

SANITARY TIE CHART

Structure	Desc.	Tie	Dist.	Tie	Dist.
1	Elbow	A	13.7	B	18.2
2	Main C.O.	A	13.7	B	16.3
3	Lat. C.O.	B	10.6	C	15.6
4	Lat. C.O.	D	9.7	E	15.2
5	Lat. C.O.	F	10	G	14.9
6	Lat. C.O.	H	10.3	I	15.2
7	Main C.O.	I	13.3	J	14.5
8	Lat. C.O.	J	9.4	K	14.4
9	Lat. C.O.	L	9.6	M	14.4
10	Main C.O.	L	21.8	M	15.1

DEVELOPMENT STANDARDS C-1 OZ Zone District

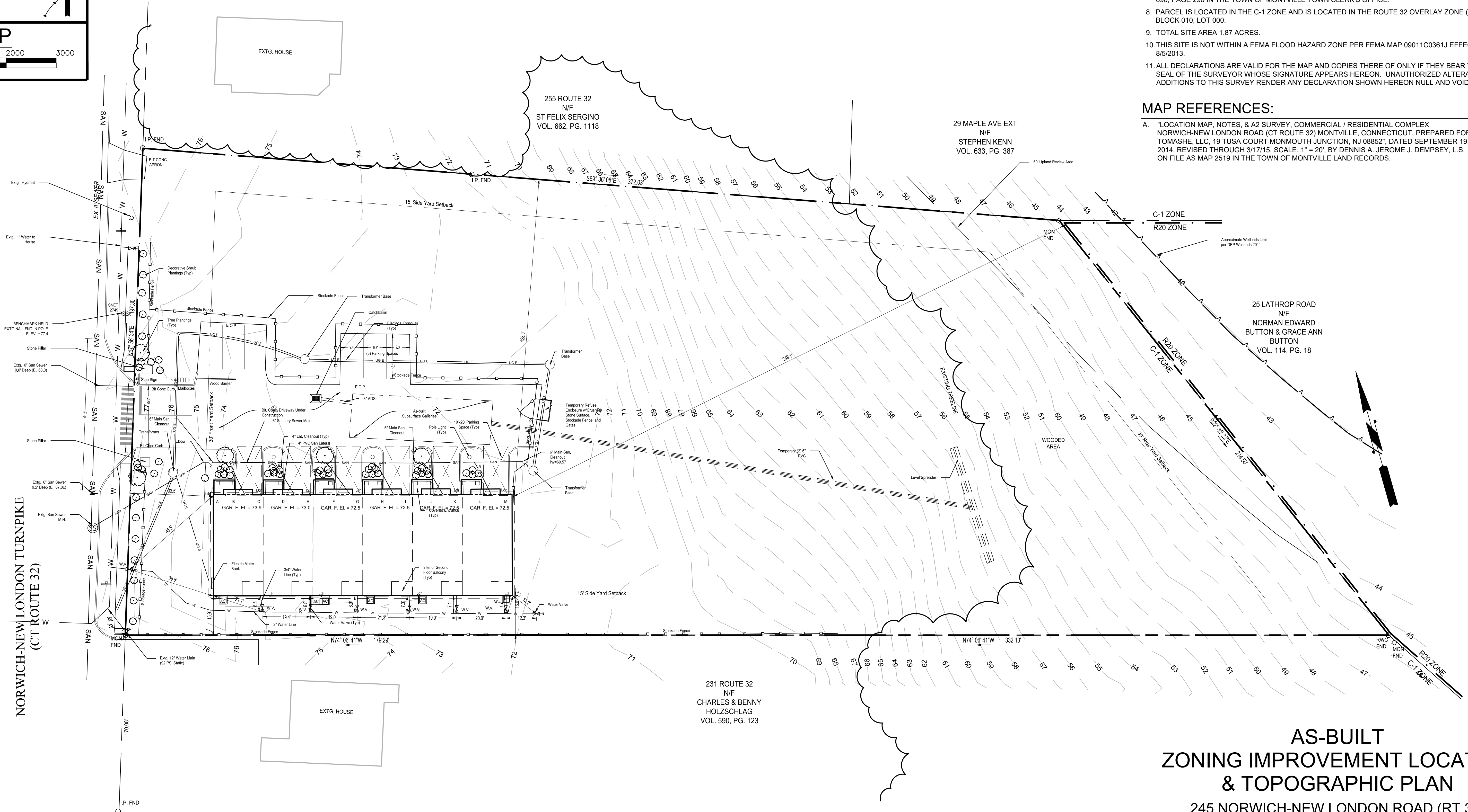
STANDARD	REQUIREMENT	EXISTING	PROPOSED	AS-BUILT	COMMENTS
Minimum Lot Area	10000	79607	No Change	No Change	
Minimum Lot Frontage	80	197.3	No Change	No Change	
Minimum Building Setbacks					
Front Yard	30 Ft.	66.9 Ft.	30.5 Ft.	33.5 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15 ft.	15.8 Ft.	128.0 Ft	
Rear Yard (to Residential Zone)	30 Ft.	181.3 Ft.	N/A	N/A	
Rear Yard	30 Ft.	181.3 Ft.	101.2 Ft.	249.1 Ft	
Maximum Height	No Limit	N/A	N/A	N/A	
Building Coverage		3.0%	22.8%	6.7%	
Lot Coverage (Total Impervious)		3.0%	50.3%	14.3%	

