

LEGEND

	PROPERTY LINE
	ADJOINING LOT LINE
	BUILDING SETBACK
	EDGE OF PAVEMENT
	SAWCUT PAVEMENT LINE
	LIMIT OF WETLANDS
	LIMIT OF UPLAND REVIEW AREA
	PROPOSED TREE LINE
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINES
	RESERVE LEACHING TRENCH
	TEST PIT LOCATION
	PERCOLATION TEST HOLE
	EXISTING WELL
	75' WELL BUFFER
	INTERSECTION SIGHT DISTANCE (ISD)
	STOPPING SIGHT DISTANCE (SSD)
	PROPOSED GRADING EASEMENT
	PROPOSED SIGHT LINE EASEMENT
	TREES PERMITTED THROUGH SITING COUNCIL (SEE SITING COUNCIL NOTES)
	TREES PROPOSED AS PART OF RESUBDIVISION

SITING COUNCIL NOTES

- 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.
- 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](https://portal.ct.gov/CSC).
- 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.
- 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.

RESERVE SEPTIC SYSTEM DESIGN

ALL PRIMARY AND RESERVE LEACHING AREAS WERE DESIGNED IN ACCORDANCE WITH CONNECTICUT PUBLIC HEALTH CODE, ON-SITE SEWAGE DISPOSAL REGULATIONS, AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

RESERVE SYSTEM
4-BEDROOM BUILDING
PERCOLATION RATE = 10.1-20.0
REQUIRED EFFECTIVE LEACHING AREA (ELA):
4-BEDROOM BUILDING: 787.5 SF
PROPOSED LEACHING SYSTEM: MANTIS 536-8
GALLERY DEPTH = 18 IN
GALLERY WIDTH = 36 IN
LEACHING SYSTEM ELA = 11.0 SF/LF
CENTER TO CENTER SPACING = 12 FT
SYSTEM LENGTH = 787.5 SF ÷ 11.0 SF/LF = 71.6 LF
USE 75 LF OF MANTIS 536-8 LEACHING SYSTEM

MINIMUM LEACHING SYSTEM SPREAD (MLSS):
SLOPES = 6:1-8:0
RECEIVING SOIL DEPTH = 34 IN
HYDRAULIC FACTOR (HF) = 26
FLOW FACTOR (FF) = 1.75
PERCOLATION FACTOR (PF) = 1.0
MLSS = HF x FF x PF = 26 x 1.75 x 1.0 = 46
75 LF > 46 LF, MEETS MLSS REQUIREMENTS

TEST PIT OBSERVATIONS

TESTING PERFORMED BY SOLLI ENGINEERING AND WITNESSED BY THE UNCAS HEALTH DISTRICT ON JUNE 6, 2023.

TEST PIT 107
0'-12" DARK BROWN, SANDY LOAM (TOP SOIL)
12'-29" MEDIUM BROWN, SANDY LOAM
29'-36" TAN, LOAMY SAND
36'-83" MEDIUM BROWN, LOAMY SAND
NO ROOTS, GROUNDWATER @ 77', NO LEDGE

TEST PIT 108
0'-18" DARK BROWN, SANDY LOAM (TOP SOIL)
18'-53" MEDIUM BROWN, LOAM W/ SOME SILT
NO ROOTS, GROUNDWATER @ 35', LEDGE @ 53'

TEST PIT 109
0'-13" DARK BROWN, SANDY LOAM (TOP SOIL)
13'-34" MEDIUM BROWN, LOAM W/ SOME SILT
34'-75" SANDY LOAM W/ SOME SILT
NO ROOTS, GROUNDWATER @ 34', NO LEDGE, REDOX @ 34'

PERCOLATION TEST PITS

TESTING PERFORMED BY SOLLI ENGINEERING AND WITNESSED BY THE UNCAS HEALTH DISTRICT ON JUNE 6, 2023.

PERCOLATION TEST: 107	
DEPTH OF PIT: 14"	
PRESOAK TIME: ~2 hr	
TIME	READING
3:05	12"
3:10	9 1/2"
3:15	8"
3:20	6 1/2"
3:25	5 1/2"
3:30	5"
3:35	4 1/2"
3:40	3 1/2"
3:45	3 1/4"
3:50	2 1/2"
PERCOLATION RATE (MIN/INCH):	1-10

PLANTING SCHEDULE

KEY	QTY (SUB.)	QTY (SOLAR)	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TREES						
AC	5	5	ABIES CONCOLOR	CONCOLOR/WHITE FIR	B&B	8'-10' HT
JV	16	18	JUNIPERUS VIRGINIA	EASTERN RED CEDAR	B&B	7'-8' HT
PG	9	10	PICEA GLAUCA	WHITE SPRUCE	B&B	7'-8' HT
PP	6	7	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	3"- 3 1/2" CAL

SEED MIXES

NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)

APPLICATION RATE: 1 LB/2,500 S.F.

NEW ENGLAND EROSION CONTROL/RESTORATION NO MOW MIX (NEW ENGLAND WETLAND PLANTS, INC.)

APPLICATION RATE: 1 LBS/2,500 S.F.

