

C-1 / RT 32 OZ DISTRICT
MAP 70 LOT 010-000

PROPOSED 22 UNIT CONDOMINIUM DEVELOPMENT

245 NORWICH-NEW LONDON ROAD
(CT ROUTE 32)
MONTVILLE, CONNECTICUT

APPLICANT
WESTERN GROUP, LLC
338 Westport Road
Wilton, CT

OWNER
Wilton Holdings, LLC
338 Westport Road
Wilton, CT

DRAWING LIST

SITE/CIVIL DRAWINGS

SHEET NO.	SHEET NAME	PLAN DATE	LATEST REVISION
C-0	COVER SHEET	01/25/22	04/21/26
	IMPROVEMENT LOCATION PLAN	01/07/22	02/10/26
C-2.1	SITE LAYOUT PLAN	01/25/22	04/21/26
C-2.2	PHASING PLAN	01/25/22	04/21/26
C-3.1	GRADING, DRAINAGE PLAN	01/25/22	04/21/26
C-3.2	UTILITY PLAN	01/25/22	04/21/26
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN	01/25/22	04/21/26
C-4.2	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	01/25/22	04/21/26
C-5.1	LANDSCAPE & LIGHTING PLAN	01/25/22	04/21/26
C-6.1	DETAIL SHEET	01/25/22	04/21/26
C-6.2	DETAIL SHEET	01/25/22	04/21/26
C-6.3	DETAIL SHEET	01/25/22	04/21/26
C-6.4	DETAIL SHEET CT-DOT	01/25/22	04/21/26

ARCHITECTURAL DRAWINGS (Not submitted for Site Plan Modification)

1	ELEVATIONS UNITS 1 - 9	03/10/22	03/10/22
2	ELEVATIONS UNITS 10-22	03/10/22	03/10/22
3	BASEMENT & FIRST FLOOR	03/10/22	03/10/22
4	SECOND FLOOR & ROOF	03/10/22	03/10/22
5	TYP ELEVATIONS	03/10/22	03/10/22
6	SECTIONS	03/10/22	03/10/22

APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

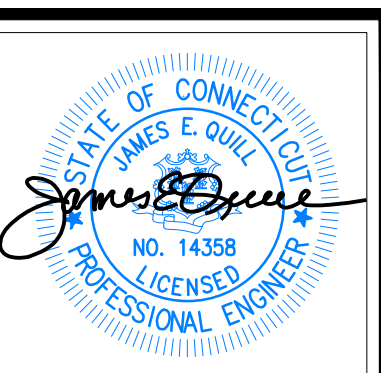
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____



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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

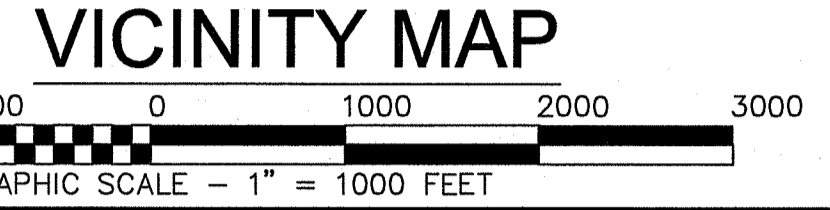
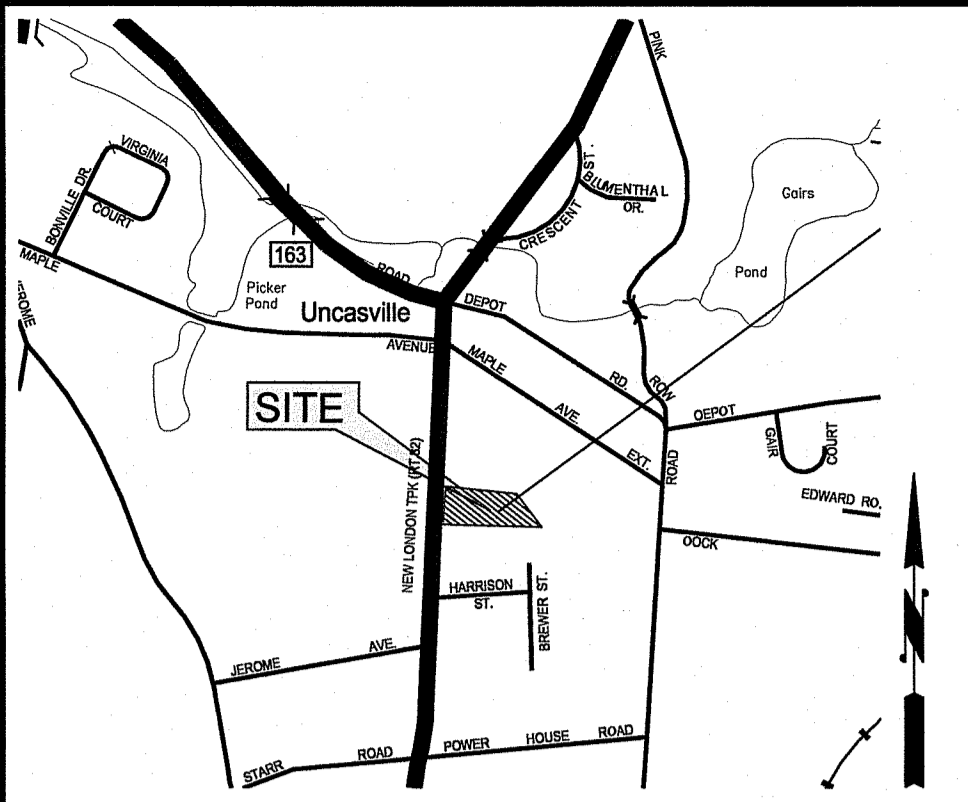
Eversource Easement	08/05/24
Eversource Comments	09/24/24
Siteplan Modification	02/10/26
Staff Comments	02/13/26
Staff Comments	03/13/26
Staff Comments	04/01/26
Staff (Building) Comments	04/21/26

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

Sheet Title:
COVER SHEET

Scale:

Sheet Number:
C-0



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

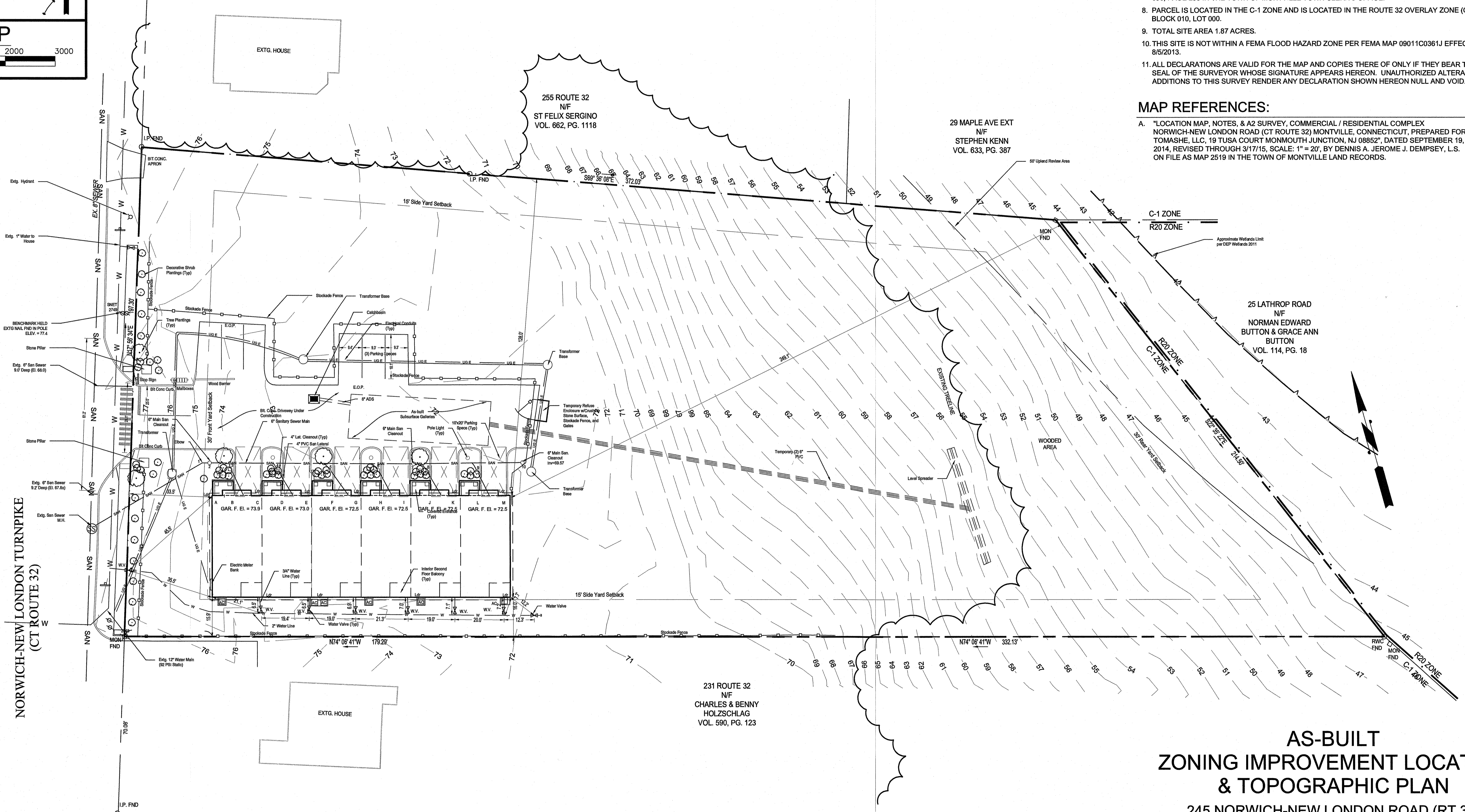
STANDARD	REQUIREMENT	EXISTING	PROPOSED	AS-BUILT	COMMENTS
Minimum Lot Area	10000	79607	No Change	No Change	
Minimum Lot Frontage	80	197.3	No Change	No Change	
Minimum Building Setbacks					
Front Yard	30 Ft.	66.9 Ft.	30.5 Ft.	33.5 Ft.	
Side Yard (to Commercial Zone)	15 Ft.	15 Ft.	15.8 Ft.	128.0 Ft.	
Rear Yard (to Residential Zone)	30 Ft.	181.3 Ft.	N/A	N/A	
Maximum Height	30 Ft.	181.3 Ft.	101.2 Ft.	249.1 Ft.	
Building Coverage	No Limit	N/A	N/A	N/A	
Lot Coverage (Total Impervious)		3.0%	22.8%	6.7%	
		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-20 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.



NORWICH-NEW LONDON TURNPIKE
(CT ROUTE 32)

231 ROUTE 32
N/F
CHARLES & BENNY
HOLZSCHLAG
VOL. 590, PG. 123

29 MAPLE AVE EXT
N/F
STEPHEN KENN
VOL. 633, PG. 387

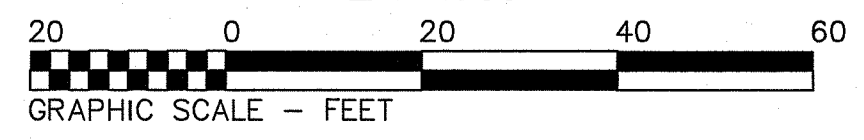
25 LATHROP ROAD
N/F
NORMAN EDWARD
BUTTON & GRACE ANN
BUTTON
VOL. 114, PG. 18

**AS-BUILT
ZONING IMPROVEMENT LOCATION
& TOPOGRAPHIC PLAN**

245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT

PREPARED FOR:
WILTON'S HOLDINGS, LLC

SCALE 1" = 20' 7 JANUARY 2022
FE22-1700



THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

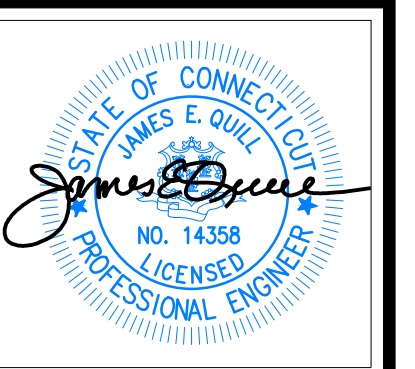
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261

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



525 JOHN STREET
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WILTON'S WAY
22 UNIT CONDOMINIUM DEVELOPMENT
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Job Number:
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Eversource Easement	08/05/24
Eversource Comments	09/24/24
Siteplan Modification	02/10/26
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Staff Comments	03/13/26
Staff Comments	04/01/26
Staff (Building) Comments	04/21/26

