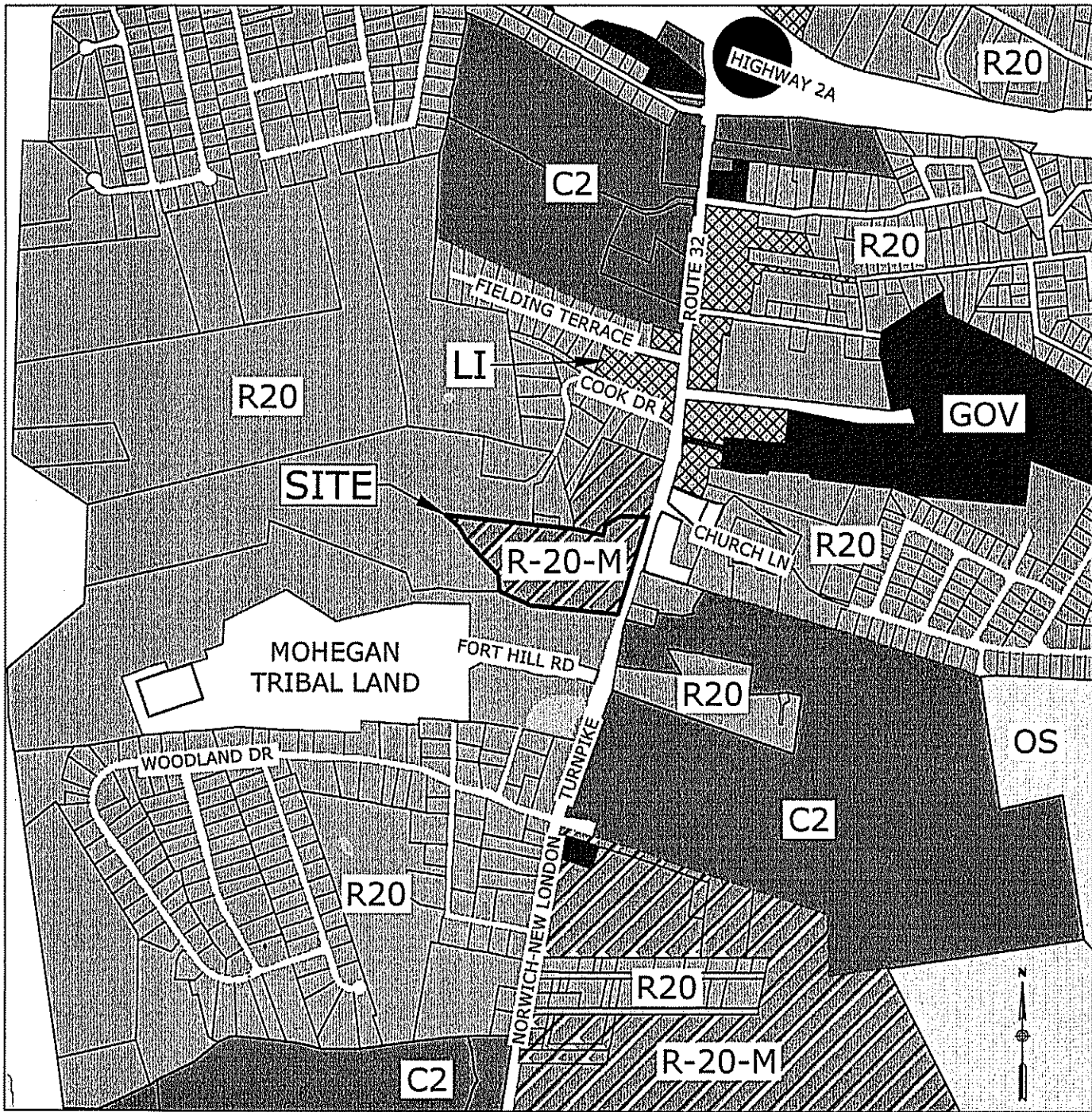


SHANTOK VILLAGE

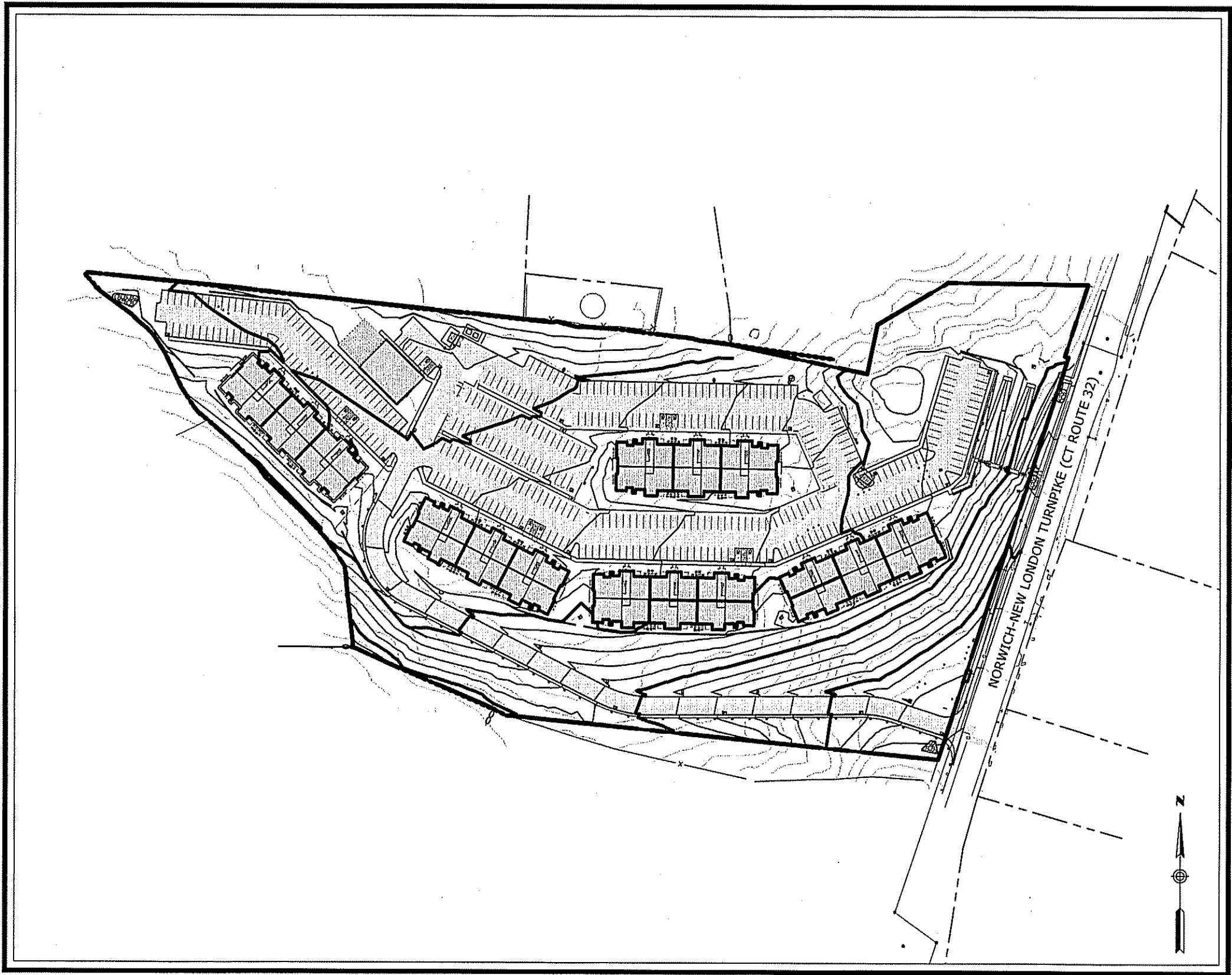
FOR SITE PLAN SUBMISSION

1758 ROUTE 32
MONTVILLE, CT 06382

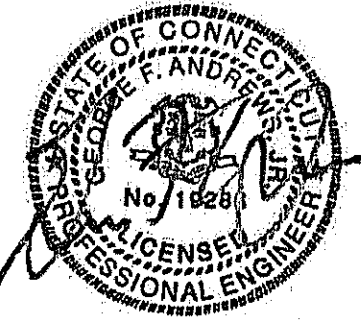
OCTOBER 29, 2024



LOCATION MAP
SCALE: 1"=1,000±



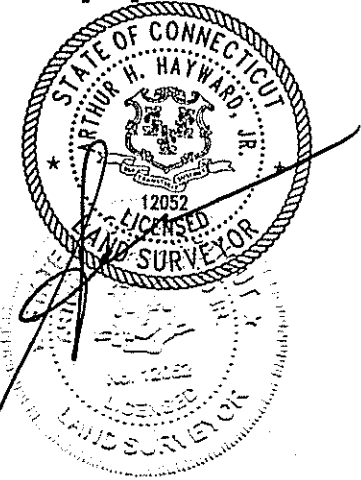
DRAWING INDEX		
SHEET NO.	DRAWING	TITLE
1	C-1	COVER
2	C-2	NOTES, LEGEND, AND ABBREVIATIONS
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4	C-3	SITE PREPARATION AND DEMOLITION PLAN
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7	C-6	DRAINAGE PLAN
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14	C-12	SITE DETAILS
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APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON	
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE	DATE
CHAIRMAN/SECRETARY	DATE

Property Owner / Applicant:

1758 RTE 32, LLC
24 MAIN STREET
CENTERBROOK, CT 06409



Prepared By:

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Engineering • Construction • EH&S • Energy
Waste • Facility Services • Laboratory



SITE NOTES:

- THIS SITE PLAN IS FOR THE CONSTRUCTION OF FIVE NEW MULTI-FAMILY APARTMENT BUILDINGS WITH 10 UNITS EACH, 200 UNITS TOTAL, A NEW COMMUNITY BUILDING, 408 NEW PARKING SPACES AND ASSOCIATED SITE IMPROVEMENTS. EACH APARTMENT BUILDING IS 4-STORIES INCLUDING "WALK-OUT" UNITS AT THE BACK OF EACH BUILDING AT AN ELEVATION LOWER THAN THE FRONT ENTRANCE.
- THESE PLANS ARE FOR PERMIT PURPOSES AND SITE PLAN APPROVAL ONLY. THEY ARE NOT CONTRACT DOCUMENTS, FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED BY OWNER.
- BUILDING COVERAGE CALCULATION:
 - BUILDING AREA = 74,870 SF (5 NEW RESIDENTIAL BUILDINGS) + 3,500 SF (COMMUNITY BUILDING) = 78,370 SF
 - LOT AREA = 530,937 SF
 - BUILDING AREA/LOT AREA = 14.8%
- BUILDING ROOF HEIGHT:
 - BUILDING 1:

AVERAGE PROPOSED FINISHED GRADE: 343.55
MAXIMUM HIGHEST POINT OF BUILDING: 403.55
PEAK ELEVATION: 402.22
BUILDING HEIGHT: 58.67 FT
 - BUILDING 2:

AVERAGE PROPOSED FINISHED GRADE: 337.13
MAXIMUM HIGHEST POINT OF BUILDING: 397.13
PEAK ELEVATION: 395.80
BUILDING HEIGHT: 58.67 FT
