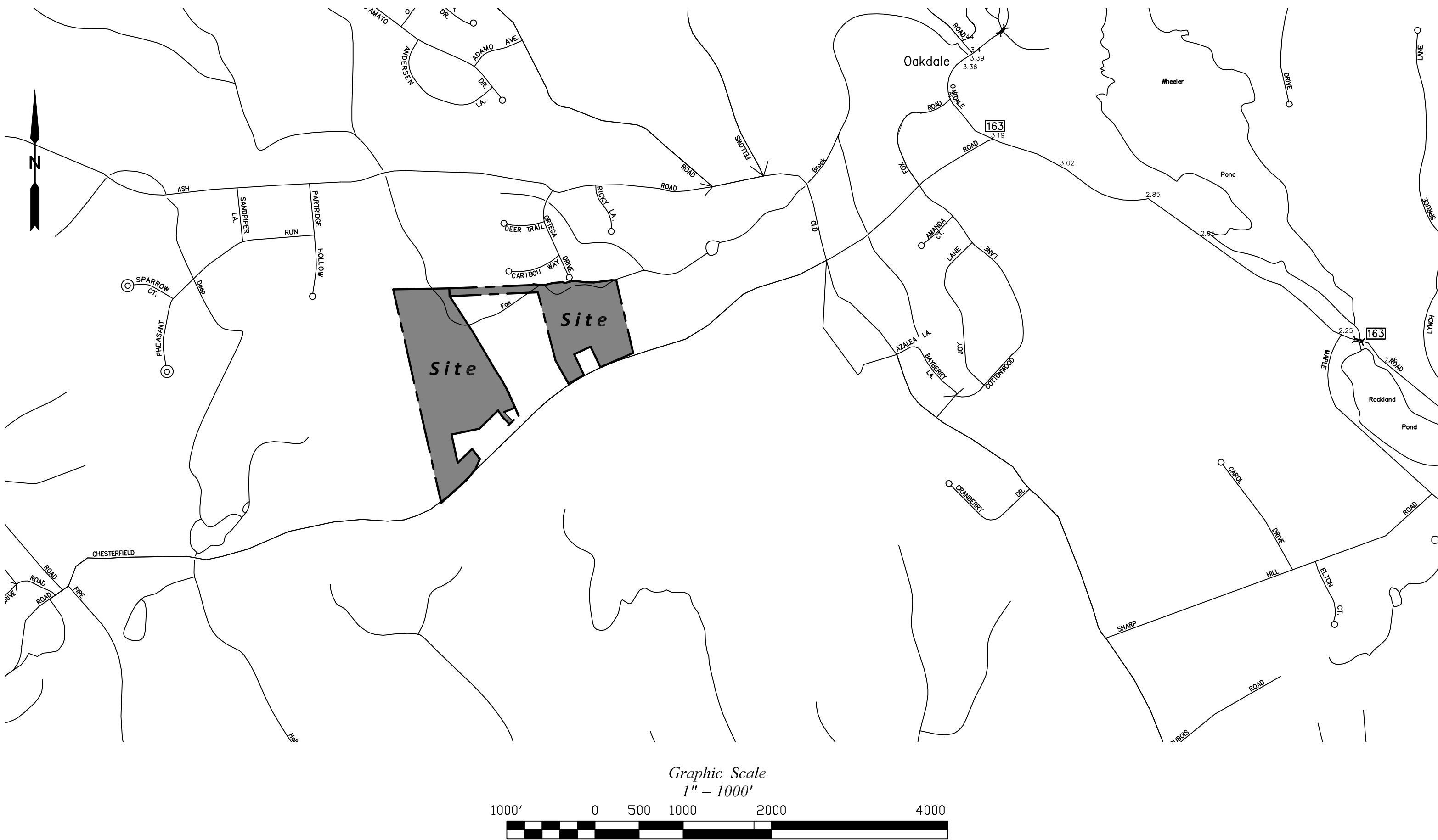


DESAUTEL'S RESUBDIVISION

CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT

GENERAL NOTES:

- 1) Reference is made to the following plans:
- A) "Property to be Conveyed to Michael Desautels, North of 237 Chesterfield Road, Town of Montville, Connecticut, Date 8/30/2018." Plan surveyed and mapped by CLA Engineers. Plan filed on the Montville Land Records Map 2712.
- B) "As-Built Location Survey, Prepared For Sunmar-Raf Builders, LLC, #225 Chesterfield Road, Montville, Connecticut, Dated: 4/10/18, Scale: 1"=10'." Plan surveyed and mapped by Advanced Surveys, LLC. Plan found in the Montville Building Department.
- C) "Final Subdivision Plan, Forest View Estates, Owner & Developer, Alejo Ortega, Scale: 11"=40', Dated: May 1978, Black Ash Rd., Montville, Conn. Sheet 2 & 4 of 11." Plan surveyed and mapped by Seaboard Engineering Corp., Niantic, Conn. Plan filed on the Montville Land Records Map 74 & 76.
- D) "Columbia - Waterford R.O.W., Land To Be Purchased From Julius Borokowski And Thomas Borow, Montville, Conn., The Hartford Electric Light Co., General Engineering Department, Scale: 1"=100', Date: 10-5-66, No. C257E20, Sheet 6, 7, & 7A." Plan certified by John Luchs, Jr. and provided to Florek Surveying LLC by Eversource.
- E) "Columbia - Waterford R.O.W., Map Showing Land To be Purchased From First Acme Corp., Montville, Conn., The Hartford Electric Light Co., General Engineering Department Scale: 1"=100', Date: 10-4-66, No. M102T05, Sheet 1." Plan certified by John Luchs, Jr. and provided to Florek Surveying LLC by Eversource.
- F) "Property Survey, Plan Prepared For Zachary F. Cash, 257 Chesterfield Road, Montville, Connecticut, Scale: 1"=40', Dated: May 28, 2024." Plan surveyed and mapped by Florek Surveying, LLC. Plan filed on the Montville Land Records as maps 2938-2940.
- 2) Not all underground utilities have been shown. Call before you dig (CBYD) is recommended prior to any construction.
- 3) North orientation is based on an RTK GNSS observation under 2 different satellite constellations utilizing a Carlson BXR-6 and the ACORN Network in April 2021.
- 4) The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- 5) Wetlands field marked by James Cowen, CPSS and field located thereafter.
- 6) Reference is made to the following deed filed in the Town of Montville's Clerk's Office, Volume 703 Page 881 for the subject property.
- 7) The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- 8) Property is in the R-80 Zone.



