

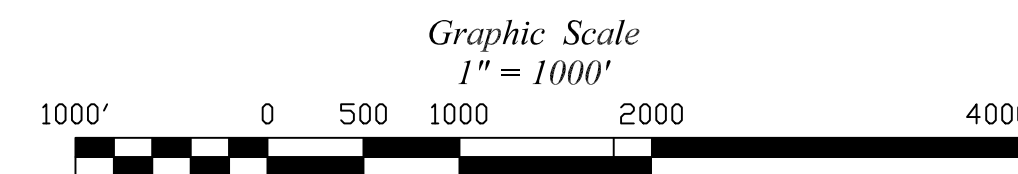
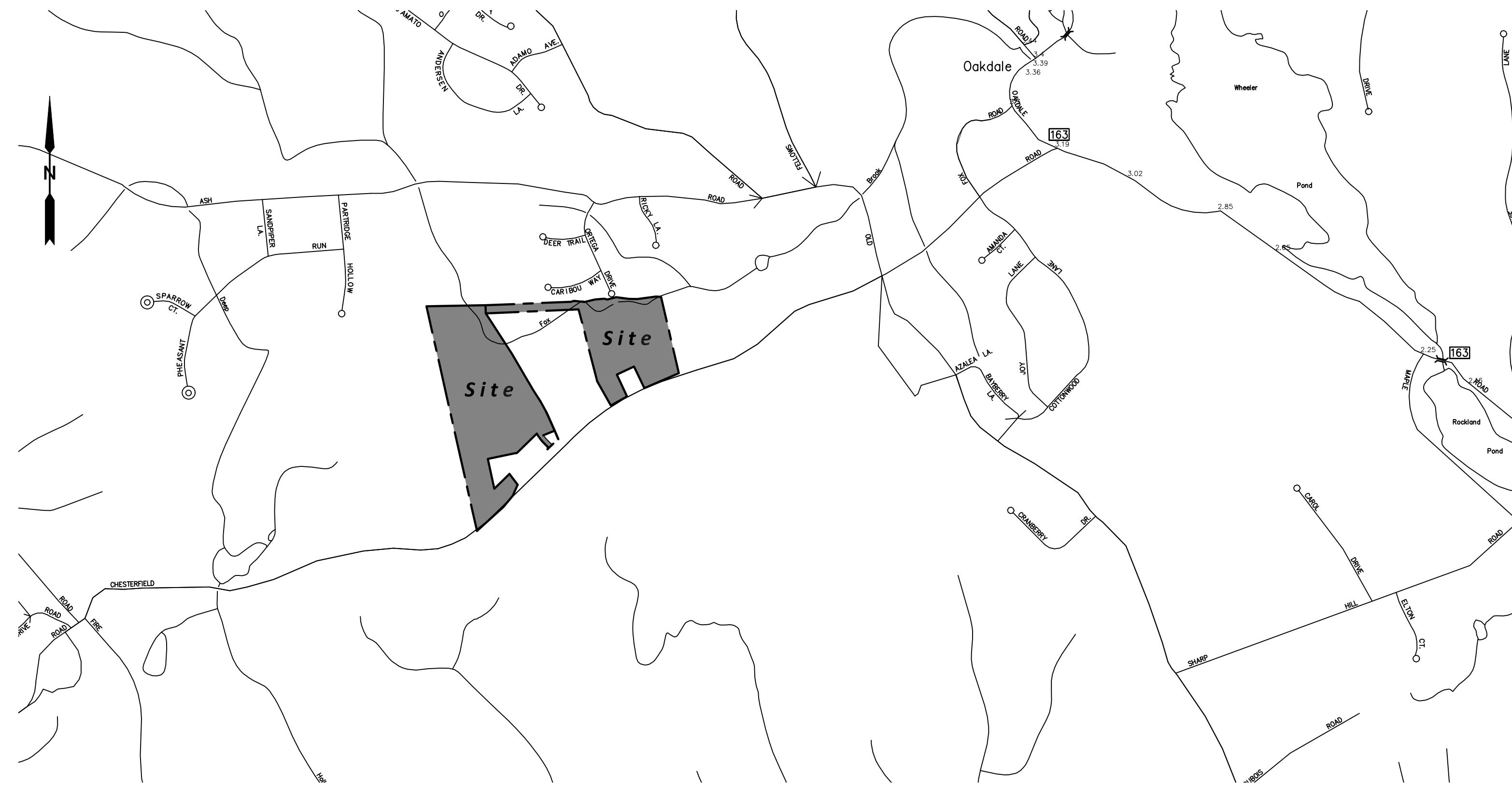
# DESAUTEL'S RESUBDIVISION

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 26, 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.



