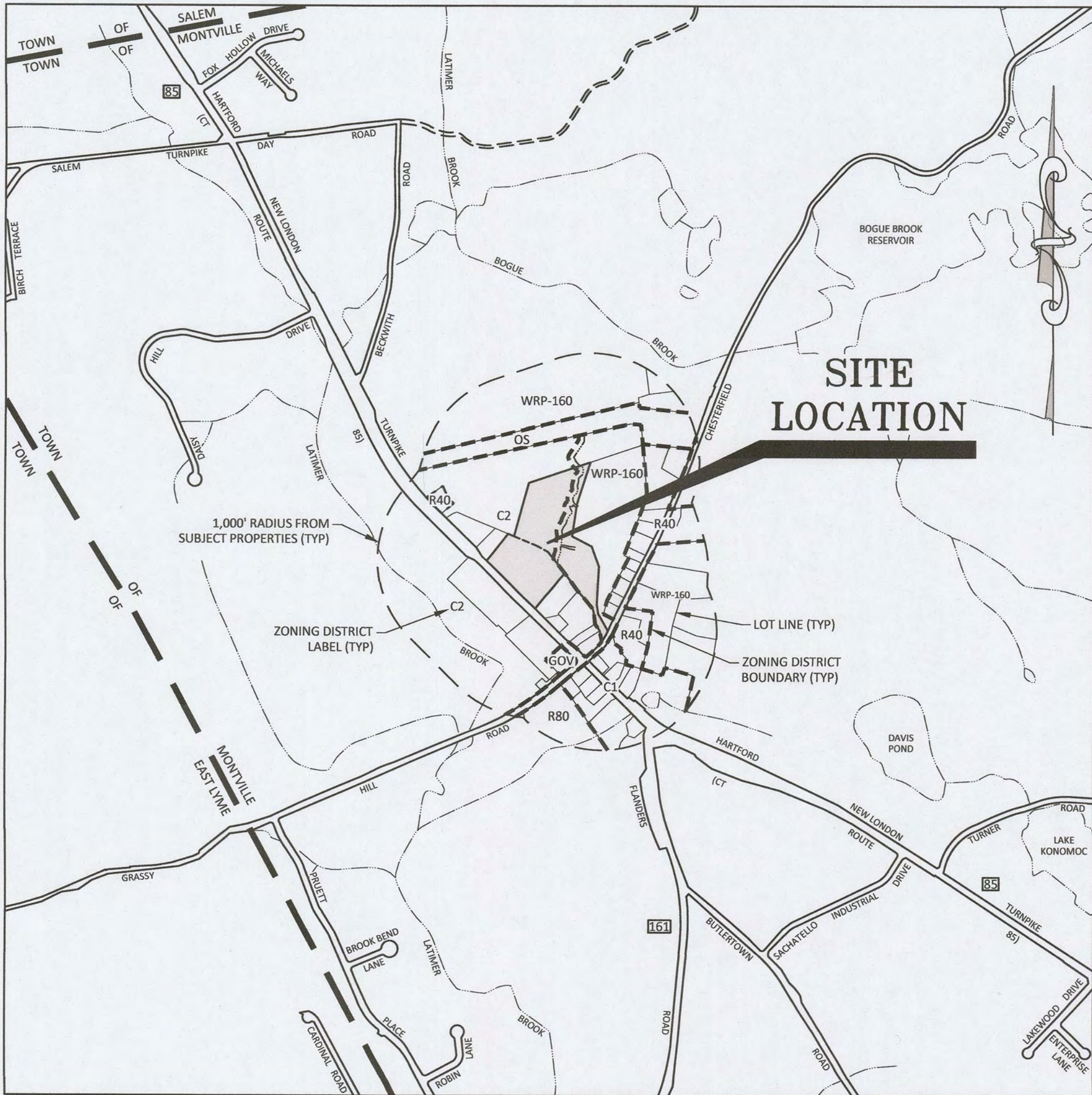


Site Development Plans

Prepared For
Cricket's Corner, LLC
1645 Route 85
Montville, Connecticut

February 2025

Rev. "A" 3-5-2025



Location Map

Scale: 1" = 1,000'

FOR REVIEW AND
PERMITTING ONLY

Sheet No.	Description
1	Cover Sheet
2	Existing Conditions
3	Existing Conditions
4	Overall Site Development Plan & Key Map
5	Site Layout - South
6	Site Layout - North
7	Subsurface Sewage Disposal System Design Plan
8	Driveway Profile
9	Sight Line Demonstration Plan
10	Lighting & Landscape Plan
11	Notes & Details
12	Notes & Details
13	Notes & Details