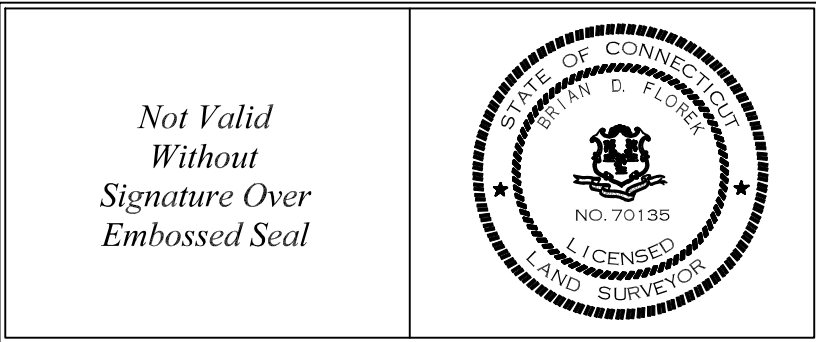
SURVEY NOTES:

1. This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" Prepared and Adapted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a RE-SUBDIVISION PLAN based on a RESURVEY as shown in GENERAL NOTES MAP REFERENCE 1a-e. It is intended to show a PROPOSED BUILDING LOTS.

2. This survey conforms to Class A-2 / T-2 / V-3

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, LS CFS 2-13-25
Brian D. Florek, LS CFS #70135 / NCF-026 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



Applicant: Michael A. Desautels
Mailing Address: 237 Chesterfield Road, Montville, CT
Phone: 860-912-8303
Email: desautels_mike@yahoo.com
Owner: Zachary Cash
Mailing Address: 257 Chesterfield Road, Montville, CT
Phone: 860-235-1813
Email: zachcash22@gmail.com

Date of Completion of All Work -

Approved by the Montville Planning and Zoning Commission:

Planning and Zoning Chairman or Secretary Date

Passive Solar Energy Techniques as Prescribed by Law Have Been Considered in Development of this Plan

Developer Date

Engineer Date

Erosion and Sediment Control Plan - Certified by the Montville Planning and Zoning Commission

Planning and Zoning Chairman or Secretary Date

Date of completion for all work:

TABLE OF CONTENTS:

Sheet 1 - 6: Existing Conditions

Sheets 7 - 9: Conceptual Development Plan

Sheet 10: Details & Typicals

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CDNC. Concrete
- BIT. Bituminous
- Ø Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- - - Boundary Line
- - - Edge of Road / Drive
- - - Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CDNC. MDN. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- - - Existing Contour Line
- BCLC Bit Conc Lipped Curbing

NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

NOW OR FORMERLY
Nancy A. Clark
229 Chesterfield Road
Town Clerk Volume 471 Page 75
Tax Assessor Map 29 Lot 63

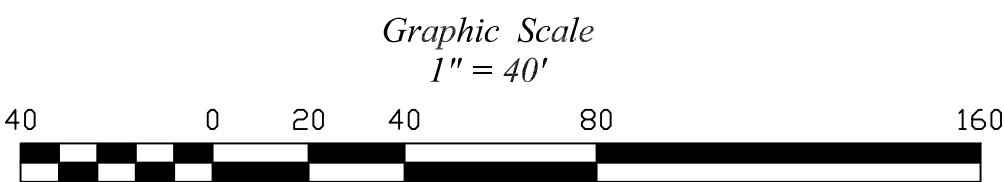
NOW OR FORMERLY
Juan & Tara Lee Falcon
225 Chesterfield Road
Town Clerk Volume 634 Page 947
Tax Assessor Map 29 Lot 64
Map Reference 1?

NOW OR FORMERLY
Nancy Anne Hubbert
213 Chesterfield Road
Town Clerk Volume 326 Page 841
Tax Assessor Map 29 Lot 65

NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
Tax Assessor Map 29 Lot 67

NOTES:

- 1) Soil Classifications:
- a. 46C Woodbury, fine sandy loam, 8 to 15% slopes, very stony
 - b. 3 Ridgebury, Leicester, and Whitman soils, extremely stony, 3 to 14% slopes
 - c. 84B Paxton and Montauk, fine sandy loams, 3 to 8% slopes.
 - d. 73E Charlton-Chattfield complex, 15 to 45% slopes, very rocky.



EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

LEGEND

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- GMS Granite Merestone
- EX. CDNC. MDN. Existing Concrete Monument To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

NOW OR FORMERLY
Tadeusz J. Jr. & Charlene F. Kopu
11 Caribou Way
Town Clerk Volume 152 Page 320
Tax Assessor Map 29 Lot 110

NOW OR FORMERLY
Dwight W. Jones Jr. & Erica Swan
46 Ortega Drive
Town Clerk Volume 643 Page 314
Tax Assessor Map 29 Lot 112

NOW OR FORMERLY
Cynthia E. Santacrose
45 Ortega Drive
Town Clerk Volume 520 Page 216
Tax Assessor Map 29 Lot 113

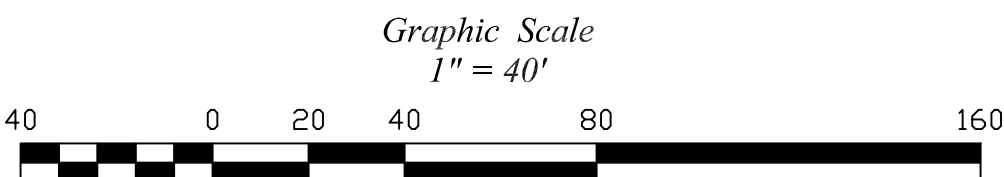
NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
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NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

Note: Cross Hatched Area = Flood Zone
"Other" as shown on FIRM Map, New London
County, Connecticut, All Jurisdictions, Panel
333 of 554, Community: Town Of Montville,
Map Munber 09011C0333G, Effective Date:
July 18, 2011.

