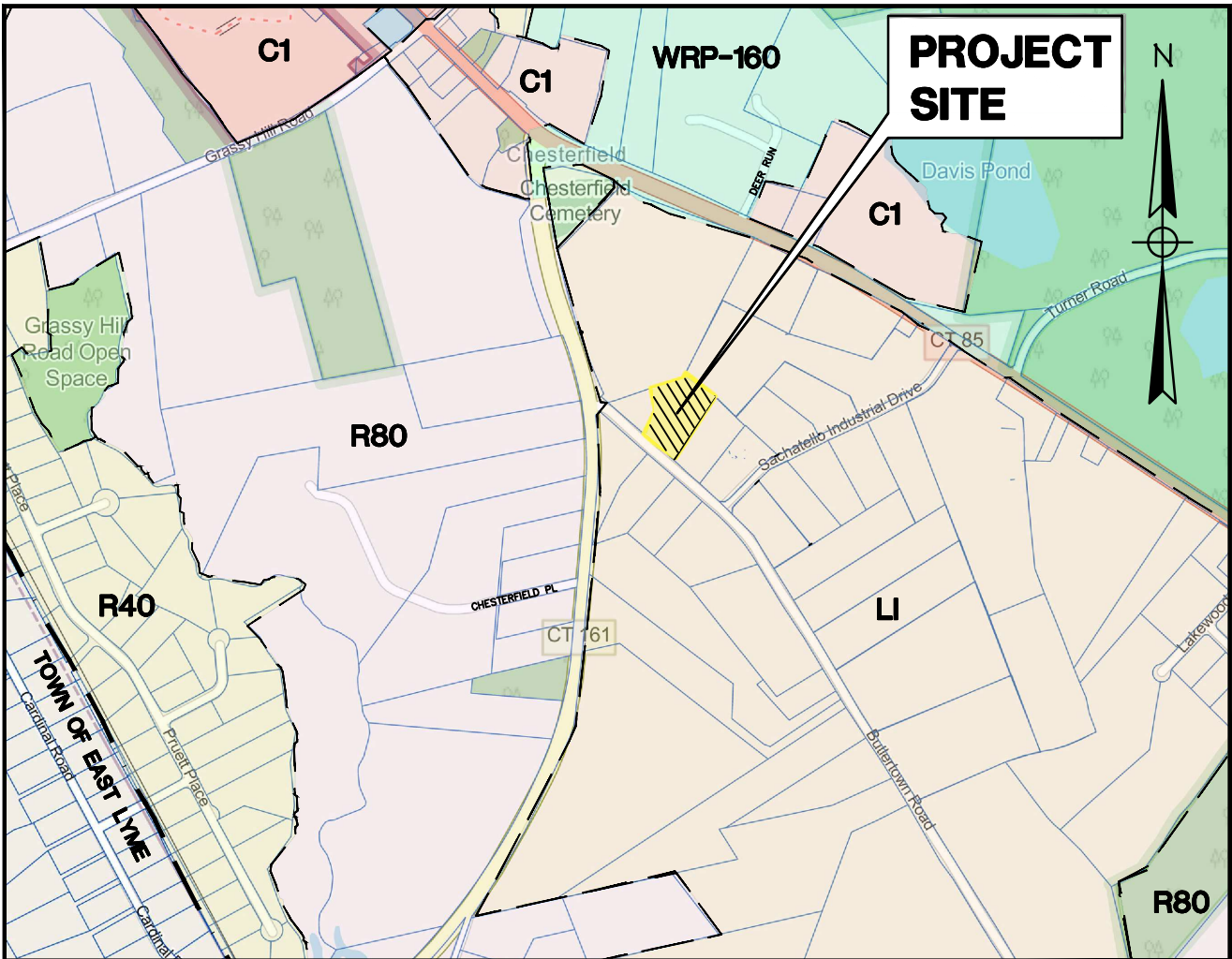
393 BUTLERTOWN ROAD
OAKDALE, CT

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	---
DRAINAGE	---
WATER	---
SEWER	---
GAS	---
ELECTRIC	---
CONTOUR	---
TREE LINE	---
GUIDERAIL	---
SIGNS	---
CATCH BASIN	---
IRON PIN, IRON PIPE	---
FIRE HYDRANT	---
ELECTRIC MANHOLE	---
SEWER MANHOLE	---
GAS GATE, WATER GATE	---
LAMP	---