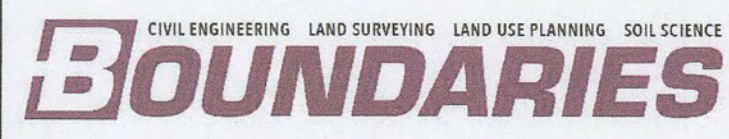
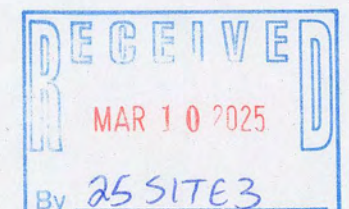
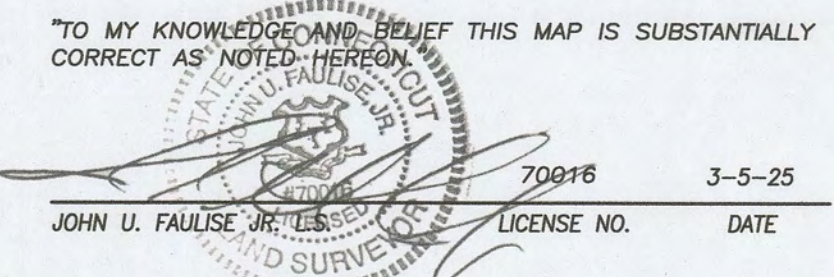
Applicants/Owners: Cricket's Corner, LLC
c/o Roger L. Phillips
1650 Route 85
Oakdale, CT 06370

Subject Properties: 1645 Route 85
012-009-000
Area: 5.95± Acres
Deed Reference: Volume 701, Page 64

879 Chesterfield Road
005-015-00C
Area: 11.15± Acres
Deed Reference: Volume 701, Page 91

I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist



Boundaries LLC
179 Pachaug River Drive, Griswold, CT 06351
T 860.376.2006 | www.boundariesllc.net

