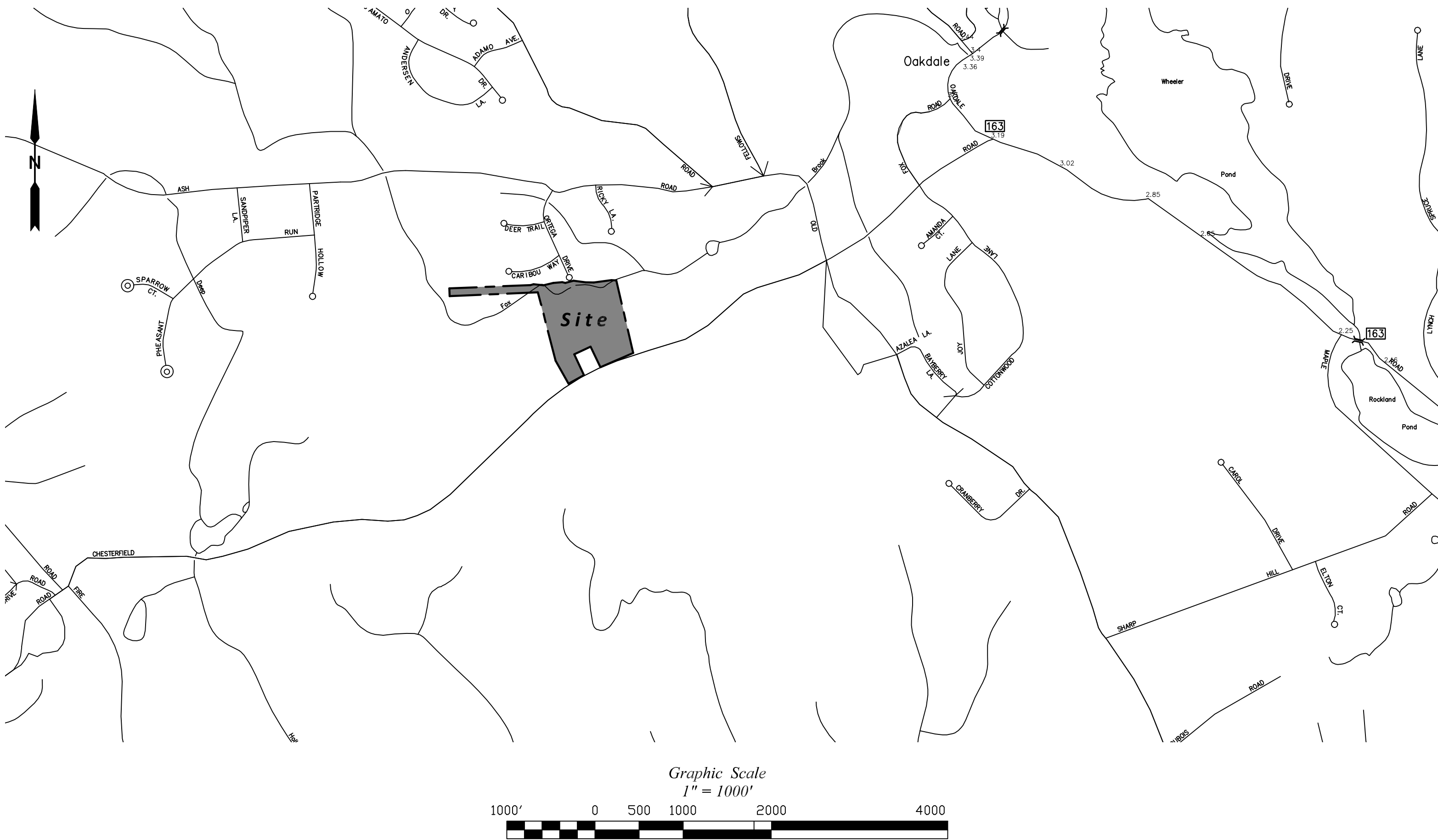


DESAUTEL'S RESUBDIVISION

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.