 - BUILDING 3:

AVERAGE PROPOSED FINISHED GRADE: 327.71
MAXIMUM HIGHEST POINT OF BUILDING: 387.71
PEAK ELEVATION: 386.38
BUILDING HEIGHT: 58.67 FT
 - BUILDING 4:

AVERAGE PROPOSED FINISHED GRADE: 318.64
MAXIMUM HIGHEST POINT OF BUILDING: 378.64
PEAK ELEVATION: 377.31
BUILDING HEIGHT: 58.67 FT
 - BUILDING 5:

AVERAGE PROPOSED FINISHED GRADE: 335.04
MAXIMUM HIGHEST POINT OF BUILDING: 395.04
PEAK ELEVATION: 393.71
BUILDING HEIGHT: 58.67 FT
 - COMMUNITY BUILDING:

AVERAGE PROPOSED FINISHED GRADE: 354.60
MAXIMUM HIGHEST POINT OF BUILDING: 414.60
BUILDING HEIGHT: 30.6 FT
- LANDSCAPING REQUIREMENTS:
 - OPEN SPACE (PER SECTION 9B.6.a OF THE ZONING REGULATIONS):
 - REQUIRED: 15% (79,641 SF)
 - PROVIDED: 37% (196,200 SF)
 - LANDSCAPE BUFFER (PER SECTION 9B.12 OF THE ZONING REGULATIONS):
 - REQUIRED:

10' WIDE LANDSCAPE BUFFER ALONG THE REAR LOT LINES

ONE SHADE TREE FOR EACH FIFTY FEET (50') OR PART THEREOF OF ANY PORTION OF SUCH SIDE OR REAR LOT LINE LOCATED ADJACENT TO A BUILDING IN THE MULTI-FAMILY HOUSING DEVELOPMENT. 213.83' / 50' = 4.27, 5 SHADE TREES REQUIRED

SHADE TREES SHALL BE DECIDUOUS SHADE TREES PLANTED AT LEAST THREE INCHES (3") IN CALIPER WITH A MATURE HEIGHT OF THIRTY-FIVE FEET(35"). IN ADDITION, THE LANDSCAPE BUFFER SHALL BE PLANTED WITH CONIFERS NOT LESS THAN TWELVE FEET (12') APART AND SIX FEET (6') IN HEIGHT.
 - PROVIDED: 410' (MIN) WIDE LANDSCAPE BUFFER ALONG THE REAR LOT LINE ADJACENT TO NEW BUILDING #1. REFER TO THE LANDSCAPE PLAN ON SHEET 13.
 - LANDSCAPED PARKING AREA (PER SECTION 18.16 OF THE ZONING REGULATIONS):
 - MINIMUM REQUIRED LANDSCAPED AREA:

TEN PERCENT (10%) OF THE PARKING LOT AREA, EXCLUSIVE OF BUILDING COVERAGE; FOR PARKING LOTS GREATER THAN 80,000 SF.
(119,700 SF PARKING AREA) x 0.1 = 11,970 SF
 - PROVIDED LANDSCAPED AREA:

7,331 SF (NEW LANDSCAPE ISLANDS AND PARKING LOT ADJACENT) + 110,983 SF (LANDSCAPING AREAS ALONG LOT LINES) = 118,314 SF
 - THE LANDSCAPED AREA ALONG THE PARKING PERIMETER SHALL BE PLANTED WITH GRASS, SHRUBS AND TREES. REFER TO THE LANDSCAPE PLAN ON SHEET 13.
- PARKING CALCULATION:
 - TOTAL PARKING REQUIRED:

200 UNITS x 2 SPACES PER UNIT = 400 REQUIRED SPACES
 - TOTAL PARKING PROVIDED:

408 NEW SPACES
- SECTION 19.2 OF THE ZONING REGULATIONS ALLOWS ONE (1) 15 SF SIGN WITH THE NAME AND ADDRESS OF THE PROPERTY WHEN LOCATED ON AN ARTERIAL OR COLLECTOR ROAD.
- PRIOR TO ANY EXCAVATION IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY CALL BEFORE YOU DIG SHALL AT 1-800-922-2255 AND OTHER APPROPRIATE UTILITY AUTHORITIES.
- SITE LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
- NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS. ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKING) SHALL BE WHITE PAINT. THE ACCESSIBLE PARKING SYMBOL SHALL BE LIGHT BLUE PAINT.
- A STATE TRAFFIC COMMISSION PERMIT WILL BE REQUIRED, OR A FINDING OF NO NEED FOR PERMIT, BEFORE ISSUANCE OF BUILDING PERMITS WHERE A DEVELOPMENT INVOLVES OVER 200 PARKING SPACES OR 100,000 SQUARE FEET OF FLOOR AREA.
- TRASH COLLECTION SHALL BE CONDUCTED AT LEAST ONCE PER WEEK AND SHALL BE LIMITED TO MONDAY TO FRIDAY 7:00 AM TO 6:00 PM.
- ALL SITE IMPROVEMENTS WITHIN THE STATE'S RIGHT OF WAY (INCLUDING BUT NOT LIMITED TO CURB CUTS, UTILITY SERVICE EXTENSIONS AND ROADWAY PAVEMENT PATCHING) SHALL BE CONSTRUCTED PER THE STATE DOT REQUIREMENTS AND AN EXCAVATION PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND NOT SHOWN ON THESE PLANS SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF ROCK CRUSHING IS REQUIRED, HOURS OF OPERATION WILL BE LIMITED TO 8:30AM-4:30PM DAILY THROUGH FRIDAY. FOR MATERIAL EXPORT, VEHICLE TRIPS WILL BE LIMITED TO 9:00AM-2:00PM WHEN SCHOOL IS IN SESSION, AND 8:30AM-4:30PM WHEN SCHOOL IS NOT IN SESSION.
- APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF UNCAS HEALTH DISTRICT AND THE MONTVILLE WPCA, FIRE MARSHAL AND BUILDING OFFICIAL DURING PROJECT CONSTRUCTION.
- ON-SITE ROCK-MATERIALS PROCESSING REQUIRES A ZONING PERMIT REVIEWED & APPROVED BY THE ZONING OFFICIAL PER ZB SECTION 4.11.11.4/11.11.5 (EXCAVATIONS/PROCESSING - REQUIREMENTS FOR RES. ZONES) PRIOR TO START.
- AN APPROVED ZONING PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK.
- AFTER WORK HAS COMMENCED, ANY SUBSTANTIVE CHANGES TO THE APPROVED SITE PLAN REQUIRE REVIEW & APPROVAL BY THE PLANNING DIRECTOR AND/OR THE PLANNING & ZONING COMMISSION.
- THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED AND A PRE-CONSTRUCTION MEETING SHALL BE HELD AT LEAST 24-HOURS PRIOR TO THE START OF ANY WORK.
- ALL NEW BUILDINGS SHALL BE STAKED OUT BY A LICENSED SURVEYOR.

STORMWATER MANAGEMENT NOTES:

- CATCH BASINS AND MANHOLES
- A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT, THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHEN THE MATERIAL IS BEING DISPOSED.
 - EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- RETAIN-IT INTERNAL WATER QUALITY PRE-TREATMENT CHAMBERS
- THE INTERNAL SEDIMENT COLLECTION SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBERS SHALL BE INSPECTED ONCE EVERY 6 MONTHS.
 - THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR WITH ONE INSPECTION OCCURRING IN THE MONTH OF APRIL. A GRADUATED MEASURING DEVICE (STADIA ROD) SHALL BE INSTALLED WITHIN THE SEPARATOR, GRIT CHAMBER AND ANY DEBRIS, ACCUMULATED TO WITHIN ONE FOOT OF THE WATER SURFACE INSIDE THE GRIT CHAMBER PORTION OF THE TANK, WILL BE REMOVED BY VACUUM "VACTOR" TYPE OF EQUIPMENT AND PROPERLY DISPOSED OFF-SITE. ALSO, ANY FLOATING MATERIAL DISCOVERED DURING INSPECTIONS SHALL BE REMOVED FROM THE TANKS.
 - A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNIT BY THE PROPERTY MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF INSPECTION, RECORD OF GRIT DEPTH, CONDITION OF BARFES, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED.
- BIORETENTION/INFILTRATION BASIN INSPECTION, MAINTENANCE & REPAIR
- INSPECT FILTER MEDIA FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
 - CHECK FOR SEDIMENT ACCUMULATION, TRASH AND DEBRIS IN BASIN.
 - REMOVE SEDIMENT GREATER THAN 1.5 INCHES DEEP ANNUALLY IN THE FILTER MEDIA BED.
 - REMOVE AND REPLACE TOP SEVERAL INCHES OF THE FILTER BED MATERIAL ANNUALLY.
 - ADD MULCH AND/OR RE-MULCH VOID AREAS SEASONALLY OR AS NECESSARY.
 - TREAT DISEASED TREES AND SHRUBS SEASONALLY OR AS NECESSARY.
 - INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
 - REMOVE LITTER AND DEBRIS SEASONALLY OR AS NECESSARY.
 - PRUNE SHRUBS AS REQUIRED OR EVERY THREE YEARS TO REMOVE DEAD OR DYING VEGETATION AND/OR TO PREVENT OVERCROWDING.
 - REINFORCE PLANTINGS AND SEED AS NEEDED OR AFTER TWO YEARS TO MAINTAIN 80% COVERAGE FOR TURF AREAS AND 50% COVERAGE FOR SHRUB AREAS.
 - IF THERE IS STANDING WATER IN THE BIORETENTION AREA 48 HOURS AFTER A STORM EVENT, ROTOTILL OR CULTIVATE SURFACE OF FILTER MEDIA TO BREAK UP ANY HARD PACKED SEDIMENT AND RE-VEGETATE.
- POST-CONSTRUCTION MAINTENANCE PROGRAM
- IN ORDER TO ENSURE EFFECTIVE PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG AND SCHEDULE OF ALL INSPECTIONS, CLEANINGS, AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL MAINTENANCE DOCUMENTS SHALL BE TRANSFERRED TO ANY FUTURE OWNERS UPON SALE OR TRANSFER OF THE PROPERTY.
- AFTER CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL STORMWATER MANAGEMENT FEATURES AS SHOWN ON THE APPROVED PLAN. IN ADDITION, THE FOLLOWING INSPECTION AND MAINTENANCE GUIDELINES SHALL BE THE RESPONSIBILITY OF THE OWNER, BEGINNING THE FIRST YEAR PERIOD FOLLOWING CONSTRUCTION COMPLETION AND ACCEPTANCE AND SHALL BE FOLLOWED EACH YEAR THEREAFTER:
- INSPECT EVERY SIX (6) MONTHS DURING THE FIRST YEAR OF OPERATION AND ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER LEVELS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.
 - DRAINAGE AND OTHER PAVED AREAS: INSPECT ON A REGULAR BASIS NOT TO EXCEED WEEKLY FOR LITTER AND DEBRIS. SWEEP AT LEAST TWICE A YEAR, WITH THE FIRST OCCURRING AS SOON AS POSSIBLE AFTER FIRST SNOWMELT AND THE SECOND NOT LESS THAN 90 DAYS FOLLOWING THE FIRST.
 - CATCH BASIN SUMPS: INSPECT SEMI-ANNUALLY AND CLEAN WHEN THE SUMP IS ONE HALF FULL OF SILT AND/OR DEBRIS.
 - LANDSCAPED AREAS: INSPECT SEMI-ANNUALLY FOR EROSION OR DYING VEGETATION. REPAIR AND STABILIZE ANY BARE OR ERODED AREAS AND REPLACE VEGETATION AS SOON AS POSSIBLE.
- A. CATCH BASINS/MANHOLES
- CATCH BASINS ARE DESIGNED WITH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR SPECIFICALLY DURING TIMES FOR HIGH LEVELS OF MAINTENANCE AROUND THE SITE. SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LOWER THAN ELEVATION OF THE BOTTOM OF THE SEPARATOR. VACUUM TRUCK OR OTHER MEANS THAT ACCOMPLISH SEDIMENT REMOVAL. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- B. ASPHALT
- ASPHALT AREAS SHALL BE SWEEP ANNUALLY. IDEAL SWEEPING TIMEFRAME IS IN THE SPRING AFTER WINTER SANDING OR SALTING FOR DEICING. DEICING CHEMICALS SHOULD BE KEPT TO A MINIMUM DURING THE WINTER MONTHS.
- C. SUBSURFACE DETENTION/INFILTRATION SYSTEMS
- UNDERGROUND DETENTION/INFILTRATION SYSTEMS SHALL BE INSPECTED THROUGH THE SURFACE OPENINGS QUARTERLY AND SEDIMENT/DEBRIS SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES AND INLETS/OUTLETS. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. ASSOCIATED STRUCTURES SHALL BE MAINTAINED YEARLY, OR MORE FREQUENTLY, AS REQUIRED, BY THE CONDITION OF THE SITE AND SYSTEM. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
- D. LAWN AND VEGETATED AREAS
- VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. FERTILIZER USE SHOULD BE MINIMIZED AND APPLIED USING CAREFUL APPLICATION PROCESSES.
- E. RETAIN-IT INTERNAL PRE-TREATMENT CHAMBERS
- THE CHAMBERS SHALL BE INSPECTED AND MAINTAINED DURING CATCH BASIN INSPECTIONS AND CLEANING. AN INSPECTION IS MADE BY CHECKING THE SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EXCEEDS 20 INCHES. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT.
- MAINTENANCE INSTRUCTIONS:
- REMOVE THE MANHOLE COVER TO PROVIDE ACCESS TO THE POLLUTANT STORAGE.
 - USE A VACUUM TRUCK OR OTHER SIMILAR EQUIPMENT TO REMOVE ALL WATER, DEBRIS, OILS AND SEDIMENT.
 - USE A HIGH-PRESSURE HOSE TO CLEAN THE MANHOLE OF ALL THE REMAINING SEDIMENT AND DEBRIS. THEN, USE THE VACUUM TRUCK TO REMOVE THE WATER.
 - FILL THE CLEANED MANHOLE WITH WATER UNTIL THE LEVEL REACHES THE INVERT OF THE OUTLET PIPE.
 - REPLACE THE MANHOLE COVER.
 - DISPOSE OF THE POLLUTED WATER, OILS, SEDIMENT AND TRASH AT AN APPROVED FACILITY. CHECK WITH THE LOCAL SEWER AUTHORITY FOR AUTHORITY TO DISCHARGE THE LIQUID.
- F. OUTLET CONTROL STRUCTURES
- THE OUTLET CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED DURING CATCH BASIN INSPECTIONS AND CLEANING. MAINTENANCE IS REQUIRED WHEN ANY SEDIMENT ACCUMULATION IS OBSERVED AT THE BOTTOM OF THE STRUCTURE. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT. SEE STORMWATER MANAGEMENT SYSTEM MAINTENANCE CHECKLIST FOR OUTLET CONTROL STRUCTURE INSTRUCTIONS.