MAY 6, 2025
APRIL 28, 2025
MARCH 2025

GREEN SITE
DESIGN
LLC

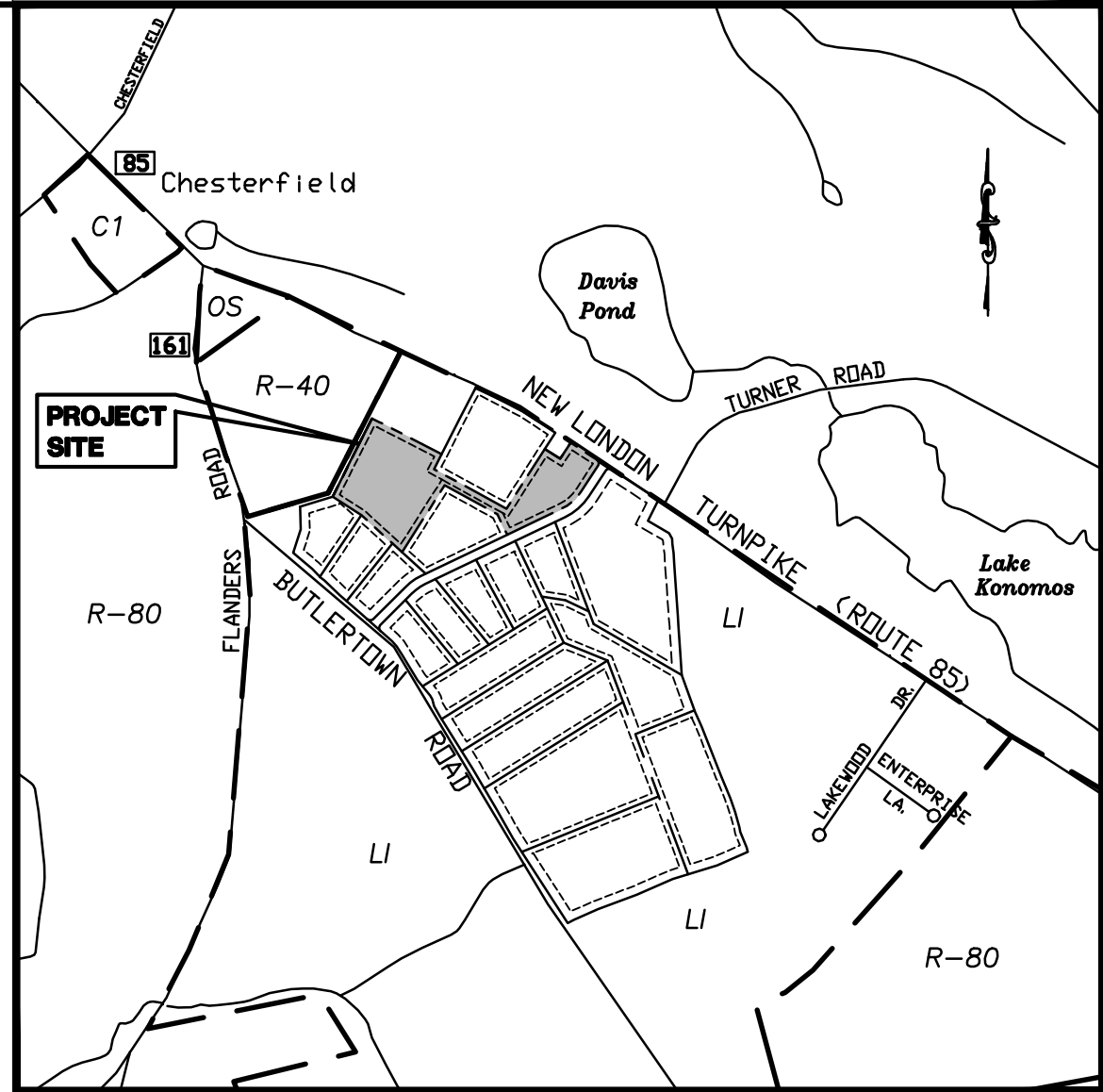
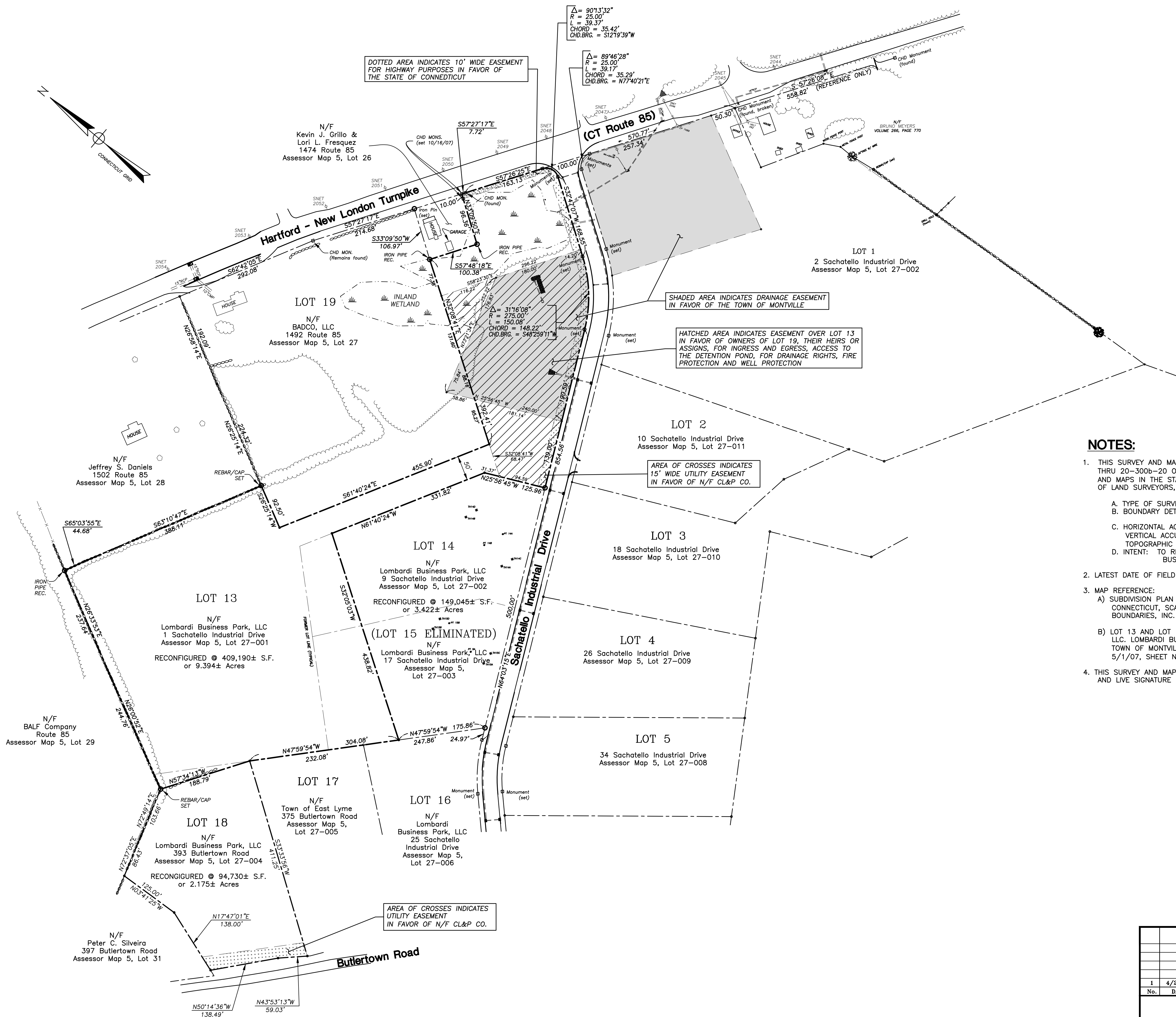
317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165

PROPERTY: 393 BUTLERTOWN RD - PARCEL ID: 005-027-004
PROPOSED USE: OFF-SEASON EQUIPMENT STORAGE
APPLICANT: 393 BUTLERTOWN RD
OWNER: 393 BUTLERTOWN RD

APPROVED BY THE MONVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY DATE

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LOCATION MAP
SCALE: 1"=1000'

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

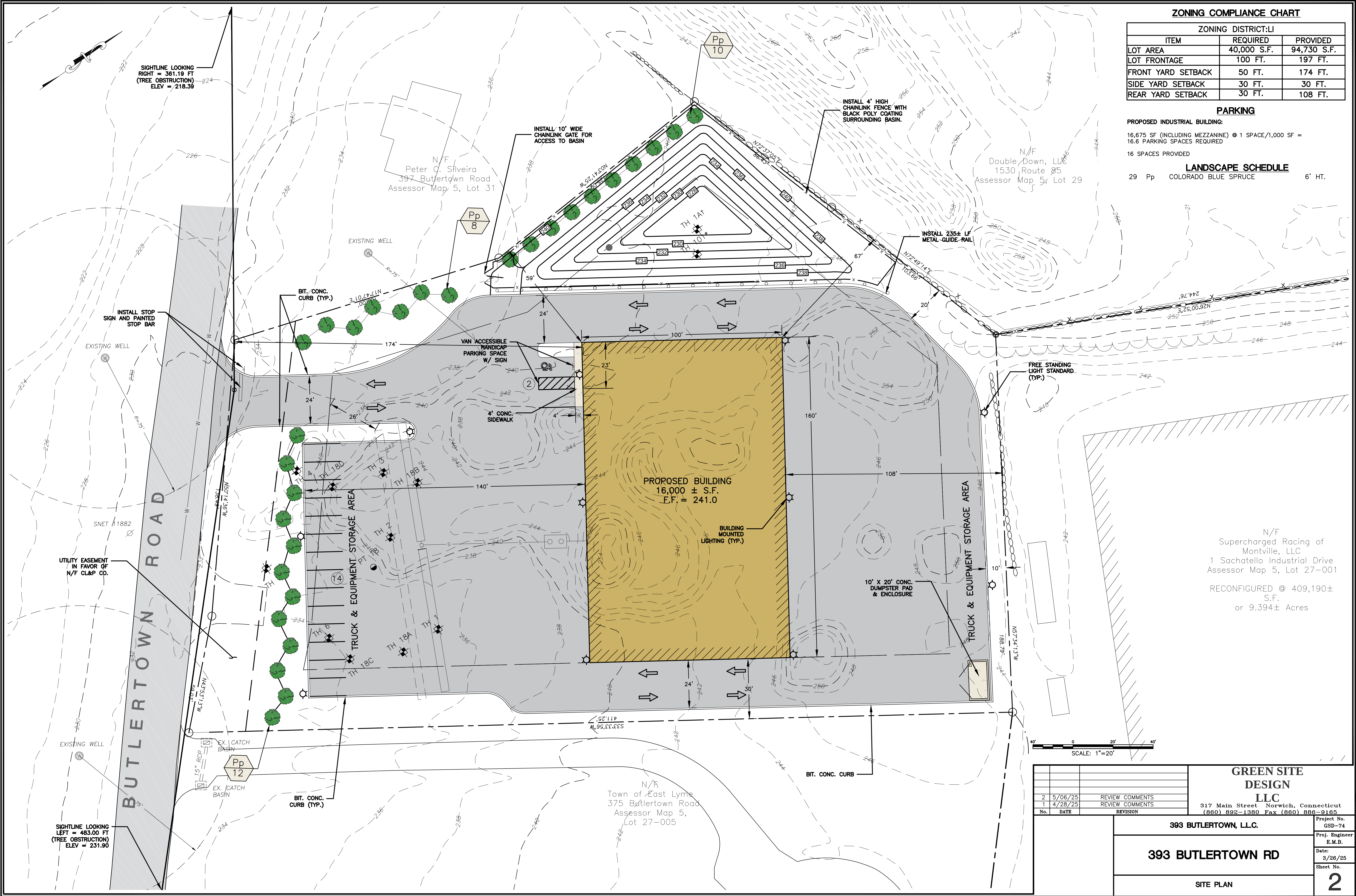
100' 0 100' 200'
SCALE: 1"=100'