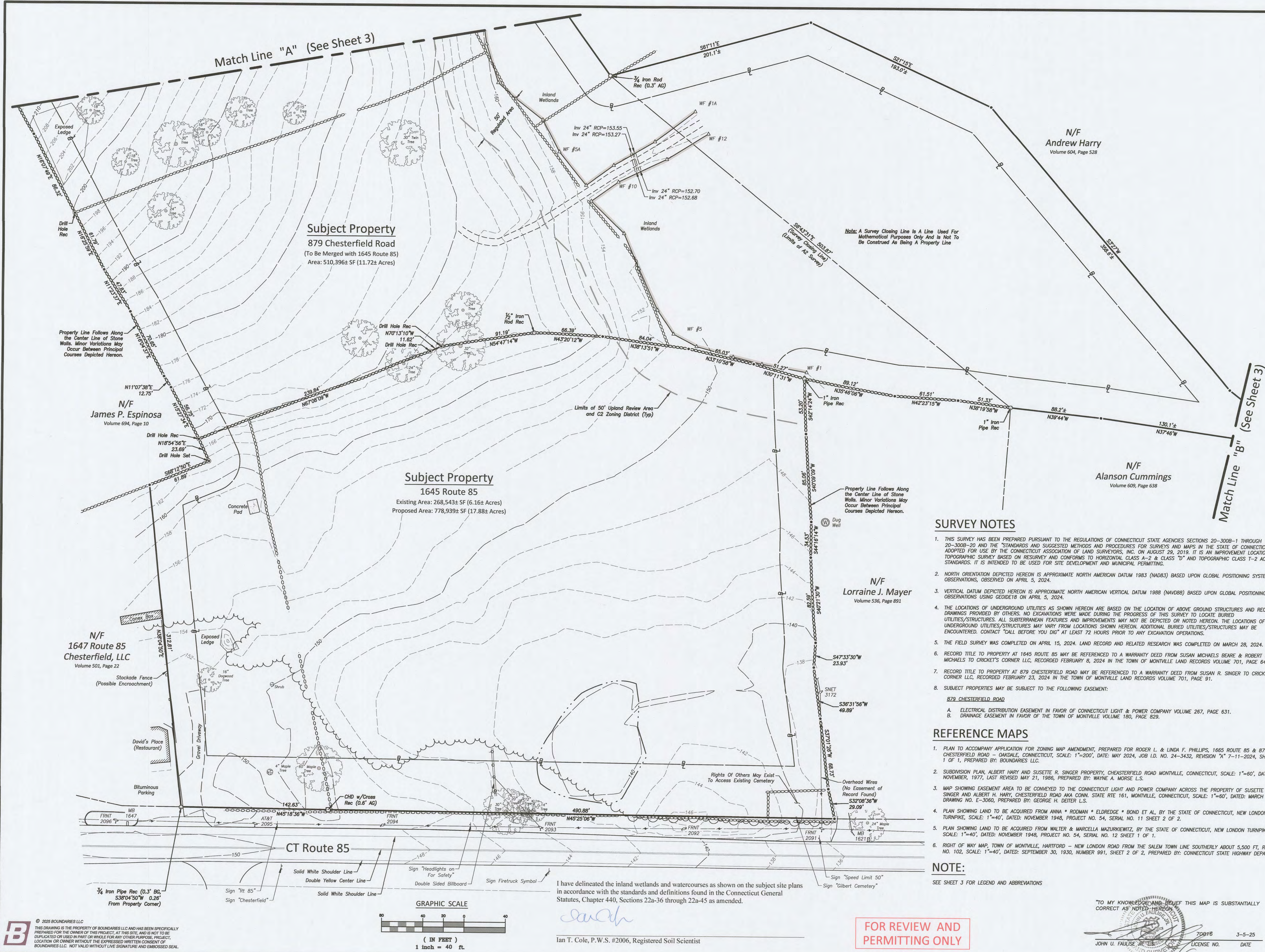


APPROVED BY THE TOWN OF MONTVILLE PLANNING
AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE COMMISSION DATE

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P:\CIVIL 3D PROJECTS\2024\124-3432 ROGER PHILLIPS\DWG\DESIGN\24-3432 PHILLIPS DAYCARE SITE PLAN REV A.DWG



SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 & CLASS "D" AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR SITE DEVELOPMENT AND MUNICIPAL PERMITTING.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON APRIL 5, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODETIC ON APRIL 5, 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON APRIL 15, 2024. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON MARCH 28, 2024.
- RECORD TITLE TO PROPERTY AT 1645 ROUTE 85 MAY BE REFERENCED TO A WARRANTY DEED FROM SUSAN MICHAELS BEARE & ROBERT L. MICHAELS TO CRICKET'S CORNER LLC, RECORDED FEBRUARY 8, 2024 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 701, PAGE 64.
- RECORD TITLE TO PROPERTY AT 879 CHESTERFIELD ROAD MAY BE REFERENCED TO A WARRANTY DEED FROM SUSAN R. SINGER TO CRICKET'S CORNER LLC, RECORDED FEBRUARY 23, 2024 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 701, PAGE 91.
- SUBJECT PROPERTIES MAY BE SUBJECT TO THE FOLLOWING EASEMENT:
879 CHESTERFIELD ROAD
A. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF CONNECTICUT LIGHT & POWER COMPANY VOLUME 267, PAGE 631.
B. DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF MONTVILLE VOLUME 180, PAGE 829.

REFERENCE MAPS

- PLAN TO ACCOMPANY APPLICATION FOR ZONING MAP AMENDMENT, PREPARED FOR ROGER L. & LINDA F. PHILLIPS, 1665 ROUTE 85 & 879 CHESTERFIELD ROAD - OAKDALE, CONNECTICUT, SCALE: 1"=200', DATE: MAY 2024, JOB I.D. NO. 24-3432, REVISION "A" 7-11-2024, SHEET NO. 1 OF 1, PREPARED BY: BOUNDARIES LLC.
- SUBDIVISION PLAN, ALBERT HARY AND SUSETTE R. SINGER PROPERTY, CHESTERFIELD ROAD MONTVILLE, CONNECTICUT, SCALE: 1"=60', DATED: NOVEMBER, 1977, LAST REVISED MAY 21, 1986, PREPARED BY: WAYNE A. MORSE L.S.
- MAP SHOWING EASEMENT AREA TO BE CONVEYED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF SUSETTE R. SINGER AND ALBERT H. HARY, CHESTERFIELD ROAD AKA CONN. STATE RTE 161, MONTVILLE, CONNECTICUT, SCALE: 1"=60', DATED: MARCH 1994, DRAWING NO. E-3060, PREPARED BY: GEORGE H. DEITER L.S.
- PLAN SHOWING LAND TO BE ACQUIRED FROM ANNA * RODMAN * ELDERIDGE * BOND ET AL, BY THE STATE OF CONNECTICUT, NEW LONDON TURNPIKE, SCALE: 1"=40', DATED: NOVEMBER 1948, PROJECT NO. 54, SERIAL NO. 11 SHEET 2 OF 2.
- PLAN SHOWING LAND TO BE ACQUIRED FROM WALTER & MARCELLA MAZURKIEWITZ, BY THE STATE OF CONNECTICUT, NEW LONDON TURNPIKE, SCALE: 1"=40', DATED: NOVEMBER 1948, PROJECT NO. 54, SERIAL NO. 12 SHEET 1 OF 1.
- RIGHT OF WAY MAP, TOWN OF MONTVILLE, HARTFORD - NEW LONDON ROAD FROM THE SALEM TOWN LINE SOUTHERLY ABOUT 5,500 FT, ROUTE NO. 102, SCALE: 1"=40', DATED: SEPTEMBER 30, 1930, NUMBER 991, SHEET 2 OF 2, PREPARED BY: CONNECTICUT STATE HIGHWAY DEPARTMENT.

