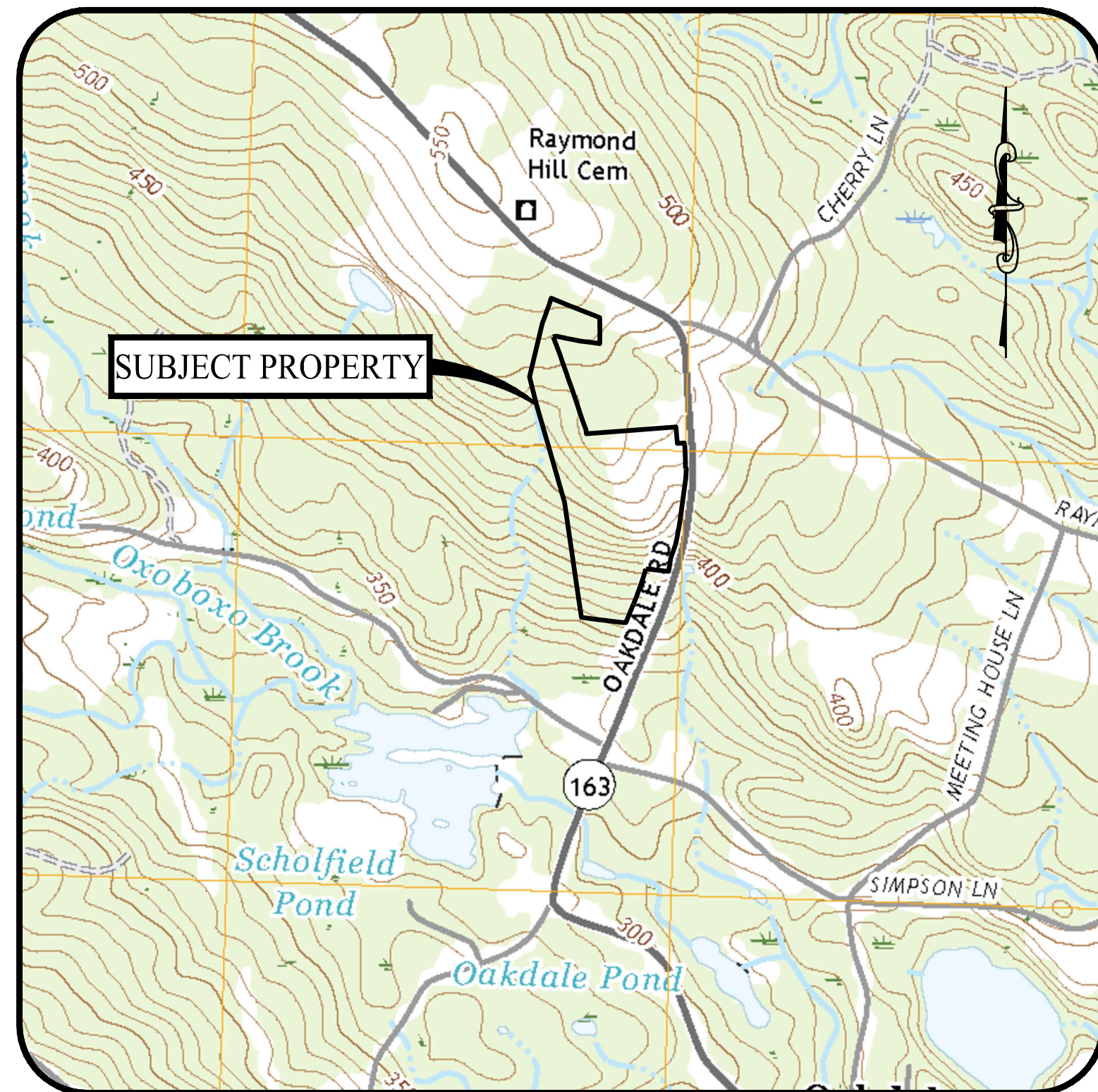


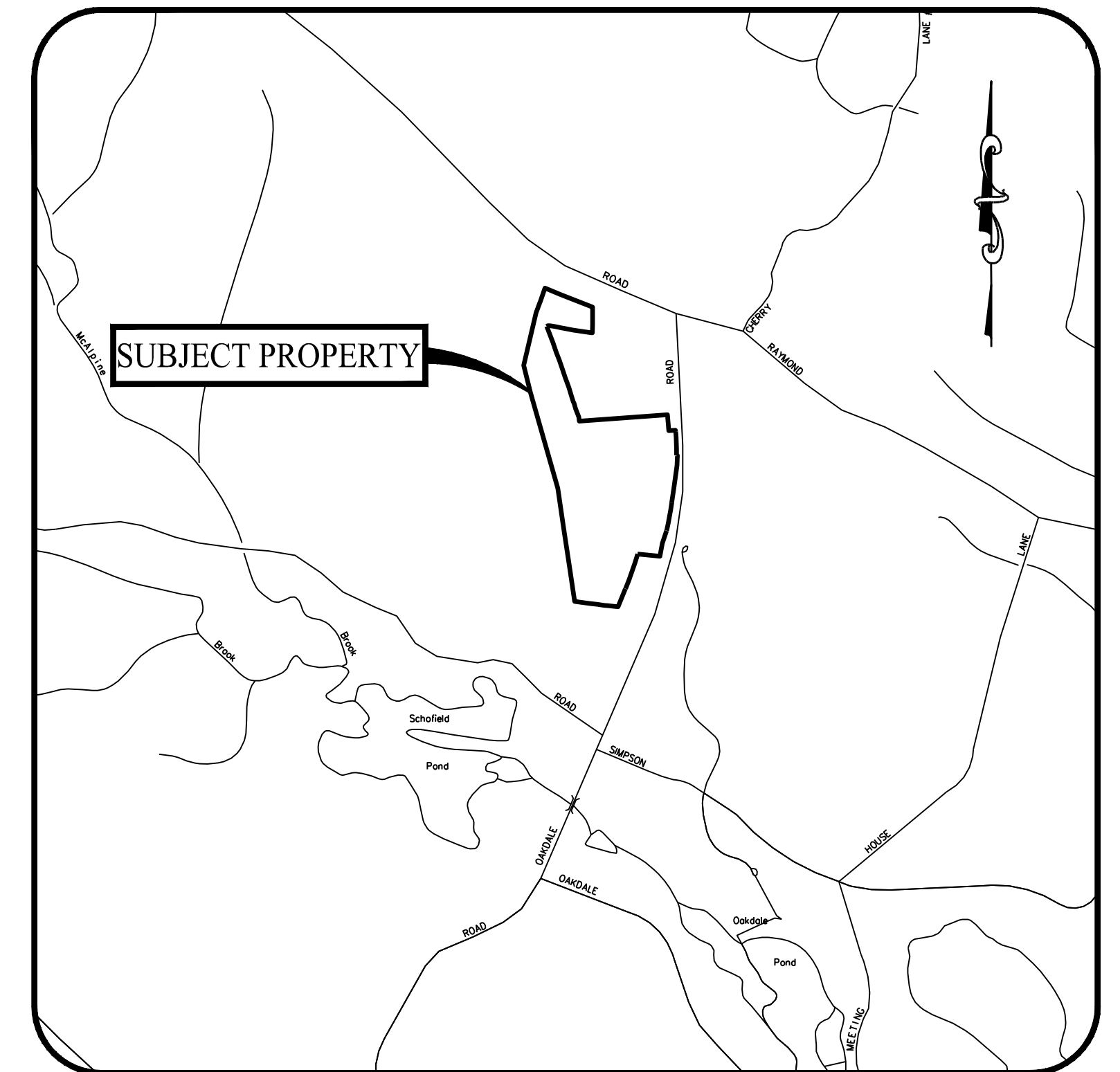
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163