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

Sheet Title:
PROPOSED SITE PLAN

Scale:
1" = 20'

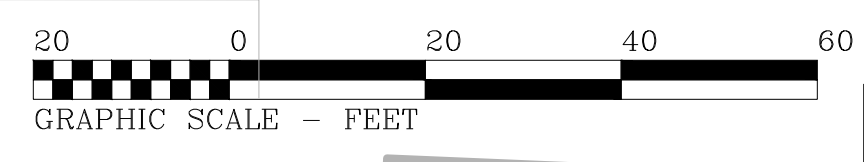
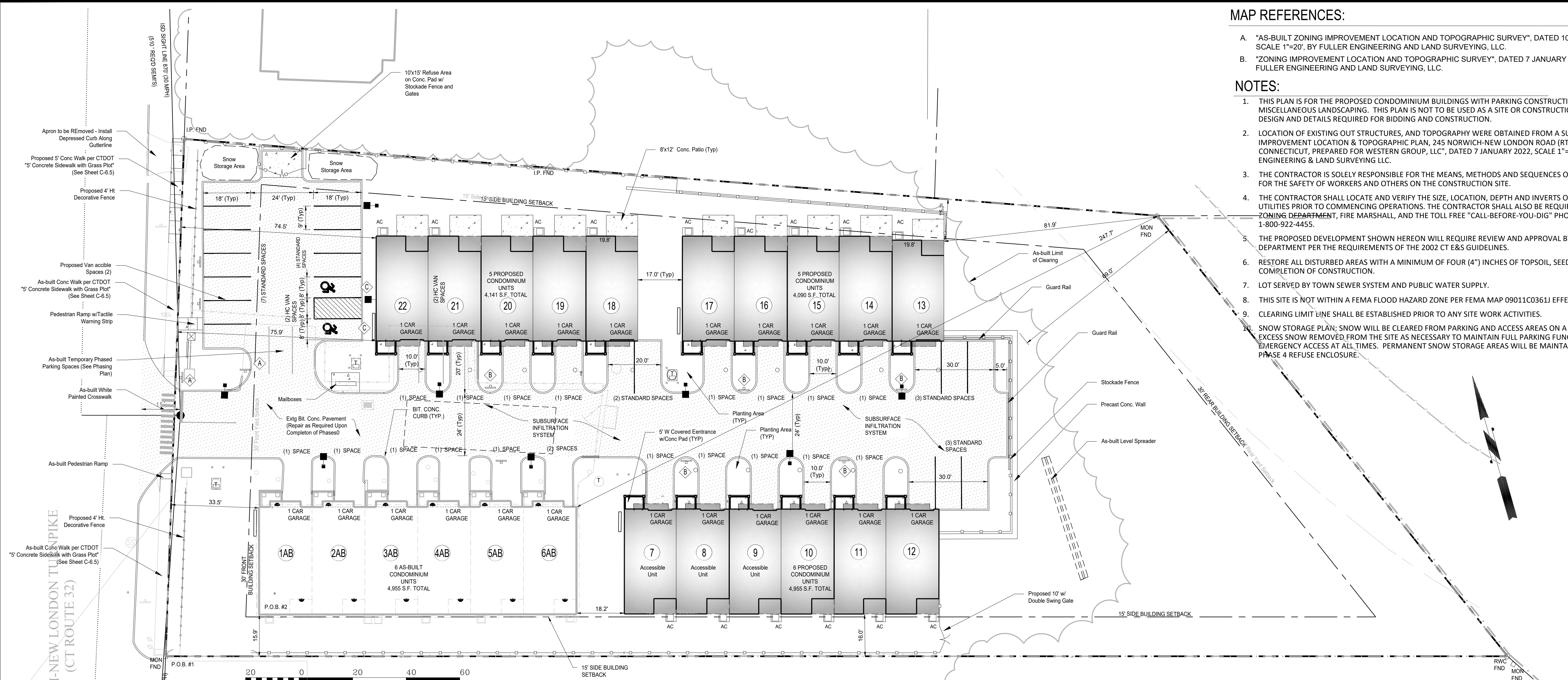
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C-2.1

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 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
7. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
8. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA MAP 09011C0361J EFFECTIVE DATE 8/5/2013.
9. CLEARING LIMIT LINE SHALL BE ESTABLISHED PRIOR TO ANY SITE WORK ACTIVITIES.
10. SNOW STORAGE PLAN; SNOW WILL BE CLEARED FROM PARKING AND ACCESS AREAS ON A PER-EVENT BASIS, WITH EXCESS SNOW REMOVED FROM THE SITE AS NECESSARY TO MAINTAIN FULL PARKING FUNCTIONALITY AND EMERGENCY ACCESS AT ALL TIMES. PERMANENT SNOW STORAGE AREAS WILL BE MAINTAINED ADJACENT TO THE PHASE 4 REFUSE ENCLOSURE.



SIGN LEGEND

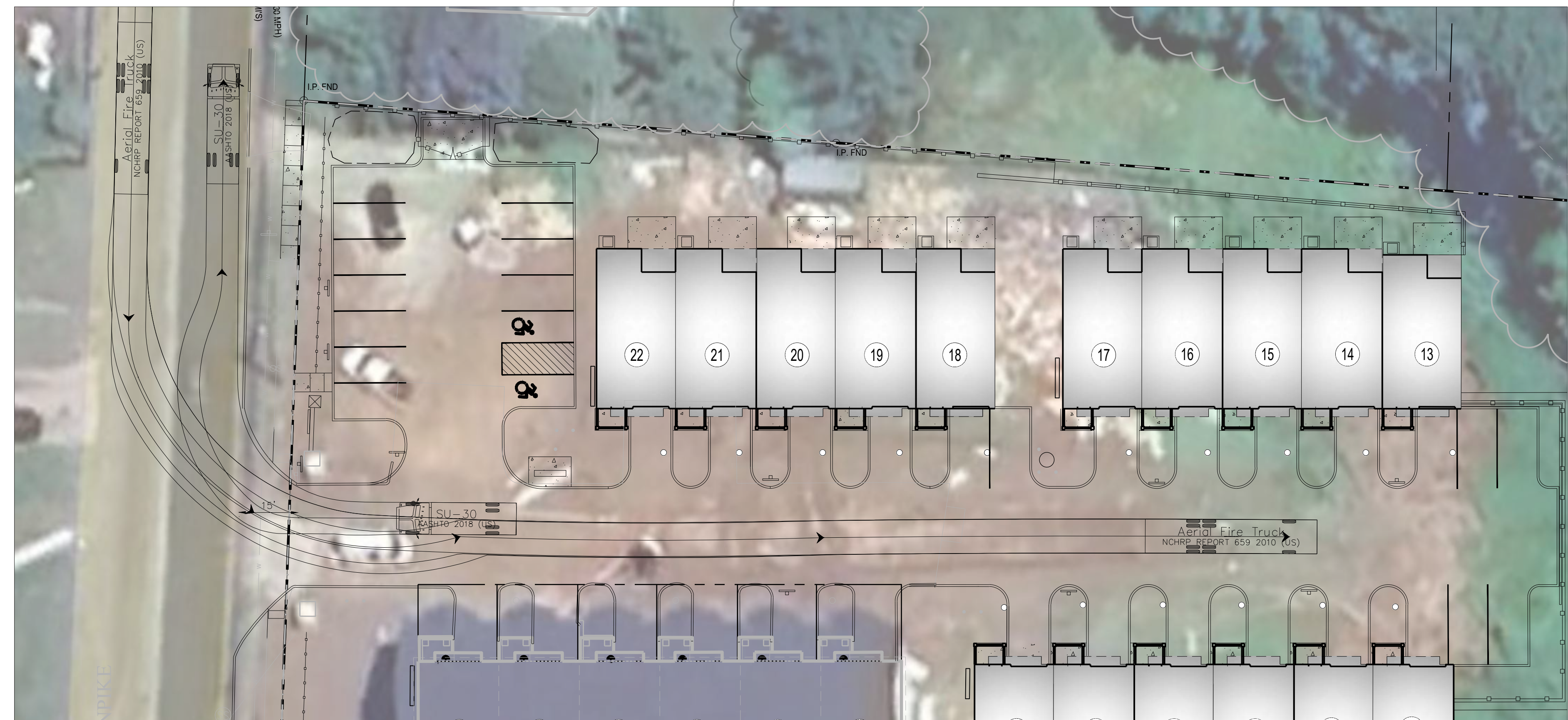
A			B			C		
SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1	18"x12"		1	12"x18" 12"x6"		1

Parking	Requirement	Unit	Required	Provided
Condominium Units (Sect 14A.3.d)	2.5 Per Unit	22	55	
Garage				22
Front of garage				22
Additional Parking				11
Guest Parking	3 Per 10 Units	22	7	7
Total Parking Provided			62	62

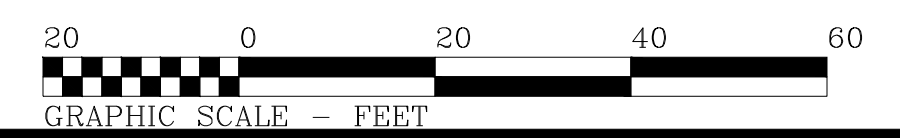
	Requirement	Existing	Proposed	Comments
Standard Spaces	9'x18'	18.2.1		
Parallel Spaces	10'x20'			
Handicap Van Spaces	16'x18'			
Front of Garage Spaces	10' Min x 20' Min.	18.3.2		

DEVELOPMENT STANDARDS C-1 OZ Zone District

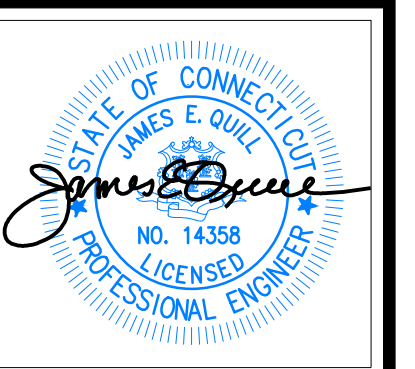
STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	10000	79607	No Change	
Minimum Lot Frontage	80	197.3	No Change	
Minimum Building Setbacks				
Front Yard	30 Ft.	33.5 ft	33.5 ft	
Side Yard (to Commercial Zone)	15 Ft.	15.9 ft	15.7 ft	
Rear Yard (to Residential Zone)	30 Ft.	247.7 Ft.	N/A	
Rear Yard	30 Ft.	247.7 Ft.	81.9	
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