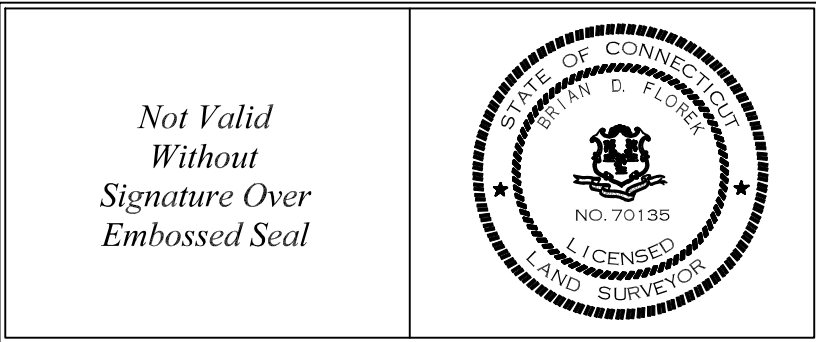
SURVEY NOTES:

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 6-10-24
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



Owner & Applicant: Michael A. Desautels
Mailing Address: 237 Chesterfield Road, Montville, CT
Phone: 860-912-8303
Email: desautels_mike@yahoo.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 - 3: Existing Conditions

Sheets 4 & 5: Conceptual Development Plan

Sheet 6: 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
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- SMH Sewer Manhole
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- 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
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- Existing Contour Line
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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

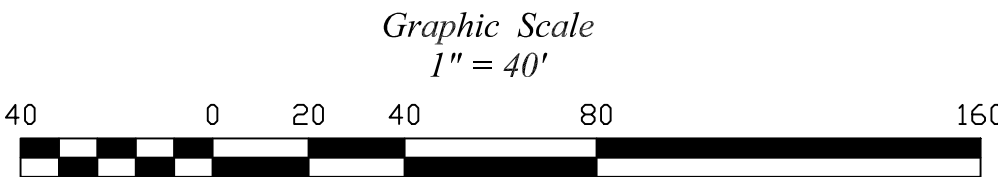
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Map Reference 1?

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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-Chaffield 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

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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. Santacroce
45 Ortega Drive
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Tax Assessor Map 29 Lot 113

