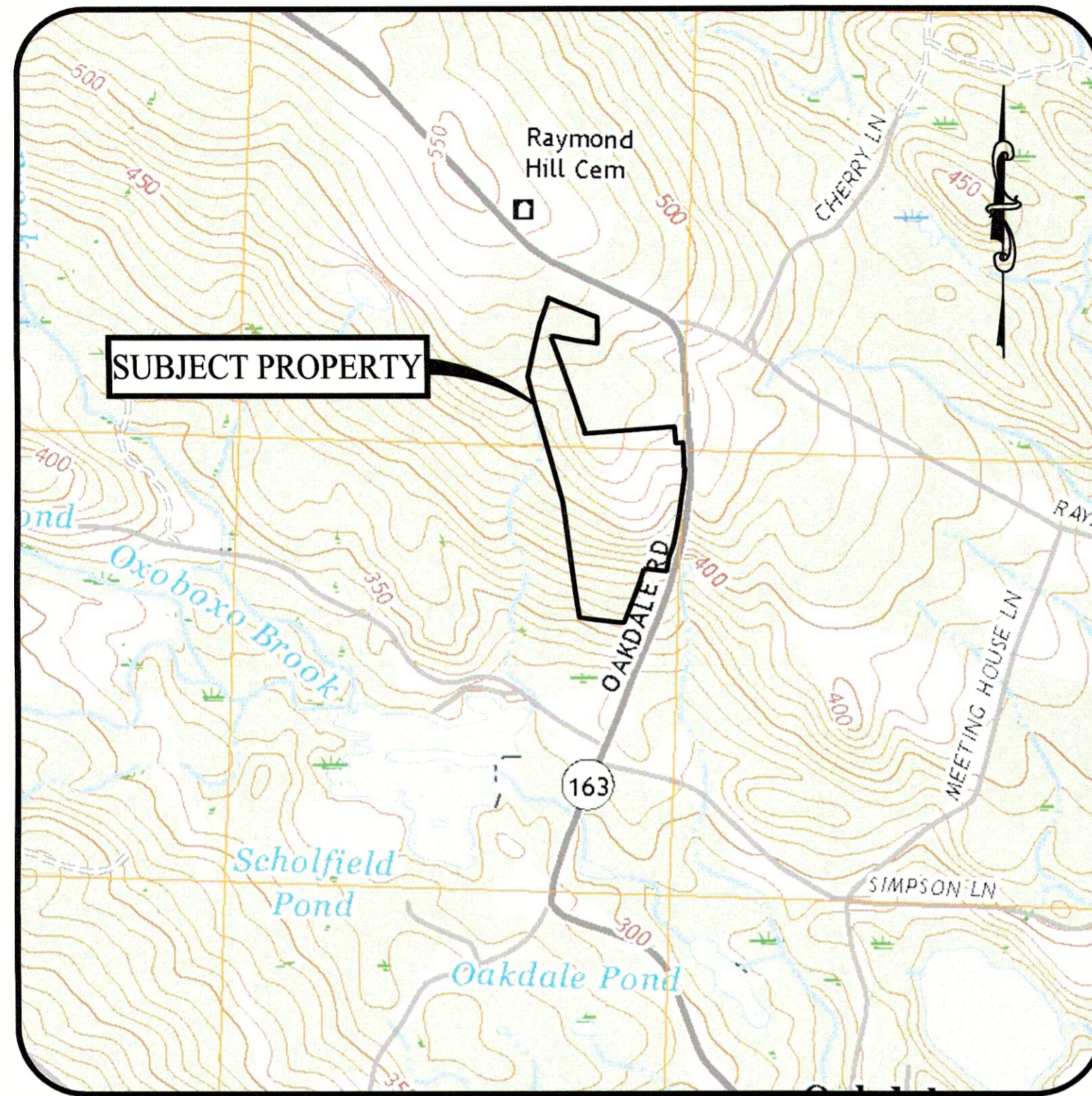
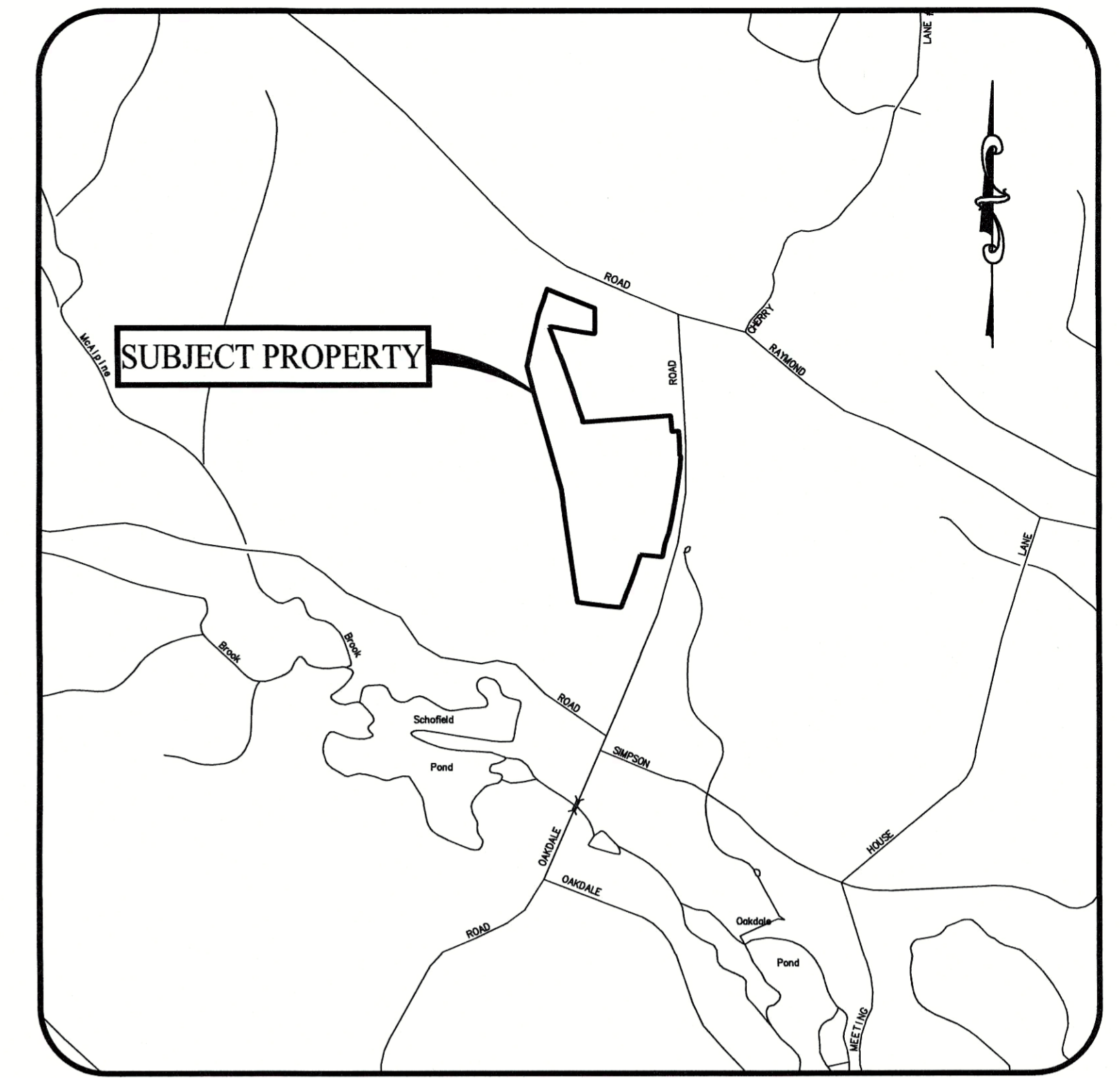


PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163

(PARCEL ID: 046-008-000)
OAKDALE, CONNECTICUT
JULY 17, 2023



USGS MAP
SCALE: 1" = 1,000'



LOCATION MAP
SCALE: 1" = 1,000'

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	08/04/23
1.12	SUBDIVISION PLAN (SHEET 2 OF 2)	07/17/23	08/04/23
1.40	100' RADIUS MAP	07/17/23	N/A
2.11	POTENTIAL DEVELOPMENT PLAN	07/17/23	08/04/23
2.31	SOIL EROSION & SEDIMENT CONTROL, NOTES & DETAILS	07/17/23	08/04/23
3.01	CONSTRUCTION DETAILS	07/17/23	N/A
3.02	CONSTRUCTION DETAILS	07/17/23	N/A

PREPARED FOR:

THE NEVAR COMPANY

677 S. MAIN STREET
CHESHIRE, CONNECTICUT

PREPARED BY:

SOLLI
ENGINEERING

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: 30.66 ± AC (1,335,410 ± SF)
LOT FRONTAGE: 961 FT
BOOK/PAGE: 0674/0282

SOIL SCIENTIST

JIM MCMANUS
JMM WETLAND 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. 14999
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

SURVEYOR OF SUBDIVISION

ROBERT P. PRYOR, LICENSE NO. 19078
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455



SURVEYOR OF EXISTING CONDITION

PETER A. PODURGIEL, PLS LICENSE NO. 70134
DGT ASSOCIATES
12 ROOSEVELT AVENUE
MYSTIC, CONNECTICUT 06355
(860) 889-1999



Approved by the Montville Planning & Zoning Commission on _____
By: _____
Chairman
Date: _____
Per C.G.D. Section 8-26C, as may be amended, all work in conjunction with the approved resubdivision shall be completed within five (5) years on or before _____
Approval of this resubdivision plan by the Commission shall mean certification of the Erosion and Sediment Control Plan.

