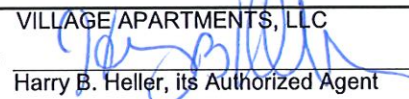


Yes No This project requires a State General Stormwater Quality Permit.
 Registration # To be applied for subsequent to local approval
 Yes No This project requires a permit from the Army Corps of Engineers.
 Yes No This project requires a Water Diversion Permit.
 Yes No This project requires a Dam Permit.
 Yes No This property is subject to a Conservation Restriction and/or a
 Preservation Restriction. If yes, attach a copy of certified notice.
 Yes No Drainage calculations submitted:
 Date 3/11/21 Rev. date 11/15/21 Rev. date _____

Yes No This project requires a OSTA (Office of State Traffic Commission)
 Permit.
 Yes No This project requires a DOT Encroachment Permit.
 Yes No The plan has been submitted to the DOT District 2 Office.
 Number of parking spaces provided 356
 Number of vehicle trips per day generated by this project Traffic Study
 Yes No A determination of applicability of of the following Zoning Regulations
 Sections N/A

Signature of Applicant VILLAGE APARTMENTS, LLC Date 1/6/2022

 Harry B. Heller, its Authorized Agent

Signature of Applicant _____ Date _____

OFFICE USE ONLY

Review	Date Sent	Date Received
Town Engineer		
Uncas Health District		
Fire Marshal		
Building Official		
Mayor		
WPCA		
DOT District 2		
N.L. Water		
Other		

Date of Receipt _____ Date of Public Hearing _____ Date Hearing Closed _____
 Date of Extension #1 _____ Date of Extension # 2 _____ Terminal Date _____

- Location, size, height, lighting, and orientation of all signs.
 - Location, size, height, and orientation of all outdoor lighting facilities.
 - The stormwater drainage system, including the location and elevations of all existing and proposed street drainage facilities within 100 feet of the property. The Town Planner or Town Engineer may require additional information and/or details regarding off-site drainage features affected by, or impacting upon the proposed development. Stormwater management systems shall be designed in accordance with the 2004 Connecticut Stormwater Quality Manual as may be amended from time to time.
 - Location, size, and type of all water and fire protection facilities.
 - Location, size, and type of all sewerage disposal facilities.
 - Building elevations or preliminary architectural drawings showing the general type of building proposed for construction.
 - In cases where the applicant intends to develop in stages, an overall site and staging plan shall be required.
 - The Commission may require the applicant to submit an environmental evaluation report for a proposed development located in an environmentally sensitive area. Evaluation reports by independent professionals and other experts such as hydrologists, geologists and soil scientists may be required at the expense of the applicant.
 - All signature and waiver blocks must be located in the lower right corner.
 - Certificate of Public Convenience and Necessity in accordance with Section 4.10.8 of the Zoning Regulations.
 - Sanitary Waste Disposal Plan. For any site which is to be served , and is capable of being served, by an operational public sanitary sewer line prior to occupancy, the site plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the applicant shall provide evidence from the Montville Water Pollution Control Authority that it is capable of providing sanitary sewer service to the subject site. If the applicant proposes to utilize a community sewerage system, as defined in C.G.S. Section 7-245 as may be amended from time to time, a report from the Montville Water Pollution Control Authority indicating that all requirements of C.G.S. Section 7-246 as may be amended from time to time have been satisfied shall be provided.
 - An Erosion and Sediment Control Plan designed in accordance with Section 15.1 of the Zoning Regulations.
- N/A **Special Requirements for Uses in Public Drinking Water Supply Watersheds** The following special requirements shall apply to all Special Permit uses located within the Lake Konomoc and Stony Brook Reservoir watershed:
1. All septic systems shall be designed by a Sanitary Engineer registered in the State of Connecticut, and shall include a renovation analysis demonstrating compliance with current standards adopted by the DEEP.
 2. No stormwater discharge from parking areas, roadways, rooftops or areas covered with similar impervious surfaces shall be deposited directly into any wetland or watercourse, nor discharged directly into the ground. Suitable surface and/or subsurface measures shall be taken to detain, filter, renovate and otherwise improve the quality of any such waters before discharge to surface or subsurface waters on or off the site. Existing wetlands may be employed for final treatment of stormwaters to the extent of their capacity to do so, but only after initial treatment by new wetlands or structural filtration methods.

Digital data for Special Permits and Resubdivisions/Subdivisions shall be provided to the Planning Office after the recording of the final mylars on the land records. For Site Plans, the data shall be provided to the office after all signatures have been obtained by the appropriate authorities and prior to the issuance of a Zoning Permit.

- The Digital Data shall include:
 - a. One (1) PDF copy of the project
 - b. Copy of the project in ArcView (GIS) format or AutoCAD
 - Shapefile (.shp)
 - Geodatabase (.mdb)
 - Export file (.e00)
 - AutoCAD.dwg
- Having all features in a single AutoCAD layer or GIS file will not be accepted. For example, there must be separate layers/files for text, buildings, roads, wetlands, etc
- All data represented in a digitally submitted AutoCAD or GIS drawing must be registered to the CT State Plane Coordinate System Using NAD 1983 datum.
- Data can be submitted to the Planning Office via a flash-drive or CD.

DETERMINATION OF APPLICABILITY

The Commission may determine that one (1) or more of the site plan ingredient requirements of Section 17.4 is not necessary or required to reach a decision on the application. A determination of applicability of the applicable section(s) must be requested in writing by the applicant.

Please refer to the Zoning Regulations to insure that you meet all requirements for setbacks, parking, signs, etc.

AUTHORIZATION

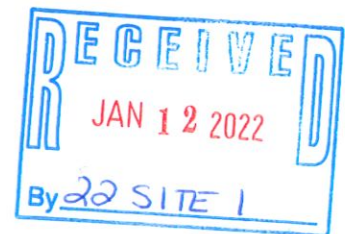
CONNECTICUT MULTIFAMILY EQUITIES II, LLC, the owner of premises located at 15 Jerome Avenue in the Town of Montville, County of New London and State of Connecticut, hereby authorizes Village Apartments, LLC, acting through its authorized agent, Heller, Heller & McCoy, to submit an application for site plan approval with the Town of Montville Planning and Zoning Commission for Phase III of the Village Apartments Multi-Family Housing Complex in accordance with a site development plan entitled "Site Development Plan Village Apartments – Phase III New Multifamily Apartment Buildings Jerome Road & Jerome Avenue Uncasville – Montville, Connecticut Date: March 11, 2021 Revised: November 15, 2021 Property Owner/Applicant: Village Apartments LLC & Connecticut Multifamily Equities II, LLC 31 Cogswell Lane, Stamford, CT 06902 Sheet No: 1 of 13 to 13 of 13 Dwg. No: 19000079.02 Prepared By: Loureiro Engineering Associates, Inc. 100 Fort Hill Road Groton, Connecticut 06340 Phone: 860-448-0400 Fax: 860-448-0899".

Connecticut Multifamily Equities II, LLC hereby further authorizes the law firm of Heller, Heller & McCoy and the engineering firm of Loureiro Engineering Associates, Inc. to act as its agent in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said site plan application.

Dated at White Plains, New York this 3rd day of January, 2022.

**CONNECTICUT MULTIFAMILY
EQUITIES II, LLC**
By: **NORTHEAST MULTIFAMILY I,
LLC, its Member**

By: 
Louis A. Tallarini, its Manager



AUTHORIZATION

VILLAGE APARTMENTS, LLC, the owner of premises located at 232 Norwich-New London Turnpike (Connecticut Route 32) and 82 Jerome Road in the Town of Montville, County of New London and State of Connecticut hereby authorizes the law firm of Heller, Heller & McCoy to submit an application on its behalf to the Town of Montville Planning and Zoning Commission, as both Applicant and Property Owner, for site plan approval in conjunction with the development of Phase III of the Village Apartments Multi-Family Housing Community in accordance with a plan entitled "Site Development Plan Village Apartments – Phase III New Multifamily Apartment Buildings Jerome Road & Jerome Avenue Uncasville – Montville, Connecticut Date: March 11, 2021 Revised: November 15, 2021 Property Owner/Applicant: Village Apartments LLC & Connecticut Multifamily Equities II, LLC 31 Cogswell Lane, Stamford, CT 06902 Sheet No: 1 of 13 to 13 of 13 Dwg. No: 19000079.02 Prepared By: Loureiro Engineering Associates, Inc. 100 Fort Hill Road Groton, Connecticut 06340 Phone: 860-448-0400 Fax: 860-448-0899".