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	
1		4/26/16	Monuments & Easements	Project No. GSD-74	Project No. GSD-74
No.		DATE	REVISION	Proj. Engineer E.M.B.	Proj. Engineer E.M.B.
				Date: MARCH 2016	Date: MARCH 2016
				Sheet No. 1	Sheet No. 1

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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:
16,675 SF (INCLUDING MEZZANINE) @ 1 SPACE/1,000 SF =
16.6 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

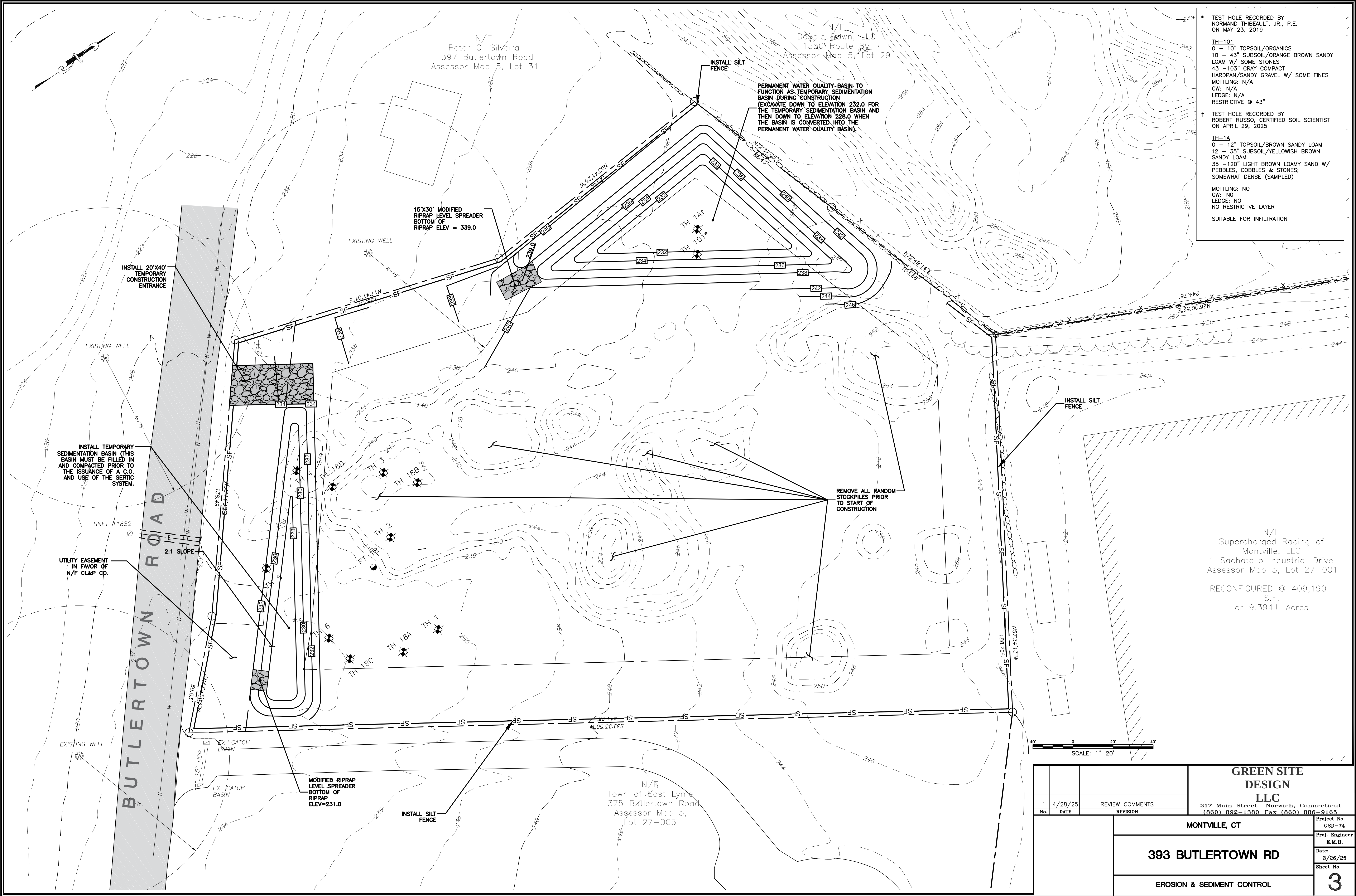
393 BUTLERTOWN, LLC.

393 BUTLERTOWN RD

SITE PLAN

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

2



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
GW: N/A
LEDGE: N/A
RESTRICTIVE @ 43"

TEST HOLE RECORDED BY
ROBERT RUSSO, CERTIFIED SOIL SCIENTIST
ON APRIL 29, 2025

TH-1A
0 - 12" TOPSOIL/BROWN SANDY LOAM
12 - 35" SUBSOIL/YELLOWISH BROWN
SANDY LOAM
35 - 120" LIGHT BROWN LOAMY SAND W/
PEBBLES, COBBLES & STONES;
SOMEWHAT DENSE (SAMPLED)

