

CASELLA SUBDIVISION

KNOLLWOOD DRIVE

GLASTONBURY, CONNECTICUT

PREPARED FOR

THE ESTATE OF JON CASELLA

GLASTONBURY, CONNECTICUT

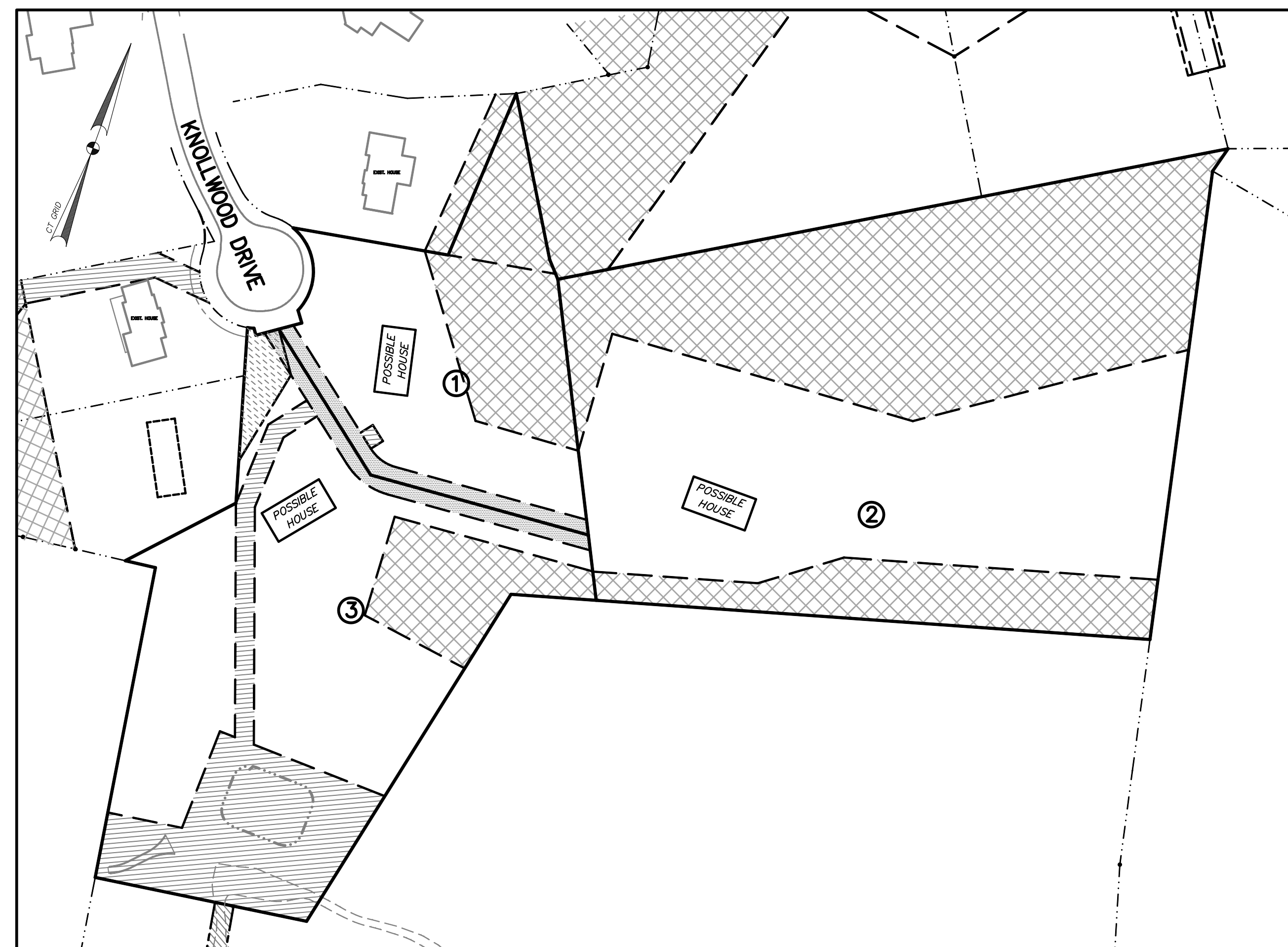
PREPARED BY

DUTTON ASSOCIATES, LLC

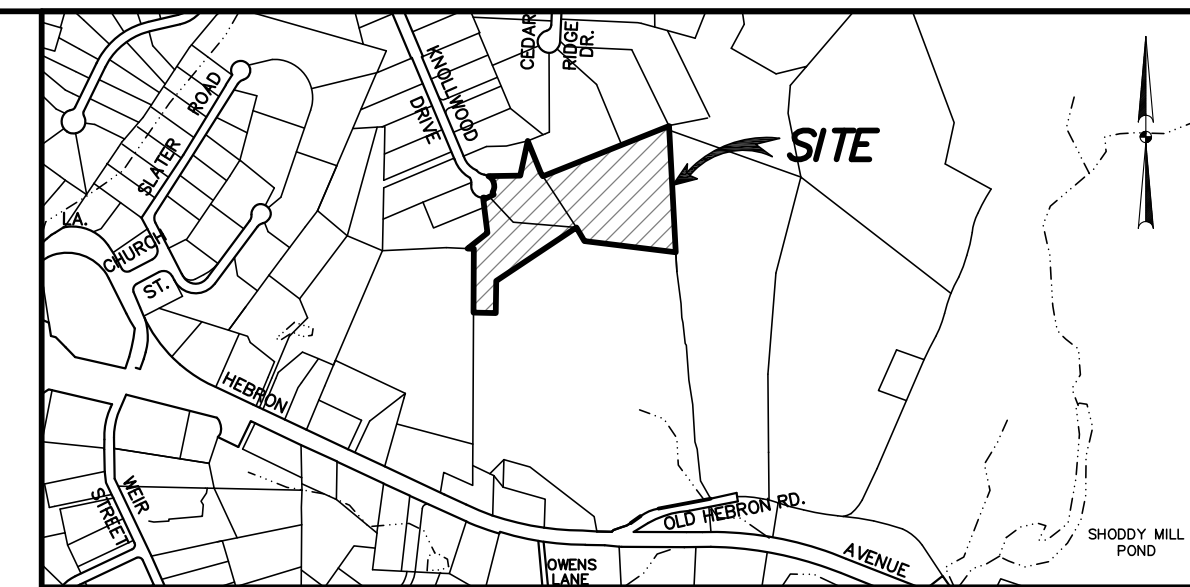
67 EASTERN BOULEVARD
GLASTONBURY, CT

LEGEND TO PLAN SYMBOLS

EXISTING		PROPOSED
● I.P. FND.	IRON PIN	○
■ MON. FND.	CONCRETE MONUMENT	□
---	PROPERTY BOUNDARY LINE	---
- - -	ABUTTING PROPERTY LINE	- - -
---	BUILDING LINE	---
- - -	CONSERVATION EASEMENT	- - -
- - -	DRIVEWAY & UTILITY EASEMENT	- - -
- - -	R.O.W. & UTILITY EASEMENT	- - -
- - -	DRAINAGE EASEMENT	- - -
▭	BUILDING	▭
▭	BUILDING WITH OVERHANG	▭
▭	STEPS/HATCHWAY	▭
---	GROUND CONTOUR LINES	---
○	SPOT ELEVATION	○
---	SOIL DELINEATION LINE	---
---	SOIL TYPE SYMBOL	---
---	WETLAND LIMIT LINE	---
---	WETLAND FLAG	---
---	WETLANDS AREA	---
---	TREE LINE	---
---	TREE / SHRUB	---
---	BASELINE	---
---	CURBING	---
---	EDGE OF BITUMINOUS PAVEMENT	---
---	UNDERGROUND ELECTRIC UTILITY	---
---	FOUNDATION DRAIN	---
---	STORM DRAIN LINE	---
---	DRAINAGE MANHOLE	---
---	HEADWALL	---
---	CULVERT END	---
---	GUARD RAIL	---
---	SEDIMENT BARRIER	---
---	SOIL STOCKPILE AREA	---
---	CONSTRUCTION ENTRANCE	---
---	LEACHING TRENCH	---
○	TEST PIT LOCATION	○
○	WELL	○
---	SEDIMENT BARRIER	---



KEY MAP
SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=1,000'

TOWN PLAN & ZONING COMMISSION APPROVAL

CASELLA SUBDIVISION / ESTATE OF JON CASELLA RR/GW-2
PROJECT / APPLICANT ZONE

KNOLLWOOD DRIVE
PROJECT ADDRESS

6.8 - REAR LOT
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

CASELLA SUBDIVISION RR/GW-2
SUBDIVISION NAME ZONE

MICHAEL PUCCI
SUBDIVIDER

SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 311.

INSPECTION NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

ZONING TABLE - RR ZONE

ITEM	REQUIRED/ALLOWED	PROPOSED LOT 1
LOT AREA	40,000 S.F.	78,966 S.F.
LOT FRONTAGE	125 FT.	125.6 FT.
FRONT YARD	50 FT.	85.0 FT.
SIDE YARD	25 FT.	83.6/50.1 FT.
REAR YARD	50 FT.	155.2 FT.
COVERAGE	10% (7,896 S.F.)	2,450 S.F. (3.10%)
ITEM	REQUIRED/ALLOWED	PROPOSED LOT 2*
LOT AREA	80,000 S.F.*	285,864 S.F.
LOT FRONTAGE	125 FT.	NONE (ESMT. ACCESS)
FRONT YARD	50 FT.	101.8 FT.
SIDE YARD	25 FT.	84.5/23.15 FT.
REAR YARD	50 FT.	431.3 FT.
COVERAGE	10% (28,586 S.F.)	2,450 S.F. (0.09%)
ITEM	REQUIRED/ALLOWED	PROPOSED LOT 3*
LOT AREA	80,000 S.F.*	146,166 S.F.
LOT FRONTAGE	125 FT.	60.32 FT.
FRONT YARD	50 FT.	163.8 FT.
SIDE YARD	25 FT.	29.1/48.7 FT.
REAR YARD	50 FT.	205.0 FT.
COVERAGE	10% (14,616 S.F.)	2,450 S.F. (1.68%)

*REAR LOTS
NOTE:
BUILDING COVERAGE, FRONT, SIDE AND REAR YARD SETBACKS NOTED ABOVE ARE BASED ON THE CONCEPTUAL HOUSE FOOTPRINTS DEPICTED ON THE PLANS. FINAL DEVELOPMENT OF THE LOT WILL LIKELY DIFFER FROM THE INFORMATION ABOVE. ALL LOTS MUST BE DEVELOPED IN CONFORMANCE WITH THE TOWN OF GLASTONBURY ZONING REGULATIONS WITH REGARD TO ZONING SET BACK AND COVERAGE REQUIREMENTS. IN ADDITION TO THE SUBDIVISION APPROVAL CONDITIONS.

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATES.LLC.COM

JOHN R. MARTUCCI, P.E. #19494

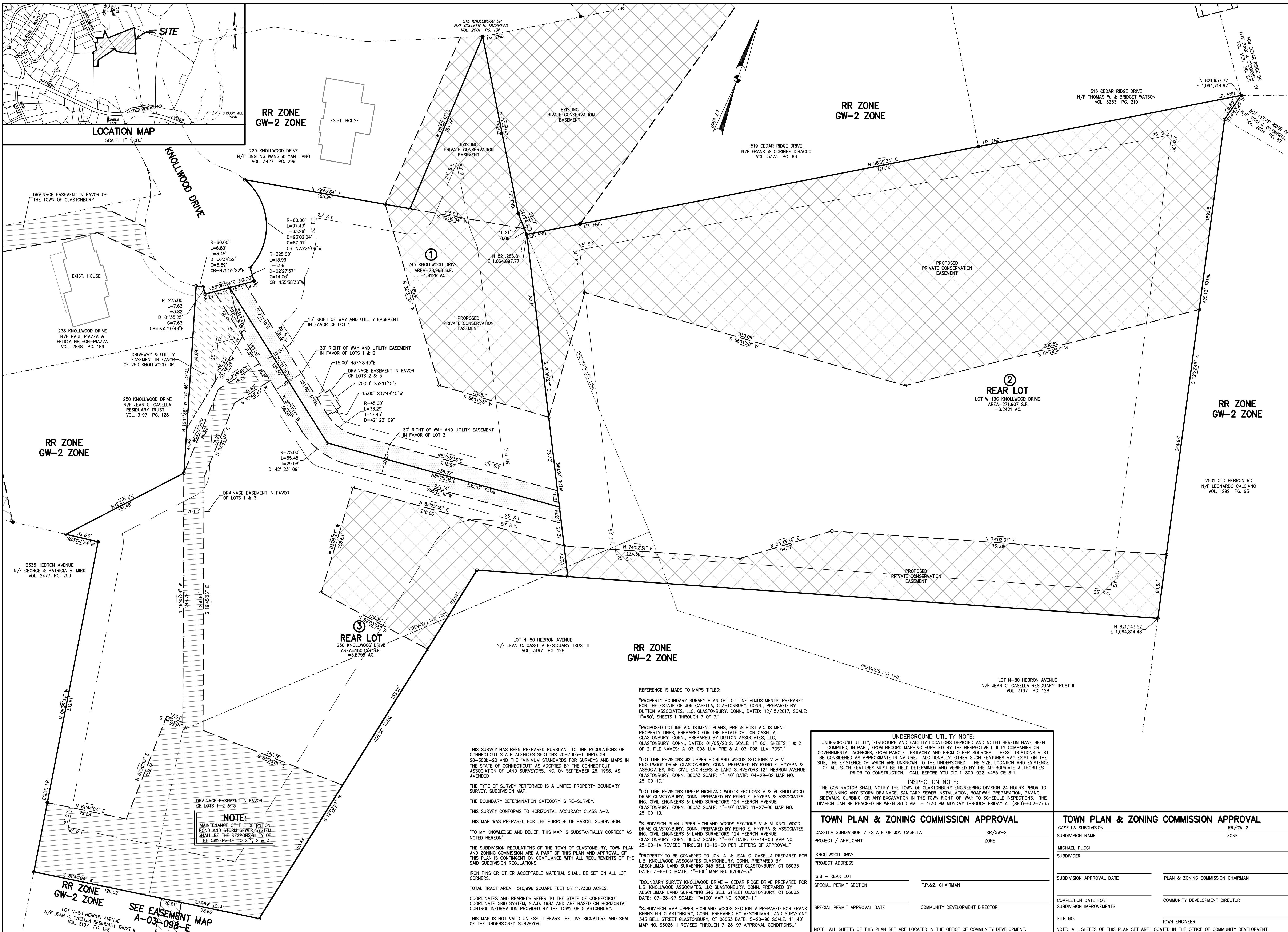
JAMES W. DUTTON, L.S. #70074

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INDEX PLAN
CASELLA SUBDIVISION
KNOLLWOOD DRIVE
PREPARED FOR
THE ESTATE OF JON CASELLA
GLASTONBURY, CONNECTICUT

