

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 Sumar-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., Norwalk, Conn. Plan filed on the Montville Land Records Map 74 & 76.
D) "Columbia - Waterford R.O.W., Land To Be Purchased From Julius Borckowski 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 herein.
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 681 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.

James R. Cowen

James R. Cowen
Registered Soil Scientist
Professional Wetland Scientist

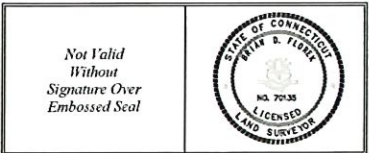
SURVEY NOTES:

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 adopted 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.

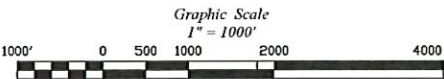
2. This survey conforms to Class A-2 / T-2 / V-3

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

4-9-25
Date:
Brian D. Florek, LS CFS #70135 NCF-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06345
bflorek@floreksurveyingllc.com (860) 271-6606



Not Valid
Without
Signature Over
Embossed Seal



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:

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* ENGINEER CERTIFICATION FOR PROPOSED STORMWATER FEATURES ONLY

LEGEND

These standard symbols might be found in the drawing:

- CDNC: Concrete
- BIT: Bituminous
- UP: Utility Pole
- WV: Water Valve
- GV: Gas Valve
- : Boundary Line
- : Edge of Road / Drive
- : Stone Wall
- CB: Catch Basin
- SM: Sewer Manhole
- I.P.S.: 3/8" Iron Pin Set
- D.H.F.: Drill Hole Found
- D.H.S.: Drill Hole Set
- VLF 2: Vestland Flag
- GMS: Granite Markerstone
- EX. CDNC. MDH: Existing Concrete Monument To Be Set
- TBS: Vynal Fence

NOW OR FORMERLY
John H. Bryski, 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

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

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

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Anita Delacruz
253 Chesterfield Road
Town Clerk Volume 605 Page 917
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Daniel A. Terraciano
259 Chesterfield Road
Town Clerk Volume 671 Page 671
Tax Assessor Map 29 Lot 60

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

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

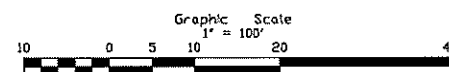
NOW OR FORMERLY
Jill Moonheron
339 Chesterfield Road
Town Clerk Volume 702 Page 975
Tax Assessor Map 21 Lot 1A

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	63.58'
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 69°51'36" E	81.94'
L10	N 63°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	33.73'
L20	N 58°43'35" W	35.01'
L21	N 28°43'10" W	122.01'
L22	S 17°41'31" E	20.02'
L23	S 34°08'16" E	63.68'
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	8°47'53"
C2	20.00'	30.90'	27.92'	N 88°16'17" W	88°31'19"

