

Location Map  
1" = 1,000'

- Legend**
- ① LOT NUMBER
  - ⊙ MONUMENT
  - IRON PIN
  - ⊖ STONE WALL
  - B.L. BUILDING SETBACK LINE
  - 100 EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ⊕ TEST PIT
  - ⊖ PERC HOLE
  - SF SILT FENCE
  - WETLANDS LIMITS
  - FD FOOTING DRAIN

This Plan is Invalid Unless It Bears The Impression Seal And Original Signature Of The Professional Engineer/Surveyor.  
This Survey And Map Has Been Prepared In Accordance With Sections 20-300a-1 Thru 20-300b-20 Of The Regulations Of Connecticut State Agencies "Minimum Standards For Surveys And Maps In The State Of Connecticut" As Endorsed By The Connecticut Association Of Land Surveyors, Inc. The Type Of Survey Performed Is A Subdivision Plan. Boundary Determination/Opinion Is Based Upon A Dependent Resurvey. The Survey Conforms To Class A-2. To The Best Of My Knowledge And Belief, This Map Is Substantially Correct As Noted Hereon.  
Certification Exclusively To Jacques Development, LLC.

Richard F. Mihok, P.E. & L.S. 6906

- NOTES**
- TYPE OF SURVEY: SUBDIVISION PLAN. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY. CLASS OF ACCURACY: A-2.
  - APPLICANT: JACQUES DEVELOPMENT, LLC. P.O. BOX 327. SOUTH GLASTONBURY, CT 06073-0327
  - TRACT AREA: 4.207 ACRES.
  - REAR LOT SERVED BY A PRIVATE DRIVEWAY MUST BE MAINTAINED AND REPAIRED BY THE LOT OWNERS. THE TOWN OF GLASTONBURY WILL PROVIDE NO MAINTENANCE OR REPAIR SERVICES TO PRIVATE DRIVEWAYS.
  - THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
  - LOTS ARE SUBJECT TO SUCH RIGHTS OF RECORD AS MAY APPEAR.
  - REFERENCE IS MADE TO AND TRACT BOUNDARIES ARE FROM THE FOLLOWING MAPS:
    - SUBDIVISION PLAN GLASTONBURY HUNT SUBDIVISION PREPARED FOR T & M HOMES GLASTONBURY, CONN. SHEETS 1 & 2 OF 2 4-1-99 MEGSON & HEAGLE JOHN L. HEAGLE, L.S.
    - SUBDIVISION PLAN FLATTERY PROPERTY SUBDIVISION PREPARED FOR: DAVID FLATTERY 209 MAIN STREET (ROUTE 17) GLASTONBURY, CONNECTICUT SHEET 1 OF 1 5/1/04 LATEST REVISION 6/15/04 MILIONE & MACGROOM ROBERT A. JACKSON, JR., L.S.
    - PARTIAL PLAN SHOWING ENCROACHMENT #181 MAIN STREET PREPARED FOR PAUL JACQUES GLASTONBURY, CONN. 2-4-10 SHEET 1 OF 1 JOHN L. HEAGLE, P.E. & L.S.
  - NO UNDERGROUND FUEL STORAGE TO BE ALLOWED ON LOTS.
  - PROPOSED LOTS AND SURROUNDING LOTS SERVED BY MOC WATER.
  - IMPERVIOUS COVERAGES: PRE-DEVELOPED: 0.0 AC. POST DEVELOPED: 0.3876 AC. = 9.00%
  - HORIZONTAL AND VERTICAL DATUM ARE NAD83 AND NAVD88. VERTICAL TOPOGRAPHY IS FROM FIELD TOPOGRAPHIC SURVEY.
  - THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.

"CALL-BEFORE-YOU-DIG" TO BE CONTACTED TO FIELD DELINEATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ON THIS SITE OR ITS ENVIRONS.

**TOWN PLAN & ZONING COMMISSION APPROVAL**

DOROTHY'S PLACE 1 RR / GW-1 ZONE

SUBDIVISION NAME \_\_\_\_\_ ZONE \_\_\_\_\_

SUBDIVIDER JACQUES DEVELOPMENT, LLC. \_\_\_\_\_

181A MAIN STREET ADDRESS \_\_\_\_\_

SUBDIVISION APPROVAL DATE \_\_\_\_\_ PLAN AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS \_\_\_\_\_ DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

TOWN ENGINEER \_\_\_\_\_

FILE NO. \_\_\_\_\_

**Zone Table - Zone RR**

	Required/Allowed	Provided	Lot 1	Lot 2
LOT AREA	40,000 SQ.FT.	92,766 SQ.FT.	90,457 SQ.FT.	
LOT FRONTAGE	125 FT.	REAR LOT	REAR LOT	
FRONT YARD	50 FT.	159 FT.	155 FT.	
SIDE YARD	25 FT.	64 FT.	61 FT.	
REAR YARD	50 FT.	180 FT.	155 FT.	
LOT COVERAGE	10%	1.7% (Building)	1.9% (Building)	
BUILDING HEIGHT	2-1/2 STORIES OR 35 FT.	<35 FT.	<35 FT.	

THE SUBDIVISION REGULATIONS OF THE TOWN OF GLASTONBURY, TOWN PLAN AND ZONING COMMISSION ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.

