

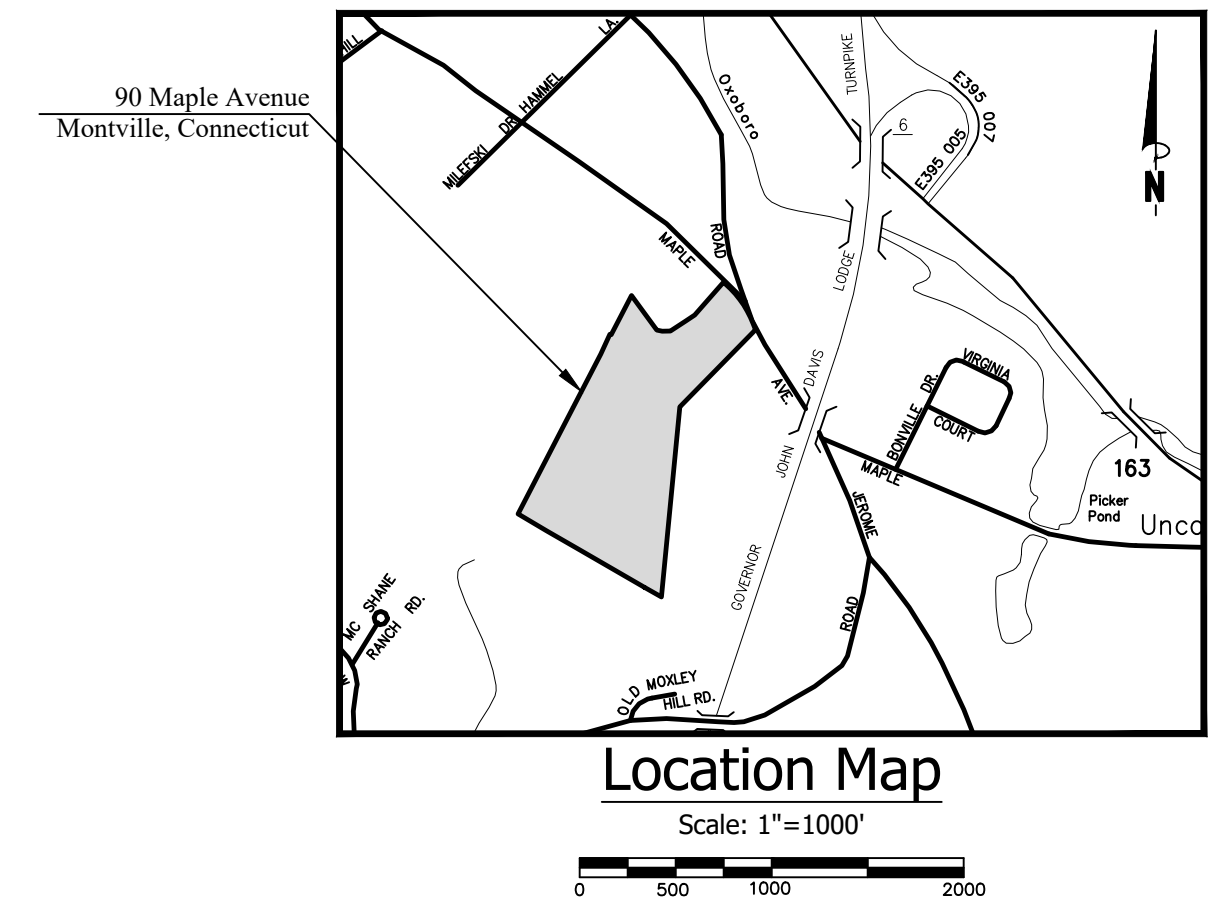
SITE PLAN SUBMISSION

NEW CANAAN PLACE, LLC

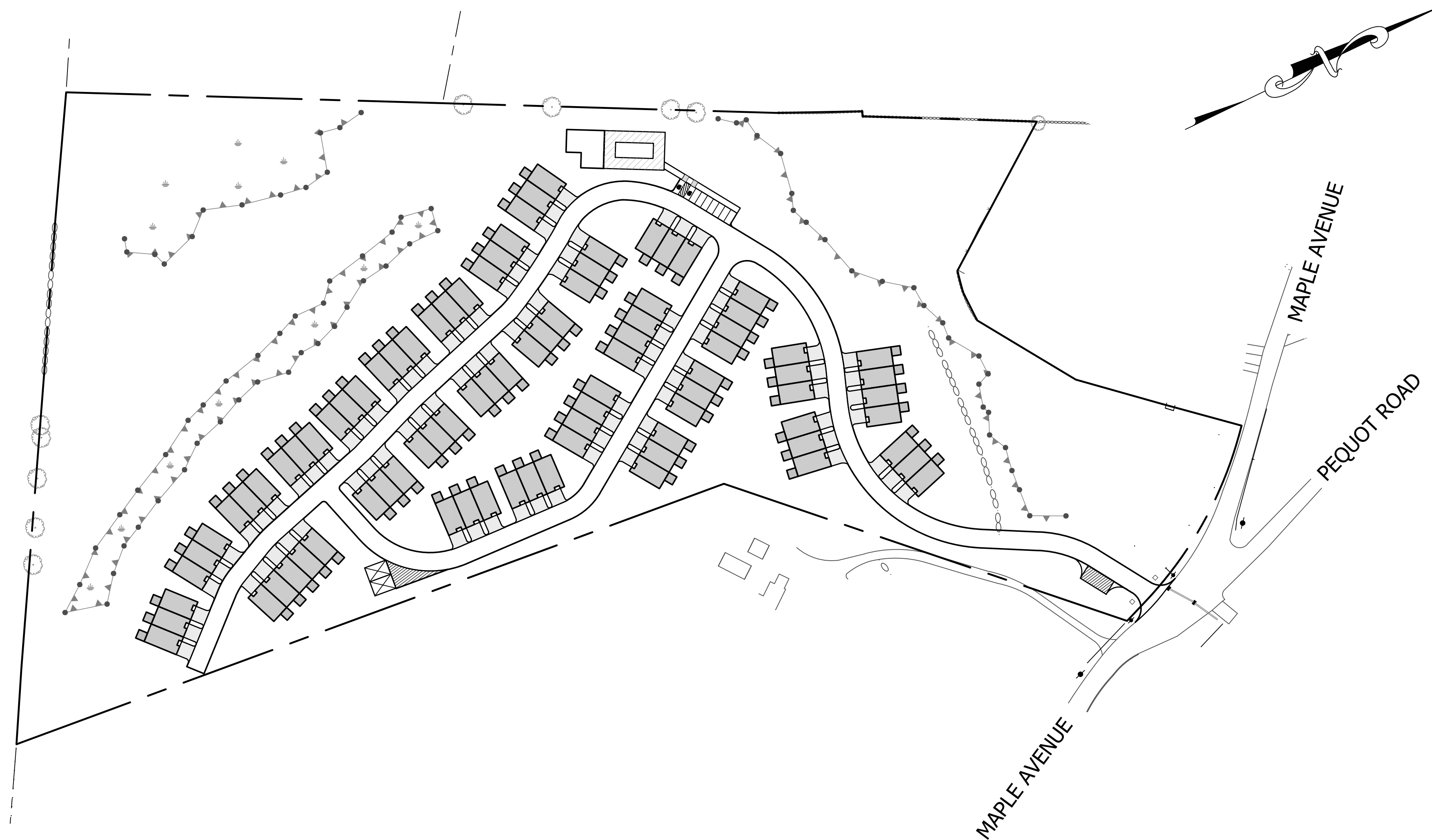
LUXURY TOWNHOUSES WITH CLUBHOUSE
90 MAPLE AVENUE, MONTVILLE, CONNECTICUT

OWNER/APPLICANT:

NEW CANAAN PLACE, LLC
JOHN EOANOU
90 MAPLE AVENUE



Project Description
A proposed subdivision of 87 units.



