

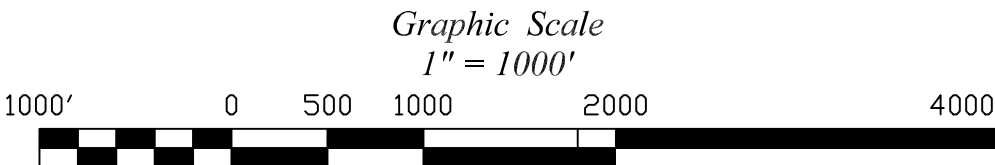
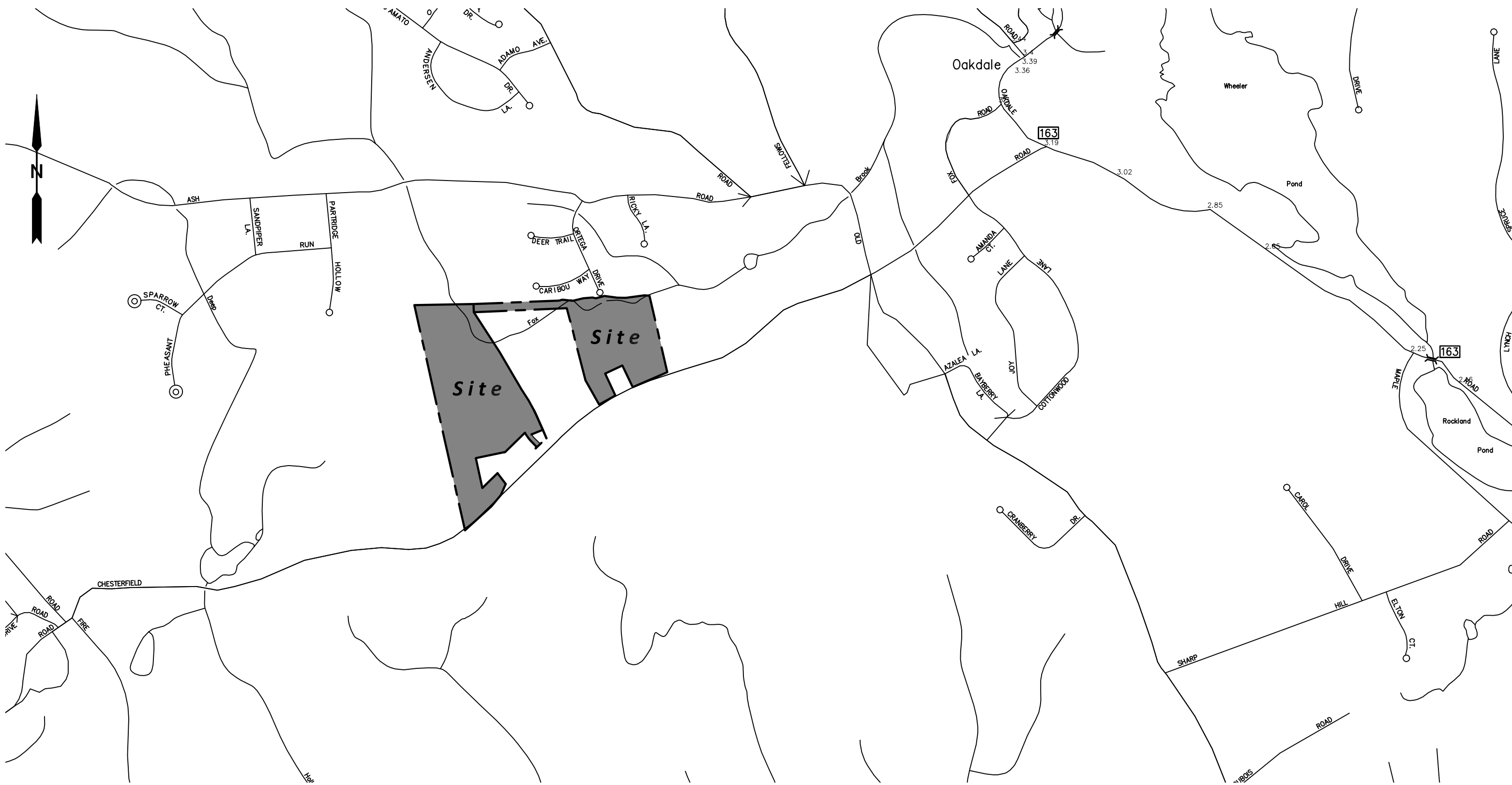
DESAUTEL'S RESUBDIVISION

257 CHESTERFIELD ROAD, MONTVILLE, CONNECTICUT

PARCEL ID: 029066000

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.
- 9) All Engineering as shown is designed and computed by Indigo Civil Engineers and Planners.



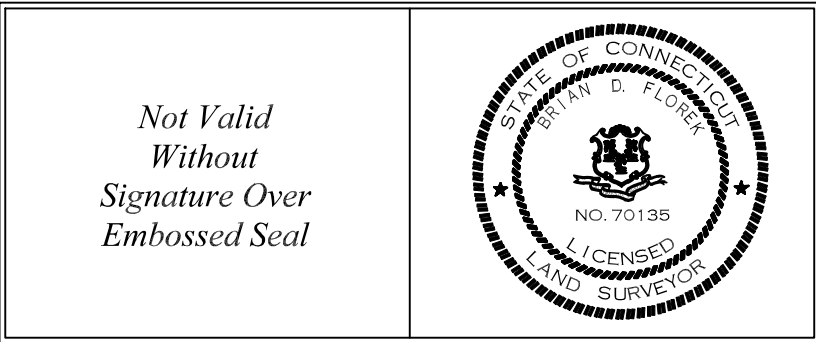
Applicant: Michael A. Desautels
Mailing Address: 237 Chesterfield Road, Montville, CT
Phone: 860-912-8303
Email: desautels_mike@yahoo.com
Owner: Zachary Cash
Mailing Address: 257 Chesterfield Road, Montville, CT
Phone: 860-235-1813
Email: zachcash22@gmail.com

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 4-9-25
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



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 - 2: 100 Scale Overall Plan

Sheet 3 - 9: Existing Conditions

Sheets 10 - 12: Conceptual Development Plan

Sheet 13: Details & Typicals

LEGEND

These standard symbols might be found in the drawing.

- CDNC. Concrete
BIT. Bituminous
U. Utility Pole
WV. Water Valve
GV. Gas Valve
--- Boundary Line
--- Edge of Road / Drive
--- Stone Wall
CB. Catch Basin
SMH. Sewer Manhole
I.P.S. 5/8" Iron Pin Set
D.H.F. Drill Hole Found
D.H.S. Drill Hole Set
WLF. 2 Wetland Flag
GMS. Granite Menestone
EX. CDNC. Existing Concrete Monument To Be Set
TBS. Vynal Fence

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

NOW OR FORMERLY
Christine E. Job
124 Black Ash Road
Town Clerk Volume 638 Page 657
Tax Assessor Map 29 Lot 88

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
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CHESTERFIELD ROAD

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Town Clerk Volume 194 Page 44
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NOW OR FORMERLY
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339 Chesterfield Road
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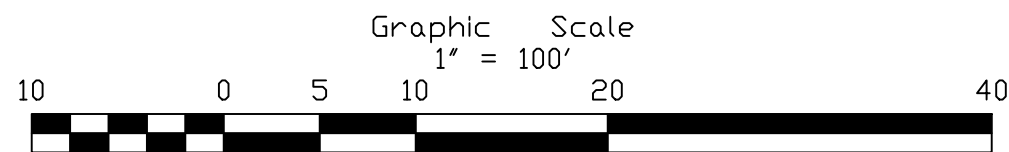
CHESTERFIELD ROAD

Bearing & Distance Chart:

LINE	BEARING	DISTANCE
L1	S 86°52'27" W	128.38'
L2	S 68°06'59" W	12.11'
L3	N 80°27'36" E	11.92'
L4	S 80°27'36" W	43.45'
L5	S 77°31'53" E	63.56'
L6	S 78°31'11" E	35.31'
L7	S 78°55'57" W	61.61'
L8	N 68°09'49" E	44.22'
L9	S 89°51'36" E	81.94'
L10	N 83°20'58" E	80.76'
L11	N 67°01'01" E	76.31'
L12	S 67°01'01" W	158.82'
L13	S 65°45'55" W	21.70'
L14	N 29°56'21" W	125.08'
L15	N 30°01'04" W	162.02'
L16	S 13°27'10" E	67.54'
L17	N 32°07'21" W	70.00'
L18	N 32°07'21" W	29.03'
L19	N 24°52'33" W	33.75'
L20	N 36°43'35" W	35.01'
L21	N 29°43'10" W	122.01'
L22	S 17°41'31" E	20.02'
L23	S 34°08'16" E	63.88'
L24	N 21°17'45" W	25.96'
L25	N 08°55'53" W	49.82'
L26	N 22°33'23" W	13.99'
L27	N 23°57'11" W	128.48'
L28	S 26°39'53" E	49.94'
L29	N 28°37'32" W	119.33'
L30	S 44°00'38" E	80.24'
L31	S 67°39'22" W	133.59'

Curve Chart:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	340.80'	40.44'	40.41'	N 40°36'49" W	6°47'53"
C2	20.00'	30.90'	27.92'	N 88°16'17" W	88°31'19"



SUBDIVISION PLAN

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

SCALE: 1" = 100'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

LEGEND

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- CDNC.