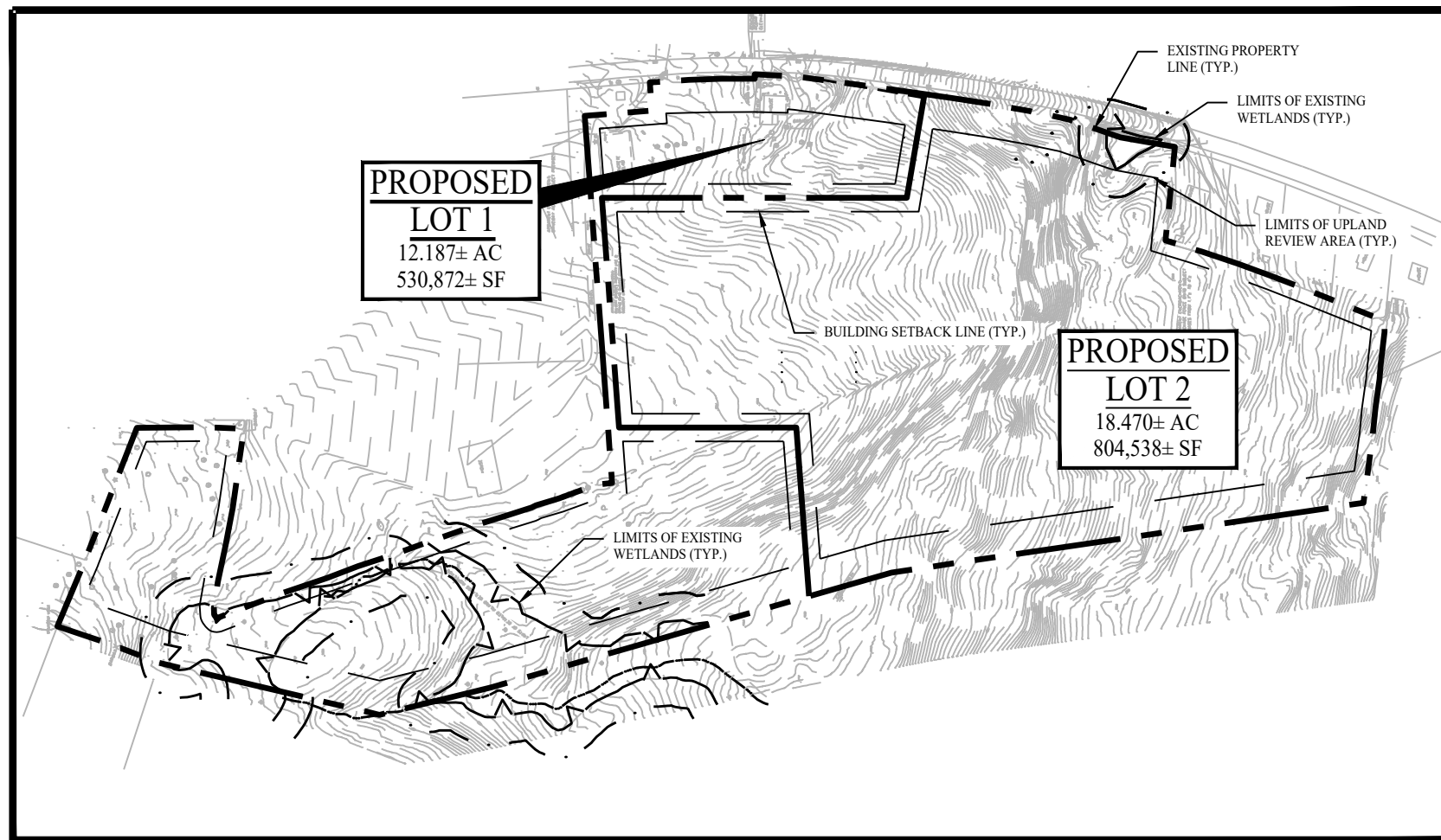
ERNMX-147

APPLICATION RATE: 42 LBS/ACRE WITH A COVER CROP OF ANNUAL RYEGRASS AT 12 LBS/ACRE

ERNMX-610

APPLICATION RATE: 30 LBS/ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAIN OATS (AUG 1 TO JUL 31) OR GRAIN RYE (AUG 1 TO DEC 31)

NOTE: ERNMX-147 TO BE USED WITHIN ARRAY. ERNMX-610 TO BE USED OUTSIDE FENCELINE AND IN NON-ARRAY AREAS (ROAD SHOULDERS, PERIMETER ALLEYS, ELECTRIC TRENCHES, ETC.)



KEY MAP

SCALE: 1" = 300'

PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPEMENT WITH THIS PLAN.

APPLICANT SIGNATURE

DATE

ENGINEER OF RECORD SIGNATURE

DATE

GENERAL NOTES

- 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 REGULATORY AGENCIES.
- ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
- EXISTING BOUNDARY, TOPOGRAPHY AND SITE CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY OF 958 OAKDALE ROAD (CONNECTICUT ROUTE 163), MONTVILLE, CONNECTICUT", SCALE 1"=60', DATED 03/2023, BY "DGT ASSOCIATES."
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF MONTVILLE STANDARDS, AND THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE ENGINEER OF RECORD IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD 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.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER OF RECORD.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER OF RECORD HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER OF RECORD, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- INFORMATION ON 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 CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN 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 DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL DISTURBANCE 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 AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- PROPER 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 ENERGY & ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

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: CJB

Approved By: KMS

Project #: 22109401

Plan Date: 09/30/24

Scale: 1" = 40'

Kevin Solli, P.E.
CT 25759

Project:

**PROPOSED 1-LOT
RESUBDIVISION OF**

958 ROUTE 163

(PARCEL ID : 046-008-000)