SHEET LIST TABLE	
1 OF 8	COVER SHEET
2 OF 8	OVERALL SITE PLAN
3 OF 8	SITE LAYOUT PLAN
4 OF 8	GRADING PLAN
5 OF 8	UTILITY PLAN & PROFILE
6 OF 8	UTILITY PLAN & PROFILE
7 OF 8	UTILITY PLAN & PROFILE
8 OF 8	EROSION & SEDIMENT CONTROL PLAN

Subject Parcel Information

OWNER: NEW CANAAN PLACE, LLC
 PARCEL ADDRESS: 90 MAPLE AVE, MONTVILLE, CT, 06382
 MAILING ADDRESS: 338 WESTPORT RD, WILTON, CT, 06897
 MBL: 017/015/000
 DEED: VOLUME 709 PAGE 225
 AREA: 878,407 SF = 20.17 AC
 FLOOD ZONE: ZONE X PER FIRM MAP # 09011C0353G
 EFFECTIVE DATE: 7/18/2011

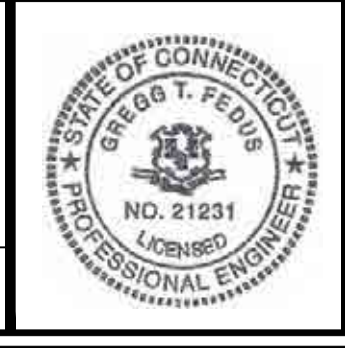
Legend	
EXISTING	
[Symbol]	DESCRIPTION
[Symbol]	MONUMENT
[Symbol]	EX. IP / REBAR
[Symbol]	DRILL HOLE
[Symbol]	UTILITY POLE W/ LIGHT
[Symbol]	STONEWALL
[Symbol]	FENCE LINE
[Symbol]	WATER VALVE
[Symbol]	OVERHEAD WIRES
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	INDEX CONTOUR
[Symbol]	CONTOUR
[Symbol]	WETLANDS BOUNDARY/FLAG
[Symbol]	MEAN LOW WATER LINE
[Symbol]	MEAN HIGH WATER LINE
[Symbol]	HIGH TIDE LINE
[Symbol]	COASTAL JURISDICTIONAL LINE
[Symbol]	ZONE LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	N/F
[Symbol]	NOW OR FORMERLY CATCH BASIN
(TYP.)	TYPICAL
[Symbol]	SPOT ELEVATION
[Symbol]	DRILL HOLE
[Symbol]	POINT OF BEGINNING (POB)
[Symbol]	TEST PIT
[Symbol]	PERCOLATION TEST
[Symbol]	UTILITY POLE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SEWER MANHOLE
[Symbol]	HYDRANT
[Symbol]	WATER SHUTOFF
PROPOSED	
[Symbol]	DESCRIPTION
[Symbol]	IRON PIN TO BE SET
[Symbol]	SILT FENCE
[Symbol]	WATER SERVICE
[Symbol]	SANITARY SERVICE
[Symbol]	SPOT ELEVATION
[Symbol]	INVERT
[Symbol]	GALLON SCHEDULE
[Symbol]	HAY BALE BARRIER
[Symbol]	WATER SHUTOFF

NO.	DATE	REVISIONS

Cover Sheet
of
90 Maple Avenue
Montville, Connecticut
Prepared For:
New Canaan Place, LLC
May 1, 2026

