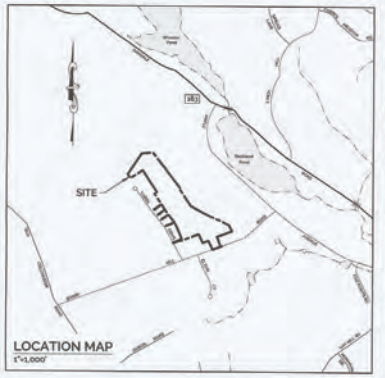
RESUBDIVISION PLANS
23-LOT RESIDENTIAL RESUBDIVISION
47 SHARP HILL ROAD
MONTVILLE, CONNECTICUT 06382

PREPARED FOR:

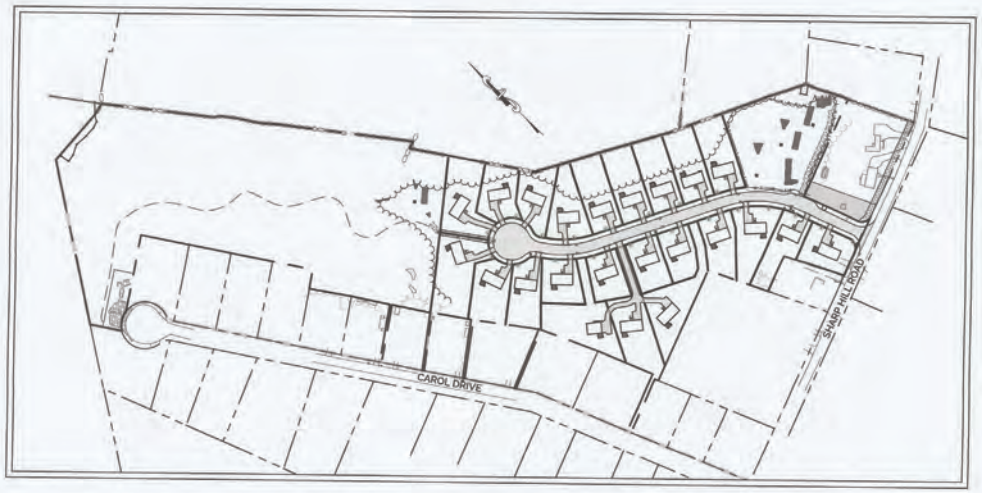
MT KINEO BUILDERS, LLC

DATE: JULY 10, 2025
REVISED: AUGUST 15, 2025
REVISED: NOVEMBER 12, 2025
REVISED: FEBRUARY 4, 2026
REVISED: MARCH 31, 2026



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	270
EX. INT. CONTOUR	268
PR. INDEX CONTOUR	270
PR. INT. CONTOUR	268
PR. SPOT GRADE	395.5 OR 395.5
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	
PR. LIGHT POLE	LP
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.
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---	RECORD SUBDIVISION (1 OF 2)	2
---	RECORD SUBDIVISION (2 OF 2)	3
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SD-1	SUBDIVISION DEVELOPMENT PLAN	5
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BX-1	BASIN X-SECTION	8
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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

APPROVED BY VOTE OF THE TOWN OF MONTVILLE PLANNING AND ZONING COMMISSION.

SIGNATURE OF CHAIRMAN OR SECRETARY — DATE 4/20/26

APPROVED BY VOTE OF THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION.

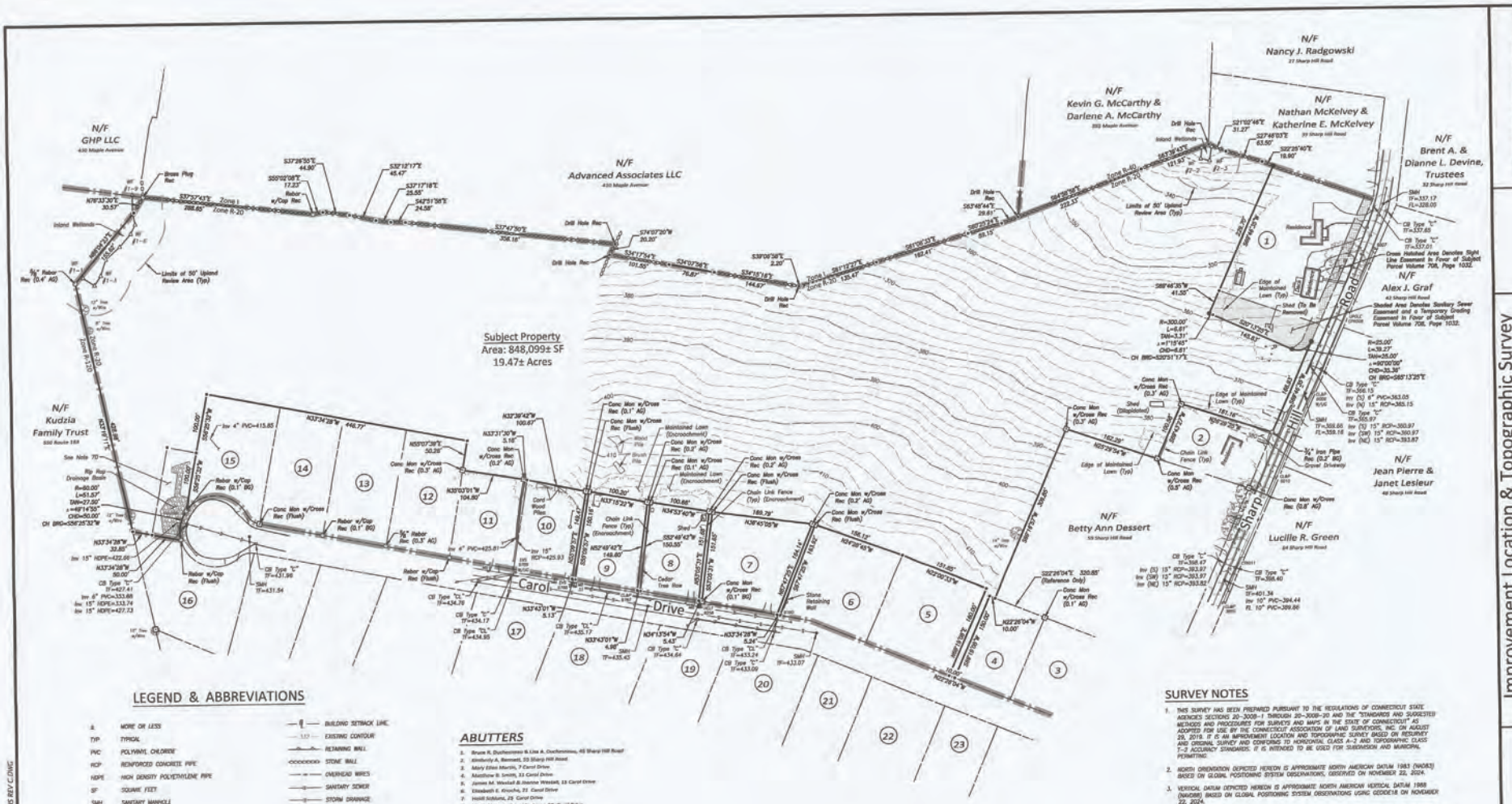
SIGNATURE OF CHAIRMAN OR SECRETARY — DATE 4/16/26

SEANUS MORAN, P.E.
LIC. NO. 29798 — DATE 4/9/26

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY COMPLETE AS NOTED HEREON.

JOHN U. FAULISE JR. L.S.
LIC. NO. 70016 — DATE 4-8-26

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



LEGEND & ABBREVIATIONS

±	MORE OR LESS
TYP	TYPICAL
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
SF	SQUARE FEET
SMH	SANITARY MANHOLE
CB	CATCH BASIN
TF	TOP OF FRAME
INV	INVERT
MB	MAILBOX
W/	WITH
WF #1	WETLAND FLAG
CONC	CONCRETE
MON	MONUMENT
REC	RECOVERED
EVS	EVERSOURCE
CL&P	CONNECTICUT LIGHT AND POWER
N/F	NOW OR FORMERLY
AG	ABOVE GRADE
BG	BELOW GRADE
x 315.2	EXISTING SPOT ELEVATION
x 310.2	PROPOSED SPOT ELEVATION
(1)	ABUTTERS

- BUILDING SETBACK LINE
- EXISTING CONTOUR
- RETAINING WALL
- STONE WALL
- OVERHEAD WIRES
- SANITARY SEWER
- STORM DRAINAGE
- WATER
- CHAIN LINK FENCE
- EDGE OF MAINTAINED LAWN
- ANGLE POINT
- IRON PIPE OR REBAR
- DRILL HOLE
- MONUMENT
- FENCE POST
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- SANITARY MANHOLE
- WATER OR GAS VALVE
- DEEP TEST PIT
- SIGN
- WELL
- WETLAND FLAG

ABUTTERS

1. Bruce R. Duchesneau & Lisa A. Duchesneau, 45 Sharp Hill Road
2. Kimberly A. Bennett, 55 Sharp Hill Road
3. Mary Ellen Martin, 7 Carol Drive
4. Matthew B. Smith, 11 Carol Drive
5. James M. Woodall & Jeanne Woodall, 15 Carol Drive
6. Elizabeth C. Kravcha, 21 Carol Drive
7. Heidi Sabiana, 25 Carol Drive
8. David Nazzaro & Lori Nadeau, 29 Carol Drive
9. James R. Cawley, 35 Carol Drive
10. Tomas Felipe Bultrago, 37 Carol Drive
11. Cody F. Demchebek & Jessica A. McWilliam, 41 Carol Drive
12. Kristopher Sprague, 45 Carol Drive
13. Matthew B. Dimarco & Nicole Thibeault, 49 Carol Drive
14. Al Scott Winston & Kimberly Mae Winston, 53 Carol Drive
15. Simon Ao & Sandi Sit, 57 Carol Drive
16. Daniel Conroy, 56 Carol Drive
17. Stephen W. & Sharri W. Pippins, 36 Carol Drive
18. Brent M. Avery, 30 Carol Drive
19. William L. III & Stephanie A. Dvassi, 26 Carol Drive
20. Sabo Habib Khalil & Kevin M Zhang, 24 Carol Drive
21. Fredshina B. Williams, 20 Carol Drive
22. Evelyn Pimnella, 16 Carol Drive
23. Laura L. Anson, 12 Carol Drive

REFERENCE MAPS

1. 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: KELLNEY ENGINEERING ASSOCIATES
2. 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.
3. 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

1. 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.
2. NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON NOVEMBER 22, 2024.
3. VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOID18 ON NOVEMBER 22, 2024.
4. 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.
5. THE FIELD SURVEY WAS COMPLETED ON JANUARY 15, 2025. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JANUARY 27, 2025.
6. 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.
7. 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 834.

TO R&H HOLDING COMPANY, LLC, 74 CROSSWINDS DRIVE, GROTON, CT 06340, DIME BANK, ISAOA/ATIMA, 295 SALEM TURNPIKE, NORWICH, CT 06360 AND CATIC, 101 CORPORATE PLACE, ROCKY HILL, CT 06067. THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 15, 2025 AND TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOHN U. FADEJE JR. L.S. — 70016 LICENSE NO. — 4/10/26 DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

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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 DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC. NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL.

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

BOUNDARIES
Boundaries LLC
119 Ashley River Drive Uncasville, CT 06382
T 860.917.5284 | www.boundaries.llc

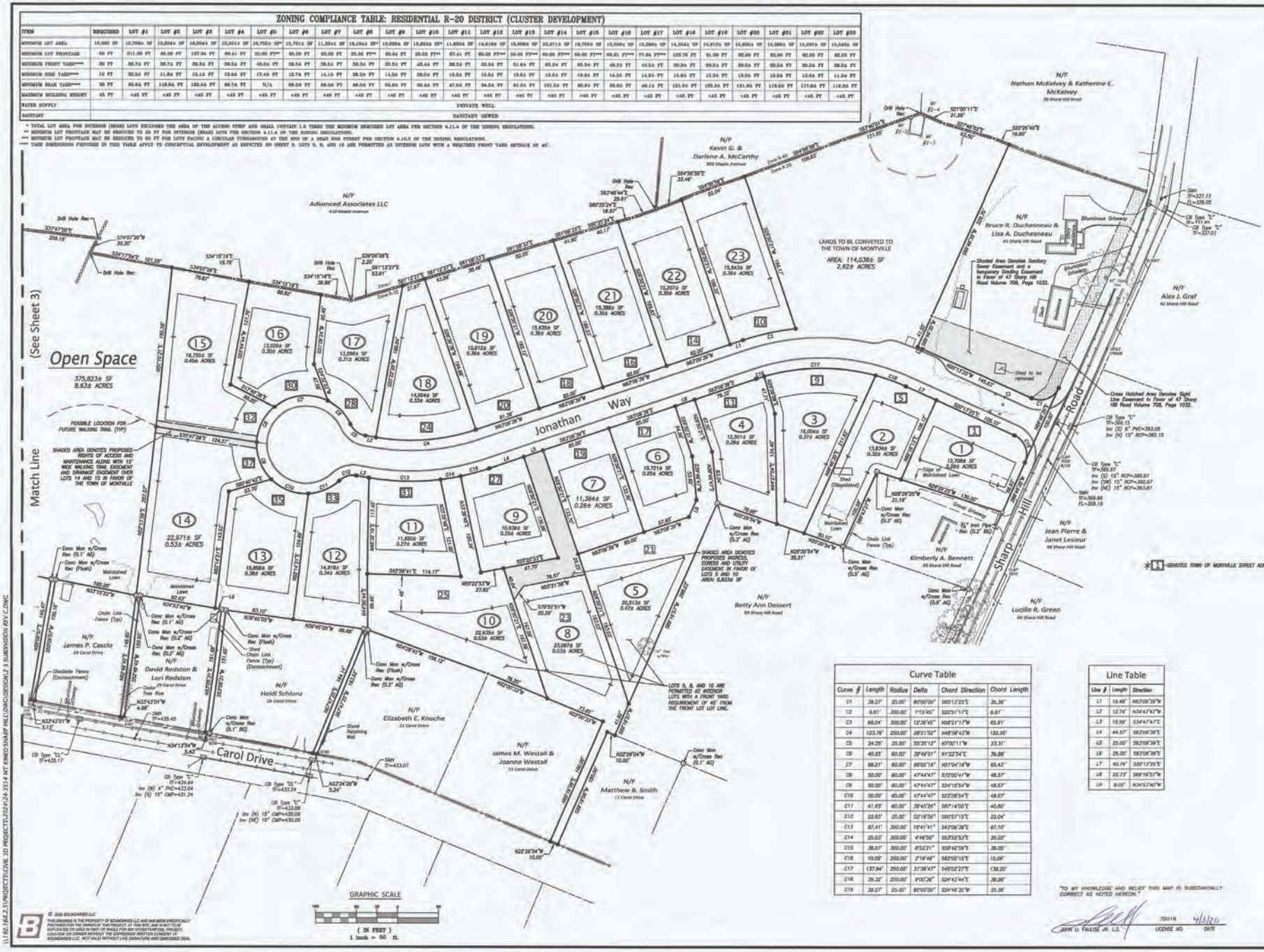
Improvement Location & Topographic Survey
"Existing Conditions"
Prepared For
Mt. Kineo Builders, LLC
47 Sharp Hill Road - Montville, Connecticut

SCALE: 1" = 80'
DATE: July 2025
JOB I.D. NO. 24-3514

Revisions

Rev "A" 8-15-2025 Per Town Comments
Rev "B" 11-12-2025 Per Town Comments
Rev "C" 2-4-2026 Conditions of Approval

SHEET NO. 1 of 18



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	10,164± SF*	10,839± SF	10,922± SF*	11,650± SF	14,019± SF	15,858± SF	22,971± SF	19,755± SF	13,099± SF	15,296± SF	14,554± SF	15,012± SF	15,435± SF	15,388± SF	15,207± SF	15,943± SF
MINIMUM LOT FRONTAGE	50 FT	211.30 FT	80.00 FT	197.94 FT	89.41 FT	25.00 FT**	85.00 FT	85.00 FT	25.00 FT**	80.84 FT	25.02 FT**	87.41 FT	80.05 FT***	50.00 FT***	50.00 FT***	50.00 FT***	89.21 FT***	77.84 FT***	103.78 FT	91.39 FT	82.00 FT	82.00 FT	82.00 FT	82.53 FT
MINIMUM FRONT YARD*****	30 FT	38.7± FT	38.7± FT	39.9± FT	39.5± FT	45.0± FT	38.5± FT	38.5± FT	39.5± FT	39.5± FT	48.4± FT	38.2± FT	33.3± FT	51.6± FT	65.2± FT	65.5± FT	49.2± FT	49.5± FT	39.0± 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	11.1± FT	39.2± FT	14.3± FT	58.0± FT	18.2± FT	10.5± FT	15.6± FT	13.2± FT	10.8± FT	14.3± FT	14.3± FT	15.8± FT	15.0± 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	86.7± FT	N/A	66.2± FT	68.2± FT	60.0± FT	50.8± FT	30.4± FT	47.5± FT	94.5± FT	91.2± FT	131.5± FT	90.8± FT	50.6± FT	46.1± FT	131.0± FT	135.3± FT	131.9± FT	119.0± FT	117.6± FT	118.2± 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	PRIVATE WELL																							
SANITARY	SANITARY SEWER																							

* 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 THE TABLE APPLY TO CONCEPTUAL DEVELOPMENT AS DEPICTED ON SHEET 3. LOTS 5, 6, AND 16 ARE PERMITTED AS INTERIOR LOTS WITH A REQUIRED FRONT YARD SETBACK OF 45'.