NOTE:

SEE SHEET 3 FOR LEGEND AND ABBREVIATIONS

I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist

FOR REVIEW AND PERMITTING ONLY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
JOHN U. FAULSTICH, L.S.
70916
3-5-25
LICENSE NO. DATE

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE

BOUNDARIES

Boundaries LLC
179 Pelham River Drive, Guilford, CT 06431
1803.376.006 | www.boundariesllc.com

ENGINEERING ASSOCIATES

232 Greenmanville Ave.
Suite 201
Myrtle Beach, SC 29577
803-958-9008
www.hh-engineers.com

Improvement Location & Topographic Survey

"Existing Conditions"

Prepared For
Cricket's Corner, LLC
1645 Route 85 - Montville, Connecticut

SCALE: 1" = 40'

DATE: February 2025

JOB I.D. NO: 24-3432

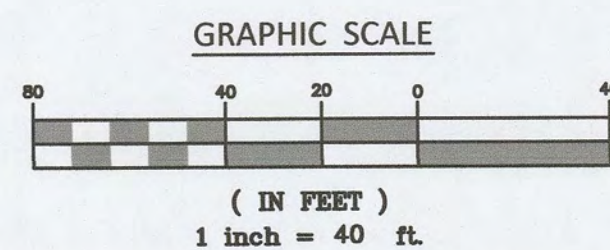
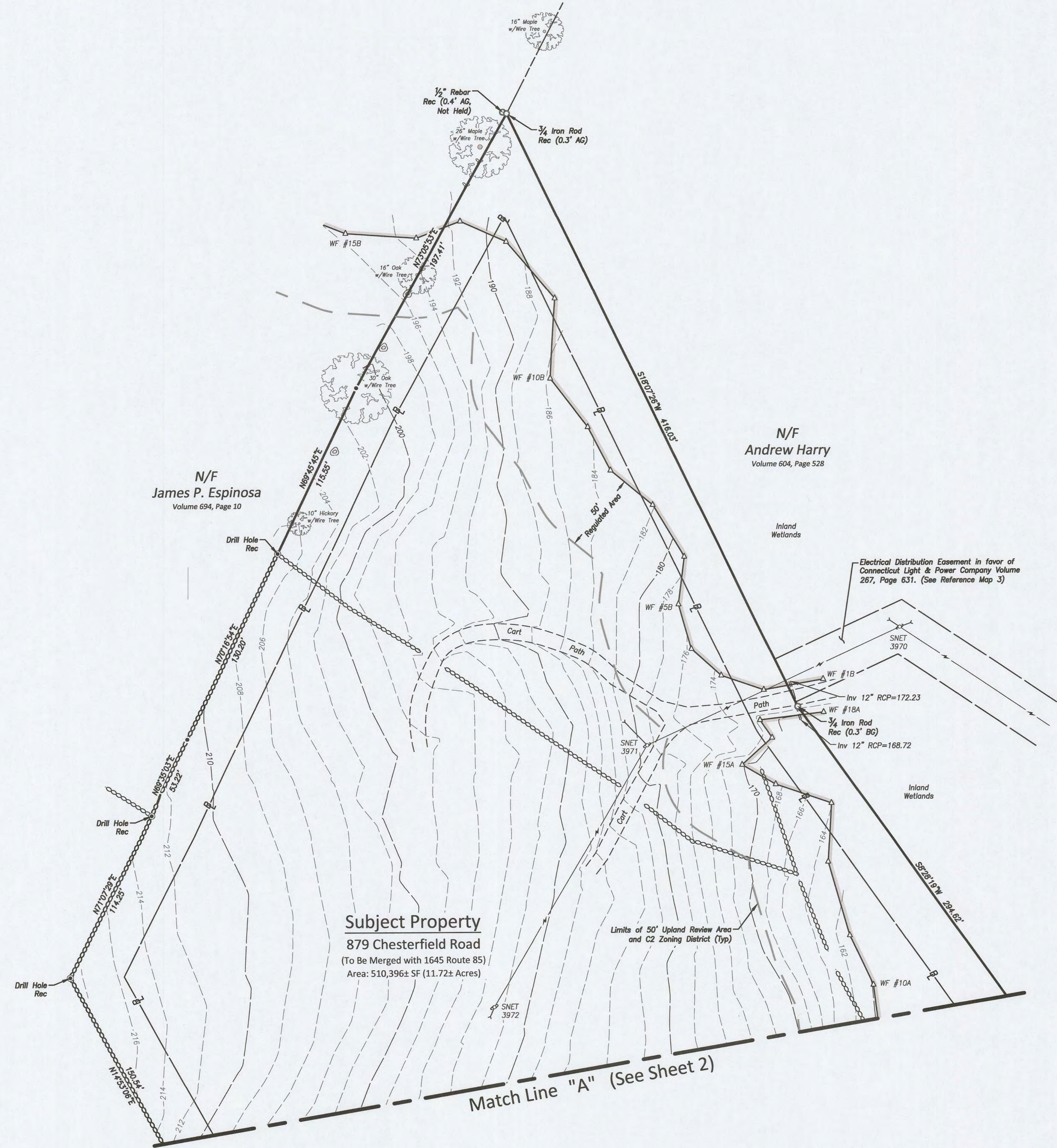
Revisions	Rev. "A"	3-5-2025
Per Review Comments		

