

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

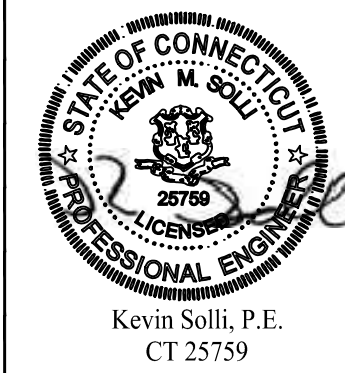

Rev. #:	Date	Description
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**SOLLI**  
ENGINEERING

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:	CJS
Checked By:	CJB
Approved By:	KMS
Project #:	22109401
Plan Date:	07/17/23
Scale:	1" = 150'

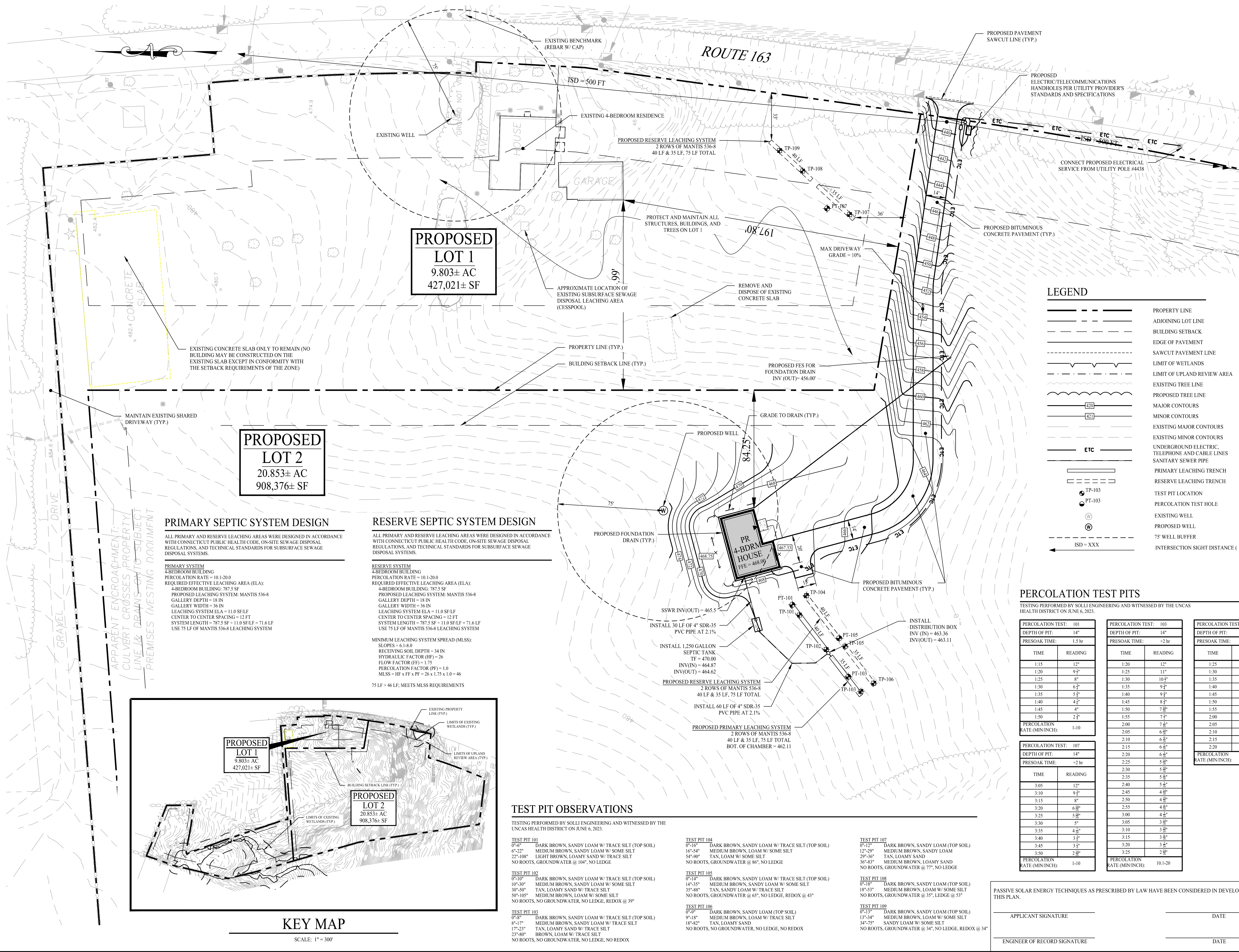


Project:

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

Sheet Title:	Sheet #:
<b>100' RADIUS MAP</b>	<b>1.40</b>





## GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND AFFECTED AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND FEDERAL REVIEWING AGENCIES.
3. ALL NECESSARY CONSTRUCTION INFORMATION TAKEN FROM A PLAN ENTITLED "ROUTE 6 TO TOPOGRAPHIC SURVEY OF 958 OLDKAY ROAD (CONNECTICUT HIGHWAY 163), MONTVILLE, CONNECTICUT," SCALE 1"=60', DATED 05/01/2018, AND "CGT ASSOCIATES".
4. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF MONTVILLE STANDARDS, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY.
5. IF ANY AREAS ARE IMPACTED BY EXISTING UTILITIES, THE CONTRACTOR SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OHSA, FEDERAL, STATE AND LOCAL REGULATIONS.
6. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS AND CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL OBTAIN ALL BORROW, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER OF RECORD IF THERE ARE ANY QUESTIONS OR CONCERNS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
7. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
8. IF ANY EXISTING UTILITIES ARE LOCATED, EXISTING PIPING, OR OTHER UTILITY IS UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
9. DO NOT INTERFERE WITH EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPED HOURS EXCEPT WHEN SUCH INTERUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE CONTRACTOR SHALL PAID FOR ALL DAMAGE TO EXISTING UTILITIES. ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
10. THE CONTRACTOR SHALL SUSTAIN ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTRIBUTED THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES OR OTHERS, AS APPROVED BY THE ENGINEER OR RECORD.
11. THE ENGINEER OR RECORD IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO PROTECT EXISTING UTILITIES OR OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS AND MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
12. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE RECORD AND ASSET MAP. IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER OF RECORD, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
13. PRIOR TO ANY EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED TO BE COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO ANY EXCAVATION OR OTHER WORK, THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND STORM DRAINAGE SYSTEMS LOCATIONS 24-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR UTILITIES BE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
14. IF ANY DAMAGE INCURRED TO TOWN, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
15. PRIOR TO CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL FOLLOW THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
16. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
17. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACT ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAYING OPERATIONS COMMENCING.