Concrete
- BIT.

Bituminous
- U

Utility Pole
- WV

Water Valve
- GV

Gas Valve
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB

Catch Basin
- SMH

Sewer Manhole
- I.P.S.

5/8" Iron Pin Set
- D.H.F.

Drill Hole Found
- D.H.S.

Drill Hole Set
- WLF 2

Wetland Flag
- GMS

Granite Menestone
- EX. CDNC. MDN.

Existing Concrete Monument To Be Set
- TBS

Vynal Fence

NOW OR FORMERLY
Francis J. Ponton
118 Black Ash Road
Town Clerk Volume 648 Page 117
Tax Assessor Map 29 Lot 89

NOW OR FORMERLY
Joseph Ross
25 Caribou Way
Town Clerk Volume 622 Page 756
Tax Assessor Map 29 Lot 107

NOW OR FORMERLY
Dianne E. Williams
23 Caribou Way
Town Clerk Volume 692 Page 1059
Tax Assessor Map 29 Lot 108

NOW OR FORMERLY
Jonathon A. Swift
17 Caribou Way
Town Clerk Volume 649 Page 1010
Tax Assessor Map 29 Lot 109

NOW OR FORMERLY
Tadusz 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
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Cynthia E. Santacroce
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Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
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Nancy Anne Hubbert
213 Chesterfield Road
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Juan & Tara Lee Falcon
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Tax Assessor Map 29 Lot 64
Map Reference 1?

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Nancy A. Clark
229 Chesterfield Road
Town Clerk Volume 471 Page 75
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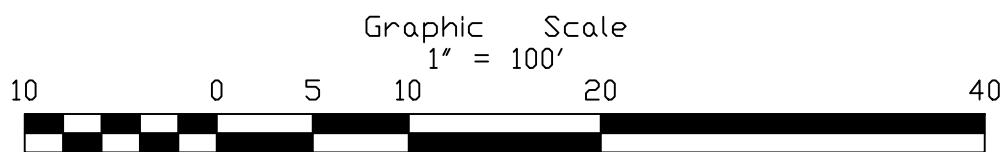
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Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

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

SCALE: 1" = 100'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CDNC. Concrete
- BIT. Bituminous
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- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
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- 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

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Town Clerk Volume 471 Page 75
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213 Chesterfield Road
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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

Note: 225 Chesterfield Road is tied into
Municipal Sewer per Montville WPCA.

Note: 213 Chesterfield Road is tied into
Municipal Sewer per Montville WPCA.

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-Chatfield complex, 15 to 45% slopes, very rocky.

Graphic Scale
1" = 40'



EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT

SCALE: 1" = 40'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

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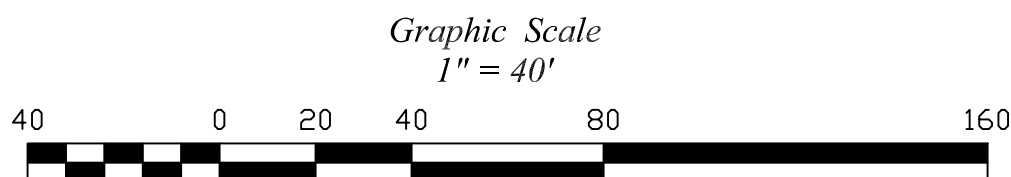
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Michael A. & Terri Desautels
237 Chesterfield Road
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Tax Assessor Map 29 Lot 62-001

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.

- NOTES:
- Soil Classifications:
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ORTEGA DRIVE

