CASELLA SUBDIVISION

KNOLLWOOD DRIVE

GLASTONBURY, CONNECTICUT

PREPARED FOR

THE ESTATE OF JON CASELLA

GLASTONBURY, CONNECTICUT

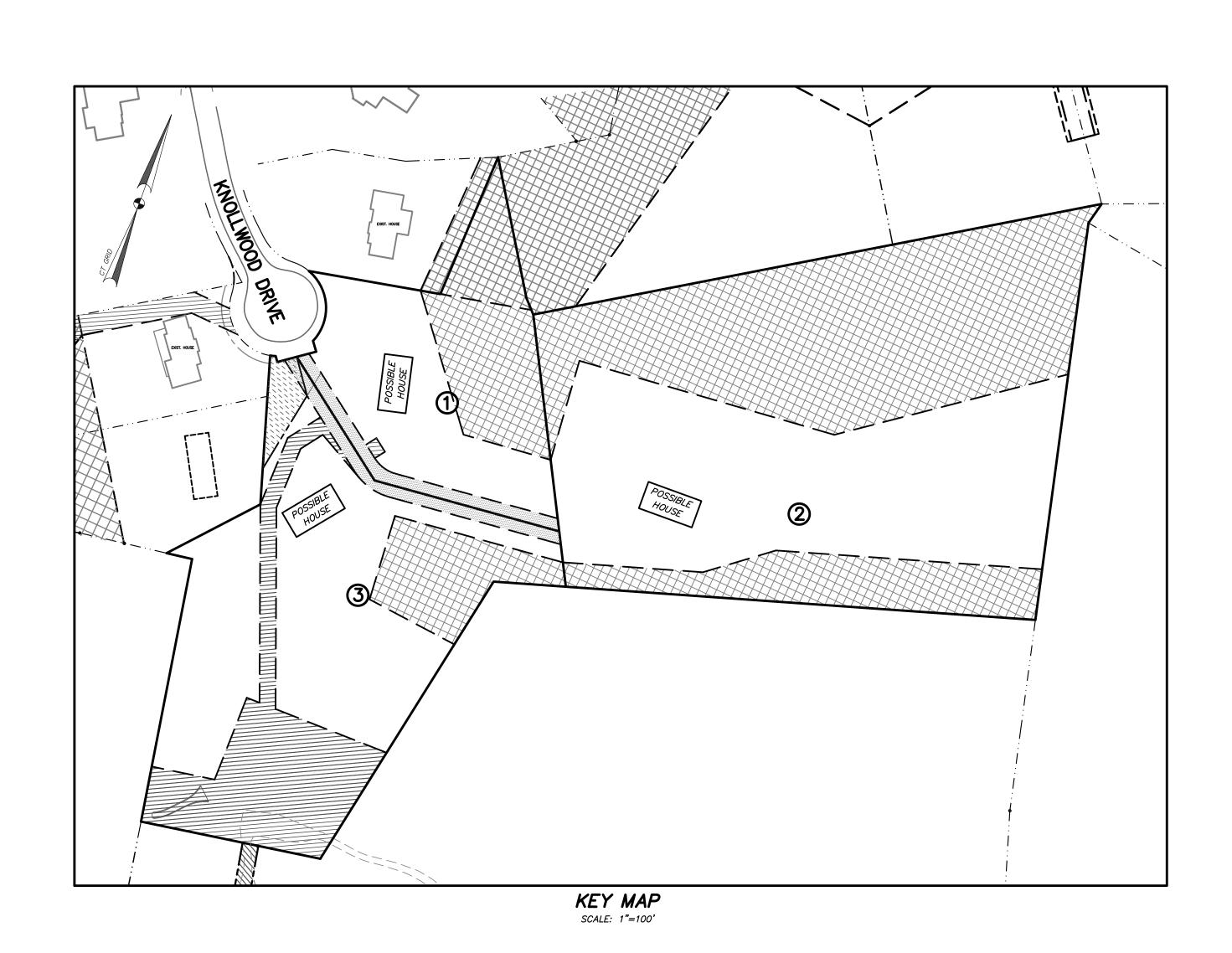
PREPARED BY

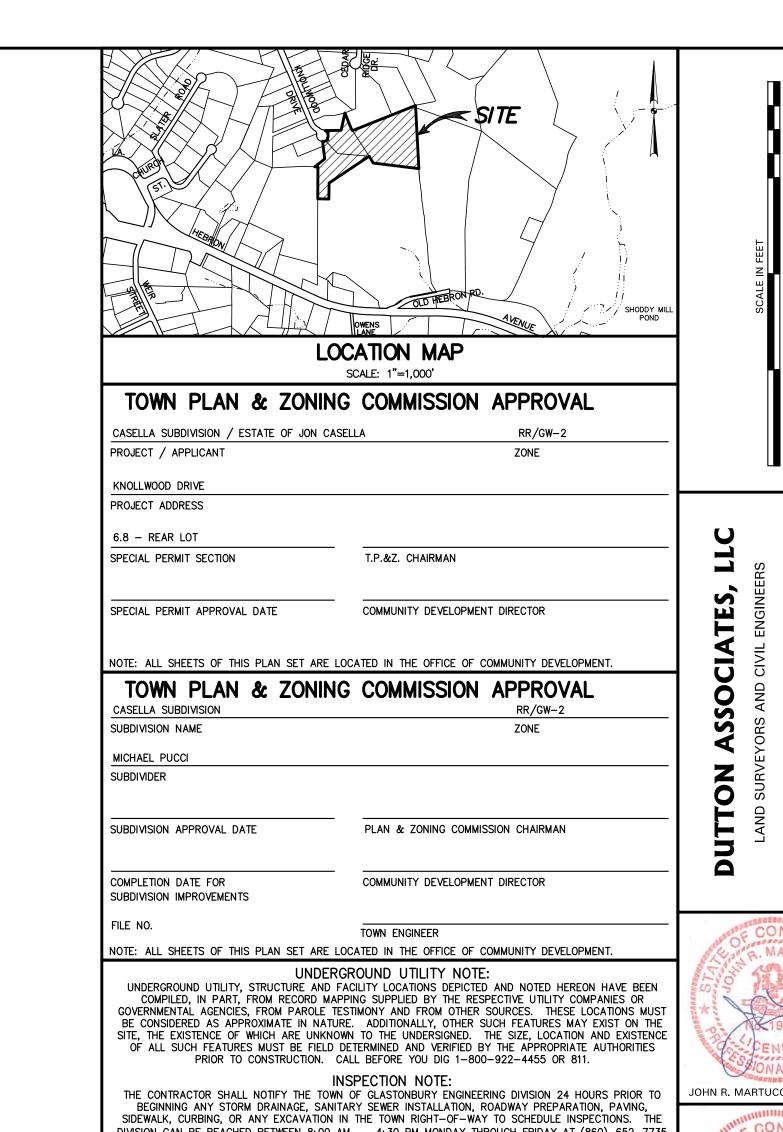
DUTTON ASSOCIATES, LLC

67 EASTERN BOULEVARD GLASTONBURY, CT



LEGEND TO PLAN SYMBOLS





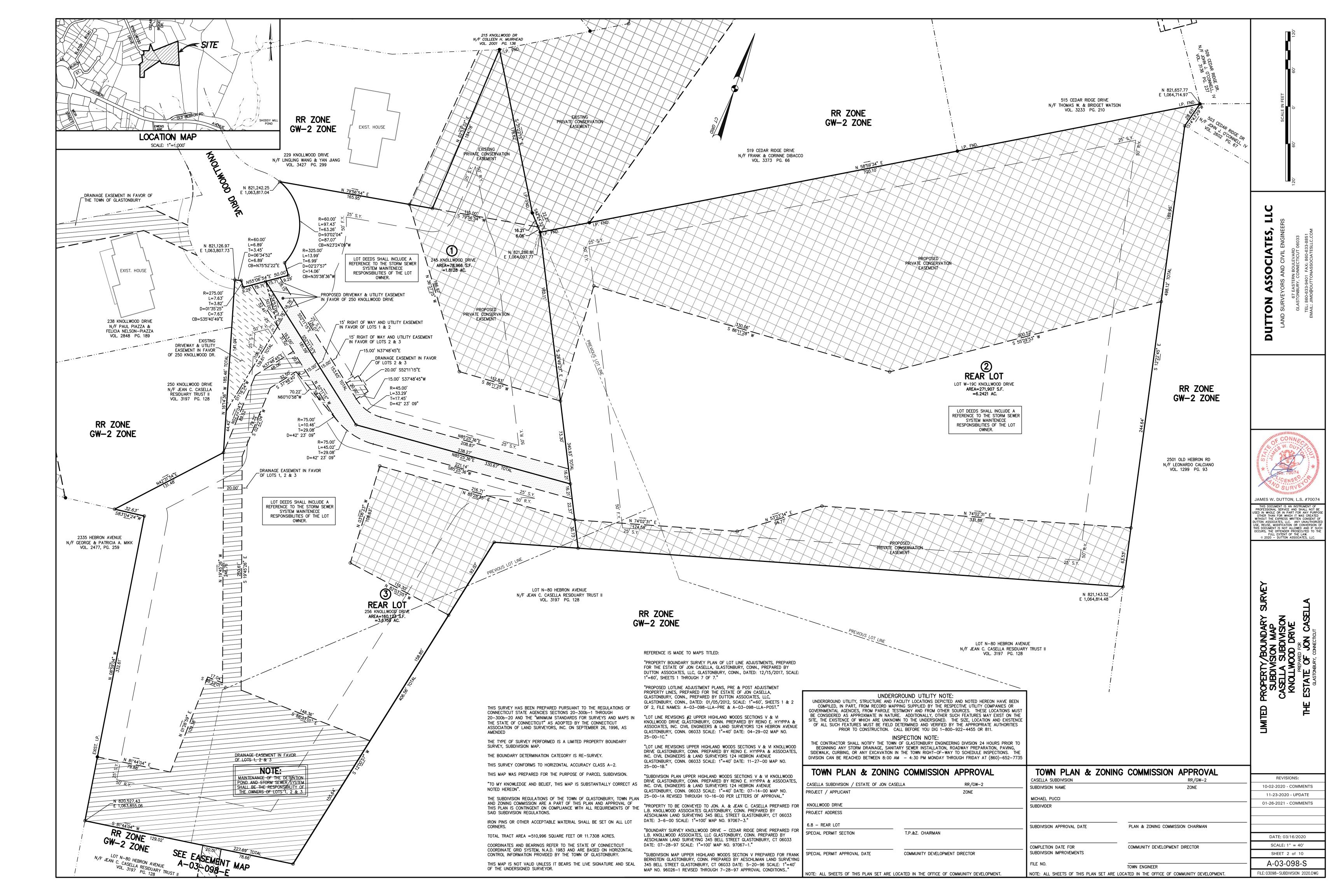
ZONING TABLE - RR ZONE								
ITEM	REQUIRED/ALLOWED	PROPOSED LOT 1						
LOT AREA	40,000 S.F.	78,966 S.F.						
LOT FRONTAGE	125 FT.	125.6 FT.						
FRONT YARD	50 FT.	85.0 FT.						
SIDE YARD	25 FT.	83.6/50.1 FT.						
REAR YARD	50 FT.	155.2 FT.						
COVERAGE	10% (7,896 S.F.)	2,450 S.F. (3.10%)						
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.						

