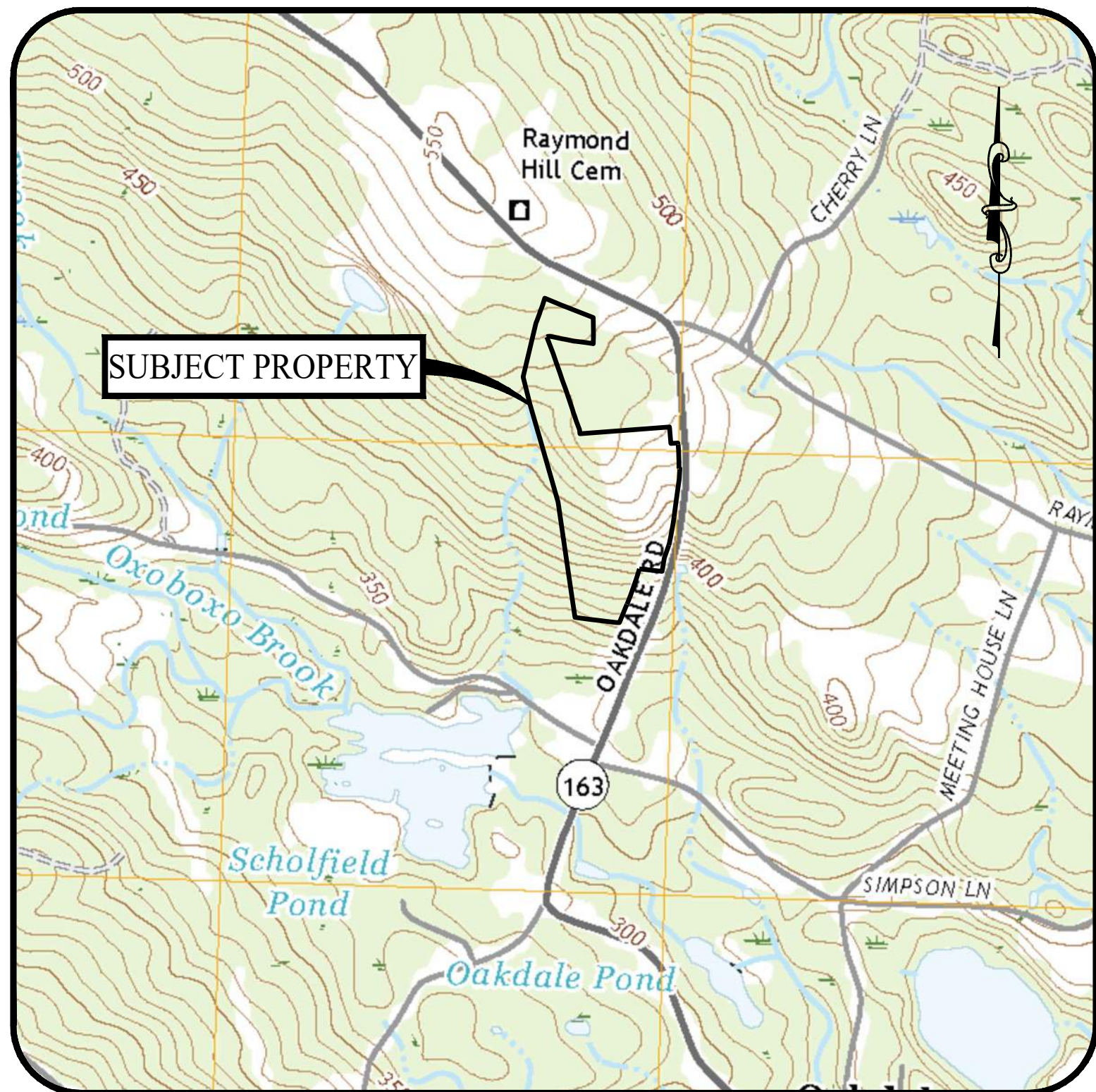


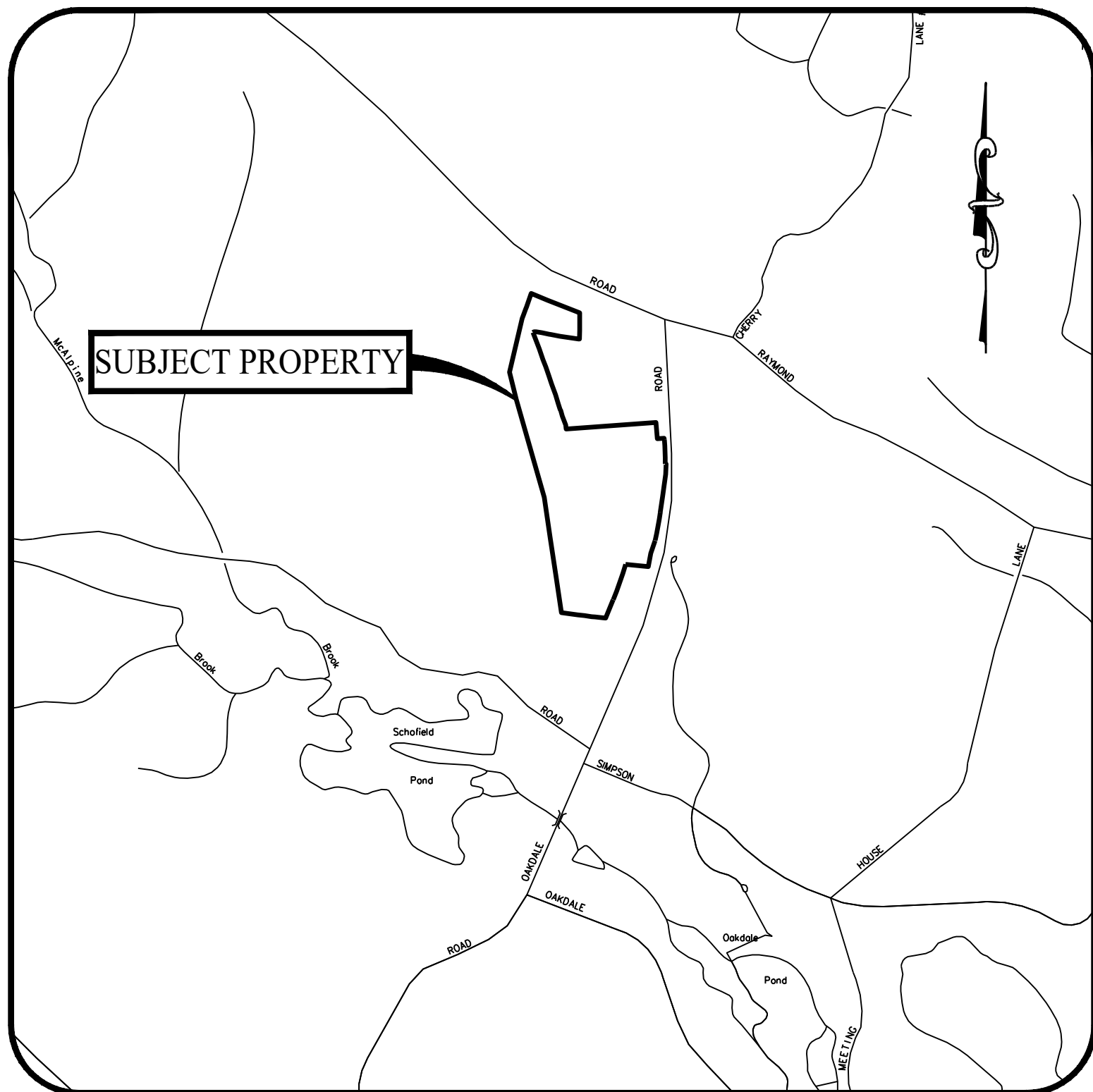
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163