**TOWN PLAN & ZONING COMMISSION APPROVAL**

DOROTHY'S PLACE 1 SUBDIVISION JACQUES DEVELOPMENT, LLC. RR / GW-1 ZONE

PROJECT / APPLICANT \_\_\_\_\_ ZONE \_\_\_\_\_

181A MAIN STREET PROJECT ADDRESS \_\_\_\_\_

6, B SPECIAL PERMIT SECTION \_\_\_\_\_ TP2 CHAIRMAN \_\_\_\_\_

SPECIAL PERMIT APPROVAL DATE \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

TOWN COMMENTS 04-27-2020

DATE: 11-25-2019

SCALE: 1" = 40'

SHEET 1 OF 3

**Richard F. Mihok, P.E.**  
Consulting Engineer  
1100 MARLBOROUGH, CONNECTICUT 06447  
RM  
(860) 295-9049

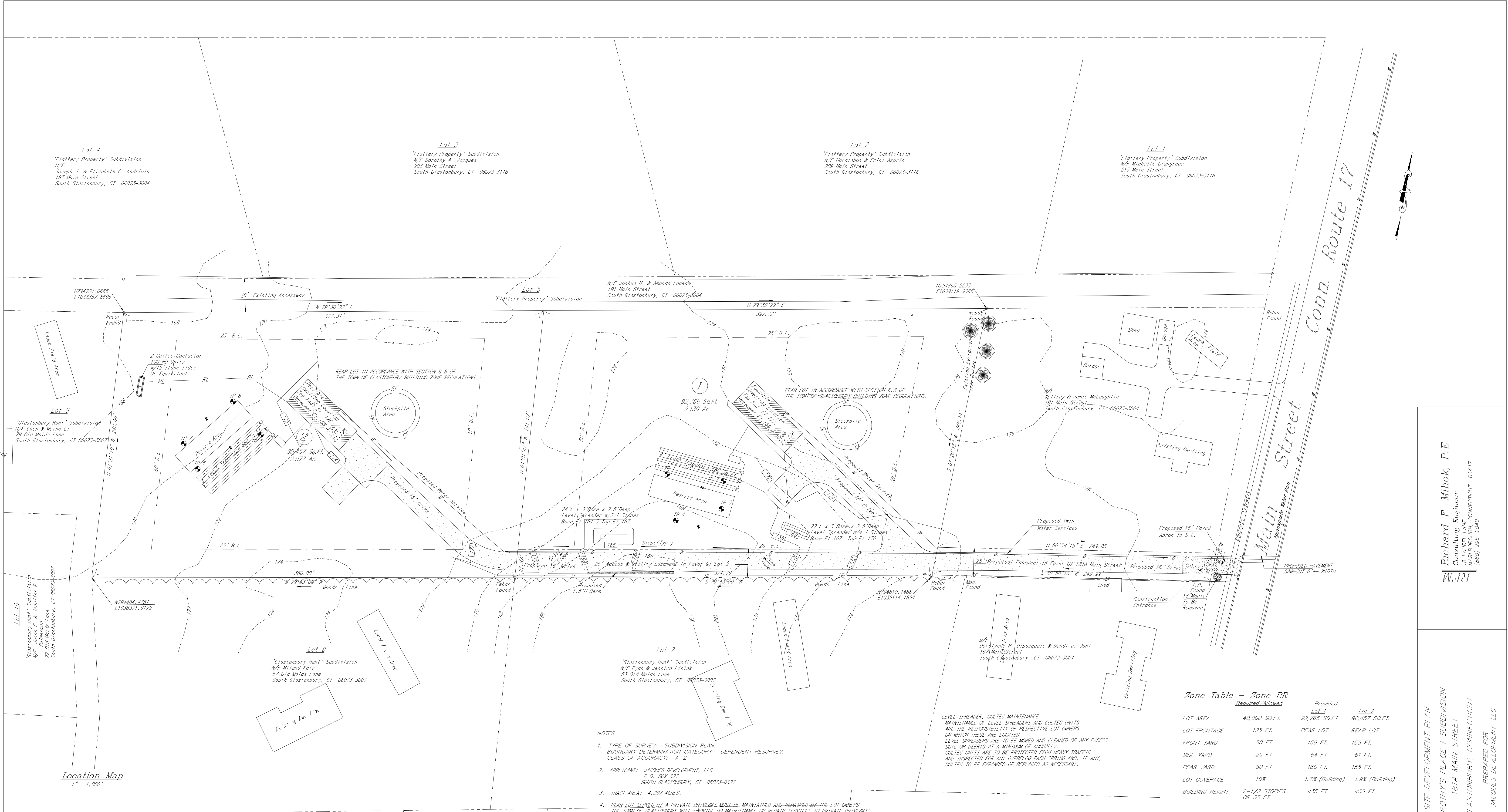
SUBDIVISION PLAN  
DOROTHY'S PLACE 1 SUBDIVISION  
181A MAIN STREET  
GLASTONBURY, CONNECTICUT  
PREPARED FOR  
JACQUES DEVELOPMENT, LLC

REVISIONS

DATE: 11-25-2019

SCALE: 1" = 40'

SHEET 1 OF 3



Location Map  
1" = 1,000'

**Legend**

- ① LOT NUMBER
- MONUMENT
- IRON PIN
- ○ ○ ○ ○ ○ STONE WALL
- B.L. BUILDING SETBACK LINE
- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- TP TEST PIT
- PH PERC HOLE
- SF SF SILT FENCE
- WETLANDS LIMITS
- FD — FD — FOOTING DRAIN
- — PROPOSED WATER SERVICE

This Plan is Invalid Unless It Bears The Impression Seal And Original Signature Of The Professional Engineer/Surveyor.  
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Certification Exclusively To Jacques Development, LLC.