2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments
Rev. #:	Date	Description

Graphic Scale:



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Drawn By: AWC

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Approved By: KMS

Project #: 22109401

Plan Date: 07/17/23

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Project: **DDOPO**

PROFO

## RESULTS

058 P.

(PARCEL)

OAKDALE

III

Sheet Title:

## POTENTIAL

DEVELOPMENT

## PLAN

A circular professional engineer seal for the State of Connecticut. The outer ring contains the text "STATE OF CONNECTICUT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "KEVIN M. SOLLI" is at the top, a central crest is in the middle, the license number "25759" is below the crest, and the word "LICENSE" is at the bottom.

Kevin Solli, P.E.  
CT 25759

D 1 LOT

## DISCUSSION OF

TE 163

046-008-000)

CONNECTICUT  
2023

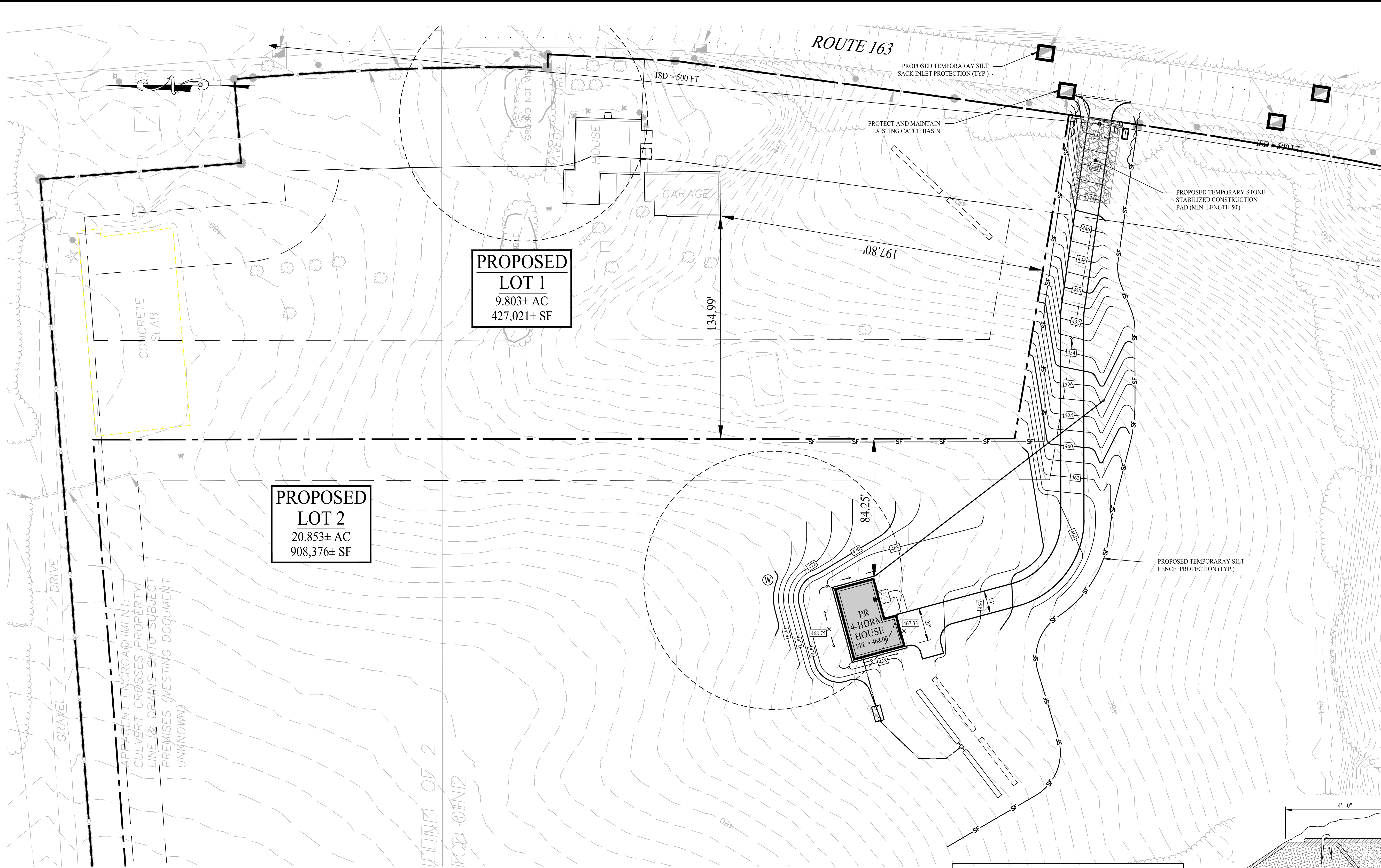
Sheet #:

211

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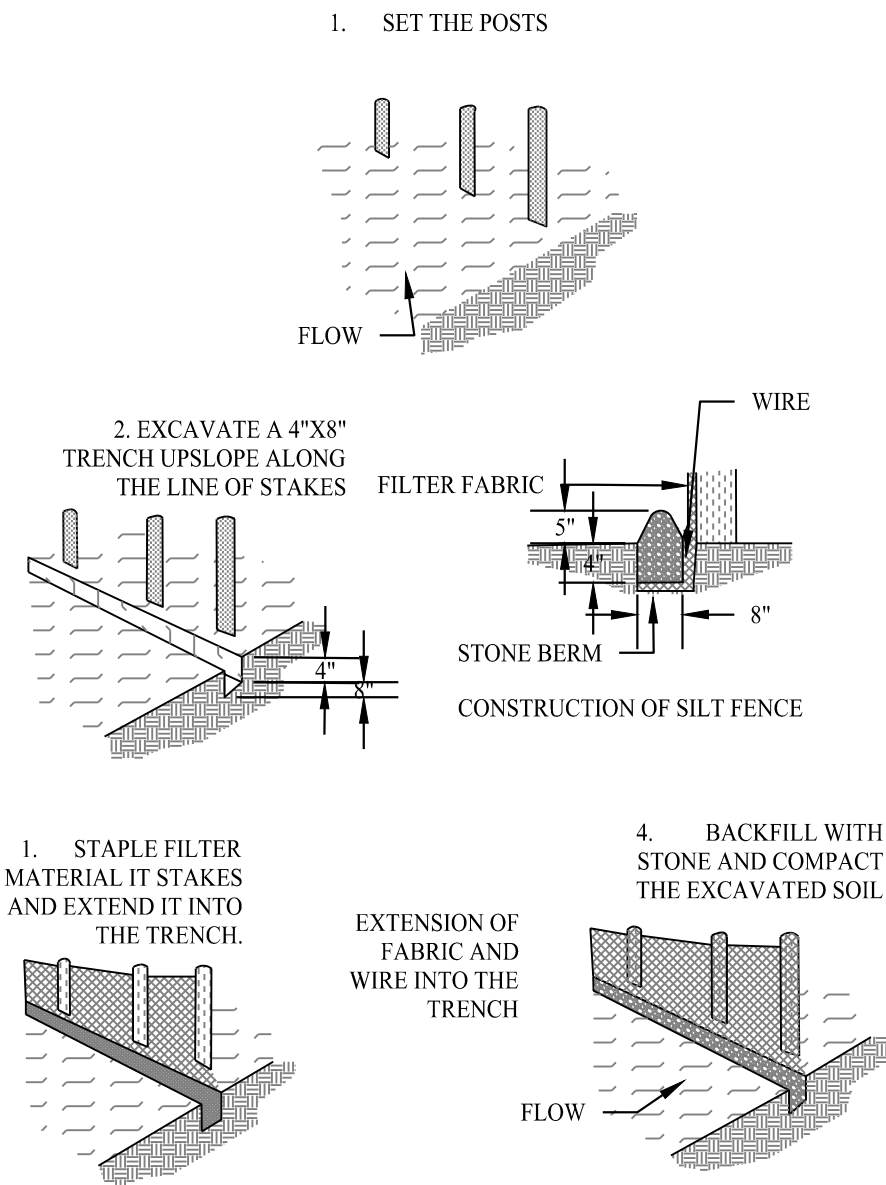
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## CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
2. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
3. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPs).
4. BEGIN CLEARING AND GRUBBING THE SITE.
5. INSTALL ADDITIONAL EROSION CONTROLS AS WORK PROGRESSES, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
6. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
7. THROUGHOUT CONSTRUCTION, REMOVE SEDIMENT FROM BEHIND SILT FENCES AND OTHER EROSION CONTROL DEVICES AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.10 INCH OR GREATER). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.50 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
8. CONDUCT FINE GRADING.
9. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED DURING THE SPRING OR FALL SEASON ONLY. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
10. UPON DIRECTION OF THE TOWN OF MONTVILLE AGENT (AFTER THEIR FINAL INSPECTIONS HAVE BEEN PERFORMED AND CERTIFICATES OF COMPLETION HAVE BEEN ISSUED), EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.