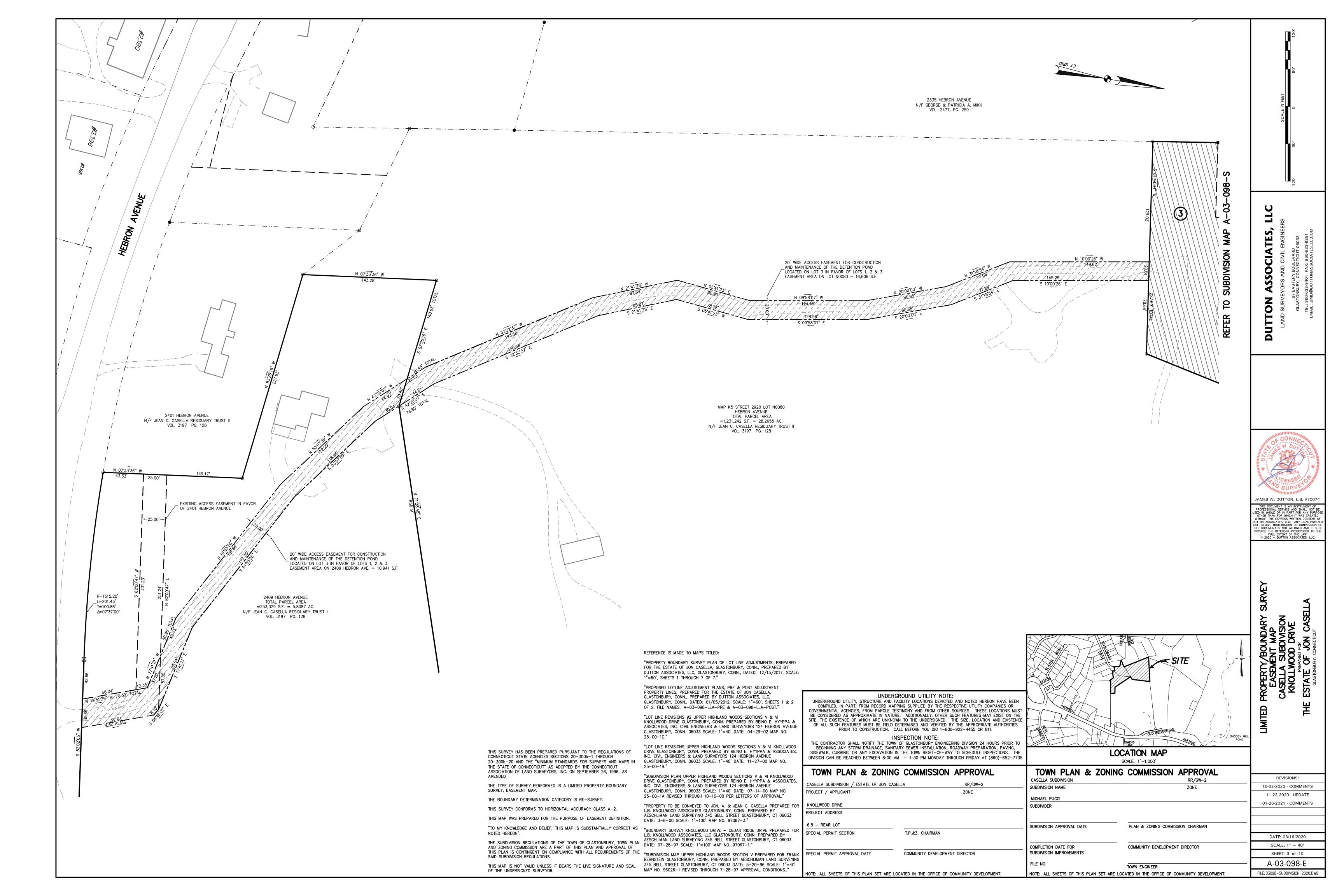
NOTE:
BUILDING COVERAGE, FRONT, SIDE AND REAR YARD SETBACKS NOTED
ABOVE ARE BASED ON THE CONCEPTUAL HOUSE FOOTPRINTS DEPICTED
ON THE PLANS. FINAL DEVELOPMENT OF TEH LOT WILL LIKELY DIFFER
FROM THE INFORMATION ABOVE. ALL LOTS MUST BE DEVELOPED IN
CONFORMANCE WITH THE TOWN OF GLASTONBURY ZONING REGULATIONS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

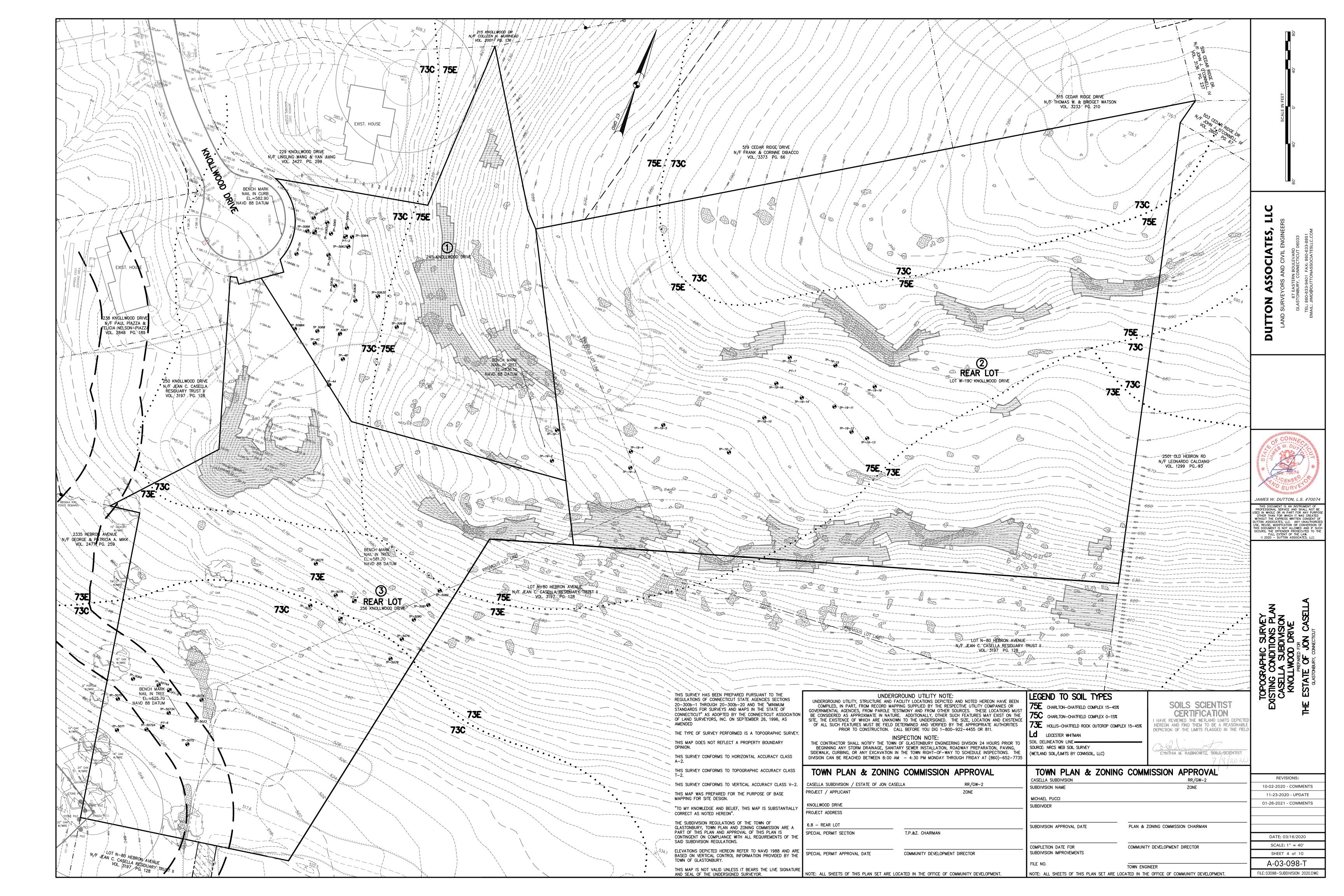
10% (14,616 S.F.) 2,450 S.F. (1.68%)

