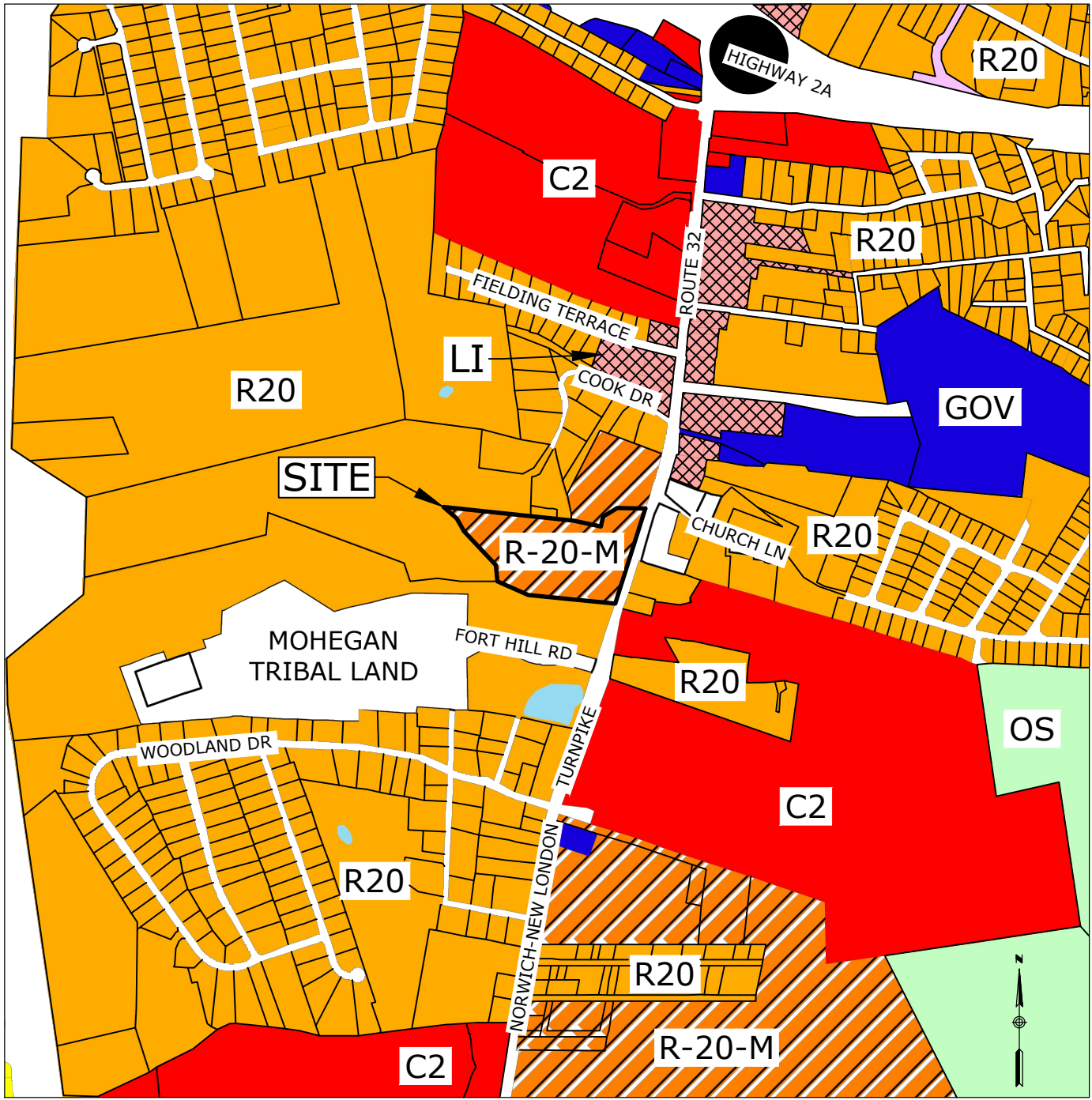
