

GENERAL NOTES:

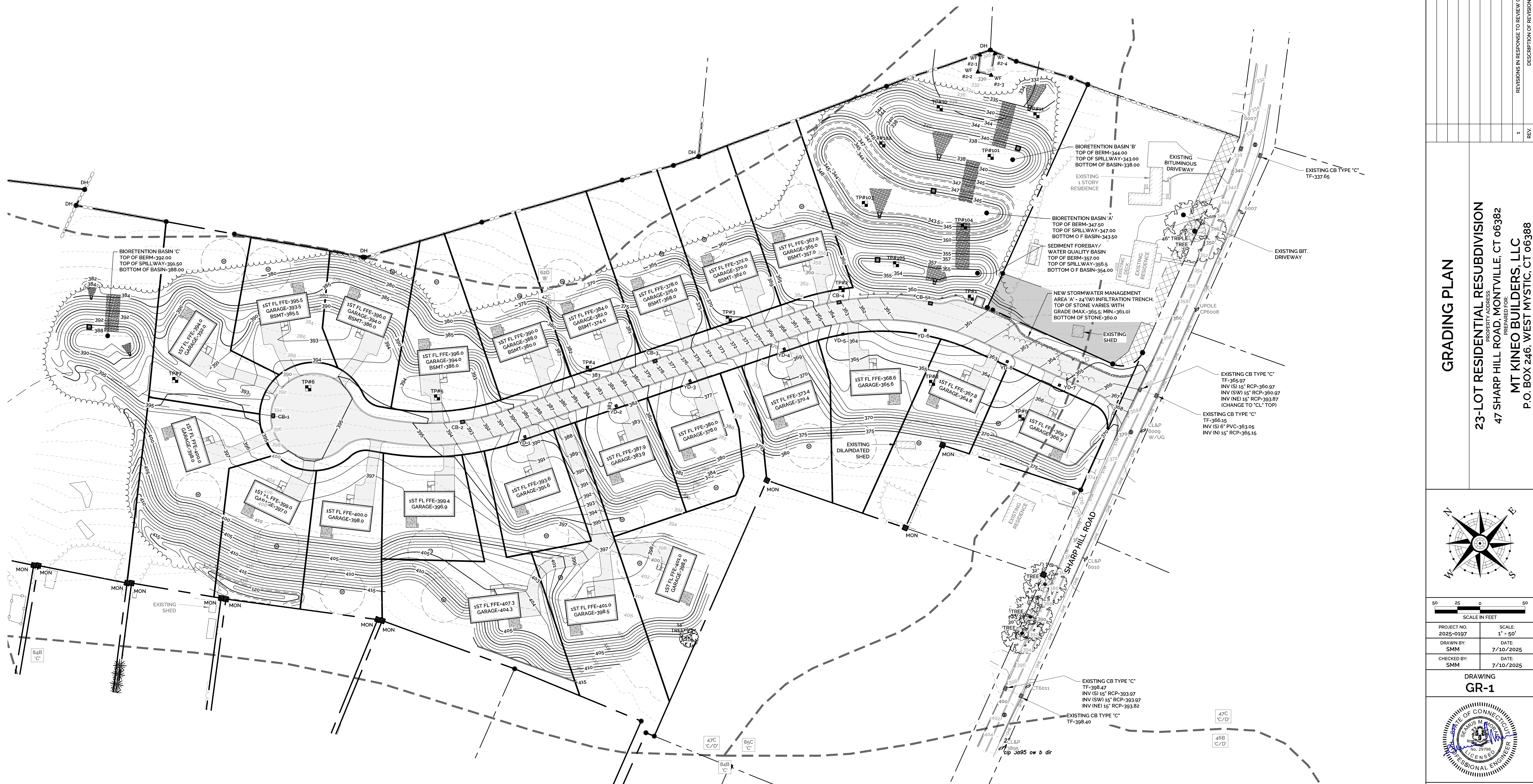
1. THE APPLICANT IS MT KINEO BUILDERS, LLC WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388. THE PROPERTY OWNER IS R&N HOLDING COMPANY WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388.
2. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 63 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 23. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1032.
3. THE APPLICANT IS PROPOSING A 23-LOT RESIDENTIAL RESUBDIVISION LOCATED AT 47 SHARP HILL ROAD IN MONTVILLE. THE PARCEL WAS CREATED AS PART A SUBDIVISION APPROVED IN OCTOBER 2016.
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 8:00 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.

