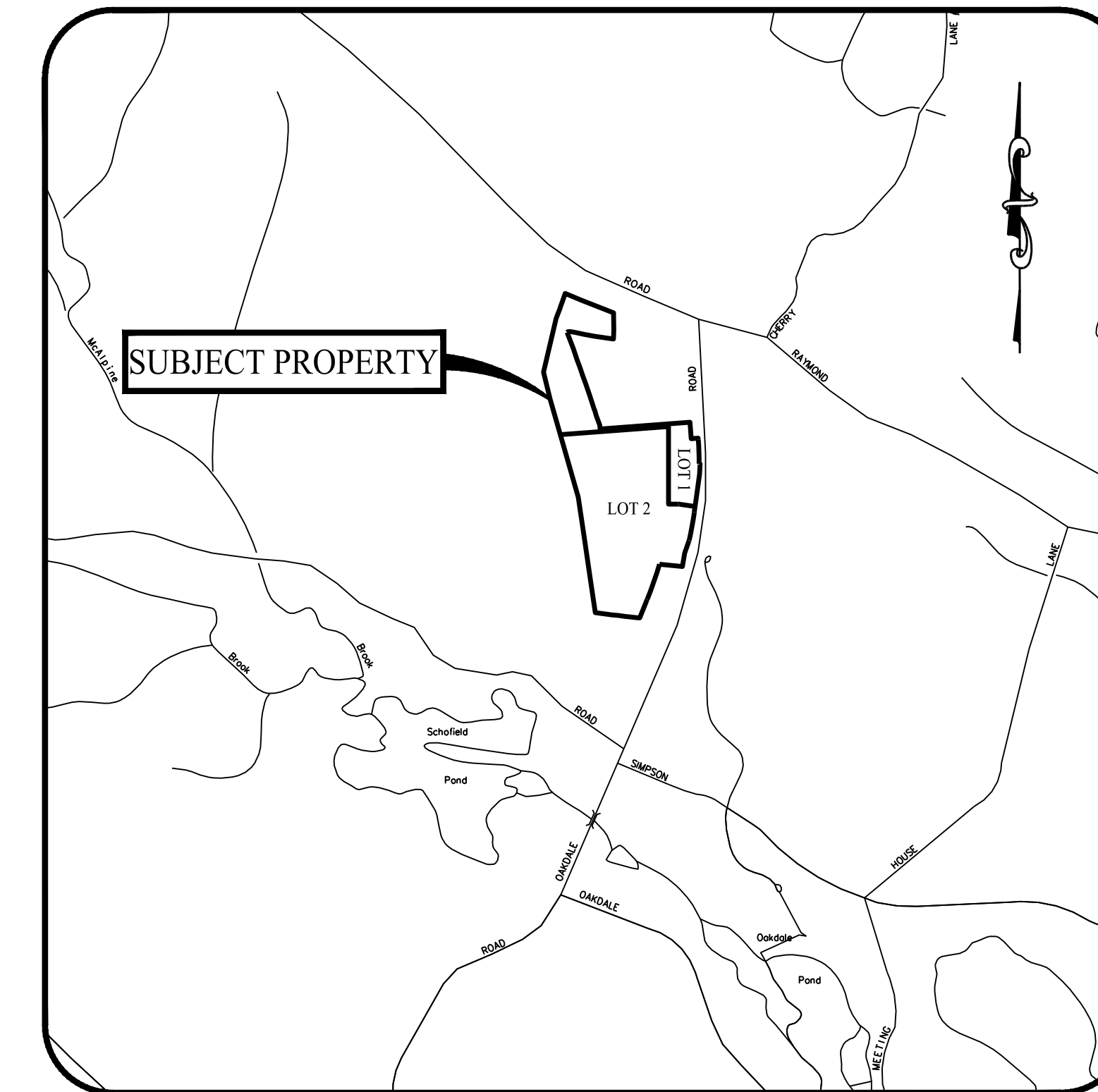


USGS MAP

SCALE: 1" = 1,000'

# PROPOSED 2-LOT SUBDIVISION OF 958 ROUTE 163

MONTVILLE, CONNECTICUT



LOCATION MAP

SCALE: 1" = 1,000'

PREPARED FOR:

## THE NEVAR COMPANY

677 S. MAIN STREET  
CHESHIRE, CONNECTICUT

PREPARED BY:



501 MAIN STREET, MONROE, CONNECTICUT 06468  
11 VANDERBILT AVENUE, NORWOOD, MASSACHUSETTS 02062

**OWNER/APPLICANT**

DEAN FISKE  
THE NEVAR COMPANY  
677 S. MAIN STREET  
CHESHIRE, CONNECTICUT 06410  
(203) 410-7827

**PROPERTY INFORMATION**

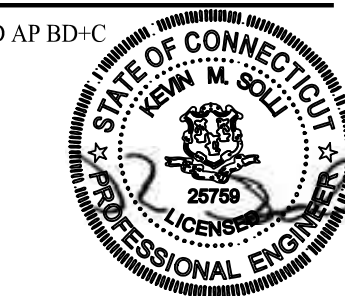
ADDRESS: 958 CT ROUTE 163  
MAP-BLOCK-LOT: 046-008-000  
ZONE: R120  
AREA: +29.65 AC  
BOOK/PAGE: 0674/0282

**SOIL SCIENTIST**

JIM MCMANUS  
JMM WELAND CONSULTING SERVICES  
23 HORSESHOE RIDGE ROAD  
NEWTOWN, CONNECTICUT 06482  
(203) 364-0345

**ENGINEER OF RECORD**

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C  
LICENSE NO. 25759  
SOLLI ENGINEERING, LLC  
501 MAIN STREET  
MONROE, CONNECTICUT 06468  
(203) 880-5455



**LANDSCAPE ARCHITECT**

MARY BLACKBURN, P.L.A.,  
LICENSE CT NO. 1499  
SOLLI ENGINEERING, LLC  
501 MAIN STREET  
MONROE, CONNECTICUT 06468  
(203) 880-5455

**SURVEYOR OF RECORD**

PATRICK J CORLESS, JR. LICENSE NO. 70015  
BL COMPANIES  
355 RESEARCH PARKWAY  
MERIDEN, CONNECTICUT 06450  
(203) 630-1406

**DRAWING LIST**

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	07/17/23	N/A
1 OF 2	PROPERTY & TOPOGRAPHIC SURVEY	03/20/23	N/A
2 OF 2	PROPERTY & TOPOGRAPHIC SURVEY	03/20/23	N/A
1.11	SUBDIVISION PLAN (SHEET 1 OF 2)	07/17/23	N/A
1.12	SUBDIVISION PLAN (SHEET 2 OF 2)	07/17/23	N/A
1.40	100' RADIUS MAP	07/17/23	N/A
2.11	POTENTIAL DEVELOPMENT PLAN	07/17/23	N/A
2.31	SOIL EROSION & SEDIMENT CONTROL, NOTES & DETAILS	07/17/23	N/A
3.01	CONSTRUCTION DETAILS	07/17/23	N/A
3.02	CONSTRUCTION DETAILS	07/17/23	N/A