(PARCEL ID: 046-008-000)
OAKDALE, CONNECTICUT
SEPTEMBER 30, 2024



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	09/30/24	N/A
1 OF 2	PROPERTY & TOPOGRAPHIC SURVEY	03/2023	12/04/23
2 OF 2	PROPERTY & TOPOGRAPHIC SURVEY	03/2023	12/04/23
1.11	SUBDIVISION PLAN (SHEET 1 OF 2)	09/30/24	N/A
1.12	SUBDIVISION PLAN (SHEET 2 OF 2)	09/30/24	N/A
1.40	100' RADIUS MAP	09/30/24	N/A
2.11	POTENTIAL DEVELOPMENT PLAN	09/30/24	N/A
2.31	SOIL EROSION & SEDIMENT CONTROL, NOTES & DETAILS	09/30/24	N/A
3.01	CONSTRUCTION DETAILS	09/30/24	N/A

PREPARED FOR:

THE NEVAR COMPANY

677 S. MAIN STREET
CHESHIRE, CONNECTICUT

OWNER/APPLICANT

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

PROPERTY INFORMATION

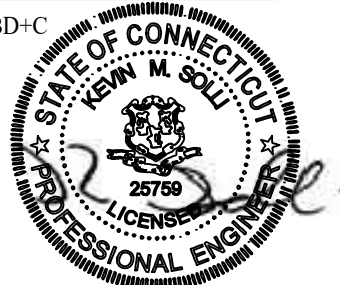
ADDRESS: 958 CT ROUTE 163
MAP-BLOCK-LOT: 046-008-000
ZONE: R120
AREA: 30.66 ± AC (1,335,410 ± SF)
LOT FRONTAGE: 961 FT
BOOK/PAGE: 0674/0282

SOIL SCIENTIST

JIM MCMANUS
JMM WETLAND CONSULTING SERVICES
23 HORSESHOE RIDGE ROAD
NEW TOWN, 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 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



PREPARED BY:



MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA

Approved by the Montville Planning & Zoning Commission on _____.
By: _____
Chairman, Vice Chairman, Secretary
Date: _____
Per C.G.S. 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: _____