SU-30 & INFERNO AERIAL FIRE APPARATUS TURNING ANALYSIS



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 _____



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WILTON'S WAY
 22 UNIT CONDOMINIUM DEVELOPMENT
 245 NORWICH-NEW LONDON ROAD (RT 32)
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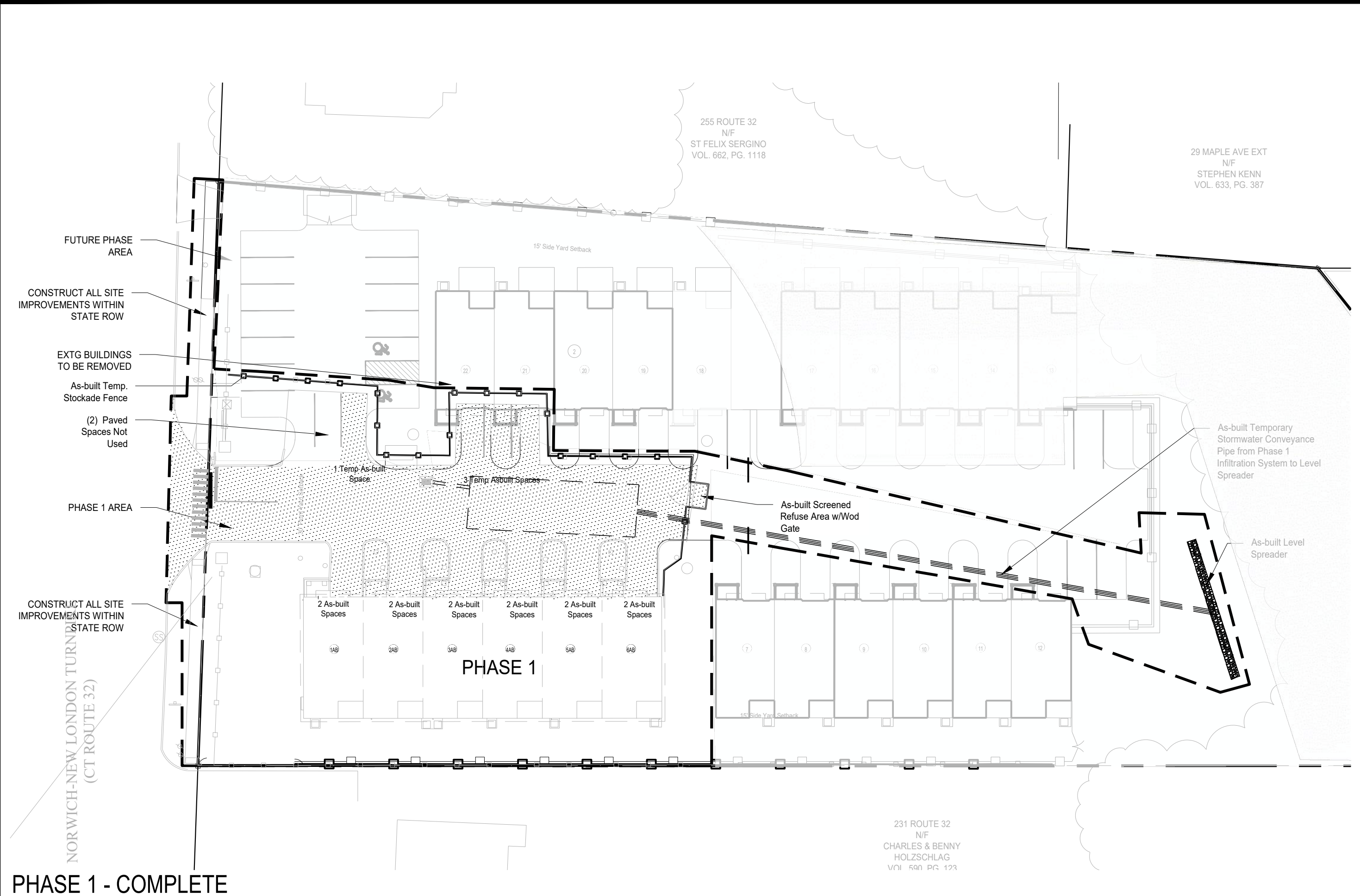
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 D.R.R. J.E.Q.

Sheet Title:
PHASING PLAN

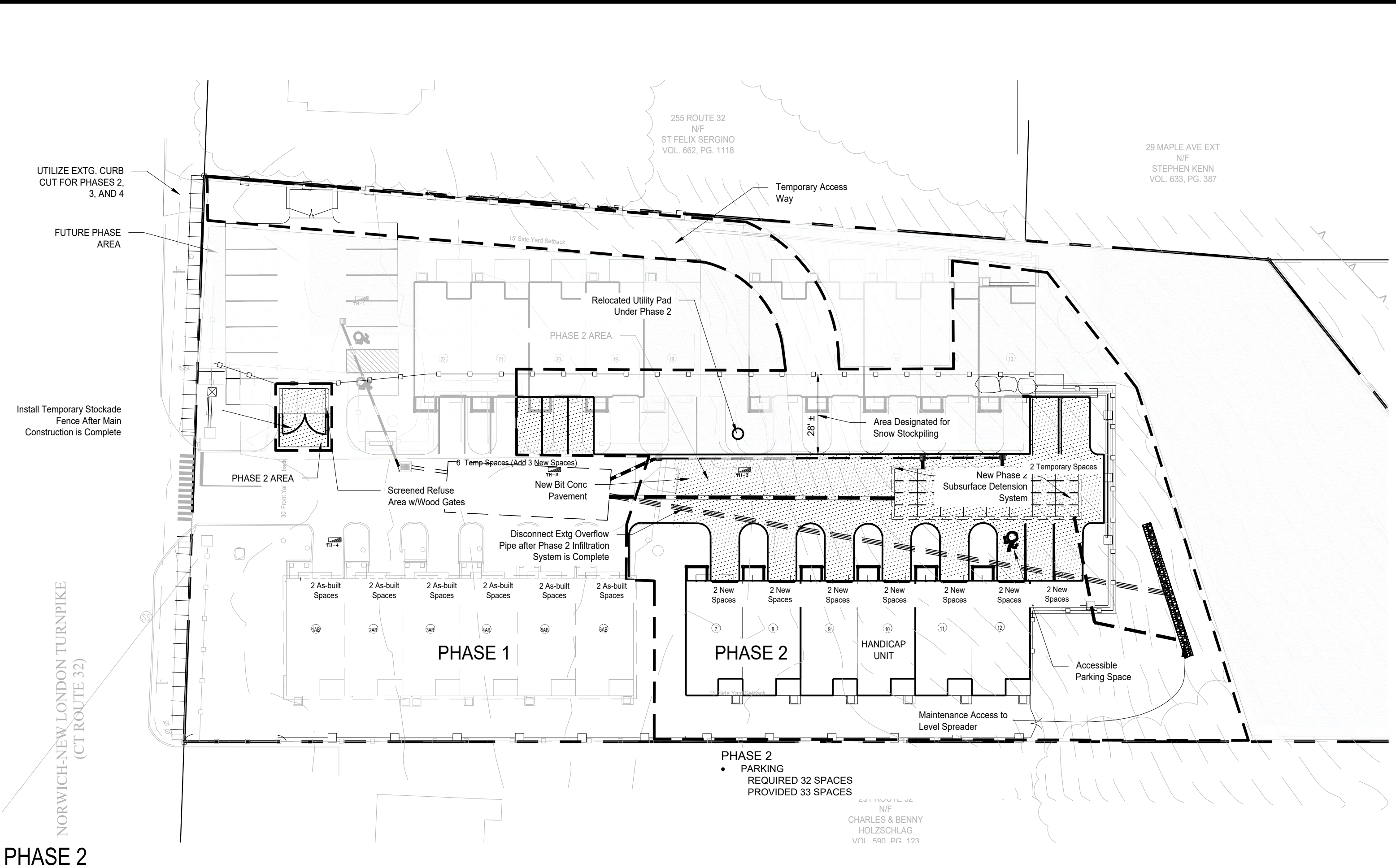
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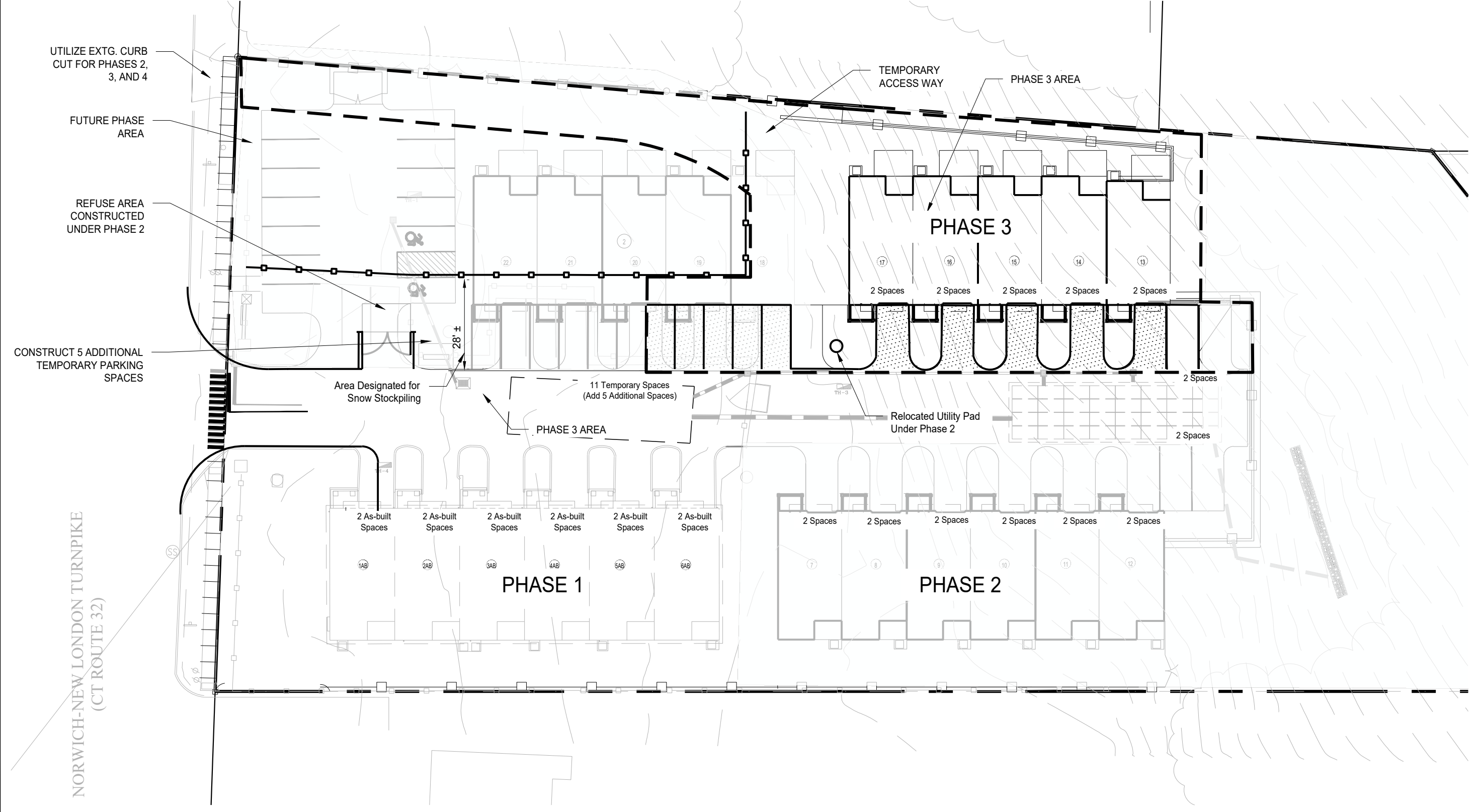
PHASE 1 - COMPLETE

- PHASE 1**
- COMPLETE
 - (SEE AS-BUILT ZONING IMPROVEMENT LOCATION AND TOPOGRAPHIC PLAN, 245 NORWICH-NEW LONDON ROAD (RT32), MONTVILLE, CONNECTICUT, PREPARED FOR WILTON'S HOLDINGS, LLC, DATED 7 JANUARY, 2022, REVISED THROUGH 6/4/2025, BY FULLER ENGINEERING & LAND SURVEYING, LLC
 - PARKING REQUIRED 15 PROVIDED 16