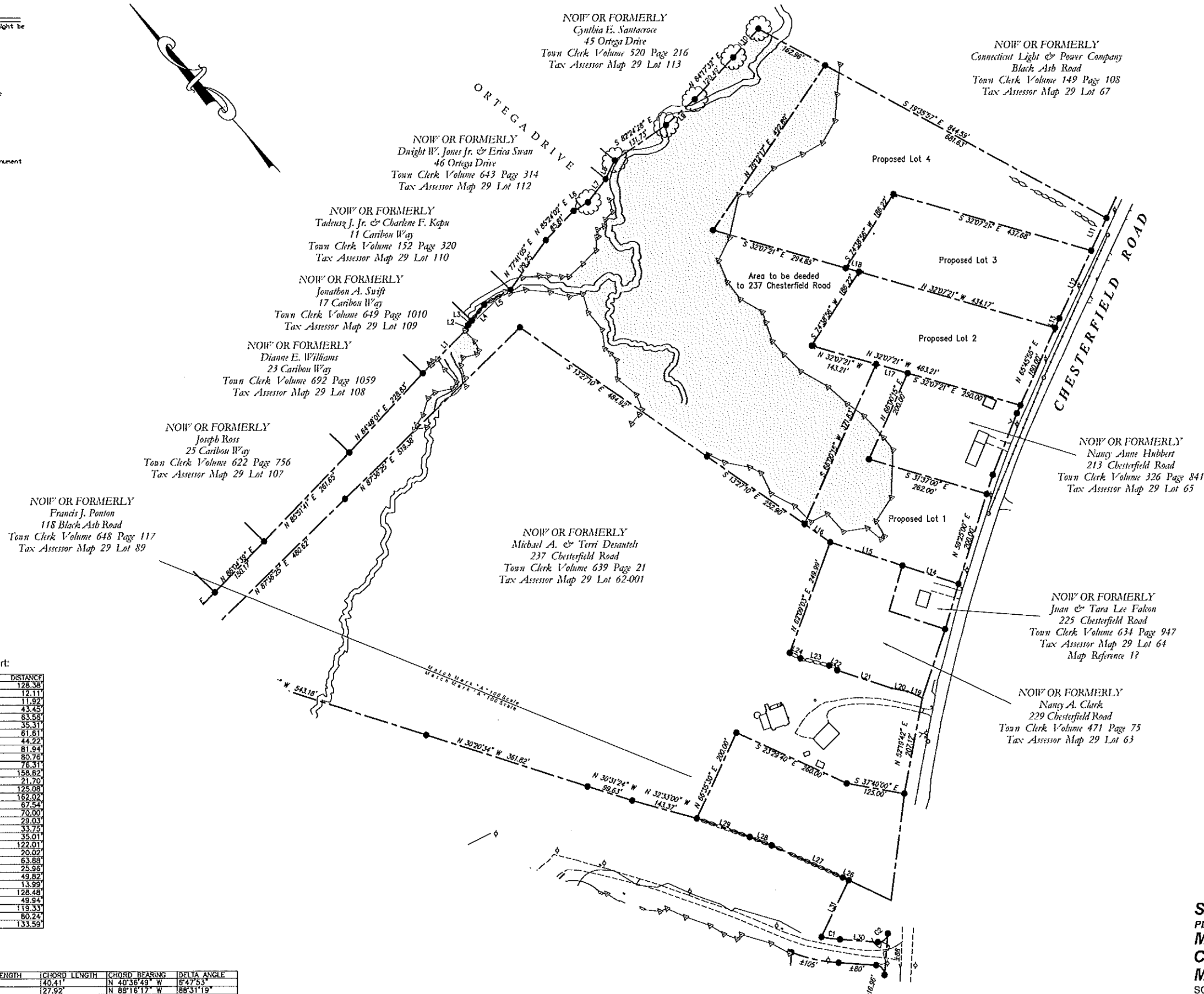
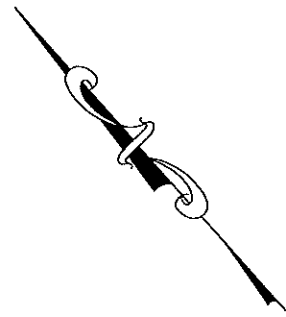


SUBDIVISION PLAN
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 100'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

LEGEND

These standard symbols might be found in the drawing

- CONC. Concrete
- BIT. Bituminous
- UP Utility Pole
- WV Water Valve
- GV Gas Valve
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- L.P.S. 5/8" Iron Pin Set
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- VLF 2 Vetical Flag
- GMS Granite Merestone
- EX. CONC. MON. Existing Concrete Monument To Be Set
- T&S Vinyl Fence

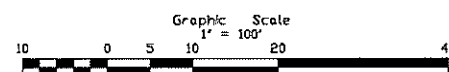


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L16	S 13°27'10" E	97.54
L17	N 32°07'21" W	70.00
L18	N 32°07'21" W	29.03
L19	N 24°52'33" W	33.75
L20	N 36°43'35" W	35.01
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 PLAN PREPARED FOR:
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MONTVILLE, CONNECTICUT
 SCALE: 1" = 100'
 JUNE 10, 2024
 REVISED THROUGH: MAY 7, 2025

LEGEND

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- VV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drift Hole Found
- D.H.S. Drift Hole Set
- VLF 2 Wetland Flag
- GMS Granite Markerstone
- EX. CONC. HEN. Existing Concrete Monument To Be Set
- DHD DT 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

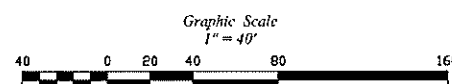
NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
Tax Assessor Map 29 Lot 67

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. 45C 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 Chilton-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
REVISED THROUGH: MAY 7, 2025
Sheet 3 of 13

LEGEND

These standard symbols may be found in the drawing

- * Light Pole
- CONC. Concrete
- BLT. Bituminous
- # Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- Catch Basin
- 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
- VLF 2 Wetland Flag
- GMS Granite Monolith
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc. Lipless 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
Tax Assessor Map 29 Lot 67

NOW OR FORMERLY
Michael A. & Teri 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 Number 09011C0333G, Effective Date: July 18, 2011.