OAKDALE, CONNECTICUT

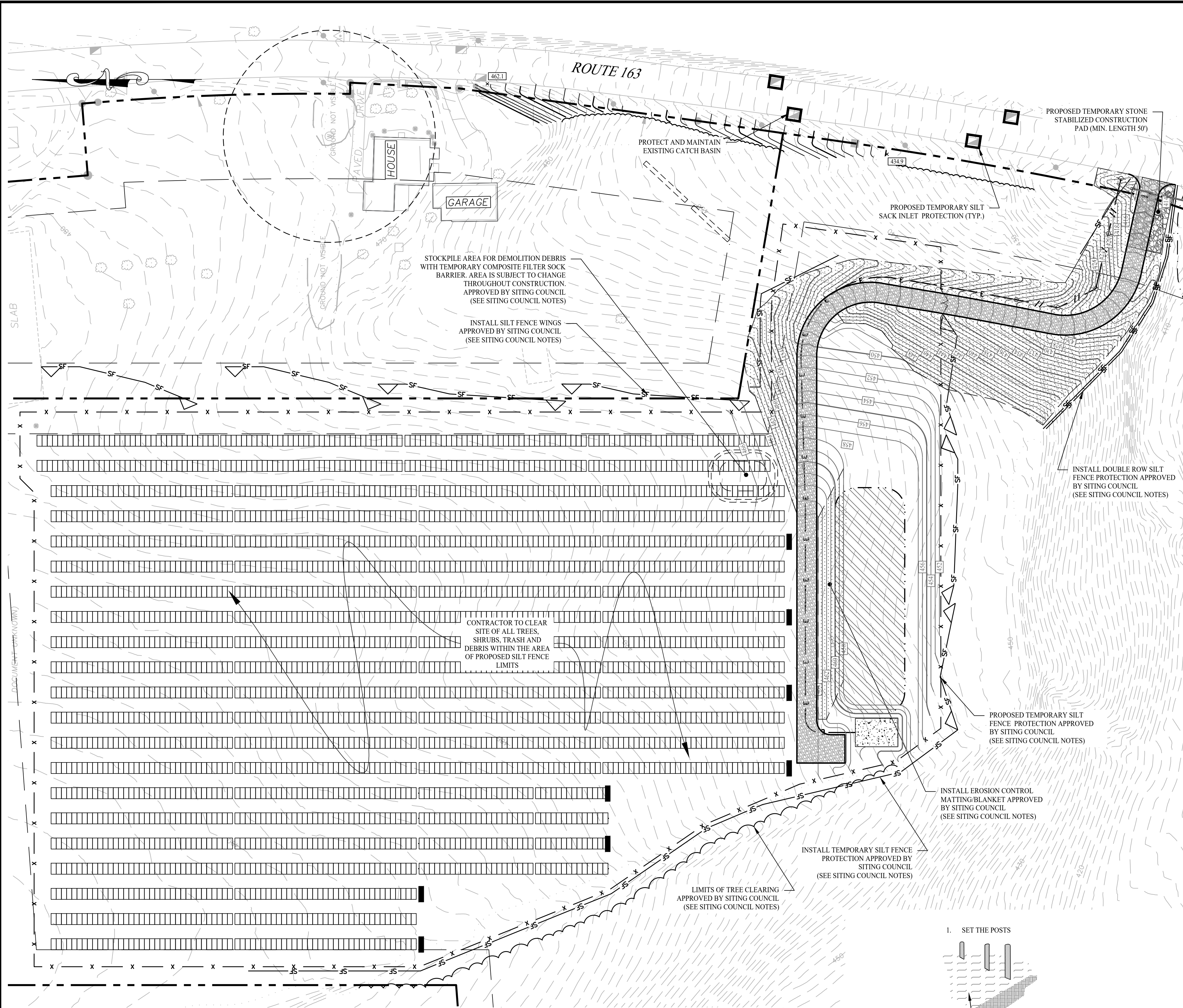
SEPTEMBER 30, 2024

Sheet Title:

**POTENTIAL
DEVELOPMENT
PLAN**

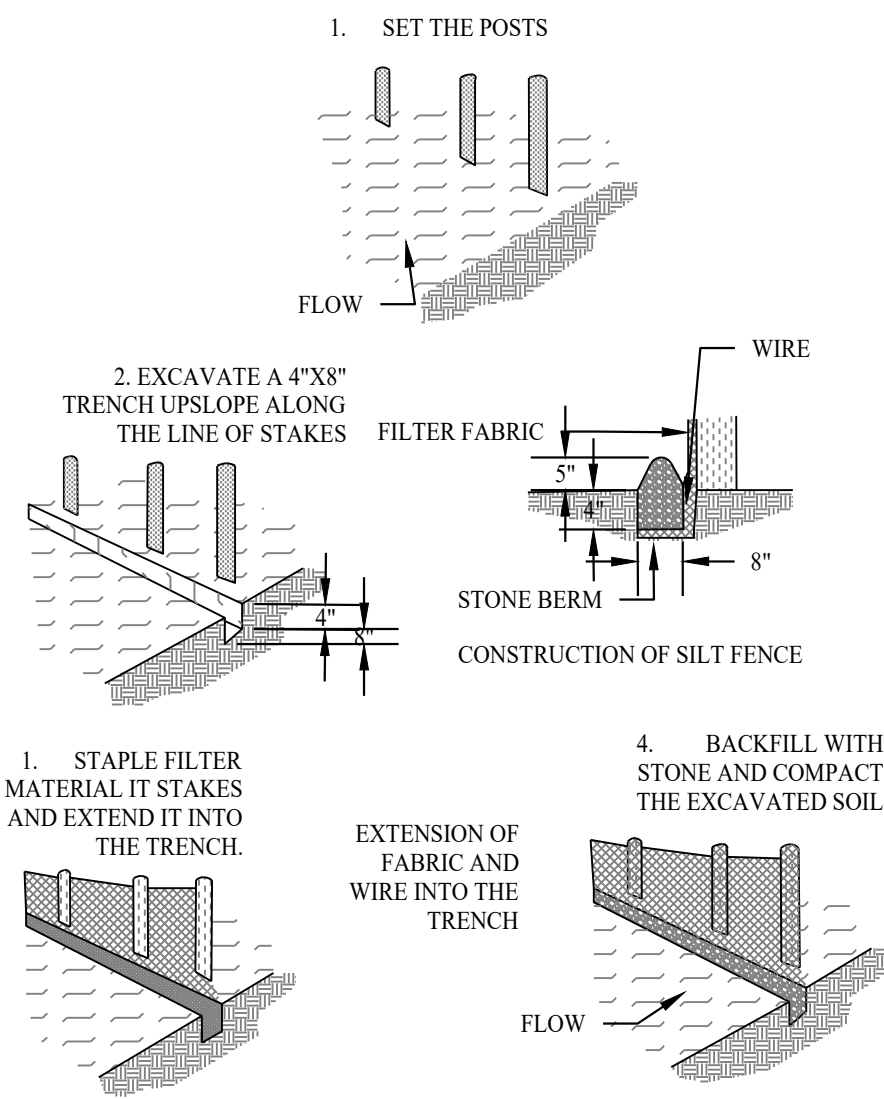
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2.11



