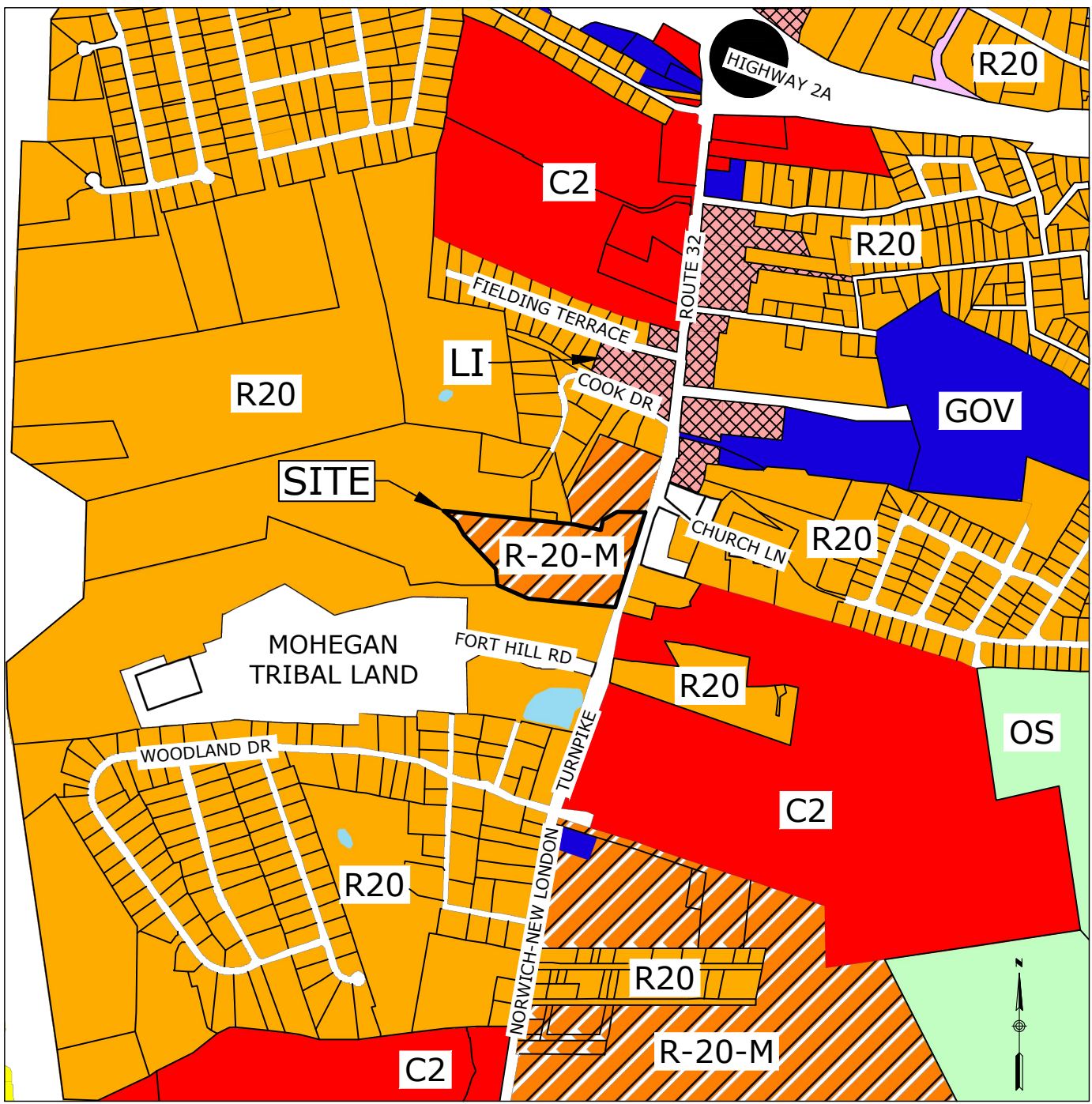