Richard F. Mihok, P.E. & L.S. 6906



**NOTES**

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  - a. SUBDIVISION PLAN, GLASTONBURY HUNT SUBDIVISION PREPARED FOR T & M HOMES GLASTONBURY, CONN. SHEETS 1 & 2 OF 2 4-1-99 MCGONN & HEAGLE JOHN L. HEAGLE, L.S.
  - b. SUBDIVISION PLAN, FLATTERY PROPERTY SUBDIVISION PREPARED FOR: DAVID FLATTERY 209 MAIN STREET (ROUTE 17) GLASTONBURY, CONNECTICUT SHEET 1 OF 1 3/1/04 LATEST REVISION 6/15/04 MILIONE & MACGROOM ROBERT A. JACKSON, JR., L.S.
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**LEVEL SPREADER, CULTEC MAINTENANCE**  
MAINTENANCE OF LEVEL SPREADERS AND CULTEC UNITS ARE THE RESPONSIBILITY OF RESPECTIVE LOT OWNERS ON WHICH THESE ARE LOCATED.  
LEVEL SPREADERS ARE TO BE MAINTAINED AND CLEANED OF ANY EXCESS SOIL OR DEBRIS AT A MINIMUM OF ANNUALLY.  
CULTEC UNITS ARE TO BE PROTECTED FROM HEAVY TRAFFIC AND INSPECTED FOR ANY OVERFLOW EACH SPRING AND, IF ANY, CULTEC TO BE EXPANDED OR REPLACED AS NECESSARY.

**Zone Table - Zone RP**

LOT AREA	Required/Allowed	
	Lot 1	Lot 2
40,000 SQ.FT.	92,766 SQ.FT.	90,457 SQ.FT.
LOT FRONTAGE	REAR LOT	REAR LOT
125 FT.	159 FT.	155 FT.
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159 FT.	155 FT.	155 FT.
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64 FT.	61 FT.	61 FT.
REAR YARD	50 FT.	155 FT.
180 FT.	155 FT.	155 FT.
LOT COVERAGE	10%	1.9% (Building)
10%	1.7% (Building)	1.9% (Building)
BUILDING HEIGHT	2-1/2 STORIES OR 35 FT.	<35 FT.
2-1/2 STORIES OR 35 FT.	<35 FT.	<35 FT.

**TOWN PLAN & ZONING COMMISSION APPROVAL**

DOROTHY'S PLACE 1 RR / GW-1 ZONE

SUBDIVISION NAME: JACQUES DEVELOPMENT, LLC.

SUBDIVIDER: JACQUES DEVELOPMENT, LLC.

PROJECT / APPLICANT: 181A MAIN STREET

ADDRESS: 181A MAIN STREET

SUBDIVISION APPROVAL DATE: \_\_\_\_\_ PLAN AND ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS: \_\_\_\_\_ DIRECTOR OF COMMUNITY DEVELOPMENT

TOWN ENGINEER: \_\_\_\_\_

FILE NO. \_\_\_\_\_

THE SUBDIVISION REGULATIONS OF THE TOWN OF GLASTONBURY, TOWN PLAN AND ZONING COMMISSION ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.

**TOWN PLAN & ZONING COMMISSION APPROVAL**

DOROTHY'S PLACE 1 SUBDIVISION JACQUES DEVELOPMENT, LLC.

PROJECT / APPLICANT: RR / GW-1

ADDRESS: 181A MAIN STREET

SPECIAL PERMIT SECTION: 6, 8

SPECIAL PERMIT APPROVAL DATE: \_\_\_\_\_ TPZ CHAIRMAN

COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

FILE NO. \_\_\_\_\_

**Richard F. Mihok, P.E.**  
Consulting Engineer  
MARLBOROUGH, CONNECTICUT 06447  
(860) 295-9049

RFM

**SITE DEVELOPMENT PLAN**  
DOROTHY'S PLACE 1 SUBDIVISION  
181A MAIN STREET  
GLASTONBURY, CONNECTICUT  
PREPARED FOR  
JACQUES DEVELOPMENT, LLC

REVISIONS

TOWN COMMENTS: 04-27-2020  
DATE: 11-25-2019  
SCALE: 1" = 40'  
SHEET 2 OF 3

E&S Site Narrative

SITE CONSTRUCTION CONSISTS OF DEVELOPMENT OF TWO SINGLE FAMILY DWELLINGS ON A 4.207 AC. SITE INCLUDING INSTALLATION OF FOUNDATIONS, ON-SITE LEACH FIELDS, WATER SERVICE LINES, RUNOFF DETENTION FEATURES AND RESULTING GRADING...

EROSION AND SEDIMENTATION CONTROL PLAN NARRATIVE

IN ORDER TO PREVENT DAMAGE TO NEARBY SENSITIVE AREAS, DEVELOPMENT OF THIS SITE SHALL COMPLY WITH PUBLIC ACT 83-389. THE DEVELOPER SHALL COMPLY WITH THE PROCEDURES AND CONTROL MEASURES DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL...

- 1. KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF DEVELOPMENT SO THAT ONLY THE AREAS WHICH ARE ACTIVELY BEING DEVELOPED ARE EXPOSED...
2. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS QUICKLY AS POSSIBLE AFTER THE LAND IS DISTURBED...

HOUSE SITE DEVELOPMENT

THE FOLLOWING PROCEDURES FOR PARCEL DEVELOPMENT ARE RECOMMENDED:

- 1. THE LIMITS OF DEVELOPMENT SHOULD BE ESTABLISHED IN THE FIELD FOR THE PROPOSED HOUSE SITE. DISTURBANCE LIMITS OF 25-35 FT. BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE ARE RECOMMENDED...
2. ALL DRIVEWAYS AND SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING...