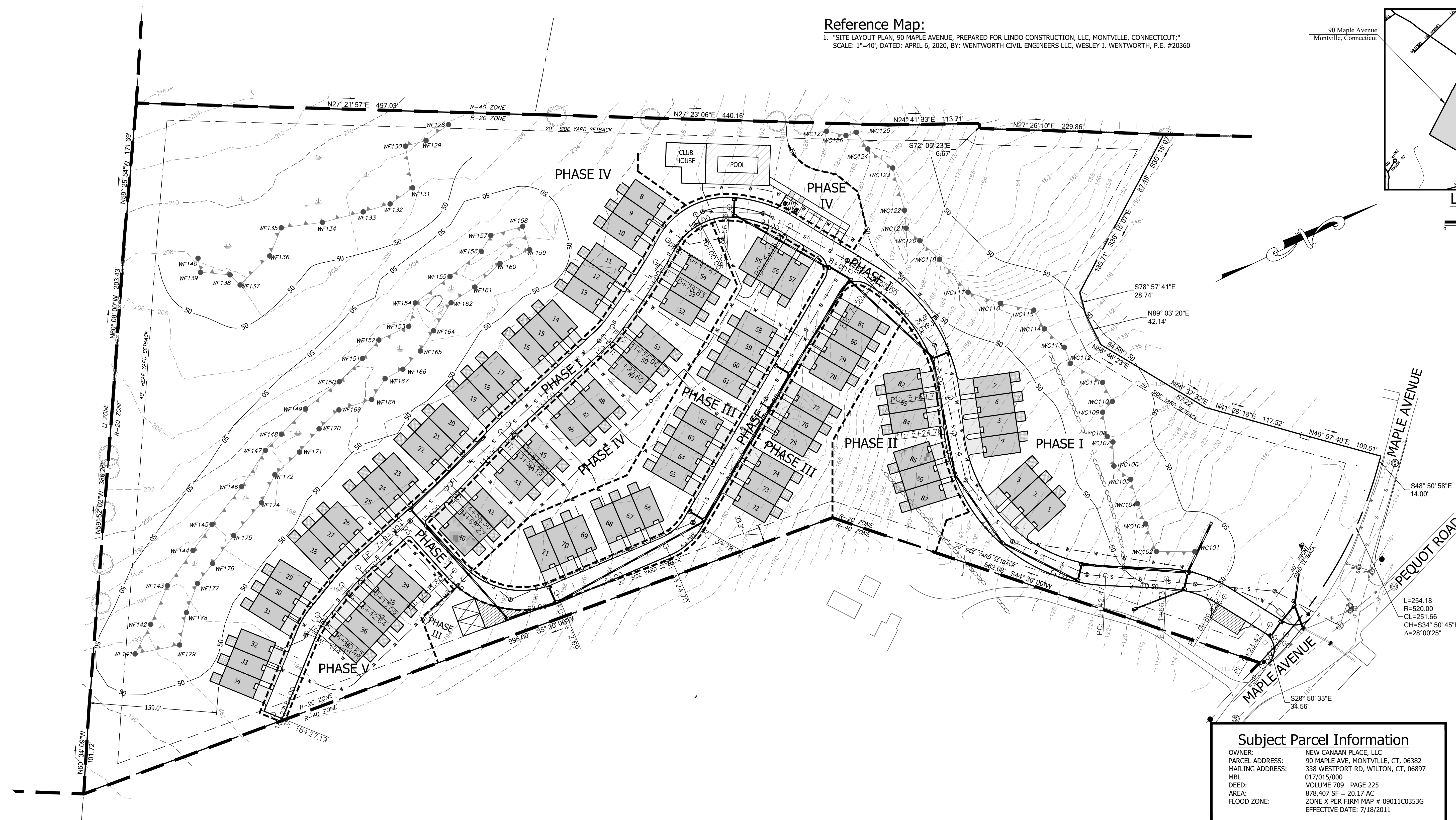
