

FIRE MARSHALS NOTES

1. THERE IS NO PUBLIC WATER SUPPLY AVAILABLE FOR THE PURPOSES OF FIRE PROTECTION IN THIS AREA.
2. DRIVEWAY BASE TO BE COMPACTED STONE AND PAVED WITH A MINIMUM OF 3" BITUMINOUS PAVING.
3. DRIVEWAY DOES NOT EXCEED 15% SLOPE.
4. THE TREE CANOPY CLEARANCE WILL BE MAINTAINED FOR THE ENTIRE LENGTH OF DRIVEWAY.
5. BLASTING ACTIVITY WILL REQUIRE APPROPRIATE COORDINATION WITH THE FIRE MARSHAL'S OFFICE.
6. ADDRESS NUMERALS WILL NEED TO BE POSTED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS.
7. THE USE OF AND LOCATION OF TEMPORARY FUEL TANKS UTILIZED FOR CONSTRUCTION PURPOSES WILL NEED TO BE REVIEWED BY THE FIRE MARSHAL'S OFFICE.
8. OPEN BURNING OF CLEARED VEGETATION IS NOT PERMITTED.

TOWN NOTES

1. MOST TREES WITHIN THE CONSERVATION EASEMENT TO BE SAVED ARE HARDWOODS (OAK AND ASH) AND PINES
2. ALL SILTFENCE BARRIER TO REMAIN IN PLACE UNTIL A PERMANENT VEGETATION HAS BEEN ESTABLISHED ON DISTURBED AREAS.
3. RECOGNITION THAT NO CERTIFICATION OF OCCUPANCY SHALL BE ISSUED PRIOR TO SITE / LOT STABILIZATION.
4. SITE CONTACT PERSON (MATT COIT - CELL No. (860) 334-1514)
5. AN INSPECTION BY THE ENVIRONMENTAL PLANNING STAFF WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

AREA = 539,382 SQ.FT. - 12.383 ACRES

REFERENCE NOTE

THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. AMENDED ON OCTOBER 26, 2020

THE TYPE OF SURVEY IS A "IMPROVEMENT LOCATION SURVEY."

THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT SURVEY."

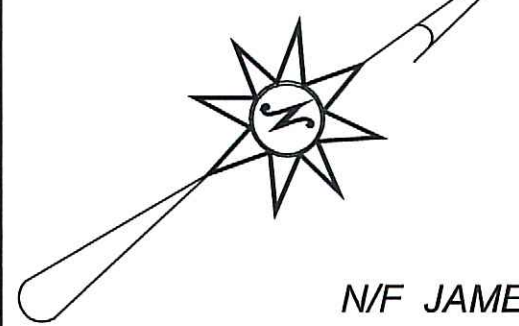
THE HORIZONTAL ACCURACY CONFORMS TO "A-2 STANDARDS."

THE VERTICAL ACCURACY CONFORMS TO "T-2 STANDARDS."

SEE SHEET 2 OF 3 FOR GENERAL NOTES, SOILS DATA AND DETAILS
SEE SHEET 3 OF 3 FOR OVERALL PROPERTY SURVEY



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED SWALE
 - 4" DRAIN PIPES
 - DEEP TEST PITS
 - PERC TESTS
 - STONEPILES
 - SILTFENCE BARRIER
 - EXISTING SPOT GRADES
 - STATE TAGGED TREES
 - BUILDING LINES
 - PROPOSED CONTOURS
 - EDGE OF CLEARING
 - INTERMITTENT WATERCOURSE
 - 100' WATERCOURSE BUFFER



NOTE: ALL UNDERGROUND UTILITIES (SANITARY SEWER, PUBLIC WATER, ELECTRIC, GAS, PHONE CABLE, ETC.) INSTALLATION SHALL PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL TO THEIR POINT OF CONNECTION

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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

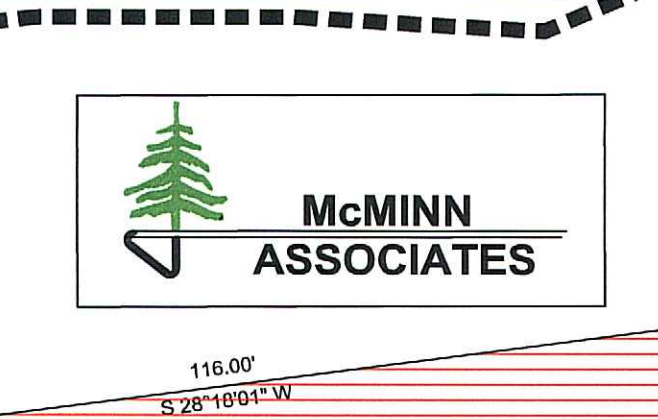
PAUL STOWELL
REGISTERED LAND SURVEYOR - L.S. LIC. No. 70216