GENERAL NOTES

SEED BED SITE PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDING EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS, APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS./1000 SQ.FT...

SEED APPLICATION: APPLY SEED MIXTURE FROM CHART BELOW BY HAND, CYCLONE SEEDERS OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10% IF HYDROSEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDING SURFACE TO COVER SEED...

PLANTING NOTE: ALL MATERIALS SHALL BE INSPECTED, APPROVED AND SITE LOCATED BY THE LANDSCAPE ARCHITECT OR ENVIRONMENTAL SUPERVISOR. ALL MATERIALS SHALL BE PLANTED PER SPECIFICATIONS AND DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT OR ENVIRONMENTAL SUPERVISOR.

SEED SELECTION

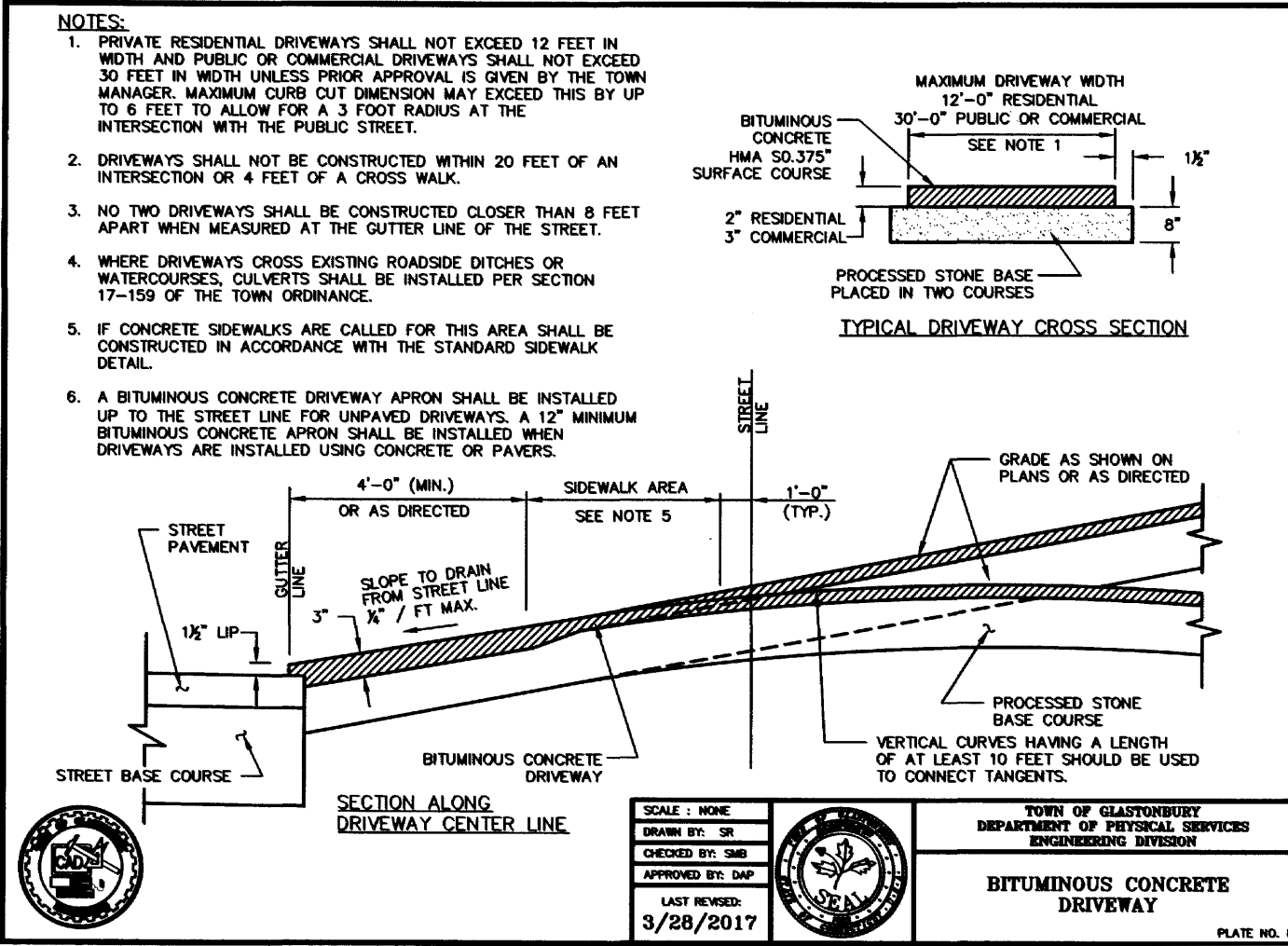