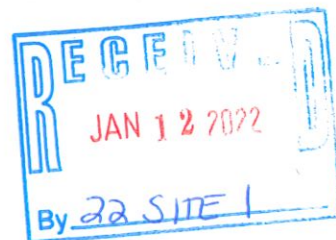
Village Apartments, LLC hereby further authorizes the law firm of Heller, Heller & McCoy and the engineering firm of Loureiro Engineering Associates, Inc. to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said site plan application.

Dated at Stamford, Connecticut this 3rd day of January, 2022.

VILLAGE APARTMENTS, LLC

By: _____

Tomas Haendler, its Member



HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

January 5, 2021

Town of Montville Planning and Zoning Commission
Attn: Ms. Elizabeth Burdick, Director of Planning
310 Norwich-New London Turnpike
Uncasville, CT 06382

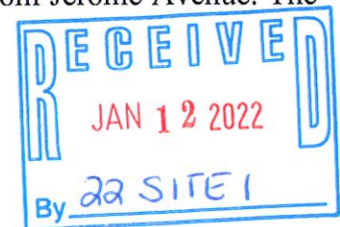
Re: Site Plan Application for Village Apartments
232 Norwich-New London Turnpike, 82 Jerome Road and 15 Jerome Avenue,
Montville, Connecticut

Dear Liz:

Enclosed herewith please find an application submitted on behalf of our clients, Village Apartments, LLC and Connecticut Multifamily Equities II, LLC for the proposed redevelopment of the property located at 82 Jerome Road in the Town of Montville, County of New London and State of Connecticut, the property located at 232 Norwich-New London Turnpike (Route 32) in the Town of Montville, County of New London and State of Connecticut and for the development of property located at 15 Jerome Avenue in the Town of Montville, County of New London and State of Connecticut.

As you are aware, the property located at 82 Jerome Road is currently improved with two (2) multi-family buildings containing fifty-four (54) dwelling units and one hundred one (101) parking spaces. This property was originally developed in the early 1970s by Leo J. Archambault and Mary P.T. Archambault. Village Apartments, LLC has recently acquired the adjacent real property located at 232 Norwich-New London Turnpike (Route 32) in Montville, Connecticut. Its affiliate, Connecticut Multifamily Equities II, LLC has acquired an undeveloped parcel of land located at 15 Jerome Avenue, Montville, Connecticut. All three properties are contiguous, and the Applicant proposes to combine all three properties into one singular tract or parcel of land to accommodate the proposed redevelopment and development of these properties for a total of 214 multi-family dwelling units. The three combined parcels, constituting the application parcel, contain 12.02 acres of land. The redevelopment of this property will utilize the existing driveway access from Jerome Road as well as a new proposed driveway access from Jerome Avenue. The

Z:\Village Apartments, LLC\Site Plan\ltr.Town re Submission.docx



project design also contemplates access from Connecticut Route 32; limited, however, to emergency vehicles only.

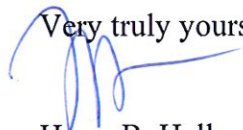
Submitted herewith and constituting the application for site plan review and approval by the Montville Planning and Zoning Commission are the following:

1. Ten (10) copies of the Town of Montville Planning and Zoning Commission Site Plan or Special Permit Application with the Site Plan Review Checklist attached thereto.
2. Ten (10) copies of the “Project Narrative to Accompany Site Plan Application Village Apartments – Phase III New Apartment Buildings Jerome Avenue & Jerome Road Uncasville – Montville, Connecticut November 15, 2021” prepared by Loureiro Engineering Associates, Inc.
3. Authorization signed by Connecticut Multifamily Equities II, LLC, the owner of property located at 15 Jerome Avenue, Montville, Connecticut, authorizing Village Apartments, LLC to submit the instant site plan application and further authorizing the law firm of Heller, Heller & McCoy and the engineering firm of Loureiro Engineering Associates, Inc. to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the site plan application.
4. Authorization signed by Village Apartments, LLC authorizing the law firm of Heller, Heller & McCoy to execute the site plan application on its behalf and further authorizing the law firm of Heller, Heller & McCoy, the engineering firm of Loureiro Engineering Associates, Inc. and their retained consultants to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect to the site plan application.
5. Ten (10) copies of the Parking Plan for the project prepared by Loureiro Engineering Associates, Inc. justifying the 356 parking spaces proposed in the site plan application.
6. Ten (10) copies of the “Village Apartments – Phase III Utility Will Serve Determinations Water Supply and Sanitary Sewer Commission Number: 088VA9.01” prepared by Loureiro Engineering Associates, Inc.
7. Ten (10) prints of the site development plan for the project entitled “Site Development Plan Village Apartments – Phase III New Multifamily Apartment Buildings 232 Route 32, 82 Jerome Road and 15 Jerome Avenue Uncasville – Montville, Connecticut Date: March 11, 2021 Revised: November 15, 2021 Property Owner/Applicant: Village Apartments, LLC & Connecticut Multifamily Equities II, LLC 1099 North Street White Plains New York 10605 Sheet Nos: 1 of 13 to 13 of 13 Dwg. No: 19000079.02 Prepared By: Loureiro

Engineering Associates, Inc. 100 Fort Hill Road – Groton, Connecticut 06340 Phone: 860-448-0400 – Fax: 860-448-0899”.

8. Three (3) copies of the Stormwater Management Report for the project entitled “Stormwater Management Report Property Of Village Apartments, LLC 232 Route 32, 82 Jerome Road and 15 Jerome Avenue Montville, Connecticut March 11, 2021 Prepared For: Village Apartments, LLC and Connecticut Multifamily Equities II, LLC 1099 North Street, White Plains, New York 10605 Loureiro Engineering Associates, Inc. 100 Fort Hill Road – Groton, Connecticut 06340 Phone: 860-448-0400 – Fax: 860-448-0899 www.loureiro.com Comm. No. 88VA9.01”.
9. Ten (10) prints of the proposed building plans for the project prepared by Paul B. Bailey Architect 110 Audubon Street New Haven, Connecticut 06510 consisting of twenty (20) sheets.
10. Copies of the proposed combining deeds, first from Village Apartments, LLC and Connecticut Multifamily Equities II, LLC to Terry L. Konrad and thereafter from Terry L. Konrad to Village Apartments, LLC.
11. Our check in the amount of \$210.00 representing payment of the site plan application fee (commercial) in the amount of \$150.00 together with the State fee in the amount of \$60.00.

Request is hereby made that you place this matter on the agenda of the Town of Montville Planning and Zoning Commission for its regularly scheduled meeting of Tuesday, January 25, 2022. Should you have any questions concerning the application, or need any additional information prior to the January 25, 2022 meeting of the Montville Planning and Zoning Commission, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures



VIA E-Mail

November 15, 2021

Planning & Zoning Commission
Town of Montville
310 Norwich-New London Tnpk.
Uncasville, Conn. 06382

Attn: Commission Members

**RE: Village Apartments –Phase III
Utility Will Serve Determinations
Water Supply and Sanitary Sewer
Commission Number: 088VA9.01**

Dear Commission Members:

Village Apartments LLC has submitted a site plan application for the development of an additional 160 apartment units to the existing development. As part of the design effort, this office made inquiries to water and sewer service providers to determine the adequacy of existing water and sewer systems to serve the project. The purpose of this letter is to report the results of those inquiries and the subsequent positive determinations.

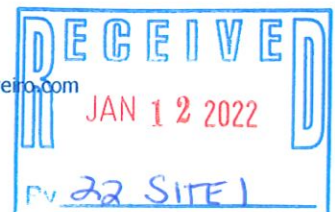
A request was submitted to the Water Pollution Control Authority Superintendent with estimates of the number of units and demand/flows for both water supply and domestic sewage based on established flow parameters. This information was referred to WPCA engineering consultants for review and evaluation. The result of that evaluation was reported by email from WPCA Superintendent to our office on 1/18/21 (copy enclosed).

With regard to sanitary sewer, the indication was that there was adequate capacity to service the project as proposed. With regard to water supply, it was the opinion of the consultants that hydrant flow tests should be conducted as there was a lack of background information as to system capacity serving the site. The hydrant flow tests were conducted and the information was reviewed by the water system engineers (Wright –Pierce). In an email dated 4/26/21 (copy enclosed) Wright Pierce reported the results of the hydraulic modeling which indicated that flow requirements could be met by the system.

Therefore, the applicant believes that the water and sewer systems serving the site are adequate to support the project.