## SILT FENCE DETAIL

SCALE: NTS

Rev. #:	Date	Description
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments

Graphic Scale:



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Drawn By: ARW

Checked By: XXX

Approved By: KMS

Project #: 22109401

Plan Date: 07/17/23

Scale: 1" = 30'



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

Sheet Title:

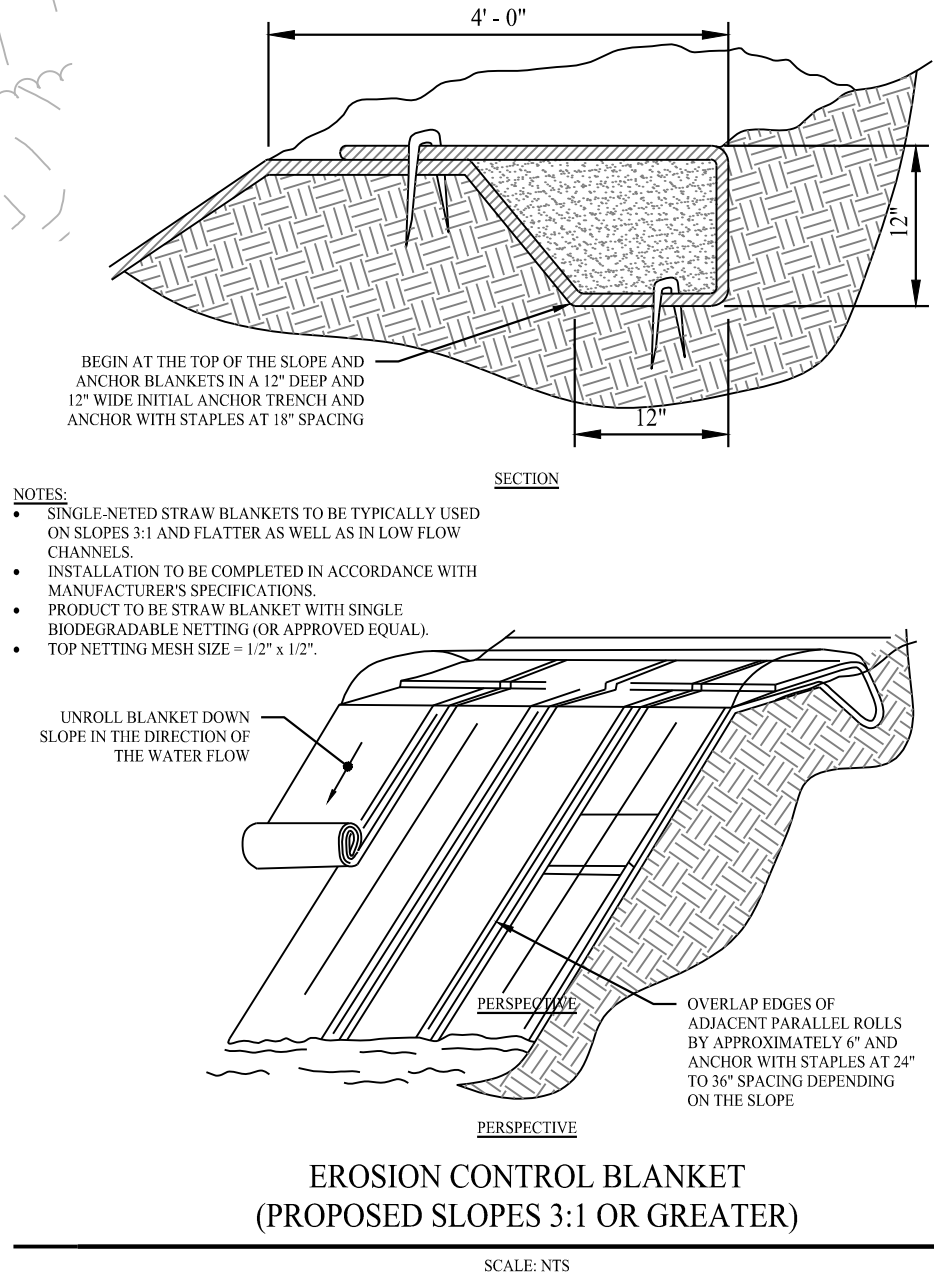
**SOIL EROSION &  
SEDIMENT  
CONTROL PLAN**

Sheet #:

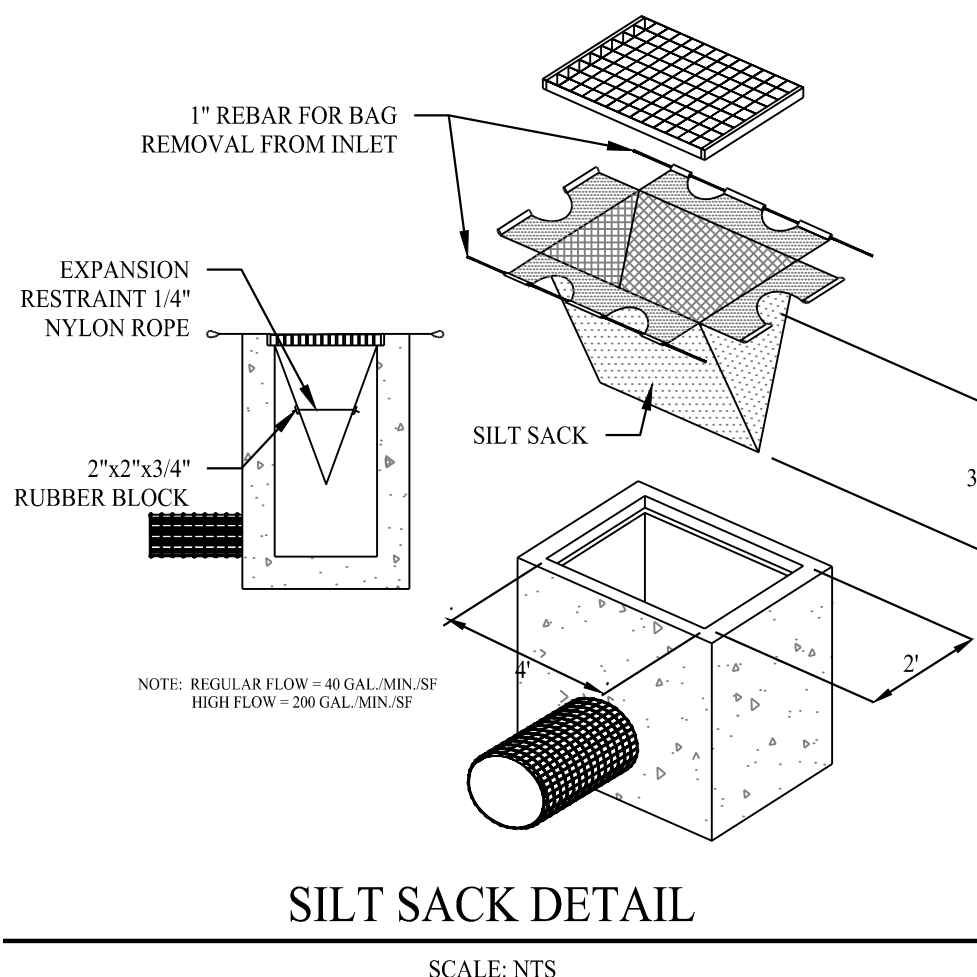
**2.31**

## LEGEND

---	PROPERTY LINE
---	ADJOINING LOT LINE
---	BUILDING SETBACK
---	EDGE OF PAVEMENT
---	SAWCUT PAVEMENT LINE
---	LIMIT OF WETLANDS
---	LIMIT OF UPLAND REVIEW AREA
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	MAJOR CONTOURS
---	MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
SF	SILT FENCE
SF	SILT SACK INLET PROTECTION
W	EXISTING WELL
W	PROPOSED WELL
---	75' WELL BUFFER

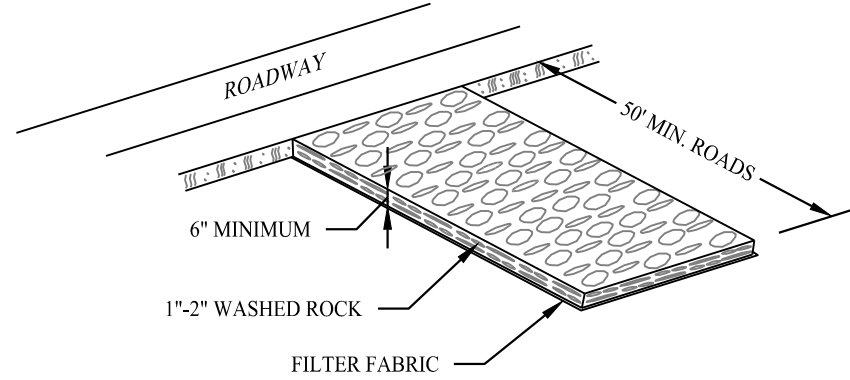


- NOTES:
- SINGLE-NETTED STRAW BLANKETS TO BE TYPICALLY USED ON SLOPES 3:1 AND FLATTER AS WELL AS IN LOW FLOW CHANNELS.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - PRODUCT TO BE STRAW BLANKET WITH SINGLE BIODEGRADABLE NETTING (OR APPROVED EQUIVALENT).
  - TOP NETTING MESH SIZE - 1/2" x 1/2"



## SILT SACK DETAIL

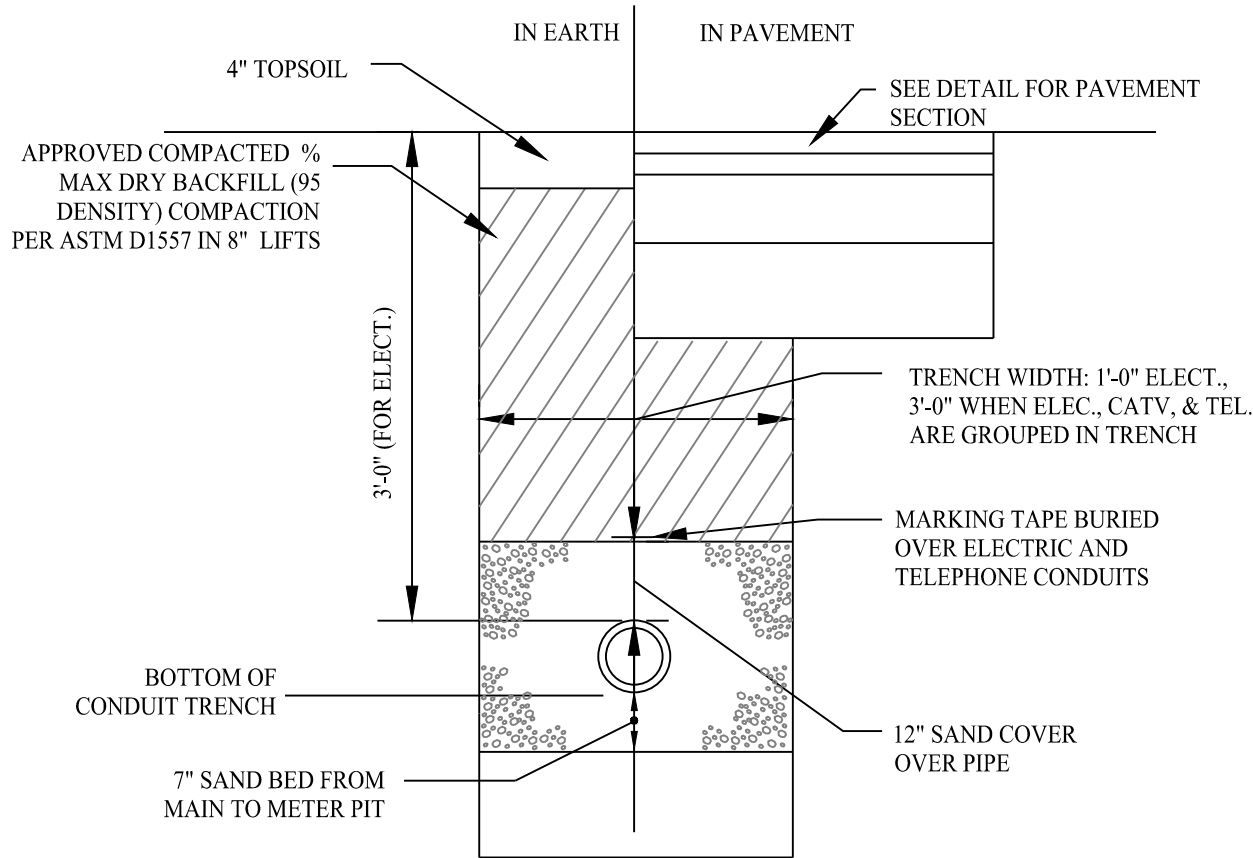
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## CONSTRUCTION ENTRANCE