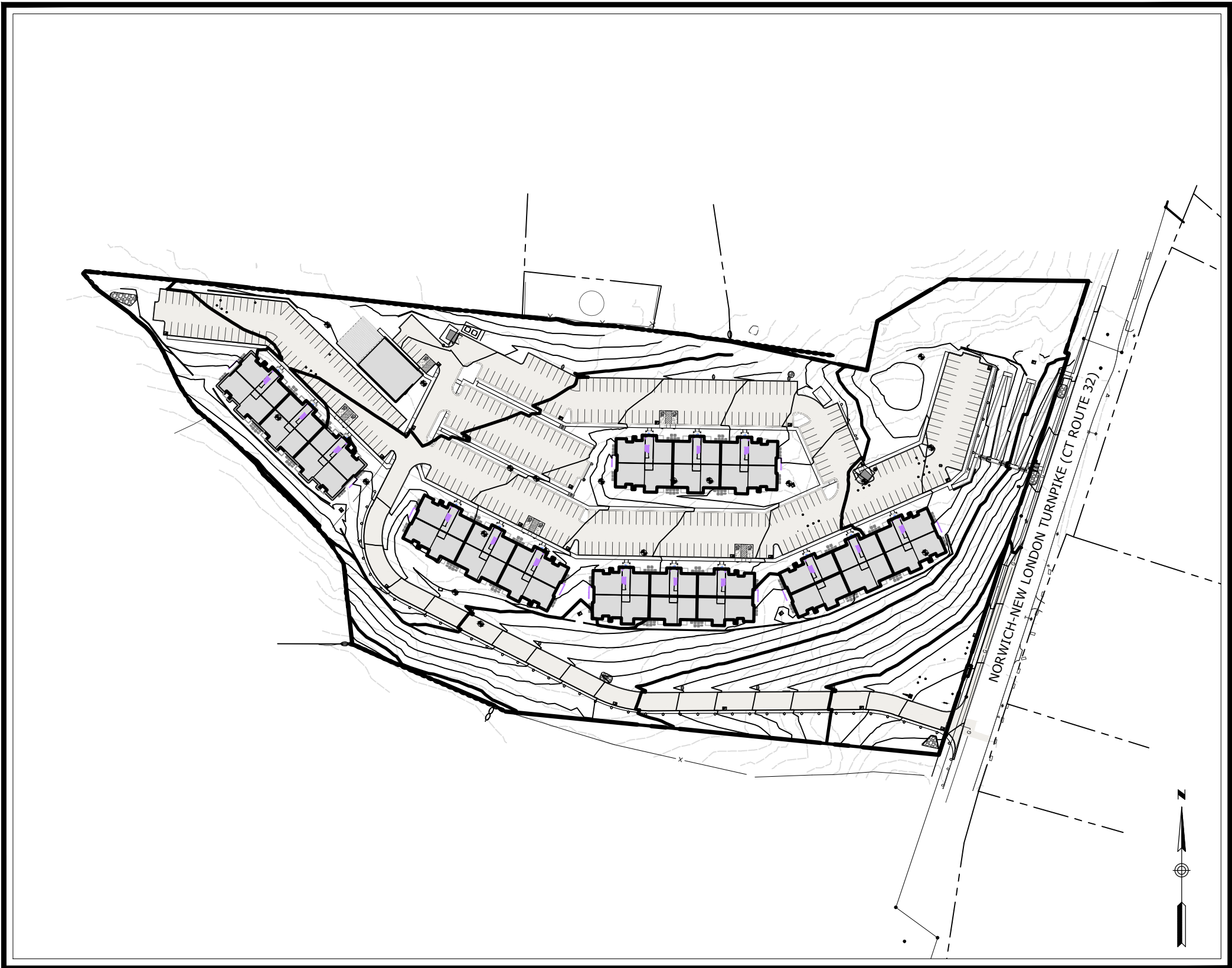