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	8.61'	300.00'	1°15'45"	S20°31'17"E	8.61'
C3	66.04'	300.00'	12°36'45"	N08°21'17"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°22'34"E	39.88'
C7	88.21'	60.00'	84°00'38"	N51°04'18"W	80.43'
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	22.63'	25.00'	52°18'56"	S60°57'15"E	22.04'
C13	87.41'	300.00'	16°41'41"	S47°06'38"E	87.10'
C14	25.03'	300.00'	4°46'50"	S53°52'53"E	25.02'
C15	39.07'	300.00'	6°53'21"	S59°49'39"E	39.05'
C16	10.09'	250.00'	2°18'49"	S63°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"	S29°46'25"W	35.36'

Line Table

Line #	Length	Direction
L1	16.48'	N63°09'39"W
L2	12.74'	N34°47'43"W
L3	15.59'	S34°47'43"E
L4	44.57'	S63°09'39"E
L5	25.00'	S63°09'39"E
L6	40.74'	S20°13'25"E
L7	22.73'	S89°18'33"W
L8	8.01'	N34°53'40"W

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

JOHN L. FALLISE JR. L.S. — 70016 LICENSE NO. — 4/6/26 DATE

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BOUNDARIES
Boundaries LLC
179 Running Brook Road, Coventry, CT 06238
T 860.270.7006 | www.boundariesllc.net

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 LO. NO. 24-3514

Revisions

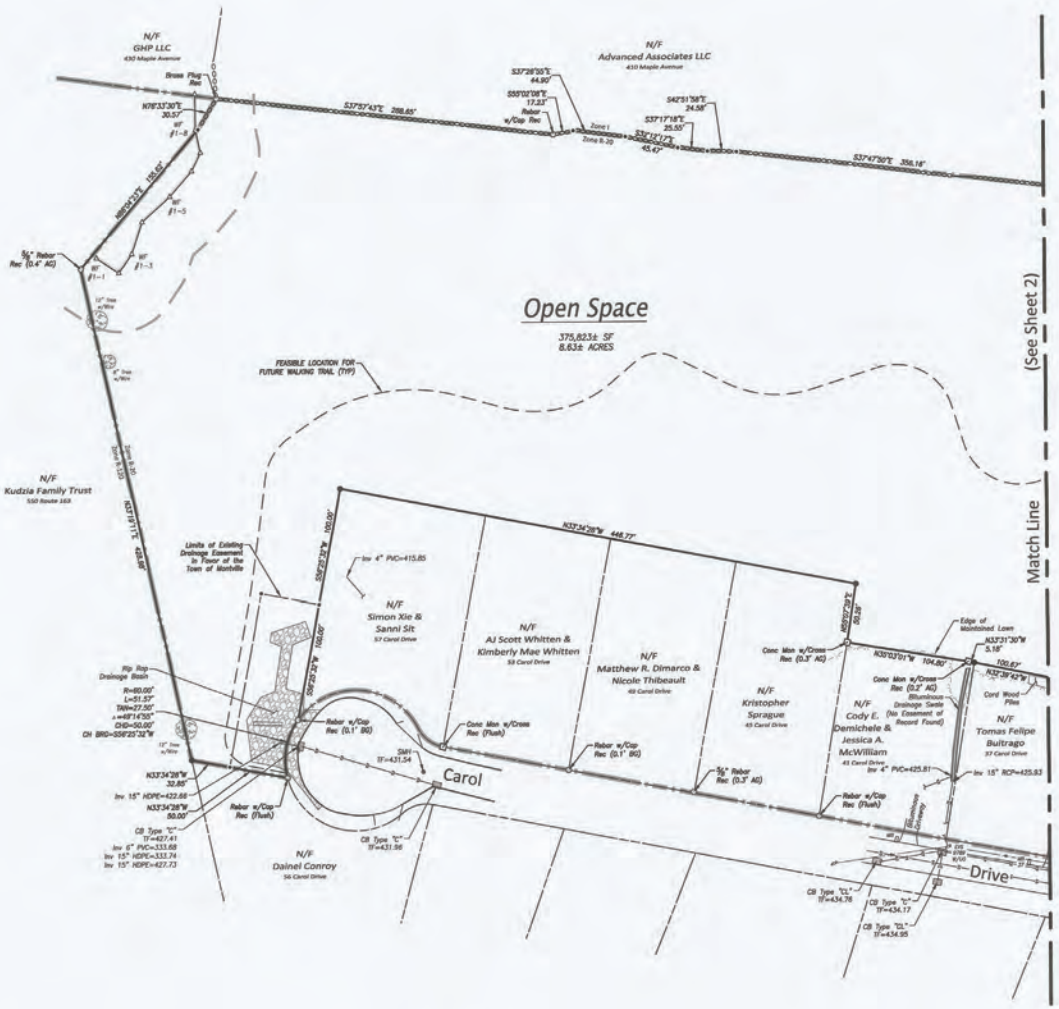
Rev "A" 8-15-2025 Per Town Comments

Rev "B" 11-12-2025 Per Town Comments

Rev "C" 2-4-2026 Conditions of Approval

SHEET NO. 2 / 18

\\192.168.2.15\PROJECTS\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\2 3 SUBDIVISION REV C.DWG



GRAPHIC SCALE

100 50 25 0 50

(IN FEET)
1 inch = 50 ft.

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

JOHN U. FAUCHE JR. L.S. 70016 LICENSE NO. 4/8/26 DATE

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BOUNDARIES
CIVIL ENGINEERING · LAND SURVEYING · GIS SERVICES
Boundaries LLC
Mystic, Connecticut
179 Pelham Road, Suite L, CT 06357
T 860.575.3290 | 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
Rev "A" 8-15-2025 Per Town Comments
Rev "B" 11-12-2025 Per Town Comments
Rev "C" 2-4-2026 Conditions of Approval

SHEET NO.
3 / 18

\\192.168.2.51\PROJECTS\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\2 3 SUBDIVISION REV C.DWG

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 2006.
4. THE PARCEL IS LOCATED WITHIN THE TOWN OF MOTVILLE 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 ABUTTING 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 2004 AND WERE LOCATED BY BOUNDARIES, LLC IN JANUARY 2005.
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 5:00 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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 50.

H+H ENGINEERING ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
800-980-8008
www.hh-engineers.com

REV.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2026	RBS
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2026	RBS
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/12/2025	SMH
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	9/15/2025	SMH

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

PROJECT NO. 2025-0527	SCALE: 1" = 50'
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
DM-1

SHEET NUMBER: 4 OF 18

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 IRAN HOLDING COMPANY WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388.
2. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 83 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 23. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1033.
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 2006.
4. THE PARCEL IS LOCATED WITHIN THE TOWN OF MOTVILLE RESIDENTIAL 15-20 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 ABUTTING 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 811-922-4455 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 5:00 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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 90.

SITE NOTES:

1. 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.
2. 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.
3. ANY AND ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE TOWN ZONING ENFORCEMENT OFFICER AND/OR PLANNING & ZONING COMMISSION PRIOR TO INSTALLATION.
4. A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK AND STAKE OUT THE PROPOSED ROADWAY PRIOR TO CONSTRUCTION.
5. PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.

REV.	DATE	DESCRIPTION OF REVISION
4	8/19/2025	REVISIONS IN RESPONSE TO REVIEW COMMENTS
3	8/12/2025	REVISIONS IN RESPONSE TO REVIEW COMMENTS
2	7/31/2025	SETBACKS TO ADDRESS CONDITIONS OF APPROVAL
1	3/13/2025	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS

H+H ENGINEERING ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
860-980-8008
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SUBDIVISION DEVELOPMENT PLAN

23-LOT RESIDENTIAL RESUBDIVISION
PROPERTY ADDRESS
47 SHARP HILL ROAD, MONTVILLE, CT 06382

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

SCALE IN FEET

PROJECT NO. 2025-0157	SCALE: 1" = 50'
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
SD-1

SHEET NUMBER: 5 OF 18

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 IRAN 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 718 PAGE 1030.
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 2006.
4. THE PARCEL IS LOCATED WITHIN THE TOWN OF MOTVILLE 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 ABUTTING 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.
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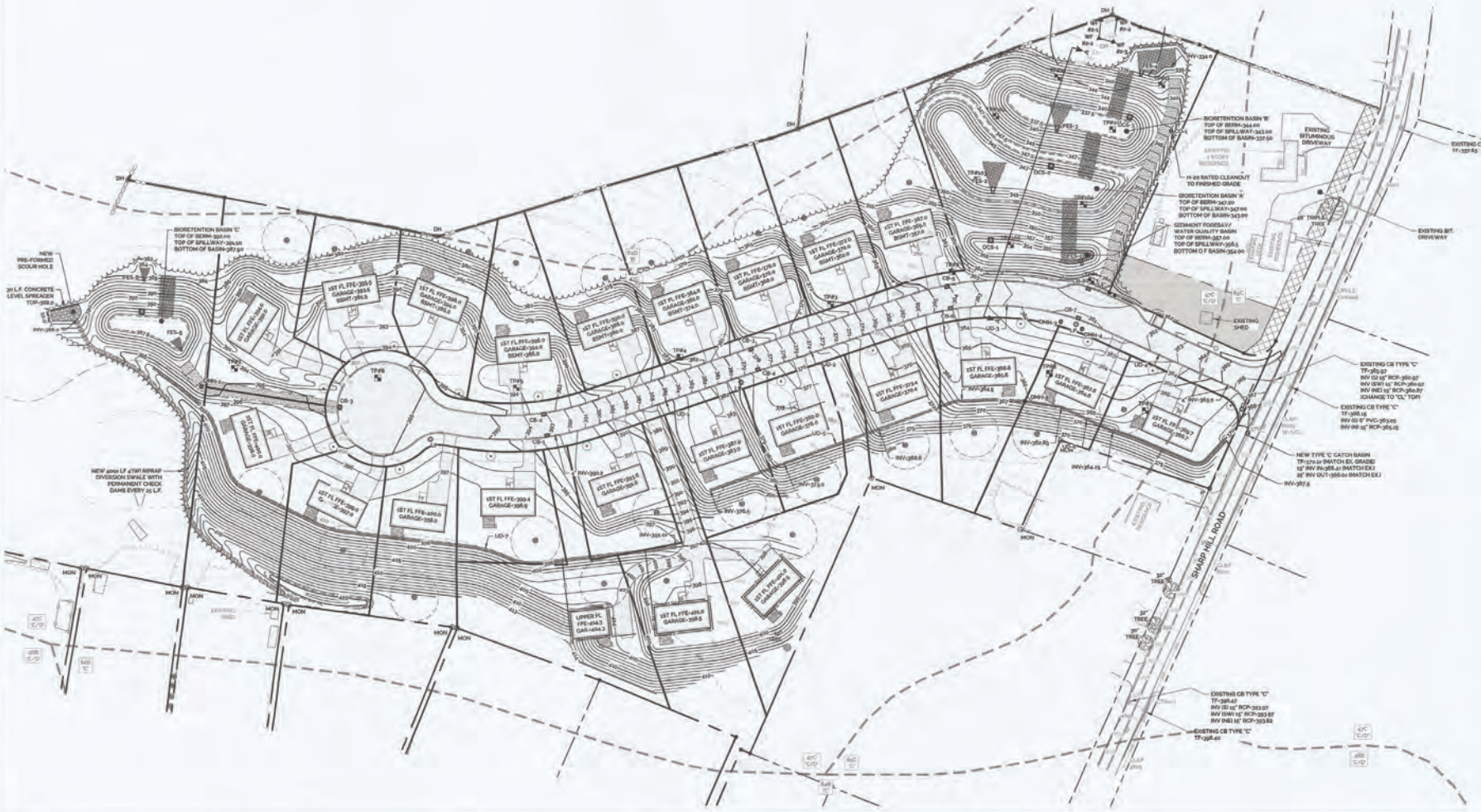
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION
5. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF MONTVILLE.
6. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF MONTVILLE STANDARDS, REGULATIONS, POLICIES 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 5:00 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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 50.

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.


BIORETENTION BASIN 'C'
TOP OF BERM=350.00
TOP OF SPILLWAY=349.50
BOTTOM OF BASIN=337.50
NEW PRE-FORMED SCOUR HOLE
30 L.F. CONCRETE LEVEL SPREADER
TOP=388.0
INV=386.0
FES-8
NEW 4000 LF 4'WI RIPRAP DIVERSION SWALE WITH PERMANENT CHECK DAMS EVERY 25 LF
1ST FL FFE=395.5 GARAGE=393.5 BSMT=385.5
1ST FL FFE=398.0 GARAGE=396.0 BSMT=388.0
1ST FL FFE=398.0 GARAGE=394.0 BSMT=388.0
1ST FL FFE=398.0 GARAGE=396.0 BSMT=388.0
1ST FL FFE=396.0 GARAGE=394.0
1ST FL FFE=400.0 GARAGE=398.0
1ST FL FFE=399.4 GARAGE=398.4
1ST FL FFE=397.0 GARAGE=395.0
1ST FL FFE=395.6 GARAGE=393.6
1ST FL FFE=397.0 GARAGE=395.0
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1ST FL FFE=398.0 GARAGE=396.0
1ST FL FFE=398.0 GARAGE=396.0
1ST FL FFE=398.0 GARAGE=396

DRAINAGE STRUCTURE AND PIPE TABLE			
STARTING STRUCTURE		DRAINAGE PIPE	ENDING STRUCTURE
STRUCTURE	ELEVATIONS		
CB-1 TYPE 'C' CB W/ 2' SUMP	TF=393.50 15" INV IN(W)=389.70	38 L.F. 15" HDPE PIPE S=0.0058 FT./FT.	CB-2
CB-2 TYPE 'C' CB W/ 2' SUMP	TF=393.19 15" INV IN(W)=389.60 15" INV IN(E)=389.50	208 L.F. 15" HDPE PIPE S=0.0063 FT./FT.	CB-3
CB-3 TYPE 'C' CB W/ 4' SUMP & OUTLET HOOD	TF=394.80 15" INV (SE)=388.90 15" INV IN(W)=388.90	230 L.F. 15" HDPE PIPE S=0.0054 FT./FT.	DMH-1
DMH-1 DRAINAGE MANIFOLD	TF=394.80 15" INV (SE)=387.75 15" INV IN(E)=387.75	63 L.F. 15" HDPE PIPE S=0.0058 FT./FT.	FES-5
FES-5 FLARED END SECTION	INV=387.50	—	BIORETENTION BASIN 'C'
OCS-4 OUTLET CONTROL STRUCTURE	TOP OF FRAME=391.25 24"x9" ORIFICE=390.70 10"x4" ORIFICE=389.00 4" DIA. ORIFICE=388.00 12" INV=388.50	32 L.F. 15" HDPE PIPE S=0.0088 FT./FT.	FES-6
FES-6 FLARED END SECTION	INV=388.00	—	—
CB-3 TYPE 'C' CB W/ 2' SUMP	TF=378.00 15" INV (SW)=374.00	18 L.F. 15" HDPE PIPE S=0.0278 FT./FT.	CB-4
CB-4 TYPE 'C' CB W/ 2' SUMP	TF=378.00 4" INV OUT=373.50 15" INV IN(E)=373.50 15" INV (SE)=373.00	209 L.F. 15" HDPE PIPE S=0.0091 FT./FT.	CB-5
CB-5 TYPE 'C' CB W/2' SUMP	TF=364.10 4" INV IN(W) & (SE)=361.60 15" INV IN(W)=359.40 15" INV (SE)=359.30 15" INV (NE)=359.20	127 L.F. 18" HDPE PIPE S=0.0104 FT./FT.	CB-7
CB-7 TYPE 'C' CB W/2' SUMP	TF=360.90 4" INV (NW) & (SE)=358.40 15" INV (NW)=357.35 18" INV (NE)=358.9	28 L.F. 18" HDPE PIPE S=0.0232 FT./FT.	CB-8
CB-8 TYPE 'C' CB W/ 4' SUMP AND OUTLET HOOD	TF=360.70 18" INV (SW)=356.25 24" INV (NE)=355.75	25 L.F. 24" HDPE PIPE S=0.0159 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"x9" ORIFICE=355.75 24" INV=345.00	52 L.F. 24" HDPE PIPE S=0.0288 FT./FT.	FES-2
FES-2 FLARED END SECTION	INV=343.50	—	BIORETENTION BASIN 'A'

DRAINAGE STRUCTURE AND PIPE TABLE			
STARTING STRUCTURE		DRAINAGE PIPE	ENDING STRUCTURE
STRUCTURE	ELEVATIONS		
BIORETENTION BASIN 'A'	TOP OF BERM=347.50 BOT. OF BASIN=343.00	—	OCS-2
OCS-2 OUTLET CONTROL STRUCTURE	TOP OF FRAME=346.85 48"x9" ORIFICE=345.85 5" DIA. ORIFICE=344.35 24" INV=336.00	49 L.F. 24" HDPE PIPE S=0.0375 FT./FT.	FES-3
FES-3 FLARED END SECTION	INV=337.50	—	BIORETENTION BASIN 'B'
BIORETENTION BASIN 'B'	TOP OF BERM=349.00 BOT. OF BASIN=337.50	—	OCS-3
OCS-3 OUTLET CONTROL STRUCTURE	TOP OF FRAME=347.00 48"x6" ORIFICE=346.90 48"x6" ORIFICE=338.70 5" DIA. ORIFICE=337.75 24" INV=335.00	47 L.F. 18" HDPE PIPE S=0.0213 FT./FT.	FES-4
FES-4 FLARED END SECTION	INV=334.99	—	—
CB-5 TYPE 'C' CB W/ 2' SUMP	TF=364.10 15" INV (SW)=359.80	18 L.F. 15" HDPE PIPE S=0.0278 FT./FT.	CB-6
UD-1 UNDER DRAIN	STARTING INV=350.30	218 L.F. 4" PERF. PVC S=0.0824 FT./FT.	CB-4
UD-2 UNDER DRAIN	STARTING INV=375.90 (CB-4)	204 L.F. 4" PERF. PVC S=0.0686 FT./FT.	CB-6
UD-3 UNDER DRAIN	STARTING INV=361.60 (CB-6)	189 L.F. 4" PERF. PVC S=0.0148 FT./FT.	CB-7
UD-4 UNDER DRAIN	STARTING INV=363.00	186 L.F. 4" PERF. PVC S=0.0077 FT./FT.	CB-7
UD-5 UNDER DRAIN	STARTING INV=378.51	238 L.F. 6" PERF. PVC S=0.0419 FT./FT.	DMH-2
UD-8 UNDER DRAIN	STARTING INV=367.61	120 L.F. 6" PERF. PVC S=0.0041 FT./FT.	DMH-2
UD-7 UNDER DRAIN	STARTING INV=352.01	713 L.F. 6" PERF. PVC S=0.0018 FT./FT.	OUTLET INV=330.50
DMH-2	STARTING INV=382.00	65 L.F. 8" PVC S=0.0756 FT./FT.	DMH-3
DMH-3	8" INV=355.50 (IF & S)	29 L.F. 8" PVC S=0.0769 FT./FT.	DMH-4
DMH-4	8" INV=354.00 (N & S)	259 L.F. 8" PVC S=0.0697 FT./FT.	OUTLET INV=334.61

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.
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 SIX 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.