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 6% slopes
 - d. 73E Charlton-Charfield complex, 15 to 45% slopes, very rocky

ORTEGA DRIVE

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

These standard symbols may be found in the drawing.

- | | |
|----------------|--------------------------------|
| ★ | Light Pole |
| CONC. | Concrete |
| BLT. | Blumhouse |
| U | 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. | Iron Pin Set |
| RR SPICE | RR Splice |
| D.H.F. | Drill Hole Found |
| D.H.S. | Drill Hole Set |
| WLF R | Wetland Flag |
| GMS | Granite Monolith |
| EX. CONC. MON. | Existing Concrete Monument |
| TSS | To Be Set |
| CH | CH Highest Department Monument |
| ----- | Existing Contour Line |
| BCLC | Bit Cone Lipped Curb |

1) Soil Classifications:

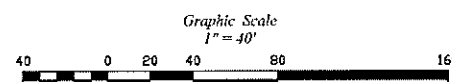
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Note: Cross Hatched Area = Flood Zone
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Michael A. & Terri Desautels
237 Chesterfield Road
Tonn Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

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MONTVILLE, CONNECTICUT
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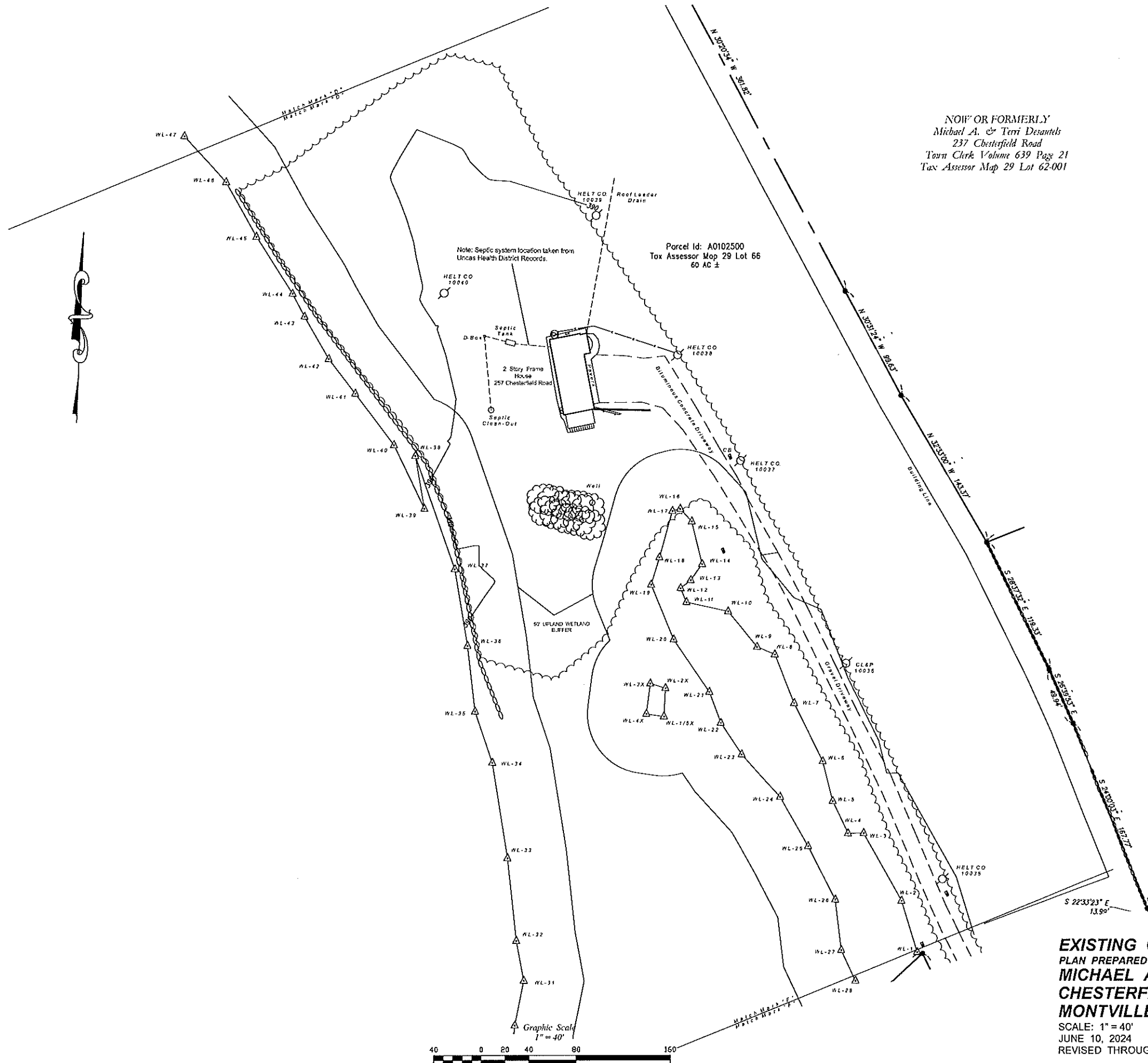
Sheet 5 of 13



