

RESUBDIVISION PLANS

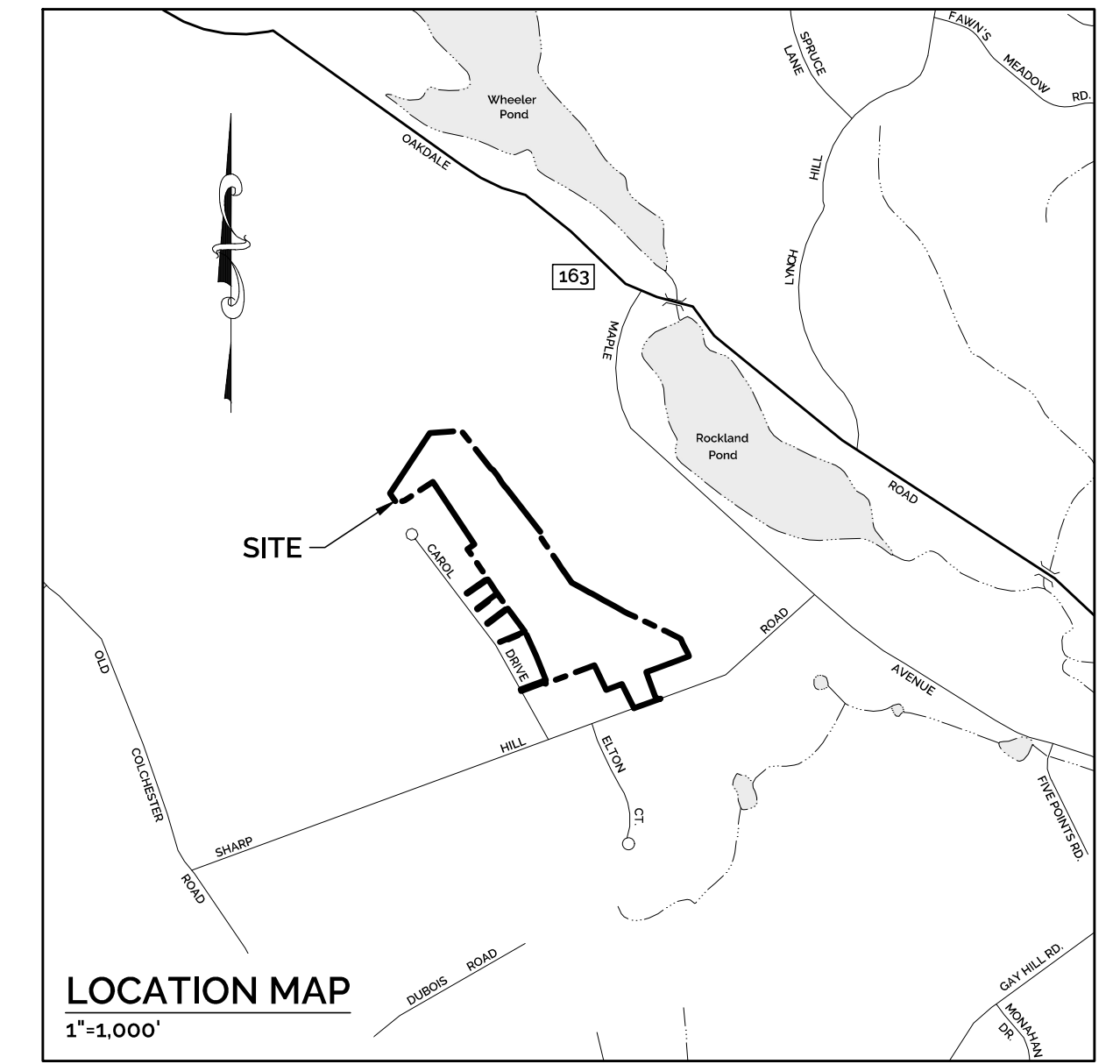
23-LOT RESIDENTIAL RESUBDIVISION

47 SHARP HILL ROAD

MONTVILLE, CONNECTICUT 06382

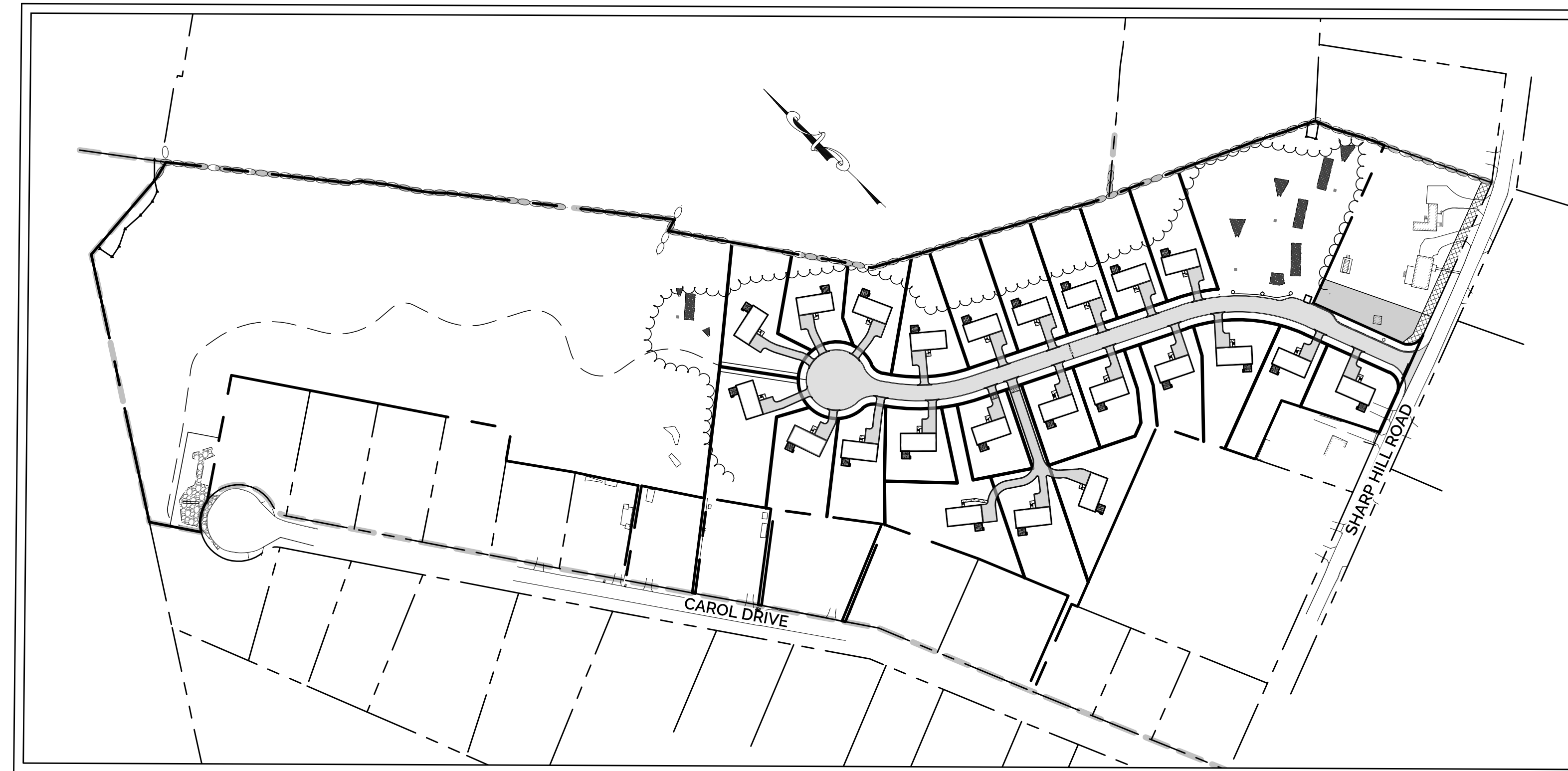
PREPARED FOR:
MT KINEO BUILDERS, LLC

DATE: JULY 10, 2025



LEGEND

PROPERTY LINE	---
NEW LOT LINE	---
ADJOINER PROPERTY LINE	---
EASEMENT	---
BUILDING SETBACK LINE	---
ZONE LINE	---
WETLAND	---
50' INLAND WETLAND UPLAND REVIEW AREA	---
TREELINE	---
CHAINLINK FENCE	X X
VINYL FENCE	□
WOOD FENCE	○
STONEWALL	○
EX. INDEX CONTOUR	---370---