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN CONTINUED:

   - 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 SMOTHERING 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 SMEARING. 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.
4. UNDERDRAINS
   - A. INSPECT UNDERDRAINS TWICE PER YEAR AND AFTER MAJOR STORM EVENTS. REMOVE SEDIMENT/DEBRIS AND FLUSH IF FLOW IS RESTRICTED. THE TOWN OF MONTVILLE IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE UNDERDRAIN TRENCH AND PIPING BEYOND THE RIGHT-OF-WAY LIMITS.

GENERAL NOTES:

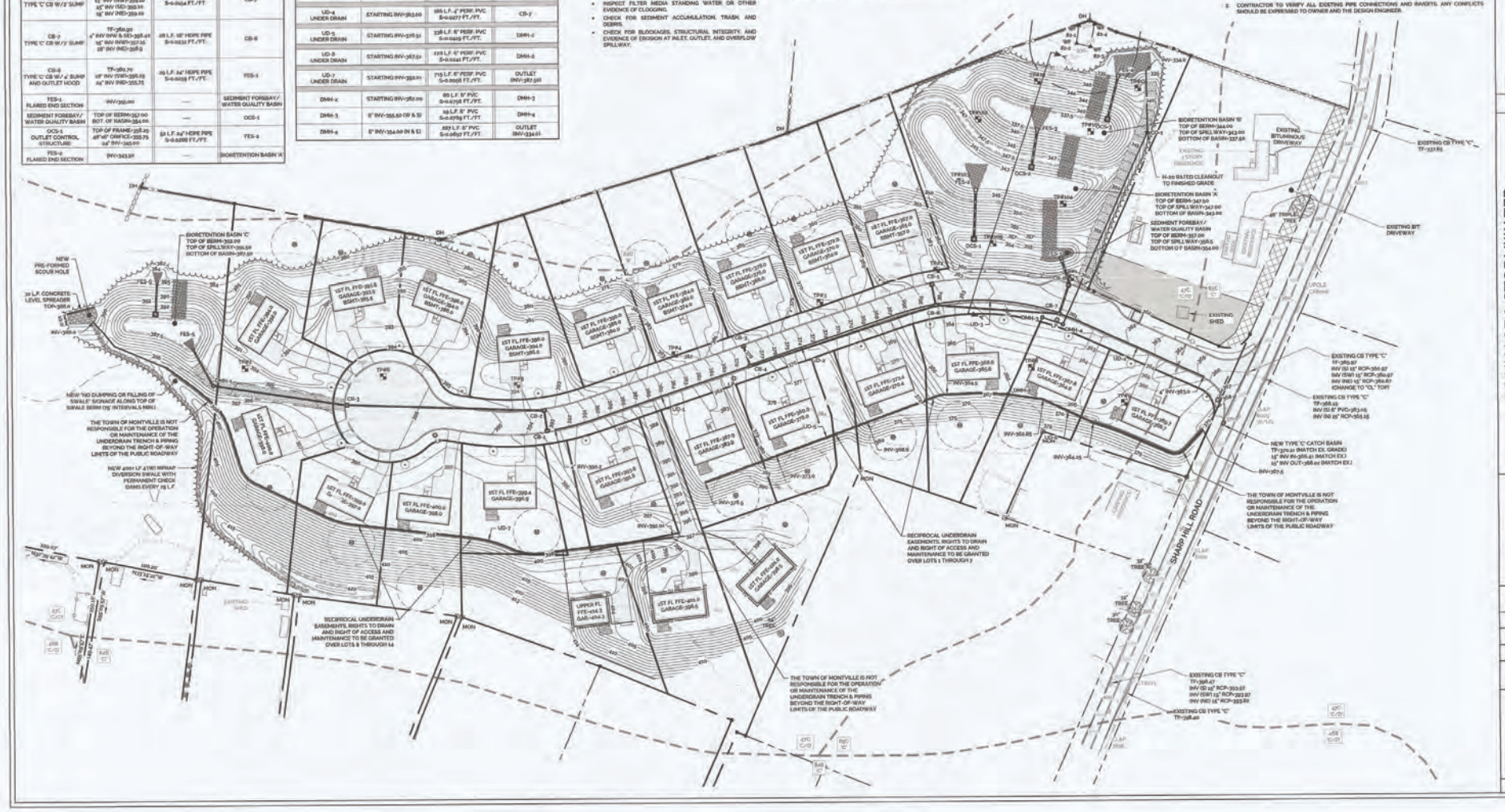
1. THE APPLICANT IS MT KINEO BUILDERS, LLC WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388. THE PROPERTY OWNER IS RAN HOLDING COMPANY WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388.
2. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 63 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 43. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1036.
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 2018.
4. THE PARCEL IS LOCATED WITHIN THE TOWN OF MOTVILLE 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 ABUTTING 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 2019 AND WERE LOCATED BY BOUNDARIES, LLC IN JANUARY 2020.
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 5:00 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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 10.

DRAINAGE NOTES:

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



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

4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2026	REC
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/2/2026	REC
2	REVISIONS AS RESPONSE TO REVIEW COMMENTS	11/21/2025	SMM
1	REVISIONS AS RESPONSE TO REVIEW COMMENTS	8/25/2025	SMM
REV.	DESCRIPTION OF REVISION	DATE	APPR.

DRAINAGE & STORMWATER MANAGEMENT PLAN

23-LOT RESIDENTIAL RESUBDIVISION

47 SHARP HILL ROAD, MONTVILLE, CT 06382

PREPARED FOR:

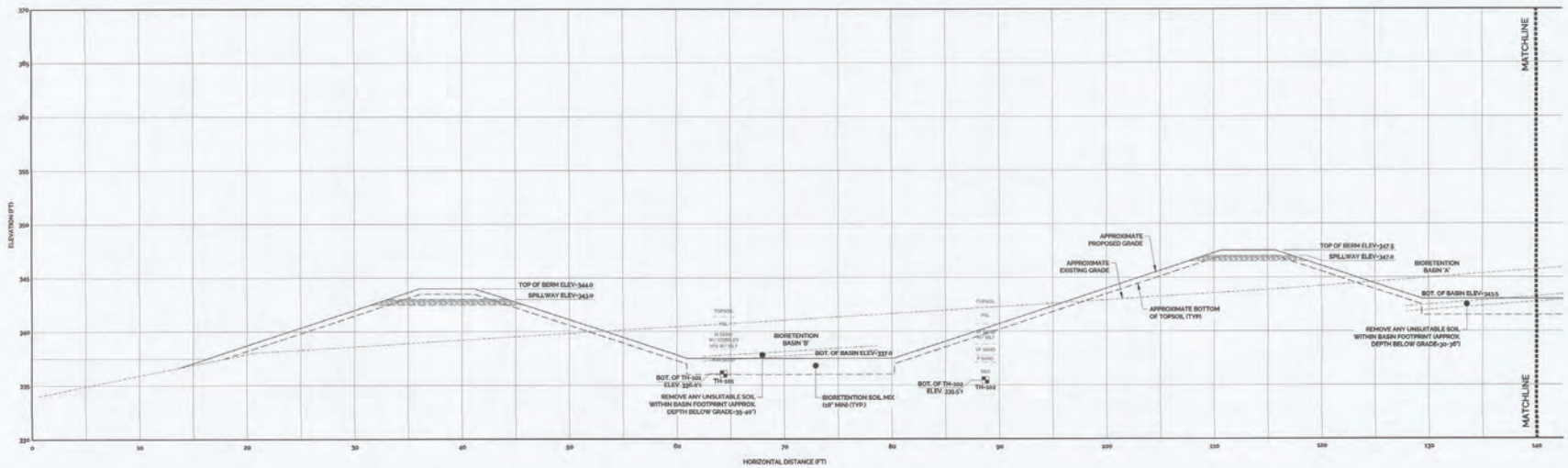
MT KINEO BUILDERS, LLC
P.O. BOX 246, WEST MYSTIC, CT 06388

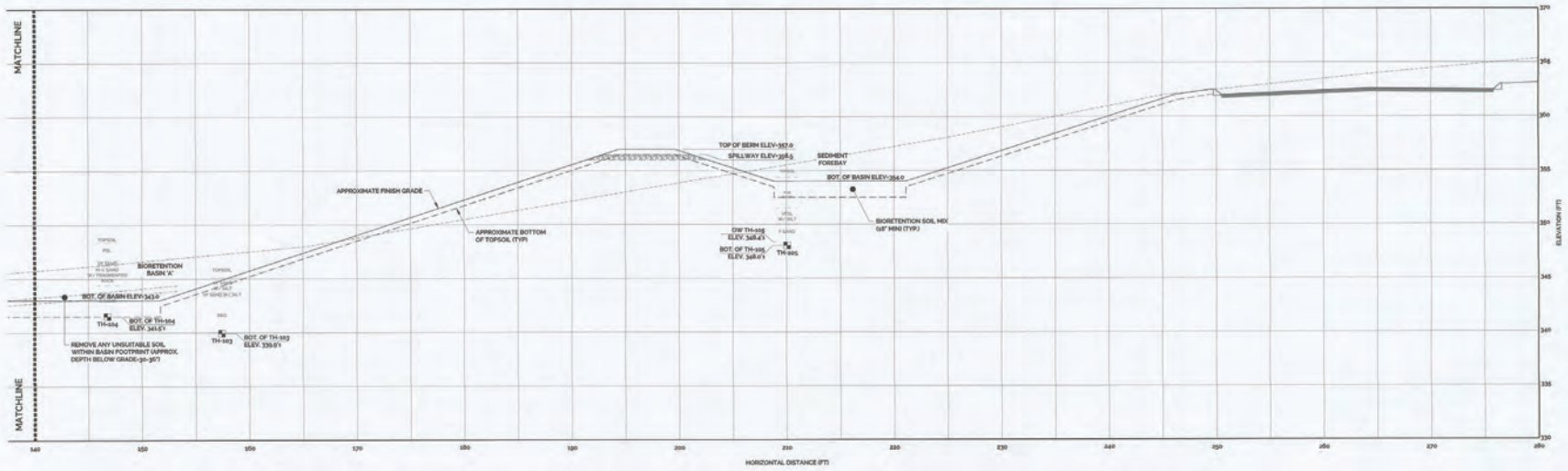
SCALE IN FEET

PROJECT NO.: 2025-0207	SCALE: 1" = 50'
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
DSW-1

SHEET NUMBER: 7 OF 18





BIORETENTION BASIN X-SECTION A-A
NOT TO SCALE

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232 Greenmanville Ave.
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860-960-8009
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REV.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2025	REG
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2025	REG
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/12/2025	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/13/2025	SMM

BASIN X-SECTION

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

PROJECT NO.: 2025-0107	SCALE: 1" = 5'
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
BX-1

SHEET NUMBER: 8 OF 18

DRAINAGE STRUCTURE AND PIPE TABLE			
STARTING STRUCTURE		DRAINAGE PIPE	ENDING STRUCTURE
STRUCTURE	ELEVATIONS		
SMH1 SANITARY MANHOLE	TF=394.82 8" INV (SE)=386.99	135 LF 8" SDR35 PVC PIPE S=0.0214 FT./FT.	SMH2
SMH2 SANITARY MANHOLE	TF=394.98 8" INV (NW)=383.70 8" INV (SE)=383.60	63 LF 8" SDR35 PVC PIPE S=0.0254 FT./FT.	SMH3
SMH3 SANITARY MANHOLE	TF=378.70 8" INV (NW)=372.60 8" INV (SE)=372.50	176 LF 8" SDR35 PVC PIPE S=0.0055 FT./FT.	SMH4
SMH4 SANITARY MANHOLE	TF=370.00 8" INV (NW)=370.20 8" INV (SE)=370.10	176 LF 8" SDR35 PVC PIPE S=0.0055 FT./FT.	SMH5
SMH5 SANITARY MANHOLE	TF=366.55 8" INV (NW)=358.40 8" INV (SE)=358.30	74 LF 8" SDR35 PVC PIPE S=0.0297 FT./FT.	SMH6
SMH6 SANITARY MANHOLE	TF=362.80 8" INV (NW)=356.10 8" INV (SE)=356.00	91 LF 8" SDR35 PVC PIPE S=0.0011 FT./FT.	SMH7
SMH7 SANITARY MANHOLE	TF=362.10 8" INV (NW)=355.10 8" INV (SE)=355.00	172 LF 8" SDR35 PVC PIPE S=0.0010 FT./FT.	SMH8
SMH8 SANITARY MANHOLE	TF=363.00 8" INV (W)=353.90 8" INV (SE)=353.80	58 LF 8" SDR35 PVC PIPE S=0.0248 FT./FT.	SMH9
SMH9 SANITARY MANHOLE	TF=364.90 NEW 8" INV (NW)=359.20 EX. 10" INV (W)=359.01 EX. 10" INV (E)=359.71	—	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 SCH 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 5' SEPARATION BETWEEN ELECTRIC AND ALL OTHER PIPES SUCH AS WATER, SANITARY SEWER AND DRAINS. A MINIMUM OF 10' 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 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 73. 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 MOTVILLE RESIDENTIAL "R-20" ZONING DISTRICT. THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
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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:

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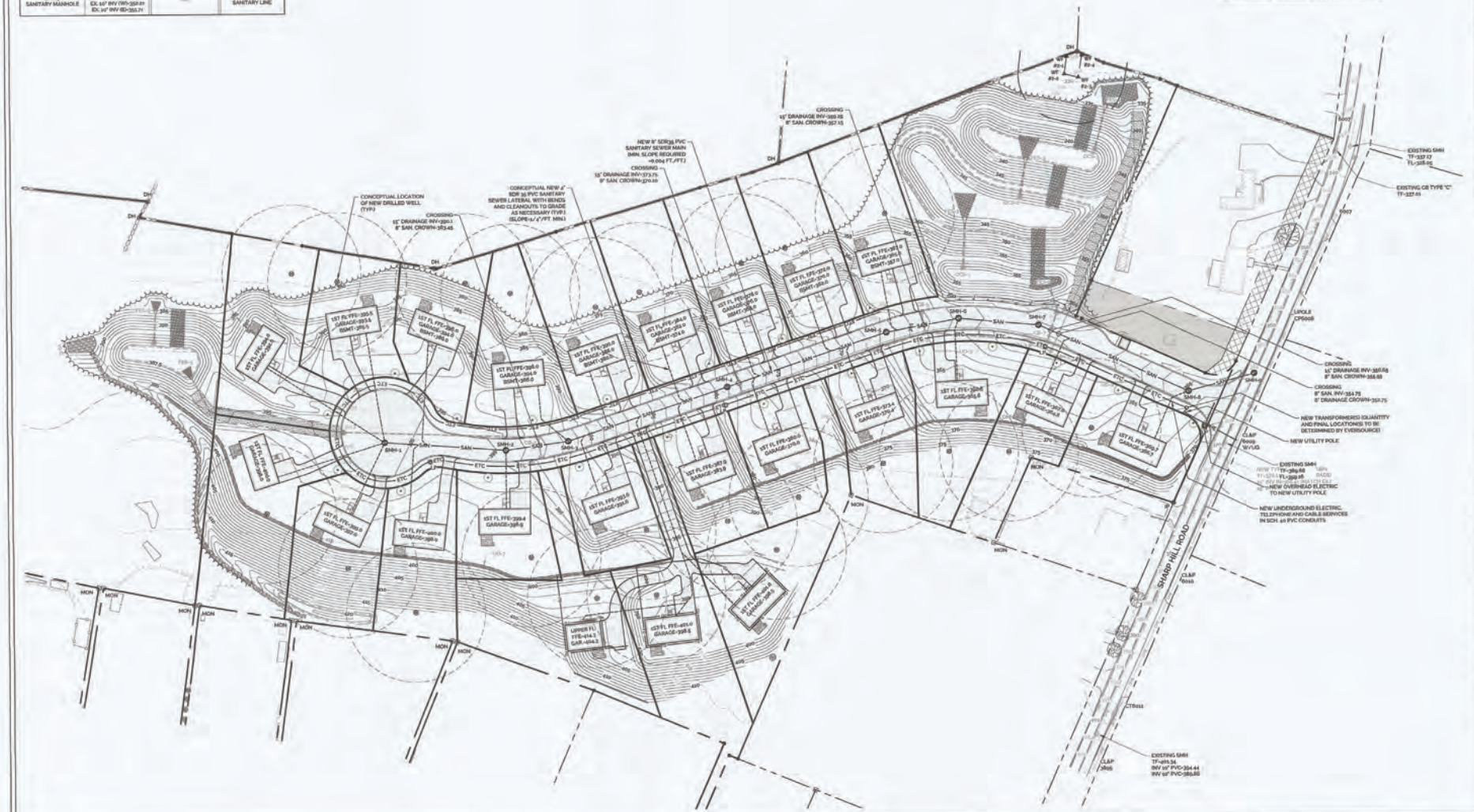
10. DELIVERIES OF MATERIALS/EQUIPMENT TO THE SITE RELATED TO THIS CONSTRUCTION PROJECT ARE LIMITED TO 7:00 A.M. TO 5:00 P.M. MONDAY TO SATURDAY.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 10.