LEGEND

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- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- VLF 2 Wetland Flag
- GMS Granite Monestone
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- CT Highway Department Monument
- Existing Contour Line
- BOLD 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
Gil Realty Incorporated
245 Chesterfield Road
Town Clerk Volume 553 Page 462
Tax Assessor Map 29 Lot 62

EXISTING CONDITIONS SURVEY
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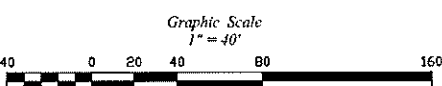
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Anita Delacruz
253 Chesterfield Road
Town Clerk Volume 605 Page 917
Tax Assessor Map 29 Lot 61

A=40.44'
R=340.80'
D=6°47'53"
CB=N 40°36'49" W
CL=40.41'

A=30.90'
R=20.00'
D=88°31'19"
CB=S 88°16'17" E
CL=27.92'

CHESTERFIELD ROAD

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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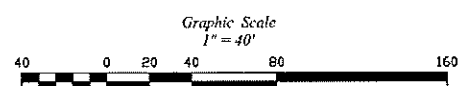


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Parcel Id: 029066000
Tax Assessor Map 29 Lot 66
60 AC ±

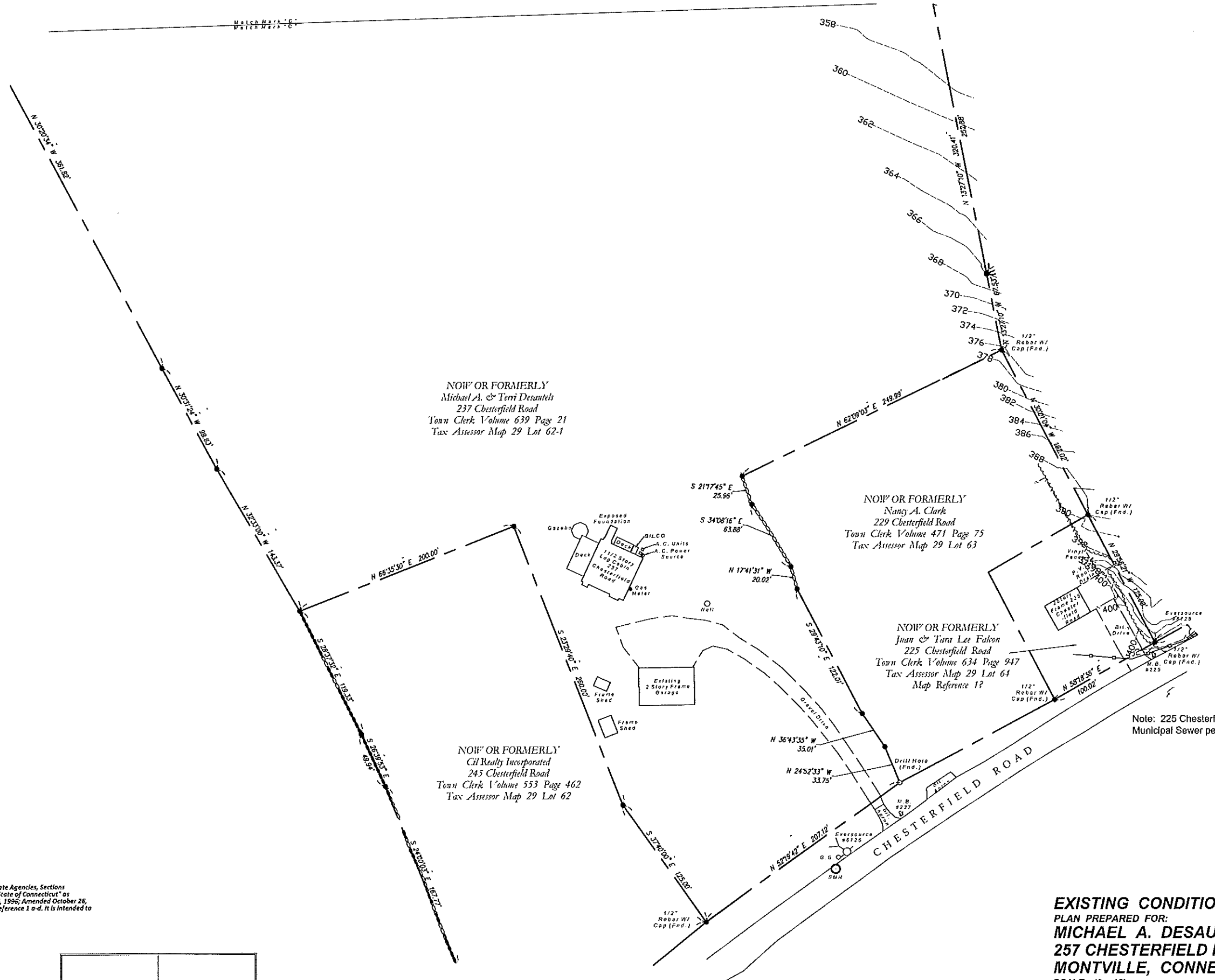


EXISTING CONDITIONS SURVEY
PLAN PREPARED FOR:
MICHAEL A. DESAUTELS
CHESTERFIELD ROAD
MONTVILLE, CONNECTICUT
SCALE: 1" = 40'
JUNE 10, 2024
REVISED THROUGH: MAY 7, 2025

LEGEND

These standard symbols may be found in the drawing

- * Light Pole
- CDNC Concrete
- BIT. Bituminous
- # Utility Pole
- VV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- VLF 2 Veland Flag
- GKS Granite Kerestone
- EX. CDNC. MON. Existing Concrete Monument
- TSS To Be Set
- CI Highway Department Monument
- Existing Contour Line
- BOLD 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.

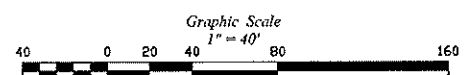
2. This survey conforms to Class A-2 / T-2

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) 271.6926

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