Parking (Phase 1)

	Requirement	Unit	Required	Provided
Condominium Units (Sect 14A.3.d)	2.5 Per Unit	6	15	
Garage				6
Front of garage				6
Additional Parking				0
Guest Parking	3 Per 10 Units	0	3	3
Total Parking Provided			18	15

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996. AMENDED ON OCTOBER 26, 2018.
 - THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP. THE PURPOSE OF THIS MAP IS A PROGRESS AS-BUILT TO RECORD THE CURRENT SITE PHASE ONE IMPROVEMENTS DURING CONSTRUCTION AS OF THE DATE OF THIS MAP.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY (SEE MAP REFERENCE).
 - WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
 - WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-D.
 - UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
 - OWNER OF RECORD: WILTON'S HOLDINGS, LLC. 338 WESTPORT ROAD, WILTON, CT. RECORDED IN VOLUME 696, PAGE 298 IN THE TOWN OF MONTVILLE TOWN CLERK'S OFFICE.
 - PARCEL IS LOCATED IN THE C-1 ZONE AND IS LOCATED IN THE ROUTE 32 OVERLAY ZONE (OZ) ON MAP 070, BLOCK 010, LOT 000.
 - TOTAL SITE AREA 1.87 ACRES.
 - THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
 - ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

- MAP REFERENCES:**
- "LOCATION MAP, NOTES, & A2 SURVEY, COMMERCIAL / RESIDENTIAL COMPLEX NORWICH-NEW LONDON ROAD (CT ROUTE 32) MONTVILLE, CONNECTICUT, PREPARED FOR TOMASHE, LLC, 19 TUSA COURT MONMOUTH JUNCTION, NJ 08852", DATED SEPTEMBER 19, 2014, REVISED THROUGH 3/17/15, SCALE: 1" = 20', BY DENNIS A. JEROME J. DEMPSEY, L.S. ON FILE AS MAP 2519 IN THE TOWN OF MONTVILLE LAND RECORDS.



AS-BUILT ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT

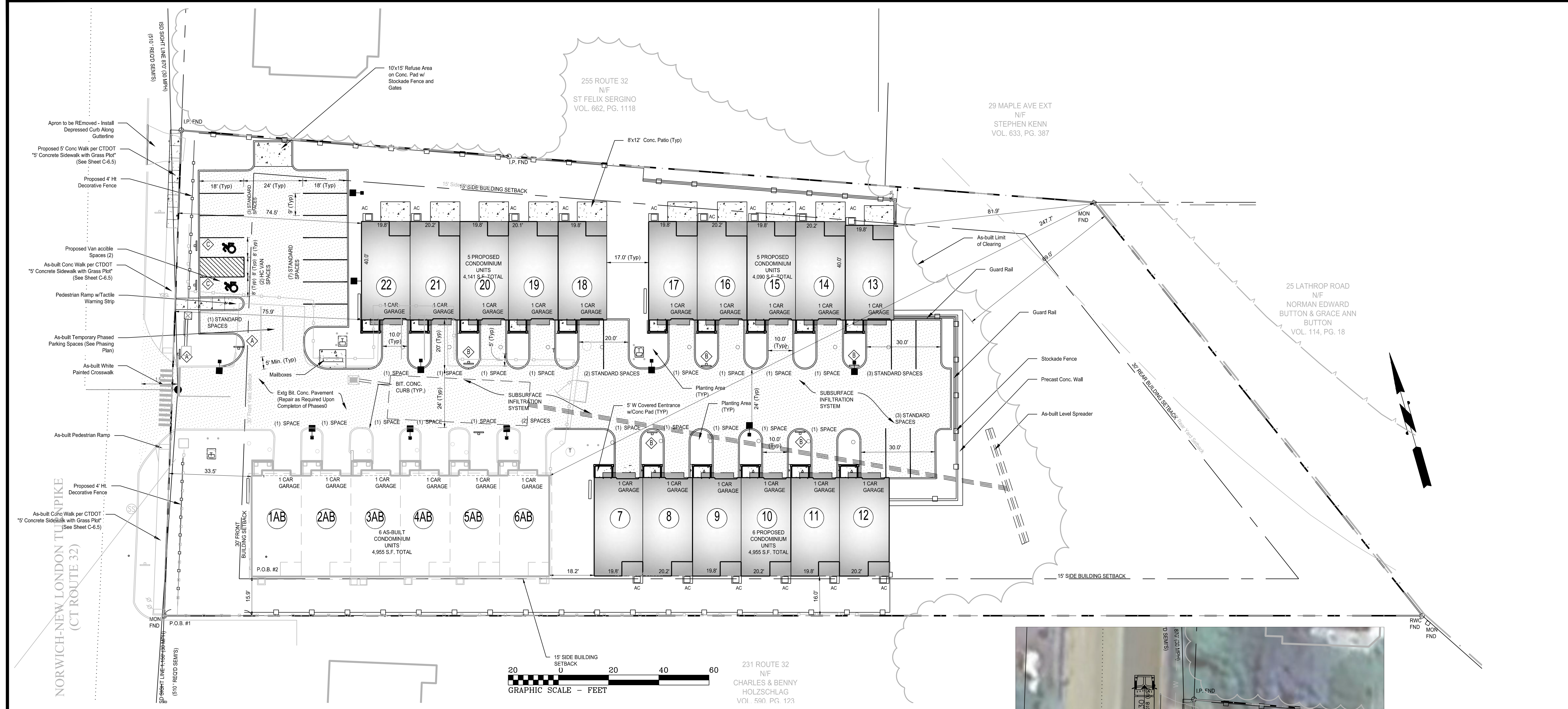
THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.
 KEVIN M. CROWLEY
 R.L.S. # 70261