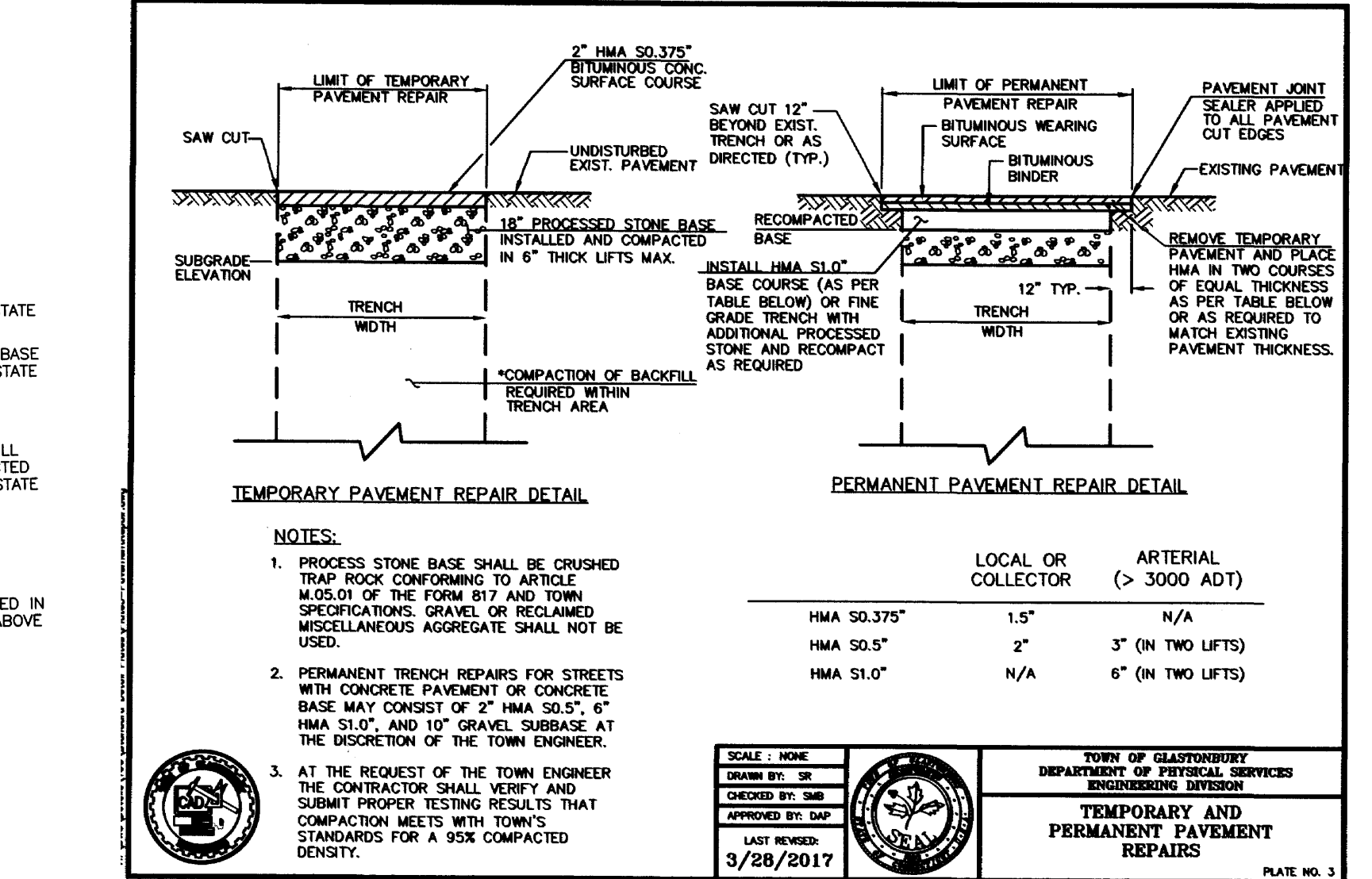
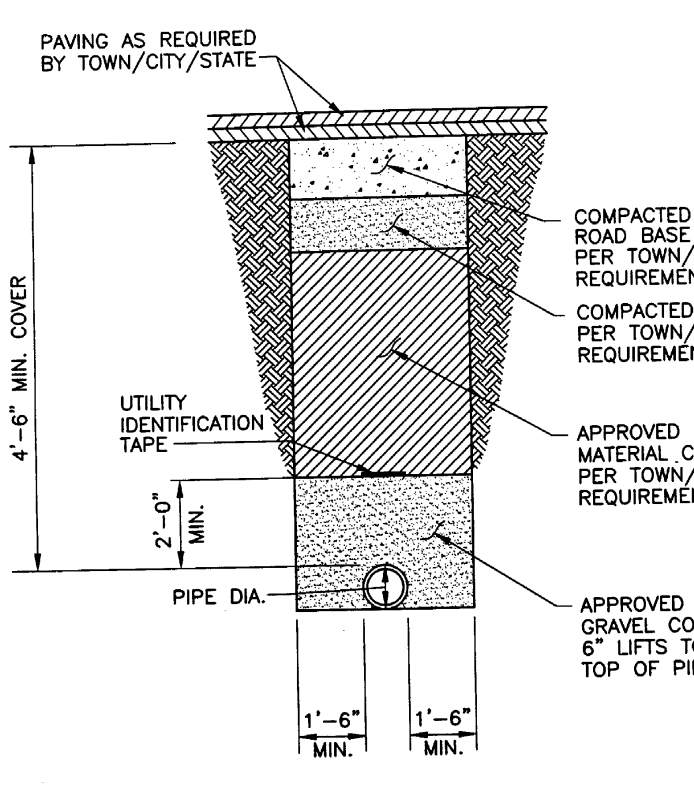
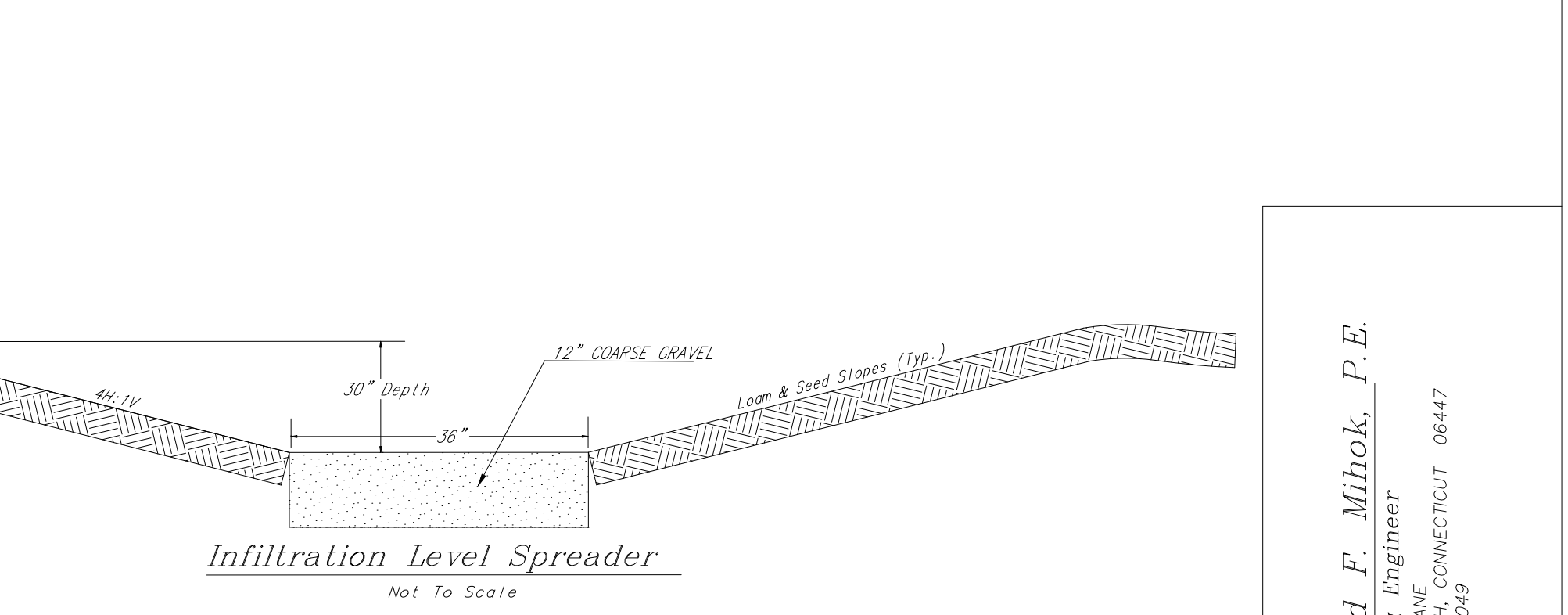
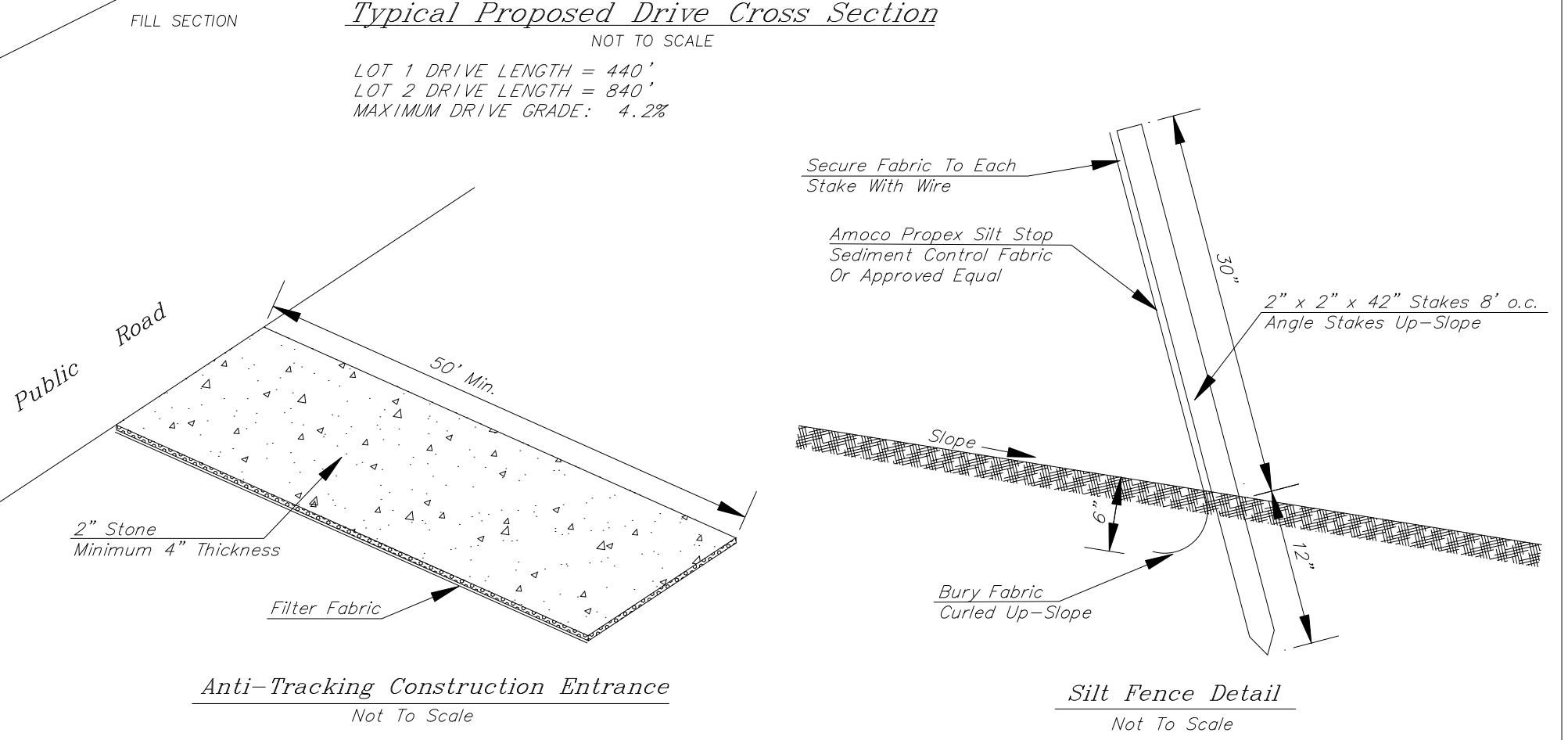
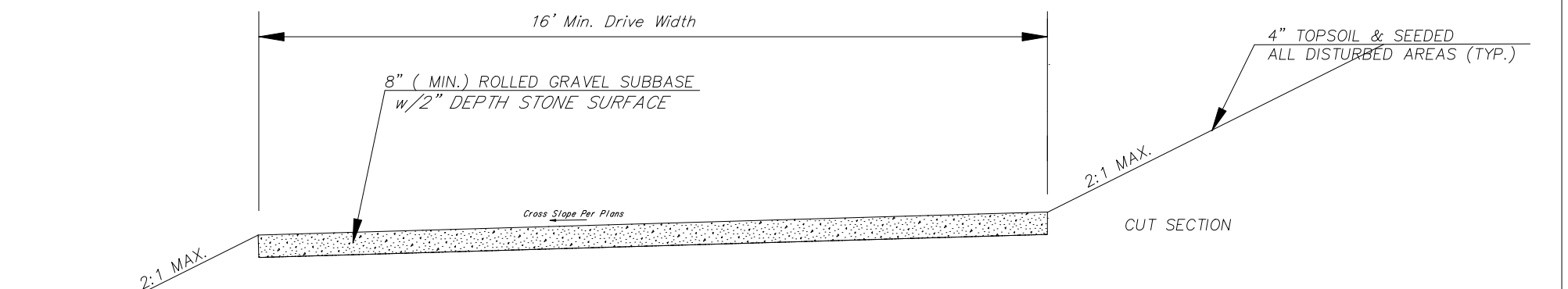
Table with columns: USE, LB./1000 S.F., SEED MIXTURE, SEEDING DATES. Includes rows for Permanent Lawn, Slopes & Coarse Lawn, Slopes (No Mowing), and Detention Basin.

