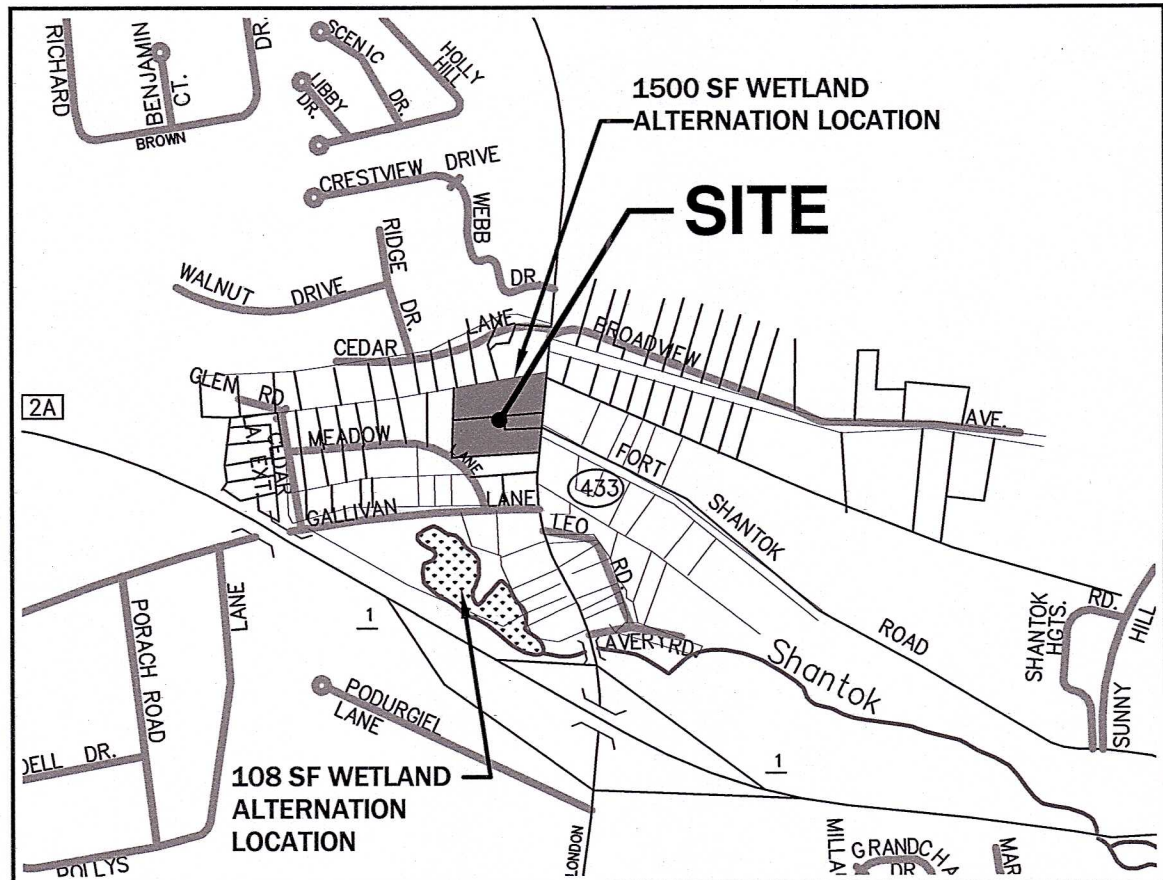


SITE PLAN FOR REDEVELOPMENT OF
HORIZON VIEW
2268-2284 ROUTE 32 - MONTVILLE, CT



LOCUS MAP
(NOT TO SCALE)

SUBMITTED TO INLAND WETLANDS COMMISSION
09/25/2024



RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:



20 AVON MEADOW LANE
AVON, CT 06001

DESIGN TEAM

CIVIL ENGINEERING:
RJ O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE
SUITE 201
STONEHAM, MA 02180
ATTN: BRIAN DUNDON/ROY SMITH
PHONE: (781) 279-0180