Rev. #: Date Description

Project:  
**PROPOSED 2-LOT  
SUBDIVISION OF  
958 ROUTE 163  
MONTVILLE, CONNECTICUT**

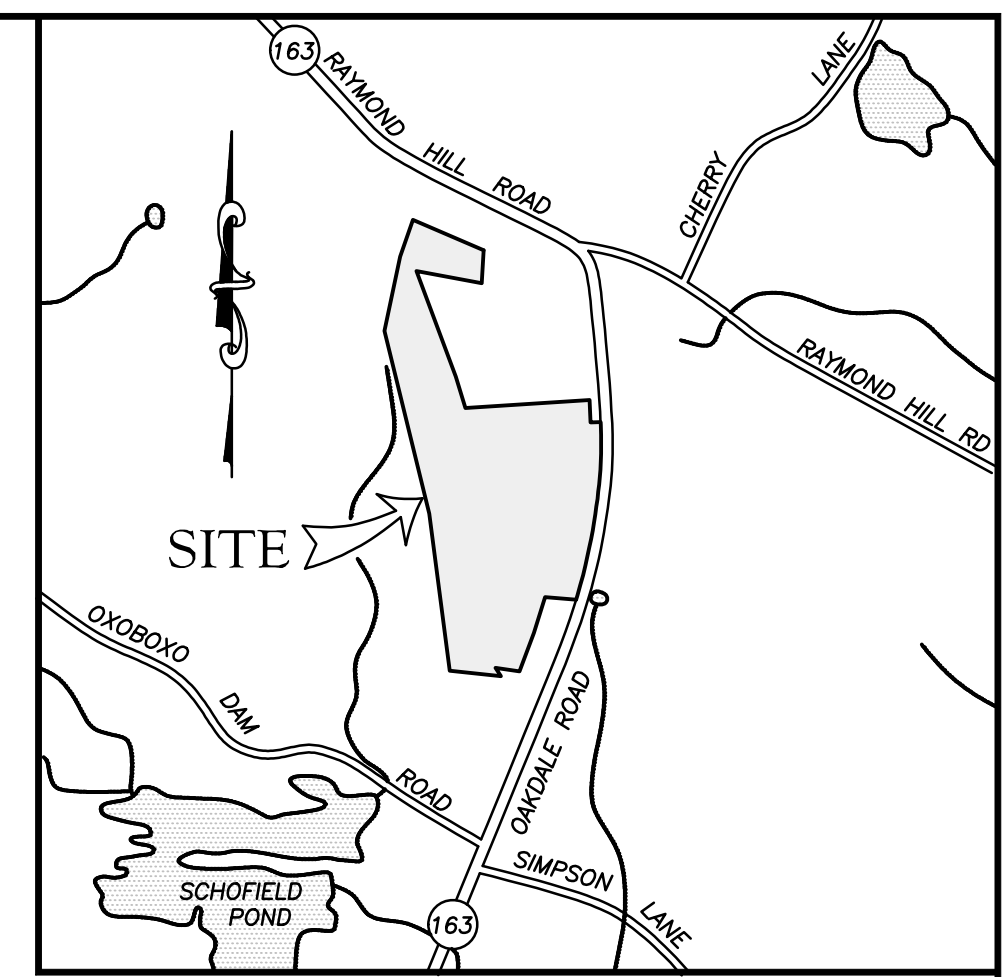
Sheet Title:

**COVER  
SHEET**

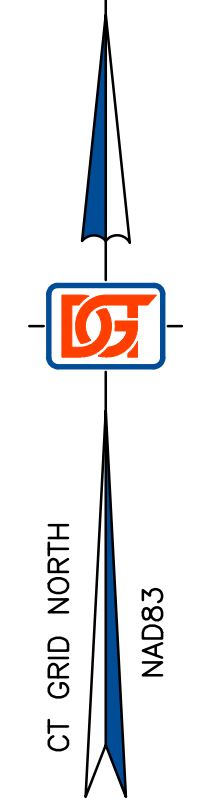
Sheet #:

**0.00**

CALL BEFORE YOU DIG!  
DIAL 811

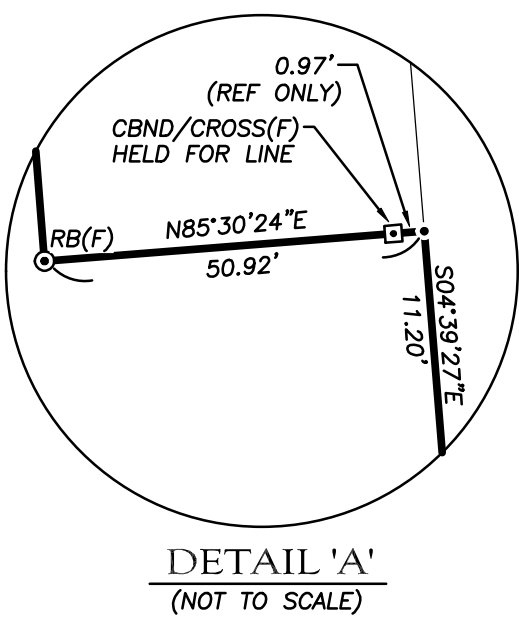


LOCATION MAP  
SCALE: 1"=1000'

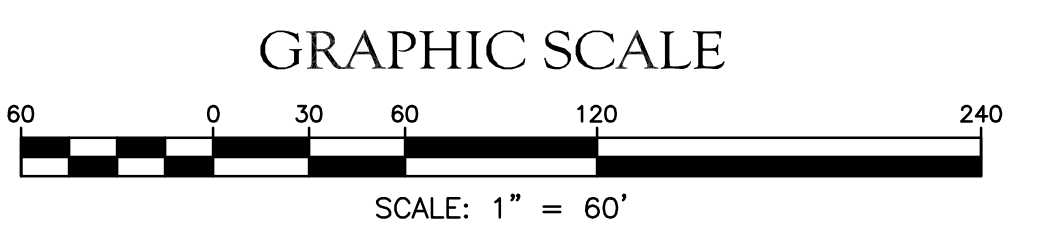


LEGEND

±	MORE OR LESS
A.K.A.	ALSO KNOWN AS
☐	CATCH BASIN
CFP	CEDAR FENCE POST
CL&P	CONNECTICUT LIGHT & POWER
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
CBND/CROSS	CONCRETE BOUND WITH CROSS
CHD	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
DH	DRILL HOLE
IP	IRON PIPE
•	PROPERTY POINT
RB	REBAR
RBC	REBAR WITH CAP
EOP	EDGE OF PAVEMENT
(F)	FOUND
(NF)	NOT FOUND
HW	HEADWALL
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
INV	INVERT
MFP	METAL FENCE POST
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
R.O.W.	RIGHT OF WAY
REF	REFERENCE
SF	SQUARE FEET
—	TREELINE
○	UTILITY POLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
+100.0	SPOT GRADE
—	STEEL GUIDE RAIL
SGR	STEEL GUIDE RAIL
—	STONEWALL
UE	UNDERGROUND ELECTRIC
W/W	WITH WIRE
—	BARWAY
△WF#	LIMITS OF INLAND WETLANDS
○	WETLAND FLAG
—	EXISTING CONTOUR LINE, 2' INTERVAL
—	EXISTING CONTOUR LINE, 10' INTERVAL
—	BARBED WIRE FENCE
—	STOCKADE FENCE
—	RETAINING WALL