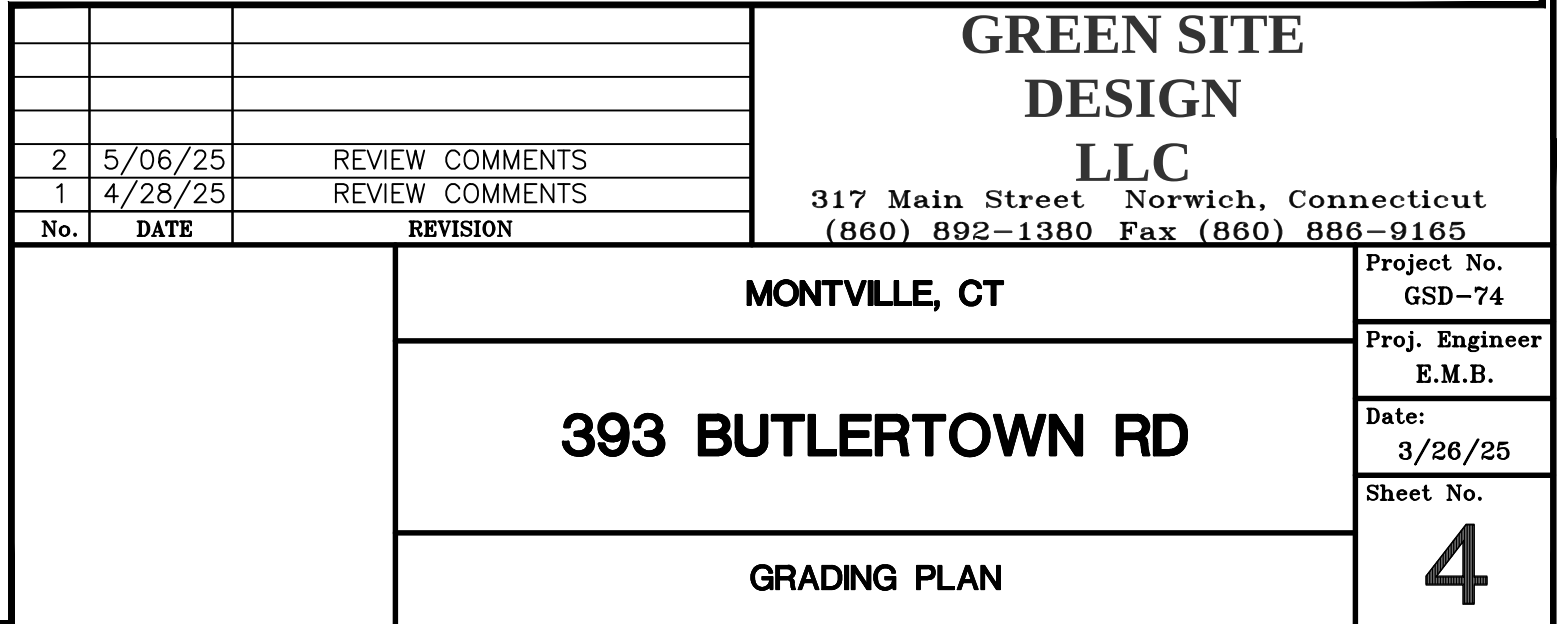
MOTTLING: NO
GW: NO
LEDGE: NO
NO RESTRICTIVE LAYER
SUITABLE FOR INFILTRATION

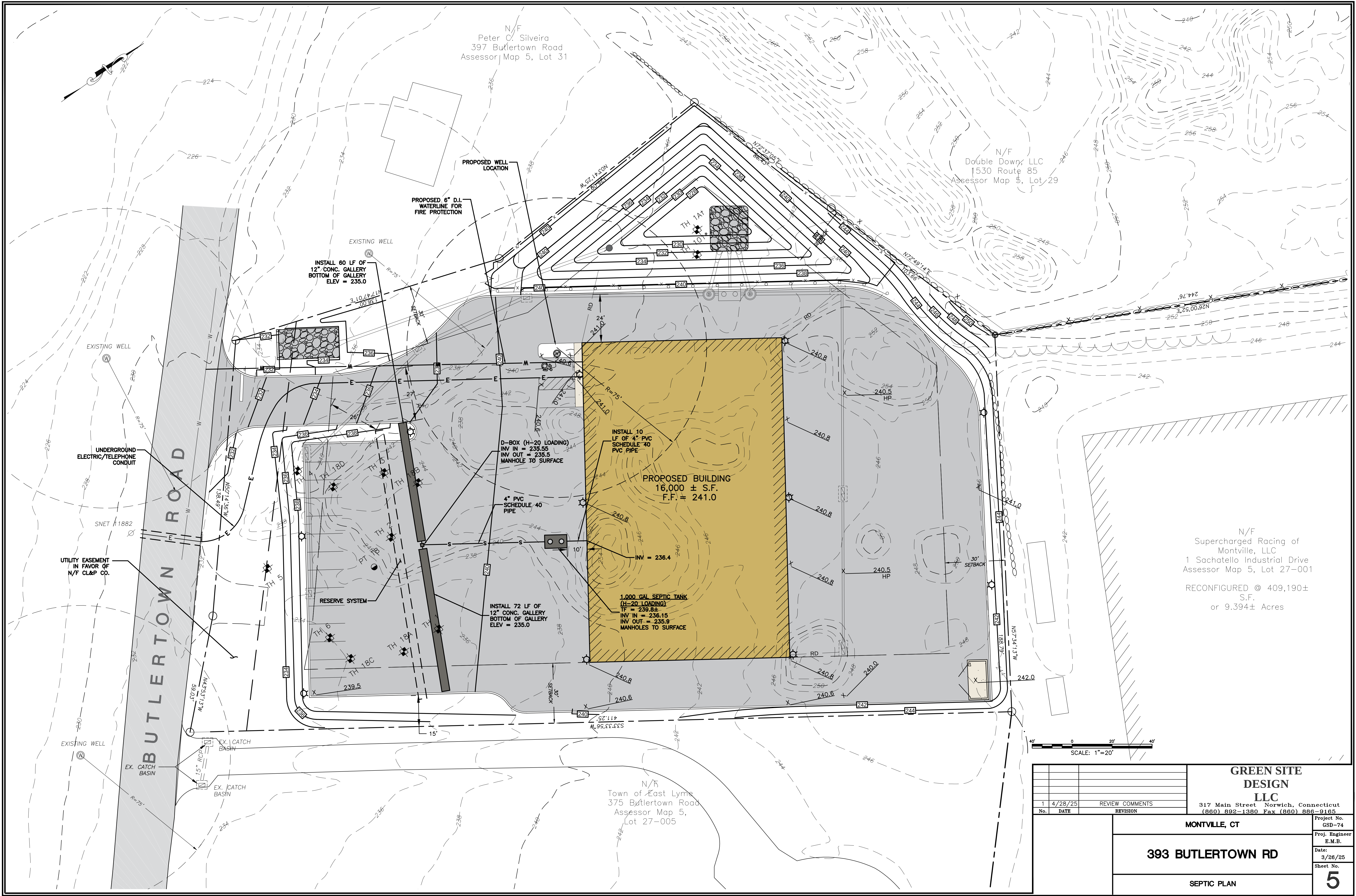
N/F
Supercharged Racing of
Montville, LLC
1 Sachatello Industrial Drive
Assessor Map 5, Lot 27-001

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	
MONTVILLE, CT				Project No. GSD-74	
393 BUTLERTOWN RD				Proj. Engineer E.M.B.	
EROSION & SEDIMENT CONTROL				Date: 3/26/25	
				Sheet No.	3

1	4/28/25	REVIEW COMMENTS
No.	DATE	REVISION





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"