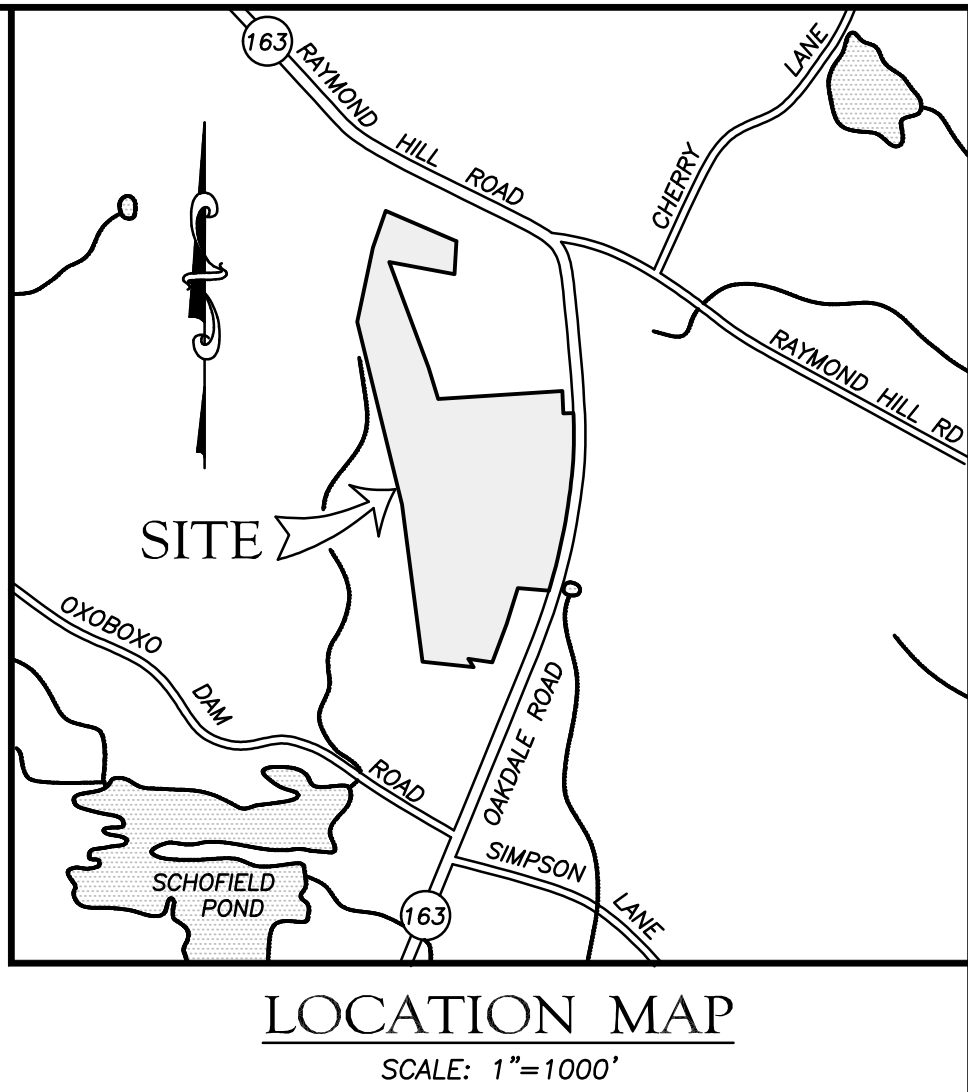
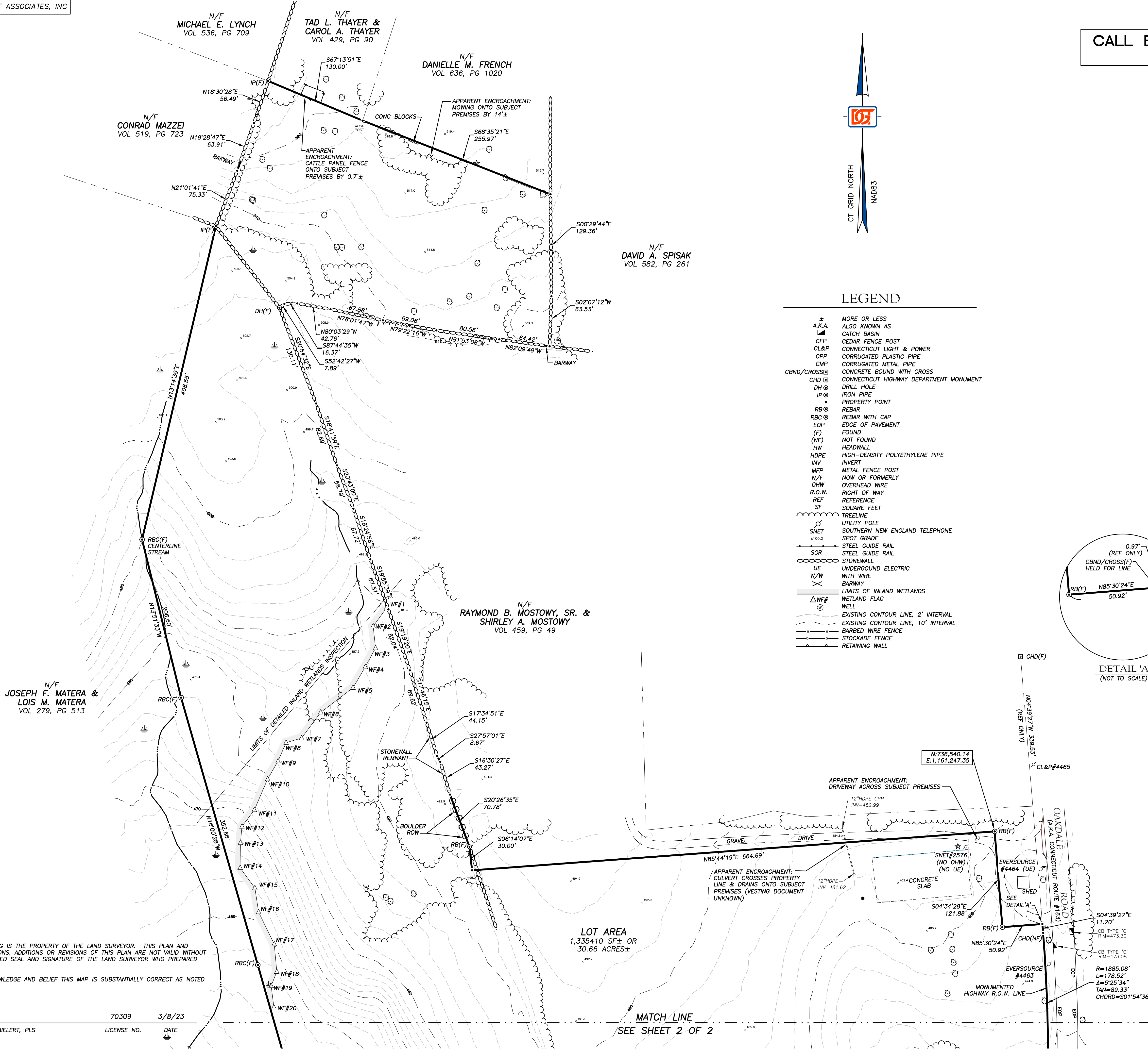
Project: **PROPOSED 1-LOT
RESUBDIVISION OF
958 ROUTE 163
(PARCEL ID: 046-008-000)
OAKDALE, CONNECTICUT
SEPTEMBER 30, 2024**

Sheet Title:

COVER
SHEET

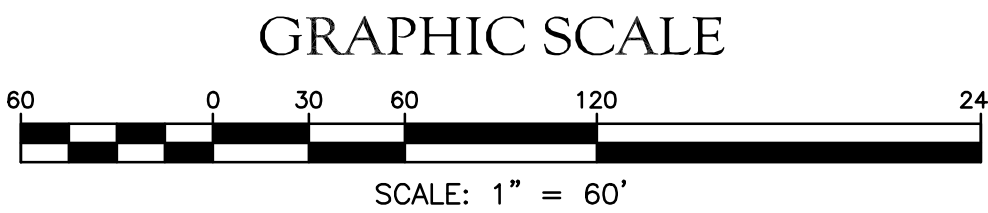
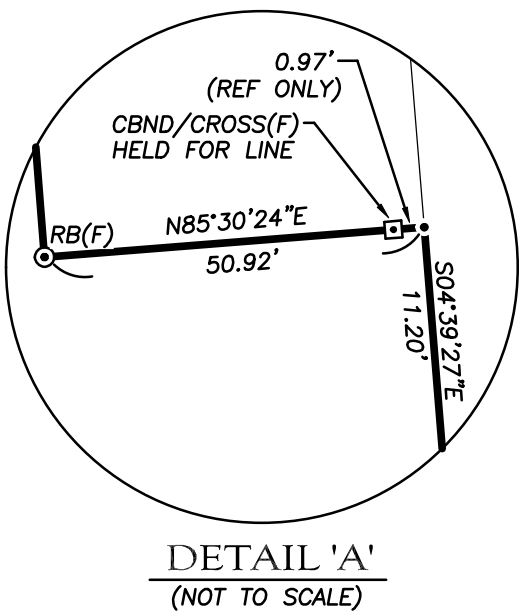
Sheet #:

0.00



LEGEND

±	MORE OR LESS
A.K.A.	ALSO KNOWN AS
CBP	CATCH BASIN
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	TREELINE
UTILITY POLE	UTILITY POLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SPOT GRADE	SPOT GRADE
SGR	STEEL GUIDE RAIL
SGR	STEEL GUIDE RAIL
STONEWALL	STONEWALL
UE	UNDERGROUND ELECTRIC
W/W	WITH WIRE
BARWAY	BARWAY
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