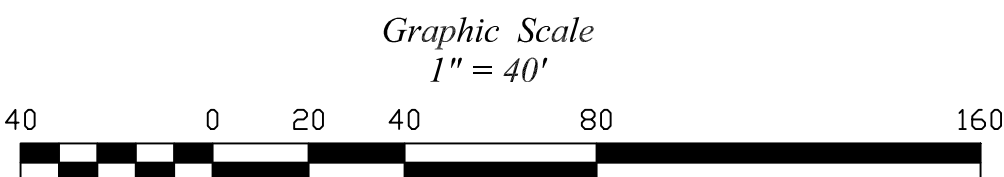
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Note: Cross Hatched Area = Flood Zone
"Other" as shown on FIRM Map, New London
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333 of 554, Community: Town Of Montville,
Map Munber 09011C0333G, Effective Date:
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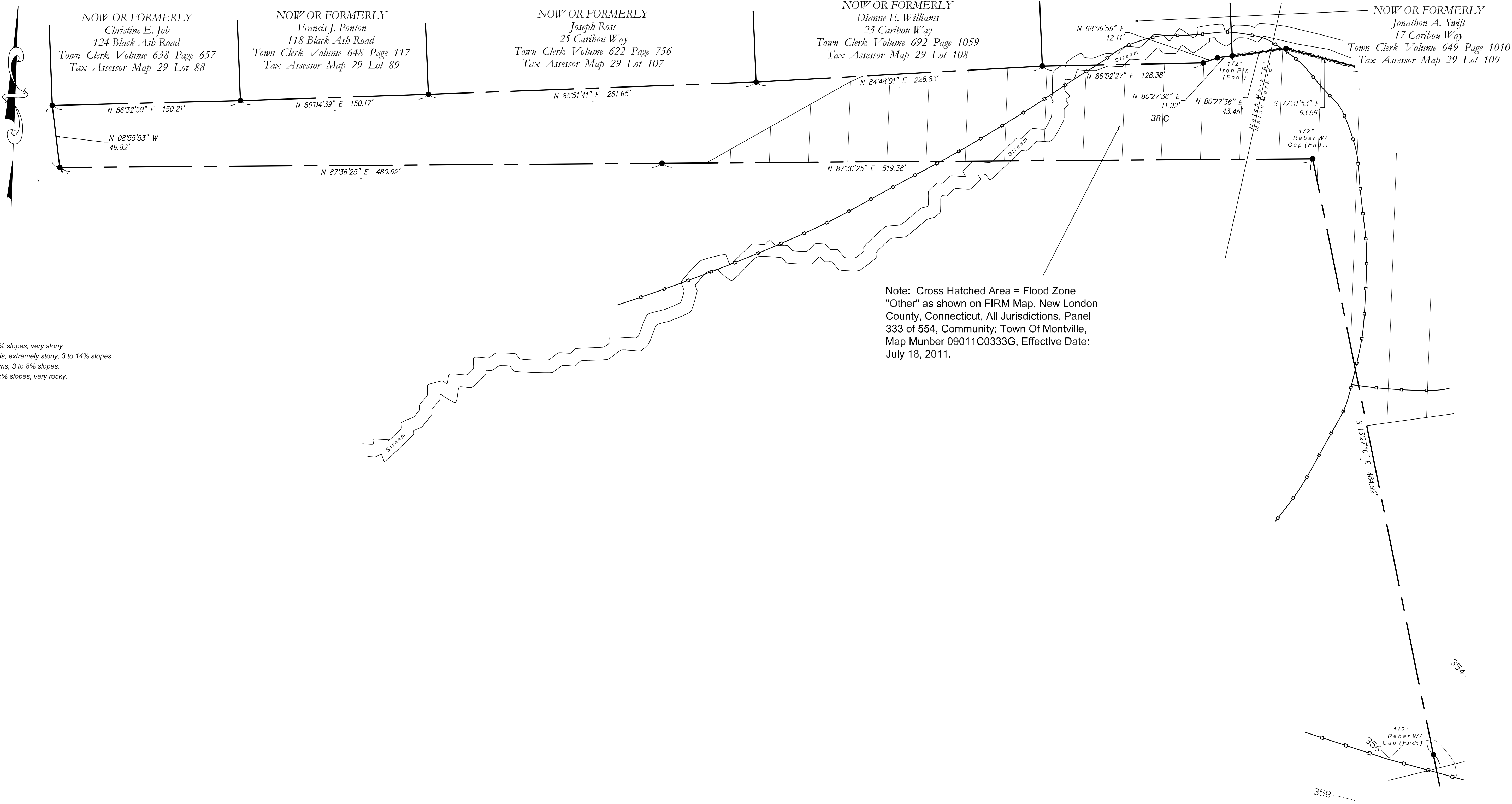


EXISTING CONDITIONS SURVEY
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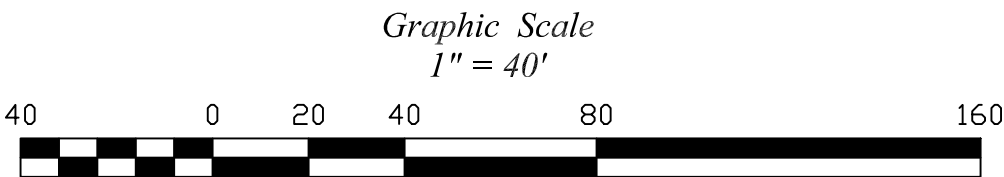
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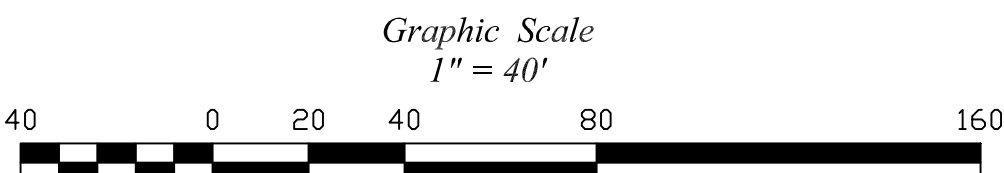
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Connecticut Light & Power Company
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RESUBIVISION SURVEY