(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	11/06/23
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	11/06/23
1.12	SUBDIVISION PLAN (SHEET 2 OF 2)	07/17/23	11/06/23
1.40	100' RADIUS MAP	07/17/23	N/A
2.11	POTENTIAL DEVELOPMENT PLAN	07/17/23	11/06/23
2.31	SOIL EROSION & SEDIMENT CONTROL, NOTES & DETAILS	07/17/23	11/06/23
3.01	CONSTRUCTION DETAILS	07/17/23	09/25/23
3.02	CONSTRUCTION DETAILS	07/17/23	N/A

PREPARED FOR:

THE NEVAR COMPANY

677 S. MAIN STREET
CHESHIRE, CONNECTICUT

PREPARED BY:



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

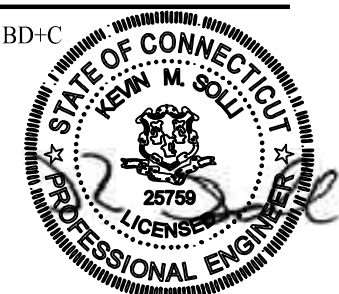
SOIL SCIENTIST

JIM MCMANUS
JMM WETLAND CONSULTING SERVICES
23 HORSESHOE RIDGE ROAD
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

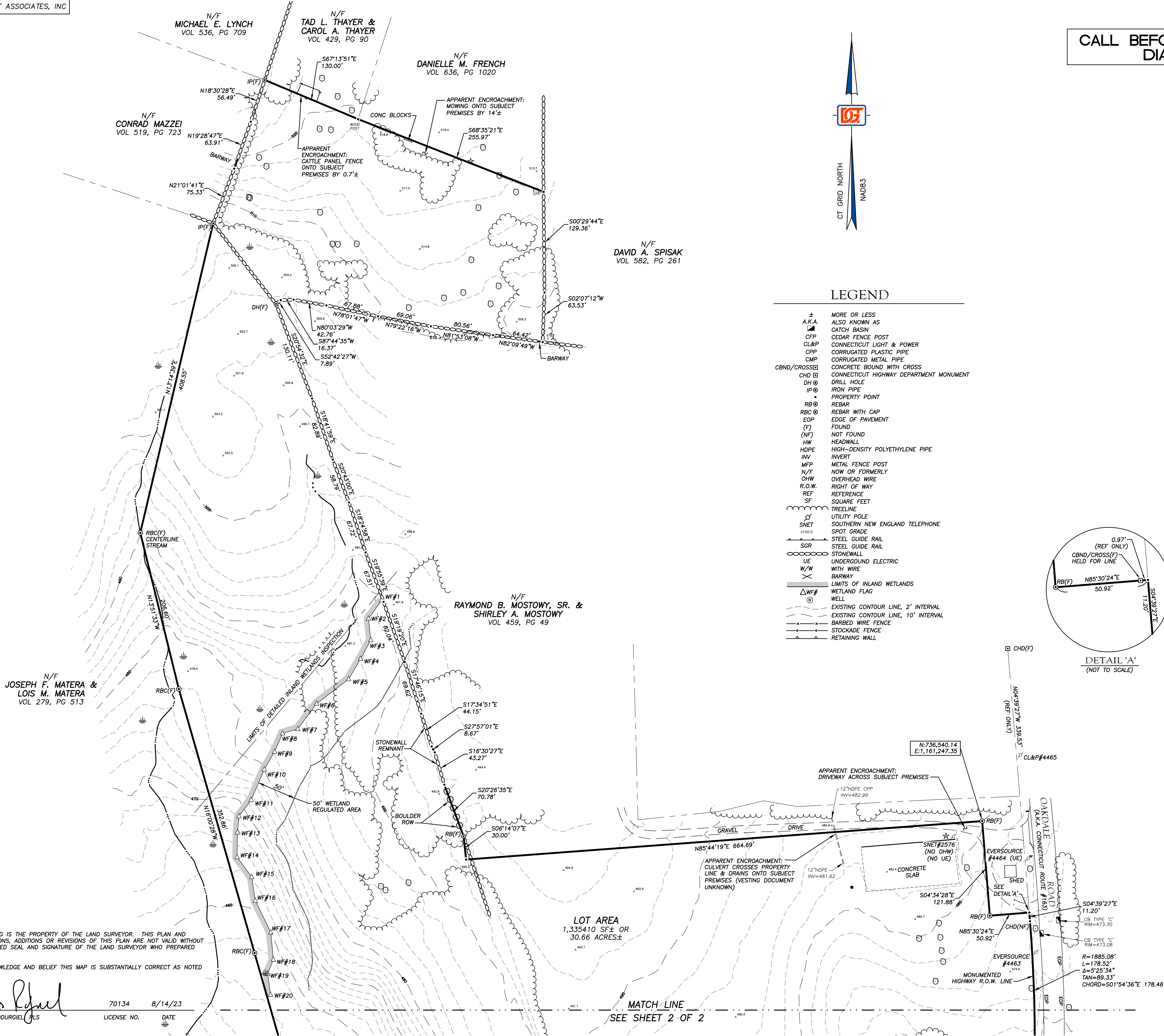


Approved by the Montville Planning & Zoning Commission on _____
By: _____
Chairman, Vice Chairman, Secretary
Date: _____
Per C.G.S. Section 8-26c, as may be amended, all work in conjunction with the approved resubdivision shall be completed within five (5) years on or before _____
Approval of this resubdivision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