Rev. #: _____ Date: _____ Description: _____

Project: **PROPOSED 1-LOT
RESUBDIVISION OF
958 ROUTE 163
(PARCEL ID: 046-008-000)
OAKDALE, CONNECTICUT
JULY 17, 2023**

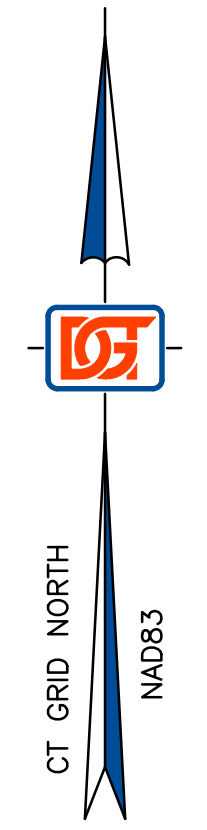
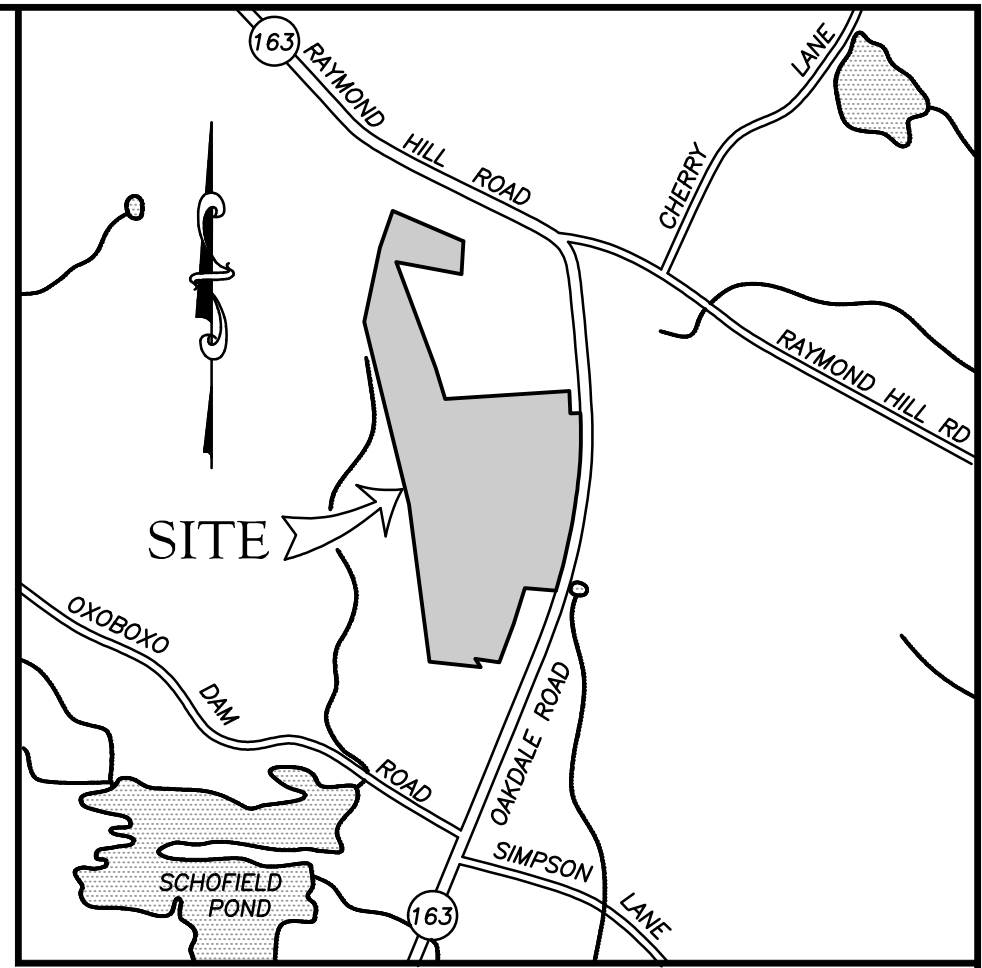
Sheet Title:

COVER
SHEET

Sheet #:

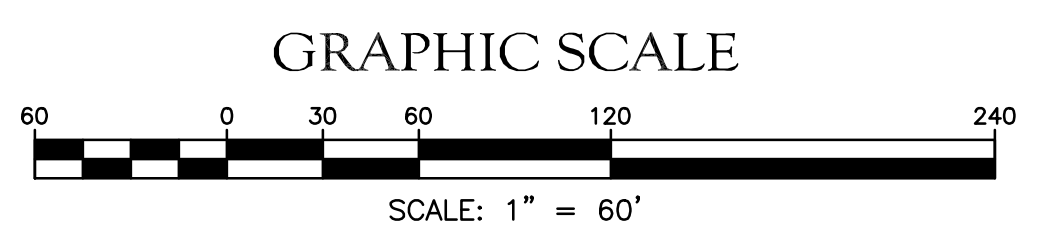
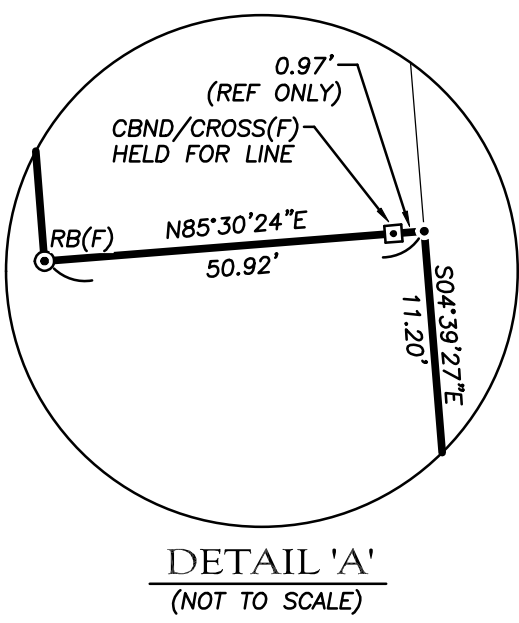
0.00

CALL BEFORE YOU DIG!
DIAL 811



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
RB PROPERTY POINT
RBC 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
SPOT GRADE
SGR STEEL GUIDE RAIL
SGR STEEL GUIDE RAIL
UE UNDERGROUND ELECTRIC
W/W WITH WIRE
BARWAY
LIMITS OF INLAND WETLANDS
WETLAND FLAG
WELL
EXISTING CONTOUR LINE, 2' INTERVAL
EXISTING CONTOUR LINE, 10' INTERVAL
BARBED WIRE FENCE
STOCKADE FENCE
RETAINING WALL



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

PREPARED BY:
DGT Associates
Land Surveyors
Mystic, Connecticut
Boston • Worcester • Framingham
12 Roosevelt Avenue, Mystic, CT 06355
860-899-1999 www.DGTAssociates.com

