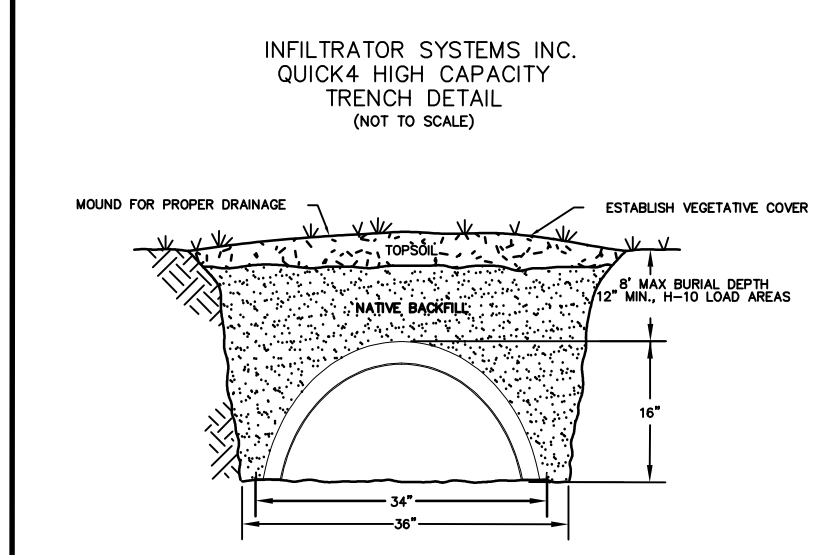


INFILTRATOR SYSTEMS INC.  
**QUICK4 HIGH CAPACITY TRENCH DETAIL**  
 (NOT TO SCALE)

**HI-CAPACITY QUICK 4 INFILTRATORS**  
 (NOT TO SCALE)

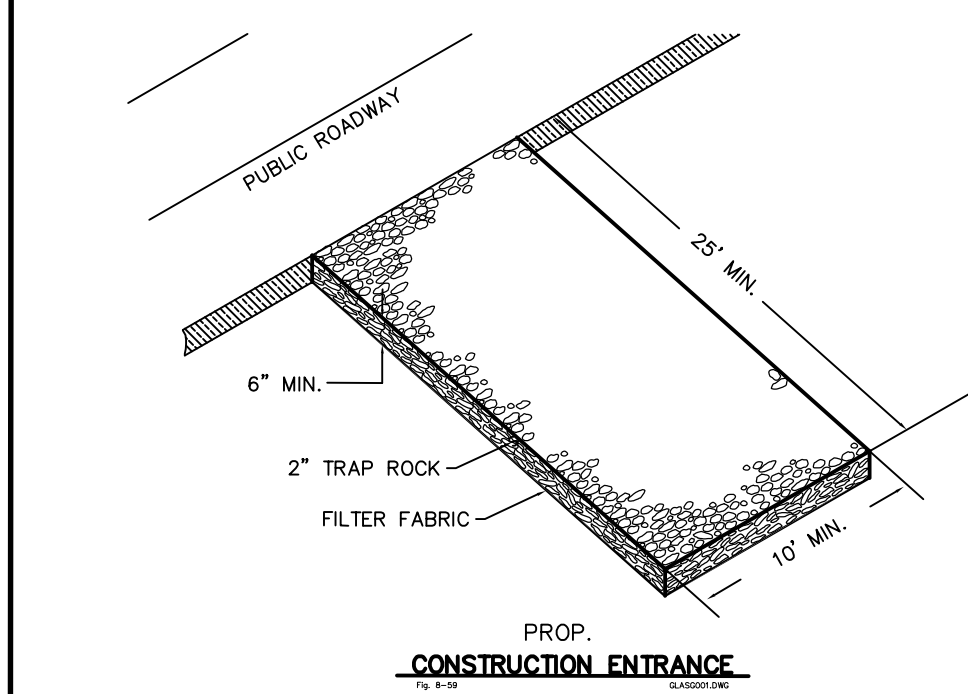
**ROOF DRAIN DESIGN (HOUSE)**  
 ROOF AREA @ 1/2" RUNOFF / 12 HOURS  
 ROOF AREA X 1/2" = VOL. (FT<sup>3</sup>)  
 8.3 FT<sup>3</sup> = NO. INFILTRATORS  
 5,509 S.F. X 1/2" = 229.5 FT<sup>3</sup>  
 229.5 / 8.3 = 27.6 UNITS  
 USE 28 UNITS X 4.0' = 112 L.F.



INFILTRATOR SYSTEMS INC.  
**QUICK4 HIGH CAPACITY TRENCH DETAIL**  
 (NOT TO SCALE)