SHANTOK VILLAGE

FOR SITE PLAN SUBMISSION

1758 ROUTE 32
MONTVILLE, CT 06382

OCTOBER 29, 2024
REVISED: NOVEMBER 12, 2024
REVISED: DECEMBER 2, 2024



LOCATION MAP
SCALE: 1"=1,000±

DRAWING INDEX

SHEET NO.	DRAWING	TITLE
1	C-1	COVER
2	C-2	NOTES, LEGEND, AND ABBREVIATIONS
1 of 1	24000145.01	PROPERTY & TOPOGRAPHIC SURVEY
4	C-3	SITE PREPARATION AND DEMOLITION PLAN
5	C-4	SITE LAYOUT PLAN
6	C-5	GRADING PLAN
7	C-6	DRAINAGE PLAN
8	C-7	UTILITY PLAN
9	C-8	SOIL EROSION AND SEDIMENT CONTROL PLAN
10	C-9	SE&SC - WORK ZONE 1
11	C-10	SE&SC - WORK ZONE 2
12	C-11	SE&SC - WORK ZONE 3
13	L-1	LANDSCAPE PLAN
14	C-12	SITE DETAILS
15	C-13	SITE DETAILS
16	C-14	STORMWATER MANAGEMENT DETAILS
17	C-15	STORMWATER MANAGEMENT DETAILS 2
18	C-16	UTILITY DETAILS
19	C-17	SOIL EROSION AND SEDIMENT CONTROL DETAILS

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____ DATE _____
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE
CHAIRMAN/SECRETARY _____ DATE _____

Property Owner / Applicant:

APPLICANT: 1758 RTE 32, LLC
24 MAIN STREET
CENTERBROOK, CT 06409

OWNER: VIZION ENTERPRISES
7 RICHBOROUGH RD
MADISON, CT 06443

Prepared By:

Engineer:

Loureiro

Loureiro Engineering Associates, Inc.
100 Northwest Drive • Plainville, Connecticut 06062
Phone: 860-747-6181 • Fax: 860-747-8822
An Employee Owned Company • www.Loureiro.com



NOT FOR CONSTRUCTION

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-2 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **INDEPENDENT BOUNDARY RESURVEY** CONFORMING TO A **CLASS A-2** SURVEY STANDARD.
2. THE TOPOGRAPHIC FEATURES HAVE BEEN PREPARED BY GOLDEN AERIAL SURVEYS COMPANY WITH A HORIZONTAL AND VERTICAL CONTROL BEING PREPARED BY LOUIREAU ENGINEERING ASSOCIATES, INC. **VERTICAL CLASS C-3** MINIMUM ACCORDING TO A **CLASS V-5**.
3. THE TOPOGRAPHIC SURVEY IS CERTIFIED TO A **CONNECTICUT CLASS T-3** MINIMUM STANDARD IN ACCORDANCE WITH THE ABOVE REFERENCED SECTIONS OF SECTION 20-300b-1 THROUGH 20-300b-2.
4. THE HORIZONTAL CONTROL DATUM IS BASED ON **NAD83, CONNECTICUT STATE GRID, U.S. FEET**.
5. THE VERTICAL DATUM IS BASED ON **NAVD88 DATUM**.
6. HORIZONTAL AND VERTICAL DATUM WAS DETERMINED IN THE FIELD USING LAND SURVEYOR GRADE GPS ON THE **SMARTNET NETWORK**.
7. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE LICENSED PROFESSIONAL LAND SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
8. THE SUBJECT LOTS ARE SHOWN ON THE MONTVILLE TAX ASSESSORS **MAP 94, LOTS 29 & 29-1** WITH A STREET ADDRESS OF **1758 AND 1790 ROUTE 32**.
9. THE SUBJECT PROPERTY HERE SHOWN IS FOUND IN THE MONTVILLE LAND RECORDS **VOLUME 246, PAGE 47** FOR A QUIT CLAIM DEED DATED SEPTEMBER 4, 1992, REGARDING THE TITLE TO THE SUBJECT PROPERTY.
10. THIS PROPERTY IS SHOWN ON FEMA MAP, "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT ALL JURISDICTIONS **PANEL 351 OF 554, COMMUNITY: TOWN OF MONTVILLE, NEW LONDON COUNTY, NUMBER: 090099, PANEL 351 OF 554, MAP NUMBER: 0901103516, MAP REVISED: JULY 18, 2011**. FLOOD HAZARD MANAGEMENT AGENCY", INDICATED THE SUBJECT PROPERTY IS LOCATE IN A **ZONE X** AND IS NOT IDENTIFIED AS A FLOOD HAZARD ZONE.