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- VV Viter Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sesser 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
- VLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MON. Existing Concrete Monument To Be Set
- TBS CT Highway Department Monument
- CHD Existing Contour Line
- BCLC Bit Conc Lipped Curbing

NOW OR FORMERLY
Tadusz J. Jr. & Charlene F. Kopa
11 Caribon 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
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 Munber 09011C0333G, Effective Date:
July 18, 2011.

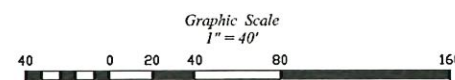
NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62-001

Wetland Area =
338108SF / 7.76AC ±

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.

	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

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- UV Utility Pole
- GV Gas Valve
- X - Drain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- B.H.F. Dr-81 Hole Found
- D.H.S. Dr-81 Hole Set
- WLF 2 Wetland Flag
- GHS Granite Markerstone
- EX. CONC. MNL. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BOLC Bit Conc. Upped Curbing

NOW OR FORMERLY
Michael A. & Terri Desautels
237 Chesterfield Road
Town Clerk Volume 639 Page 21
Tax Assessor Map 29 Lot 62/601

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

RAIN GARDEN DATA TABLE		
LOT	PROPOSED IMPERVIOUS AREA	MINIMUM VOLUME
1	1,800 S.F. (POSS. HOUSE) 1,300 S.F. (PAVED DRIVE) 3,100 S.F. (APPROX. TOTAL)	±336 C.F.
2	1,800 S.F. (POSS. HOUSE) 1,300 S.F. (PAVED DRIVE) 3,100 S.F. (APPROX. TOTAL)	±336 C.F.
3	1,800 S.F. (POSS. HOUSE) 1,300 S.F. (PAVED DRIVE) 3,100 S.F. (APPROX. TOTAL)	±423 C.F.
4	1,800 S.F. (POSS. HOUSE) 1,450 S.F. (PAVED DRIVE) 3,250 S.F. (APPROX. TOTAL)	±353 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 1.5" (MIN.) RUNOFF FROM IMPERVIOUS SURFACES.