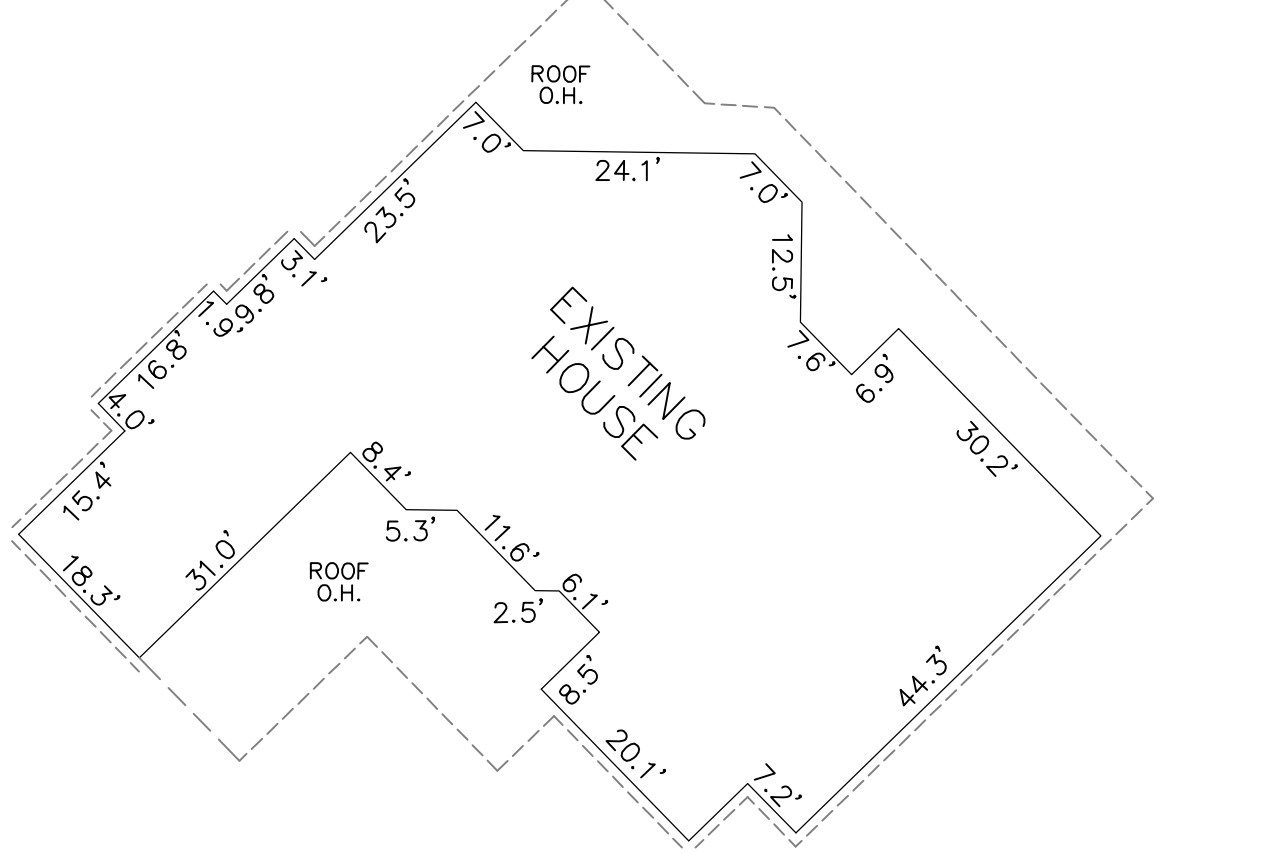
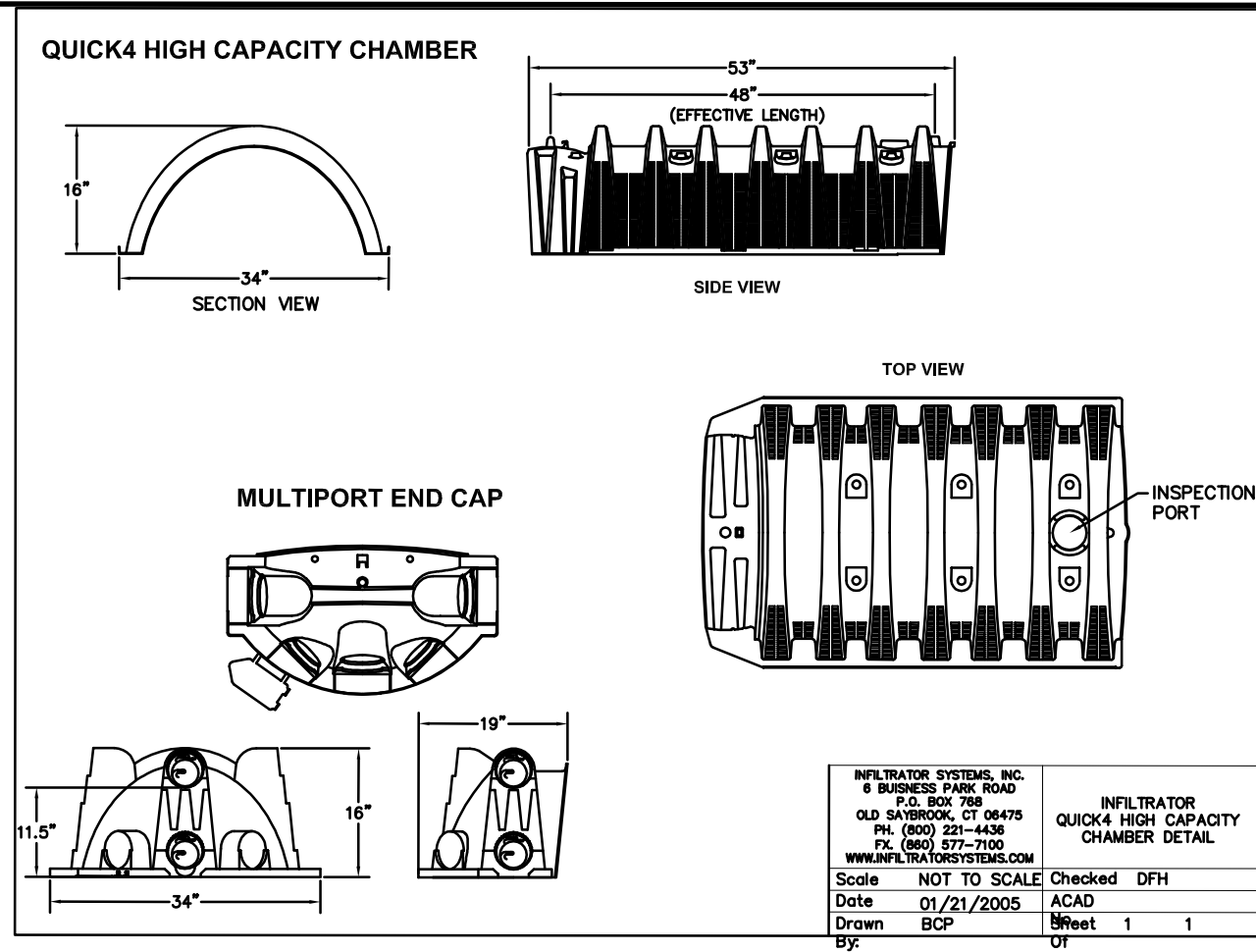
**HI-CAPACITY QUICK 4 INFILTRATORS**  
 (NOT TO SCALE)

**INFILTRATOR DESIGN**  
 IMPERVIOUS AREA @ 1/2" RUNOFF / 12 HOURS  
 IMPERVIOUS AREA X 1/2" = VOL. (FT<sup>3</sup>)  
 8.3 FT<sup>3</sup> = NO. INFILTRATORS  
 8,900 S.F. X 1/2" = 370.8 FT<sup>3</sup>  
 370.8 / 8.3 = 44.6 UNITS  
 USE 45 UNITS X 4' = 180 L.F.  
 USE 3 ROWS AT 60 L.F.