DETAIL 'A'  
(NOT TO SCALE)



PROPERTY & TOPOGRAPHIC SURVEY  
958 OAKDALE ROAD (A.K.A. CONNECTICUT ROUTE 163)  
MONTVILLE, CONNECTICUT  
PREPARED FOR  
**SOLLI ENGINEERING**

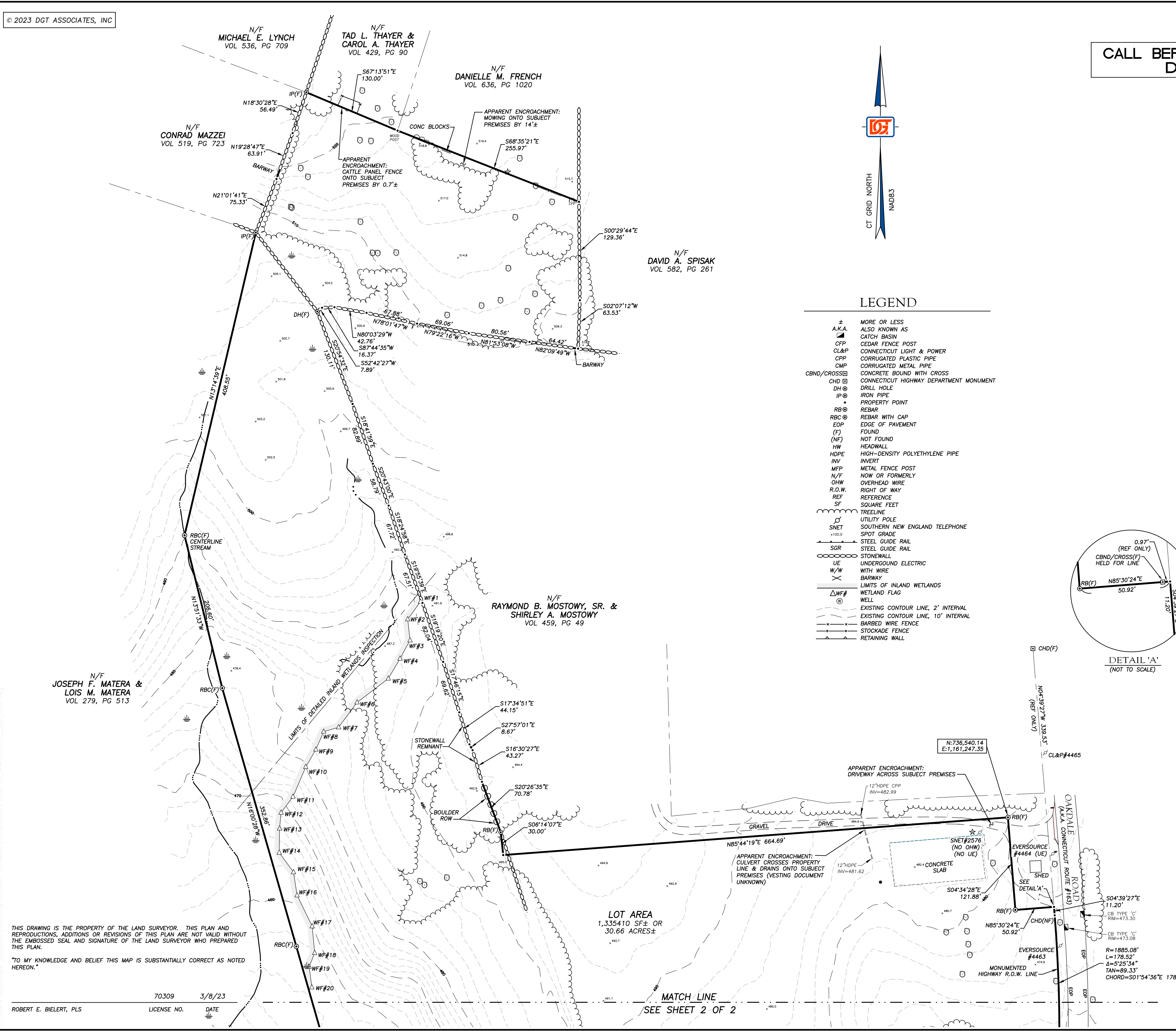
PREPARED BY:  
**DGT Associates**  
Land Surveyors  
Preston, Connecticut  
Boston • Worcester • Framingham  
148 Route 2 - Preston, CT 06365  
860-899-1999 www.DGTassociates.com

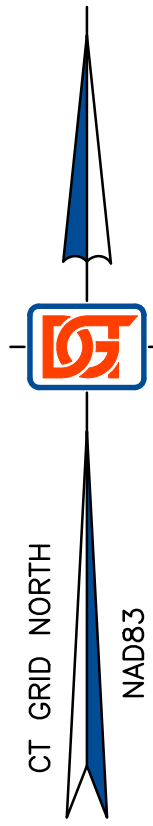
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.  
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