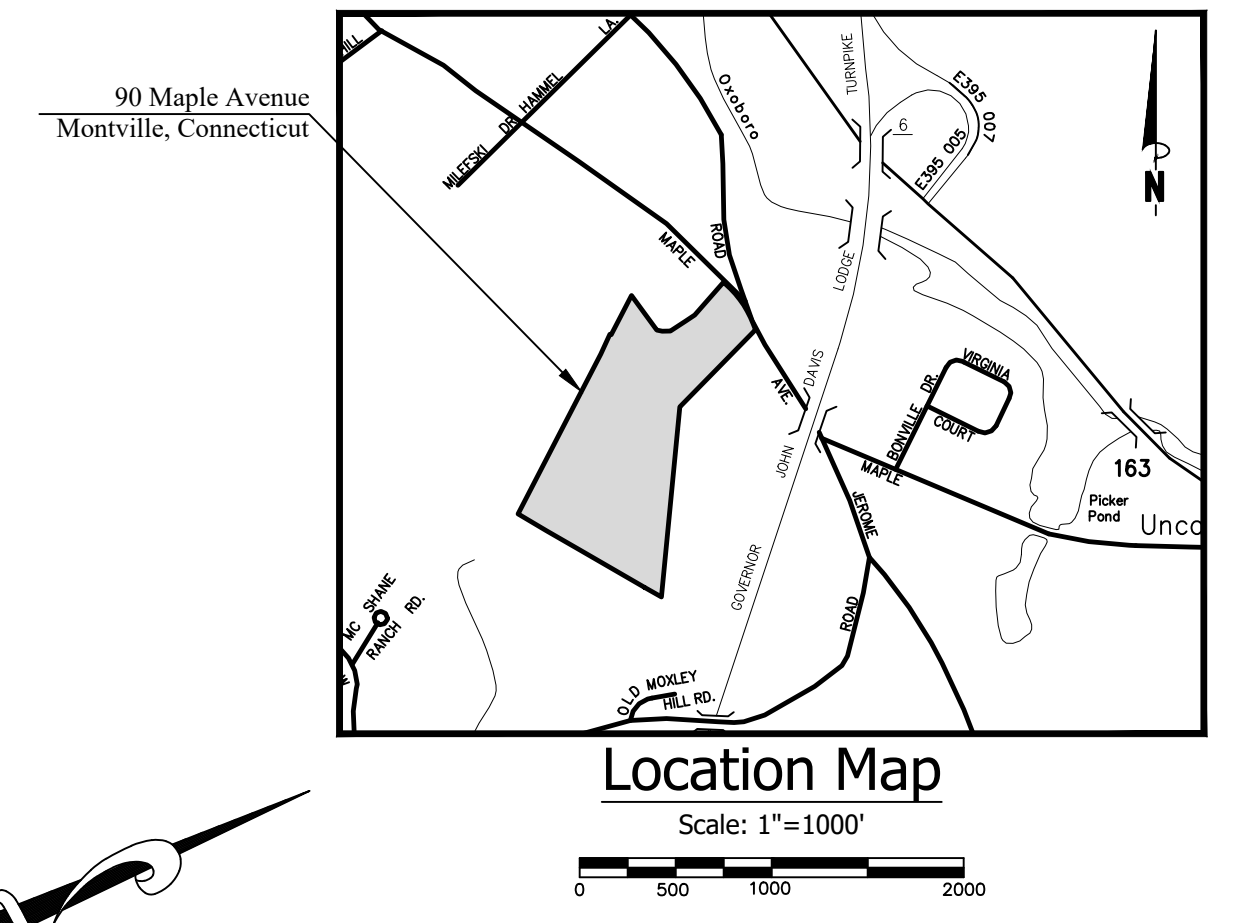
DRAWING SCALE: 1"=100'