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

SCALE: 1" = 40'
JUNE 10, 2024



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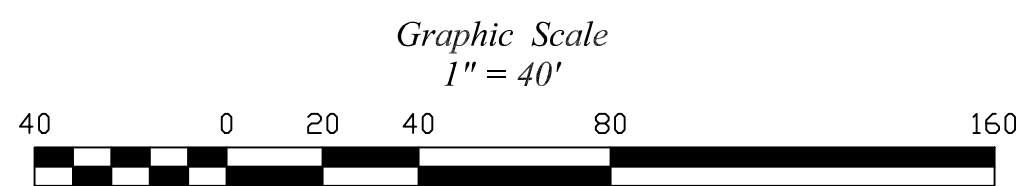
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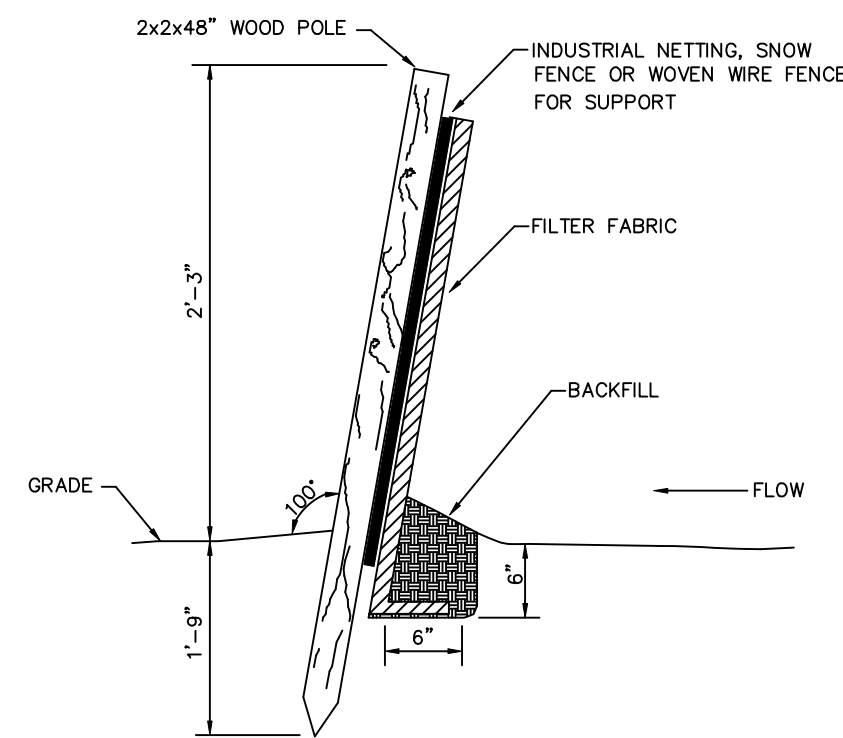
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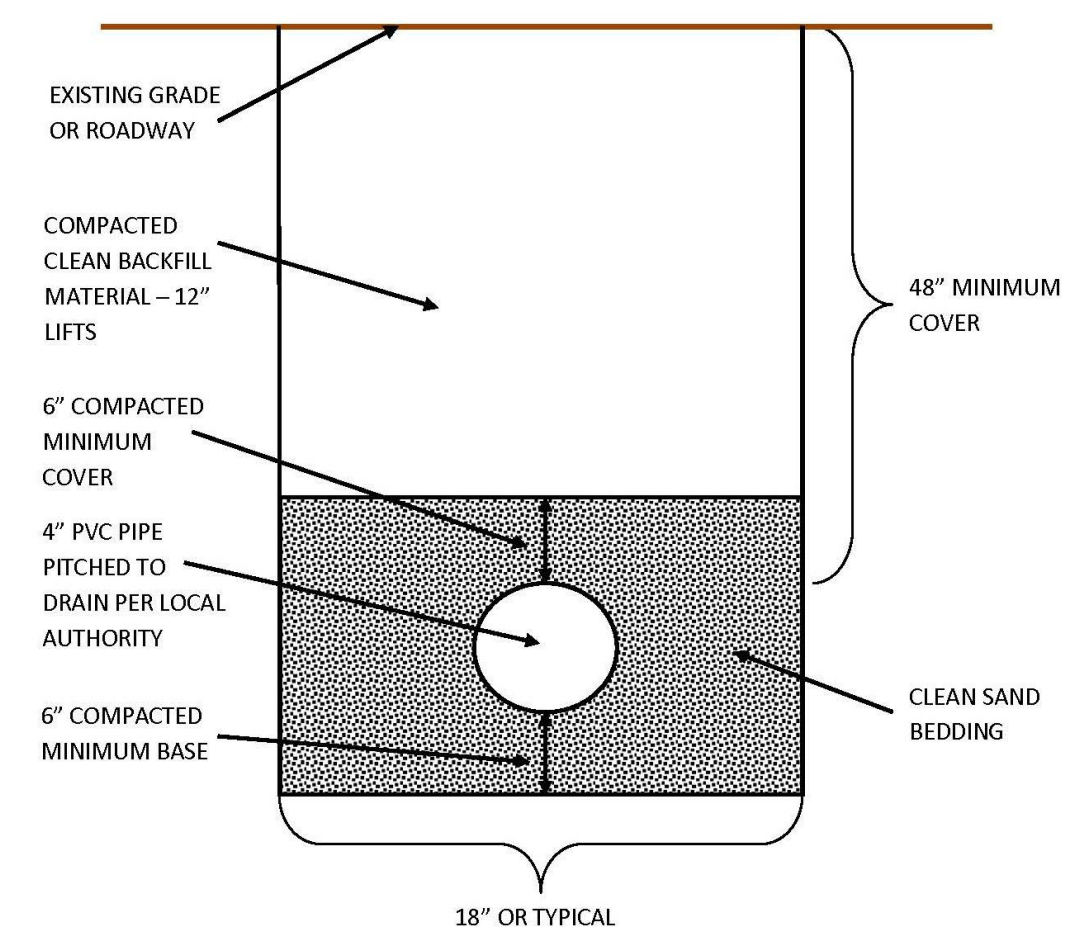
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CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024