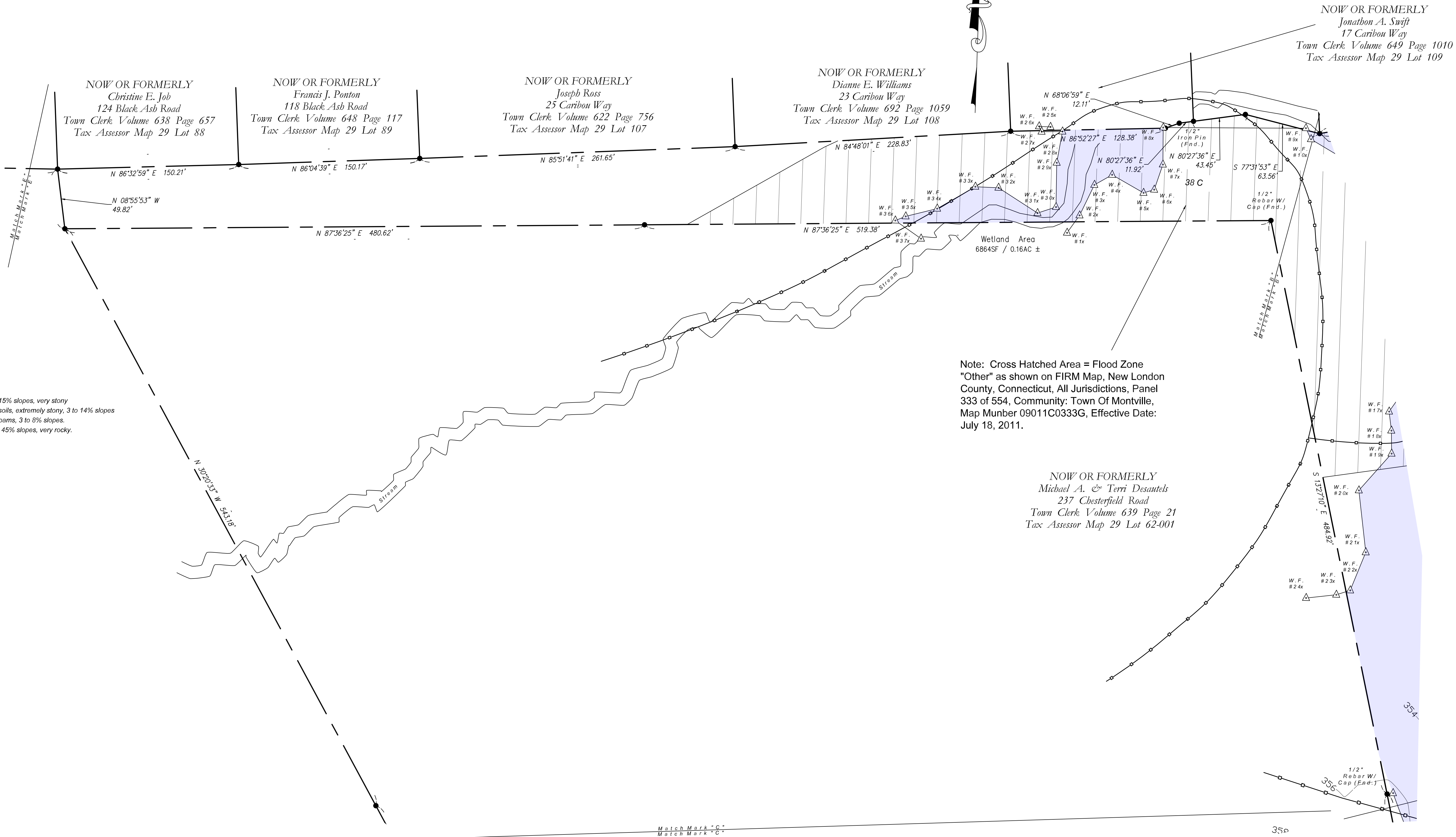


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MONTVILLE, CONNECTICUT
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JUNE 10, 2024
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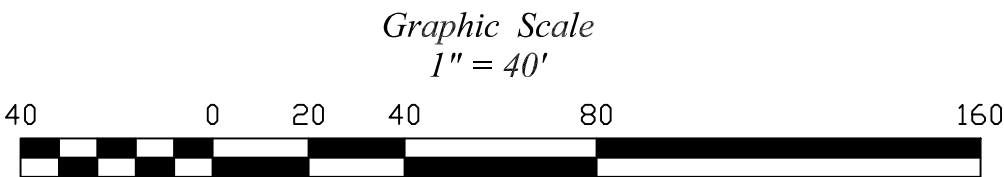
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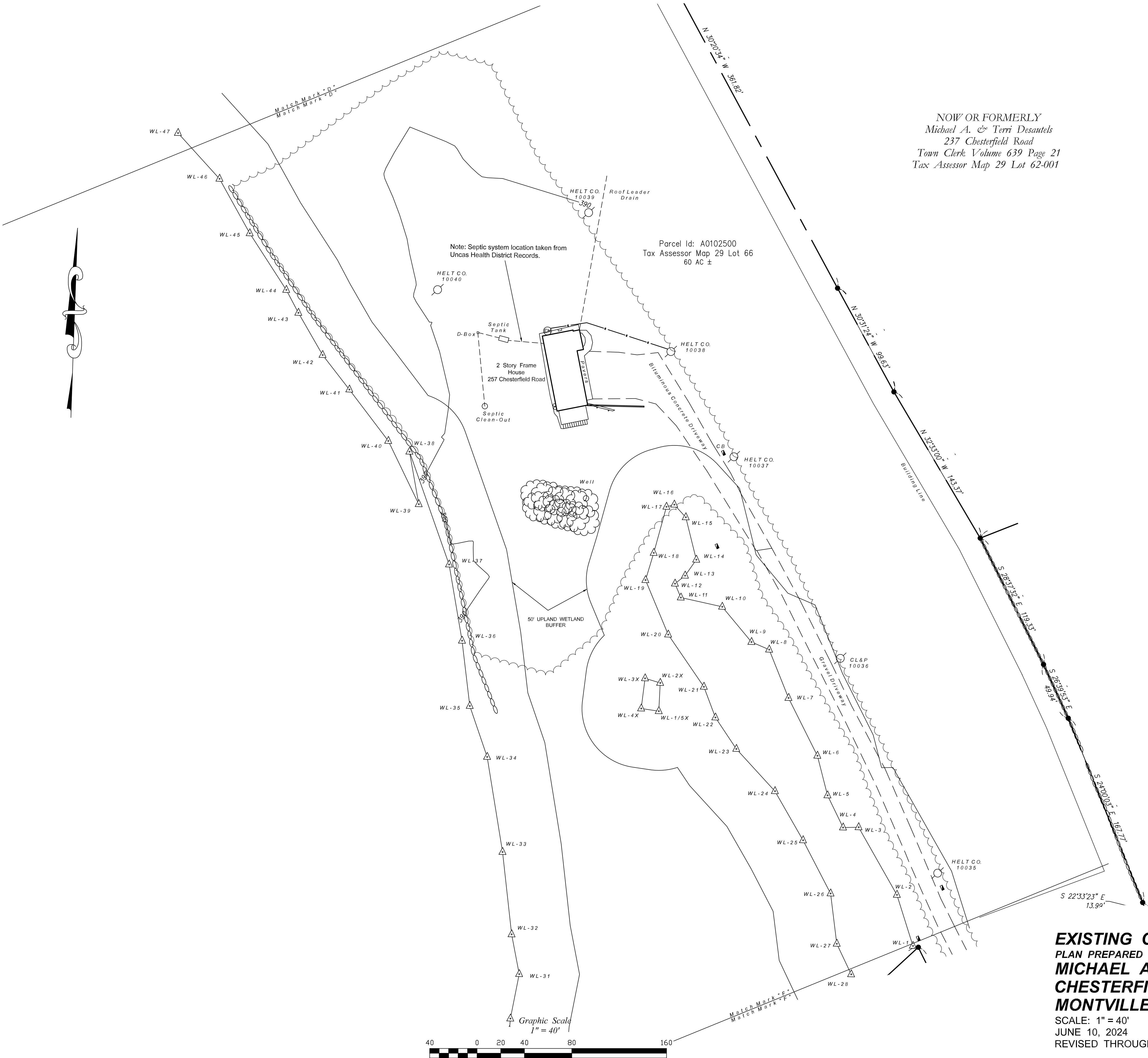


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Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

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

EXISTING CONDITIONS SURVEY
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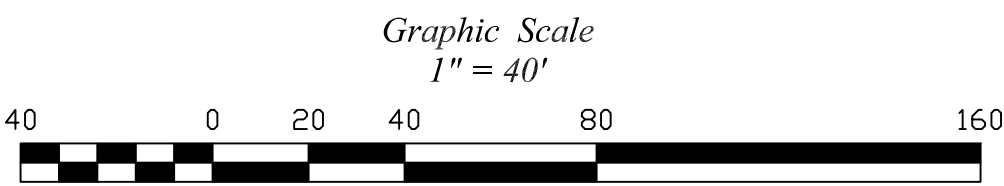
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John H. Brycki, Sr.
132 Black Ash Road
Town Clerk Volume 675 Page 234
Tax Assessor Map 29 Lot 69A

±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.

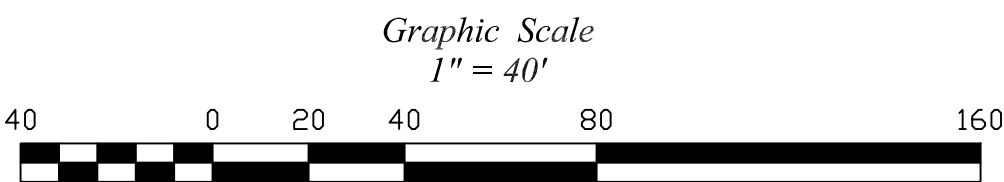
NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

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

Parcel Id: 029066000
Tax Assessor Map 29 Lot 66
60 AC ±

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 THROUGH: MAY 7, 2025

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



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" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; Amended October 26, 2018. This survey type is a BOUNDARY SURVEY based on a RESURVEY OF map reference 1 a-d. It is intended to show the EXISTING PROPERTY LINES.

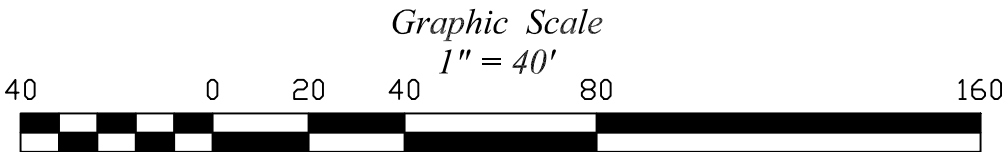
2. This survey conforms to Class A-2 / T-2

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

Preliminary

Brian D. Florek, L.S. #70135 Date
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006

Not Valid
Without
Embossed Seal



EXISTING CONDITIONS SURVEY

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

SCALE: 1" = 40'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

LEGEND

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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. Santacroce
45 Ortega Drive
Town Clerk Volume 520 Page 216
Tax Assessor Map 29 Lot 113

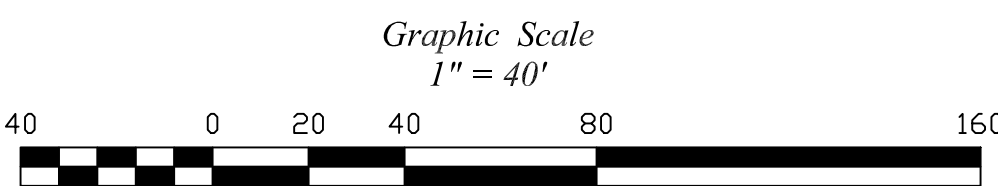
NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
Tax Assessor Map 29 Lot 67

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 Number 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