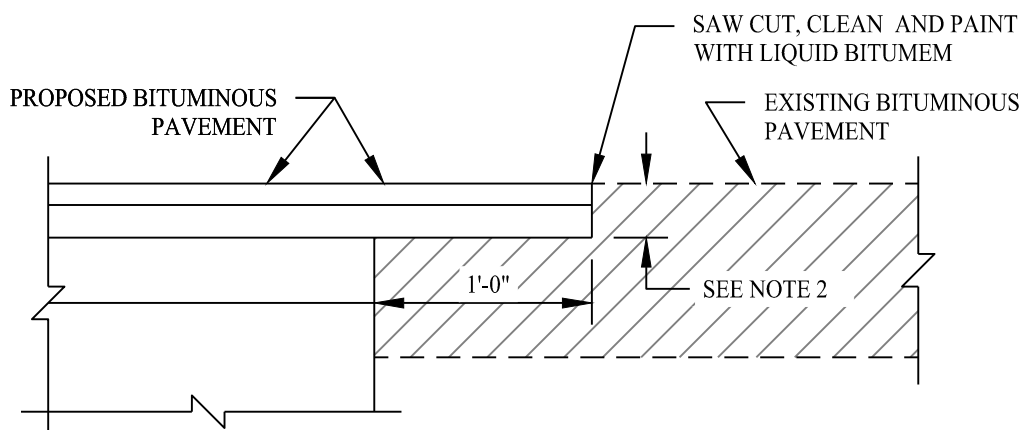
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TYPICAL  
ELECTRICAL/TELEPHONE/CABLE  
AND GAS TRENCH