PREPARED FOR:
WILTON'S HOLDINGS, LLC
 SCALE 1" = 20' 7 JANUARY 2022
 FE22-1700

Rev	Date	Description
5	2/10/2026	AB Topo
4	6/4/2025	Phase 1 AB - Modifications
3	5/13/2025	Full Phase 1 As-built
2	4/24/2025	San Ties
1	3/19/2025	AB Utilities

FULLER ENGINEERING & LAND SURVEYING

 525 JOHN STREET
 BRIDGEPORT, CT.
 PH. 203-333-9465
 EMAIL: INFO@FULLERSURVEYORS.COM



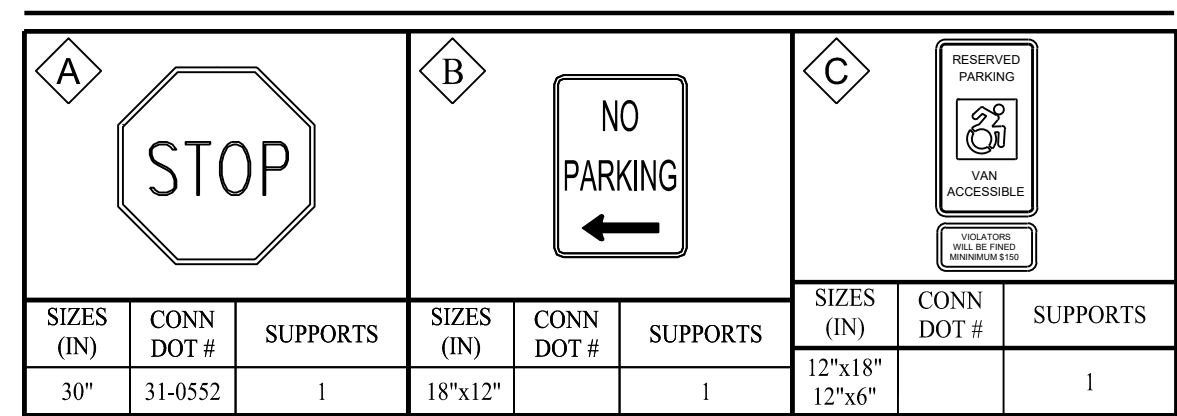
MAP REFERENCES:

- A. "AS-BUILT ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 10 FEBRUARY 2026, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- B. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

NOTES:

- THIS PLAN IS FOR THE PROPOSED CONDOMINIUM BUILDINGS WITH PARKING CONSTRUCTION, SITE UTILITIES, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "ZONING IMPROVEMENT LOCATION & TOPOGRAPHIC PLAN, 245 NORWICH-NEW LONDON ROAD (RT32) MONTVILLE, CONNECTICUT, PREPARED FOR WESTERN GROUP, LLC", DATED 7 JANUARY 2022, SCALE 1"=10', BY FULLER ENGINEERING & LAND SURVEYING LLC.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE ZONING DEPARTMENT, FIRE MARSHALL, AND THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT PER THE REQUIREMENTS OF THE 2002 CT E&S GUIDELINES.
- RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
- THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
- CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.