EX. INT. CONTOUR	---368---
PR. INDEX CONTOUR	---370---
PR. INT. CONTOUR	---368---
PR. SPOT GRADE	395.6 OR 395x6
OVERHEAD ELECTRIC	OHE
UNDERGROUND ELECTRIC, TELEPHONE, CABLE	ETC
SANITARY SEWER LINE	SAN
EX. STORM PIPE	STM
PR. STORM PIPE	---
SILT FENCE	SF
TOP OF WALL	TW
BOTTOM OF WALL	BW
UTILITY POLE	○
IRON PIPE/IRON ROD	IP/IR
CONCRETE MONUMENT	MON
DRILLHOLE	DH
TEST PIT	TP #2
'TO BE REMOVED'	(TBR)
'TO REMAIN'	(TR)



SHEET INDEX

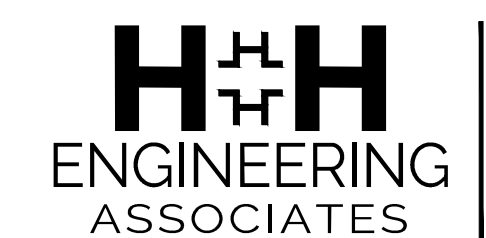
DWG NO.	TITLE	SHEET NO.
---	EXISTING CONDITIONS	1
---	RECORD SUBDIVISION (1 OF 2)	2
---	RECORD SUBDIVISION (2 OF 2)	3
DM-1	DEMOLITION PLAN	4
SD-1	SUBDIVISION DEVELOPMENT PLAN	5
GR-1	GRADING PLAN	6
DSW-1	DRAINAGE & STORMWATER MANAGEMENT PLAN	7
UT-1	UTILITY PLAN	8
SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN	9
---	SIGHT LINE DEMONSTRATION PLAN	10
RPP-1	ROADWAY PLAN & PROFILE	11
SEN-1	SOIL EROSION & SEDIMENT CONTROL NARRATIVE AND DETAILS	12
DT-1	SITE DETAILS	13
DT-2	DRAINAGE DETAILS	14
DT-3	UTILITY DETAILS	15
DT-4	STORMWATER MANAGEMENT DETAILS	16