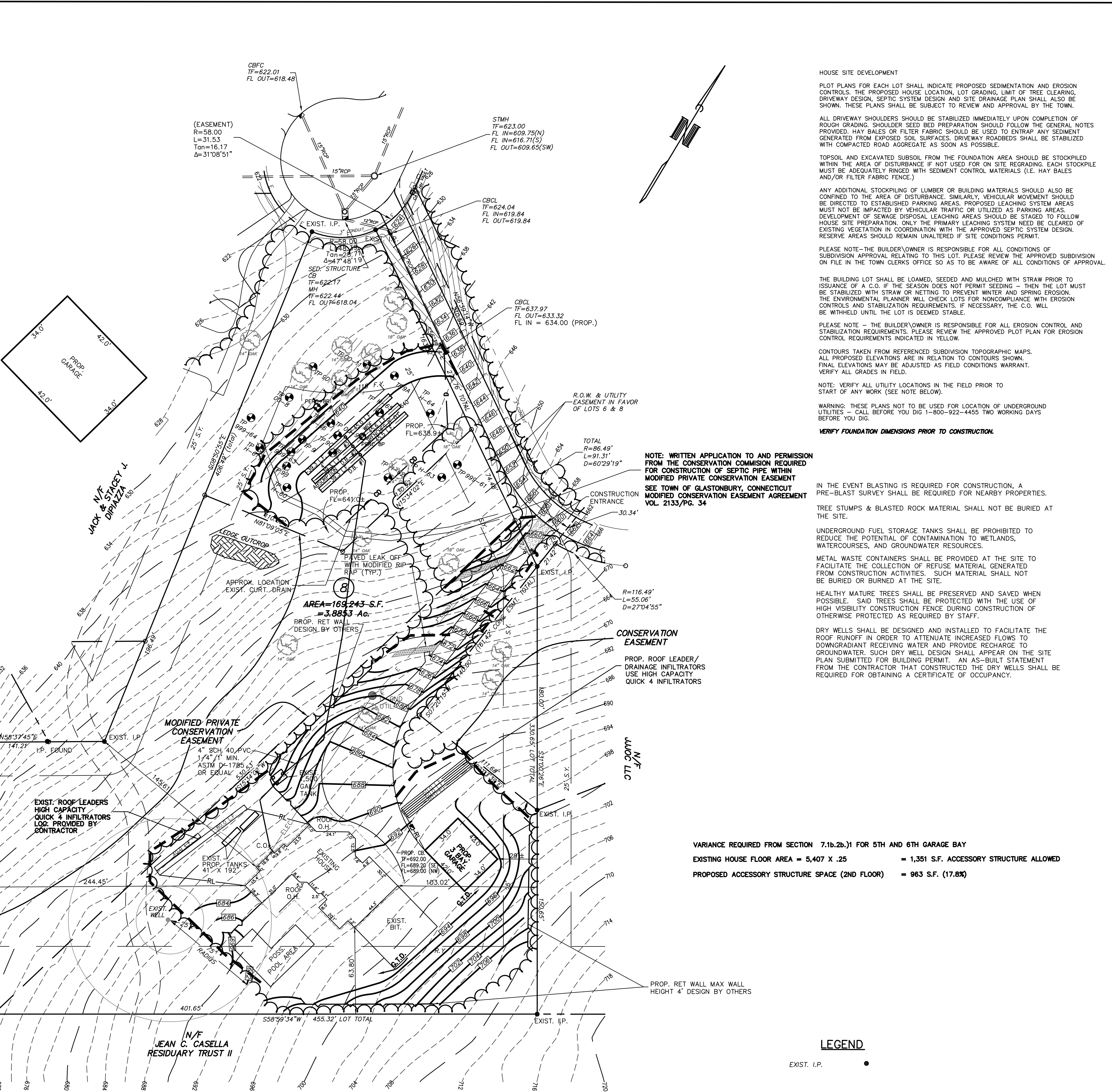
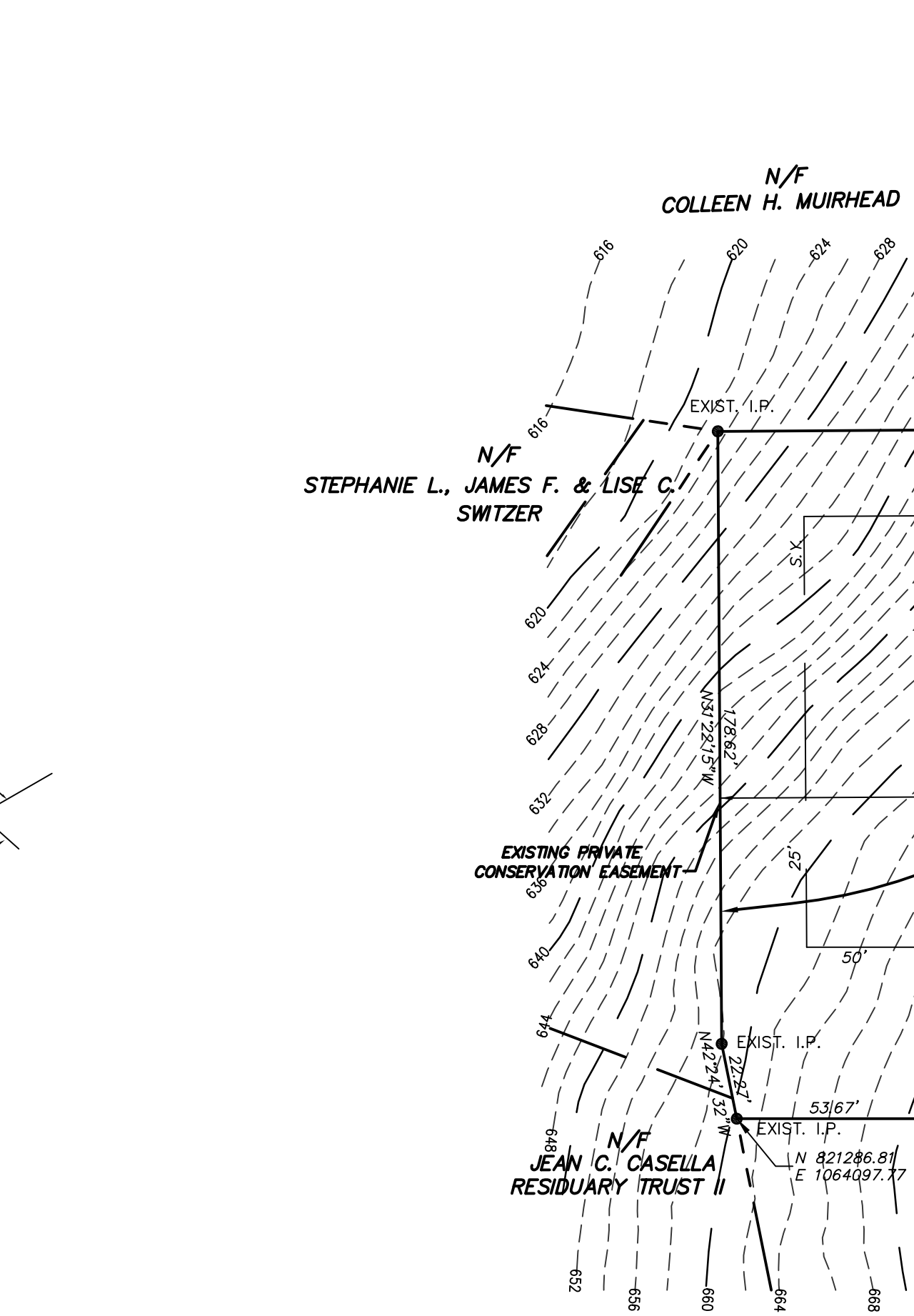