TRAFFIC:
F.A. HESKETH & ASSOCIATES
6 CREAMERY BROOK
EAST GRANBY, CT 06026
ATTN.: SCOTT HESKETH
PHONE: (860) 653-8000

SURVEY:
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EAST GRANBY, CT 06026
ATTN.: TODD HESKETH
PHONE: (860) 653-8000

LANDSCAPE:
MICHAEL D'ANGELO LANDSCAPE
ARCHITECTURE, LLC (MDLA)
119C GRISWOLD STREET, SUITE 209
GLASTONBURY, CT 06033
PHONE: (860) 653-8000

GEOTECHNICAL:
WHITESTONE ASSOCIATES, INC.
400 ATLANTIC AVENUE
16 OLD FORGE RD
SUITE A
ROCKY HILL, CT
ATTN.: JASON R. LANDRY
PHONE: (860) 726-7889

ARCHITECTURE:
CROSSKEY ARCHITECTS
750 MAIN STREET
SUITE 150
HARTFORD, CT 06103
PHONE: 860-724-3000 x210
ATTN: DAVID GOSLIN, AIA

ENVIRONMENTAL:
LUCAS ENVIRONMENTAL
500A WASHINGTON ST
QUINCY, MA 02169
PHONE: 617-405-4053
ATTN.: TOM LIDDY PWS/CWS, CESSWI

LEGAL:
TOBIN, CARBERRY, O'MALLEY, RILEY &
SELINGER, P.C.
43 BROAD STREET, P.O. BOX 58
NEW LONDON, CT 06320
PHONE: 860-447-0335
ATTN.: WILLIAM R. SWEENEY, ESQ.

DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
09/25/2024	-	-	COVER SHEET
09/05/2024	-	PTS-1	PROPERTY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/05/2024	-	PTS-2	PROPERTY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/05/2024	-	ROW-1	RIGHT OF WAY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/25/2024	-	N-1	ABBREVIATION, NOTES AND LEGENDS
09/25/2024	-	C-1	DEMOLITION AND EROSION CONTROL PLAN
09/25/2024	-	C-2	GRADING AND DRAINAGE PLAN
09/25/2024	-	C-3	UTILITY PLAN
09/25/2024	-	C-4	PARKING AND TRAFFIC CONTROL PLAN
09/25/2024	-	FT-1	FIRE TRUCK TURNING PLAN
09/25/2024	-	C-5	DEMOLITION & EROSION CONTROL DETAILS
09/25/2024	-	C-6	DRAINAGE DETAILS I
09/25/2024	-	C-7	DRAINAGE DETAILS II
09/25/2024	-	C-8	UTILITY DETAILS
09/25/2024	-	C-9	SITE PARKING & TRAFFIC CONTROL DETAILS
09/25/2024	-	C-10	SITE PARKING & TRAFFIC CONTROL DETAILS
09/25/2024	-	L100	LANDSCAPE PLANTING PLAN (MDLA)
09/25/2024	-	L200	LANDSCAPE LIGHTING PLAN (MDLA)
09/25/2024	-	L201	LANDSCAPE LIGHTING PHOTOMETRICS PLAN (MDLA)
09/25/2024	-	L300	LANDSCAPE DETAILS (MDLA)
09/25/2024	-	L301	LANDSCAPE DETAILS PLAN (MDLA)
09/25/2024	-	L302	LANDSCAPE DETAILS PLAN (MDLA)
09/16/2024	-	RF-01	ROADWAY FRONTAGE PLAN (F.A. HESKETH & ASSOCIATES)
09/17/2024	-	TCS-01	TRAFFIC CONTROL SIGNAL PLAN (F.A. HESKETH & ASSOCIATES)

GOVERNMENT/UTILITY CONTACTS

MAYOR
LEONARD G. BUNNELL SR.
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
2ND FLOOR
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HEALTH DEPARTMENT:
UNCAS ON THAMES, CAMPBELL BUILDING
410 W. THAMES ST
BUILDING 100
NORWICH, CT 06360
ATTN.: PATRICK MCCORMACK,
DIRECTOR OF HEALTH
PHONE: (860) 823-1189