MARK REYNOLDS
REGISTERED PROFESSIONAL ENGINEER
P.E. LIC. No. 19789

McMINN ASSOCIATES
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PAUL STOWELL REG. LAND SURVEYOR
171 WILCOX ROAD
MILFORD, CONNECTICUT
(860) 682-0163 - (860) 537-0046

NO.	DATE	DESCRIPTION
1	3/20/20	TOWN COMMENTS

PLOT PLAN
PREPARED FOR
MATT COIT
84 REDWOOD LANE - GLASTONBURY, CONNECTICUT
DATE AUGUST 7, 2019 - SCALE 1" = 20'



SHEET 1 OF 3
1/3
JOB No. 18-011

GENERAL NOTES

PRIMARY AND RESERVE AREAS ARE TO BE PROTECTED FROM COMPACTION AND DAMAGE BY MACHINERY AND EQUIPMENT DURING CONSTRUCTION.

ADDITIONAL TEST PITS MAY BE REQUIRED TO CONFIRM SOIL CONDITIONS IN THE AREA OF THE PRIMARY AND RESERVE LEACHING FIELDS. PITS ARE TO BE DUG PRIOR TO THE START OF CONSTRUCTION OF THE SEPTIC SYSTEM AND ARE TO BE STAKED IN THE FIELD BY ENGINEER TO ENSURE PROPER LOCATION.

DISTRIBUTION BOXES TO BE INSTALLED TO CREATE A HIGH LEVEL OVERFLOW (4" MIN)

SEPTIC SYSTEM SHALL CONFORM TO THE CURRENT STATE OF CONNECTICUT PUBLIC HEALTH CODE.

IF FIELD CONDITIONS (MOTTUNG, LEDGE OR GROUNDWATER) ARE ENCOUNTERED AT SHALLOWER DEPTH THAN THOSE SHOWN IN THE DEEP TEST HOLE RESULTS, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY AND CONSTRUCTION HALTED UNTIL FURTHER DIRECTED.

SDR 35 TIGHT PIPE FROM TANK TO D. BOX AND BETWEEN D. BOXES.

CONTOURS TAKEN FROM ON SITE FIELD TOPOGRAPHY AND ARE TO T-2 STANDARDS.

REQUIRED FILL SPECIFICATIONS

ALL LEACHING PRODUCTS WITH EFFECTIVE LEACHING CREDITS OF 7.4 SF/LF AND HIGHER SHALL NOT BE UTILIZED WHERE THE UNDERLYING NATURALLY OCCURRING SOILS HAVE A MINIMUM PERCOLATION RATE SLOWER THAN THIRTY (30) MINUTES PER INCH.

SELECT FILL MATERIAL AND SELECT BACKFILL MATERIAL, PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPOSED OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE FILL AND MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA.

- THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE (3) INCHES.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED ON THE SIEVE ANALYSIS STARTED.

THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING	PERCENT PASSING
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50%	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

WET SIEVE TEST

THE RESPONSIBILITY FOR THE PREPARATION OF A LEACHING AREA UTILIZING SELECT MATERIAL IS THAT OF THE LICENSED INSTALLER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVERCOMPACTION AND SILTATION ONCE EXPOSED.

NOTE: WATER TREATMENT DEVICES NOT TO DISCHARGE INTO SEPTIC SYSTEM.

EROSION CONTROL NOTES

GENERAL REQUIREMENTS FOR EROSION CONTROL:

SEEDING, SODDING, OR REVEGETATION PLANS AND SPECIFICATIONS FOR ALL UNPROTECTED OR UNVEGETATED AREAS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE.

EXCAVATIONS, FILLS AND GRADING:

CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING, EXCEPT AS APPROVED BY THE COMMISSION UNDER SPECIAL CONDITIONS.

ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATION OR THE SLOPING SURFACES OF FILLS.

CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.

FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.

GRADING SHALL NOT BE DONE IN SUCH A WAY SO AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE EXPRESSED CONSENT OF THAT LANDOWNER AND THE COMMISSION.