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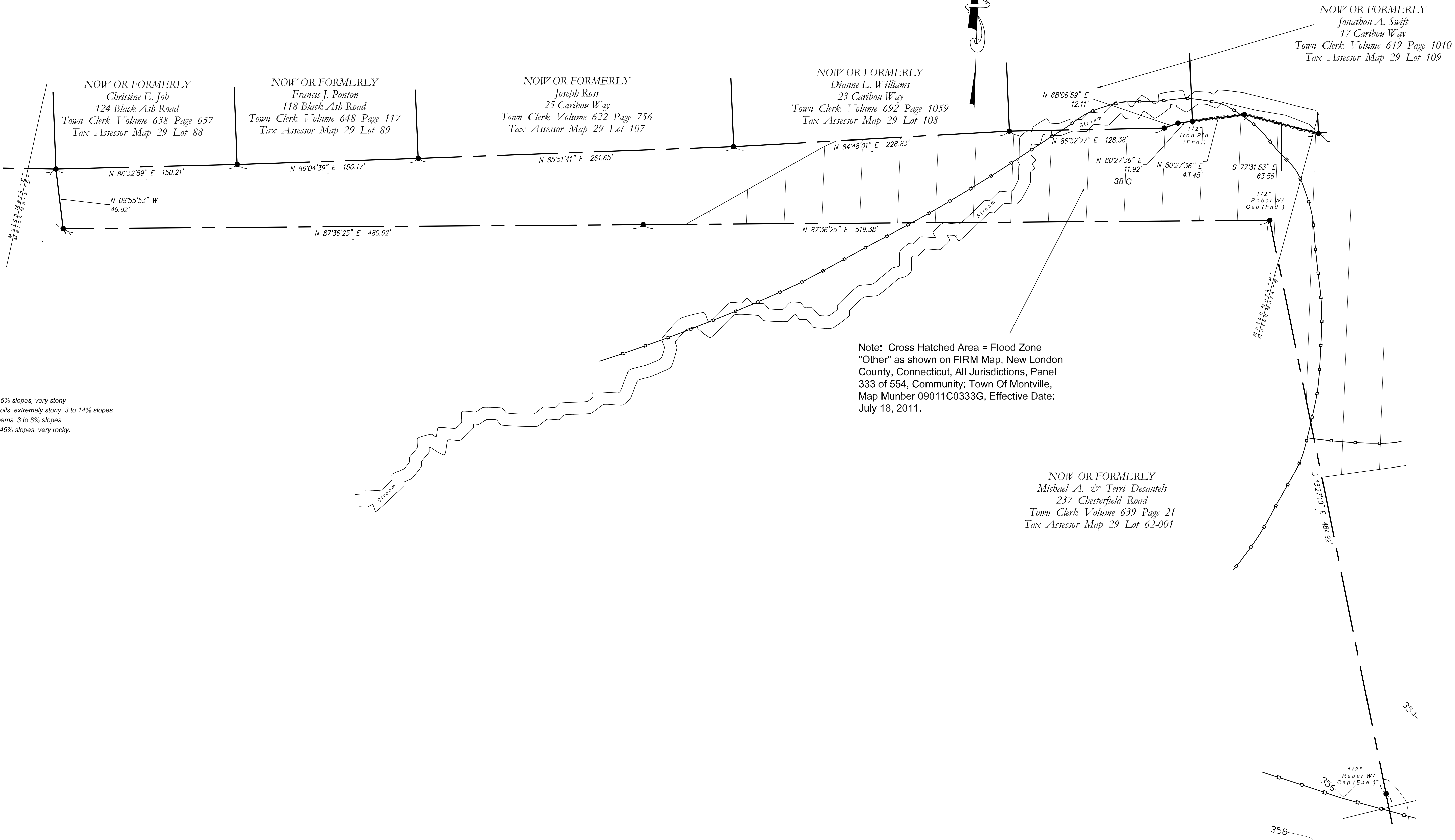


EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

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- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

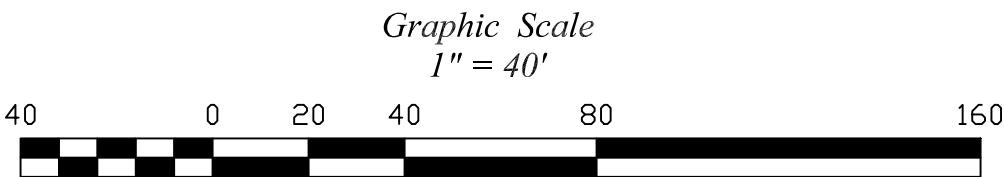


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"Other" as shown on FIRM Map, New London County, Connecticut, All Jurisdictions, Panel 333 of 554, Community: Town Of Montville, Map Munber 09011C0333G, Effective Date: July 18, 2011.

NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

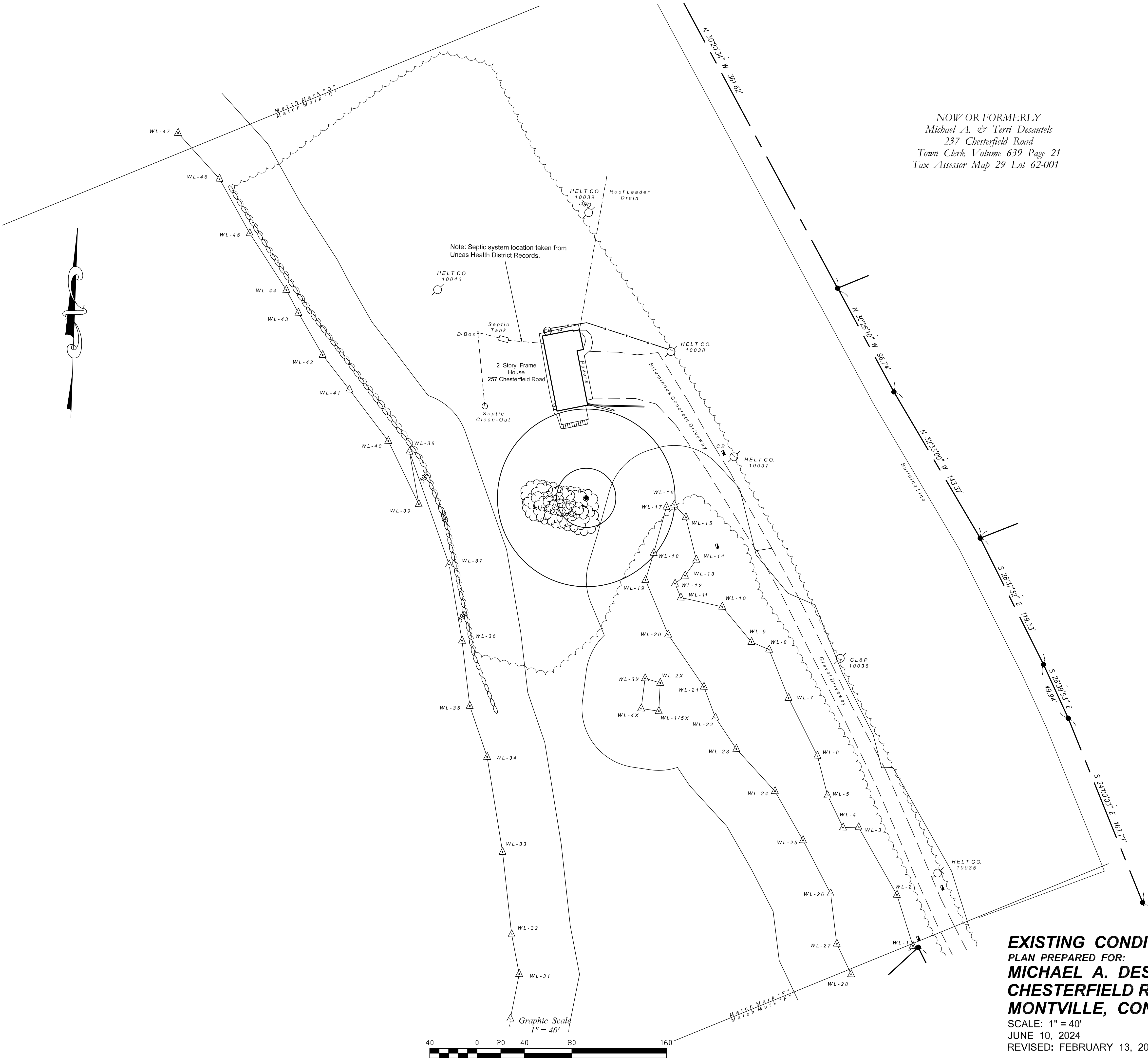


EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

LEGEND

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- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing



NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

NOW OR FORMERLY
Cil Realty Incorporated
245 Chesterfield Road
Town Clerk Volume 553 Page 462
Tax Assessor Map 29 Lot 62

EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

LEGEND

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- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

NOW OR FORMERLY
Jill Moonheron
339 Chesterfield Road
Town Clerk Volume 702 Page 975
Tax Assessor Map 21 Lot 1A

NOW OR FORMERLY
Edward S. & Robyn L. Smiarowski
271 Chesterfield Road
Town Clerk Volume 194 Page 44
Tax Assessor Map 29 Lot 57

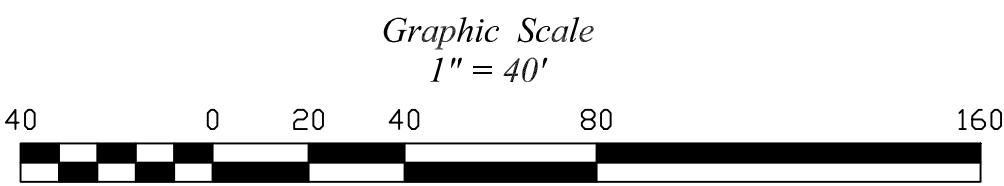
NOW OR FORMERLY
Thomas Nazarko
267 Chesterfield Road
Town Clerk Volume 702 Page 86
Tax Assessor Map 29 Lot 58

NOW OR FORMERLY
Frank D. & Anjanette M. Angelus
263 Chesterfield Road
Town Clerk Volume 382 Page 71
Tax Assessor Map 29 Lot 59

NOW OR FORMERLY
Daniel A. Terracciano
259 Chesterfield Road
Town Clerk Volume 671 Page 671
Tax Assessor Map 29 Lot 60

NOW OR FORMERLY
Cil Realty Incorporated
245 Chesterfield Road
Town Clerk Volume 553 Page 462
Tax Assessor Map 29 Lot 62

NOW OR FORMERLY
Anita Delacruz
253 Chesterfield Road
Town Clerk Volume 605 Page 917
Tax Assessor Map 29 Lot 61



EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

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- BCLC Bit Conc Lipped Curbing



NOW OR FORMERLY
John H. Brycki, Sr.
132 Black Ash Road
Town Clerk Volume 675 Page 234
Tax Assessor Map 29 Lot 69A

±637'

1/2" Iron Pin (Fnd.)

N 86°32'59" E 150.21'

N 86°04'39" E 150.17'

N 08°55'53" W 49.82'

N 87°36'25" E 480.62'

1/2" Rebar W/ Cap (Fnd.)

Match Mark - E.
Match Mark - E.