APPLICANT:
 MT KINEO BUILDERS, LLC
 P.O. BOX 246
 WEST MYSTIC, CT 06388

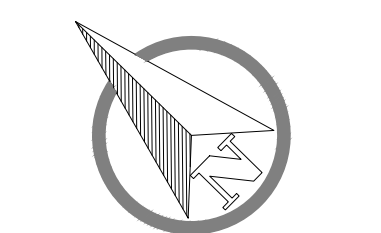
PROPERTY OWNER:
 R&N HOLDING COMPANY, LLC
 P.O. BOX 246
 WEST MYSTIC, CT 06388

CIVIL ENGINEER:
 H+H ENGINEERING ASSOCIATES, LLC
 232 GREENMANVILLE AVENUE, SUITE 201
 MYSTIC, CT 06355

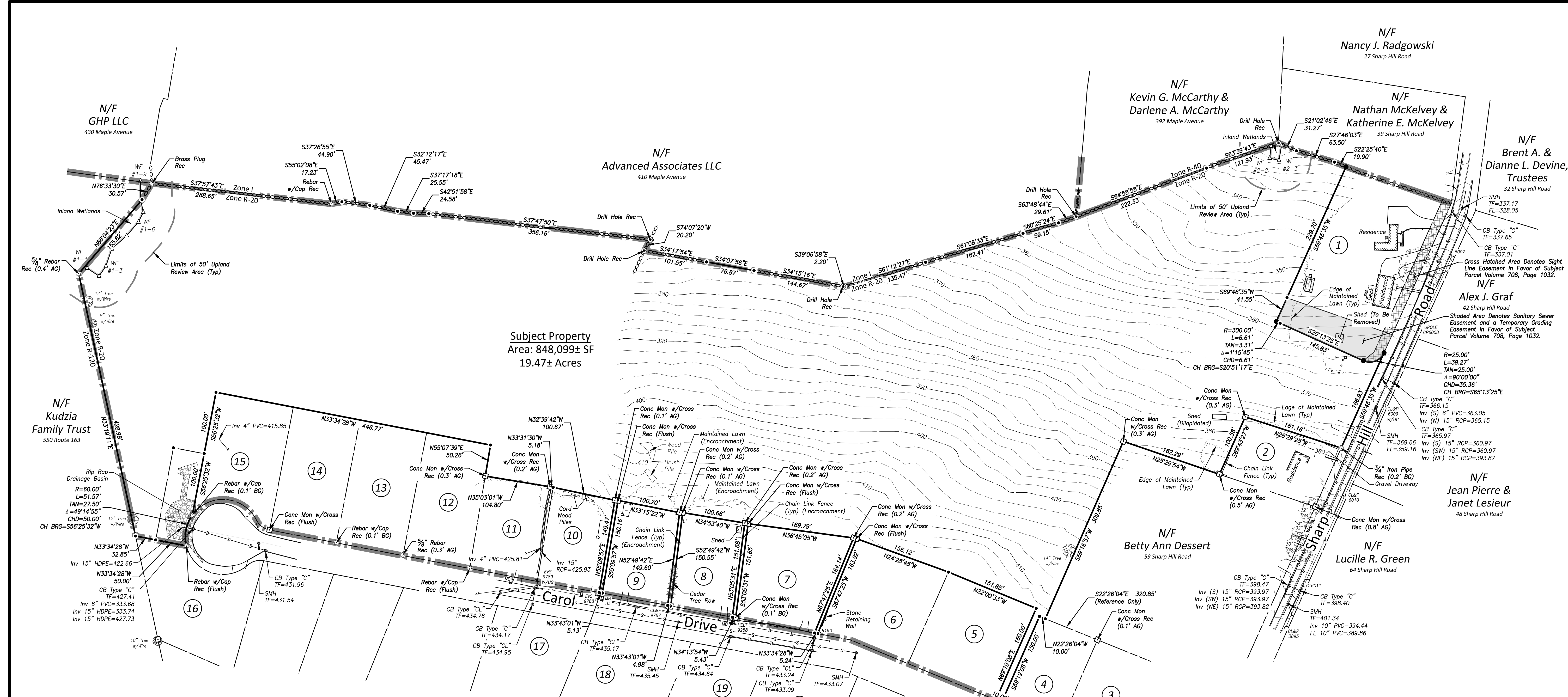
LAND SURVEYOR:
 BOUNDARIES LLC
 179 PACHAUG RIVER DRIVE
 GRISWOLD, CT 06351



PREPARED BY:
 232 Greenmanville Ave.
 Suite 201
 Mystic, CT 06355
 860-980-8008
 www.hh-engineers.com



SCALE:	1" = 80'
DATE:	July 2025
JOB I.D. NO.:	24-3514
Revisions	
SHEET NO.	1
	17



Subject Property
 Area: 848,099± SF
 19.47± Acres

LEGEND & ABBREVIATIONS

±	MORE OR LESS	—	BUILDING SETBACK LINE
TYP	TYPICAL	— 332	EXISTING CONTOUR
PVC	POLYVINYL CHLORIDE	—	RETAINING WALL
RCP	REINFORCED CONCRETE PIPE	—	STONE WALL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	—	OVERHEAD WIRES
SF	SQUARE FEET	—	SANITARY SEWER
SMH	SANITARY MANHOLE	—	STORM DRAINAGE
CB	CATCH BASIN	—	WATER
TF	TOP OF FRAME	—	CHAIN LINK FENCE
INV	INVERT	—	EDGE OF MAINTAINED LAWN
MB	MAILBOX	•	ANGLE POINT
W/	WITH	○	IRON PIPE OR REBAR
WF #1	WETLAND FLAG	⊙	DRILL HOLE
CONC	CONCRETE	⊠	MONUMENT
MON	MONUMENT	□	FENCE POST
REC	RECOVERED	○	UTILITY POLE
EVS	EVERSOURCE	—	GUY WIRE
CL&P	CONNECTICUT LIGHT AND POWER	—	CATCH BASIN
N/F	NOW OR FORMERLY	⊙	SANITARY MANHOLE
AG	ABOVE GRADE	⊠	WATER OR GAS VALVE
BG	BELOW GRADE	⊠	DEEP TEST PIT
x 315.2	EXISTING SPOT ELEVATION	—	SIGN
x 315.2	PROPOSED SPOT ELEVATION	—	WELL
①	ABUTTERS	△	WETLAND FLAG