EROSION AND SEDIMENTATION (E&S) CONTROL NOTES:

- SOIL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED BY THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF ANY WORK.
 - PRIOR TO ISSUANCE OF A ZONING PERMIT TO START WORK, A SOIL EROSION & SEDIMENT CONTROL BOND SHALL BE POSTED IN THE AMOUNT OF \$ ____ IN A FORM ACCEPTABLE TO THE FINANCE DIRECTOR.
- NARRATIVE
- THIS EROSION AND SEDIMENTATION CONTROL (E&S) PLAN IS FOR THE CONSTRUCTION OF FIVE NEW APARTMENT BUILDINGS, COMMUNITY BUILDING, AND ASSOCIATED ROADS, PARKING LOTS, UTILITIES AND STORMWATER MANAGEMENT FACILITIES AT SHANTOK VILLAGE ON NORWICH-NEW LONDON TURNPIKE (CT STATE ROUTE 32) IN MONTVILLE, CONNECTICUT.
 - THE SITE AREA IS 12.19 ACRES (503,937 SF) AND THE NEW DEVELOPMENT COMPLETES THIS AREA.
 - THE SITE EXHIBITS STEEP TOPOGRAPHY EXTENDING FROM THE NORTHERN PORTION OF THE PROPERTY DOWN TO THE SOUTH AND ROUTE 32. THIS ENTIRE AREA WILL BE DISTURBED BY EARTHWORK ACTIVITIES AND THE INTENT OF THIS E&S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS AND WATERCOURSES.
 - SITE PLAN APPROVAL AND PROJECT REGISTRATION UNDER THE CTDEEP GENERAL PERMIT FOR CONSTRUCTION AND DEWATERING WASTEWATERS IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION. THE PROJECT TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND SHALL ADVISE THE TOWN REGARDING THE NEED FOR IMPLEMENTING ADDITIONAL CONTROL MEASURES OR MAINTAINING EXISTING MEASURES AS DEEMED NECESSARY DURING CONSTRUCTION.
 - THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE TO ENSURE WEEKLY INSPECTIONS ARE CONDUCTED AND/OR WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER. MONTHLY WRITTEN REPORTS SHALL BE PREPARED INFORMING THE TOWN OF OBSERVATIONS, MAINTENANCE AND CORRECTIVE ACTIONS.
 - THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE E&S CONTROL PLAN PRIOR TO INITIATING EARTHWORK ACTIVITIES.
 - THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 15TH THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE.
 - THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS AND REMOVE SEDIMENT FROM THE EROSION CONTROL PRACTICES THROUGHOUT CONSTRUCTION AS REQUIRED.
- CONSTRUCTION SEQUENCE
- THE INTENT OF THIS E&S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING EARTHWORK ACTIVITIES TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS AND WATERCOURSES.
 - THE E&S INTERIM GRADING PLAN DEPICTS APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE E&S MEASURES ARE PRECATED. THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION EXCAVATION PLAN BASED ON THEIR OPERATIONAL REQUIREMENTS.
 - THIS CONSTRUCTION SEQUENCE ESTABLISHES THREE WORK ZONES:
 - WORK ZONE 1: AREA GENERALLY ENCOMPASSING THE ENTRANCE DRIVEWAY, THE CENTRAL DRIVEWAY, AND AREA TO THE WEST OF THE CENTRAL DRIVEWAY INCLUDING BUILDING 1 AND TWO COMMUNITY BUILDING.
 - WORK ZONE 2: AREA GENERALLY ENCOMPASSES BUILDING 2, 3, AND 4 AS WELL AS THE SURROUNDING AREA.
 - WORK ZONE 3: AREA GENERALLY ENCOMPASSES BUILDING 5 AND ADJACENT AREAS, THE SIDEWALK SWITCHBACK AND AREA ALONG THE ROADWAY.
 - EACH WORK ZONE MUST BE STABILIZED BEFORE HEAVY EARTHWORK OR GROUND DISTURBANCE IN THE FOLLOWING ZONE MAY BEGIN.
- WORK ZONE 1
- INSTALL CONSTRUCTION ENTRANCE. CLEAR TREES AND BUSH ONLY TO THE EXTEND REQUIRED TO INSTALL THE CONSTRUCTION ENTRANCE.
 - ESTABLISH TEMPORARY OFFICE TRAILER AND CONSTRUCTION STAGING AREA ON THE NORTH SIDE OF THE CONSTRUCTION ENTRANCE.
 - INSTALL SILT FENCE ALONG SOUTHERN PROPERTY LINE.
 - INSTALL ORANGE SAFETY FENCE ALONG THE ENTIRE NORTHERN PROPERTY LINE AND ALONG THE BOUNDARY BETWEEN ZONE 1 AND ZONE 2.
 - CLEAR TREES AND BRUSH AS REQUIRED.
 - INSTALL TEMPORARY SEDIMENT POND 1 WITH TEMPORARY OUTLET AND TEMPORARY TRIBUTARY SWALE.
 - STRIP AND STOCKPILE TOPSOIL, ROUGH-IN DRIVEWAY AND PLACE GRAVEL BASE.
 - BEGIN ROUGH GRADING OF ZONE 1 AREA AND ESTABLISH TEMPORARY OFFICE TRAILER AND SECOND CONSTRUCTION STAGING AREA AT THE NORTH END OF ZONE 1.
 - INSTALL TEMPORARY SEDIMENT POND 2 WITH TEMPORARY OUTLET AND TEMPORARY TRIBUTARY SWALE.
 - STRIP AND STOCKPILE TOPSOIL. STOCKPILE SOIL & ROCK AS REQUIRED.
 - BEGIN GRADING FOR AND PREPARE THE BUILDING 1 PAD AND THE COMMUNITY BUILDING PAD.
 - RELOCATE TEMPORARY OFFICE TRAILER.
 - CONSTRUCT RETAINING WALLS AS APPROPRIATE.
 - CONSTRUCT STORMWATER SYSTEMS IN ZONE 1 BEGINNING FROM THE DOWNSTREAM END AND CONTINUE IN AN UPSTREAM DIRECTION. IMMEDIATELY INSTALL INLET /V SEDIMENT PROTECTION AS SOON AS A STORMWATER MANAGEMENT DEVICE IS INSTALLED.
 - REMOVE TEMPORARY SEDIMENT PONDS ONCE ALL UPSTREAM AREA IS TRIBUTARY TO THE PERMANENT STORMWATER MANAGEMENT FACILITIES WITH SEDIMENT PROTECTION.
 - STABILIZE ALL AREAS WITH METHODS USED FOR PERMANENT STABILIZATION INCLUDING STONE OR VEGETATIVE MEASURES. GRASS AREAS MUST BE 80% DENSE TO BE CONSIDERED STABILIZED. WORK MAY CONTINUE IN ALL ZONE 1 AREAS STABILIZED IN NON-VEGETATIVE MRETHODS.
- WORK ZONE 2
- REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 1 AND 2.
 - INSTALL ORANGE SAFETY FENCE BETWEEN ZONES 2 AND 3.
 - INSTALL TEMPORARY SILT FENCE ALONG ALL DOWNSTREAM SIDES OF ZONE 2.
 - CLEAR TREES AND BRUSH.
 - STRIP AND STOCKPILE TOPSOIL. STOCKPILE SOIL & ROCK AS REQUIRED.
 - BEGIN GRADING FOR AND PREPARE THE PADS OF BUILDINGS 2, 3, AND 4.
 - CONSTRUCT RETAINING WALLS AS APPROPRIATE.
 - STABILIZE ALL AREAS WITH METHODS USED FOR PERMANENT STABILIZATION INCLUDING STONE OR VEGETATIVE MEASURES. GRASS AREAS MUST BE 80% DENSE TO BE CONSIDERED STABILIZED. WORK MAY CONTINUE IN ALL ZONE 1 AREAS STABILIZED IN NON-VEGETATIVE MRETHODS.
- WORK ZONE 3
- REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 2 AND 3.
 - INSTALL TEMPORARY SILT FENCE ALONG ALL DOWNSTREAM SIDES OF ZONE 3.