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 GENERAL NOTES

- TOPOGRAPHIC INFORMATION ON THIS PLAN PROVIDED BY CLA ENGINEERS.
- PROPOSED BUILDING AND SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
- ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE, SELECT FILL) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- AFTER THE FILL IS PLACED AND COMPACTED, IT MUST BE PERC TESTED PRIOR TO INSTALLATION OF ALL THE SEPTIC SYSTEMS.
- WHERE SEWER LINE GROSSES WATER LINE, THERE ARE TO BE NO JOINTS WITHIN 5 FEET ON EITHER SIDE OF THE WATER LINE, INCLUDING SERVICES.
- SEWER LINE FROM FOUNDATION WALL TO SEPTIC SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE.
- TRENCHES SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING OF 8 FEET.
- PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO ASTM-3034 AND SDR-35.
- IF BLASTING IS REQUIRED A PRE-BLAST SURVEY WILL BE REQUIRED. CALL BEFORE YOU DIG: 1-800-922-4455.
- THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.
- A VERTICAL BENCHMARK SHALL BE PROVIDED WITHIN 50 FEET OF THE PROPOSED HOUSE LOCATION PRIOR TO THE START OF CONSTRUCTION.
- CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEM AND HOUSE ARE TO BE CONSTRUCTED. ALL TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR FUTURE USE.
- ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
- TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
- ALL EXISTING UTILITIES TO BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION.
- AFTER FILL IS PLACED AND COMPACTED, IT MUST BE PERC TESTED PRIOR TO INSTALLATION OF THE SYSTEM.
- PRIOR TO START OF CONSTRUCTION, THE BUILDING AND SYSTEM ARE TO BE STAKED BY A LICENSED SURVEYOR.

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.

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THEN THREE (3) INCH SIEVE.
- 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.
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- 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

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"

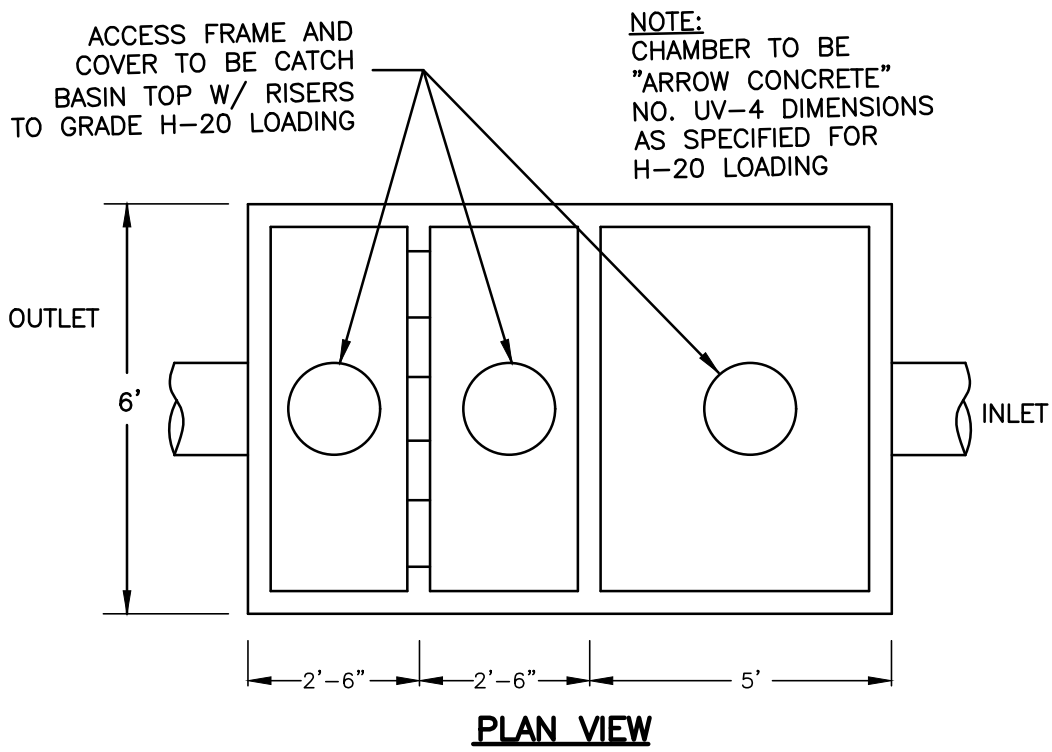
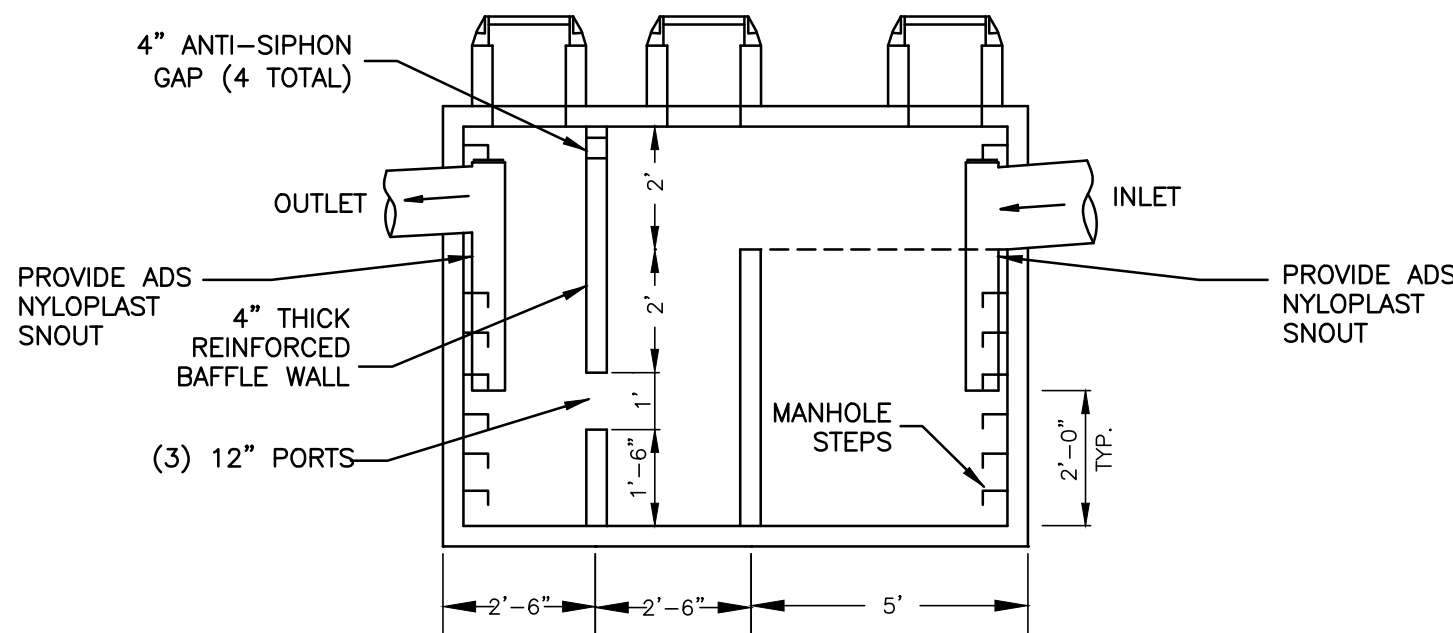
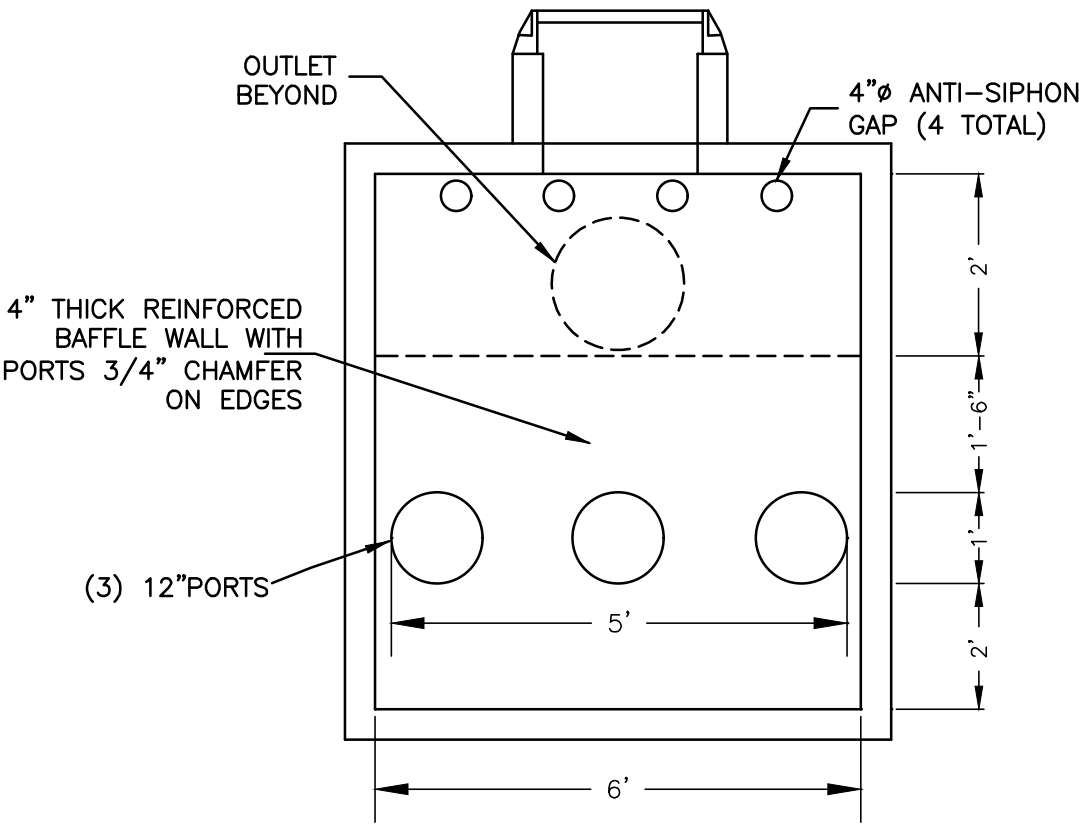
EQUALIZED PERC RATE: 41.6 MIN/IN
PERC RATE = 30.1 TO 45 MIN/IN