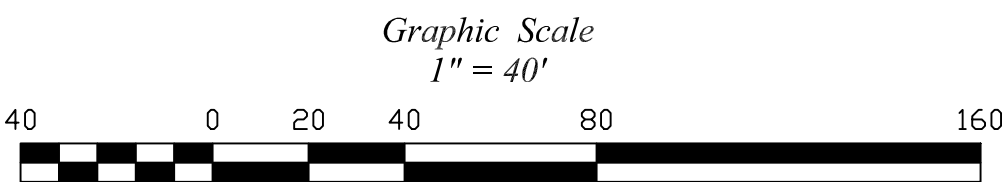
NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

NOW OR FORMERLY
Jill Moonberon
339 Chesterfield Road
Town Clerk Volume 702 Page 975
Tax Assessor Map 21 Lot 1A

LOT 6
37AC ±

1/2" Rebar W/ Cap (Fnd.)

Match Mark - D.
Match Mark - D.

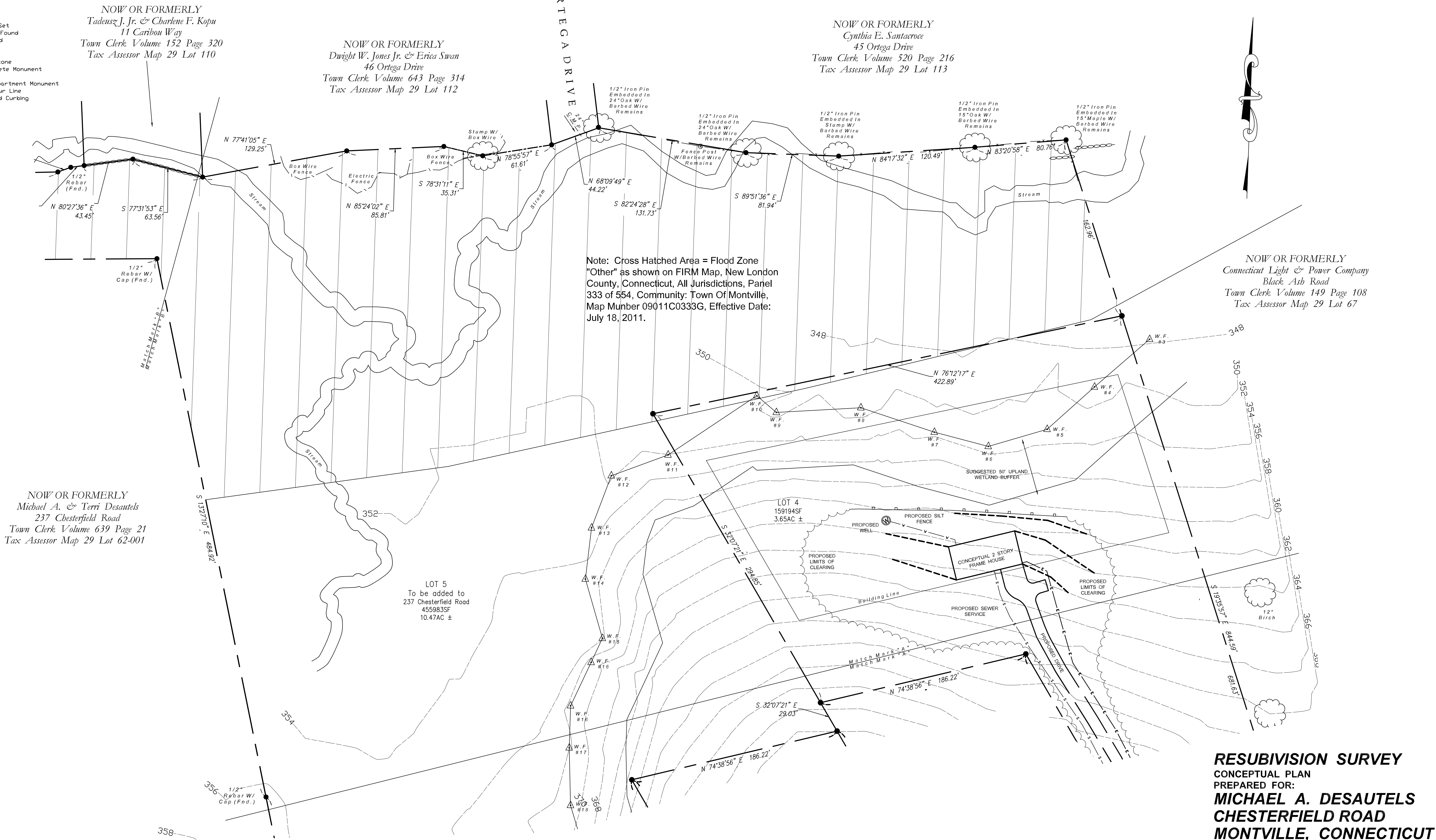


EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

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- CHD CT Highway Department Monument
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RESUBIVISION SURVEY
CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

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NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

NOW OR FORMERLY
Nancy A. Clark
229 Chesterfield Road
Town Clerk Volume 471 Page 75
Tax Assessor Map 29 Lot 63

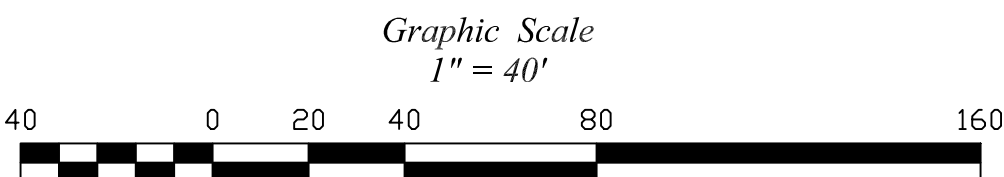
NOW OR FORMERLY
Juan & Tara Lee Falcon
225 Chesterfield Road
Town Clerk Volume 634 Page 947
Tax Assessor Map 29 Lot 64
Map Reference 1?