RAIN GARDEN DATA TABLE			
LOT	PROPOSED IMPERVIOUS AREA	MINIMUM VOLUME	PROPOSED RAIN GARDEN CAPACITY
1	1,800 S.F. (POSS. HOUSE) 1,300 S.F. (PAVED DRIVE) 3,100 S.F. (APPROX. TOTAL)	±336 C.F.	TOP OF CONTOUR AREA = ±314 S.F. BOTTOM CONTOUR AREA = ±63 S.F. DEPTH = 2FT. PROPOSED VOLUME = ±377 C.F.
2	1,800 S.F. (POSS. HOUSE) 1,300 S.F. (PAVED DRIVE) 3,100 S.F. (APPROX. TOTAL)	±336 C.F.	TOP OF CONTOUR AREA = ±314 S.F. BOTTOM CONTOUR AREA = ±63 S.F. DEPTH = 2FT. PROPOSED VOLUME = ±377 C.F.
3	1,800 S.F. (POSS. HOUSE) 2,100 S.F. (PAVED DRIVE) 3,900 S.F. (APPROX. TOTAL)	±423 C.F.	TOP OF CONTOUR AREA = ±314 S.F. BOTTOM CONTOUR AREA = ±113 S.F. DEPTH = 2FT. PROPOSED VOLUME = ±427 C.F.
4	1,800 S.F. (POSS. HOUSE) 1,450 S.F. (PAVED DRIVE) 3,250 S.F. (APPROX. TOTAL)	±353 C.F.	TOP OF CONTOUR AREA = ±314 S.F. BOTTOM CONTOUR AREA = ±63 S.F. DEPTH = 2FT. PROPOSED VOLUME = ±377 C.F.

*RAIN GARDENS SHALL BE SIZED FOR 108 C.F. OF VOLUME PER 1,000 S.F. MIN. OF PROPOSED IMPERVIOUS AREA TO ACCOMMODATE 1.3"(MIN.) RUNOFF FROM IMPERVIOUS SURFACES.



BULK REQUIREMENTS / ZONING COMPLIANCE TABLE R-80 ZONE FLAG LOT		
	REQUIRED R-80	PROVIDED LOT 4
TOTAL LOT AREA:	120,000 sF	159,194 sF
MINIMUM LOT FRONTAGE:	25 FT	25 FT
MINIMUM FRONT YARD SETBACK:	75 FT	78 FT
MINIMUM SIDE YARD SETBACK:	20 FT	148 FT
MINIMUM REAR YARD SETBACK:	50 FT	168 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT

RESUBDIVISION SURVEY
CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: MAY 7, 2025

LEGEND

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- BIT. Bituminous
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- GV Gas Valve
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- 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 623001

BULK REQUIREMENTS / ZONING COMPLIANCE TABLE
R-80 ZONE LOT 1

	REQUIRED R-80	PROPOSED LOT 1
TOTAL LOT AREA:	80,000 sf	80,079 sf
MINIMUM LOT FRONTAGE:	180 FT	200 FT
MINIMUM FRONT YARD SETBACK:	50 FT	53 FT
MINIMUM SIDE YARD SETBACK:	20 FT	60.8 FT
MINIMUM REAR YARD SETBACK:	50 FT	241 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT

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?

Note: 225 Chesterfield Road is tied into
Municipal Sewer per Montville WPCA.

BULK REQUIREMENTS / ZONING COMPLIANCE TABLE
R-80 ZONE LOT 2

	REQUIRED R-80	PROPOSED LOT 2
TOTAL LOT AREA:	80,000 sf	80,000 sf
MINIMUM LOT FRONTAGE:	180 FT	180 FT
MINIMUM FRONT YARD SETBACK:	50 FT	75 FT
MINIMUM SIDE YARD SETBACK:	20 FT	60.8 FT
MINIMUM REAR YARD SETBACK:	50 FT	330 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT

BULK REQUIREMENTS / ZONING COMPLIANCE TABLE
R-80 ZONE LOT 3

	REQUIRED R-80	PROPOSED LOT 3
TOTAL LOT AREA:	80,000 sf	80,000 sf
MINIMUM LOT FRONTAGE:	180 FT	180.52 FT
MINIMUM FRONT YARD SETBACK:	50 FT	77 FT
MINIMUM SIDE YARD SETBACK:	20 FT	53 FT
MINIMUM REAR YARD SETBACK:	50 FT	332 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT

Note: 213 Chesterfield Road is tied into
Municipal Sewer per Montville WPCA.

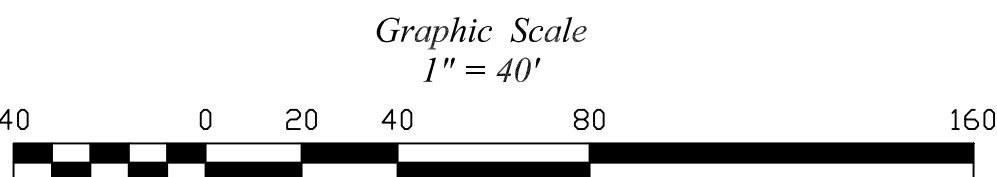
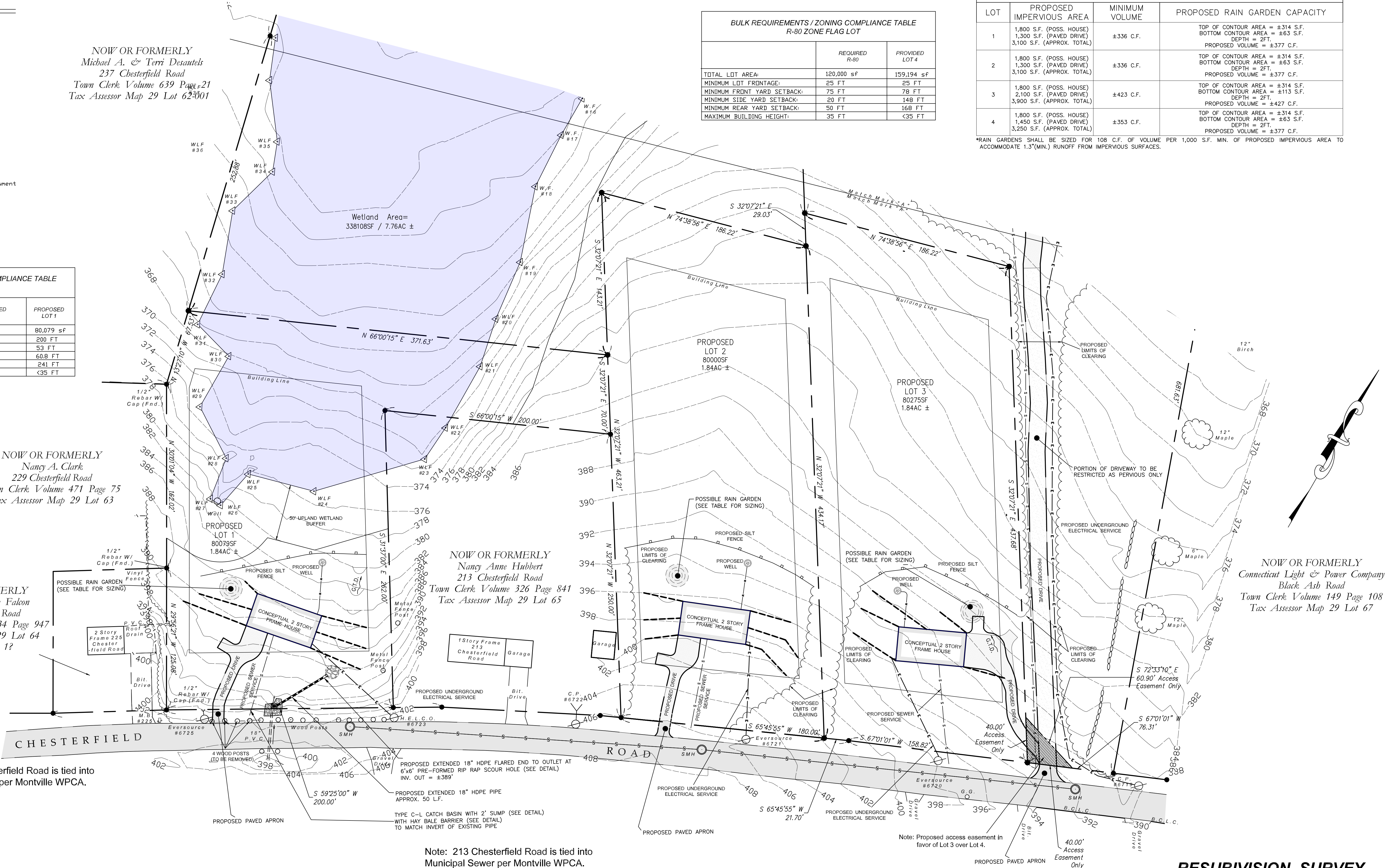
BULK REQUIREMENTS / ZONING COMPLIANCE TABLE
R-80 ZONE FLAG LOT

