

DRAINAGE STRUCTURE AND PIPE TABLE			
STARTING STRUCTURE		DRAINAGE PIPE	ENDING STRUCTURE
STRUCTURE	ELEVATIONS		
SMH1 SANITARY MANHOLE	TF-394.75 8" INV (SE)-388.30	142 LF 8" SDR35 PVC PIPE S=0.0225 FT./FT.	SMH2
SMH2 SANITARY MANHOLE	TF-394.25 8" INV (NW)-385.10 8" INV (SE)-385.00	50 LF 8" SDR35 PVC PIPE S=0.0216 FT./FT.	SMH3
SMH3 SANITARY MANHOLE	TF-391.65 8" INV (NW)-383.90 8" INV (SE)-383.80	72 LF 8" SDR35 PVC PIPE S=0.0533 FT./FT.	SMH4
SMH4 SANITARY MANHOLE	TF-385.50 8" INV (NW)-379.10 8" INV (SE)-378.90	131 LF 8" SDR35 PVC PIPE S=0.0549 FT./FT.	SMH5
SMH5 SANITARY MANHOLE	TF-377.00 8" INV (NW)-370.40 8" INV (SE)-370.20	204 LF 8" SDR35 PVC PIPE S=0.0576 FT./FT.	SMH6
SMH6 SANITARY MANHOLE	TF-352.65 8" INV (NW)-356.40 8" INV (SE)-356.30	66 LF 8" SDR35 PVC PIPE S=0.0121 FT./FT.	SMH7
SMH7 SANITARY MANHOLE	TF-350.40 8" INV (NW)-355.50 8" INV (SE)-355.40	213 LF 8" SDR35 PVC PIPE S=0.0108 FT./FT.	SMH8
SMH8 SANITARY MANHOLE	TF-355.65 8" INV (N)-353.10 8" INV (SE)-353.00	70 LF 8" SDR35 PVC PIPE S=0.0114 FT./FT.	SMH9
SMH9 SANITARY MANHOLE	TF-364.50 NEW 8" INV (NW)-352.20 EX. 10" INV (W)-352.21 EX. 10" INV (E)-351.71	---	EXISTING SANITARY LINE

UTILITY NOTES:

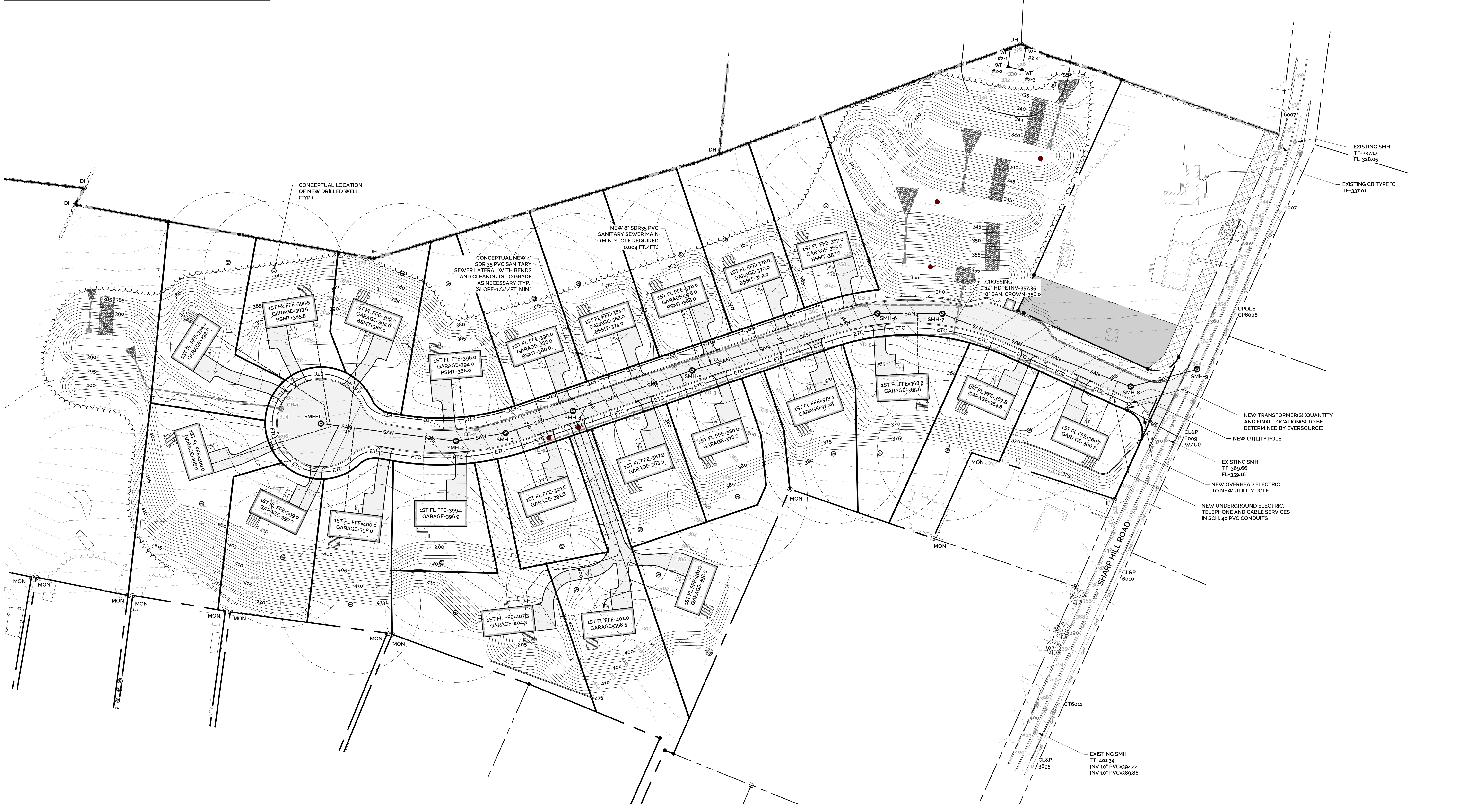
1. ALL NEW ON-SITE UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
2. ALL UTILITY WORK SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
3. ELECTRIC, TELEPHONE, CABLE, AND SANITARY SEWER SERVICES SHALL CONFORM TO THE POLICIES AND PRACTICES OF THE APPROPRIATE UTILITY AUTHORITY. ELECTRICAL SERVICES ARE PROVIDED BY EVERSOURCE. SANITARY SEWER SERVICES ARE PROVIDED BY THE TOWN OF MONTVILLE.
4. ALL UTILITIES SHALL BE STRUCTURALLY SUPPORTED TO MINIMIZE DISRUPTION FROM SETTLEMENT OF UNDERLYING SOIL.
5. SANITARY SEWER SERVICES SHALL BE SDR 35 PVC PIPE.
6. UTILITY SERVICE SIZES, MATERIALS, AND INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
7. LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH BUILDING ARCHITECTURAL PLANS AND CUSTODIAL UTILITY AUTHORITY AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
8. MINIMUM 6" SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SANITARY SEWER AND DRAINS, A MINIMUM OF 12" SHALL BE PROVIDED BETWEEN ELECTRICAL LINES AND TELEPHONE/CABLE LINES.
9. ALL ELECTRIC FACILITIES SUCH AS CONDUITS AND PRIMARY & SECONDARY HANDHOLES SHALL CONFORM TO THE REQUIREMENTS OF EVERSOURCE.

GENERAL NOTES:

1. THE APPLICANT IS MT KINEO BUILDERS, LLC WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388. THE PROPERTY OWNER IS R8N HOLDING COMPANY WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388.
2. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 63 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 23, THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1032.
3. THE APPLICANT IS PROPOSING A 24-LOT RESIDENTIAL RESUBDIVISION LOCATED AT 47 SHARP HILL ROAD IN MONTVILLE, CONSISTING OF 22 BUILDING LOTS, AN OPEN SPACE LOT, AND A LOT FOR STORMWATER MANAGEMENT. THE PARCEL WAS CREATED AS PART A SUBDIVISION APPROVED IN OCTOBER 2015.
4. THE PARCEL IS LOCATED WITHIN THE TOWN OF MONTVILLE RESIDENTIAL "R-20" ZONING DISTRICT. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
5. AS PART OF THE RESUBDIVISION, THE ROADWAY, ASSOCIATED ROADWAY DRAINAGE SYSTEM, STORMWATER MANAGEMENT IMPROVEMENTS, AND COMMON UTILITIES (SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE) WILL BE INSTALLED. THE RESIDENCES, DRIVEWAYS, INDIVIDUAL LOT GRADING, AND DRILLED WELLS SHOWN ON THE PLANS FOR THE NEW BUILDING LOTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. NO LOT DEVELOPMENT IS PROPOSED AT THIS TIME. PRIOR TO ANY INDIVIDUAL LOT DEVELOPMENT, A SITE PLAN SHALL BE PREPARED IN CONFORMANCE WITH ALL APPLICABLE LOCAL REGULATIONS, AND REVIEWED AND APPROVED BY THE ZONING ENFORCEMENT OFFICER. THE DEVELOPMENT OF INDIVIDUAL LOTS SHALL NOT ADVERSELY AFFECT THE DEVELOPMENT OF NEWLY CREATED LOTS OR EXISTING ADJUTING PROPERTIES.
6. THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE TOWN OF MONTVILLE INLAND WETLANDS & WATERCOURSES COMMISSION FOR A WETLANDS PERMIT APPLICATION, AND THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION FOR A SUBDIVISION APPLICATION.
7. EACH NEW BUILDING LOT WILL BE SERVED BY PRIVATE WELLS AND PUBLIC SANITARY SEWER.
8. INLAND WETLANDS WERE FLAGGED BY IAN COLE, WETLAND SCIENTIST AND REGISTERED SOIL SCIENTIST, IN SEPTEMBER 2024 AND WERE LOCATED BY BOUNDARIES, LLC IN JANUARY 2025.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88 DATUM.

