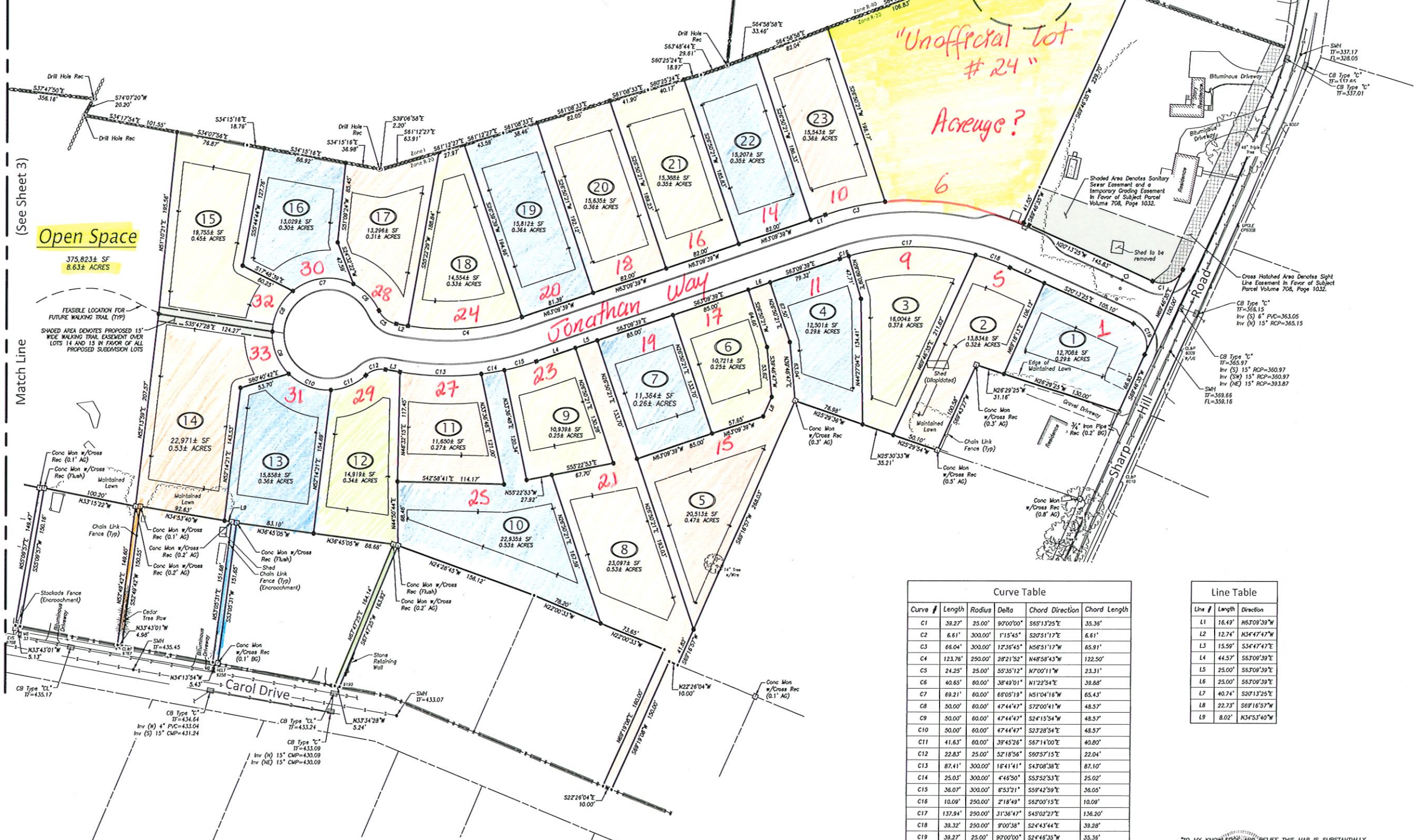


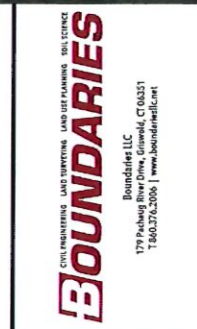
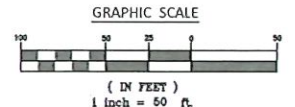
ZONING COMPLIANCE TABLE: RESIDENTIAL R-20 DISTRICT (CLUSTER DEVELOPMENT)																									
ITEM	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13	LOT #14	LOT #15	LOT #16	LOT #17	LOT #18	LOT #19	LOT #20	LOT #21	LOT #22	LOT #23	
MINIMUM LOT AREA	10,000 SF	12,708± SF	13,854± SF	18,004± SF	12,014± SF	10,721± SF	11,254± SF	11,044± SF	10,939± SF	19,831± SF	11,059± SF	14,919± SF	15,858± SF	22,971± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF	50,000± SF
MINIMUM LOT FRONTAGE	80 FT	211.50 FT	83.06 FT	137.94 FT	83.41 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	85.00 FT	87.41 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT	80.05 FT
MINIMUM FRONT YARD****	30 FT	32.81 FT	33.71 FT	39.91 FT	39.51 FT	31.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT	39.51 FT
MINIMUM SIDE YARD****	10 FT	40.84 FT	11.84 FT	15.14 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT	12.04 FT
MINIMUM REAR YARD****	30 FT	34.34 FT	64.84 FT	120.44 FT	68.74 FT	110.44 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	78.74 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 FT	68.24 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	<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 (REAR) 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"	S85°13'25"E	35.36'
C2	6.61'	300.00'	1°15'45"	S20°51'17"W	6.61'
C3	68.04'	300.00'	12°35'45"	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"	N70°01'11"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°28'34"E	48.57'
C11	41.63'	60.00'	39°45'26"	S67°14'00"E	40.80'
C12	22.83'	25.00'	52°18'58"	S90°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°45'30"	S53°52'53"E	25.02'
C15	36.07'	300.00'	8°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°45'35"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'	S83°09'39"E
L5	25.00'	S83°09'39"E
L6	25.00'	S83°09'39"E
L7	40.74'	S20°13'25"E
L8	22.73'	S67°16'57"W
L9	8.02'	N34°53'40"W