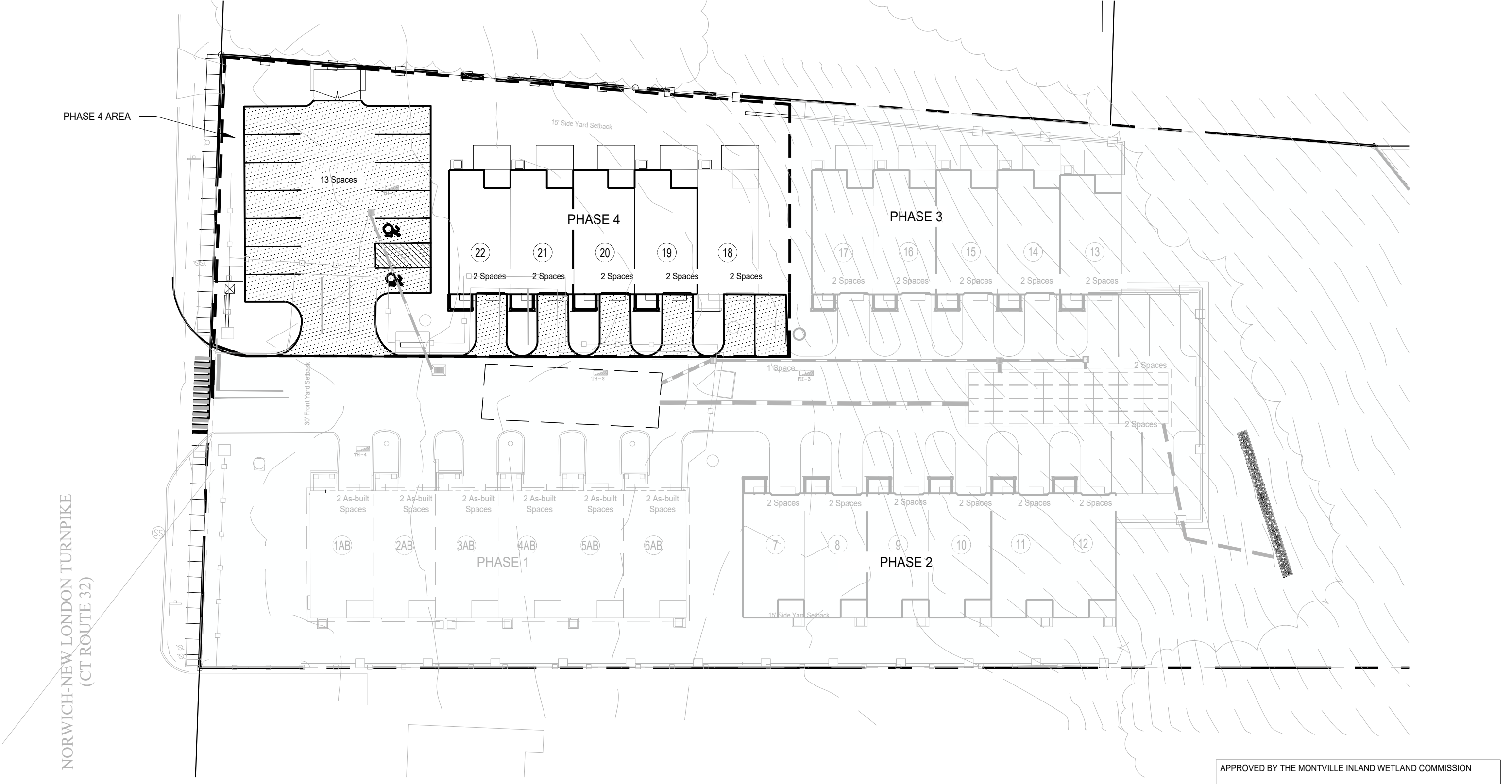
PHASE 2

- PHASE 2**
- CONSTRUCT UNITS 7-12
 - EXTEND SUBSURFACE UTILITIES AND DRAINAGE SYSTEM.
 - DISCONNECT EXISTING OVERFLOW PIPE AT INFILTRATION SYSTEM 1 AFTER INFILTRATION SYSTEM 2 HAS BEEN COMPLETED.
 - RELOCATE EXISTING UTILITY VAULT BETWEEN PHASE 3 AND 4 UNITS.
 - CONSTRUCT RETAINING WALLS. EXTEND GRADING WITH TEMPORARY BOULDER WALL OR TAPER GRADING IN THE AREA OF UNITS 13 THROUGH 17 AS REQUIRED.
 - CONSTRUCT TEMP. PARKING AREAS.
 - INSTALL TEMPORARY STOCKADE FENCE AROUND COMPLETED PHASE 2 WORK.
- PHASE 2 PARKING**
- REQUIRED
 12 Units x 2.5 = 30 Spaces
 12 Units x 0.3 = 4 Spaces Guest
 Total Req = 34 Spaces
- PROVIDED
 12 Units = 34 Spaces
 10 Add'l Spaces = 10 Spaces
 Total Prov = 34 Spaces



PHASE 3

- PHASE 3**
- CONSTRUCT UNITS 13-17
 - CONNECT SUBSURFACE UTILITIES.
 - CONSTRUCT PARKING AREAS WITH ADDITIONAL TEMPORARY PARKING.
- PARKING REQUIRED
 17 Units x 2.5 = 42 Spaces
 17 Units x 0.3 = 6 Spaces Guest
 Total Req = 48 Spaces
- PROVIDED
 17 Units = 34 Spaces
 15 Add'l Spaces = 15 Spaces
 Total Prov = 49 Spaces



PHASE 4

- PHASE 4**
- CONSTRUCT UNITS 18-22
 - CONNECT SUBSURFACE UTILITIES.
 - CONSTRUCT FINAL PARKING LOT.
 - RESTORE CONSTRUCTION ENTRANCE
 - COMPLETE SIDEWALK ALONG RT. 32
- PARKING REQUIRED
 22 Units x 2.5 = 55 Spaces
 17 Units x 0.3 = 7 Spaces Guest
 Total Req = 62 Spaces
- PROVIDED
 22 Units = 44 Spaces
 19 Add'l Spaces = 18 Spaces
 Total Prov = 63 Spaces



APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

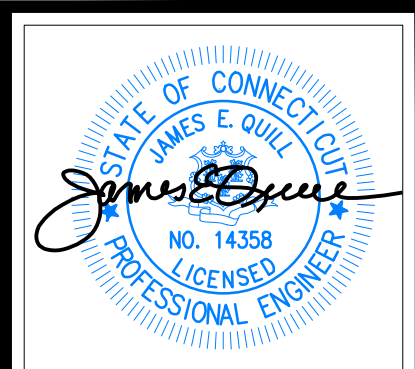
CHAIRMAN _____ DATE _____

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

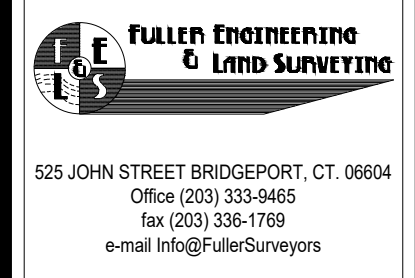
CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____

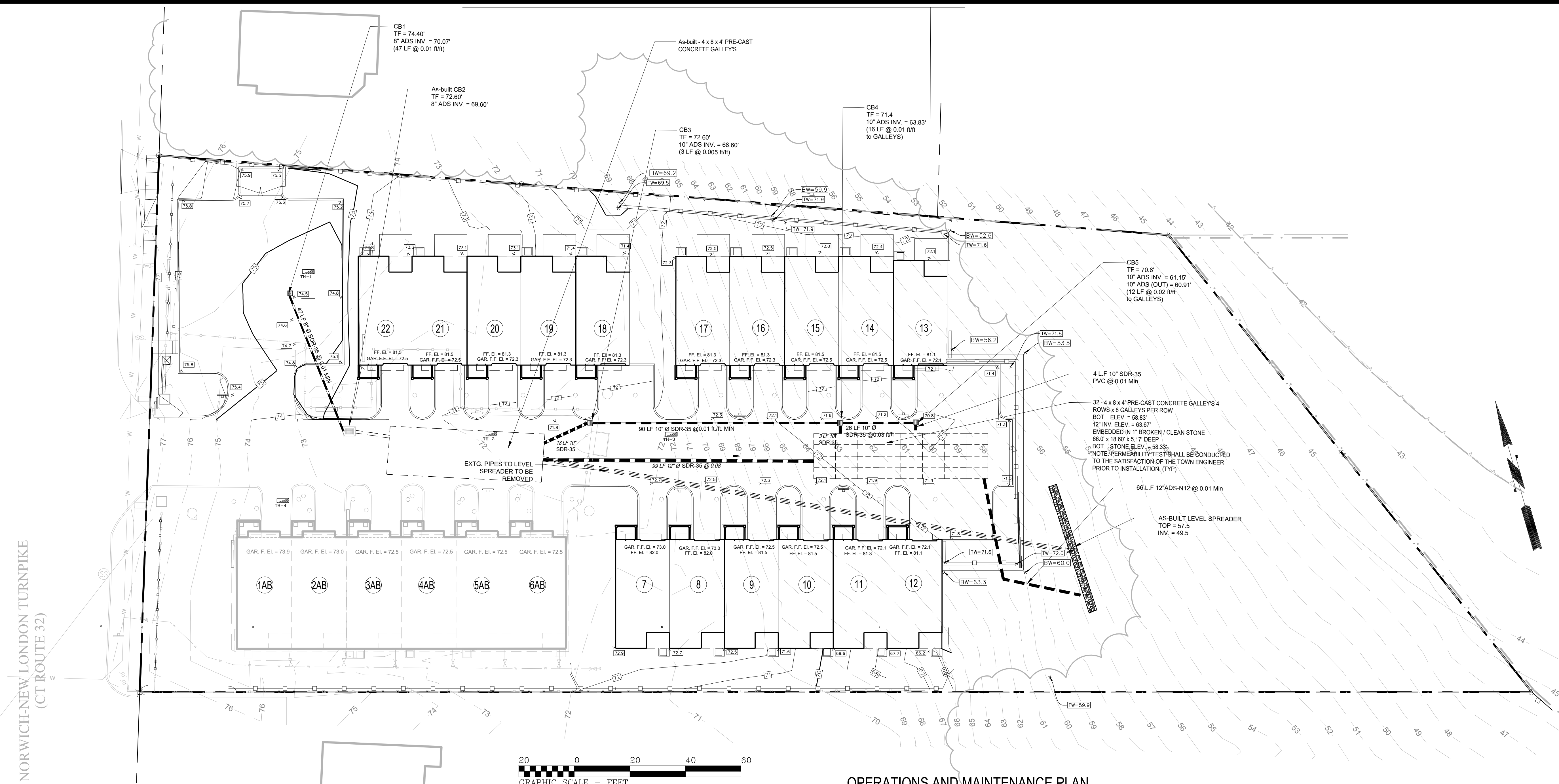


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245 NORWICH-NEW LONDON ROAD (RT 32)
MONTVILLE, CONNECTICUT
PREPARED FOR
WESTERN GROUP, LLC



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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 GRADING AND DRAINAGE 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 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 TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE MONTVILLE BUILDING DEPARTMENT, ZONING DEPARTMENT, AND FIRE MARSHAL'S OFFICE.
5. 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 2002 CONNECTICUT EROSION & SEDIMENTATION GUIDELINES.
6. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
7. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
8. ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
9. FINAL RETAINING WALL SYSTEM TO BE DESIGNED AND INSPECTED BY A CONNECTICUT LICENSED ENGINEER. STRUCTURAL DETAILS TO BE SUBMITTED TO THE SATISFACTION OF THE TOWN BUILDING INSPECTOR PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. SEE APPENDIX "O" OF THE ENGINEERING REPORT FOR OPERATION AND MAINTENANCE PLAN.

TEST PIT AND PERCOLATION DATA

TEST HOLE DATA PERFORMED 9/30/14, BY P. LAFAYETTE, P.E.

Table with 4 columns: Test Hole ID, Depth, Soil Description, and Observations. Includes data for TH-1, TH-2, TH-3, and TH-4.

EARTHWORK

Cut/Fill Summary

Summary table for earthwork with columns: Name, Cut Factor, Fill Factor, 2d Area, Cut, Fill, Net. Totals: 66340.66 Sq. Ft. Cut, 3645.68 Cu. Yd. Fill, 319.69 Cu. Yd. Net.

A. TOTAL AREA OF DISTURBANCE: 66,340 S.F. (1.5 A.C.s)

WETLAND AREAS

Table with 4 columns: AREA, AREA (S.F.), AREA (AC.), NOTES. Shows wetland areas on site and disturbed areas.

OPERATIONS AND MAINTENANCE PLAN

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at #245 Route 32, Norwich New London Turnpike Montville, CT are maintained in operational condition throughout the life of the project.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

- 1. Catch Basins & Drainage Inlets: a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
2. Storm Drainage Piping and Manholes/Junction Boxes: a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
3. Stormwater Inlet/Control Structures: a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction.

- c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the units shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Roof Gutters:

- a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Approval form with fields for Chairman, Date, and Expiration Date, signed by the Montville Planning and Zoning Commission.

Job Number: FE22-1700

Job Start Date: 1/4/22

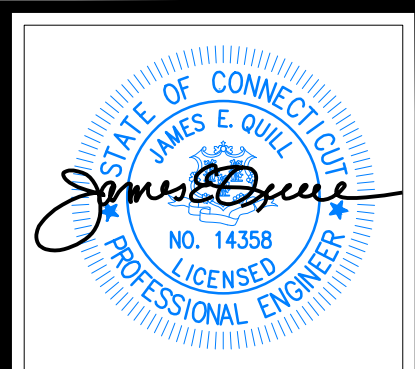
Table with 2 columns: Item and Date. Lists Eversource Easement (08/05/24), Eversource Comments (09/24/24), Siteplan Modification (02/10/26), Staff Comments (02/13/26), Staff Comments (03/13/26), Staff Comments (04/01/26), and Staff (Building) Comments (04/21/26).

