



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

December 28, 2023

Liz Burdick
Director
Department of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382
lburdick@montville-ct.org

RE: **PETITION NO. 1601** – TRITEC Americas, LLC notice of election to waive exclusion from Connecticut Siting Council jurisdiction, pursuant to Connecticut General Statutes §16-50k(e), and petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 0.999-megawatt AC solar photovoltaic electric generating facility located at 958 Route 163, Montville, Connecticut, and associated electrical interconnection.

Dear Liz Burdick:

The Connecticut Siting Council (Council) is in receipt of the Town of Montville's correspondence dated December 28, 2023, concerning the above-referenced petition. Thank you for taking the time to provide the Council with the comments.

This petition will be placed on a future Council meeting agenda for discussion and decision. Please note that you can view all of the documents related to this petition on our website at portal.ct.gov/csc under the "Pending Matters" link. You may also keep apprised of Council events on the website calendar and agenda.

Before reaching a final decision on any petition, the Council must carefully consider all of the facts contained in the record that is developed by the Council, the petitioner, parties and intervenors to the petition, and consider all of the concerns received from members of the public who submit written statements to the Council.

Copies of your correspondence will be distributed to the service list for the petition.

Thank you for your interest and concern in this very important matter.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/IN/dll

c: The Honorable Leonard Bunnell Sr., Mayor, Town of Montville (lbunnell@montville-ct.org)
Service List, dated November 15, 2023
Council Members

From: Liz Burdick <lburdick@montville-ct.org>
Sent: Thursday, December 28, 2023 1:07 PM
To: CSC-DL Siting Council <Siting.Council@ct.gov>
Cc: Leonard Bunnell Sr. <lbunnell@montville-ct.org>
Subject: 958 Route 163 - CSC Petition No. 1601 - Tritec America LLC

12/28/23 Good afternoon, Attorney Bachman, The Town of Montville is in receipt of the above-referenced correspondence from the CT Siting Council with respect to Petition 1601 at for solar installation at 958 Route 163, Oakdale (Montville), CT. Unfortunately, the Town missed the opportunity to comment on the petition during the public comment period that ended 11/15/23.

After reviewing the Petition with the Town's new Mayor Lenny Bunnell, I would like to offer the following comments with regarding to same. Currently, there is a pending application in front of the Montville Planning & Zoning Commission for a one-lot resubdivision of the property. Months into the application process I received a Notice of Intent to submit the CSC Petition that proposes a solar installation on the entire property that is being requested to be subdivided into two lots. Prior to the filing with CSC, I did attempt to reach out to Attorney Paul Michaud, who sent Montville the Notice, but did not receive a return call.

My concern is that if resubdivision is approved, the site plan submitted with the petition will be inaccurate in that the property lines will be different and solar improvements are proposed in areas of the property that have been dedicated for drainage and access easement to adjacent property owners and proposed Lot 1 that contains the existing house. Also, the new proposed Lot 2 is numbered "950 Route 163." Attached please find the latest plan set for your review approval. I have voiced concerns to the property owner Dean Fiske and his Attorney James Miele and was told that Attorney Michaud/Tritec America LLC is aware that the plan submitted to CSC will need to be revised.

Thank you for reviewing these comments. After today, I will no longer be employed with the Town of Montville and I have copied Mayor Bunnell on this email for future correspondence. Happy New Year.

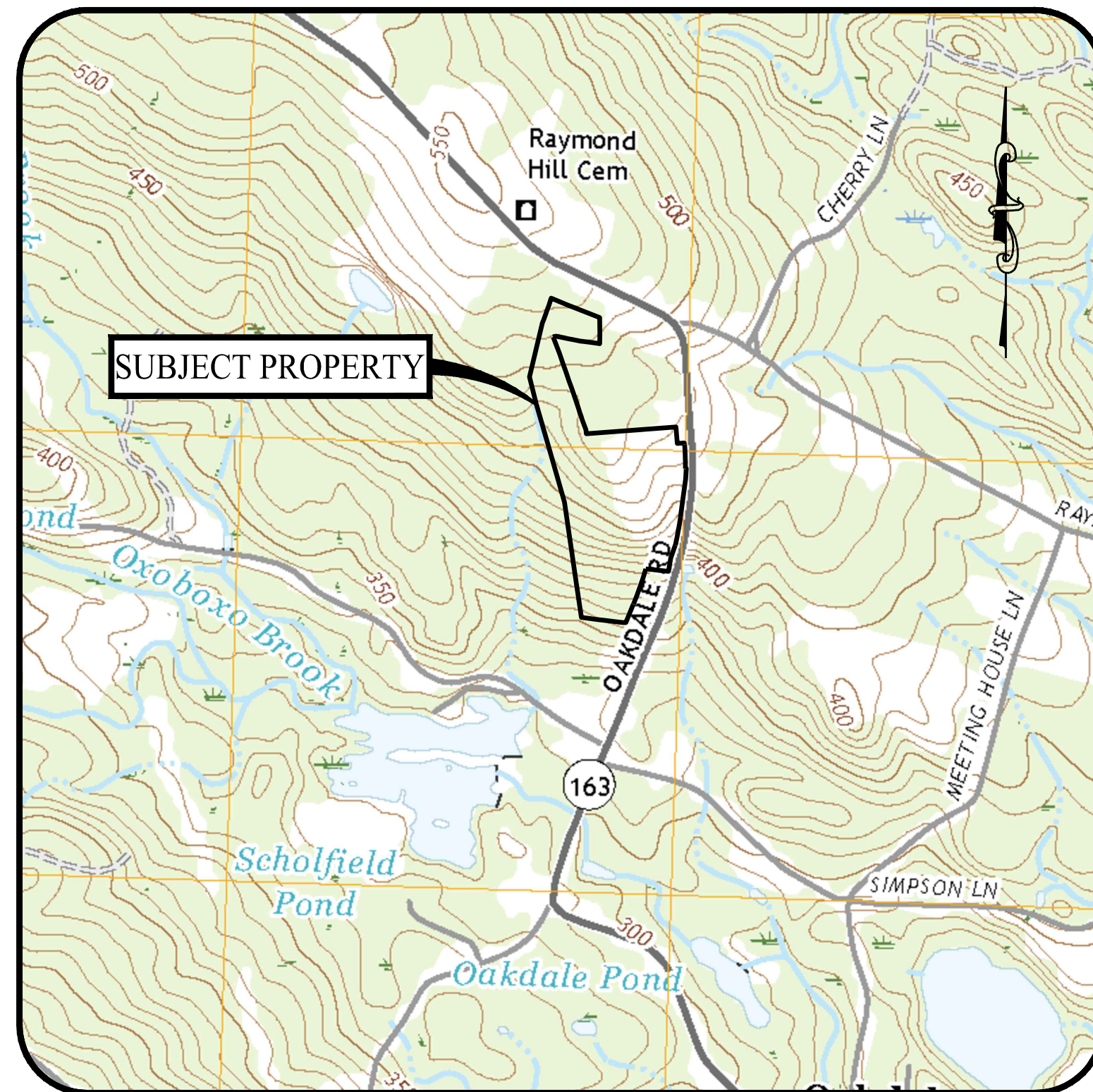
Regards,

Liz Burdick

Director ~ Dept. of Land Use & Development
Town of Montville
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6725 (Direct), (860) 848-6779 (Planning Dept. Main)
Email: lburdick@montville-ct.org

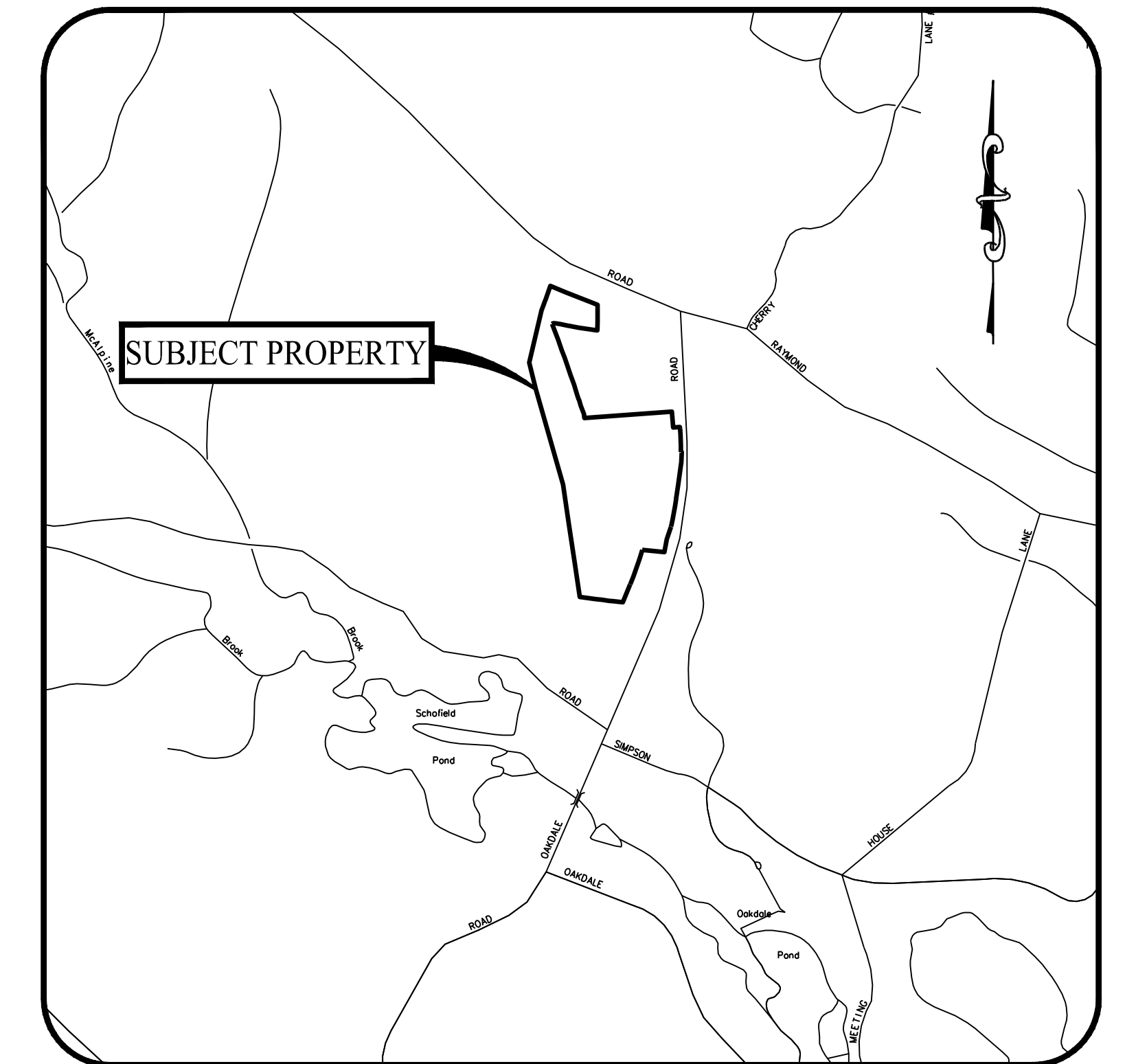
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163

(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:



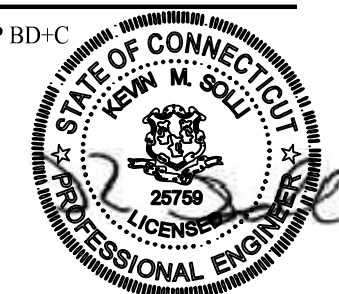
501 MAIN STREET, MONROE, CONNECTICUT 06468
11 VANDERBILT AVENUE, NORWOOD, MASSACHUSETTS 02062

OWNER/APPLICANT

DEAN FISKE
THE NEVAR COMPANY
677 S. MAIN STREET
CHESHIRE, CONNECTICUT 06410
(203) 410-7827

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



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

LANDSCAPE ARCHITECT

MARY BLACKBURN, P.L.A.,
LICENSE CT NO. 1499
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

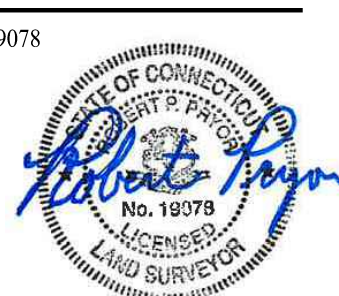


SOIL SCIENTIST

JIM MCMANUS
JMM WETLAND CONSULTING SERVICES
23 HORSESHOE RIDGE ROAD
NEW TOWN, CONNECTICUT 06482
(203) 364-0345

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. FODURGIEL, PLS LICENSE NO. 70134
DGT ASSOCIATES
12 ROOSEVELT AVENUE
MYSTIC, CONNECTICUT 06355
(860) 889-1999



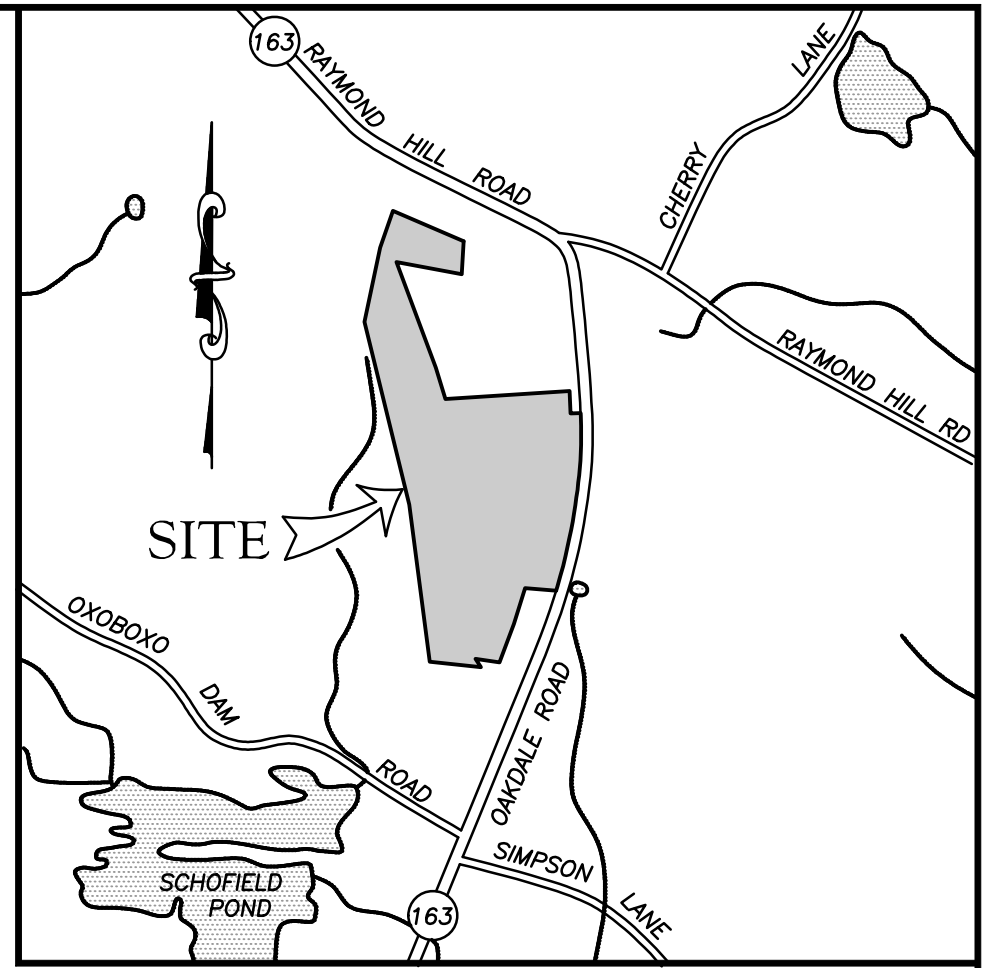
Rev. #:	Date	Description
6	11/06/23	Revised Per DOT Comments
5	09/25/23	Revised For Encroachment Permit
4	09/21/23	Revised Per Planner Comments
3	09/12/23	Revised Per Planner Comments
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments

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

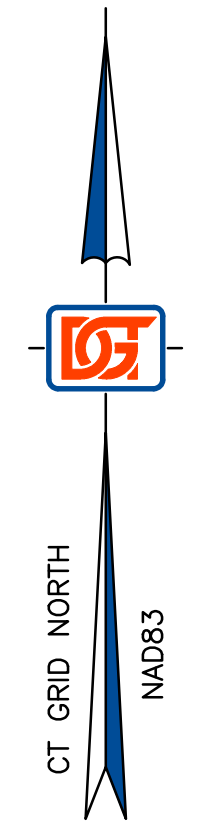
Approved by the Montville Planning & Zoning Commission on _____
By: _____
Chairman, Vice Chairman, Secretary
Date: _____
Per C.G.S. Section 8-26c, as may be amended, all work in conjunction with the approved resubdivision shall be completed within five (5) years on or before _____
Approval of this resubdivision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

