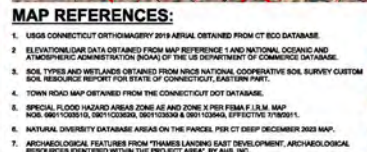
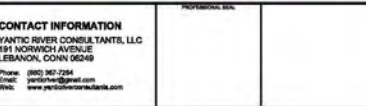
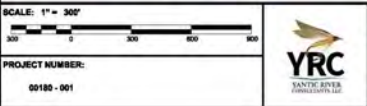


EXISTING LEGEND

	PROPERTY LINE (COMBINED)
	PROPERTY LINE (INDIVIDUAL)
	MONTVILLE PARCELS
	STONE WALL
	WETLANDS LINE
	HYDROGRAPHY LINE (DEEP)
	FEMA ZONE AE
	FEMA ZONE X
	NDOS BOUNDARY
	COASTAL BOUNDARY



SITE DEVELOPMENT EVALUATION CONCEPT MASTER PLAN PREPARED FOR ALL OF US AT NORTH, LLC - OWNER PARCEL COMPILATION PLAN	REVISION SUMMARY DATE DESCRIPTION	SHEET 1 of 2
	DATE	3/18/20
	REVISED	
ROUTE 32 / MASSAPLEAS RIDE ROAD / DORCHESTER DRIVE MONTVILLE, CT		



SITE LOCATION MAP
SCALE: 1" = 1,000'

ZONING TABLE

ZONE: RESIDENTIAL MULTI-FAMILY DISTRICT (R-20)				
USE: MULTI-FAMILY DEVELOPMENT PER SECTION 19.3.2				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
LOT AREA	30,000 SF	107,500 SF (3.5 AC)	107,500 SF (3.5 AC)	COMPLIES
FRONT YARD	30 FT	30 FT	30 FT	COMPLIES
REAR YARD	40 FT	30 FT	30 FT	COMPLIES
SIDE YARD	25 FT	30 FT	30 FT	COMPLIES
REAR YARD	40 FT	30 FT	30 FT	COMPLIES
DENSITY	1 UNIT/10,000	N/A	11.25/10,000	COMPLIES
BLDG COVERAGE	N/A	11%	11%	
IMP COVERAGE	N/A	30%	30%	
BLDG HEIGHT	3 STORIES	UNKNOWN	3.5 STORIES	COMPLIES
BLDG HEIGHT	45 FT	UNKNOWN	45 FT	COMPLIES

PARKING TABLE

USE: MULTI-FAMILY DEVELOPMENT PER SECTION 19.3.1				
ITEM	STANDARD	UNIT	REQUIRED	PROPOSED
PARKING SPACES	1.5 SP/UNIT	40	60 SPACES	64 SPACES
BUILDING A	40	80 SPACES	84 SPACES	84 SPACES
TOTAL	40	80 SPACES	84 SPACES	84 SPACES
ACCESSIBLE PARKING	3 SP (1 VAN) 3 SP (1 VAN)	3 SP (1 VAN)	3 SP (1 VAN)	3 SP (1 VAN)
DEVELOPMENT TOTAL	3 SP (1 VAN) 3 SP (1 VAN)	3 SP (1 VAN)	3 SP (1 VAN)	3 SP (1 VAN)

1) PARKING PLAN SUBMITTED BY A CT LICENSED PROFESSIONAL ENGINEER FOR A MULTI-FAMILY DEVELOPMENT WITH GREATER THAN 25 UNITS COMBINING OF A MIX OF 1- AND 2-BEDROOM UNITS.

MAP REFERENCES:

- THIS CONCEPT PLAN HAS BEEN PREPARED FOR ESTIMATION OF MULTI-FAMILY DEVELOPMENT POTENTIAL AND DENSITY. A SURVEY HAS NOT BEEN PERFORMED. BASEMAP INFORMATION HAS BEEN COMPILED FROM THE FOLLOWING PUBLIC SOURCES AND SHOULD BE CONSIDERED APPROXIMATE.
1. PARCEL INFORMATION OBTAINED FROM THE CT EDC DATABASE.
 2. ORTHOREGISTRY 2004 AERIAL, OBTAINED FROM NEARMAP.
 3. ELEVATION/DEAR DATA OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) OF THE US DEPARTMENT OF COMMERCE DATABASE.
 4. SOIL TYPES AND WETLANDS OBTAINED FROM NARRS NATIONAL COOPERATIVE SOIL SURVEY GUSTON SOIL RESOURCE REPORT FOR STATE OF CONNECTICUT, EASTERN PART.
 5. TOWN ROAD MAP OBTAINED FROM THE CONNECTICUT DOT DATABASE.
 6. THE PARCELS ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA F LULM MAP NO. 080700010, EFFECTIVE 7/20/07.
 7. THE PARCELS ARE NOT WITHIN A NATURAL DIVERSITY DATABASE (NDD) AREA PER CT DEEP RECREATION SITES MAP.
 8. ARCHAEOLOGICAL FEATURES FROM THAMES LANDING SITES DEVELOPMENT, ARCHAEOLOGICAL RESOURCES IDENTIFIED WITHIN THE PROJECT AREA, BY AVE, INC.