FILLS SHALL NOT ENCRONCH ON THE NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS.

DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.

GRADING EQUIPMENT WILL NOT BE ALLOWED TO CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER METHODS AS APPROVED BY THE COMMISSION.

IMPLEMENTATION PROCEDURES:

WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.

WHERE NECESSARY, TEMPORARY VEGETATION AND/OR MULCHING SHOULD BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.

THE PERMANENT FINAL VEGETATION AND STRUCTURES SHOULD BE INSTALLED AS SOON AS PRACTICAL IN THE DEVELOPMENT.

CONSTRUCTION NOTES

NO CHANGE IN PLAN LOCATION OR ELEVATION SHALL BE MADE WITHOUT NOTIFYING THE ENGINEER AND THE PROPER TOWN AUTHORITY.

THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION TO SET LOCATION AND GRADE STAKES FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM TO INCLUDE: FILL MATERIAL, SEPTIC TANK, PRIMARY LEACH SYSTEM, SIMILAR STAKING REQUIRED FOR ALL CURTAIN AND FOUNDATION DRAINS AND WELL.

NO SOIL STRIPPING OR EXCAVATION SHALL BEGIN WITHIN THE AREA OF THE SUB-SURFACE SEWAGE DISPOSAL SYSTEM WITHOUT A VALID CONSTRUCTION PERMIT.

A LICENSED SEWAGE DISPOSAL SYSTEM INSTALLER SHALL OBTAIN A CONSTRUCTION PERMIT AND ARRANGE FOR THE SITE INSPECTION PRIOR TO CONSTRUCTION. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE STATE, AND LOCAL RULES, REGULATIONS AND CODES.

TOPSOIL TO BE STRIPPED AND STOCKPILED PRIOR TO ANY FILLING. SCARIFY AREA BEFORE FILLING. NO VEHICLE TRAFFIC BY RUBBER TIRE VEHICLES TO MINIMIZE COMPACTION. PLACE FILL AT EDGE OF PREPARED AREA AND SPREAD WITH BULLDOZER IN 6" LIFTS AND COMPACT TO 90% MAXIMUM DENSITY.

SANITARIAN TO INSPECT ANY FILL OVER 24" DEEP PRIOR TO CONSTRUCTION.

TRENCH BOTTOMS SHALL BE LEVEL AND SET TO FOLLOW CONTOURS OF EXISTING GRADE.

NO CONSTRUCTION BELOW ORIGINAL GRADE IN THE LEACHING SYSTEM AREA SHALL TAKE PLACE WITHIN 48 HOURS OF A RAINSTORM OR WITH STANDING PUDDLES.

ALL FOOTING DRAINS, CURTAIN DRAINS AND SUBSURFACE SEWAGE DISPOSAL SYSTEM COMPONENTS SHALL BE INSPECTED BY THE TOWN AND LOCATED "AS-BUILT" BY THE ENGINEER/LAND SURVEYOR PRIOR TO COVERING. INSPECTION SHALL BE WITHIN 2 WORKING DAYS FOLLOWING TIMELY NOTIFICATION BY THE CONTRACTOR TO PROTECT OPEN WORK FROM SILTATION AND EROSION.

ALL DISTURBED AREAS SHALL BE GRADED, LOAMED, AND SEEDS AS SOON AS POSSIBLE AFTER CONSTRUCTION. IF SEEDING CANNOT TAKE PLACE DURING THE GROWING SEASON, A TEMPORARY MULCH COVER SHALL BE PLACED AND MAINTAINED UNTIL PERMANENT COVER CAN BE ESTABLISHED.

A LICENSED WELL DRILLER SHALL OBTAIN A PERMIT PRIOR TO ANY DRILLING. THE WELL SHALL BE PROVIDED IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE STATE AND LOCAL REGULATIONS AND CODES.

SATISFACTORY COMPLETION OF ALL THE ABOVE REQUIREMENTS SHALL PRECEED THE FINAL INSPECTION AND APPROVAL OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND WELL.

1500 GALLON REGULAR SEPTIC TANK

TANK DESIGN SPECIFICATION CONFORMS TO LATEST ASTM DESIGNATION C1227

NOTES:

- JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST ASHTO SPECIFICATION M-198. MEETS FEDERAL SPECIFICATION SS-5-0021(210-A).
- PIPE INLET AND OUTLET LOCATIONS HAVE POLYLOK II PIPE SEALS.
- REINFORCING STEEL WELDED WIRE FABRIC CONFORMS TO LATEST ASTM SPECIFICATION A615.
- CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT 28 DAYS.
- METHOD OF MANUFACTURE: WET CAST.
- SECTIONS ARE MONOLITHIC.

