

ZONING DATA TABLE			
R-40 RESIDENCE DISTRICT ZONING DISTRICT - ZR SECT. 8			
TOWN OF MONTVILLE			
ITEM	REQUIRED	PROVIDED	REMARKS
LAND USE	EXISTING UNDEVELOPED PARCEL	NEW 1-FAM DWELLING HOUSE	ZR SECT. 8.2.1 PERMITTED USE
MIN. LOT AREA	40,000 S.F.	143,460+/- SF (3.29+/- Ac)	ZR SECT. 8.4
AREA REGULATED INLAND WETLANDS		32,000 SF +/-	
MIN. LOT FRONTAGE	150 FEET	200.36'	ZR SECT. 8.5 ON SALTBOX LANE
MAX BLDG HGT	35 FEET	LESS THAN 35 FEET AVG GR TO MRH	ZR SECT. 8.7 SEE ARCHITECTURAL PLANS
MIN. FRONT YARD	40 FEET	228 FEET	ZR SECT. 8.6.1
MIN. SIDE YARD	15 FEET	39 FEET	ZR SECT. 8.6.2
MIN. REAR YARD	40 FEET	224 FEET	ZR SECT. 8.6.3
AVAILABLE UTILITY SERVICES:			
WATER SERVICE	ON-SITE WELL		
SAN. SEWER SERVICE	ON-SITE SUBSURFACE SEWAGE DISPOSAL		
ELECTRIC SERVICE	EVERSOURCE		
TELEPHONE SERVICE	AT&T		
CATV SERVICE	XFINITY		
NATURAL GAS SERVICE	NONE		

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-30B THE TYPE OF SURVEY IS A CONVEYANCE SURVEY. THE SURVEY IS BASED ON THE HORIZONTAL SURVEY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. THE VERTICAL ACCURACY CONFORMS TO CLASS 1-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR. ANY NAME AND REGISTRATION NUMBER APPEARS BEFORE OR THEREON.
3. REFERENCE IS MADE TO MONTVILLE LAND EVIDENCE RECORDS VOLUME 673 AT PAGE 843 OF THE MONTVILLE DEED DATED AUGUST 16, 2021 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-40 ZONE DISTRICT.

4. THE SUBJECT PROPERTY IS SHOWN ON THE MONTVILLE TAX ASSESSOR MAP 15 AS LOT 007-000000 HAVING AN ASSIGNED STREET ADDRESS OF 40 SALTBOX LANE

5. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGSD2018 GEOID. AS DETERMINED BY THE POSITIVE HEIGHT SYSTEM OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: CTOG. HAVING THE FOLLOWING VALUES:

LATITUDE = N41° 20' 07.3551"
LONGITUDE = W72° 02' 58.96930"
ELLIPSOID HEIGHT = -18.343 METERS

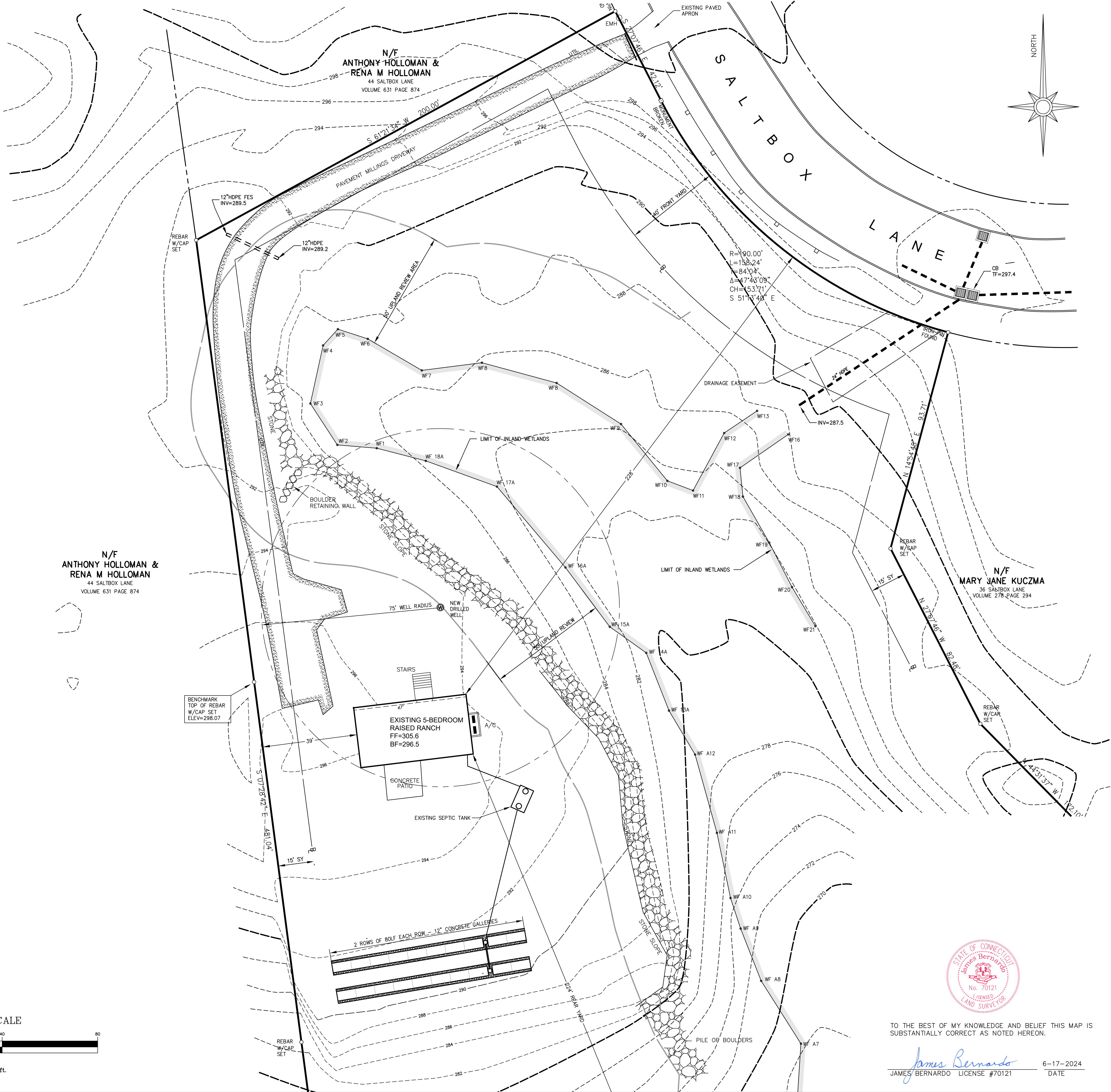
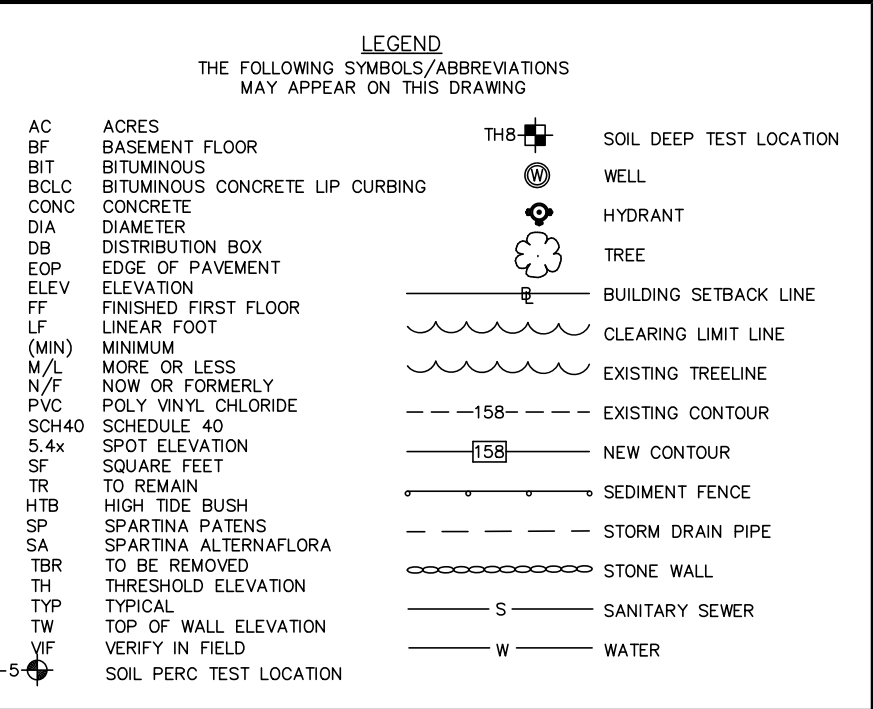
6. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON JUNE 17, 2024. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON JUNE 17, 2024.

7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM 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 JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

8. THE INLAND WETLANDS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH THEROUX CERTIFIED SOIL SCIENTIST AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC

9. SEPTIC AS-BUILT INFORMATION PROVIDED BY BOND EXCAVATION, LLC
MAP REFERENCES:

1. RESUBDIVISION PLAN SALTBOX FARMS-SECTION 2 PROPERTY NOW OR FORMERLY OF THE COLCHESTER GROUP OLD COLCHESTER ROAD, MONTVILLE, CONN. SCALE: 1"=100' OCTOBER 14, 1988 REVISED: 5-30-91 BY MCKAY ENGINEERING.



James Bernardo
JAMES BERNARDO LICENSE #70121

6-17-2024
DATE



NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT © 2024. THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREON, SHALL NOT BE DUPLICATED IN PART OR WHOLE FOR ANY OTHER PROJECT, LOCATION, SITE OR OWNER, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE SURVEYOR.

SLTR	DESCRIPTION	DATE
REVISIONS		

IMPROVEMENT LOCATION SURVEY, AS-BUILT

PROPERTY OF

JEFFREY A. GRAVES

FOR PROPERTY LOCATED AT

40 SALTBOX LANE

Sheet No.

S-01

SHEET 1 OF 1

Scale:

1" = 20'

Date _____

JUNE 17, 204

Project No.

14101-2