





1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:

A. A PLAN SET ENTITLED, "SUBDIVISION PLAN, PREPARED FOR SUNMAR/RAF BUILDERS, LLC, PROPERTY OF WALTER N. WAINWRIGHT, JR. EAST LAKE ROAD & FIRE STREET, MONTVILLE (OAKDALE), CONNECTICUT," DATED JUNE 2022, LAST REVISED JULY 11, 2022, PREPARED BY BOUNDARIES, LLC.

1. THE APPLICANT AND PROPERTY OWNER IS SUNMAR/RAF BUILDERS, LLC WITH A MAILING ADDRESS OF 286 OLD COLCHESTER ROAD, UNCASVILLE, CT 06382.

2. ON JULY 26, 2022, THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION (COMMISSION) SUBMITTED A REQUEST FOR A 10-LOT SUBDIVISION PER THE APPROVED PLANS. A DRAINAGE PIPE WAS PROPOSED ALONG THE EASTERN SIDE OF LOT 7 TO CONVEY ROADWAY RUNOFF TO THE BACK OF THE PROPERTY, DUE TO THE APPLICANT'S REQUEST, THE APPLICANT IS PROPOSING TO "ENLARGE" THE DRAINAGE PIPE TO CONVEY STORMWATER TO THE WEST SIDE OF THE PROPERTY TO DISCHARGE TO A RIPRAP APRON AND VEGETATED SWALE.

3. THE MAILING ADDRESS OF THE APPLICANT IS AND IS IDENTIFIED AS LOT 35-7 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 7. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 700 PAGE 241.

4. THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION. THE APPLICANT REQUESTS THAT THE COMMISSION ELEVATIONS SHOWN HEREON ARE BASED ON APPROXIMATE NAVD-83 DATUM PER THE REFERENCE MAP 'A'.

1. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TOWN OF MONTVILLE TO CONSTRUCT A CONNECTION FROM THE PUBLIC WORKS TO DRAINAGE CONNECTION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND UNWIND THE NEW DRAINAGE PIPE INTO THE CATCH BASIN IN EAST MAIN STREET.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF MONTVILLE.
5. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.



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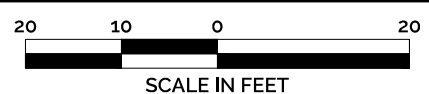
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## SUBDIVISION MODIFICATION

PROPERTY ADDRESS:  
EAST LAKE ROAD & FIRE STREET, MONTVILLE, CT 06370

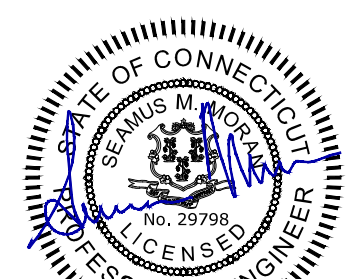
PREPARED FOR:  
**SUNMAR/RAF BUILDERS, LLC**

285 OLD COLCHESTER ROAD, UNCASVILLE, CT 06382



PROJECT NO: 2024-0177	SCALE: 1" = 20'
DRAWN BY: SMM	DATE: 3/28/2025
CHECKED BY: SMM	DATE: 3/28/2025

DRAWING  
DM-1



SHEET NUMBER: 2 OF 3