SCALE: NTS

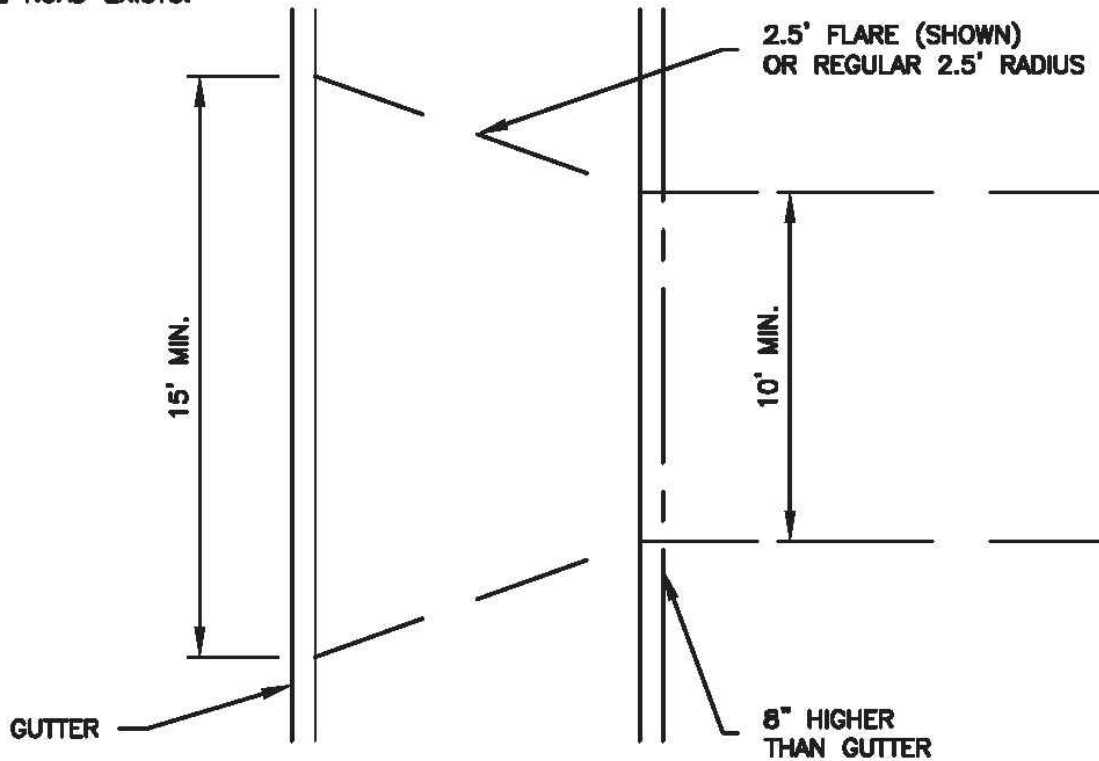


PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS

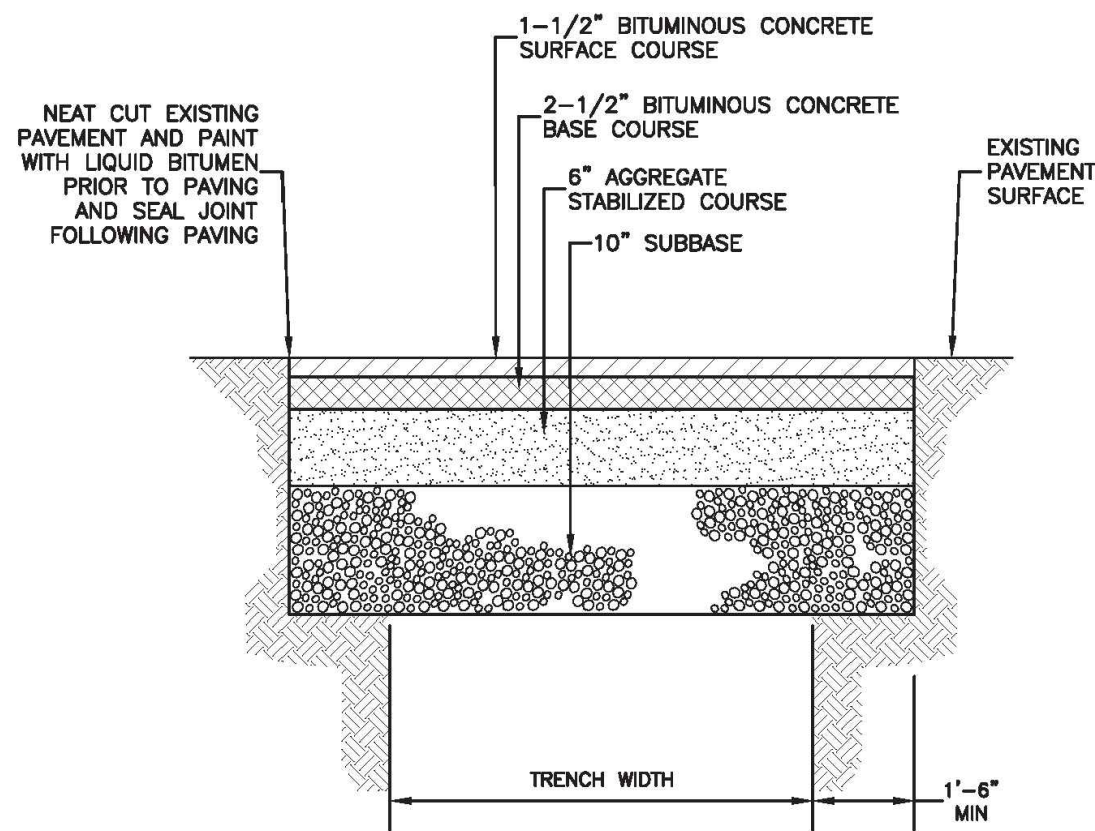
NOTE:

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



NOTE:

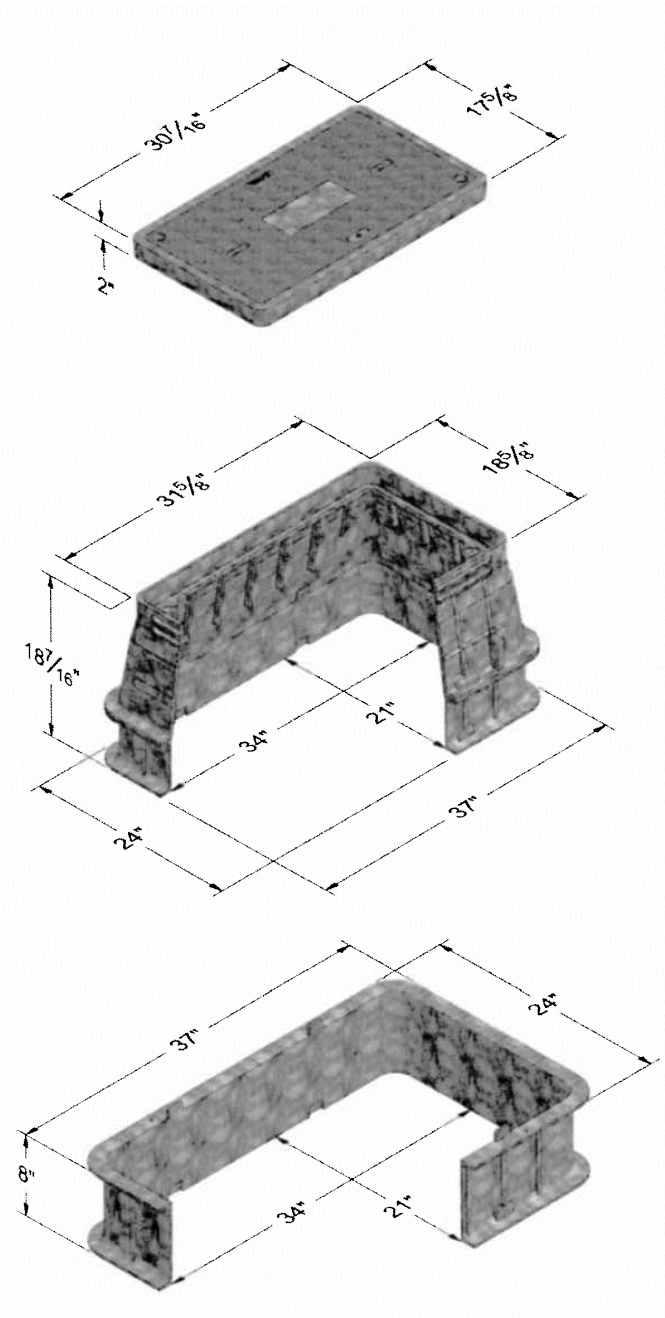
THE CONTRACTOR SHALL MAINTAIN A MINIMUM  
15' WIDE TRAVEL WAY AT ROAD CROSSINGS  
AT ALL TIMES DURING CONSTRUCTION.



PERMANENT PAVEMENT REPAIR

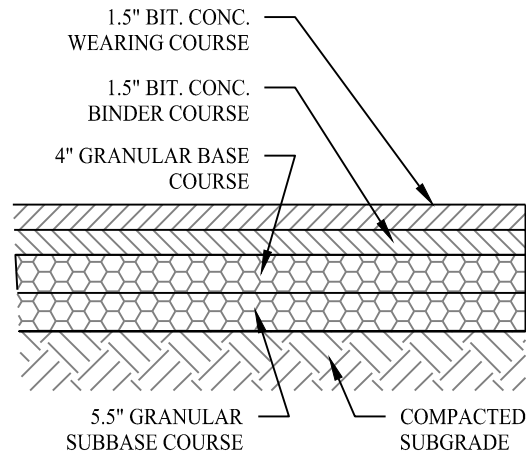
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DETAIL PROVIDED BY TOWN OF MONTVILLE