*James R. Cowen*

James R. Cowen  
Registered Soil Scientist  
Professional Wetland Scientist

**SURVEY NOTES:**

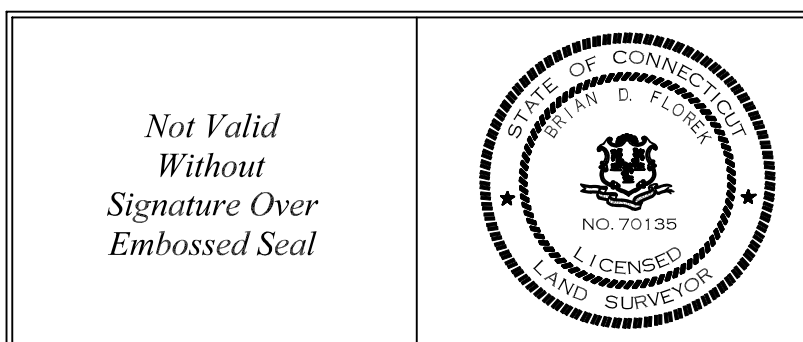
1. This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" Prepared and Adapted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This 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* 8-25-25

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

Approved by the WPCA or Health District:

\_\_\_\_\_  
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

Sheets 13 - 14: Sight Line Survey

Sheet 15-16: Details & Typicals

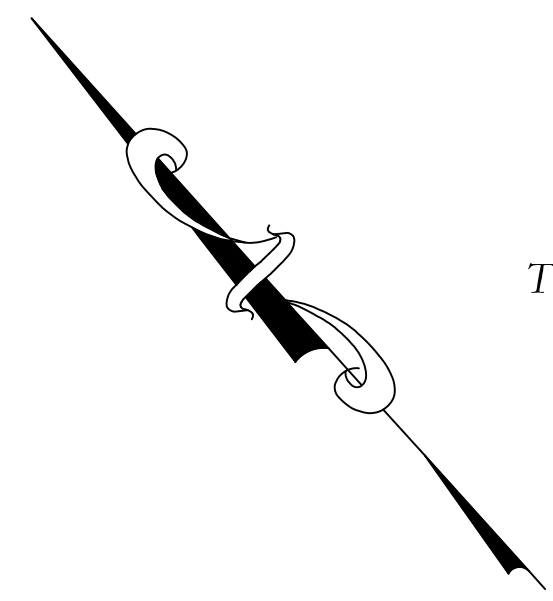
"For this project, the PE certification applies to schematic drainage items only. Further design may be required for actual construction."



**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
- o-o-o-o 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 Merestone
- EX. CDNC. Existing Concrete Monument To Be Set
- TBS Vynal Fence



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

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

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

NOW OR FORMERLY  
Daniel A. Terracciano  
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  
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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

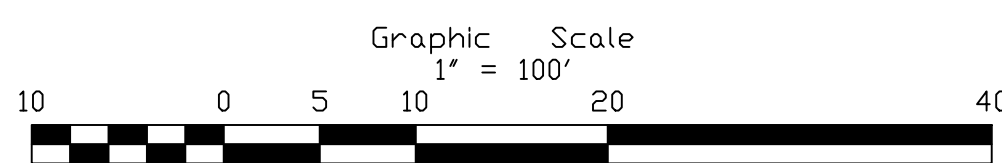
NOW OR FORMERLY  
Jill Moonberon  
339 Chesterfield Road  
Town Clerk Volume 702 Page 975  
Tax Assessor Map 21 Lot 1A

**Bearing & Distance Chart:**

LINE	BEARING	DISTANCE
L1	N 86°52'27" E	128.38'
L2	N 68°06'59" E	12.11'
L3	N 80°27'36" E	11.92'
L4	N 80°27'36" E	43.45'
L5	S 77°31'53" E	63.56'
L6	S 78°31'11" E	35.31'
L7	N 78°55'57" E	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	N 65°45'55" E	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	S 24°52'33" E	33.75'
L20	S 36°43'35" E	35.01'
L21	S 29°43'10" E	122.01'
L22	S 17°41'31" E	20.02'
L23	S 34°08'16" E	63.88'
L24	S 21°17'45" E	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"

