

# RESUBDIVISION PLANS

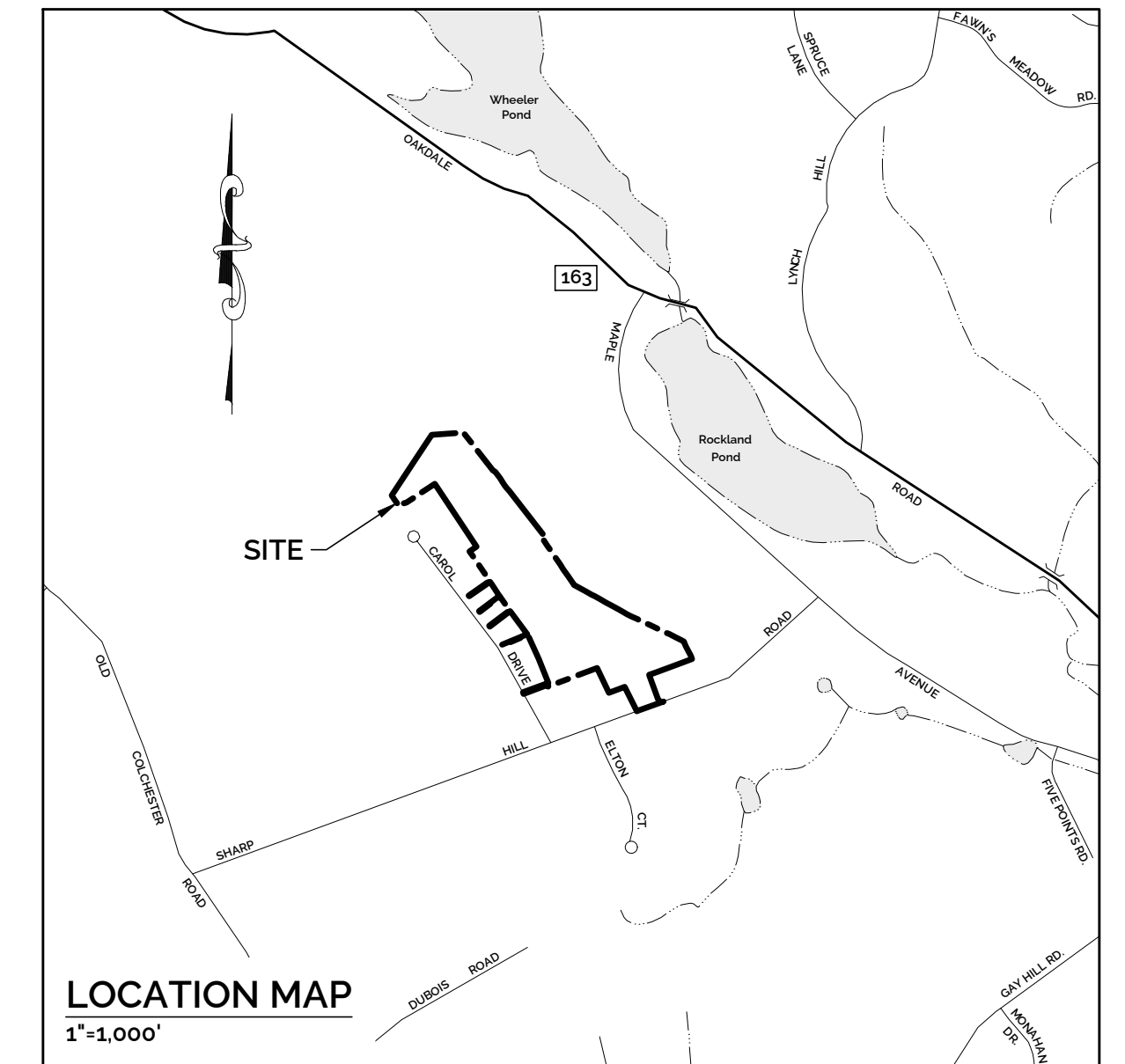
## 23-LOT RESIDENTIAL RESUBDIVISION

### 47 SHARP HILL