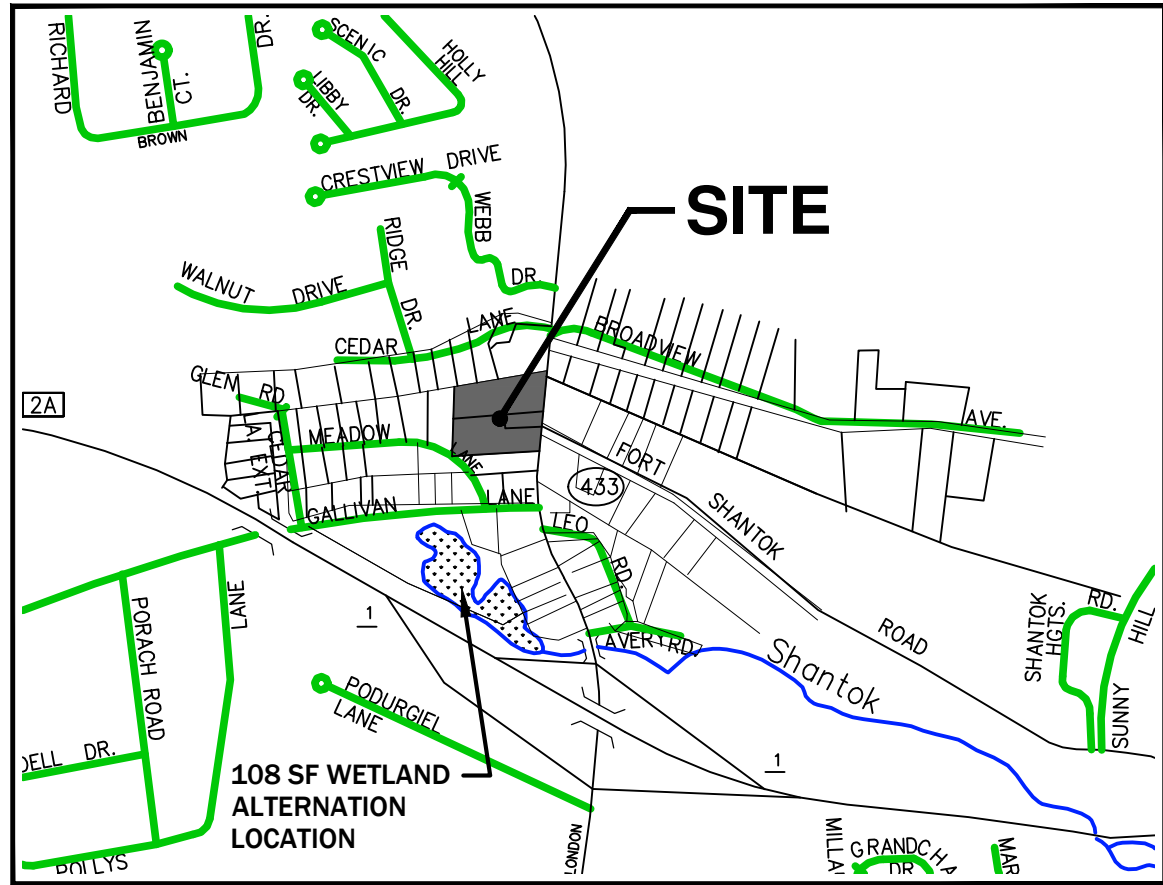


SITE PLAN FOR REDEVELOPMENT OF HORIZON VIEW 2268-2284 ROUTE 32 - MONTVILLE, CT

DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
09/25/2024	12/03/2024	-	COVER SHEET
09/05/2024	11/25/2024	PTS-1	PROPERTY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/05/2024	11/25/2024	PTS-2	PROPERTY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/05/2024	09/17/2024	ROW-1	RIGHT OF WAY/TOPOGRAPHIC SURVEY (F.A. HESKETH & ASSOCIATES)
09/25/2024	12/03/2024	N-1	ABBREVIATION, NOTES AND LEGENDS
09/25/2024	12/03/2024	C-1	DEMOLITION AND EROSION CONTROL PLAN
09/25/2024	10/25/2024	C-2	GRADING AND DRAINAGE PLAN
09/25/2024	12/03/2024	C-3	UTILITY PLAN
11/06/2024	11/06/2024	C-3A	SEWER PROFILE PLAN
09/25/2024	12/03/2024	C-4	PARKING AND TRAFFIC CONTROL PLAN
09/25/2024	12/03/2024	FT-1A	FIRE TRUCK TURNING PLAN
09/25/2024	12/03/2024	FT-1B	FIRE TRUCK TURNING PLAN
09/25/2024	10/25/2024	C-5	DEMOLITION & EROSION CONTROL DETAILS
09/25/2024	10/25/2024	C-6	DRAINAGE DETAILS I
09/25/2024	10/25/2024	C-7	DRAINAGE DETAILS II
09/25/2024	11/06/2024	C-8	UTILITY DETAILS
09/25/2024	12/03/2024	C-9	SITE PARKING & TRAFFIC CONTROL DETAILS
09/25/2024	12/03/2024	C-10	SITE PARKING & TRAFFIC CONTROL DETAILS
09/25/2024	12/02/2024	L100	LANDSCAPE PLANTING PLAN (MDLA)
09/25/2024	12/02/2024	L200	LANDSCAPE LIGHTING PLAN (MDLA)
09/25/2024	12/02/2024	L201	LANDSCAPE LIGHTING PHOTOMETRICS PLAN (MDLA)
09/25/2024	12/02/2024	L300	LANDSCAPE DETAILS (MDLA)
09/25/2024	12/02/2024	L301	LANDSCAPE DETAILS PLAN (MDLA)
09/25/2024	12/02/2024	L302	LANDSCAPE DETAILS PLAN (MDLA)
09/16/2024	-	RF-01	ROADWAY FRONTAGE PLAN (F.A. HESKETH & ASSOCIATES)
09/17/2024	-	TCS-01	TRAFFIC CONTROL SIGNAL PLAN (F.A. HESKETH & ASSOCIATES)