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 1 OF 2

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

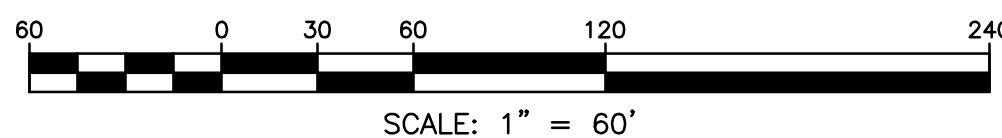


CALL BEFORE YOU DIG!
DIAL 811

LEGEND

±	MORE OR LESS
A.K.A.	ALSO KNOWN AS
CBP	CATCH BASIN
CL&P	CONNECTICUT LIGHT & POWER
CPP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
CBND/CROSS	CONCRETE BOUND WITH CROSS
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INV	INVERT
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N/F	NOW OR FORMERLY
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SF	SQUARE FEET
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○	UTILITY POLE
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SP	SPOT GRADE
SGR	STEEL GUIDE RAIL
SGR	STEEL GUIDE RAIL
SGR	STONEWALL
UE	UNDERGROUND ELECTRIC
W/W	WITH WIRE
—	BARWAY
—	LIMITS OF INLAND WETLANDS
ΔWF#	WETLAND FLAG
W	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."

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

SEE SHEET 1 OF 2
MATCH LINE

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

APPARENT ENCROACHMENT:
STOCKADE FENCE ONTO SUBJECT
PREMISES FROM 1.7'± TO 4'±

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

N/F
CORNERSTONE BAPTIST CHURCH
VOL 170, PG 708

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

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

PREPARED BY:



DGT Associates
Land Surveyors
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Boston • Worcester • Framingham

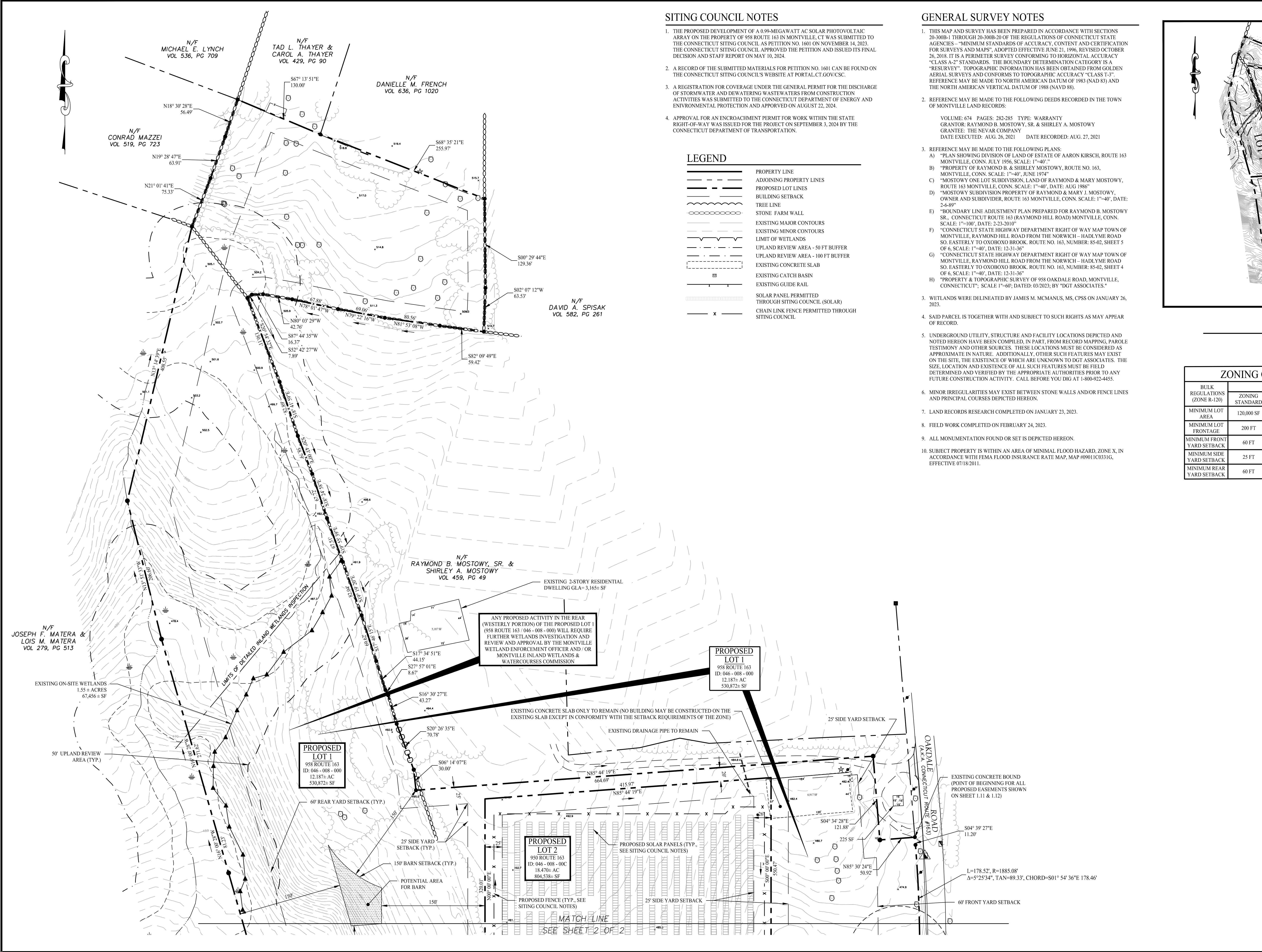
148 Route 2 - Preston, CT 06365
860-899-1999 www.DGTAssociates.com

SCALE: 1"=60'

DATE: MARCH 2023

PROJECT NO: C1139

SHEET 2 OF 2



SITING COUNCIL NOTES

- 1. THE PROPOSED DEVELOPMENT OF A 0.99-MEGAWATT AC SOLAR PHOTOVOLTAIC ARRAY ON THE PROPERTY OF 958 ROUTE 163 IN MONTVILLE, CT WAS SUBMITTED TO THE CONNECTICUT SITING COUNCIL AS PETITION NO. 1601 ON NOVEMBER 14, 2023. THE CONNECTICUT SITING COUNCIL APPROVED THE PETITION AND ISSUED ITS FINAL DECISION AND STAFF REPORT ON MAY 10, 2024.
- 2. A RECORD OF THE SUBMITTED MATERIALS FOR PETITION NO. 1601 CAN BE FOUND ON THE CONNECTICUT SITING COUNCIL'S WEBSITE AT PORTAL.CT.GOV/CSC.
- 3. A REGISTRATION FOR COVERAGE UNDER THE GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES WAS SUBMITTED TO THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AND APPROVED ON AUGUST 22, 2024.
- 4. APPROVAL FOR AN ENCROACHMENT PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY WAS ISSUED FOR THE PROJECT ON SEPTEMBER 3, 2024 BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.