SIGN LEGEND

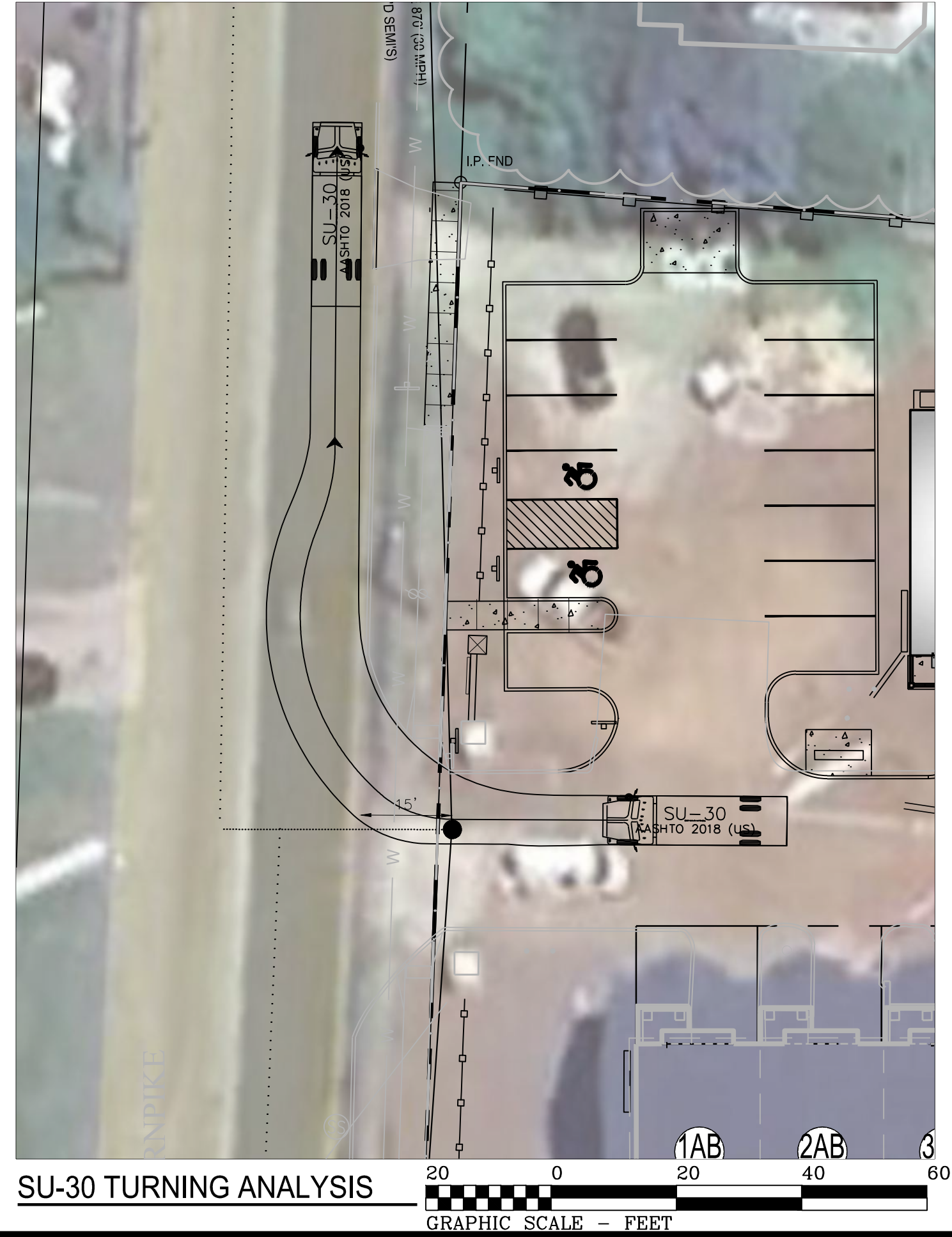


Parking	Requirement	Unit	Required	Provided
Condominium Units (Sect 14A.3.d)	2.5 Per Unit	20	50	
Garage				20
Front of garage				20
Additional Parking				10
Guest Parking	3 Per 10 Units	20	6	7
Total Parking Provided			56	57

	Requirement	Existing	Proposed	Comments
Standard Spaces	9'x18'		18.2.1	
Parallel Spaces	10'x20'			
Handicap Van Spaces	16'x18'			
Front of Garage Spaces	10' Min x 20' Min.		18.3.2	

DEVELOPMENT STANDARDS C-1 OZ Zone District

STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	10000	79607	No Change	
Minimum Lot Frontage	80	197.3	No Change	
Minimum Building Setbacks				
Front Yard	30 Ft.	33.5 ft	30.5 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15.9 ft	15.8 Ft.	
Rear Yard (to Residential Zone)	30 Ft.	247.7 Ft.	N/A	
Rear Yard	30 Ft.	247.7 Ft.	101.2 Ft.	
Maximum Height	No Limit	N/A	N/A	
Building Coverage		6.2%	22.8%	Phase 1 Complete
Lot Coverage (Total Impervious)		13.8%	34.9%	Phase 1 Complete



THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

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 e-mail info@FullerSurveyors

WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
WESTERN GROUP, LLC

Job Number:
FE22-1700

Job Start Date:
1/4/22

Conditions of Approval	01/06/23
Conditions of Approval Revised	01/13/23
Handicap Unit	09/12/23
San Sewer/Water	03/14/24
Eversource Easement	08/05/24
Eversource Comments	09/24/24
Siteplan Modification	02/10/26