10/09/2024	-	PZ-1	FIRST & TYPICAL (2ND & 3RD) FLOOR PLANS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-2	THIRD AND ROOF PLANS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-3	EXTERIOR ELEVATIONS (CROSSKEY ARCHITECTS)
10/09/2024	-	PZ-4	PERSPECTIVE (CROSSKEY ARCHITECTS)



LOCUS MAP
(NOT TO SCALE)

RESPONSE TO P&Z COMMENTS 12/03/2024



RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR APPLICANT:



20 AVON MEADOW LANE
AVON, CT 06001

DESIGN TEAM

OWNER OF RECORD:
SAMUELS MONTVILLE, LLC
433 SOUTH MAIN STREET
SUITE 328
WEST HARTFORD, CT 06110

CIVIL ENGINEERING:
RJ O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE
SUITE 201
STONEHAM, MA 02180
ATTN: BRIAN DUNDON/ROY SMITH
PHONE: (781) 279-0180

TRAFFIC:
F.A. HESKETH & ASSOCIATES
6 CREAMERY BROOK
EAST GRANBY, CT 06026
ATTN: SCOTT HESKETH
PHONE: (860) 653-8000

SURVEY:
F.A. HESKETH & ASSOCIATES
6 CREAMERY BROOK
EAST GRANBY, CT 06026
ATTN: TODD HESKETH
PHONE: (860) 653-8000

LANDSCAPE:
MICHAEL D'ANGELO LANDSCAPE
ARCHITECTURE, LLC (MDLA)
119C GRISWOLD STREET, SUITE 209
GLASTONBURY, CT 06033
PHONE: (860) 653-8000

GEOTECHNICAL:
WHITESTONE ASSOCIATES, INC.
400 ATLANTIC AVENUE
16 OLD FORGE RD
SUITE A
ROCKY HILL, CT
ATTN: JASON R. LANDRY
PHONE: (860) 726-7889

ARCHITECTURE:
CROSSKEY ARCHITECTS
750 MAIN STREET
SUITE 150
HARTFORD, CT 06103
PHONE: 860-724-3000 x210
ATTN: DAVID GOSLIN, AIA

ENVIRONMENTAL:
LUCAS ENVIRONMENTAL
500A WASHINGTON ST
QUINCY, MA 02169
PHONE: 617-405-4053
ATTN: TOM LIDDY PWS/CWS, CESSWI

LEGAL:
TOBIN, CARBERRY, O'MALLEY, RILEY &
SELINGER, P.C.
43 BROAD STREET, P.O. BOX 58
NEW LONDON, CT 06320
PHONE: 860-447-0335
ATTN: WILLIAM R. SWEENEY, ESQ.