Sheet Title: **COVER SHEET** Sheet #: **0.00**

CALL BEFORE YOU DIG!
DIAL 811

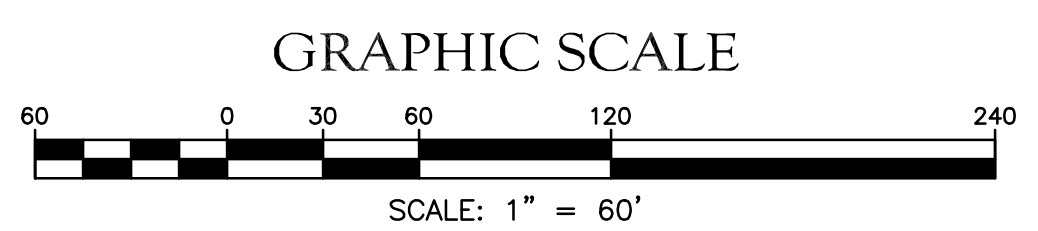
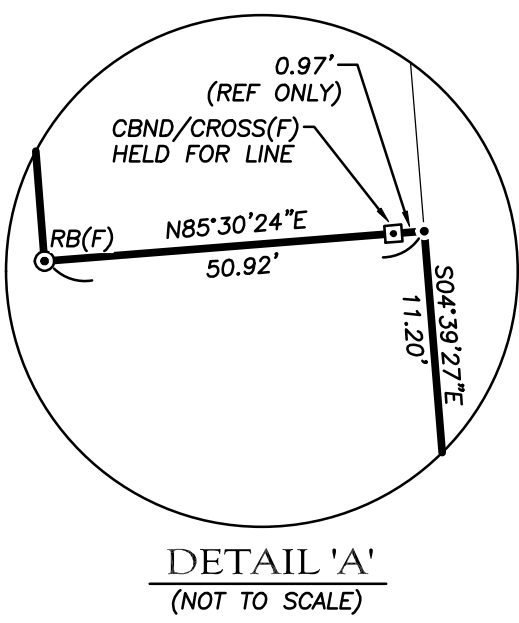


LOCATION MAP
SCALE: 1"=1000'



LEGEND

±	MORE OR LESS
A.K.A.	ALSO KNOWN AS
☐	CATCH BASIN
CFP	CEDAR FENCE POST
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
—	STEEL GUIDE RAIL
SGR	STEEL GUIDE RAIL
—	STONEWALL
UE	UNDERGROUND ELECTRIC
W/W	WITH WIRE
X	BARWAY
—	LIMITS OF INLAND WETLANDS
ΔWF#	WETLAND FLAG
○	WELL
—	EXISTING CONTOUR LINE, 2' INTERVAL
—	EXISTING CONTOUR LINE, 10' INTERVAL
—	BARBED WIRE FENCE
—	STOCKADE FENCE
—	RETAINING WALL



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

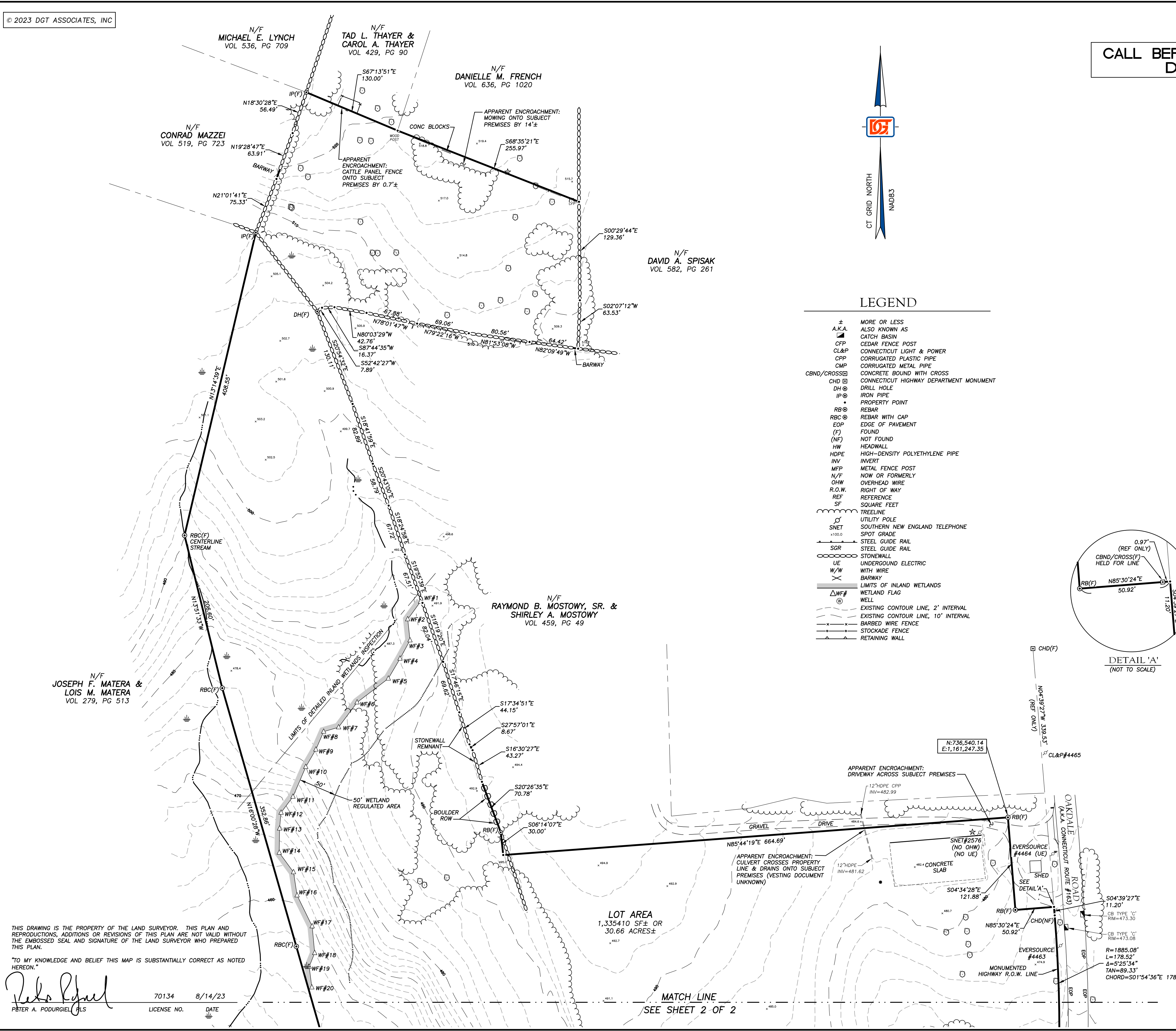
PREPARED BY:
DGT Associates
Land Surveyors
Mystic, Connecticut
Boston • Worcester • Framingham
12 Roosevelt Avenue, Mystic, CT 06355
860-899-1999 www.DGTassociates.com

SCALE: 1"=60'	DATE: MARCH 2023	PROJECT NO: C1139	SHEET 1 OF 2
REVISION	DATE	DESCRIPTION	BY
1	8/14/23	ADD 50' WETLAND REGULATED AREA	PAP

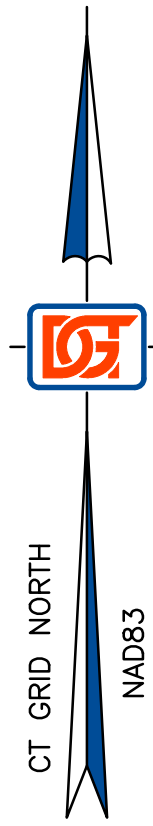
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
Peter A. Podurgiel
70134 8/14/23
PETER A. PODURGIEL, L.S. LICENSE NO. DATE

MATCH LINE
SEE SHEET 2 OF 2

LOT AREA
1,335,410 SF ± OR
30.66 ACRES ±



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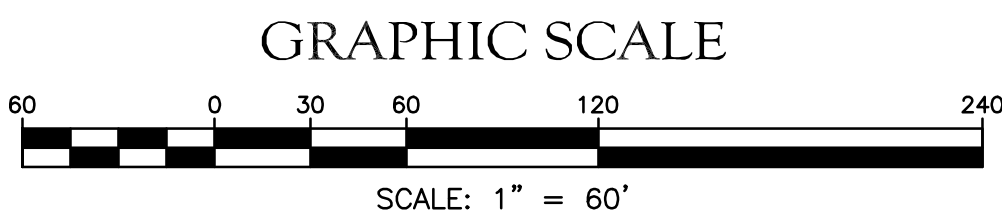


SEE SHEET 1 OF 2
MATCH LINE

CALL BEFORE YOU DIG!
DIAL 811

LEGEND

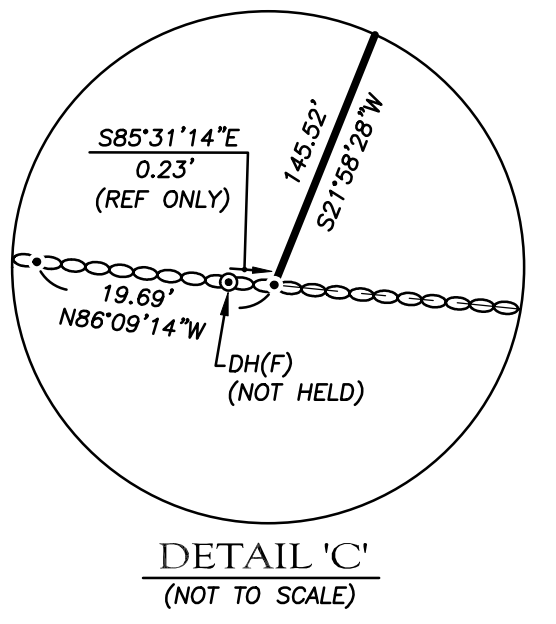
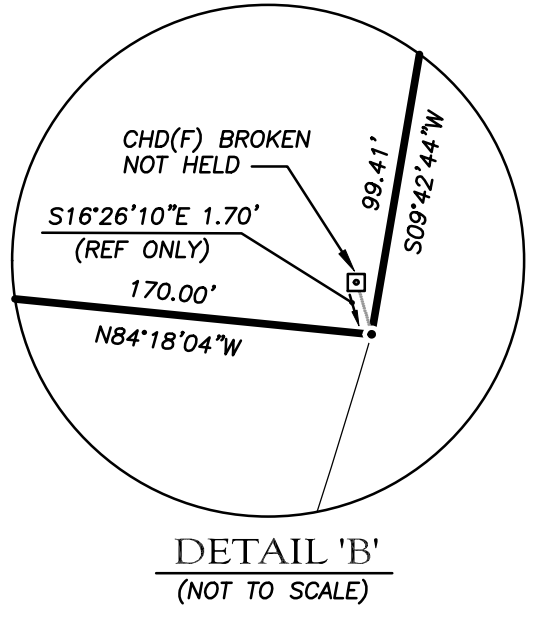
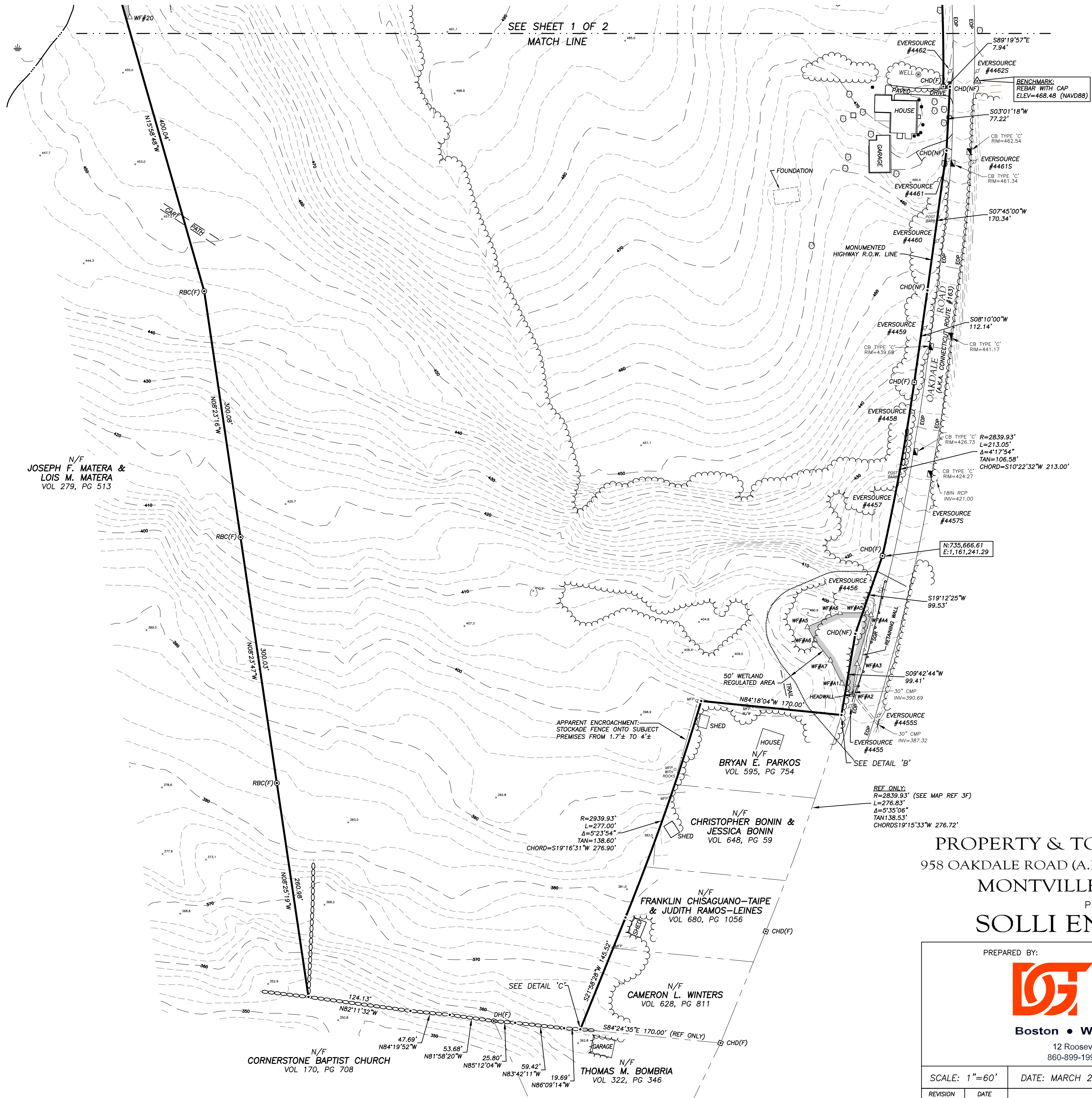
- ± MORE OR LESS
- A.K.A. ALSO KNOWN AS
- CBP CATCH BASIN
- CL&P CEDAR FENCE POST
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- CPP CORRUGATED PLASTIC PIPE
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- CBND/CROSS CONCRETE BOUND WITH CROSS
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- 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
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- INV INVERT
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- N/F NOW OR FORMERLY
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- UTILITY POLE UTILITY POLE
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- SPOT GRADE SPOT GRADE
- SGR STEEL GUIDE RAIL
- STEEL GUIDE RAIL STEEL GUIDE RAIL
- STONEWALL STONEWALL
- UE UNDERGROUND ELECTRIC
- W/W WITH WIRE
- BARWAY BARWAY
- LIMITS OF INLAND WETLANDS
- WLF WETLAND FLAG
- WELL WELL
- EXISTING CONTOUR LINE, 2' INTERVAL
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"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



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

PREPARED BY:

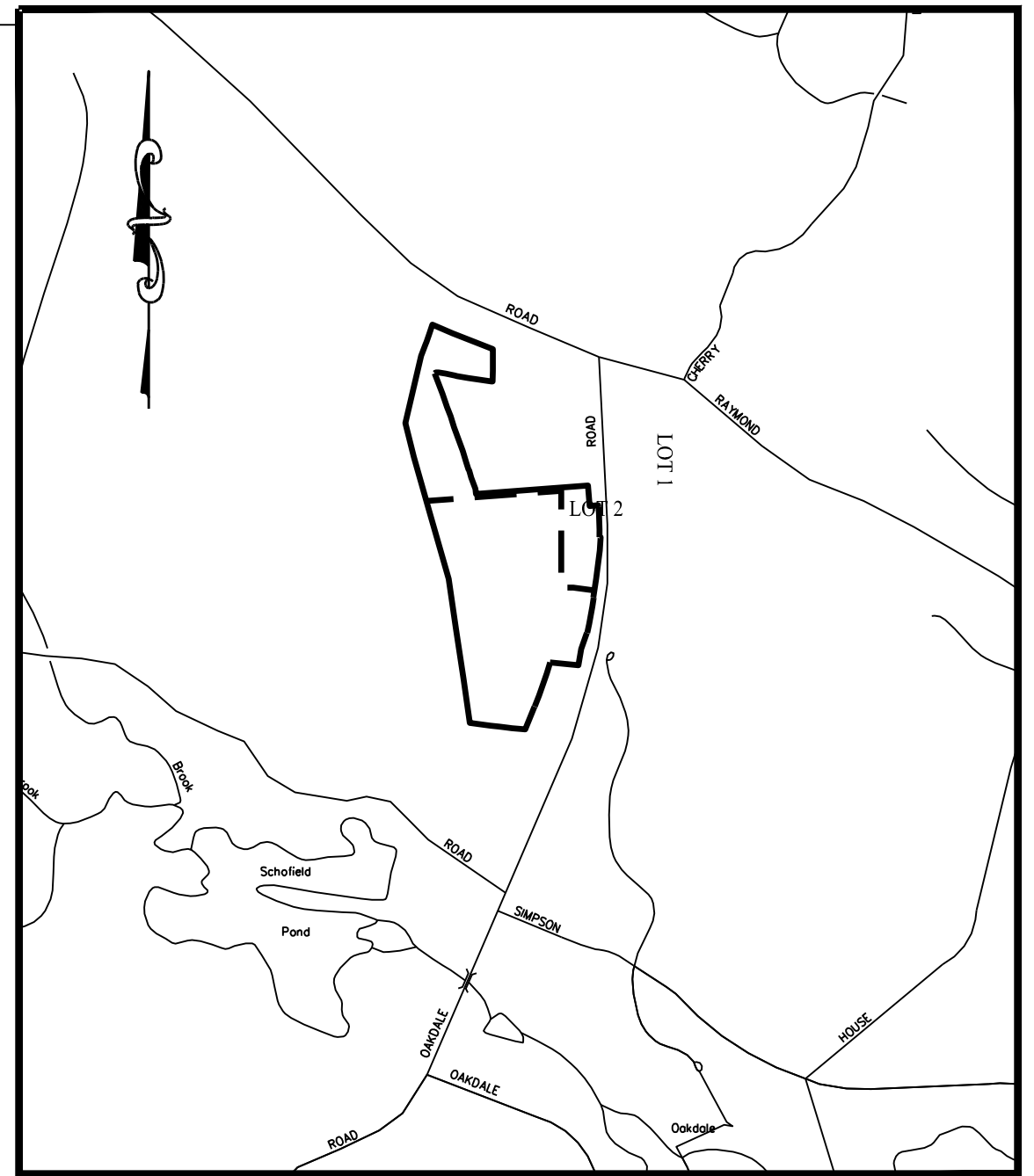
DGT Associates
 Land Surveyors
 Mystic, Connecticut
 Boston • Worcester • Framingham
 12 Roosevelt Avenue, Mystic, CT 06355
 860-899-1999 www.DGTassociates.com

SCALE: 1"=60'	DATE: MARCH 2023	PROJECT NO: C1139	SHEET 2 OF 2
REVISION	DATE	DESCRIPTION	BY
1	8/14/23	ADD 50' WETLAND REGULATED AREA	PAP

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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 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 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 NEVAR 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 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: 2-23-2010"
 - F) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MONTVILLE, RAYMOND HILL ROAD FROM THE NORWICH - HADLYME ROAD SO, EASTERLY TO OXOBORO 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 OXOBORO BROOK, ROUTE NO. 163, NUMBER: 85-02, SHEET 4 OF 6, SCALE: 1"=40, DATE: 12-31-36"
 - 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. MCMANUS, 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.
- 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.