PLAN NUMBER	DESCRIPTION	SHEET NUMBER	REVISIONS:
A-03-098-I	TITLE SHEET AND INDEX PLAN	1 OF 9	10-02-2020 - COMMENTS
A-03-098-S	PROPERTY BOUNDARY SURVEY AND SUBDIVISION PLAN	2 OF 9	
A-03-098-E	EASEMENT MAP	3 OF 9	
A-03-098-T	TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS PLAN	4 OF 9	
A-03-098-SD	SITE DEVELOPMENT PLAN, EROSION CONTROL & SEDIMENTATION PLAN	5 OF 9	
A-03-098-TP	TEST PIT AND PERCOLATION TEST DATA	6 OF 9	
A-03-098-D1 & D2	GENERAL NOTES AND DETAILS	7 & 8 OF 9	DATE: 03/16/2020
A-03-098-APP	APPROVALS	9 OF 9	SCALE: 1" = 40'

SHEET 1 of 9
A-03-098-1
FILE: 0398-SUBDIVISION 2020.DWG



LOCATION MAP
SCALE: 1"=1,000'

NOTE:
MAINTENANCE OF THE DETENTION POND AND STORM SEWER SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2 & 3

SEE EASEMENT MAP A-03-098-E

REFERENCE IS MADE TO MAPS TITLE:
"PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENTS, PREPARED FOR THE ESTATE OF JON CASELLA, GLASTONBURY, CONN., PREPARED BY DUTTON ASSOCIATES, LLC, GLASTONBURY, CONN., DATED: 12/15/2017, SCALE: 1"=60', SHEETS 1 THROUGH 7 OF 7."
"PROPOSED LOTLINE ADJUSTMENT PLANS, PRE & POST ADJUSTMENT PROPERTY LINES, PREPARED FOR THE ESTATE OF JON CASELLA, GLASTONBURY, CONN., PREPARED BY DUTTON ASSOCIATES, LLC, GLASTONBURY, CONN., DATED: 01/05/2012, SCALE: 1"=60', SHEETS 1 & 2 OF 2, FILE NAMES: A-03-098-LLA-PRE & A-03-098-LLA-POST."

THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AS AMENDED.
THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY BOUNDARY SURVEY, SUBDIVISION MAP.
THE BOUNDARY DETERMINATION CATEGORY IS RE-SURVEY.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF PARCEL SUBDIVISION.
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."
THE SUBDIVISION REGULATIONS OF THE TOWN OF GLASTONBURY, TOWN PLAN AND ZONING COMMISSION ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.
IRON PINS OR OTHER ACCEPTABLE MATERIAL SHALL BE SET ON ALL LOT CORNERS.
TOTAL TRACT AREA = 510,996 SQUARE FEET OR 11.7308 ACRES.
COORDINATES AND BEARINGS REFER TO THE STATE OF CONNECTICUT COORDINATE GRID SYSTEM, N.A.D. 1983 AND ARE BASED ON HORIZONTAL CONTROL INFORMATION PROVIDED BY THE TOWN OF GLASTONBURY.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.
INSPECTION NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION / ESTATE OF JON CASELLA	RR/GW-2 ZONE
PROJECT / APPLICANT	
KNOLLWOOD DRIVE	
PROJECT ADDRESS	
6.8 - REAR LOT	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	

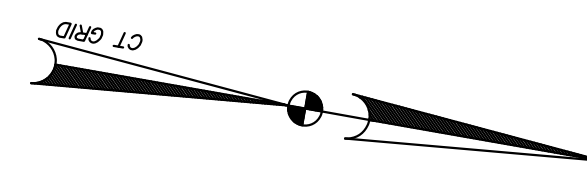
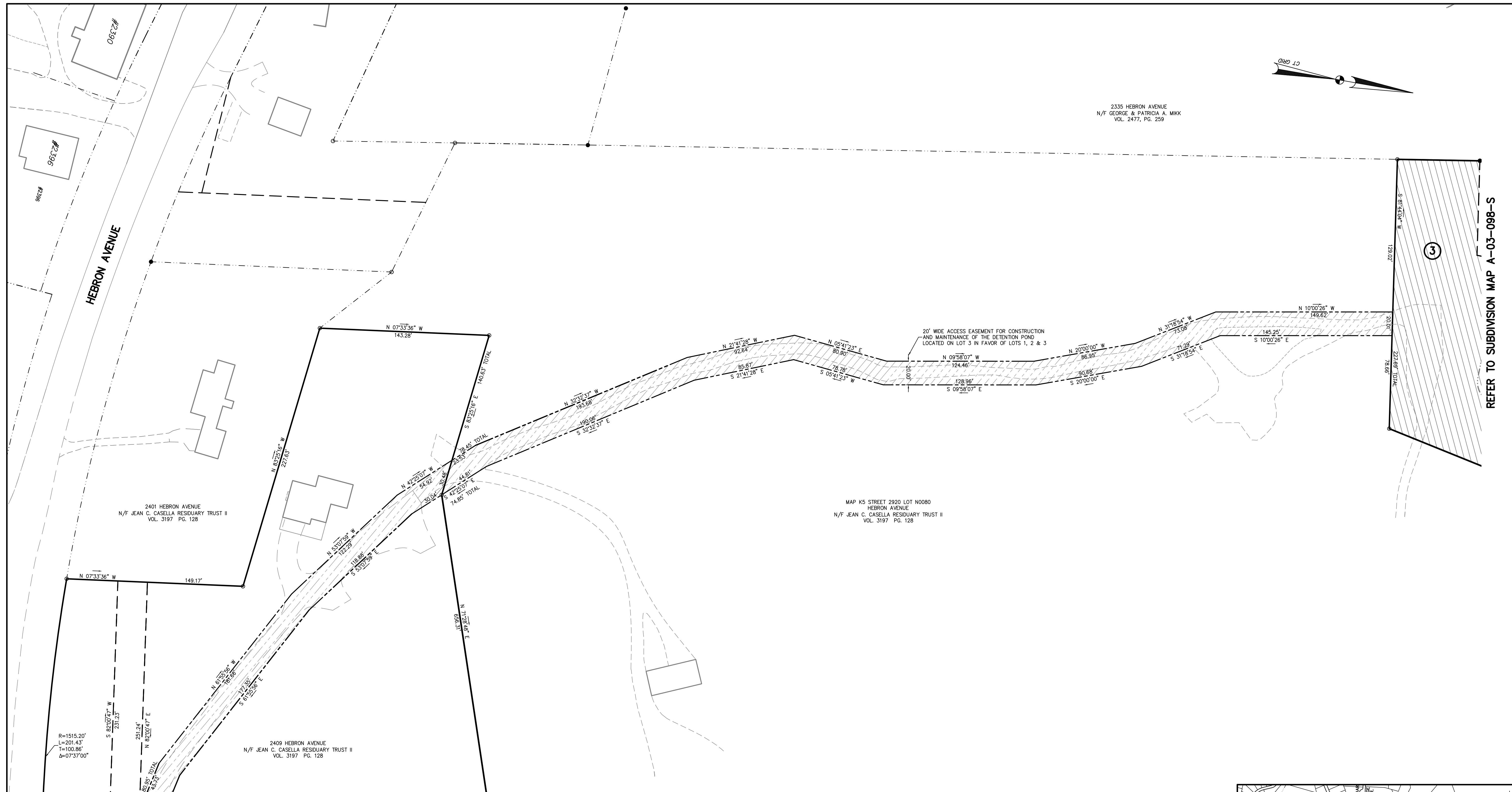
TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION	RR/GW-2 ZONE
SUBDIVISION NAME	
MICHAEL PUCCI	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	

DUTTON ASSOCIATES, LLC
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LIMITED PROPERTY BOUNDARY SURVEY SUBDIVISION MAP
CASELLA SUBDIVISION
KNOLLWOOD DRIVE
PREPARED FOR
THE ESTATE OF JON CASELLA
GLASTONBURY, CONNECTICUT

REVISIONS:
10-02-2020 - COMMENTS

DATE: 03/16/2020
SCALE: 1" = 40'
SHEET 2 of 9
A-03-098-S
FILE: 0398-SUBDIVISION 2020.DWG



2335 HEBRON AVENUE
N/F GEORGE & PATRICIA A. MKK
VOL. 2477, PG. 259

REFER TO SUBDIVISION MAP A-03-098-S

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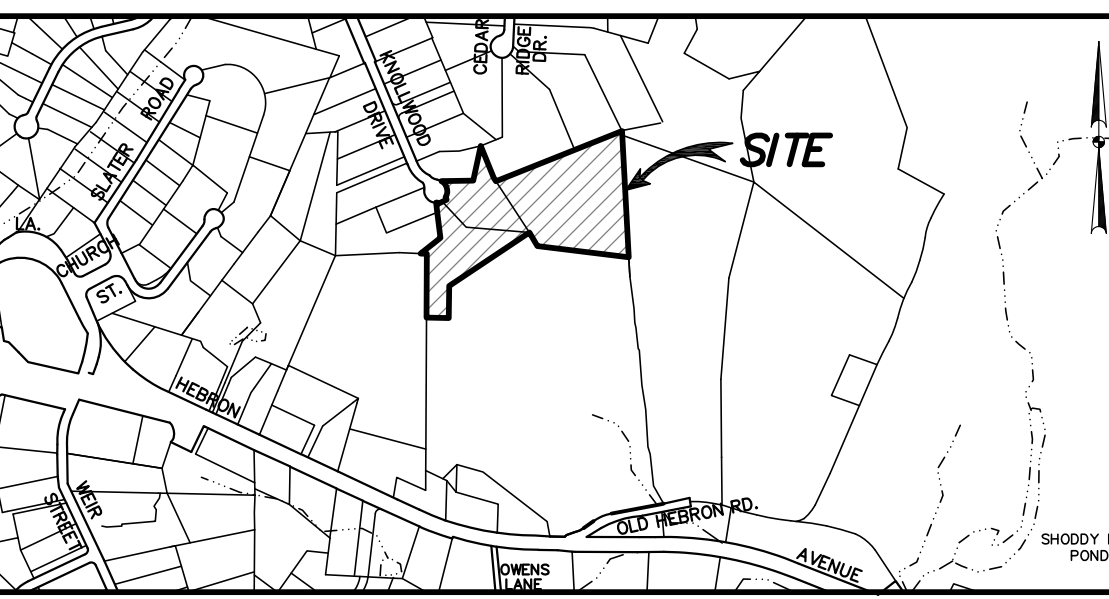
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LIMITED PROPERTY BOUNDARY SURVEY EASEMENT MAP
CASELLA SUBDIVISION
KNOLLWOOD DRIVE
PREPARED FOR
THE ESTATE OF JON CASELLA
GLASTONBURY, CONNECTICUT

REFERENCE IS MADE TO MAPS TITLED:
"PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENTS, PREPARED FOR THE ESTATE OF JON CASELLA, GLASTONBURY, CONN., PREPARED BY DUTTON ASSOCIATES, LLC, GLASTONBURY, CONN., DATED: 01/05/2012, SCALE: 1"=60', SHEETS 1 & 2 OF 2, FILE NAMES: A-03-098-LLA-PRE & A-03-098-LLA-POST."
"PROPOSED LOTLINE ADJUSTMENT PLANS, PRE & POST ADJUSTMENT PROPERTY LINES, PREPARED FOR THE ESTATE OF JON CASELLA, GLASTONBURY, CONN., PREPARED BY DUTTON ASSOCIATES, LLC, GLASTONBURY, CONN., DATED: 01/05/2012, SCALE: 1"=60', SHEETS 1 & 2 OF 2, FILE NAMES: A-03-098-LLA-PRE & A-03-098-LLA-POST."
"LOT LINE REVISIONS #2 UPPER HIGHLAND WOODS SECTIONS V & V KNOLLWOOD DRIVE, GLASTONBURY, CONN., PREPARED BY REINO E. HYPPA & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 124 HEBRON AVENUE, GLASTONBURY, CONN. 06033 SCALE: 1"=40' DATE: 04-29-02 MAP NO. 25-00-1C."
"LOT LINE REVISIONS UPPER HIGHLAND WOODS SECTIONS V & V KNOLLWOOD DRIVE, GLASTONBURY, CONN., PREPARED BY REINO E. HYPPA & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 124 HEBRON AVENUE, GLASTONBURY, CONN. 06033 SCALE: 1"=40' DATE: 07-14-00 MAP NO. 25-00-1B."
"SUBDIVISION PLAN UPPER HIGHLAND WOODS SECTIONS V & V KNOLLWOOD DRIVE, GLASTONBURY, CONN., PREPARED BY REINO E. HYPPA & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 124 HEBRON AVENUE, GLASTONBURY, CONN. 06033 SCALE: 1"=40' DATE: 07-14-00 MAP NO. 25-00-1A REVISED THROUGH 10-16-00 PER LETTERS OF APPROVAL."
"PROPERTY TO BE CONVEYED TO JON. A. & JEAN C. CASELLA PREPARED FOR L.B. KNOLLWOOD ASSOCIATES, LLC, GLASTONBURY, CONN., PREPARED BY AESCHULMAN LAND SURVEYING 345 BELL STREET GLASTONBURY, CT 06033 DATE: 3-6-00 SCALE: 1"=100' MAP NO. 97067-3."
"BOUNDARY SURVEY KNOLLWOOD DRIVE - CEDAR RIDGE DRIVE, PREPARED FOR L.B. KNOLLWOOD ASSOCIATES, LLC, GLASTONBURY, CONN., PREPARED BY AESCHULMAN LAND SURVEYING 345 BELL STREET GLASTONBURY, CT 06033 DATE: 07-28-97 SCALE: 1"=100' MAP NO. 97067-1."
"SUBDIVISION MAP UPPER HIGHLAND WOODS SECTION V PREPARED FOR FRANK BERNSTEIN GLASTONBURY, CONN., PREPARED BY AESCHULMAN LAND SURVEYING 345 BELL STREET GLASTONBURY, CT 06033 DATE: 5-20-96 SCALE: 1"=40' MAP NO. 96026-1 REVISED THROUGH 7-28-97 APPROVAL CONDITIONS."