ROAD

### MONTVILLE, CONNECTICUT 06382

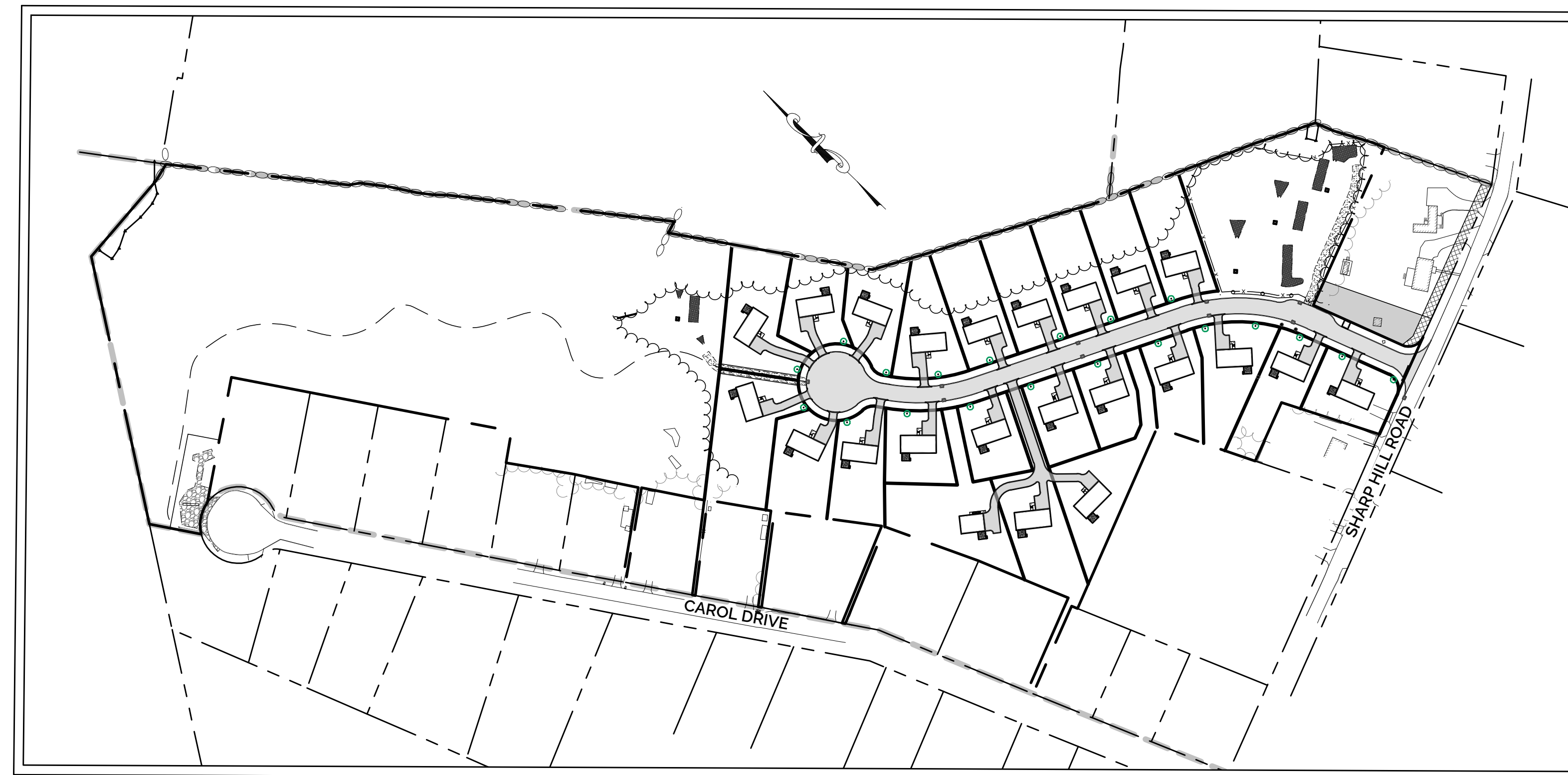
PREPARED FOR:  
**MT KINEO BUILDERS, LLC**