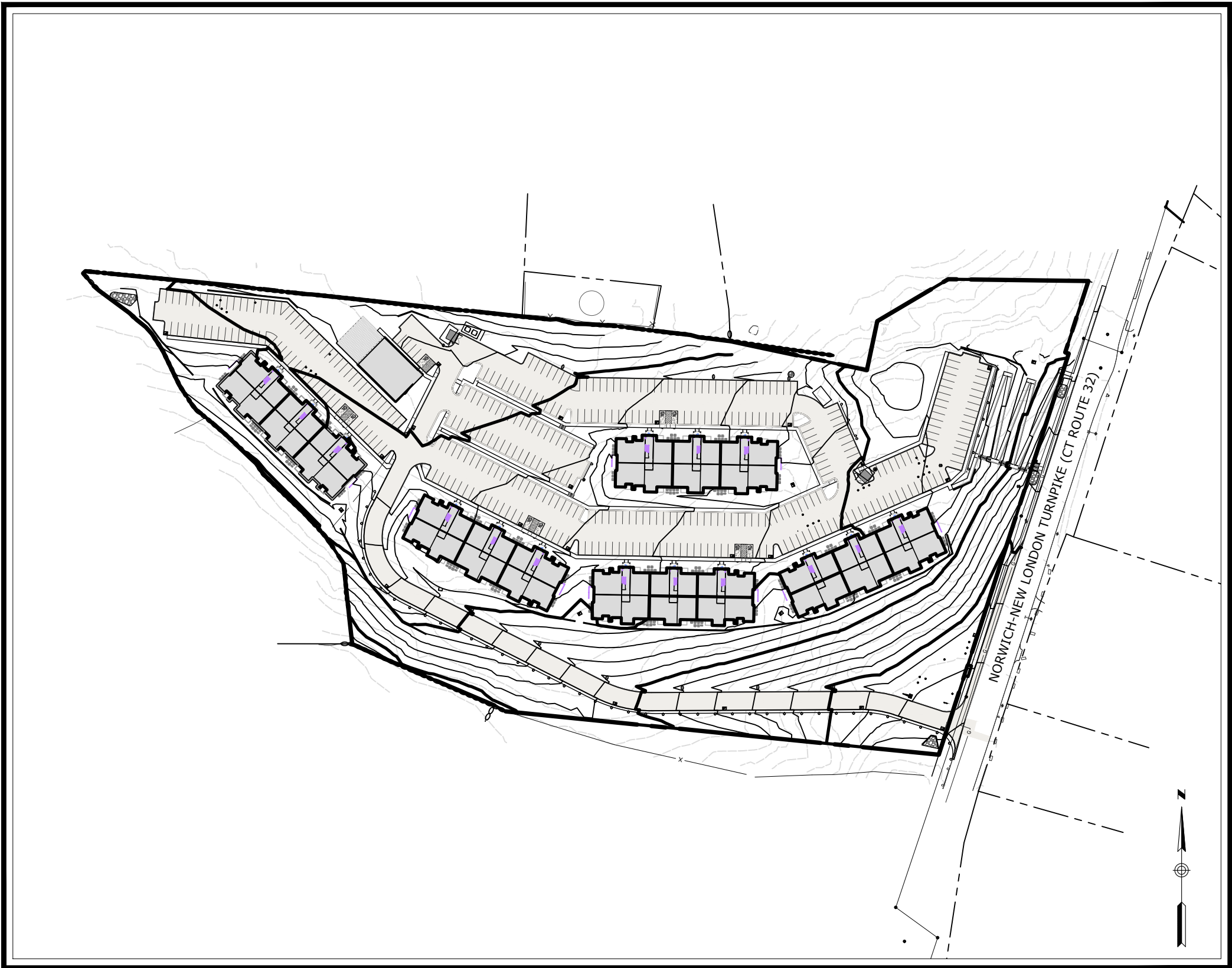