A. MAP ENTITLED, "PROPERTY SURVEY, PREPARED FOR K2 TOWERS III, 48, COOK DRIVE, MONTVILLE, CONNECTICUT, DATE: APRIL 6, 2022, REVISED TO: 5/31, ROB HELLSTROM LAND SURVEYING, LLC," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

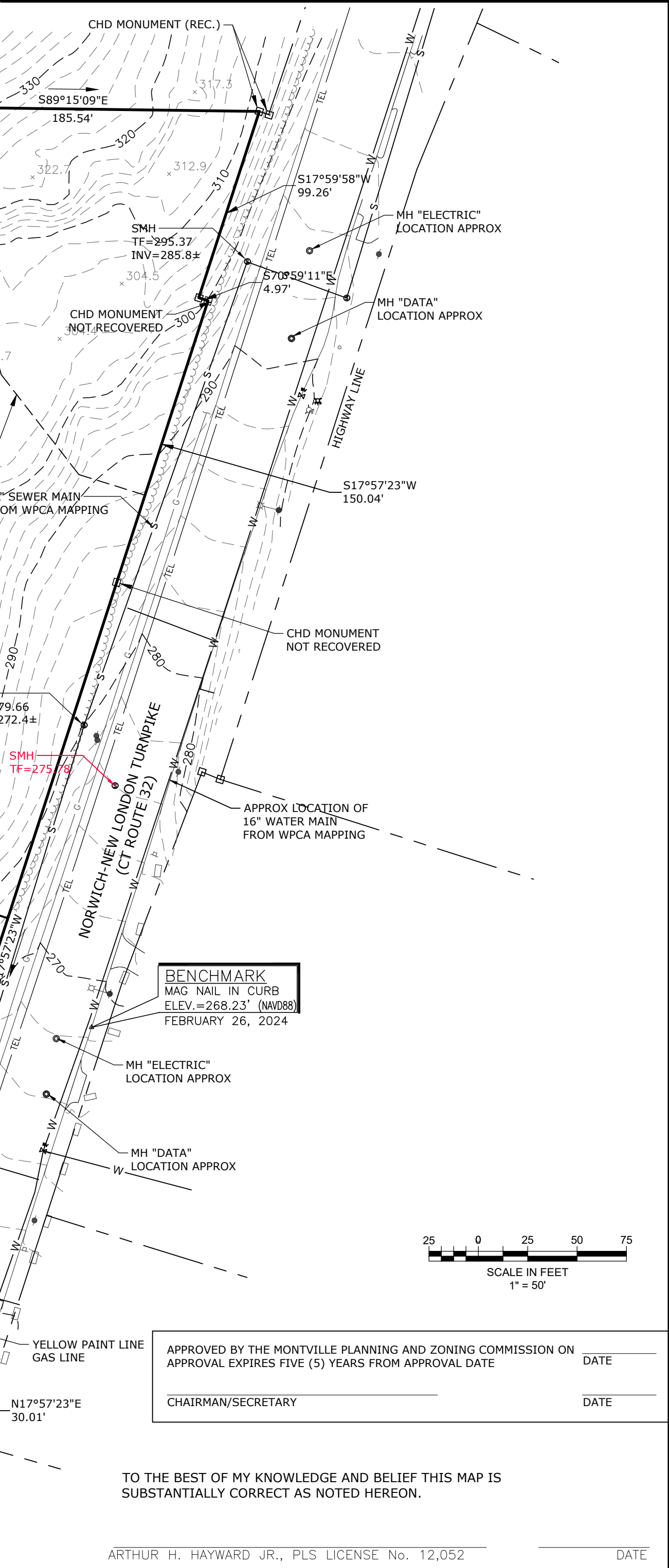
B. MAP ENTITLED, "MOHEGAN HILL," SUBDIVISION OF LAND OF DAVID KINGSBOROUGH, ET AL OFF POLLY'S LAKE, UNCAVILLE, CONNECTICUT, SCALE: 1"=200', DATE: JAN. 12, 1988, BY KING & MULLEN, LAND SURVEYORS," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE, MAP No. 59.