CONSTRUCTION NOTES:

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 LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ACTUAL LOCATION OF SUBSURFACE UTILITIES MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO BEGINNING SITE WORK.
3. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF MONTVILLE.
6. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
7. EXISTING DRAINAGE PATTERNS SHALL BE SUBSTANTIALLY MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED AREAS TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER ONCE ALL WORK IS COMPLETE.
9. HOURS OF CONSTRUCTION SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 6:00 P.M. SATURDAY. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE ON SUNDAYS. ADDITIONALLY, NO EXTERIOR LIGHTING FOR CONSTRUCTION PURPOSES, FREESTANDING OR OTHERWISE, IS APPROVED WITH THIS APPLICATION.
10. DELIVERIES OF MATERIALS/EQUIPMENT TO THE SITE RELATED TO THIS CONSTRUCTION PROJECT ARE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY TO SATURDAY.



HHH ENGINEERS ASSOCIATES
 232 Greenmanville Ave.
 Suite 201
 Mystic, CT 06355
 860-980-8008
 www.hh-engineers.com

REV.	DESCRIPTION OF REVISION	DATE	APPR.

UTILITY PLAN

23-LOT RESIDENTIAL RESUBDIVISION
 PROPERTY ADDRESS:
 47 SHARP HILL ROAD, MONTVILLE, CT 06382
 PREPARED FOR:
MT KINEO BUILDERS, LLC
 P.O. BOX 246, WEST MYSTIC, CT 06388

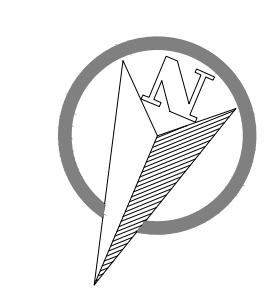
SCALE IN FEET
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 1" = 50'