Loureiro Engineering Associates, Inc.
100 Fort Hill Road • Groton, CT 06340 • 860-448-0400 • Fax 860-448-0899 • www.Loureiro.com
AN EMPLOYEE-OWNED COMPANY

Affirmative Action / Equal Opportunity Employer





Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Seamus M. Moran".

Seamus M. Moran PE
Project Manager

Attachments (2)

PC: Village Apartments LLC w/att.
Derek Albertson, WPCA w/att.

Laurie K. Briggs

From: PAUL BISCUTI <pbiscuti@comcast.net>
Sent: Saturday, January 9, 2021 8:48 AM
To: Paul Biscuti
Subject: Fwd: Village Apartments; Montville, CT
Attachments: Finley_010621.jpg

----- Original Message -----

From: Derek Albertson <dalbertson@montville-ct.org>
To: "pbiscuti@comcast.net" <pbiscuti@comcast.net>
Date: 01/08/2021 3:15 PM
Subject: Village Apartments; Montville, CT

Paul. Hope you had a great holiday season. See oldest granddaughter (attached)- Finley. The information below should be considered DRAFT per our WPCA Engineer. Be well, Derek

LEA provided us with information regarding the recent request for a capacity evaluation for the proposed development of about 303 new bedrooms of apartments on the Village apartments site on Jerome avenue.

This e-mail provides our response and comments.

This request is similar to a 2014 request by the same Engineer, then reviewed and responded to by Bernard Baker, PE from Jacobson & Assoc. However the 2014 request appears to be only for sewer capacity, whereas the 2020/2021 request is for sewer and water capacity evaluation.

SUMMARY OF PROVIDED INFORMATION:

A 1 sheet exhibit plan for the new sewer and water utilities and site design by Loureiro Engineering Assoc.

A 2 page letter from Loureiro Engineering Assoc. Requesting a determination of sewer and water service capability

A copy of the 2014 1 page letter requesting sewer service capability for the same site by DiCesare-Bentley Engineers, Inc. (now Loureiro)

A copy of the 2014 response to the DiCesare-Bentley Letter by Nathan L. Jacobson & Assoc.

SEWERS:

The proposed development is relatively similar (303 bedrooms now vs. 300 in 2014).

And as a result, generally speaking, the conclusion of sewer capacity assessment from 2014 would appear to be still valid, that there is sufficient capacity for the development, unless there has been a sufficient change in flows for this area between the time the referenced URS report was performed to the current conditions. We are not aware of any significant changes at this time that would change the determination.

The elimination of a pump station maintained by the WPCA is also of benefit, especially assuming that the 2014 reported issues with the station continue to persist.

In addition, the Jacobson letter included three additional plan review items that should be addressed, similarly, we include the following additional comments on the design plans for consideration as the project is in design, and prior to final approval of the connections:

1. The 2014 Jacobson letter identifies a potential confusion on the plans between the labeled sewer pipe size and the actual sewer pipe size. Its unclear if this was corrected, as the current plan does not appear to label the existing sewer size.
2. The 2014 Jacobson letter Requests clarification on the ownership and responsibility for maintenance of the proposed sewers. This concern is still valid, and does not appear to be addressed on the provided plan.
3. The plan shows 8-inch pipes leaving the large apartment buildings, but these 8-inch services are connected via tee/wyes to the main. It is recommended that these services be connected directly to manhole structures, not tee/wyes for potential future access for inspection and maintenance.

WATER:

Water capacity availability was not requested in 2014. So the flow data provided is relevant, but no previous water capacity review information was available.

The initial e-mail provide assumed fire flow requirements, but follow up e-mails have provided additional clarity on the required fire flows for each of the three proposed buildings.

Mariusz and I agree that a fire flow test should be performed, as well as a review of the water system model against the fire flow data to ensure that the fire flow results are in line the model prediction for the area.

The fire flow test will confirm the capacity in that area of the water system and provide a calibration point for the existing water system model.

Derek J. Albertson

Chief Operator / Superintendent

CTDEEP Operator IV (Treatment) / NEWEA Operator IV (Collections)

CTDPH OIT III (Distribution) / IV (Treatment)

M.A., Public Administration / B.S., Geology

860.886.3666 / dalbertson@montville-ct.org



Laurie K. Briggs

From: Mariusz Jedrychowski <mariusz.jedrychowski@wright-pierce.com>
Sent: Monday, April 26, 2021 1:35 PM
To: Clinton S. Brown
Cc: Derek Albertson; jon lilly
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Clint:

Thanks for reaching out. We have completed our analysis and the results are described below. Please call with any questions.

Based on the fire flow test results dated 3/29/21, the site plan drawing provided by Loureiro Engineering, the noted static and residual pressures, and our hydraulic model evaluation results of the available fire flow for the Villages, the following are the results of our analysis:

Building A

Proposed Fire: 6" service (65 psi @ 1000 gpm) Two stairwell standpipes & One center standpipe connection – because it's over the 100ft hose rule

The available fire flow in the proposed 8-inch main at the proposed 6" fire service connection to Building A is 68 psi at 1,000 gpm.

Building B & C

Cold Water Service: 4"(139 gpm) – Interior distribution will be 2-1/2"

Proposed Fire: 6" service (70 psi @ 1000 gpm) Two stairwell standpipes & One center standpipe connection – because it's over the 100ft hose rule

The available fire flow in the proposed 8-inch main at the proposed 6" fire service connection to Building B & C is 73 psi at 1,000 gpm.

Please note that the available fire flow and pressure is approximate and could vary based on the overall system demands. The fire system suppression engineer shall include an appropriate factor of safety as part of the design of the sprinkler system for both buildings.

Mariusz D. Jedrychowski, PE

Wright-Pierce | Senior Project Manager
direct 860.852.1930 | cell 860.707.3834



From: Clinton S. Brown <csbrown@loureiro.com>
Sent: Thursday, April 22, 2021 10:26 AM
To: Derek Albertson <dalbertson@montville-ct.org>
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Derek-thought I would check on status of this-any update? Thanks Clint

Clinton S. Brown II PE AICP
Director
Loureiro Engineering Associates, Inc.
Loureiro Contractors, Inc.
An Employee Owned Company
100 Fort Hill Road
Groton, CT 06340
Main Office: 860.448.0400
Fax: 860.448.0899
email: csbrown@loureiro.com
Visit us on the web: www.loureiro.com

The information contained in this electronic file or files is for convenience of use only. Loureiro Engineering Associates, Inc. (LEA) is not responsible for the data contained herein or for any computational programming contained herein. LEA's responsibility extends solely to original "Hard Copy" mapping and documents prepared by LEA. LEA is not responsible for the use or manipulation of information contained in this electronic file or files by others, or the use of this information in conjunction with other software programs. It is the responsibility of the user of this electronic file or files and any future users of this information to verify its accuracy.

From: Derek Albertson <dalbertson@montville-ct.org>
Sent: Monday, April 05, 2021 11:48 AM
To: Clinton S. Brown <csbrown@loureiro.com>
Subject: Re: FW: Montville - The Villages - Fire Flow Hydrants

Hi Clinton. Haven't hear anything. Will reach out to the crew. Derek

Derek J. Albertson
Chief Operator / Superintendent
CTDEEP Operator IV (Treatment) / NEWEA Operator IV (Collections)

CTDPH OIT III (Distribution) / IV (Treatment)
M.A., Public Administration / B.S., Geology
860.886.3666 / dalbertson@montville-ct.org



From: Clinton S. Brown <csbrown@loureiro.com>
Sent: Monday, April 5, 2021 11:11 AM
To: Derek Albertson <dalbertson@montville-ct.org>
Subject: FW: FW: Montville - The Villages - Fire Flow Hydrants

Derek- Wanted to confirm that you got these and inquire about ETA for feedback. Thanks Clint

Clinton S. Brown II PE AICP
Associate/ Branch Manager
Loureiro Engineering Associates, Inc.
Loureiro Contractors, Inc.
An Employee Owned Company
100 Fort Hill Road
Groton, CT 06340
Main Office: 860.448.0400
Fax: 860.448.0899
email: csbrown@loureiro.com
Visit us on the web: www.loureiro.com

The information contained in this electronic file or files is for convenience of use only. Loureiro Engineering Associates, Inc. (LEA) is not responsible for the data contained herein or for any computational programming contained herein. LEA's responsibility extends solely to original "Hard Copy" mapping and documents prepared by LEA. LEA is not responsible for the use or manipulation of information contained in this electronic file or files by others, or the use of this information in conjunction with other software programs. It is the responsibility of the user of this electronic file or files and any future users of this information to verify its accuracy.