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

Sheet Title: GRADING AND DRAINAGE PLAN

Scale: 1" = 20'

Sheet Number: C-3.1



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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

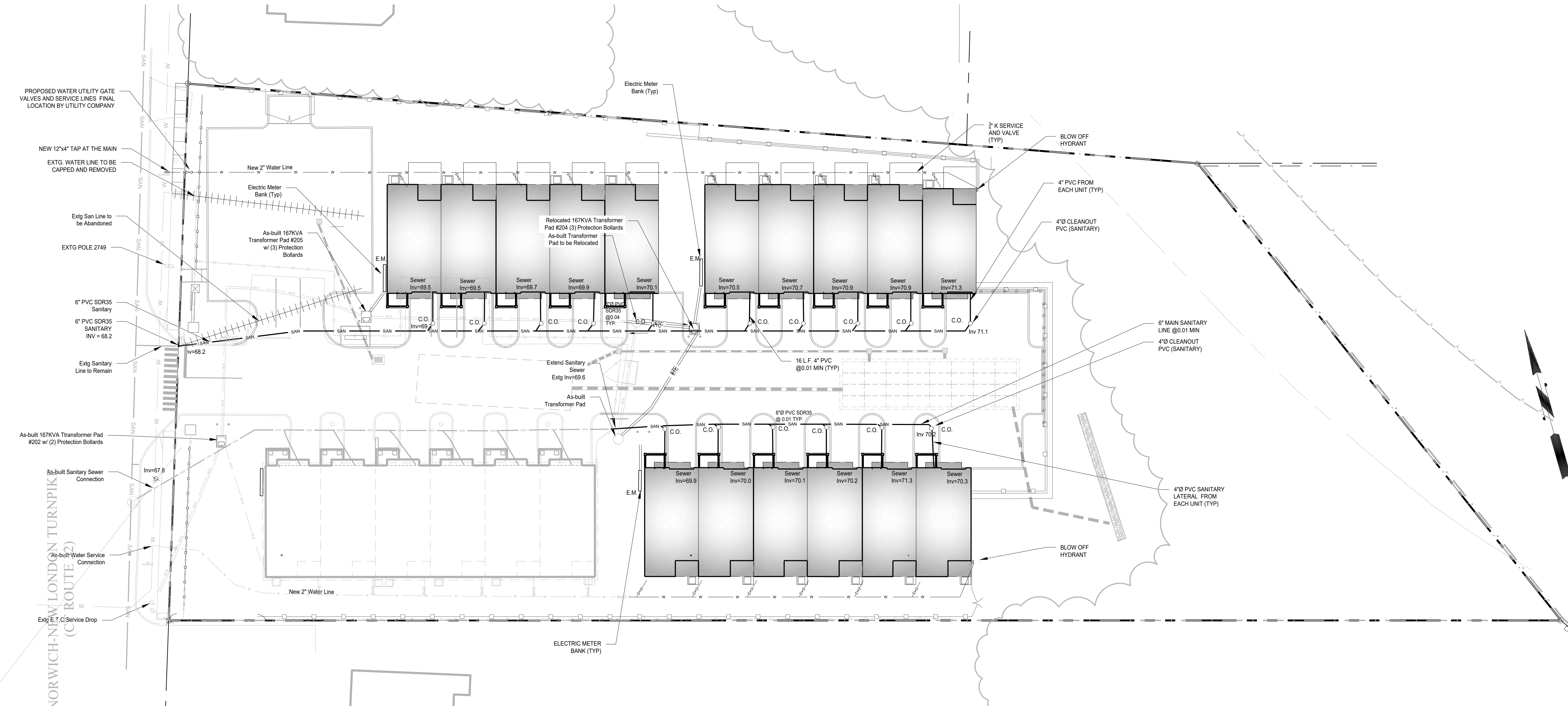
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Sitplan Modification	02/10/26
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Staff Comments	03/13/26
Staff Comments	04/01/26
Staff (Building) Comments	04/21/26

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

Sheet Title:
PROPOSED UTILITIES PLAN

Scale:
1" = 20'

Sheet Number:
C-3.2



NOTES:

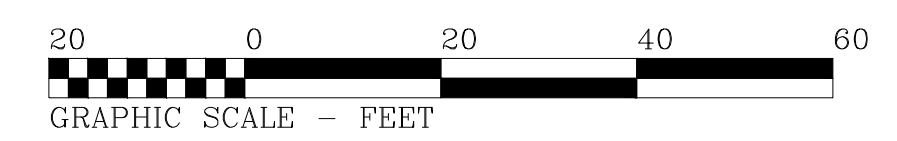
- THIS PLAN IS FOR THE PROPOSED UTILITIES OF THE PROPOSED RESIDENTIAL DEVELOPMENT WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE 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 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, ZONING DEPARTMENT, AND FIRE MARSHAL'S OFFICE.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH THE MINIMUM STANDARDS AS THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL" 2002 EDITION AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.
- 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. APPLICATION WILL BE MADE TO THE WATER POLLUTION CONTROL AUTHORITY FOR A PERMIT TO CONSTRUCT AND CONNECT WATER AND SEWER LINES TO THE MONTVILLE SEWER SYSTEM.
- EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT, PRIOR SURVEYS, AND FIELD MARKINGS.
- ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE TOWN OF MONTVILLE AND UTILITY COMPANY STANDARDS.
- IF REQUIRED, ALL EXISTING SANITARY SEWER LINES SHALL BE CAPPED WITHIN 2 FEET OF THE EXISTING SEWER MAIN.
- ALL ROOF LEADERS SHALL BE PIPED AND CONNECTED TO THE SUBSURFACE DRAINAGE SYSTEM. PIPE ROUTING AND GUTTER CONNECTIONS SHALL BE DETERMINED BY CONTRACTOR.
- ALL UNITS ARE DESIGNED TO HAVE SANITARY CONNECTIONS IN EACH BASEMENT AND WILL PUMP UP TO THE MAIN LATERAL AT THE FRONT OF THE BUILDINGS. SANITARY LIFT SYSTEMS ARE REQUIRED TO FACILITATE ALL SEWAGE DISCHARGE TO THE TOWN SEWER SYSTEM IN THE STREET.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING TOWN STANDARDS:
 - TOWN OF MONTVILLE SEWER USE RULES AND REGULATIONS.
 - TOWN OF MONTVILLE SANITARY SEWER MATERIALS AND CONSTRUCTION STANDARDS.
 - TOWN OF MONTVILLE SPECIFICATIONS OF WATER MAINS AND APPURTENANCES.
- SEWER PIPE TO BE PLASTIC PVC-SDR35.
- WATER LINES TO BE TYPE K COPPER TUBING.

MAP REFERENCES:

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

EVERSOURCE NOTES:

- SEE "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY dba EVERSOURCE ENERGY ACROSS THE PROPERTY OF WILTON'S HOLDINGS, LLC, 245 CT ROUTE 32, MONTVILLE, CONNECTICUT, SCALE 1"=20', DATED 10/8/24, FILE NO E24108, BY FULLER ENGINEERING & LAND SURVEYING LLC.
- ACTUAL CONDUIT AND TRANSFORMER PAD LOCATIONS ARE SCHEMATIC AND WILL BE ADJUSTED AS REQUIRED TO ACCOMMODATE EXISTING SUBSURFACE UTILITIES.



APPROVED BY THE MONTVILLE INLAND WETLAND COMMISSION

CHAIRMAN _____ DATE _____

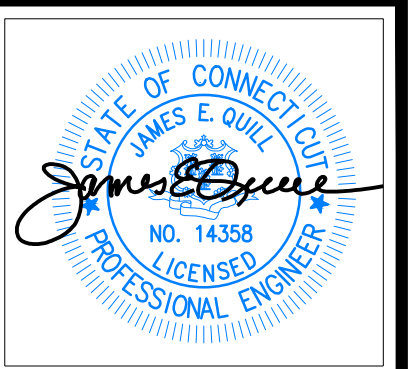
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