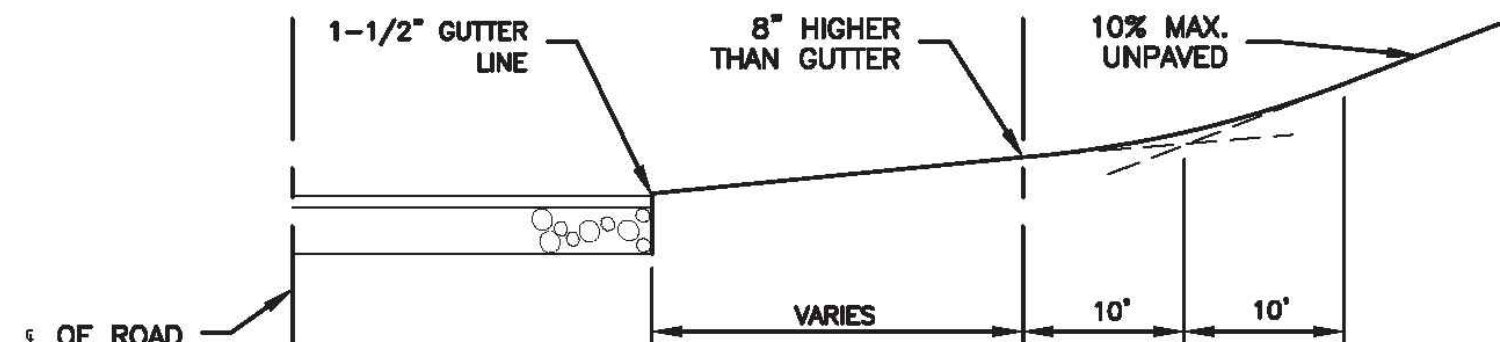
TYPICAL HANDHOLE

SCALE: NTS

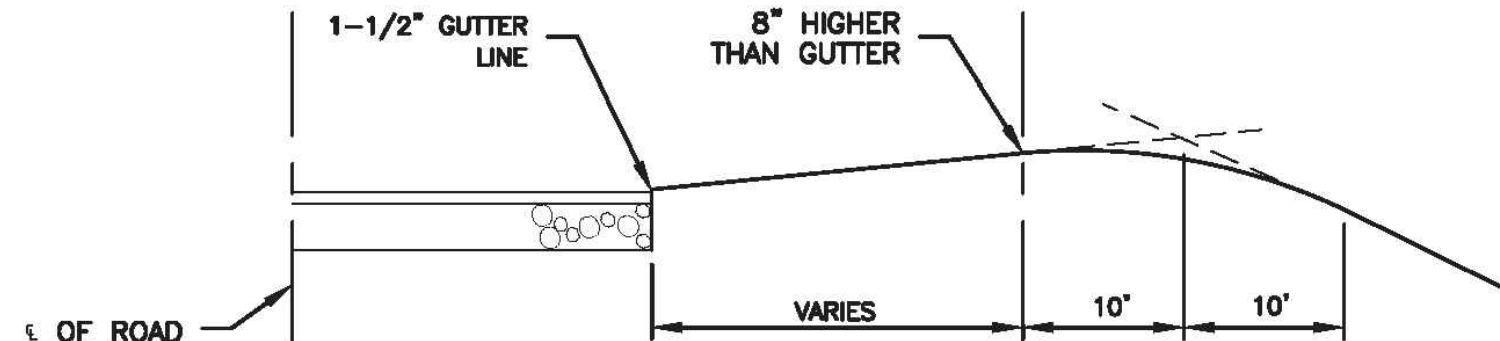


PAVING DETAIL

SCALE: NTS



SAG CURVE IN DRIVE



CREST CURVE IN DRIVE

RESIDENTIAL DRIVEWAY CURBING

SCALE: NTS

DETAIL PROVIDED BY TOWN OF MONTVILLE

Rev. #:      Date      Description

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Drawn By: CJS

Checked By: CJB

Approved By: KMS

Project #: 22109401

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Kevin Solli, P.E.  
CT 25759

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

Sheet Title:

CONSTRUCTION  
DETAIL

Sheet #:

3.01

### DISTRIBUTION BOX

SCALE: NTS

## TYPICAL SANITARY SEWER TRENCH SECTION

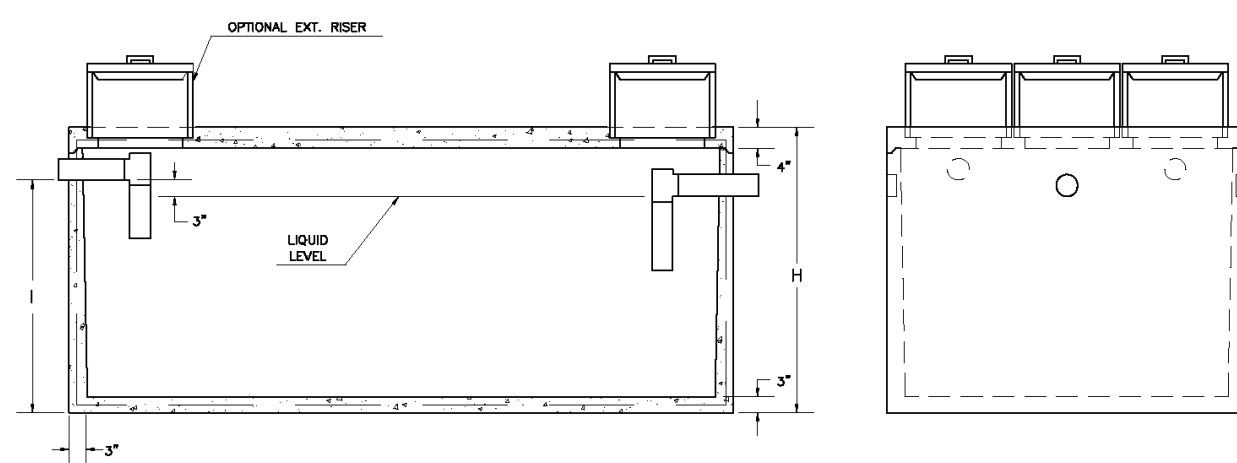
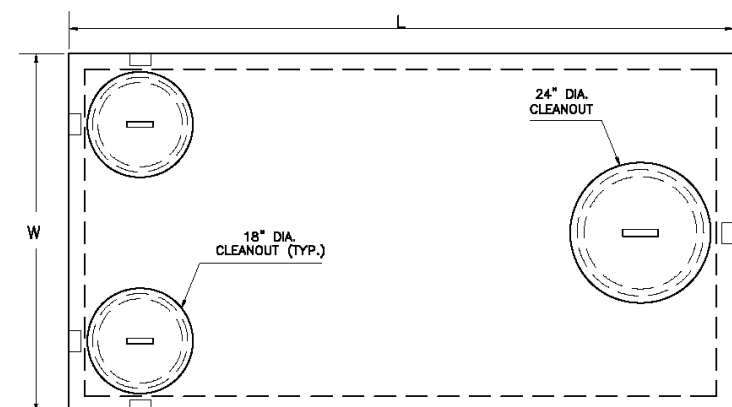
SCALE: NTS

MODEL NO.	LIQUID CAPACITY	LENGTH L	WIDTH W	INVERT I	HEIGHT H	WEIGHT (LBS.)
P1250RES	1250	10'-6"	5'-8"	3'-8"	4'-6"	9650

**PRECAST CONCRETE**  
**1250 Gallon Capacity**  
**Residential**

## NOTES

1. Concrete 4,000 PSI @ 28 DAYS.
2. Meet or exceed state and local requirements.
3. All shipping joints sealed with Butyl Rubber.
4. Non-slip loading use only.
5. Single compartment chamber. Monolithic Design.
6. Side inlet pipes shall extend to cleanout cover thru cast in pipe support.
7. Maximum fill over top of tank - 3 feet.
8. Chamber shall be supplied with tees.
9. Chamber shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.