Table for Temporary Cover with columns: Lot #, Date, Test hole, Test Hole Depth, Depth Ground Water, Mottling, Material, Perc Hole #, Depth, Perc Rate.

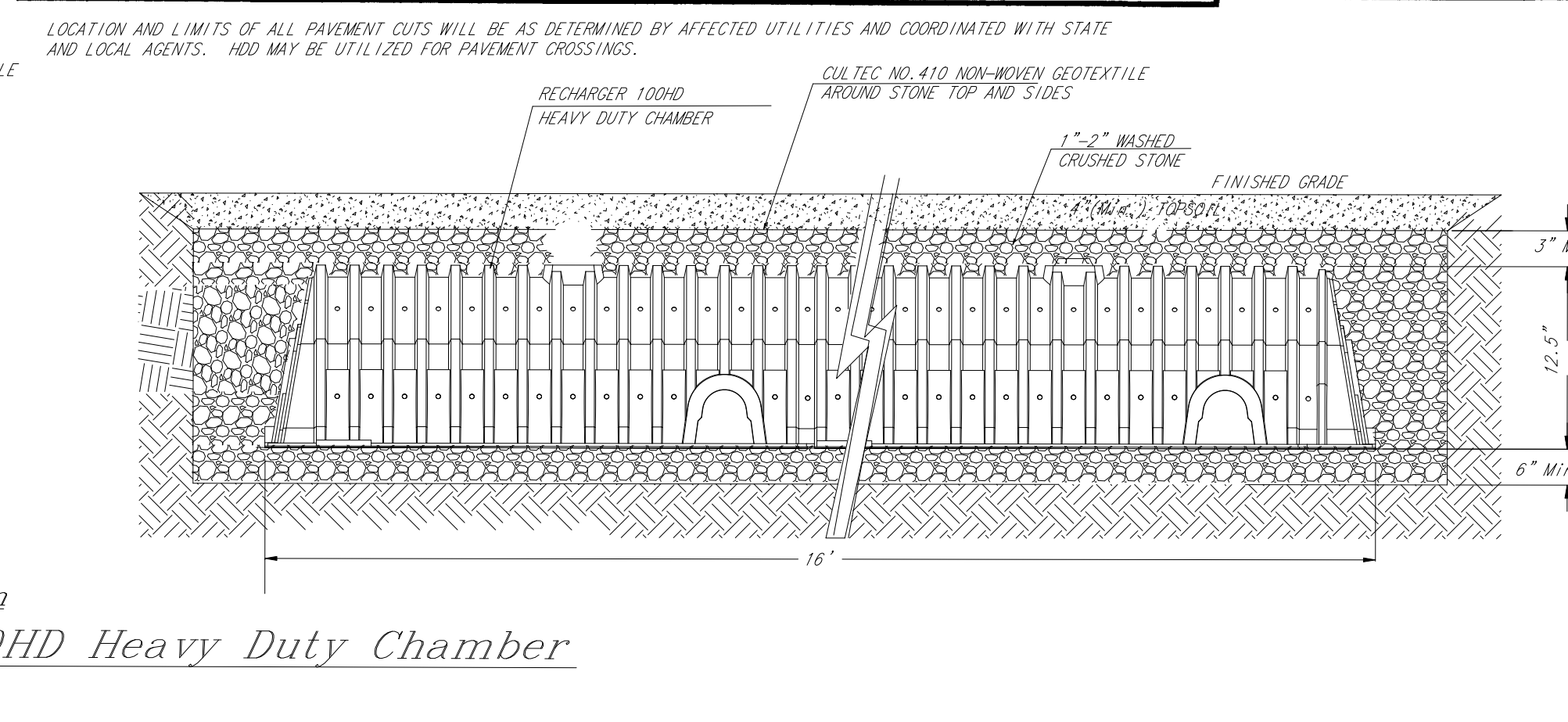
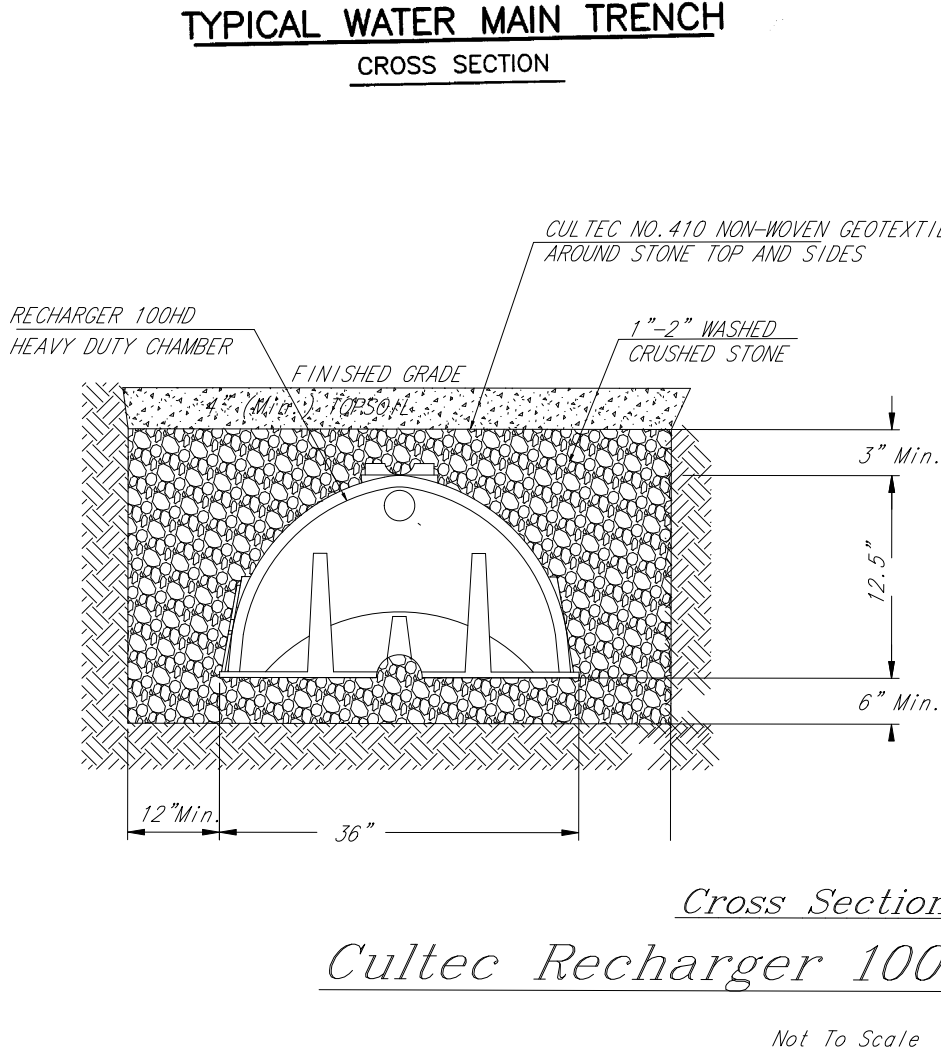
EROSION AND SEDIMENTATION CONTROL SCHEDULING