	REQUIRED R-80	PROVIDED LOT 4
TOTAL LOT AREA:	120,000 sf	159,194 sf
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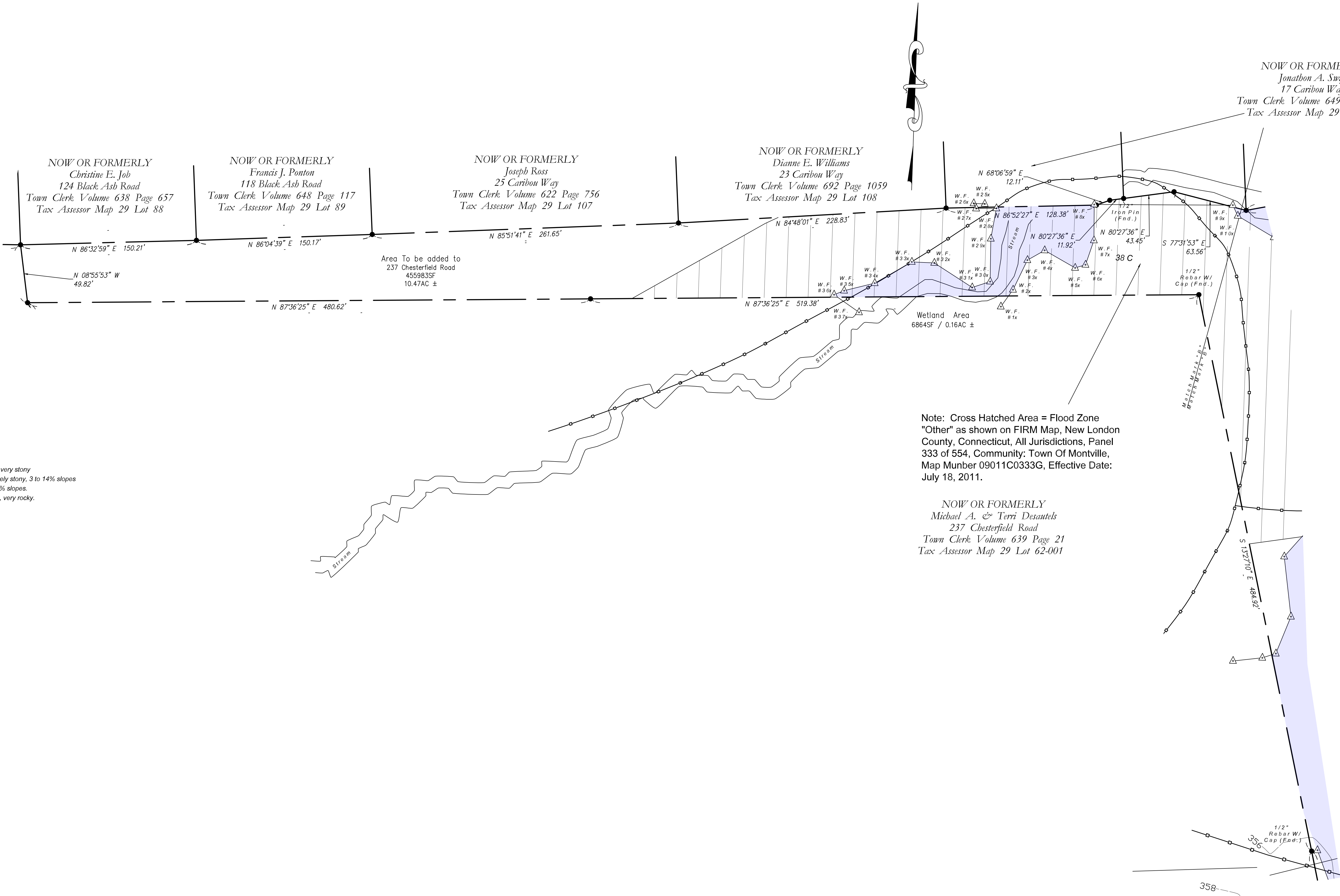


RESUBIVISION SURVEY
CONCEPTUAL PLAN
PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED: MAY 7, 2025

LEGEND

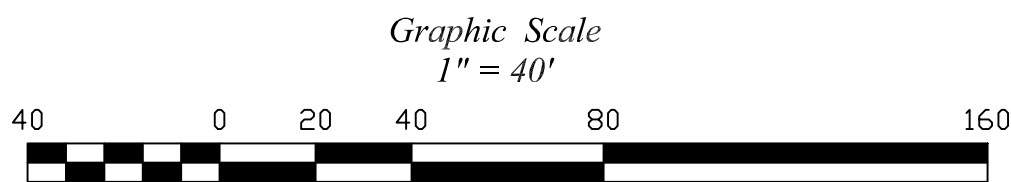
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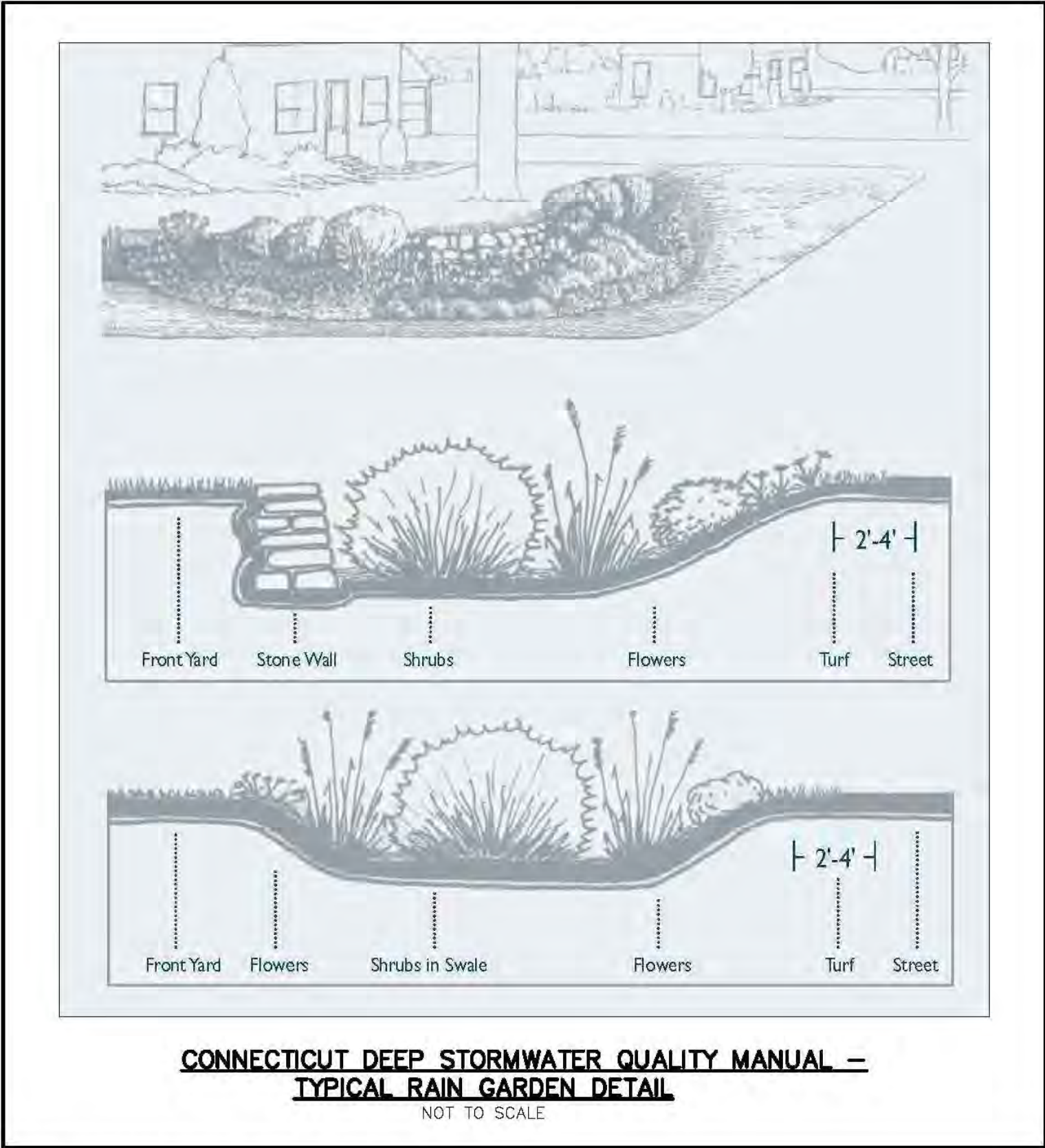


NOTES:

- 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-Chatfield complex, 15 to 45% slopes, very rocky.