- CLEAR TREES AND BRUSH.
 - BEGIN GRADING FOR AND PREPARE BUILDING 5 PAD.
 - INSTALL THE SIDEWALK SWITCHBACK AND ADJACENT STORMWATER CONVEYANCE STARTING FROM THE SWALE LAONG ROUTE 32, UP TO THE ABOVE GROUND INFILTRATION SYSTEM.
- FINAL STABILIZATION

- FINAL GRADE LANDSCAPE AREAS AND PLACE TOPSOIL SEED, MULCH AND LANDSCAPING. SEE LANDSCAPE PLANS FOR SEEDING SCHEDULE.
- TEMPORARY SOIL EROSIONA AND SEDIMENT CONTROLS MAY BE REMOVED ONCE ALL TRIBUTARY AREAS TO THAT CONTROL ARE PERMANENTLY STABILIZED AND ARE NOT TO BE REDISTURBED BY CONSTRUCTION.
- UPON PERMANENT STABILIZATION OF SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL, CLEAN ALL CATCH BASINS AND PERMANENT STORMWATER FACILITIES.

MAINTENANCE OF EROSION CONTROL DEVICES

- GEOTEXTILE SILT FENCES:
 - INSPECT GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
 - REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
 - REPLACE OR REMOVE THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2024 GUIDELINES FOR TROUBLESHOOTING FAILURES.
 - MAINTAIN THE SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
 - AFTER UPLOSTE AREAS HAVE BEEN PERMANENTLY STABILIZED, PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND, UNLESS OTHERWISE REQUIRED. ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, REGRADE OR REMOVE SEDIMENT.
- TEMPORARY SEDIMENT TRAPS / BASINS:
 - INSPECTIONS SHALL BE AT SAME INTERVALS AS ABOVE.
 - OUTLET SHALL BE CHECKED FOR INTEGRITY: HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT, SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE SHOULD BE OBSERVED.
 - WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF OF THE MINIMUM REQUIRED STORAGE VOLUME, DEWATER TRAP, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSIONS OR SEDIMENTATION.
 - AFTER CONTRIBUTING AREA IS STABILIZED, REMOVE TRAP AND REGRADE AND STABILIZE AREA FOR INTENDED USE AS SHOWN ON PLANS.
- CONSTRUCTION ENTRANCES AND ROADWAYS:
 - MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES.
 - PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
 - IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.
- TEMPORARY DIVERSION DITCHES:
 - WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE, INSPECT ON SAME INTERVAL AS ABOVE.
 - REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED FROM THE DIVERSION HAS BEEN DAMAGED, SUCH THAT IT NO LONGER MEETS THE SPECIFICATIONS IN THE 2024 GUIDELINES.
 - IF REPETITIVE FAILURES OCCUR, REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.

BASIS OF DESIGN-TEMPORARY SEDIMENT BASINS AND TRAPS

- TEMPORARY SEDIMENT BASIN 'A':

DRAINAGE AREA = 8.0 AC
REQUIRED VOLUME = 134 CY/AC x 8.0 ACRES = 1072 CY
- TEMPORARY SEDIMENT BASIN 'B':

DRAINAGE AREA = 2.4 AC
REQUIRED VOLUME = 134 CY/AC x 2.4 ACRES = 322 CY

SOIL TEST DATA

A PRELIMINARY GEOTECHNICAL STUDY FOR THE SHANTOK VILLAGE HAS BEEN COMPLETED INCLUDING 29 SOIL BORINGS DRILLED TO A MAXIMUM DEPTH OF 25 FEET BELOW EXISTING GRADE. BORING AND TEST PIT LOCATIONS ARE SHOWN ON SHEET 7 - DRAINAGE PLAN. NO GROUNDWATER WAS OBSERVED ON BORING COMPLETION. BORING LOGS ARE PROVIDED IN THE GEOTECHNICAL STUDY PREPARED BY WELTI GEOTECHNICAL, PC DATED DECEMBER 8, 2011. TEST PIT LOGS FOLLOW.