SHEET NO. 2

13

P:\CIVIL 3D PROJECTS\2024\24-3432 ROGER PHILLIPS DWG DESIGN 24-3432 PHILLIPS DAYCARE SITE PLAN REV A.DWG

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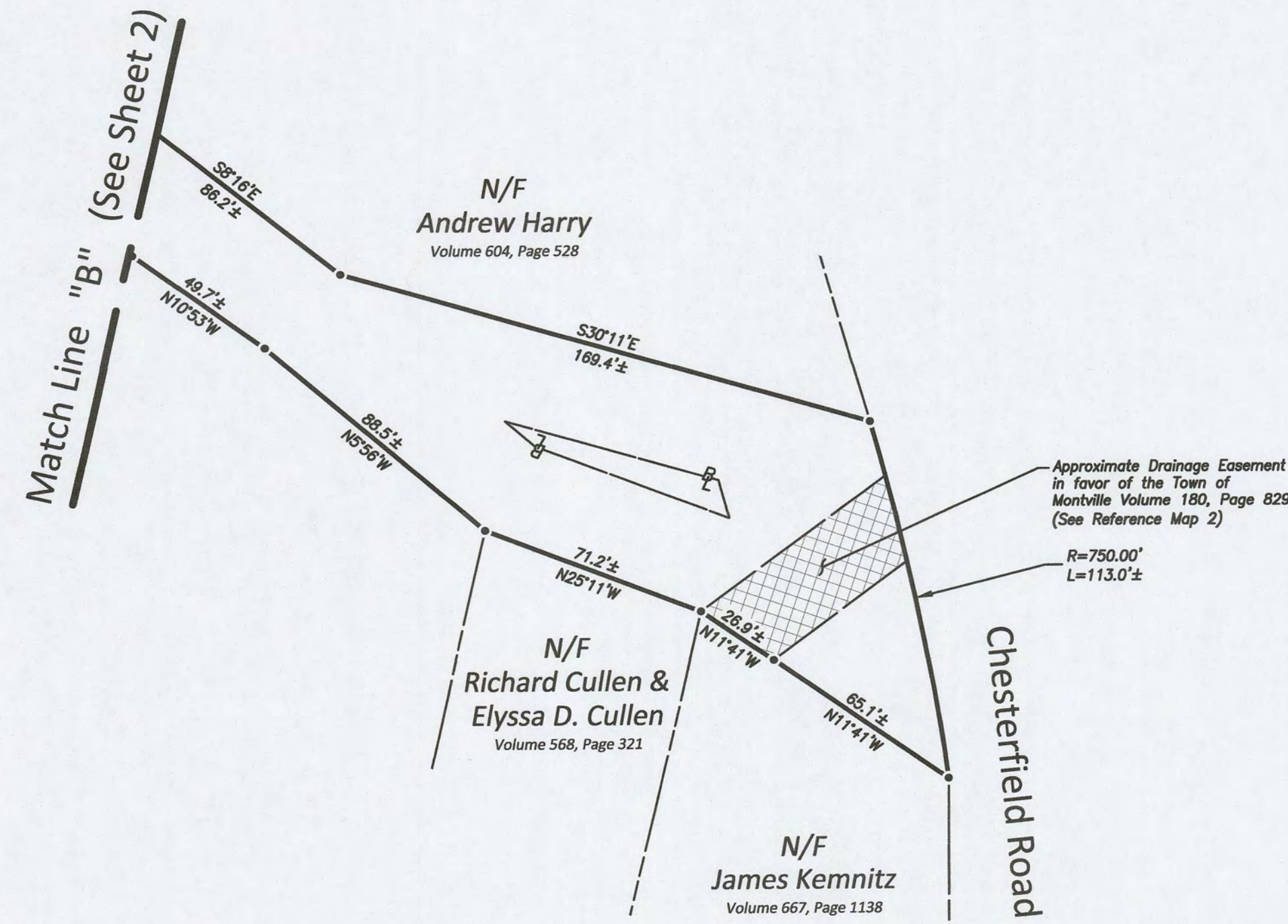
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FOR REVIEW AND
PERMITTING ONLY