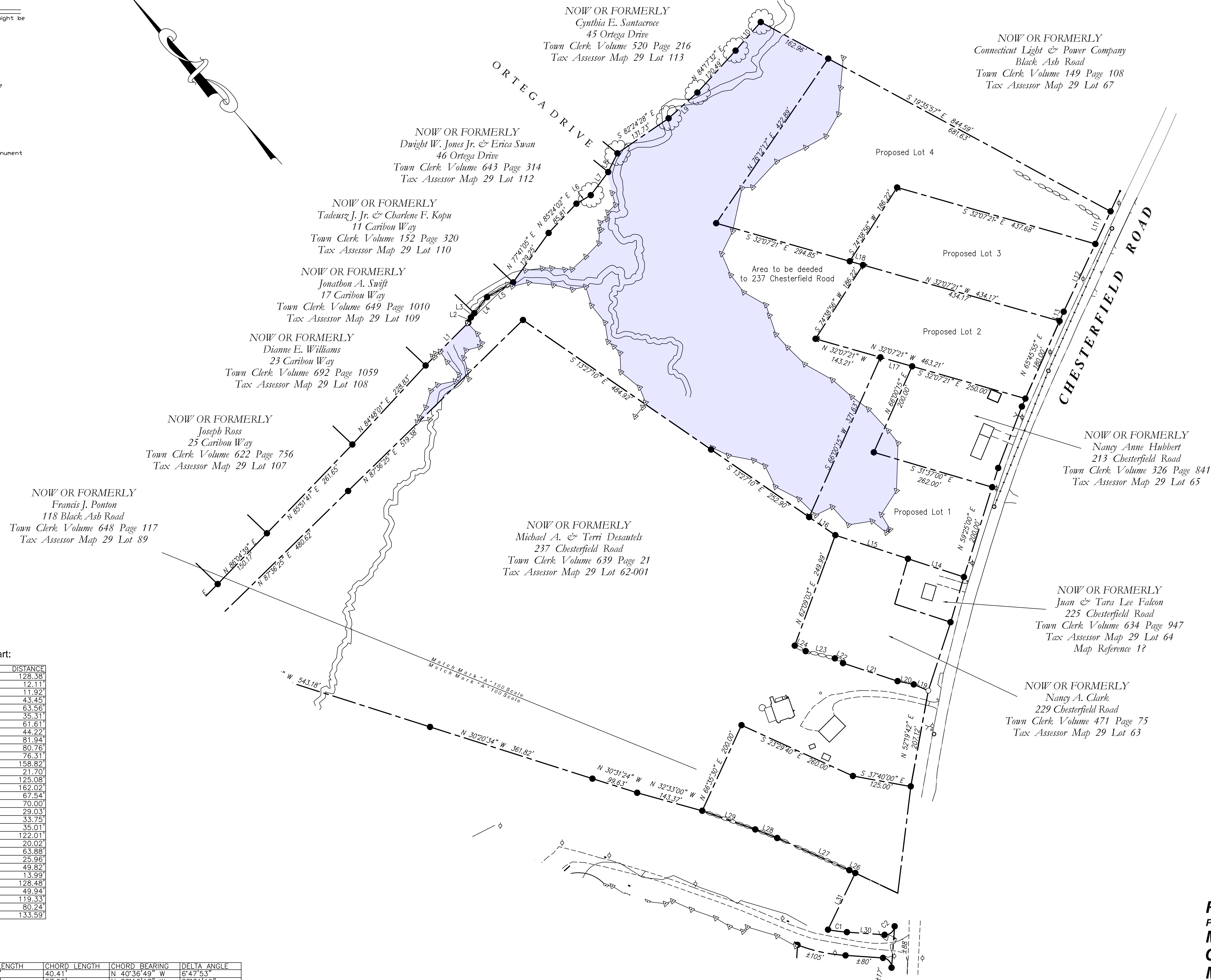
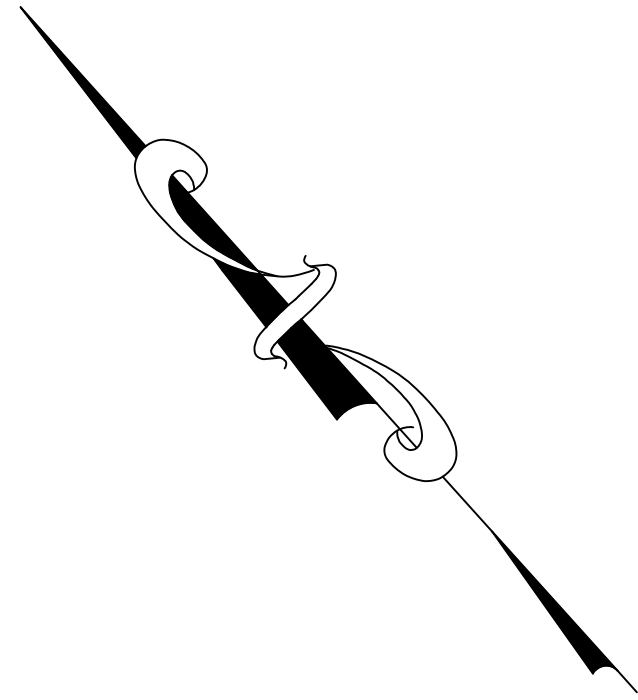


**RESUBDIVISION PLAN**  
PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
SCALE: 1" = 100'  
JUNE 10, 2024  
REVISED THROUGH: AUGUST 24, 2025

**LEGEND**

These standard symbols might be found in the drawing.