70309 3/8/23  
ROBERT E. BIELERT, PLS LICENSE NO. DATE

MATCH LINE  
SEE SHEET 2 OF 2

LOT AREA  
1,335,410 SF ± OR  
30.66 ACRES ±





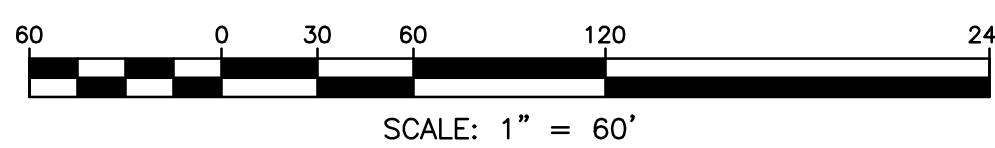
SEE SHEET 1 OF 2  
MATCH LINE

CALL BEFORE YOU DIG!  
DIAL 811

LEGEND

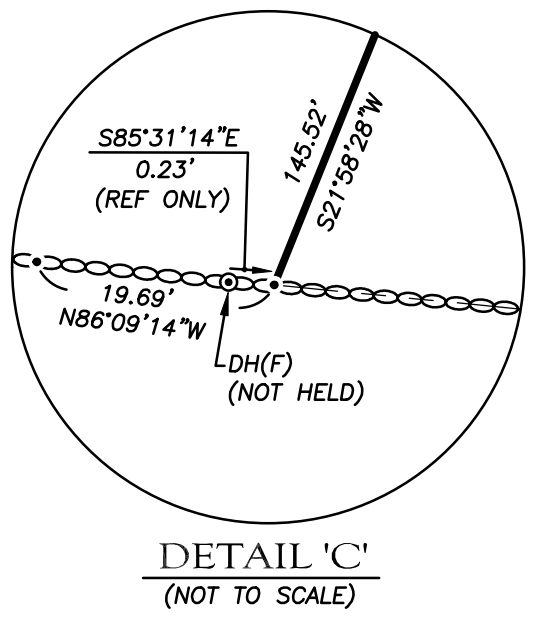
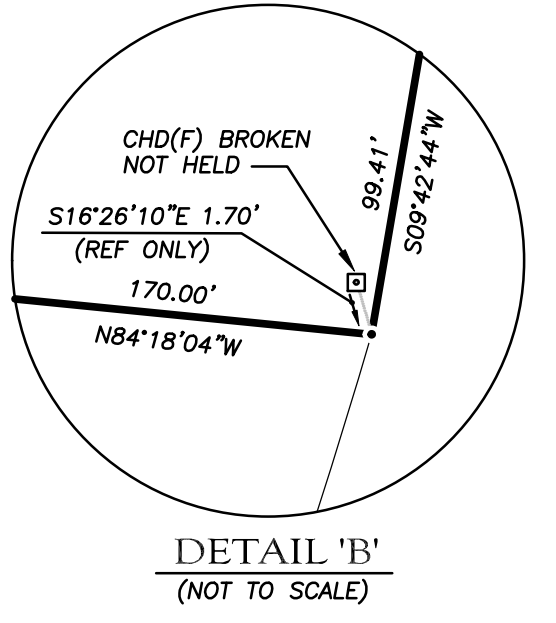
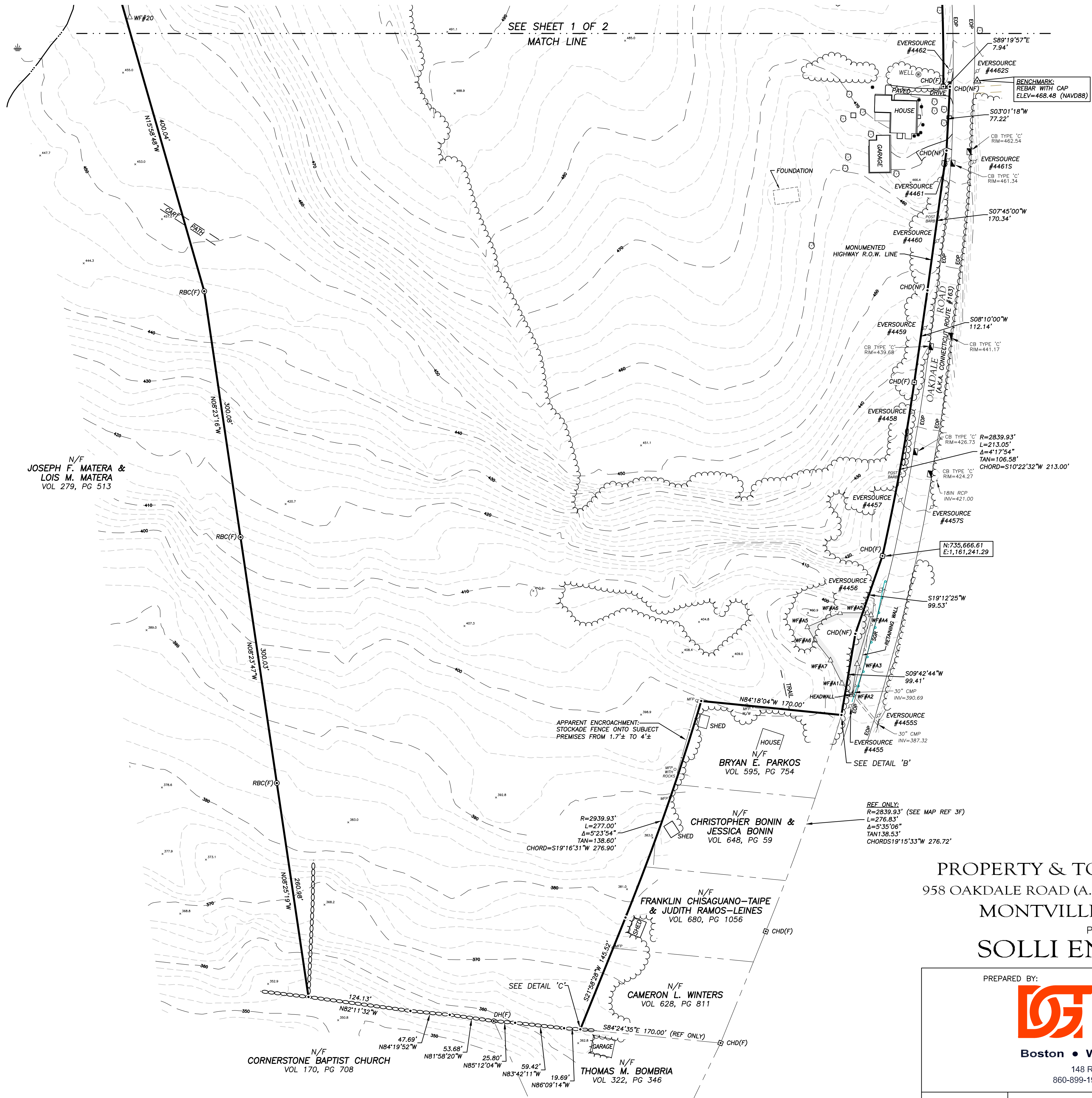
- ± MORE OR LESS
- A.K.A. ALSO KNOWN AS
- CBP CATCH BASIN
- CL&P CEDAR FENCE POST
- CL&P CONNECTICUT LIGHT & POWER
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- CBND/CROSS CONCRETE BOUND WITH CROSS
- CHD CONNCTICUT HIGHWAY DEPARTMENT MONUMENT
- DH DRILL HOLE
- IP IRON PIPE
- PROPERTY POINT
- RB REBAR
- RBC REBAR WITH CAP
- EOP EDGE OF PAVEMENT
- (F) FOUND
- (NF) NOT FOUND
- HW HEADWALL
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- INV INVERT
- MFP METAL FENCE POST
- N/F NOW OR FORMERLY
- OHV OVERHEAD WIRE
- R.O.W. RIGHT OF WAY
- REF REFERENCE
- SF SQUARE FEET
- TREELINE
- UTILITY POLE
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- SPOT GRADE
- SGR STEEL GUIDE RAIL
- SGR STEEL GUIDE RAIL
- STONEWALL
- UE UNDERGROUND ELECTRIC
- W/W WITH WIRE
- X BARWAY
- LIMITS OF INLAND WETLANDS
- ΔWF# WETLAND FLAG
- WELL
- EXISTING CONTOUR LINE, 2' INTERVAL
- - - EXISTING CONTOUR LINE, 10' INTERVAL
- x-x-x BARBED WIRE FENCE
- STOCKADE FENCE
- RETAINING WALL

GRAPHIC SCALE



THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.  
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

70309 3/8/23  
ROBERT E. BIELERT, PLS LICENSE NO. DATE



PROPERTY & TOPOGRAPHIC SURVEY  
958 OAKDALE ROAD (A.K.A. CONNECTICUT ROUTE 163)  
MONTVILLE, CONNECTICUT  
PREPARED FOR  
**SOLLI ENGINEERING**