Table showing activities and anticipated completion times: Installation of silt fences (2 days), Rough-in driveway (4 days), Install water service (6 days), etc.

Large table of test pits (181 Main St. rear) with columns: Lot #, Date, Test hole, Test Hole Depth, Depth Ground Water, Mottling, Material, Perc Hole #, Depth, Perc Rate. Includes two detailed sections for pits 7 and 8.



Site and Runoff Control Installation and Maintenance. This Site Design Plan consists of development of two Residential Sites on a Four-Acre site. The sites are to be served, in part, by a shared access drive and on-site sanitary systems.



TOWN PLAN & ZONING COMMISSION APPROVAL. DOROTHY'S PLACE SUBDIVISION NAME, ZONE RR / GW-1, PROJECT / APPLICANT JACQUES DEVELOPMENT, LLC, P.O. BOX 327 S. GLASTONBURY, CT 06073-0327.

TOWN PLAN & ZONING COMMISSION APPROVAL. DOROTHY'S PLACE SUBDIVISION, JACQUES DEVELOPMENT, LLC, PROJECT / APPLICANT, ZONE RR / GW-1, 181A MAIN STREET PROJECT ADDRESS, 6.8 SPECIAL PERMIT SECTION, TPZ CHAIRMAN.

Richard F. Mihok, P.E. Consulting Engineer, 150 MARLBOROUGH, CONNECTICUT 06447, (860) 295-9049.

DETAILS & SOIL DATA, DOROTHY'S PLACE SUBDIVISION, 181A MAIN STREET, GLASTONBURY, CONNECTICUT. PREPARED FOR JACQUES DEVELOPMENT, LLC. REVISIONS table and COMMENTS table with dates 04-27-2020 and 11-25-2019.