WEIGHT CHART

PRODUCT NAME	APPROX WEIGHT TONS PER
1500 GALLON REGULAR SEPTIC TANK	1.99 TONS

UNITED CONCRETE PRODUCTS INC.
173 CHURCH STREET TEL. 800 234-3119 FAX. (203) 265-4941
YALESVILLE, CT 06492 (203) 269-3119

5 OUTLET DISTRIBUTION BOX

D-BOX DESIGN SPECIFICATION CONFORMS TO LATEST ASTM DESIGNATION C913

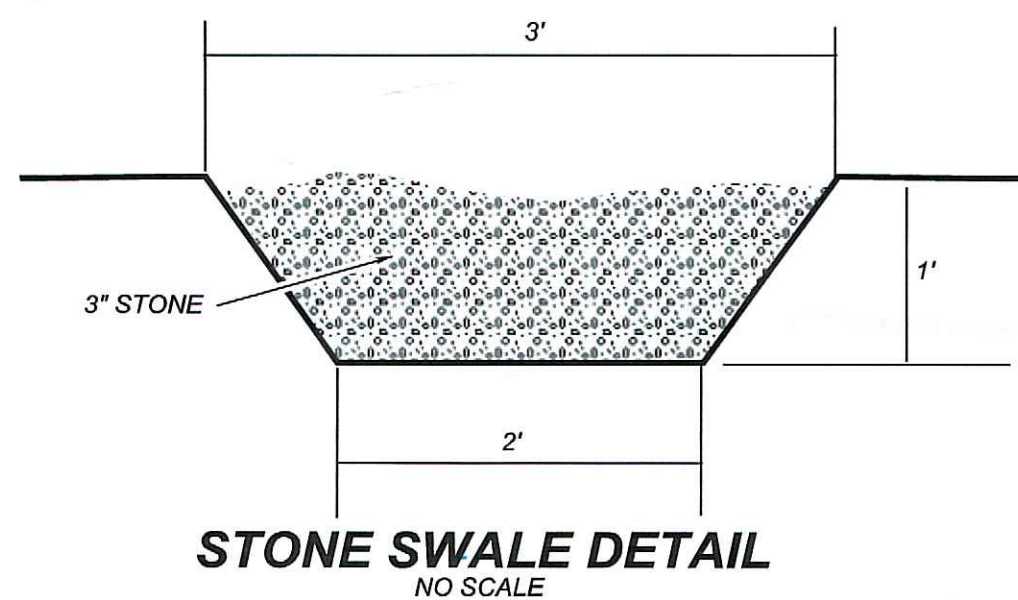
NOTES:

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HYDRAULIC FACTOR (HF)

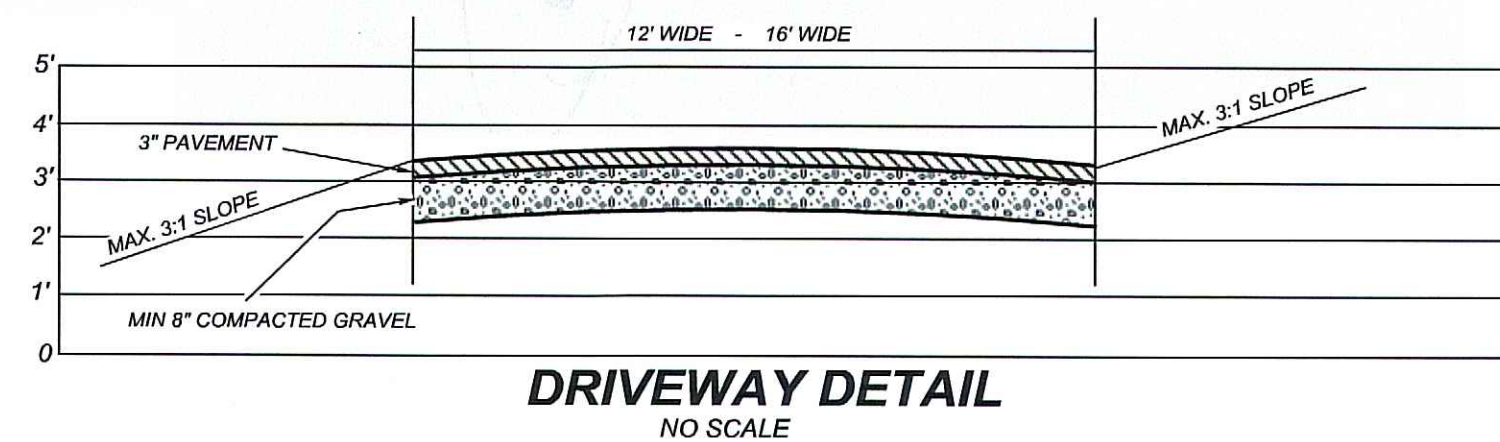
HYDRAULIC GRADIENT (% OF SLOPE)