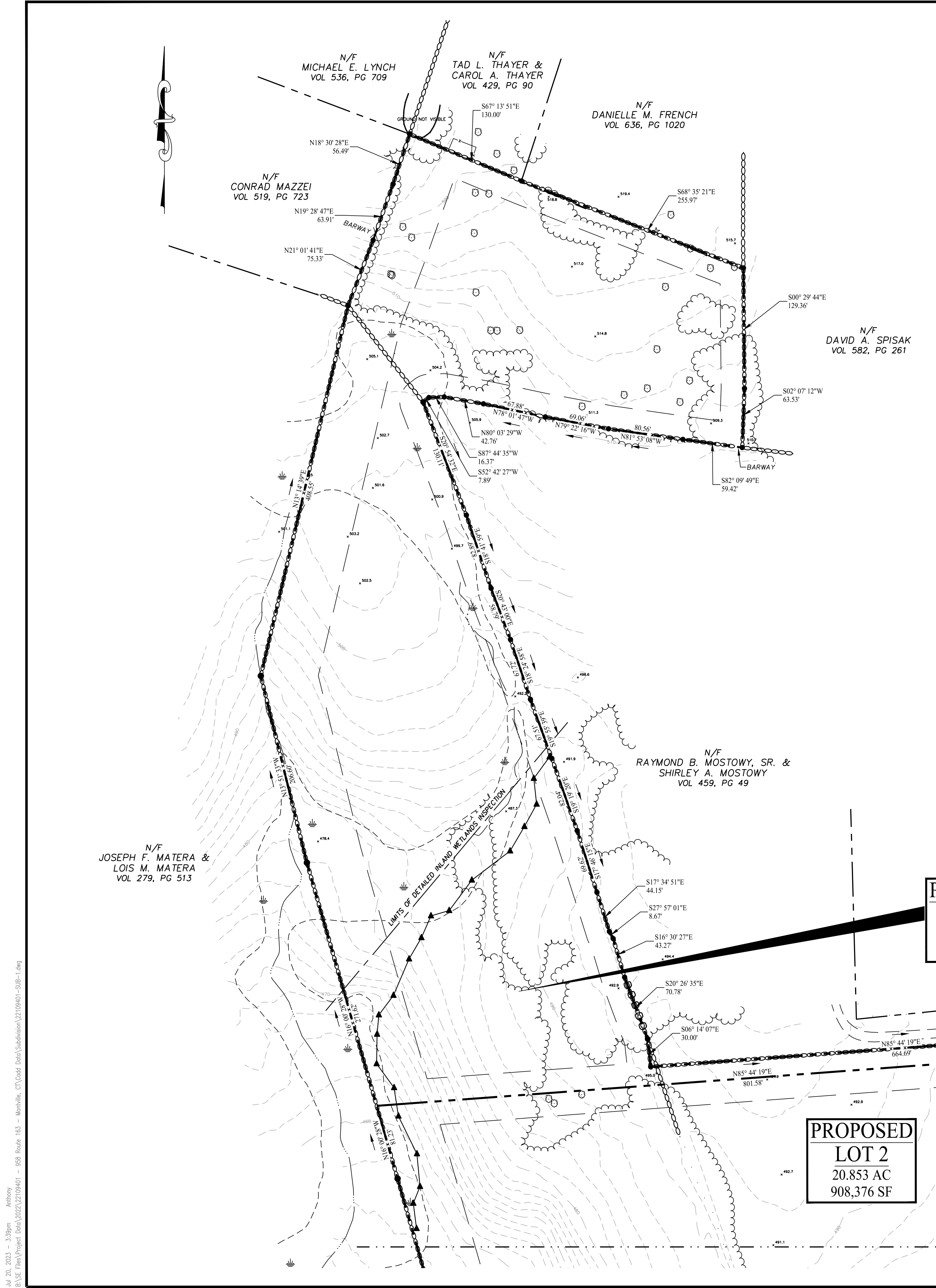
PREPARED BY:



**DGT Associates**  
Land Surveyors  
Preston, Connecticut  
Boston • Worcester • Framingham

148 Route 2 - Preston, CT 06365  
860-899-1999 www.DGTAssociates.com

SCALE: 1"=60'    DATE: MARCH 2023    PROJECT NO: C1139    SHEET 2 OF 2



**LEGEND**

- ± MORE OR LESS ALSO KNOWN AS
- CFP CATCH BASIN
- CL&P CONNECTICUT LIGHT & POWER
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- CBND/CROSSB CONCRETE BOUND WITH CROSS
- CHD CONNECTICUT HIGHWAY DEPARTMENT MONUMENT
- DH DRILL HOLE
- IP IRON PIPE
- PROPERTY POINT
- RB REBAR
- RBC REBAR WITH CAP
- EOP EDGE OF PAVEMENT
- (F) FOUND
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- INV INVERT
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- OHW OVERHEAD WIRE
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- REF REFERENCE
- SF SQUARE FEET
- TREELINE TREELINE
- UTILITY POLE UTILITY POLE
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- SPOT GRADE SPOT GRADE
- SGR STEEL GUIDE RAIL
- STEEL GUIDE RAIL STEEL GUIDE RAIL
- STONEWALL STONEWALL
- UE UNDERGROUND ELECTRIC WITH WIRE
- W/W BARWAY
- WETLANDS LIMITS OF INLAND WETLANDS
- WETLAND FLAG WETLAND FLAG
- WELL WELL
- EXISTING CONTOUR LINE, 2' INTERVAL EXISTING CONTOUR LINE, 2' INTERVAL
- EXISTING CONTOUR LINE, 10' INTERVAL EXISTING CONTOUR LINE, 10' INTERVAL
- BARBED WIRE FENCE BARBED WIRE FENCE
- STOCKADE FENCE STOCKADE FENCE
- RETAINING WALL RETAINING WALL