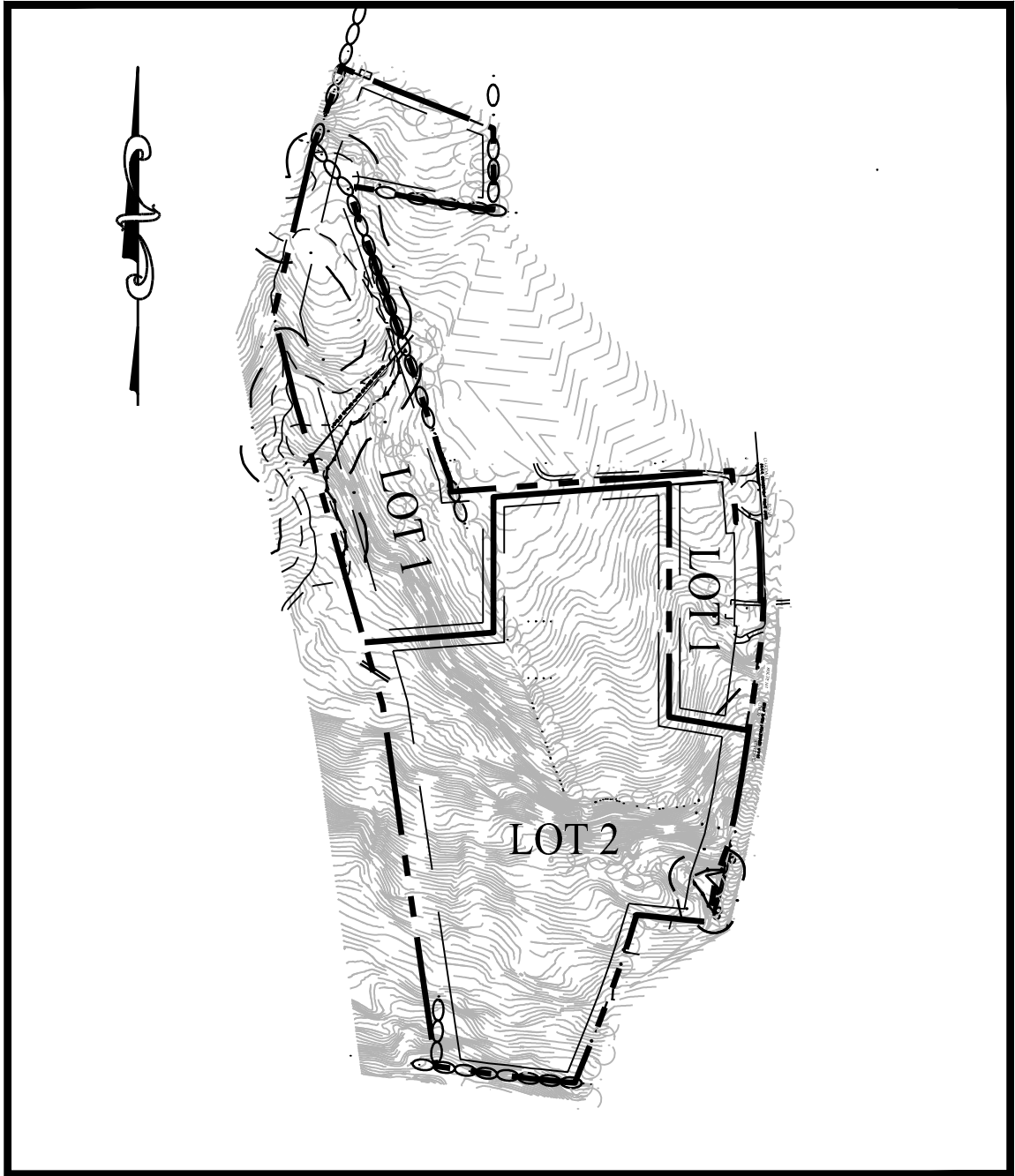
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK
- TREE LINE
- STONE FARM WALL
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 50 FT BUFFER
- UPLAND REVIEW AREA - 100 FT BUFFER
- EXISTING CONCRETE SLAB
- EXISTING CATCH BASIN
- EXISTING GUIDE RAIL
- SOLAR PANEL PERMITTED THROUGH SITING COUNCIL (SOLAR)
- CHAIN LINK FENCE PERMITTED THROUGH SITING COUNCIL

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 OXOBOKO 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 OXOBOKO 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."
- 3. WETLANDS WERE DELINEATED BY JAMES M. MCMANUS, MS, CPSS ON JANUARY 26, 2023.
- 4. SAID PARCEL IS TOGETHER WITH AND SUBJECT TO SUCH RIGHTS AS MAY APPEAR OF RECORD.
- 5. 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.
- 6. MINOR IRREGULARITIES MAY EXIST BETWEEN STONE WALLS AND/OR FENCE LINES AND PRINCIPAL COURSES DEPICTED HEREON.
- 7. LAND RECORDS RESEARCH COMPLETED ON JANUARY 23, 2023.
- 8. FIELD WORK COMPLETED ON FEBRUARY 24, 2023.
- 9. ALL MONUMENTATION FOUND OR SET IS DEPICTED HEREON.
- 10. 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" = 400'

ZONING COMPLIANCE TABLE

BULK REGULATIONS (ZONE R-120)	LOT 1		LOT 2	
	ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
MINIMUM LOT AREA	120,000 SF	534,966 SF	120,000 SF	800,443 SF
MINIMUM LOT FRONTAGE	200 FT	500.4 ± FT	200 FT	462.0 ± FT
MINIMUM FRONT YARD SETBACK	60 FT	37 ± FT	60 FT	213 ± FT
MINIMUM SIDE YARD SETBACK	25 FT	189 ± FT	25 FT	25 ± FT
MINIMUM REAR YARD SETBACK	60 FT	125 ± FT	60 FT	346 ± FT

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: 09/30/24

Scale: 1" = 60'