TO D E P T H L A Y E R	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1	2.1	3.1	4.1	5.1	6.1	8.1	10.1	>15
<17.8	SEE NOTE	81								
19-22	72	62	54	48	42	34	30	28	26	24
22.1-26	66	56	48	42	34	30	28	26	24	20
26.1-30	58	49	42	34	30	28	26	24	20	18
30.1-35	48	42	34	30	28	26	24	20	18	16
35.1-42	42	36	30	28	26	24	20	18	16	14
42.1-48	36	32	28	26	24	20	18	16	14	12
48.1-55	30	28	24	22	20	18	16	14	12	10
> 60	MLSS NEED NOT BE CONSIDERED									

DEEP TEST PIT DATA

Test Pit Data 84 Redwood Ln.									
Lot #	Date	Test hole	Test Hole Depth	Depth Ground Water	Mottling	Material			
4A0218	1	2.0	2.0'	1.0'	none noted	0-2' Topsoil 2-2.0' Light Brown Fine Sandy Loom LEDE			
	2	2.3'	2.3'	none noted		Light Brown Fine Sandy Loom LEDE			
	3	6.8'	5.0'	none noted		0-2' Topsoil 2-1.9' Light Brown Fine Sandy Loom 1.9'-2.7' Coarse Brown Sand 2.7'-3.3' Compacted Dark Brown Sand 3.3'-3.8' Brown Sand 3.8'-6.8' LEDE			
	4	4.7'	none noted	none noted		0-2' Topsoil 2-2.0' Light Brown Fine Sandy Loom 2.0'-2.9' Dark Brown Coarse Sand 2.9'-4.1' Brown Sand 4.1'-4.7' Compacted Brown Sand, Gravel, Cobble LEDE			
	5	10'	7.9'	3.8' (H. Phase Layer)		0-2' Topsoil 2-2.0' Light Brown Fine Sandy Loom 2.0'-2.9' Dark Brown Coarse Sand 2.9'-4.1' Brown Sand 4.1'-10' Compacted Brown Sand, Gravel, Cobble LEDE			
	6	9.0'	none noted	none noted		0-2' Topsoil 2-1.9' Light Brown Fine Sandy Loom 1.9'-4.4' Brown Sand 4.4'-9.0' Dark Brown Sand, Gravel, Cobble LEDE			

TEST PITS WITNESSED BY DON KENDRICK FROM THE TOWN OF GLASTONBURY HEALTH DEPT.



USE 2 ROWS OF 18" HIGH x 48" WIDE x 8' LONG CONCRETE GALLEYS @ 6.2 SQ. FT. OF LEACHING AREA PER LINEAL FT. x 96' OF TOTAL LENGTH = 595.2 SQ. FT. OF LEACHING AREA TO BE INSTALLED

BASIS OF SANITARY DESIGN

4 BEDROOM HOUSE - 1-10 Min/In PERC RATE
577.5 SQ. FT. OF LEACHING AREA REQUIRED
USE 2 ROWS OF 18" HIGH CONCRETE GALLEYS .6' WIDE @ LENGTHS SHOWN
595.2 SQ. FT. OF LEACHING AREA PROVIDED
USE MINIMUM 1500 GALLON SEPTIC TANK.