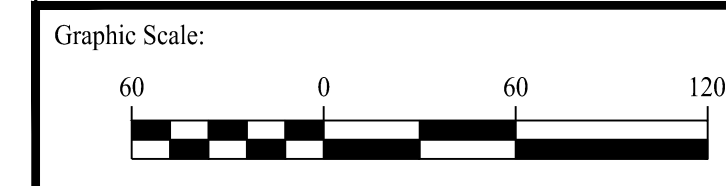


KEY MAP

SCALE: 1" = 1,000'

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

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

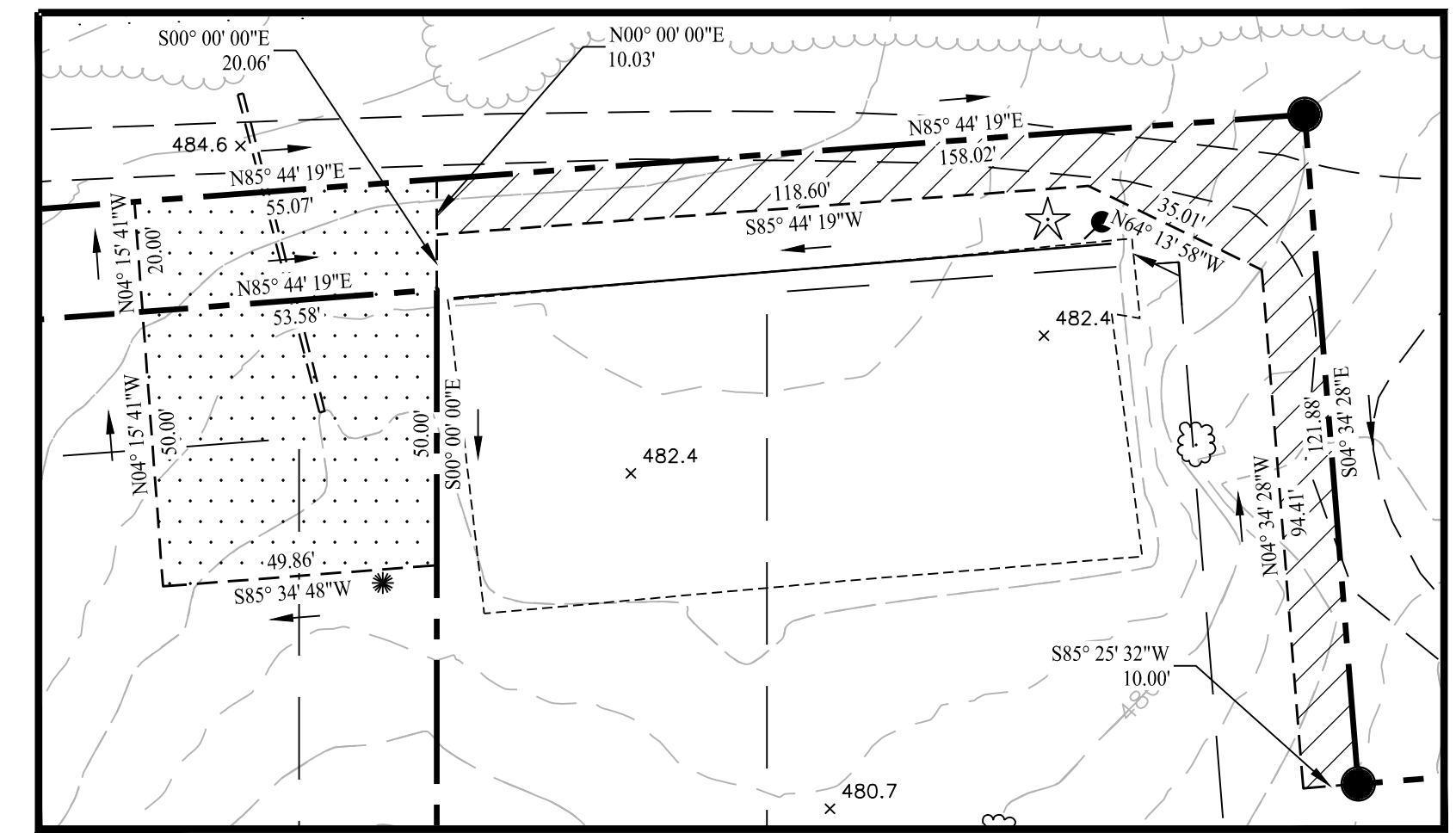


SOLLI ENGINEERING
 501 Main Street, Montco, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: AWC
 Checked By: RPP
 Approved By: KMS
 Project #: 22109401
 Plan Date: 07/17/23
 Scale: 1" = 60'

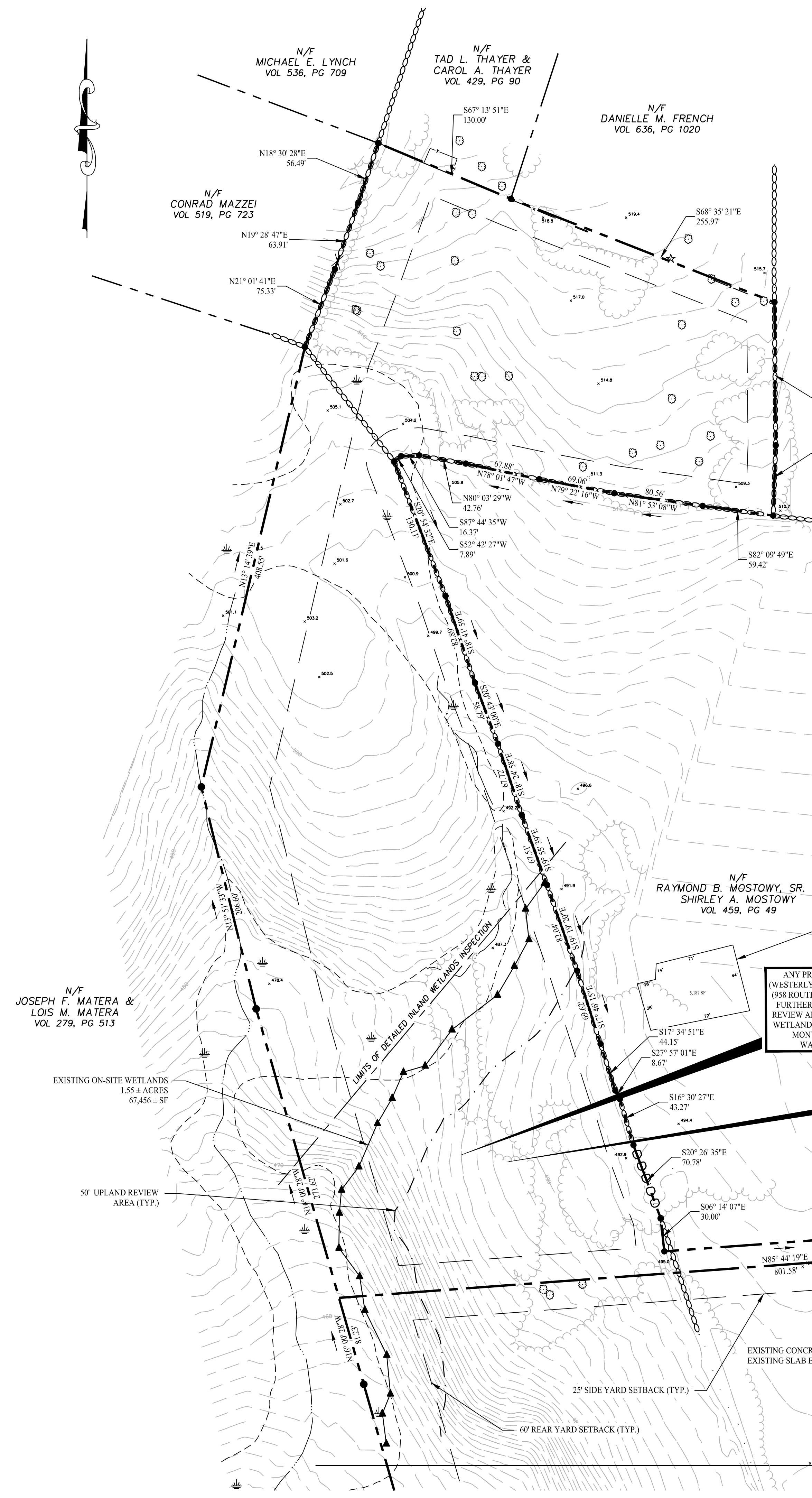
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID: 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023

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



EASEMENT ENLARGEMENT

SCALE: 1" = 30'



ANY PROPOSED ACTIVITY IN THE REAR (WESTERLY PORTION) OF THE PROPOSED LOT 1 (958 ROUTE 163 / 046-008-000) WILL REQUIRE FURTHER WETLANDS INVESTIGATION AND REVIEW AND APPROVAL BY THE MONTVILLE WETLAND ENFORCEMENT OFFICER AND / OR MONTVILLE INLAND WETLANDS & WATERCOURSES COMMISSION