- CDNC. Concrete
- BIT. Bituminous
- U. Utility Pole
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- GV. Gas Valve
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- Edge of Road / Drive
- Stone Wall
- CB. Catch Basin
- SMH. Sewer Manhole
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- D.H.S. Drill Hole Set
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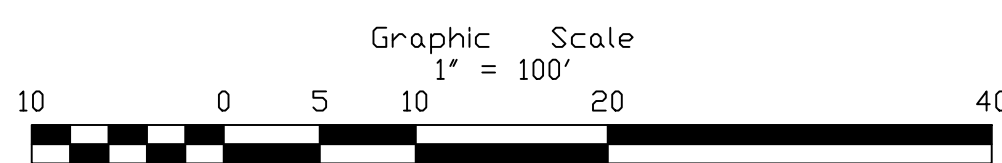


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**RESUBDIVISION PLAN**  
 PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
 SCALE: 1" = 100'  
 JUNE 10, 2024  
 REVISED THROUGH: AUGUST 24, 2025



**LEGEND**

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- 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  
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  
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

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 ±

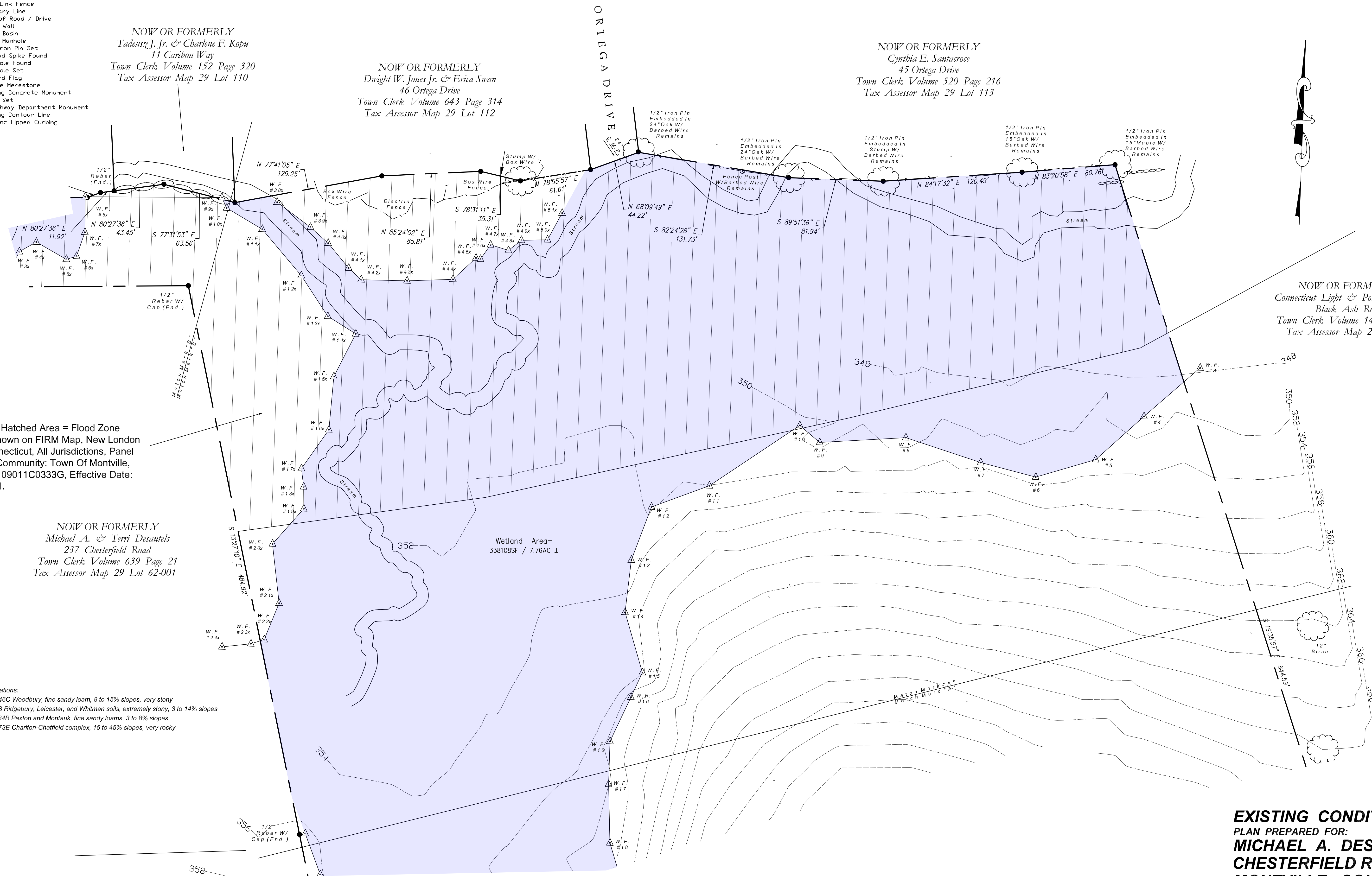
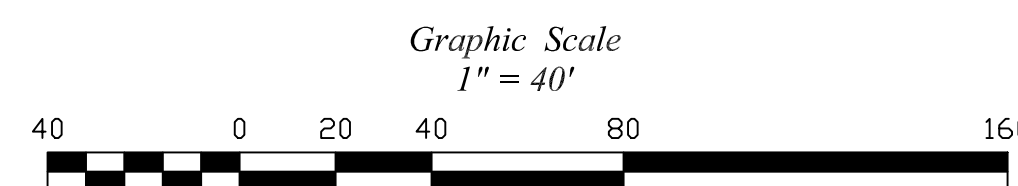
Note: Cross Hatched Area = Flood Zone  
"Other" as shown on FIRM Map, New London  
County, Connecticut, All Jurisdictions, Panel  
333 of 554, Community: Town Of Montville,  
Map Number 09011C0333G, Effective Date:  
July 18, 2011.