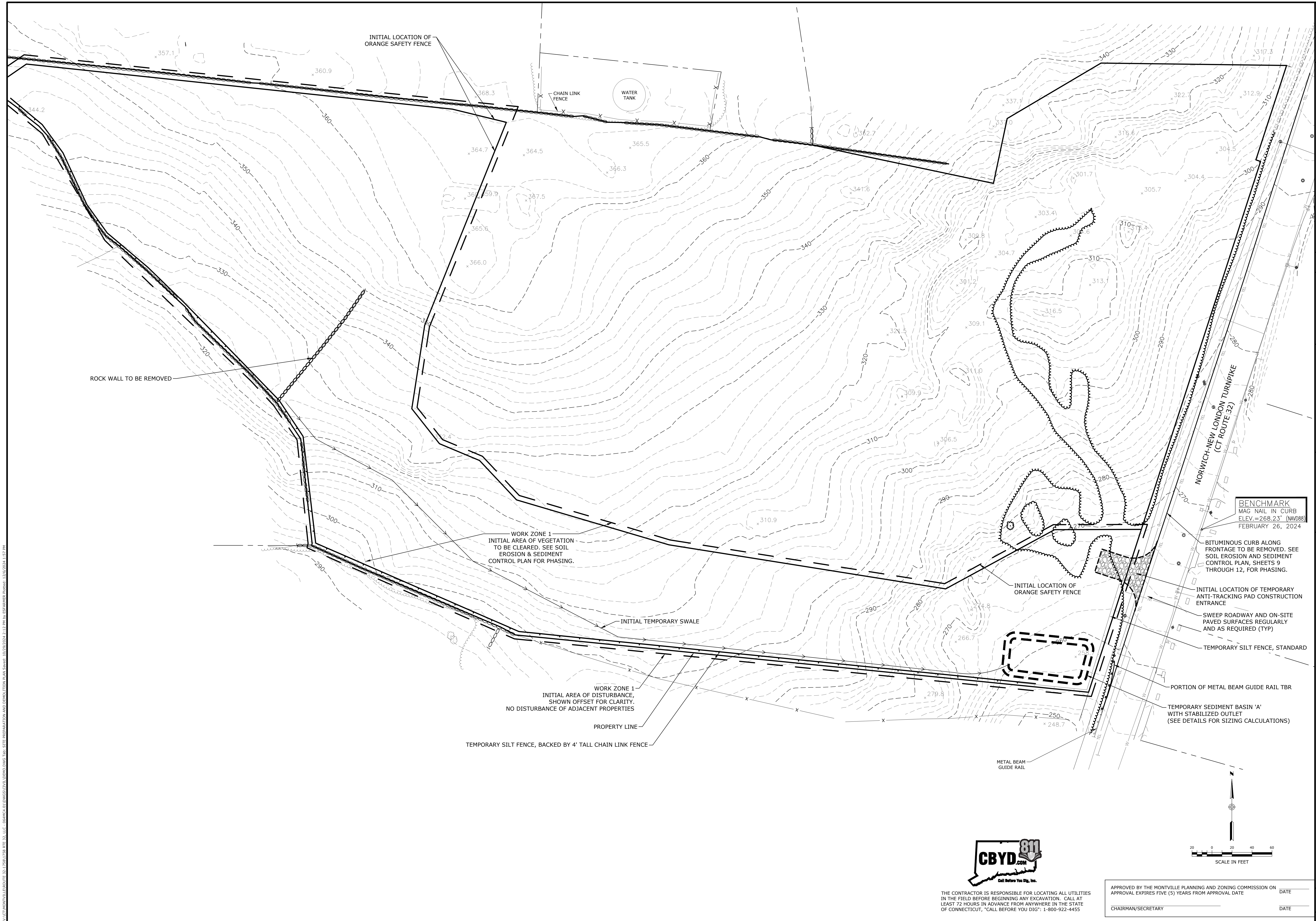
C. MAP ENTITLED, "TOWN OF MONTVILLE, PLAN SHOWING TRACT 1 & 2, OWNED BY PETER & RITA COLEDA TO BE PURCHASED BY RUDOLPH CARON, SCALE: 1"=40', DATE: AUGUST 1962", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE, MAP No. 255.