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UNCASVILLE, CT 06382
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PUBLIC WORKS DEPARTMENT:
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225 MAPLE AVENUE
UNCASVILLE, CT 06382
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PUBLIC WORKS DIRECTOR
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WATER CONTROL AUTHORITY:
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UNCASVILLE, CT 06382
ATTN.: RON MCDANIEL,
ADMINISTRATOR
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310 NORWICH-NEW LONDON TPKE
ROOM B-4
UNCASVILLE, CT 06382
ATTN.: DOUG COLTER
BUILDING OFFICIAL
VERN VESEY, ASST. BUILDING OFFICIAL
PHONE: (860) 848-6782

POLICE DEPARTMENT:
MONTVILLE POLICE DEPARTMENT
911 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
ATTN.: WILFRED BLANCHETTE, III
CHIEF OF POLICE
PHONE: (860) 848-7510

ASSESSOR'S OFFICE:
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310 NORWICH-NEW LONDON TPKE
GROUND FLOOR, ROOM 4
UNCASVILLE, CT 06382
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ASSESSOR
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LAND USE DEPARTMENT:
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310 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
PHONE: (860) 848-6779

ASSISTANT PLANNER:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
ATTN.: MEREDITH BADALUCCA
PHONE: (860) 848-6779

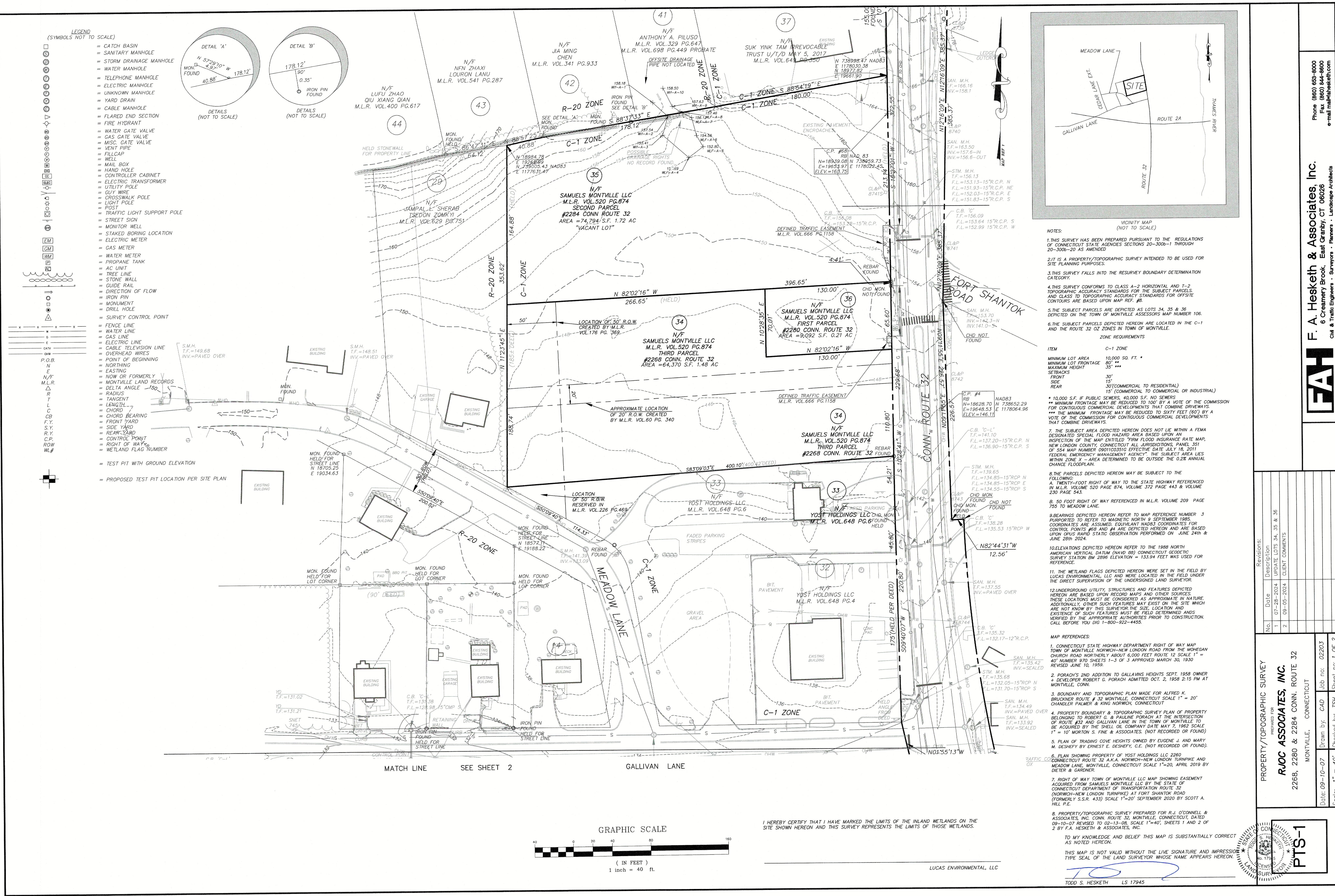
ZONING/WETLANDS OFFICER:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
ATTN.: STACY RADFORD
PHONE: (860) 848-6779