PROPOSED LOT 1
 958 ROUTE 163
 ID: 046-008-000
 9,803± AC
 427,021± SF

PROPOSED LOT 2
 950 ROUTE 163
 ID: 046-008-00C
 20,853± AC
 908,376± SF

LEGEND

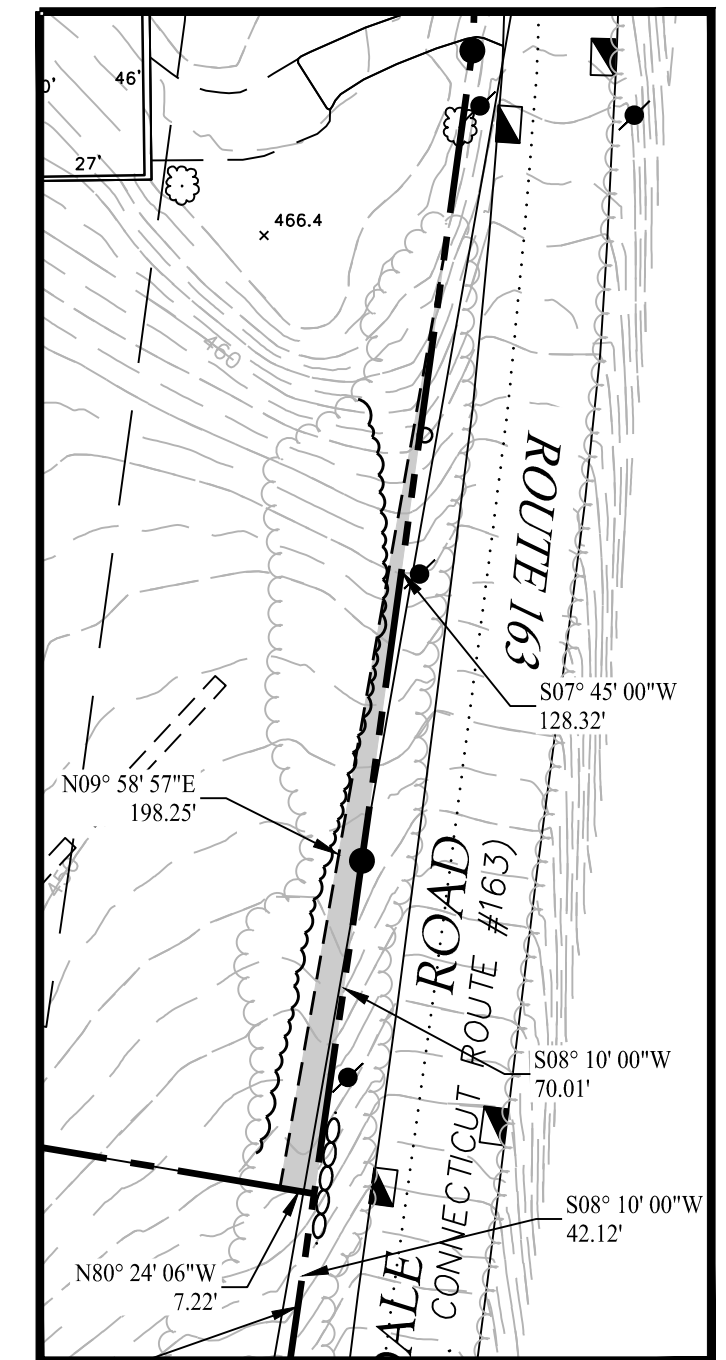
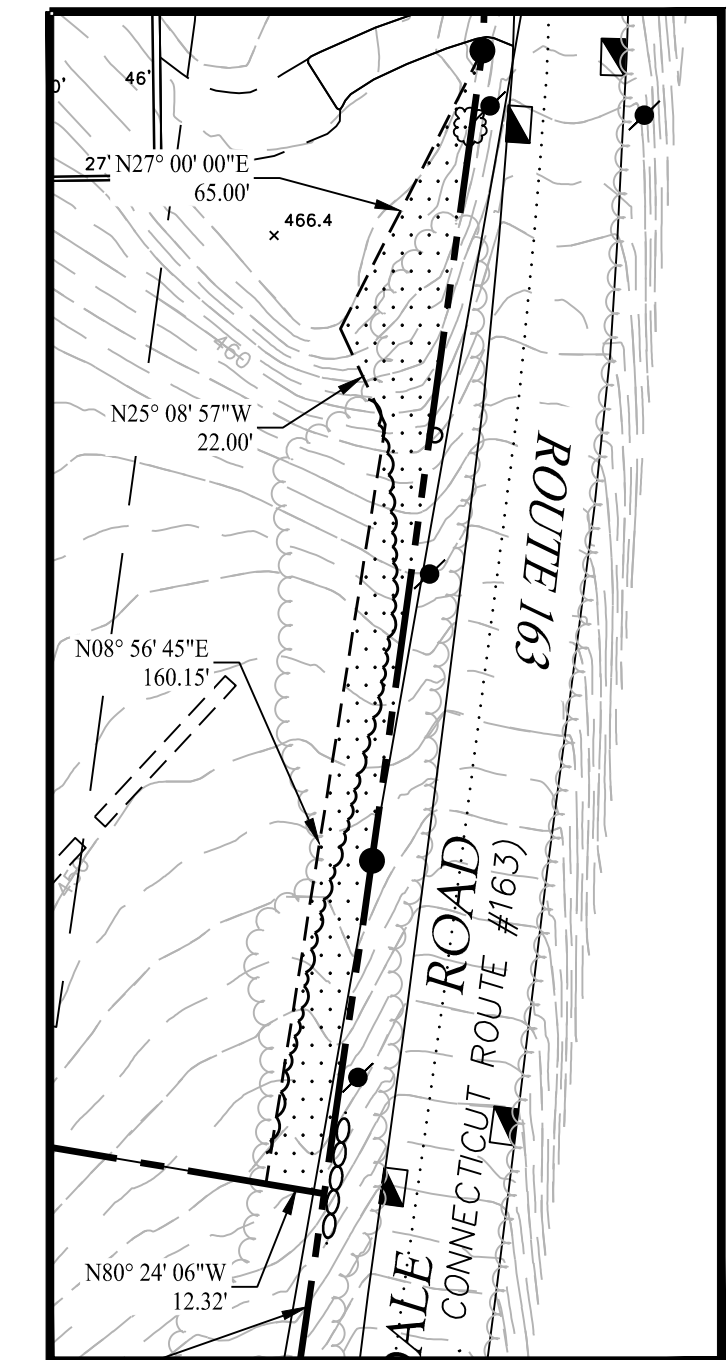
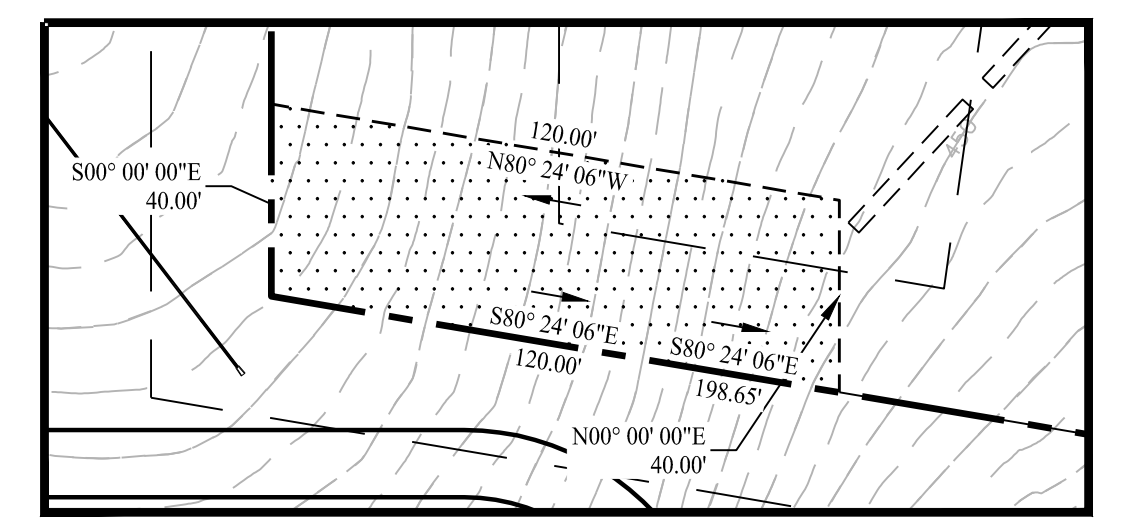
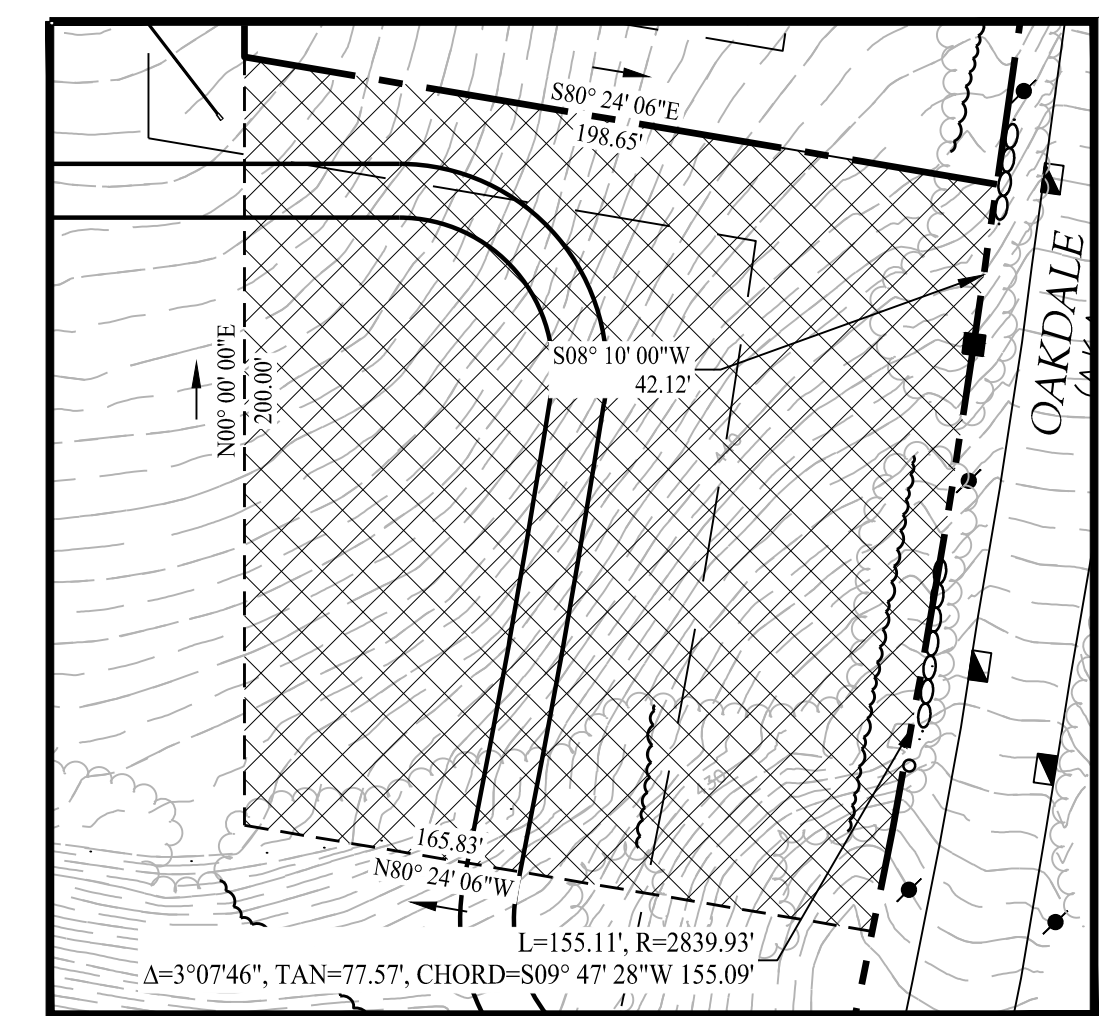
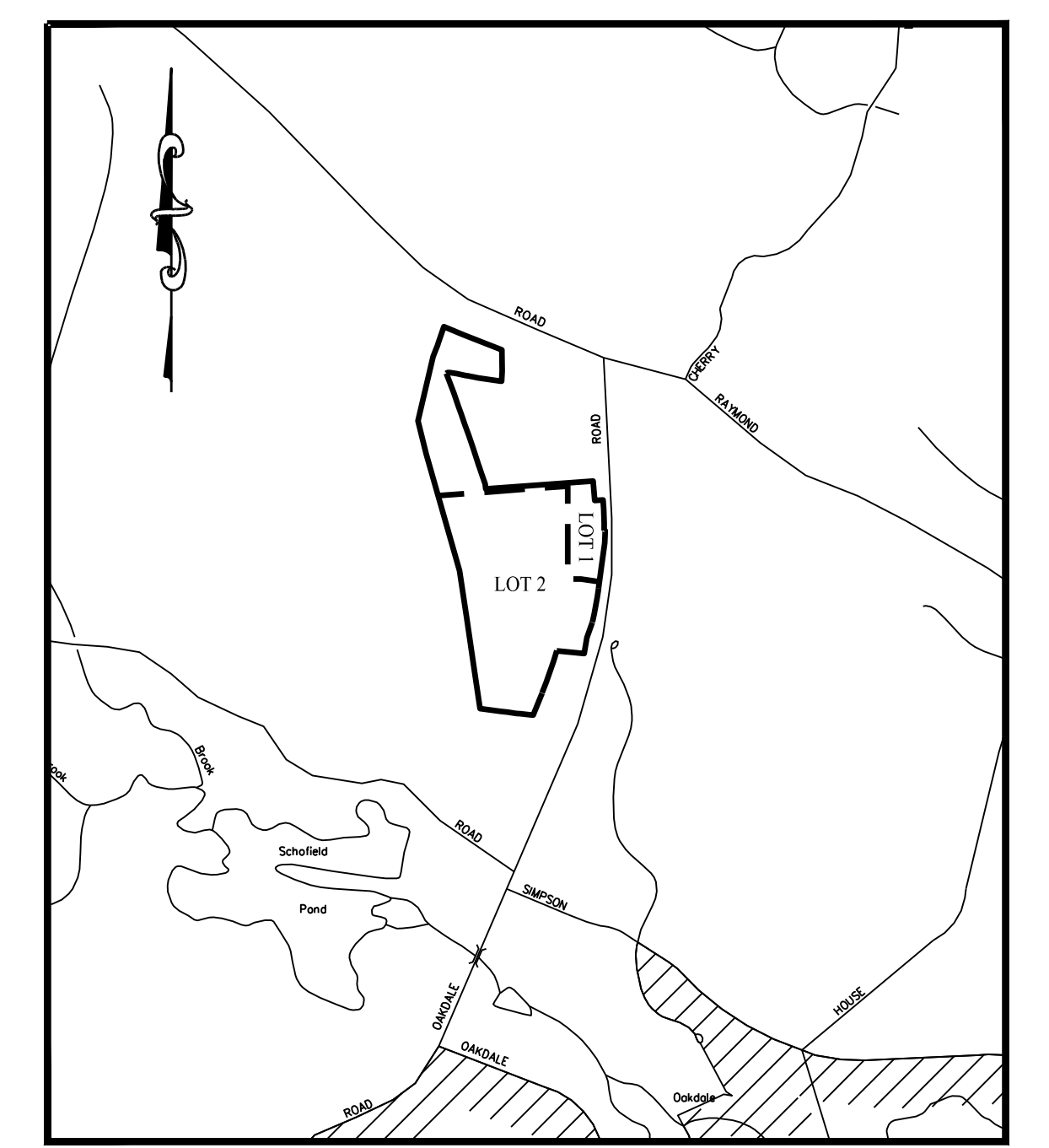
- PROPERTY LINE
- ADJOINING PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK
- TREE LINE
- STONE FARM WALL
- EXISTING SPOT GRADE
- EXISTING MARK CONTOURS
- EXISTING MINOR CONTOURS
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 50 FT BUFFER
- UPLAND REVIEW AREA - 100 FT BUFFER
- UPLAND REVIEW AREA - 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

Nov 08, 2023 - 5:28pm ccsy
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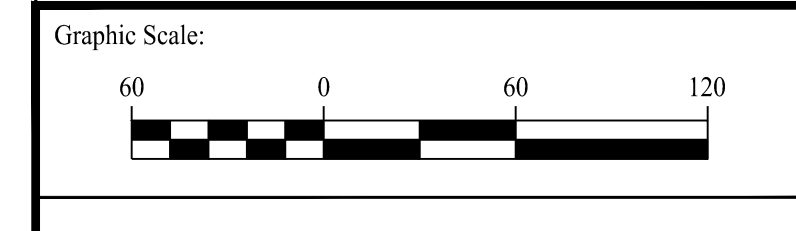
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LEGEND

	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 GLIDE 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



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



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 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

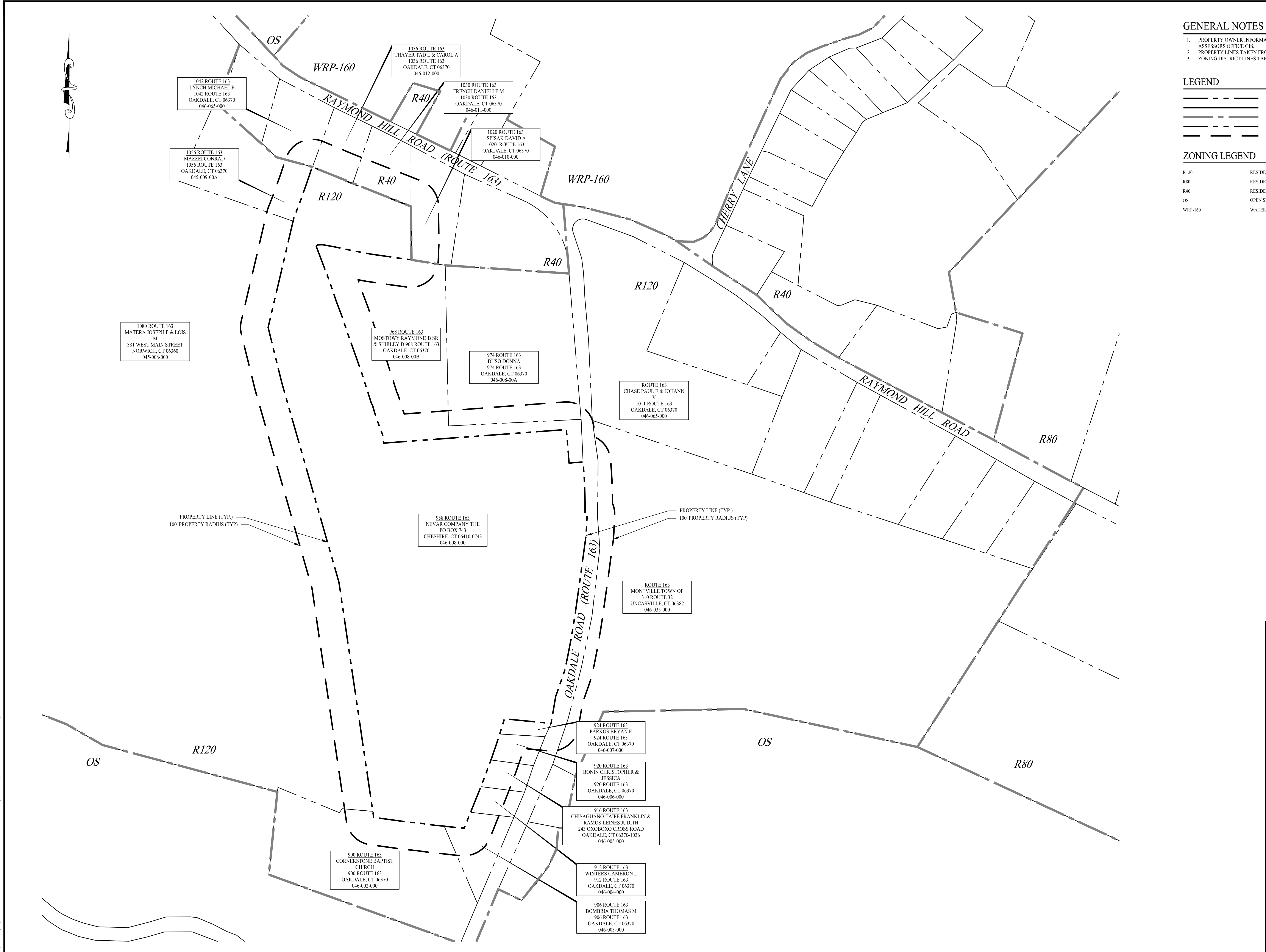
Drawn By:	AWC
Checked By:	RPP
Approved By:	KMS
Project #:	22109401
Plan Date:	07/17/23
Scale:	1" = 60'



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**

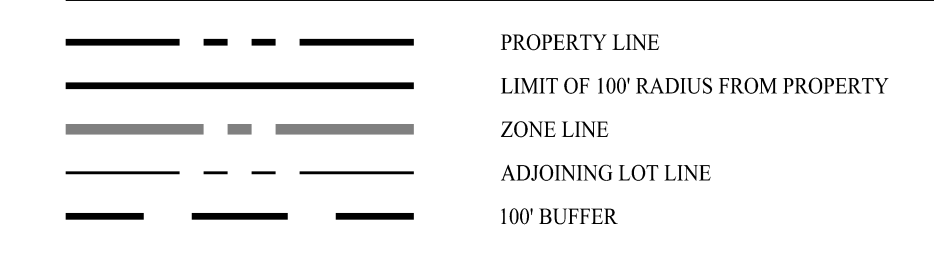
Sep 18, 2023 - 1:33pm Olsmball
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GENERAL NOTES

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



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

1080 ROUTE 163
 MATERA JOSEPH F & LOIS
 M
 381 WEST MAIN STREET
 NORWICH, CT 06360
 045-008-000

1042 ROUTE 163
 LYNCH MICHAEL E
 1042 ROUTE 163
 OAKDALE, CT 06370
 046-065-000

1056 ROUTE 163
 MAZZEI CONRAD
 1056 ROUTE 163
 OAKDALE, CT 06370
 045-009-00A

1036 ROUTE 163
 THAYER TAD L & CAROL A
 1036 ROUTE 163
 OAKDALE, CT 06370
 046-012-000

1030 ROUTE 163
 FRENCH DANIELLE M
 1030 ROUTE 163
 OAKDALE, CT 06370
 046-011-000

1020 ROUTE 163
 SPISAK DAVID A
 1020 ROUTE 163
 OAKDALE, CT 06370
 046-010-000

968 ROUTE 163
 MOSTOWY RAYMOND B SR
 & SHIRLEY D 968 ROUTE 163
 OAKDALE, CT 06370
 046-008-00B

974 ROUTE 163
 DUSO DONNA
 974 ROUTE 163
 OAKDALE, CT 06370
 046-008-00A

ROUTE 163
 CHASE PAUL E & JOHANN
 V
 1011 ROUTE 163
 OAKDALE, CT 06370
 046-065-000

958 ROUTE 163
 NEVAR COMPANY THE
 PO BOX 743
 CHESHIRE, CT 06410-0743
 046-008-000

ROUTE 163
 MONTVILLE TOWN OF
 310 ROUTE 32
 UNCASVILLE, CT 06382
 046-035-000

924 ROUTE 163
 PARKOS BRYAN E
 924 ROUTE 163
 OAKDALE, CT 06370
 046-007-000

920 ROUTE 163
 BONIN CHRISTOPHER &
 JESSICA
 920 ROUTE 163
 OAKDALE, CT 06370
 046-006-000

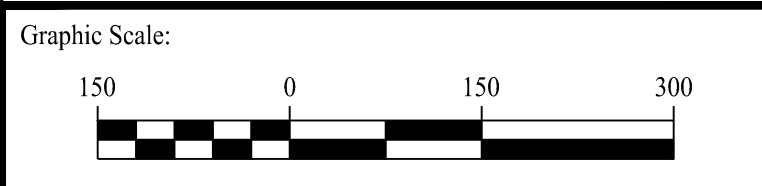
916 ROUTE 163
 CHISAGUANO-TAIPE FRANKLIN &
 RAMOS-LEINES JUDITH
 243 OXOBEXO CROSS ROAD
 OAKDALE, CT 06370-1036
 046-005-000

