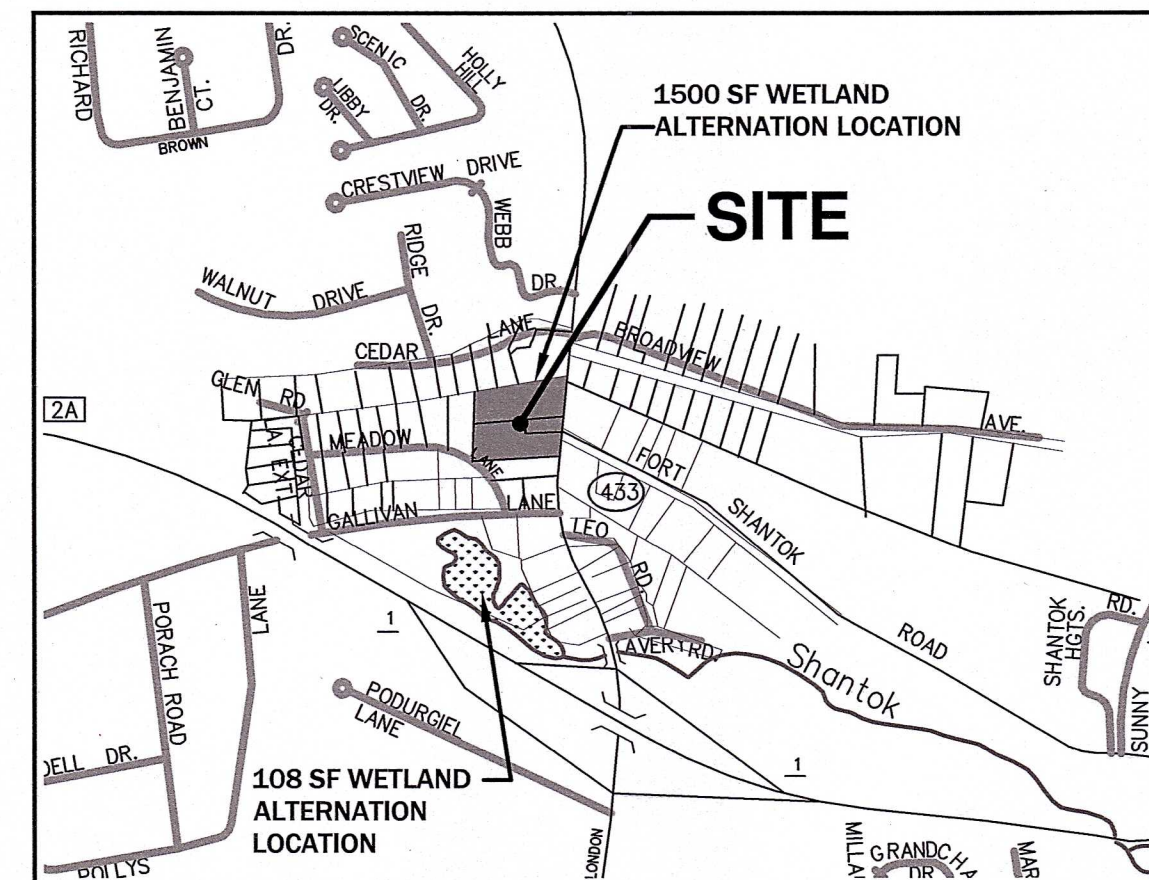


SITE PLAN FOR REDEVELOPMENT OF HORIZON VIEW 2268-2284 ROUTE 32 - MONTVILLE, CT

DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
09/25/2024	10/25/2024	-	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	10/25/2024	N-1	ABBREVIATION, NOTES AND LEGENDS
09/25/2024	10/25/2024	C-1	DEMOLITION AND EROSION CONTROL PLAN
09/25/2024	10/25/2024	C-2	GRADING AND DRAINAGE PLAN
09/25/2024	10/25/2024	C-3	UTILITY PLAN
09/25/2024	10/25/2024	C-4	PARKING AND TRAFFIC CONTROL PLAN
09/25/2024	10/25/2024	FT-1	FIRE TRUCK TURNING PLAN
09/25/2024	10/25/2024	C-5	DEMOLITION & EROSION CONTROL DETAILS
09/25/2024	10/25/2024	C-6	DRAINAGE DETAILS I
09/25/2024	10/25/2024	C-7	DRAINAGE DETAILS II
09/25/2024	10/25/2024	C-8	UTILITY DETAILS
09/25/2024	10/25/2024	C-9	SITE PARKING & TRAFFIC CONTROL DETAILS
09/25/2024	10/25/2024	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)
10/09/2024	-	PZ-1	FIRST & TYPICAL (2ND & 3RD) FLOOR PLANS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-2	THIRD AND ROOF PLANS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-3	EXTERIOR ELEVATIONS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-4	PERSPECTIVE (CROSSKEY ARCHITECTS)



LOCUS MAP
(NOT TO SCALE)

SUBMITTED FOR SITE PLAN REVIEW (P&Z)
10/25/2024



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: F.A. HESKETH & ASSOCIATES 6 CREAMERY BROOK 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.

GOVERNMENT/UTILITY CONTACTS

MAYOR
LEONARD G. BUNNELL SR.
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
2ND FLOOR
UNCASVILLE, CT 06382
PHONE: (860) 848-6778

FIRE DEPARTMENT:
FIRE MARSHAL'S OFFICE
310 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
ATTN.: PAUL BARNES
FIRE MARSHAL
PHONE: (860) 848-6781

WATER CONTROL AUTHORITY:
83 PINK ROW
UNCASVILLE, CT 06382
ATTN.: RON MCDANIEL,
ADMINISTRATOR
PHONE: (860) 848-6776

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

LAND USE DEPARTMENT:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
PHONE: (860) 848-6779

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

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

PUBLIC WORKS DEPARTMENT:
G MONTVILLE PUBLIC WORKS
 225 MAPLE AVENUE
 UNCASVILLE, CT 06382
 ATTN.: JOHN CARLSON,
 PUBLIC WORKS DIRECTOR
 PHONE: (860) 848-7473

BUILDING DEPARTMENT:
MONTVILLE TOWN HALL
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

ASSESSOR'S OFFICE:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
GROUND FLOOR, ROOM 4
UNCASVILLE, CT 06382
ATTN.: LUCY BEIT,
ASSESSOR
PHONE: (860) 848-6774