**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 8% slopes.
  - d. 73E Charlton-Chatfield complex, 15 to 45% slopes, very rocky.

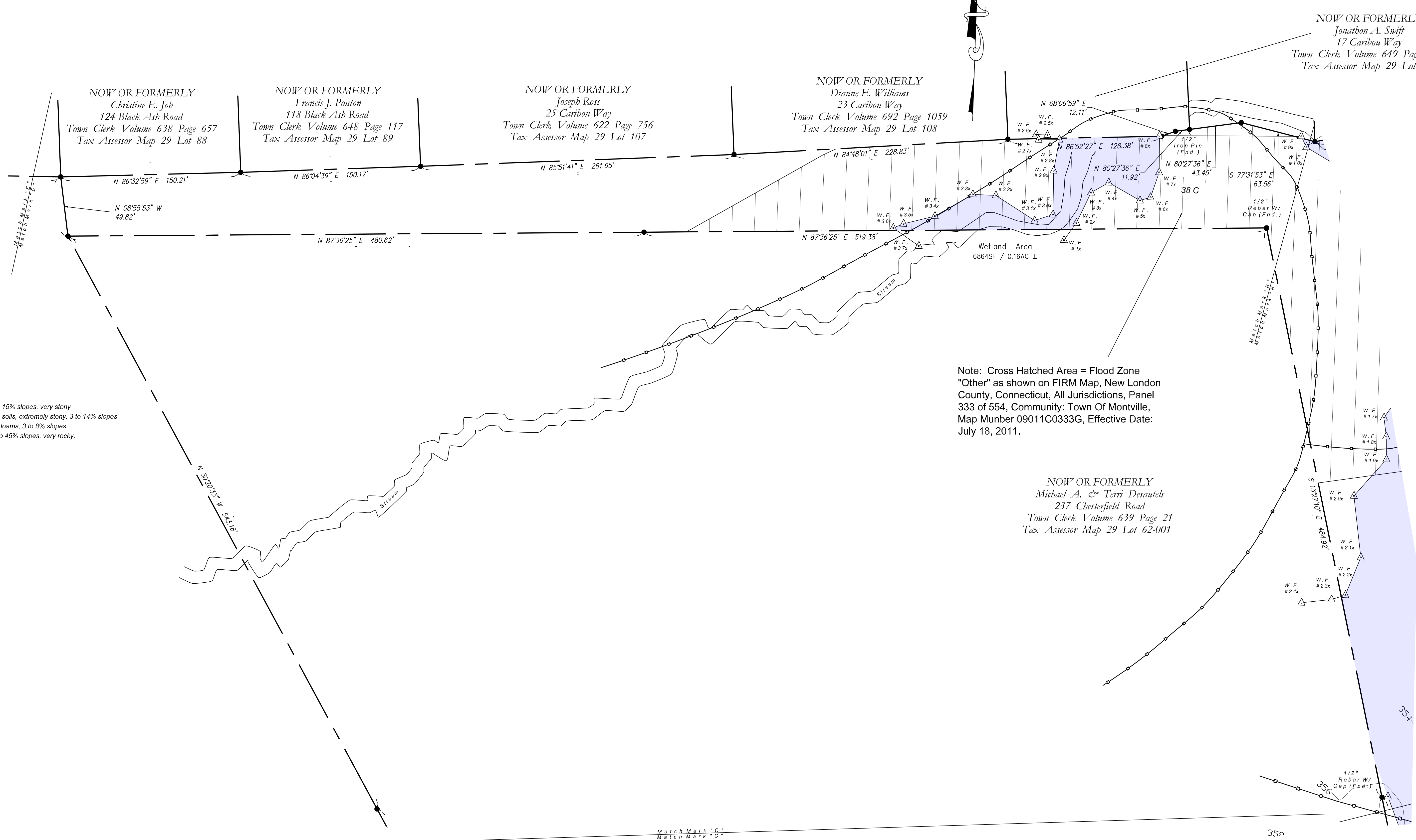
**EXISTING CONDITIONS SURVEY**  
PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**