LEGEND & ABBREVIATIONS

±	MORE OR LESS	x 180.0	EXISTING SPOT ELEVATION
TYP	TYPICAL	x 180.0	PROPOSED SPOT ELEVATION
PVC	POLYVINYL CHLORIDE	—B—	BUILDING SETBACK LINE
RCP	REINFORCED CONCRETE PIPE	—180—	EXISTING CONTOUR
SF	SQUARE FEET	—180—	PROPOSED CONTOUR
FF	FINISHED FLOOR	—	TREE LINE
ELEV	ELEVATION	—	LIMITS OF CLEARING
SSDS	SUBSURFACE SEWAGE DISPOSAL SYSTEM	—	STONE WALL
INV	INVERT	—	STONE WALL REMAINS
TF	TOP OF FRAME	—	RETAINING WALL
LF	LINEAR FEET	—	CHAIN-LINK FENCE
S	SLOPE	—	OVERHEAD WIRES
R	RADIUS	—U—	UNDERGROUND UTILITIES
SCHED	SCHEDULE	—E/W—	ELECTRIC & WATER
CB	CATCH BASIN	—KD—	ROOF DRAIN
RD	ROOF DRAIN	—FD—	FOOTING DRAIN
P-CB	PROPOSED CATCH BASIN	○	REBAR, IRON PIPE OR IRON ROD
P-YD	PROPOSED YARD DRAIN	⊙	DRILL HOLE
P-FEU	PROPOSED FLARED END UNIT	□	MONUMENT
BC	BOTTOM OF CURB	•	ANGLE POINT
TC	TOP OF CURB	•	STONE PILE
W/	WITH	⊙	STONE ON STONE
CHD	CONNECTICUT HIGHWAY DEPARTMENT	⊙	UTILITY POLE
MON	MONUMENT	⊙	UTILITY POLE WITH LIGHT
REC	RECOVERED	—	GUY WIRE
AG	ABOVE GRADE	⊙	CATCH BASIN
BG	BELOW GRADE	⊙	YARD DRAIN
AT&T	AMERICAN TELEPHONE & TELEGRAPH	—	SIGN
SNET	SOUTHERN NEW ENGLAND TELEPHONE	⊕	TEST PIT
FRNT	FRONTIER	⊕	PERCOLATION TEST
N/F	NOW OR FORMERLY	⊕	WELL
MB	MAILBOX	△	WETLAND FLAG
TBR	TO BE REMOVED		



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

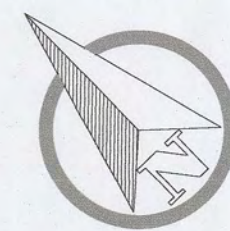
JOHN U. FAULSE, JR., L.S.
70916
3-5-25
LICENSE NO. DATE

Improvement Location & Topographic Survey "Existing Conditions"

Prepared For

Cricket's Corner, LLC

1645 Route 85 - Montville, Connecticut



SCALE: 1" = 40'
DATE: February 2025
JOB I.D. NO. 24-3432
Revisions
Rev. "A" 3-5-2025
Per Review Comments

SHEET NO.

3

13

BOUNDARIES
ENGINEERING & SURVEYING LAND USE PLANNING SOIL SCIENCE

H.H.H.
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Mystic, CT 06355
Suite 201
T 860.376.2006 | www.boundariesllc.com

P:\CIVIL 3D PROJECTS\2024\24-3432 ROGER PHILLIPS DWG\DESIGN\24-3432 PHILLIPS DAYCARE SITE PLAN REV A.DWG

ZONING COMPLIANCE TABLE: COMMERCIAL-2 (C-2)				
ITEM	REQUIRED	1645 ROUTE 85	879 CHESTERFIELD RD	COMBINED
MINIMUM LOT SIZE	40,000 SF	288,543± SF	510,396± SF	778,939± SF
MINIMUM LOT FRONTAGE	80 FT	633.51 FT	113.0± FT	746.51± FT
MINIMUM FRONT YARD	50 FT	N/A*	N/A*	526.9± FT
MINIMUM SIDE YARD	30 FT	N/A*	N/A*	117.9± FT
MINIMUM REAR YARD	30 FT	N/A*	N/A*	320.2± FT
WATER SUPPLY		PRIVATE WELL		
SANITARY		ON-SITE SSDS		