EXPIRATION DATE _____

SEC PLAN APPROVAL DATE _____

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

Job Number:
FE22-1700

Job Start Date:
1/4/22

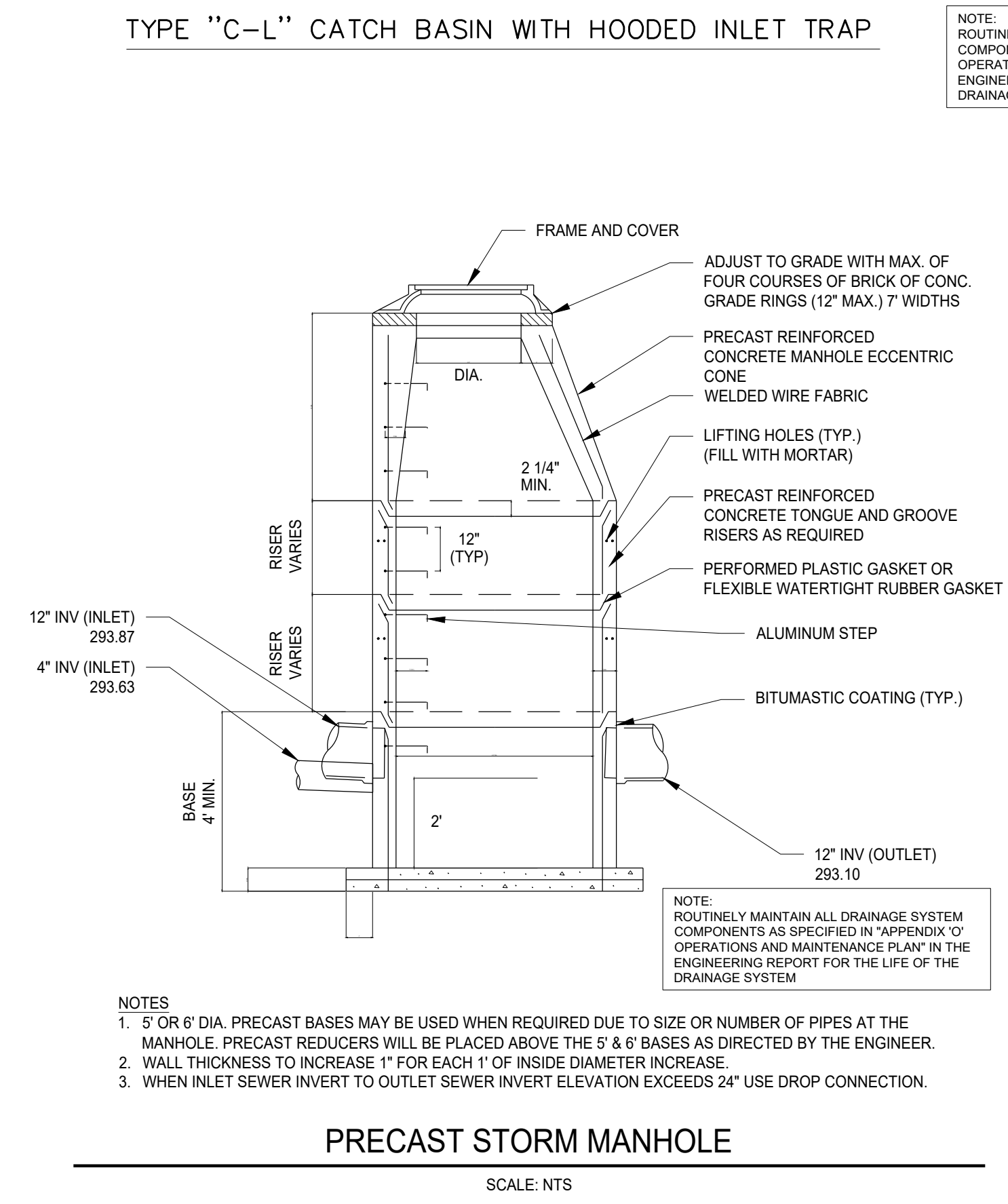
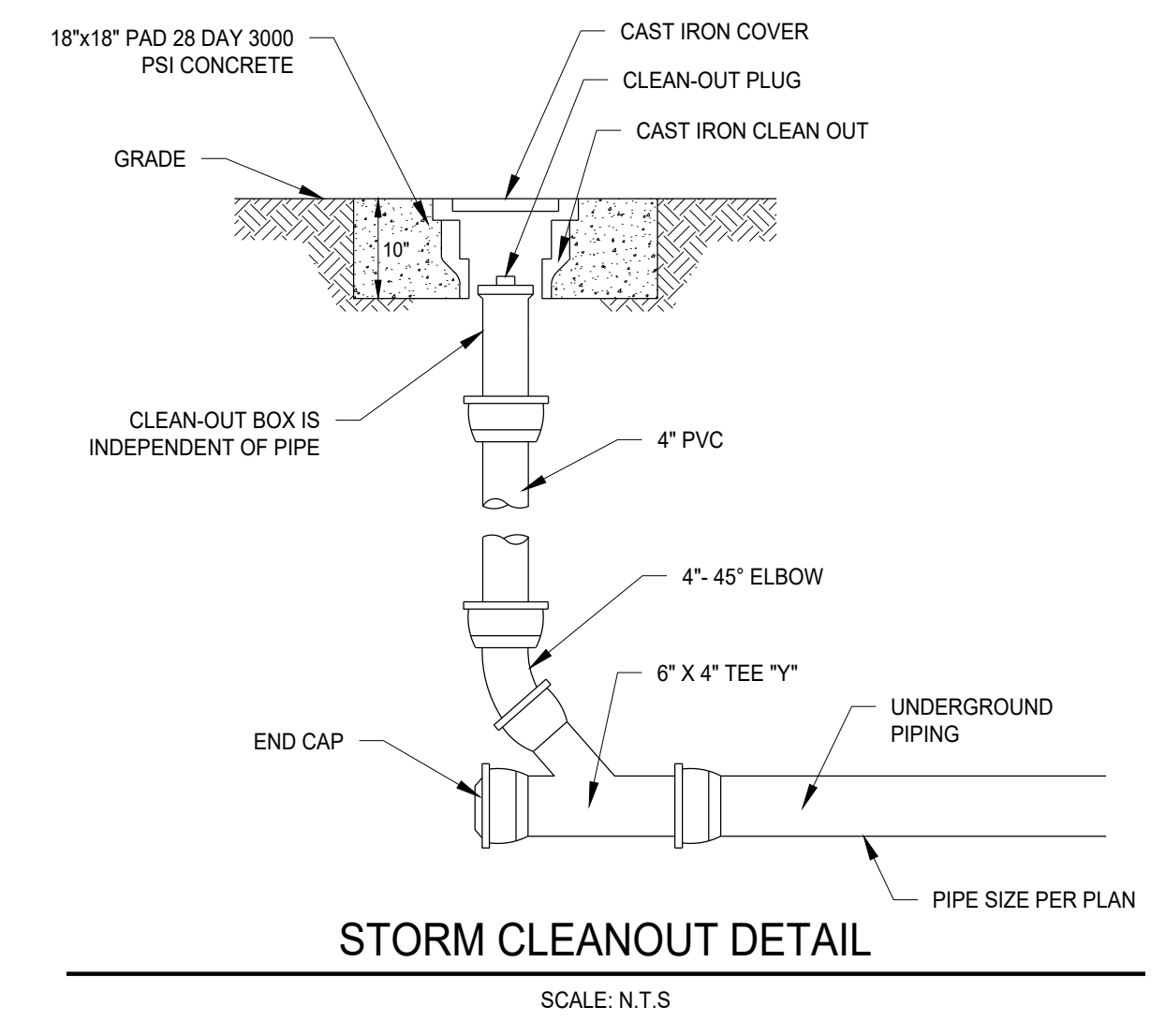
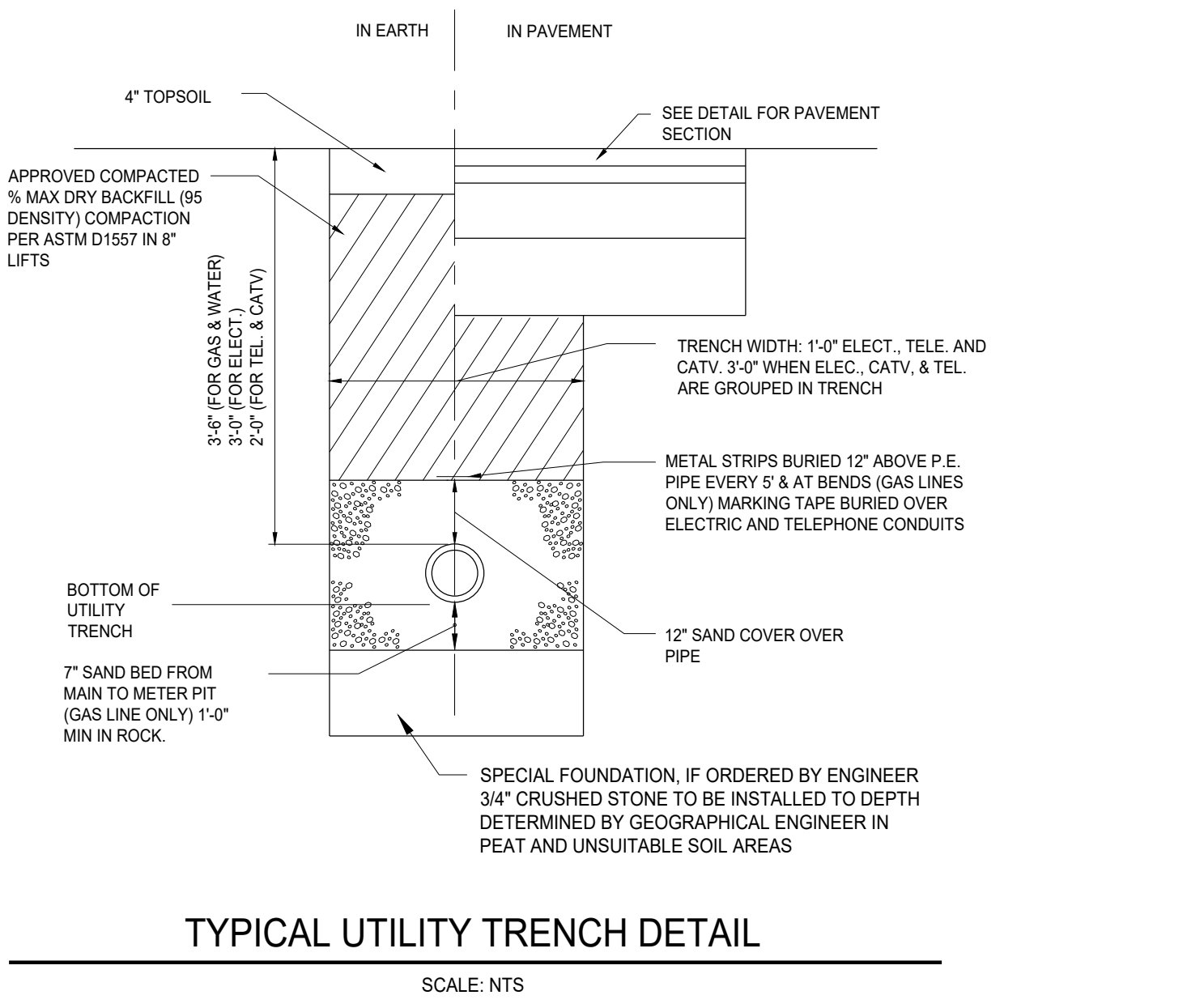
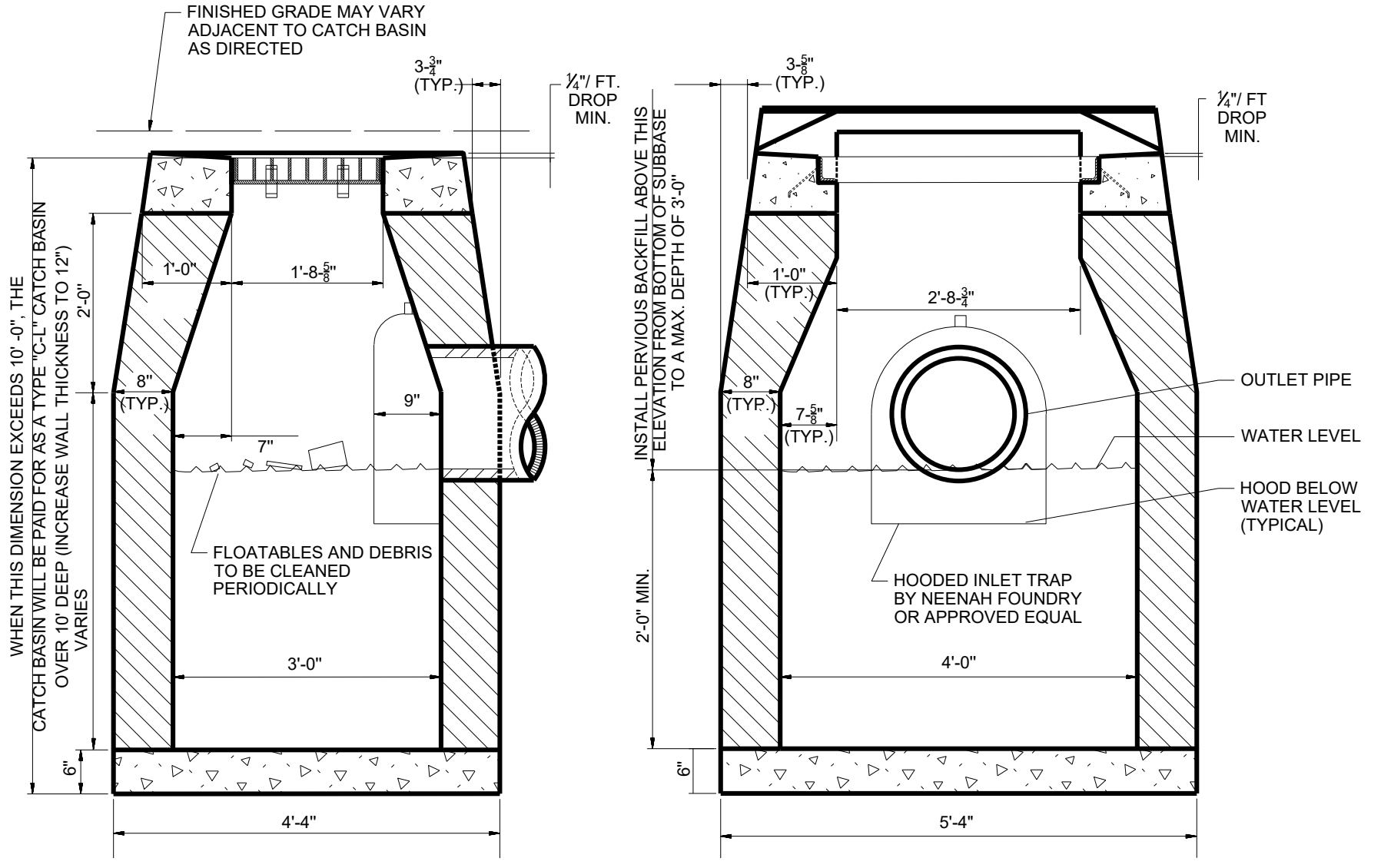
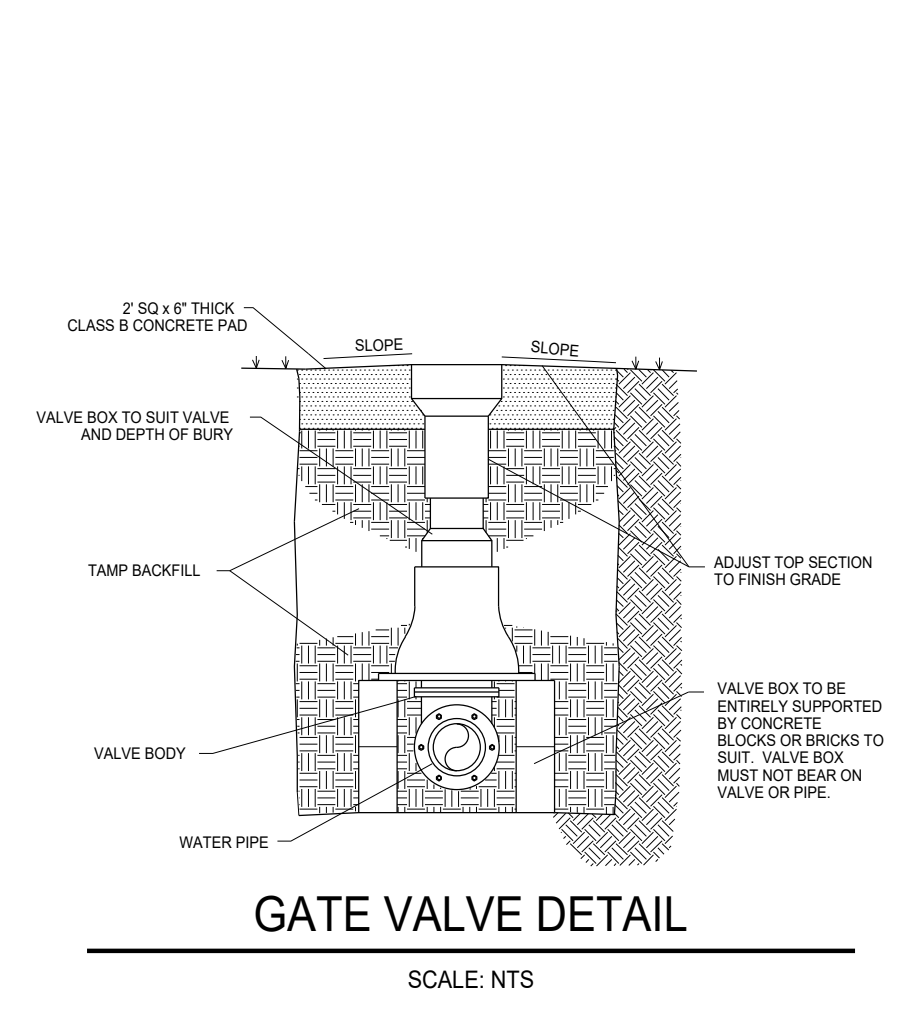