SHANTOK VILLAGE

FOR SITE PLAN SUBMISSION

1758 ROUTE 32
MONTVILLE, CT 06382

OCTOBER 29, 2024
REVISED: NOVEMBER 12, 2024



LOCATION MAP
SCALE: 1"=1,000'

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1	C-1	COVER
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4	C-3	SITE PREPARATION AND DEMOLITION PLAN
5	C-4	SITE LAYOUT PLAN
6	C-5	GRADING PLAN
7	C-6	DRAINAGE PLAN
8	C-7	UTILITY PLAN
9	C-8	SOIL EROSION AND SEDIMENT CONTROL PLAN
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13	L-1	LANDSCAPE PLAN
14	C-12	SITE DETAILS
15	C-13	STORMWATER MANAGEMENT DETAILS
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APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON	DATE _____
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE	
CHAIRMAN/SECRETARY _____	DATE _____

Property Owner / Applicant:

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

OWNER: VIZION ENTERPRISES
7 RICHBOROUGH RD
MADISON, CT 06443

Prepared By:
Engineer:
Loureiro Engineering Associates, Inc.
15 Thames Street, Suite 211, Groton, Connecticut 06340
Phone: 860-448-0400 · Fax: 860-448-0899
An Employee Owned Company · www.Loureiro.com
Engineering • Construction • EH&S • Energy
Waste • Facility Services • Laboratory



THIS SITE PLAN IS FOR THE CONSTRUCTION OF FIVE NEW MULTI-FAMILY APARTMENT BUILDINGS WITH 40 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.

2. 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.

3. BUILDING COVERAGE CALCULATION:

A. BUILDING AREA = 74,870 SF (5 NEW RESIDENTIAL BUILDINGS) + 3,500 SF COMMUNITY BUILDING, 78,370 SF

B. LOT AREA = 530,937 SF

C. BUILDING AREA/LOT AREA = 14.8%

4. BUILDING FOOT HEIGHT:

4.1. BUILDING 1:

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

4.2. BUILDING 2:

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

4.3. BUILDING 3:

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

4.4. BUILDING 4:

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

4.5. BUILDING 5:

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

4.6. COMMUNITY BUILDING

AVERAGE PROPOSED FINISHED GRADE:	354.60
MAXIMUM HIGHEST POINT OF BUILDING:	414.60
BUILDING HEIGHT:	30.6 FT

5. LANDSCAPING REQUIREMENTS:

A. OPEN SPACE (PER SECTION 98.6.A OF THE ZONING REGULATIONS):

1. REQUIRED: 15% (79,641 SF)

2. PROVIDED: 37% (196,200 SF)

B. LANDSCAPE BUFFER (PER SECTION 98.12 OF THE ZONING REGULATIONS):

1. 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 MULTIFAMILY 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.

2. PROVIDED: 410' (MIN) WIDE LANDSCAPE BUFFER ALONG THE REAR LOT LINE ADJACENT TO NEW BUILDING #1. REFER TO THE LANDSCAPE PLAN ON SHEET 13.

C. LANDSCAPED PARKING AREA (PER SECTION 18.16 OF THE ZONING REGULATIONS):

1. 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

2. PROVIDED LANDSCAPED AREA:

7,331 SF (NEW LANDSCAPE ISLANDS AND PARKING LOT ADJACENT) + 110,983 SF (LANDSCAPING AREAS ALONG LOT LINES) = 118,314 SF

D. THE LANDSCAPED AREA ALONG THE PARKING PERIMETER SHALL BE PLANTED WITH GRASS, SHRUBS AND TREES. REFER TO THE LANDSCAPE PLAN ON SHEET 13.

6. PARKING CALCULATION:

A. TOTAL PARKING REQUIRED:

200 UNITS x 2 SPACES PER UNIT = 400 REQUIRED SPACES

B. TOTAL PARKING PROVIDED:

408 NEW SPACES

7. 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 COLECTOR ROAD. A SEPARATE ZONING PERMIT WILL BE REQUIRED PRIOR TO THE INSTALLATION.

8. 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.

9. SITE LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.

10. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.

11. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS.

12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS. ALL PARKING LOT STRIPING (EXCEPT CROSS MARKING) SHALL BE WHITE PAINT. THE ACCESSIBLE PARKING SYMBOL SHALL BE LIGHT BLUE PAINT.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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 MONDAY 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.

18. APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF UNCAS HEALTH DISTRICT AND THE MONTVILLE WPCA, FIRE MARSHAL AND BUILDING OFFICIAL DURING PROJECT CONSTRUCTION.

19. ON-SITE ROCK-MATERIALS PROCESSING REQUIRES A ZONING PERMIT REVIEWED & APPROVED BY THE ZONING OFFICIAL PER 2R SECTION 4.11.11/4.11.1.5 (EXCAVATIONS/PROCESSING - REQUIREMENTS FOR RES. ZONES) PRIOR TO START.