Gregg T. Fedus P.E.
CT. License No. 21231



FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390 Fax: (860) 536-1644

Reference Map:
 1. "SITE LAYOUT PLAN, 90 MAPLE AVENUE, PREPARED FOR LINDO CONSTRUCTION, LLC, MONTVILLE, CONNECTICUT,"
 SCALE: 1"=40', DATED: APRIL 6, 2020, BY: WENTWORTH CIVIL ENGINEERS LLC, WESLEY J. WENTWORTH, P.E. #20360

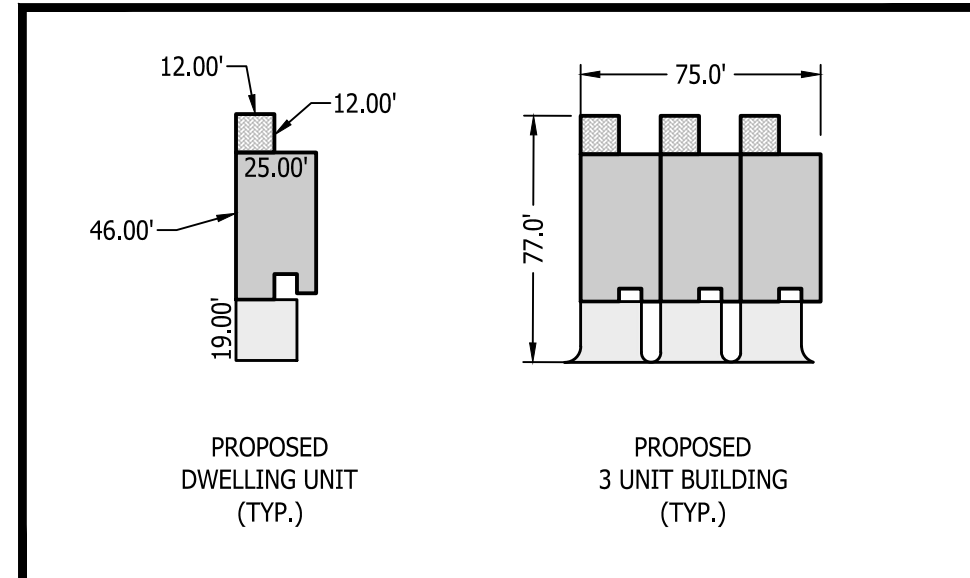


Legend

EXISTING	
SYMBOL	DESCRIPTION
○	MONUMENT
○	EX. IP / REBAR
○	DRILL HOLE
○	UTILITY POLE W/ LIGHT
—	STONEWALL
—	FENCE LINE
—	WATER VALVE
—	OVERHEAD WIRES
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	INDEX CONTOUR
—	CONTOUR
—	WETLANDS BOUNDARY/FLAG
—	MEAN LOW WATER LINE
—	MEAN HIGH WATER LINE
—	HIGH TIDE LINE
—	COASTAL JURISDICTIONAL LINE
—	ZONE LINE
—	EASEMENT LINE
—	BUILDING SETBACK LINE
—	EXISTING WATER LINE
—	EXISTING SEWER LINE
N/F	NOW OR FORMERLY CATCH BASIN
(TYP.)	TYPICAL
5.8	SPOT ELEVATION
DH	DRILL HOLE
(POB)	POINT OF BEGINNING
TP1	TEST PIT
P1	PERCOLATION TEST
⊕	UTILITY POLE
⊕	DRAINAGE MANHOLE
⊕	SEWER MANHOLE
⊕	HYDRANT
⊕	WATER SHUTOFF
PROPOSED	
SYMBOL	DESCRIPTION
○	IRON PIN TO BE SET
—	SILT FENCE
—	WATER SERVICE
—	SANITARY SERVICE
x1000	SPOT ELEVATION
INV.	INVERT
GAL.	GALLON
SCHED.	SCHEDULE
HB	HAY BALE BARRIER
⊕	WATER SHUTOFF

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R-20 ZONING REQUIREMENTS TABLE

SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
9.4	MINIMUM LOT SIZE	20,000 SF	878,407 SF	878,407 SF
	MAXIMUM LOT DENSITY	1 DWELLING / 10,000 SF	N/A	87 DWELLINGS
9.5	MINIMUM WIDTH	80'	302.74'	302.74'
9.6.1	MINIMUM FRONT YARD	40'	N/A	310.3'
9.6.2	MINIMUM SIDE YARD	20'	N/A	N: 29.9', S: 23.3'
9.6.3	MINIMUM REAR YARD	40'	N/A	159.0'
9.7	MAXIMUM BUILDING HEIGHT	45'	N/A	< 45'