PROJECT NO. 2025-0197
 SCALE: 1" = 50'
 DRAWN BY: SMM DATE: 7/10/2025
 CHECKED BY: SMM DATE: 7/10/2025

DRAWING
UT-1

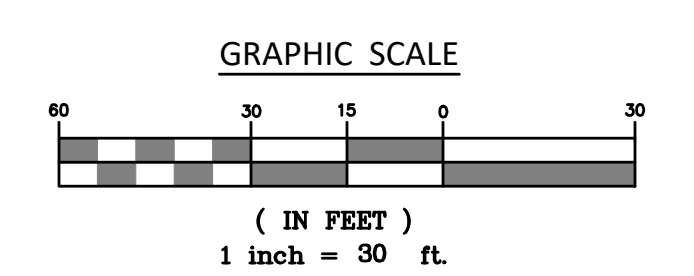
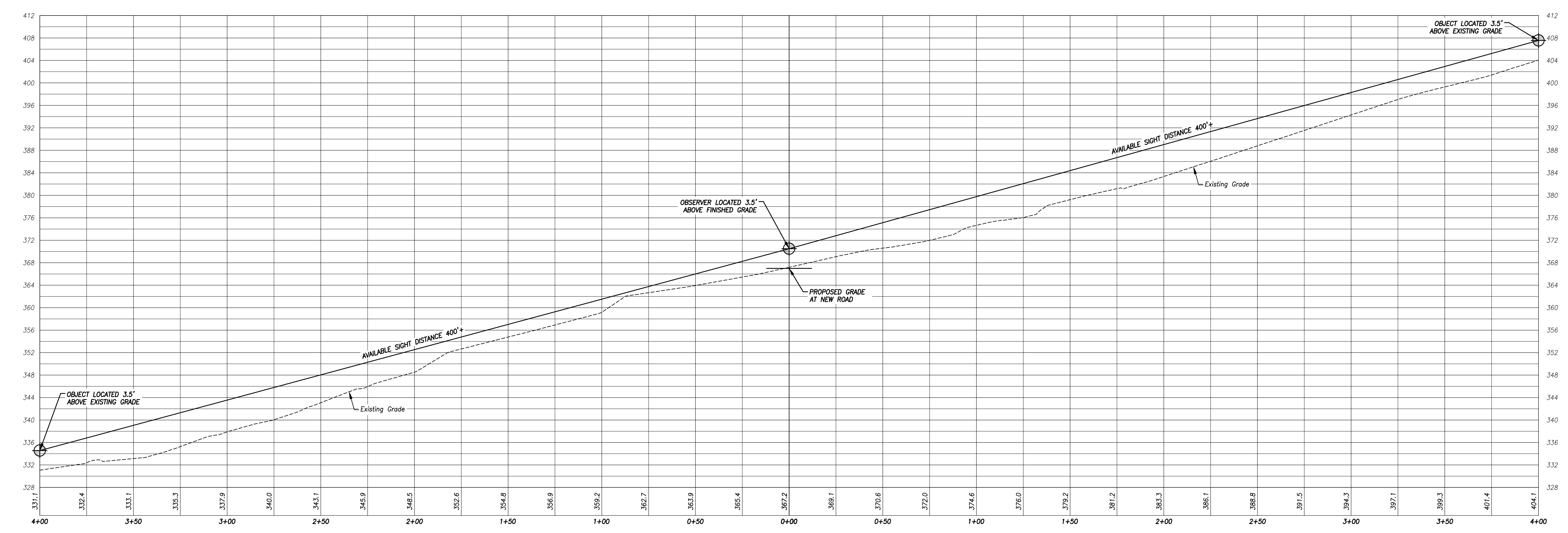
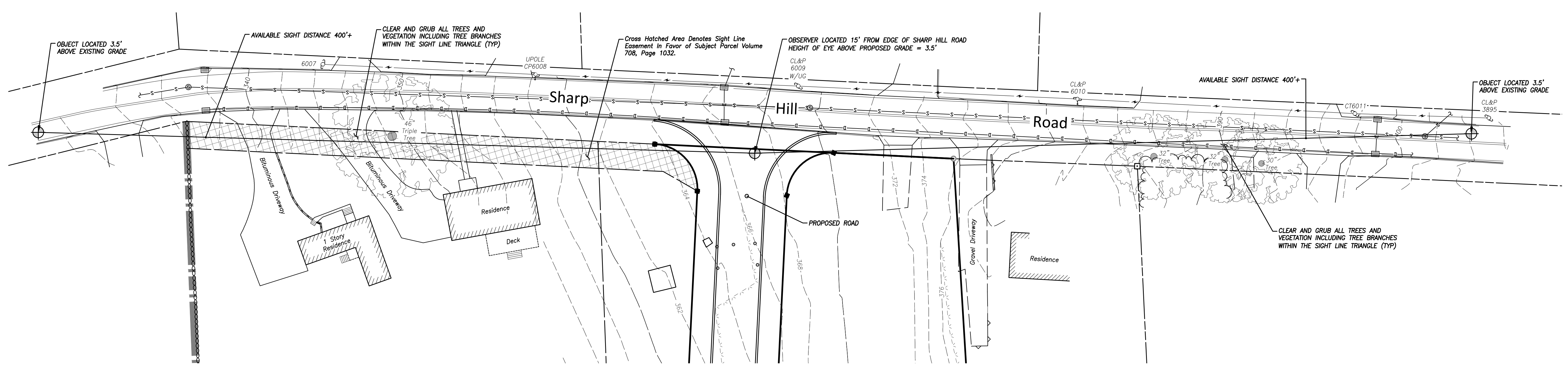
STATE OF CONNECTICUT
 REGISTERED PROFESSIONAL ENGINEER
 No. 29798
 LICENSED

SHEET NUMBER: 8 OF 16



SCALE:	1" = 30'
DATE:	July 2025
JOB I.D. NO.	24-3514
Revisions	

SHEET NO.	10
	17



P:\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\TO SIGHT LINE DEMONSTRATION PLAN.DWG