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308-1 THROUGH 20-308-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AS AMENDED.
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THE BOUNDARY DETERMINATION CATEGORY IS RE-SURVEY.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF EASEMENT DEFINITION.
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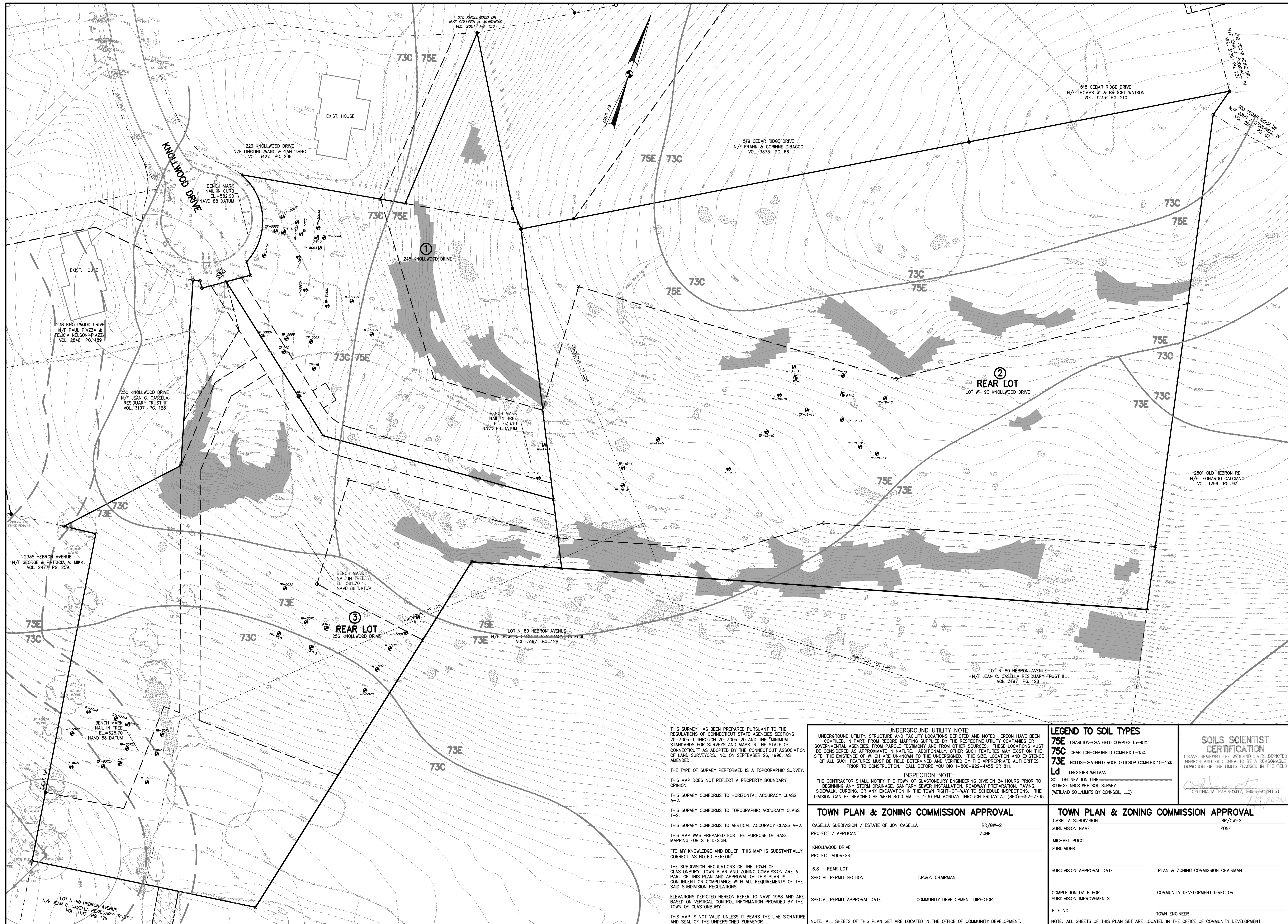
TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION / ESTATE OF JON CASELLA	RR/GW-2
PROJECT / APPLICANT	ZONE
KNOLLWOOD DRIVE	
PROJECT ADDRESS	
6.8 - REAR LOT	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION	RR/GW-2
SUBDIVISION NAME	ZONE
MICHAEL PUCCI	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION PERMITS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

REVISIONS:	COMMENTS:
10-02-2020	- COMMENTS
DATE: 03/16/2020	
SCALE: 1" = 40'	
SHEET 3 of 9	
A-03-098-E	
FILE: 0398-SUBDIVISION 2020.DWG	



DUTTON ASSOCIATES, LLC
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 67 EASTERN BOULEVARD
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**TOPOGRAPHIC SURVEY
 EXISTING CONDITIONS PLAN
 CASELLA SUBDIVISION
 KNOLLWOOD DRIVE
 PREPARED FOR
 THE ESTATE OF JON CASELLA**
 GASTONBURY, CONNECTICUT

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1986, AS AMENDED.

THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.

THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF BASE MAPPING FOR SITE DESIGN.

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

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

ELEVATIONS DEPICTED HEREON REFER TO NAVD 88 AND ARE BASED ON VERTICAL CONTROL INFORMATION PROVIDED BY THE TOWN OF GLASTONBURY.

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

UNDERGROUND UTILITY NOTE:
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INSPECTION NOTE:
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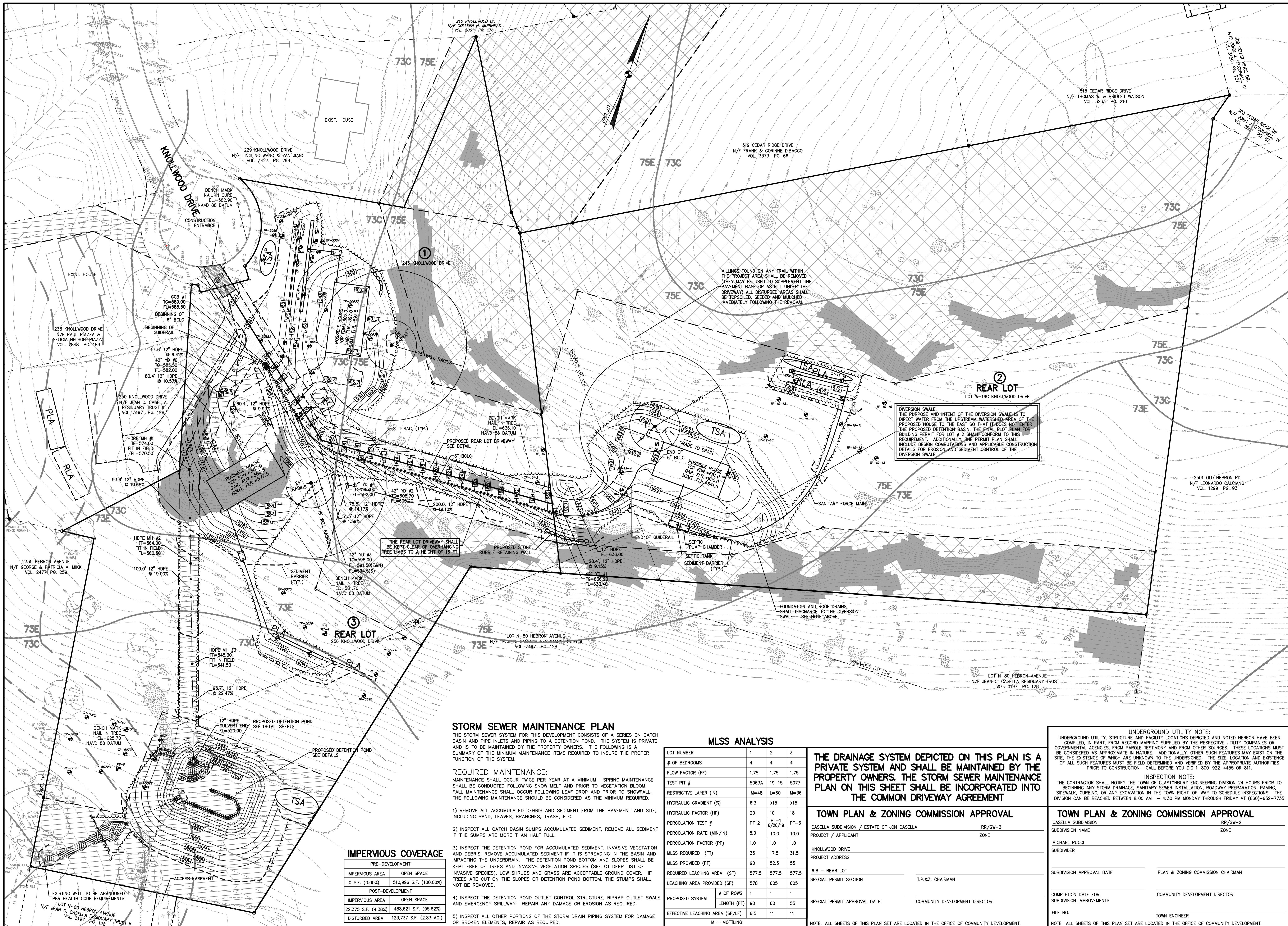
LEGEND TO SOIL TYPES
 75E CHARLTON-CHATFIELD COMPLEX 15-45%
 75C CHARLTON-CHATFIELD COMPLEX 0-15%
 73E HOLUS-CHATFIELD ROCK OUTCROP COMPLEX 15-45%
 Ld LECOSTER WHITMAN SOIL DELINEATION LINE
 SOURCE: NRCS WEB SOIL SURVEY (WETLAND SOIL LIMITS BY CONNSOIL, LLC)

SOILS SCIENTIST CERTIFICATION
 I HAVE REVIEWED THE WETLAND LIMITS DEPICTED HEREON AND FIND THEM TO BE A REASONABLE DEPICTION OF THE LIMITS FLAGGED IN THE FIELD.
 CYNTHIA M. RABINOWITZ, SOILS SCIENTIST
 7/9/2020

TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION / ESTATE OF JON CASELLA	RR/GW-2
PROJECT / APPLICANT	ZONE
KNOLLWOOD DRIVE	
PROJECT ADDRESS	
6.8 - REAR LOT	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR

TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION	RR/GW-2
SUBDIVISION NAME	ZONE
MICHAEL PUCCI	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

REVISIONS:	COMMENTS
10-02-2020	- COMMENTS
DATE: 03/16/2020	
SCALE: 1" = 40'	
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FILE: 03098-SUBDIVISION 2020.DWG	



STORM SEWER MAINTENANCE PLAN

THE STORM SEWER SYSTEM FOR THIS DEVELOPMENT CONSISTS OF A SERIES OF CATCH BASIN AND PIPE INLETS AND PIPING TO A DETENTION POND. THE SYSTEM IS PRIVATE AND IS TO BE MAINTAINED BY THE PROPERTY OWNERS. THE FOLLOWING IS A SUMMARY OF THE MINIMUM MAINTENANCE ITEMS REQUIRED TO INSURE THE PROPER FUNCTION OF THE SYSTEM.

REQUIRED MAINTENANCE:

MAINTENANCE SHALL OCCUR TWICE PER YEAR AT A MINIMUM. SPRING MAINTENANCE SHALL BE CONDUCTED FOLLOWING SNOW MELT AND PRIOR TO VEGETATION BLOOM. FALL MAINTENANCE SHALL OCCUR FOLLOWING LEAF DROP AND PRIOR TO SNOWFALL. THE FOLLOWING MAINTENANCE SHOULD BE CONSIDERED AS THE MINIMUM REQUIRED.