**CONSTRUCTION ENTRANCE**  
 (NOT TO SCALE)

\*SUBDIVISION PLAN KEYSTONE RIDGE PREPARED FOR JON CASELLA GLASTONBURY, CONN. BY DUTTON & JOHNSTON, LLC DATE: 9-7-04 SCALE: 1"=40' REV. 11-11-04 MAP NO. A-03-089-S2



**EXISTING HOUSE DETAIL**  
 SCALE: 1"=20'



**HOUSE SITE DEVELOPMENT**

PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED HOUSE LOCATION, LOT GRADING, LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, SEPTIC SYSTEM DESIGN AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPIILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

PLEASE NOTE-THE BUILDER/OWNER IS RESPONSIBLE FOR ALL CONDITIONS OF SUBDIVISION APPROVAL RELATING TO THIS LOT. PLEASE REVIEW THE APPROVED SUBDIVISION ON FILE IN THE TOWN CLERKS OFFICE SO AS TO BE AWARE OF ALL CONDITIONS OF APPROVAL.

THE BUILDING LOT SHALL BE LOANED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS INDICATED IN YELLOW.

CONTOURS TAKEN FROM REFERENCED SUBDIVISION TOPOGRAPHIC MAPS. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

**VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION.**

**NOTE: WRITTEN APPLICATION TO AND PERMISSION FROM THE CONSERVATION COMMISSION REQUIRED FOR CONSTRUCTION OF SEPTIC PIPE WITHIN MODIFIED PRIVATE CONSERVATION EASEMENT SEE TOWN OF GLASTONBURY, CONNECTICUT MODIFIED CONSERVATION EASEMENT AGREEMENT VOL. 2133/Pg. 34**

**CONSERVATION EASEMENT**

PROP. ROOF LEADER/ DRAINAGE INFILTRATORS USE HIGH CAPACITY QUICK 4 INFILTRATORS

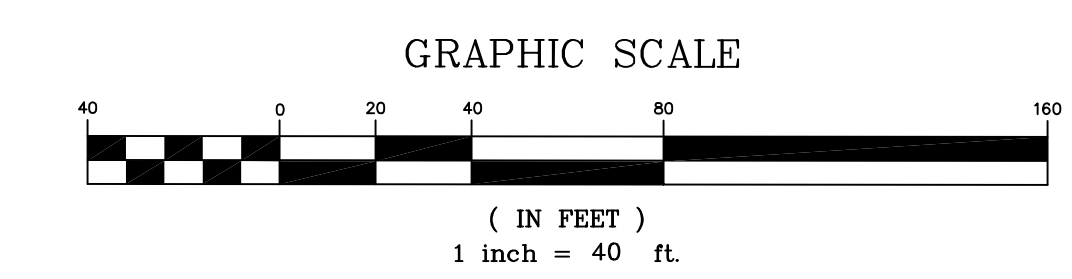
**VARIANCE REQUIRED FROM SECTION 7-1b.2b.1) FOR 5TH AND 6TH GARAGE BAY**

EXISTING HOUSE FLOOR AREA = 5,407 X .25 = 1,351 S.F. ACCESSORY STRUCTURE ALLOWED

PROPOSED ACCESSORY STRUCTURE SPACE (2ND FLOOR) = 963 S.F. (17.8%)

**LEGEND**

EXIST. I.P. ●



HOUSE LOCATED IN FIELD AS SHOWN 11-23-15  
 SANITARY SYSTEM LOCATED IN FIELD AS SHOWN 8-13-15  
 NO ZONING VIOLATIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