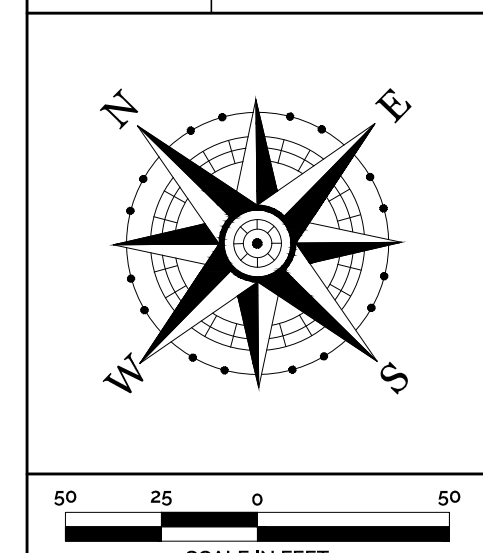
GRADING NOTES:

1. THE PROPOSED SITE GRADING SHALL CONFORM TO THE GRADING SHOWN ON THIS PLAN WITH MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDITIONS.
2. THE SITE CONTRACTOR SHALL REVIEW THE SITE GRADES AND FEATURES TO ENSURE THAT THE PROPOSED WORK IS CONSISTENT WITH THE EXISTING CONDITIONS AS PRESENTED ON THE PLANS.
3. A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK PRIOR TO CONSTRUCTION.



| REV. | DATE | DESCRIPTION |
|------|-----------|-----------------------------|
| 1 | 8/15/2025 | RESPONSE TO REVIEW COMMENTS |

GRADING 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



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

DRAWING
GR-1



Z:\SHARP HILL RD. MONTVILLE, CT\2025\0197 - 23 LOT RESIDENTIAL RESUBDIVISION\DWG\25-0197-GRADING PLAN.DWG: Tue 6:52:00 PM 7/10/2025 1:48 PM

| DRAINAGE STRUCTURE AND PIPE TABLE | | | |
|---|---|--|---|
| STARTING STRUCTURE | ELEVATIONS | DRAINAGE PIPE | ENDING STRUCTURE |
| CB-1 TYPE 'C' CB W/ 4' SUMP & OUTLET HOOD | TF-394.00 15" INV (NW)-390.65 | 139 L.F. 15" HDPE PIPE S=0.0410 FT./FT. | DMH-1 |
| DMH-1 DRAINAGE MANHOLE | TF-394.20 15" INV (SD)-388.70 15" INV (NE)-388.70 | 46 L.F. 15" HDPE PIPE S=0.0413 FT./FT. | FES-5 |
| FES-5 FLARED END SECTION | INV-388.00 | --- | BIORETENTION BASIN 'C' |
| OCS-4 OUTLET CONTROL STRUCTURE | TOP OF FRAME-391.25 24"x6" ORIFICE-390.75 18"x4" ORIFICE-390.00 6"x4" ORIFICE-389.00 15" INV-385.50 | 32 L.F. 15" HDPE PIPE S=0.0156 FT./FT. | FES-6 |
| FES-6 FLARED END SECTION | INV-385.00 | --- | --- |
| CB-2 TYPE 'C' CB W/ 2' SUMP | TF-393.10 15" INV (SE)-388.10 | 219 L.F. 15" HDPE PIPE S=0.0544 FT./FT. | CB-3 |
| CB-3 TYPE 'C' CB W/ 2' SUMP | TF-378.00 15" INV (NW)-374.00 15" INV (SE)-374.00 | 209 L.F. 15" HDPE PIPE S=0.0713 FT./FT. | CB-4 |
| CB-4 TYPE 'C' CB W/ 2' SUMP | TF-353.10 15" INV (NW)-359.10 18" INV (SE)-358.95 | 97 L.F. 18" HDPE PIPE S=0.0294 FT./FT. | CB-5 |
| CB-5 TYPE 'C' CB W/ 4' SUMP AND OUTLET HOOD | TF-350.10 12" INV (NW)-356.60 18" INV (NW)-356.60 24" INV (NE)-355.50 | 26 L.F. 24" HDPE PIPE S=0.0192 FT./FT. | FES-1 |
| FES-1 FLARED END SECTION | INV-355.00 | --- | SEDIMENT FOREBAY / WATER QUALITY BASIN |
| SEDIMENT FOREBAY / WATER QUALITY BASIN | TOP OF BERM-357.00 BOT. OF BASIN-354.00 | --- | OCS-1 |
| OCS-1 OUTLET CONTROL STRUCTURE | TOP OF FRAME-356.25 48"x6" ORIFICE-355.75 24" INV-345.00 | 50 L.F. 24" HDPE PIPE S=0.0390 FT./FT. | FES-2 |
| FES-2 FLARED END SECTION | INV-345.50 | --- | BIORETENTION BASIN 'A' |
| BIORETENTION BASIN 'A' | TOP OF BERM-347.50 BOT. OF BASIN-343.50 | --- | OCS-2 |
| OCS-2 OUTLET CONTROL STRUCTURE | TOP OF FRAME-346.75 48"x6" ORIFICE-346.25 24" INV-339.00 | 38 L.F. 24" HDPE PIPE S=0.0263 FT./FT. | FES-3 |
| FES-3 FLARED END SECTION | INV-338.00 | --- | BIORETENTION BASIN 'B' |
| BIORETENTION BASIN 'B' | TOP OF BERM-344.00 BOT. OF BASIN-338.00 | --- | OCS-3 |
| OCS-3 OUTLET CONTROL STRUCTURE | TOP OF FRAME-342.00 48"x6" ORIFICE-340.90 48"x6" ORIFICE-339.15 21" INV-335.00 | 38 L.F. 24" HDPE PIPE S=0.0263 FT./FT. | FES-4 |
| FES-4 FLARED END SECTION | INV-334.00 | --- | --- |