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

SIGNATURE BLOCK

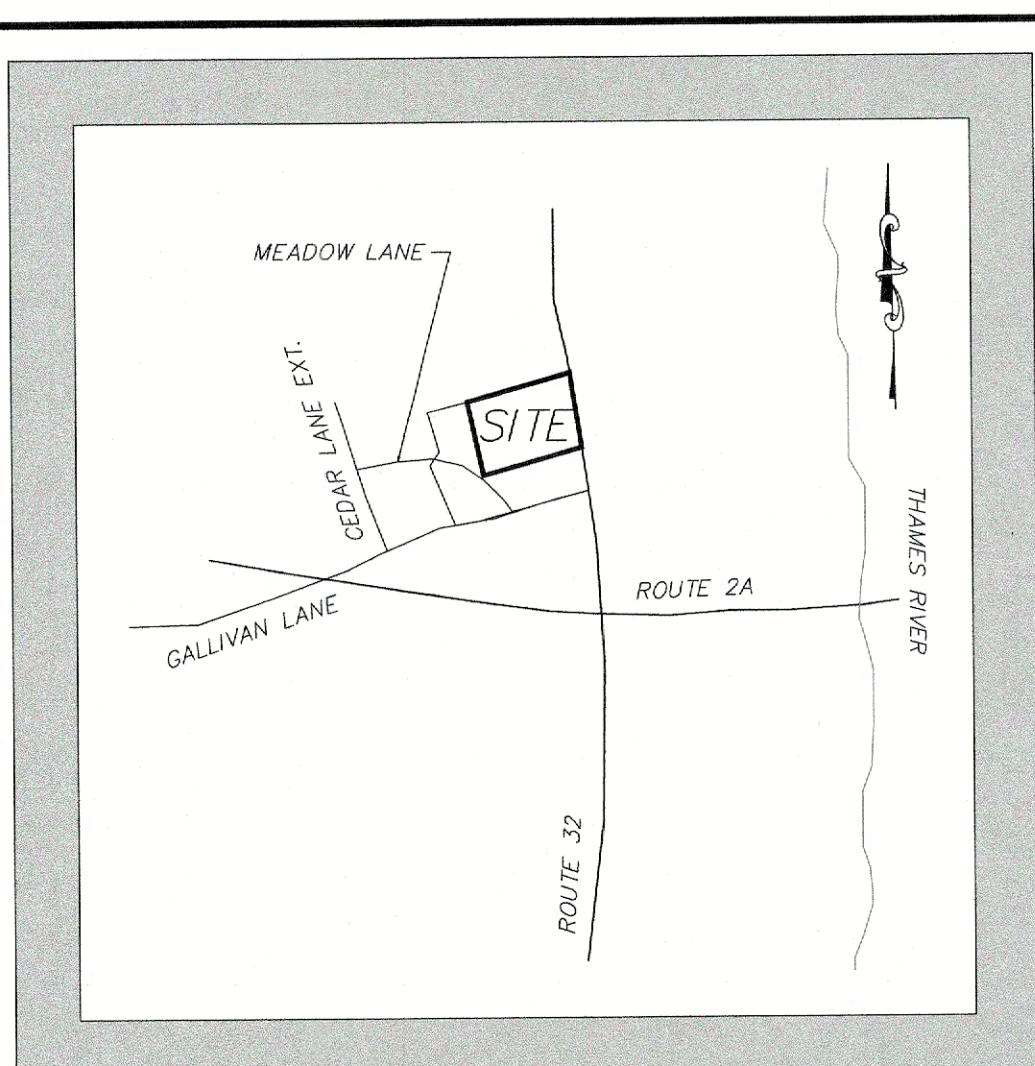
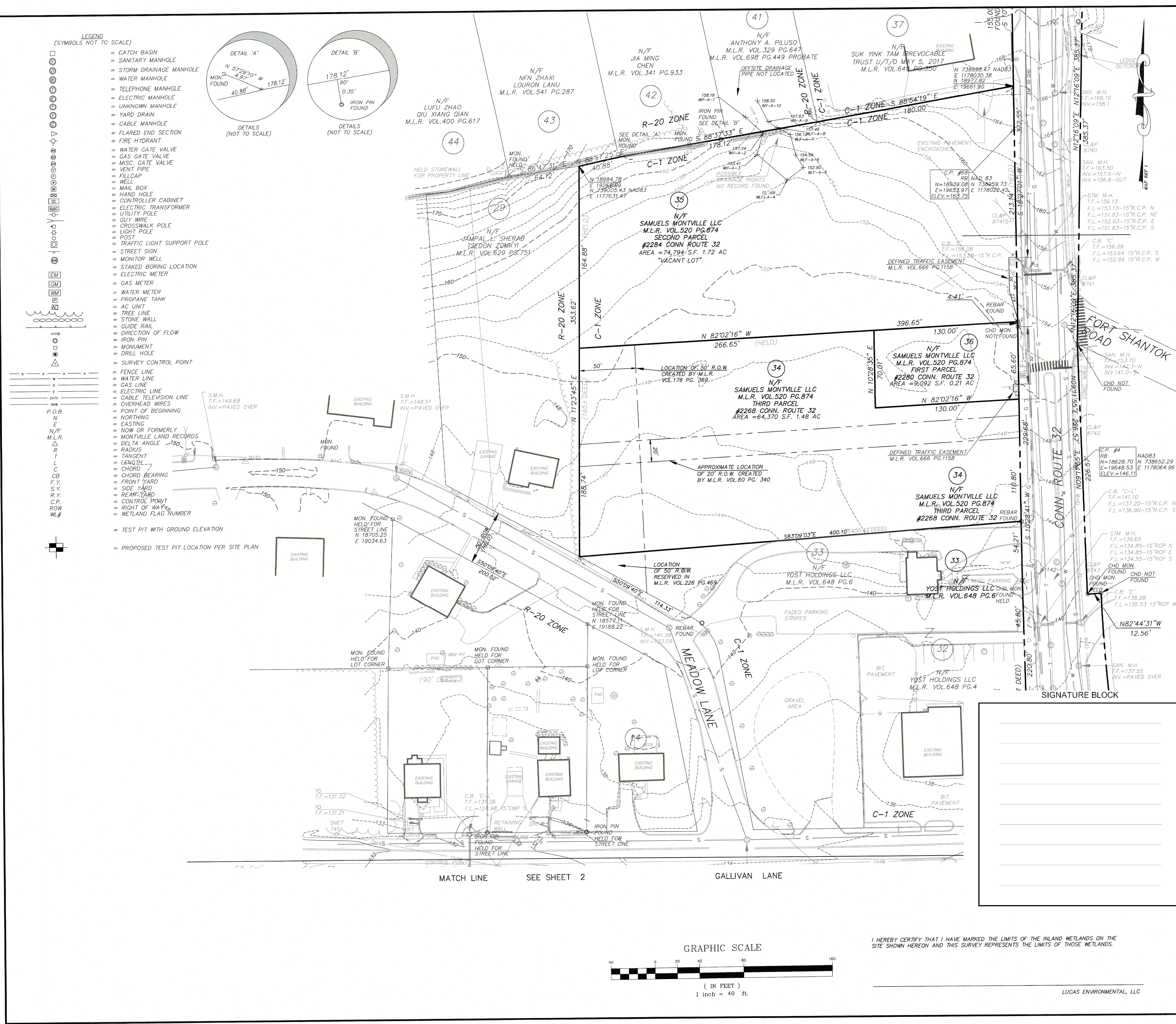
[illegible]