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?

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

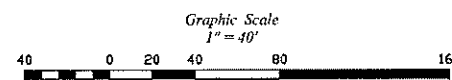
NOW OR FORMERLY
Connecticut Light & Power Company
Black Ash Road
Town Clerk Volume 149 Page 108
Tax Assessor Map 29 Lot 67

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

Note: 213 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



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

LEGEND

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- VV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CS Catch Basin
- S4H Sewer Manhole
- LP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- VLF 2 Wetland Flag
- GKS Granite Kerestone
- EX. CONC. MON. Existing Concrete Monument
- T&S To Be Set
- DHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc. Lipped Curbing

NOTES:

- 1) Soil Classifications:
- a. 45C 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 Parton and Montauk, Fine sandy loams, 3 to 8% slopes
 - d. 73E Charlton-Chaffield complex, 15 to 45% slopes, very rocky.

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
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

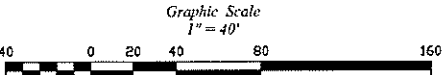
NOW OR FORMERLY
Dianne E. Williams
23 Caribou Way
Town Clerk Volume 692 Page 1059
Tax Assessor Map 29 Lot 108

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

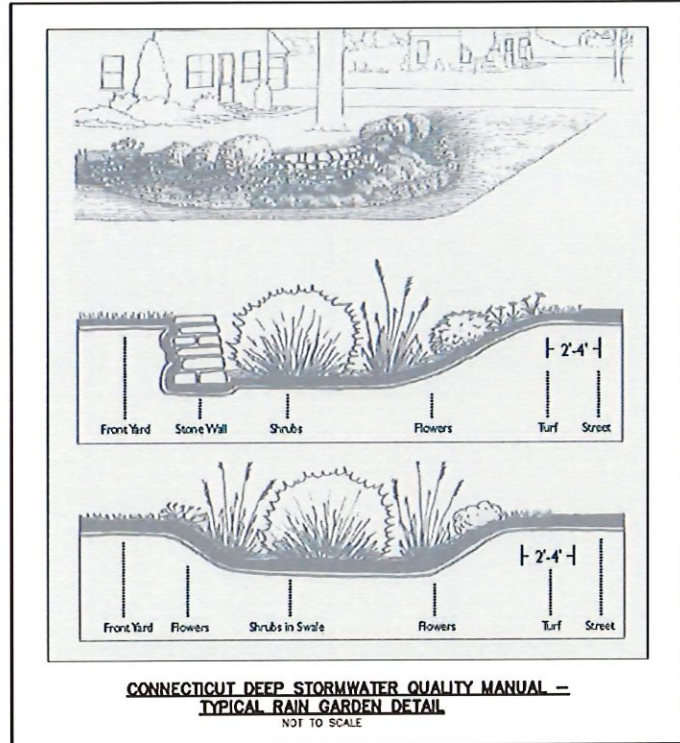
Area To be added to
237 Chesterfield Road
455883SF
10.47AC ±