| DRAINAGE STRUCTURE AND PIPE TABLE | | | |
|-----------------------------------|---|--|------------------|
| STARTING STRUCTURE | ELEVATIONS | DRAINAGE PIPE | ENDING STRUCTURE |
| YD-1 YARD DRAIN | TF-389.70 12" INV (NE)-386.10 | 105 L.F. 12" HDPE PIPE S=0.0629 FT./FT. | YD-2 |
| YD-2 YARD DRAIN | TF-382.50 12" INV (NW)-379.50 12" INV (SE)-379.50 | 84 L.F. 12" HDPE PIPE S=0.0726 FT./FT. | YD-3 |
| YD-3 YARD DRAIN | TF-376.40 12" INV (NW)-373.40 12" INV (SE)-373.40 | 108 L.F. 12" HDPE PIPE S=0.0722 FT./FT. | YD-4 |
| YD-4 YARD DRAIN | TF-368.60 12" INV (NW)-365.60 12" INV (SE)-365.60 | 65 L.F. 12" HDPE PIPE S=0.0754 FT./FT. | YD-5 |
| YD-5 YARD DRAIN | TF-353.70 12" INV (NW)-350.70 12" INV (SE)-350.70 | 89 L.F. 12" HDPE PIPE S=0.0258 FT./FT. | YD-6 |
| YD-6 YARD DRAIN | TF-351.40 12" INV (NW)-358.40 12" INV (NE)-358.40 | 27 L.F. 12" HDPE PIPE S=0.0704 FT./FT. | CB-5 |
| YD-7 YARD DRAIN | TF-364.80 12" INV (N)-361.80 | 61 L.F. 12" HDPE PIPE S=0.0328 FT./FT. | YD-8 |
| YD-8 YARD DRAIN | TF-362.80 12" INV (N)-359.80 12" INV (S)-359.80 | 95 L.F. 12" HDPE PIPE S=0.0147 FT./FT. | YD-6 |

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN:

1. GENERAL

A. PAVEMENT SWEEPING SHALL BE PERFORMED AT LEAST ONCE PER YEAR, PREFERABLY AT THE END OF THE WINTER SANDING SEASON AND IN CONJUNCTION WITH INSPECTION AND CLEANING OF ALL STORM DRAINAGE STRUCTURES AND FEATURES.

2. CATCH BASINS AND MANHOLES

A. A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD SAND MAY BE REUSED FOR WINTER SANDING, BUT MAY NOT BE STORED ON-SITE AS PART OF THE HAULING CONTRACT. THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED.

B. FOR THE FIRST 2 YEARS, EACH CATCH BASIN SHALL BE INSPECTED EVERY 4 MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN 1-FT. FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM 'VACTOR' TYPE OF MAINTENANCE EQUIPMENT. AFTER THE FIRST 2 YEARS THE INSPECTION SCHEDULE MAY BE ADJUSTED TO MEET ACTUAL OPERATING CONDITIONS, HOWEVER ONE INSPECTION SHALL ALWAYS BE CONDUCTED IN APRIL. ALL SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF THE CT DEEP.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN CONTINUED:

3. BIORETENTION BASINS

A. THE BIORETENTION BASINS SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED.

B. FOLLOWING CONSTRUCTION, THE BIORETENTION BASINS SHALL BE INSPECTED EVERY 30 MONTHS AND/OR AFTER STORM EVENTS OF 2 INCHES OF RAINFALL OR GREATER. INSPECTIONS SHALL INCLUDE THE FOLLOWING:

- INSPECT FILTER MEDIA STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
- CHECK FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.
- CHECK FOR BLOCKAGES, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION AT INLET, OUTLET, AND OVERFLOW SPILLWAY.