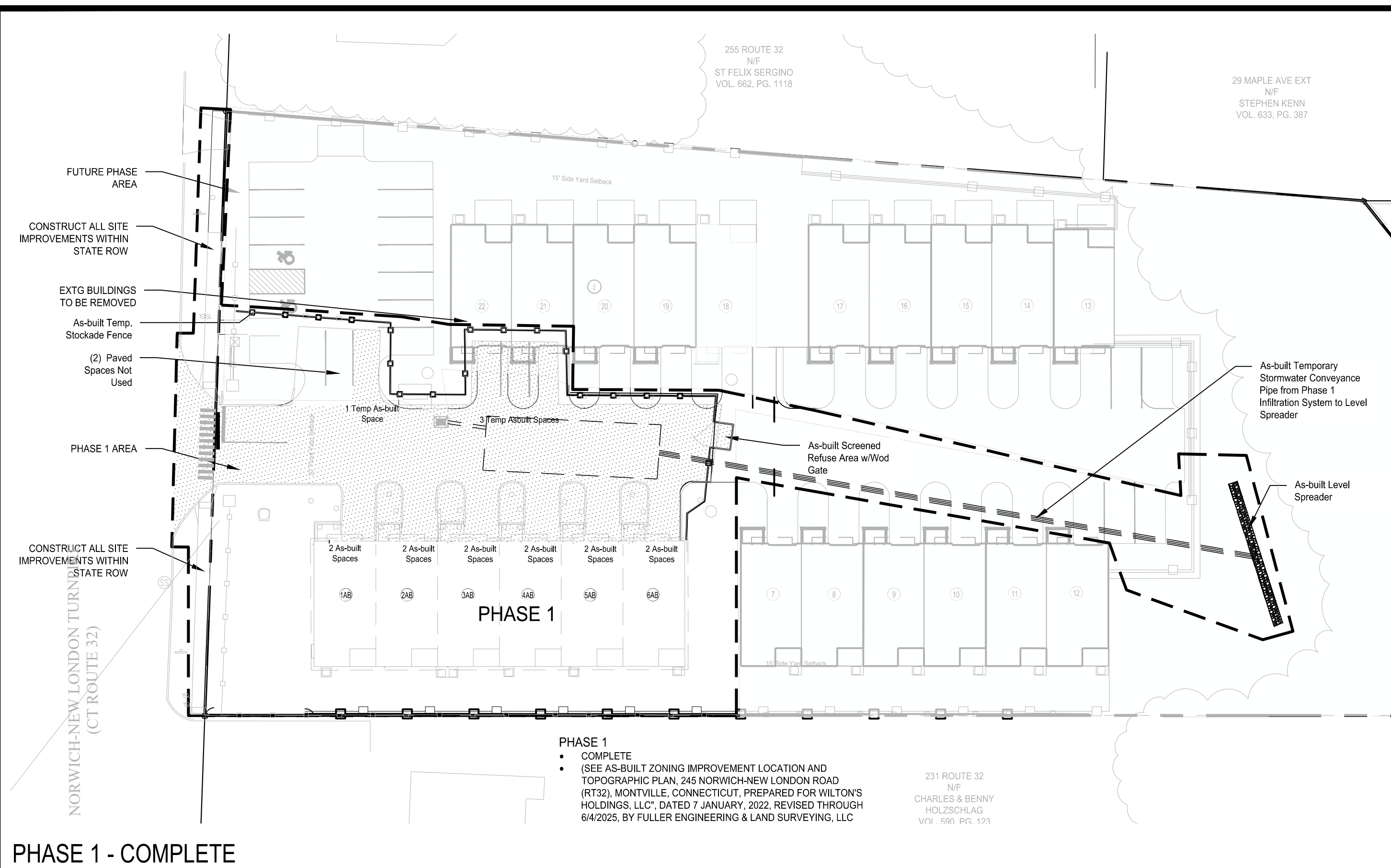
Drawn By: Checked By:
D.R.R. J.E.Q.

Sheet Title:
PROPOSED SITE PLAN

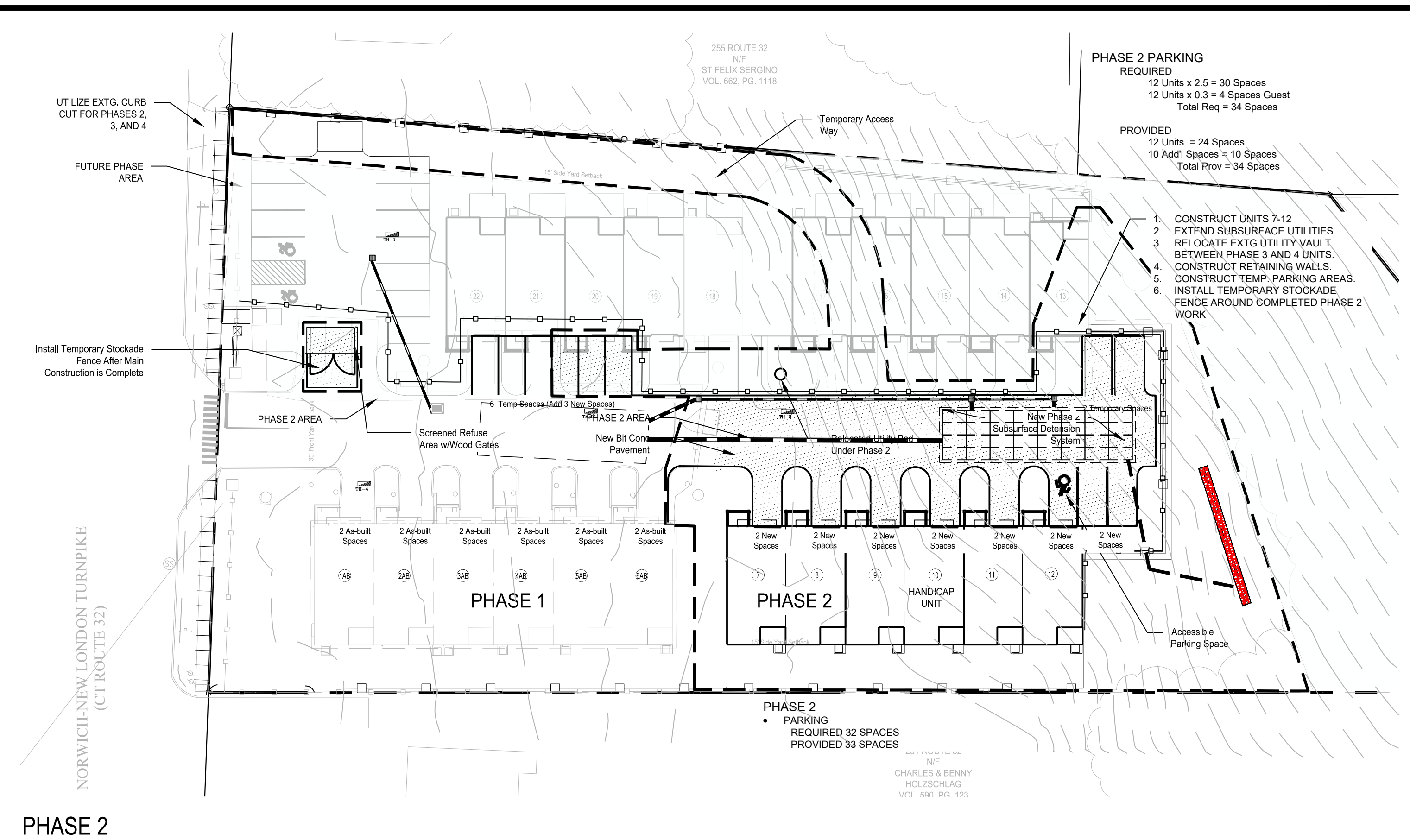
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1" = 20'