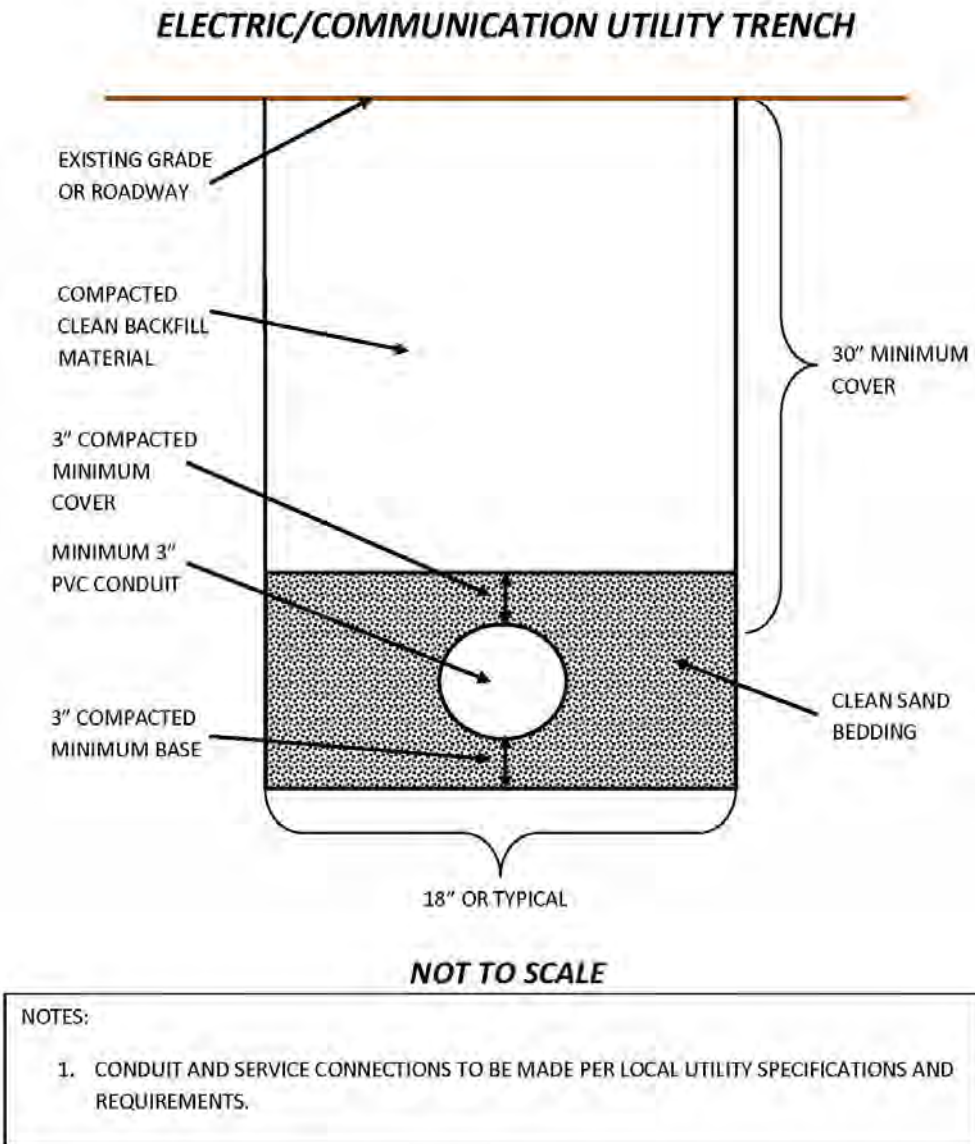
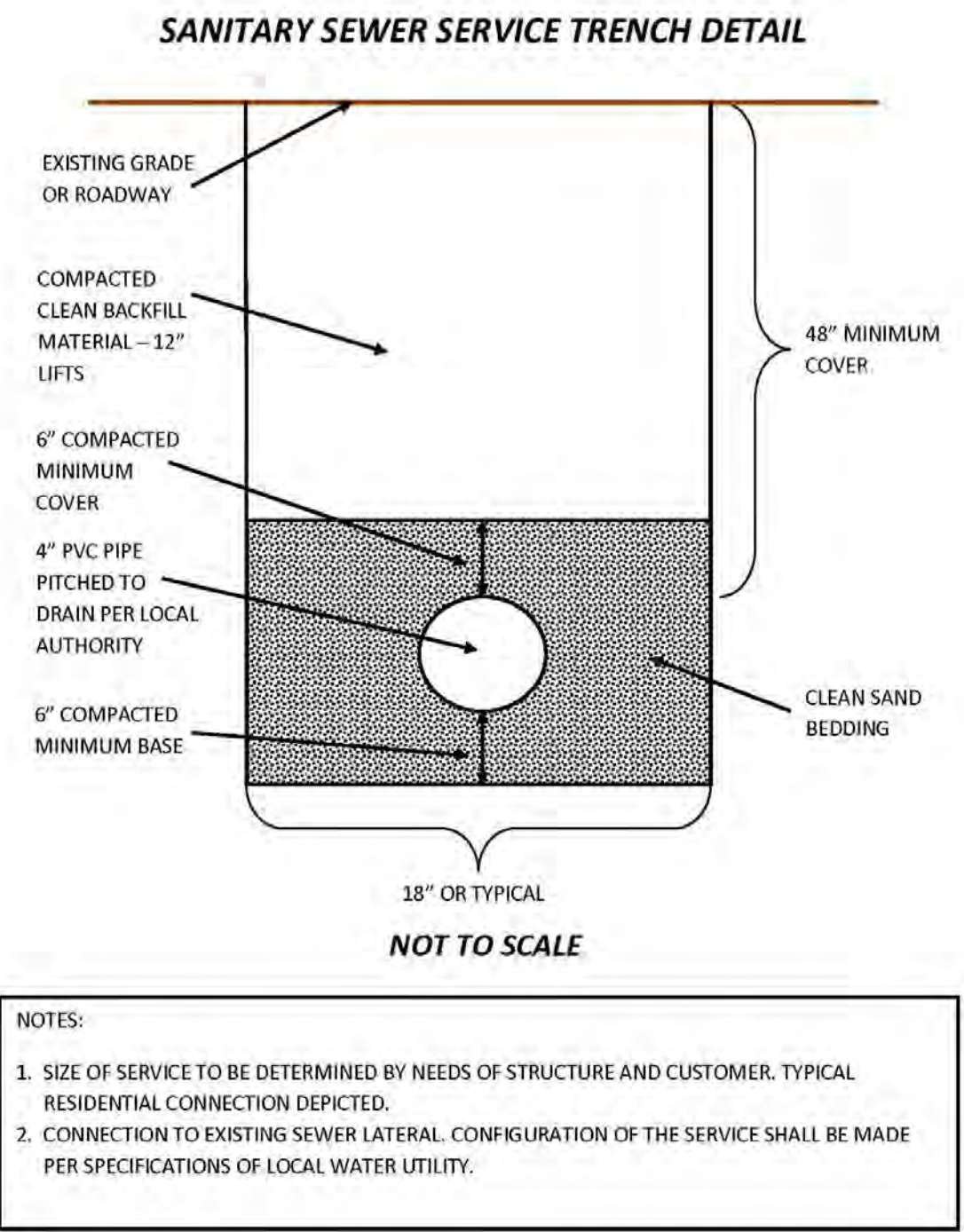
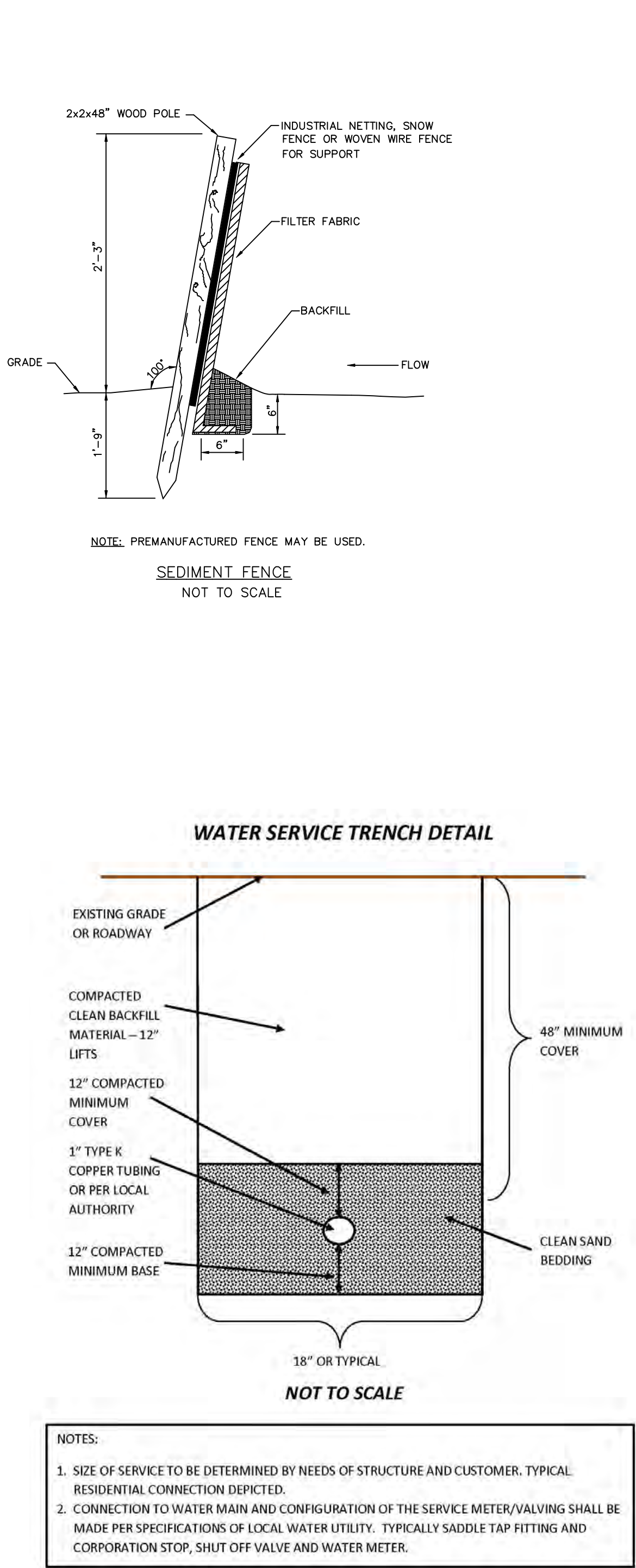
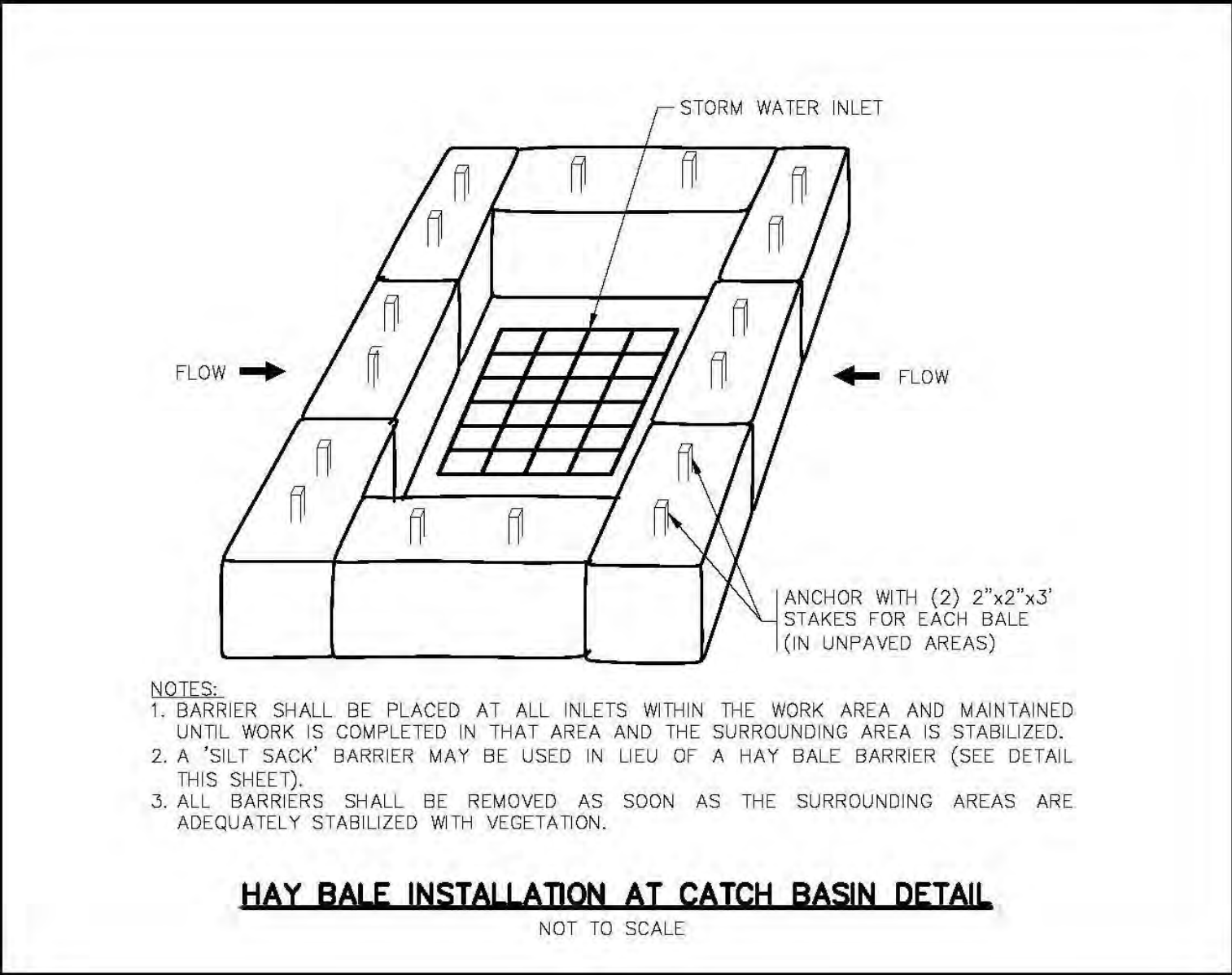
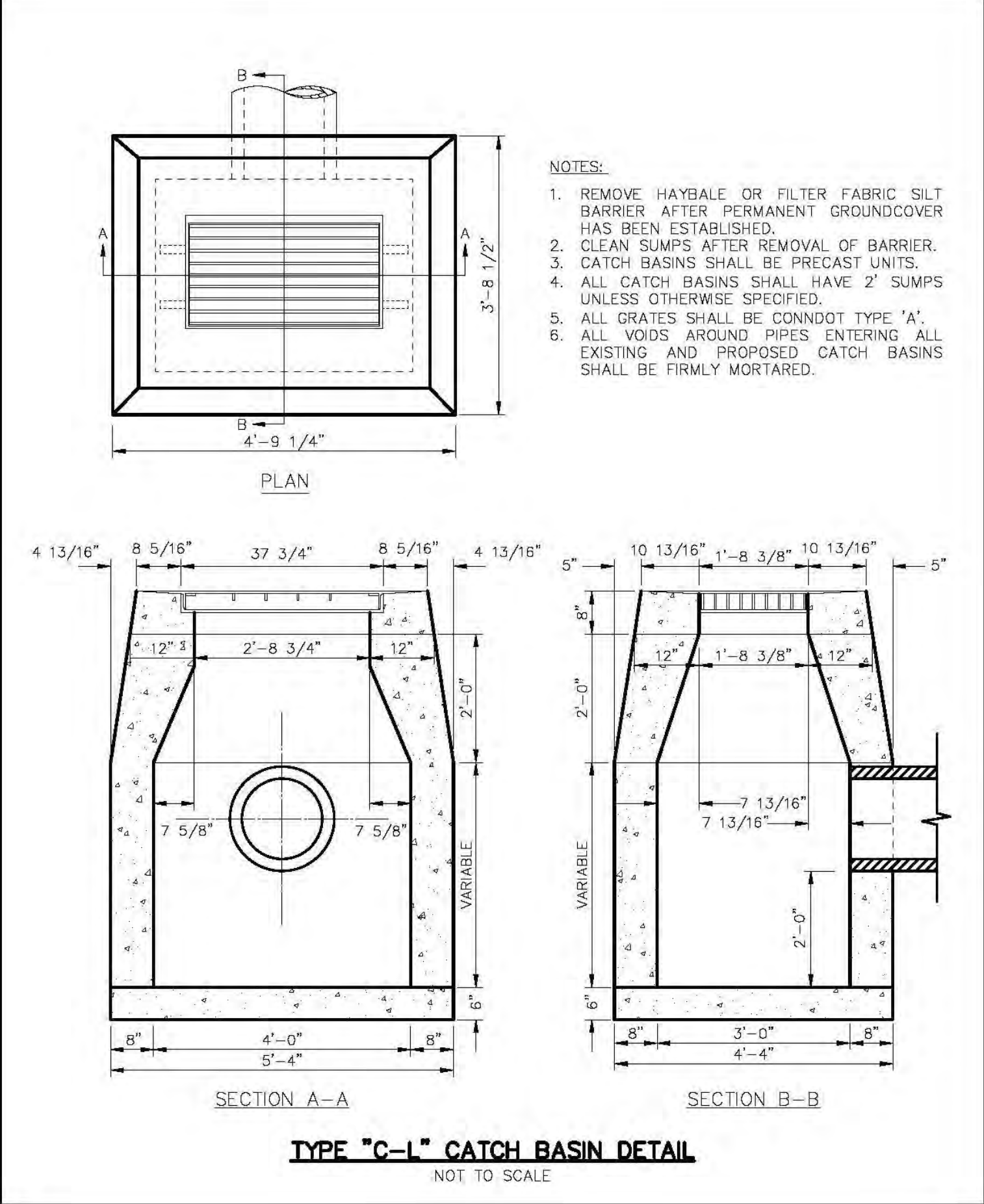
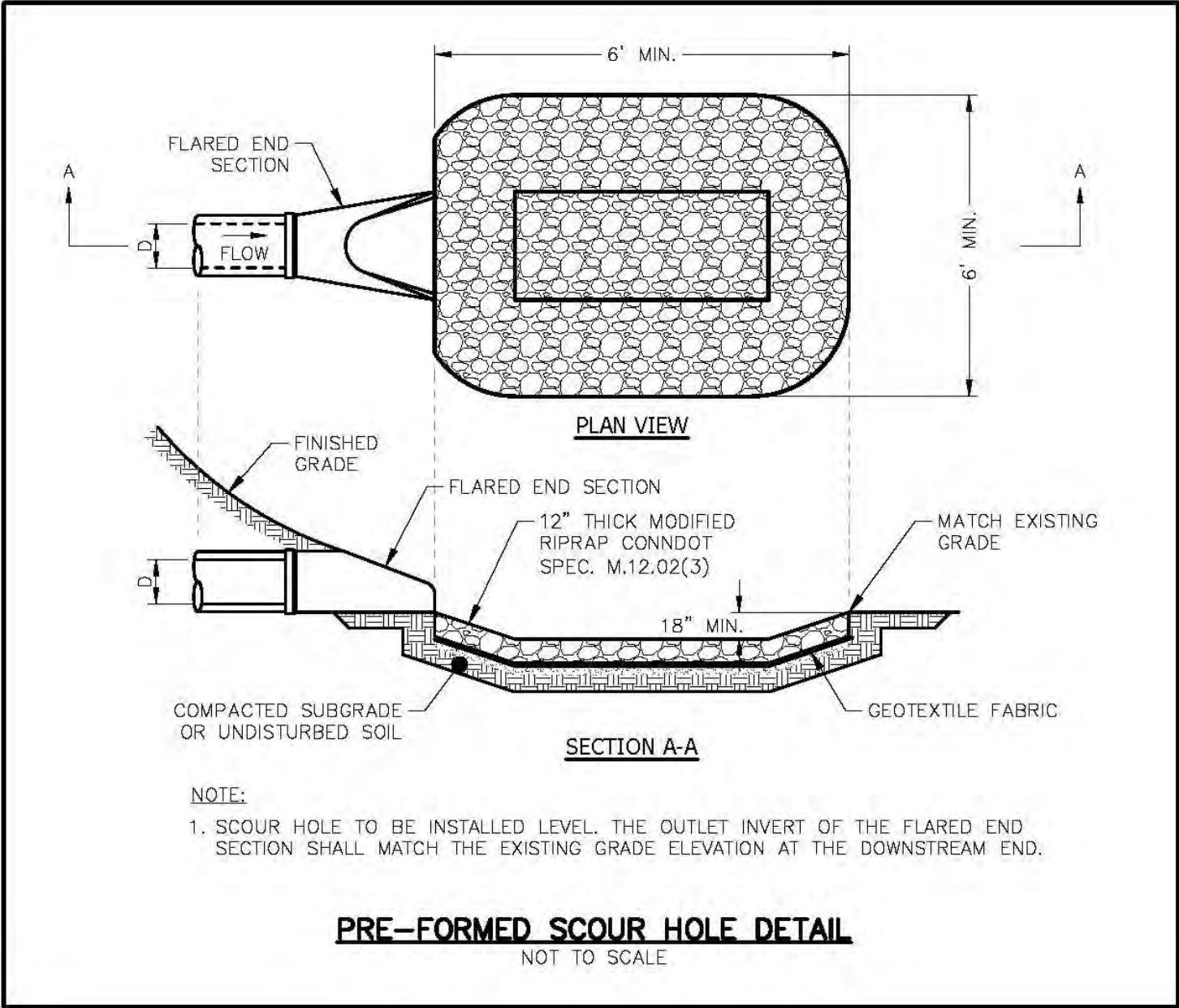
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MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
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- ERNST SEED MIXTURE SCHEDULE**
- RAIN GARDEN FLOOR MIX – SEED MIXTURE SPECIFICATION
- 25% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
 - 16% VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
 - 16% ALKALGRASS, 'FULTS' (PUCCINELLIA DISTANS, 'FULTS')
 - 15% FOWL BLUEGRASS (POA PALUSTRIS)
 - 10% CREEPING BENTGRASS (AGROSTIS STOLONIFERA)
 - 10% TICKLEGRASS (ROUGH BENTGRASS), PA ECOTYPE (AGROSTIS SCABRA, PA ECOTYPE)
 - 5% SOFT RUSH (JUNCUS EFFLUSUS)
 - 2% AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
 - 1% PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)