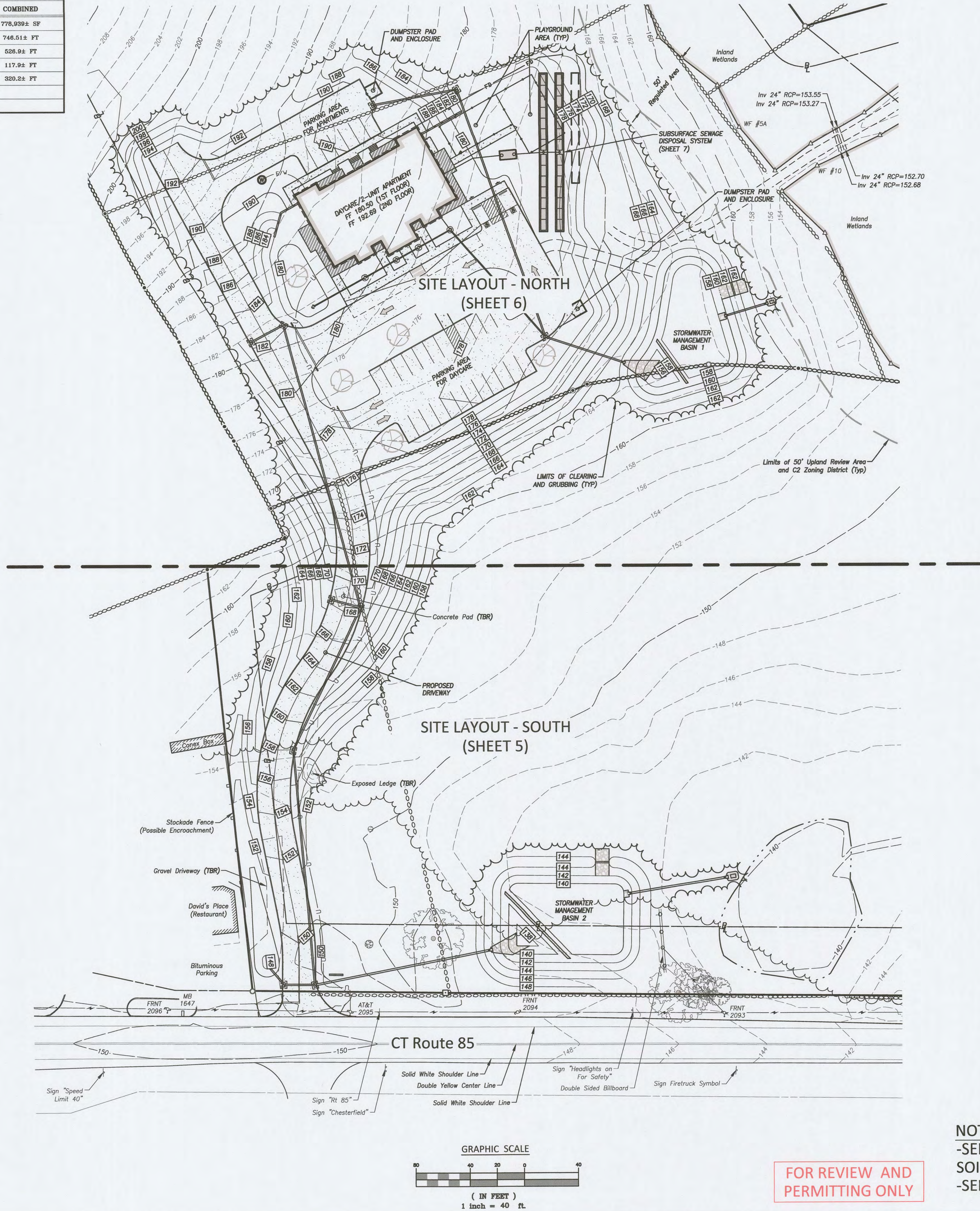
*PARCELS TO BE COMBINED, SEE "COMBINED"

PARKING REQUIREMENTS: DAYCARE			
ITEM	REQUIRED	PROVIDED	
① 51 PUPILS @ 1 SPACE PER 6 STUDENTS*	8 1/2	10	
① 13 EMPLOYEES @ 1 SPACE PER EMPLOYEE	13	13	
① ADA ACCESSIBLE @ 1 SPACE PER 25 SPACES	1	2	
TOTAL SPACES	22 1/2	25	

*PER CITY OF NORWICH ZONING REGULATIONS (MONTVILLE DOES NOT SPECIFY DAYCARE REQUIREMENT)

PARKING REQUIREMENTS: 2-UNIT APARTMENT			
ITEM	REQUIRED	PROVIDED	
① 2-UNITS @ 2.5 SPACES PER UNIT*	5	7	
TOTAL SPACES	5	7	

*PER SECTION 18.3.2 OF TOWN OF MONTVILLE ZONING REGULATIONS



NOTES:
-SEE SHEET 1 FOR ENGINEER, SURVEYOR AND SOIL SCIENTIST SIGNATURES AND SEALS
-SEE SHEET 3 FOR LEGEND AND ABBREVIATIONS