ABUTTERS

- Bruce R. Duchesneau & Lisa A. Duchesneau, 45 Sharp Hill Road
- Kimberly A. Bennett, 55 Sharp Hill Road
- Mary Ellen Martin, 7 Carol Drive
- Matthew B. Smith, 11 Carol Drive
- James M. Westall & Joanne Westall, 15 Carol Drive
- Elizabeth E. Knoche, 21 Carol Drive
- Heidi Schlunz, 25 Carol Drive
- David Redston & Lori Redston, 29 Carol Drive
- James P. Cascio, 33 Carol Drive
- Tomas Felipe Butrago, 37 Carol Drive
- Cody E. Demichele & Jessica A. McWilliam, 41 Carol Drive
- Kristopher Sprague, 45 Carol Drive
- Matthew R. Dimarco & Nicole Thibault, 49 Carol Drive
- AJ Scott Whitten & Kimberly Mae Whitten, 53 Carol Drive
- Simon Vie & Sanni Sit, 57 Carol Drive
- Daniel Conroy, 56 Carol Drive
- Stephen W. & Sherri W. Payette, 36 Carol Drive
- Brent M. Autin, 32 Carol Drive
- William L. III & Stephanie A. Deason, 28 Carol Drive
- Sidra Habib Khatri & Kevin Yi Zhang, 24 Carol Drive
- Freddisha B. Williams, 20 Carol Drive
- Evelyn Pietrella, 16 Carol Drive
- Laura J. Anton, 12 Carol Drive

REFERENCE MAPS

- RESUBDIVISION MAP PREPARED FOR BRUCE R. DUCHESNEAU, CAROL DRIVE & SHARP HILL ROAD, MONTVILLE, CONNECTICUT, SCALE: 1" = 80', DATED: JULY 1, 2015, LAST REVISED: OCTOBER 30, 2015, SHEET 2 OF 7, PREPARED BY: KILLINGLY ENGINEERING ASSOCIATES.
- COMPACTION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY, DBA EVERSOURCE ENERGY ACROSS THE PROPERTY OF P & H CONSTRUCTION AND SEPTIC SERVICE, LLC, CAROL DRIVE, MONTVILLE CONNECTICUT, C.L.&P. FILE NO. E-7083, PREPARED BY: ADVANCED SURVEYS, LLC.
- COMPACTION PLAN, LOT LINE MODIFICATION PLAN, PREPARED FOR BRUCE R. DUCHESNEAU, 45 SHARP HILL ROAD - MONTVILLE, CONNECTICUT, SCALE: 1" = 20', DATED: NOVEMBER 2024, REVISED NOVEMBER 14, 2024, JOB I.D. NO. 24-3518, PREPARED BY: BOUNDARIES LLC.