SCALE: 1"=60'	DATE: MARCH 2023	PROJECT NO: C1139	SHEET 1 OF 2
REVISION	DATE	DESCRIPTION	BY
1	8/14/23	ADD 50' WETLAND REGULATED AREA	PAP

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."
Peter A. Podurciel
70134 8/14/23
PETER A. PODURCIEL, L.S. LICENSE NO. DATE

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

MATCH LINE
SEE SHEET 2 OF 2

C:\Users\jpodurciel\AppData\Local\Temp\Carlsen_Software\Carlsen2021\CAD\10_X64\USER\...pdf...tmp.dwg



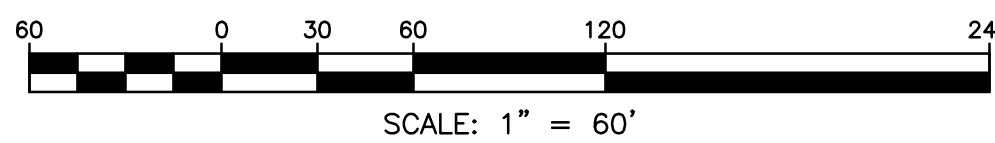
SEE SHEET 1 OF 2
MATCH LINE

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 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
- 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
- STEEL GUIDE RAIL
- STONEWALL
- UE UNDERGROUND ELECTRIC
- W/W WITH WIRE
- BARWAY
- LIMITS OF INLAND WETLANDS
- ΔWF# WETLAND FLAG
- WELL
- EXISTING CONTOUR LINE, 2' INTERVAL
- EXISTING CONTOUR LINE, 10' INTERVAL
- BARBED WIRE FENCE
- STOCKADE FENCE
- RETAINING WALL

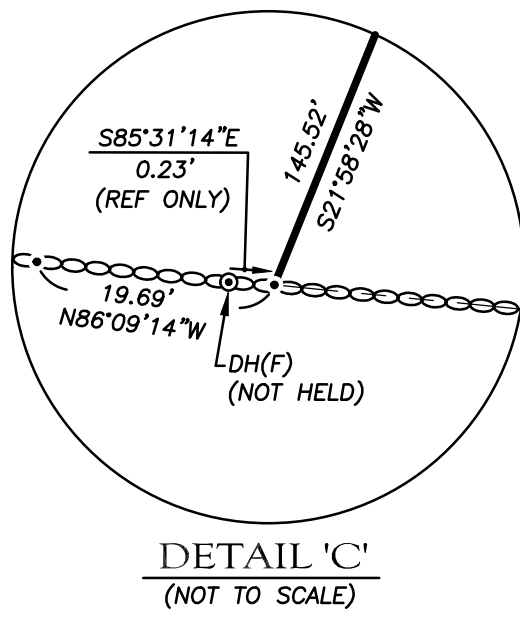
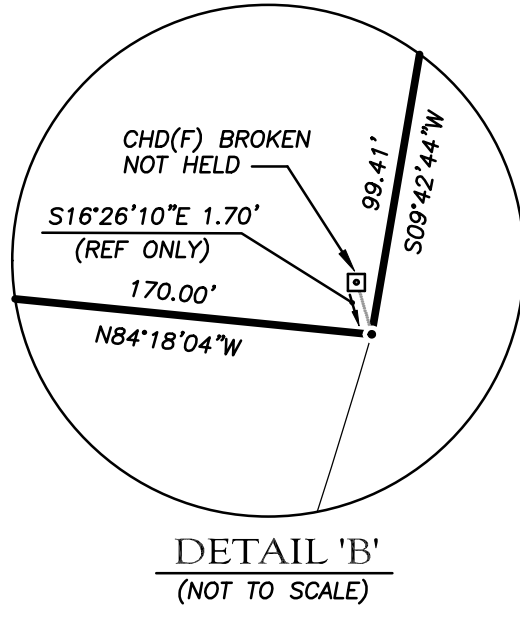
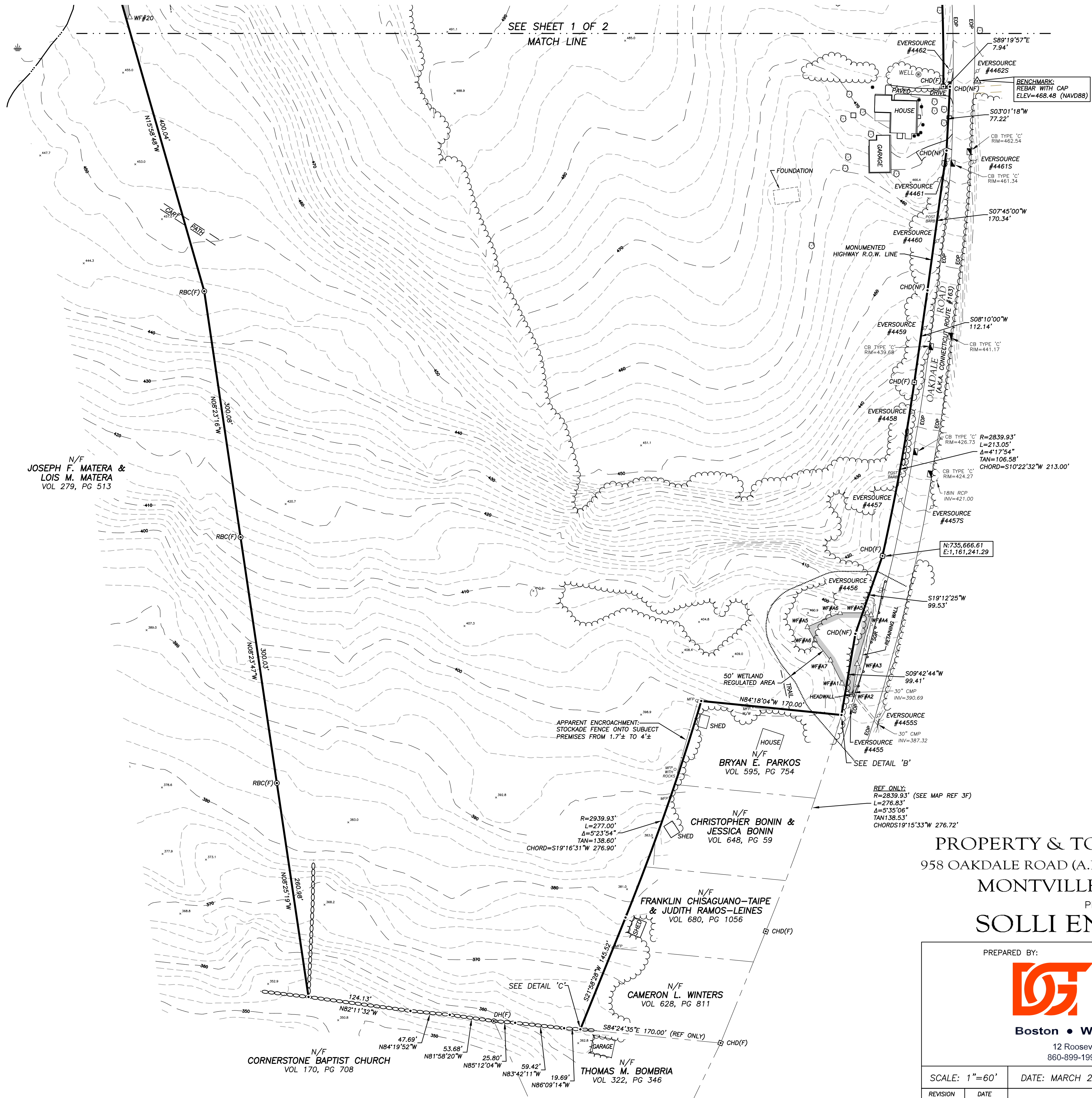
GRAPHIC SCALE