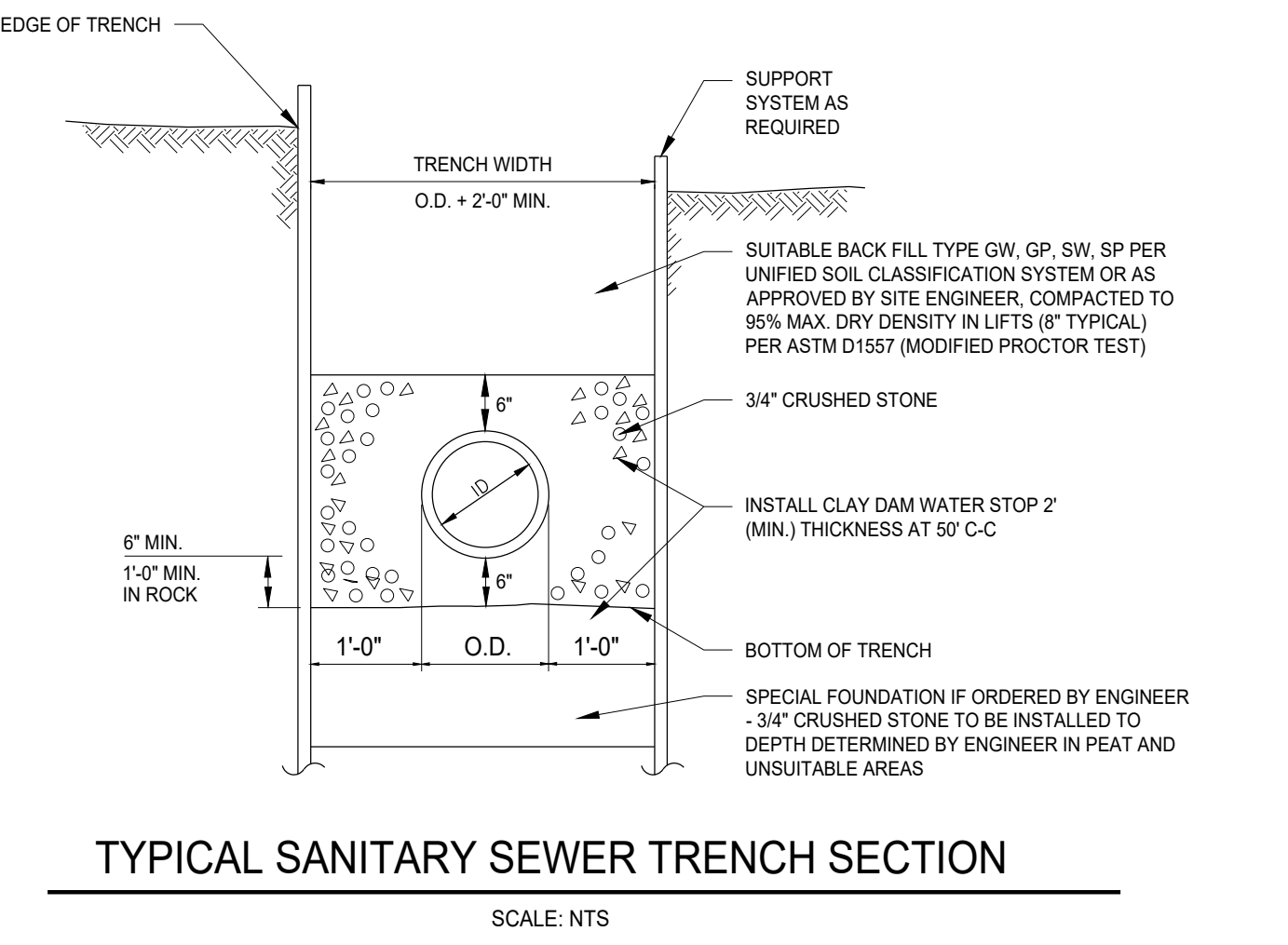
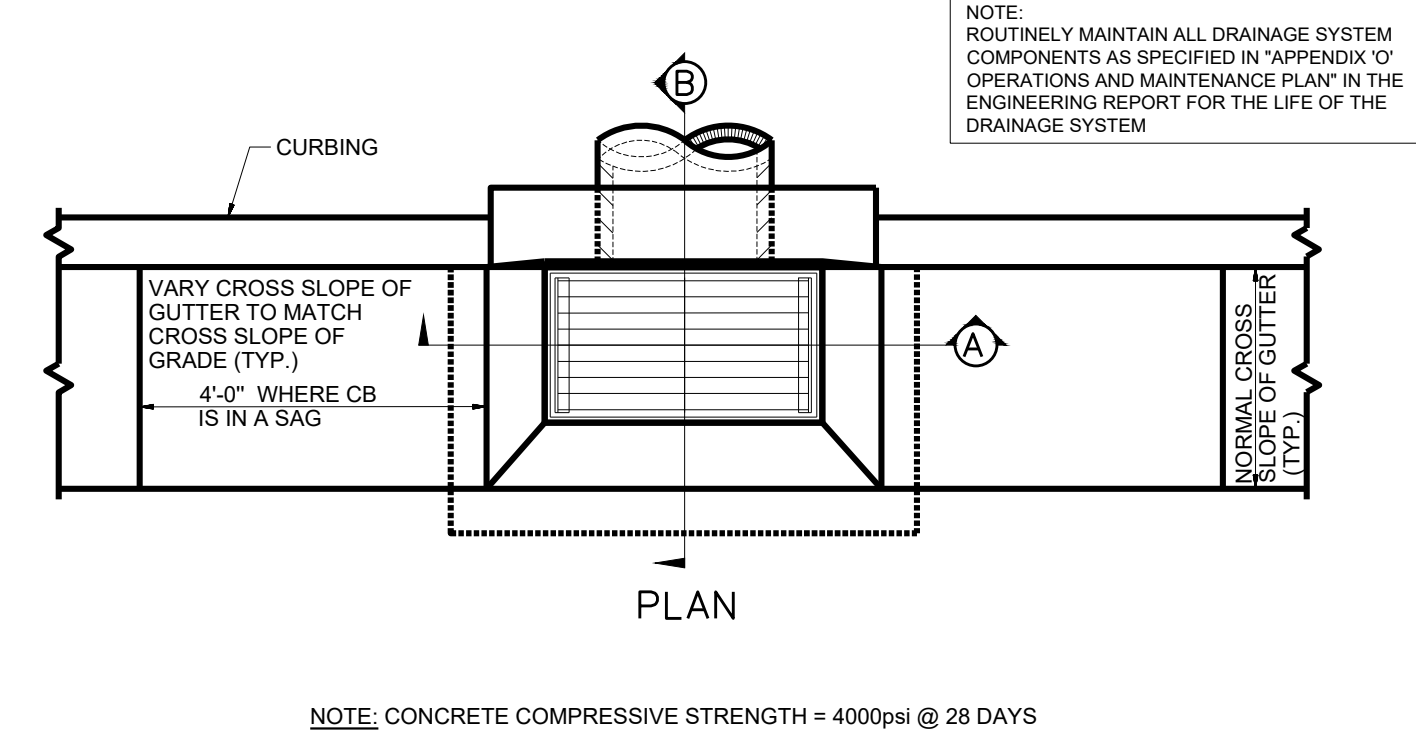
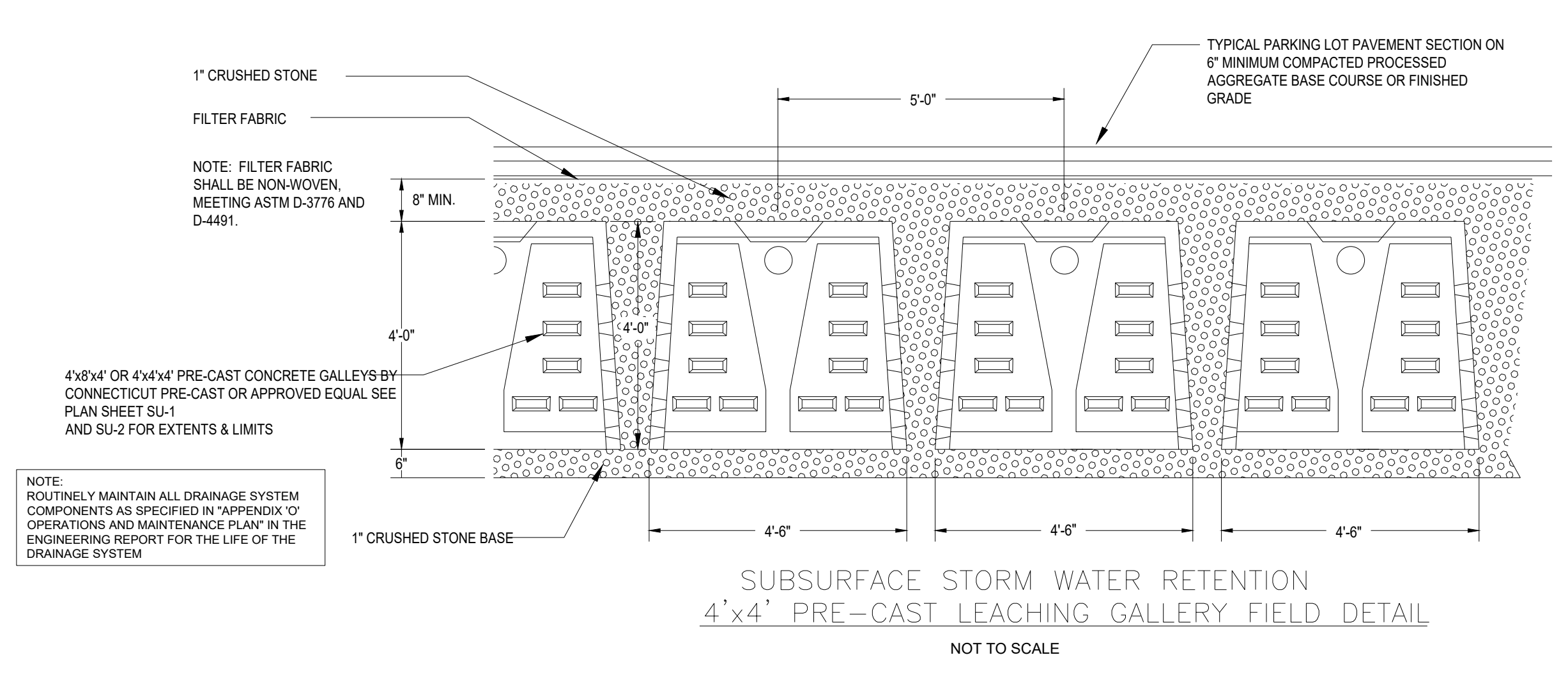
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Eversource Comments	09/24/24
Stephan Modification	02/10/26
Staff Comments	02/13/26
Staff Comments	03/13/26
Staff Comments	04/01/26
Staff (Building) Comments	04/21/26