SEPTIC SYSTEM DESIGN

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

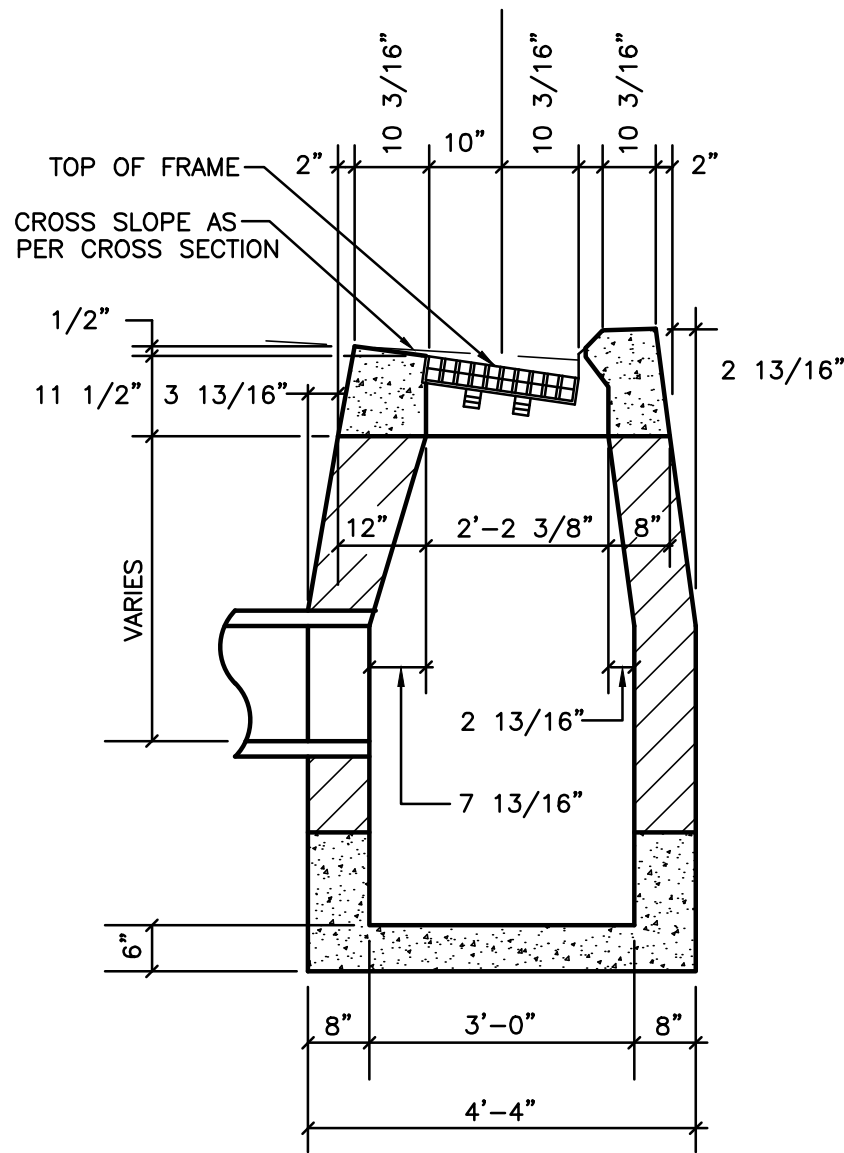
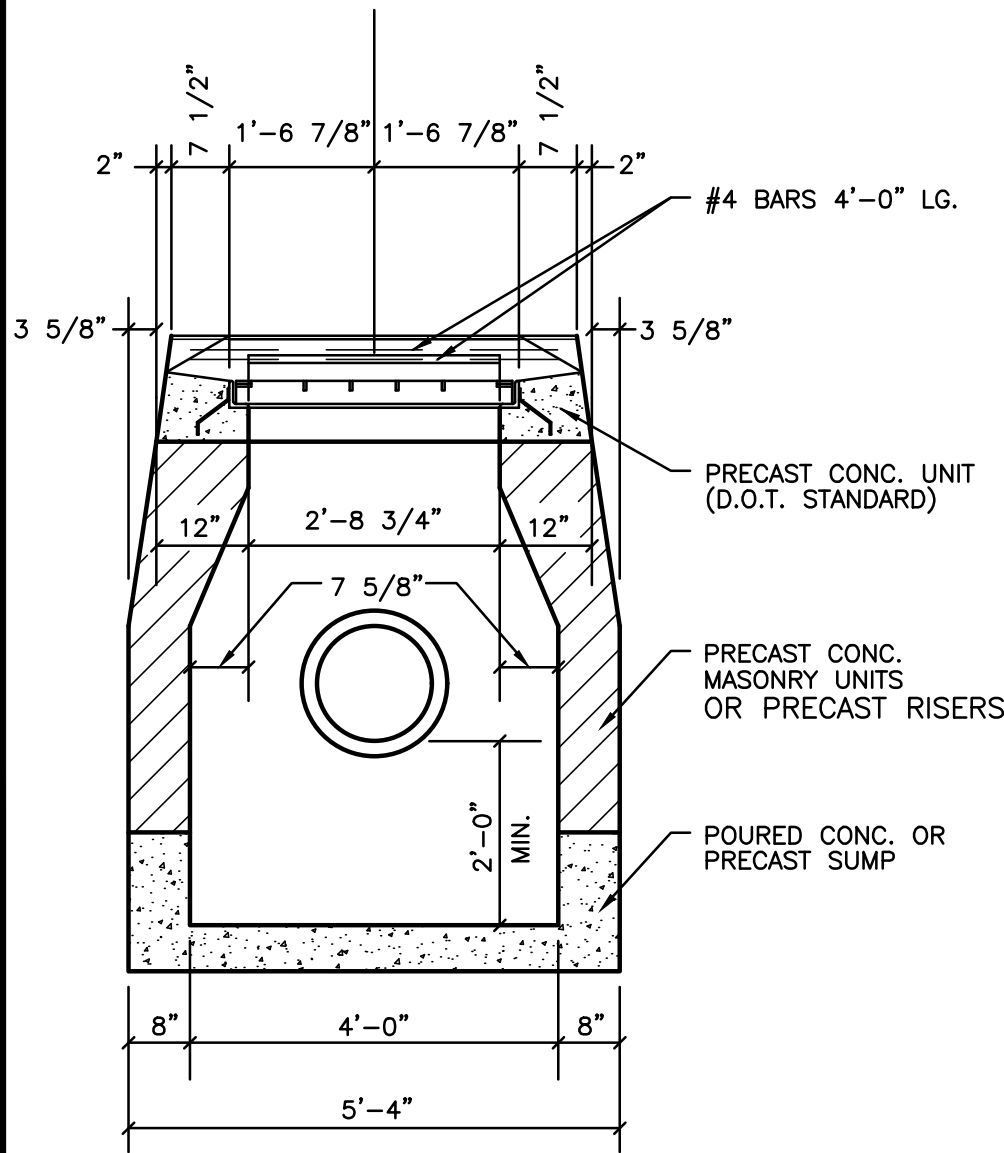
MAXIMUM NUMBER OF EMPLOYEES = 20
EFFECTIVE LEACHING AREA = 400 GPD / 0.7 PER SF = 571.4 SF
USE 12" CONC. GALLERIES @ 5.9 SF/LF
LENGTH OF TRENCHES = 371.4 SF / 5.9 SF/LF = 97 LF
LENGTH OF TRENCHES PROVIDED = 132 LF