GOVERNMENT/UTILITY CONTACTS

MAYOR
LEONARD G. BUNNELL SR.
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
2ND FLOOR
UNCASVILLE, CT 06382
PHONE: (860) 848-6778

FIRE DEPARTMENT:
FIRE MARSHAL'S OFFICE
310 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
ATTN.: PAUL BARNES
FIRE MARSHAL
PHONE: (860) 848-6781

WATER CONTROL AUTHORITY:
83 PINK ROW
UNCASVILLE, CT 06382
ATTN.: RON MCDANIEL,
ADMINISTRATOR
PHONE: (860) 848-6776

POLICE DEPARTMENT:
MONTVILLE POLICE DEPARTMENT
911 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
ATTN.: WILFRED BLANCHETTE, III
CHIEF OF POLICE
PHONE: (860) 848-7510

LAND USE DEPARTMENT:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
UNCASVILLE, CT 06382
PHONE: (860) 848-6779

ZONING/WETLANDS OFFICER:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
ATTN.: STACY RADFORD
PHONE: (860) 848-6779

HEALTH DEPARTMENT:
UNCAS ON THAMES, CAMPBELL BUILDING
410 W. THAMES ST
BUILDING 100
NORWICH, CT 06360
ATTN.: PATRICK MCCORMACK,
DIRECTOR OF HEALTH
PHONE: (860) 823-1189

PUBLIC WORKS DEPARTMENT:
MONTVILLE PUBLIC WORKS
225 MAPLE AVENUE
UNCASVILLE, CT 06382
ATTN.: JOHN CARLSON,
PUBLIC WORKS DIRECTOR
PHONE: (860) 848-7473

BUILDING DEPARTMENT:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
ROOM B-4
UNCASVILLE, CT 06382
ATTN.: DOUG COLTER
BUILDING OFFICIAL
VERN VESEY, ASST. BUILDING OFFICIAL
PHONE: (860) 848-6782

ASSESSOR'S OFFICE:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
GROUND FLOOR, ROOM 4
UNCASVILLE, CT 06382
ATTN.: LUCY BEIT,
ASSESSOR
PHONE: (860) 848-6774