DRAWING NUMBER:

C-0

PROJECT NUMBER:

24029



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS AMENDED.

2. IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR SITE PLANNING PURPOSES.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.

4. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL AND T-2 TOPOGRAPHIC ACCURACY STANDARDS FOR THE SUBJECT PARCELS, AND CLASS TO TOPOGRAPHIC ACCURACY STANDARDS FOR OFFSITE CONTOURS ARE BASED UPON MAP REF. #8.

5. THE SUBJECT PARCELS ARE DEPICTED AS LOTS 34, 35 & 36 DEPICTED ON THE TOWN OF MONTVILLE ASSESSORS MAP NUMBER 106.

6. THE SUBJECT PARCELS DEPICTED HEREON ARE LOCATED IN THE C-1 AND THE ROUTE 32 OZ ZONES IN TOWN OF MONTVILLE.

7. THE SUBJECT AREA DEPICTED HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA BASED UPON AN INSPECTION OF THE MAP ENTITLED "TOWN FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS, PANEL 351 OF 554 MAP NUMBER 090100351G EFFECTIVE DATE JULY 18, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY". THE SUBJECT AREA LIES WITHIN ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. THE PARCELS DEPICTED HEREON MAY BE SUBJECT TO THE FOLLOWING:

20'-FOOT RIGHT OF WAY TO THE STATE HIGHWAY REFERENCED IN M.L.R. VOLUME 520 PAGE 874, VOLUME 372 PAGE 443 & VOLUME 230 PAGE 543.

8. 50 FOOT RIGHT OF WAY REFERENCED IN M.L.R. VOLUME 209 PAGE 755 TO MEADOW LANE.

9. BEARINGS DEPICTED HEREON REFER TO MAP REFERENCE NUMBER 3 PURPORTED TO REFER TO MAGNETIC NORTH 9 SEPTEMBER 1985. COORDINATES ARE ASSUMED. EQUIVALENT NAD83 COORDINATES FOR CONTROL POINTS #38 AND #4 ARE DEPICTED HEREON AND ARE BASED UPON GPS RAPID STATIC OBSERVATION PERFORMED ON JUNE 24th & JUNE 28th 2024.

10. ELEVATIONS DEPICTED HEREON REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88) CONNECTICUT GEODETIC SURVEY STATION BM 2896 ELEVATION = 133.94 FEET WAS USED FOR REFERENCE.

11. THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC AND WERE LOCATED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED LAND SURVEYOR.

12. UNDERGROUND UTILITY, STRUCTURES AND FEATURES DEPICTED HEREON ARE BASED UPON RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE WHICH ARE NOT KNOWN BY THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF SUCH FEATURES MUST BE FIELD DETERMINED ANDS VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

1. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE NORTWICH-NEW LONDON ROAD FROM THE MOHEGAN CHURCH ROAD NORTHERLY ABOUT 6,000 FEET ROUTE 12 SCALE 1" = 40' NUMBER 970 SHEETS 1-3 OF 3 APPROVED MARCH 30, 1930 REVISED JUNE 10, 1959.