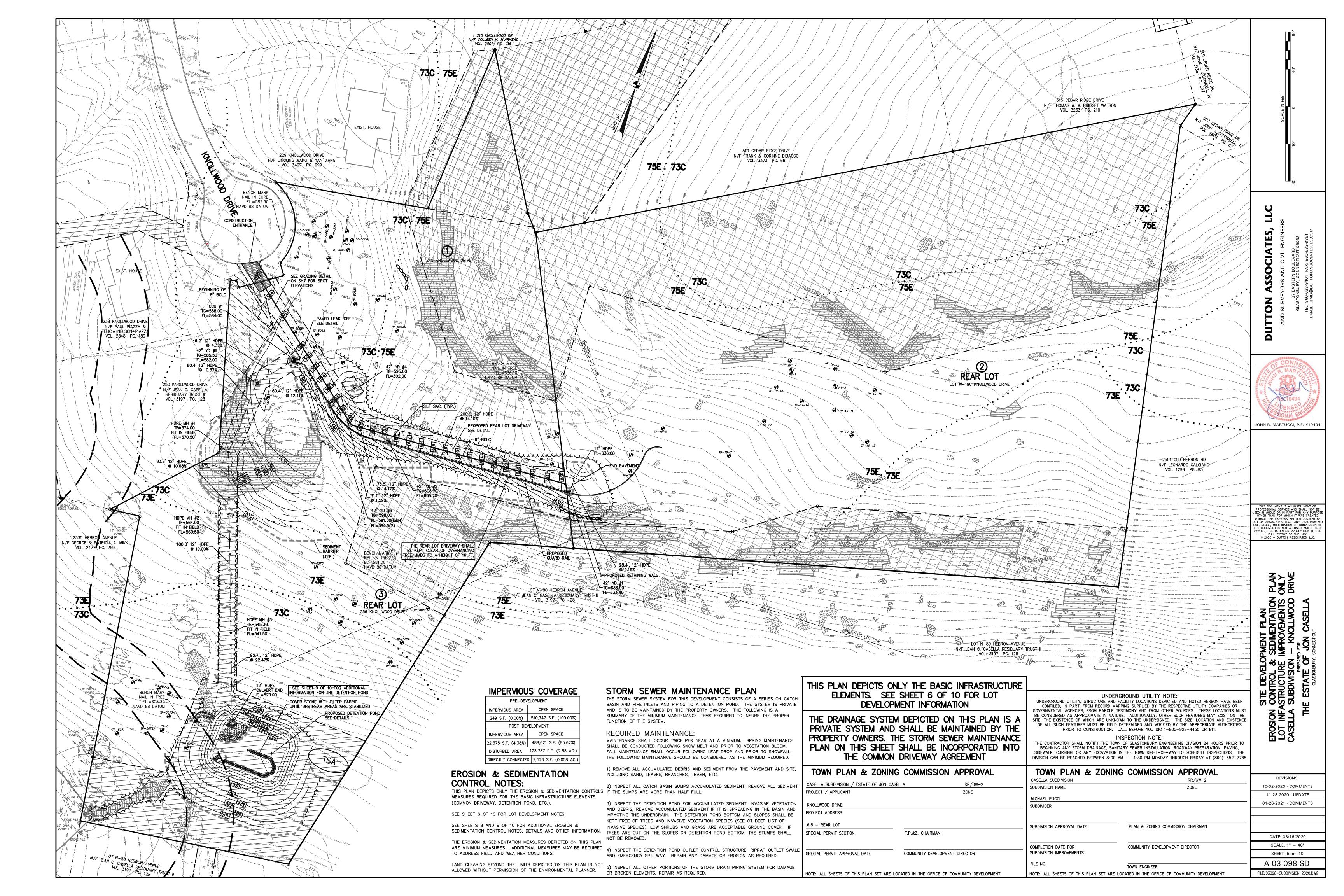
INDEX: PLAN CASELLA SUBDIMSIC KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CA