TYPE OF SURVEY: ZONING LOCATION SURVEY  
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
 CLASS OF ACCURACY: A-2

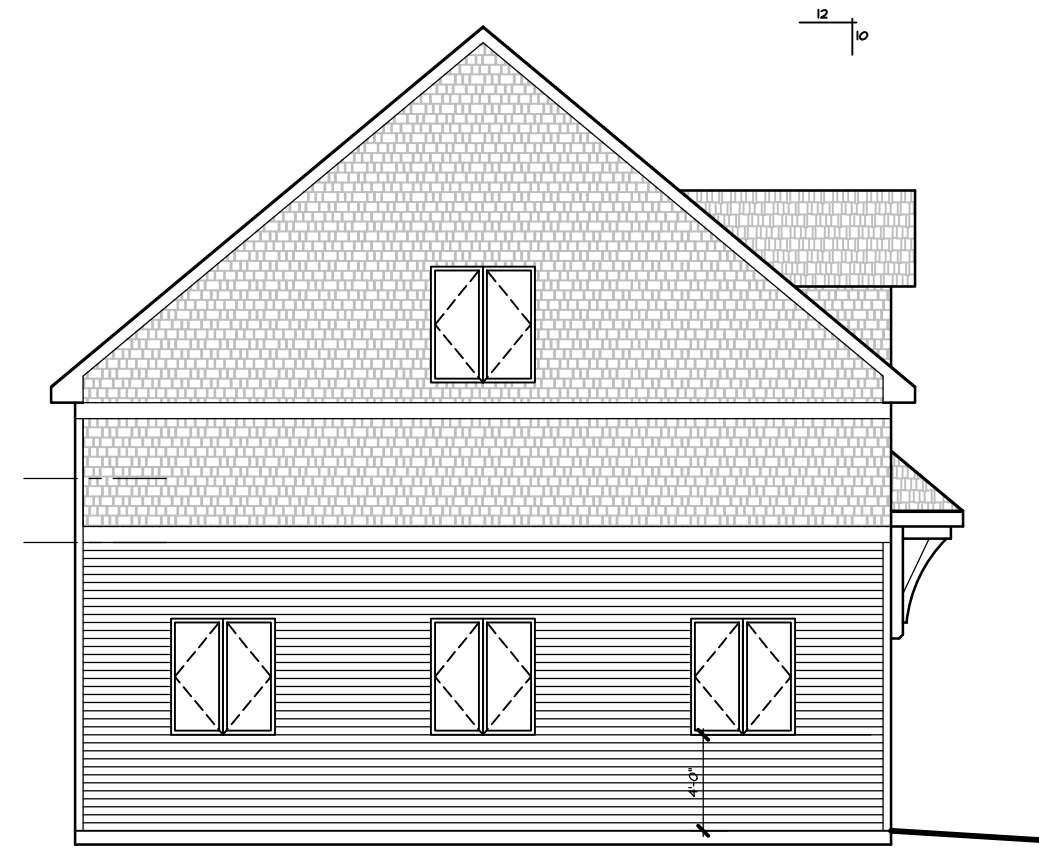
JOHN L. HEAGLE P.E. & L.S. # 9396

**MEGSON, HEAGLE & FRIEND**  
 CIVIL ENGINEERS & LAND SURVEYORS, LLC  
 81 RANKIN ROAD  
 GLASTONBURY, CONN. 06033  
 PHONE (860)-659-0587

**ZBA PLAN / LOT 8**  
**CEDAR RIDGE DRIVE**  
 PREPARED FOR  
**FRANK DIBACCO**  
 GLASTONBURY, CONN.

CK. BY: MWF  
 DRW. BY: PEJ  
 DATE: 1-19-21  
 SCALE: 1"=40'  
 SHEET 1 OF 1  
 MAP NO. 70-14-12BA

P:\2014\Proj\07014\dwg\base\07014-pl.dwg 11/10/2015 1:57:58 PM EST



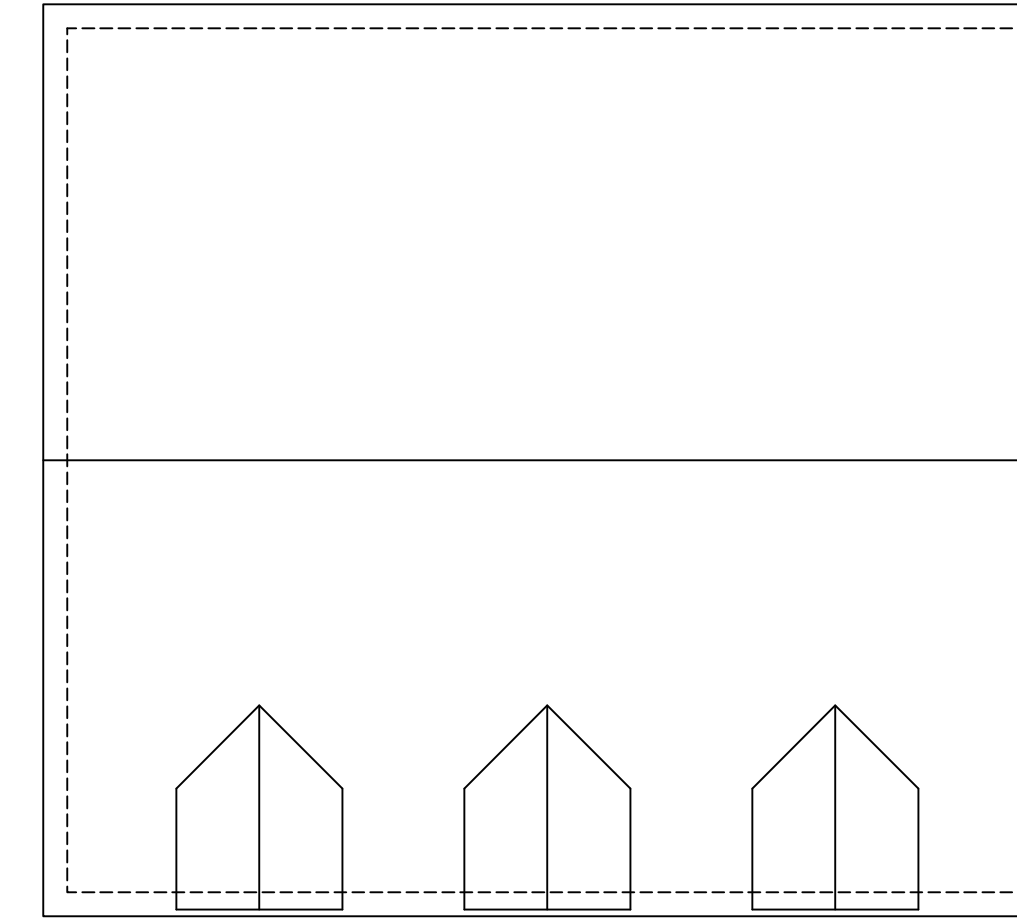
**NORTH ELEVATION (SIDE)**

SCALE: 1/8"=1'-0"