C. REGULAR MAINTENANCE SHALL INCLUDE THE FOLLOWING:

- BASIN FLOOR/SIDE SLOPES SHALL BE MOWED 6" TO 8" AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED DURING THE SUMMER. HOWEVER, PLANT MATTER SHALL BE LEFT IN PLACE OVER WINTER MONTHS TO INSULATE THE SOIL AND ADD ORGANIC MATTER TO THE SOIL. REMOVAL CRITERIA SHALL INCLUDE WHEN PLANT MATTER IS SMOOTHING OR KILLING VEGETATION AND AESTHETICS.
- REMOVE SEDIMENT GREATER THAN 1.0 INCH DEEP IN MARCH-APRIL IN THE FILTER MEDIA BED IN A MANNER TO MINIMIZE DAMAGE TO VEGETATION.
- INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
- REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
- IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN, OR IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12". SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND READILY SEPARATES FROM THE BASIN FLOOR TO MINIMIZE WEARING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED IN AREAS DRAINING TO THE BIORETENTION BASIN.

GENERAL NOTES:

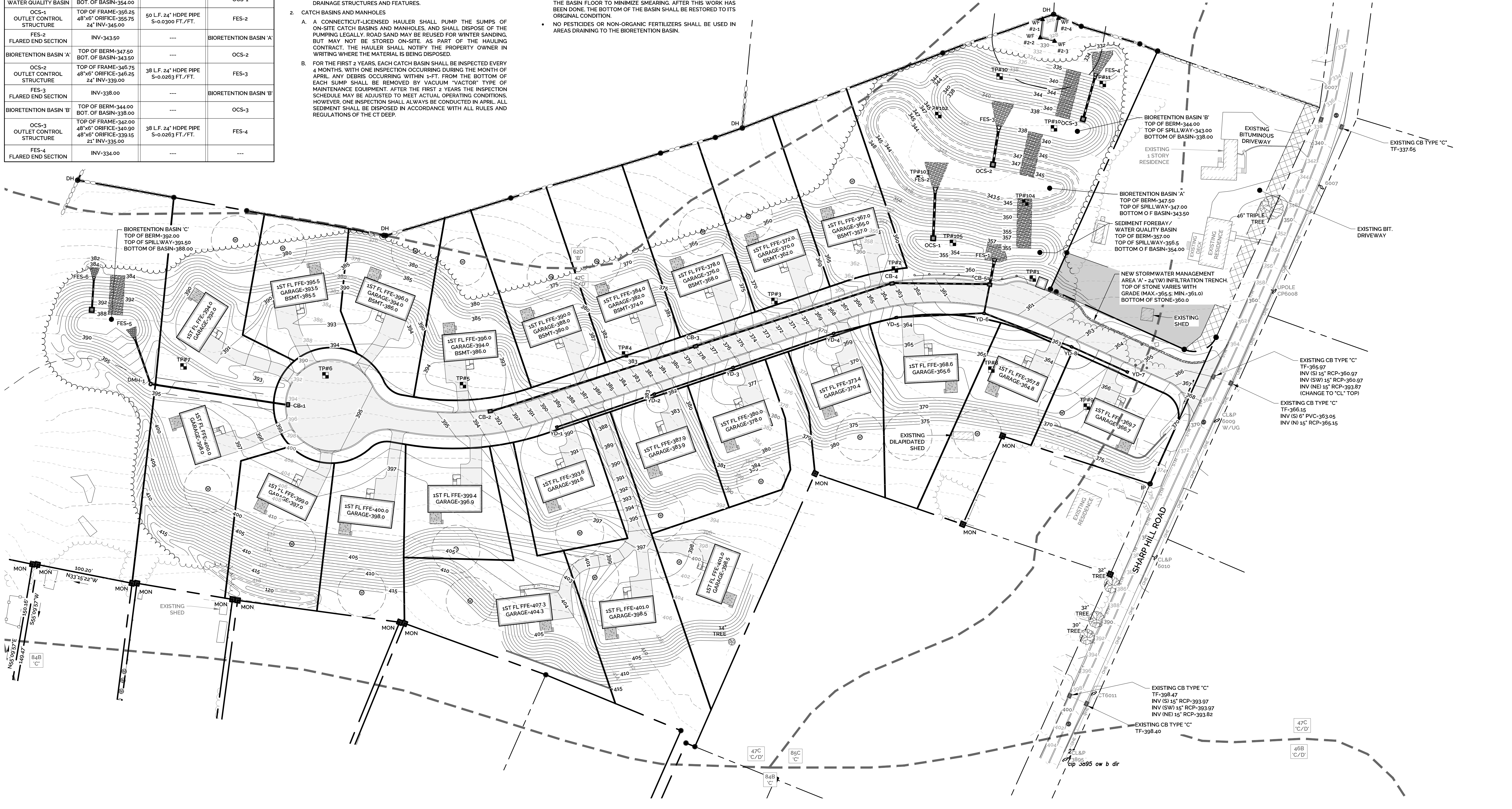
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- THE PARCEL IS LOCATED WITHIN THE TOWN OF MONTVILLE RESIDENTIAL 'R-20' ZONING DISTRICT. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
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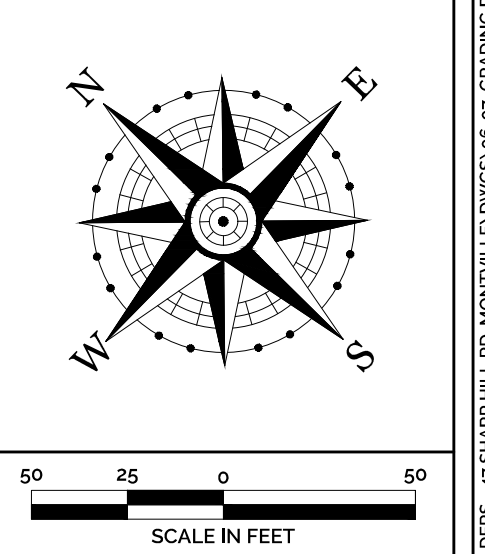
DRAINAGE NOTES:

- CONTRACTOR SHALL CLEAN ALL PROPOSED STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL EXISTING PIPE CONNECTIONS AND INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE DESIGN ENGINEER.



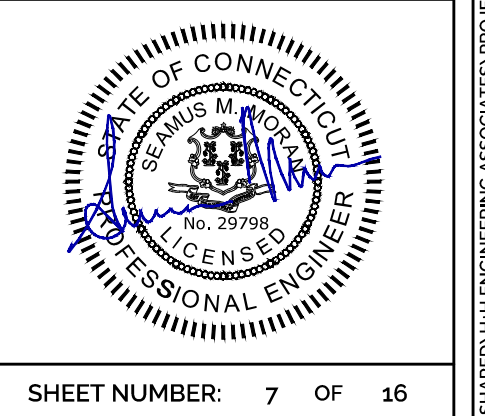
| REV. | DATE | DESCRIPTION |
|---|---|--|
| 1 <td>8/15/2025 <td>REVISIONS IN RESPONSE TO REVIEW COMMENTS</td> </td> | 8/15/2025 <td>REVISIONS IN RESPONSE TO REVIEW COMMENTS</td> | REVISIONS IN RESPONSE TO REVIEW COMMENTS |

DRAINAGE & STORMWATER MANAGEMENT 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



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

DRAWING
DSW-1



| 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-386.50 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:

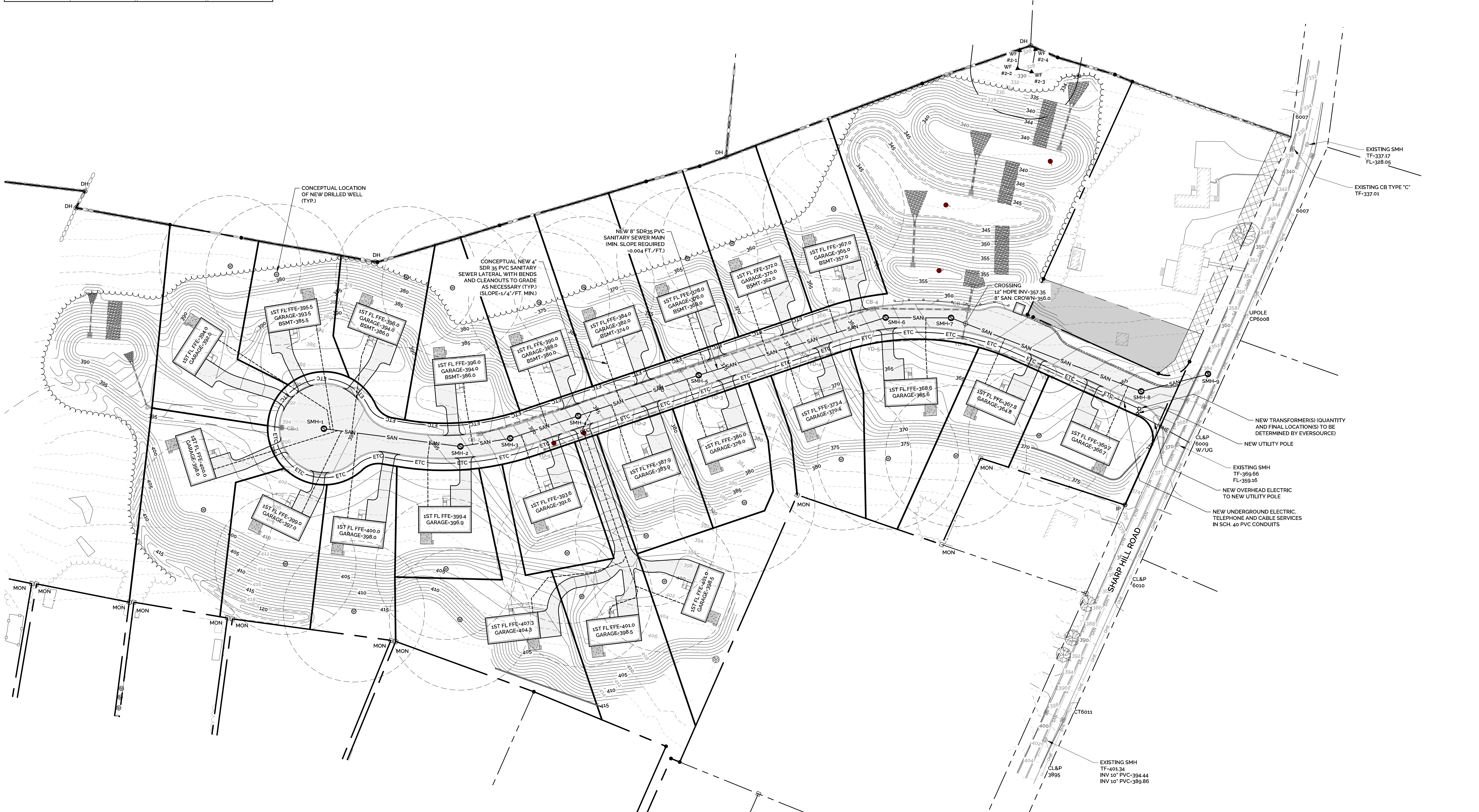
1. ALL NEW ON-SITE UTILITIES, INCLUDING CATV, SHALL BE LOCATED UNDERGROUND.
2. ALL UTILITY WORK SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
3. ELECTRIC, TELEPHONE, CABLE, AND SANITARY SEWER SERVICES SHALL CONFORM TO 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.

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3. THE APPLICANT IS PROPOSING A 23-LOT RESIDENTIAL RESUBDIVISION LOCATED AT 47 SHARP HILL ROAD IN MONTVILLE. THE PARCEL WAS CREATED AS PART A SUBDIVISION APPROVED IN OCTOBER 2016.
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 2022 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. | DATE | DESCRIPTION |
|--|--|-----------------------------|
| 1 <td>8/15/2025 <td>RESPONSE TO REVIEW COMMENTS</td> </td> | 8/15/2025 <td>RESPONSE TO REVIEW COMMENTS</td> | RESPONSE TO REVIEW COMMENTS |

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
 50 25 0 25 50
 1" = 50'

PROJECT NO. 2025-0197
 SCALE: 1" = 50'
 DRAWN BY: SMH 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

Z:\DRAWING\ENGINEERING ASSOCIATES\PROJECTS\2025\2025-0197 - MT KINEO BUILDERS - 47 SHARP HILL RD, MONTVILLE, CT\DWG\UT-1.DWG User: B:\UTILITY\Shared B:\25\2025\2025-0197 - MT KINEO BUILDERS - 47 SHARP HILL RD, MONTVILLE, CT\DWG\UT-1.DWG Plotted: 8/15/2025 1:49 PM