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."

Peter A. Podurgiel
 70134 8/14/23
 PETER A. PODURGIEL, L.S. 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
 Mystic, Connecticut
 Boston • Worcester • Framingham

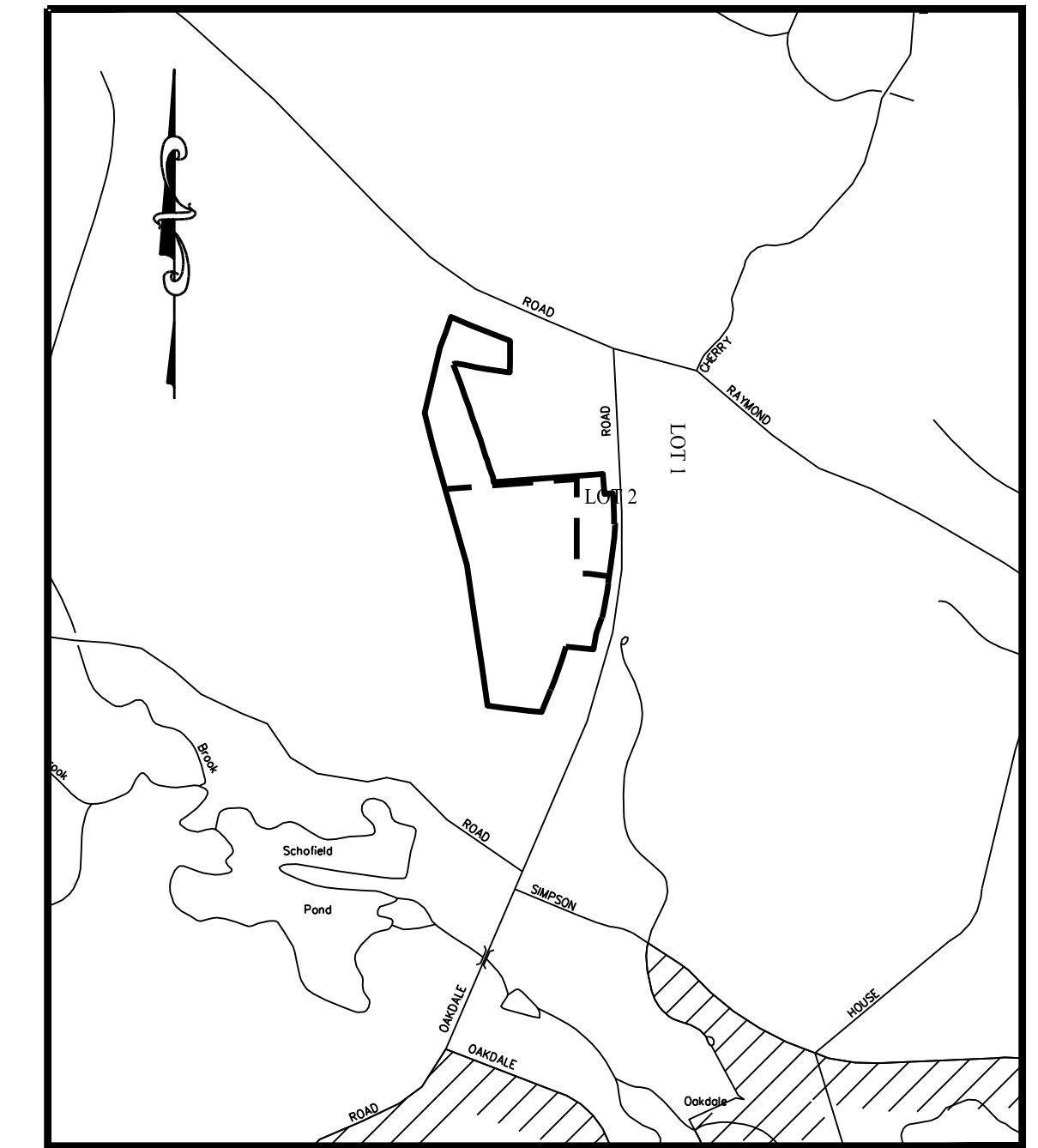
12 Roosevelt Avenue, Mystic, CT 06355
 860-899-1999 www.DGTassociates.com