**GENERAL SURVEY NOTES**

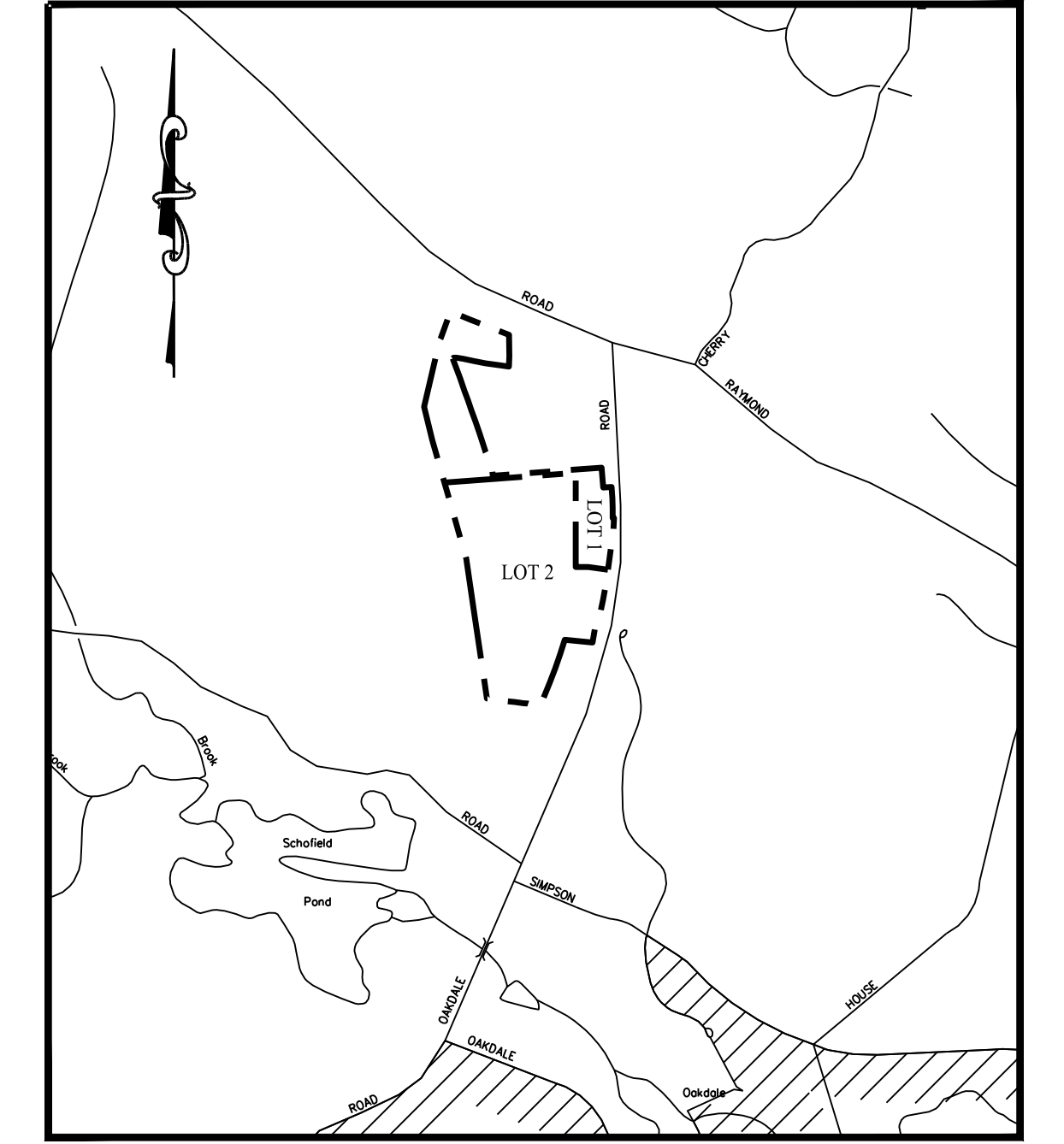
1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A PERIMETER SURVEY CONFORMING TO HORIZONTAL ACCURACY "CLASS A-2" STANDARDS. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY". TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM GOLDEN AERIAL SURVEYS AND CONFORMS TO TOPOGRAPHIC ACCURACY "CLASS T-3". REFERENCE MAY BE MADE TO NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. REFERENCE MAY BE MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF MONTVILLE LAND RECORDS:  
 VOLUME: 674 PAGES: 282-285 TYPE: WARRANTY  
 GRANTOR: RAYMOND B. MOSTOWY, SR. & SHIRLEY A. MOSTOWY  
 GRANTEE: THE NEVAR COMPANY  
 DATE EXECUTED: AUG. 26, 2021 DATE RECORDED: AUG. 27, 2021
3. REFERENCE MAY BE MADE TO THE FOLLOWING PLANS:  
 A) "PLAN SHOWING DIVISION OF LAND OF ESTATE OF AARON KIRSCH, ROUTE 163 MONTVILLE, CONN. JULY 1956, SCALE: 1"=40"  
 B) "PROPERTY OF RAYMOND B. & SHIRLEY MOSTOWY, ROUTE NO. 163, MONTVILLE, CONN. SCALE: 1"=40", JUNE 1974"  
 C) "MOSTOWY ONE LOT SUBDIVISION, LAND OF RAYMOND & MARY MOSTOWY, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40", DATE: AUG 1986"  
 D) "MOSTOWY SUBDIVISION PROPERTY OF RAYMOND & MARY J. MOSTOWY, OWNER AND SUBDIVIDER, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40", DATE: 2-6-89"  
 E) "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND B. MOSTOWY SR., CONNECTICUT ROUTE 163 (RAYMOND HILL ROAD) MONTVILLE, CONN. SCALE: 1"=100", DATE: 2-23-2010"  
 F) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH - HADLYME ROAD SO. EASTERLY TO OXOBOXO BROOK. ROUTE NO. 163, NUMBER: 85-02, SHEET 4 OF 6, SCALE: 1"=40", DATE: 12-31-36"  
 G) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH - HADLYME ROAD SO. EASTERLY TO OXOBOXO BROOK. ROUTE NO. 163, NUMBER: 85-02, SHEET 4 OF 6, SCALE: 1"=40", DATE: 12-31-36"  
 H) "PROPERTY & TOPOGRAPHIC SURVEY OF 958 OAKDALE ROAD, MONTVILLE, CONNECTICUT"; SCALE 1"=60"; DATED: 03/2023; BY "DGT ASSOCIATES."
4. WETLANDS WERE DELINEATED BY JAMES M. MCMANUS, MS, CPSS ON JANUARY 26, 2023.
5. SAID PARCEL IS TOGETHER WITH AND SUBJECT TO SUCH RIGHTS AS MAY APPEAR OF RECORD.
6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROLE TESTIMONY AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DGT ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY FUTURE CONSTRUCTION ACTIVITY. CALL BEFORE YOU DIG AT 1-800-922-4455.
7. MINOR IRREGULARITIES MAY EXIST BETWEEN STONE WALLS AND/OR FENCE LINES AND PRINCIPAL COURSES DEPICTED HEREON.
8. LAND RECORDS RESEARCH COMPLETED ON JANUARY 23, 2023.
9. FIELD WORK COMPLETED ON FEBRUARY 24, 2023.
10. ALL MONUMENTATION FOUND OR SET IS DEPICTED HEREON.

**ZONING COMPLIANCE TABLE - LOT 1**

PROPOSED LOT	PROPOSED ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM LOT FRONTAGE	
		ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
LOT 1	R-120	120,000 SF	427,021 SF	200 FT	515.2± FT

**ZONING COMPLIANCE TABLE - LOT 2**

PROPOSED LOT	PROPOSED ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM LOT FRONTAGE	
		ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
LOT 2	R-120	120,000 SF	908,376 SF	200 FT	454.1± FT