- 1) REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT FROM THE PAVEMENT AND SITE, INCLUDING SAND, LEAVES, BRANCHES, TRASH, ETC.
- 2) INSPECT ALL CATCH BASIN SUMPS ACCUMULATED SEDIMENT, REMOVE ALL SEDIMENT IF THE SUMPS ARE MORE THAN HALF FULL.
- 3) INSPECT THE DETENTION POND FOR ACCUMULATED SEDIMENT, INVASIVE VEGETATION AND DEBRIS, REMOVE ACCUMULATED SEDIMENT IF IT IS SPREADING IN THE BASIN AND IMPACTING THE UNDERDRAIN. THE DETENTION POND BOTTOM AND SLOPES SHALL BE KEPT FREE OF TREES AND INVASIVE VEGETATION SPECIES (SEE CT DEEP LIST OF INVASIVE SPECIES), LOW SHRUBS AND GRASS ARE ACCEPTABLE GROUND COVER. IF TREES ARE CUT ON THE SLOPES OR DETENTION POND BOTTOM, THE STUMPS SHALL NOT BE REMOVED.
- 4) INSPECT THE DETENTION POND OUTLET CONTROL STRUCTURE, RIPRAP OUTLET SWALE AND EMERGENCY SPILLWAY. REPAIR ANY DAMAGE OR EROSION AS REQUIRED.
- 5) INSPECT ALL OTHER PORTIONS OF THE STORM DRAIN PIPING SYSTEM FOR DAMAGE OR BROKEN ELEMENTS, REPAIR AS REQUIRED.

IMPERVIOUS COVERAGE

PRE-DEVELOPMENT		POST-DEVELOPMENT	
IMPERVIOUS AREA	OPEN SPACE	IMPERVIOUS AREA	OPEN SPACE
0 S.F. (0.00%)	510,996 S.F. (100.00%)	22,375 S.F. (4.38%)	488,621 S.F. (95.62%)
		DISTURBED AREA	123,737 S.F. (2.83 AC.)

MLSS ANALYSIS

LOT NUMBER	1	2	3
# OF BEDROOMS	4	4	4
FLOW FACTOR (FF)	1.75	1.75	1.75
TEST PIT #	5063A	19-15	5077
RESTRICTIVE LAYER (IN)	M=48	L=60	M=36
HYDRAULIC GRADIENT (%)	6.3	>15	>15
HYDRAULIC FACTOR (HF)	20	10	18
PERCOLATION TEST #	PT 2	6/20/19	PT-3
PERCOLATION RATE (MIN/IN)	8.0	10.0	10.0
PERCOLATION FACTOR (PF)	1.0	1.0	1.0
MLSS REQUIRED (FT)	35	17.5	31.5
MLSS PROVIDED (FT)	90	52.5	55
REQUIRED LEACHING AREA (SF)	577.5	577.5	577.5
LEACHING AREA PROVIDED (SF)	578	605	605
PROPOSED SYSTEM	# OF ROWS	1	1
	LENGTH (FT)	90	60
EFFECTIVE LEACHING AREA (SF/LF)		6.5	11
	M = MOTTLING		

THE DRAINAGE SYSTEM DEPICTED ON THIS PLAN IS A PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS. THE STORM SEWER MAINTENANCE PLAN ON THIS SHEET SHALL BE INCORPORATED INTO THE COMMON DRIVEWAY AGREEMENT

TOWN PLAN & ZONING COMMISSION APPROVAL

CASELLA SUBDIVISION / ESTATE OF JON CASELLA RR/GW-2
 PROJECT / APPLICANT ZONE
 KNOLLWOOD DRIVE
 PROJECT ADDRESS
 6.8 - REAR LOT
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

INSPECTION NOTE:

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

TOWN PLAN & ZONING COMMISSION APPROVAL

CASELLA SUBDIVISION RR/GW-2
 SUBDIVISION NAME ZONE
 MICHAEL PUCCI
 SUBDIVIDER
 SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
 COMPLETION DATE FOR IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO. TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-8401 FAX: 860-633-8851
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

**SITE DEVELOPMENT PLAN
 EROSION CONTROL & SEDIMENTATION
 CASELLA SUBDIVISION
 KNOLLWOOD DRIVE
 PREPARED FOR
 THE ESTATE OF JON CASELLA**
 GASTONBURY, CONNECTICUT

REVISIONS:

NO.	DATE	DESCRIPTION
10-02-2020	03/16/2020	COMMENTS

DATE: 03/16/2020
 SCALE: 1" = 40'
 SHEET 5 of 9
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TESTPIT DATA PERFORMED IN 2010

Grid of test pit data for 2010, including columns for test number, date, witness, depth, water, soil profile, and mottling. Includes 48 individual test entries.

TESTPIT DATA PERFORMED ON 6/20/2019

Table of test pit data for 6/20/2019, including columns for Lot #, Date, Test hole, Test Hole Depth, Depth Ground Water, Mottling, Material, Perc Hole #, Depth Perc Hole, and Perc Rate.

PERCOLATION TEST DATA - PERFORMED IN 2010

Grid of percolation test data for 2010, including columns for test #, date, depth of hole, depth of water, presoak, test, time, reading, and change. Includes 6 test entries.

PERCOLATION TEST DATA PERFORMED IN 1990

Table of percolation test data for 1990, including columns for lot no., date, test hole, perc hole depth, depth of test pit, depth to ground water, mottling, material, and notes/perc. rate.

TOWN PLAN & ZONING COMMISSION APPROVAL

Case file information for the town plan approval, including case number (5063), date (4/27/2010), witness, and depth.

TOWN PLAN & ZONING COMMISSION APPROVAL

Case file information for the town plan approval, including case number (5063A), date (4/27/2010), witness, and depth.

UNDERGROUND UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED...

DUTTON ASSOCIATES, LLC logo and contact information: 67 EASTERN BOULEVARD, GLASTONBURY, CONNECTICUT 06033. TEL: 860-633-9401. FAX: 860-633-8851. EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

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SUB-SURFACE TEST DATA AND SOILS REPORT CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA - GASTONBURY, CONNECTICUT

REVISIONS: 10-02-2020 - COMMENTS DATE: 03/16/2020 SCALE: AS SHOWN SHEET 6 of 9 A-03-098-TD FILE: 03098-SUBDIVISION 2020.DWG

TOPSOILING:

MATERIALS: TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM OR SILT LOAM) AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION AND CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY AND SHALL MEET THE FOLLOWING REQUIREMENTS: ORGANIC MATTER: NOT LESS THAN 1.5% BY WEIGHT. PH RANGE: 6.0-7.5 (IF LESS THAN 6.0, LIME SHALL BE APPLIED AS REQUIRED). SOLUBLE SALTS: SHALL NOT EXCEED 500 ppm.

APPLICATION: APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE IN PLACE AND IN GOOD CONDITION PRIOR TO PLACING TOPSOIL.

TOPSOIL SHALL NOT BE APPLIED WHILE IN A FROZEN OR MUDDY CONDITION.

TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4", SURFACE IRREGULARITIES SHALL BE CORRECTED AT TIME OF PLACEMENT TO AVOID DEPRESSIONS AND WATER POCKETS.

TOPSOIL SHALL BE COMPACTED ONLY ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM SEEDBED. OVER COMPACTING SHALL BE AVOIDED.

TEMPORARY VEGETATIVE COVER:

GENERAL: THE PURPOSE OF TEMPORARY VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL AND REDUCE WIND AND WATER EROSION.

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL SOIL STOCKPILE AREAS WHICH WILL BE IN PLACE FOR MORE THAN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED AND PERMANENT STABILIZATION WILL NOT TAKE PLACE WITHIN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

IN ALL CASES, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 12 MONTHS.

IF TEMPORARY VEGETATIVE COVER CANNOT BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES INDICATED BELOW, THE AREA SHALL BE STABILIZED TO THE EXTENT POSSIBLE WITH TEMPORARY MULCH.

REFER TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST ADDITION, FOR ADDITIONAL INFORMATION.

SITE PREPARATION:

- 1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER.
2. REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
3. APPLY LIME PER SOIL TEST OR AT THE RATE OF 50 LB PER 1000 S.F.
4. APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7 LB PER 1000 S.F. OF 10-10-10 FERTILIZER.
5. UNLESS HYDROSEEDDED, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".
6. TILLAGE SHALL RESULT IN A UNIFORM CONTOUR, FREE FROM DEPRESSIONS AND WATER POCKETS.

SEEDING:

- 1. APPLY ANNUAL RYEGRASS (OR APPROVED EQUAL) AT A RATE OF 1 LB PER 1000 S.F.
2. SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDDED, SEEDS SHALL BE COVERED WITH NOT MORE THAN 1/4 INCH OF SOIL.
4. APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.
5. SEEDING SHALL OCCUR BETWEEN APRIL 1 TO JUNE 15 AND / OR AUGUST 1 TO OCTOBER 1.

PERMANENT VEGETATIVE COVER:

GENERAL: THE PURPOSE OF PERMANENT VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL, REDUCE DAMAGE FROM WIND & WATER EROSION AND ENHANCE THE ENVIRONMENT.

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL SOIL STOCKPILE AREAS WHICH WILL BE IN PLACE FOR MORE THAN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE ON AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES OF APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 15.

IF TEMPORARY VEGETATIVE COVER CANNOT BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES, THE AREA SHALL BE STABILIZED TO THE EXTENT POSSIBLE WITH TEMPORARY MULCH UNTIL THE NEXT PRIME SEEDING DATE.

REFER TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL INFORMATION.

SITE PREPARATION:

- 1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
3. UNLESS HYDROSEEDDED, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.
4. UNLESS HYDROSEEDDED, APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7.5 LB PER 1000 S.F. OF 10-10-10 FERTILIZER AND 7 LB PER 1000 S.F. OF 38-0-0 OF SLOW RELEASE NITROGEN FOR TOPDRESSING.
5. UNLESS HYDROSEEDDED, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".
WHEN HYDROSEEDING, THE SOIL SHALL BE TILLED AS DESCRIBED BELOW. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED.
6. TILLAGE SHALL RESULT IN A UNIFORM CONTOUR, FREE FROM DEPRESSIONS AND WATER POCKETS.

SEEDING:

- 1. SELECT AN APPROPRIATE SEED MIXTURE FROM THE LIST BELOW. ALTERNATE SEED MIXES SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNER. APPLY PROPER INOCULANT WHEN USING LEGUME SEED.
2. SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDDED OR "MULTIPACKER" TYPE SEEDER IS USED, COVER THE SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL. THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
4. UNLESS HYDROSEEDDED, APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.
5. SEEDING SHALL OCCUR BETWEEN APRIL 15 TO JUNE 15 AND / OR AUGUST 15 TO SEPTEMBER 15.
6. WHEN HYDROSEEDING, SEEDING RATES SHALL BE INCREASED BY 10 % (400% FOR LEGUMES).

FIBER MULCH SHALL BE USED WHEN HYDROSEEDING EXCEPT FOR CRITICAL AREAS WHICH SHALL BE MULCHED WITH STRAW MULCH.

RECOMMENDED SEED MIXES:

- SHADY SITE:
CREEPING RED FESCUE - 1.10 LB/1000 S.F.
PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.
SUNNY / PARTIALLY SUNNY SITE:
KENTUCKY BLUEGRASS - 0.50 LB/1000 S.F.
CREEPING RED FESCUE - 0.50 LB/1000 S.F.
PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.
DRY SITES:
CREEPING RED FESCUE - 1.00 LB/1000 S.F.
TALL FESCUE - 0.50 LB/1000 S.F.

MULCHING:

GENERAL: THE PURPOSE OF MULCHING IS TO PROTECT THE SOIL, CONTROL RUNOFF AND PROMOTE PLANT GROWTH. ALL AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

MULCH SHALL BE USED ON ALL DISTURBED AREAS FOR PROTECTION FROM EROSION WHICH WILL BE EXPOSED FOR MORE THAN 21 DAYS AND CANNOT BE SEEDDED WITHIN THE PRIME SEEDING DATES.

MATERIALS:

THE MATERIALS USED FOR MULCHING SHALL BE STRAW OR HAY FREE FROM COARSE MATTER AND WEEDS. WHEN HYDROSEEDING, MULCH SHALL BE APPLIED SIMULTANEOUSLY WITH THE SEED. MULCH MATERIAL AND APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

APPLICATION:

MULCH SHALL BE APPLIED UNIFORMLY BY HAND OR BLOWER AT A RATE OF 90 LB/1000 S.F. CRITICAL AREAS (SLOPES OVER 3 HORIZ. TO 1 VERT.) AND/OR AREAS IDENTIFIED ON THE PLAN SHALL BE MULCHED WITH HAY OR STRAW MULCH.

ANCHORING:

- 1. IF REQUIRED, MULCH SHALL BE ANCHORED IMMEDIATELY FOLLOWING APPLICATION.
2. STRAW AND HAY MULCH ON SLOPES IN EXCESS OF 5% SLOPE AND/OR AREAS AS DIRECTED BY THE ENVIRONMENTAL PLANNER SHALL BE ANCHORED IN ACCORDANCE WITH CHAPTER 7 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

EROSION CONTROL NARRATIVE:

PROJECT INFORMATION: TOTAL PROJECT AREA: 610,997 S.F.
PROPOSED DEVELOPMENT: THREE LOT SUBDIVISION WITH SEPTIC SYSTEMS AND A DETENTION POND.

UNDERLYING ZONE: RURAL RESIDENCE(RR) / GROUND WATER PROTECTION ZONE 2 (GW-2)

AREA / TYPE OF DISTURBANCE: 123,400 S.F. LAND CLEARING, GRADING, DRIVEWAY AND HOUSE CONSTRUCTION AND UNDERGROUND UTILITIES. BLASTING WILL LIKELY BE REQUIRED.

REGULATED ACTIVITY: 6,900 S.F. (150' UPLAND REVIEW AREA, NO DIRECT WETLANDS IMPACT).