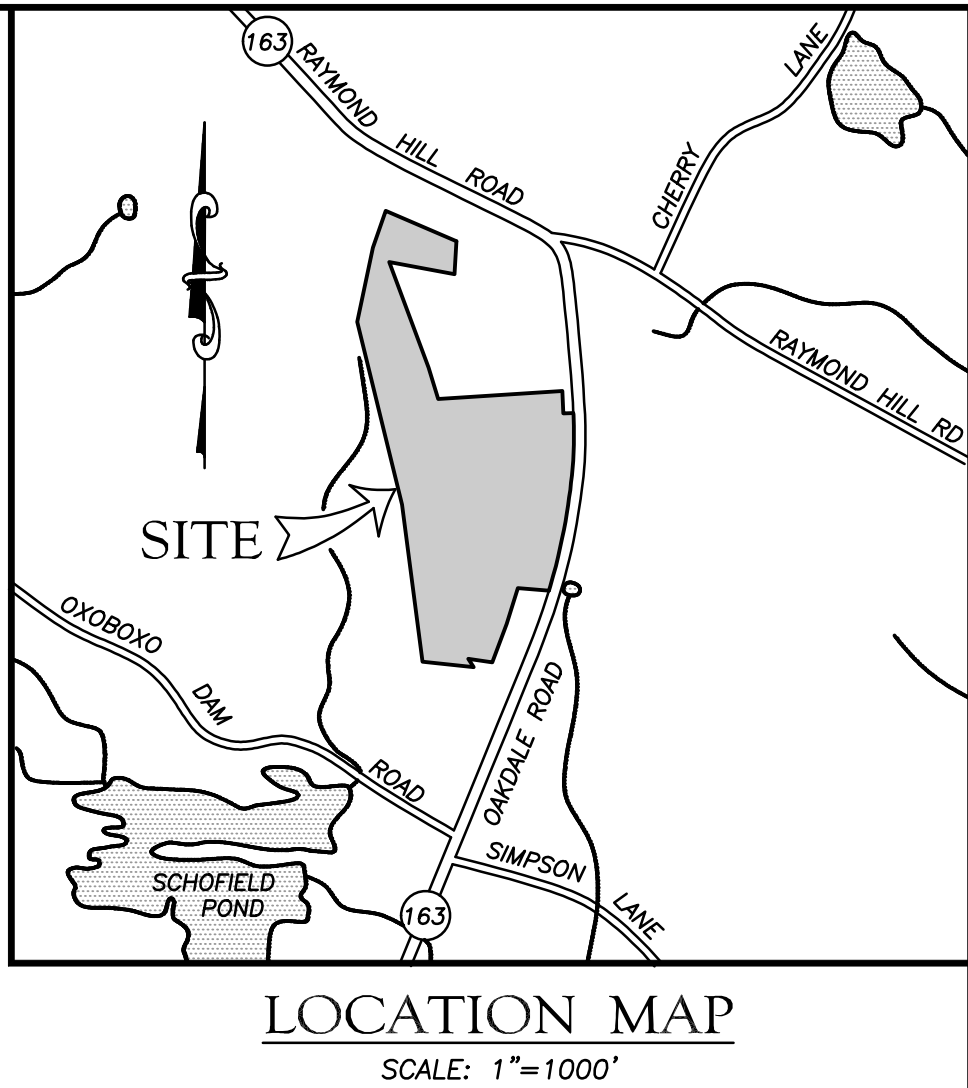
6	11/06/23	Revised Per DOT Comments
5	09/25/23	Revised For Encroachment Permit
4	09/21/23	Revised Per Planner Comments
3	09/12/23	Revised Per Planner Comments
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments
Rev. #:	Date	Description

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

Sheet Title:	Sheet #:
COVER SHEET	0.00



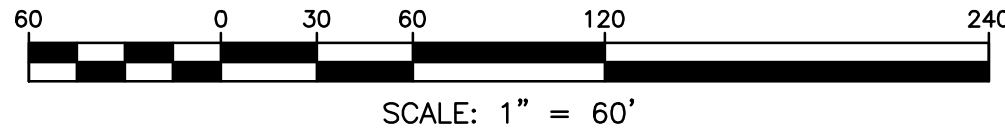
CALL BEFORE YOU DIG!
DIAL 811



REFERENCE 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. MOSTOWAY, SR. & SHIRLEY A. MOSTOWAY
GRANTEE: THE NEVAY 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 1936, SCALE: 1"=40'."
B) "PROPERTY OF RAYMOND B. & SHIRLEY MOSTOWAY, ROUTE NO. 163, MONTVILLE, CONN. SCALE: 1"=40', JUNE 1974."
C) "MOSTOWAY ONE LOT SUBDIVISION, LAND OF RAYMOND & MARY MOSTOWAY, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40', DATE: AUG 1986"
D) "MOSTOWAY SUBDIVISION PROPERTY OF RAYMOND & MARY J. MOSTOWAY, OWNER AND SUBDIVIDER, ROUTE 163 MONTVILLE, CONN. SCALE: 1"=40', DATE: 2-6-89"
E) "BOUNDARY LINE ADJUSTMENT PLAN PREPARED FOR RAYMOND B. MOSTOWAY 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"
- WETLANDS WERE DELINEATED BY JAMES M. MC MANUS, 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.

GRAPHIC SCALE



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

PREPARED BY:

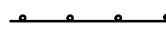


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12 Roosevelt Avenue, Mystic, CT 06355
860-899-1999 www.DGTAssociates.com

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

LEGEND

- | | |
|---|---|
| ± | MORE OR LESS |
| A.K.A. | ALSO KNOWN AS |
| ▀ | CATCH BASIN |
| CFF | CEDAR FENCE POST |
| CL&P | CONNECTICUT LIGHT & POWER |
| CFF | CORRUGATED PLASTIC PIPE |
| CMP | CORRUDED METAL PIPE |
| CBDN/CROSSB | CONCRETE BUILT WITH CROSS |
| CHD CHD | CONNECTICUT HIGHWAY DEPARTMENT MONUMENT |
| DH ⊙ | DRILL HOLE |
| IP ⊙ | IRON PIPE |
| • | PROPERTY POINT |
| REBAR | REBAR |
| RBC ⊙ | REBAR WITH CAP |
| EOP | EDGE OF PAVEMENT |
| (F) | FOUND |
| (NF) | NOT FOUND |
| HW | HEADWALL |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| INVERT | INVERT |
| NF | 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
x100.0 | SOUTHERN NEW ENGLAND TELEPHONE |
|  | SPOT GRADE |
| SOR | STEEL GUIDE RAIL |
|  | STEEL GUIDE RAIL |
|  | STONEWALL |
| UE | UNDERGROUND ELECTRIC |
| W/W | WITH WIRE |
|  | BARWAY |
|  | LIMITS OF INLAND WETLANDS |
|  | WETLAND FLAG |
| ΔWF# | WELL |
|  | EXISTING CONTOUR LINE, 2' INTERVAL |
|  | EXISTING CONTOUR LINE, 10' INTERVAL |
|  | BARBED WIRE FENCE |
|  | STOCKADE FENCE |
|  | RETAINING WALL |

60 0 30 60 120 240

SCALE: 1" = 60'

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED
HEREON."