TH-1	0' - 0.3'	TOPSOIL	TH-18	0' - 0.4'	TOPSOIL
0.3' - 2.0'	BR. FINE SAND AND SILT, LITTLE GRAVEL		0.4' - 3.0'	BR. FINE SAND AND SILT	
2.0' - 6.0'	LIGHT BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES & BOULDERS		3.0' - 4.0'	BR. FINE-MED SAND, SOME SILT, LITTLE GRAVEL	
	AUGER REFUSAL @ 6.0'			AUGER REFUSAL @ 4.0'	
TH-2	0' - 0.5'	TOPSOIL	TH-19	0' - 0.2'	TOPSOIL
0.5' - 3.0'	BR. FINE SAND AND SILT		0.2' - 2.5'	BR. FINE SAND AND SILT, TRACE FINE GRAVEL	
3.0' - 11.0'	BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES & BOULDERS		2.5' - 7.5'	GREY FINE-MED. SAND, SOME SILT, LITTLE GRAVEL & COBBLES	
11.0' - 25.0'	WEATHERED ROCK		7.5' - 8.0'	WEATHERED ROCK	
				AUGER REFUSAL @ 8.0'	
TH-3	0' - 0.4'	TOPSOIL	TH-20	0' - 0.5'	TOPSOIL
0.4' - 3.0'	BR. FINE SAND AND SILT, TRACE FINE GRAVEL		0.5' - 2.0'	BR. FINE SAND AND SILT	
3.0' - 4.5'	GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT		2.0' - 7.5'	LIGHT GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL, FEW COBBLES	
	AUGER REFUSAL @ 4.5'			AUGER REFUSAL @ 7.5'	
TH-4	0' - 0.2'	TOPSOIL	TH-21	0' - 0.70'	TOPSOIL
0.2' - 2.0'	BR. FINE SAND AND SILT, TRACE GRAVEL		0.70' - 1.5'	BR. FINE SAND AND SILT, LITTLE GRAVEL	
2.0' - 3.2'	GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT & COBBLES		1.5' - 8.5'	BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT	
	AUGER REFUSAL @ 3.2'			AUGER REFUSAL @ 8.5'	
TH-5	0' - 0.2'	TOPSOIL	TH-22	0' - 0.4'	TOPSOIL
0.2' - 5.0'	BR. SILT AND FINE SAND, TRACE FINE GRAVEL, FEW COBBLES		0.4' - 1.5'	BR. SILT AND FINE SAND, TRACE GRAVEL	
5.0' - 6.5'	GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL & COBBLES		1.5' - 3.0'	BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL	
	AUGER REFUSAL @ 6.5			AUGER REFUSAL @ 3.0'	
TH-7	0' - 0.2'	TOPSOIL	TH-23	0' - 0.5'	TOPSOIL
0.2' - 2.0'	BR. FINE-MED. SAND, SOME SILT & GRAVEL		0.5' - 2.0'	BR. FINE SAND AND SILT, LITTLE GRAVEL, FEW COBBLES	
	AUGER REFUSAL @ 2.0'			AUGER REFUSAL @ 2.0'	
TH-8	0' - 0.2'	TOPSOIL	TH-24	0' - 0.5'	TOPSOIL
0.2' - 2.0'	BR. FINE-CRS. SAND, SOME SILT & GRAVEL		0.5' - 2.0'	GREY/BR. FINE SAND, SOME SILT, LITTLE GRAVEL	
2.0' - 2.5'	WEATHERED ROCK		2.0' - 3.0'	GREY FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT	
	AUGER REFUSAL @ 2.5'		3.0' - 3.5'	WEATHERED ROCK	
				AUGER REFUSAL @ 3.5'	
TH-9	0' - 0.1'	TOPSOIL	TH-25	0' - 0.5'	TOPSOIL
0.1' - 3.8'	YELLOW/BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES		0.5' - 1.0'	BR. SILT AND FINE SAND	
3.8' - 10.5'	WEATHERED ROCK		1.0' - 2.4'	BR. FINE-MED. SAND AND SILT, LITTLE GRAVEL	
	AUGER REFUSAL @ 10.5'		2.4' - 3.0'	WEATHERED ROCK	
				AUGER REFUSAL @ 3.0'	
TH-10	0' - 0.3'	TOPSOIL	TH-26	0' - 0.5'	TOPSOIL
0.3' - 1.5'	BR. SILT AND FINE SAND, TRACE GRAVEL & COBBLES		0.5' - 2.8'	BR. FINE-MED SAND AND SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS	
	AUGER REFUSAL @ 1.5'		2.8' - 3.5'	WEATHERED ROCK	
				AUGER REFUSAL @ 3.5'	
TH-11	0' - 0.75'	TOPSOIL	TH-27	0' - 0.4'	TOPSOIL
0.75' - 2.5'	BR. FINE SAND AND SILT		0.4' - 1.0'	BR. SILT AND FINE SAND	
2.5' - 3.0'	WEATHERED ROCK		1.0' - 2.5'	GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS	
	AUGER REFUSAL @ 3.0'			AUGER REFUSAL @ 2.5'	
TH-12	0' - 0.75'	TOPSOIL	TH-28	0' - 0.4'	TOPSOIL
0.75' - 3.0'	BR. FINE SAND AND SILT		0.4' - 1.0'	BR. SILT AND FINE SAND, FEW COBBLES	
3.0' - 4.0'	GREY/BR. SILT AND FINE SAND		1.0' - 4.0'	BR. FINE-MED. SAND, SOME SILT & GRAVEL	
4.0' - 9.5'	GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL & COBBLES		4.0' - 10.4'	GREY FINE-MED. SAND, LITTLE SILT & GRAVEL, FEW COBBLES & BOULDERS	
9.5' - 14.0'	WEATHERED ROCK			AUGER REFUSAL @ 11.0'	
	AUGER REFUSAL @ 14.0'				
TH-13	0' - 0.2'	TOPSOIL	TH-29	0' - 0.3'	TOPSOIL
0.2' - 2.0'	BR. FINE SAND AND SILT		0.3' - 1.1'	BR. FINE SAND AND SILT	
2.0' - 5.5'	GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT		1.1' - 3.0'	BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL	
	AUGER REFUSAL @ 5.5'			AUGER REFUSALS BETWEEN 1' AND 3'	
TH-14	0' - 0.6'	TOPSOIL/BOULDERS	TH-30	0' - 0.5'	TOPSOIL
0.6' - 2.0'	BR. FINE SAND, SOME SILT, LITTLE GRAVEL & COBBLES		0.5' - 4.2'	BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL	
2.0' - 2.5'	WEATHERED ROCK			AUGER REFUSAL @ 4.2'	
	AUGER REFUSAL @ 2.5'				
TH-16	0' - 0.2'	TOPSOIL/COBBLES	TH-31	0' - 0.2'	TOPSOIL
0.2' - 1.5'	BR. FINE SAND AND SILT, TRACE FINE GRAVEL		0.2' - 3.5'	GREY/BR. FINE-MED. SAND, LITTLE SILT & GRAVEL	
1.5' - 2.5'	BR. FINE-MED. SAND AND SILT, SOME GRAVEL, FEW COBBLES		3.5' - 5.2'	GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES	
2.5' - 3.0'	WEATHERED ROCK			AUGER REFUSAL @ 5.2'	
	AUGER REFUSAL @ 3.0'				
TH-17	0' - 0.7'	TOPSOIL/BOULDERS			
0.7' - 2.5'	BR. FINE-MED SAND, SOME SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS				
	AUGER REFUSAL @ 2.5'				

ZONING DATA TABLE		
ZONE DISTRICT R-20-M (RESIDENTIAL MULTIFAMILY) & ROUTE 32 OVERLAY ZONE (OZ)		
ITEM	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	20,000 SF	530,937 SF
MINIMUM LOT FRONTAGE	80 FT	>600 FT
MINIMUM FRONT YARD	50 FT	73.11 FT
MINIMUM SIDE YARD	15 FT	46.4 FT
MINIMUM REAR YARD	30 FT	31 FT
MAX BUILDING HEIGHT	5 STORIES	<= 60 FT (SEE NOTE 4) 4 STORIES
MAXIMUM DWELLING UNITS	18 UNITS PER ACRE ≈ 18 * 12.19 = 219 UNITS	200 UNITS
	40 DWELLING FLATS PER BUILDING	40 DWELLING FLATS PER BUILDING
PARKING SPACES	400 (SEE SITE NOTE 6)	408 (SEE SITE NOTE 6)
WATER SUPPLY/SANITARY SEWER	---	MUNICIPAL
TOTAL MINIMUM OPEN SPACE	15% (79,641 SF)	37% (196,200 SF)