Sheet Number:
C-2.1

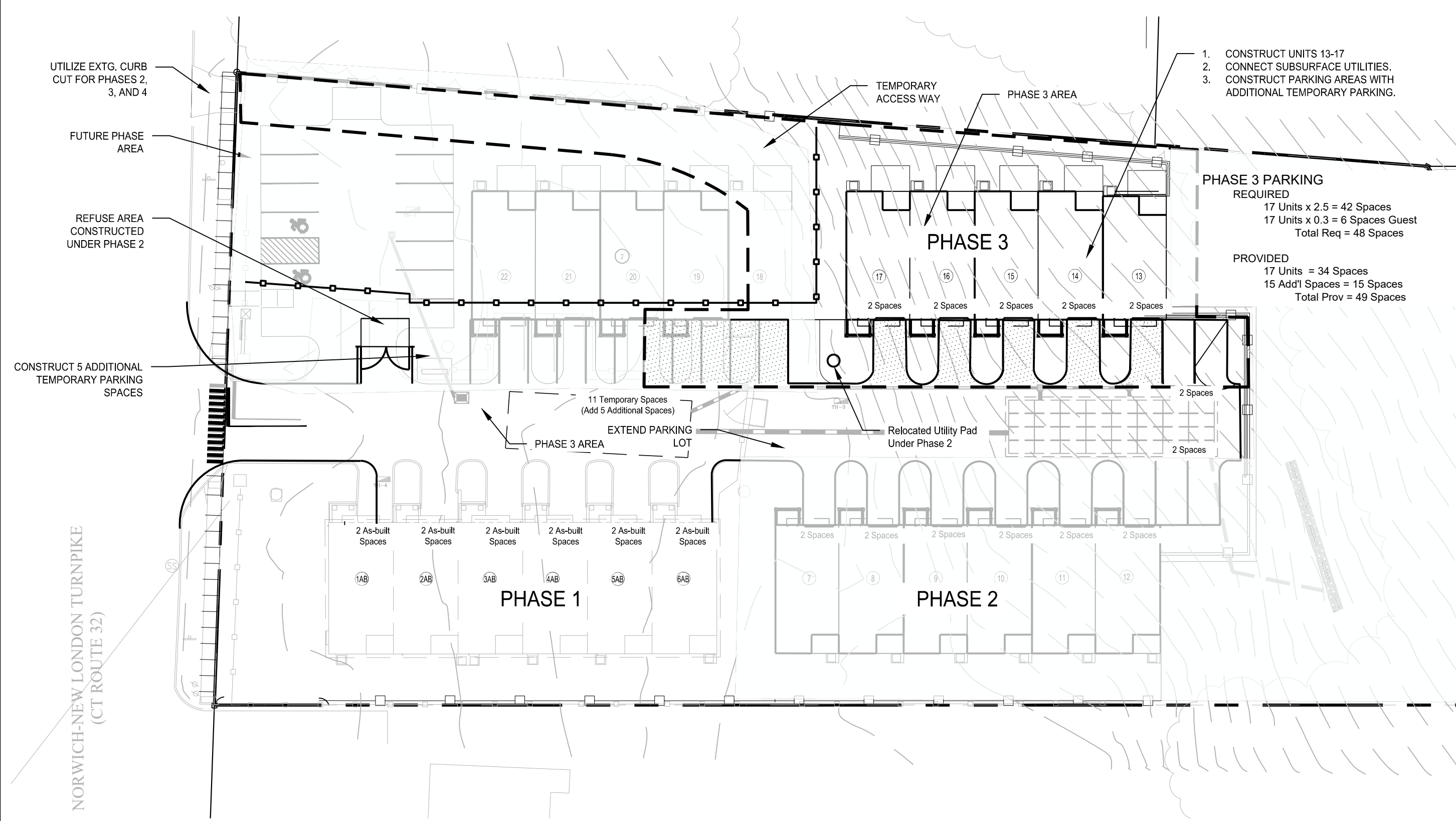
APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION
 CHAIRMAN _____ DATE _____
 APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
 CHAIRMAN _____ DATE _____
 EXPIRATION DATE _____
 SEC PLAN APPROVAL DATE _____