TOPOGRAPHY: THE TOPOGRAPHIC CONDITIONS OF THE SITE FOR THE MOST PART IS MODERATE TO STEEP. MUCH OF THE SITE CONTAINS SHALLOW LODGE WITH SOME SMALL OUTCROPS AND MANY COLDERS ON THE SURFACE.

SOILS: LEICESTER, WHITMAN, CHARLTON-HOLLIS, AND GLOUCESTER.

VEGETATION: THE PROPERTY IS MOSTLY FORESTED WITH VARIOUS TRAILS PASSING THROUGH. SOME WITH MILLINGS THE WOODED AREA HAS UNDERLYING BRUSH THROUGHOUT THE PROPERTY. THE ENTRANCE FROM CUL-DE-SAC CONRAINS TWO LARGE SOIL STOCKPILES WHICH OVER TIME ARE RE-VEGETATING WITH BRUSH AND TREES.

DRAINAGE: STORMWATER FROM THE SITE FLOWS GENERALLY FROM NORTH TO SOUTH AND RUNS TO AN EXISTING WETLAND AREA JUST OFF SITE TO AN INTERMITTENT WATERCOURSE. THE INTERMITTENT WATER COURSE IS NOT CONTINUOUS. STORMWATER ULTIMATELY FLOWS THROUGH PRIVATE PROPERTY TO HEBRON AVENUE AND ENTERS A STATE OF CONNECTICUT DRAINAGE SYSTEM. THE PROPOSAL CONTAINS A SERIES OF YARDS DRAINS AND CATCH BASINS ALONG THE PROPOSED REAR LOT DRIVEWAY AND TO A PROPOSED DETENTION POND LOCATED AT THE SOUTHWESTERLY CORNER OF THE SITE. THE DETENTION POND WAS DESIGNED TO MITIGATE FOR BOTH THE INCREASE IN FLOW RATE AND VOLUME. MITIGATION OF THE VOLUME INCREASE WAS ACCOMPLISHED WITH A SMALL DIVERSION OF A PORTION OF THE UPSTREAM WATERSHED.

EROSION & SEDIMENTATION CONCERNS:

1. WIND EROSION: TOPSOIL AND OTHER SIGNIFICANT MATERIAL EXCAVATED FROM THE SITE WILL NEED TO BE STOCKPILED AT A SUITABLE LOCATION. PROPER WIND EROSION CONTROLS (SEEDING OR PLASTIC COVERS, ETC.) SHALL BE PROVIDED AT THE ON-SITE STOCKPILE AREA AS REQUIRED. ADDITIONALLY, DURING THE MASS EXCAVATION PROCESS, EQUIPMENT AND SUPPLIES (SUCH AS A WATER TRUCK AND CALCIUM CHLORIDE) SHALL BE KEPT ON SITE TO MANAGE DUST AND WIND EROSION.

2. WATER EROSION: EROSION FROM WATER IS ALWAYS A CONCERN ON ANY CONSTRUCTION PROJECT. THE CONTRACTOR SHALL BE WATCHFUL OF PREDICTED RAIN EVENTS AND BE PREPARED TO ADDRESS ISSUES AS THEY ARISE. THE PLAN INCLUDES CONTROL MEASURES WHICH SHOULD ADDRESS ALL EVENTS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED.

3. SOIL STOCKPILE: ALL EXCAVATED SOILS SHALL BE STOCKPILED AT A SUITABLE ON-SITE LOCATION.

KEY ELEMENTS TO SUCCESS:

1. PROPER INSTALLATION: EROSION AND SEDIMENTATION CONTROLS CANNOT BE EFFECTIVE IF THEY ARE NOT INSTALLED CORRECTLY. THE CONTRACTOR SHOULD BE FAMILIAR WITH THE PROPOSED INSTALLATION PROCEDURES FOR EROSION AND SEDIMENTATION CONTROLS.

2. BE PREPARED: THE EROSION AND SEDIMENTATION CONTROL PLAN REQUIRES THE CONTRACTOR TO KEEP ON SITE A SUPPLY OF TOOLS AND MATERIALS FOR EROSION AND SEDIMENTATION CONTROL EMERGENCIES. ADDITIONALLY, THE PLAN REQUIRES THE CONTRACTOR TO MONITOR THE WEATHER AND INSPECT THE EROSION & SEDIMENTATION CONTROLS PRIOR TO A PREDICTED RAIN EVENT. FAILURE TO BE PREPARED WILL RESULT IN AN EROSION & SEDIMENTATION CONTROL DISASTER.

3. EFFICIENT AND TIMELY CONSTRUCTION: THIS IS ONE OF THE MOST EFFECTIVE WAYS TO REDUCE THE DAMAGE FROM EROSION AND SEDIMENTATION. EFFICIENT CONSTRUCTION REDUCES THE TIME PERIOD IN WHICH THE SITE IS SUBJECT TO EROSION FORCES AND THE POTENTIAL FOR DAMAGE. PROPER SEQUENCING OF CONSTRUCTION IS ALSO VERY IMPORTANT. PROPER SEQUENCING OF CONSTRUCTION REDUCES THE NEED TO DISTURB AREAS MULTIPLE TIMES.

THE CONTRACTOR SHOULD REVIEW THE PLAN AND DETERMINE THE EQUIPMENT AND MANPOWER NEEDS TO COMPLETE THE CONSTRUCTION IN THE MOST EFFICIENT MANNER. A SAMPLE CONSTRUCTION SCHEDULE AND SEQUENCE IS PROVIDED BELOW.

SUGGESTED CONSTRUCTION SEQUENCE:

THE FOLLOWING SUGGESTED CONSTRUCTION SEQUENCE APPLIES ONLY TO THE REAR LOT DRIVEWAY AND DETENTION POND CONSTRUCTION. CHANGES TO THIS SUGGESTED SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER OR TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER FOR REVIEW AND APPROVAL.

- 1. CLEAR TREES AND VEGETATION, INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SEDIMENT BARRIERS WHERE POSSIBLE.
3. REMOVE STUMPS AND STRIP TOPSOIL, REMOVE MILLINGS FROM INTERIOR TRAILS, LOAM, SEED AND MULCH TRAIL AREAS WHERE MILLINGS HAVE BEEN REMOVED (OUTSIDE OF CONSTRUCTION AREA).
4. CONDUCT PRE-BLAST SURVEY AND COMPLETE BLASTING AS REQUIRED.
5. ROUGH GRADE SITE AND DETENTION POND, LOAM, SEED & MULCH DRIVEWAY SLOPES WHERE POSSIBLE.
6. COMPLETE DETENTION POND AND INSTALL STORM DRAINS (FROM DETENTION POND, UPSTREAM) AND UNDERGROUND UTILITIES.
7. FINE GRADE DRIVEWAYS AND INSTALL PAVEMENT BASE.
8. PAVE DRIVEWAYS AND INSTALL CURB WHERE REQUIRED.
9. LOAM, SEED AND MULCH REMAINING DISTURBED AREAS AS REQUIRED.
10. FINAL SITE CLEAN-UP.

SUGGESTED CONSTRUCTION SCHEDULE

Table with 11 columns for weeks and 10 rows for operations: 1. CLEARING, 2. E & S CONTROLS, 3. GRUBBING, 4. PREBLAST SURVEY / BLASTING, 5. ROUGH GRADE, 6. DETENTION POND / UTILITIES, 7. FINE GRADING, 8. PAVING & CURB, 9. LOAM, SEED & MULCH, 10. FINAL CLEAN-UP.

GENERAL E & S NOTES:

ALL EROSION AND SEDIMENTATION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE PROPER SEQUENCE DURING CONSTRUCTION (I.E. SEDIMENT BARRIERS INSTALLED DOWNSLOPE OF AREAS TO BE DISTURBED PRIOR TO DISTURBANCE).

ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF TOPSOIL, SEEDDED AND MULCHED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.

ALL SOIL STOCKPILE AREAS SHALL BE ENCLOSED WITH SEDIMENT BARRIERS. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ANY STOCKPILE AREA WHICH IS TO REMAIN MORE THAN 21 DAYS.

THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES ON SITE (SEDIMENT BARRIER, STONE, SHOVELS, ETC.).

THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROLS WEEKLY AND PRIOR TO A PREDICTED RAIN EVENT. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED OR MAINTAINED AS REQUIRED.

THE CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED TO PREVENT WIND EROSION. THE METHOD USED SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNER.

EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNS ENVIRONMENTAL PLANNER. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE TOWNS ENVIRONMENTAL PLANNER TO ADDRESS FIELD CONDITIONS.

SEE THE ATTACHED EROSION CONTROL NARRATIVE, CONSTRUCTION SEQUENCE, CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.



Mr. Jim Dutton
Dutton Associates, LLC
67 Eastern Boulevard
Glastonbury, CT 06033
LOCATION: Casella property,
Knollwood Drive, Glastonbury,
Connecticut

SOILS AND WETLANDS REPORT summary table with columns for Inspection Date, Map Provided, Contour Interval, Scale, Soil Moisture Conditions, Property Lines, and Wetland Flag Numbering.

This site inspection was conducted to evaluate the presence of inland-wetlands and watercourses. A detailed classification of the soils was not part of this study. Field observations of the wetland and upland soils together with the classification system of the National Cooperative Soil Survey, USDA, and the County Soil Legend were used in this investigation to identify the soil series names.

In conducting field investigations, soil borings are taken from which many important soil properties are observed, as follows: seasonal soil moisture condition OR the presence of free water and its depth, for each horizon in the soil profile, the thickness, color and texture are also observed. The areas shown on soil maps are called soil map units. Some map units consist of one kind of soil while others consist of two or more kinds of soil.

COMMENTS: This parcel is situated south of the cul-de-sac of Knollwood Drive and comprises hilly, rocky land which slopes to the south and southwest. Shallow bedrock controls the topography and outcroppings are noted in the vicinity. Southwest of the parcel property line, on property of Mr. and Mrs. George Hink, is a valley/swale area that receives drainage from the surrounding hillsides. A wetland was identified at the top of this valley and behind a house located on the west side of the cul-de-sac.

WETLAND SOILS table listing soil types (LEICESTER, WHITMAN) and their depths to mottling, bedrock, and seasonal high water table.

A poorly drained soil on nearly level to gently sloping land, the Leicester series consist of soils that developed in friable to firm glacial till. These soils occupy wet, low-lying areas or concave side slope areas.

NON-WETLAND SOILS table listing soil types (CHARLTON-HOLLIS) and their depths to mottling, bedrock, and seasonal high water table.

These very poorly drained soils occur in low-lying, small to medium sized areas where they receive runoff and, in places, material washed from surrounding soils. A typical profile has a surface layer of black stony, fine sandy loam or silt loam about 10 inches thick.