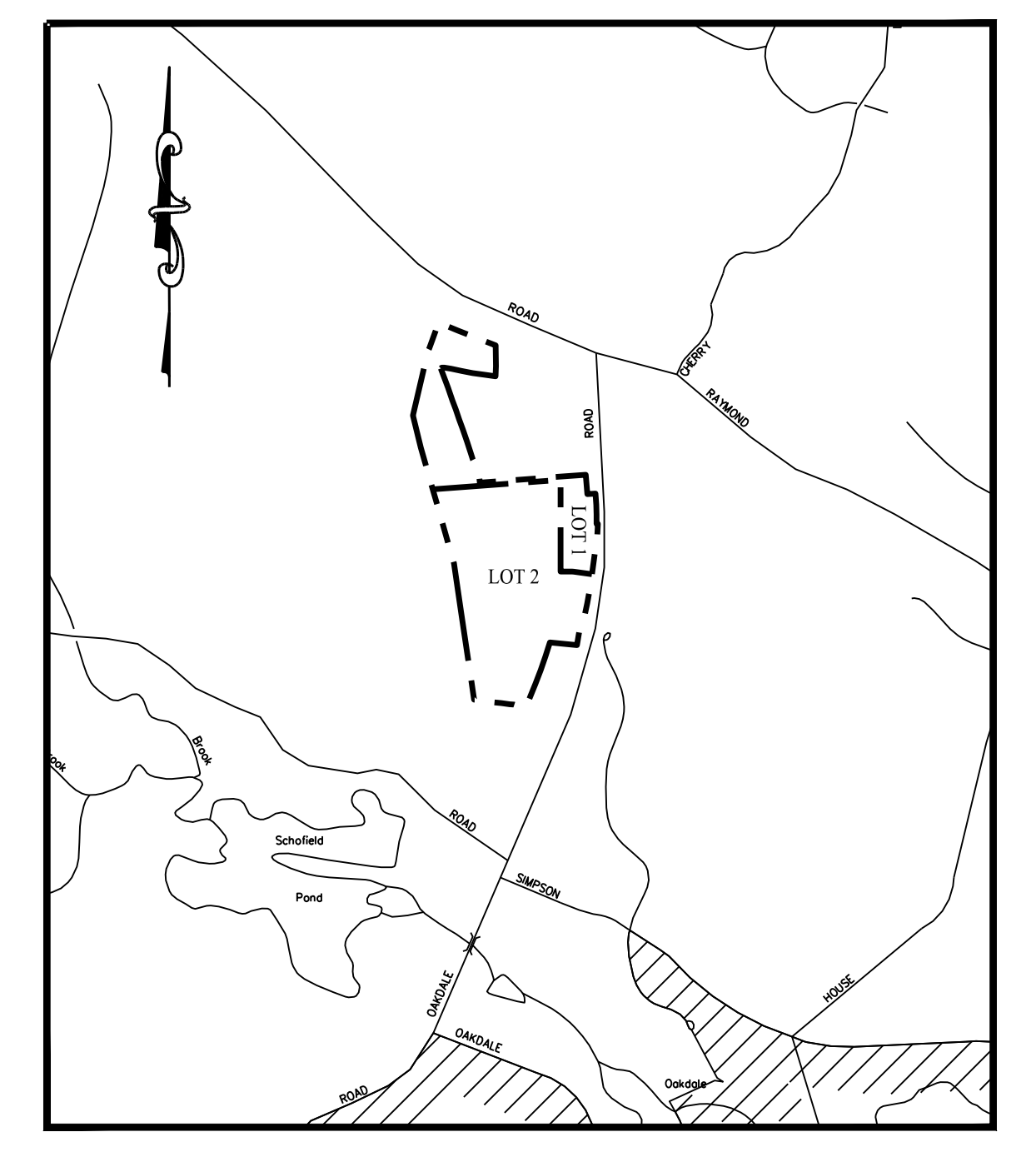
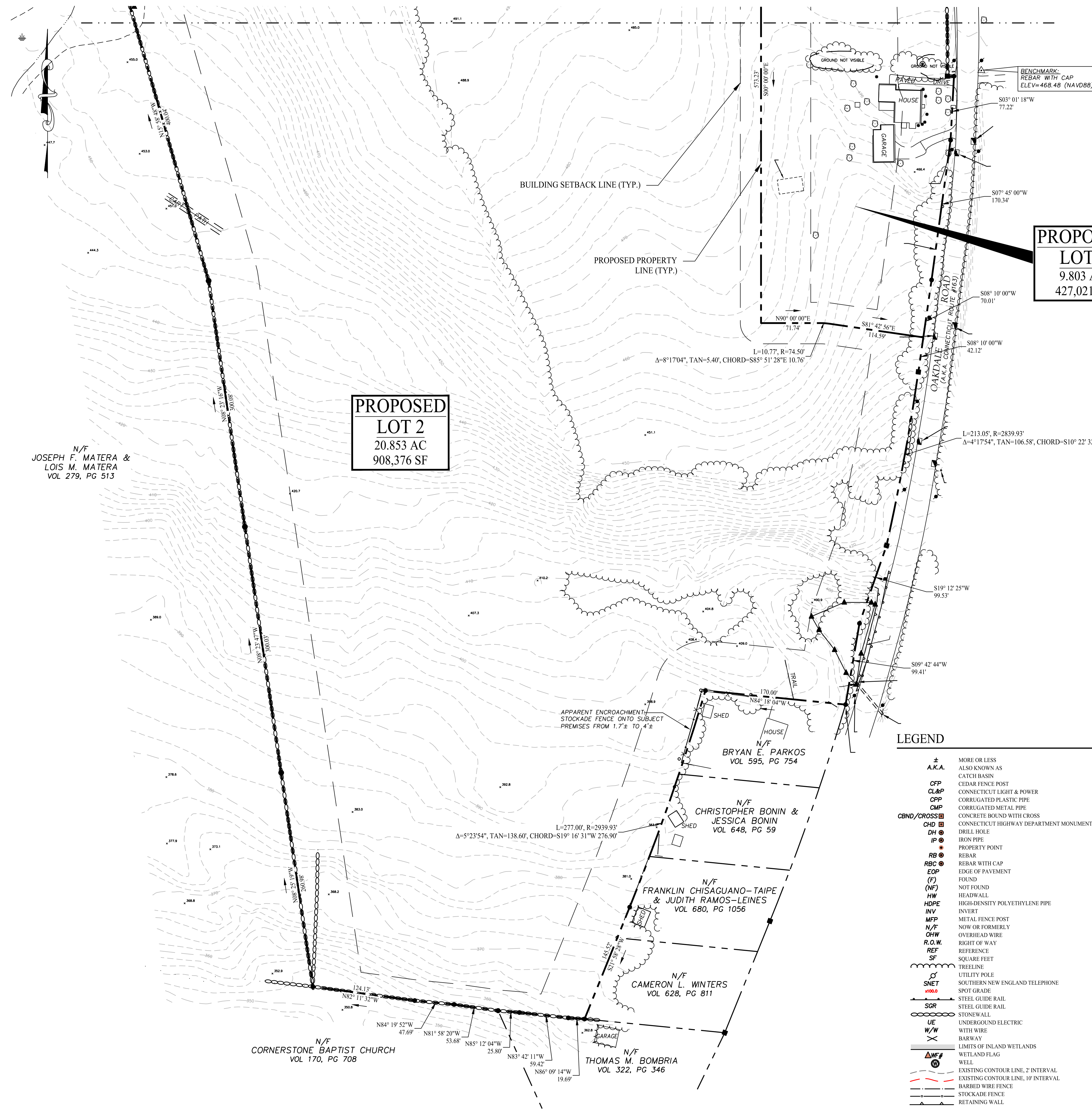
**KEY MAP**  
SCALE: 1" = 1,000'

**PROPOSED LOT 1**  
9.803 AC  
427,021 SF

**PROPOSED LOT 2**  
20.853 AC  
908,376 SF

Rev. #:	Date:	Description:
Graphic Scale: 		
501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695		
Drawn By:	AWC	
Checked By:	RPP	
Approved By:	KMS	
Project #:	22109401	
Plan Date:	07/17/23	
Scale:	1" = 60'	Robert P. Pryor, L.S. CT 19078
<b>PROPOSED 2-LOT SUBDIVISION OF 958 ROUTE 163 MONTVILLE, CONNECTICUT</b>		
Sheet Title:	SUBDIVISION PLAN (SHEET 1 OF 2)	
Sheet #:	<b>1.11</b>	

Jul 20, 2023 - 4:39pm Anthony  
 B:\SE Files\Project Data\2023\22109401 - 958 Route 163 - Montville, CT\Cadd Data\Subdivision\22109401-Sub-1.dwg