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-2 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996." IT IS AN **INDEPENDENT BOUNDARY RESURVEY** CONFORMING TO A **CLASS A-2 SURVEY** STANDARD.
2. THE TOPOGRAPHIC FEATURES HAVE BEEN PREPARED BY GOLDEN AERIAL SURVEYS COMPANY WITH HORIZONTAL AND VERTICAL CONTROL BEING PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC. VERTICAL ACCURACY TO A **CLASS V-5**.
3. THE TOPOGRAPHIC SURVEY IS CERTIFIED TO A CONNECTICUT **CLASS T-3** MINIMUM STANDARD IN ACCORDANCE WITH THE ABOVE REFERENCED SECTIONS OF SECTION 20-300b-1 THROUGH 20-300b-2.
4. THE HORIZONTAL CONTROL DATUM IS BASED ON **NAD83, CONNECTICUT STATE GRID, U.S. FEET**.
5. THE VERTICAL DATUM IS BASED ON **NAVDS88 DATUM**.
6. HORIZONTAL AND VERTICAL DATUM WAS DETERMINED IN THE FIELD USING LAND SURVEYOR GRADE GPS ON THE **SMARTNET NETWORK**.
7. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE LICENSED PROFESSIONAL LAND SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
8. THE SUBJECT LOTS ARE SHOWN ON THE MONTVILLE TAX ASSESSORS **MAP 94, LOTS 29 & 29-1** WITH A STREET ADDRESS OF **1758 AND 1790 ROUTE 32**.
9. THE SUBJECT PROPERTY HERE SHOWN IS FOUND IN THE MONTVILLE LAND RECORDS **VOLUME 246, PAGE 47** FOR A QUIT CLAIM DEED DATED SEPTEMBER 4, 1992, REGARDING THE TITLE TO THE SUBJECT PROPERTY.
10. THIS PROPERTY IS FOUND ON FEMA MAP, "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS PANEL **351 OF 554**, COMMUNITY: TOWN OF MONTVILLE, NEW LONDON COUNTY, NUMBER: **090099**, PANEL **351 OF 554**, MAP NUMBER: **0901102516**, MAP REVISED: **JULY 18, 2011**, FEDERAL EMERGENCY MANAGEMENT AGENCY", INDICATED THE SUBJECT PROPERTY IS LOCATE IN A **ZONE X** AND IS NOT IDENTIFIED AS A FLOOD HAZARD ZONE.

A. MAP ENTITLED, "PROPERTY SURVEY, PREPARED FOR K2 TOWERS III, 48 COOK DRIVE, MONTVILLE, CONNECTICUT, DATE: APRIL 6, 2022, REVISED TO: 5/31, ROE HELLSTROM LAND SURVEYING, LLC," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

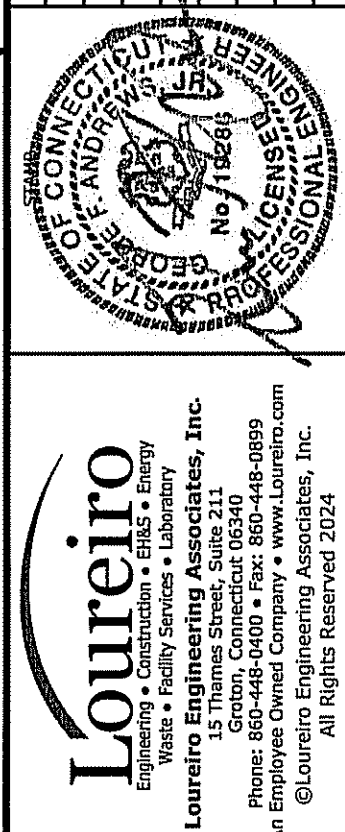
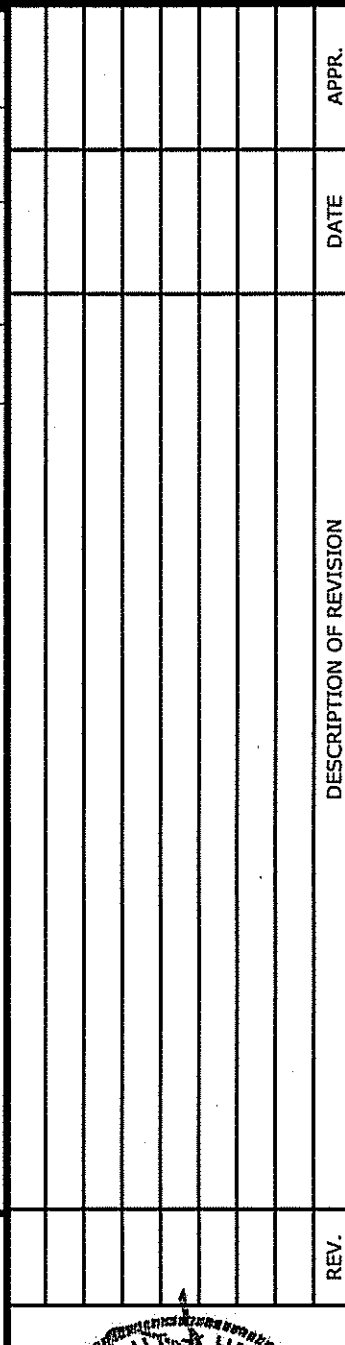
B. MAP ENTITLED, "MOHEGAN HILL," SUBDIVISION OF LAND OF DAVID KINGSBOROUGH, ET AL OFF POLLY'S LANE, UNCASVILLE, CONNECTICUT, SCALE: 1"=200', DATE: JAN. 12, 1988, BY KING & MULLEN, LAND SURVEYORS," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE, MAP NO. 59.

C. MAP ENTITLED, "TOWN OF MONTVILLE, PLAN SHOWING TRACT 1 & 2, OWNED BY PETER & RITA COLEDA TO BE PURCHASED BY RUDOLPH CARON, SCALE: 1"=40', DATE: AUGUST 1962," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE, MAP NO. 255.

D. MAP ENTITLED, "PLAN SHOWING PERIMETER SURVEY PARCELS, A & B, PREPARED FOR THE VILLAGES AT SHANTOCK HILL DEVELOPMENT, LLC, ON PROPERTY OF VIZION ENTERPRISES, ASSESSORS MAP 94 LOT 29, 1710 & 1856 NORWICH-NEW LONDON HWY, NORWICH, CONNECTICUT, MONTVILLE CONN. SCALE: 1"=100' HORIZONTAL, DATE: MAY 16, 2012 BY GERWICK & MERREN LLC," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

E. MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY MAP, PORT HILL FARMS SUBDIVISION, MOHEGAN TRIBE OF INDIAN OF CONNECTICUT, 1710 ROUTE 32 MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATE: MAY 17, 2003, REVISED TO: 5/5/03, MCFARLAND - JOHNSON INC.," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

F. MAP ENTITLED, "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF MONTVILLE, NORWICH-NEW LONDON JUNCTION PROPERTY NORTHERLY ABOUT 6,200 FEET, ROUTE 12, SCALE: 1"=100', SHEET 3 OF 3, DATE: 1929," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.