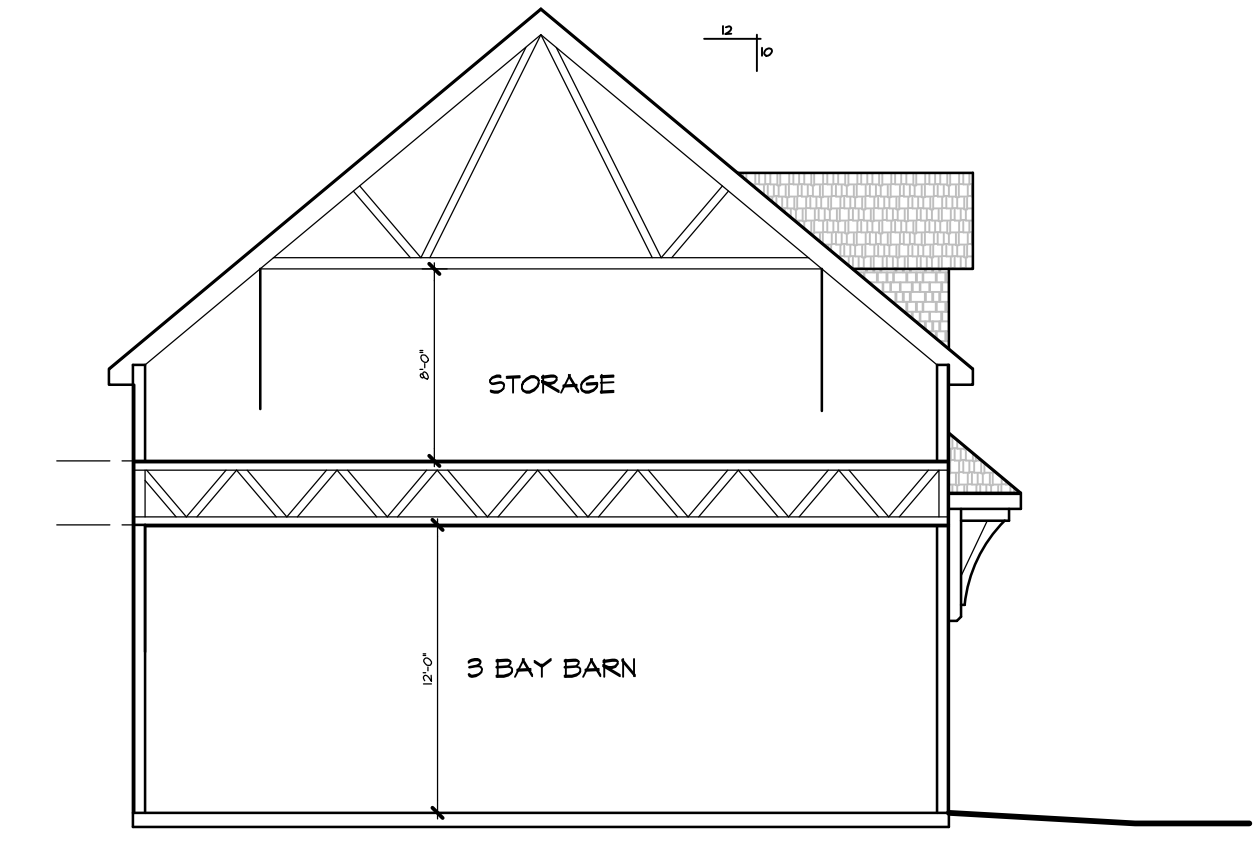
**WEST ELEVATION (FRONT)**

SCALE: 1/8"=1'-0"



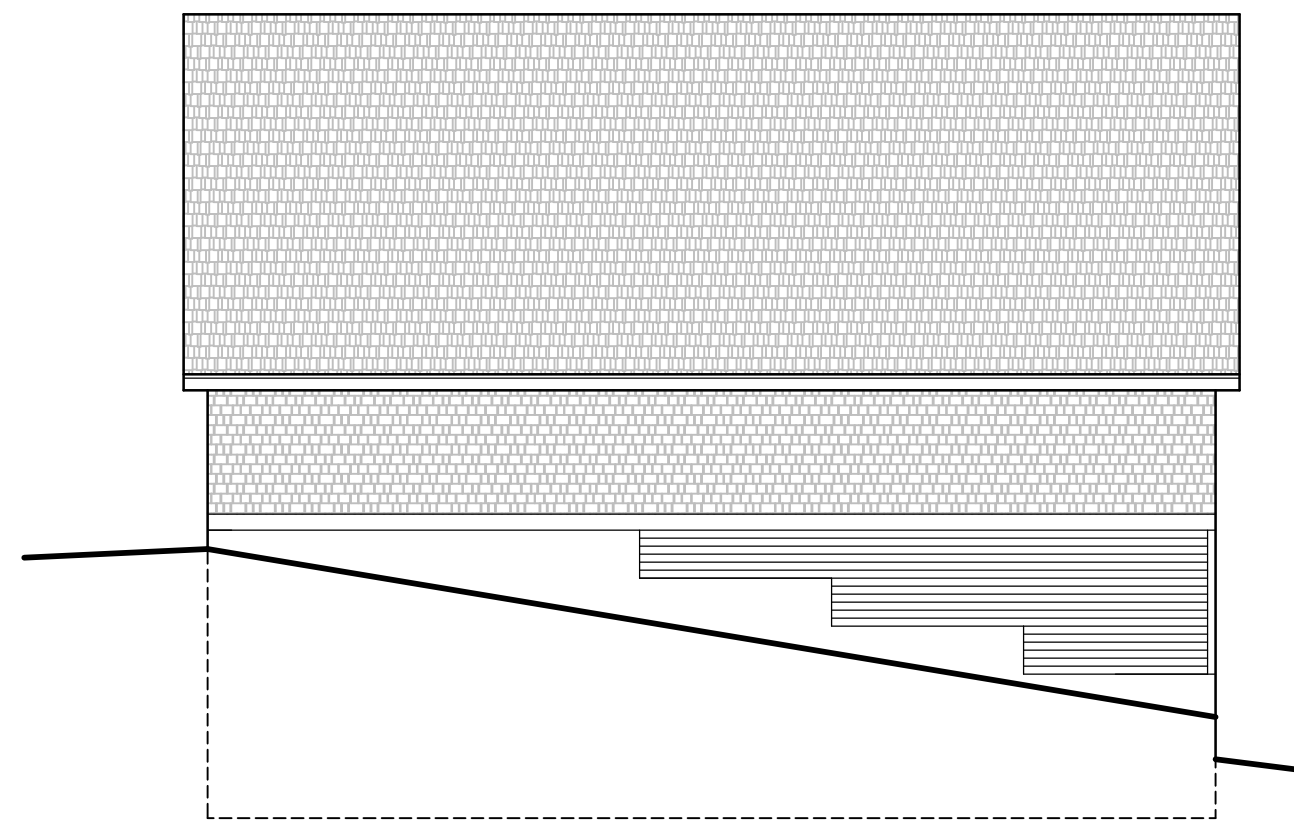
**ROOF PLAN**

SCALE: 1/8"=1'-0"