CONCEPTUAL LOCATION OF NEW DRILLED WELL (TYP.)
CROSSING 15" DRAINAGE INV=380.1 8" SAN. CROWN=383.45
CONCEPTUAL NEW 4" SDR 35 PVC SANITARY SEWER LATERAL WITH BENDS AND CLEANOUTS TO GRADE AS NECESSARY (TYP.) (SLOPE=1/4"/FT. MIN.)
NEW 8" SDR35 PVC SANITARY SEWER MAIN (MIN. SLOPE REQUIRED =0.004 FT./FT.)
CROSSING 15" DRAINAGE INV=373.75 8" SAN. CROWN=379.10
CROSSING 15" DRAINAGE INV=389.35 8" SAN. CROWN=397.15
EXISTING SMH TF=397.17 FL=388.05
EXISTING CB TYPE "C" TF=397.61
SHARP HILL ROAD
UPOLE CP6008
CROSSING 15" DRAINAGE INV=387.69 8" SAN. CROWN=388.89
CROSSING 8" SAN. INV=384.75 6" DRAINAGE CROWN=389.75
NEW TRANSFORMER(S) (QUANTITY AND FINAL LOCATION(S) TO BE DETERMINED BY EVERSOURCE)
NEW UTILITY POLE
CLMP W/UG
EXISTING SMH TF=389.68 INV 12" RCP (N)=381.68 INV 12" RCP (S)=381.58
NEW OVERHEAD ELECTRIC TO NEW UTILITY POLE
NEW UNDERGROUND ELECTRIC, TELEPHONE AND CABLE SERVICES IN SCH. 40 PVC CONDUITS
CTB011
CLMP 2866
EXISTING SMH TF=411.34 INV 10" PVC=404.44 INV 10" PVC=385.88
SMH1-S
SMH1-1
SMH1-2
SMH1-3
SMH1-4
SMH1-5
SMH1-6
SMH1-7
SAN
ETC
MON
DH
1ST FL FFE=395.5 GARAGE=393.5 BSMT=385.5
1ST FL FFE=396.0 GARAGE=393.0 BSMT=386.0
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GENERAL NOTES:

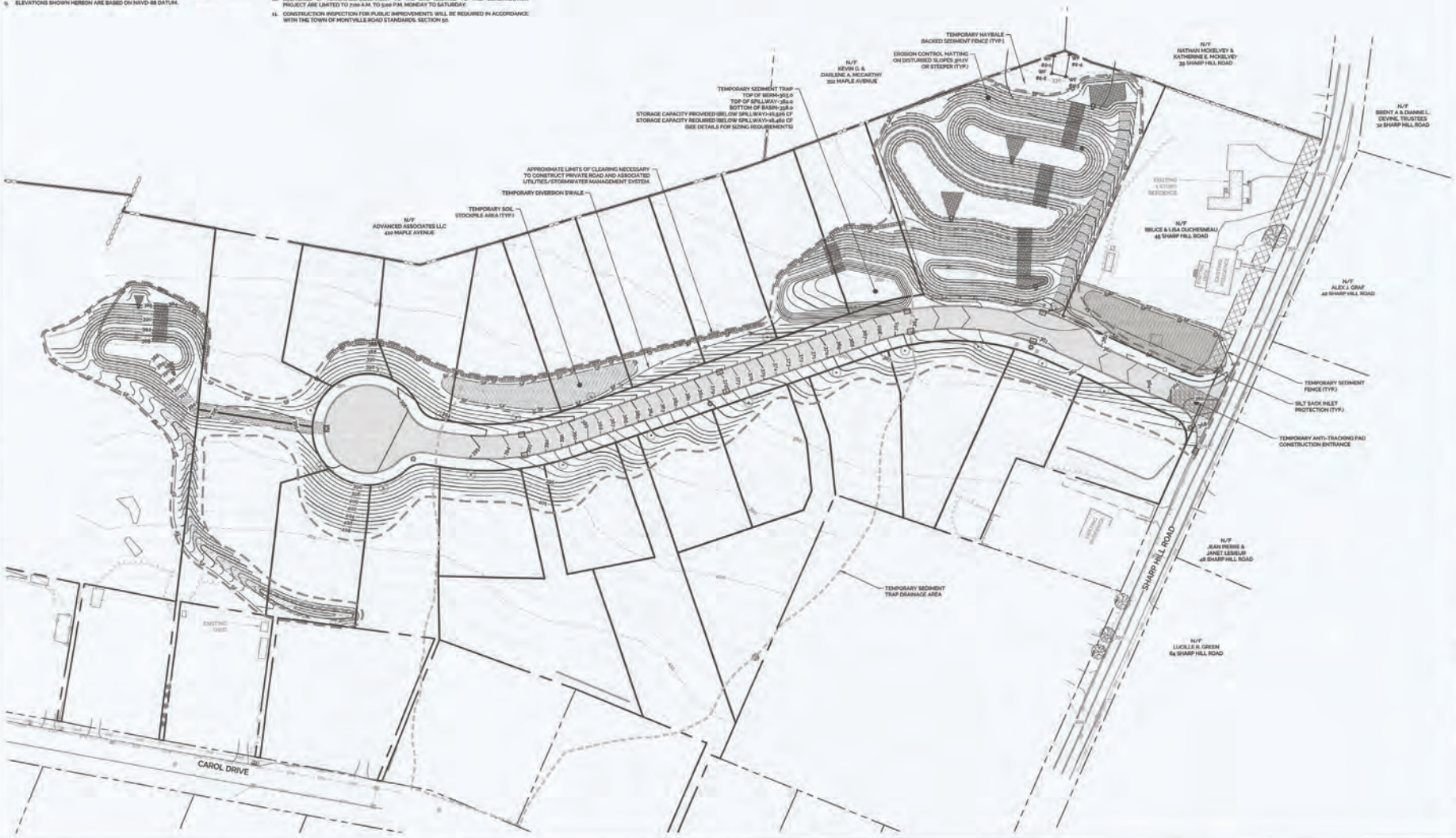
1. THE APPLICANT IS MT KINEO BUILDERS, LLC WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388. THE PROPERTY OWNER IS R&N HOLDING COMPANY WITH A MAILING ADDRESS OF P.O. BOX 246, WEST MYSTIC, CT 06388.
2. THE SUBJECT PARCEL IS IDENTIFIED AS LOT 83 ON THE TOWN OF MONTVILLE TAX ASSESSOR'S MAP 23. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 708 PAGE 1232.
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 MOTVILLE 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 ABUTTING 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 2 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 8:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 8:00 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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 10.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. REFER TO SOIL EROSION & SEDIMENT CONTROL PLAN AND NARRATIVE FOR PROPOSED SOIL EROSION & SEDIMENT CONTROL MEASURES.
2. REFER TO THE SOIL EROSION & SEDIMENT CONTROL NARRATIVE FOR ADDITIONAL INFORMATION.
3. ZONING ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROLS AS NEEDED.



H+H ENGINEERING ASSOCIATES
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Mystic, CT 06355
860-980-8008
www.hh-engineers.com

NO.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2026	RSC
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2026	RSC
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	12/12/2025	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/19/2025	SMM

SOIL EROSION & SEDIMENT CONTROL 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 50

PROJECT NO: 2025-0337	SCALE: 1" = 50'
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
SE-1

SHEET NUMBER 10 OF 18

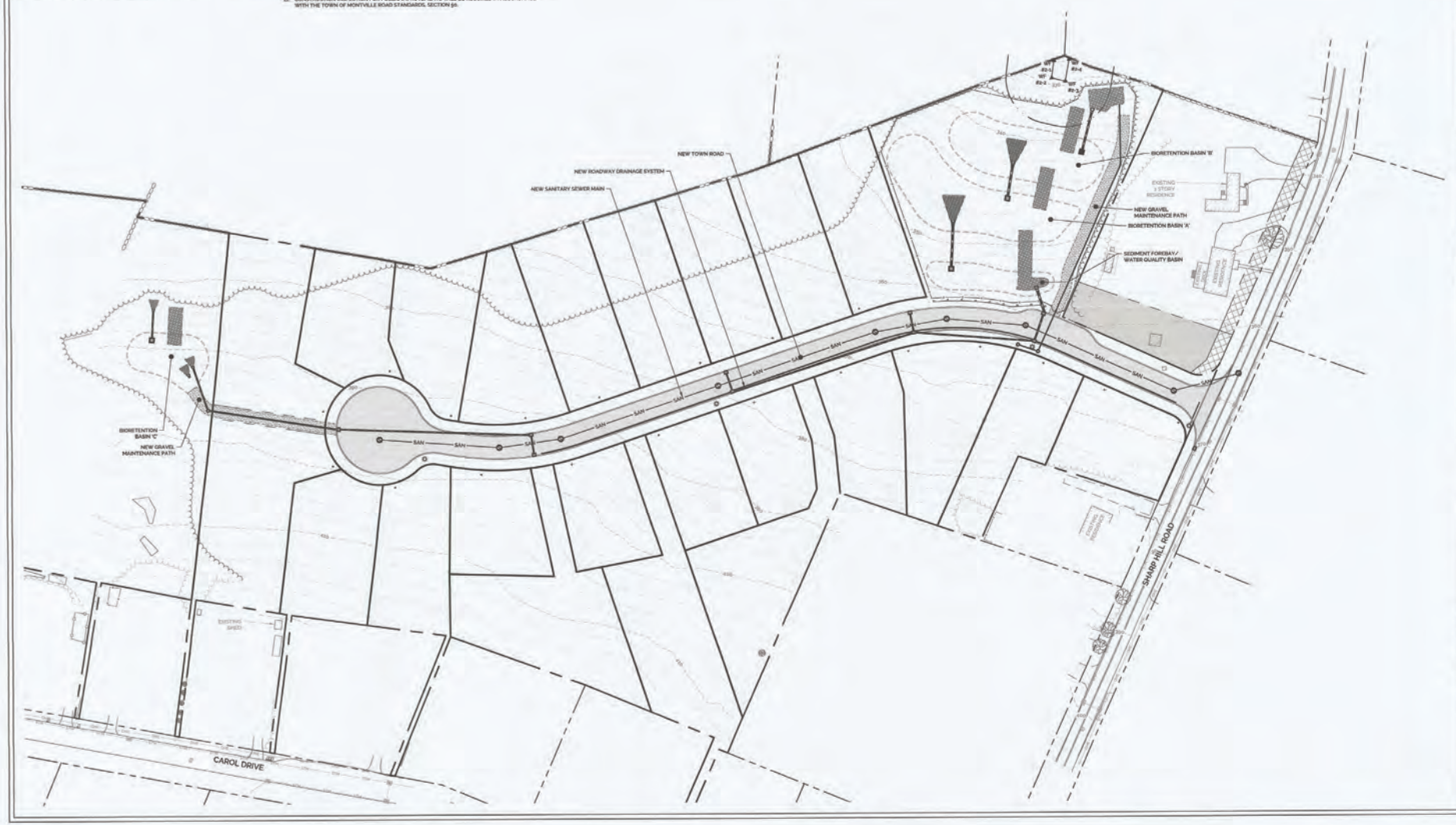
I:\projects\Montville\2025-0337 Mt Kineo Builders\Drawings\Site Plans\2025-0337 Mt Kineo Builders.dwg - 7/10/2025 8:51:38 AM - SMM - Layout: SE-1 - Xref: C:\Users\SMM\Desktop\Temp\2025-0337 Mt Kineo Builders_SMM.dwg

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 MOTVILLE 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 ABUTTING 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 APPPLICATION.
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 2004 AND WERE LOCATED BY BOUNDARIES, LLC IN JANUARY 2005.
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.
11. CONSTRUCTION INSPECTION FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED IN ACCORDANCE WITH THE TOWN OF MONTVILLE ROAD STANDARDS, SECTION 90.



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

NO.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2026	REG.
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2026	REG.
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/12/2025	SMH
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/25/2025	SMH

PUBLIC IMPROVEMENT PLAN

23-LOT RESIDENTIAL RESUBDIVISION

47 SHARP HILL ROAD, MONTVILLE, CT 06382

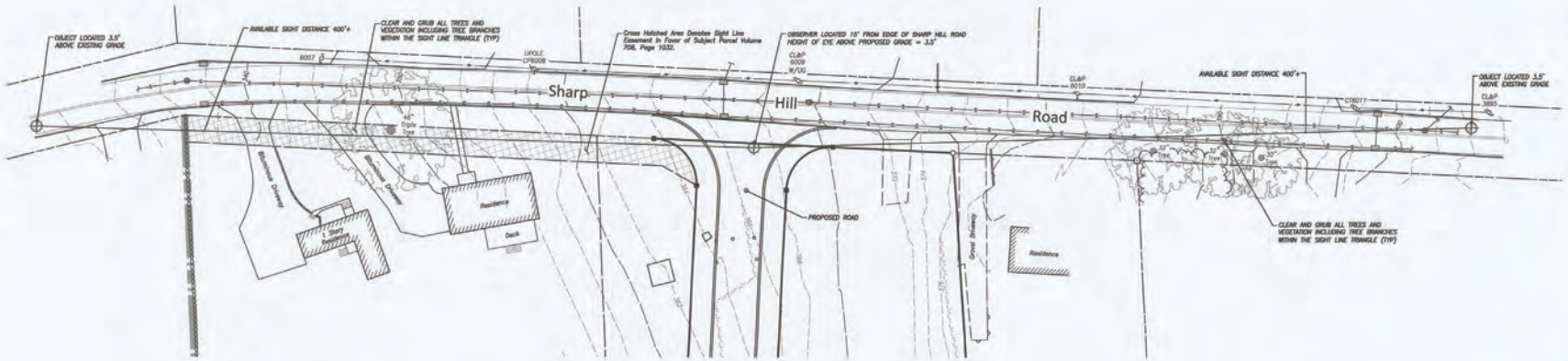
PREPARED FOR:
MT KINEO BUILDERS, LLC
P.O. BOX 246, WEST MYSTIC, CT 06388

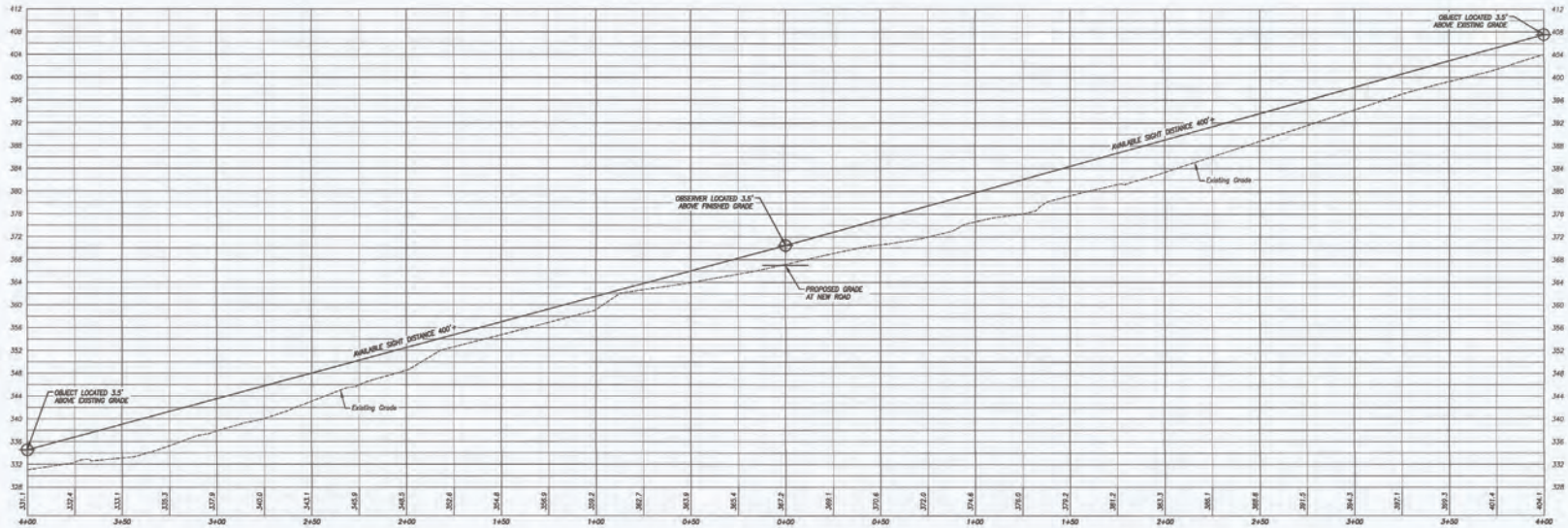
SCALE IN FEET

PROJECT NO.: 2025-0197	SCALE: 1" = 50'
DRAWN BY: SMH	DATE: 11/12/2025
CHECKED BY: SMH	DATE: 11/12/2025

DRAWING
PI-1

SHEET NUMBER: 11 OF 18





PROFILE - SIGHT LINE EAST

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 10'

PROFILE - SIGHT LINE WEST

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 10'

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

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BOUNDARIES

Boundaries LLC
379 Thirty Acre Rd.
Lebanon, CT 06249
T 860.376.3006 | www.boundariesllc.net

Improvement Location & Topographic Survey
"Sight Line Demonstration Plan"
Prepared For
Mt Kineo Builders, LLC
47 Sharp Hill Road - Montville, Connecticut

SCALE: 1" = 30'

DATE: July 2025

JOB I.D. NO.: 24-3514

Revisions

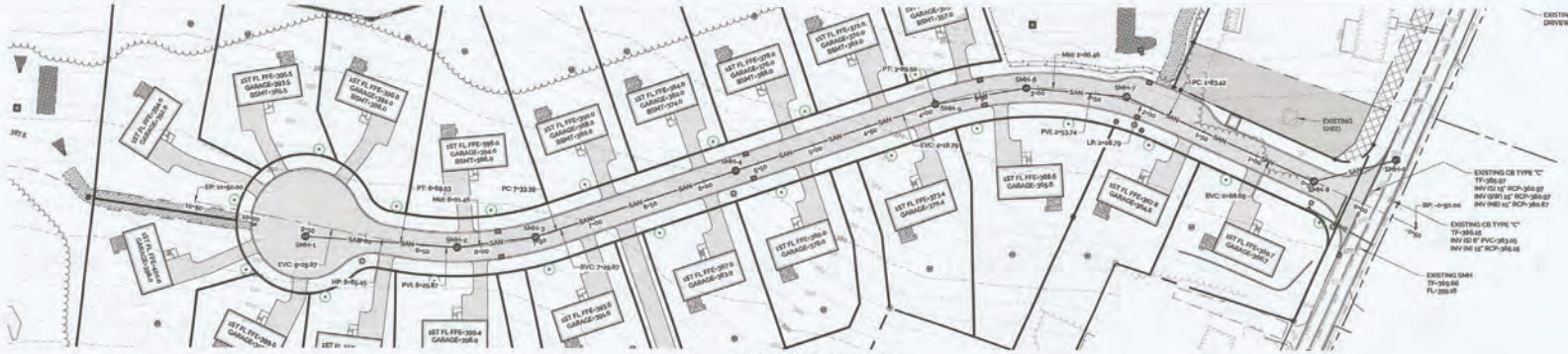
Revised November 12, 2025
Per Town Comments

SHEET NO.