From: Chris <chris@jfpipeline.com>
Sent: Wednesday, March 31, 2021 8:43 AM
To: Clinton S. Brown <csbrown@loureiro.com>
Cc: dalbertson@montville-ct.org; lillymtvwpcf@sbcglobal.net
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Clinton,

Here are the flow test results and the invoice any questions let me know.

Chris Bauch
Manager/Services
The Jack Farrelly Co.
Office # 860-243-9714
Cell # 860-936-7724
Fax # 860-286-0867
E-mail www.chris@jfpipeline.com

From: Clinton S. Brown [mailto:csbrown@loureiro.com]
Sent: Wednesday, March 24, 2021 7:39 AM
To: Chris <chris@jpipe.com>
Cc: dalbertson@montville-ct.org; lillymtvwpcf@sbcglobal.net
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Let's go with it. Clint

From: Chris <chris@jpipe.com>
Sent: Wednesday, March 24, 2021 7:30 AM
To: Clinton S. Brown <csbrown@loureiro.com>
Cc: dalbertson@montville-ct.org; lillymtvwpcf@sbcglobal.net
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Clinton,

I thinking 9:00 am if that's ok.

Chris Bauch
Manager/Services
The Jack Farrelly Co.
Office # 860-243-9714
Cell # 860-936-7724
Fax # 860-286-0867
E-mail www.chris@jpipe.com

From: Clinton S. Brown [mailto:csbrown@loureiro.com]
Sent: Tuesday, March 23, 2021 8:43 AM
To: chris <chris@jpipe.com>
Cc: dalbertson@montville-ct.org; lillymtvwpcf@sbcglobal.net
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Chris- this will work-town would like to do early in day as possible. I have attached contact @ WPCA so that you guys can coordinate times as they need to get pressure reading on system during test. Let me know if you need anything else. Thanks Clint

From: chris <chris@jpipe.com>
Sent: Monday, March 22, 2021 11:35 AM
To: Clinton S. Brown <csbrown@loureiro.com>
Subject: RE: FW: Montville - The Villages - Fire Flow Hydrants

Clinton,

As of now we could do the hydrant flow testing on Monday 3/29/21 if that works for all parties involved.

Christopher Bauch

The Jack Farrelly Company
Manager/services
860-936-7724

----- Original message -----

From: "Clinton S. Brown" <csbrown@loureiro.com>
Date: 3/22/21 10:33 AM (GMT-05:00)
To: Chris <chris@jfpipes.com>
Subject: FW: Montville - The Villages - Fire Flow Hydrants

Here is info regarding two hydrants. Also note need to coordinate with Montville WPCA to get reading at pressure control station. Let me know if any questions. Clint

From: PAUL BISCUTI [<mailto:pbiscuti@comcast.net>]
Sent: Saturday, January 30, 2021 8:18 AM
To: Paul Biscuti
Subject: Fwd: Montville - The Villages - Fire Flow Hydrants

----- Original Message -----

From: Mariusz Jedrychowski <mariusz.jedrychowski@wright-pierce.com>
To: "pbiscuti@comcast.net" <pbiscuti@comcast.net>
Cc: jon lilly <lillymtvwpcf@sbcglobal.net>, Derek Albertson <dalbertson@montville-ct.org>, Joseph Hausmann <joe.hausmann@wright-pierce.com>, Kevin Loiler <kloiler@montville-ct.org>
Date: 01/29/2021 8:23 AM
Subject: Montville - The Villages - Fire Flow Hydrants

Hi Paul:

Based on the review of existing water distribution drawings there are 2 hydrants near the proposed development. There is a hydrant across from 33 Jerome Avenue and there as an existing hydrant at the entrance to the existing Village Apartments on Jerome Road. These are the two primary hydrants that you should conduct fire flows on. Please ask Jon Lilly to take a reading of the pressure gauge at the Dock Road Master Pit B. This is an interconnection from Groton Utilities and controls pressures in this area of Montville during those fire flow tests.

Let me know if you have any questions.

Thank you,

Mariusz

Mariusz D. Jedrychowski, PE
Wright-Pierce | Senior Project Manager
direct 860.852.1930 | cell 860.707.3834



Our job each day is to understand our clients' needs and ensure that they experience a level of service that exceeds their expectations. Please provide us with feedback on how we are doing by clicking [here](#)

This message contains PRIVILEGED and CONFIDENTIAL INFORMATION intended solely for the use of the addressee(s) named above. Loureiro Engineering Associates, Inc. (Loureiro) is not responsible for the data or any computational programming contained herein. Loureiro's responsibility extends solely to original "Hard Copy" mapping and documents prepared by Loureiro. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and permanently delete the original message.



November 15, 2021

**Planning and Zoning Commission
Town of Montville
310 Norwich-New London Tnpk.
Uncasville, Conn. 06382**

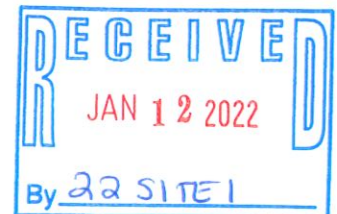
RE: Village Apartments –Phase III-Jerome Road and Avenue-Parking Plan

Dear Commission Members:

Village Apartments LLC has submitted an application and site plans to expand this development by adding a third phase consisting of three multifamily buildings containing 160 units and 255 additional parking spaces. The existing development consists of two buildings containing 54 units and 101 parking space. Upon completion, the property will have 214 units and 356 parking spaces. Pursuant to Section 18.2.2 of the Montville Zoning Regulations a parking plan prepared by a Connecticut Professional Engineer shall be approved after review and approval by the Town Engineer and Director of Planning. The design engineer is of the professional opinion that adherence to the bulk parking requirements contained in Section 18.3 of the Zoning Regulations will result in overparking the site resulting in excess stormwater runoff and compromising stormwater quality. The location, size and composition of this project makes it a good candidate for a parking plan and therefore submits herewith this parking plan as the basis for the parking proposed on the site plan submitted herewith to the Town of Montville Planning and Zoning Commission for review and approval.

In the preparation of the parking plan, we have been guided by technical publications from the Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE). In particular, ITE Parking Generation report contains very specific guidance on parking for multifamily development and provides the basis for this analysis. Excerpts of the pertinent sections of the ITE document are attached.

Under the ITE land use classification system this project is considered Low/Mid Rise Apartment (Land Use :221) which are rental dwelling units located in the same building with at least three other dwelling units and typically have 1-4 floor levels. They are distinguished from High Rise Apartments, Residential Townhomes and other forms of residential land uses that have different unit makeup and parking characteristics. The database includes 44 study sites, both suburban and urban, and indicates that the average parking supply ratio is 1.4 parking spaces per dwelling unit. On a typical suburban site the average weekday peak (12-5 AM) parking demand for an average project size of 320 units was 1.2 vehicles per dwelling unit.





The ITE data for suburban sites also demonstrated that there was a correlation between number of bedrooms and peak parking demand, Study sites with an average of less than 1.5 bedrooms per unit reported peak parking demand at 92% of the average peak parking demand. Sites with less than 2.0 but more than 1.5 bedrooms per dwelling unit reported peak parking demand at 98 % of the average.

Village Apartments, all phases, will be a low/midrise apartment project with 214 dwelling units with a bedroom mix of 46 one bedroom/studio units and 168 two or more bedroom units with a total of 407 bedrooms for an average of 1.9 bedrooms per unit. So, this information coupled with the ITE data would suggest that 257 spaces (1.2 spaces per unit) would be a reasonable estimate of demand. The parking provided is 356 spaces allocated as follows: 1BDRM/Studio-70 spaces (46 units @1.5 sp./unit) and 2 or more BDRM- 286 spaces (168 units @1.7 sp/unit). On total, this represents 356 spaces for 214 units (1.7 sp./unit) which is higher than the ITE average parking supply ratio (1.4 sp. unit) and provides a reasonable factor of safety.

The undersigned is of the professional opinion that this data and analysis support the required and provided number of parking spaces and should be approved as the parking plan for the project.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

Seamus Moran PE Project
Manager

Attachment

Pc: Village Apartments LLC w/attach.
Comm. #088VA9.01

3rd Edition

Parking Generation



Author: Ransford S. McCourt, P.E., PTOE
Technical Editor: Kevin G. Hooper, P.E.

