



F:\ISSUE PROJECTS\UNIONVILLE ANDERSEN - BLACK ASH ESTATES DWG\OLD BLACK ASH ESTATES - REVISION 3\BLACK ASH_RSN_REV2.DWG

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.
SEE COVER DRAWING FOR LEGEND

ZONING DATA CHART

DISTRICT:		R-40		
PROPOSED USE:		RESIDENTIAL		
ZONING DATA	REQUIRED / PERMITTED	PROVIDED	REAR LOTS REQUIRED / PERMITTED	PROVIDED
MIN. LOT AREA	40,000 sq. ft.	40,063 sq. ft.	*60,000 sq. ft.	*60,000 sq. ft.
MIN. LOT FRONTAGE	150'	150'	150'	25'
MIN. FRONT YARD	50'	—	75'	—
MIN. SIDE YARD	15'	—	15'	—
MIN. REAR YARD	25'	—	25'	—
*EXCLUDES THE LENGTH AND WIDTH OF THE ACCESS STRIP.				

LEGEND

EXISTING	PROPOSED	PROPERTY/HIGHWAY LINE
---	---	EASEMENT LINE
---	---	ZONE LINE
---	---	CONCRETE MONUMENT
---	---	IRON PIPE/PIN
---	---	DRILL HOLE
---	---	STONEWALL
---	---	WETLANDS/FLAG NO.
---	---	WETLAND REGULATED AREA
---	---	MARSH
---	---	STREAM
---	---	TREE
---	---	FENCE
---	---	FENCE POST
---	---	UTILITY POLE/GUY
---	---	STORM SEWER/CATCH BASIN
---	---	WELL

NOTES:

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A SUBDIVISION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. BOUNDARY DETERMINATION/OPINION ON PERIMETER PROPERTY LINES IS BASED ON A DEPENDENT RESURVEY OF THE MAP REFERENCED IN NOTE #2.A. PROPOSED LOT LINES CONSTITUTE AN ORIGINAL SURVEY. THIS SURVEY AND MAP ARE INTENDED TO DEPICT THE LOCATION OF EXISTING PROPERTY LINES, PROPOSED LOT LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
- BOUNDARY DETERMINATION/OPINION IS BASED ON A RESURVEY OF PORTIONS OF THE FOLLOWING MAPS ENTITLED:
A. "PROPERTY SURVEY LAND NOW OR FORMERLY STANLEY DOMBROWSKI BLACK ASH ROAD & OLD COLCHESTER ROAD MONTVILLE, CONNECTICUT"; PREPARED BY: BENNETT & SMILAS ENGINEERING, INC.; SCALE: 1"=100' AND DATED: MAY 1, 2008.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CONNECTICUT COORDINATE CONNECTICUT COORDINATE SYSTEM, NAD 83, HOLDING THE FOLLOWING:
CGS MONUMENT #4875 N 723208.689 E 1142281.573
CGS MONUMENT #MAYNARD N 729085.117 E 1139334.313
- THIS PARCEL IS ZONED R-40, SETBACKS ARE GENERALLY: FRONT 50', SIDE 15' AND REAR 25'.
- INLAND WETLANDS LIMITS SHOWN HEREON DELINEATED BY MICHAEL SCHAEFER, SOIL SCIENTIST AND LOCATED IN THE FIELD BY BENNETT & SMILAS ENGINEERING, INC. IN DECEMBER 2004.
- THIS PARCEL IS LOCATED WITHIN FLOOD ZONE C AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, TOWN OF MONTVILLE, CONNECTICUT NEW LONDON COUNTY COMMUNITY PANEL NUMBER 090089 0010 B, EFFECTIVE DATE: JULY 2, 1980. FLOOD ZONE C IS DESCRIBED AS AN AREA OF MINIMAL FLOODING AND IS NOT WITHIN THE LIMITS OF A 100 YEAR FLOOD ZONE.
- THE LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATIONS, MAPPING, INFORMATION PROVIDED BY OTHERS AND OTHER SOURCES. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. IF APPLICABLE, UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

"I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THIS PROPERTY IS SHOWN CORRECTLY ON THIS MAP"

MICHAEL G. SCHAEFER, CPSS

DATE OF COMPLETION OF ALL WORK -

CHAIRMAN/SECRETARY PLANNING AND ZONING COMMISSION DATE

PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.

SUBDIVIDER DATE

ENGINEER/SURVEYOR DATE

APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY PLANNING & ZONING COMMISSION DATE

EROSION & SEDIMENTATION CONTROL CERTIFICATION:

CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION.

CHAIRMAN/SECRETARY DATE

RECORD SUBDIVISION MAP
LAND NOW OR FORMERLY OF
STANLEY DOMBROWSKI
BLACK ASH ROAD & OLD COLCHESTER ROAD
MONTVILLE, CONNECTICUT

TITLE:
DATE:
MAY 1, 2008
SCALE:
1"=100'
DWG. NO.:
2

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HIGGANUM, CONNECTICUT 06441
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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Michael J. Bennett
MICHAEL J. BENNETT
R.L.S. #0037

SEAL
THE DUBIOUS SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 10031