2. PORACH'S 2ND ADDITION TO GALLIVAN HEIGHTS SEPT. 1958 OWNER + DEVELOPER ROBERT G. PORACH ADMITTED OCT. 2, 1958 2:15 PM AT MONTVILLE, CONN.

3. BOUNDARY AND TOPOGRAPHIC PLAN MADE FOR ALFRED K. BRUCKNER ROUTE # 32 MONTVILLE, CONNECTICUT SCALE 1" = 20' CHANDLER PALMER & KING NORTWICH, CONNECTICUT

4. PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY PLAN OF PROPERTY BELONGING TO ROBERT G. & PAULINE PORACH AT THE INTERSECTION OF ROUTE #32 AND GALLIVAN LANE IN THE TOWN OF MONTVILLE TO BE ACQUIRED BY THE SHELL OIL COMPANY DATE MAY 7, 1962 SCALE 1" = 10' MORTON S. FINE & ASSOCIATES (NOT RECORDED OR FOUND)

5. PLAN OF TRADING COVE HEIGHTS OWNED BY EUGENE J. AND MARY M. DESHERBY BY ERNEST E. DESHERBY, C.E. (NOT RECORDED OR FOUND).

6. PLAN SHOWING PROPERTY OF YOST HOLDINGS LLC 2260 CONNECTICUT ROUTE 32 A.K.A. NORTWICH-NEW LONDON TURNPIKE AND MEADOW LANE, MONTVILLE, CONNECTICUT SCALE 1"=20', APRIL 2019 BY DIETER & GARDNER.

7. RIGHT OF WAY TOWN OF MONTVILLE LLC MAP SHOWING EASEMENT ACQUIRED FROM SAMUELS MONTVILLE LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ROUTE 32 (NORTWICH-NEW LONDON TURNPIKE) AT FORT SHANTOK ROAD (FORMERLY S.S.R. 433) SCALE 1"=20' SEPTEMBER 2020 BY SCOTT A. HILL P.E.

8. PROPERTY/TOPOGRAPHIC SURVEY PREPARED FOR R.J. O'CONNELL & ASSOCIATES, INC. CONN. ROUTE 32, MONTVILLE, CONNECTICUT, DATED 09-10-07 REVISED TO 02-13-08, SCALE 1"=40', SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH LS 17945

Phone (860) 855-8800
Fax (860) 844-8800
e-mail malma@hesketh.com

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

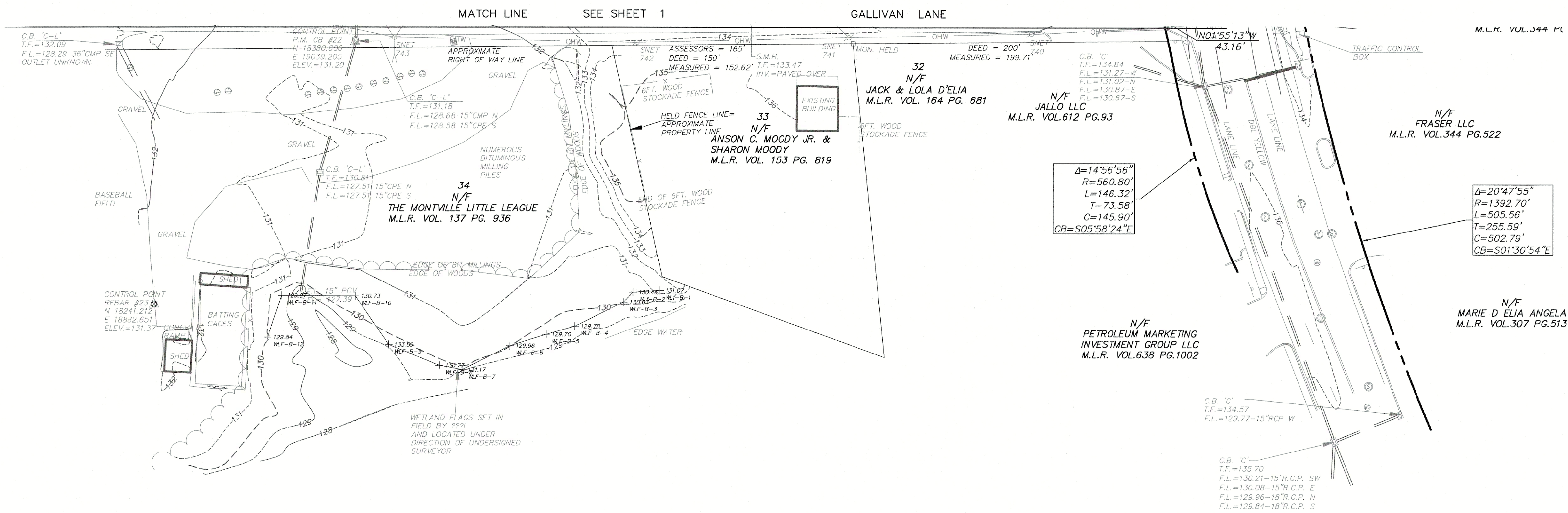
No.	Date	Description	Revisions:
1	07-28-2024	UPDATE LOTS 34, 35 & 36	
2	09-05-2024	CLIENT COMMENTS	