SCALE: 1" = 40'  
JUNE 10, 2024  
REVISED THROUGH: AUGUST 24, 2025 Sheet 4 of 16



**LEGEND**

- These standard symbols may be found in the drawing.
- ★ Light Pole
  - CDNC. Concrete
  - BIT. Bituminous
  - ∅ Utility Pole
  - WV Water Valve
  - GV Gas Valve
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  - EX. CDNC. MDN. Existing Concrete Monument
  - T.B.S. To Be Set
  - CHD CT Highway Department Monument
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**NOTES:**

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

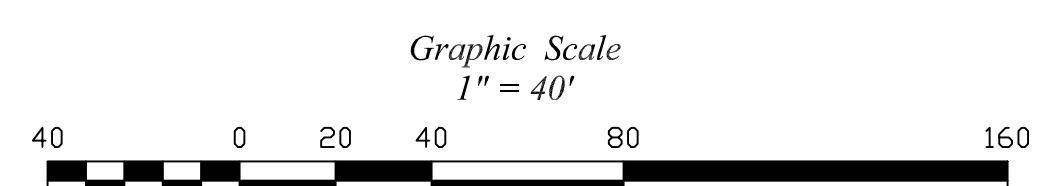
NOW OR FORMERLY  
Dianne E. Williams  
23 Caribou Way  
Town Clerk Volume 692 Page 1059  
Tax Assessor Map 29 Lot 108

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

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  
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

