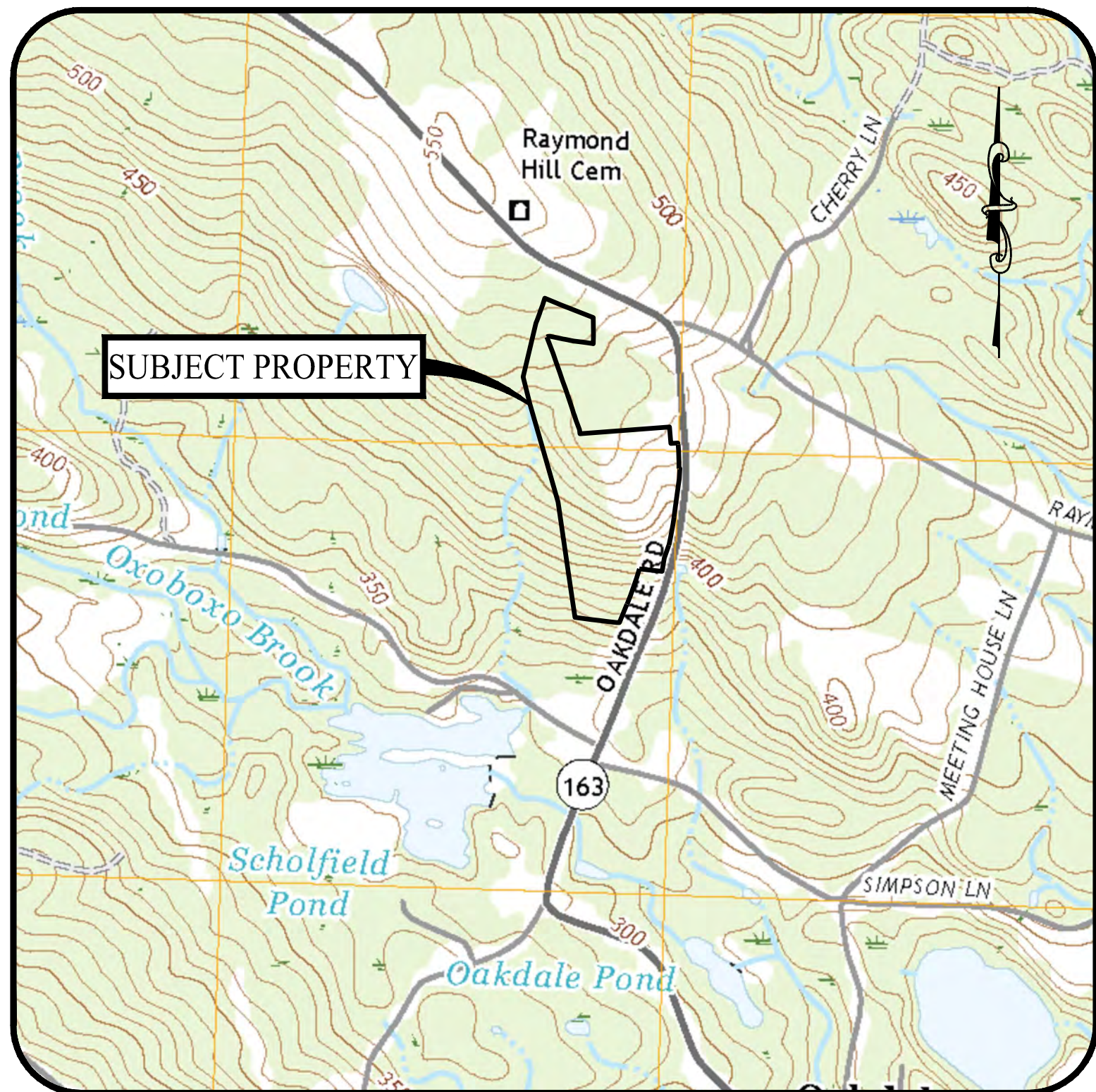


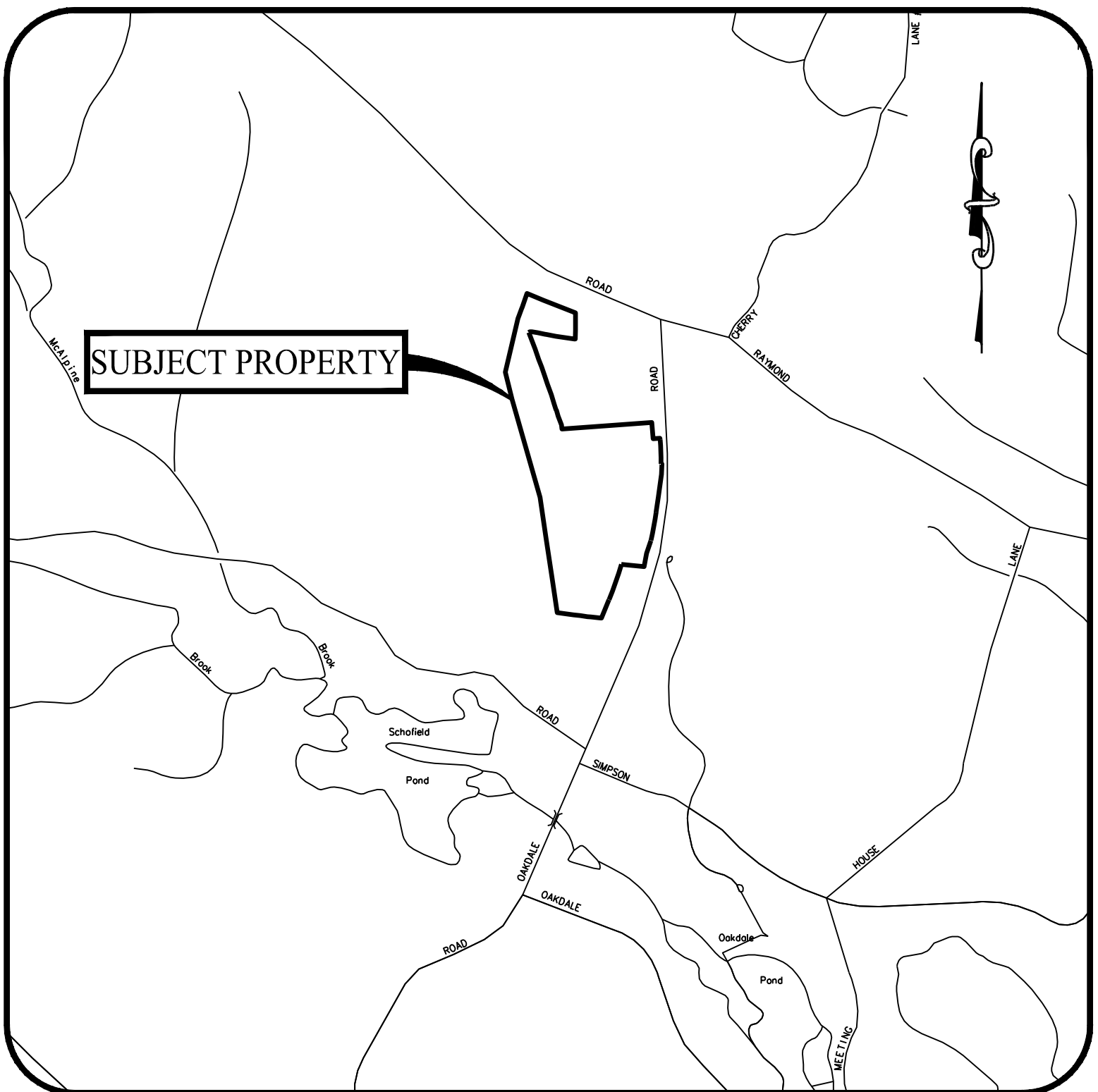
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163

(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	09/21/23
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	09/21/23
1.12	SUBDIVISION PLAN (SHEET 2 OF 2)	07/17/23	09/21/23
1.40	100' RADIUS MAP	07/17/23	N/A
2.11	POTENTIAL DEVELOPMENT PLAN	07/17/23	09/21/23
2.31	SOIL EROSION & SEDIMENT CONTROL, NOTES & DETAILS	07/17/23	09/21/23
3.01	CONSTRUCTION DETAILS	07/17/23	N/A
3.02	CONSTRUCTION DETAILS	07/17/23	N/A

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

Jim McManus

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 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

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.