900 ROUTE 163
 CORNERSTONE BAPTIST
 CHURCH
 900 ROUTE 163
 OAKDALE, CT 06370
 046-002-000

912 ROUTE 163
 WINTERS CAMERON L
 912 ROUTE 163
 OAKDALE, CT 06370
 046-004-000

906 ROUTE 163
 BOMBRIA THOMAS M
 906 ROUTE 163
 OAKDALE, CT 06370
 046-003-000

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'



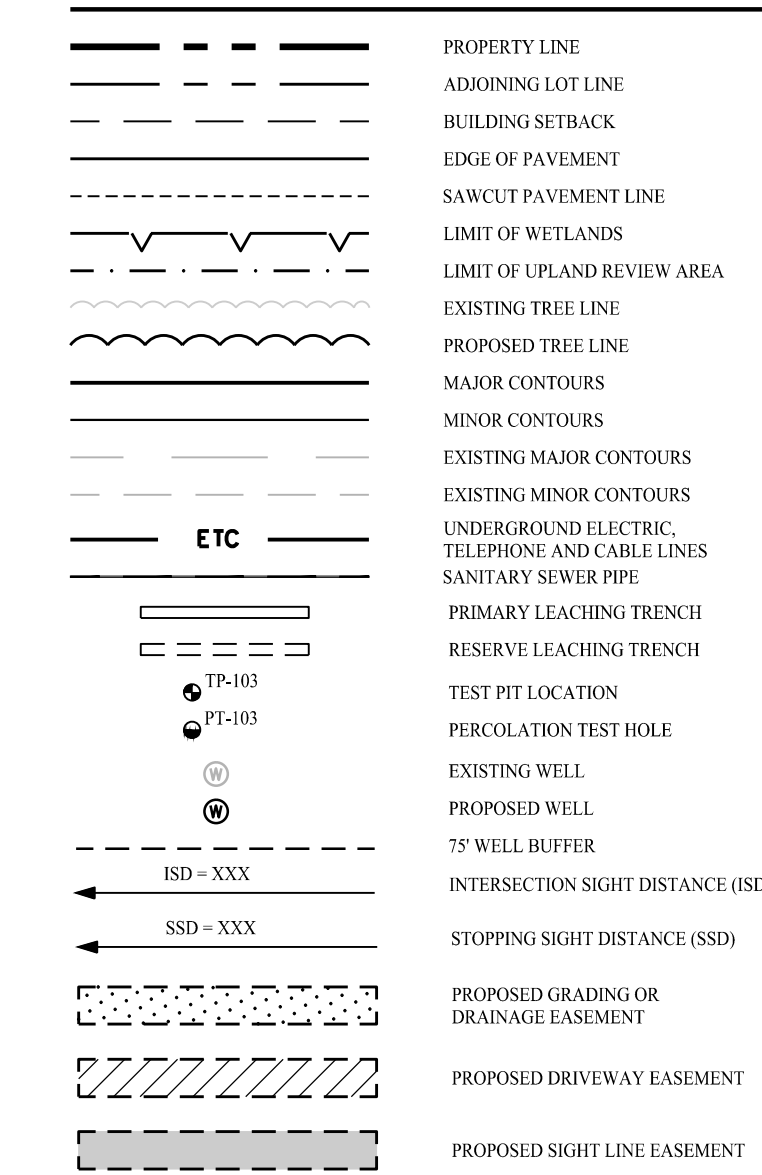
Project:
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023

Sheet Title: **100' RADIUS MAP** Sheet #: **1.40**

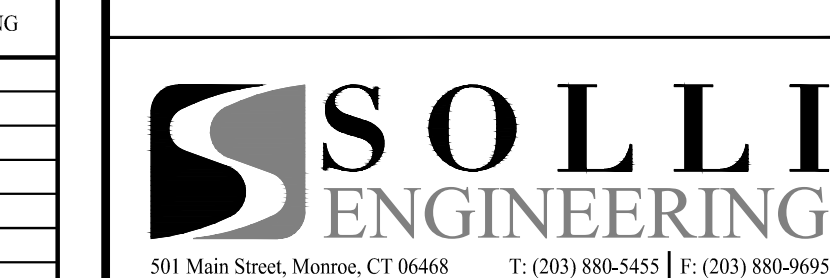
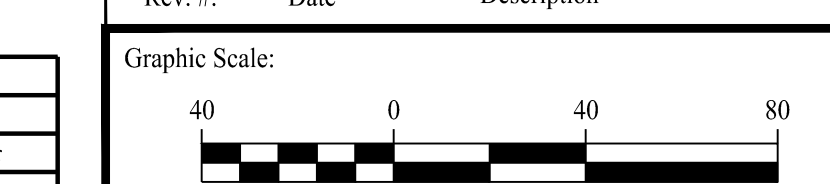
GENERAL NOTES

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 REGULATORY 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/OR FEDERAL REVIEWING AGENCIES.
3. 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".
4. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF MONTVILLE STANDARDS AND SPECIFICATIONS AS APPLIED BY THE 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.
5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNING 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 8000-92-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
13. 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.
14. ALL DISTURBANCE INCURRED TO TOWN, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
15. 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.
16. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WATERWAY IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
17. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE. ALL GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAVING OPERATIONS COMMENCING.

LEGEND

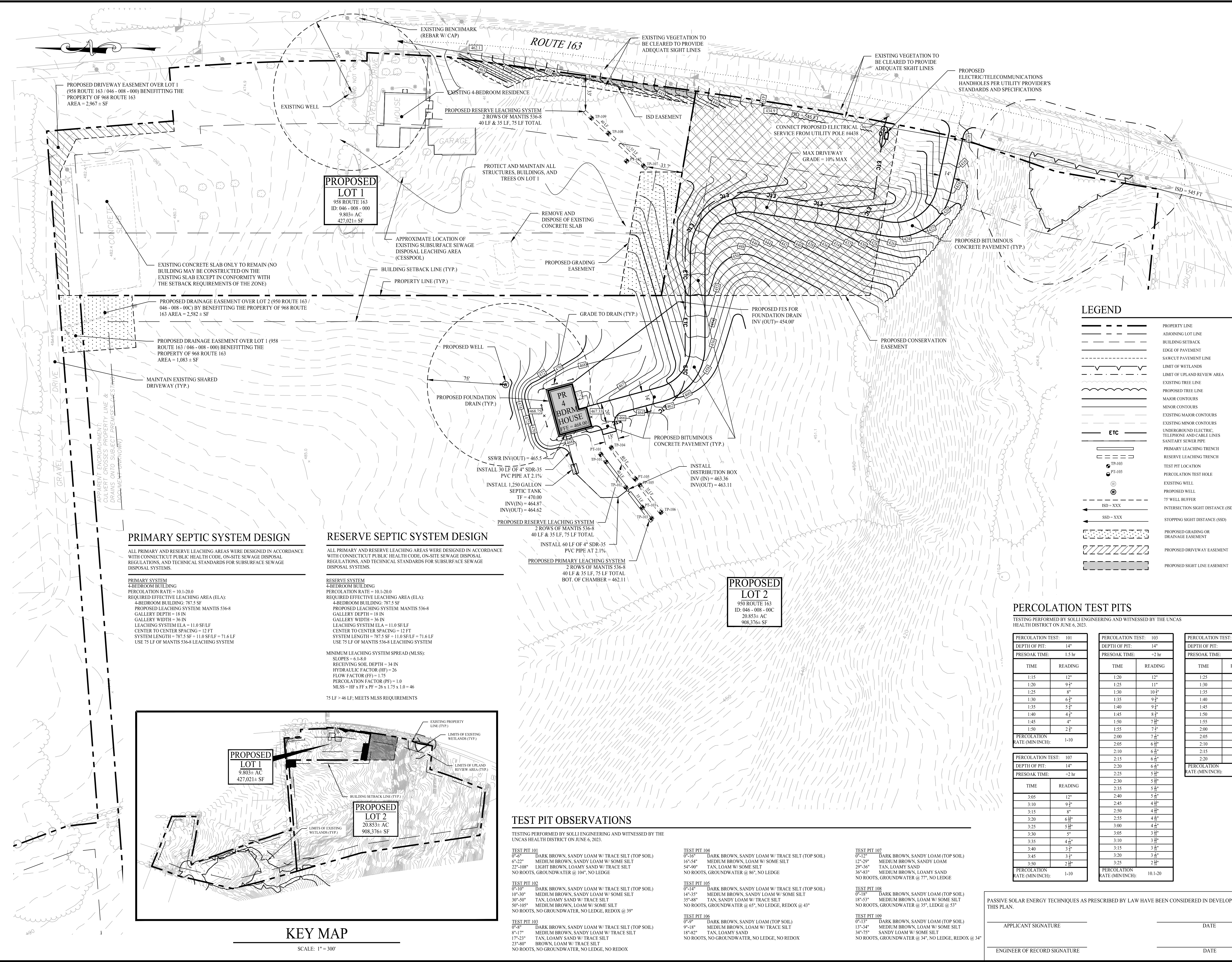


5	11/06/23	Revised Per DOT Comments
4	09/25/23	Revised for Encroachment Permit
3	09/21/23	Revised Per Planner Comments
2	08/31/23	Revised Per Planner Comments
1	08/04/23	Revised Per IWC Comments



Drawn By: AWC
Checked By: CJB
Approved By: KMS
Project #: 22109401
Plan Date: 07/17/23
Scale: 1" = 40'
Project: PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID: 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023

POTENTIAL DEVELOPMENT PLAN
Sheet Title: POTENTIAL DEVELOPMENT PLAN
Sheet #: 2.11



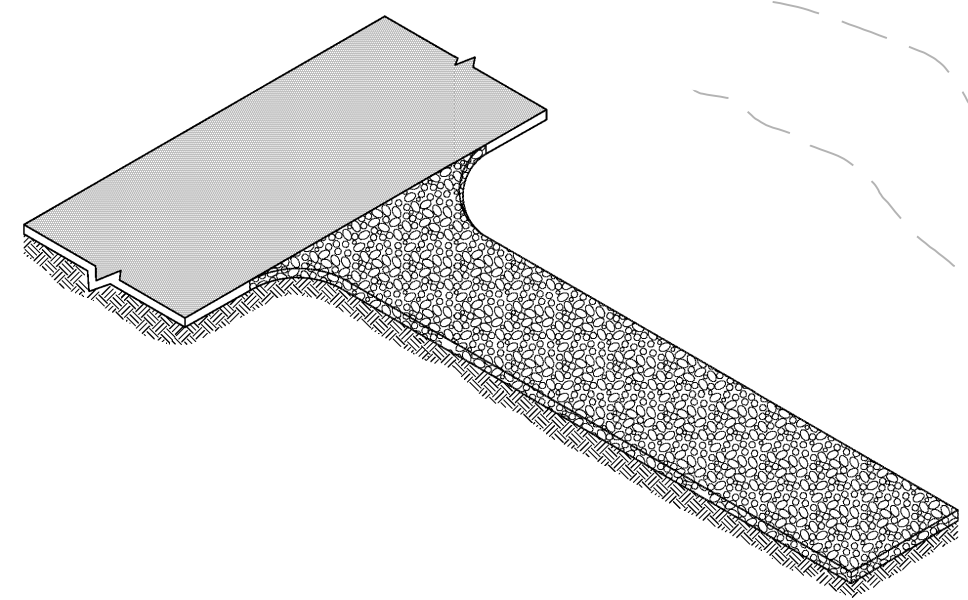
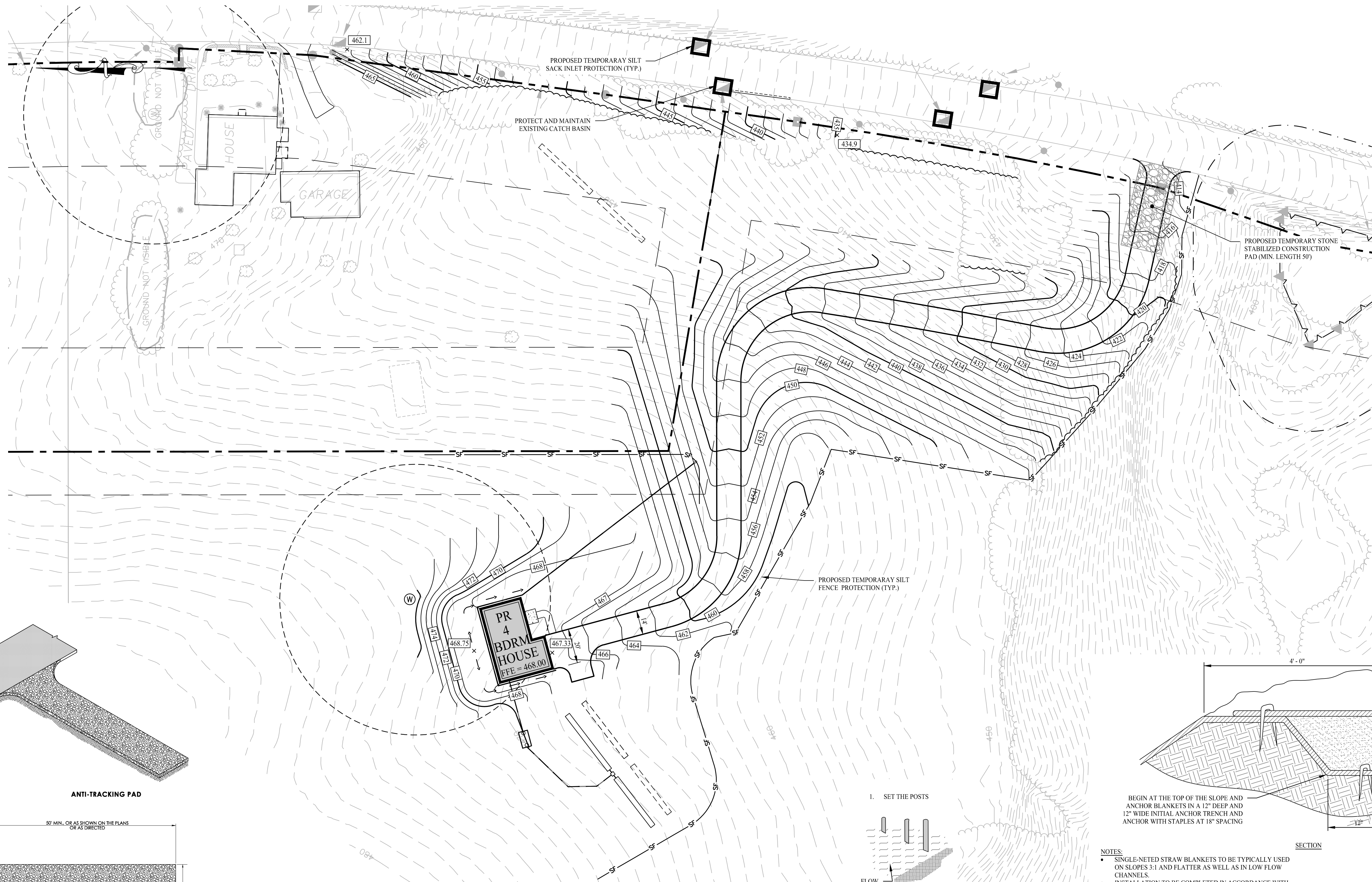
Nov 08, 2023 - 5:26pm ccsny
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CONSTRUCTION SEQUENCE

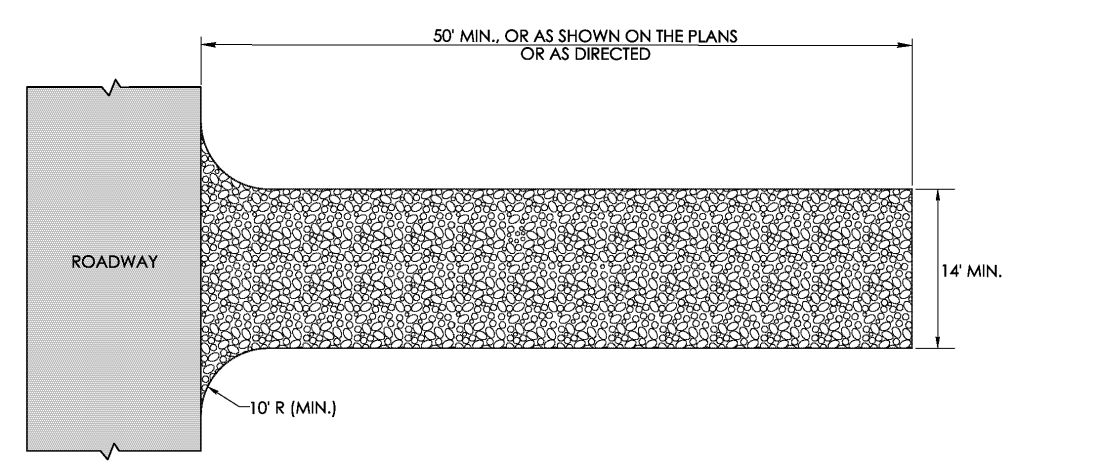
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
2. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
3. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPs).
4. BEGIN CLEARING AND 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.). 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