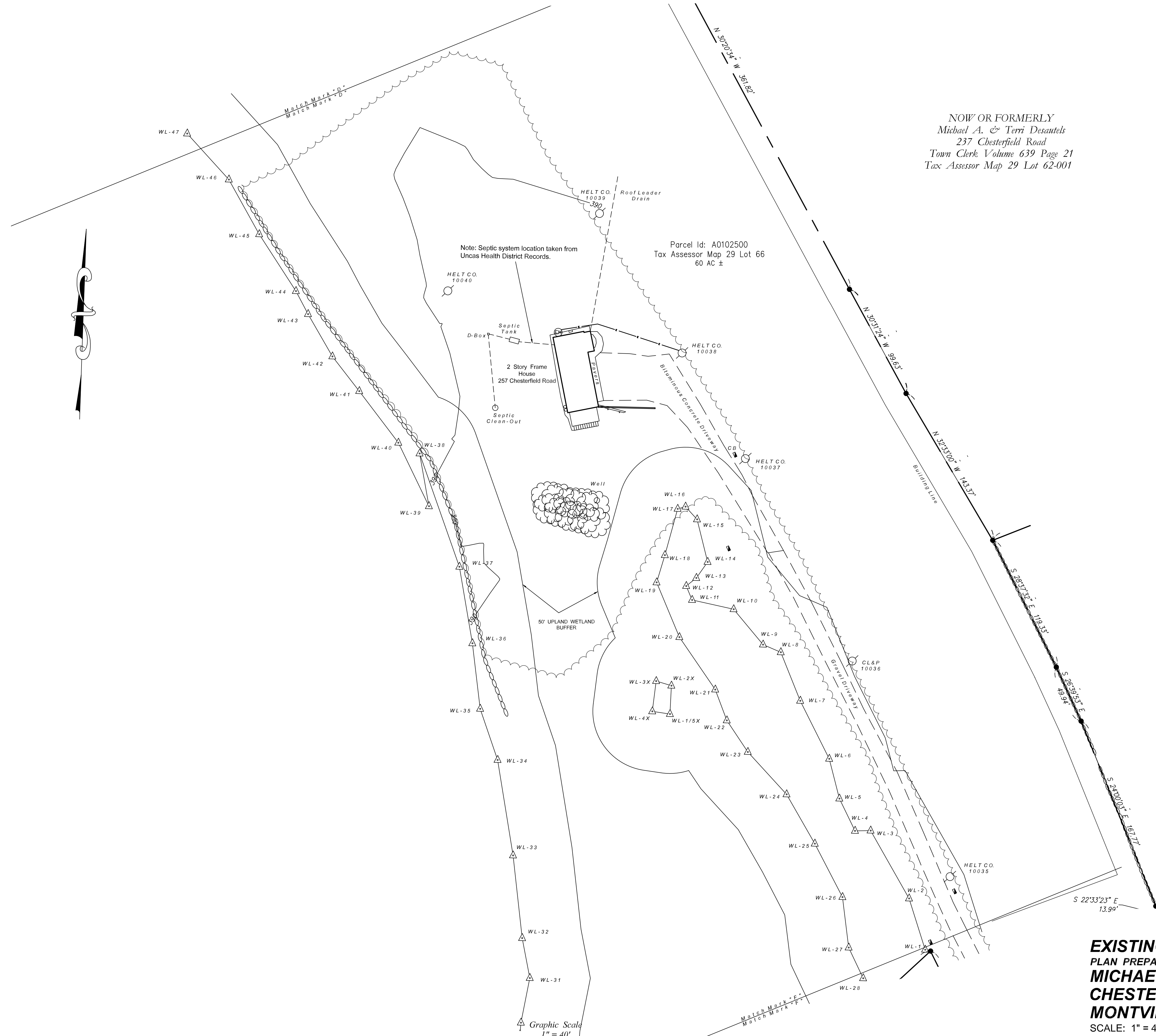


**EXISTING CONDITIONS SURVEY**  
PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
SCALE: 1" = 40'  
JUNE 10, 2024  
REVISED THROUGH: AUGUST 24, 2025 Sheet 5 of 16

**LEGEND**

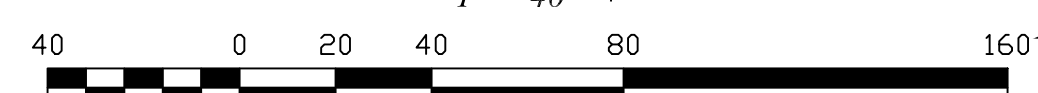
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- EX. CDNC. MDN. Existing Concrete Monument
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- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc. Lipped Curbing



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  
 Cii 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 THROUGH: AUGUST 24, 2025 Sheet 6 of 16

# LEGEND

These standard symbols may be found in the drawing.