ASSISTANT PLANNER:
MONTVILLE TOWN HALL
310 NORWICH-NEW LONDON TPKE
ATTN.: MEREDITH BADALUCCA
PHONE: (860) 848-6779

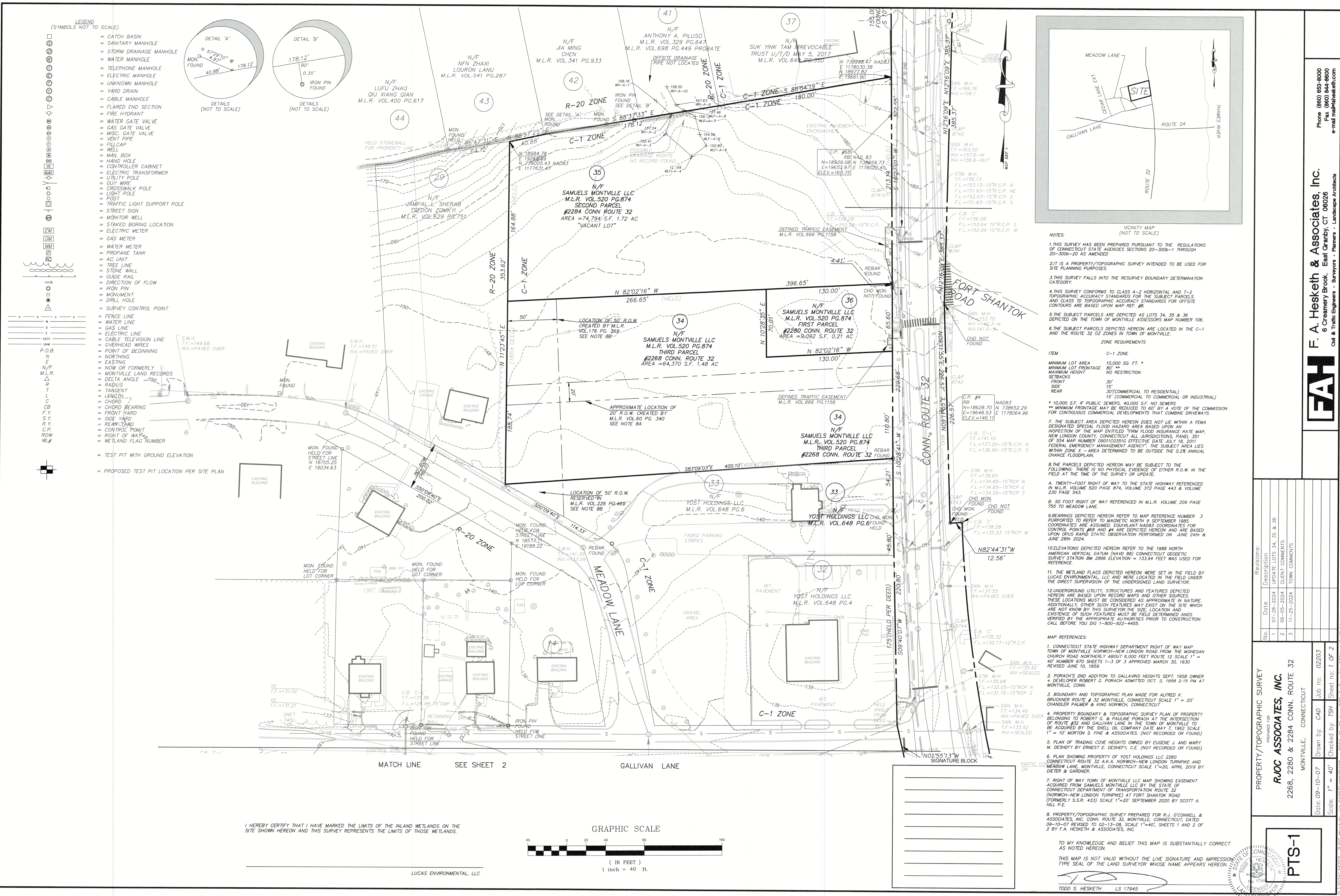
SIGNATURE BLOCK

DRAWING NUMBER:

C-0

PROJECT NUMBER:

24029



NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS AMENDED.
- IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR SITE PLANNING PURPOSES.
- THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
- THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL AND T-2 TOPOGRAPHIC ACCURACY STANDARDS FOR THE SUBJECT PARCELS. AND CLASS TO TOPOGRAPHIC ACCURACY STANDARDS FOR OFF-SITE CONTOURS ARE BASED UPON MAP REF. #8.
- THE SUBJECT PARCELS ARE DEPICTED AS LOTS 34, 35 & 36. DEPICTED ON THE TOWN OF MONTVILLE ASSESSORS MAP NUMBER 106.
- THE SUBJECT PARCELS DEPICTED HEREON ARE LOCATED IN THE C-1 AND THE ROUTE 32 OZ ZONES IN TOWN OF MONTVILLE.

ZONE REQUIREMENTS

ITEM	C-1 ZONE
MINIMUM LOT AREA	10,000 SQ. FT. *
MINIMUM LOT FRONTAGE	80'
MAXIMUM HEIGHT	NO RESTRICTION
SETBACKS	
FRONT	30'
SIDE	15'
REAR	30'(COMMERCIAL TO RESIDENTIAL)
	15'(COMMERCIAL TO COMMERCIAL OR INDUSTRIAL)

* 10,000 S.F. IF PUBLIC SEWERS, 40,000 S.F. NO SEWERS
** MINIMUM FRONTAGE MAY BE REDUCED TO 60' BY A VOTE OF THE COMMISSION FOR CONTIGUOUS COMMERCIAL DEVELOPMENTS THAT COMBINE DRIVEWAYS.

7. THE SUBJECT AREA DEPICTED HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA BASED UPON AN INSPECTION OF THE MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS, PANEL 351 OF 554 MAP NUMBER 09011003510 EFFECTIVE DATE JULY 18, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY". THE SUBJECT AREA LIES WITHIN ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. THE PARCELS DEPICTED HEREON MAY BE SUBJECT TO THE FOLLOWING: THERE IS NO PHYSICAL EVIDENCE OF EITHER R.O.W. IN THE FIELD AT THE TIME OF THE SURVEY OR UPDATE.

A. TWENTY-FOOT RIGHT OF WAY TO THE STATE HIGHWAY REFERENCED IN M.L.R. VOLUME 520 PAGE 874, VOLUME 372 PAGE 443 & VOLUME 230 PAGE 343.

B. 50 FOOT RIGHT OF WAY REFERENCED IN M.L.R. VOLUME 209 PAGE 755 TO MEADOW LANE.

9. BEARINGS DEPICTED HEREON REFER TO MAP REFERENCE NUMBER 3 SUPPORTED TO REFER TO MAGNETIC NORTH 9 SEPTEMBER 1985. COORDINATES ARE ASSUMED. EQUIVALENT NAD83 COORDINATES FOR CONTROL POINTS #88 AND #4 ARE DEPICTED HEREON AND ARE BASED UPON ORIS RAPID STATIC OBSERVATION PERFORMED ON JUNE 24th & JUNE 28th 2024.