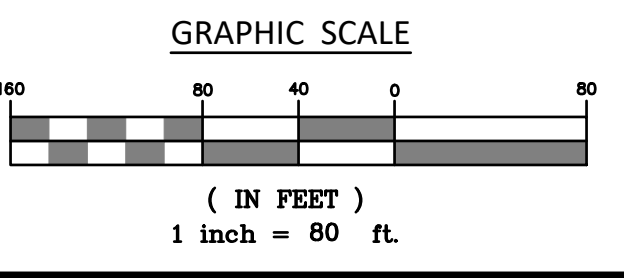
SURVEY NOTES

- 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 ORIGINAL SURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR SUBDIVISION AND MUNICIPAL PERMITTING.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON NOVEMBER 22, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GGD01E18 ON NOVEMBER 22, 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 DETECTED 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 JANUARY 15, 2025. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JANUARY 27, 2025.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A WARRANTY DEED FROM BRUCE R. DUCHESNEAU TO R & M HOLDING COMPANY, LLC RECORDED DECEMBER 6, 2024 IN THE TOWN OF MONTVILLE LAND RECORDS VOLUME 708, PAGE 1032.
- SUBJECT PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 A. PERMANENT SIGHT LINE EASEMENT VOLUME 708, PAGE 1032.
 B. PERMANENT SEWER EASEMENT VOLUME 708, PAGE 1032.
 C. TEMPORARY CONSTRUCTION AND GRADING EASEMENT VOLUME 708, PAGE 1032.
 D. DRAINAGE EASEMENT AND ADDITIONAL RIGHT TO DRAIN VOLUME 704, PAGE 534.

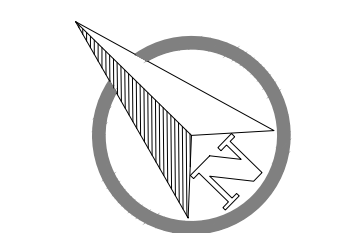
I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

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

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
[Signature]
 JOHN U. FAULISE JR., L.S.
 70016 7-10-25
 LICENSE NO. DATE



P:\CIVIL 3D PROJECTS\2024\24-3514-MT KINEO SHARP HILL\DWG\DESIGN\EXISTING CONDITIONS.DWG



SCALE: 1" = 50'
 DATE: July 2025
 JOB I.D. NO.: 24-3514
 Revisions

SHEET NO.
2
 17

ZONING COMPLIANCE TABLE: RESIDENTIAL R-20 DISTRICT (CLUSTER DEVELOPMENT)

ITEM	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13	LOT #14	LOT #15	LOT #16	LOT #17	LOT #18	LOT #19	LOT #20	LOT #21	LOT #22	LOT #23
MINIMUM LOT AREA	10,000 SF	12,708± SF	13,834± SF	16,004± SF	12,501± SF	16,752± SF*	10,721± SF	11,364± SF	18,104± SF*	10,939± SF	19,923± SF*	11,650± SF	14,919± SF	15,858± SF	22,971± SF	19,755± SF	13,029± SF	13,296± SF	14,554± SF	15,812± SF	15,635± SF	15,388± SF	15,207± SF	15,543± SF
MINIMUM LOT FRONTAGE	80 FT	211.30 FT	80.06 FT	137.04 FT	89.41 FT	25.00 FT**	85.00 FT	85.00 FT	25.00 FT**	80.64 FT	25.03 FT**	87.41 FT	80.05 FT**	50.00 FT**	50.00 FT**	50.00 FT**	69.21 FT**	77.84 FT**	123.76 FT	81.39 FT	82.00 FT	82.00 FT	82.00 FT	82.53 FT
MINIMUM FRONT YARD***	30 FT	32.6± FT	33.7± FT	39.9± FT	39.5± FT	31.3± FT	39.5± FT	39.5± FT	31.3± FT	39.5± FT	38.2± FT	38.2± FT	33.9± FT	31.8± FT	65.2± FT	85.5± FT	49.2± FT	49.5± FT	39.8± FT	39.5± FT	39.5± FT	39.5± FT	39.5± FT	38.3± FT
MINIMUM SIDE YARD***	10 FT	40.8± FT	11.8± FT	15.1± FT	12.0± FT	23.7± FT	13.7± FT	14.1± FT	13.3± FT	14.3± FT	28.0± FT	16.2± FT	10.5± FT	13.2± FT	13.2± FT	16.9± FT	14.3± FT	14.3± FT	15.8± FT	12.5± FT	13.0± FT	13.0± FT	13.0± FT	11.3± FT
MINIMUM REAR YARD***	30 FT	34.3± FT	44.6± FT	120.4± FT	68.7± FT	110.4± FT	66.2± FT	66.2± FT	78.7± FT	52.6± FT	30.9± FT	47.5± FT	94.5± FT	91.2± FT	131.5± FT	90.9± FT	50.0± FT	46.1± FT	121.0± FT	125.3± FT	121.9± FT	119.0± FT	117.6± FT	119.3± FT
MAXIMUM BUILDING HEIGHT	45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT	<45 FT
WATER SUPPLY																								
SANITARY																								