12

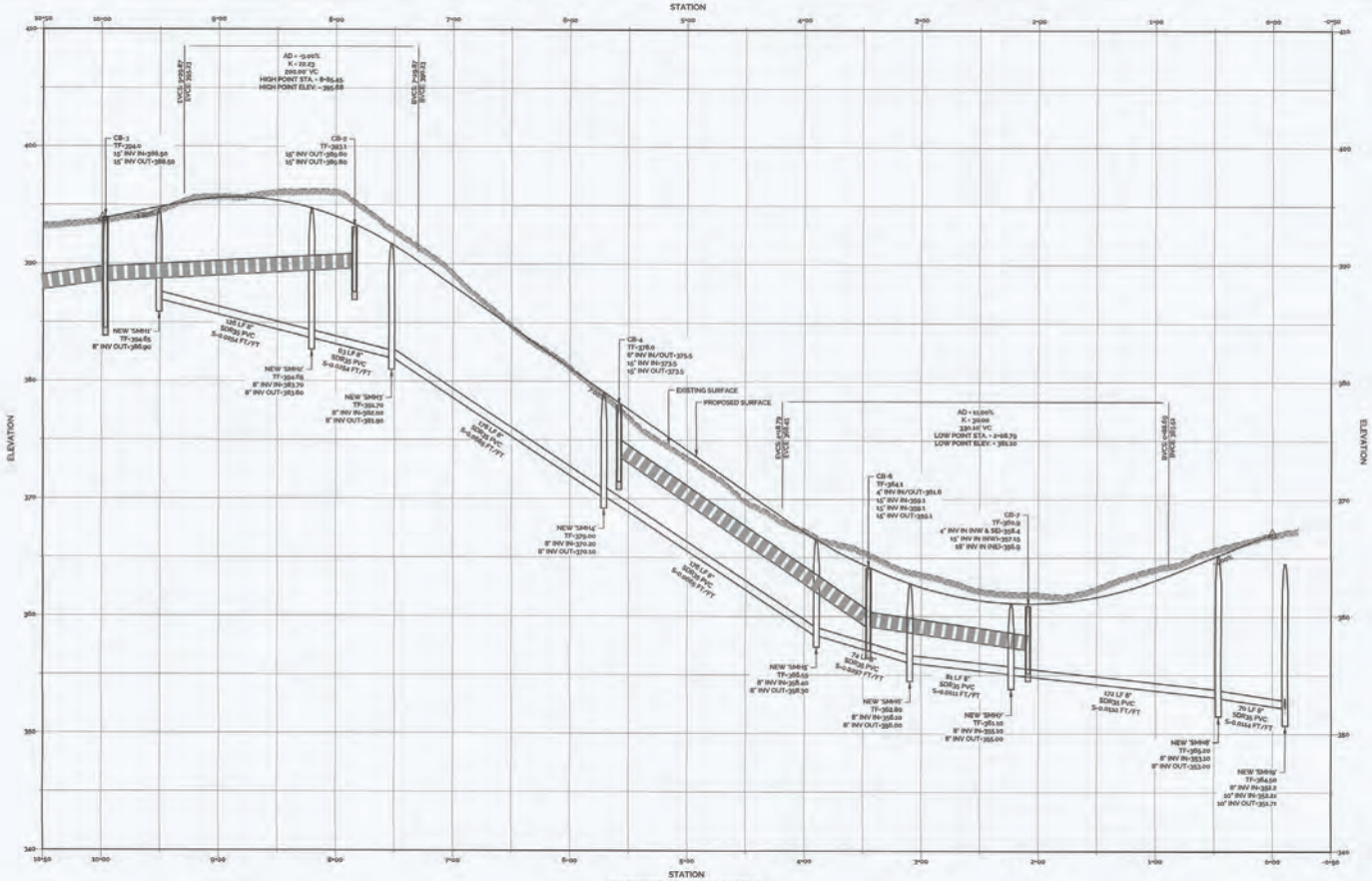
18

\\192.168.2.5\PROJECTS\CIVIL 3D PROJECTS\2024\24-3514 MT KINEO SHARP HILL\DWG\DESIGN\10 SIGHT LINE DEMONSTRATION PLAN REV A.DWG



PROPOSED ROADWAY ALIGNMENT

SCALE: 1"=50'



PROPOSED ROADWAY PROFILE

SCALE: 1"=50' (HORIZONTAL); 1"=5' (VERTICAL)

H+H ENGINEERING ASSOCIATES
232 Greenmanville Ave.
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Mystic, CT 06355
860-860-8060
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REV.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2025	REG
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	5/2/2025	REG
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/12/2025	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/15/2025	SMM

ROADWAY PLAN & PROFILE

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

PROJECT NO.	SCALE
2025-0107	AS NOTED
DRAWN BY:	DATE:
SMM	7/10/2025
CHECKED BY:	DATE:
SMM	7/10/2025

DRAWING:
RPP-1

SHEET NUMBER: 13 OF 18

SOIL EROSION & SEDIMENTATION CONTROL (SESC) PLAN:

PROJECT DESCRIPTION:

1. 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.
   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 ABUTTING PROPERTIES.
2. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN WINTER 2026. CONSTRUCTION WILL OCCUR IN TWO PHASES. PHASE ONE WILL INCLUDE THE CONSTRUCTION OF THE ROADWAY, ASSOCIATED ROADWAY DRAINAGE SYSTEM, STORMWATER MANAGEMENT IMPROVEMENTS, AND COMMON UTILITIES. PHASE ONE IS ANTICIPATED TO START WINTER 2026 AND END BY WINTER 2027 (~1 YEAR DURATION). PHASE TWO WILL INCLUDE THE CONSTRUCTION AND BUILD OUT OF EACH BUILDING LOT WITH A HOUSE WHICH WILL OCCUR AS EACH LOT IS SOLD. PHASE TWO IS ANTICIPATED START SPRING 2026 AND END SPRING 2031 (~5 YEAR DURATIONS IT SHOULD BE NOTED PHASE TWO IS NOT PART OF THE SCOPE OF THIS PROJECT AND NO LOT DEVELOPMENT IS PROPOSED AT THIS TIME (SEE NOTE #1 ABOVE); HOWEVER, THE DEVELOPER CONSTRUCTING THE ROAD WILL ALSO BE DEVELOPING THE INDIVIDUAL LOTS. THE EXACT START AND END DATES OF PHASE TWO MAY VARY DUE TO VARIOUS FACTORS SUCH AS THE HOUSING MARKET, INTEREST RATES, ETC.
3. EXISTING TOPOGRAPHY ACROSS THE SITE IS MODERATE TO STEEP WITH ELEVATIONS RANGING FROM ±180 ALONG THE WESTERN PROPERTY LINE, TO±318 AT THE WETLAND IN THE SOUTHEAST CORNER. PER NRCS SOIL MAPPING, THE UNDERLYING SOIL ACROSS MOST OF THE SITE CONSISTS OF WOODBRIDGE FINE SANDY LOAM (HYDROLOGIC SOIL GROUP 'C/D'). RUNOFF FROM THE SITE EVENTUALLY FLOWS TO ROCKLAND POND LOCATED APPROXIMATELY 0.2 MILES EAST/NORTHEAST OF THE SITE.
4. APPROXIMATELY 4.97± ACRES OF THE 19.5± ACRE PARCEL WILL BE DISTURBED BY EARTHWORK ACTIVITIES FOR THE CONSTRUCTION OF THE ROAD AND STORMWATER MANAGEMENT IMPROVEMENTS AND APPROXIMATELY 4.21± ACRES OF ADDITIONAL LAND WILL BE DISTURBED BY EARTHWORK ACTIVITIES DURING THE CONSTRUCTION OF INDIVIDUAL LOTS. THE PROJECT DEVELOPMENT WILL REQUIRE DEMOLITION, CLEARING AND EARTHWORK TO PREPARE THE SITE. EARTHWORK ACTIVITIES WILL EXPOSE SOILS TO EROSION DURING RAINFALL EVENTS.
5. THE INTENT OF THIS SESC PLAN IS TO ESTABLISH STORMWATER MANAGEMENT CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS OR ADJACENT PROPERTIES.
6. REFER TO INLAND WETLAND REPORT (UNDER SEPARATE COVER). STORMWATER MANAGEMENT REPORT (UNDER SEPARATE COVER). TEST HOLE LOGS (SHEET 18 OF 18). PERMEABILITY TEST RESULTS (SHEET 18 OF 18). AND STORMWATER MANAGEMENT IMPROVEMENTS AND DETAILS (SHEET 7 AND 18 OF 18). LOW-IMPACT DEVELOPMENT FEATURES INCLUDE MULTIPLE STORMWATER MANAGEMENT BASINS, VEGETATED SWALES, AND DISCONNECTED IMPERVIOUS AREAS.

GENERAL SESC REQUIREMENTS

1. THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL," EFFECTIVE DATE: MARCH 30, 2024, PUBLISHED BY THE COUNCIL ON SOIL AND WATER CONSERVATION IN COLLABORATION WITH CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.
2. SESC MEASURES INTENDED TO MINIMIZE SOIL EROSION AND TO CONTROL SEDIMENTATION DURING CONSTRUCTION INCLUDE:
   A. THE INSTALLATION OF SILT FENCE ALONG THE DOWNGRADIENT LIMIT OF DISTURBANCE.
   B. THE IMMEDIATE STABILIZATION OF DISTURBED AREAS THROUGH THE PLACEMENT OF TEMPORARY SEED AND MULCH OR FINAL TOPSOIL, SEED AND MULCH.
   C. CONSTRUCTION OF A TEMPORARY SEDIMENT TRAP.
   D. THE USE OF EROSION CONTROL BLANKETS TO STABILIZED CUT AND FILL SLOPES GRADED AT 3H:1V OR STEEPER. EROSION CONTROL BLANKET SHALL BE S150BN AMERICAN GREEN ROLLMAX BIONET C125BN AS MANUFACTURED BY NORTH AMERICAN GREEN. LOCATED AT 4609 S. BOONVILLE-NEW HARMONY ROAD, EVANSVILLE, INDIANA, 47725.
   E. DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
3. ALL ADJACENT PROPERTIES SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.
4. CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE BEGINS.
5. THE CONTRACTOR SHALL INSTALL SILT FENCING PRIOR TO INITIATING CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED/REPAIRED UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS.
6. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
7. ALL EXISTING VEGETATION OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES.
8. ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
9. THE CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS EXPECTED TO REMAIN UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS.
10. THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 1ST THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET. RECOMMENDED SEED MIXTURE: FUTURA 2000 BY THE CHAS C. HART CO. CONTAINING THE FOLLOWING VARIETIES OF PERENNIAL RYEGRASSES: FESTA II, BLAZER II, DASHER II AND EXPRESS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL SESC BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.
12. ALL SESC SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. ALL SESC SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION. INSPECTION REPORTS SHALL BE SENT TO THE ROCKY HILL PLANNING & ZONING DEPARTMENT.

CONSTRUCTION SEQUENCE - ROADWAY, DRAINAGE AND ASSOCIATED EARTHWORK (WINTER 2026-WINTER 2027)

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 (~1-5 DAYS).
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS (~30 DAYS).
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND SEDIMENT FENCE AS SHOWN ON THE SESC PLAN (~10 DAYS).
4. CONSTRUCT TEMPORARY SEDIMENT TRAP (~10 DAYS).
5. REMOVE ALL TREES, BRUSH AND STUMPS WITHIN LIMIT OF DISTURBANCE AS NECESSARY. THERE SHALL BE NO BURIAL OF CONSTRUCTION DEBRIS, STUMPS, BRUSH OR UNSUITABLE MATERIAL ON SITE (~15 DAYS).
6. REMOVE AND STOCKPILE ALL TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW. IF OUTSIDE THESE GROWING SEASON, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET (~20 DAYS).
7. EXCAVATE AND/OR FILL WORK SITE TO SUBGRADE LEVEL (~45 DAYS).
   A. NO ROCK CRUSHING AND/OR BLASTING IS PROPOSED. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF BLASTING AND ROCK CRUSHING ARE REQUIRED THEN APPROVAL OF THE PLANNING & ZONING COMMISSION MAY BE REQUIRED.
   B. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL. CONSTRUCT RETAINING WALLS AS REQUIRED.
   C. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
8. INSTALL STORMWATER MANAGEMENT IMPROVEMENTS AND THEN STRUCTURES STARTING FROM THE MOST DOWNGRADIENT IMPROVEMENTS. INSTALL FILTER FABRIC AND/OR HAY BALES AT CATCH BASINS IMMEDIATELY AFTER CATCH BASIN INSTALLATION (~1- 60 DAYS).
9. INSTALL SANITARY SEWER LINES & STRUCTURES, TRANSFORMERS, AND ELECTRICAL, TELEPHONE, CABLE CONDUITS (~60 DAYS).
10. PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT BASE COURSE, CURB, ETC (~30 DAYS).
11. ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, ETC., SHALL BE GRADED AND STABILIZED (~10 DAYS) AS FOLLOWS:
   A. PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS.
   B. APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
   C. APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS. ALL GRADED AREAS WITH SLOPES GRADED AT 3H:1V OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
12. INSTALL FINAL PAVEMENT COURSE (~10 DAYS).
13. FINAL GRADE AND PLACE TOPSOIL, SEED AND MULCH (~30 DAYS).
14. WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT(S) (~10 DAYS).

CONSTRUCTION SEQUENCE - INDIVIDUAL LOTS (TIMING OF CONSTRUCTION TBD)

THE CONSTRUCTION OF INDIVIDUAL BUILDINGS WILL BE COMPLETED AS LOTS ARE SOLD. DURING THE CONSTRUCTION OF EACH BUILDING, THE CONTRACTOR SHALL FOLLOW THE FOLLOWING SESC INSTALLATION PROCEDURES:

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.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
3. INSTALL SEDIMENT FENCE ON THE DOWNGRADIENT EDGE OF PROPOSED DISTURBANCE.
4. REMOVE AND STOCKPILE TOPSOIL ON SITE AND PROVIDE A SEDIMENT FENCE ON THE DOWNSLOPE SIDE. SEED STOCKPILE WITH PERENNIAL RYEGRASS AT A RATE OF 40 POUNDS PER ACRE AND MULCH WITH HAY OR STRAW. IF OUTSIDE THESE GROWING SEASON, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
5. BEGIN CONSTRUCTION OF BUILDING AND INSTALL UTILITIES. ADD EROSION CONTROL DEVICES AS NEEDED.
6. PLACE AND COMPACT BASE MATERIAL TO FINAL GRADE. INSTALL PAVEMENT BASE COURSE, CURB, SIDEWALKS, STEPS, ETC.
7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PARKING, SIDEWALKS, ETC., SHALL BE GRADED AND STABILIZED AS FOLLOWS:
   A. PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS.
   B. APPLY RECOMMENDED SEED MIXTURE AT RECOMMENDED RATE.
   C. APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS. ALL GRADED AREAS WITH SLOPES GRADED AT 3H:1V OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
8. INSTALL FINAL PAVEMENT COURSE.
9. FINAL GRADE AND PLACE TOPSOIL, SEED AND MULCH.
10. WHEN ALL GRADED AREAS ARE PERMANENTLY STABILIZED, REMOVE ALL EROSION AND SEDIMENT CONTROLS. REMOVE TRAPPED SEDIMENT(S).

SESC PLAN (CONTINUED):

TRENCH EXCAVATION AND BACKFILL

1. THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEEDED AS NECESSARY.
2. THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

1. SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:
2. PERMANENT SEED MIXTURE:

CREEPING RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDTOP	0.05
TALL FESCUE	0.45
TOTAL	0.95

3. FERTILIZER:
   10-10-10 APPLY AT 7.5 LBS PER 1,000 SQ. FT.
4. LIMESTONE:
   APPLY AT 150 LBS. PER 1,000 SQ. FT.
5. MULCHING:
   SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.
6. TEMPORARY EROSION CONTROL BLANKETS:
   USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES GRADED AT 3H:1V OR STEEPER AND/OR AS DIRECTED BY THE DESIGN ENGINEER.
7. SEEDING DATES:
   SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

MAINTENANCE OF EROSION CONTROL DEVICES:

HAYBALE BARRIERS/GEOTEXTILE SILT FENCES:

1. INSPECT HAY BALE BARRIERS/GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2" OR GREATER TO DETERMINE MAINTENANCE NEEDS.
2. REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
3. REPLACE OR REPAIR THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2024 GUIDELINES FOR TROUBLESHOOTING FAILURES.
4. MAINTAIN THE HAY BALE BARRIER/SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.
5. AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE STAKES FROM HAY BALES. PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND. UNLESS OTHERWISE REQUIRED, HAY BALES MAY BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES RE-GRADE OR REMOVE SEDIMENT. STABILIZE ANY DISTURBED SOILS.

CONSTRUCTION ENTRANCES AND ROADWAYS:

1. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.
2. PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS NECESSARY.
3. IMMEDIATELY REMOVE ALL SEDIMENTS SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY.