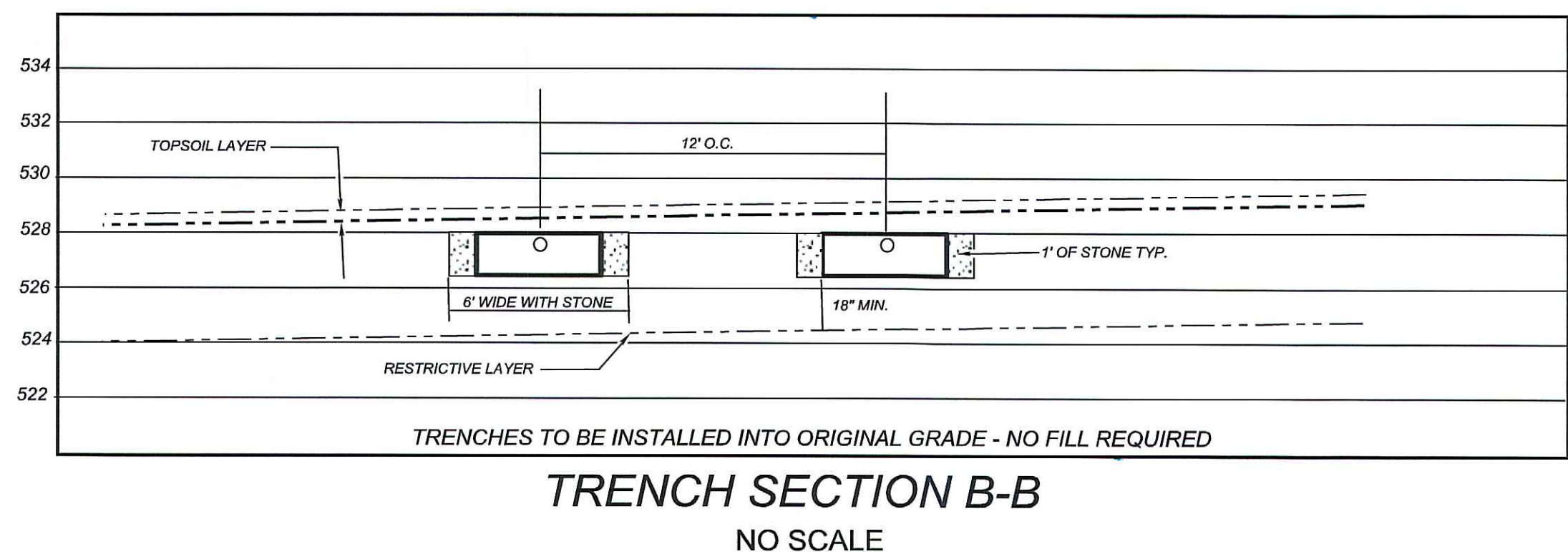
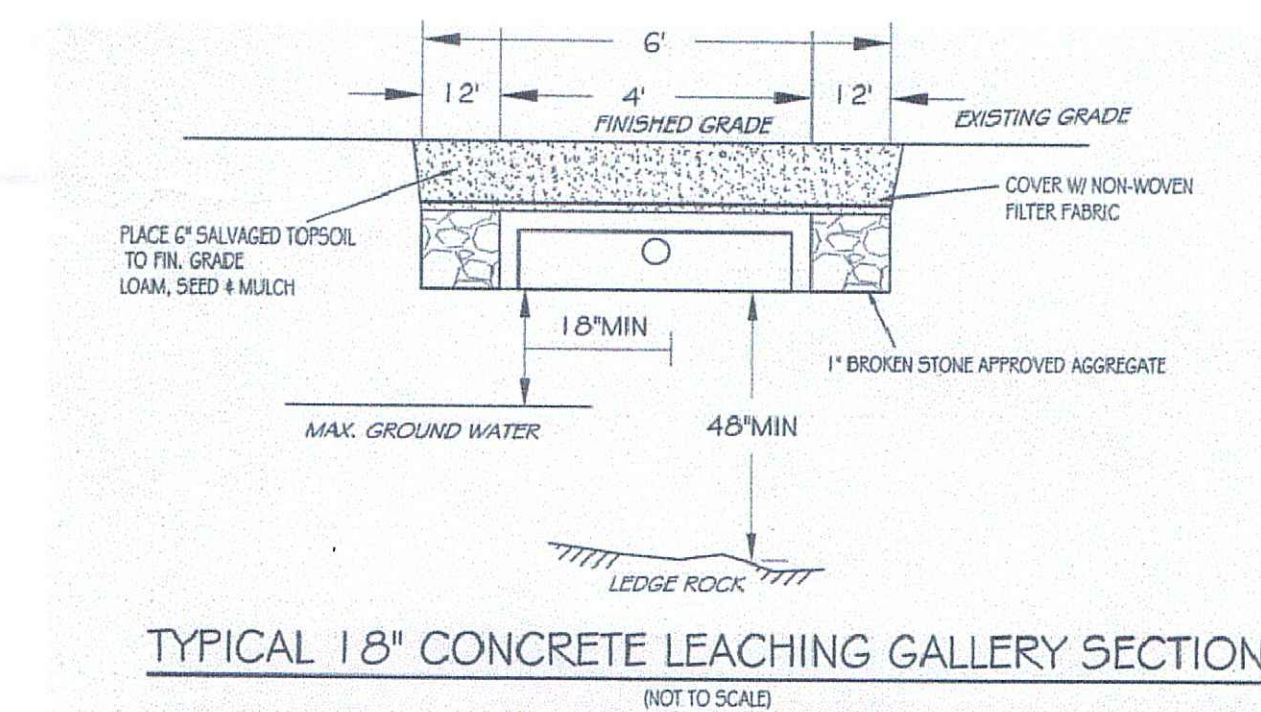
$$HF \times FF \times PF = MLSS = 72$$