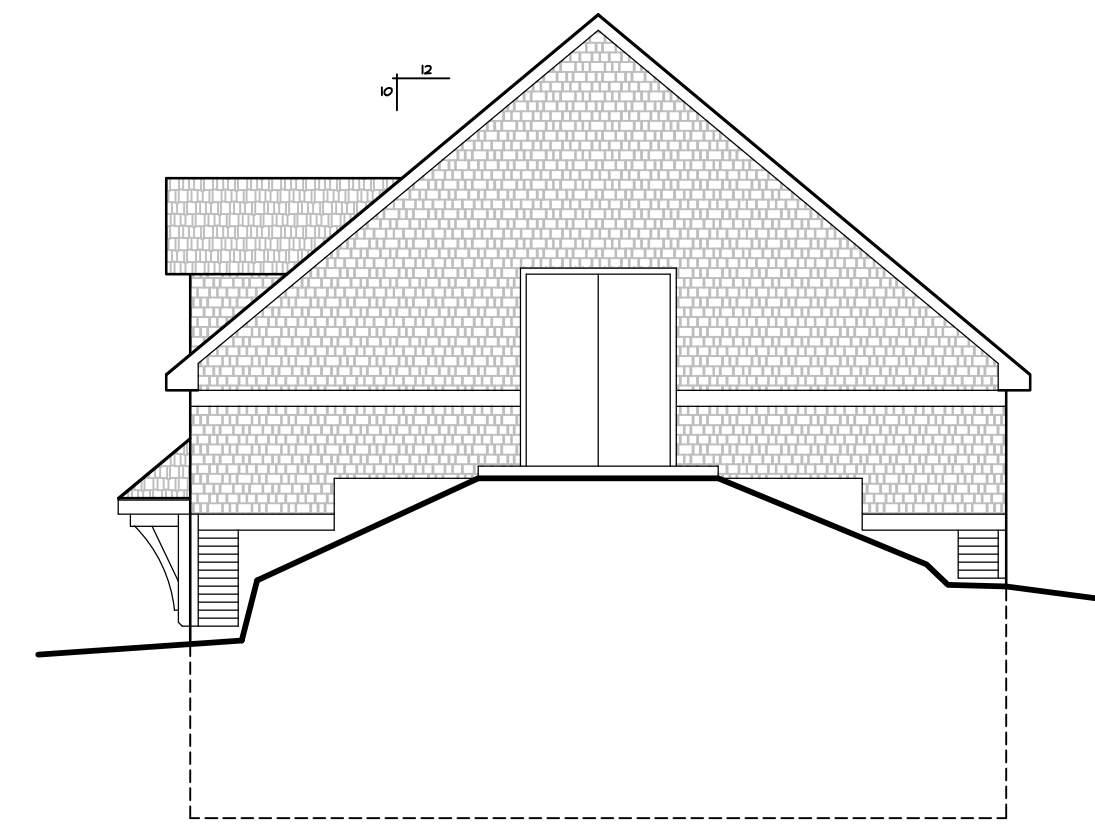
**BUILDING SECTION**

SCALE: 1/8"=1'-0"



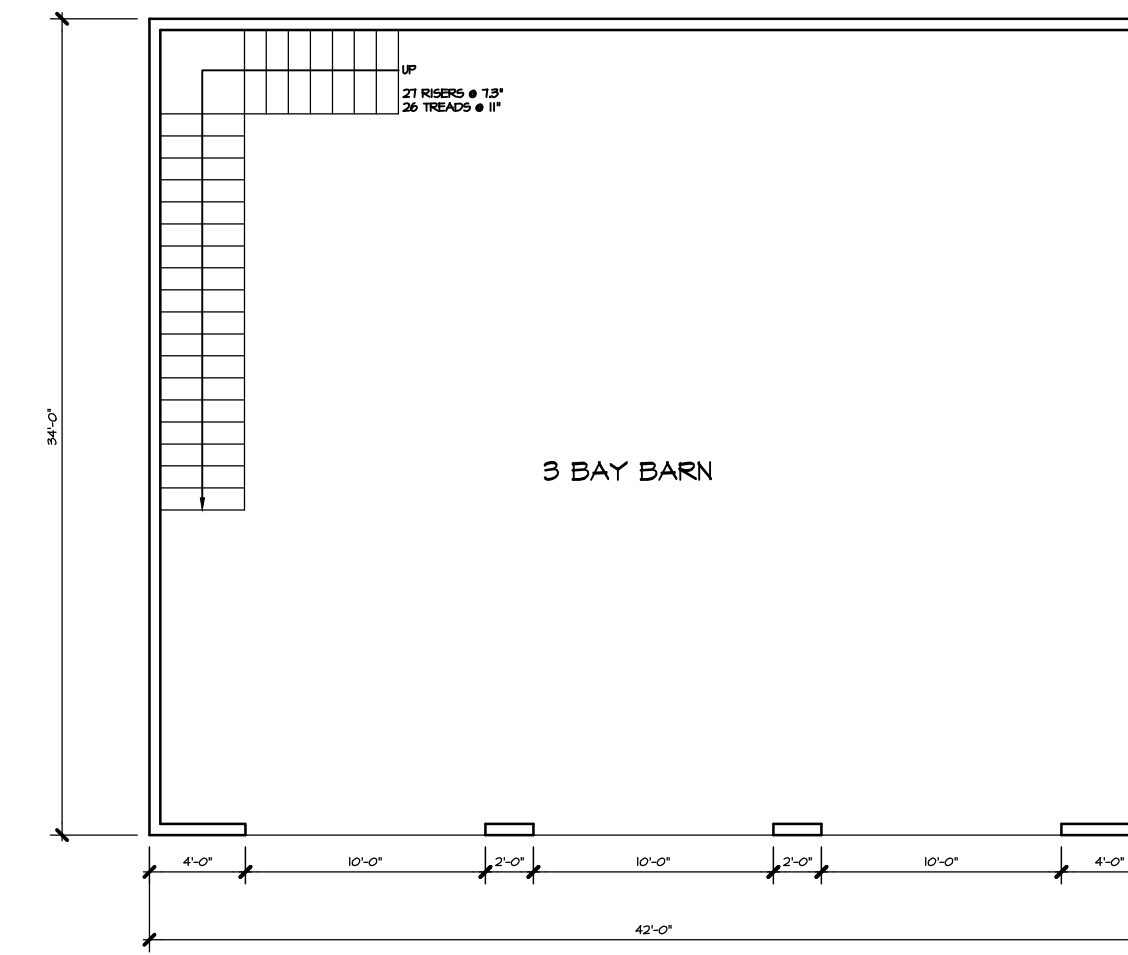
**EAST ELEVATION (REAR)**

SCALE: 1/8"=1'-0"