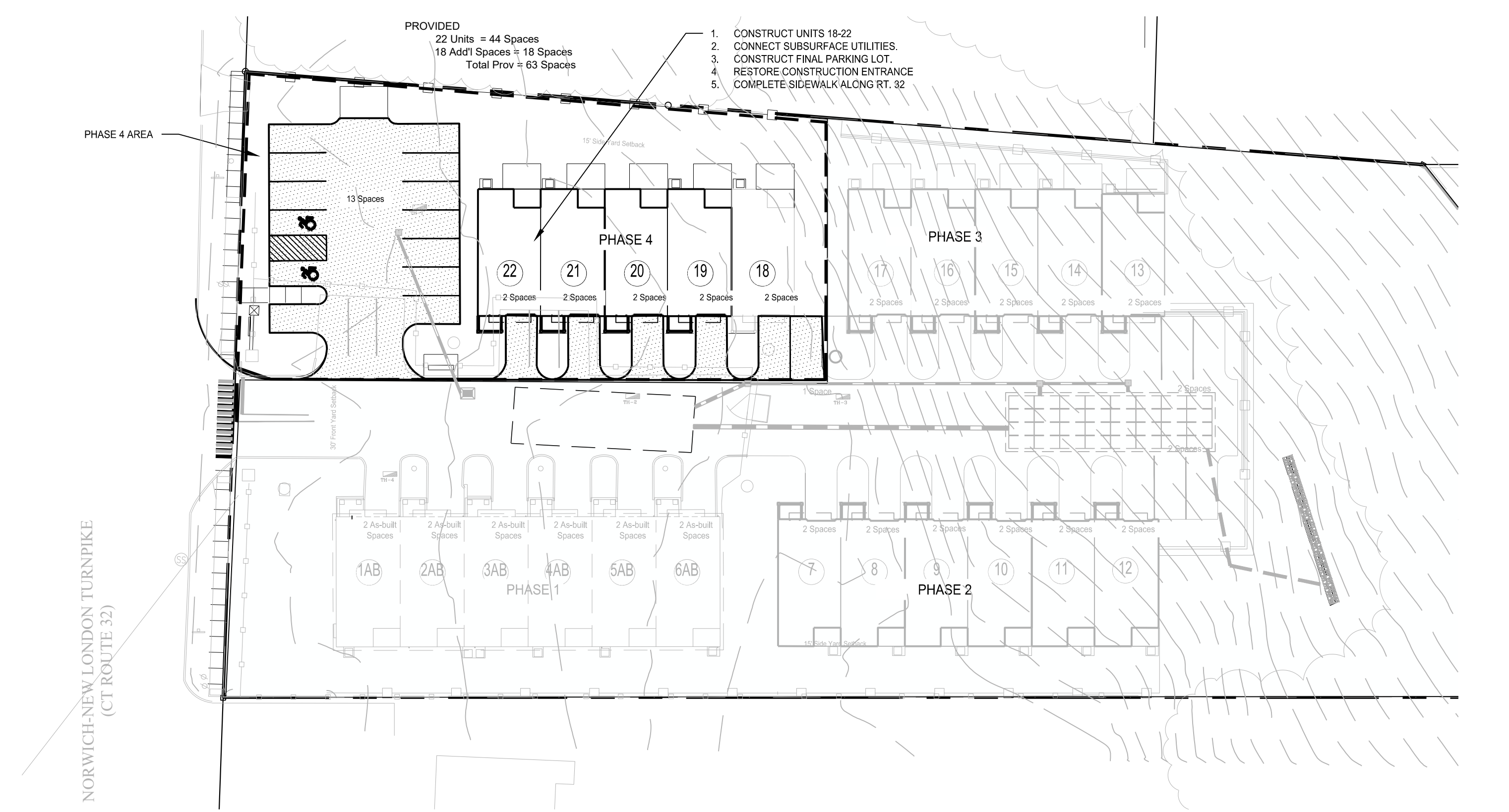
PHASE 1 - COMPLETE



PHASE 2



PHASE 3



PHASE 4

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WILTON'S WAY
 22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
 MONTVILLE, CONNECTICUT
 PREPARED FOR
 WESTERN GROUP, LLC

Job Number:
 FE22-1700

Job Start Date:
 1/4/22

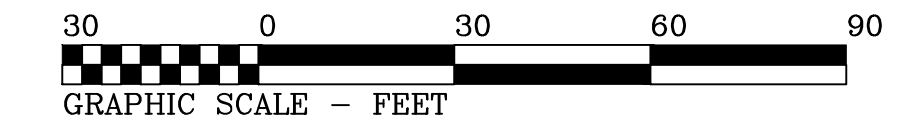
Conditions of Approval	01/06/23
Conditions of Approval Revised	01/13/23
Handicap Unit	09/12/23
San Sewer/Water	03/14/24
Eversource Easement	08/05/24
Eversource Comments	09/24/24
Siteplan Modification	02/10/26

Drawn By: Checked By:
 D.R.R. J.E.Q.