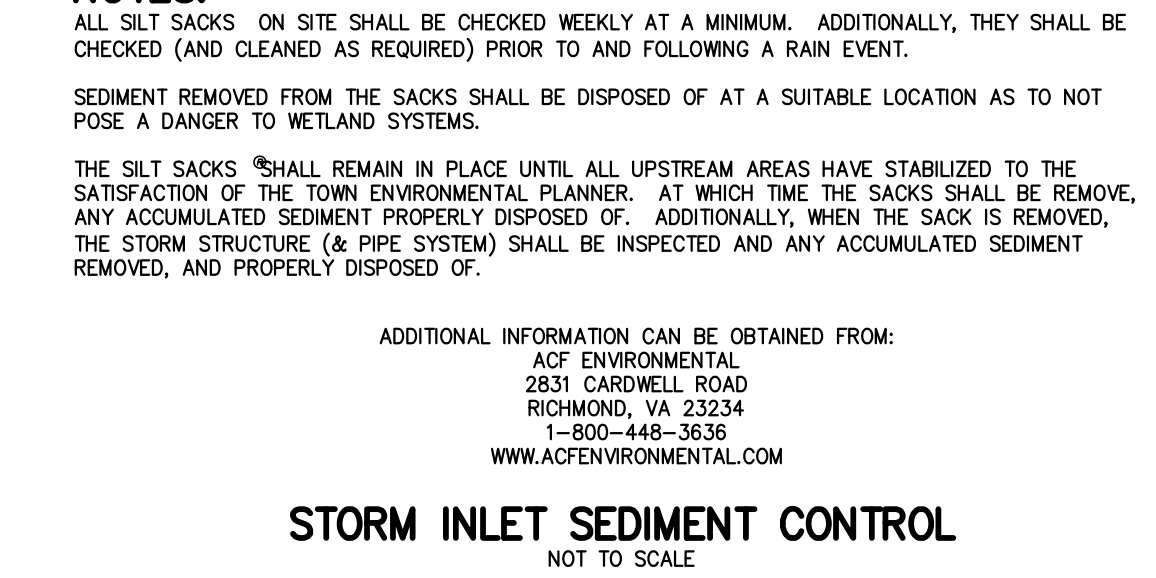
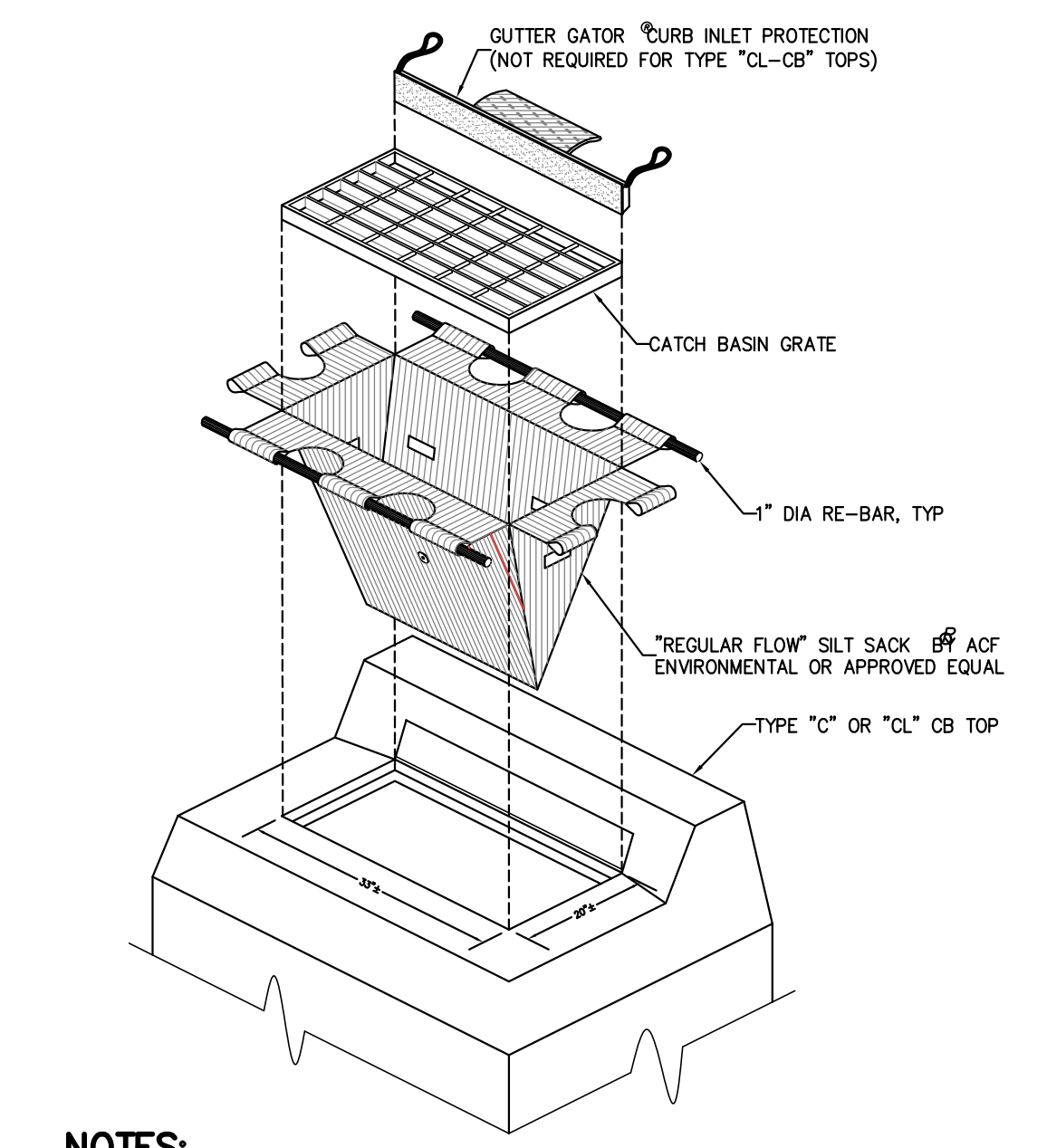
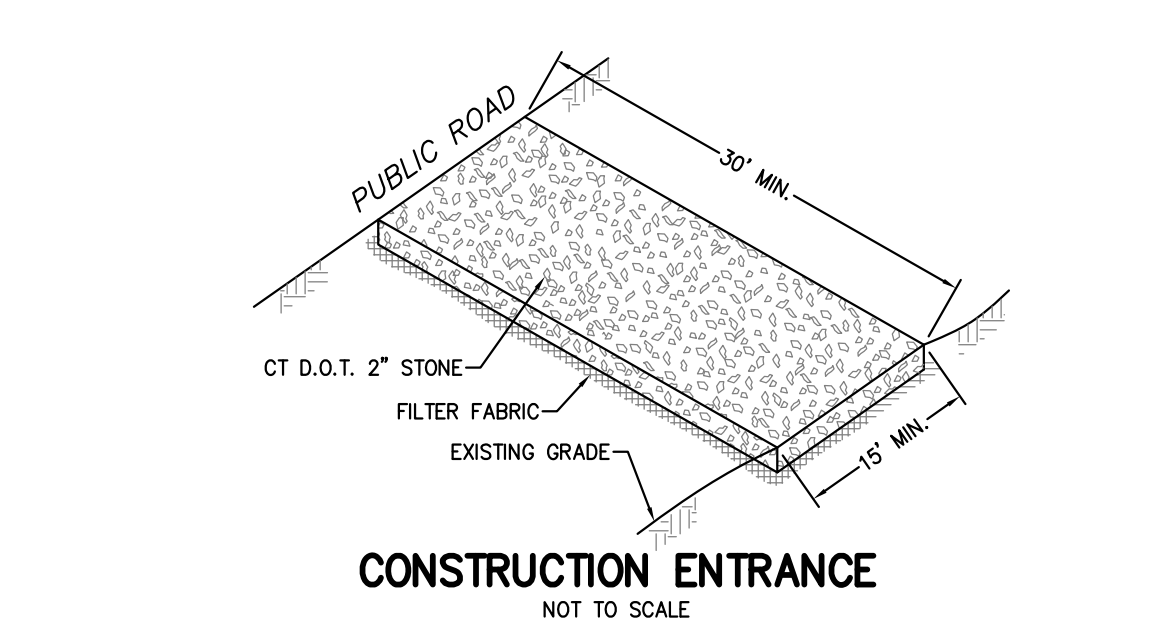
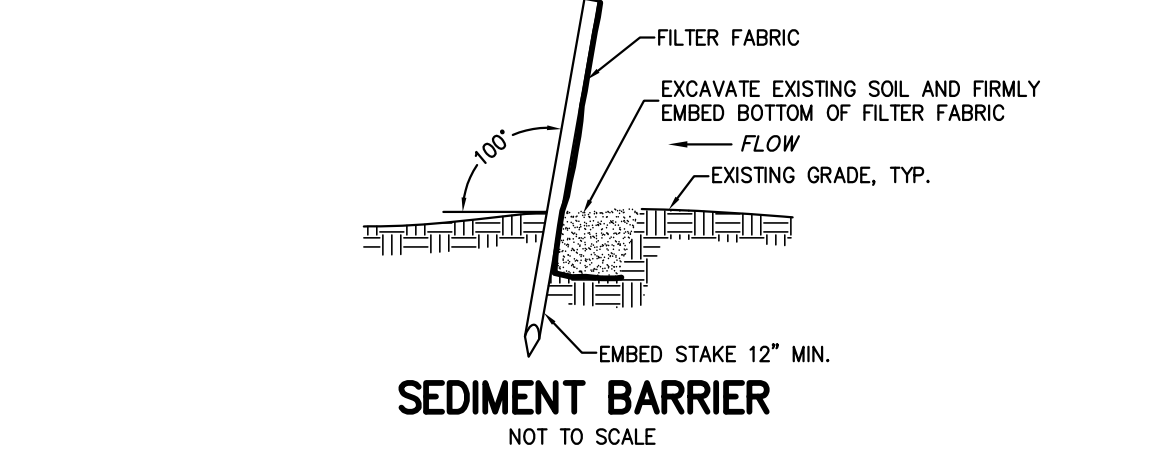
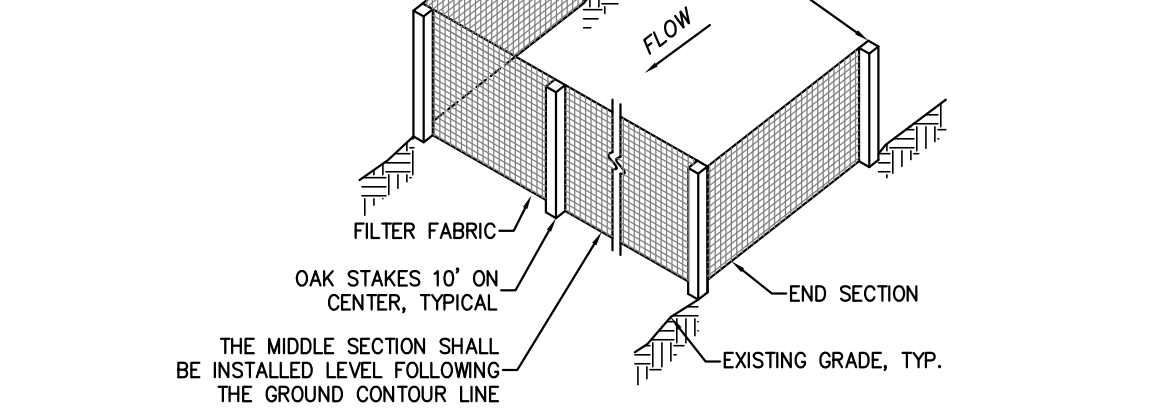
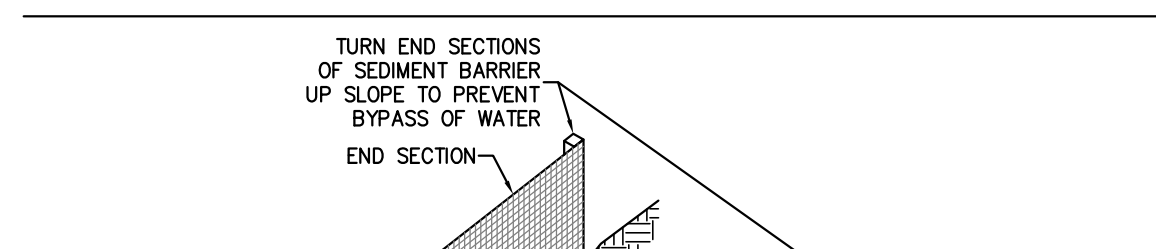
NON-WETLAND SOILS table listing soil types (CHARLTON-HOLLIS) and their depths to mottling, bedrock, and seasonal high water table.

This is a complex of well-drained soils found on gently sloping and sloping, uplands where the relief is affected by the underlying bedrock. Slopes may be either concave or convex. The areas frequently have a rough surface topography with bedrock outcrops and a few narrow intermittent drainageways and small wet depressions.

NON-WETLAND SOILS table listing soil types (GLOUCESTER) and their depths to mottling, bedrock, and seasonal high water table.

A somewhat excessively drained soil that developed in very friable, coarse-textured glacial till derived mainly from coarse-textured granite but in places included some gneiss. The soil material has a relatively high sand content. Permeability is rapid.

SOILS SCIENTIST CERTIFICATION section with signature of Cynthia M. Rabinowitz and contact information for Soils Scientist/Landscape Designer.