TEMPORARY SEDIMENT TRAP:

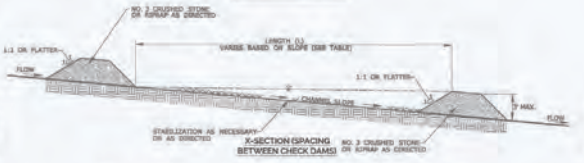
1. INSPECTIONS SHALL BE AT SAME INTERVALS AS THE HAYBALE BARRIER/SILT FENCE INSPECTION SCHEDULE.
2. OUTLET SHALL BE CHECKED FOR INTEGRITY; HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT. SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE SHOULD BE OBSERVED.
3. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF OF THE MINIMUM REQUIRED STORAGE VOLUME, DE-WATER BASIN, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSION OR SEDIMENTATION.
4. AFTER CONTRIBUTING AREA IS STABILIZED, REMOVE BASIN, AND RE-GRADE AND STABILIZE AREA.

TEMPORARY CHECK DAMS:

1. INSPECT CHECK DAMS AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2" OR GREATER TO DETERMINE MAINTENANCE NEEDS.
2. REMOVE THE SEDIMENT DEPOSITS WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE CHECK DAM.
3. REPLACE OR REPAIR THE CHECK DAM WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE CHECK DAM HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BECAUSE ONE OR MORE OF THE FOLLOWING:
   - STONE OR FIBER ROLLS HAVE MOVED
   - SOIL HAS ERODED AROUND OR UNDER THE CHECK DAM REDUCING ITS FUNCTIONAL CAPACITY
   - TRAPPED SEDIMENTS ARE OVERTOPPING THE CHECK DAM
4. WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (E.G., TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS), CHECK DAMS) ARE NEEDED TO REDUCE FAILURE RATE.
5. MAINTAIN THE CHECK DAM UNTIL THE CONTRIBUTING AREA IS STABILIZED.
6. AFTER THE CONTRIBUTING AREA IS STABILIZED, REMOVE ACCUMULATED SEDIMENT AND REMOVAL ALL STONE. STABILIZE DISTURBED AND MULCH ANY DISTURBED SOIL THAT REMAINS FROM CHECK DAM REMOVAL OPERATIONS IMMEDIATELY FOLLOWING THEIR REMOVAL.

TEMPORARY DIVERSION DITCHES/SWALES:

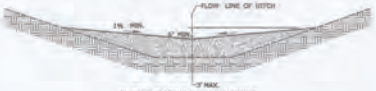
1. WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE, INSPECT ON SAME INTERVAL AS THE TEMPORARY SEDIMENT TRAP.
2. REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED WHEN THE DIVERSION HAS BEEN DAMAGED SUCH THAT IT NO LONGER MEETS THE SPECIFICATIONS IN THE 2024 GUIDELINES.
3. IF REPETITIVE FAILURES OCCUR, REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.



MAXIMUM SPACING BETWEEN CHECK DAMS FOR A 3" CHECK DAM HEIGHT

CHANNEL SLOPE	LENGTH
1% TO 2%	100'
3%	75'
4%	50'
5%	50'
6%	50'
7%	43'
8%	38'

X-SECTION SPACING BETWEEN CHECK DAMS



X-SECTION (THROUGH CHANNEL)

PLAN

TEMPORARY CHECK DAM DETAIL
NOT TO SCALE

SUMMARY OF TEMPORARY SEDIMENT TRAP SIZING CALCULATIONS	
ITEM:	TEMPORARY SEDIMENT TRAP 'A'
DRAINAGE AREA (ACRES):	4.55±
TOTAL STORAGE VOLUME REQUIRED (CF):	16,462
WET STORAGE VOLUME REQUIRED (CF):	8,231
DRY STORAGE VOLUME REQUIRED (CF):	8,231

NOTES:

1. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIPRAP WITH #2 STONE ON FACE.
2. NON-OVERFLOW PORTIONS OF ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.
3. TEMPORARY SEDIMENT TRAP SHALL BE SIZED BASED ON A MINIMUM OF 134 CUBIC YARDS OF WATER STORAGE PER ACRE DRAINED, A MINIMUM WET STORAGE VOLUME EQUAL TO HALF OF THE TOTAL STORAGE VOLUME AND A MINIMUM DRY STORAGE VOLUME EQUAL TO HALF OF THE TOTAL STORAGE VOLUME.

TYPICAL CROSS-SECTION

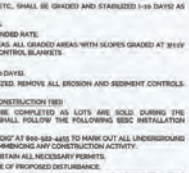
SPILLWAY DETAIL

TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

TOP WIDTH VS. HEIGHT

H = HEIGHT OF EMBANKMENT
W = MIN. TOP WIDTH OF EMBANKMENT

H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5



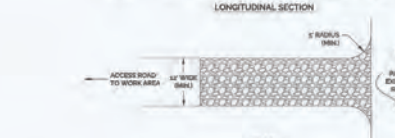
COUPLING OF ADJACENT STAKES

INSTALLATION NOTES FOR SILT FENCE/HAYBALES:

1. PLACE HAY BALES ON CONTOUR AND WITH LAST HAY BALES UPSLOPE TO THAT TOP OF LAST SEVERAL HAY BALES ARE HIGHER THAN LINE OF HAY BALES.
2. EXCAVATE TRENCH 4" MIN. AND PLACE FILL UPSLOPE OF TRENCH.
3. PLACE HAY BALE AND STAKE FIRST STAKE AT ANGLE TOWARDS FIRST BALE. STAKES ARE 48" MIN INTO GROUND.
4. WEDGE LOOSE HAY BETWEEN BALES.
5. BACKFILL & COMPACT EXCAVATED FILL ALONG UPHILL SIDE OF HAY BALE.

TYPICAL HAYBALE BACKED SEDIMENT FENCE DETAIL
NOT TO SCALE

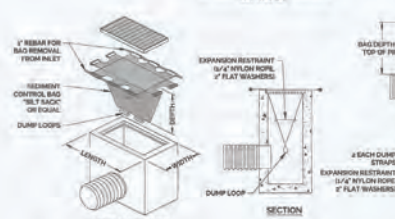
LONGITUDINAL SECTION



PLAN

NOTE: ALL ANTI-TRACKING PADS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 2024 CT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL, AS AMENDED.

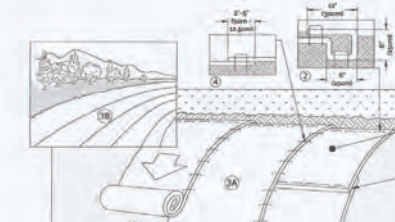
ANTI-TRACKING PAD DETAIL
NOT TO SCALE



NOTES:

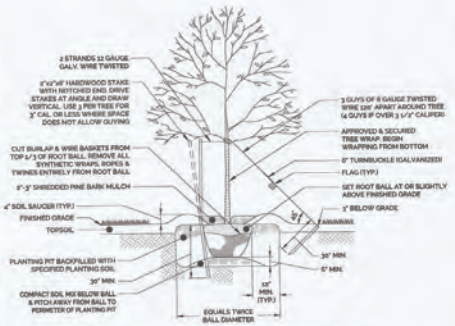
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET. FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
2. THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT²), AS PER THE MANUFACTURER'S SPECS.
3. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND CLEANED AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL. THE FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
4. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
5. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
6. THE FILTER DEVICE SHALL BE MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

CATCH BASIN FILTER (SILT SACK) DETAIL
NOT TO SCALE



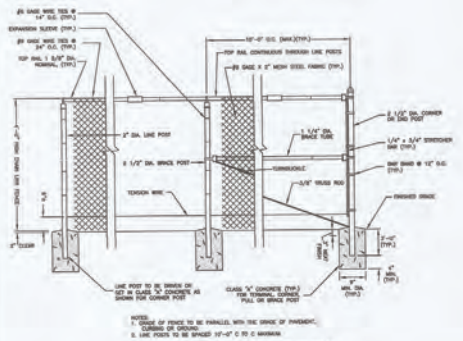
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm). PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL



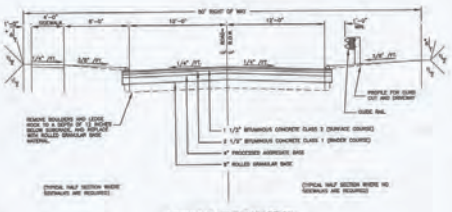
NOTES:
1. DECIDUOUS TREES 3" CALIPER OR LESS & EVERGREEN TREES 8' OR LESS TO BE STAKED.
2. WHERE PLANT PITS ARE DUG WITH AN AUGERING DEVICE, GLAZED SIDES OR HARDENED SURFACES SHALL BE SCARIFIED PRIOR TO PLANTING.
3. PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANT. IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, 1/4 TO 1/3 OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

TREE PLANTING DETAIL
NOT TO SCALE

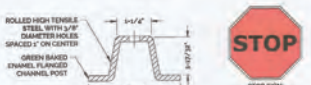


NOTES:
1. GRADE OF FENCE TO BE PARALLEL WITH THE GRADE OF PAVEMENT, CURBING OR GROUND.
2. LINE POSTS TO BE SPACED 10'-0" C TO C MAXIMUM.

CHAIN LINK FENCE (TOWN OF MONTVILLE)
NOT TO SCALE



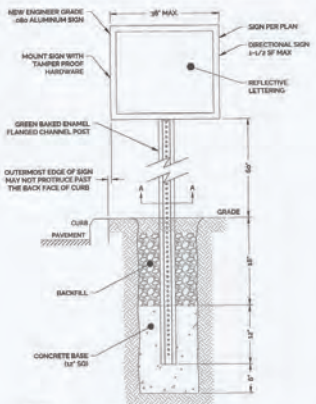
ROADWAY X-SECTION (TOWN OF MONTVILLE)
NOT TO SCALE



SECTION A-A

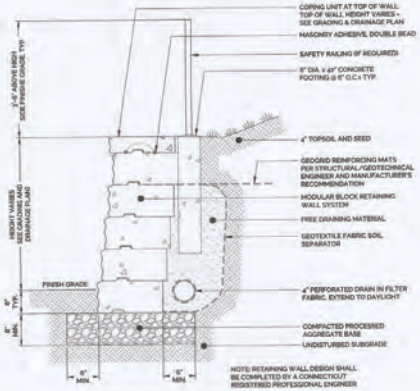
STOP SIGN: R1-1, 30-0552-30"

STOP SIGN

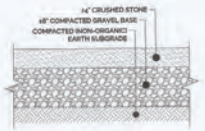


NOTES:
1. SIGN MUST BE INSTALLED PERPENDICULAR TO TRAVEL LANE.
2. SIGNS INSTALLATIONS WITHIN THE STATE OF CONNECTICUT RIGHT OF WAY SHALL INCLUDE BREAKAWAY MOUNTING.
3. ALL SIGNS WITHIN THE CITY R.O.W. ARE TO BE HIGH INTENSITY PRISMATIC, INSTALLED WITH BREAKAWAY POSTS AND IN ACCORDANCE WITH THE M.U.T.C.D.
4. SIGN MATERIALS SHALL BE IN ACCORDANCE WITH SECTION M.18 OF THE CONNDOT STANDARD SPECIFICATIONS FOR ROADWAY, BRIDGES AND INCIDENTAL CONSTRUCTION.

TRAFFIC SIGN
NOT TO SCALE

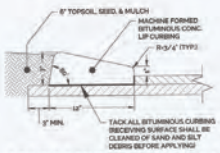


MODULAR CONCRETE BLOCK RETAINING WALL WITH FALL PROTECTION
NOT TO SCALE

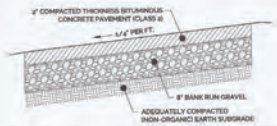


SECTION

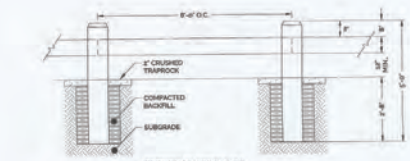
CRUSHED STONE DRIVE X-SECTION
NOT TO SCALE



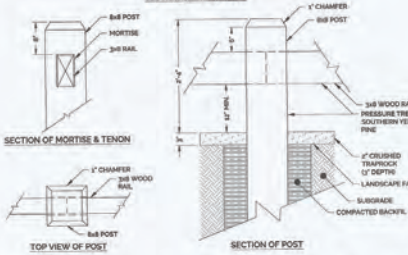
BITUMINOUS CONCRETE 'CAPE COD' STYLE MOUNTABLE CURB DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT SECTION (DRIVEWAY)
NOT TO SCALE



SECTION OF TIMBER RAIL



SECTION OF MORTISE & TENON

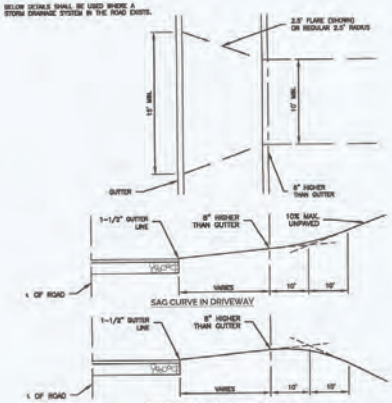
SECTION OF POST

TOP VIEW OF POST

NOTES:
1. ANY FIELD CUTTING, DRILLING, OR MACHINING OF POST AND RAILS SHALL BE RETREATED WITH 2 BRUSH COATS OF COPPER NAPTHENATE.
2. RAILS AND POST SHALL BE SOUTHERN YELLOW PINE, GRADE NO. 2 DENSE TREATED WITH C.C.A. (AWPA STANDARD P5) WITH A MINIMUM RETENTION OF 0.6 POUNDS PER CUBIC FEET (P.C.F.) TIMBER SHALL BE KILN DRIED AFTER TREATMENT (KDAT) TO ≤ 19% M.C.
3. BACKFILL IN ALL CASES SHALL BE MADE WITH MATERIAL CAPABLE OF BEING COMPACTED.
4. ALL POSTS SHALL BE ERECTED TO THE LINES AND GRADES INDICATED IN THE DRAWINGS THE TOP INSIDE EDGES OF ALL POSTS SHALL BE WITHIN 1/4 INCH OF THEIR CORRECT POSITION.
5. ALL SURFACES WHERE THE PRESERVATIVE ENVELOPE IS INTERRUPTED SHALL RECEIVE TWO BRUSH COATS OF COPPER NAPTHENATE.
6. CRUSHED TRAPROCK SHALL BE PLACED ALONG THE ENTIRE LENGTH OF THE FENCE.

TIMBER POST AND RAIL
NOT TO SCALE

NOTE:
BELOW DETAILS SHALL BE USED WHERE A STORM DRAINAGE SYSTEM IN THE ROAD EXISTS.



TOWN OF MONTVILLE RESIDENTIAL DRIVEWAY X-SECTION
NOT TO SCALE

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

REV.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	3/31/2025	REC.
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/1/2025	REC.
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/20/2023	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/15/2023	SMM

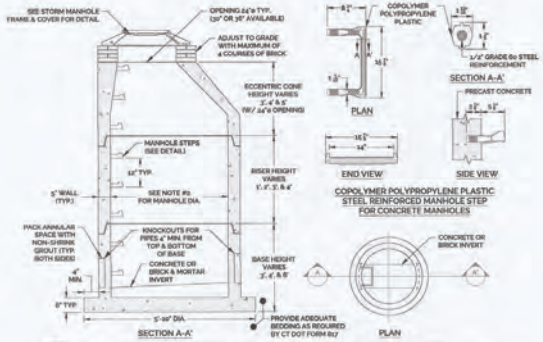
SITE DETAILS

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

PROJECT NO: 2023-0197	SCALE: AS NOTED
DRAWN BY: SMM	DATE: 7/30/2025
CHECKED BY: SMM	DATE: 7/30/2025

DRAWING
DT-1

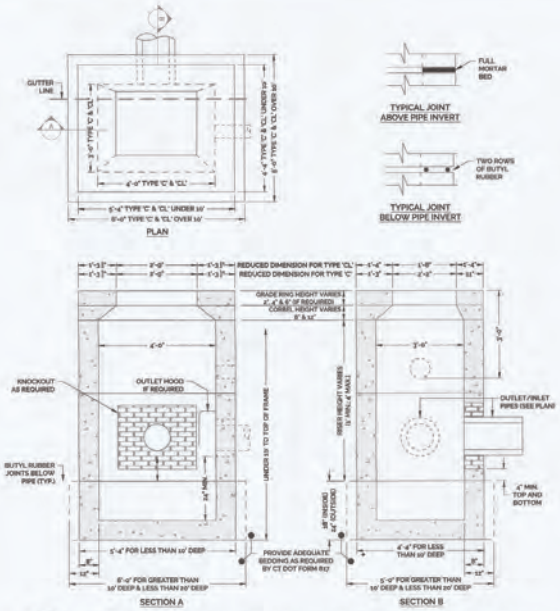
SHEET NUMBER: 15 OF 18



NOTES:
1. PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO CTDOT STANDARD SHEET M.10.01 AS AMENDED.
2. 4', 5' OR 6' PRECAST CONCRETE BASE DIAMETERS MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' AND 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS SHALL INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
3. JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPECIFICATION M-198 & MEETS FEDERAL SPECIFICATION SS-S-00210(2) AL.
4. REINFORCING STEEL, DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2". UNLESS OTHERWISE NOTED.
5. ALL PIPE OPENINGS SHALL BE CLOSED USING MATERIALS WHICH CONFORM TO STATE OF CT STANDARD SPECIFICATIONS SECTION M.08.02.
6. REINFORCING STEEL, WELDED WIRE FABRIC SHALL CONFORM TO LATEST ASTM SPECIFICATION A185.
7. CONCRETE COMPRESSIVE STRENGTH SHALL BE MINIMUM 4000 PSI AT 28 DAYS, SELF COMPACTING CONCRETE MIX.
8. MANHOLE STEPS SHALL MEET LATEST OSHA REGULATIONS, 191 CFR 1910.27, SECTION 18 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C497.
9. WHEN SPECIFIED, MANHOLES ARE TO BE COATED WITH BAY OIL, "EBONY".
10. METHOD OF MANUFACTURE SHALL BE WET CAST.
11. BASE SECTION IS MONOLITHIC.
12. MANHOLE INTERIOR DIAMETER:
    - 4'-0" FOR 8" TO 36" PIPE DIAMETERS
    - 5'-0" FOR 42" PIPE DIAMETER
    - 6'-0" FOR 48" PIPE DIAMETER

REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW-907_04 & HW-907_10. CT DOT FORM 817 AND 8MANHOLE STEPS1 THE METROPOLITAN DISTRICT SEWER STANDARD DETAILS FIG. 9-34. DATED JAN. 2017.