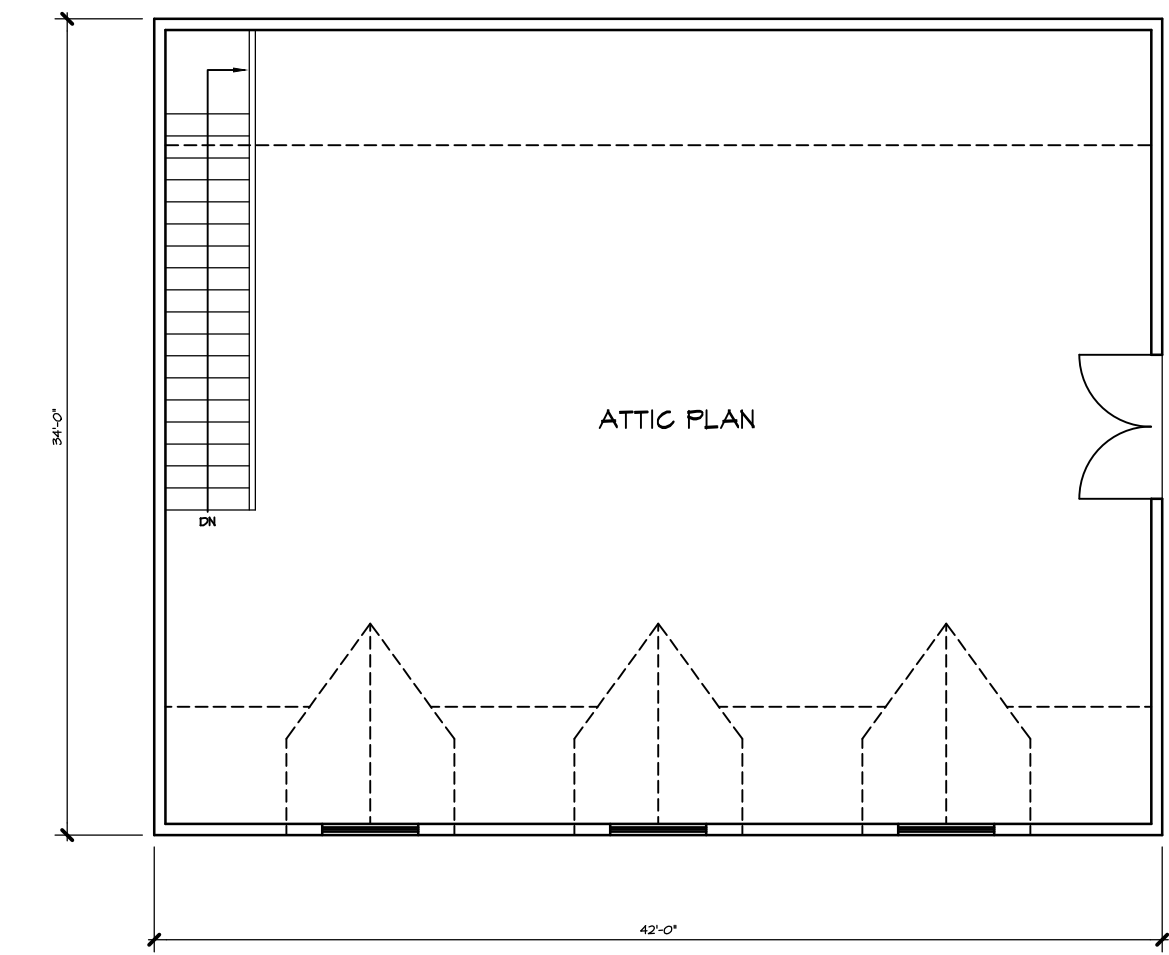
**SOUTH ELEVATION (SIDE)**

SCALE: 1/8"=1'-0"



**FLOOR PLAN**

SCALE: 1/8"=1'-0"



**ATTIC PLAN**

SCALE: 1/8"=1'-0"



**NEW BARN  
519 CEDAR RIDGE DRIVE  
GLASTONBURY, CT**

TITLE  
FLOOR PLAN  
ROOF PLAN  
ELEVATIONS  
BUILDING SECTION

DATE 01/06/2021

DWG. NO.

**A1.0**



Ten copies of this Application are required

ZONING BOARD OF APPEALS APPLICATION

REFERRED TO TP&Z \_\_\_\_\_

Applicant Frank DiBacco
Street 519 Cedar Ridge Drive Town Glastonbury
Telephone 860-250-1415
Legal Representative (if any)
Address

Date Filed & Fee Paid
Date Hearing Scheduled
Sign Deposit Paid On
Will Post Own
Sign Taken On
Sign Inspected on Site

Exact Location of Property Involved 519 Cedar Ridge Drive Rural Residence
Assessor's Key # K5/0980/N0045
Legal Property Owner Frank DiBacco

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- 1. For relief (a variance) from the restrictions imposed in Section(s) 7.1b.2b.1 of the Glastonbury Zoning Regulations.
2. For a special exception as provided in Section of the Glastonbury Zoning Regulations.
3. From an adverse ruling by the Building Official, Glastonbury.
4. For the approval required by the State of Connecticut agency named below.

Describe in detail(in space provided on page 2 or on a separate sheet) what it is you want to do. State why this violates the Section(s) of the Glastonbury Zoning Regulations cited above. If a variance is sought, what hardship related to your particular property is claimed? If a special exception is sought, explain how all requirements for this exception have been met. If this is an appeal from a ruling of the Building Official/ Zoning Enforcement Officer state why you feel the ruling is wrong. (Use back of this form, if necessary)

We/I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

Applicant signature

Owner, If Not Applicant (Required)

Date

Date

SEE PERTINENT INFORMATION ON NEXT PAGE

**Include TEN (10) copies of everything submitted including the application and a map of the property involved.** Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

**FILING FEE OF \$185.00** tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

**DESCRIPTION IN DETAIL:**

The proposal is to construct an accessory structure with three garage bays at ground level, and 963.5 s.f. of accessory square footage on a second floor level. The detached structure will be located northeast of the existing house on a 3.89 acre building lot.

The existing house has more than 4,500 s.f. making it eligible for 4 garage bays.

A variance to Section 7.1b.2b.1 is requested to allow an additional two bays for a total of six garages. The purpose is to house the family's five vehicles, and store yard equipment and recreational equipment out of sight and in a secure environment.

The size of the lot allows the structure to be located approximately 450 feet from Cedar Ridge Drive.

The three garage doors will not be visible from the road. Hardship is based upon the grounds that the regulations do not consider larger lot size, and the proposed structure is in keeping with the character of the neighborhood. The proposal meets the requirements of Section 13.9.

**Ten copies of this Application and all supporting documentation are required**