DATE: JULY 10, 2025  
 REVISED: AUGUST 15, 2025  
 REVISED: NOVEMBER 12, 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
ROOF LEADER DRAIN	FD
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
BX-1	BASIN X-SECTION	8
UT-1	UTILITY PLAN	9
SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN	10
PI-1	PUBLIC IMPROVEMENTS PLAN	11
---	SIGHT LINE DEMONSTRATION PLAN	12
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DT-1	SITE DETAILS	15
DT-2	DRAINAGE DETAILS	16
DT-3	UTILITY DETAILS	17
DT-4	STORMWATER MANAGEMENT DETAILS	18

APPROVED BY THE TOWN OF MONTVILLE WATER POLLUTION CONTROL AUTHORITY.

CHAIRMAN OR SECRETARY OF THE COMMISSION    DATE

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION.

CHAIRMAN OR SECRETARY OF THE COMMISSION    DATE

APPROVED BY THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION.

CHAIRMAN OR SECRETARY OF THE COMMISSION    DATE

DATE OF COMPLETION OF ALL WORK.

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

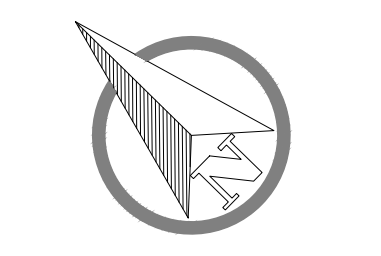
**PROPERTY OWNER:**  
 R&N HOLDING COMPANY, LLC  
 P.O. BOX 246  
 WEST MYSTIC, CT 06388