D. MAP ENTITLED, "PLAN SHOWING PERIMETER SURVEY PARCELS, A & B, PREPARED FOR THE VILLAGES AT SHANTOCK HILL DEVELOPMENT, LLC, ON PROPERTY OF VIZION ENTERPRISES, ASSESSORS MAP 94 LOT 19, 1710 & 1856 NORWICH NEW GERMANY TURNPIKE, CONNECTICUT, MONTVILLE, CONN. SCALE: 1"=100' HORIZONTAL, DATE: MAY 16, 2012-2012- NEW GERMANY - MEREN LLC," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

E. MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY MAP, FORT HILL FARMS SUBDIVISION, MOHEGAN TRIBE OF INDIANS OF CONNECTICUT, 1710 ROUTE 32 MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATE: MARCH 17, 2005, REVISED TO: 5/5/03, MCFARLAND - JOHNSON INC.," ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

F. MAP ENTITLED, "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP TOWN OF MONTVILLE, NORWICH-NEW LONDON YOUNG PROPERTY NORTHELY ABOUT 6,200 FEET, ROUTE 12, SCALE: 1"=40', SHEET 3 OF 3, DATE: 1929", ON FILE IN THE MONTVILLE LAND RECORDS OFFICE.

[illegible]



APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON _____
APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE DATE _____