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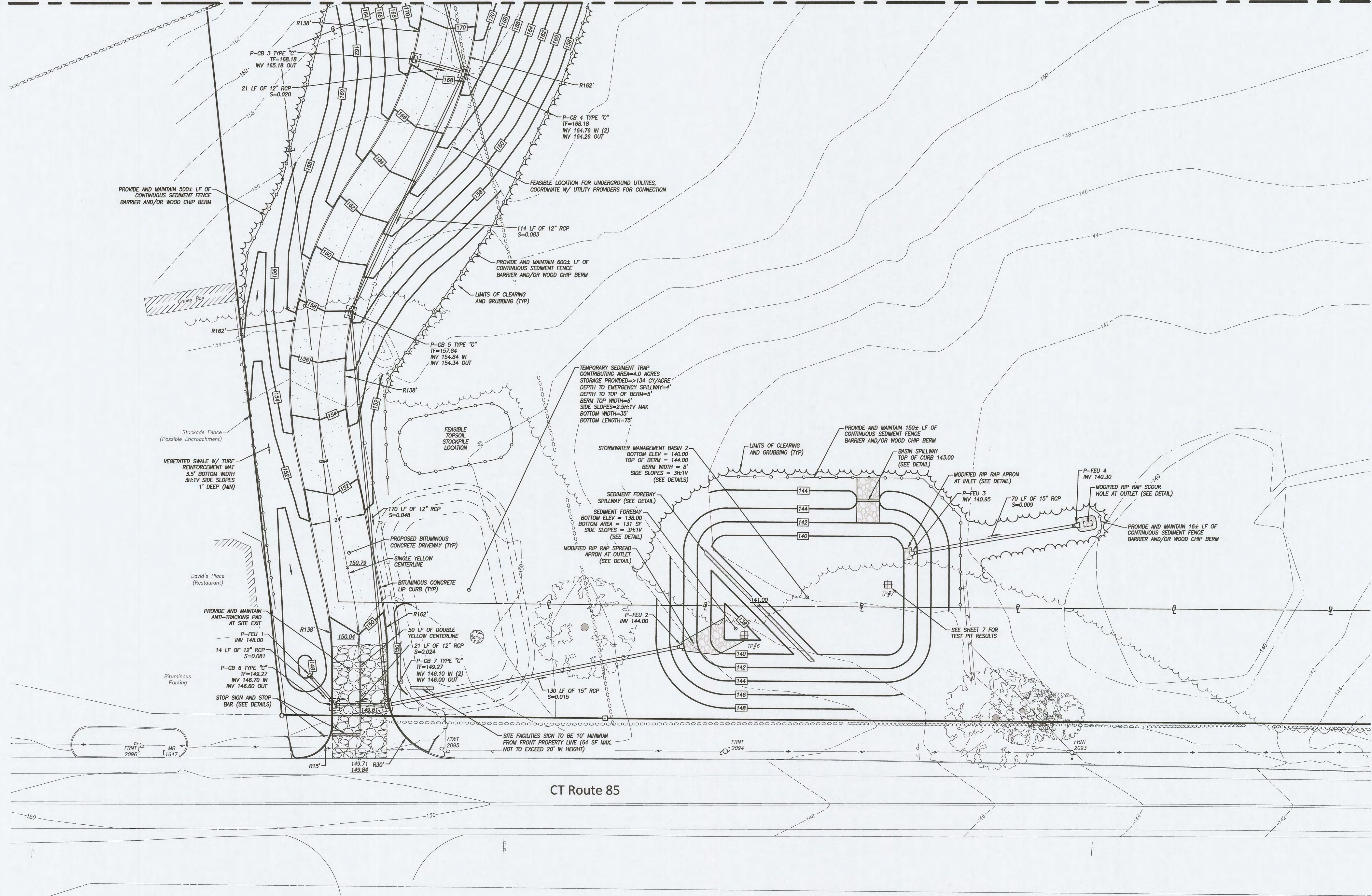
H.H.H. ENGINEERING ASSOCIATES
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Improvement Location & Topographic Survey
"Overall Site Development Plan & Key Map"
Prepared For
Cricket's Corner, LLC
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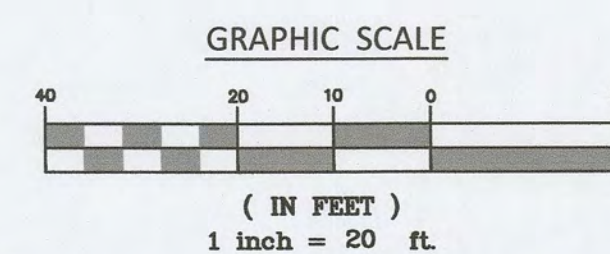
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SHEET NO.
4
13

Match Line (See Sheet 6)



CT Route 85



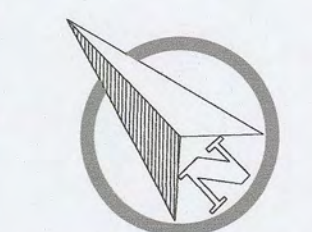
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-SEE SHEET 3 FOR LEGEND AND ABBREVIATIONS

Improvement Location & Topographic Survey

"Site Layout - South"

Prepared For
Cricket's Corner, LLC
1645 Route 85 - Montville, Connecticut



SCALE:
1" = 20'
DATE:
February 2025
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24-3432
Revisions
Rev. "A" 3-5-2025
Per Review Comments

SHEET NO.

5
13

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