Peter A. Podurgiel 70134 8/14/23
PETER A. PODURGIEL, FLS LICENSE NO. DATE

BENCHMARK:
REBAR WITH CAP
ELEV=468.48 (NAVD88)

DETAIL 'C'

(NOT TO SCALE)

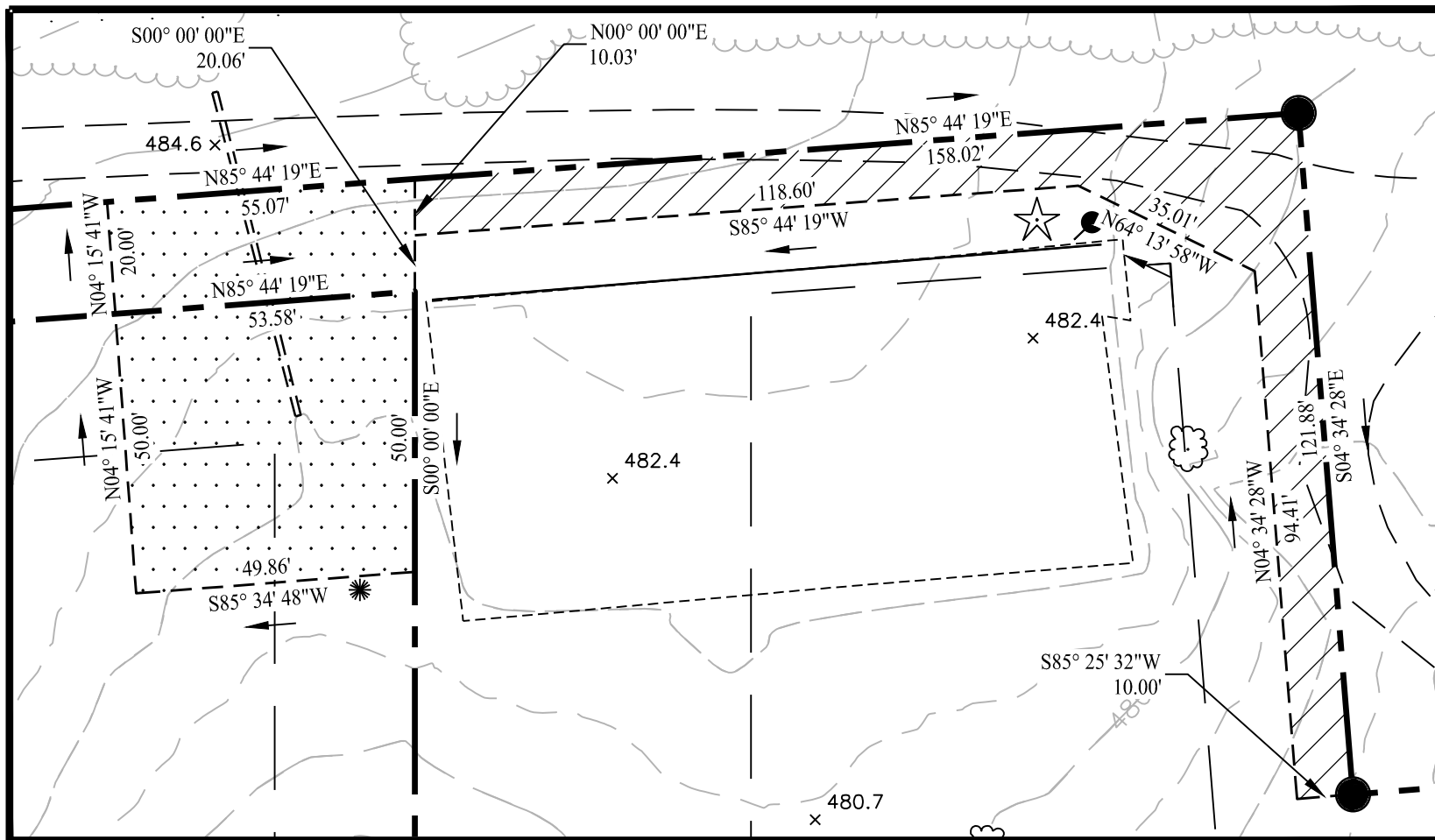
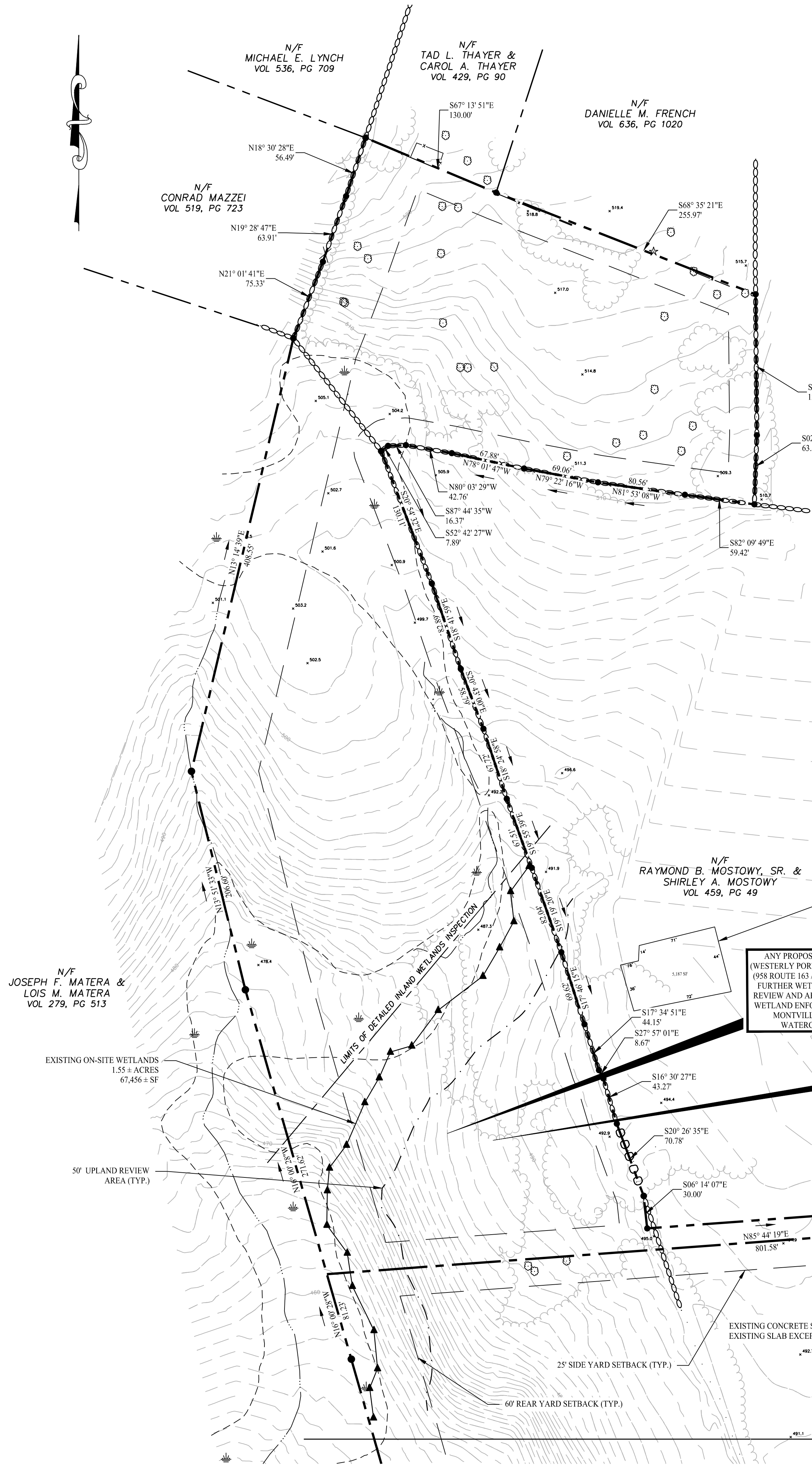
PREPARED BY:

 **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		
1	8/14/23	ADD 50' WETLAND REGULATED AREA		
		BY PAP		

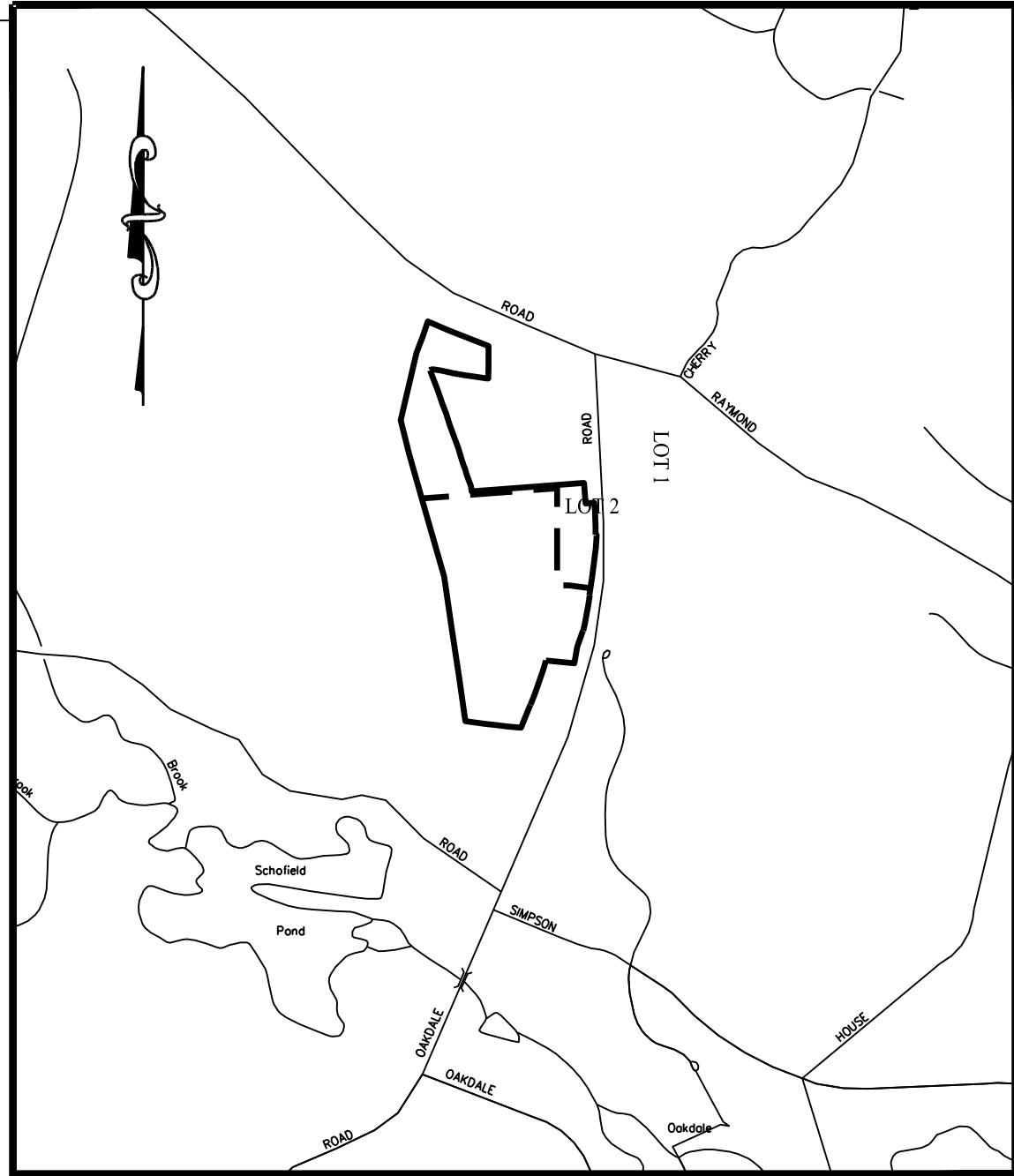


EASEMENT ENLARGEMENT

SCALE: 1" = 30'

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 1-3". REFERENCE MAY BE MADE TO NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
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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. MCMAUS, MS, CPSS ON JANUARY 26, 2023.
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- 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