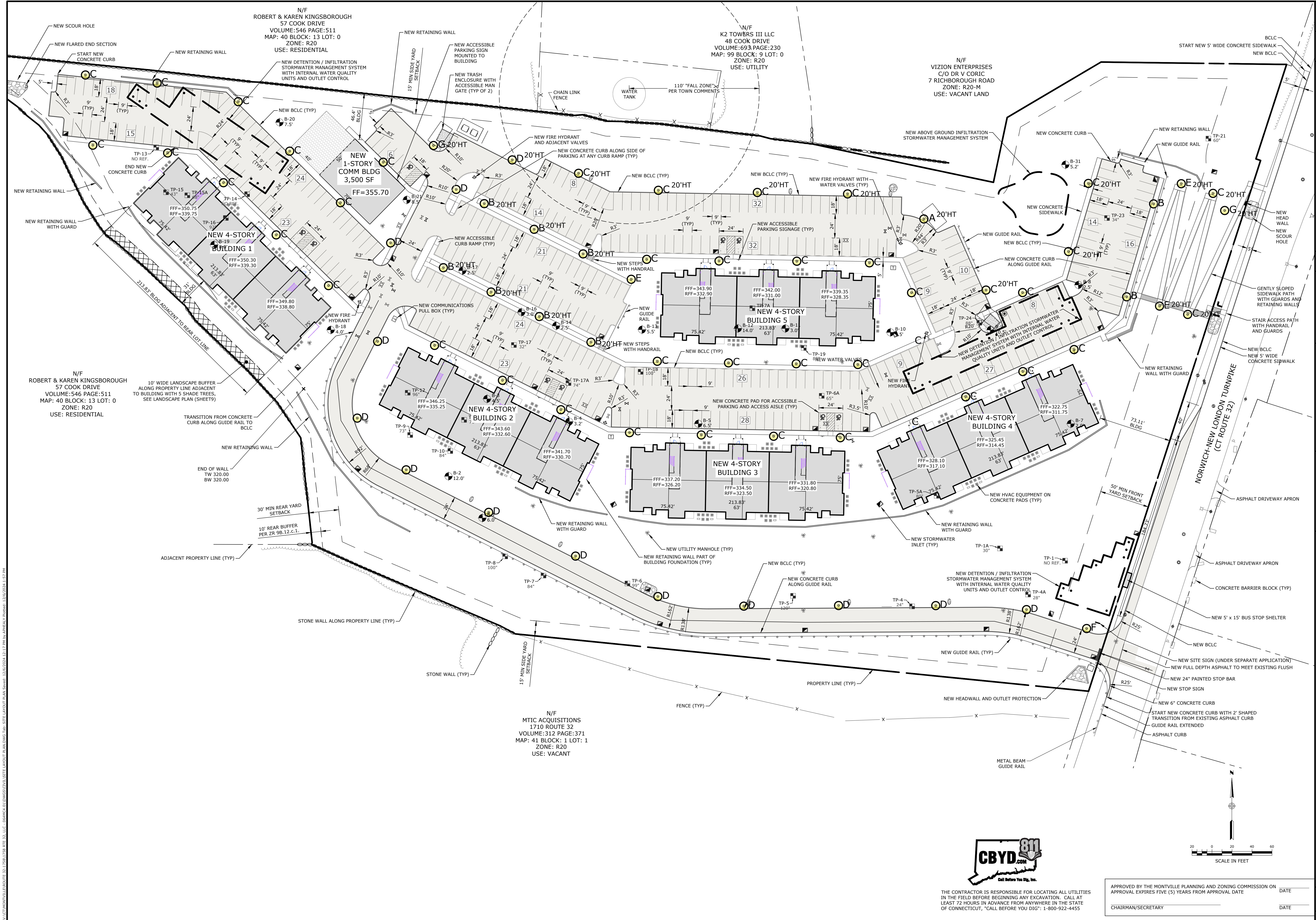
SITE PREPARATION AND DEMOLITION PLAN

DRAWING
C-3

[illegible]

SITE PREPARATION AND DEMOLITION PLAN

SHANTOK VILLAGE
 1758 ROUTE 32, MONTVILLE, CT 06382
 PREPARED FOR
1758 RTE 32, LLC



V:\CT\MONTVILLE\ROUTE 32-1758\1758 RTE 32, LLC-1646454\DWG\SS\CVL\SITE LAYOUT PLAN.DWG Job: SITE LAYOUT PLAN, Sheet: 12/02/2024 12:12 PM by: ARIEL V. Printed: 12/02/2024 1:57 PM



THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG". 1-800-922-4455

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE

CHAIRMAN/SECRETARY

DATE

DATE

SITE LAYOUT PLAN

SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06409

DRAWING
C-4

SHEET NO. 5 NO. OF SHEETS 19

SCALE
1"=40'