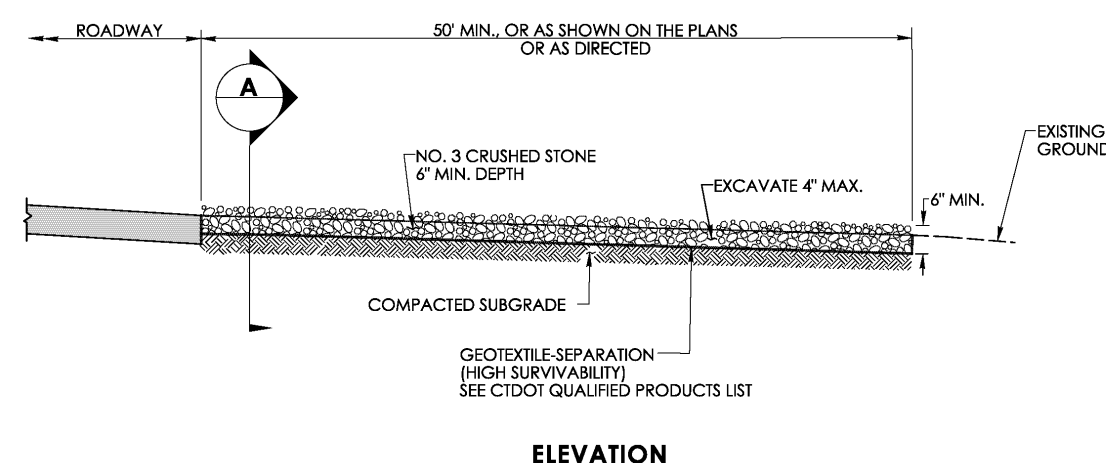
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	BUILDING SETBACK
	EDGE OF PAVEMENT
	SAWCUT PAVEMENT LINE
	LIMIT OF WETLANDS
	LIMIT OF UPLAND REVIEW AREA
	EXISTING TREE LINE
	PROPOSED TREE LINE
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	SILT FENCE
	SILT SACK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



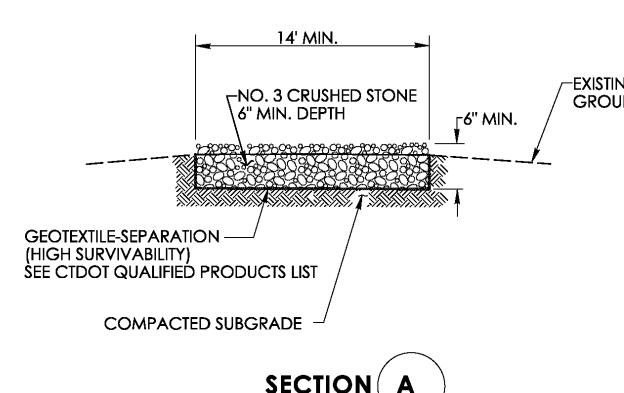
ANTI-TRACKING PAD



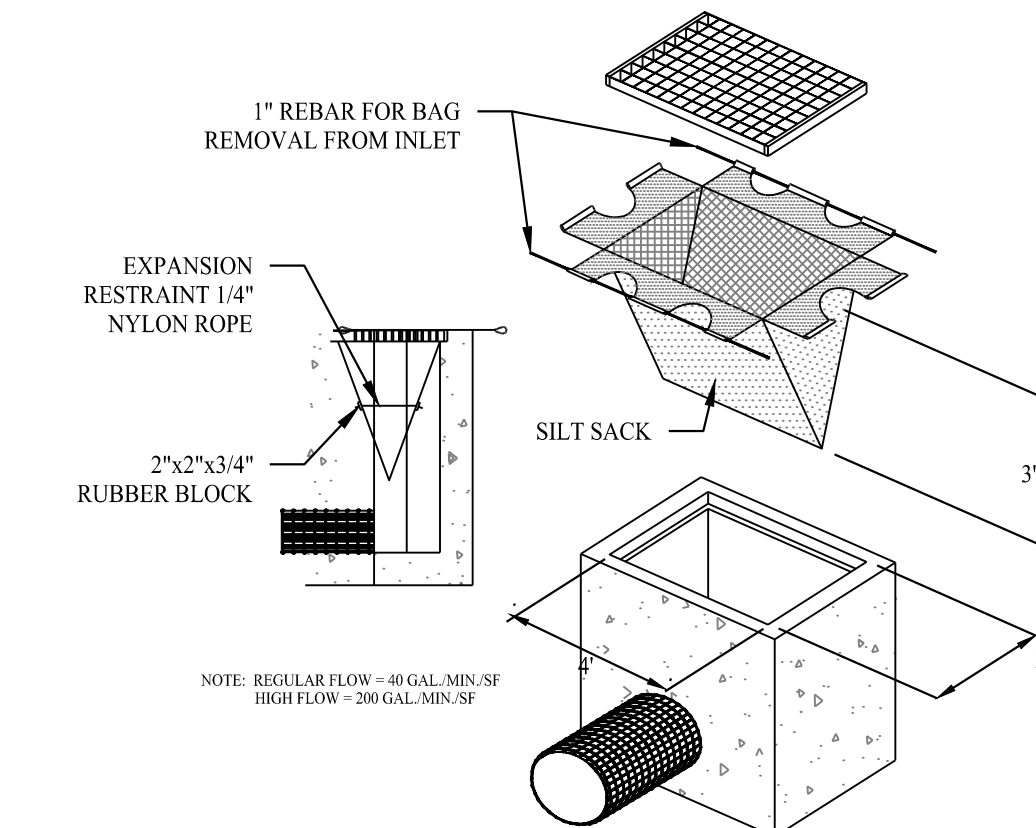
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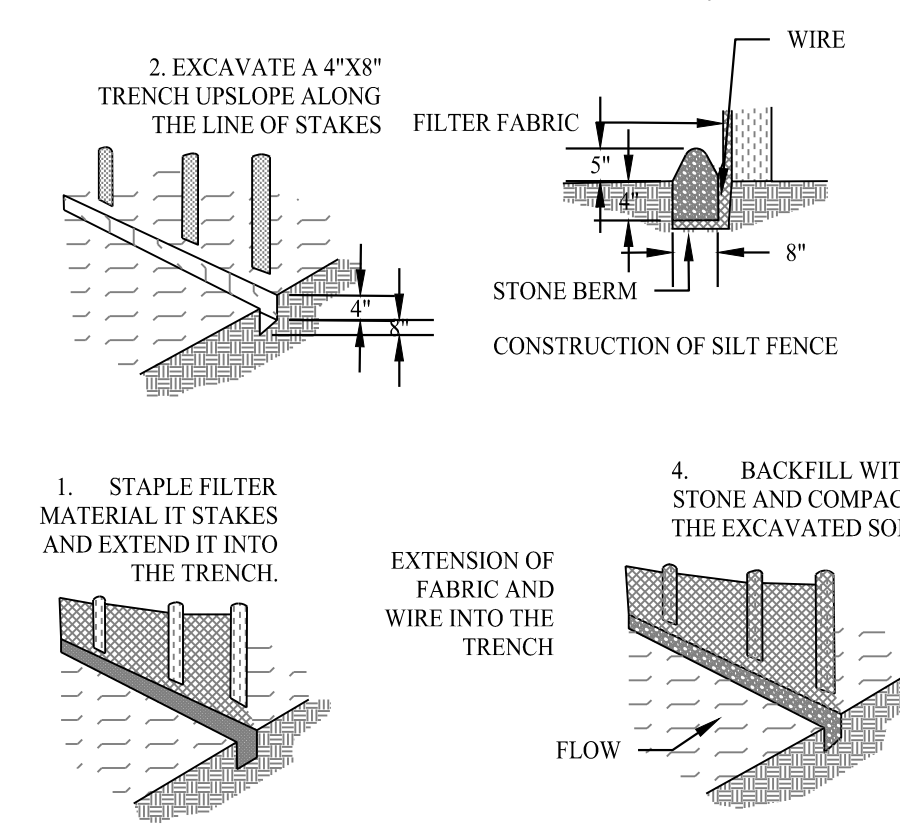
ELEVATION



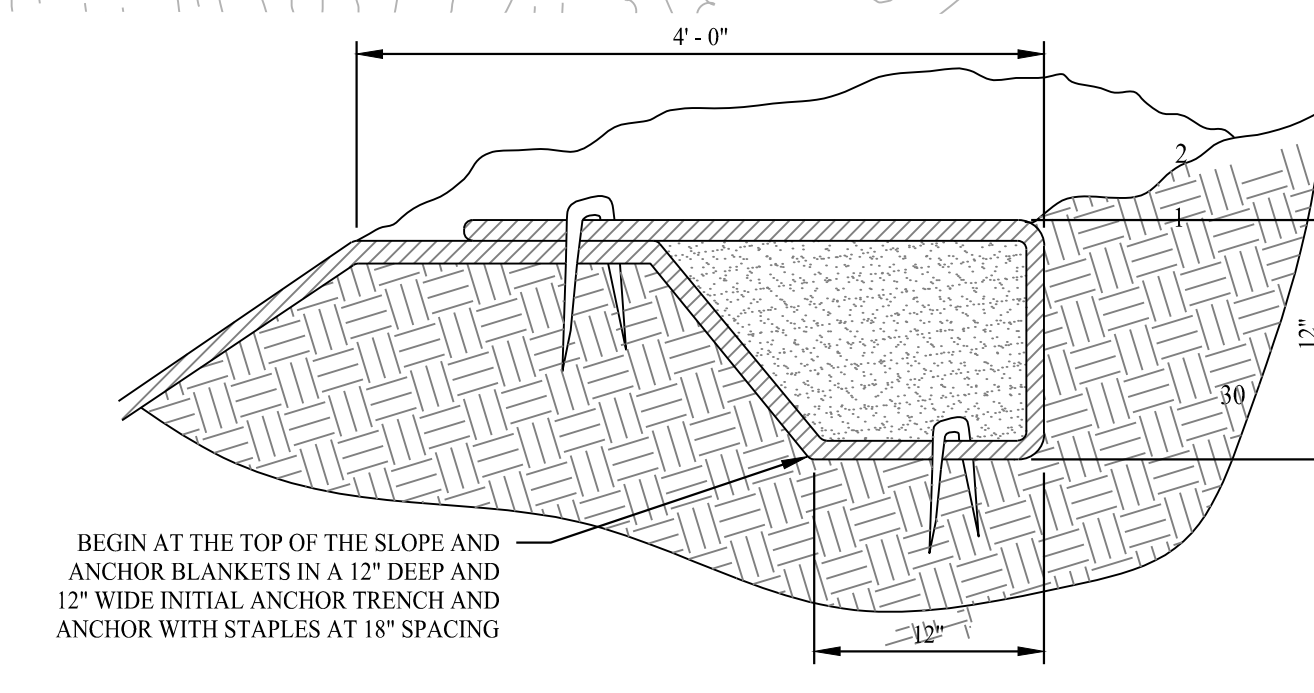
SECTION A



SILT SACK DETAIL

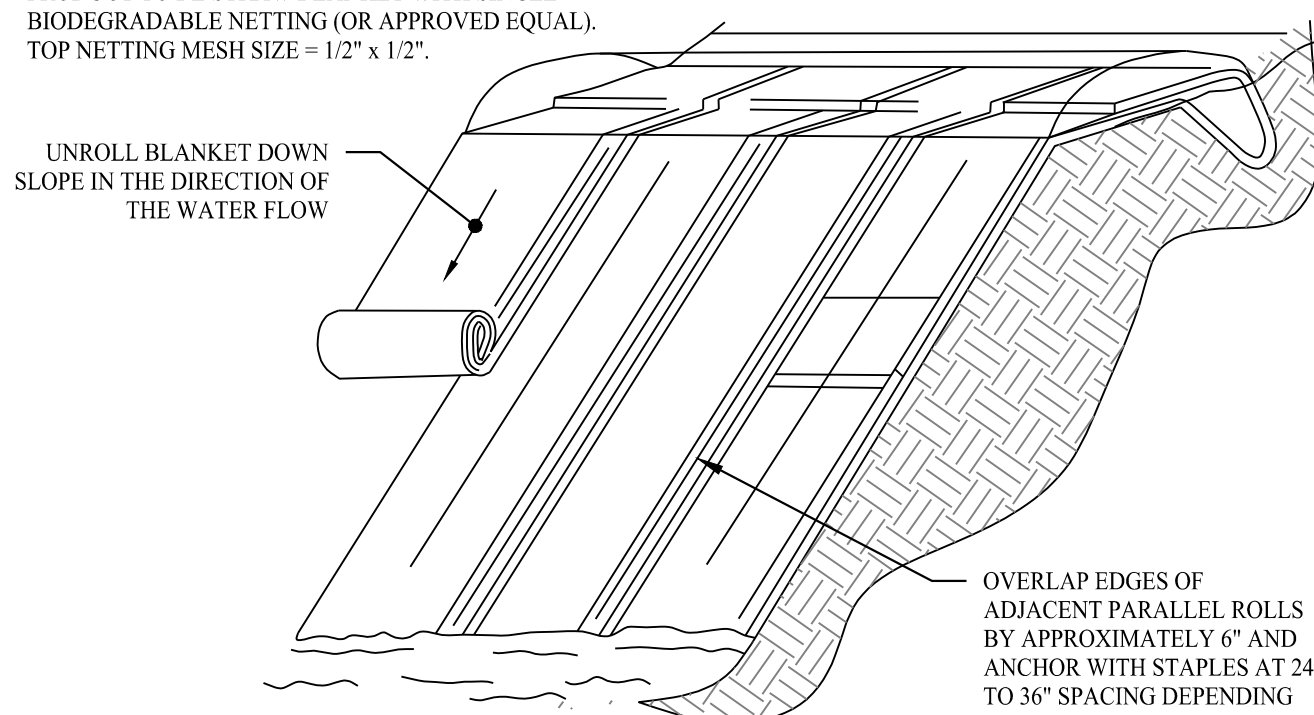


SILT FENCE DETAIL



SECTION

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 EQUAL).
 • TOP NETTING MESH SIZE = 1/2" x 1/2".

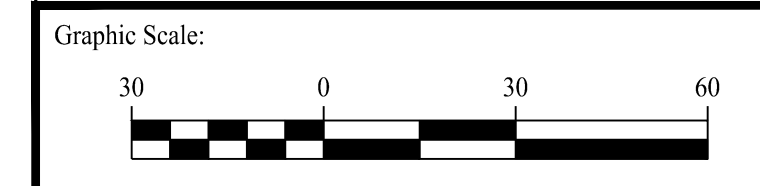


PERSPECTIVE

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

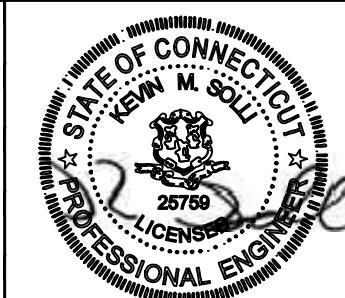
SCALE: NTS

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



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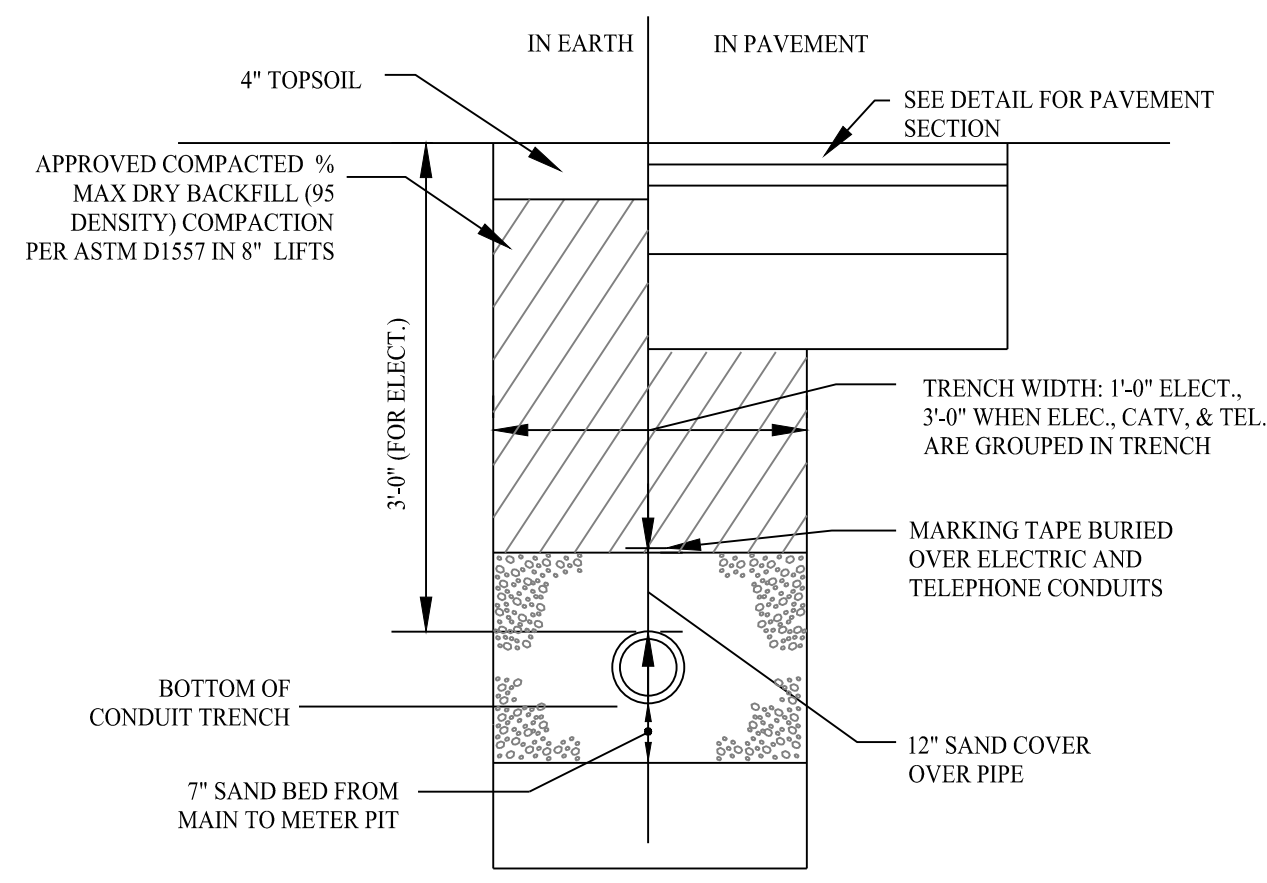
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Checked By:	CJB
Approved By:	KMS
Project #:	22109401
Plan Date:	07/17/23
Scale:	1" = 30'