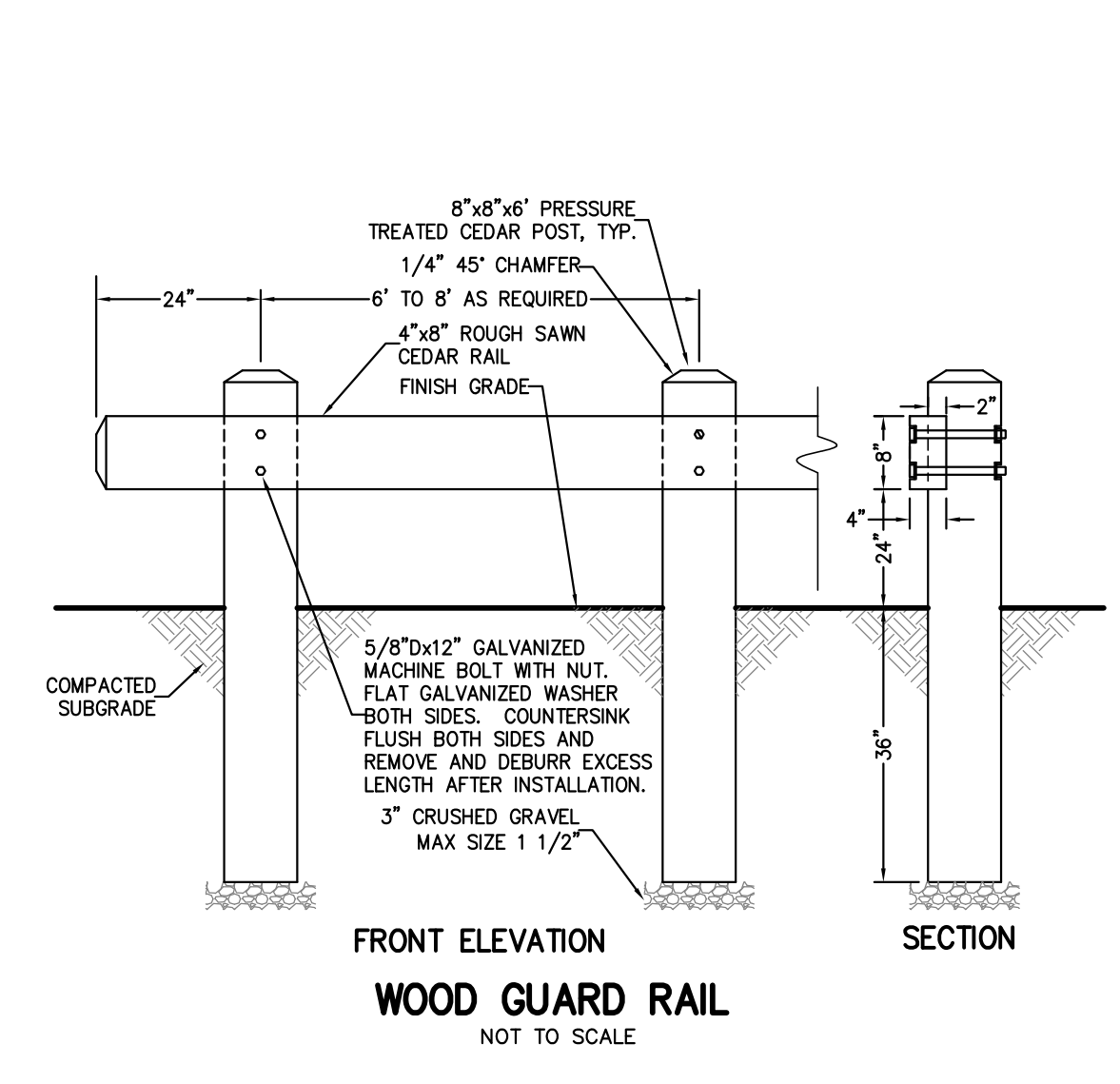
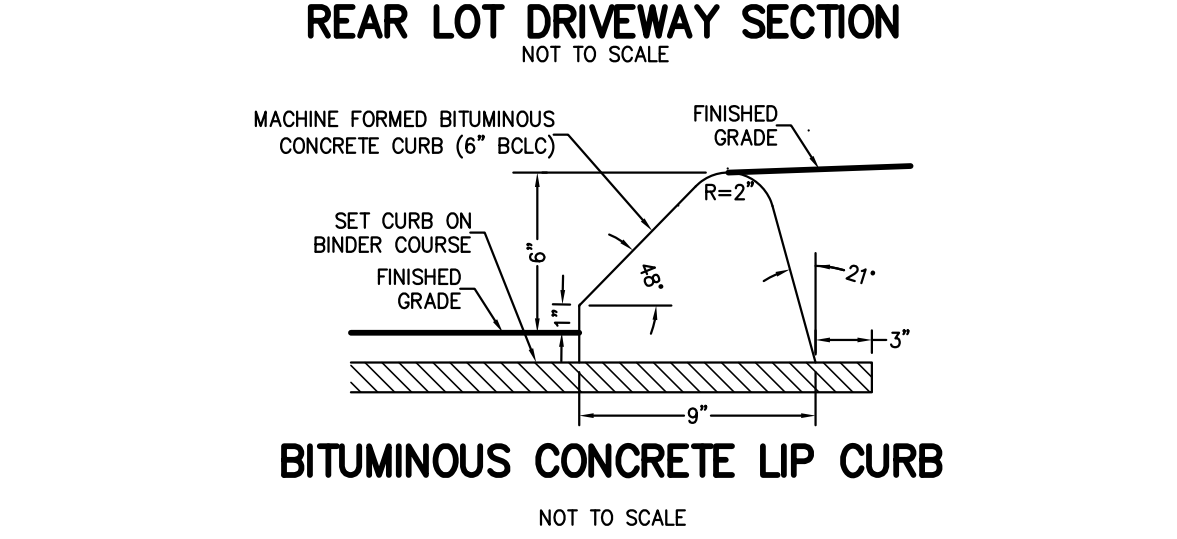
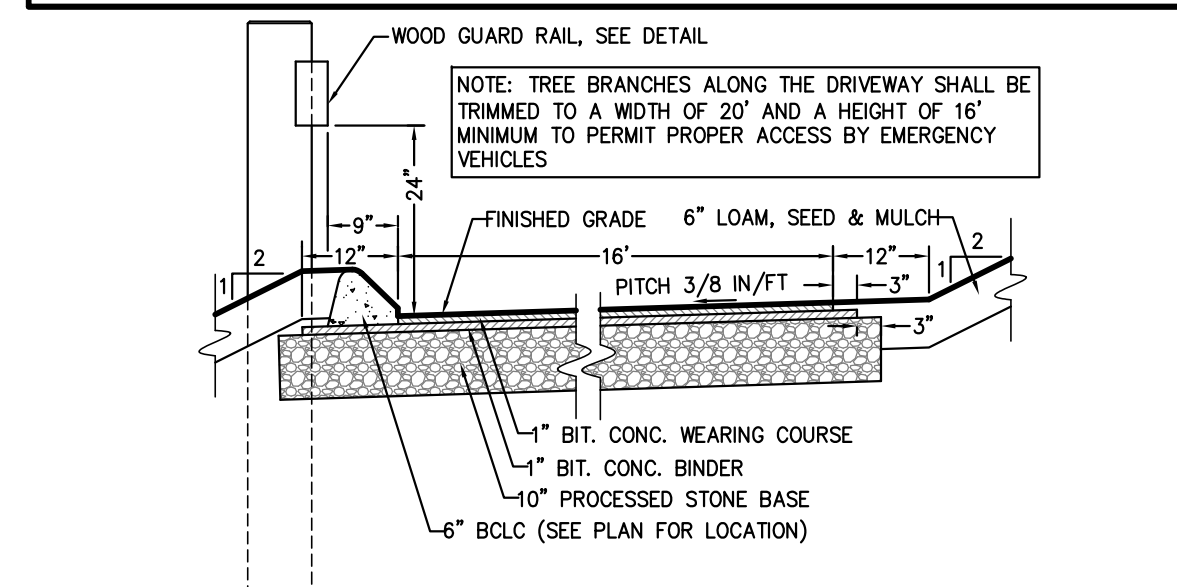
TOWN PLAN & ZONING COMMISSION APPROVAL

Approval stamp for Casella Subdivision, RR/GW-2 zone, signed by Michael Pucci, Division Chair.

TOWN PLAN & ZONING COMMISSION APPROVAL

Approval stamp for Casella Subdivision, RR/GW-2 zone, signed by Michael Pucci, Division Chair.

UNDERGROUND UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES...

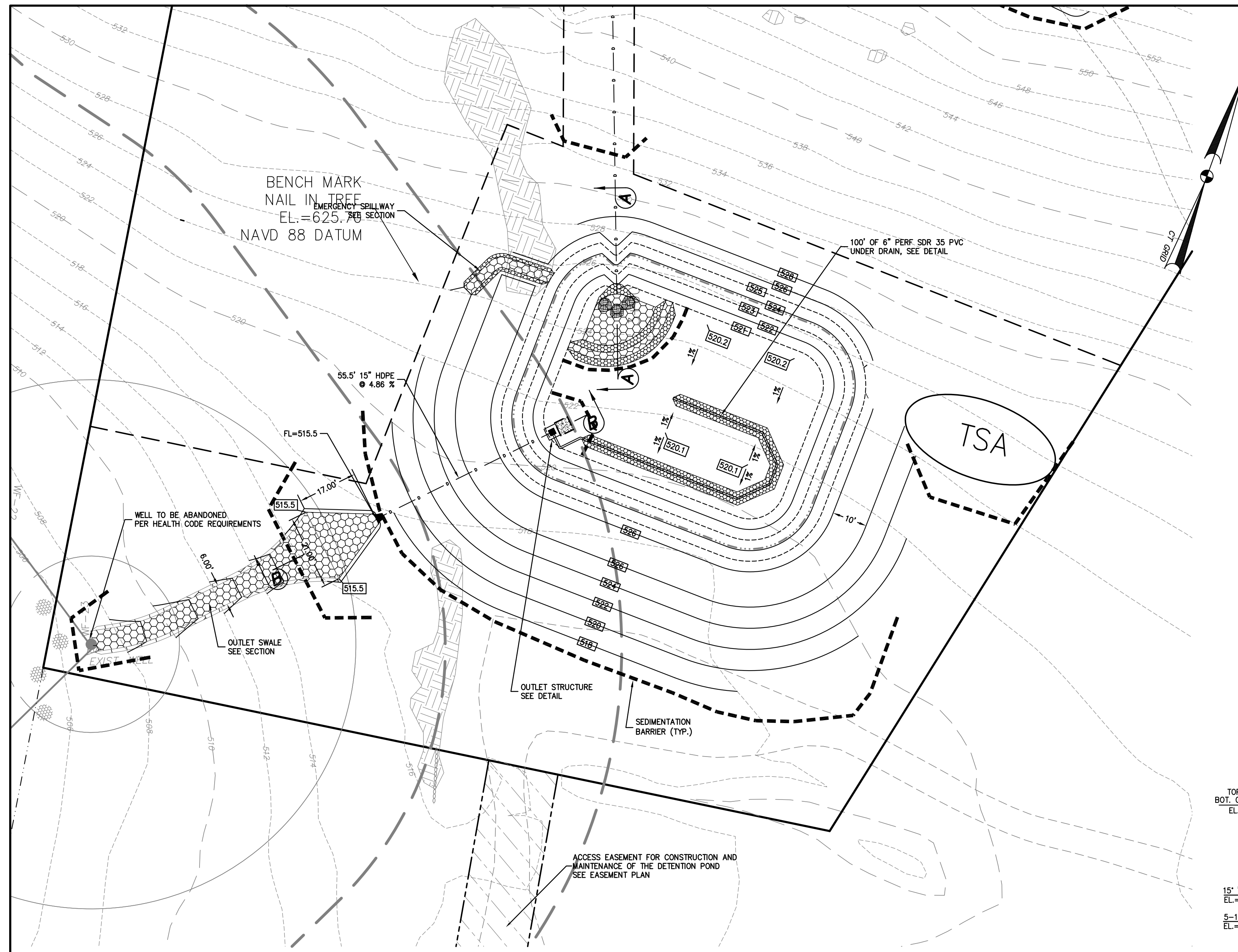


DUTTON ASSOCIATES, LLC logo and contact information for land surveyors and civil engineers.

JOHN R. MARTUCCI, P.E. #19494

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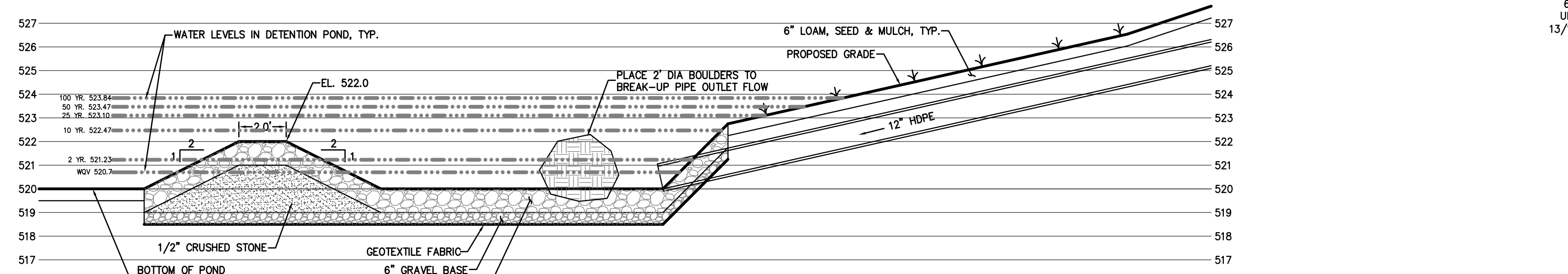
NOTES AND DETAILS CASSELLA SUBDIVISION KNOLLWOOD DRIVE, revised for THE ESTATE OF JON CASSELLA. Includes revision table and date/scale/sheet information.



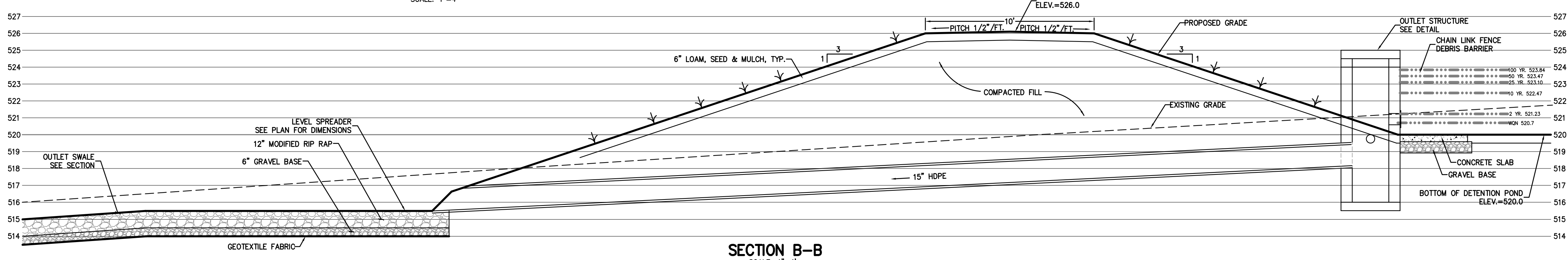
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NAIL IN TREE
EL.=625.74
NAVD 88 DATUM

TSA

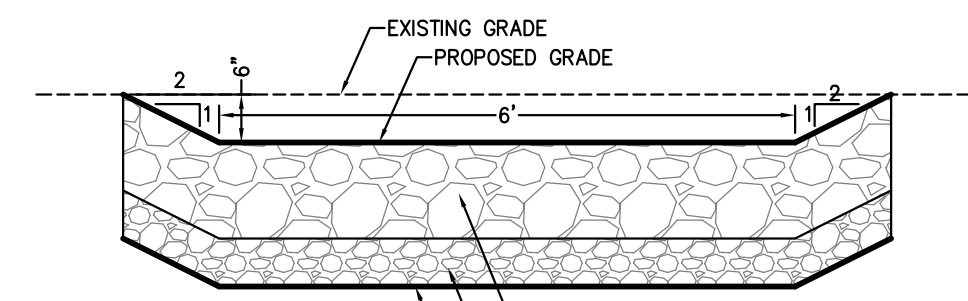
DETENTION POND ENLARGED DETAIL
SCALE: 1"=20'