**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

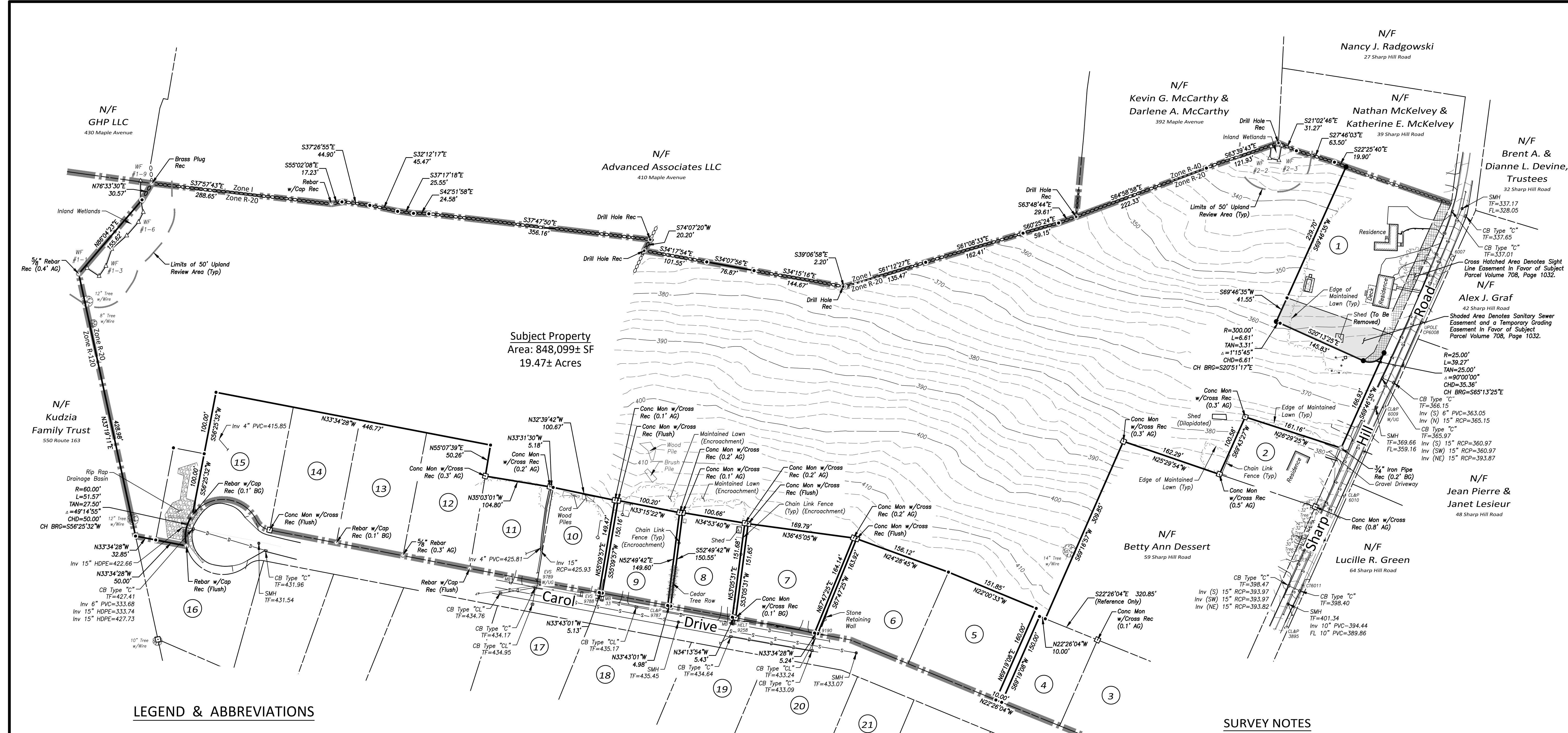


PREPARED BY:  
**H+H ENGINEERING ASSOCIATES**  
 232 Greenmanville Ave.  
 Suite 201  
 Mystic, CT 06355  
 860-980-8008  
 www.hh-engineers.com



SCALE:	1" = 80'
DATE:	July 2025
JOB I.D. NO.:	24-3514
Revisions	
Revised November 12, 2025	
Per Town Comments	

SHEET NO.	1
	18



**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 Xie & Sammi Sit, 57 Carol Drive
- Daniel Conroy, 56 Carol Drive
- Stephen W. & Sherri W. Payette, 36 Carol Drive
- Brent M. Austin, 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

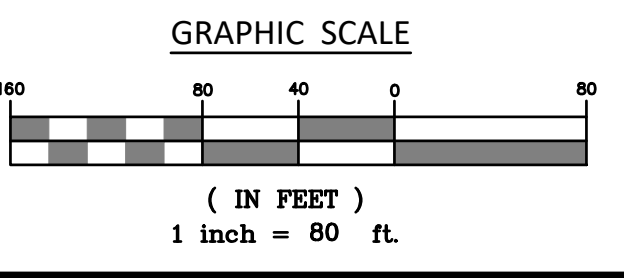
**REFERENCE MAPS**

- 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.
- COMPILATION 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.
- COMPILATION 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 GLOIDE18 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 DEPICTED 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 & H 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, 1032.  
 D. DRAINAGE EASEMENT AND ADDITIONAL RIGHT TO DRAIN VOLUME 704, PAGE 534.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
  
 JOHN U. FAULISE JR., L.S. LICENSE NO. 70016 DATE 8-15-25



P:\CIVIL 3D PROJECTS\2024\24-3514\MT KINEO SHARP HILL\DWG\DESIGN\1 EXISTING CONDITIONS REV A.DWG

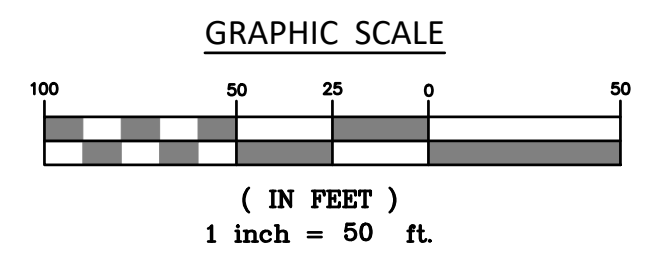
ZONING COMPLIANCE TABLE: RESIDENTIAL R-20 DISTRICT (CLUSTER DEVELOPMENT)																								
ITEM	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13	LOT #14	LOT #15	LOT #16	LOT #17	LOT #18	LOT #19	LOT #20	LOT #21	LOT #22	LOT #23
MINIMUM LOT AREA	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	60 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	36.7± FT	36.7± FT	39.9± FT	39.5± FT	45.0± FT	39.5± FT	39.5± FT	59.3± FT	39.5± FT	48.4± 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	32.5± FT	11.8± FT	15.1± FT	12.0± FT	17.4± FT	13.7± FT	14.1± FT	28.2± FT	14.3± 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	30.6± FT	118.8± FT	120.4± FT	66.7± FT	N/A	66.2± FT	66.2± FT	68.0± FT	52.6± FT	30.4± FT	47.5± FT	94.0± FT	91.2± FT	131.5± FT	90.8± 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 (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 #	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 #	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 8-15-25  
 LICENSE NO. DATE