NO.	DATE	REVISIONS

Overall Site Plan

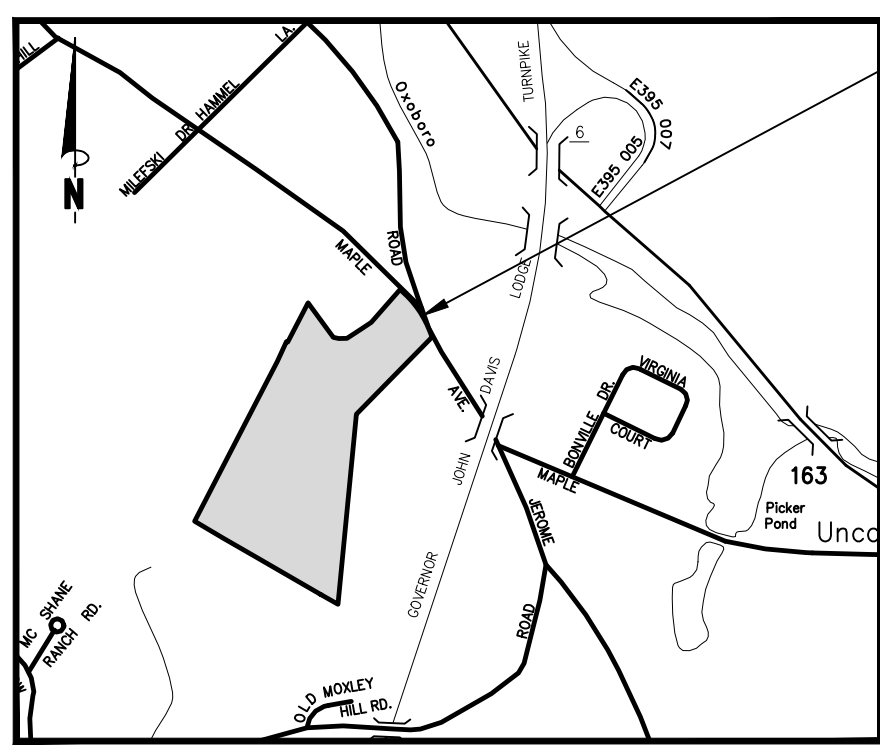
of
 90 Maple Avenue
 Montville, Connecticut
 Prepared For:
 New Canaan Place, LLC
 May 1, 2026

DRAWING SCALE: 1"=60'

Gregg T. Fedus P.E.
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SHEET NO. 2 OF 8 JOB NO. 26-001539 DRAWN BY: ABC