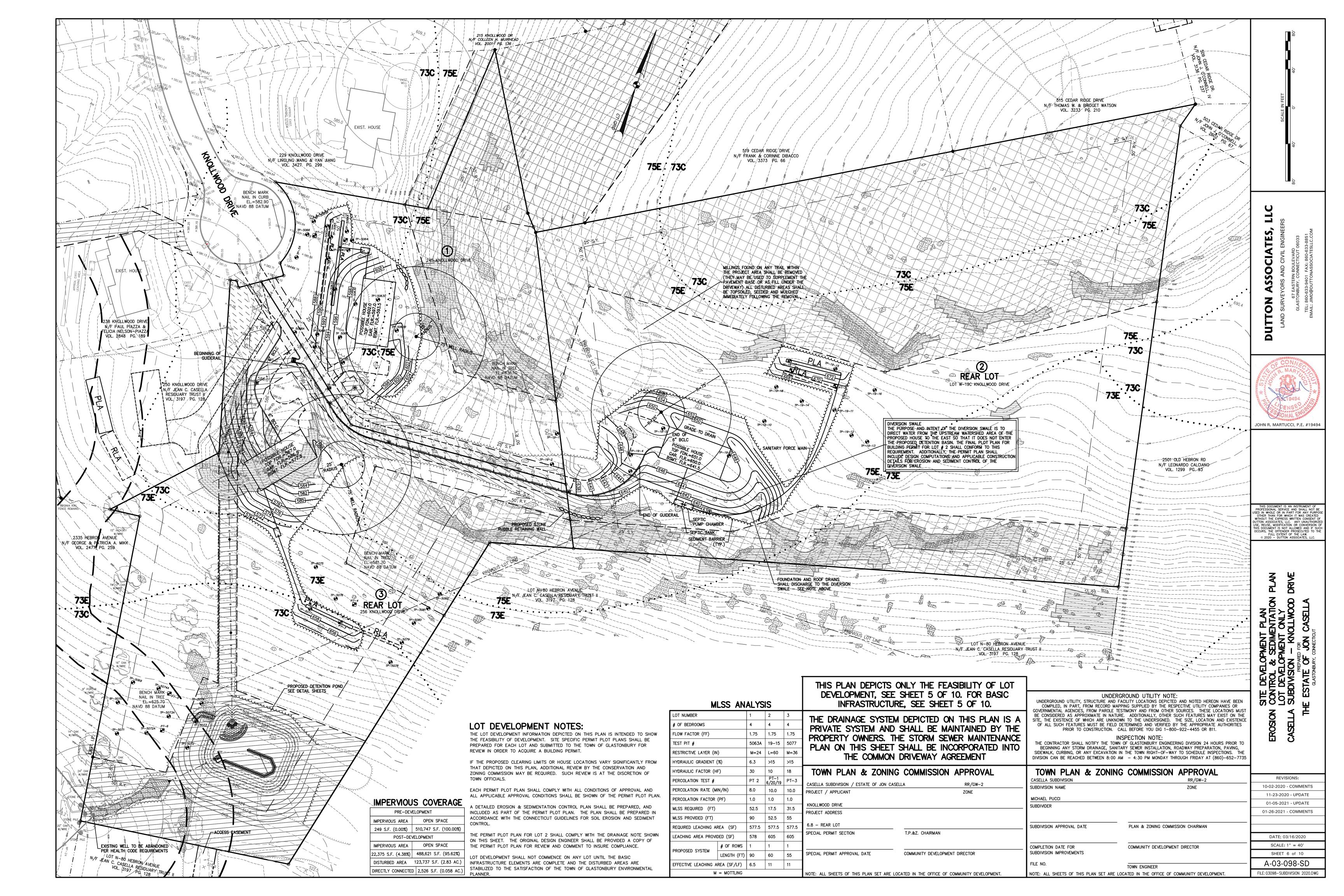
AN NUMBER	DESCRIPTION	SHEET NUMBER	REVISIONS:
-03-098-1	TITLE SHEET AND INDEX PLAN	1 OF 10	10-02-2020 - COMMENTS
-03-098-S	PROPERTY BOUNDARY SURVEY AND SUBDIVISION PLAN	2 OF 10	11-23-2020 - UPDATE
-03-098-E	EASEMENT MAP	3 OF 10	01-26-2021 - COMMENTS
-03-098-T	TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS PLAN	4 OF 10	
-03-098-SD	SITE DEVELOPMENT PLAN, EROSION CONTROL & SEDIMENTATION PLAN	5 & 6 OF 10	
-03-098-TP	TEST PIT AND PERCOLATION TEST DATA	7 OF 10	
-03-098-D1 & D2	GENERAL NOTES AND DETAILS	8 & 9 OF 10	DATE: 03/16/2020
-03-098-APP	APPROVALS	10 OF 10	SCALE: 1" = 40'
			SHEET 1 of 10
			A-03-098-I
			FILE: 03008_SURDIVISION 2020 DWC