- RAIN GARDEN CONSTRUCTION NOTES**
- RAIN GARDEN SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
 - THE AREA OF THE RAIN GARDEN SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.
 - DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREA OF THE RAIN GARDEN. THE CONTRACTOR SHALL INSURE THAT 100% GRASS COVER IS QUICKLY ESTABLISHED AND MAINTAINED OVER THE ENTIRE AREA DRAINING TO THE RAIN GARDEN.
 - THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE CONSTRUCTION OF THE RAIN GARDEN AND SHALL PROVIDE CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
 - ALL DISTURBED AREAS SHALL BE FINE GRADED WITH 3" TOPSOIL, RAKED, SEEDED AND MULCHED IN A TIMELY MANNER. 100% GRASS COVER SHALL BE QUICKLY ESTABLISHED AND MAINTAINED TO PREVENT ANY SILT ACCUMULATION ALONG THE BOTTOM OF THE RAIN GARDEN. IF NECESSARY, THE CONTRACTOR SHALL INSTALL AN 18" HIGH WOOD CHIP BERM AROUND THE ENTIRE RAIN GARDEN AREA TO INHIBIT SILTATION.

- RAIN GARDEN MAINTENANCE PLAN**
- VEGETATION SHALL BE MOVED AS NECESSARY TO MAINTAIN 4" TO 6" HEIGHT. ANY WOODY VEGETATION SHALL BE REMOVED FROM THE RAIN GARDEN.
 - NO PESTICIDES OR FERTILIZERS SHALL BE USED IN ANY AREA DRAINING TO THE RAIN GARDEN.
 - IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE SURFACE OF THE RAIN GARDEN OR IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12". AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE RAIN GARDEN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - INSPECTIONS OF THE RAIN GARDEN SHALL BE MADE AFTER MAJOR STORM EVENTS.



RESUBDIVISION PLAN
DETAILS & TYPICALS
PROPERTY BELONGING TO:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025