NOTE: PREMANUFACTURED FENCE MAY BE USED.
SEDIMENT FENCE
 NOT TO SCALE

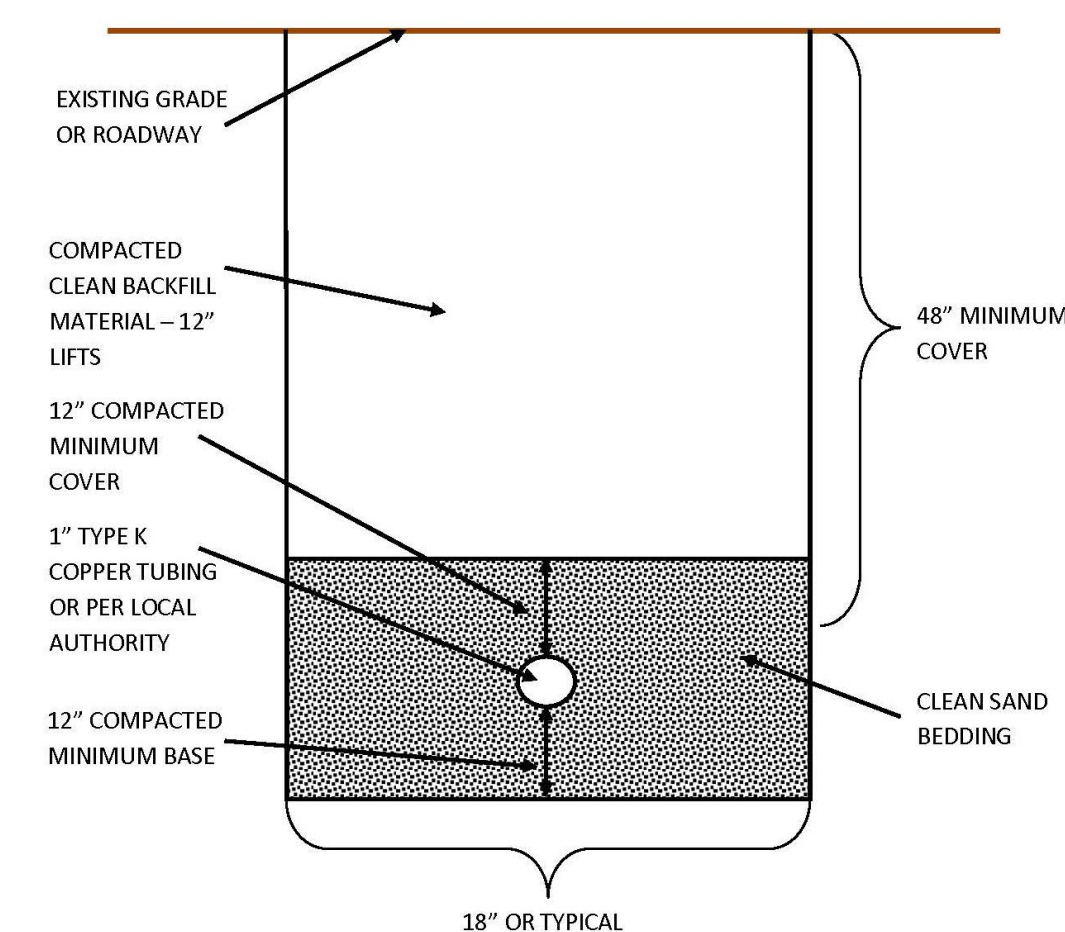
SANITARY SEWER SERVICE TRENCH DETAIL



NOT TO SCALE

- NOTES:
1. SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER. TYPICAL RESIDENTIAL CONNECTION DEPICTED.
 2. CONNECTION TO EXISTING SEWER LATERAL. CONFIGURATION OF THE SERVICE SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY.

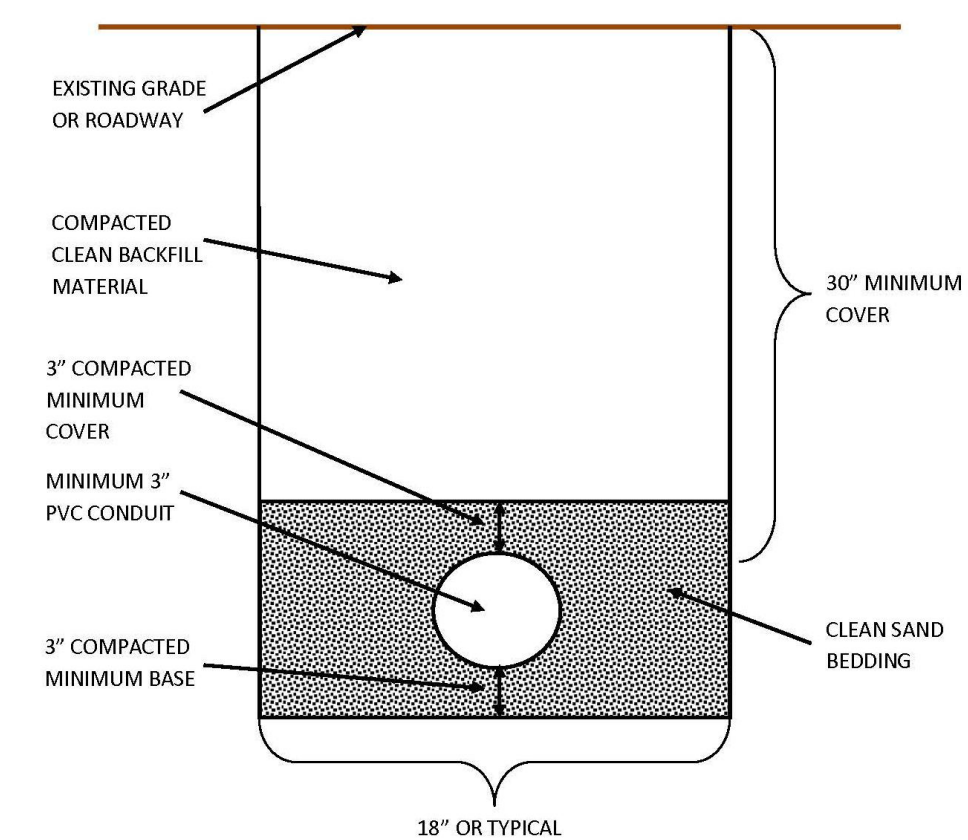
WATER SERVICE TRENCH DETAIL



NOT TO SCALE

- NOTES:
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 2. CONNECTION TO WATER MAIN AND CONFIGURATION OF THE SERVICE METER/VALVING SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY. TYPICALLY SADDLE TAP FITTING AND CORPORATION STOP, SHUT OFF VALVE AND WATER METER.

ELECTRIC/COMMUNICATION UTILITY TRENCH



NOT TO SCALE

- NOTES:
1. CONDUIT AND SERVICE CONNECTIONS TO BE MADE PER LOCAL UTILITY SPECIFICATIONS AND REQUIREMENTS.

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