SITING COUNCIL NOTES

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SILT FENCE DETAIL

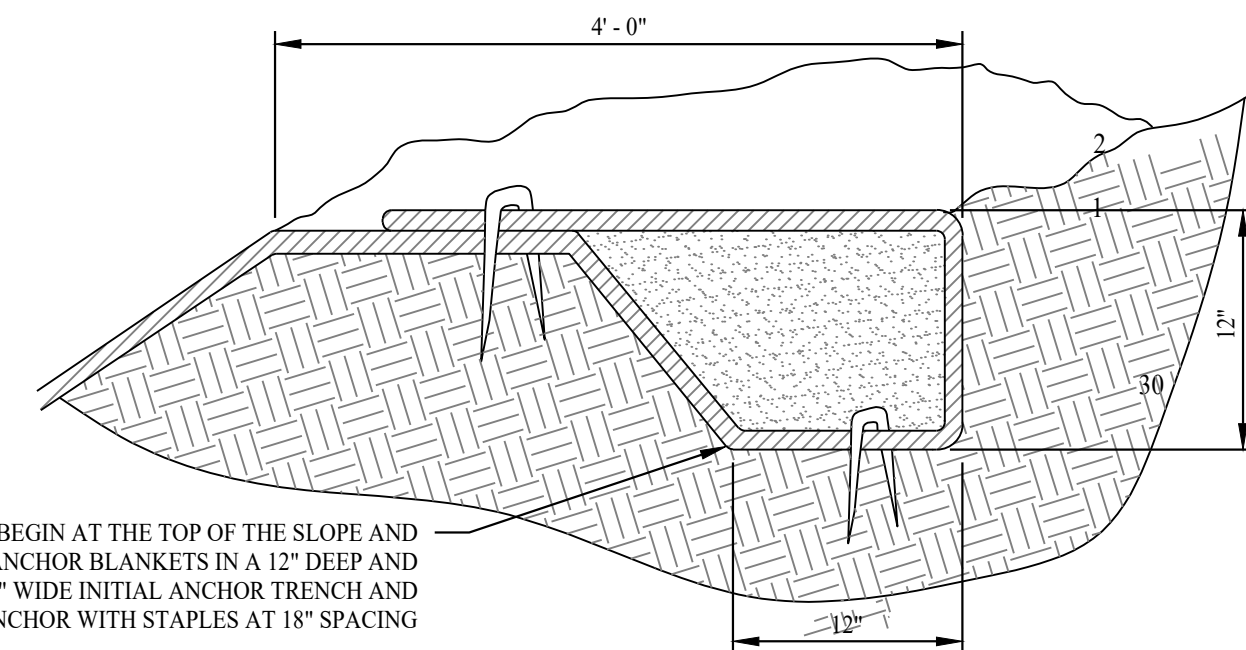
SCALE: NTS

- NOTES:
- SINGLE-NETED 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 EQUAL).
 - TOP NETTING MESH SIZE = 1/2" x 1/2".

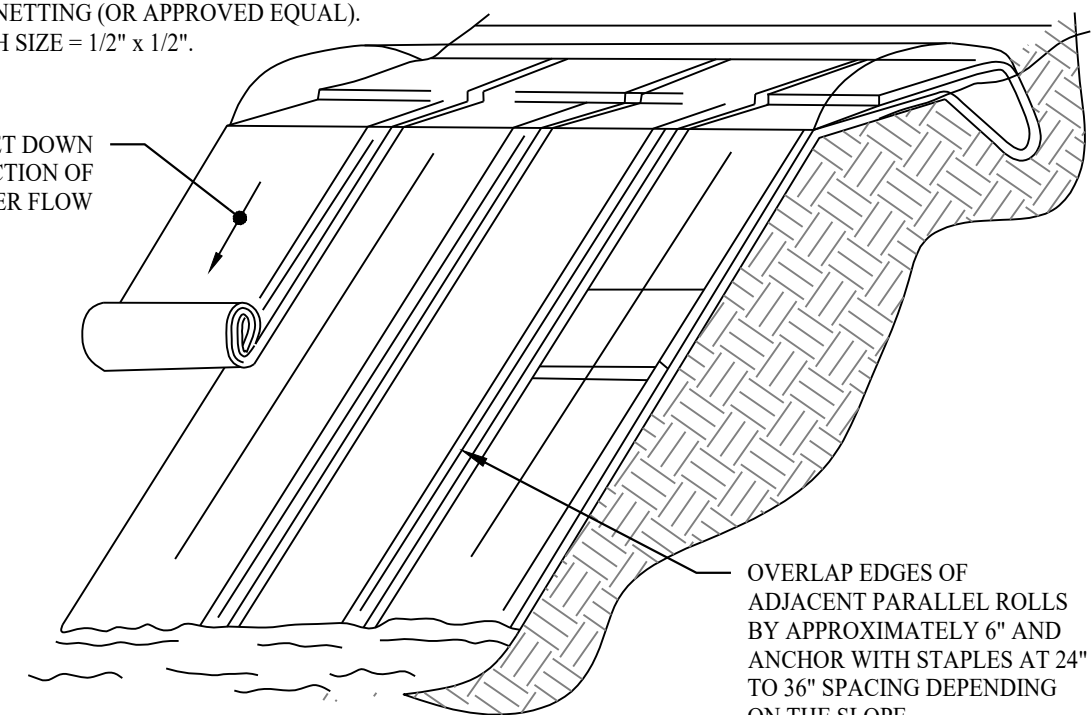
UNROLL BLANKET DOWN SLOPE IN THE DIRECTION OF THE WATER FLOW

EROSION CONTROL BLANKET (PROPOSED SLOPES 3:1 OR GREATER)

SCALE: NTS



SECTION



PERSPECTIVE

EROSION CONTROL BLANKET (PROPOSED SLOPES 3:1 OR GREATER)

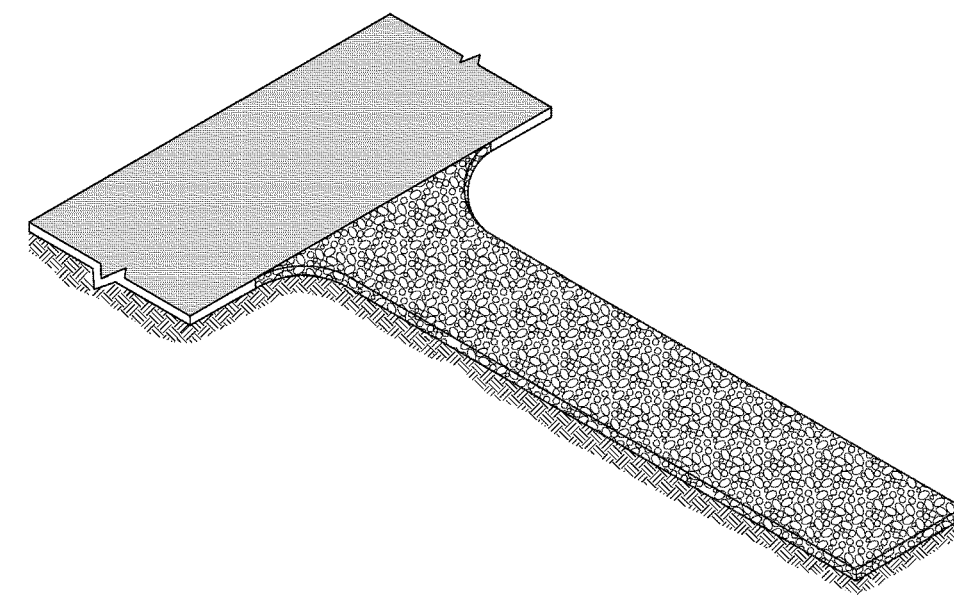
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CONSTRUCTION SEQUENCE