SCALE: 1"=60'	DATE: MARCH 2023	PROJECT NO: C1139	SHEET 2 OF 2
REVISION	DATE	DESCRIPTION	BY
1	8/14/23	ADD 50' WETLAND REGULATED AREA	PAP

C:\Users\lpodurgiel\AppData\Local\Temp\Software\Carision\Software\Carision2021\CAD10_X64\USER\..._pdf_tmp.dwg

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).
- 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
- 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 OXOBEXO 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 OXOBEXO 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.
- SUBJECT PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, MAP #09011C0331G, EFFECTIVE 07/18/2011.



KEY MAP
SCALE: 1" = 1,000'

		ZONING COMPLIANCE TABLE									
PROPOSED LOT	PROPOSED ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM LOT FRONTAGE		MINIMUM FRONT YARD SETBACK		MINIMUM SIDE YARD SETBACK		MINIMUM REAR YARD SETBACK	
		ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
LOT 1	R-120	120,000 SF	427,021 SF	200 FT	515.2 FT	60 FT	60 FT	25 FT	25 FT	60 FT	60 FT
LOT 2	R-120	120,000 SF	908,376 SF	200 FT	454.1 FT						

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK
- TREE LINE
- STONE FARM WALL
- EXISTING SPOT GRADE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 50 FT BUFFER
- UPLAND REVIEW AREA - 100 FT BUFFER
- UPLAND REVIEW AREA - 200 FT BUFFER
- EXISTING CONCRETE SLAB
- EXISTING CATCH BASIN
- EXISTING GUIDE RAIL
- EXISTING GRAVEL DRIVE