CONV. NO.
064MC4.01

DRAWN BY
ESF

DATE
10/29/2024

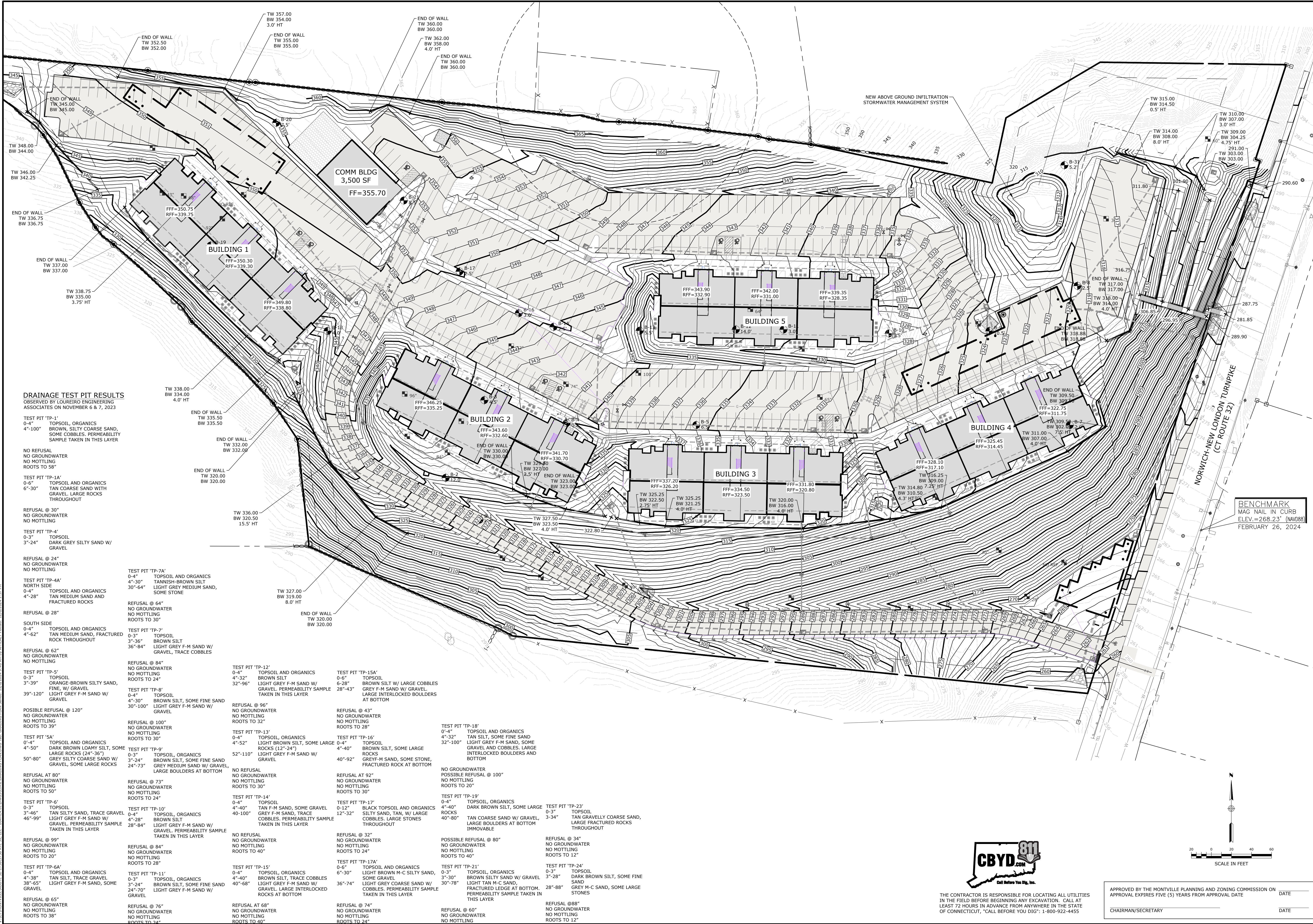
APPROVED BY
GFA

DATE
10/29/2024

Loureiro
Engineering • Construction • Energy
Water & Facility Services • Laboratory
15 Thames Street, Suite 211
Norwalk, CT 06854
Phone: 860-448-0899
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REVISIONS			
NO.	DESCRIPTION OF REVISION	DATE	BY
1	REV.	11/12/2024	GFA
2	PER REVIEW COMMENT LETTERS	12/02/2024	GFA





V:\CT\MONTVILLE\ROUTE 32\1758\1758 RTE 32 - LLC - 664654\DWG\SS\UTILITY PLAN.DWG, Tbl: UTILITY PLAN, Saved: 12/6/2024 12:31 PM by: ABH/ALV, Plotted: 12/6/2024 1:38 PM



THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL AT LEAST 72 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG": 1-800-922-4455

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE
CHAIRMAN/SECRETARY _____ DATE _____

BENCHMARK
MAG NAIL IN CURB
ELEV.=268.23' (NAV88)
FEBRUARY 26, 2024

STAMP

Loureiro, Inc.
Water & Utility Services & Laboratory
15 Thames Street, Suite 211
Norwalk, CT 06854
Phone: 964-443-0000 • Fax: 964-448-0999
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NO.	DATE	DESCRIPTION OF REVISION
2	12/02/2024	PER REVIEW COMMENT LETTERS
1	11/12/2024	PER STAFF TECHNICAL REVIEW COMMENTS
REV.		

SCALE 1"=40'	DATE 10/29/2024
CORE NO. 064MC4.01	APPROVED BY GFA

UTILITY PLAN
SHANTOK VILLAGE
1758 ROUTE 32, MONTVILLE, CT 06382
1758 RTE 32, LLC
24 MAIN STREET, CENTERBROOK, CT 06409

DRAWING C-7	NO. OF SHEETS 8	DATE 10/29/2024
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