SCALE: 1" = 40'

PROJECT NUMBER:
00180 - 001



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MULTI-FAMILY SITE DEVELOPMENT
1751 ROUTE 32 (M/B/L 094/035-036/000)
PREPARED FOR
ALL OF US AT MONTLY, LLC - OWNER
CONCEPT DEVELOPMENT LAYOUT

REVISION SUMMARY
DATE: 3/18/25
BY: JPERKINS

SHEET
1 of 1
DATE
3/18/25
REVISED

1751 - 1751 ROUTE 32

MONTVILLE, CT



SITE LOCATION MAP
SCALE: 1" = 100'

ZONING TABLE

ZONE: RESIDENTIAL MULTI-FAMILY DISTRICT (R-35-M)					
USE: MULTI-FAMILY DEVELOPMENT PER SECTION 19.3.2					
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES	
LOT AREA	30,000 SF	\$12,000 SF (14.8 AC)	\$12,000 SF (14.8 AC)	COMPLIES	
FRONTAGE	80 FT	80 FT	80 FT	COMPLIES	
FRONT YARD	50 FT	N/A	50 FT	COMPLIES	
REAR YARD	15 FT	N/A	50 FT	COMPLIES	
REAR YARD	15 FT	N/A	50 FT	COMPLIES	
DENSITY	18 UNITS/AC	N/A	60 UNITS/AC (M)	COMPLIES	
SOIL COVERAGE	N/A	UNKNOWN	36%	COMPLIES	
IMP COVERAGE	N/A	UNKNOWN	41%	COMPLIES	
BUILD HEIGHT	5 STORIES	UNKNOWN	4 STORIES	COMPLIES	
BUILD HEIGHT	80 FT	UNKNOWN	480 FT	COMPLIES	

PARKING TABLE

USE: MULTI-FAMILY DEVELOPMENT PER SECTION 19.3.2					
ITEM	STANDARD	UNIT	REQUIRED	PROPOSED	NOTES
PARKING SPACES					
TH-A	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-B	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-C	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-D	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-E	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-F	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-G	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-H	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-I	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-J	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-K	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-L	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-M	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-N	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-O	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-P	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-Q	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-R	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-S	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-T	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-U	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-V	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-W	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-X	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-Y	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TH-Z	2.5 SP/UNIT	8	15 SPACES	15 SPACES	
TOTAL			150 SPACES	150 SPACES	COMPLIES
ACCESSIBLE PARKING					
DEVELOPMENT TOTAL	8 SP/141,300 SF	142	8 SP (1 UNIT)	8 SP (1 UNIT)	COMPLIES
12 PARKING PLAN SUBMITTED BY A CT LICENSED PROFESSIONAL ENGINEER FOR A MULTI-FAMILY DEVELOPMENT WITH GREATER THAN 25 UNITS CONSISTING OF A MIX OF 1- AND 3-BEDROOM UNITS.					



SCALE: 1" = 100'

PROJECT NUMBER:
00180 - 001



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PROFESSIONAL SEAL

1500 ROUTE 32

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MAP REFERENCES:

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1. PARCEL INFORMATION OBTAINED FROM THE CT EDC DATABASE.
 2. ORTHOPHOTOGRAPHY 2004 AERIAL OBTAINED FROM HEREASAP.
 3. ELEVATION DATA OBTAINED FROM NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION (NOAA) OF THE U.S. DEPARTMENT OF COMMERCE DATABASE.
 4. SOIL TYPES AND WETLANDS OBTAINED FROM NRCS NATIONAL COOPERATIVE SOIL SURVEY CUSTOM SOIL RESOURCE REPORT FOR STATE OF CONNECTICUT, EASTERN PART, "POTENTIAL PALM WETLAND AREAS" APPROPRIATED FROM HISTORICAL, 1986 AERIAL MAPS.
 5. TOWN ROAD MAP OBTAINED FROM THE CONNECTICUT DOT DATABASE.
 6. THE PARCELS ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 80070001A, EFFECTIVE THROUGH 2001.
 7. THE PARCELS ARE NOT WITHIN A NATURAL DIVERSITY DATABASE (NDD) AREA PER CT DEEP DECEMBER 2008 MAP.
 8. ARCHAEOLOGICAL FEATURES FROM THAMES LANDING EAST DEVELOPMENT, ARCHAEOLOGICAL RESOURCES DEVELOPED WITHIN THE PROJECT AREA, BY A.H.S., INC.

MULTI-FAMILY SITE DEVELOPMENT
1523 ROUTE 32 (M/B/L 09/024/000)
PREPARED FOR
ALL OF US AT MONTVIL, LLC - OWNER
CONCEPT DEVELOPMENT LAYOUT

REVISION SUMMARY
DATE: 09/02/2024

SHEET
1 of 1
DATE
3/18/25
REVISED