MLSS = 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



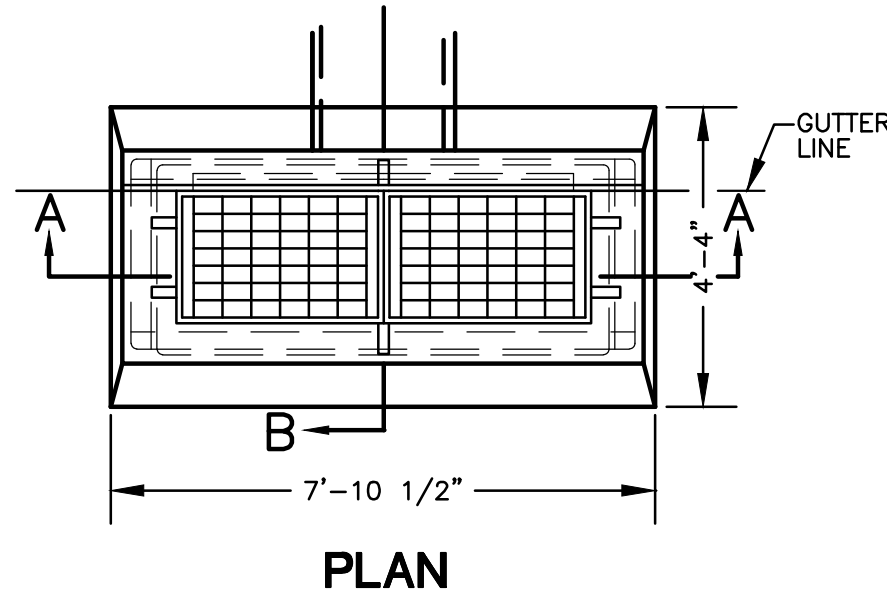
OIL / SEDIMENTATION CHAMBER DETAIL
5000 GAL. CAPACITY
NOT TO SCALE

					GREEN SITE DESIGN LLC 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165
No.	DATE	REVISION			
		MONTVILLE, CT			Project No. GSD-74
					Proj. Engineer E.M.B.
		393 BUTLERTOWN RD			Date: 3/26/25
					Sheet No.
		SEPTIC DETAILS			6