Rev. #: 08/04/23 Date: Revised Per IWC Comments

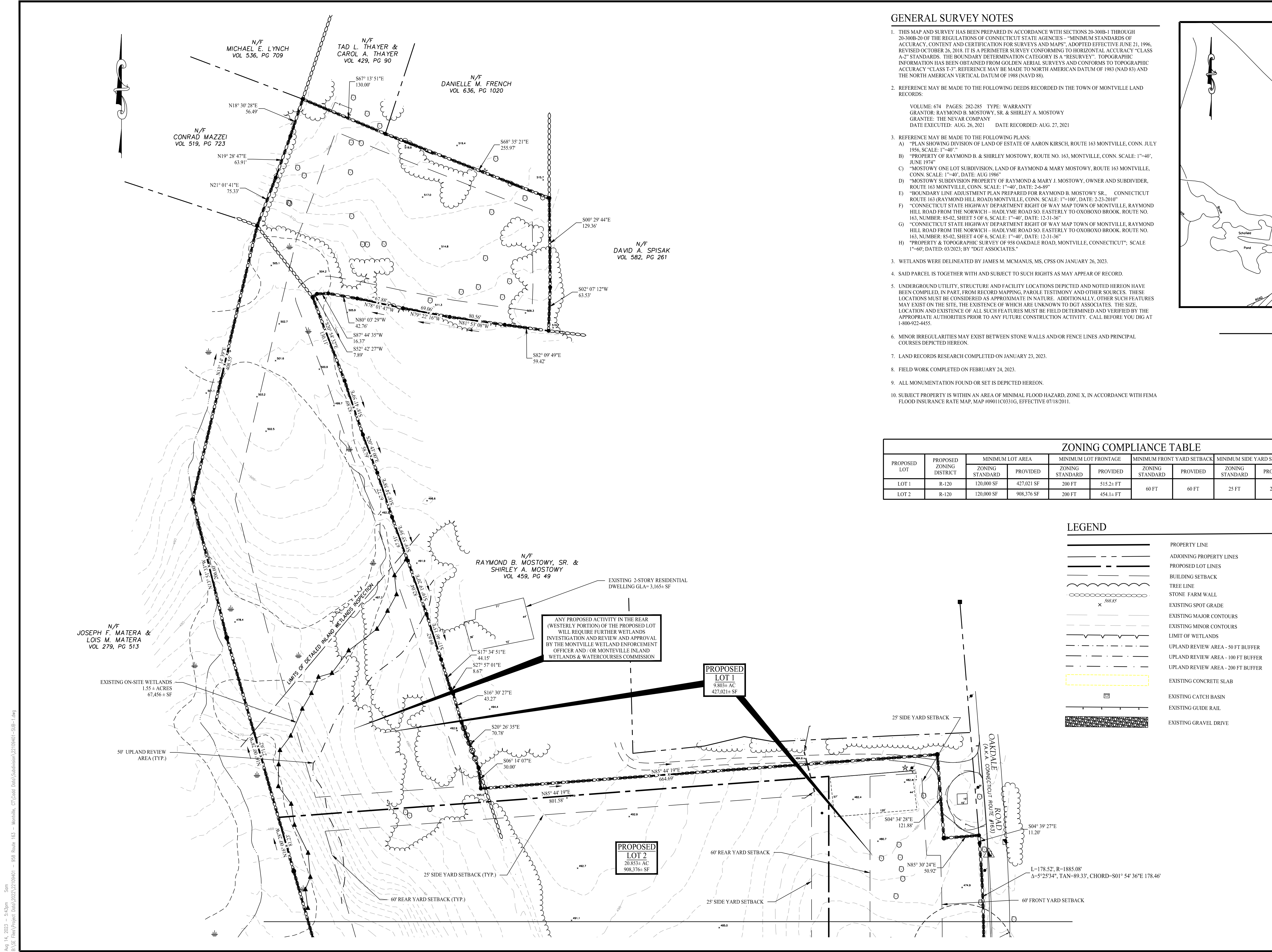
Graphic Scale: 0 60 120

SOLLI ENGINEERING
 501 Main Street, Montrose, 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'

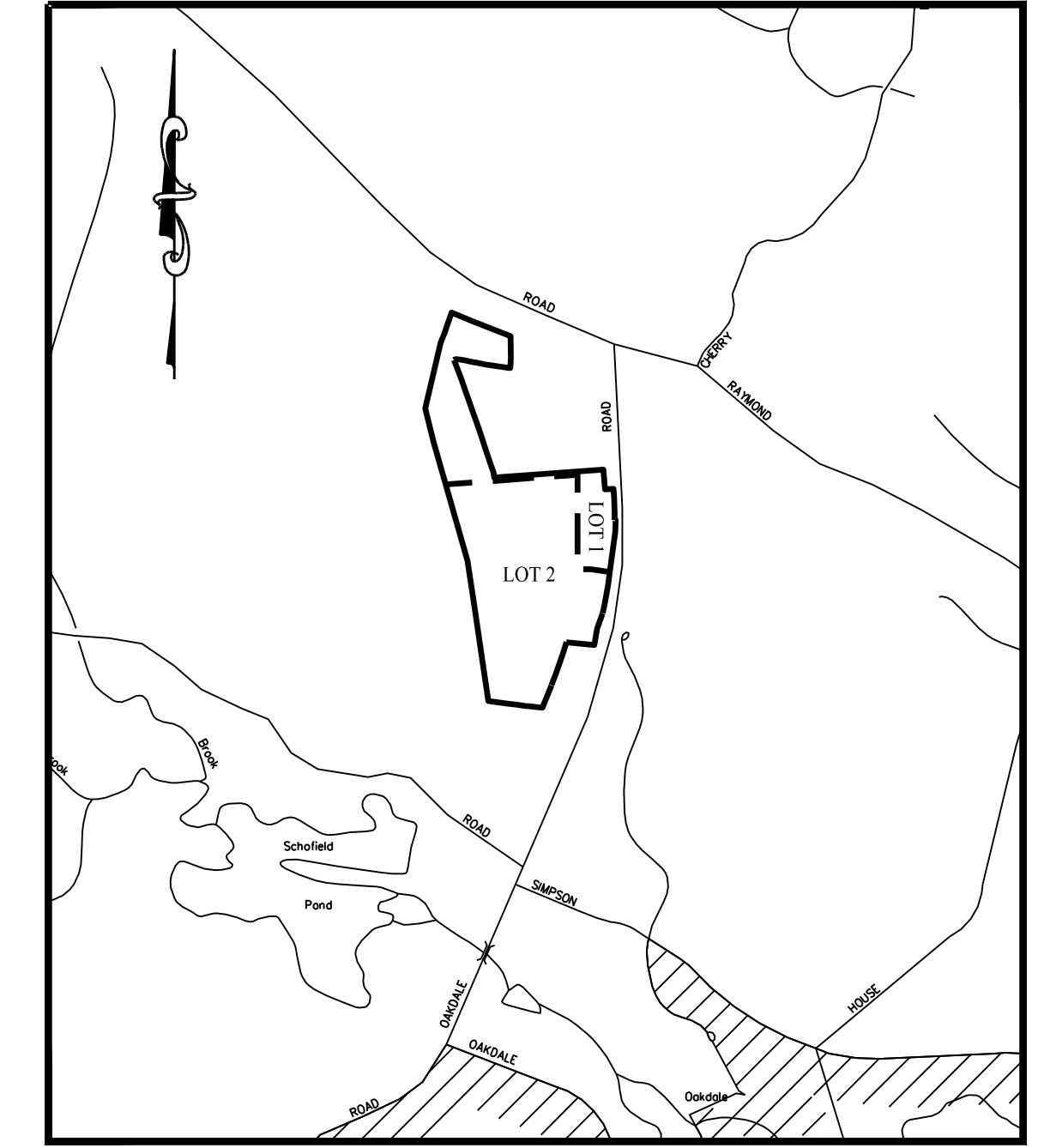
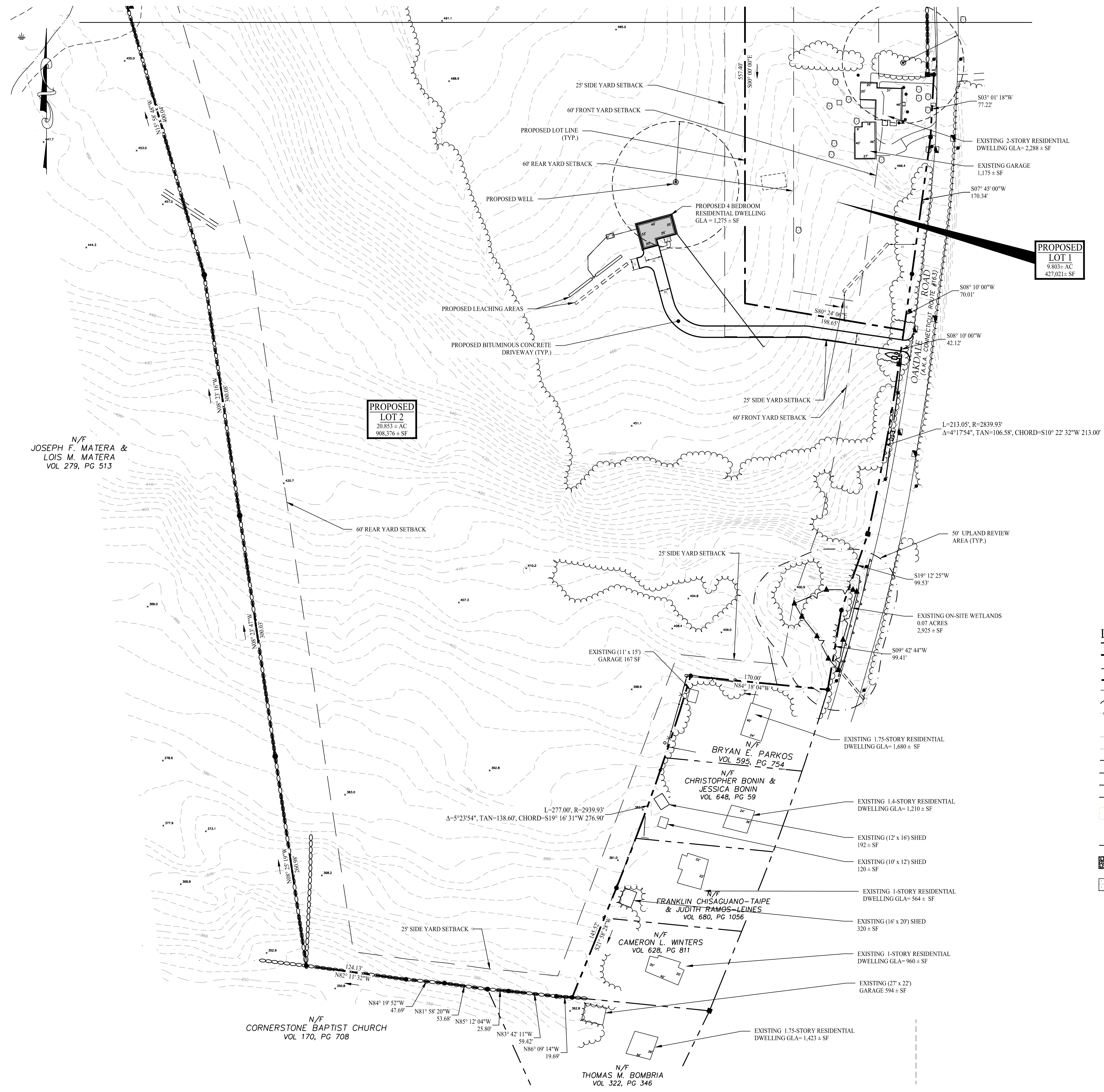
Project: **PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID: 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023**