* TOTAL LOT AREA FOR INTERIOR (REAR) LOTS EXCLUDES THE AREA OF THE ACCESS STRIP AND SHALL CONTAIN 1.5 TIMES THE MINIMUM REQUIRED LOT AREA PER SECTION 4.11.4 OF THE ZONING REGULATIONS.
 ** MINIMUM LOT FRONTAGE MAY BE REDUCED TO 25 FT FOR INTERIOR LOTS PER SECTION 4.11.4 OF THE ZONING REGULATIONS.
 *** MINIMUM LOT FRONTAGE MAY BE REDUCED TO 50 FT FOR LOTS FACING A CIRCULAR TURNAROUND AT THE END OF A DEAD END STREET PER SECTION 4.10.2 OF THE ZONING REGULATIONS.
 **** YARD DIMENSIONS PROVIDED IN THIS TABLE APPLY TO CONCEPTUAL DEVELOPMENT AS DEPICTED ON SHEET 5.

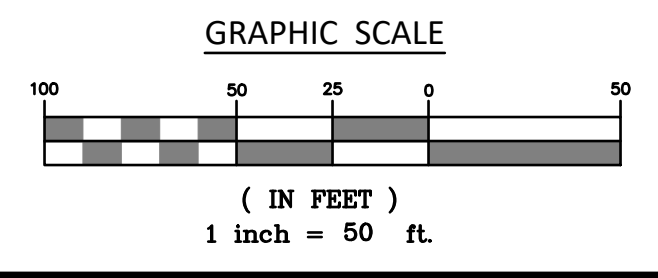


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	S65°13'25"E	35.36'
C2	6.61'	300.00'	1°15'45"	S20°51'17"E	6.61'
C3	66.04'	300.00'	12°36'45"	N56°51'17"W	65.91'
C4	123.76'	250.00'	28°21'52"	N48°58'43"W	122.50'
C5	24.25'	25.00'	55°35'12"	N7°00'11"W	23.31'
C6	40.65'	60.00'	38°49'01"	N1°22'54"E	39.88'
C7	69.21'	60.00'	66°05'19"	N51°04'16"W	65.43'
C8	50.00'	60.00'	47°44'47"	S72°00'41"W	48.57'
C9	50.00'	60.00'	47°44'47"	S24°15'54"W	48.57'
C10	50.00'	60.00'	47°44'47"	S23°28'54"E	48.57'
C11	41.63'	60.00'	39°45'26"	S67°14'00"E	40.80'
C12	22.83'	25.00'	52°18'56"	S60°57'15"E	22.04'
C13	87.41'	300.00'	16°41'41"	S43°08'38"E	87.10'
C14	25.03'	300.00'	4°46'50"	S53°52'53"E	25.02'
C15	36.07'	300.00'	6°53'21"	S59°42'59"E	36.05'
C16	10.09'	250.00'	2°18'49"	S62°00'15"E	10.09'
C17	137.94'	250.00'	31°36'47"	S45°02'27"E	136.20'
C18	39.32'	250.00'	9°00'38"	S24°43'44"E	39.28'
C19	39.27'	25.00'	90°00'00"	S24°46'35"W	35.36'

Line Table

Line #	Length	Direction
L1	16.49'	N63°09'39"W
L2	12.74'	N34°47'47"W
L3	15.59'	S34°47'47"E
L4	44.57'	S63°09'39"E
L5	25.00'	S63°09'39"E
L6	25.00'	S63°09'39"E
L7	40.74'	S20°13'25"E
L8	22.73'	S69°16'57"W
L9	8.02'	N34°53'40"W



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 JOHN U. FAULSE JR., L.S.
 70016 7-10-25
 LICENSE NO. DATE