4	09/21/23	Revised Per Planner Comments
3	09/12/23	Revised Per Planner Comments
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments
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**

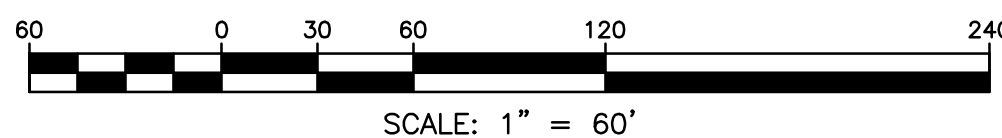


CALL BEFORE YOU DIG!
DIAL 811

LEGEND

±	MORE OR LESS
A.K.A.	ALSO KNOWN AS
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
○	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
△WF#	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."

Peter A. Podurgiel
PETER A. PODURGIEL, L.S.

70134 8/14/23
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

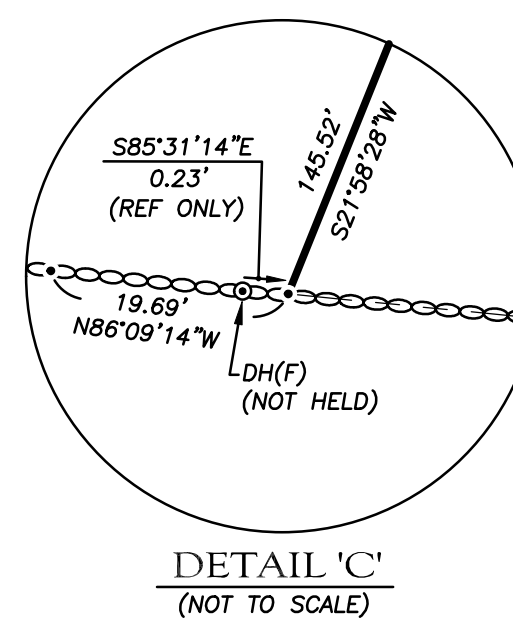
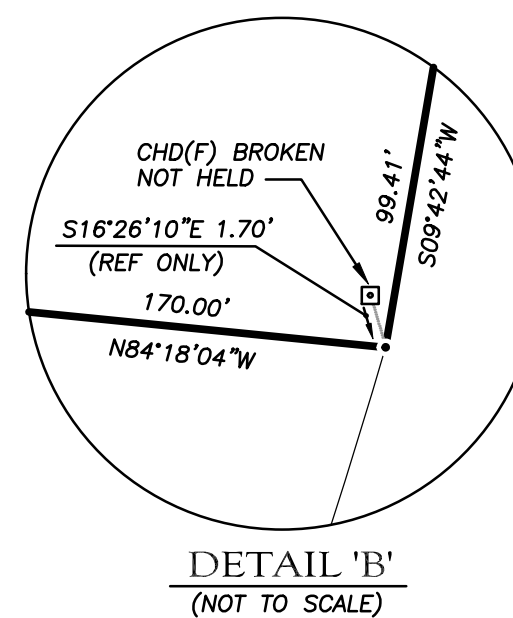
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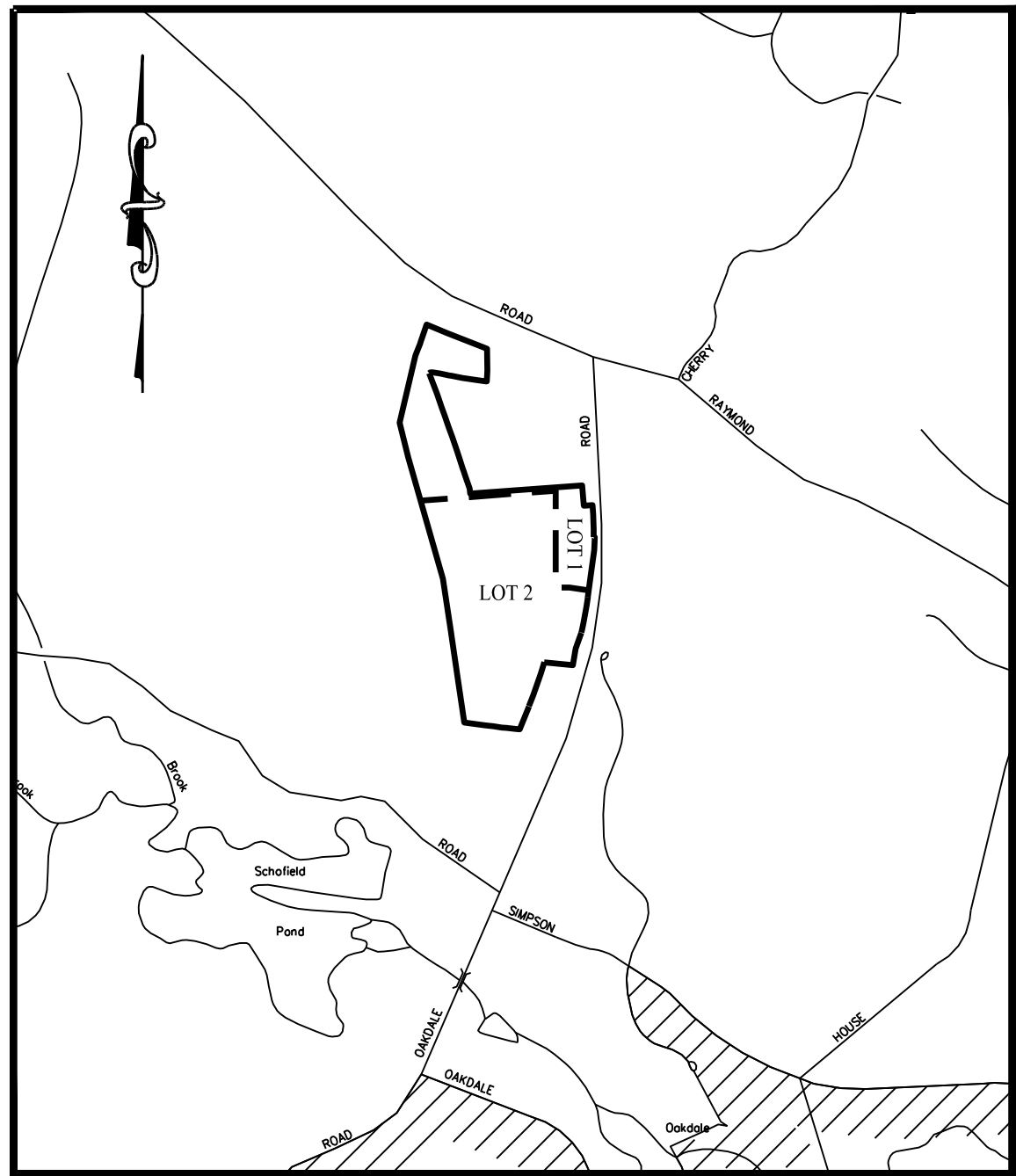
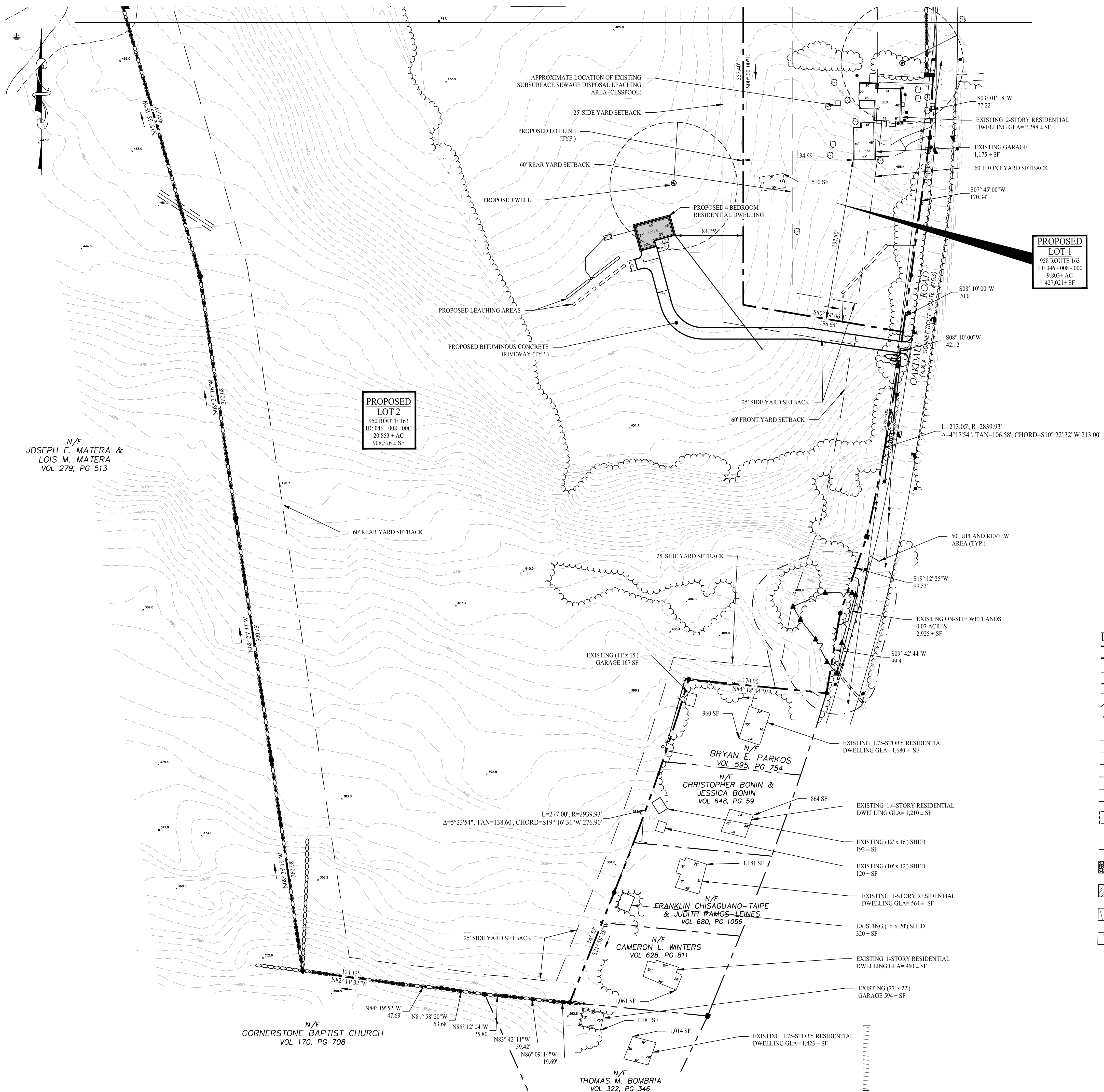
DGT Associates
Land Surveyors
Mystic, Connecticut