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

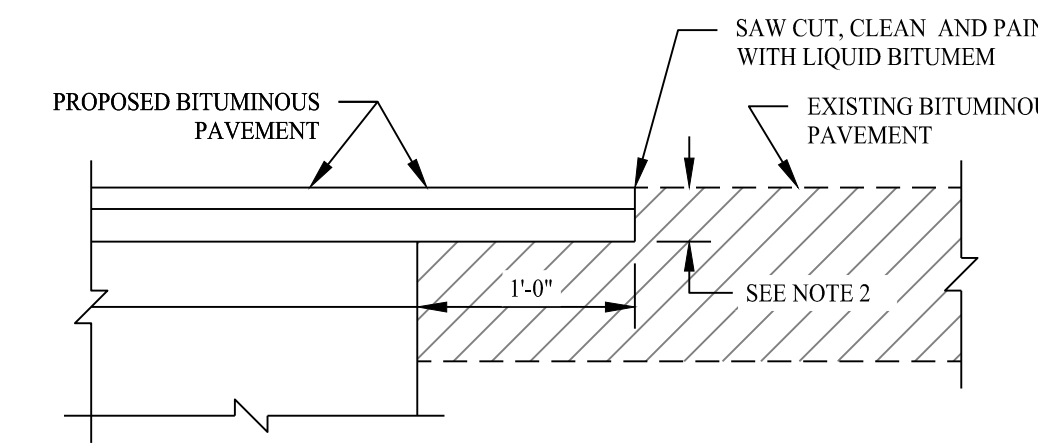
Sheet Title:	Sheet #:
SOIL EROSION & SEDIMENT CONTROL PLAN	2.31

Nov 06, 2023 - 3:58pm Anthony B:\SE Firm\Project Data\2023\22109401 - Montville, CT\Cadd Data\Submittal\22109401-2.31.dwg



TYPICAL ELECTRICAL/TELEPHONE/CABLE AND GAS TRENCH

SCALE: NTS

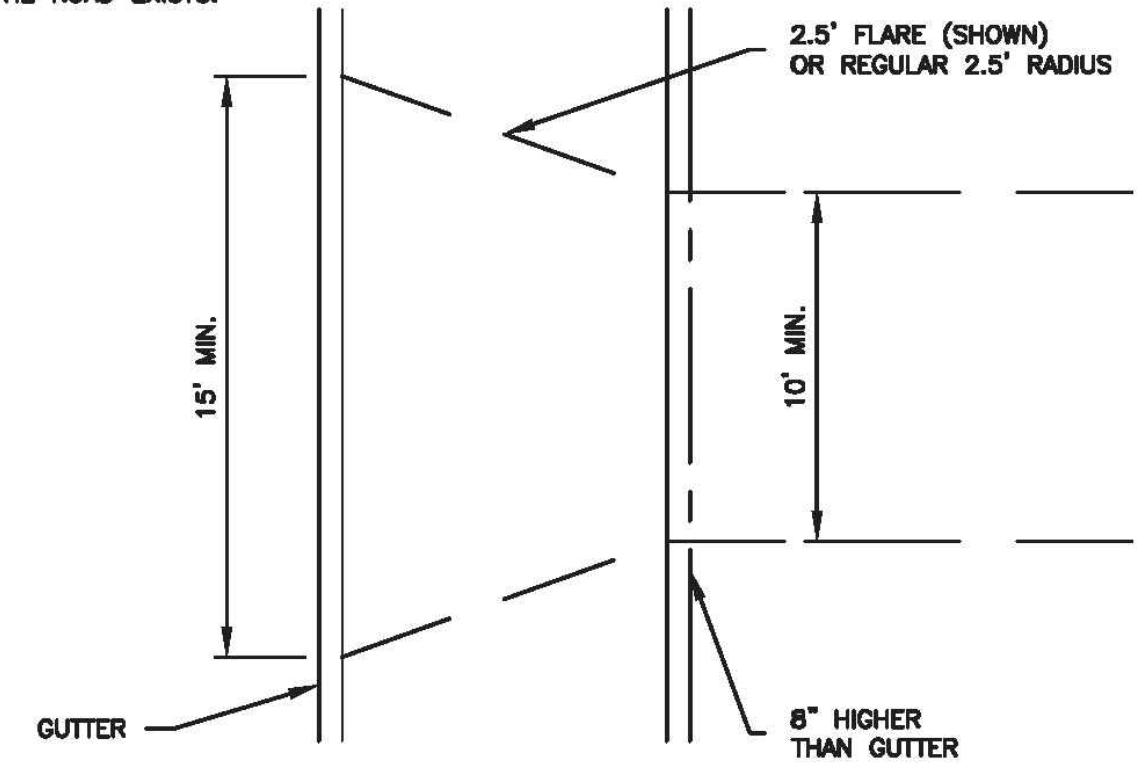


PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS

NOTE:

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



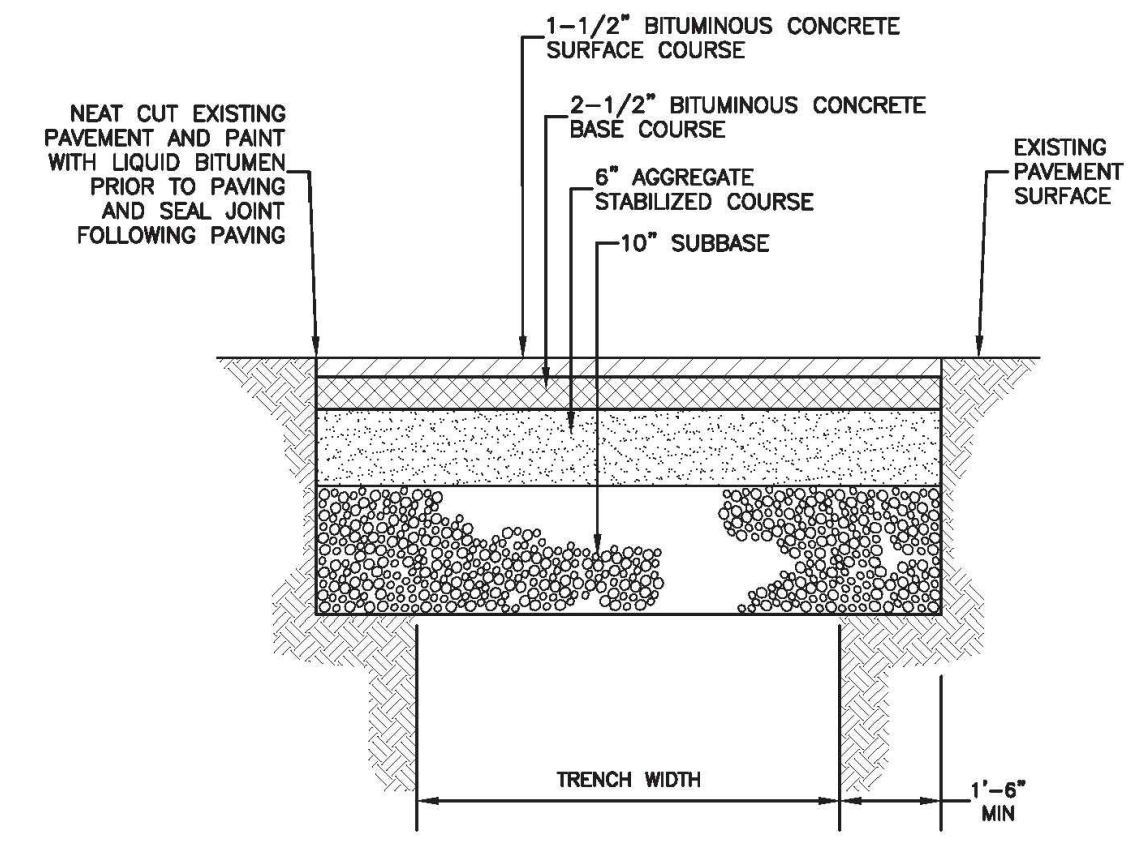
GUTTER

2.5' FLARE (SHOWN) OR REGULAR 2.5' RADIUS

10' MIN.

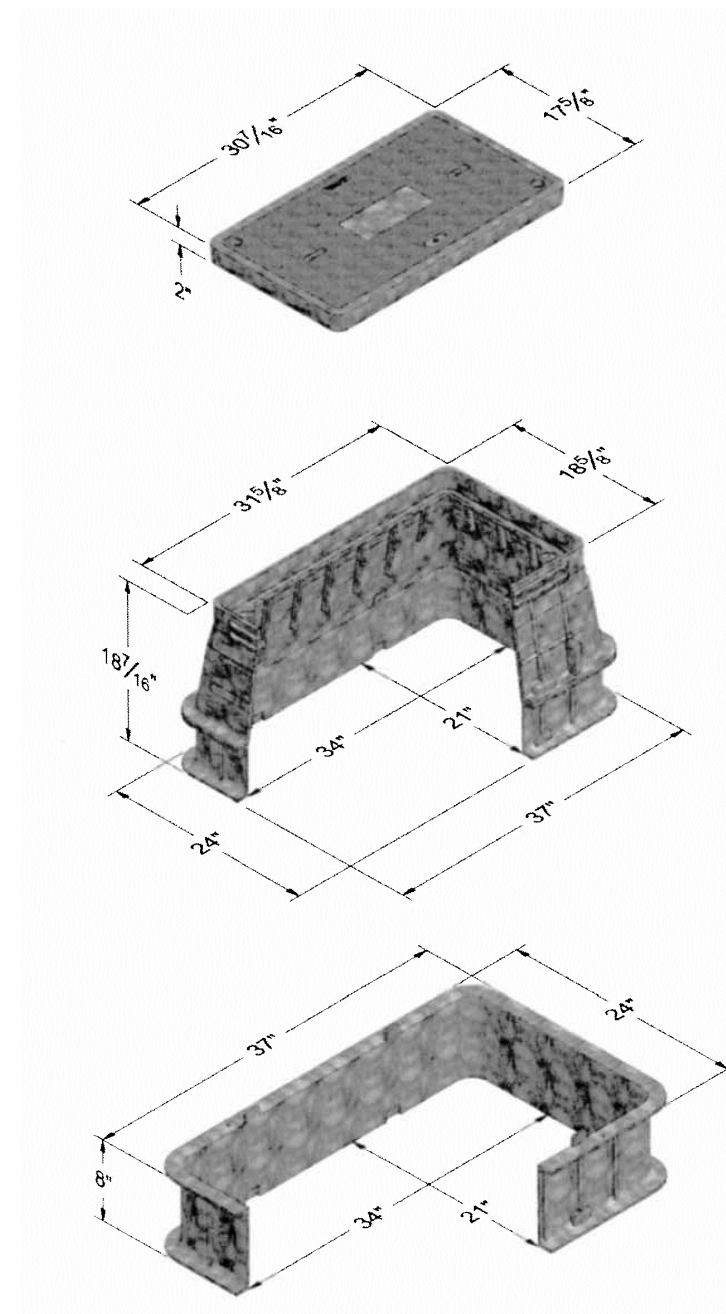
8" HIGHER THAN GUTTER

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



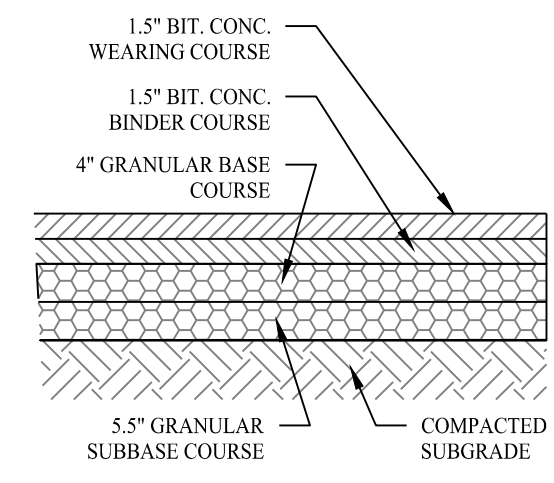
PERMANENT PAVEMENT REPAIR

SCALE: NTS DETAIL PROVIDED BY TOWN OF MONTVILLE



TYPICAL HANDHOLE

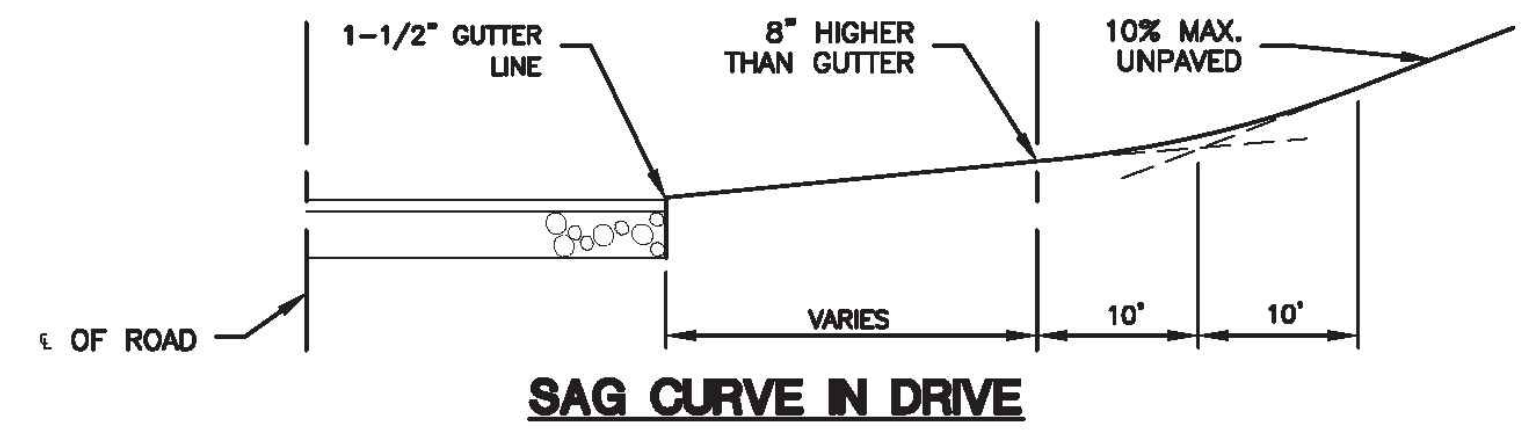
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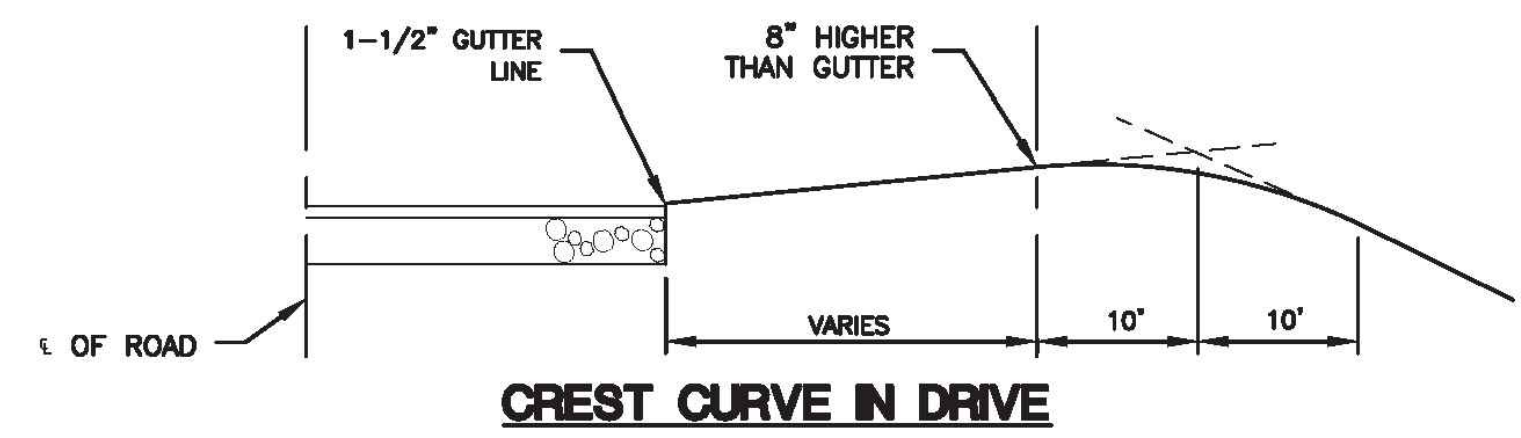
STANDARD DUTY ASPHALT PAVING