PERC TEST DATA (TAKEN ON 4-4-18)

PERC TEST A PRESOAK @ 11:35 NAIL DOWN 2" DEPTH = 28" DRY @ 11:57	PERC TEST B PRESOAK @ 11:41 NAIL DOWN 2" DEPTH = 27" DRY @ 12:04
12:37 - 0"	12:39 - 0"
1:07 - 11 1/4"	1:09 - 10 1/2"
1:17 - 17 1/8"	1:19 - 16 1/2"
1:27 - 21 1/4"	1:29 - 20 1/8"
1:37 - 23 3/4"	1:39 - 23"
1:47 - DRY	1:49 - DRY

PERC RATE = 1 - 10 MIN / IN PERC RATE = 1 - 10 MIN / IN

PERC TESTS TAKEN BY McMINN ASSOCIATES ON 4-4-18



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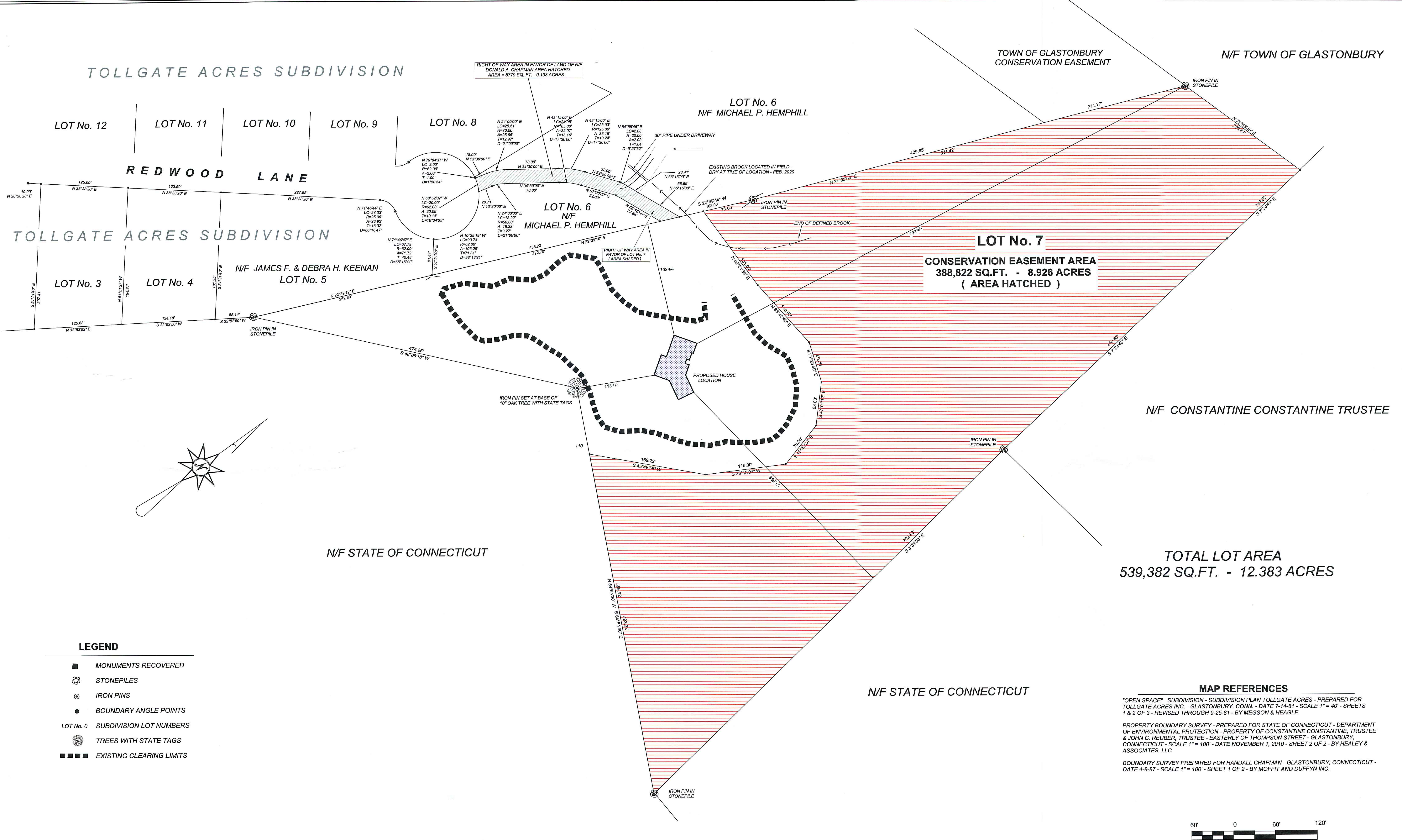
DETAILS, SOILS DATA, CONSTRUCTION AND GENERAL NOTES