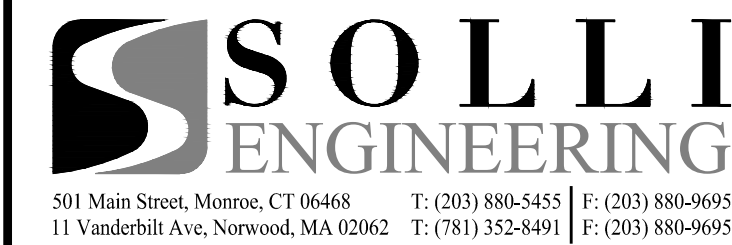
BULK REGULATIONS (ZONE R-120)	LOT 1		LOT 2	
	ZONING STANDARD	PROVIDED	ZONING STANDARD	PROVIDED
MINIMUM LOT AREA	120,000 SF	427,021 SF	120,000 SF	908,376 SF
MINIMUM LOT FRONTAGE	200 FT	515.2 ± FT	200 FT	454.1 ± FT
MINIMUM FRONT YARD SETBACK	60 FT	26 ± FT	60 FT	304 ± FT
MINIMUM SIDE YARD SETBACK	25 FT	197 ± FT	25 FT	84 ± FT
MINIMUM REAR YARD SETBACK	60 FT	135 ± FT	60 FT	535 ± 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
	PROPOSED GRADING OR DRAINAGE EASEMENT
	PROPOSED DRIVEWAY EASEMENT
	PROPOSED SIGHT LINE EASEMENT
	PROPOSED WELL
	PROPOSED PRIMARY LEACHING AREA
	PROPOSED RESERVED LEACHING AREA

5	11/06/23	Revised Per DOT Comments
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:



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

**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

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 GRADING OR DRAINAGE EASEMENT
	PROPOSED DRIVEWAY EASEMENT
	PROPOSED SIGHT LINE EASEMENT
	PROPOSED WELL
	PROPOSED PRIMARY LEACHING AREA
	PROPOSED RESERVED LEACHING AREA

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

PROPOSED
LOT 2
950 ROUTE 163
ID: 046-008-00C
20.853 ± AC
908,376 ± SF

N/F
CORNERSTONE BAPTIST CHURCH
VOL 170, PG 708

$L=277.00'$, $R=2939.93'$
 $\Delta=5^{\circ}23'54''$, $TAN=138.60'$, $CHORD=519'16'31''W$ 276.90'

N/F
FRANKLIN CHISAGUANO-TAIBE
& JUDITH RAMOS-LEINES
VOL 680, PG 1056

N/F
CAMERON L. WINTERS
VOL 628, PG 811

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

N/F
BRYAN E. PARKOS
VOL 595, PG 754

APPROXIMATE LOCATION OF EXISTING
SUBSURFACE SEWAGE DISPOSAL
LEACHING AREA (CESSPOOL)

PROPOSED LOT LINE
(TYP.)

60' REAR YARD SETBACK

PROPOSED WELL

PROPOSED 4 BEDROOM
RESIDENTIAL DWELLING

PROPOSED LEACHING AREAS

PROPOSED 14' WIDE BITUMINOUS
CONCRETE DRIVEWAY (TYP.)

PROPOSED GRADING EASEMENT #1 OVER LOT 1 (958 ROUTE 163
/ 046-008-000) BENEFITING LOT 2 (950 ROUTE 163 / 046-008-00C)
(SEE GRADING EASEMENT ENLARGEMENT #1 HEREON)
AREA = 0.109± AC

25' SIDE YARD SETBACK

PROPOSED CONSERVATION EASEMENT OVER LOT 2
(950 ROUTE 163 / 046-008-00C) (SEE CONSERVATION
EASEMENT ENLARGEMENT HEREON)
AREA = 0.830± AC