KEY MAP  
SCALE: 1" = 1,000'

**PROPOSED LOT 2**  
20.853 AC  
908,376 SF

**PROPOSED LOT 1**  
9.803 AC  
427,021 SF

N/F JOSEPH F. MATERA & LOIS M. MATERA  
VOL 279, PG 513

$L=10.77, R=74.50$   
 $\Delta=8^{\circ}17'04", \text{TAN}=5.40, \text{CHORD}=885^{\circ}51'28"E 10.76'$

$L=213.05, R=2839.93$   
 $\Delta=4^{\circ}17'54", \text{TAN}=106.58, \text{CHORD}=10^{\circ}22'32"W 213.00'$

$\Delta=5^{\circ}23'54", \text{TAN}=138.60, \text{CHORD}=19^{\circ}16'31"W 276.90'$

N/F CORNERSTONE BAPTIST CHURCH  
VOL 170, PG 708

N/F THOMAS M. BOMBRIA  
VOL 322, PG 346

N/F BRYAN E. PARKOS  
VOL 595, PG 754

N/F CHRISTOPHER BONIN & JESSICA BONIN  
VOL 648, PG 59

N/F FRANKLIN CHISAGUANO-TAIBE & JUDITH RAMOS-LEINES  
VOL 680, PG 1056

N/F CAMERON L. WINTERS  
VOL 628, PG 811

**LEGEND**

- ± MORE OR LESS
- A.K.A. ALSO KNOWN AS
- CFP CATCH BASIN
- CL&P CEDAR FENCE POST
- CPP CONNECTICUT LIGHT & POWER
- CMP CORRUGATED METAL PIPE
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- STONEWALL STONEWALL
- UE UNDERGROUND ELECTRIC WITH WIRE
- W/W BARWAY
- LIMITS OF INLAND WETLANDS LIMITS OF INLAND WETLANDS
- WETLAND FLAG WETLAND FLAG
- WELL WELL
- EXISTING CONTOUR LINE, 2' INTERVAL EXISTING CONTOUR LINE, 10' INTERVAL
- BARBED WIRE FENCE BARBED WIRE FENCE
- STOCKADE FENCE STOCKADE FENCE
- RETAINING WALL RETAINING WALL

**GENERAL SURVEY NOTES**

- THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A PERIMETER SURVEY CONFORMING TO HORIZONTAL ACCURACY "CLASS A-2" STANDARDS. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY". TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM GOLDEN AERIAL SURVEYS AND CONFORMS TO TOPOGRAPHIC ACCURACY "CLASS T-3". REFERENCE MAY BE MADE TO NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
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VOLUME: 674 PAGES: 282-285 TYPE: WARRANTY  
GRANTOR: RAYMOND B. MOSTOWY, SR. & SHIRLEY A. MOSTOWY  
GRANTEE: THE NEVAR COMPANY  
DATE EXECUTED: AUG. 26, 2021 DATE RECORDED: AUG. 27, 2021
- REFERENCE MAY BE MADE TO THE FOLLOWING PLANS:  
A) "PLAN SHOWING DIVISION OF LAND OF ESTATE OF AARON KIRSCH, ROUTE 163 MONTVILLE, CONN. JULY 1956, SCALE: 1"=40."  
B) "PROPERTY OF RAYMOND B. & SHIRLEY MOSTOWY, ROUTE NO. 163, MONTVILLE, CONN. SCALE: 1"=40, JUNE 1974"  
C) "MOSTOWY ONE LOT SUBDIVISION, LAND OF RAYMOND & MARY J. MOSTOWY, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40, DATE: AUG 1986"  
D) "MOSTOWY SUBDIVISION PROPERTY OF RAYMOND & MARY J. MOSTOWY, OWNER AND SUBDIVIDER, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40, DATE: 2-6-89"  
E) "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND B. MOSTOWY SR., CONNECTICUT ROUTE 163 (RAYMOND HILL ROAD) MONTVILLE, CONN. SCALE: 1"=100, DATE: 5-23-2010"  
F) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH - HADLYME ROAD SO. EASTERLY TO OXBOBROOK BROOK, ROUTE NO. 163, NUMBER: 85-02, SHEET 5 OF 6, SCALE: 1"=40, DATE: 12-31-36"  
G) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH - HADLYME ROAD SO. EASTERLY TO OXBOBROOK BROOK, ROUTE NO. 163, NUMBER: 85-02, SHEET 4 OF 6, SCALE: 1"=40, DATE: 12-31-36"  
H) "PROPERTY & TOPOGRAPHIC SURVEY OF 958 OAKDALE ROAD, MONTVILLE, CONNECTICUT"; SCALE 1"=60; DATED: 03/2023; BY "DGT ASSOCIATES."
- WETLANDS WERE DELINEATED BY JAMES M. MCMANUS, MS. CPSS ON JANUARY 26, 2023.
- SAID PARCEL IS TOGETHER WITH AND SUBJECT TO SUCH RIGHTS AS MAY APPEAR OF RECORD.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROLE TESTIMONY AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DGT ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY FUTURE CONSTRUCTION ACTIVITY. CALL BEFORE YOU DIG AT 1-800-922-4455.
- MINOR IRREGULARITIES MAY EXIST BETWEEN STONE WALLS AND/OR FENCE LINES AND PRINCIPAL COURSES DEPICTED HEREON.
- LAND RECORDS RESEARCH COMPLETED ON JANUARY 23, 2023.
- FIELD WORK COMPLETED ON FEBRUARY 24, 2023.
- ALL MONUMENTATION FOUND OR SET IS DEPICTED HEREON.

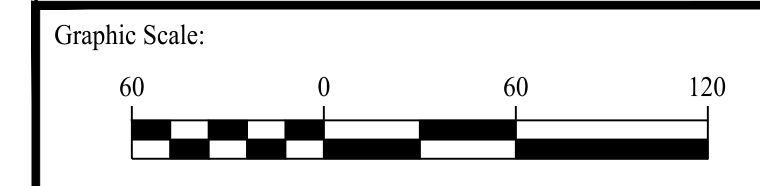
**ZONING COMPLIANCE TABLE - LOT 1**

PROPOSED LOT	PROPOSED ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM LOT FRONTAGE	
		ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
LOT 1	R-120	120,000 SF	427,021 SF	200 FT	515.2± FT

**ZONING COMPLIANCE TABLE - LOT 2**

PROPOSED LOT	PROPOSED ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM LOT FRONTAGE	
		ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
LOT 2	R-120	120,000 SF	908,376 SF	200 FT	454.1± FT

Rev. #:	Date	Description



**SOLLI ENGINEERING**  
501 Main Street, Montpelier, VT 05602 T: (203) 880-5455 F: (203) 880-9695  
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: AWC  
Checked By: RPP  
Approved By: KMS  
Project #: 22109401  
Plan Date: 07/17/23  
Scale: 1" = 60'

Robert P. Pryor, L.S.  
CT 19078

**PROPOSED 2-LOT SUBDIVISION OF 958 ROUTE 163 MONTVILLE, CONNECTICUT**

Sheet Title: **SUBDIVISION PLAN (SHEET 2 OF 2)**  
Sheet #: **1.12**