10. ELEVATIONS DEPICTED HEREON REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88) CONNECTICUT GEODETIC SURVEY STATION BM 2896 ELEVATION = 133.94 FEET WAS USED FOR REFERENCE.

11. THE WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC AND WERE LOCATED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED LAND SURVEYOR.

12. UNDERGROUND UTILITY, STRUCTURES AND FEATURES DEPICTED HEREON ARE BASED UPON RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE WHICH ARE NOT KNOWN BY THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE NORMICH-NEW LONDON ROAD FROM THE MOHEGAN CHURCH ROAD NORTHERLY ABOUT 6,000 FEET ROUTE 12 SCALE 1" = 40' NUMBER 970 SHEETS 1-3 OF 3 APPROVED MARCH 30, 1930 REVISED JUNE 10, 1958.
- FORACH'S 2ND ADDITION TO GALLIVAN'S HEIGHTS SEPT. 1958 OWNER + DEVELOPER ROBERT G. FORACH ADMITTED OCT. 2, 1958 2:15 PM AT MONTVILLE, CONN.
- BOUNDARY AND TOPOGRAPHIC PLAN MADE FOR ALFRED K. BRUCKNER ROUTE # 32 MONTVILLE, CONNECTICUT SCALE 1" = 20' CHANDLER PALMER & KING NORMICH, CONNECTICUT
- PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY PLAN OF PROPERTY BELONGING TO ROBERT G. & PAULINE FORACH AT THE INTERSECTION OF ROUTE #32 AND GALLIVAN LANE IN THE TOWN OF MONTVILLE TO BE ACQUIRED BY THE SHELL OIL COMPANY DATE MAY 7, 1962 SCALE 1" = 10' MORTON S. FINE & ASSOCIATES. (NOT RECORDED OR FOUND)
- PLAN OF TRADING COVE HEIGHTS OWNED BY EUGENE J. AND MARY M. DESHEFFY BY ERNEST E. DESHEFFY, C.E. (NOT RECORDED OR FOUND).
- PLAN SHOWING PROPERTY OF YOST HOLDINGS LLC 2260 CONNECTICUT ROUTE 32 A.K.A. NORMICH-NEW LONDON TURNPIKE AND MEADOW LANE, MONTVILLE, CONNECTICUT SCALE 1"=20', APRIL 2019 BY DIETER & GARDNER.
- RIGHT OF WAY TOWN OF MONTVILLE LLC MAP SHOWING EASEMENT ACQUIRED FROM SAMUELS MONTVILLE LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ROUTE 32 (NORMICH-NEW LONDON TURNPIKE) AT FORT SHANTOK ROAD (FORMERLY S.S.R. 433) SCALE 1"=20' SEPTEMBER 2020 BY SCOTT A. HILL P.E.
- PROPERTY/TOPOGRAPHIC SURVEY PREPARED FOR R.J. O'CONNELL & ASSOCIATES, INC. CONN. ROUTE 32, MONTVILLE, CONNECTICUT, DATED 09-10-07 REVISED TO 02-13-08, SCALE 1"=40', SHEETS 1 AND 2 OF 2 BY F.A. HESKETH & ASSOCIATES, INC.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH LS 17945

Phone (860) 853-8000
Fax (860) 844-8600
e-mail mal@fah.com

F.A. Hesketh & Associates, Inc.

6 Creamery Brook, East Granby, CT 06026

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

PROPERTY/TOPOGRAPHIC SURVEY

PREPARED FOR

RUC ASSOCIATES, INC.

2268, 2282 & 2284 CONN. ROUTE 32

MONTVILLE, CONNECTICUT

Date: 09-10-07

Drawn by: CAD

Job no: 02203

Scale: 1" = 40'

Checked by: TSH

Sheet no: 1 OF 2

DATE: 07-26-2024

TIME: 11:25 AM

LOCATION: 2268, 2282 & 2284 CONN. ROUTE 32, MONTVILLE, CT

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PROJECT: 2268, 2282 & 2284 CONN. ROUTE 32, MONTVILLE, CT

DATE: 07-26-2024

TIME: 11:25 AM

LOCATION: 2268, 2282 & 2284 CONN. ROUTE 32, MONTVILLE, CT

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