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D.R.R. J.E.Q.

Sheet Title:
DETAIL SHEET

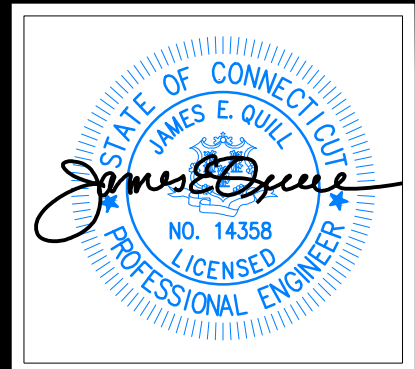
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CHAIRMAN _____	DATE _____
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
SEC PLAN APPROVAL DATE _____	

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WILTON'S WAY
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1/4/22

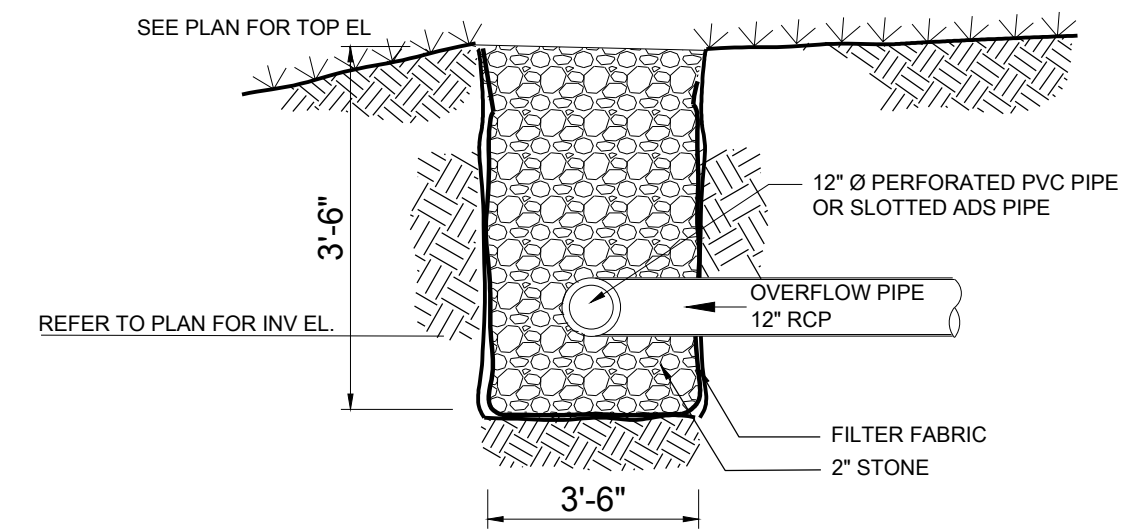
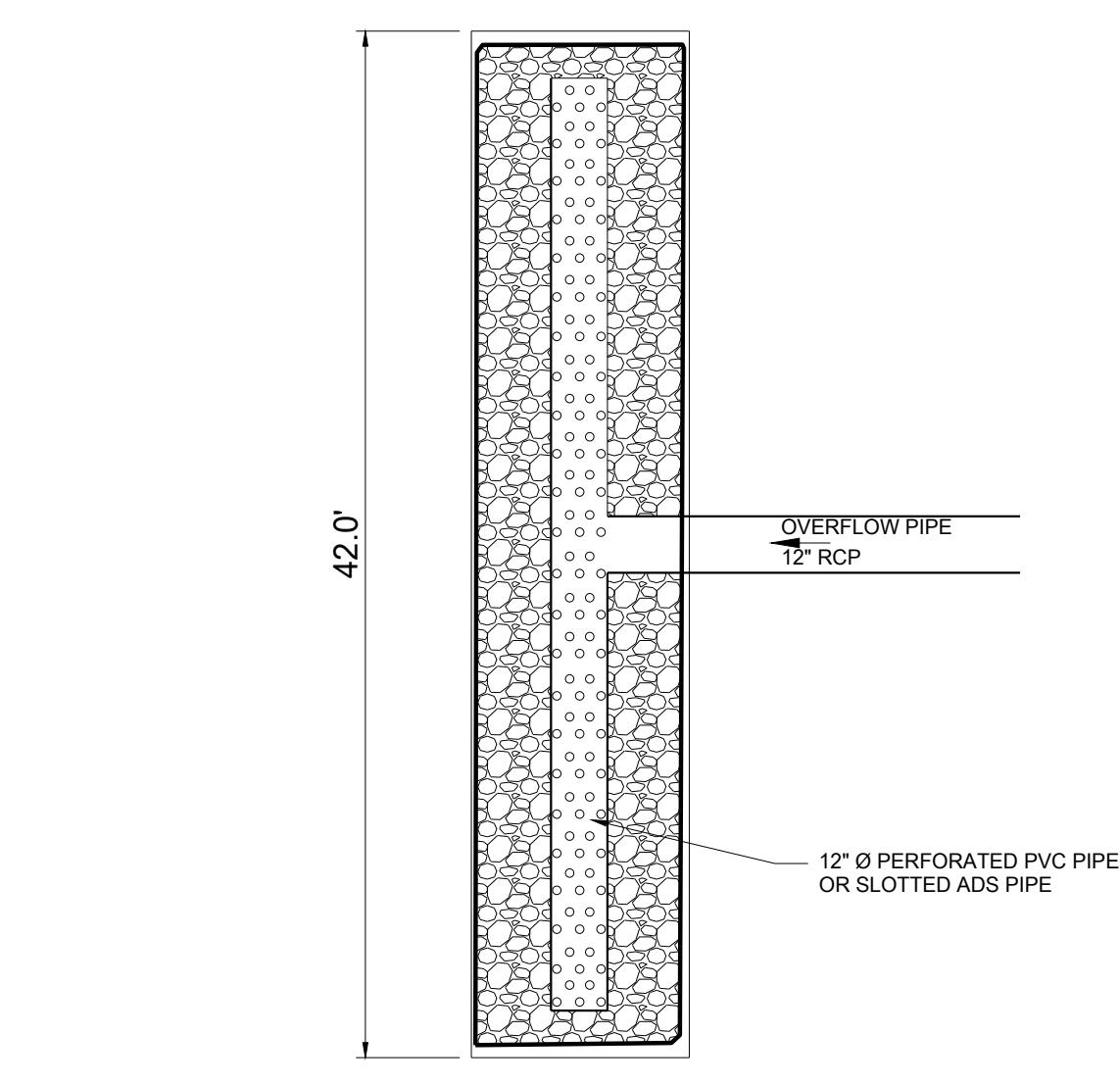
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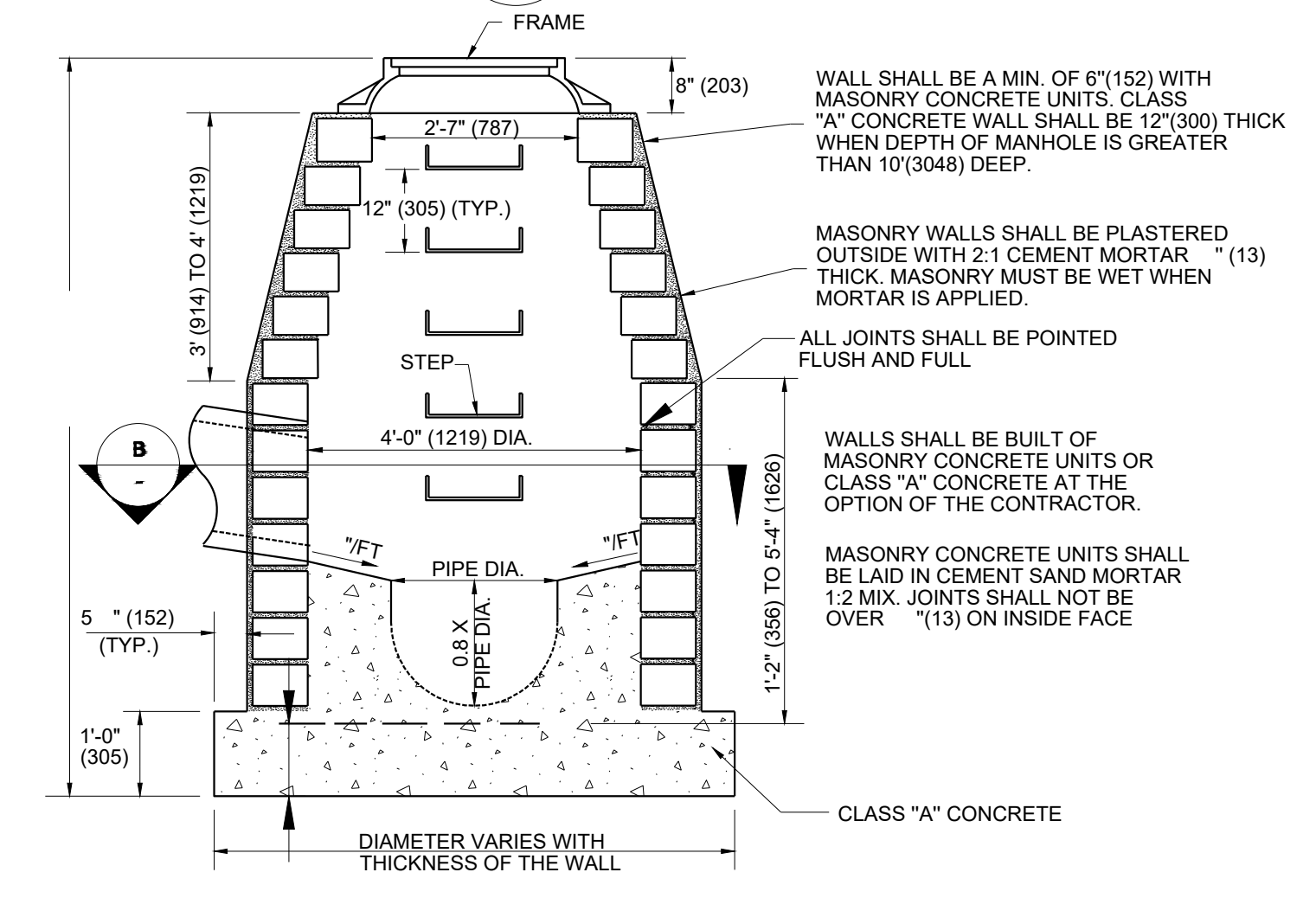
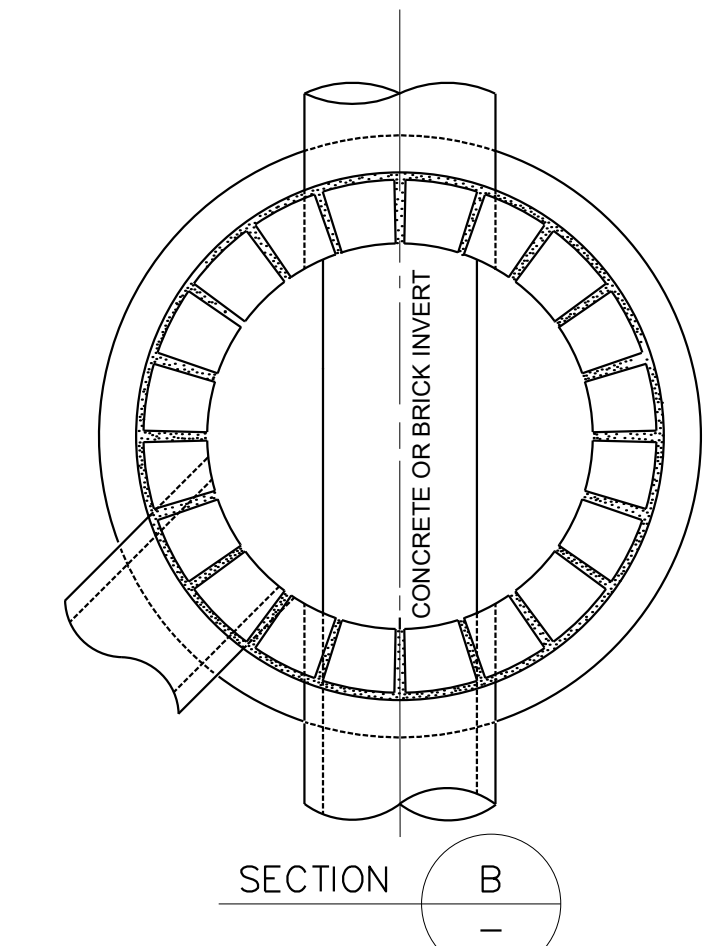
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LEVEL SPREADER DETAIL
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SANITARY MANHOLE
 MASONRY CONCRETE UNIT
 OR CLASS "A" CONCRETE

WALL SHALL BE A MIN. OF 6" (152) WITH MASONRY CONCRETE UNITS, CLASS "A" CONCRETE WALL SHALL BE 12" (305) THICK WHEN DEPTH OF MANHOLE IS GREATER THAN 10' (3048) DEEP.
 MASONRY WALLS SHALL BE PLASTERED OUTSIDE WITH 2:1 CEMENT MORTAR " (13) THICK. MASONRY MUST BE WET WHEN MORTAR IS APPLIED.
 ALL JOINTS SHALL BE POINTED FLUSH AND FULL.
 WALLS SHALL BE BUILT OF MASONRY CONCRETE UNITS OR CLASS "A" CONCRETE AT THE OPTION OF THE CONTRACTOR.
 MASONRY CONCRETE UNITS SHALL BE LAID IN CEMENT SAND MORTAR 1:2 MIX. JOINTS SHALL NOT BE OVER " (13) ON INSIDE FACE.

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