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.

ZONE REQUIREMENTS

ITEM	C-1 ZONE
MINIMUM LOT AREA	10,000 SQ. FT. *
MINIMUM LOT FRONTAGE	80' **
MAXIMUM HEIGHT	35' ***
SETBACKS	
FRONT	30'
SIDE	30'
REAR	30' (COMMERCIAL TO RESIDENTIAL)
	15' (COMMERCIAL TO COMMERCIAL OR INDUSTRIAL)

* 10,000 S.F. IF PUBLIC SEWERS, 40,000 S.F. NO SEWERS

** MINIMUM FRONTAGE MAY BE REDUCED TO 100' BY A VOTE OF THE COMMISSION FOR CONTIGUOUS COMMERCIAL DEVELOPMENTS THAT COMBINE DRIVEWAYS.

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 "FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS, PANEL 351 OF 554 MAP NUMBER 090103351G 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.

B. 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 PURSUANT 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

PROPERTY/TOPOGRAPHIC SURVEY

PREPARED FOR

RUC 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 Street no.: 1 OF 2

0. 12024 12023 - RUC Montville old 02203 MONP5108 - 2024-09-05.dwg, P18-1, Sep. 09, 2024 - 1:57:02 PM

Phone (860) 855-8800

Fax (860) 844-8800

e-mail malma@hesketh.com

F. A. Hesketh & Associates, Inc.

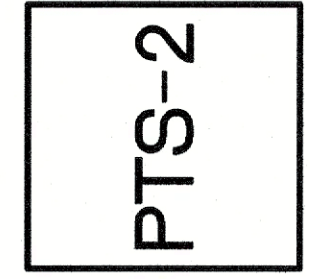
6 Creamery Brook, East Granby, CT 06026

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

PTS-1



LUCAS ENVIRONMENTAL, LLC



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

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Phone (860) 653-8000
Fax (860) 844-8600
e-mail mail@fahesketh.com