		Test	ST PIT	DATA	FRC	OM 2010			PE	.RCO				DRMED IN 1990
Date 1	est Pit#	Hole	Ground Water	Mottling		Material		-			Ģl	ASTONBURY HEALTH DEPAR Percolation Tests		
/27/2010	5063	6'	none	3'	05' .5' - 2'	Top soil Sandy loam	Perf	formed for	Vinny E	dger			Locati	ion_ <u>E & L Subdivision - Knollwood</u>
					2' - 6'	Compact fine loamy sand *Ledge @ 6'		•		Perc	Depth o	f		
	5063 A	5.6' - 7'	5' from top of existing ground	2' below original top soil	0 - 2'	Fill material	Lot No.	Date	Test Hole	Hole Depth	Test Pit	Depth to Ground Water	Mottling	Material Notes/Perc Rate
					*2' - 2.5' 2.5' - 3' 3' - 7'	Sandy loam	4	5/1/90	4A		58"	none	none	0 - 4" Topsoil 4" - 20" Sandy Loam
						**Ledge @ 5.6' - 7' from top of existing ground *Note: Mottling was @ 4' from top of existing ground which is 2' below original ground								20" - 58" Loosely compact stony fine sand
	5064	7.3'	none	3'	06'	Top soil		= 13 10 0	4.5		4.4.0			58" Ledge
					.6' - 2.8' 2.8' - 7.3'	Sandy loam Compact fine loamy sand	4	5/1/90	4B		44"	none	none	0 - 2" Topsoil 2" - 31" Sandy Loam 31" - 44" Compact stony fine sar
	5064 A	7.6'	none	3'		Top soil Sandy loam Fine loamy sand								44" - Ledge
	5065	8.8'	8'	2' below original top soil		Fill material	4	5/1/90	4C		59"	39"	none	0 - 4" Topsoil 4" - 35" Silty Sandy Loam 35" - 59" Compact Silty Fine San
	3000	0.0	Ü	top 3011	*2.8' - 3.3' 3.3' - 4'	' Original top soil Sandy loam	5	5/1/90	5A		69"	49"	40"	O - 2" Topsoil
					4 - 8.8	Hard pan *Note: Mottling was 4.8' from top of existing ground which is 2' below original ground.								2" - 33" Sandy Loam 33" - 69" Compact stony silty f.
/27/2010	5065 A	7'	none	3'	.4' - 2.4'	Top Soil Sandy loam Fine loamy sand	5	5/1/90	5в		57"	44"	40"	0 - 4" Topsoil
				3' below original		·								4" - 33" Sandy Loam 33" - 57" Compact Stony Silty f
	5065 B	7.5'	none	top soil		Fill Original top soil Sandy loam								sand
			5' from top of			Fine loamy sand		P	FRCO	Ι Δ ΤΙ (ON TES	ST DATA — F	PERFOR	PMED IN 2010
	5066	1.5' - 5'	existing ground			Fill material Original sandy loam & loamy sand								TEST #: PT-3 DATE: 6/8/2010
						**Ledge 1.5' - 5' *Unacceptable - ledge is less than 5' below original ground		DEPTH OF DEPTH OF	HOLE: WATER, P	24" RESOAK:	_	DEPTH OF HOLE: 26" DEPTH OF WATER, PRESC	DAK: –	DEPTH OF HOLE: 24" DEPTH OF WATER, PRESOAK: —
	5067	5'	none	2' below original top soil	* 2.5' - 3'			TIME AT ST DEPTH OF	WATER, TI	EST:	-	TIME AT START OF PRESO DEPTH OF WATER, TEST:	_	TIME AT START OF PRESOAK: - DEPTH OF WATER, TEST: -
					3' - 3.5' 3.5' - 5'	Sandy loam	v	TIME 11: 00	READII	NG C	CHANGE	TIME READING 11: 01 7-1/2"	CHANGE	TIME READING CHANGE 3: 20 7"
				2! holow stirts !		original ground		11:05	7-3/		3/4" 1/2"	11:06 9"	<u>1-1/2"</u> <u>1-1/4"</u>	3:25 $9"$ $2-1/4"$
	5068	6.5'	5.5'	2' below original top soil	0 - 1.5' * 1.5' - 2'	Original top soil		11: 10 11: 15			1/2"	11:11 10-1/4" 11:16 11-1/4"	1"	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
					2' - 3' 3' - 6.5'	Sandy loam Compact fine loamy sand ** Ledge 5' below original top soil		11: 20 11: 25	9-1/		1/2"	11: 21 11: 26 13-1/2"	<u>1"</u> <u>1-1/4"</u>	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$
4/27/2010	5068 A	5.5'	none	determin		0 - 5' Fill material 5' - 5.5' Silt loam/original ground		11: 30	10-1/	<u>/4"</u> —	1/2"	11:31 14-1/2"		3:50 17-1/4" 1-1/4"
						** Ledge @ 5.5' from top of existing ground **Unacceptable - Ledge less than 5' below original ground		<u>11: 35</u> 11: 40			1/4"	<u>11: 36</u> <u>15-1/2"</u> 11: 41 16-1/2"	1"	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
	5069	7.5'	none	3.7'		07'		11: 45	11"		1/4" 3/8"	11:46 17-1/4"	<u>3/4"</u> 1"	4:05 20-1/2" -1"
	5070	6.5'	none	3.7'		3' - 7.5' Fine loamy sand 06' Top soil		11: 50 11: 55			3/8"	11: 51 18-1/4" 11: 56 19"	3/4"	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$
	23.0	5.5	none	5.1	.6	6' - 2.2' Sandy loam .2' - 6.5' Fine loamy sand		12:00	12-2/		3/8"	12:01 19-10/16"	5/8"	4:20 22-3/4" 1"
	5071	6.2'	none	3.5'		07' Top soil 7' - 3.2' Sandy loam		DESIGN: 1	3-3 MIN/I	'N		DESIGN: 8 MIN/IN		DESIGN: 5 MIN/IN
	5070	7.51		2.01	3.	.2' - 6.2' Fine loamy sand		TEST #: DEPTH OF		TE: 6/8		TEST #: PT-5 DATE: DEPTH OF HOLE: 21"	6/8/2010	TEST #: PT-6 DATE: 6/8/2010 DEPTH OF HOLE: 22"
	5072	7.5'	none	3.8'		05' Top soil .5' - 3' Sandy loam 3' - 7.5' Fine loamy sand		DEPTH OF	WATER, P.	RESOAK:	-	DEFTH OF WATER, PRESC TIME AT START OF PRESC		DEPTH OF WATER, PRESOAK: — TIME AT START OF PRESOAK: —
	5072 A	7.3'	none	3.8'		06' Top soil 6' - 2.3' Sandy loam		DEPTH OF TIME		EST:		DEPTH OF WATER, TEST: TIME READING	– CHANGE	DEPTH OF WATER, TEST: — TIME READING CHANGE
						.3' - 7.3' Fine loamy sand		3: 21	9"		4-1/4"	2:15 5"	3-1/2"	<u>2:16</u> <u>7"</u> 4"
	5073	6.8'	none	3.8'	.5	05' Top soil 5' - 2.8' Sandy loam .8' - 6.8' Fine loamy sand		3: 26 3: 31		/ <u>4</u> " —	3"	2: 20 8-1/2" 2: 25 10-1/2"	2"	2:21 11" 3" 3" 14" 3"
					۷.	*Ledge @ 6.8'		3: 36 3: 41		2	<u>2-1/4"</u>	2: 30 2: 35 11-3/4"	<u>1-1/4"</u> 1"	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
	5073 A	6.2'	none	3.9'	.6	06' Top soil 6' - 1.8' Sandy loam .8' - 6.2' Fine loamy sand & fragmented rock		3: 46	20-3/	<u>/4"</u> —	1-1/4" 1-1/4"	2: 40 13-3/4"	1"	2:41 $19"$ $1-1/4$
4/27/2010	5074		5'	none	3.8'	*Ledge @ 6.2' 05' Top soil		3: 51 3: 56		·	3/4"	2: 45 2: 50 15"	1/2"	2: 46 20-1/4" OUT
						.5' - 2.3' Sandy loam 2.3' - 5' Fine loamy sand		4: 01	23-1/	<u>/2" </u>	3/4" 1/2"	<u>2:55</u> <u>15-1/2"</u>	1/2" 1/2"	2:56
						*Ledge @ 5'		<u>4: 06</u> <u>4: 11</u>	24" 25"		1"	3: 00 16" 3: 05 16-1/2"	1/2" 1/2"	<u>3: 01</u>
	5074	4	5'	none	3.8'	06' Top soil .6' - 2.5' Sandy loam		<u>4: 16</u> 4: 21			1/2"	<u>3:10</u> <u>17"</u>		3:11
						2.5' - 5' Fine loamy sand and fragmented rock *Ledge @ 5'		DESIGN: 1	_			DESIGN: 10 MIN/IN		DESIGN: 4 MIN/IN
	5075	4'	- 6.5'	none	2.5'	05' Top soil .5' - 2.3' Sandy loam		DESIGN: 1	UNITA NITA			DESIGN. IO MIN/IN		ULUIUIN. 4 MIIIV/IIV
						2.3' - 6.5' Fine loamy sand *Fragmented ledge both sides of test pi	t							
	F0-70		יד א יו	none	0.5	*Ledge starting 4' - unacceptable								
	5076	4.2	2' - 4.7'	none	2.5'	05' Top soil .5' - 2.8' Sandy loam 2.8' - 4.7' Fine loamy sand								
						**Ledge 4.2' - 4.7' *Unacceptable - due to shallow ledge								
	5077		7'	none	3'	05' Top soil								
						.5' - 2.3' Sandy loam 2.3' - 7' Fine loamy sand								
	5078		7.3'	none	2.8'	06' Top soil .6' - 2.8 Sandy loam								
						.6' - 2.8 Sandy loam 2.8' - 7.3' Fine loamy sand								
	5079		6'	none	3'	05' Top soil .5' - 2.' Sandy loam								
						2' - 6' Fine loamy sand *Ledge at 6'								
1/27/2010	5080		7'	none	3.2'	04' Top soil .4' - 2' Sandy loam								
						2' - 7' Fine loamy sand								
	5081		4'			*Ledge @ 4' Unacceptable								
	5082		3'			*Ledge @ 3'								
						Unacceptable								