NOW OR FORMERLY
Nancy Anne Hubbert
213 Chesterfield Road
Town Clerk Volume 326 Page 841
Tax Assessor Map 29 Lot 65

NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
Tax Assessor Map 29 Lot 67

RESUBIVISION SURVEY
CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT

SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025



Note: Proposed access easement in favor of Lot 4 over Lot 3.

These standard symbols may be found in the drawing.

- | | |
|----------------|------------------------------|
| ★ | Light Pole |
| CONC. | Concrete |
| BIT. | Bituminous |
| Ø | Utility Pole |
| WV | Gas Valve |
| GV | Water Valve |
| - X - | Chain Link Fence |
| — — — | Boundary Line |
| — — — | Edge of Road / Drive |
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| GMS | Granite Merestone |
| EX. CONC. MON. | Existing Concrete Monument |
| TBS | To Be Set |
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| ----- | Existing Contour Line |
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NOTES:

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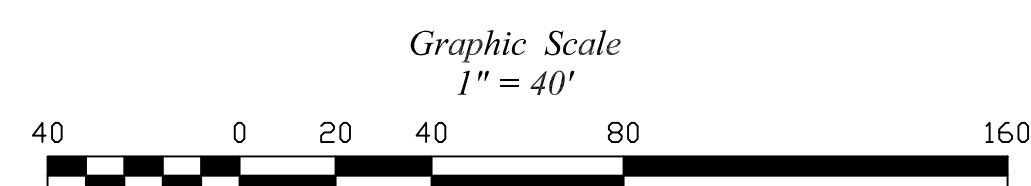
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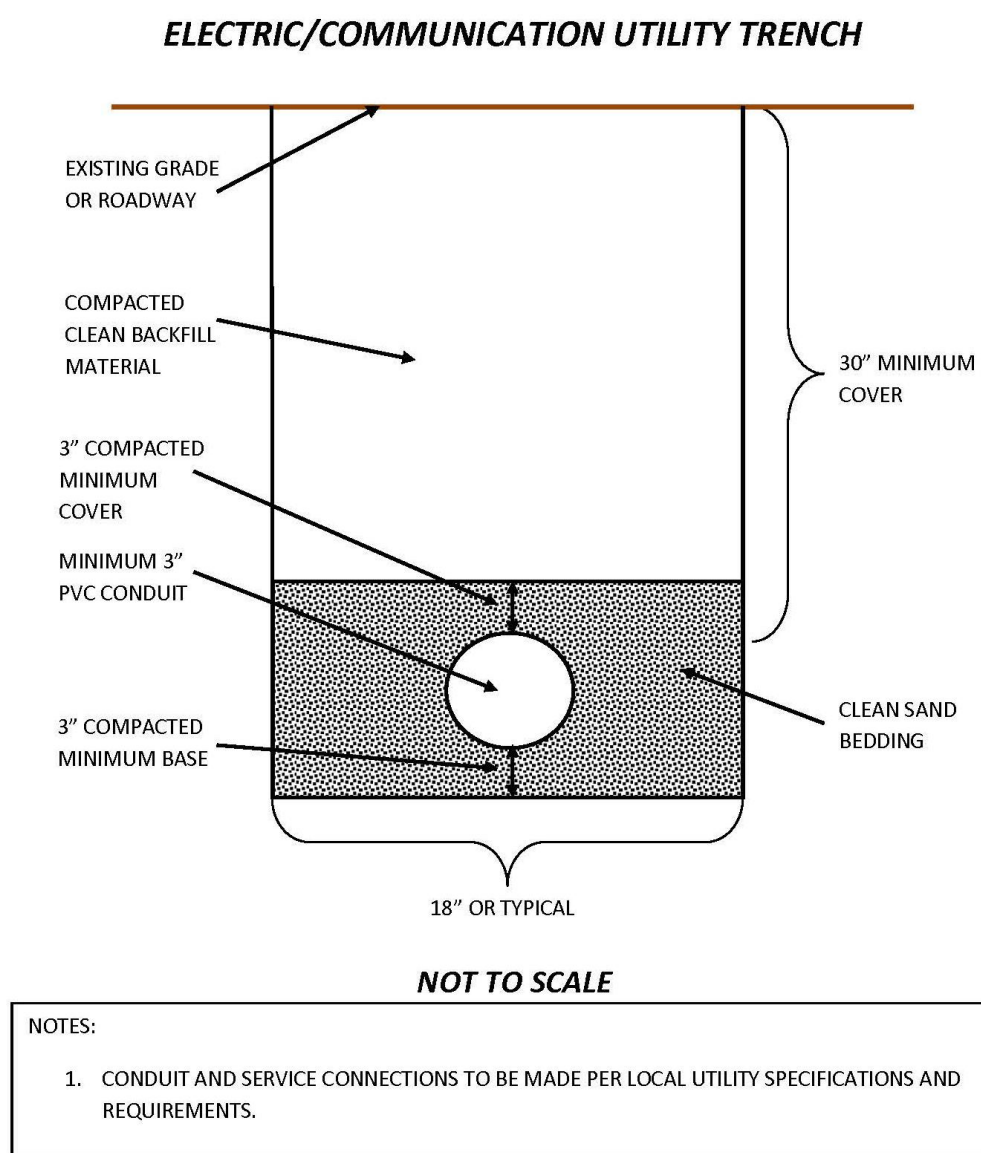
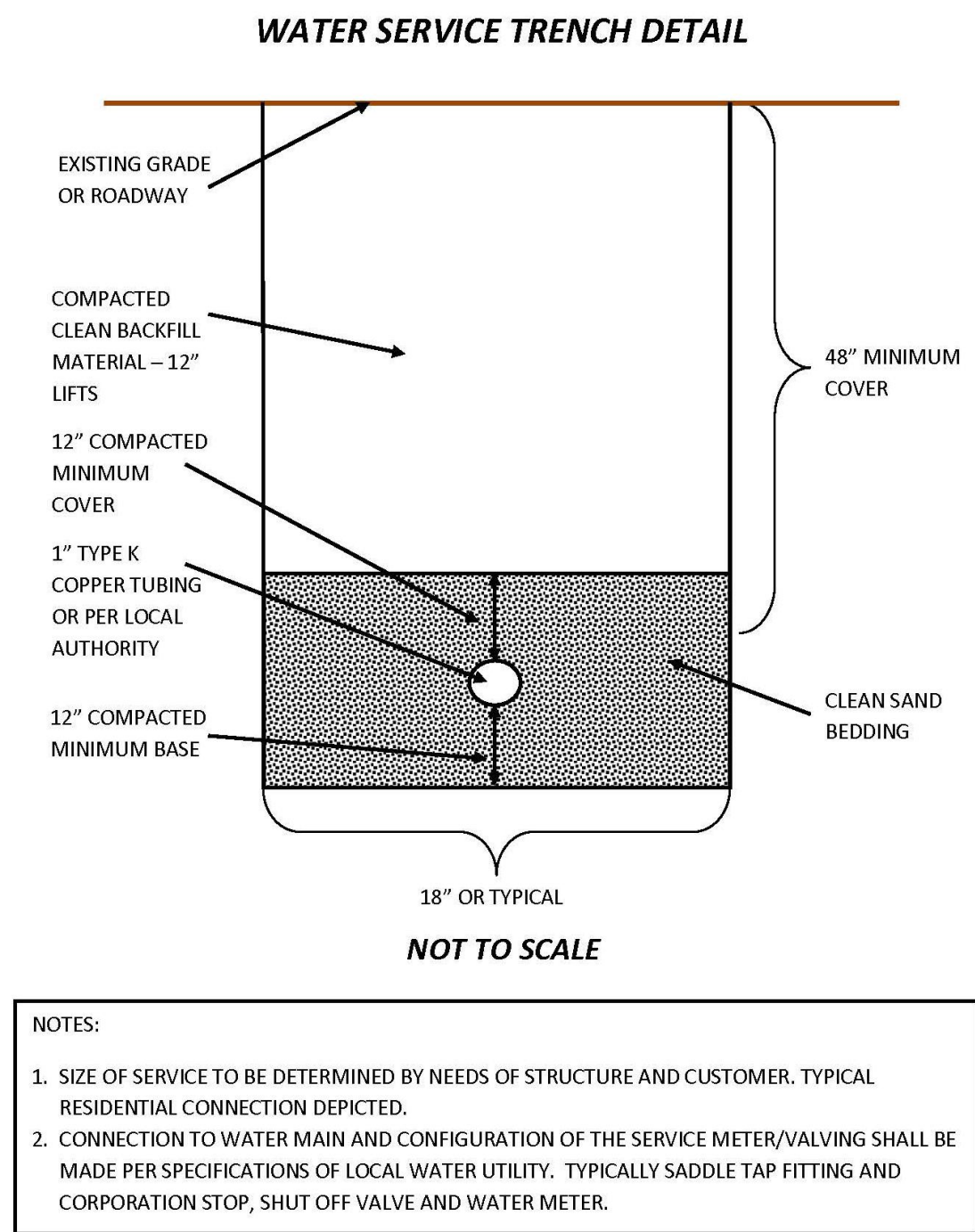
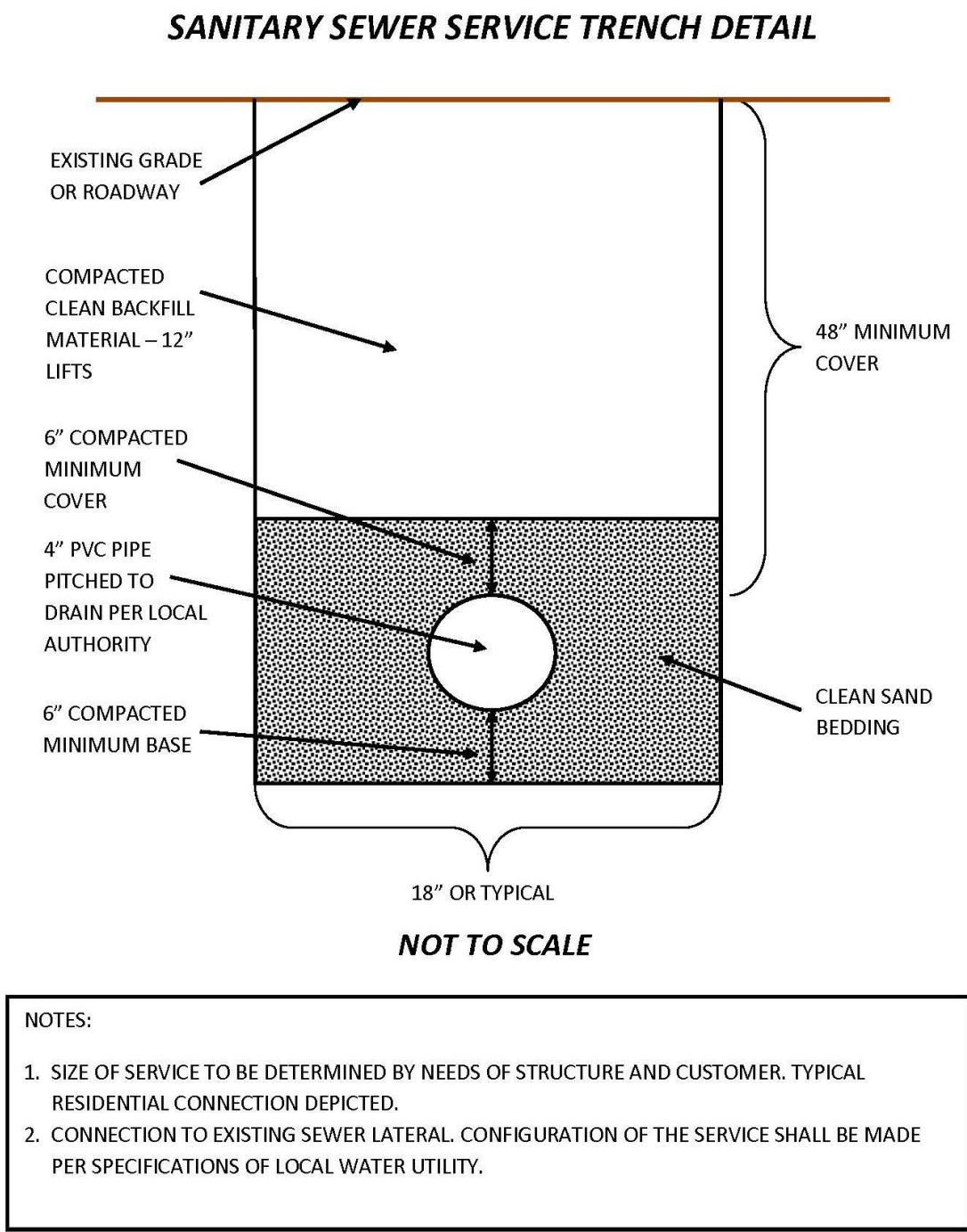
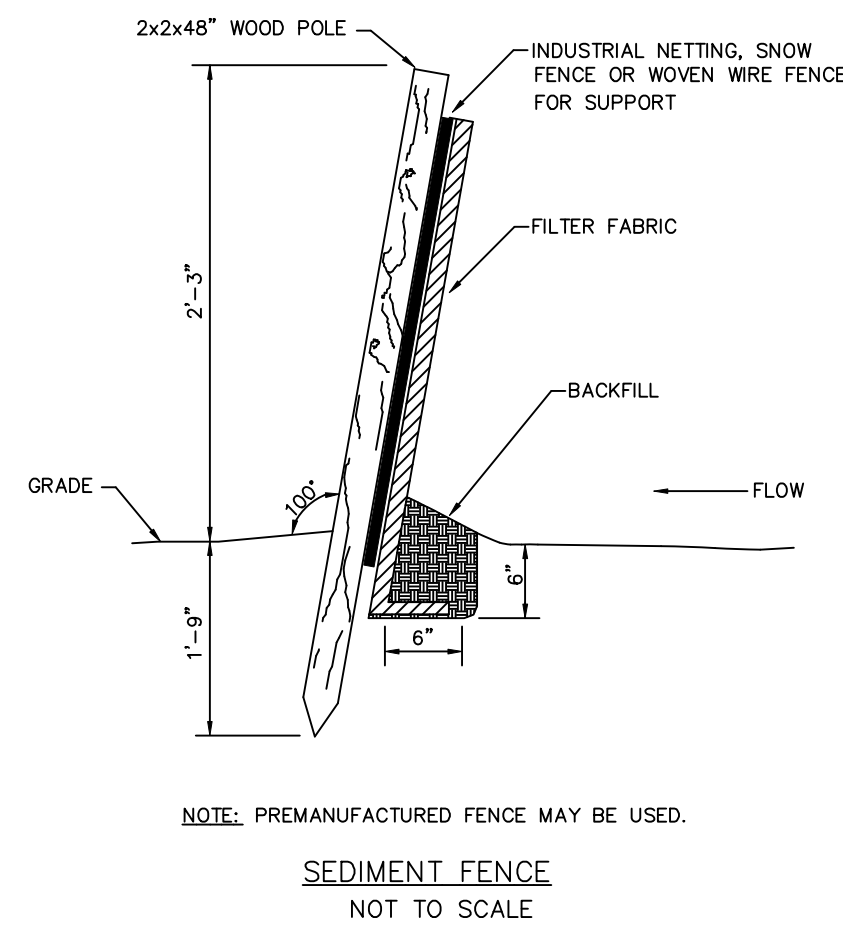
NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

