



1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-390B-1 THROUGH 20-390B-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 NEVBAR 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: 2-23-2007"

F) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH – HADLYME ROAD SO, EASTERLY TO OXOBONO 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 OXOBONO BROOK, ROUTE NO. 163, NUMBER: 85-02, SHEET 4 OF 6, SCALE: 1"=40", DATE: 12-31-36"

H) "PROPERTY & TOPOGRAPHIC SURVEY OF 958 OKAALDE ROAD, MONTVILLE, CONNECTICUT; SCALE 1"=60; DATED: 03/26/23; BY "DGT ASSOCIATES".

4. WETLANDS WERE DELINEATED BY JAMES M. MCCANUS, 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 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.

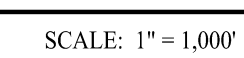
6. MINOR IRREGULARITIES MAY EXIST BETWEEN STONE WALLS AND/OR FENCE LINES AND PRINCIPAL COURSES DEPICTED HEREON.

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.



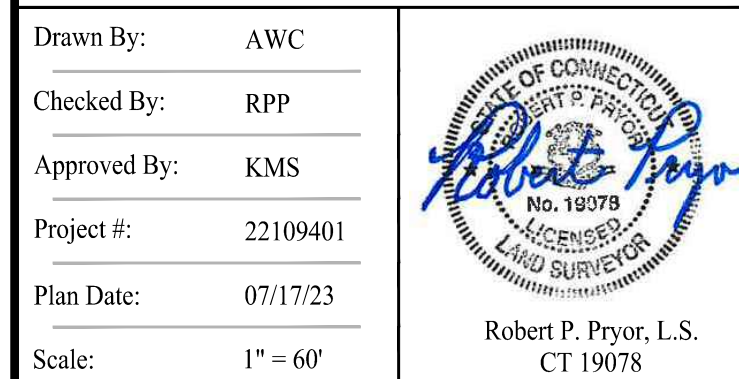
ZONING COMPLIANCE TABLE

	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

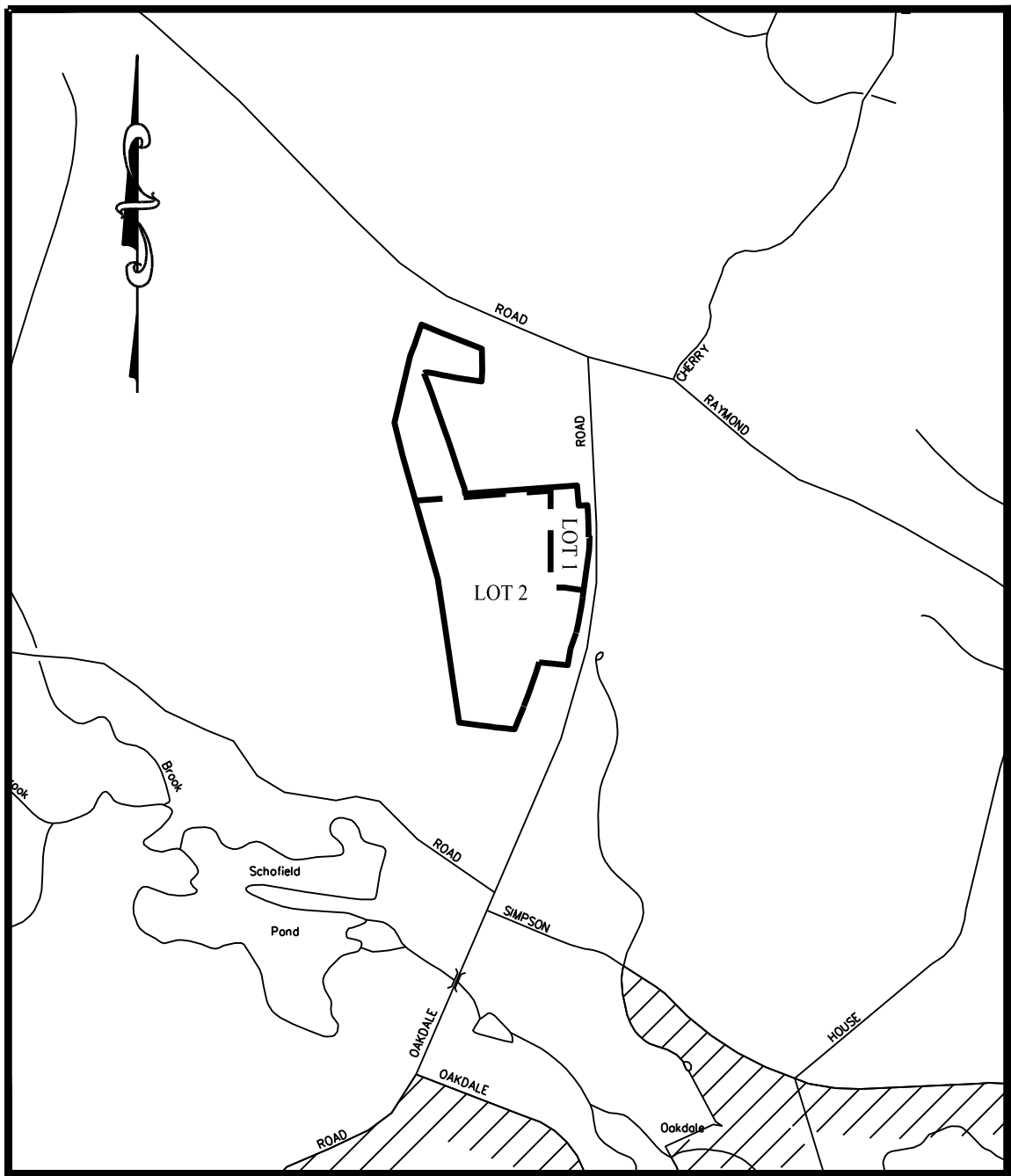
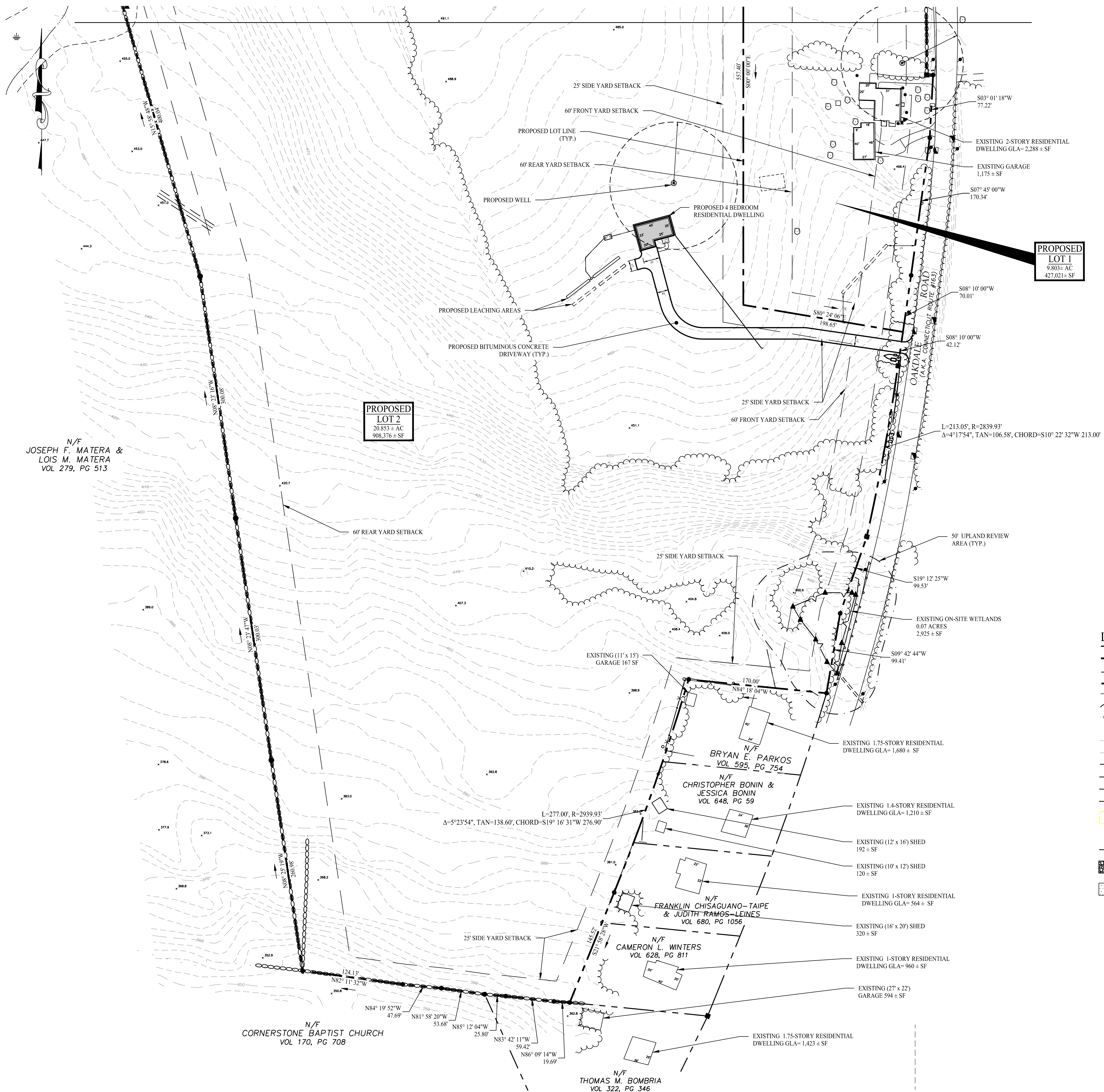
Graphic Scale:



60 0 60 120



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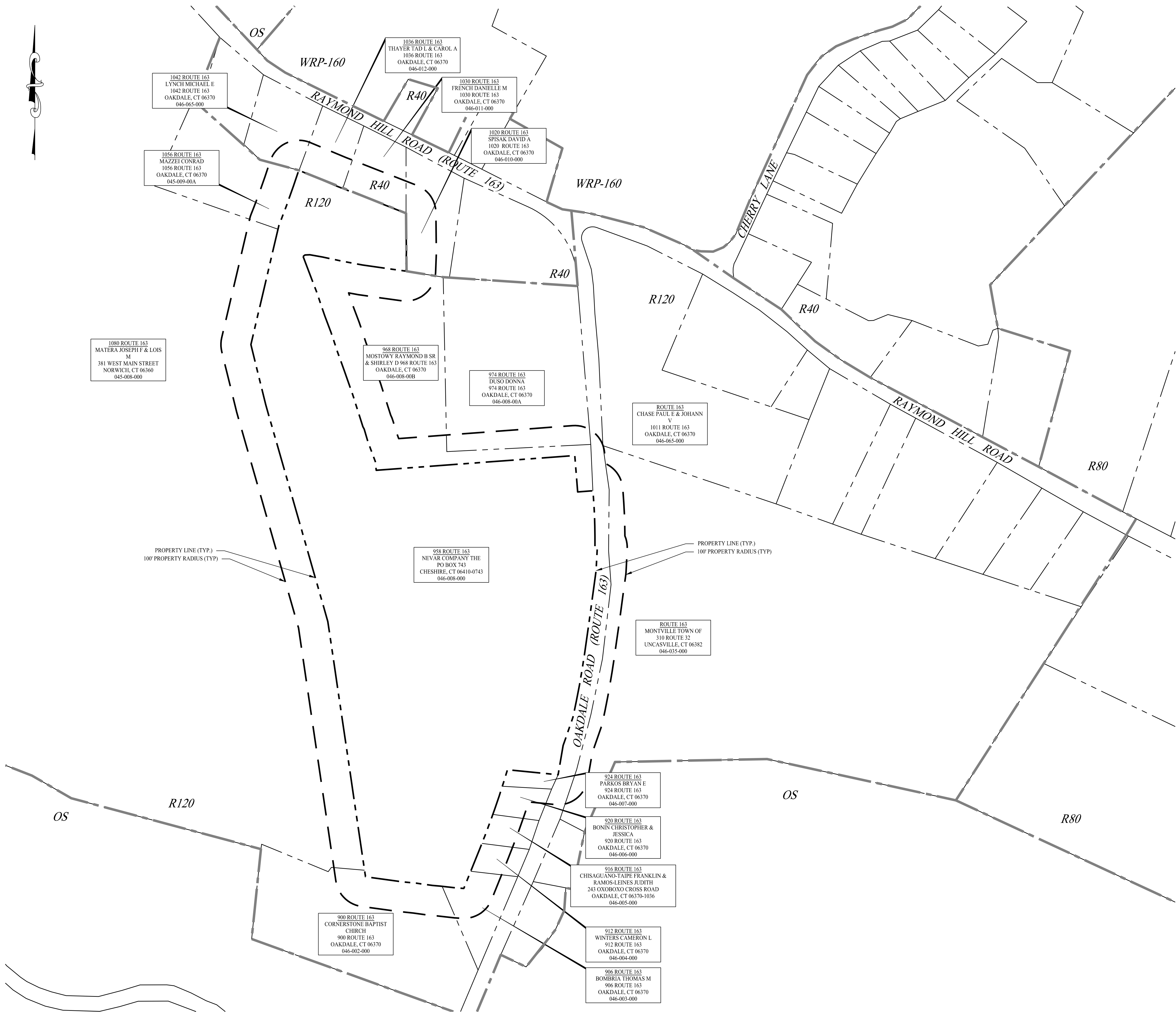
KEY MAP

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

2 08/31/23 Revised Per Planner Comments		
1 08/04/23 Revised Per IWC Comments		
Rev. #:	Date	Description
Graphic Scale: 60 0 60 120		
SOLLI ENGINEERING 501 Main Street, Moravia, 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	 Robert P. Pryor, L.S. CT 19078
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 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
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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:	07/17/23
Scale:	1" = 150'



Project:

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

Sheet Title:	Sheet #:
100' RADIUS MAP	1.40