Robert P. Pryor, L.S.
CT 19078

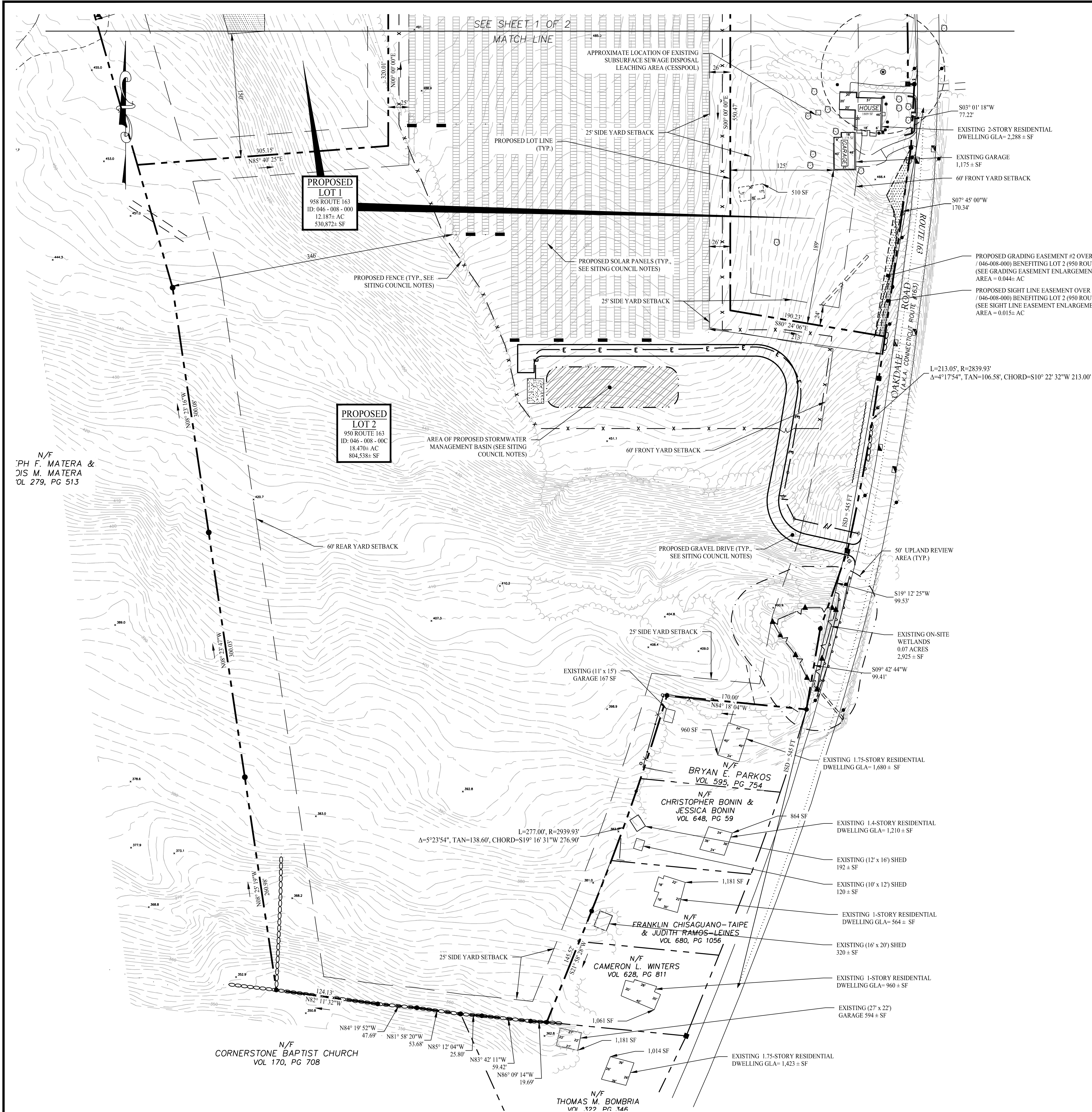
PROPOSED 1-LOT
RESUBDIVISION OF
958 ROUTE 163
(PARCEL ID : 046-008-000)
OAKDALE, CONNECTICUT
SEPTEMBER 30, 2024

Sheet Title:

SUBDIVISION
PLAN
(SHEET 1 OF 2)

Sheet #:

1.11

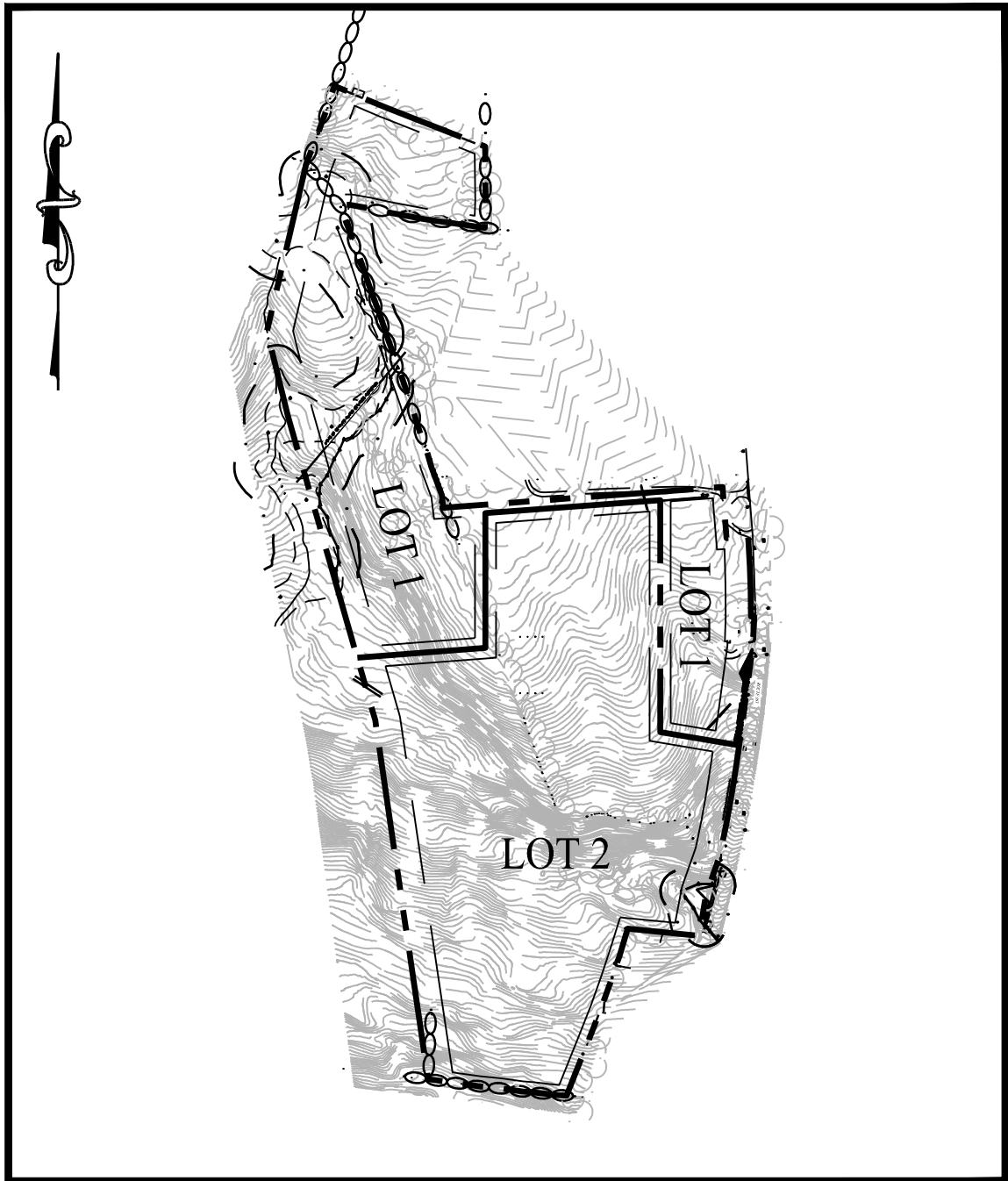


SITING COUNCIL NOTES

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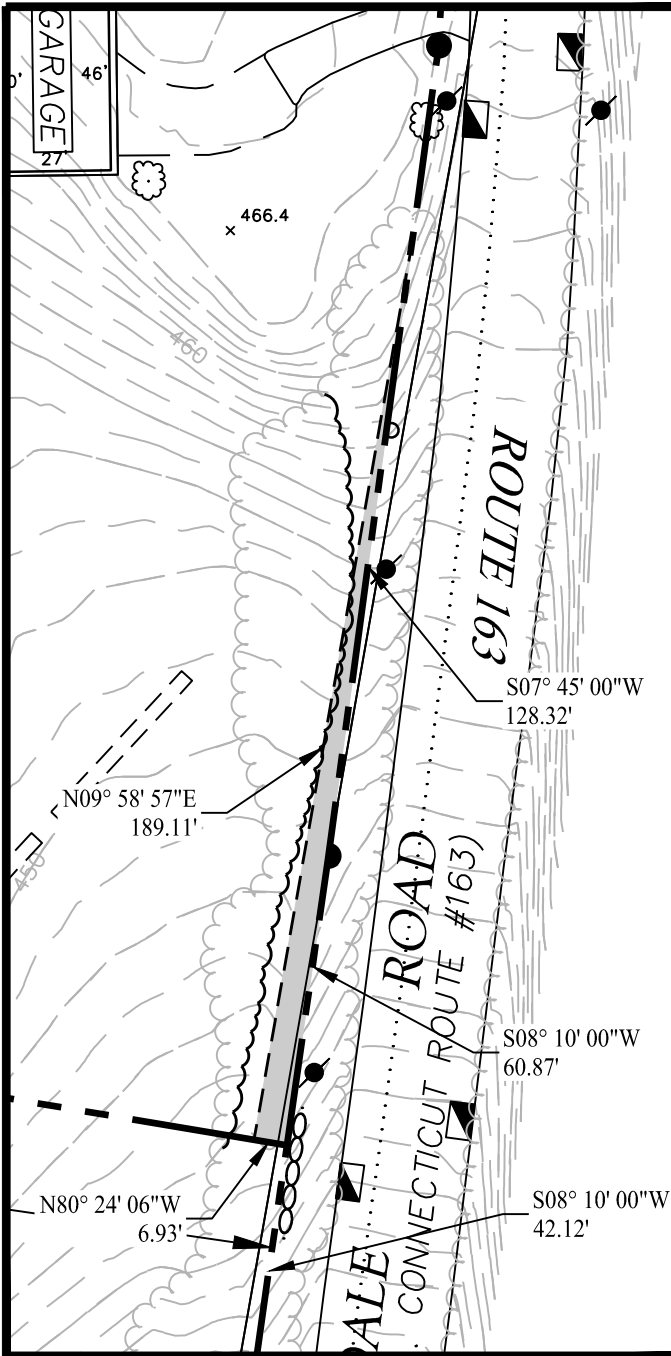
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINES
- PROPOSED LOT LINES
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- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
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- UPLAND REVIEW AREA - 50 FT BUFFER
- UPLAND REVIEW AREA - 100 FT BUFFER
- EXISTING CONCRETE SLAB
- EXISTING CATCH BASIN
- EXISTING GUIDE RAIL
- SOLAR PANEL PERMITTED THROUGH SITING COUNCIL (SOLAR)
- CHAIN LINK FENCE PERMITTED THROUGH SITING COUNCIL
- PROPOSED STORMWATER BASIN



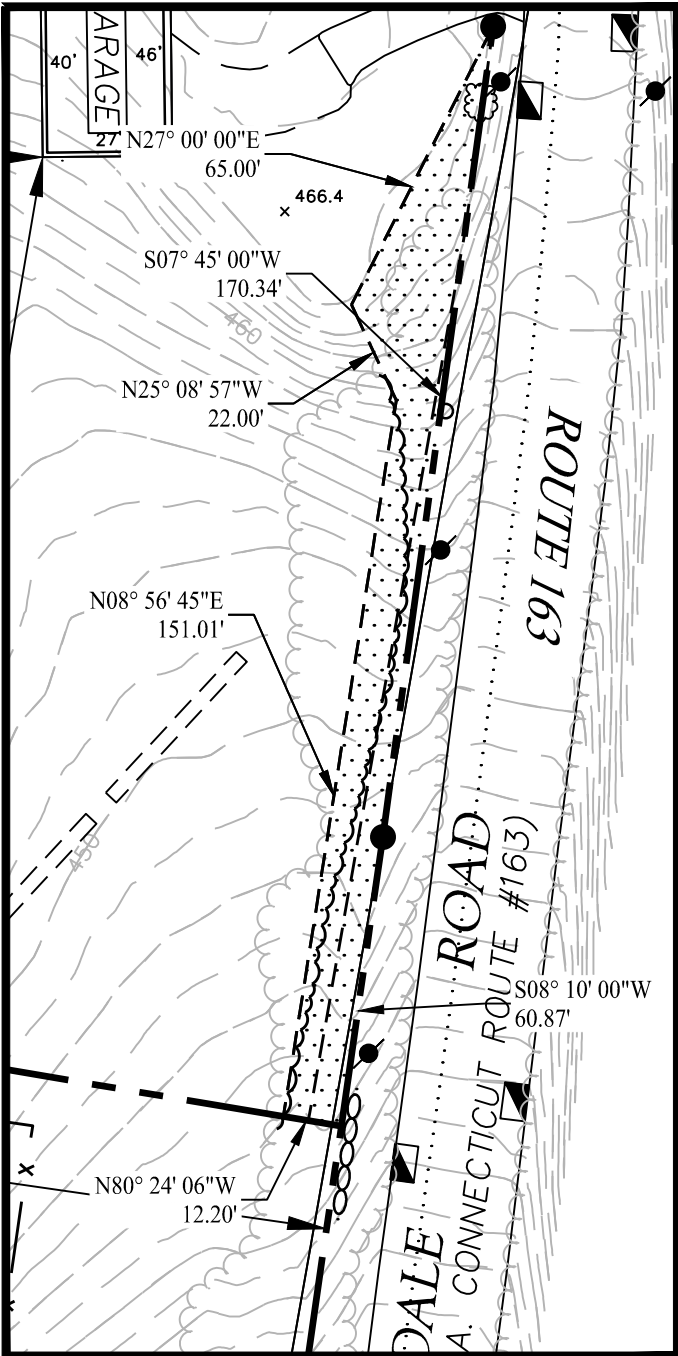
KEY MAP

SCALE: 1" = 400'