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



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



ERNST SEED MIXTURE SCHEDULE

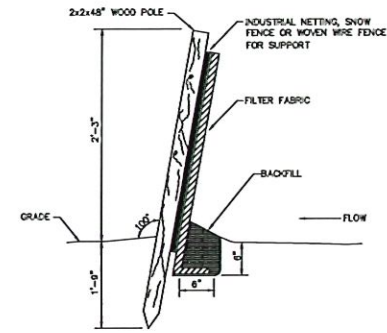
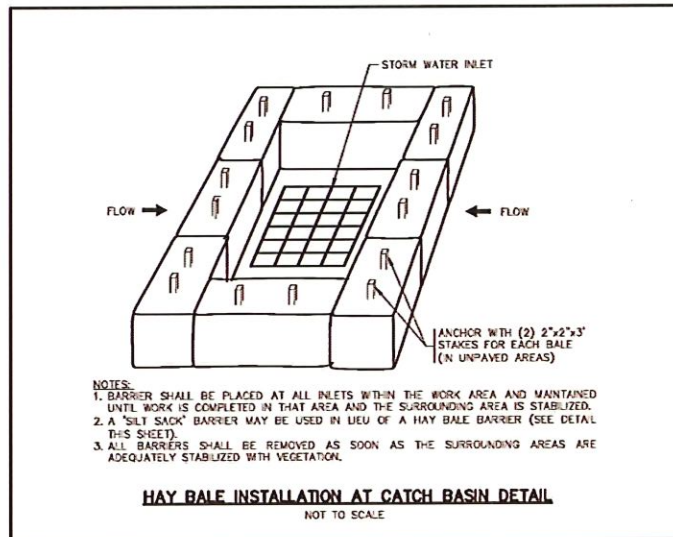
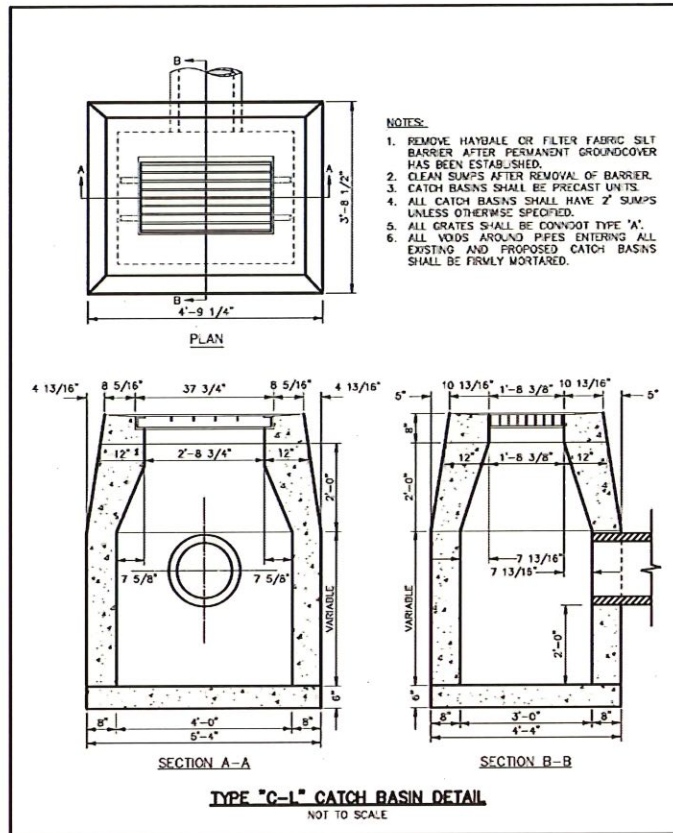
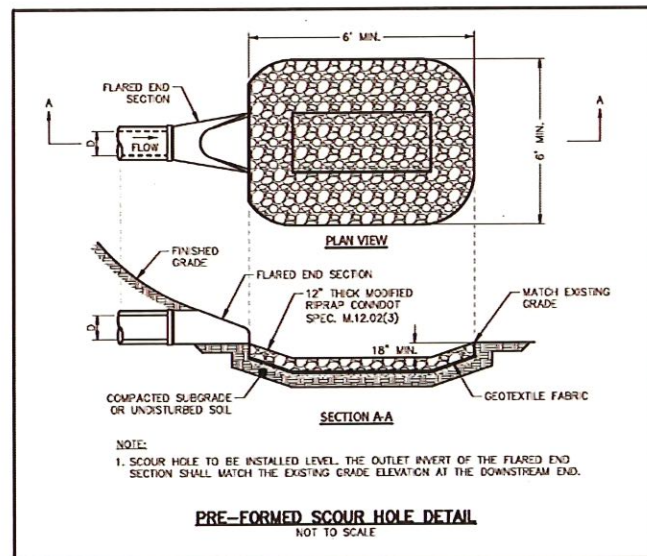
RAIN GARDEN FLOOR MIX - SEED MIXTURE SPECIFICATION
 25% REDTOP PAN-CORASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
 18% VIRGINIA WILDRIE, PA ECOTYPE (ELYNUS VIRGINICUS, PA ECOTYPE)
 16% ALKA-GRASS, TULIS (PUCCINELLIA DISTANS, TULIS)
 15% FOW. BLUEGRASS (POA PALUSTRIS)
 10% CREEPING BENTGRASS (AGROSTIS STOLONIFERA)
 10% TICKLEGRASS (ROUGH BENTGRASS), PA ECOTYPE (AGROSTIS SCABRA, PA ECOTYPE)
 5% SOFT RUSH (JUNCUS EFFUSUS)
 2% AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
 1% PATH RUSH, PA ECOTYPE (JUNCUS TENJIS, PA ECOTYPE)