20. AN APPROVED ZONING PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK.

21. AFTER WORK HAS COMMENCED, ANY SUBSTANTIVE CHANGES TO THE APPROVED SITE PLAN REQUIRE REVIEW & APPROVAL BY THE PLANNING DIRECTOR AND/OR THE PLANNING COMMISSION.

22. 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.

23. ALL NEW BUILDINGS SHALL BE STAKED OUT BY A LICENSED SURVEYOR.

1. REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 2 AND 3.
2. INSTALL TEMPORARY SILT FENCE ALONG ALL DOWNSTREAM SIDES OF ZONE 3.

ALL WORK SHALL BE COMPLETED WITHIN FIVE (5) YEARS OF DATE OF APPROVAL.
EXPIRATION DATE: _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____

DRAWING

C-2

SHEET NO.	2	NO. OF SHEETS	17
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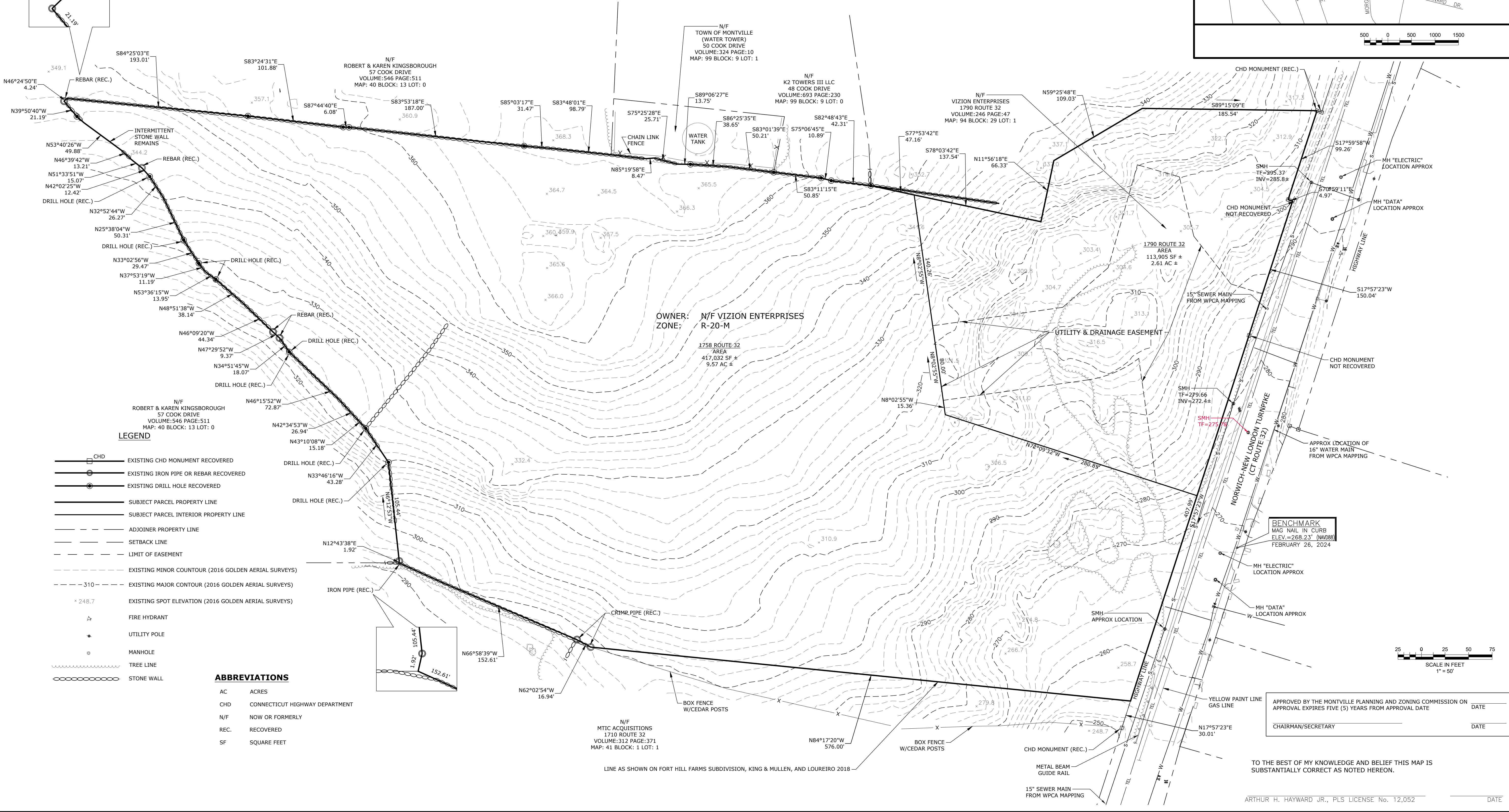
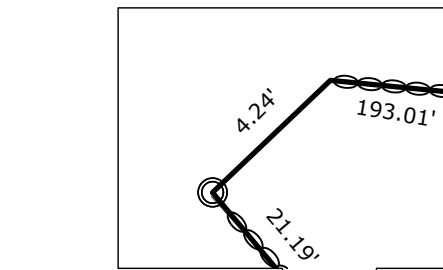
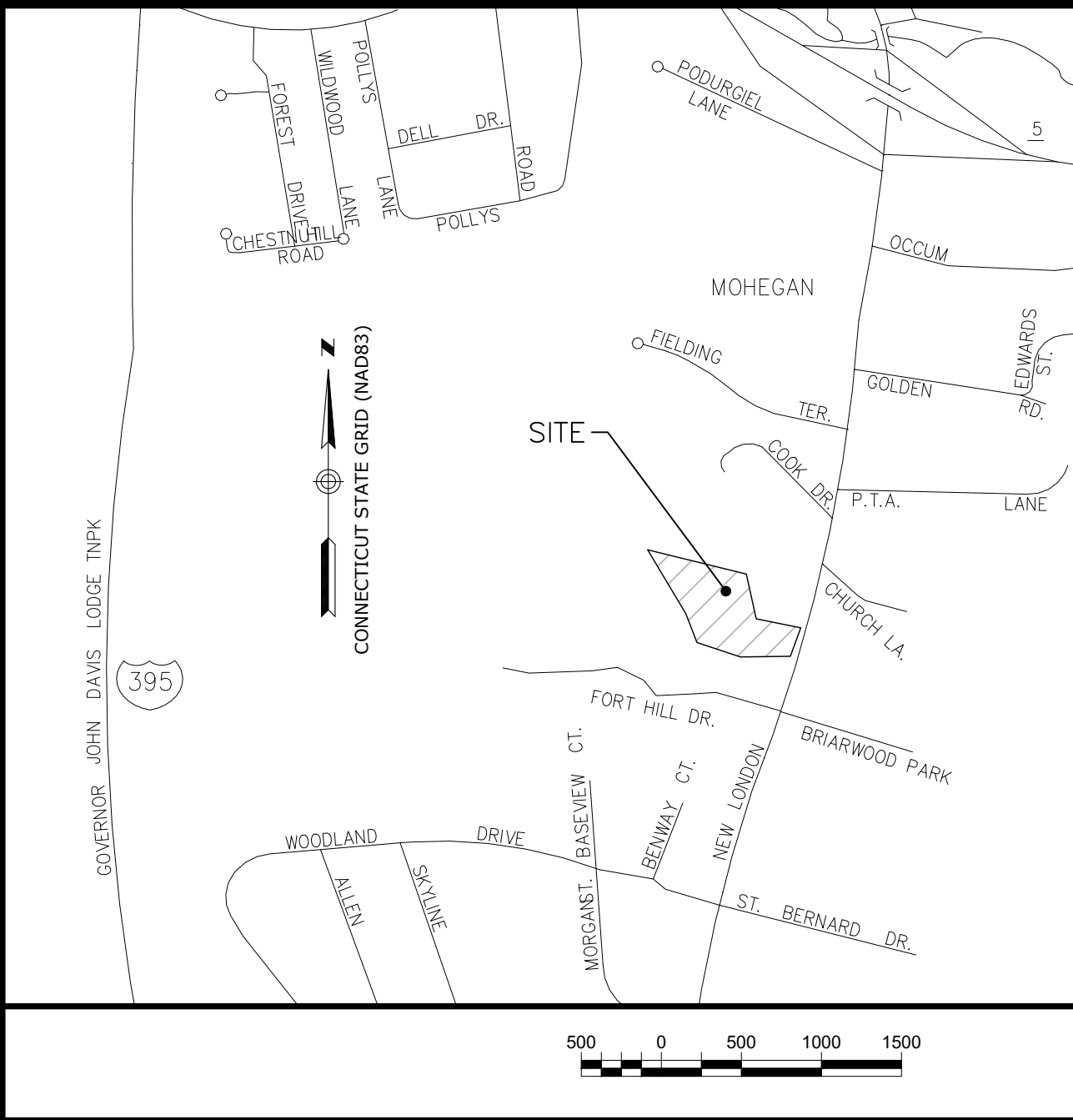
V:\CT\MONTVILLE\ROUTE 32-1758-1758.RTE 32-1758-1758.DWG (1) SURVEY SHEET-10/29/2024 2:11 PM by RESOURCES Printed: 11/12/2024 10:56 AM