PREPARED FOR
MATT COIT
84 REDWOOD LANE - GLASTONBURY, CONNECTICUT
DATE AUGUST 7, 2019

SHEET 2 OF 3

2/3

JOB No. 18-011



TOLLGATE ACRES SUBDIVISION

TOWN OF GLASTONBURY CONSERVATION EASEMENT

N/F TOWN OF GLASTONBURY

LOT No. 12

LOT No. 11

LOT No. 10

LOT No. 9

LOT No. 8

LOT No. 6
N/F MICHAEL P. HEMPHILL

REDWOOD LANE

TOLLGATE ACRES SUBDIVISION

LOT No. 3

LOT No. 4

N/F JAMES F. & DEBRA H. KEENAN
LOT No. 5

LOT No. 6
N/F
MICHAEL P. HEMPHILL

LOT No. 7

CONSERVATION EASEMENT AREA
388,822 SQ.FT. - 8.926 ACRES
(AREA HATCHED)

N/F CONSTANTINE CONSTANTINE TRUSTEE

N/F STATE OF CONNECTICUT

N/F STATE OF CONNECTICUT

TOTAL LOT AREA
539,382 SQ.FT. - 12.383 ACRES

LEGEND

- MONUMENTS RECOVERED
- ⊗ STONEPILES
- ⊙ IRON PINS
- BOUNDARY ANGLE POINTS
- LOT No. 0 SUBDIVISION LOT NUMBERS
- ⊗ TREES WITH STATE TAGS
- EXISTING CLEARING LIMITS

MAP REFERENCES

"OPEN SPACE" SUBDIVISION - SUBDIVISION PLAN TOLLGATE ACRES - PREPARED FOR TOLLGATE ACRES INC. - GLASTONBURY, CONN. - DATE 7-14-81 - SCALE 1" = 40' - SHEETS 1 & 2 OF 3 - REVISED THROUGH 9-25-81 - BY MEGSON & HEAGLE

PROPERTY BOUNDARY SURVEY - PREPARED FOR STATE OF CONNECTICUT - DEPARTMENT OF ENVIRONMENTAL PROTECTION - PROPERTY OF CONSTANTINE CONSTANTINE, TRUSTEE & JOHN C. REUBER, TRUSTEE - EASTERLY OF THOMPSON STREET - GLASTONBURY, CONNECTICUT - SCALE 1" = 100' - DATE NOVEMBER 1, 2010 - SHEET 2 OF 2 - BY HEALEY & ASSOCIATES, LLC

BOUNDARY SURVEY PREPARED FOR RANDALL CHAPMAN - GLASTONBURY, CONNECTICUT - DATE 4-8-87 - SCALE 1" = 100' - SHEET 1 OF 2 - BY MOFFIT AND DUFFY INC.



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REVISIONS	No.	DATE	DESCRIPTION
	1	3/20/20	TOWN COMMENTS

PROPERTY SURVEY
PREPARED FOR
MATTHEW COIT & MEGAN COIT
84 REDWOOD LANE
GLASTONBURY, CONNECTICUT
DATE AUGUST 7, 2019 - SCALE 1" = 60'



SHEET 3 OF 3

3/3

JOB No. 18-011