**BOUNDARIES**  
 CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING CONSULTING  
 Boundaries, LLC  
 179 Pachaug River Drive, Groton, CT 06331  
 T 860.376.2006 | www.boundariesllc.com

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  
 Revised November 12, 2025  
 Per Town Comments

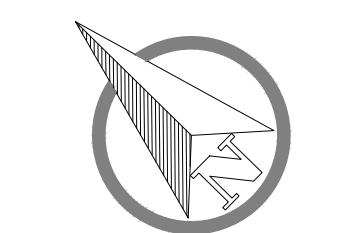
SHEET NO. 2

18

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

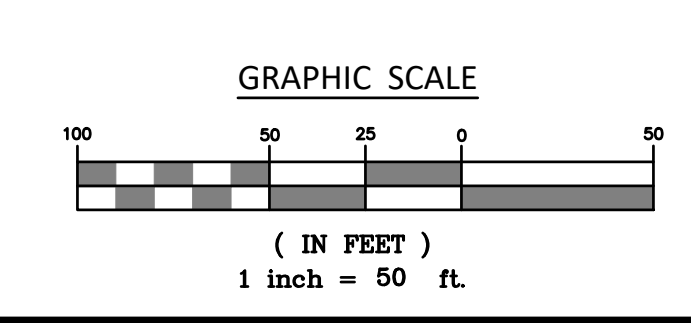
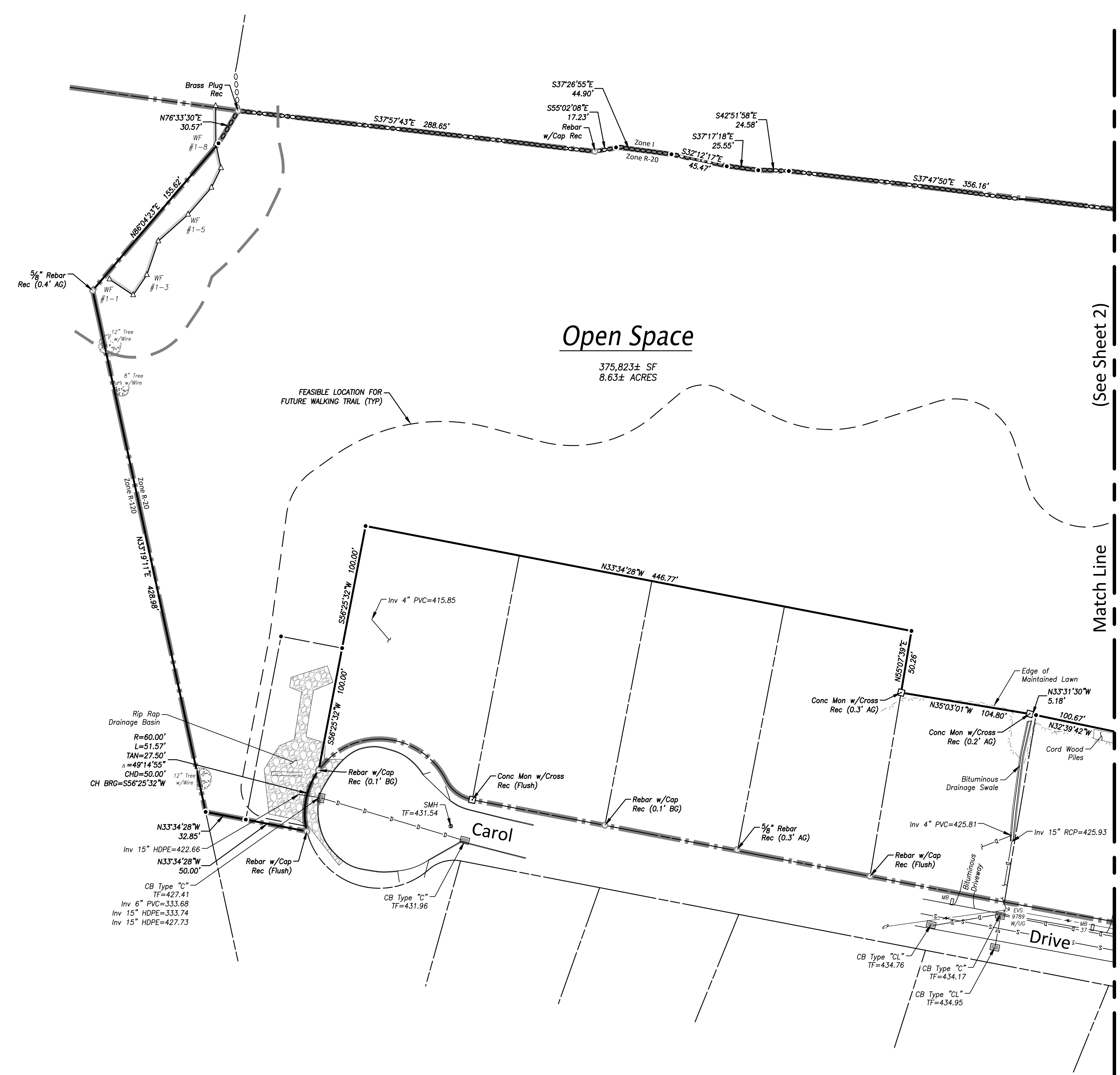
© 2025 BOUNDARIES, LLC  
 THIS DRAWING IS THE PROPERTY OF BOUNDARIES, LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT. AT THIS SITE, AND IS NOT TO BE REPRODUCED OR USED IN PART OR WHOLE FOR ANY OTHER PROJECT. LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES, LLC. NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL.