SURVEY NOTES:

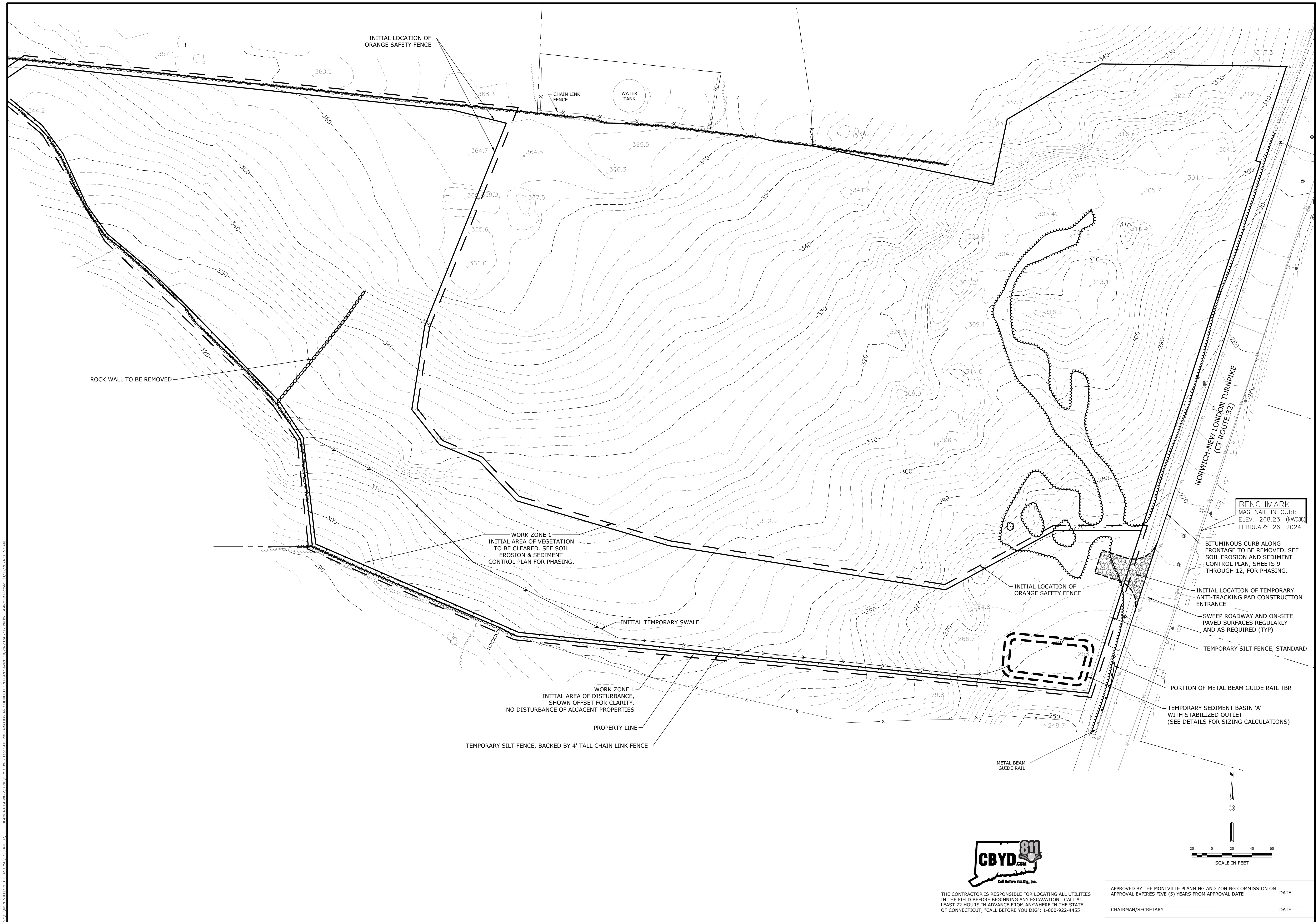
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996." IT IS A **INDEPENDENT BOUNDARY RESURVEY** CONFORMING TO A **CLASS A-2** SURVEY STANDARD.
- 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**.
- 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-20.
- THE HORIZONTAL CONTROL DATUM IS BASED ON **NAD83, CONNECTICUT STATE GRID, U.S. FEET**.
- THE VERTICAL DATUM IS BASED ON **NAVD88 DATUM**.
- HORIZONTAL AND VERTICAL DATUM WAS DETERMINED IN THE FIELD USING LAND SURVEYOR GRADE GPS ON THE **SMARTNET NETWORK**.
- 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.
- 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**.
- 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.
- 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: **09011C0351G**, 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.