Improvement Location & Topographic Survey
 "Record Resubdivision"
 Prepared For
 Mt Kineo Builders, LLC
 47 Sharp Hill Road - Montville, Connecticut

SCALE: 1" = 50'
 DATE: July 2025
 JOB I.D. NO.: 24-3514
 Revisions
 Rev. "A" 8-15-2025
 Per Town Comments

SHEET NO.
 2
 16

P:\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\2 3 SUBDIVISION REV A.DWG

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 JOHN U. FAULSE, JR., L.S.
 70016 8-15-25
 LICENSE NO. DATE

Improvement Location & Topographic Survey
 "Record Resubdivision"

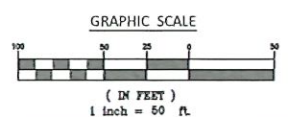
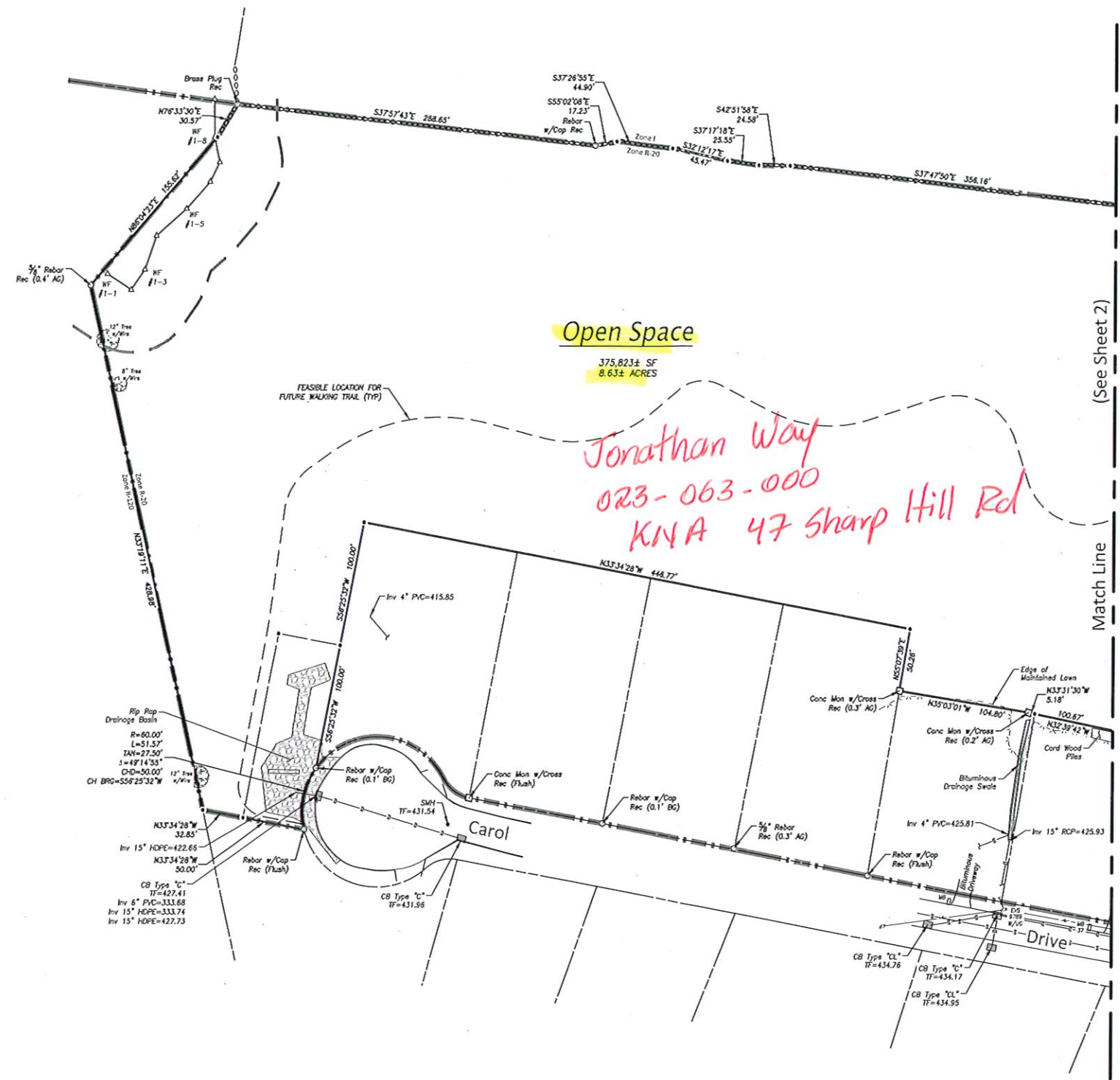
Prepared For
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 47 Sharp Hill Road - Montville, Connecticut



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3 / 16



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