\*\*—Nominal Dimension. Slight variation in dimensions may occur due to tapering for manufacturing purposes.

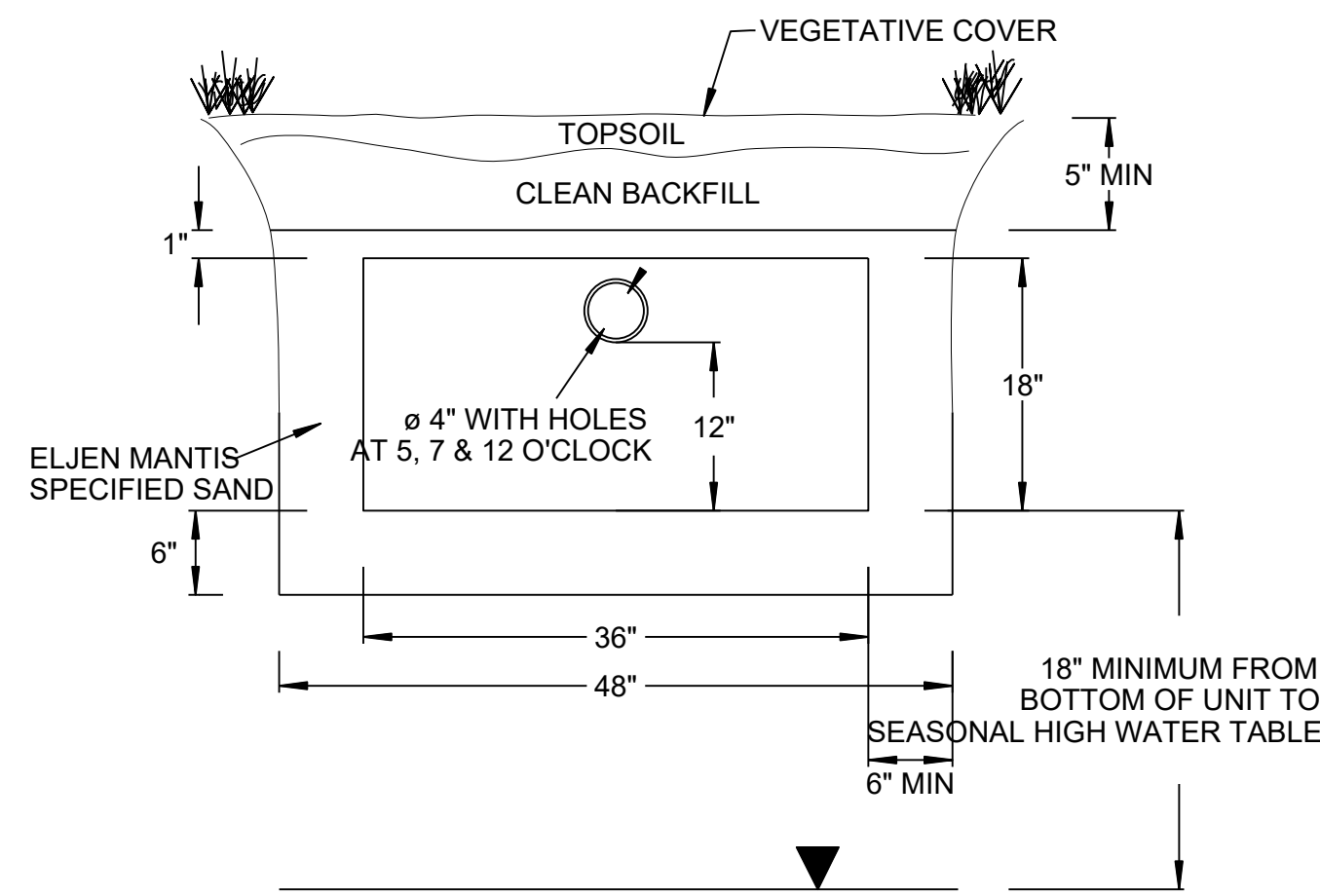
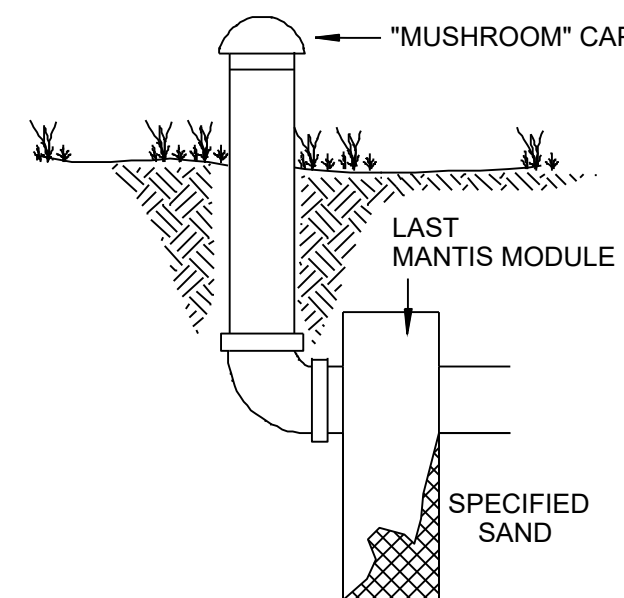
## PRECAST CONCRETE 1,250 GALLON SEPTIC TANK

SCALE: NTS

DETAIL PROVIDED BY CT PRECAST CORPORATION

### SYSTEM VENTING INFORMATION

NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

MANTIS 536-8 LEACHING SYSTEM CROSS SECTION W/ VENTING DETAIL

SCALE: NTS

DETAIL PROVIDED BY ELJEN CORPORATION

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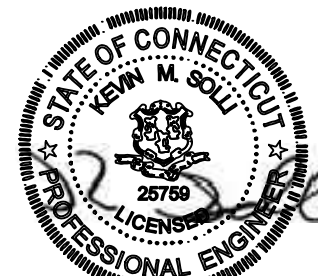
Checked By: CJJ

Approved By: KM

Project #: 221

Plan Date: 07/

Scale: NT



Kevin Solli, P.E.  
CT 25759

Project:

PROPOSED 1-LOT  
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Sheet Title:

# DETAIL SHEET

Sheet #:

3.02