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

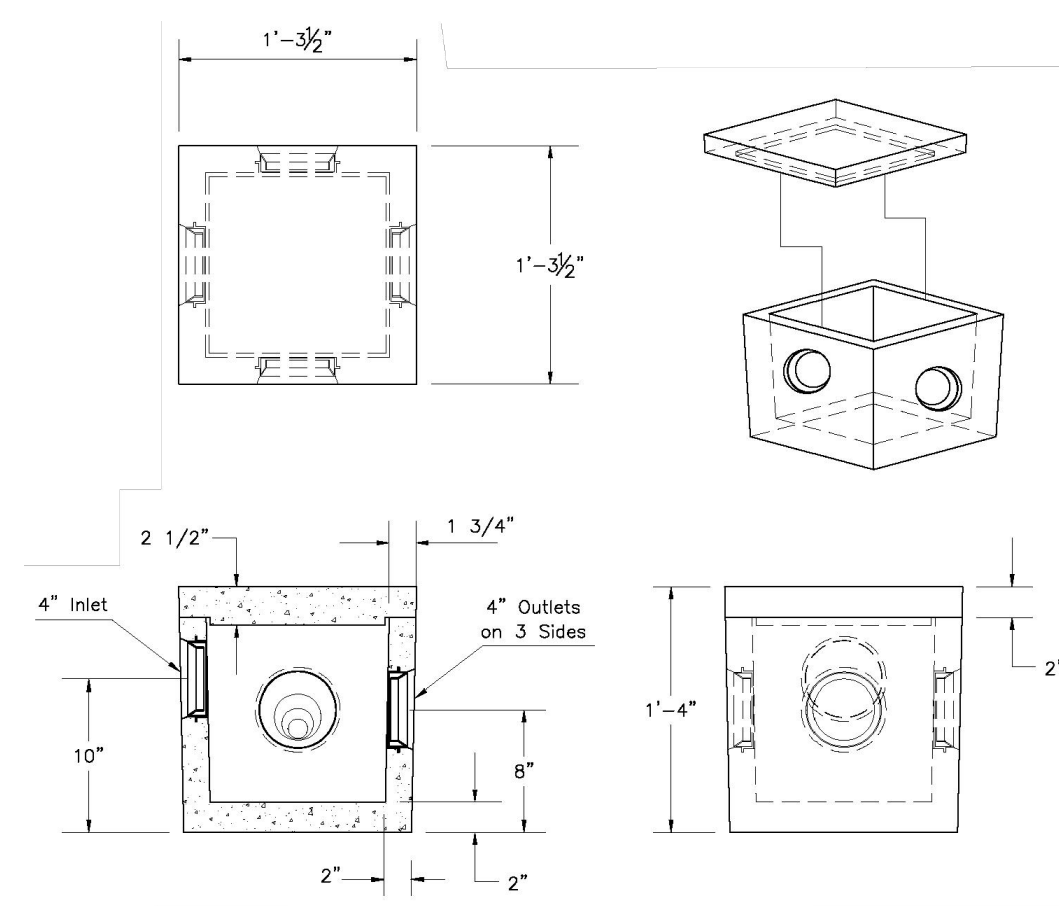
SOLLI ENGINEERING
 501 Main Street, Monro, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: CJS
 Checked By: CJB
 Approved By: KMS
 Project #: 22109401
 Plan Date: 07/17/23
 Scale: NTS



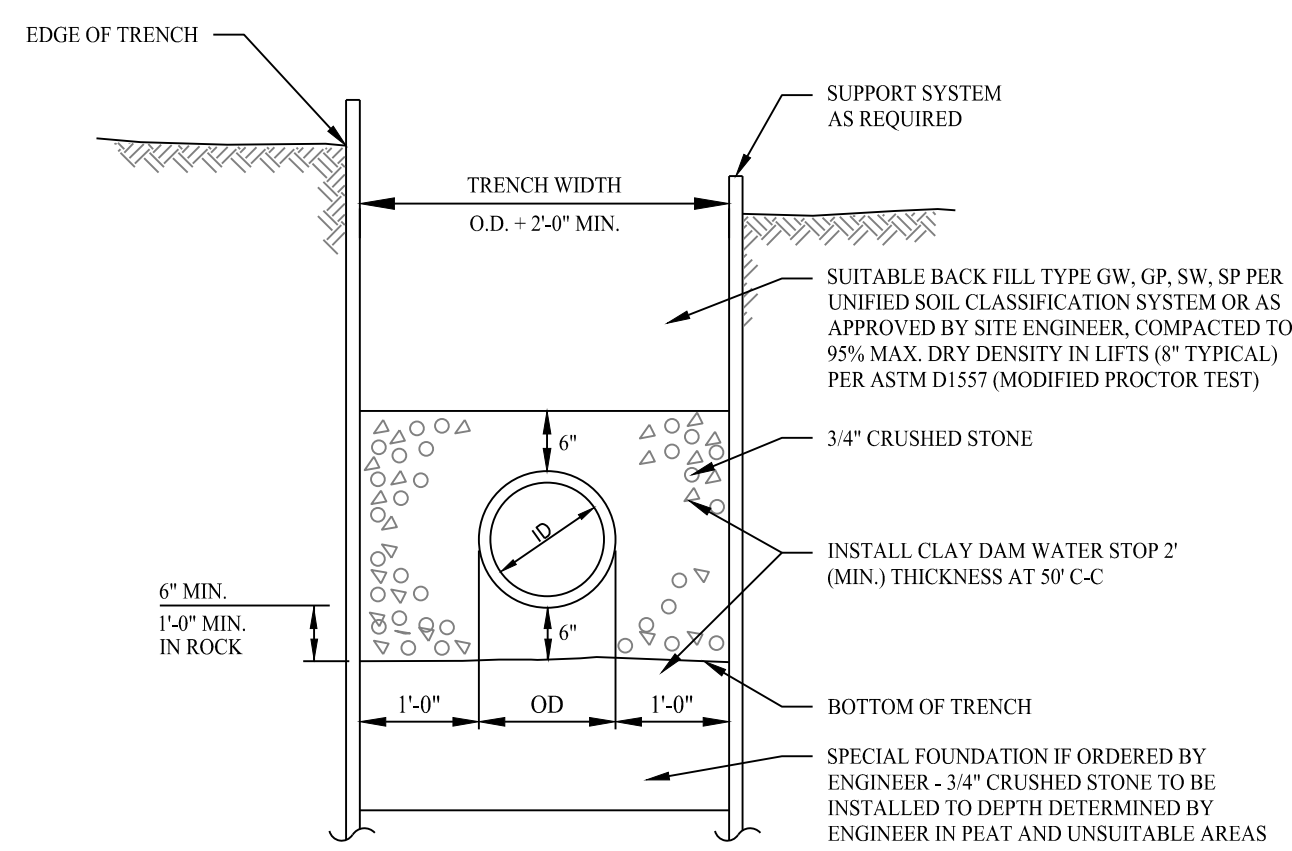
PROPOSED 1-LOT RESUBDIVISION OF 958 ROUTE 163 (PARCEL ID : 046-008-000) OAKDALE, CONNECTICUT JULY 17, 2023

Sheet Title: CONSTRUCTION DETAIL
 Sheet #: 3.01



DISTRIBUTION BOX

SCALE: NTS



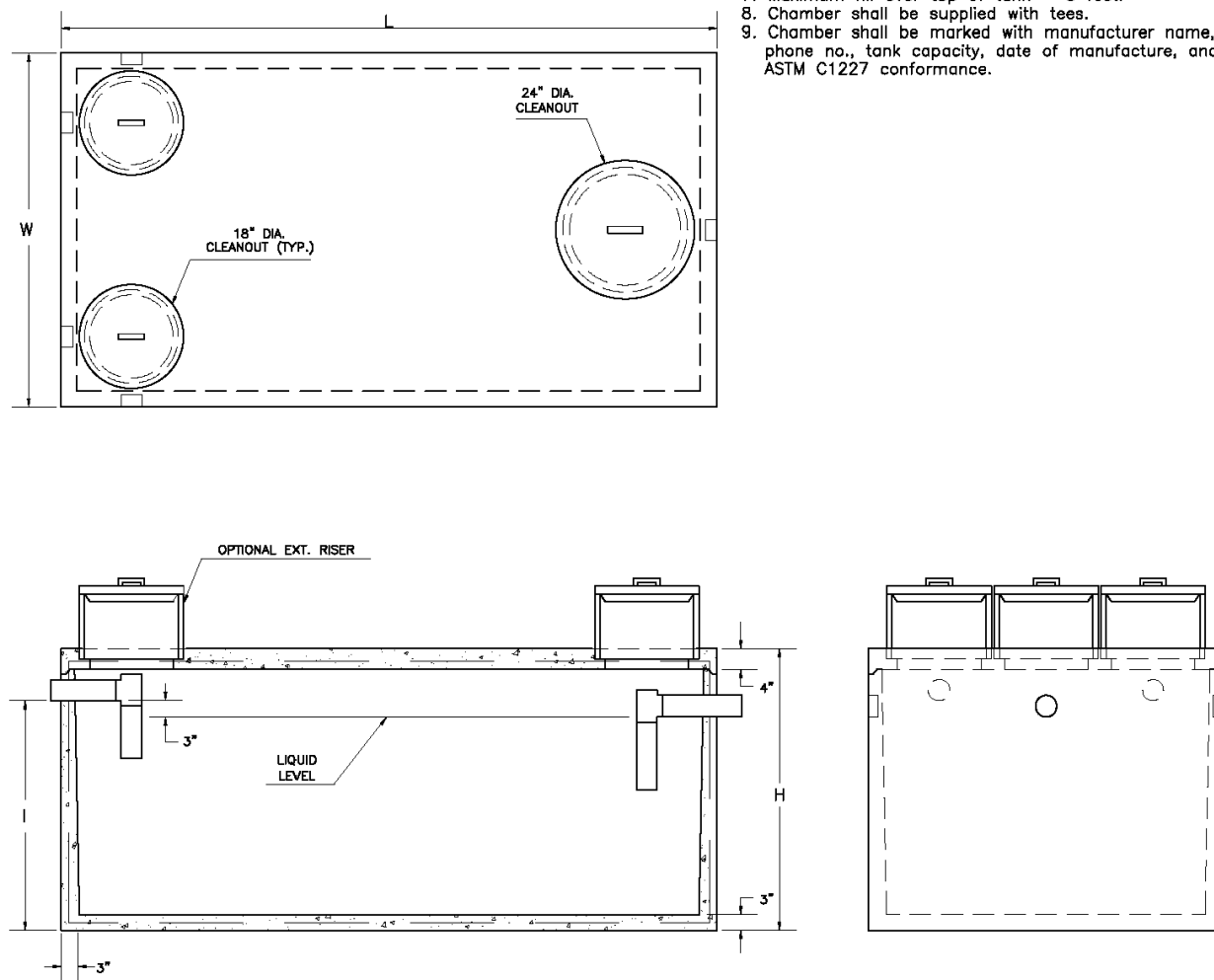
TYPICAL SANITARY SEWER TRENCH SECTION

SCALE: NTS

**PRECAST CONCRETE
1250 Gallon Capacity
Residential**

MODEL NO.	LIQUID CAPACITY	LENGTH	WIDTH	INVERT	HEIGHT	WEIGHT (LBS.)
P1250RES	1250	10'-6"	5'-6"	3'-0"	4'-6"	6650

- NOTES:
- Concrete - 4,000 PSI @ 28 DAYS.
 - Meets or exceeds state and local requirements.
 - All shipping joints sealed with Butyl Rubber.
 - Non-traffic loading use only.
 - Single compartment chamber. Monolithic Design.
 - Side inlet pipes shall extend to cleanout cover thru rest in pipe support.
 - Maximum fill over top of tank - 3 feet.
 - Chamber shall be supplied with tees.
 - Chamber shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.



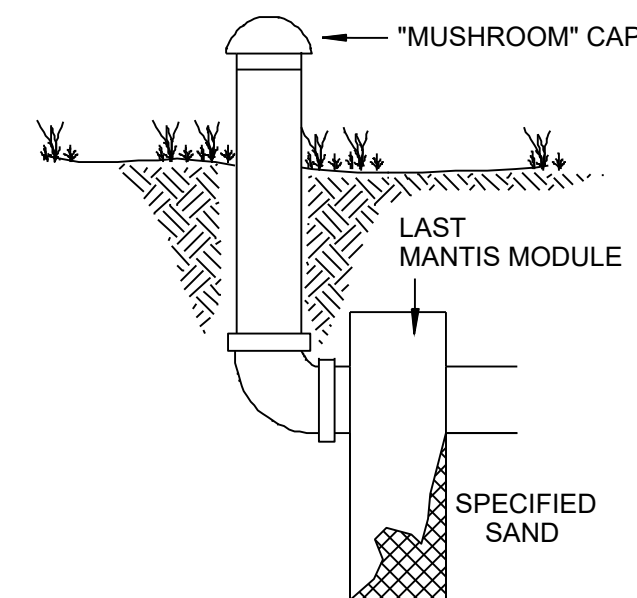
PRECAST CONCRETE 1,250 GALLON SEPTIC TANK

SCALE: NTS

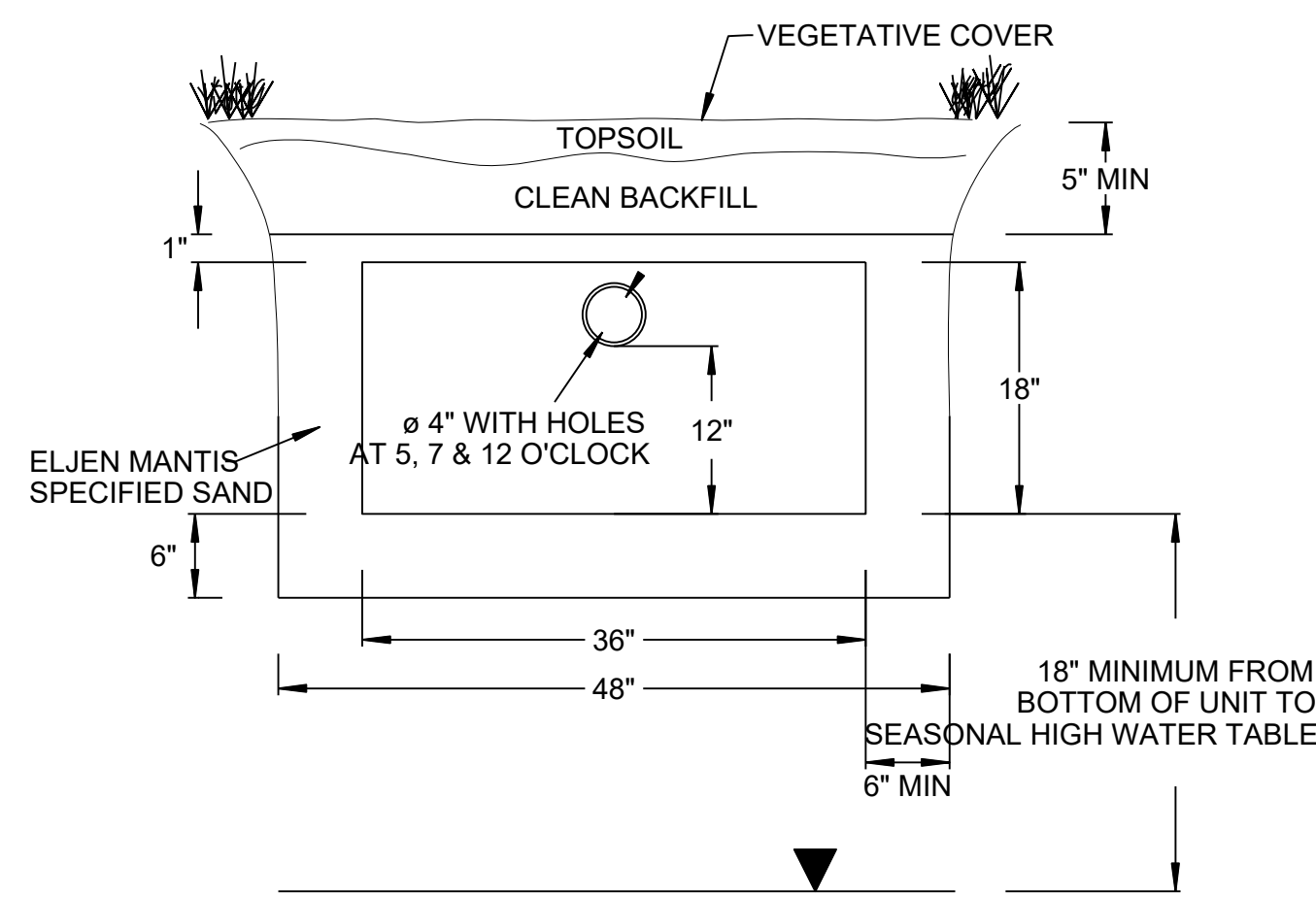
DETAIL PROVIDED BY CT PRECAST CORPORATION

SYSTEM VENTING INFORMATION

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



SCALE: NTS



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

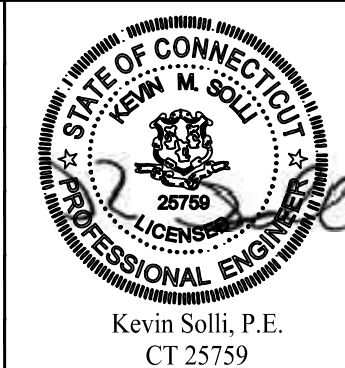
MANTIS 536-8 LEACHING SYSTEM CROSS SECTION W/ VENTING DETAIL

DETAIL PROVIDED BY ELJEN CORPORATION

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:	NTS



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

Sheet Title:	Sheet #:
DETAIL SHEET	3.02