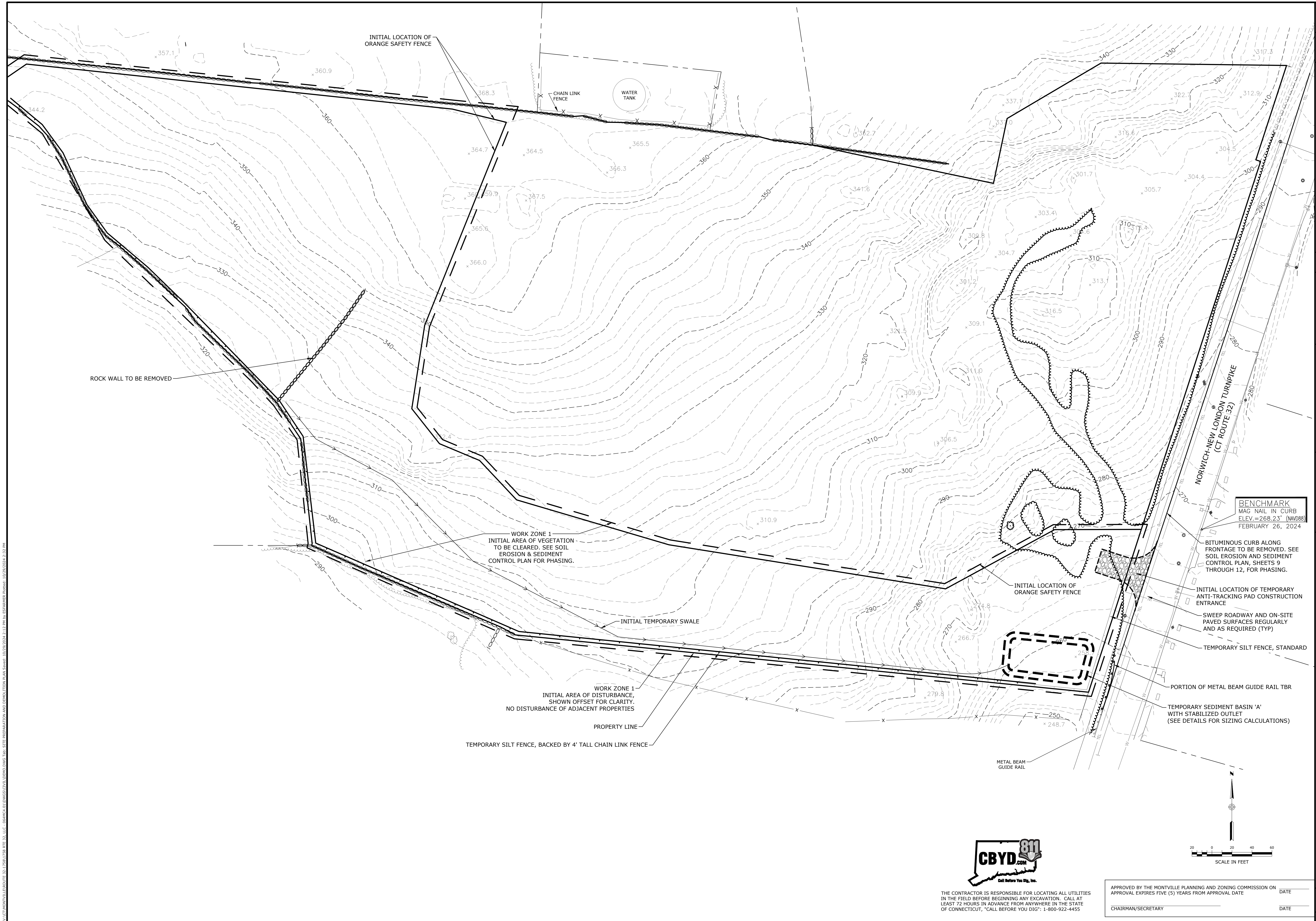
SCALE 1"=50'	COMM. NO. 064MC.01	DRAWN BY SMH	DATE 03/07/2024
		APPROVED BY AHH	DATE 03/07/2024

PROPERTY & TOPOGRAPHIC SURVEY

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
PREPARED FOR:
1758 RTE 32, LLC

24 MAIN STREET, CENTERBROOK, CT 06409

DRAWING			
24000145.01			
SHEET NO.	1	NO. OF SHEETS	1



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE

SITE PREPARATION AND DEMOLITION PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06401

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[illegible]



SCALE 1"=40'	CONV. NO. 064MC4.01	
	DRAWN BY ESF	DATE 10/29/2024
	APPROVED BY GFA	DATE 10/29/2024

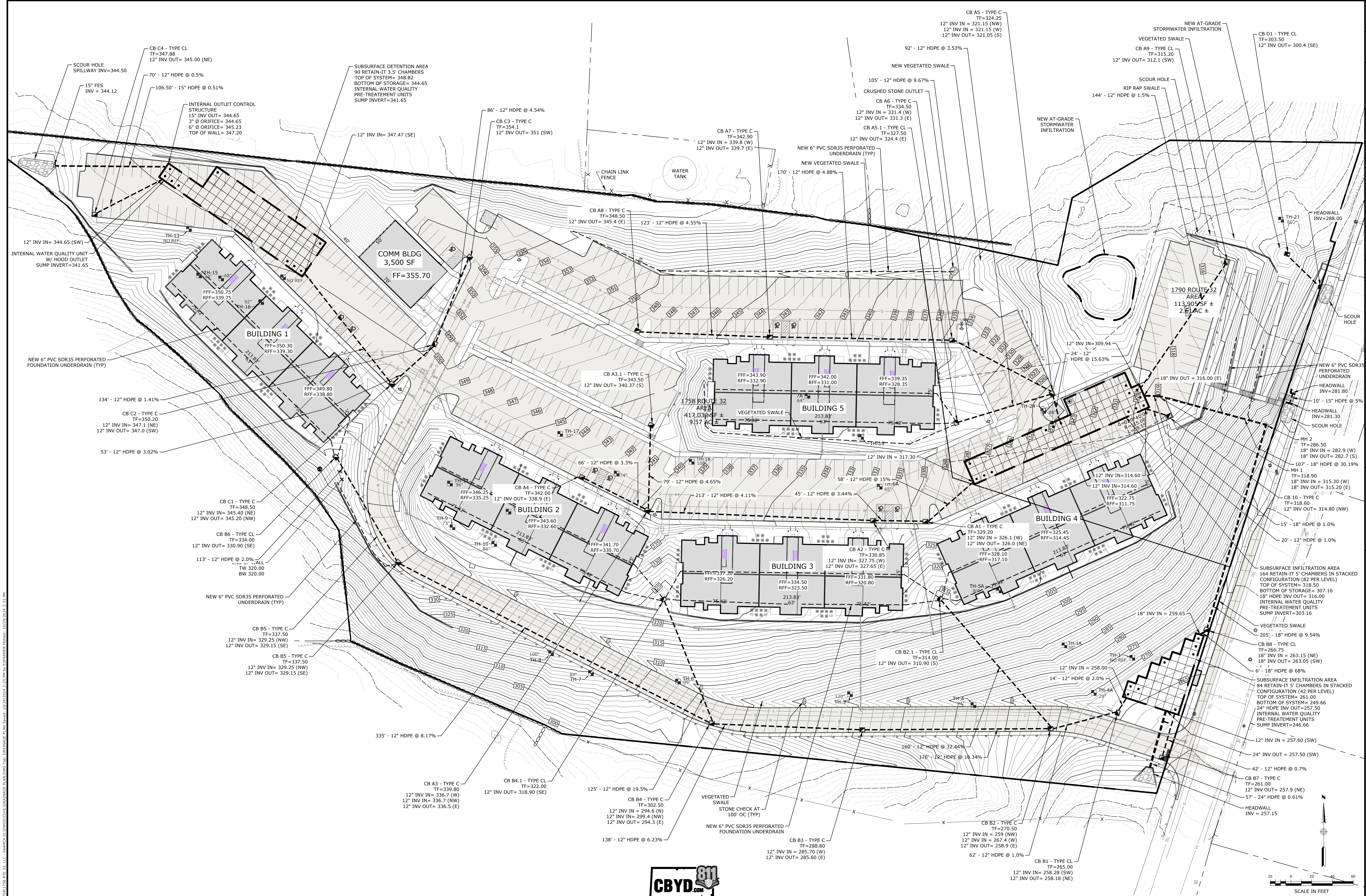
SITE LAYOUT PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382

PREPARED FOR:
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06410

DRAWING			
C-4			
SHEET NO.	5	NO. OF SHEETS	17

V:\CT\MONTVILLE\ROUTE 32\1758\1758 RTE 32, LLC - 064604\CTUDWGSS\CTUDWGSS\DRAINAGE PLAN\DWG 01.DWG: 2-25-24 BY: ERS/AM/RE: 10/29/2024 2:11 PM



THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

SEE NOTES, LEGEND, AND ABBREVIATIONS, SHEET 2, FOR TEST PIT DATA

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE

CHAIRMAN/SECRETARY DATE

DRAINAGE PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06409

DRAWING
C-6

SHEET NO. 7 NO. OF SHEETS 17



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SCALE	CORN. NO.	DRAWN BY	DATE	APPROVED BY	DATE
1"=40'	064MC4.01	ESF	10/29/2024	GFA	10/29/2024

NO. OF SHEETS	DATE	DESCRIPTION OF REVISION	REV.	DATE	APPR.
17					