25' SIDE YARD SETBACK

EXISTING (11' x 15')
GARAGE 167 SF

EXISTING 1.75-STORY RESIDENTIAL
DWELLING GLA= 1,680 ± SF

EXISTING 1.4-STORY RESIDENTIAL
DWELLING GLA= 1,210 ± SF

EXISTING (12' x 16') SHED
192 ± SF

EXISTING (10' x 12') SHED
120 ± SF

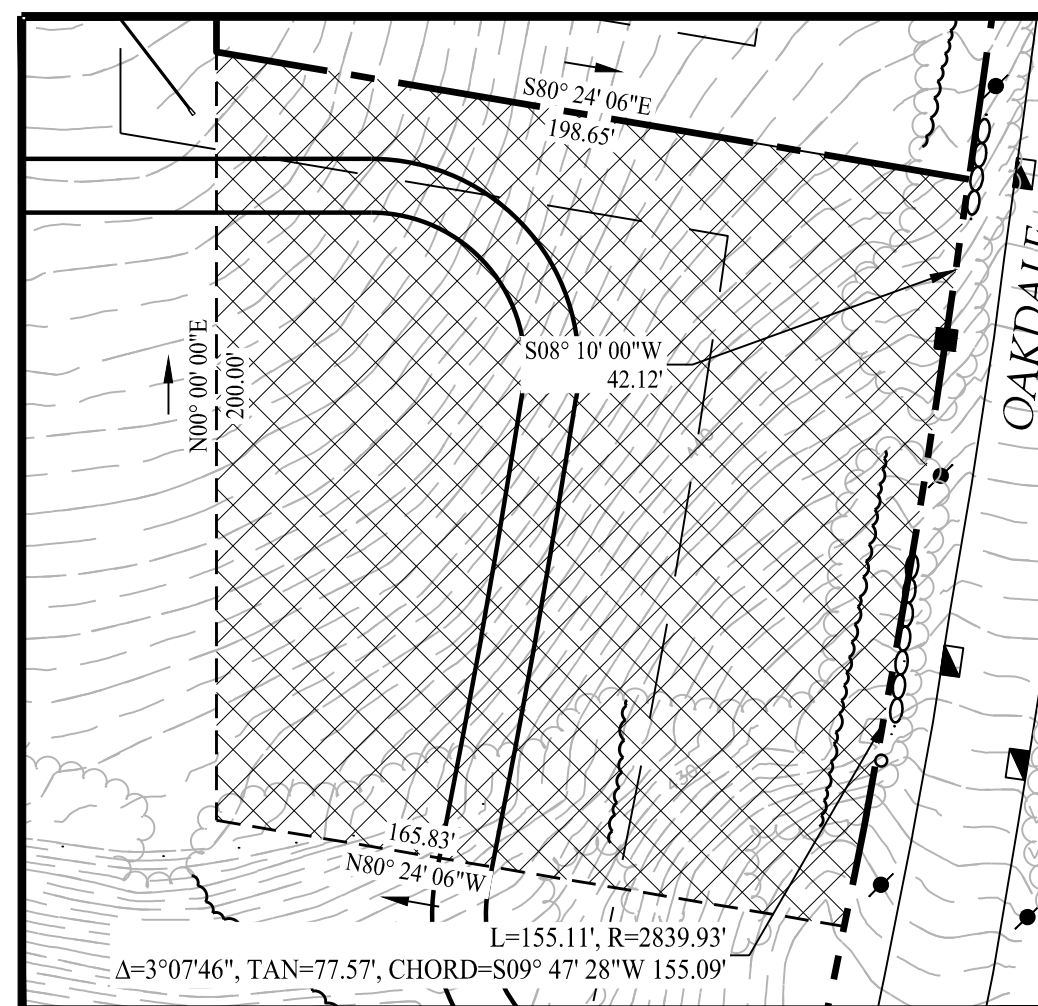
EXISTING 1-STORY RESIDENTIAL
DWELLING GLA= 564 ± SF

EXISTING (16' x 20') SHED
320 ± SF

EXISTING 1-STORY RESIDENTIAL
DWELLING GLA= 960 ± SF

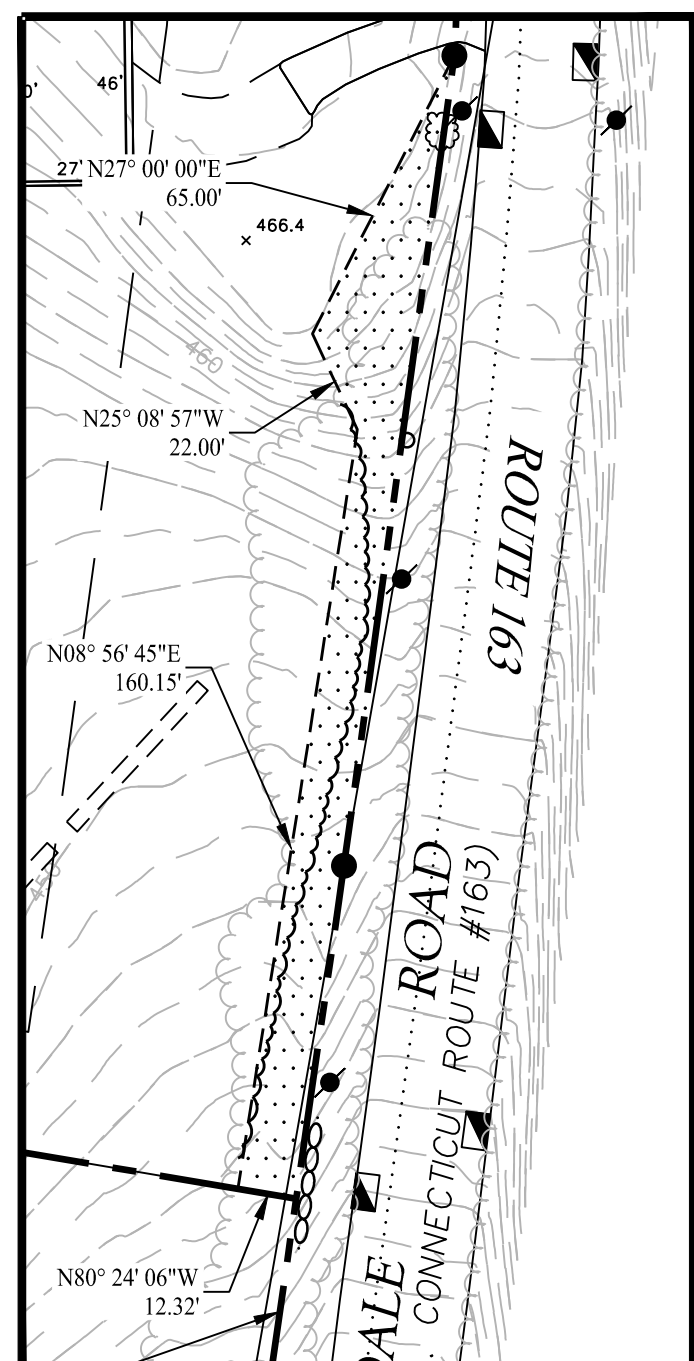
EXISTING (27' x 22')
GARAGE 594 ± SF

EXISTING 1.75-STORY RESIDENTIAL
DWELLING GLA= 1,423 ± SF



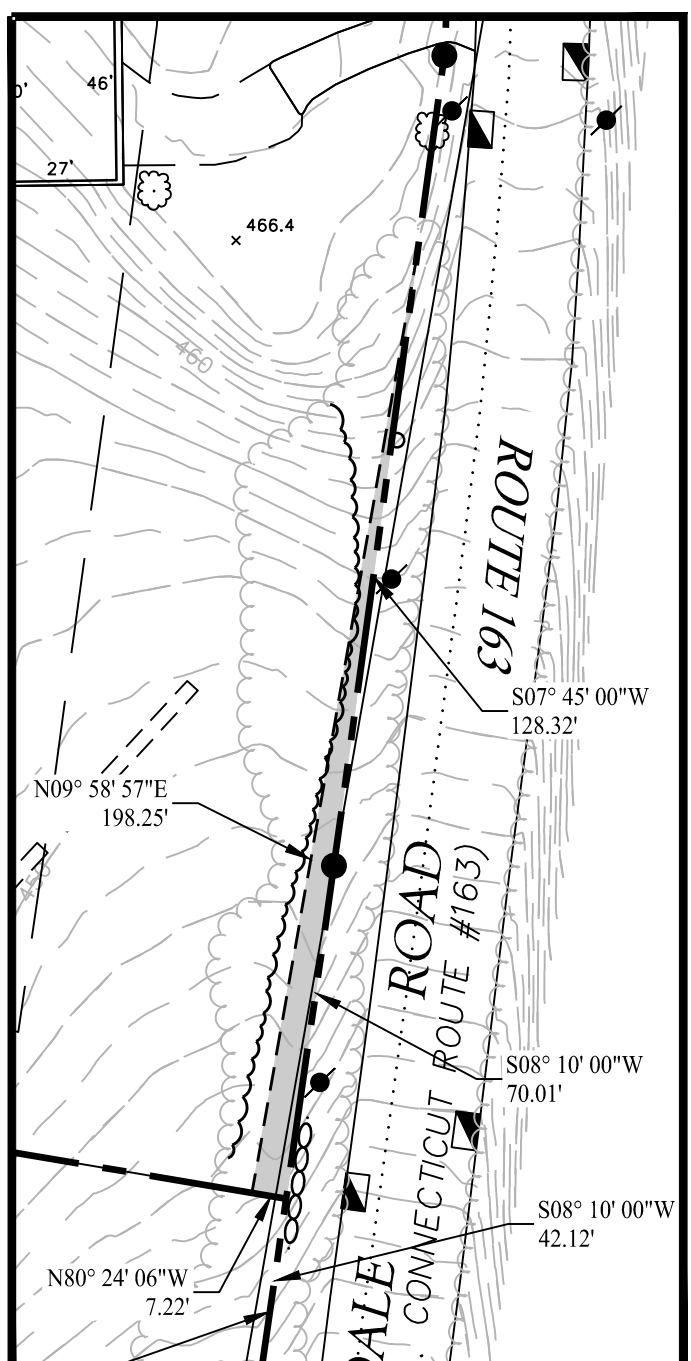
CONSERVATION EASEMENT ENLARGEMENT

SCALE: 1" = 50'