SIGHT LINE EASEMENT ENLARGEMENT

SCALE: 1" = 40'



GRADING EASEMENT ENLARGEMENT #2

SCALE: 1" = 40'

Rev. #: Date Description

Graphic Scale:



SOLLI ENGINEERING
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: 09/30/24

Scale: 1" = 60'

Project:

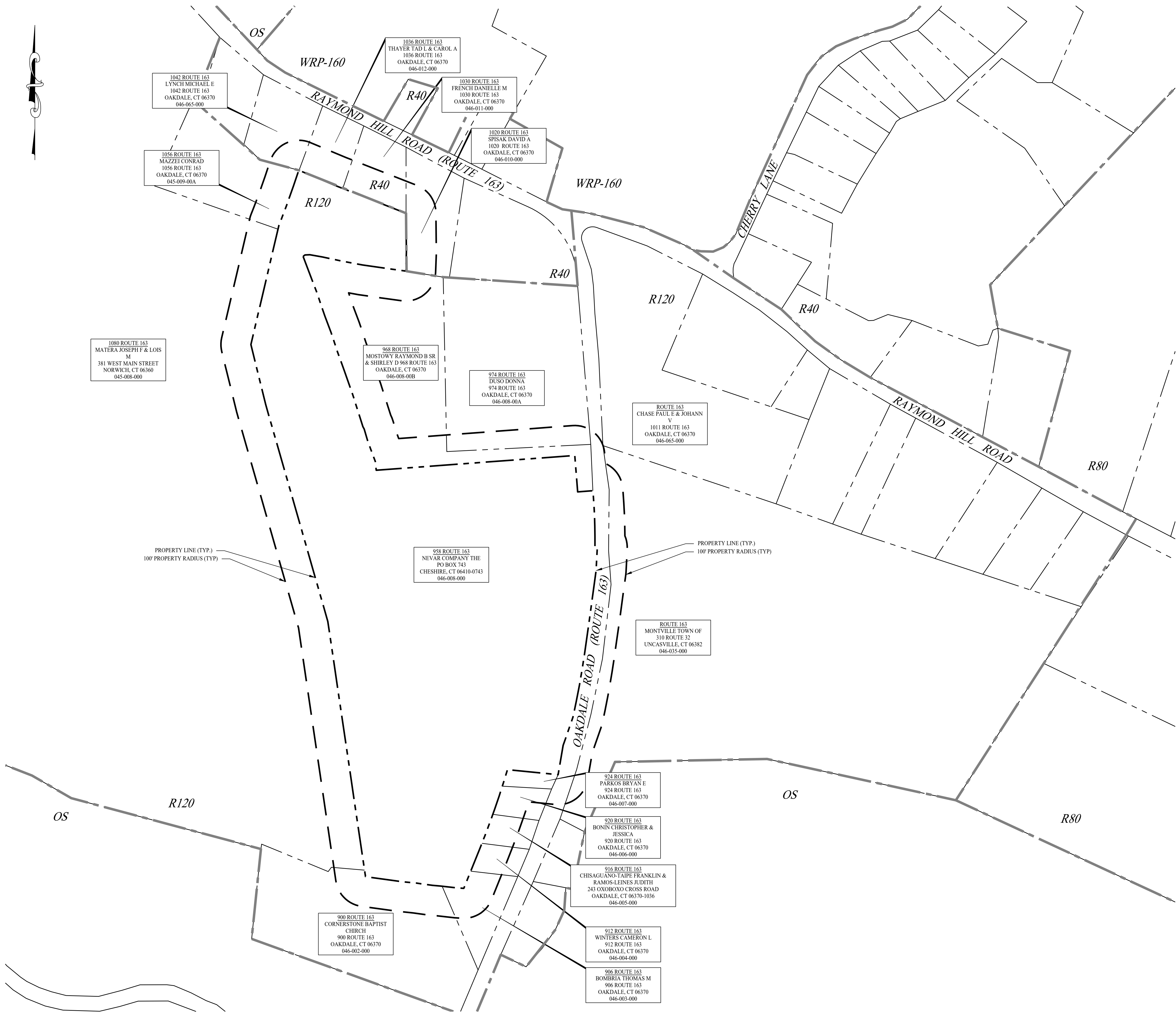
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163
(PARCEL ID : 046-008-000)
OAKDALE, CONNECTICUT
SEPTEMBER 30, 2024

Sheet Title:

SUBDIVISION PLAN (SHEET 2 OF 2)

Sheet #:

1.12



- GENERAL NOTES**
1. PROPERTY OWNER INFORMATION TAKEN FROM THE TOWN OF MONTVILLE ASSESSORS OFFICE GIS.
 2. PROPERTY LINES TAKEN FROM THE TOWN OF MONTVILLE GIS.
 3. ZONING DISTRICT LINES TAKEN FROM THE TOWN OF MONTVILLE GIS.

LEGEND

	PROPERTY LINE
	LIMIT OF 100' RADIUS FROM PROPERTY
	ZONE LINE
	ADJOINING LOT LINE
	100' BUFFER

ZONING LEGEND

R120	RESIDENTIAL R-120 DISTRICT
R80	RESIDENTIAL R-80 DISTRICT
R40	RESIDENTIAL R-40 DISTRICT
OS	OPEN SPACE (OS) DISTRICT
WRP-160	WATER RESOURCE PROTECTION R-160 DISTRICT

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:	CJS		
Checked By:	CJB		
Approved By:	KMS		
Project #:	22109401		
Plan Date:	09/30/24		
Scale:	1" = 150'		
Project: PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000) OAKDALE, CONNECTICUT SEPTEMBER 30, 2024			
Sheet Title: 100' RADIUS MAP		Sheet #: 1.40	