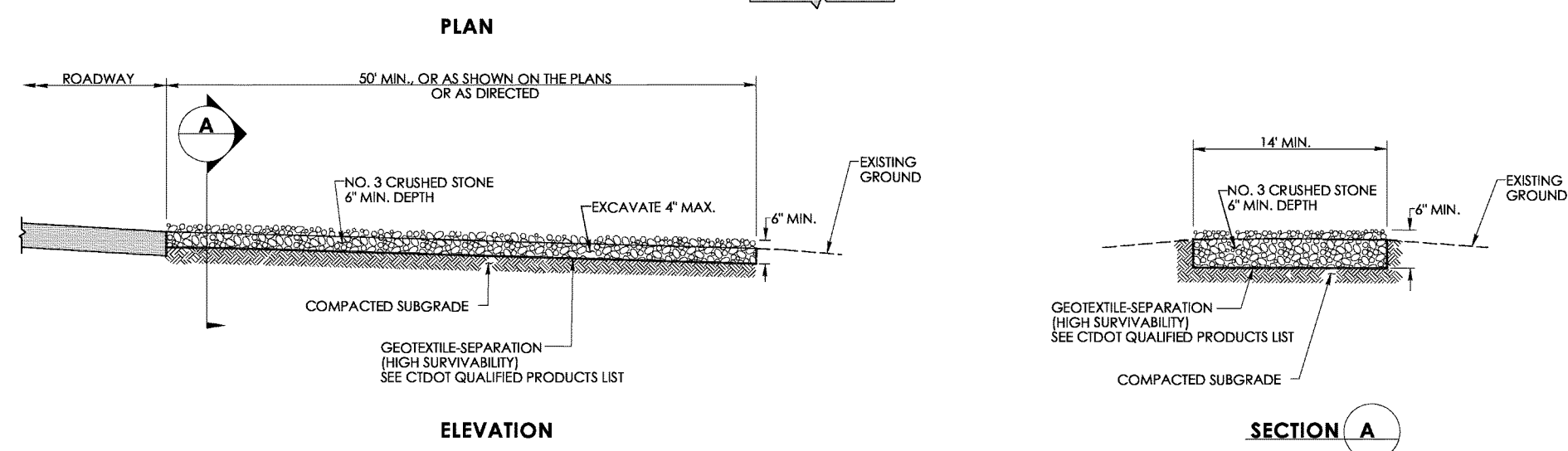
- INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
- INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
- HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPs).
- BEGIN CLEARING AND GRUBBING THE SITE.
- INSTALL ADDITIONAL EROSION CONTROLS AS WORK PROGRESSES, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
- 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.
- 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.
- CONDUCT FINE GRADING.
- 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.).
- 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.

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
	SILT FENCE
	75' WELL BUFFER
	EXISTING WELL



ANTI-TRACKING PAD

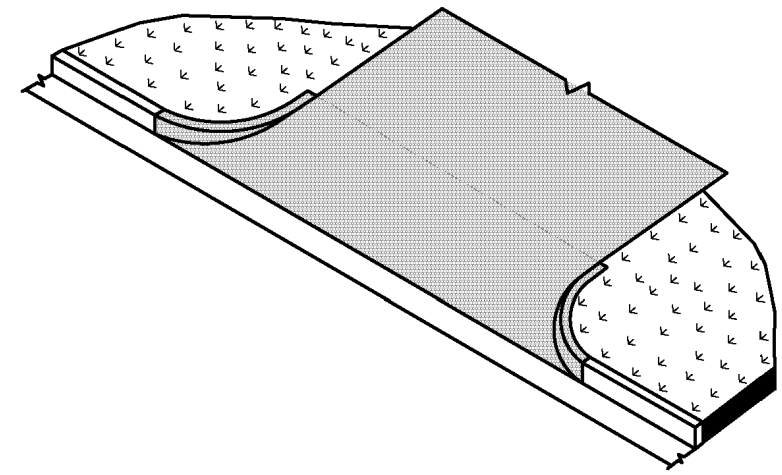


CONSTRUCTION ENTRANCE

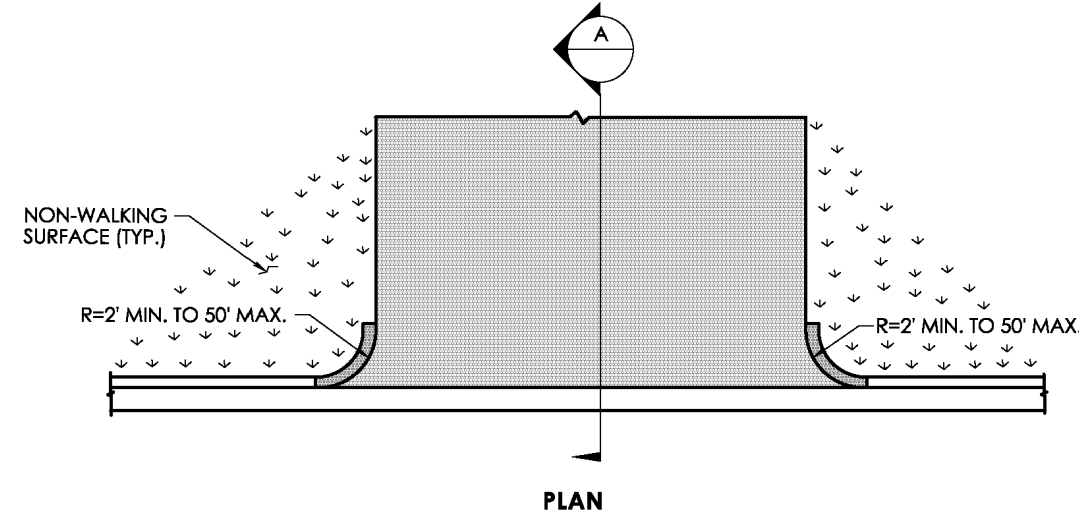
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DETAIL PROVIDED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION

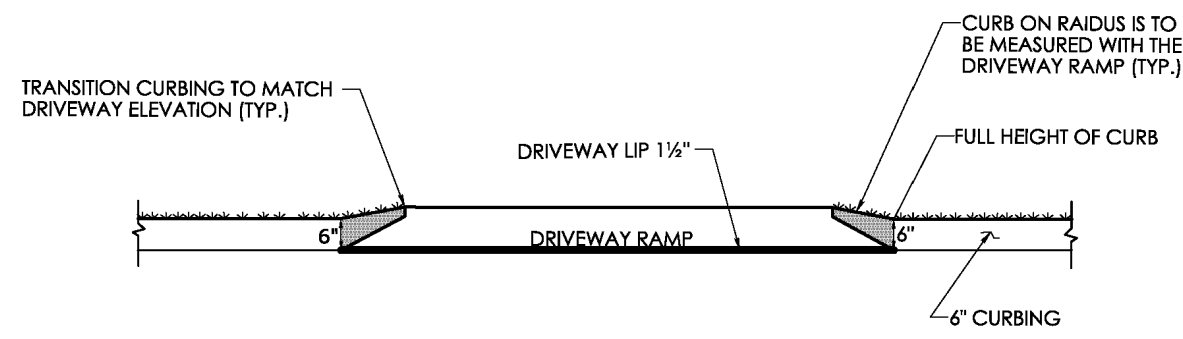
Rev. #: Date Description		
Graphic Scale: 		
SOLLI ENGINEERING 501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695 11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695		
Drawn By: ARW		
Checked By: CJB		
Approved By: KMS		
Project #: 22109401		
Plan Date: 09/30/24	Kevin Solli, P.E. CT 25759	
Scale: 1" = 40'		
Project: PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 OAKDALE, CONNECTICUT (PARCEL ID : 046-008-000) SEPTEMBER 30, 2024		
Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN	Sheet #: 2.31	



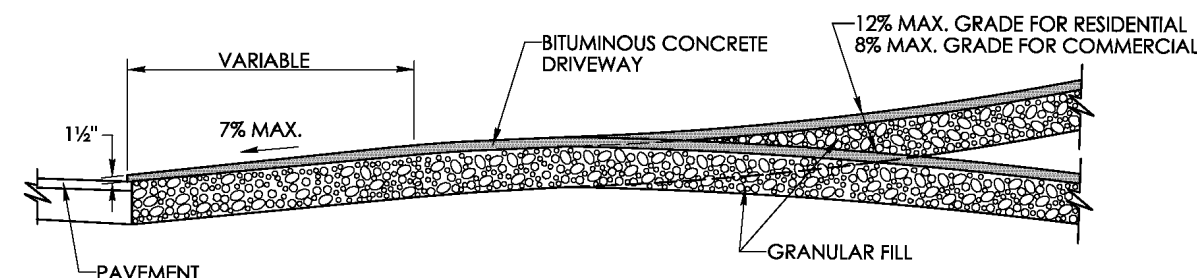
BITUMINOUS CONCRETE DRIVEWAY



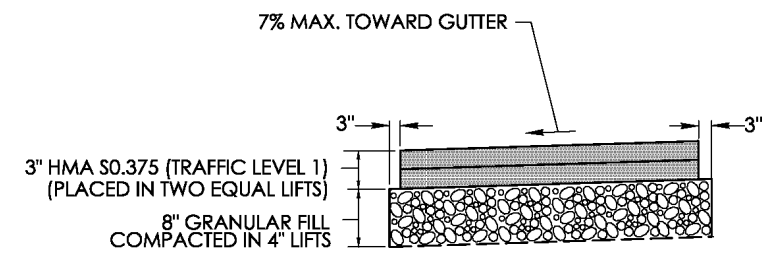
PLAN



ELEVATION



SECTION A



BITUMINOUS CONCRETE DRIVEWAY

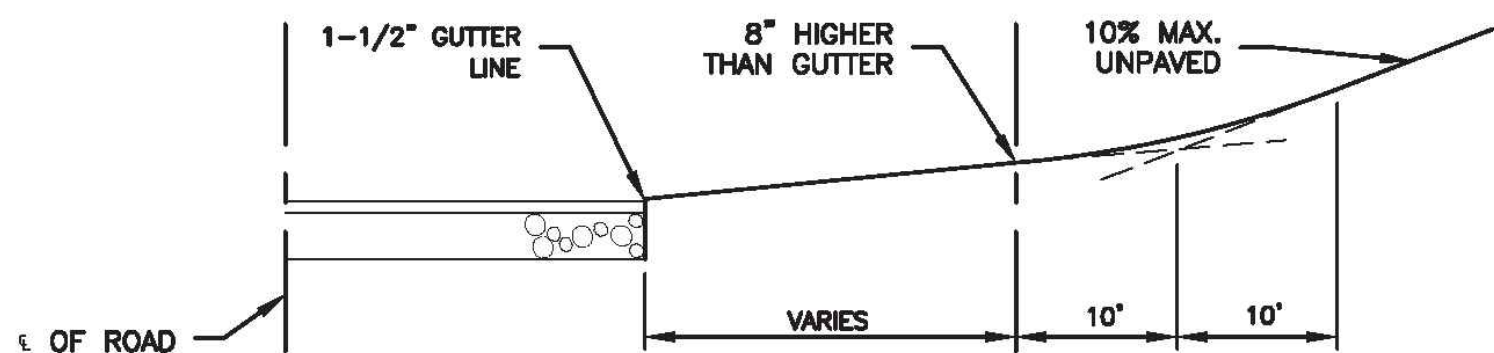
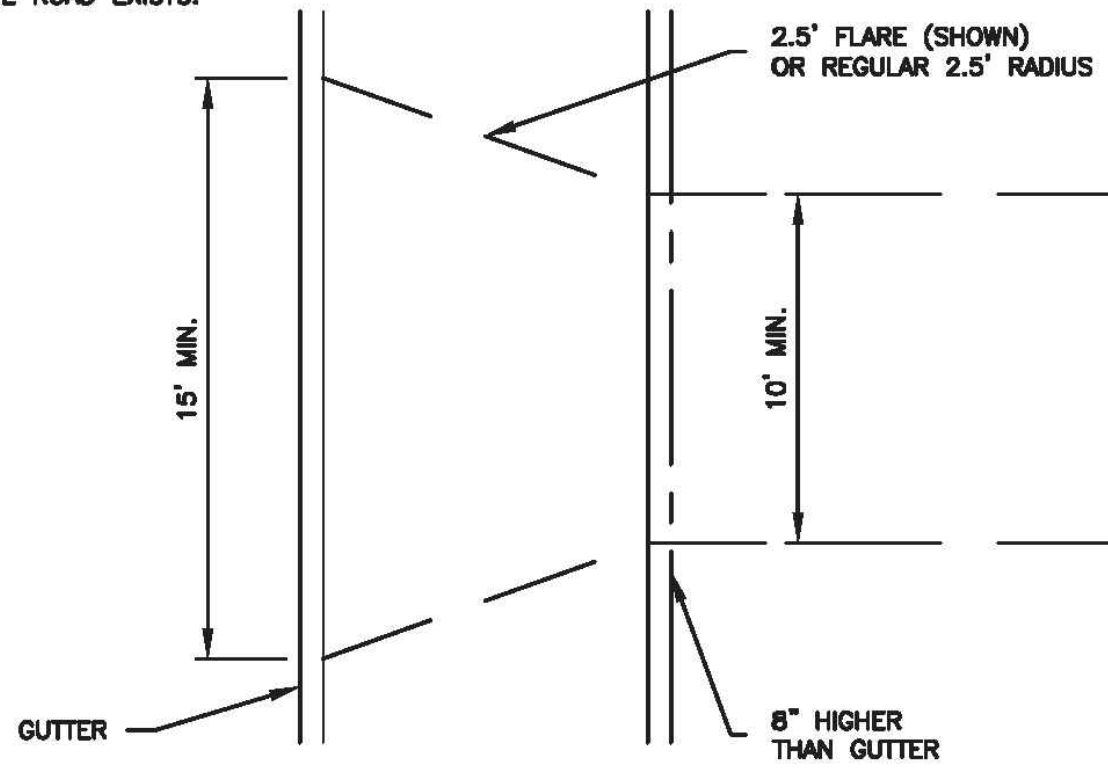
BITUMINOUS CONCRETE DRIVEWAY