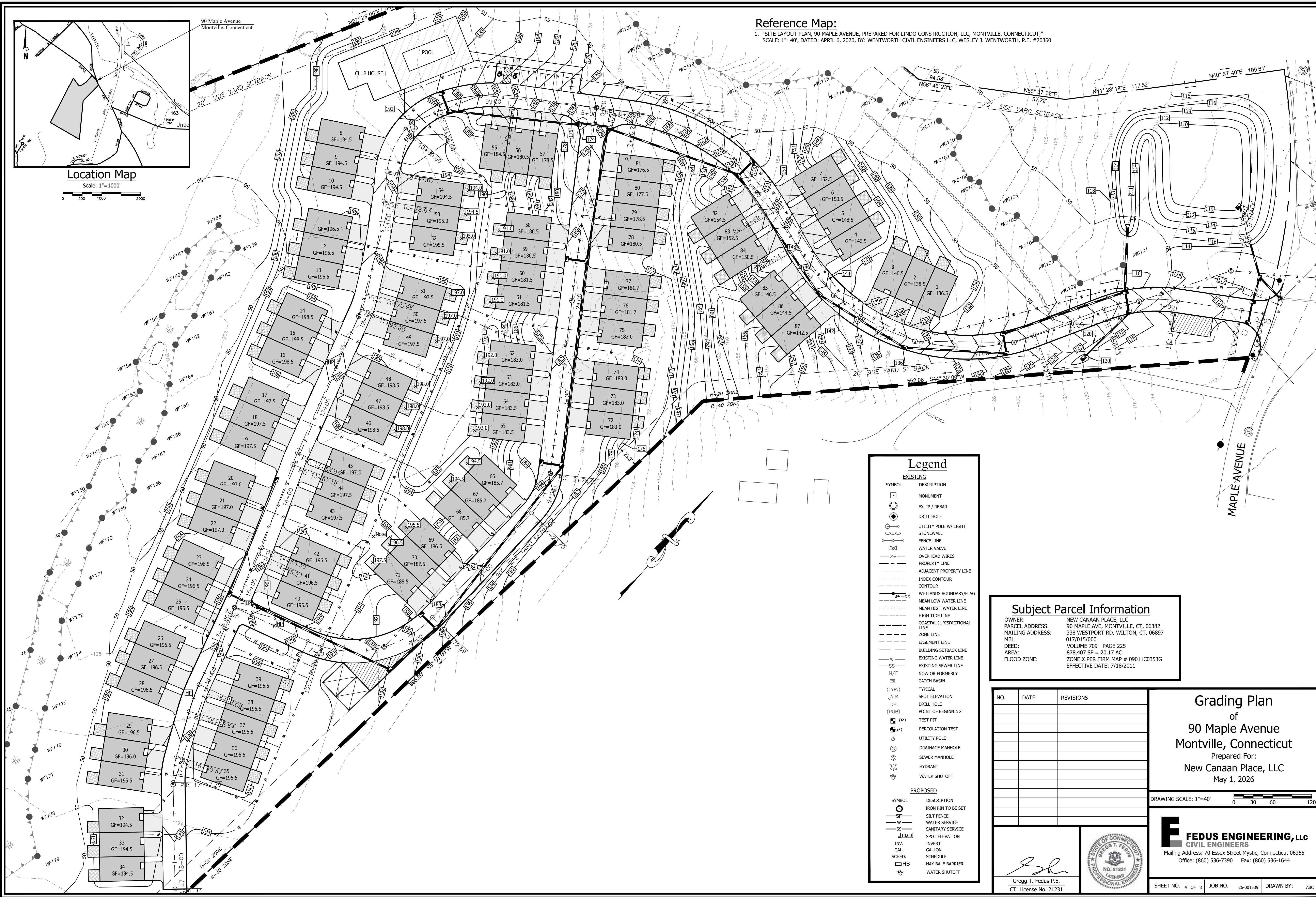
Location Map

Scale: 1"=1000'

0 500 1000 2000

Reference Map:

1. "SITE LAYOUT PLAN, 90 MAPLE AVENUE, PREPARED FOR LINDO CONSTRUCTION, LLC, MONTVILLE, CONNECTICUT;"
SCALE: 1"=40', DATED: APRIL 6, 2020, BY: WENTWORTH CIVIL ENGINEERS LLC, WESLEY J. WENTWORTH, P.E. #20360



Legend	
EXISTING	
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○	UTILITY POLE W/ LIGHT
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⊕	SPOT ELEVATION
INVT.	INNER
GAL.	GALLON
SCHED.	SCHEDULE
□	HAY BALE BARRIER
⊕	WATER SHUTOFF

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MBL:	017/015/000
DEED:	VOL. 116 709 PAGE 225
AREA:	878,407 SF = 20.17 AC
FLOOD ZONE:	ZONE X PER FIRM MAP # 09011C0353G
	EFFECTIVE DATE: 7/18/2011

NO.	DATE	REVISIONS

Grading Plan
of
90 Maple Avenue
Montville, Connecticut
Prepared For:
New Canaan Place, LLC
May 1, 2026

DRAWING SCALE: 1"=40'
0 30 60 120

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SHEET NO. 4 OF 8 JOB NO. 26-001539 DRAWN BY: ABC