REFERENCE MAPS:

- MAP ENTITLED, "PROPERTY SURVEY, PREPARED FOR K2 TOWERS III, LLC, 48 COOK DRIVE, MONTVILLE, CONNECTICUT, DATE: APRIL 6, 2022, REVISED TO: 5/31, ROB HELLSTROM LAND SURVEYING, LLC", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.
- 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.
- 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.
- 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 TURNPIKE, CONNECTICUT, MONTVILLE, CONN., SCALE: 1"=100' HORIZONTAL, DATE: MAY 16, 2012 BY GERWICK - MEREN LLC", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.
- MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY MAP, FORT HILL FARMS SUBDIVISION, MOHEGAN TRIBE OF INDIANS OF CONNECTICUT, 1710 ROUTE 32 MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATE: MARCH 17, 2003, REVISED TO 5/5/03, MCFARLAND - JOHNSON INC.", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.
- MAP ENTITLED, "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF MONTVILLE, NORWICH-NEW LONDON YOUNG PROPERTY NORTHERLY ABOUT 6,200 FEET, ROUTE 12, SCALE: 1"=40', SHEET 3 OF 3, DATE: 1929", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.



PROPERTY & TOPOGRAPHIC SURVEY	
SHANTOK VILLAGE 1758 ROUTE 32, MONTVILLE, CT 06382 1758 RTE 32, LLC 24 MAIN STREET, CENTERBROOK, CT 06409	
SCALE 1"=50'	DATE 03/07/2024
CROWN NO. 064MC4.01	DATE 03/07/2024
DRAWN BY SMH	APPROVED BY AHH
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE	
CHAIRMAN/SECRETARY	
DATE	
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
ARTHUR H. HAYWARD JR., PLS LICENSE No. 12,052	
DATE	
DRAWING 24000145.01	
SHEET NO. 1	NO. OF SHEETS 1



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

SITE PREPARATION AND DEMOLITION PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06404

[illegible]

V:\CT\MONTVILLE\ROUTE 32-1758\1758 RTE 32 - LLC - 664654\DWG\SS\UTILITY\PLAN.DWG, Tbx: UTILITY PLAN, Saved: 11/11/2024 4:54 PM by: ESARINE, Printed: 11/22/2024 10:58 AM



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

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

UTILITY PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06609

DRAWING
C-7

SHEET NO. 8 NO. OF SHEETS 17

SCALE
1"=40'

DATE
10/29/2024

DATE
10/29/2024

CONV. NO.
064MC4.01

DRAWN BY
ESP

APPROVED BY
GFA

Loureiro
Water & Utility Services & Laboratory
Engineering & Construction • EITC • Energy
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Providence, RI 02903
Phone: 401-484-0000 • Fax: 401-484-0999
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REV.	DESCRIPTION OF REVISION	DATE	APP.
1	PER STAFF TECHNICAL REVIEW COMMENTS	11/12/2024	GFA