SCALE: NTS

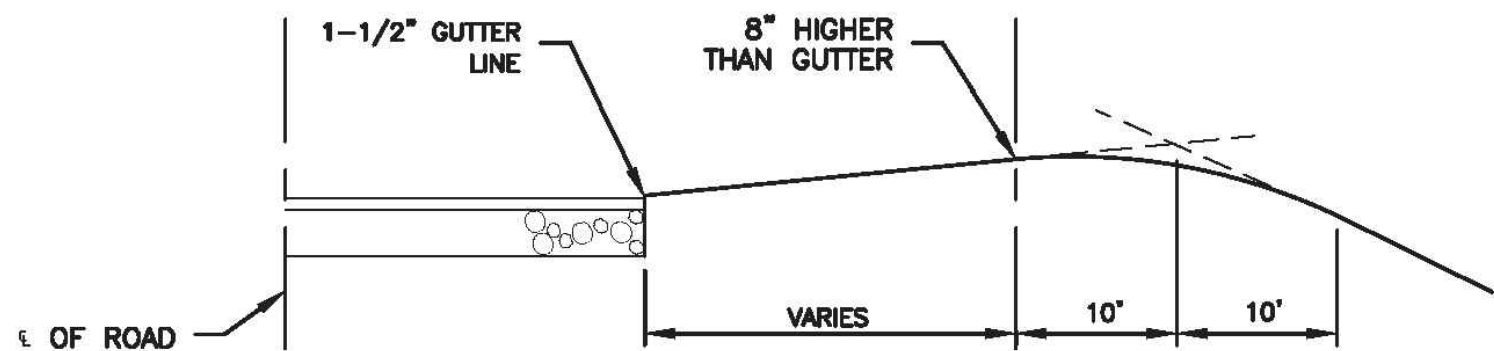
DETAIL PROVIDED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION

NOTE:

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



SAG CURVE IN DRIVE

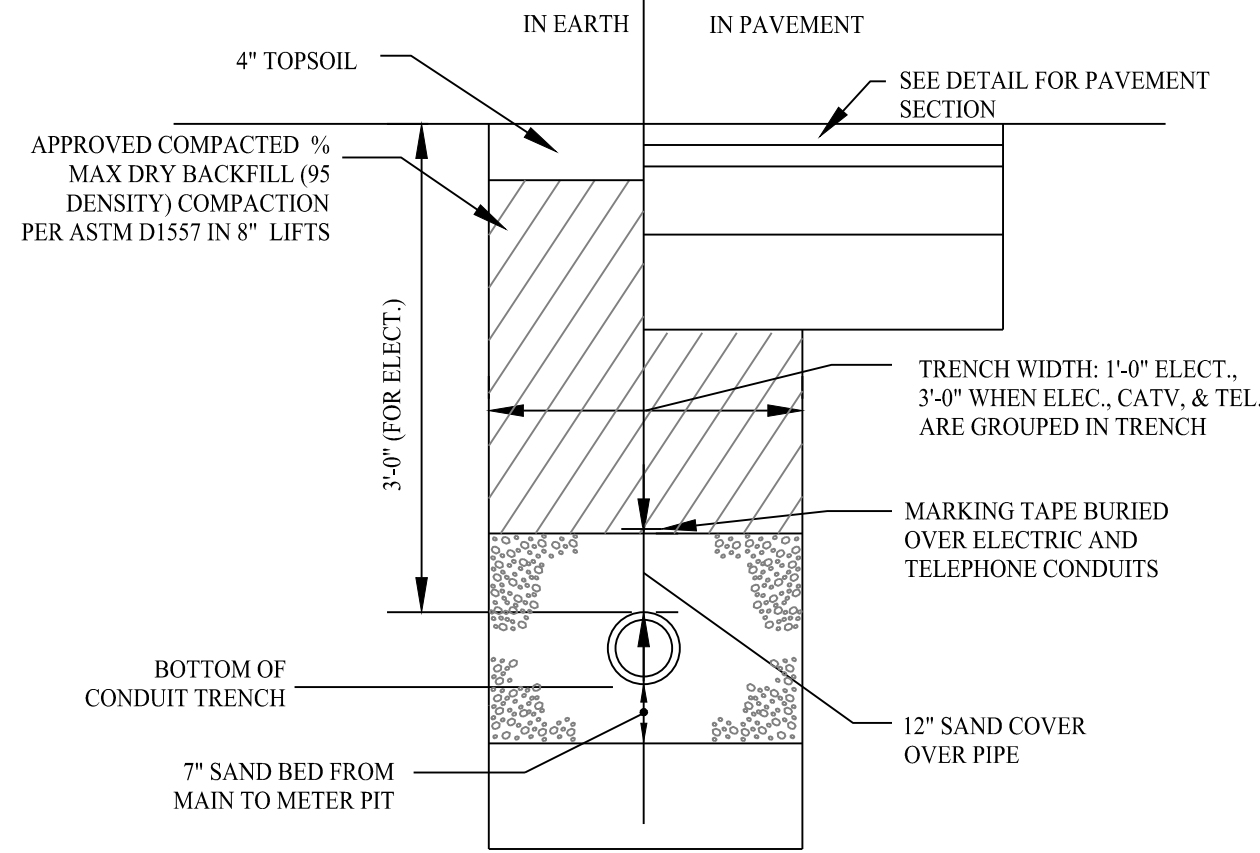


CREST CURVE IN DRIVE

RESIDENTIAL DRIVEWAY CURBING

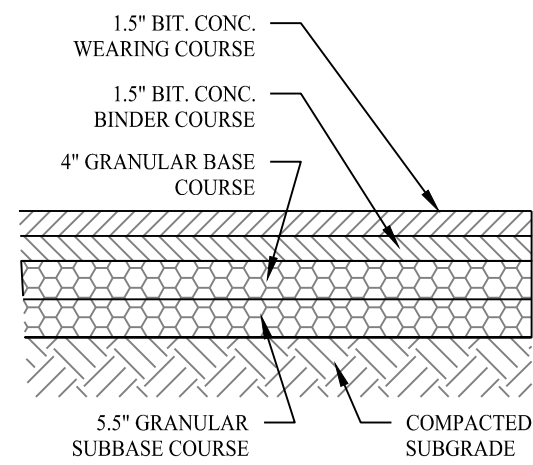
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DETAIL PROVIDED BY TOWN OF MONTVILLE



TYPICAL ELECTRICAL/TELEPHONE/CABLE AND GAS TRENCH

SCALE: NTS



STANDARD DUTY ASPHALT PAVING

PAVING DETAIL

SCALE: NTS

Rev. #: Date Description



Drawn By: CJS
Checked By: CJB
Approved By: KMS
Project #: 22109401
Plan Date: 09/30/24
Scale: NTS

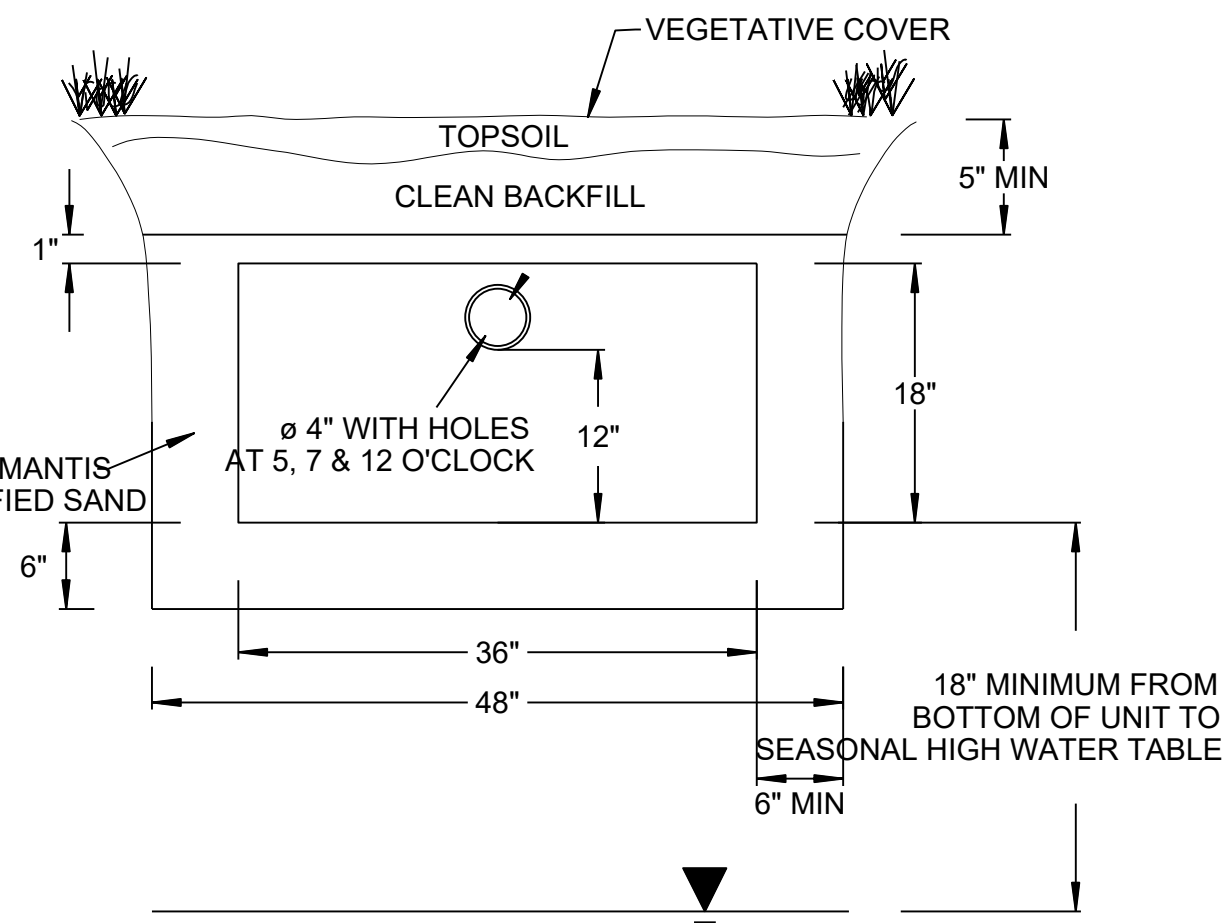
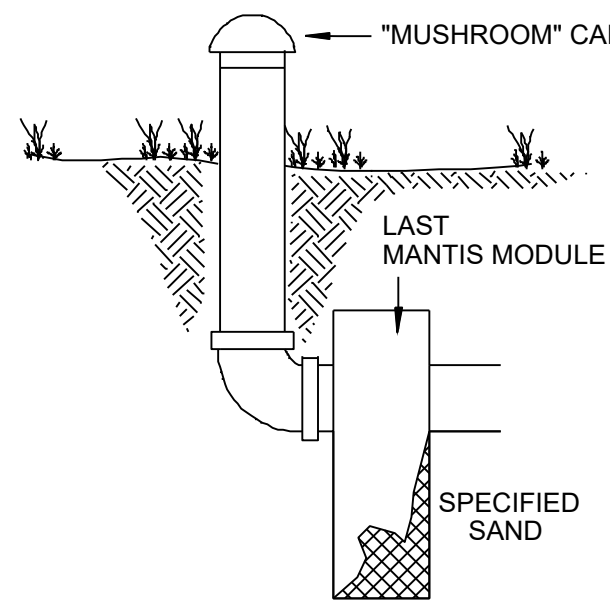


PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000) OAKDALE, CONNECTICUT SEPTEMBER 30, 2024

Sheet Title: CONSTRUCTION DETAIL
Sheet #: 3.01

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