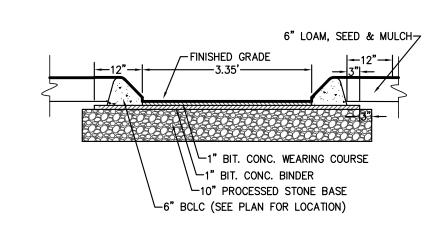
TOWN PLAN & ZON	ING COMMISSION APPROVAL	TOWN PLAN & ZOI CASELLA SUBDIVISION	NING COMMISSION APPROVAL RR/GW-2
CASELLA SUBDIVISION / ESTATE OF JON	CASELLA RR/GW-2	SUBDIVISION NAME	ZONE
PROJECT / APPLICANT	ZONE	SOBDIVISION NAME	ZONE
		MICHAEL PUCCI	
KNOLLWOOD DRIVE		SUBDIVIDER	
PROJECT ADDRESS			
6.8 — REAR LOT		SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN		
		COMPLETION DATE FOR	COMMUNITY DEVELOPMENT DIRECTOR
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR	SUBDIVISION IMPROVEMENTS	
		FILE NO.	TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET A	RE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	NOTE: ALL SHEETS OF THIS PLAN SET	ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMEN
			NDERGROUND UTILITY NOTE: AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON H

				/ES/ Depth	PIT DAT	A FROM	2019		омулитором профессов дій продужници	
Lot#	Date	Test hole	Test Hole Depth	Ground Water	Mottling		Material	Perc Hole #	Depth Perc Hole	Perc Rate
-	6/20/2019	19-1	3.5'			04' .4' - 1.8'	Topsoil Light brown fine sandy loam	P1	26"	10 min/in
			Ĩ.		——————————————————————————————————————	.4 - 1.0	Brown fine		agent of the second	
	1					1.8' - 3.5'	sand,sand,gravel,cobbles,boulders,			
							glacial till			
							*Ledge 3.5'	P2	26"	10 min/in
		19-2			economic de la companya de la compa		*Ledge .5'			
							Lodge .o			
		19-3	4'			04'	Topsoil			
			4		-	.4' - 2.3'	Light brown fine sandy loam			
					-	2.3' - 4'	Brown sand,fine			
						2.0	sand,gravel,cobbles,boulders,glacial till			
					· · · · · · · · · · · · · · · · · · ·		*Ledge 4', Roots 2.3'			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		19-4	2.8'			03'	Topsoil			
		19-4	2.0			.3' - 2'	Light brown fine sandy loam			
					da manadi tana akirin sasa sa manana akirin yingi pamahini Mindi sasa sa bida akirin yakirin.		Grayish brown			
						2' - 2.8'	sand,gravel,cobbles,boulders,glacial			
							till			
**************************************	1						*Ledge 2.8'			
		19-5	4.2'		3.2'	03'	Topsoil		**************************************	
***************************************	1.	10.0	T-4		9.4	.3' - 2'	Light brown fine sandy loam			
	, , , , , , , , , , , , , , , , , , ,					2' - 2.8'	Grayish brown sand, gravel, cobbles, boulde	ers		
						2.8' - 3.2'	Dark brown silt, very fine sand			
						3.2' - 4.2'	Dark gray fine sand,gravel,mottling			
			<u>.</u>				*Ledge 4.2'		<u> </u>	
		<u> </u>			gration after the same and the				1	
						-				
		19-7	5'		3.4'	04'	Topsoil			
						.4' - 2.2'	Light brown fine sandy loam			
					·	2.2' - 3.4'	Compact brown fine sand			
			*		-	3.4' - 5'	Brown sand,gravel,cobbles,boulders,glaci* *Ledge 5'	al till		
hataing the ori pira	de diseason de la companya de la com		<u> </u>				Leage 5			
		19-10	4'			03'	Topsoil			
						.3 - 2'	Light brown fine sandy loam			
						2' - 4'	Brown fine sand,gravel,cobbles,boulders,glacia	I till		
							*Ledge 4'			
		19-12	4.6'			03'	Topsoil			
		13-12	4.0			.3' - 2.2'	Light brown fine sandy loam			
					-	2.2' - 4.6'	Brown sand,fine			
						2.2 - 4.0	sand,gravel,cobbles,boulders,glacial till			
				The second secon			*Ledge 4.6'			
		19-11	5.1'			03'	Topsoil			
						.3' - 1.5'	Light brown fine sandy loam			
						1.5' - 5.1'	Grayish brown fine			
			:			1.0 0.1	sand,gravel,cobbles,boulders,glacial till			
		:					Stand pipe *Ledge 5.1'			
					the contract of the contract o		Leage 5. 1			
·····		19-13	4.6'			03'	Topsoil			
						.3' - 2.4'	Light brown fine sandy loam			
						2.4' - 4.6'	Grayish brown fine sand,gravel,cobbles,boulders,glacial till			
							*Ledge 4.6'			
										