RESUBIVISION SURVEY
CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT

SCALE: 1" = 40'
JUNE 10, 2024
REVISED: FEBRUARY 13, 2025

Sheet 9 of 10





Lot #1 Zone: R-80		Lot #2 Zone: R-80		Lot #3 Zone: R-80		Lot #4 (Flag Lot) Zone: R-80		Lot #5 To Be Added To 237 Chesterfield Road Zone: R-80		Lot #6 257 Chesterfield Road Zone: R-80	
Required:	Provided:	Required:	Provided:	Required:	Provided:	Required:	Provided:	Required:	Provided:	Required:	Provided:
Minimum Lot Area:	80,000 s.f.	80,079 s.f.	Minimum Lot Area:	80,000 s.f.	80,000 s.f.	Minimum Lot Area:	80,000 s.f.	80,275 s.f.	Minimum Lot Area:	80,000 s.f.	455,983 s.f.
Minimum Lot Frontage:	180 ft.	200.00 ft.	Minimum Lot Frontage:	180 ft.	180.00 ft.	Minimum Lot Frontage:	180 ft.	180.52 ft.	Minimum Lot Frontage:	25 ft.	±88
Minimum Front Yard Setback:	50 ft.	53 ft.	Minimum Front Yard Setback:	50 ft.	72 ft.	Minimum Front Yard Setback:	50 ft.	78 ft.	Minimum Front Yard Setback:	50 ft.	396 ft.
Minimum Side Yard Setback:	20 ft.	62 ft.	Minimum Side Yard Setback:	20 ft.	53 ft.	Minimum Side Yard Setback:	20 ft.	25 ft.	Minimum Side Yard Setback:	20 ft.	208 ft.
Minimum Rear Yard Setback:	50 ft.	241 ft.	Minimum Rear Yard Setback:	50 ft.	330 ft.	Minimum Rear Yard Setback:	50 ft.	328 ft.	Minimum Rear Yard Setback:	50 ft.	905 ft.
Maximum Building Height	35 ft.	<35'	Maximum Building Height	35 ft.	<35'	Maximum Building Height	35 ft.	<35'	Maximum Building Height	35	28 ft.

RESUBDIVISION PLAN
DETAILS & TYPICALS
PROPERTY BELONGING TO:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
JUNE 10, 2024
REVISED: FEBRUARY 13, 2024