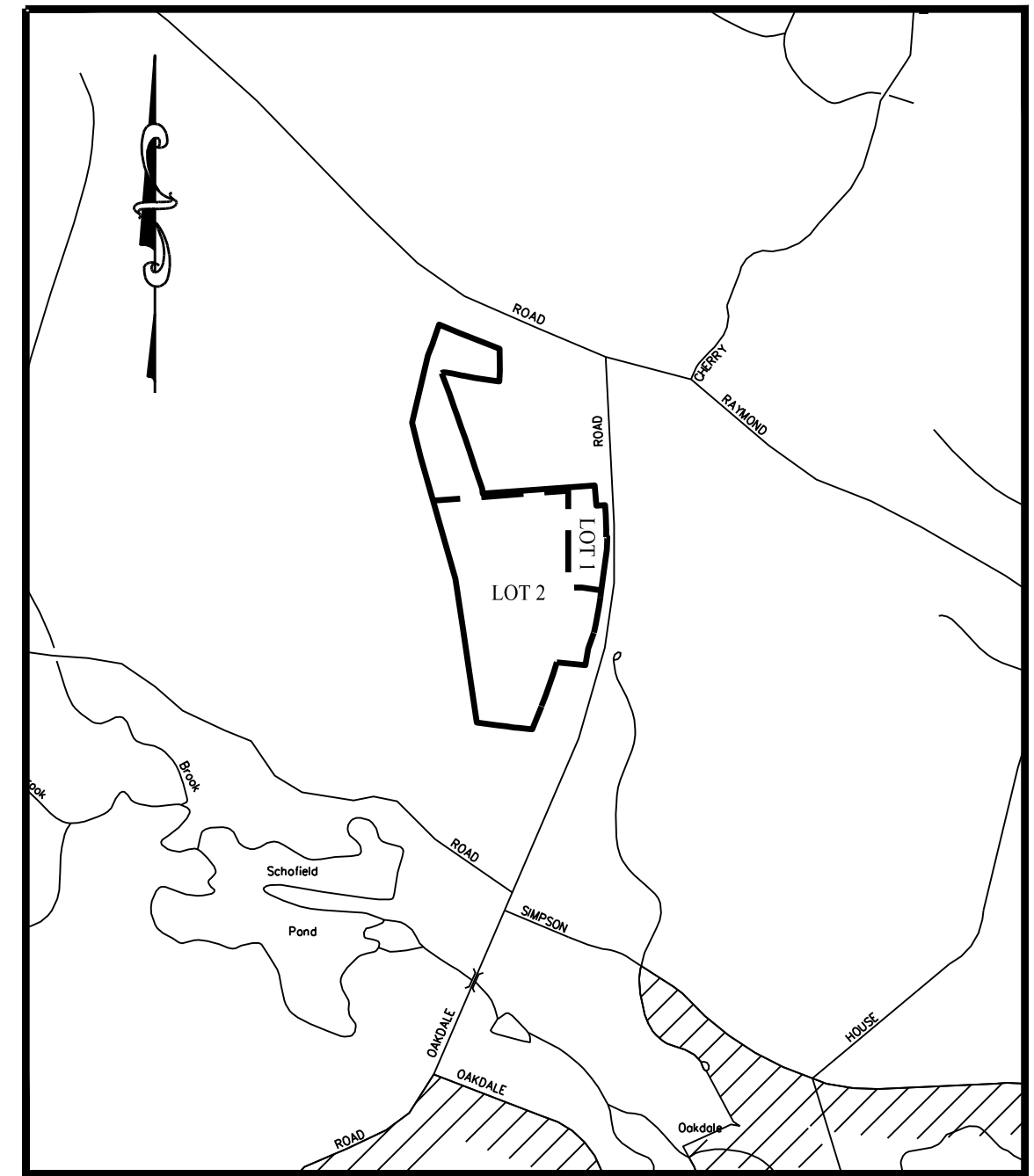
GRADING EASEMENT ENLARGEMENT #2

SCALE: 1" = 40'



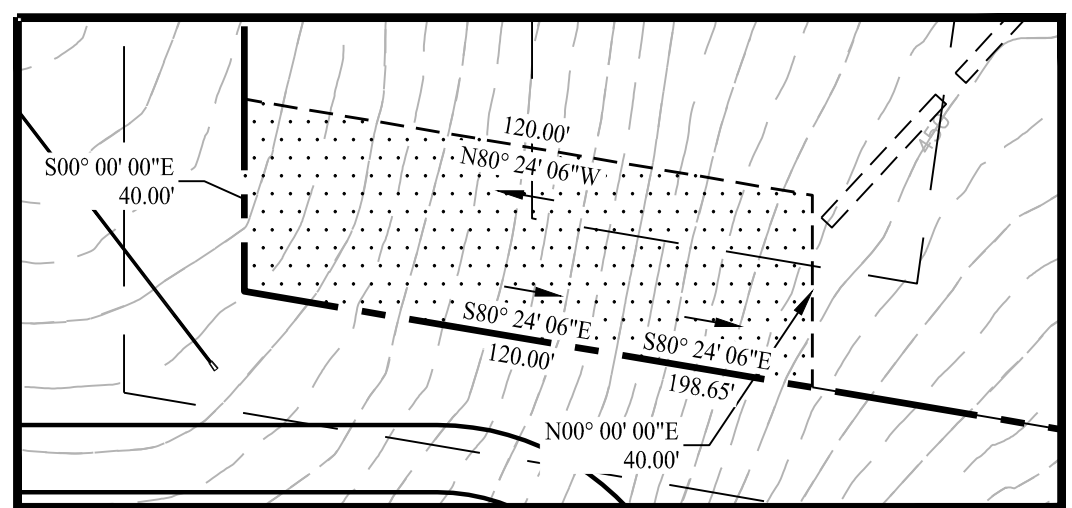
SIGHT LINE EASEMENT

SCALE: 1" = 40'



KEY MAP

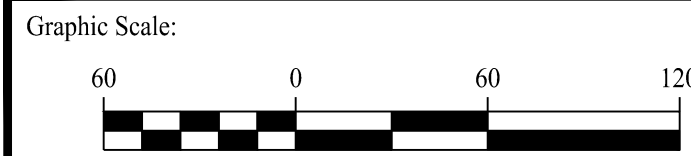
SCALE: 1" = 1,000'



GRADING EASEMENT ENLARGEMENT #1

SCALE: 1" = 40'

Rev. #:	Date	Description
5	11/06/23	Revised Per DOT Comments
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



SOLLI
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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

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
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