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

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

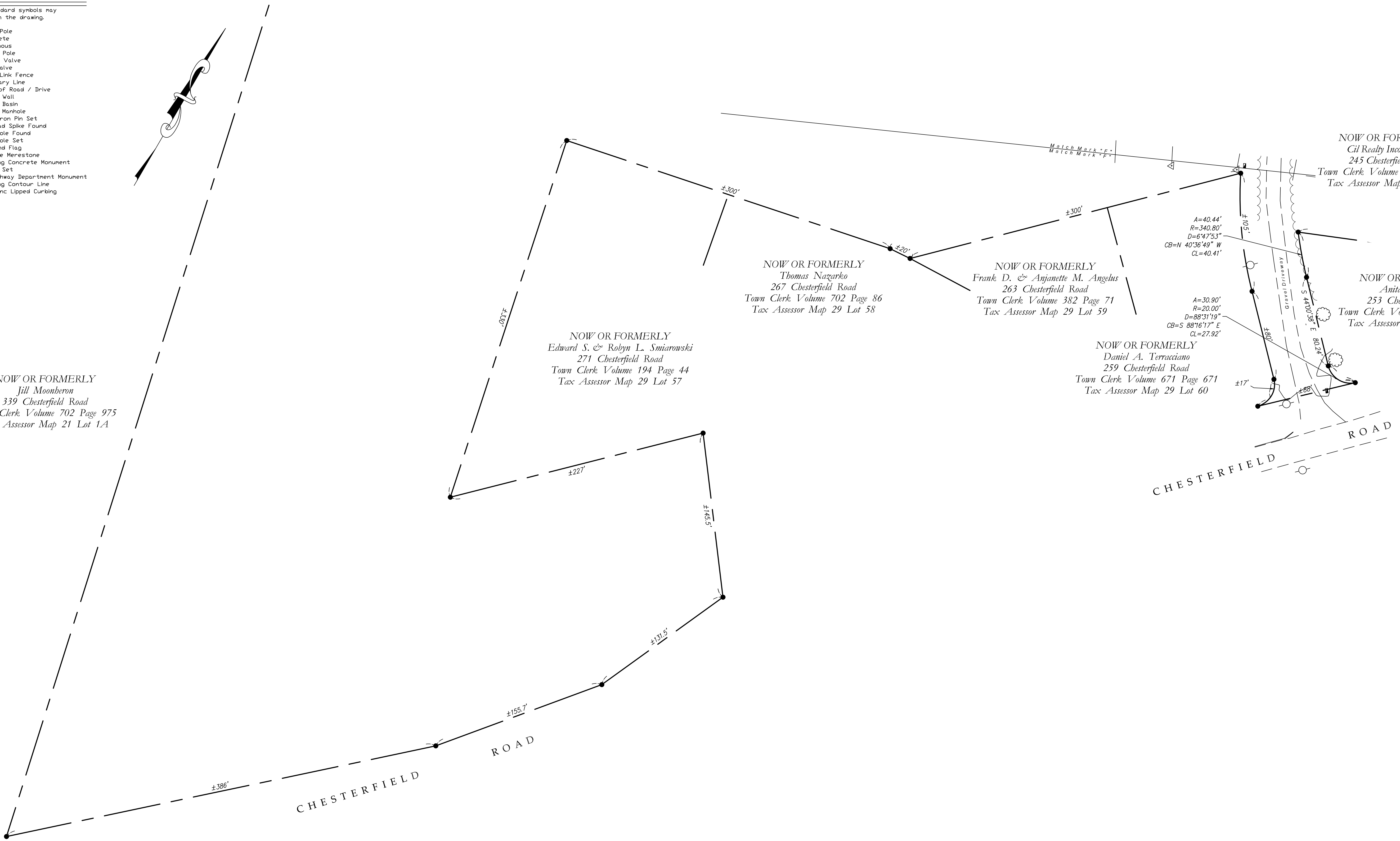
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267 Chesterfield Road  
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263 Chesterfield Road  
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259 Chesterfield Road  
Town Clerk Volume 671 Page 671  
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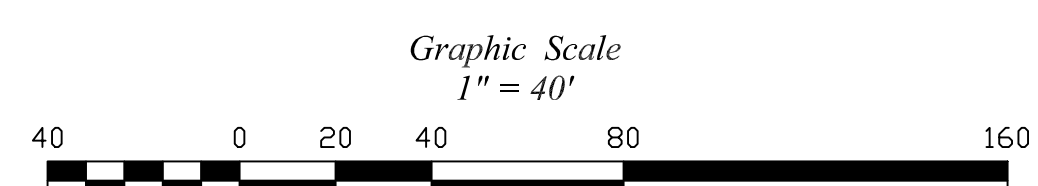
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245 Chesterfield Road  
Town Clerk Volume 553 Page 462  
Tax Assessor Map 29 Lot 62

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



CHESTERFIELD ROAD

**EXISTING CONDITIONS SURVEY**  
PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
SCALE: 1" = 40'  
JUNE 10, 2024  
REVISED THROUGH: AUGUST 24, 2025 Sheet 7 of 16



**LEGEND**

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- T.B.S. To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc. Lipped Curbing

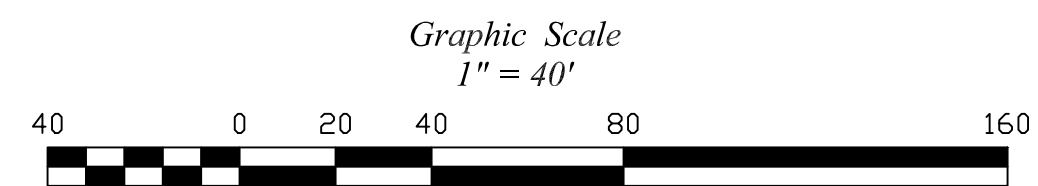


NOW OR FORMERLY  
 John H. Brycki, Sr.  
 132 Black Ash Road  
 Town Clerk Volume 675 Page 234  
 Tax Assessor Map 29 Lot 69A

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 ±



**EXISTING CONDITIONS SURVEY**  
 PLAN PREPARED FOR:  
**MICHAEL A. DESAUTELS**  
**CHESTERFIELD ROAD**  
**MONTVILLE, CONNECTICUT**  
 SCALE: 1" = 40'  
 JUNE 10, 2024  
 REVISED THROUGH: AUGUST 24, 2025 Sheet 8 of 16