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	
Revised November 12, 2025	
Per Town Comments	

SHEET NO.	3
	18



"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

*John U. Faulise Jr.*  
 JOHN U. FAULISE JR., L.S. LICENSE NO. 70016 DATE 8-15-25

P:\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\2\_3 SUBDIVISION REV.B.DWG

**GENERAL NOTES:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- EACH NEW BUILDING LOT WILL BE SERVED BY PRIVATE WELLS AND PUBLIC SANITARY SEWER. 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88 DATUM.

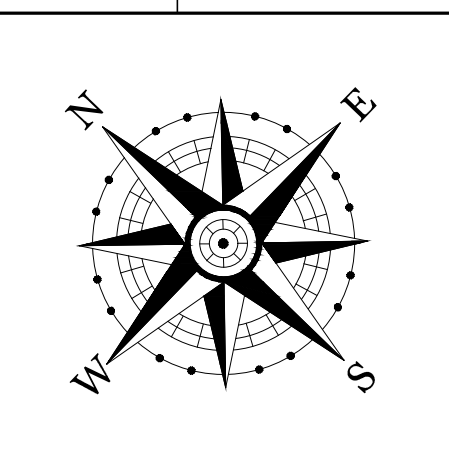
**CONSTRUCTION NOTES:**

- 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.
- 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.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF MONTVILLE.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED AREAS TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER ONCE ALL WORK IS COMPLETE.
- 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.
- 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.
- CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 50.



REV.	DATE	DESCRIPTION OF REVISION
2	11/12/2025	REVISIONS IN RESPONSE TO REVIEW COMMENTS
1	8/15/2025	REVISIONS IN RESPONSE TO REVIEW COMMENTS
REV.		