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





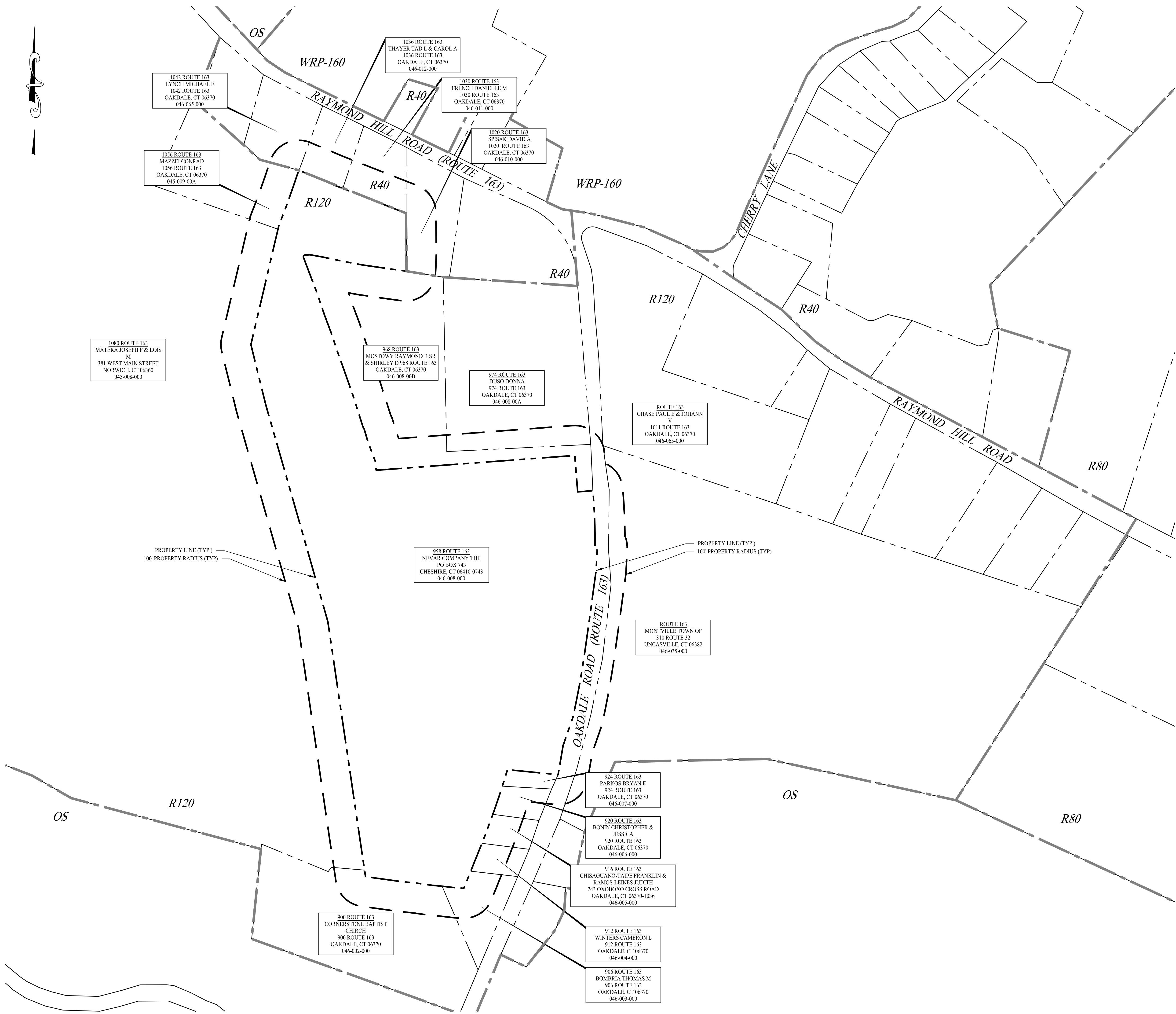
KEY MAP

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 DRAINAGE EASEMENT
- PROPOSED DRIVEWAY EASEMENT
- PROPOSED BITUMINOUS CONCRETE DRIVEWAY
- PROPOSED WELL
- PROPOSED PRIMARY LEACHING AREA
- PROPOSED RESERVED LEACHING AREA

4	09/21/23	Revised Per Planner Comments
3	09/12/23	Revised Per Planner Comments
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments
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:	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	



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:		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:		100' RADIUS MAP		Sheet #:	
				1.40	