Sheet Title: **SUBDIVISION PLAN (SHEET 1 OF 2)** Sheet #: **1.11**



Aug 14, 2023 - 5:43pm - Sem
 B:\SE Firm\Project Data\2023\22109401 - 958 Route 163 - Montville, CT\Cadd Data\Subdivision\22109401 - SUB-1.dwg

Aug 14, 2023 - 5:44pm - Som
 B:\SE Files\Project Data\2023\22109401 - 958 Route 163 - Norwalk, CT\Cadd Data\Subdivision\22109401 - SUB-1.dwg

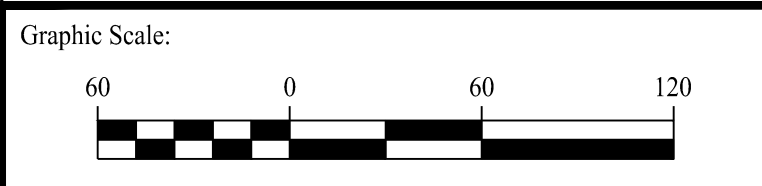


KEY MAP
 SCALE: 1" = 1,000'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK
- TREE LINE
- STONE FARM WALL
- EXISTING SPOT GRADE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 50 FT BUFFER
- UPLAND REVIEW AREA - 100 FT BUFFER
- UPLAND REVIEW AREA - 200 FT BUFFER
- EXISTING CONCRETE SLAB
- EXISTING CATCH BASIN
- EXISTING GUIDE RAIL
- EXISTING GRAVEL DRIVE
- PROPOSED BITUMINOUS CONCRETE DRIVEWAY
- PROPOSED WELL
- PROPOSED PRIMARY LEACHING AREA
- PROPOSED RESERVED LEACHING AREA

Rev. #:	Date	Description
1	08/04/23	Revised Per IWC Comments



SOLLI ENGINEERING
 501 Main Street, Monroeville, 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

Project:
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023

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