PROPERTY/TOPOGRAPHIC SURVEY
PREPARED FOR
RJOC ASSOCIATES, INC.
2268, 2280 & 2284 CONN. ROUTE 32
MONTVILLE, CONNECTICUT

Date: 09-10-07 Drawn by: CAD Job no.: 02203
Scale: 1" = 40' Checked by: TSH Sheet no.: 1 OF 2

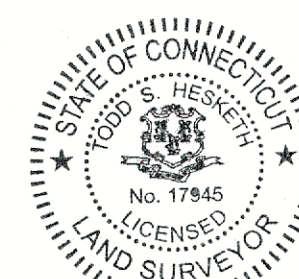
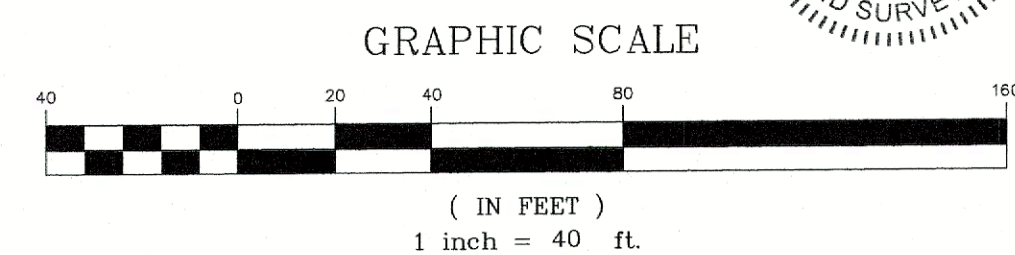
0. 12/24/2024 - RJOC Montville old 02203 MONP5108 - 2024 - 09-05-2024 - 1:15:00 PM

PTS-1



I HEREBY CERTIFY THAT I HAVE MARKED THE LIMITS OF THE INLAND WETLANDS ON THE SITE SHOWN HEREON AND THIS SURVEY REPRESENTS THE LIMITS OF THOSE WETLANDS.

LUCAS ENVIRONMENTAL, LLC



PROPERTY/TOPOGRAPHIC SURVEY
PREPARED FOR
RJOC ASSOCIATES, INC.
2268, 2280 & 2284 CONN. ROUTE 32
MONTVILLE, CONNECTICUT

PTS-2

Revisions:	
No.	Description
1	07-28-2024 WETLANDS ONLY THIS SHEET
2	09-05-2024 CLIENT COMMENTS

Date: 09-10-07 Drawn by: CAD Job no: 02203
Scale: 1" = 40' Checked by: TSH Sheet no: 2 OF 2
0: 1/2024/24203 - RJC Montville old 02203 MONPS108 - 2024-09-05.dwg, P15-2, Sep. 09, 2024 - 1:56:25 PM

FAH F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
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Fax (860) 844-9800
e-mail fah@fahct.com