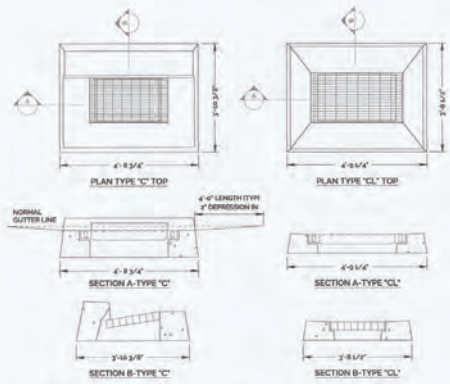
STANDARD PRECAST CONCRETE STORM MANHOLE DETAIL
NOT TO SCALE



NOTES:
1. PRECAST CONCRETE CATCH BASIN COMPONENTS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-907_04, HW-907_07 & HW-907_08. AS AMENDED.
2. THIS DETAIL IS BASED ON CTDOT PRECAST CONCRETE TYPE 'C' & 'CL' CATCH BASIN COMPONENTS. (UNDER 10' DEEP SHOWN).
3. REINFORCING STEEL, DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2". UNLESS OTHERWISE NOTED.
4. METHOD OF MANUFACTURE SHALL BE WET CAST.
5. SLUMP SECTION SHALL BE MONOLITHIC.
6. DESIGN LOAD SHALL BE AASHTO H-20.

REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW_907_04, HW-907_07 & HW-907_08. CT DOT FORM 817, AND UNITED CONCRETE PRODUCTS. AUGUST 2015

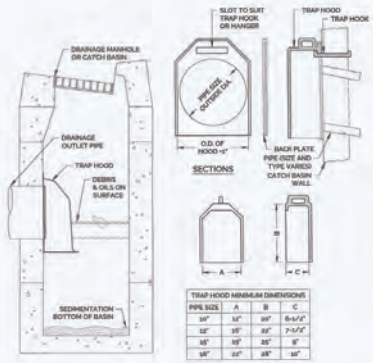
TYPE "C" AND "CL" PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



NOTES:
1. CATCH BASIN TOPS, CURBS AND GRATE COMPONENTS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CTDOT HIGHWAY STANDARD SHEETS HW-907_07 AND HW-907_08. AS AMENDED.
3. REINFORCING STEEL, DEFORMED BARS ARE NOT SHOWN AND SHALL CONFORM TO LATEST CTDOT STANDARDS & SUPPLEMENTALS AND ASTM SPECIFICATION A615, GRADE 60, MINIMUM COVER 2" UNLESS OTHERWISE NOTED.
4. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN CONFORMANCE WITH SECTION M06.03 OF CONNECTICUT STANDARD SPECIFICATIONS.
5. TYPE "C" CATCH BASIN DEPRESSED GUTTER STRIPS SHALL CONFORM TO CTDOT STANDARD SHEET HW-907_05. AS AMENDED.

REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW_907_04, HW-907_07 & HW-907_08, CT DOT FORM 817, AND UNITED CONCRETE PRODUCTS. AUGUST 2015.

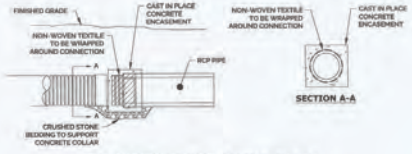
TYPE "C" AND "CL" CATCH BASIN TOP DETAILS
NOT TO SCALE



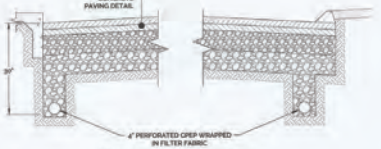
TRAP HOOD MINIMUM DIMENSIONS			
PIPE SIZE	A	B	C
10"	12"	20"	6-1/2"
12"	15"	22"	7-1/2"
15"	15"	25"	9"
18"	22"	28"	10"

NOTES:
1. TRAP HOODS SHALL BE CAST IRON FOR 10", 12", 15" AND 18 PIPE SIZES AND FABRICATED ALUMINUM FOR 21" OR GREATER.
2. ALL TRAP HOODS SHALL INCLUDE STAINLESS STEEL HOOKS OR HANGERS FOR MOUNTING TO THE CATCH BASIN WALL. BACK PLATES SHALL BE FURNISHED ONLY WHEN REQUESTED.
3. TRAP HOODS SHALL BE FROM CAMPBELL FOUNDRY, NEENAH FOUNDRY, EAST JORDAN IRON WORKS OR APPROVED EQUAL. DIMENSIONS AND MODEL NUMBERS VARY BASED ON DISCHARGE PIPE SIZE AND MANUFACTURER.
4. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

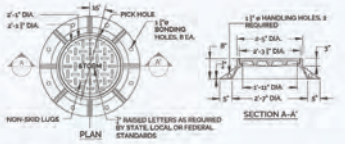
CATCH BASIN TRAP HOOD DETAIL
NOT TO SCALE



HDPE TO RCP CONNECTION (GEOTEXTILE WRAP)
NOT TO SCALE



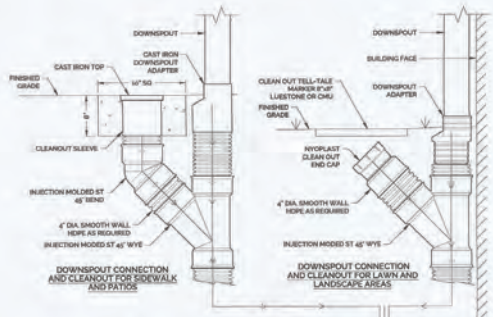
4" PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE

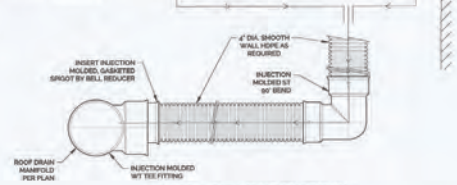


NOTES:
1. STORM MANHOLE FRAMES AND COVERS SHALL CONFORM TO CTDOT FORM 817 STANDARD SPECIFICATION FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION AND CT DOT HIGHWAY STANDARD SHEETS HW-907_10. AS AMENDED.
2. CHANNELS MAY BE SHAPED IN CONCRETE BASE OF MANHOLE PREFORMED USING BRICK OR MASONRY, UNLESS OTHERWISE DIRECTED.
3. A FRAME OF 3'-3" WITH 4" FLANGE SHALL BE USED WHEN THE TOP DIAMETER OF A PRECAST CONE IS LESS THAN 3'-6". ALL OTHER FRAME DIMENSIONS SHALL REMAIN THE SAME.
4. ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

REFERENCE: CT DOT HIGHWAY STANDARDS, SHEET HW-907_04 & HW-907_10, CT DOT FORM 817

STORM MANHOLE FRAME & COVER DETAIL
NOT TO SCALE





ROOF DRAIN DOWNSPOUT CONNECTION
NOT TO SCALE

H+H ENGINEERING ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
860-980-8068
www.hh-engineers.com

NO.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	9/30/2025	REC
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2025	REC
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	12/12/2025	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/19/2025	SMM

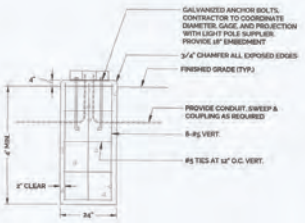
DRAINAGE DETAILS

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

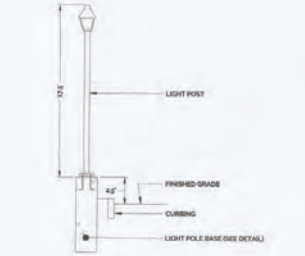
PROJECT NO. 2025-0107	SCALE: AS NOTED
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
DT-2

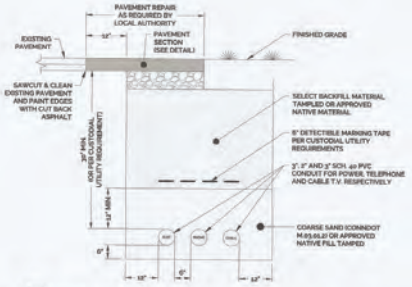
SHEET NUMBER: 16 OF 18



LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

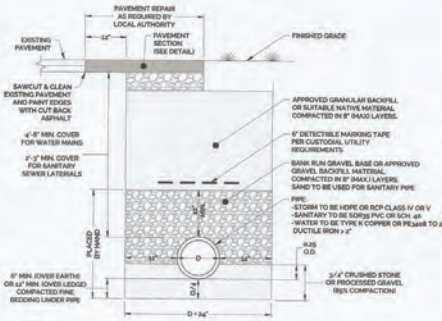


LIGHT POLE DETAIL
NOT TO SCALE



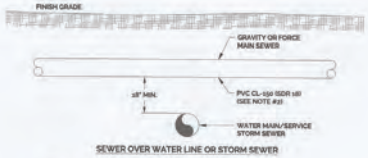
NOTES:
1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL, GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL, OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
5. CONTRACTOR RESPONSIBLE FOR EXCAVATION, BEDDING, CONDUIT & BACKFILL.

TYPICAL E/T/C UTILITY TRENCH
NOT TO SCALE

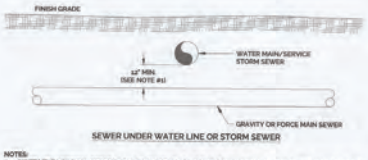


NOTES:
1. SELECT BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL, GRADATION C, FORM 817, 2019, OR PROCESSED AGGREGATE CAN BE USED IN LIEU OF BANK-RUN GRAVEL, OR APPROVED NATIVE MATERIAL.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CONNECTICUT DOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, 2019 OR AS AMENDED.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL AND UTILITY AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. ALL PROPOSED MATERIALS SHALL BE INSTALLED AS SHOWN OR MATCH EXISTING CONDITIONS AS APPROVED BY THE MUNICIPALITY.
5. USE WATERTIGHT RUBBER GASKETS ASTM C443 IN ALL PIPE JOINTS.

TYPICAL TRENCH
NOT TO SCALE



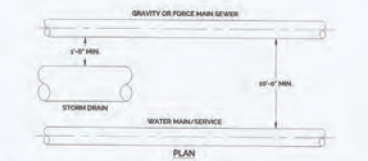
SEWER OVER WATER LINE OR STORM SEWER



SEWER UNDER WATER LINE OR STORM SEWER

NOTES:
1. WHEN THE VERTICAL SEPARATION DISTANCE IS 12"-18" THE SEWER SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. WHEN THE SEPARATION DISTANCE IS GREATER THAN 18", STANDARD SEWER PIPE MATERIAL (SDR 35) MAY BE USED.
2. THE SEWER PIPE SHALL BE PVC CL-150 (SDR 18) FOR A DISTANCE OF 10'-0" ON EITHER SIDE OF THE WATER LINE OR STORM SEWER. NO PIPE JOINTS SHALL BE LOCATED WITHIN THE 10' DISTANCE EITHER SIDE.
3. THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.

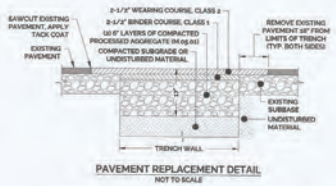
VERTICAL SEPARATION DISTANCES
NOT TO SCALE



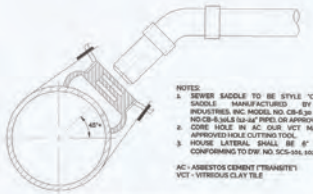
PLAN

NOTES:
1. THESE SEPARATION DISTANCES APPLY TO ANY SEWER WITHIN A TOWN RIGHT-OF-WAY OR EASEMENT.
2. HORIZONTAL RESTRICTIONS FOR STORM SEWER ONLY APPLY WHEN PIPES ARE AT THE SAME ELEVATION.

HORIZONTAL SEPARATION DISTANCES
NOT TO SCALE



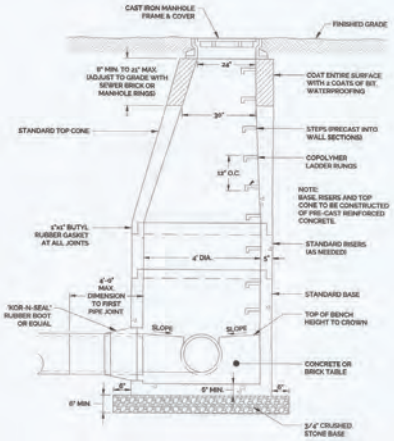
PAVEMENT REPLACEMENT DETAIL
NOT TO SCALE



NOTES:
1. SEWER SADDLE TO BE STYLE "CSI" SEWER SADDLE MANUFACTURED BY ROMAC INDUSTRIES, INC. MODEL NO. CB-6.30 (8-12" PIPE), NO CB-6.WLB (12-24" PIPE) OR APPROVED EQUAL.
2. CORE HOLE IN AC. OUR VCT MAIN USING APPROVED HOLE CUTTING TOOL.
3. HOUSE LATERAL SHALL BE 6" PVC PIPE CONFORMING TO DW. NO. SCS-551, 102 OR 103.

AC - ASBESTOS CEMENT ("TRANSITE")
VCT - VITREOUS CLAY TILE

PVC/AC/VCT SEWER PIPE FIELD CONNECTION
NOT TO SCALE



SEWER MANHOLE DETAIL
NOT TO SCALE

H+H ENGINEERING ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
800-980-8008
www.hh-engineers.com

NO.	DESCRIPTION OF REVISION	DATE	APPR.
4	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	9/30/2025	RBS
3	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	2/4/2025	RBS
2	REVISIONS IN RESPONSE TO REVIEW COMMENTS	11/12/2024	SMM
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	8/19/2024	SMM

UTILITY DETAILS

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

PROJECT NO: 2025-0197	SCALE: AS NOTED
DRAWN BY: SMM	DATE: 7/10/2025
CHECKED BY: SMM	DATE: 7/10/2025

DRAWING
DT-3

SHEET NUMBER: 17 OF 18

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TEST PIT RESULTS

DATE: MARCH 17, 2025
RECORDED BY: SEAMUS MORAN, P.E.
H+H ENGINEERING ASSOCIATES, LLC)

TEST HOLE 101	
0'-11"	TOPSOIL
11"-28"	ORANGE-BROWN FINE SANDY LOAM
28"-40"	MEDIUM SAND W/ COBBLES
40"-48"	BROWN VERY FINE SAND W/ SILT
48"-76"	TAN FINE-MEDIUM SAND
NO MOTTLING NO GROUNDWATER NO LEDGE	

TEST HOLE 102	
0'-11"	TOPSOIL
11"-28"	ORANGE-BROWN FINE SANDY LOAM
28"-53"	GRAY VERY FINE SAND W/ SILT
53"-65"	BROWN VERY FINE SAND
65"-73"	TAN FINE SAND
73"-93"	BROWN-GRAY COARSE SAND & GRAVEL
MOTTLING @ 28" (PERCHED GROUNDWATER) NO GROUNDWATER NO LEDGE	

TEST HOLE 103	
0'-18"	TOPSOIL
18"-28"	BROWN VERY FINE SAND W/ SILT
28"-35"	GRAY VERY FINE SAND W/ SILT, MOTTLED
35"-60"	ORANGE-BROWN COARSE SAND & GRAVEL
MOTTLING @ 28" (POSSIBLY PERCHED GROUNDWATER) NO GROUNDWATER NO LEDGE ROOTS TO 60"	

TEST HOLE 104	
0'-8"	TOPSOIL
8"-28"	ORANGE-BROWN FINE SANDY LOAM
28"-33"	GRAY VERY FINE SAND W/ SILT
33"-55"	ORANGE MEDIUM-COARSE SAND W/ FRAGMENTED ROCK
55"-99"	DARK GRAY/BROWN COARSE SAND
MOTTLING @ 30" (PERCHED GROUNDWATER) NO GROUNDWATER NO LEDGE ROOTS TO 81"	

TEST HOLE 105	
0'-18"	TOPSOIL
18"-50"	ORANGE-BROWN FINE-MEDIUM SAND
50"-88"	BROWN VERY FINE SANDY LOAM W/ SILT
88"-90"	BROWN FINE SAND
NO MOTTLING GROUNDWATER @ 88" NO LEDGE ROOTS TO 61"	

PERMEABILITY RESULTS

DATE: MARCH 27, 2025
COLLECTED BY: SEAMUS MORAN, P.E.
H+H ENGINEERING ASSOCIATES, LLC)
TESTED BY: CLA ENGINEERS
TESTING METHOD: FALLING HEAD PERMEABILITY TEST

TEST HOLE	SAMPLE DEPTH (INCHES)	PERMEABILITY (FT/DAY)
101	30	13.0
102	47	9.1
104	33	3.8
105	39	8.0

DEEP TEST HOLE NOTES:

TEST HOLES WERE PERFORMED ON OCTOBER 30, 2024 AND WITNESSED BY JACOB FAULISE, E.I.T. OF BOUNDARIES LLC.