Sheet Title:
 PHASING PLAN

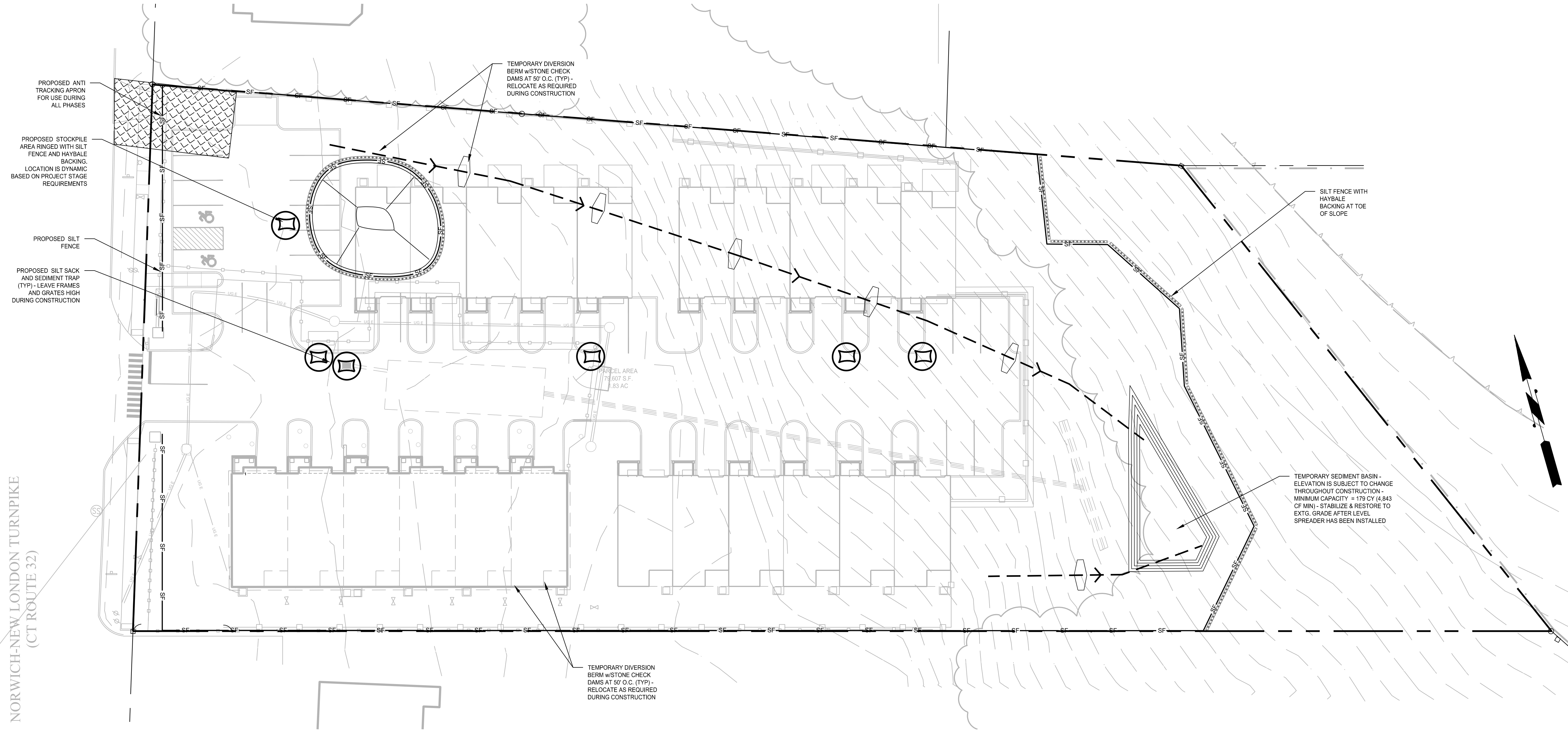
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 1" = 20'

Sheet Number:
 C-2.2



APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION	
CHAIRMAN _____	DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
SEC PLAN APPROVAL DATE _____	

NORWICH-NEW LONDON TURNPIKE
(CT ROUTE 32)



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WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT
PREPARED FOR
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Job Number:
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Job Start Date:
1/4/22

Conditions of Approval	01/06/23
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Eversource Comments	09/24/24
Siteplan Modification	02/10/26

Drawn By: Checked By:
D.R.R. J.E.Q.

Sheet Title:
EROSION & SEDIMENT CONTROL PLAN

Scale:
1" = 20'

Sheet Number:
C-4.1

MAP REFERENCES:

- A. "AS-BUILT ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 10 FEBRUARY 2026, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
- B. "ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY", DATED 7 JANUARY 2022, SCALE 1"=20', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

NOTES:

- 1. THIS PLAN IS FOR THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING ALONG THE CT ROUTE 32. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- 2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- 3. THE PROPOSED DEVELOPMENT SHOWN HEREON HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 15.1 OF THE ZONING REGULATIONS.
- 4. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION 2002 AS AMENDED.
- 5. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- 6. SEE SHEET C-4.2 FOR EROSION CONTROL NOTES AND DETAILS.
- 7. ANY FUTURE CONSTRUCTION STAGING AREAS (OFFICE TRAILER, LAYDOWN, ETC.) SHALL REQUIRE REVIEW AND APPROVAL BY THE ZONING OFFICIAL OR PLANNING DIRECTOR.

PHASING NOTES

- PHASE 1**
- 1. THE OVERALL PERIMETER OF SILT FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT EACH OF THE FOUR PHASES.
 - 2. INSTALL DIVERSION BERMS AS SPECIFIED.
 - 3. STABILIZE WHEN COMPLETE.
- PHASES 2, 3, & 4**
- 1. ADJUST DIVERSION BERMS AS REQUIRED TO DIRECT DRAINAGE TO TEMPORARY SEDIMENT BASIN.
 - 2. STABILIZE EACH PHASE WHEN COMPLETE.

SEDIMENT TRAP CALCULATIONS

NOTE
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP	CONTRIBUTING AREA	CY Required	CF Required
1	1.3 AC	179 CY	4,843 CF
TOTAL SEDIMENT TRAP STORAGE CAPACITY	4,843 CF		

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APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION
CHAIRMAN _____ DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION
CHAIRMAN _____ DATE _____
EXPIRATION DATE _____
SEC PLAN APPROVAL DATE _____