Institute of Transportation Engineers

Land Use: 221

Low/Mid-Rise Apartment

Land Use Description

Low/mid-rise apartments are rental dwelling units located within the same building with at least three other dwelling units, for example quadraplexes and all types of apartment buildings. The study sites in this land use have one, two, three, or four levels. High-rise apartment (Land Use 222) is a related use.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and therefore the data were analyzed separately.

- Average parking supply ratio: 1.4 parking spaces per dwelling unit (44 study sites). This ratio was the same at both the suburban and urban sites.
- Suburban site data: average size of the dwelling units at suburban study sites was 1.7 bedrooms and the average parking supply ratio was 0.9 parking spaces per bedroom (three study sites).
- Urban site data: average size of the dwelling units was 2.2 bedrooms with an average parking supply ratio of 0.8 spaces per bedroom (eight study sites).

Saturday parking demand data were only provided at two suburban sites. The average Saturday parking demand at these two sites was 1.13 vehicles per dwelling unit.

One urban site with 15 dwelling units was counted on a Sunday during consecutive hours between 1:00 p.m. and 5:00 a.m. Peak parking demand occurred between 12:00 and 5:00 a.m. and was measured at 1.00 vehicle per dwelling unit.

About half of the urban sites were identified as affordable housing.

Several of the suburban study sites provided data regarding the number of bedrooms in the apartment complex. Although these data represented only a subset of the complete database for this land use, they demonstrated a correlation between number of bedrooms and peak parking demand. Study sites with an average of less than 1.5 bedrooms per dwelling unit in the apartment complex reported peak parking demand at 92 percent of the average peak parking demand for all study sites with bedroom data. Study sites with less than 2.0 but greater than or equal to 1.5 bedrooms per dwelling unit reported peak parking demand at 98 percent of the average. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak parking demand at 13 percent greater than the average.

Land Use: 221 Low/Mid-Rise Apartment

For the urban study sites, the parking demand data consisted of single or discontinuous hourly counts and therefore a time-of-day distribution was not produced. The following table presents a time-of-day distribution of parking demand at the suburban study sites.

Based on Vehicles per Dwelling Unit (Suburban)	Weekday Data	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00-4:00 a.m.	100	19
5:00 a.m.	96	15
6:00 a.m.	92	22
7:00 a.m.	74	15
8:00 a.m.	64	2
9:00 a.m.	-	0
10:00 a.m.	-	0
11:00 a.m.	-	0
12:00 p.m.	-	0
1:00 p.m.	-	0
2:00 p.m.	-	0
3:00 p.m.	-	0
4:00 p.m.	44	1
5:00 p.m.	59	1
6:00 p.m.	69	1
7:00 p.m.	66	10
8:00 p.m.	75	9
9:00 p.m.	77	11
10:00 p.m.	92	26
11:00 p.m.	94	11

* Subset of database

Parking studies of apartments should attempt to obtain information on occupancy rate and on the mix of apartment sizes (in other words, number of bedrooms per apartment and number of units in the complex). Future parking studies should also indicate the number of levels contained in the apartment building.

Additional Data

- Apartment occupancy can affect parking demand ratio. In the United States, successful apartment complexes commonly have a vacancy rate between 5 and 8 percent.²
- While auto ownership has increased over time, based on the limited data sample, the parking demand ratios for the provided data set did not vary significantly with age. There is a wide range of data from the 1960s to 2000s (primarily from the 1980s to 2000s) in the database. In fact, a series of surveys conducted in 1961 and 1963 found a peak parking demand ratio very similar to the data collected in *Parking Generation*. The study conducted in Hayward, CA³ surveyed 53 apartment complexes with a total of 1,759 dwelling units between the hours of 3:00 and 5:00 a.m. on seven consecutive days in both years. The study found an average of 1.26 parked vehicles per dwelling unit.

² Rental and Homeowner Vacancy Rates for the United States: 1960 to 2001, U.S. Census Bureau. www.census.gov/hhes/www/housing/hvs/q401tab1.html

³ Crommelin, Robert. *Planning for Parking: Residential Requirements*, Proceedings of the 16th California Street and Highway Conference. UC Berkeley: Institute of Transportation Studies, January 30, 1964.

Land Use: 221 Low/Mid-Rise Apartment

- Additional research was conducted in the Portland, OR region using 2000 U.S. Census data⁴ to relate rental households to the availability of vehicles. These data provided trends in the ratio of vehicles owned per rental household. While it was recognized that area type was not the only factor affecting vehicle ownership (household income was a very significant factor), this general assessment provided a means of comparison to the survey data submitted to ITE. The following table summarizes the number of vehicles owned per household, based on year 2000 Census data. Note that these data do not include visitor parking demand.

Area Type	Vehicles Owned per Household
Suburban (within urban growth boundary)	1.4
Central City, Not Downtown	1.2
Central Business District (CBD)	0.7
Areas within 1/3 mile of a light rail station and more than 10 miles from CBD	1.0-1.3
Areas within 1/3 mile of a light rail station and less than 10 miles from CBD	0.8-1.2

SOURCE: DKS Associates. Portland, OR, 2002 (based upon 2000 Census block data).

Study Sites/Years

Suburban:

Skokie, IL (1964); Glendale, CA (1978); Irvine, CA (1981); Newport Beach, CA (1981); Dallas, TX (1982); Farmers Branch, TX (1982); Euless, TX (1983, 1984); Baytown, TX (1984); Syracuse, NY (1987); Devon, PA (2001); Marina del Rey, CA (2001); Milburn, NJ (2001); Parsippany, NJ (2001); Springfield, NJ (2001); Westfield, NJ (2001); Beaverton, OR (2002); Hillsboro, OR (2002); Portland, OR (2002); Vancouver, WA (2002)

Urban:

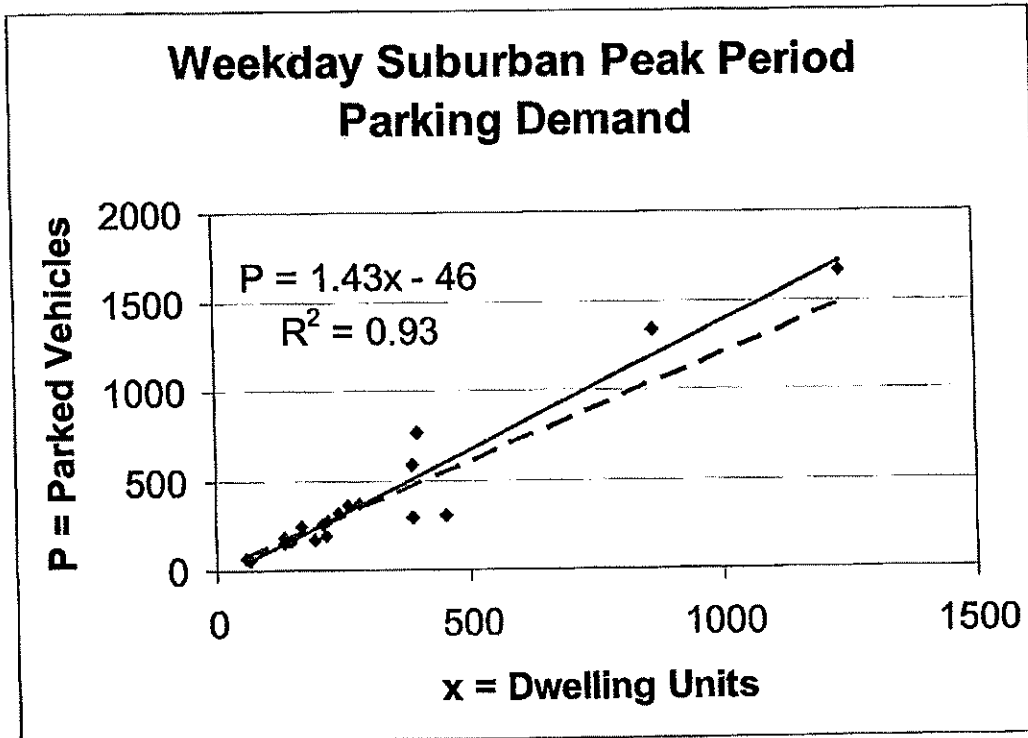
Dallas, TX (1982, 1983); San Francisco, CA (1982); Syracuse, NY (1984, 1987); Santa Barbara, CA (1994); Long Beach, CA (2000); Santa Monica, CA (2001); San Diego, CA (2001)

⁴ Census 2000, U.S. Census Bureau, 2002, Table H44.

Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs: Dwelling Units
On a Weekday
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00-5:00 a.m.
Number of Study Sites	19
Average Size of Study Sites	320 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	26%
Range	0.68-1.94 vehicles per dwelling unit
85th Percentile	1.46 vehicles per dwelling unit
33rd Percentile	1.09 vehicles per dwelling unit



◆ Actual Data Points

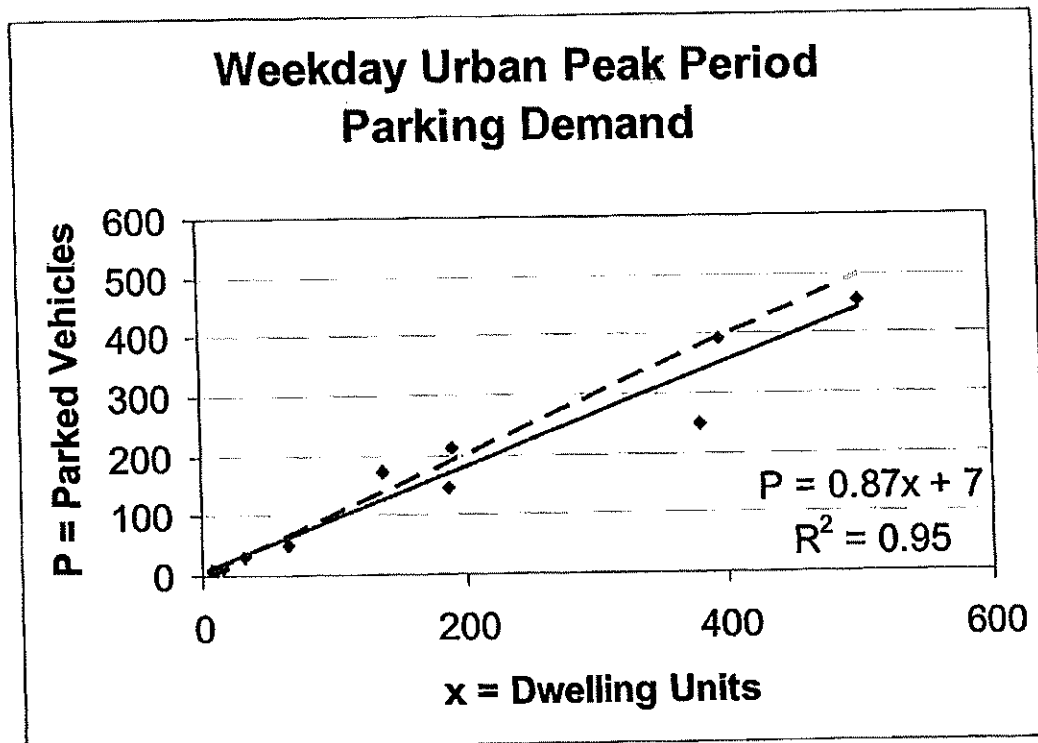
— Fitted Curve

---- Average Rate

Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs: Dwelling Units
On a Weekday
Location: Urban**

Statistic	Peak Period Demand 9:00 p.m.-5:00 a.m.
Peak Period	9:00 p.m.-5:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	165 dwelling units
Average Peak Period Parking Demand	1.00 vehicles per dwelling unit
Standard Deviation	0.22
Coefficient of Variation	22%
Range	0.66-1.43 vehicles per dwelling unit
85th Percentile	1.17 vehicles per dwelling unit
33rd Percentile	0.92 vehicles per dwelling unit



◆ Actual Data Points

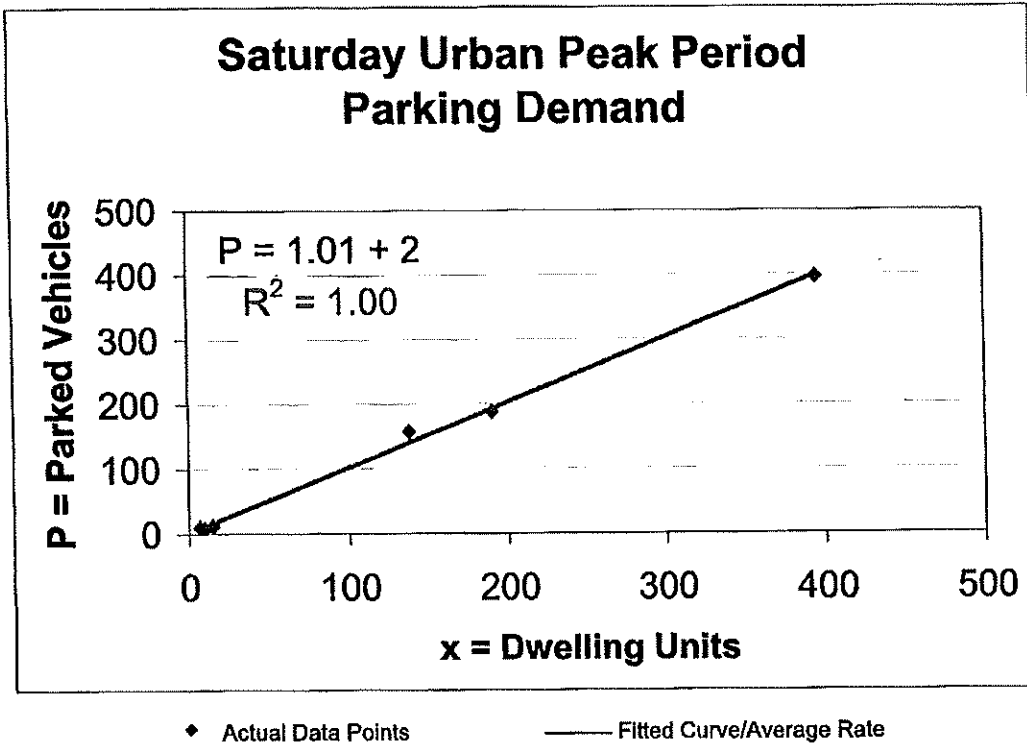
— Fitted Curve

---- Average Rate

Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Location: Urban**

Statistic	Peak Period Demand
Peak Period	9:00 p.m.–7:00 a.m.
Number of Study Sites	7
Average Size of Study Sites	110 dwelling units
Average Peak Period Parking Demand	1.02 vehicles per dwelling unit
Standard Deviation	0.21
Coefficient of Variation	20%
Range	0.80–1.43 vehicles per dwelling unit
85th Percentile	1.17 vehicles per dwelling unit
33rd Percentile	0.90 vehicles per dwelling unit



Return To:

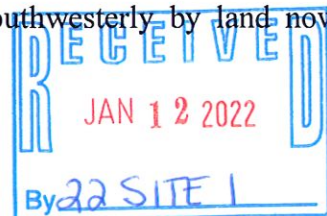
WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, **TERRY L. KONRAD**, of the Town of East Haddam, County of Middlesex and State of Connecticut, for good and valuable considerations received to my full satisfaction of **VILLAGE APARTMENTS, LLC**, a Connecticut with an office and place of business at 1099 North Street, in the City of White Plains, County of Westchester and State of New York do give, grant, bargain, sell and confirm unto the said **VILLAGE APARTMENTS, LLC**:

A certain tract or parcel of land, together with the buildings and all other improvements thereon, situated on the northeasterly side of Jerome Road and the northwesterly side of Jerome Avenue in the Town of Montville, County of New London and State of Connecticut and being more particularly shown on a plan entitled "Property Survey and Existing Conditions Plan Property Of Village Apartments, LLC 82 Jerome Road and 232 Route 32 and Connecticut Multifamily Equities II, LLC 15 Jerome Avenue Uncasville – Montville, Connecticut Scale 1" = 40' Comm. No. 88VA9.01 Drawn By JDH Date 3/11/2021 Approved By JDH Date 3/11/2021 Rev. 1 IWC And PZC Submission Date 11/15/2021 Approved By JDH Drawing 19000079.04 Sheet No. 3 No. of Sheets 13" which premises is more particularly bounded and described as follows:

Beginning at a concrete monument in the northeasterly line of Jerome Road at a southwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of I. Clifton Bacheleder as shown on the above referenced plan; thence running North 37°01'53" West for a distance of 64.85 feet bounded southwesterly by Jerome Road to a broken off concrete monument; thence running North 84°13'21" East for a distance of 16.86 feet to a concrete monument found; thence running North 36°09'11" East for a distance of 111.31 feet to a concrete monument (broken) found; thence running North 54°22'01" East for a distance of 58.04 feet to a concrete monument (broken) found; thence running North 61°23'56" East for a distance of 56.64 feet to a concrete monument; thence running North 03°08'19" West for a distance of 126.67 feet, in part along a stone wall, to a drill hole and cross in said stone wall; thence running North 88°14'34" West for a distance of 101.45 feet, in part along a stone wall, to a drill hole and cross in said stone wall, the last six (6) courses being bounded by land now or formerly of John C. Moriarty as shown on the above referenced plan; thence running North 55°07'26" East for a distance of 26.64 feet to an angle point; thence running North 52°22'49" West for a distance of 100.60 feet to a concrete monument, the last two (2) courses being bounded northwesterly and southwesterly by land now or formerly of Walter G. Moody and Myrna M. Moody as shown on the above referenced plan; thence running North 10°06'04" West for a distance of 148.64 feet bounded southwesterly by land now or formerly of Walter L. Prigmore and Launa L. Prigmore as shown on the above referenced plan to a concrete monument; thence running North 34°10'44" West for a distance of 173.68 feet bounded southwesterly by land now or



formerly of Hsueh Kuang Liang as shown on the above referenced plan to a drill hole and cross in a stone wall; thence running North 63°55'51" East for a distance of 66.45 feet along a stone wall to a drill hole; thence running North 83°38'06" East for a distance of 142.70 feet along remains of old wire fence to an angle point; thence running North 79°36'21" East for a distance of 274.12 feet to a stone monument; thence running North 80°08'51" East for a distance of 33.56 feet to a stone monument; thence running North 80°50'11" East for a distance of 64.41 feet to a drill hole at the end of a stone wall; thence running North 81°15'01" East for a distance of 162.78 feet along a stone wall, to a stone monument, the last six (6) courses being bounded by land now or formerly of Stanley P. Ward, Jr. and Rose Mary Ward as shown on the above referenced plan; thence running South 03°44'19" East for a distance of 205.70 feet along a stone wall to a cut cross in said stone wall; thence running South 04°44'44" East for a distance of 128.08 feet along a stone wall to a cut cross at a stone wall corner; thence running North 85°15'25" East for a distance of 279.04 feet, in part along a stone wall, to a point, the last three (3) courses being bounded by land now or formerly of Ang Lesslida Lao as shown on the above referenced plan; thence running South 01°16'27" East for a distance of 252.92 feet bounded northeasterly by land now or formerly of Montville Center Mall, LLC as shown on the above referenced plan to a stone wall; thence running South 69°14'31" West for a distance of 127.21 feet bounded southeasterly in part by land now or formerly of Denise Gilbride and in part by land now or formerly of Allison Wisneiwski as shown on the above referenced plan to an iron pin found; thence running South 09°06'27" East for a distance of 205.83 feet bounded northeasterly by said Wisneiwski land as shown on the above referenced plan to the northwesterly streetline of Jerome Avenue; thence running South 78°05'05" West for a distance of 109.92 feet bounded southeasterly by Jerome Avenue to a point; thence running North 10°24'30" West for a distance of 186.22 feet bounded southwesterly by land now or formerly of Edmund O. Bragdon as shown on the above referenced plan to an iron pipe found in a stone wall; thence running South 68°33'20" West for a distance of 37.94 feet along a stone wall bounded southeasterly by said Bragdon land to a cut cross found in a stone wall corner; thence running South 69°14'20" West for a distance of 188.63 feet bounded southeasterly in part by said Bragdon land, in part by land now or formerly of Robert G. Austin and Janna L. Austin and in part by land now or formerly of Sebastian Catalano and Elana M. Catalano, each as shown on the above referenced plan to a drill hole in said stone wall; thence running South 69°43'06" West for a distance of 205.93 feet along a stone wall bounded southeasterly in part by said Catalano land, in part by land now or formerly of David W. LaGram and in part by land now or formerly of Charles A. Palardy and Jeanne B. Palardy, each as shown on the above referenced plan, to a cut cross in said stone wall; thence running South 69°20'14" West for a distance of 66.77 feet along a stone wall bounded southeasterly in part by said Palardy land and in part by land now or formerly of Michael A. Gdula and Denise R. Gdula, each as shown on the above referenced plan to a cut cross at remains of a chiseled cross found in said stone wall; thence running North 13°55'16" West for a distance of 151.50 feet bounded southwesterly by land now or formerly of I. Clifton Bacheleder as shown on the above referenced plan to a concrete monument found; thence running along the arc of a curve to the left with a radius of 324.31 feet, a central angle of 16°52'13", a chord bearing of South 56°15'51" West, a chord length of 95.15 feet for a distance of 95.49 feet to a concrete monument found; thence running along the arc of a curve to the left with a radius of 324.31 feet, a central angle of 22°54'57", a chord bearing of South 36°22'17" West, a chord length of 128.85 feet for a distance of 129.71 feet to the concrete monument at the point and place of beginning, the last two (2) courses being bounded generally southeasterly by said Bacheleder land.

THE PURPOSE AND INTENT OF THIS DEED, AND A DEED RECORDED IMMEDIATELY PRIOR HERETO IN THE MONTVILLE, CONNECTICUT LAND RECORDS FROM VILLAGE APARTMENTS, LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC TO THE GRANTOR HEREIN IS TO COMBINE INTO ONE (1) SINGULAR TRACT OR PARCEL OF LAND THOSE FOUR (4) CERTAIN TRACTS OR PARCELS OF LAND CONVEYED BY VILLAGE APARTMENTS, LLC AND CONNECTICUT MULTIFAMILY EQUITIES II, LLC TO THE GRANTOR HEREIN IN THE DEED RECORDED IMMEDIATELY PRIOR HERETO IN THE MONTVILLE, CONNECTICUT LAND RECORDS.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, I, the said grantor, do for myself, my heirs, executors, administrators and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, I, the said grantor, do by these presents bind myself, and my heirs, executors, administrators and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it the said grantee, and to its successors and assigns and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, Terry L. Konrad, have hereunto set my hand and seal this _____ day of _____, 2022.

Signed, Sealed and Delivered
in the Presence of:

Terry L. Konrad (L.S.)

Return To:

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, VILLAGE APARTMENTS, LLC, a Connecticut limited liability company with an office and place of business at 1099 North Street, in the City of White Plains, County of Westchester and State of New York and **CONNECTICUT MULTIFAMILY EQUITIES II, LLC**, a Connecticut limited liability company with an office and place of business at 1099 North Street, in the City of White Plains, County of Westchester and State of New York, for good and valuable considerations received to their full satisfaction of TERRY L. KONRAD of the Town of East Haddam, County of Middlesex and State of Connecticut do give, grant, bargain, sell and confirm unto the said **TERRY L. KONRAD**:

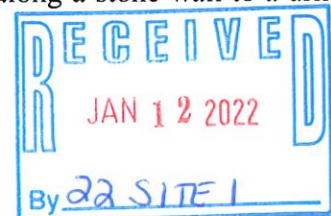
Three (3) certain tracts or parcels of land, together with the buildings and all other improvements thereon, situated in the Town of Montville, County of New London and State of Connecticut and being more particularly bounded and described as follows:

TRACT ONE – 82 JEROME ROAD:

Two certain tracts or parcels of land, together with the buildings and improvements thereon, situated on the easterly side of Jerome Road in the Town of Montville, County of New London and State of Connecticut and more particularly shown on a certain map or plan entitled “Village Apartments’ Boundary Survey Property to be Conveyed to Jonathan Barres, Herster Barres and David Kleeman Jerome Road, Montville, Connecticut Scale: 1”=40’ Date: March 30, 1984 Prepared By: Reese G. Roberts Licensed Land Surveyor Windsor, Connecticut” to be filed in the Montville Town Clerk’s Office which premises are more particularly bounded and described as follows:

Parcel One:

Beginning at a concrete monument set in the easterly streetline of Jerome Road at the southwesterly corner of the herein described tract and the northwesterly corner of land now or formerly of Edwin & Edith L. Merriman; thence running North 22°48’22” West for a distance of 64.85 feet bounded southwesterly by said Jerome Road to a broken off concrete monument; thence running South 81°33’15” East for a distance of 16.87 feet to a concrete monument; thence running North 50°22’35” East for a distance of 111.31 feet to a concrete monument; thence running North 68°35’25” East for a distance of 58.04 feet to a concrete monument; thence running North 75°37’20” East for a distance of 56.64 feet to a concrete monument; thence running North 11°05’05” East for a distance of 126.67 feet in part along a stone wall to a drill hole and cross, the last five courses being bounded by land now or formerly of Edwin & Edith L. Merriman; thence running North 51°39’30” East for a distance of 79.66 feet to a point; thence running North 51°09’30” East for a distance of 82.85 feet to a point; thence running North 85°22’30” East for a distance of 73.69 feet in part along a stone wall to a point; thence running South 79°37’30” East for a distance of 36.84 feet in part along a stone wall to a drill hole and cross; thence running South 74°19’50” East for a distance of 55.66 feet along a stone wall to a drill



hole and cross; thence running South 38°55'05" East for a distance of 39.65 feet to a drill hole and cross; thence running South 74°26'45" East for a distance of 54.59 feet along a stone wall to a drill hole and cross; thence running South 00°13'45" West for a distance of 127.24 feet to a point; thence running South 89°41'10" East for a distance of 105.53 feet to a drill hole and cross, the last nine courses being bounded by Parcel No. 2 as shown on the above referenced plan; thence running South 10°56'00" West for a distance of 190.86 feet in part along a stone wall bounded southeasterly by land now or formerly of Donald L. & Bertha M. Vallett to a cut cross set at a stone wall intersection; thence running South 83°27'30" West for a distance of 188.80 feet along a stone wall bounded southeasterly in part by land now or formerly of Ted G. & Georgette H. Blaine, in part by land now or formerly of Ada Showalter and in part by land now or formerly of Ronald O. and Bonnie S. Espinosa to a drill hole; thence running South 83°56'30" West for a distance of 205.93 feet along a stone wall bounded southeasterly in part by said Espinosa land, in part by land now or formerly of Loretta M. Hrynko and in part by land now or formerly of Joseph L. & Pauline Szymurski to an iron pipe; thence running South 83°33'45" West for a distance of 66.77 feet along a stone wall bounded southeasterly in part by said Szymurski land and in part by land now or formerly of Anna M. Gdula to a cut cross set at remains of chiseled cross in said stone wall; thence running North 00°18'15" East for a distance of 151.50 feet bounded northwesterly by land now or formerly of Edwin & Edith L. Merriman to a concrete monument; thence running along the arc of a curve to the left with a radius of 324.31 feet, a central angle of 39°47'12", a chord of 220.71 feet and a chord bearing South 59°01'50" West for a distance of 225.20 feet bounded southeasterly by said Merriman land to the concrete monument set at the point and place of beginning.

Parcel Two:

Beginning at a drill hole and cross set in a stone wall at the northwesterly corner of the herein described parcel and the northeasterly corner of land now or formerly of Robert Earl Coman; thence running North 78°09'15" East for a distance of 66.45 feet along a stone wall to a drill hole; thence running South 82°08'30" East for a distance of 142.70 feet along the remains of an old wire fence to a point; thence running South 86°10'15" East for a distance of 274.12 feet in part along the remains of an old wire fence to a stone monument; thence running South 85°37'45" East for a distance of 33.56 feet along the remains of an old wire fence to a stone monument; thence running South 84°56'25" East for a distance of 64.41 feet along the remains of an old wire fence to a point at the end of a stone wall; thence running South 84°31'35" East for a distance of 162.78 feet along a stone wall to a stone monument set at a stone wall intersection, the last six courses being bounded by land now or formerly of Jehn Sepowitz; thence running South 10°29'05" West for a distance of 205.70 feet along a stone wall to a cut cross set in said stone wall; thence running South 09°28'40" West for a distance of 128.08 feet along a stone wall to a cut cross set in said stone wall, the last two courses being bounded by land now or formerly of Frank J., Sr. and Stephanie C. Radzvilowicz; thence running South 10°09'00" West for a distance of 141.26 feet in part along a stone wall bounded southeasterly by land now or formerly of Donald L. & Bertha M. Vallett to a drill hole and cross; thence running North 89°41'10" West for a distance of 105.53 feet to a point; thence running North 00°13'45" East for a distance of 127.24 feet to a drill hole and cross; thence running North 74°26'45" West for a distance of 54.59 feet along a stone wall to a drill hole and cross; thence running North 38°55'05" West for a distance of 39.65 feet to a drill hole and cross; thence running North 74°19'50" West for a distance of 55.66 feet along a stone wall to a drill hole and cross; thence running North 79°37'30" West for a distance of 36.84 feet to a point; thence running South 85°22'30" West for a distance of 73.69 feet in part along a stone wall to a point; thence running South 51°09'30" West for a distance of 82.85 feet to a point; thence running

South 51°39'30" West for a distance of 79.66 feet to a drill hole and cross, the last nine courses being bounded by Parcel One as shown on the above referenced map; thence running North 74°01'10" West for a distance of 101.45 feet in part along a stone wall bounded southwesterly by land now or formerly of Edwin & Edith L. Merriman to a drill hole and cross; thence running North 69°20'50" East for a distance of 26.64 feet to a point; thence running North 38°09'25" West for a distance of 100.60 feet to a concrete monument, the last two courses being bounded by land now or formerly of Walter G. & Myrna M. Moody; thence running North 04°07'20" East for a distance of 148.64 feet bounded northwesterly by land now or formerly of Robert Earl & Earl R. Coman to a concrete monument; thence running North 19°57'20" West for a distance of 173.68 feet bounded southwesterly by land now or formerly of Robert Earl Coman to the drill hole and cross at the point or place of beginning.

With respect to Parcels One and Two above, reference is hereby made to a Quit Claim Deed from Beau Coeur Associates to Village Apartments, LLC dated September 30, 2002 and recorded in Volume 383, Page 454 of the Montville Land Records.

TRACT TWO - 15 JEROME AVENUE:

A certain tract or parcel of land, together with any improvements thereon, situated on the northerly side of Jerome Avenue in the Town of Montville, County of New London and State of Connecticut, described as follows:

Beginning at a merestone at its Southwesterly corner at land now or formerly of George Hancock and running thence North by said Hancock land, 185 feet to an iron pipe driven in the ground; thence East by land now or formerly of John Vallett about 116 ½ feet to an iron pipe driven in the ground; thence Southerly by land now or formerly of Anthony Wisniewski and Leocadia Wisniewski, about 207 feet to Jerome Avenue and thence West by Jerome Avenue, 110 feet to place of beginning.

Reference is made to a Warranty Deed from THI LLC (also known as THI LLC) dated to Connecticut Multifamily Equities II, LLC dated April 11, 2013 and recorded in Volume 582, Page 1061 of the Montville Land Records.

TRACT THREE - 232 NORWICH-NEW LONDON TURNPIKE (ROUTE 32)

A certain tract or parcel of land, together with the buildings and improvements thereon standing, westerly of the Norwich-New London State highway (Route No. 32) in the Town of Montville, County of New London and State of Connecticut, bounded and described as follows:

Beginning at a cement bound marking the Northeasterly point of the herein conveyed premises and the Northwesterly point of land formerly of William C. Vallett, et al.; thence running in a general Westerly direction by and with land formerly of Daniel Sullivan to a cement bound and land now or formerly of one Frank Calvert; thence running in a general Southerly direction by and with land now or formerly of Frank Calvert and Edward Merriman to a cement bound and land now or formerly of Henry Jerome; thence running in a general Easterly direction by and with said land now or formerly of Henry Jerome to a cement bound and land now or formerly of William C. Vallett, et al.; thence running in a general Northerly direction by and with said land formerly of William C. Vallett, et al. to the cement bound marking the point of beginning.

Said premises is conveyed together with a right of way for purposes of ingress and egress from and to the Norwich-New London Turnpike (Route 32) over and across the "Bituminous Driveway" as shown on the above referenced plan as described in a deed from Donald L. Vallett to Dorothy H. Denning and Kathleen Denning recorded in Volume 158, Page 842 of the Montville Land Records.

Reference is hereby made to a Warranty Deed from Kathleen B. Fletcher to Village Apartments, LLC recorded in Volume 650, Page 706 of the Montville Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, and unto her heirs, executors, administrators and assigns forever, to her and their own proper use and behoof.

AND ALSO, the said grantors, do for themselves and their respective successors and assigns, covenant with the said grantee, and with her heirs, executors, administrators and assigns, that at and until the ensealing of these presents, they are well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said grantors, do by these presents bind themselves, and their respective successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to her the said grantee, and to her heirs, executors, administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Village Apartments, LLC, acting herein by Tomas Haendler, its Member, has hereunto set its hand and official seal this ____ day of _____, 2022.

Signed, Sealed and Delivered
in the Presence of:

VILLAGE APARTMENTS, LLC

By: _____ (L.S.)
Tomas Haendler, its Member