TP#1
00"- 09" TOPSOIL
09"- 23" BROWN SANDY LOAM
23"- 88" GRAY COMPACT SAND & GRAVEL W/ MEDIUM TO LARGE ROCKS
LEDGE @ 74", NO GROUNDWATER, NO MOTTLING, ROOTS TO 23"

TP#2
00"- 05" TOPSOIL
05"- 14" BROWN SANDY LOAM
14"- 70" LIGHT GRAY COMPACT FINE SANDY GRAVEL W/ MEDIUM TO LARGE ROCKS
70"- 120" GRAY SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER, NO MOTTLING, ROOTS TO 14"

TP#3
00"- 05" TOPSOIL
05"- 20" BROWN SANDY LOAM
20"- 80" LIGHT GRAY COMPACT SAND & GRAVEL W/ MEDIUM TO LARGE ROCKS
80"- 98" LIGHT GRAY SAND & GRAVEL W/ MEDIUM ROCKS
NO LEDGE, NO GROUNDWATER, NO MOTTLING, ROOTS TO 29"

TP#4
00"- 10" TOPSOIL
10"- 42" BROWN SANDY LOAM
42"- 90" LIGHT GRAY FINE SANDY GRAVEL
90"- 100" GRAY SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER. POSSIBLE MOTTLING @ 60", ROOTS TO 42"

TP#5
00"- 10" TOPSOIL
10"- 34" BROWN SANDY LOAM
34"- 84" LIGHT GRAY FINE SANDY GRAVEL W/ COBBLES
84"- 96" COMPACT GRAY SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER, NO MOTTLING, ROOTS TO 34"

TP#6
00"- 09" TOPSOIL
09"- 38" BROWN SANDY LOAM
38"- 91" LIGHT GRAY SAND & GRAVEL W/ COBBLES
91"- 119" GRAY SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER, NO MOTTLING, ROOTS TO 38"

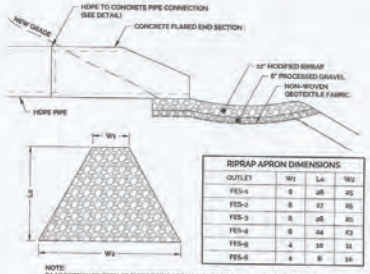
TP#7
00"- 10" TOPSOIL
10"- 35" BROWN SANDY LOAM
35"- 72" LIGHT GRAY SAND & GRAVEL W/ COBBLES
72"- 104" GRAY SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER, MOTTLING @ 35", ROOTS TO 25"

TP#8
00"- 08" TOPSOIL
08"- 22" DARK BROWN SANDY LOAM
22"- 77" GRAY COMPACT SAND & GRAVEL W/ MEDIUM ROCKS
POSSIBLE LEDGE @ 77", NO GROUNDWATER, NO MOTTLING, ROOTS TO 53"

TP#9
00"- 08" DARK TOPSOIL
08"- 30" BROWN SANDY LOAM
30"- 88" GRAY COMPACT SAND & GRAVEL W/ MEDIUM ROCKS
POSSIBLE LEDGE @ 88", NO GROUNDWATER, MOTTLING @ 30", ROOTS TO 30"

TP#10
00"- 12" TOPSOIL
12"- 31" TAN SANDY LOAM
31"- 94" TAN SANDY GRAVEL W/ COBBLES
94"- 114" TAN SAND & GRAVEL W/ COBBLES
NO LEDGE, NO GROUNDWATER, POSSIBLE MOTTLING @ 62", ROOTS TO 52"

TP#11
00"- 12" TOPSOIL
12"- 29" TAN SANDY LOAM
29"- 74" TAN SANDY GRAVEL W/ COBBLES
74"- 98" TAN COMPACT SAND & GRAVEL W/ COBBLES
POSSIBLE LEDGE @ 98", NO GROUNDWATER, NO MOTTLING, ROOTS TO 74"

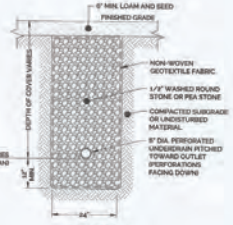


RIPRAP APRON DIMENSIONS			
OUTLET	W1	L±	W2
FES-1	0	28	25
FES-2	6	27	25
FES-3	6	28	25
FES-4	0	24	23
FES-5	4	30	31
FES-6	4	8	10

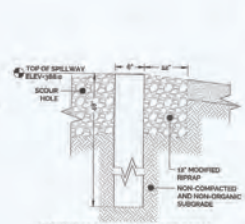
NOTE:
IN ACCORDANCE WITH CT DOT DRAINAGE MANUAL SECTION 11.13 - OUTLET PROTECTION, THE APRON STONE FOR FES-1, 2, 3, AND 4 SHALL BE STANDARD RIPRAP (DISCHARGE VELOCITIES 10-14 FT/SL AND THE APRON STONE FOR FES-5 AND 6 SHALL BE MODIFIED RIPRAP (DISCHARGE VELOCITIES 0-9 FT/SL).

RIPRAP APRON
NOT TO SCALE

RIPRAP SWALE DETAIL
NOT TO SCALE



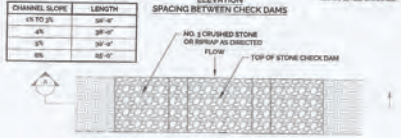
UNDERDRAIN
NOT TO SCALE



CONCRETE LEVEL SPREADER DETAIL
NOT TO SCALE

MAXIMUM SPACING BETWEEN DAMS FOR A 1.5 CHECK DAM HEIGHT	
CHANNEL SLOPE	LENGTH
<1% TO 3%	100'-0"
4%	38'-0"
5%	30'-0"
6%	25'-0"

ELEVATION
SPACING BETWEEN CHECK DAMS



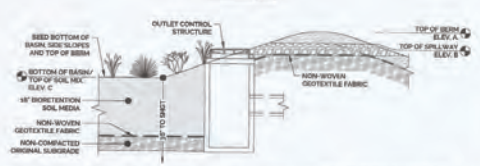
X-SECTION

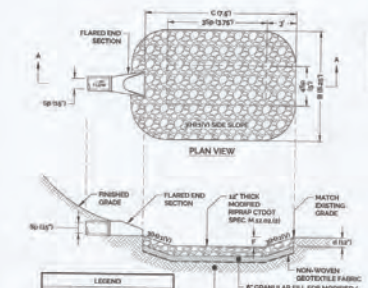
REFERENCE: CT DOT HIGHWAY JANUARY 2025 STANDARDS & GUIDE SHEETS, SHEET CTDOT_HIGHWAY_DG JAN 2025 (10-30-24)

PERMANENT CHECK DAM DETAIL
NOT TO SCALE

BASIN ELEVATIONS			
BASIN ID	TOP OF BERM ELEV. A	TOP OF SPILLWAY ELEV. B	BOT. OF BASIN ELEV. C
WATER QUALITY BASIN	357.00	356.50	354.00
BASIN 'A'	347.50	347.00	343.00
BASIN 'B'	344.00	343.00	337.50
BASIN 'C'	350.00	349.50	382.50

SPILLWAY DETAIL





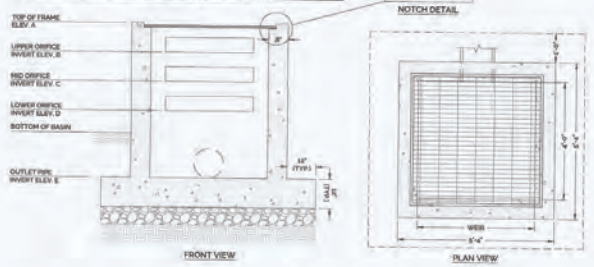
SECTION A-A

LEGEND	
Dia	INSIDE PIPE DIAMETER
F	0.5 Dia (TYPE I) Dia (TYPE II)
H	12" (MODIFIED RIPRAP) 18" (INTERMEDIATE RIPRAP) 18" (STANDARD RIPRAP)
C	3Dia + 8"
B	2Dia + 16"

NOTE:
SCOUR HOLE TO BE INSTALLED LEVEL. THE OUTLET INVERT OF THE FLARED END SECTION/ENDWALL SHALL MATCH THE EXISTING GRADE ELEVATION AT THE DOWNSTREAM END.

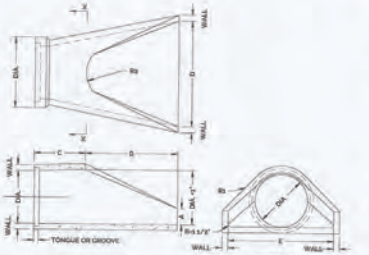
PRE-FORMED SCOUR HOLE
NOT TO SCALE

OUTLET CONTROL STRUCTURE ELEVATION SUMMARY TABLE:						
STRUCTURE ID	TOP OF FRAME ELEV. A	UPPER ORIFICE INVERT ELEV. B	MIDDLE ORIFICE INVERT ELEV. C	LOWER ORIFICE INVERT ELEV. D	OUTLET PIPE INVERT ELEV. E
OCS-1	355.25	—	—	355.75 (48"(W) x 6"(H))	345.00 (24")
OCS-2	349.50	346.45 (48"(W) x 6"(H))	—	344.35 (6" DIA. OPENING)	339.00 (24")
OCS-3	342.00	340.90 (48"(W) x 6"(H))	339.70 (48"(W) x 6"(H))	337.75 (6" DIA. OPENING)	335.00 (22")
OCS-4	391.25	390.70 (24"(W) x 6"(H))	389.00 (24"(W) x 6"(H))	388.10 (6" DIA. OPENING)	385.50 (12")



NOTCH DETAIL

BASIN OUTLET CONTROL STRUCTURE
NOT TO SCALE



DIA.	A	B	C	D	E	R1	R2
12"	4"	14"	28 7/8"	24"	3"	19 1/4"	9"
15"	6"	17"	28"	30"	3"	22 1/2"	11"
18"	6"	23"	28"	36"	3"	28 1/2"	12"
24"	9 1/2"	29 1/2"	30"	48"	3"	36 13/16"	14"
30"	12"	36"	33 3/4"	60"	3 1/2"	48 1/2"	15"
36"	15"	42"	39 3/4"	72"	4"	54 7/16"	20"
42"	17"	47"	39"	78"	4 1/2"	57 1/2"	22"
48"	19"	52"	48"	84"	5	66 1/2"	26"
54"	21"	59"	51"	96"	5 1/2"	73 1/8"	34"
60"	25"	60"	54"	96"	6"	76 11/16"	34"

REINFORCED CONCRETE PIPE CONFORMS TO ASTM C-76, ASTM-C-443, ASHTO M-170, AND AASHTO 75-198.

NOTES:
1. ALL PRECAST CONCRETE PRODUCTS MUST HAVE THE CASTING DATE CLEARLY LABELED AND SHALL NOT BE DELIVERED WITHIN 7 DAYS OF THE CASTING DATE.
2. JOINT SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PLE INSTALLED.
3. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.

REINFORCED CONCRETE FLARED END SECTION
NOT TO SCALE

BIORETENTION BASIN CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING TOPSOIL, SURFACE LEAF LITTER, ETC. FROM BIORETENTION BASIN AREA AND STOCKPILE FOR REUSE.
2. AVOID COMPACTION OF NATURAL SOILS WITHIN BOTTOM AREA OF BIORETENTION BASIN BY CONSTRUCTION EQUIPMENT. THE AREA OF THE BIORETENTION BASIN SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.
3. SCARIFY NATURAL SOILS WITHIN THE BOTTOM OF BASIN PRIOR TO PLACING SOIL MEDIA.
4. MIX BIORETENTION SOIL MEDIA. SOIL MEDIA SHALL CONSIST OF THE FOLLOWING:
   A. 60-85% ASTM C-33 SAND
   B. 15-25% TOPSOIL. TOPSOIL SHOULD CONTAIN 5-20% ORGANIC MATERIAL, HAVE LESS THAN 5% CLAY, BE A SANDY LOAM, LOAMY SAND OR LOAM, AND HAVE A pH RANGE OF 5.5-7.0.
   C. 3-6% ORGANIC MATTER. ORGANIC MATTER SHALL CONSIST OF PARTIALLY DECOMPOSED PEAT MOSS (SAN) PASSING THE 1/2" SIEVE OR WOOD DERIVATIVES (SHREDDED WOOD, WOOD CHIPS, GROUND BARK).
5. SOIL MEDIA PROVIDE FOR A MINIMUM INFILTRATION RATE OF 1.0 INCHES/HOUR. CONTRACTOR SHALL HAVE THE SOIL MEDIA TESTED PRIOR TO PLACEMENT. THE DESIGN ENGINEER SHALL REVIEW AND CERTIFY THAT THE SOIL MEDIA MEETS THE SOIL MEDIA SPECIFICATIONS.
6. PLACE SOIL MEDIA IN THE BASIN IN 6"-12" LIFTS USING LIGHT EQUIPMENT. ALLOW SOIL TO SETTLE NATURALLY THROUGH RAIN EVENTS OR PRESOAK AFTER PLACEMENT.
7. SIDE SLOPES AND ALL AREAS DISTURBED OUTSIDE THE BASIN SHALL BE FINE GRADED WITH 6" TOPSOIL, RAKED, SEEDED AND MULCHED.
8. SEED BOTTOM OF BASIN WITH NEW ENGLAND WETLAND PLANTS, INC. ROADSIDE SEED MIX AT 1 LB/1,000 S.F., OR EQUIVALENT. SEED SIDES AND BOTTOM WITH NEW ENGLAND WETLAND PLANTS, INC. EROSION CONTROL/RESTORATION MIX FOR DRY SITES. SEED MIX AT 1 LB/1,000 S.F. OR EQUIVALENT. SEEDING SHALL BE QUICKLY ESTABLISHED AND MAINTAINED TO PREVENT ANY SILT ACCUMULATION ALONG THE BOTTOM OF THE BASIN. MINIMUM VEGETATIVE COVERAGE OF 90% SHALL BE TARGETED AND MAINTAINED.
9. BIORETENTION BASIN SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
10. DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREA OF THE BASIN. THE CONTRACTOR SHALL ENSURE THAT THE AREAS DRAINING TO THE BIORETENTION BASIN ARE STABILIZED IN A TIMELY MANNER AND MAINTAINED OVER THE ENTIRE AREA DRAINING TO THE BASIN.
11. DESIGN ENGINEER SHALL INSPECT THE INSTALLATION OF THE BIORETENTION BASIN DURING THE FOLLOWING STAGES OF CONSTRUCTION:
   A. AFTER EXCAVATION OF THE BASIN AND SCARIFICATION OF BOTTOM AND SIDEWALLS OF EXCAVATION.
   B. AFTER PLACEMENT OF BIORETENTION SOIL MEDIA.
12. A LICENSED LAND SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE BIORETENTION BASINS. DESIGN ENGINEER SHALL PROVIDE INSPECTION SERVICES AND PROVIDE A LETTER OF COMPLIANCE TO THE TOWN OF MONTVILLE THAT CONSTRUCTION OF THE STORMWATER MANAGEMENT IMPROVEMENTS ARE IN COMPLIANCE WITH THE DESIGN SPECIFICATIONS ON THE DESIGN PLANS.

BIORETENTION BASIN MAINTENANCE PLAN:

1. IN THE FIRST 6 MONTHS FOLLOWING CONSTRUCTION, THE BIORETENTION BASIN SHALL BE INSPECTED AFTER STORM EVENTS OF 1" OR GREATER FOLLOWING THE FIRST 6 MONTHS, THE BASIN SHALL BE INSPECTED EVERY 6 MONTHS (SPRING AND FALL) AND/OR AFTER STORM EVENTS OF 2" OR GREATER. INSPECTIONS SHALL INCLUDE THE FOLLOWING:
   A. INSPECT SOIL MEDIA FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING.
   B. CHECK FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.
   C. CHECK FOR BLOCKAGES, STRUCTURAL INTEGRITY, AND EVIDENCE OF EROSION AT INLETS/OUTLETS.
2. REGULAR MAINTENANCE INCLUDES THE FOLLOWING:
   A. REMOVE SEDIMENT, TRASH AND DEBRIS.
   B. REMOVE ACCUMULATED SEDIMENT FROM THE BASIN WHEN THE SEDIMENT ACCUMULATION EXCEEDS 6", OR WHEN DRAWDOWN TIME EXCEEDS 48 HOURS AFTER THE END OF A STORM EVENT. REPLACE WITH FRESH BIORETENTION SOIL MEDIA THAT CONFORMS TO THE SPECIFICATIONS IN THIS SECTION.
   C. MAINTAIN VEGETATED FILTER STRIPS OR GRASSED SIDE SLOPES OF BIORETENTION SYSTEM.
   D. MOW THE BASIN IN THE FALL AFTER THE FIRST KILLING FROST TO REMOVE SAPLINGS AND WOODY BRUSH AND SUBSEQUENT PERIODIC MOWING FOR MAINTENANCE. MOWING SHOULD NOT BE PERFORMED WHEN THE GROUND IS SOFT TO AVOID THE CREATION OF RUTS AND COMPACTION, WHICH CAN REDUCE INFILTRATION.
   E. PERIODICALLY REMOVE GRASS CLIPPINGS TO PREVENT CLOGGING OF THE SURFACE OF THE BIORETENTION SYSTEM.
   F. REMOVE ANY INVASIVE SPECIES (INCLUDING ROOTS) THAT HAVE BECOME ESTABLISHED WITHIN THE BASIN AND EMBANKMENTS.
3. BIORETENTION BASIN REQUIRES OTHER SEASONAL LANDSCAPE MAINTENANCE, INCLUDING:
   A. WATERING PLANTS AS NECESSARY DURING FIRST GROWING SEASON.
   B. WATERING AS NECESSARY DURING DRY PERIODS.
   C. REPLACING DEAD OR DYING PLANTS, OR PRUNING PLANTS, AS NECESSARY.
   D. INSPECTION OF SOIL AND REPAIRING ERODED AREAS.

BIORETENTION BASIN X-SECTION
NOT TO SCALE

H+H ENGINEERING ASSOCIATES
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860-980-8008
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NO.	DESCRIPTION OF REVISION	DATE	BY
1	REVISIONS IN RESPONSE TO REVIEW COMMENTS	5/12/2025	SMM
2	REVISIONS TO ADDRESS CONDITIONS OF APPROVAL	7/4/2025	SMM
3	MINOR REVISIONS PER TOWN ENGINEER'S COMMENTS	7/30/2025	REG
4			

STORMWATER MANAGEMENT DETAILS

23-LOT RESIDENTIAL RESUBDIVISION
47 SHARP HILL ROAD, MONTVILLE, CT 06382

PREPARED FOR:
MT KINEO BUILDERS, LLC
P.O. BOX 246, WEST MYSTIC, CT 06388

PROJECT NO.	SCALE:
2025-0937	AS NOTED
DRAWN BY: SMM	DATE: 7/30/2025
CHECKED BY: SMM	DATE: 7/30/2025

DRAWING
DT-4

SHEET NUMBER: 18 OF 18