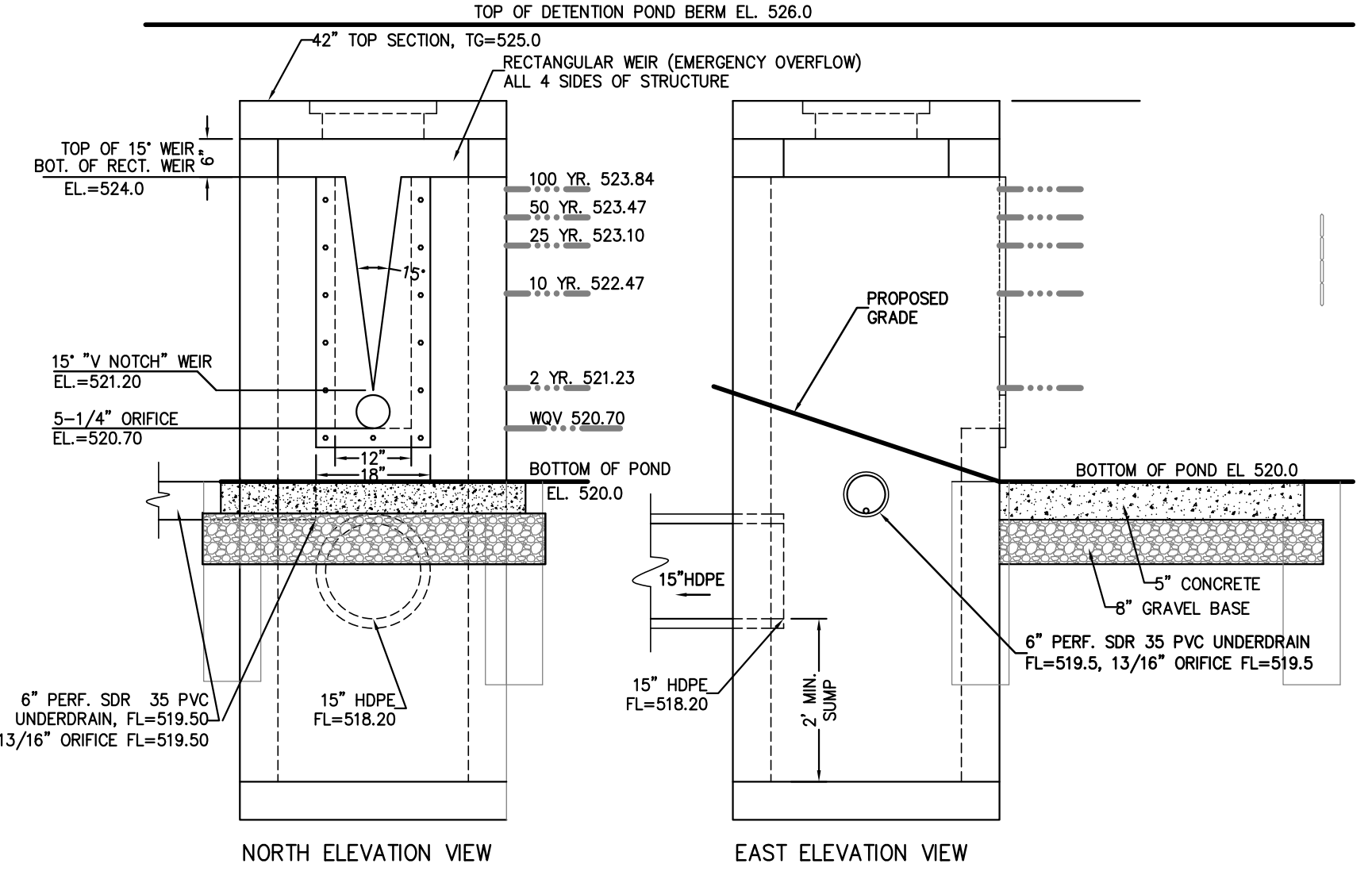
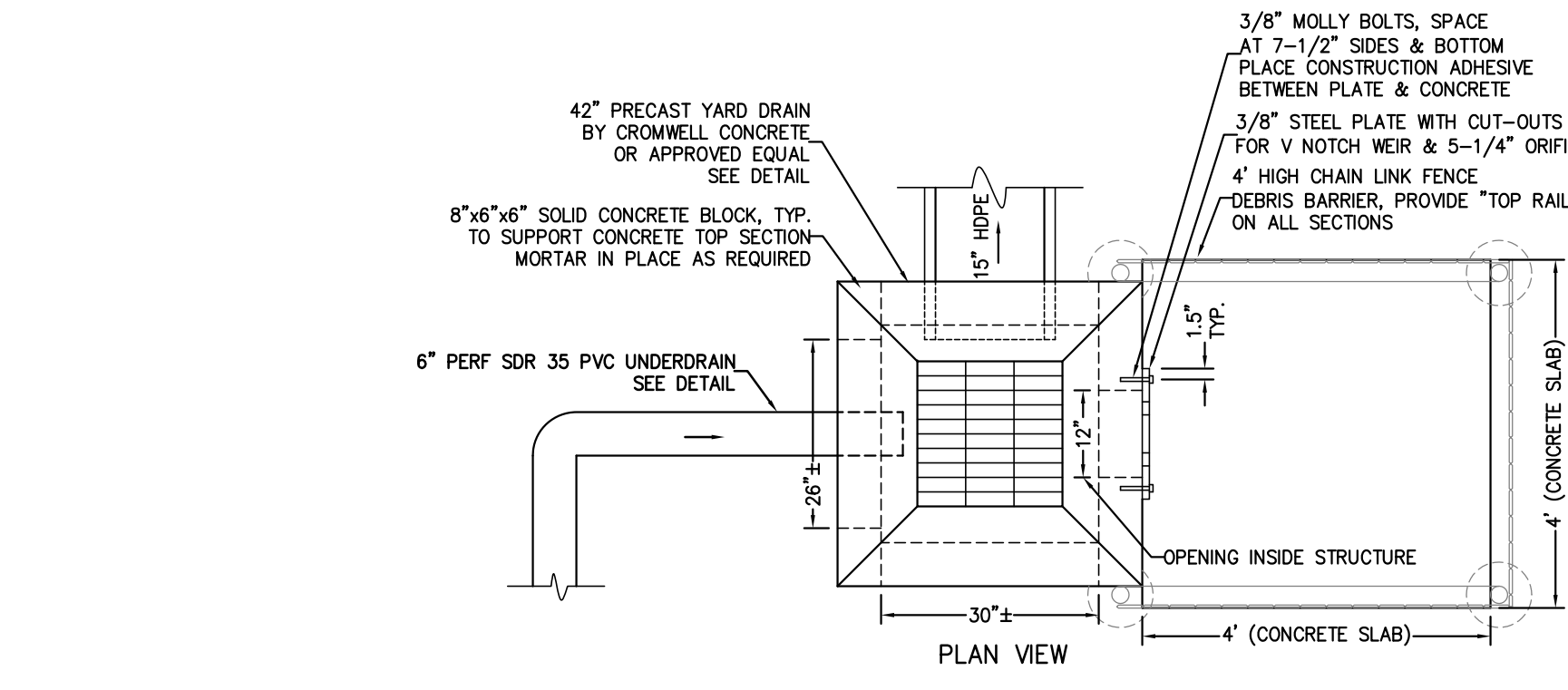
SECTION A-A
SCALE: 1"=4'



SECTION B-B
SCALE: 1"=4'



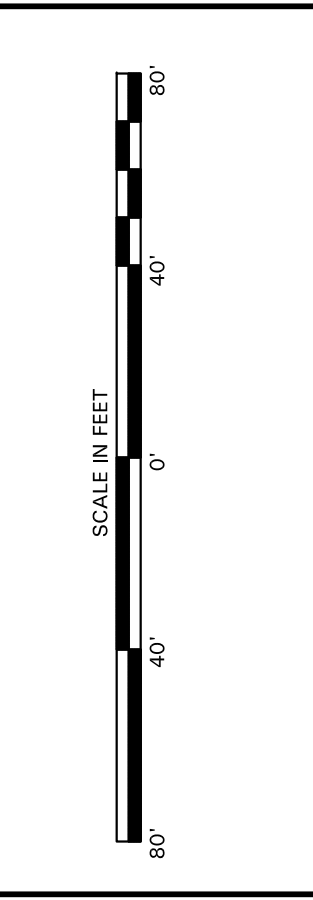
SECTION - DETENTION POND OUTLET SWALE AND EMERGENCE SPILLWAY
NOT TO SCALE



DETENTION POND OUTLET STRUCTURE
NOT TO SCALE

NOTES:
THE OUTLET STRUCTURE SHALL BE A 42" PRECAST CONCRETE YARD DRAIN BY CROMWELL CONCRETE COMPANY OR APPROVED EQUAL. SEE DETAIL. CROMWELL CONCRETE COMPANY, 667 MAIN STREET, PO BOX 99, CROMWELL CT 06416 860-529-3417
THE CHAIN LINK FENCE DEBRIS BARRIER SHALL COMPLY WITH CONNECTICUT DOT STANDARD SHEET HW-913-01.

TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION / ESTATE OF JON CASELLA	RR/GW-2
PROJECT / APPLICANT	ZONE
KNOLLWOOD DRIVE	
PROJECT ADDRESS	
6.8 - REAR LOT	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	
TOWN PLAN & ZONING COMMISSION APPROVAL	
CASELLA SUBDIVISION	RR/GW-2
SUBDIVISION NAME	ZONE
MICHAEL PUCCI	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	



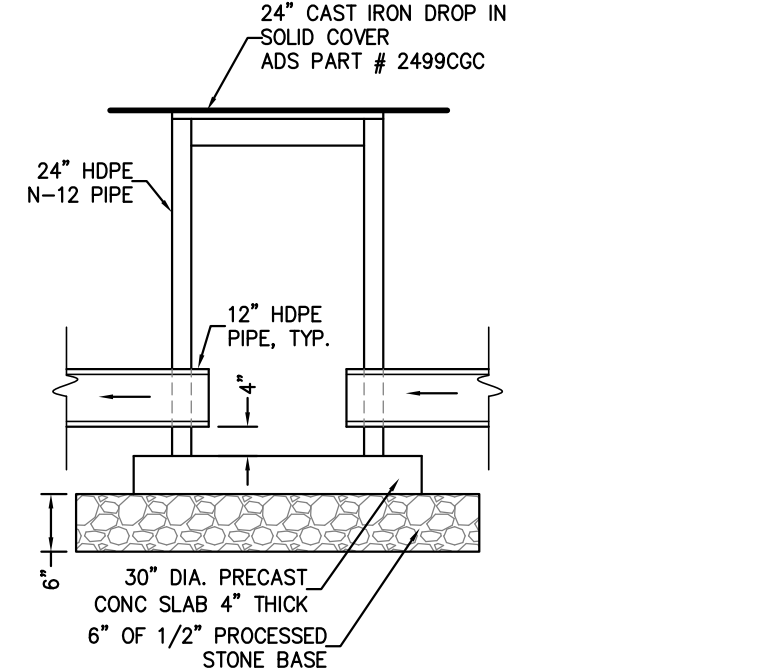
DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

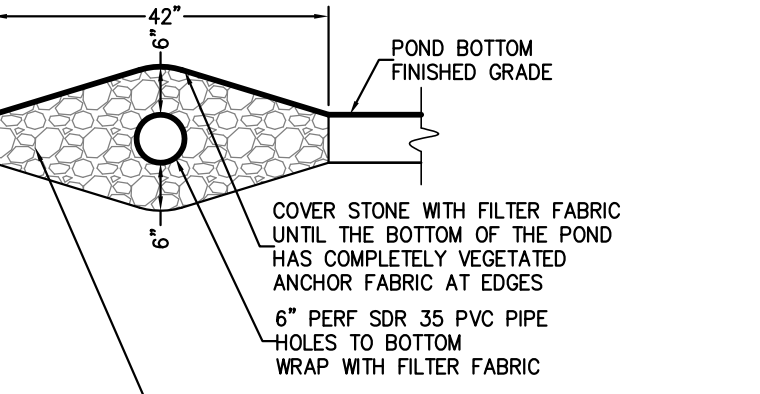
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NOTES AND DETAILS
CASELLA SUBDIVISION
KNOLLWOOD DRIVE
PREPARED FOR
THE ESTATE OF JON CASELLA
GLASTONBURY, CONNECTICUT

42" YARD DRAIN
NOT TO SCALE



HDPE MANHOLE
NOT TO SCALE



DETENTION POND UNDERDRAIN
NOT TO SCALE

REVISIONS:
10-02-2020 - COMMENTS
DATE: 03/16/2020
SCALE: AS SHOWN
SHEET 8 of 9
A-03-098-D2
FILE: 0398-SUBDIVISION 2020.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

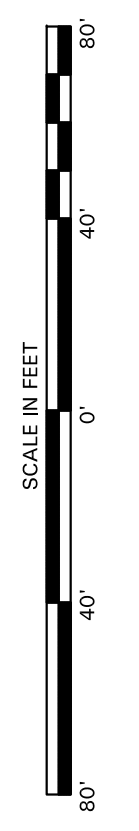
CASELLA SUBDIVISION / ESTATE OF JON CASELLA RR/GW-2
 PROJECT / APPLICANT ZONE
 PROJECT ADDRESS
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 PROJECT ADDRESS
 6.8 - REAR LOT
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

TOWN PLAN & ZONING COMMISSION APPROVAL

CASELLA SUBDIVISION RR/GW-2
 SUBDIVISION NAME ZONE
 MICHAEL PUCCI
 SUBDIVIDER
 SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
 COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO. TOWN ENGINEER
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INSPECTION NOTE:
 THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
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JOHN R. MARTUCCI, P.E. #19494

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APPROVALS
CASELLA SUBDIVISION
KNOLLWOOD DRIVE
 PREPARED FOR
THE ESTATE OF JON CASELLA
 GLASTONBURY, CONNECTICUT

REVISIONS:
 10-02-2020 - COMMENTS

DATE: 03/16/2020
 SCALE: AS SHOWN

SHEET 9 of 9

A-03-098-CS-APP

FILE: 03098-SUBDIVISION 2020.DWG