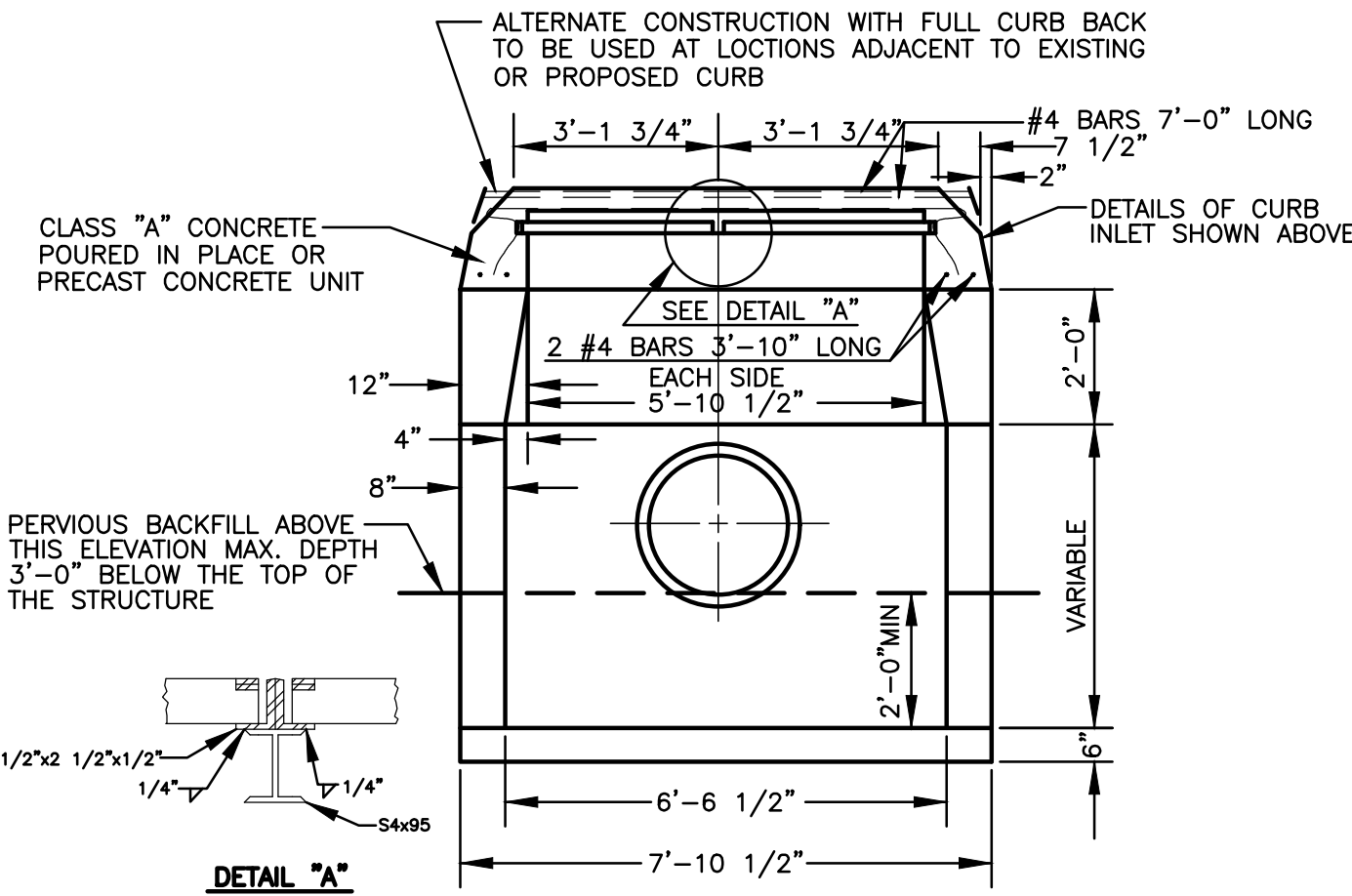


TYPE "C" CATCH BASIN DETAIL

NOT TO SCALE



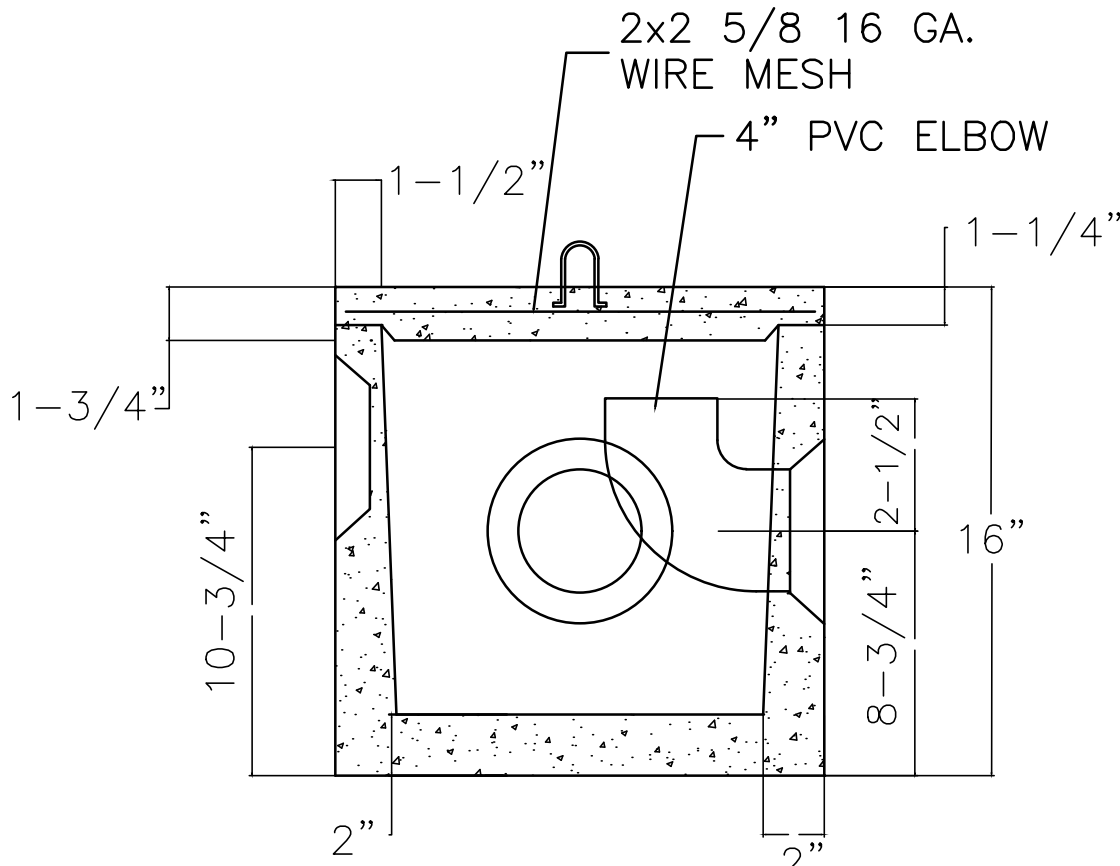
NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT



TYPE "C" CATCH BASIN DOUBLE GRATE-TYPE 2

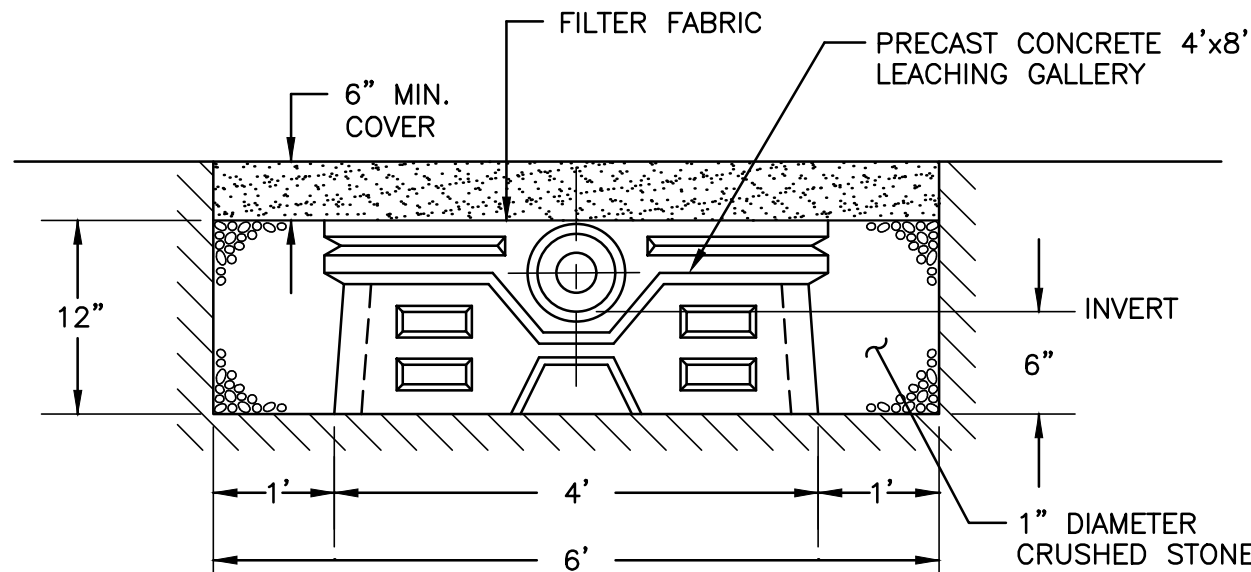
DOUBLE CATCH BASIN - TYPE "C"

NOT TO SCALE



STANDARD D-BOX W/ELBOW

NOT TO SCALE



TYPICAL 12" LEACHING GALLEY TRENCH

NOT TO SCALE