RAIN GARDEN CONSTRUCTION NOTES

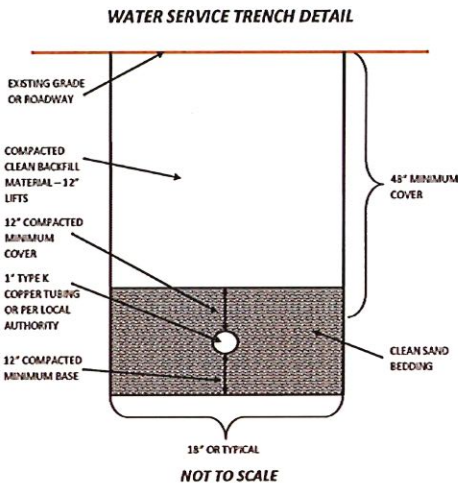
- RAIN GARDEN SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
- THE AREA OF THE RAIN GARDEN SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.
- DURING CONSTRUCTION, SEDIMENT 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

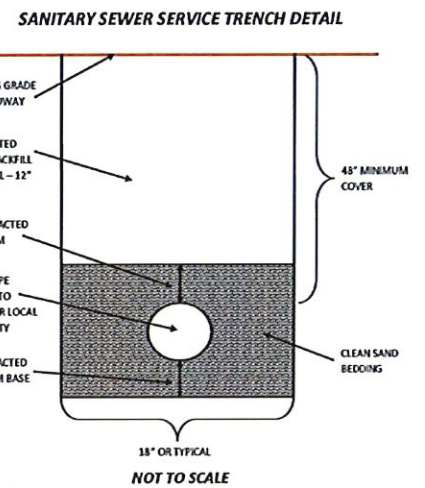
- VEGETATION SHALL BE MOWED AS NECESSARY TO MAINTAIN 4" TO 6" HEIGHT. ANY WOODY VEGETATION SHALL BE REMOVED FROM THE RAIN GARDEN.
- NO PESTICIDES OR FERTILIZERS SHALL BE USED IN ANY AREA DRAINING TO THE RAIN GARDEN.
- IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE SURFACE OF THE RAIN GARDEN OR IF PONDING 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.



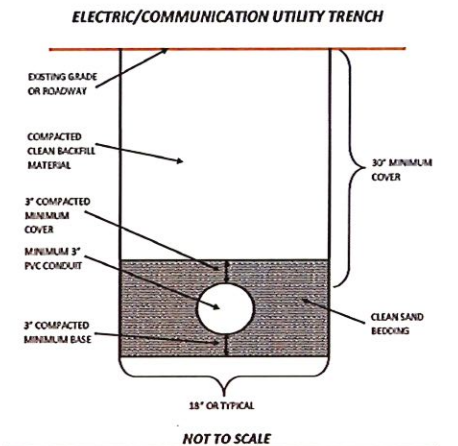
NOTE: PREMANUFACTURED FENCE MAY BE USED.
SEDIMENT FENCE
 NOT TO SCALE



- NOTES:
- SIZE OF SERVICE TO BE DETERMINED BY NEEDS OF STRUCTURE AND CUSTOMER. TYPICAL RESIDENTIAL CONNECTION DEPICTED.
 - CONNECTION TO WATER MAIN AND CONFIGURATION OF THE SERVICE METER/VALVING SHALL BE MADE PER SPECIFICATIONS OF LOCAL WATER UTILITY. TYPICALLY SADDLE TAP FITTINGS AND CORPORATION STOP, SHUT OFF VALVE AND WATER METER.



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



- NOTES:
- 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

REVISED THROUGH: MAY 7, 2025