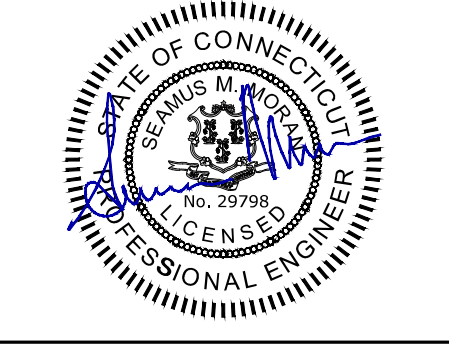
**DEMOLITION PLAN**  
**23-LOT RESIDENTIAL RESUBDIVISION**  
 PROPERTY ADDRESS:  
**47 SHARP HILL ROAD, MONTVILLE, CT 06382**  
 PREPARED FOR:  
**MT KINEO BUILDERS, LLC**  
 P.O. BOX 246, WEST MYSTIC, CT 06388



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: SMH	DATE 7/10/2025

**DRAWING DM-1**



Z:\SHARPHILL\MT KINEO BUILDERS\PROJECTS\2025\2025-0197 - MT KINEO BUILDERS - 47 SHARP HILL RD., MONTVILLE, CT\DWG\DM-1.dwg Plot Date: 11/12/2025 12:45 PM

**GENERAL NOTES:**

- 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.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 53 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 23. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1032.
- 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.
- 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.
- 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.
- 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.
- EACH NEW BUILDING LOT WILL BE SERVED BY PRIVATE WELLS AND PUBLIC SANITARY SEWER.
- 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88 DATUM.

**CONSTRUCTION NOTES:**

- 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 CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF MONTVILLE.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES AND PRACTICES OF THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED AREAS TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER ONCE ALL WORK IS COMPLETE.
- 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.
- 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.
- CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 50.

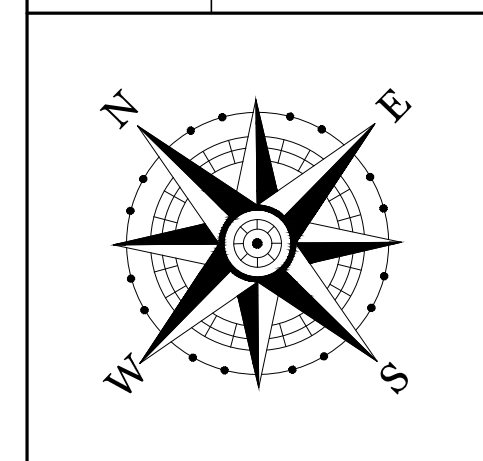
**SITE NOTES:**

- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKINGS) SHALL BE INSTALLED WITH DURABLE WHITE PAVEMENT MARKING PAINT. THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, ASPHALT, STONE SURFACE OR WALKS SHALL BE LANDSCAPED OR GRASSED. GRASSED AREAS SHALL BE LOAMED (4" MIN) FERTILIZED, SEEDED AND MULCHED AS REQUIRED TO SUIT SOIL CONDITIONS.
- ANY AND ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE TOWN ZONING ENFORCEMENT OFFICER AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION.
- A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK AND STAKE OUT THE PROPOSED ROADWAY PRIOR TO CONSTRUCTION.
- PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.



REV.	DATE	DESCRIPTION OF REVISION
2	11/12/2025	REVISIONS IN RESPONSE TO REVIEW COMMENTS
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**SUBDIVISION DEVELOPMENT 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: SMM	DATE 7/10/2025
CHECKED BY: SMM	DATE 7/10/2025

**DRAWING**  
**SD-1**

Professional Engineer Seal for Ian Cole, License No. 29798, State of Connecticut. The seal includes the text "STATE OF CONNECTICUT", "IAN COLE", "LICENSE NO. 29798", and "PROFESSIONAL ENGINEER".

Z:\SHARPHILL\HH\ENGINEERS\PROJECTS\2025\2025-0197 - MT KINEO BUILDERS - 47 SHARP HILL RD. MONTVILLE, CT\DWG\5 SITE DEVELOPMENT PLAN.dwg; 5 SITE DEVELOPMENT PLAN; 7/10/2025 12:29 PM PERIOD: 11/12/2025 12:26 PM