		19-14	5'			03'	Topsoil			
						.3' - 3.3'	Light brown fine sandy loam			
						3.3' - 5'	Grayish brown fine sand,gravel,cobbles,boulders,glacial till			
							*Ledge 5'			
		19-15	5.1'			03'	Topsoil			
						.3' - 2.7'	Light brown fine sandy loam			
						2.7' - 5.1'	Grayish brown fine sand,gravel,cobbles,boulders,glacial till			
	NAME OF THE OWNER, WHITE		<u>- </u>	:			*Ledge 5.1'		1	
	4	19-16	-				*Ledge 3'			
	-	10.17	6.3'	short the colonism of the mountain is a colonism of the coloni		0 21	Topsoil			
		19-17	0.3			03' .3' - 3'	Topsoil Light brown fine sandy loam			
and the second personal property of		and the second s				3' - 6.3'	Brown fine sand,gravel,cobbles,boulders,glaci	∟al till		
						7.7.	Stand pipe			iana and an and an
							*Ledge 6.3'			
		10.40	EAL			0 0'	Tangail			
discharge despire		19-18	5.1'			03'	Topsoil Light brown fine sandy loam			
						2.6' - 3.1'	Grayish brown compact fine sand			
						2.5 5.1	Grayish brown fine			:
						3.1' - 5.1'	sand,gravel,cobbles,boulders,glacial			1
	3	1	ľ	1	1	4. 1	till	ł.	1	4

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

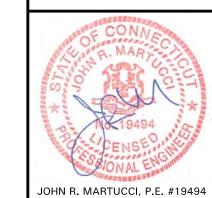


PAVED LEAK-OFF
NOT TO SCALE

CONSTRUCT PAVED APRON
WHEN COMMON DRIVEWAY
IS BUILT

ENTRANCE GRADING ENLARGED DETAIL

SCALE: 1"=20"



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

REVISIONS: 10-02-2020 - COMMENTS 11-23-2020 - UPDATE 01-05-2021 - UPDATE

01-26-2021 - COMMENTS

DATE: 03/16/2020 SCALE: AS SHOWN SHEET 7 of 10

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

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:

THE PURPOSE OF TEMPORARY VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL AND REDUCE WIND AND WATER

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

SITE PREPARATION: I. 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 HYDROSEEDED, 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.

I. 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 HYDROSEEDED, SEEDS SHALL BE COVERED WITH NOT MORE THAN 1/4 INCH OF SOIL.

5. SEEDING SHALL OCCUR BETWEEN APRIL 1 TO JUNE 15 AND / OR AUGUST 1 TO OCTOBER 1

PERMANENT VEGETATIVE COVER:

4. APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.

THE PURPOSE OF PERMANENT VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL, REDUCE DAMAGE FROM WIND & WATER FROSION 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

SITE PREPARATION:

I. 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 HYDROSEEDED, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.

4. UNLESS HYDROSEEDED, 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 HYDROSEEDED, 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.

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 HYDROSEEDED OR "CULTIPACKER" 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 HYDROSEEDED, 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

RECOMMENDED SEED MIXES:

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.

CREEPING RED FESCUE - 1.00 LB/1000 S.F. TALL FESCUE - 0.50 LB/1000 S.F.

MULCHING:

THE PURPOSE OF MULCHING IS TO PROTECT THE SOIL, CONTROL RUNOFF AND PROMOTE PLANT GROWTH. ALL AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED 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 SEEDED WITHIN THE PRIME SEEDING DATES.

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.

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.

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 SLOPE 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: 510,997 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 LEDGE WITH SOME SMALL OUTCROPS AND MANY BOULDERS 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 CONTAINS TWO LARGE SOIL STOCKPILES WHICH OVER TIME ARE RE-VEGETATING WITH BRUSH AND TREES.

DRAINAGE: STORM WATER 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 CONTINUOS. STORM WATER 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

THE ABOVE NOTES REFER TO ONLY THE EROSION AND SEDIMENT CONTROL ON SHEET 5 (EXCEPT FOR THE DESCRIPTION OF SITE DISTURBANCE). REFER TO SHEET 5 FOR BASIC INFRASTRUCTURE ELEMENTS AND SHEET 6 FOR LOT DEVELOPMENT FEASIBILITY PLAN. EACH LOT SHALL HAVE A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN THAT WILL BE SUBMITTED TO THE TOWN FOR APPROVAL.

THE INFORMATION BELOW IS FOR CONSTRUCTION OF THE BASIC INFRASTRUCTURE ELEMENTS.

EROSION & SEDIMENTATION CONCERNS:

A PORTION OF THE UPSTREAM WATERSHED.

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.

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.

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 PREDICATED 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 EROSIVE FORCES AND THE POTENTIAL FOR DAMAGE. PROPER SEQUENCING OF CONSTRUCTION IS ALSO VERY IMPORTANT. PROPER SEQUENCE 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 MANOR. A SAMPLE CONSTRUCTION SCHEDULE AND SEQUENCE IS

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE APPLIES TO CONSTRUCTION OF THE BASIC INFRASTRUCTURE ELEMENTS (COMMON DRIVEWAY, DETENTION POND, ETC.) AS DEPICTED ON SHEET 5 OF 10. IT DOES NOT APPLY TO EROSION & SEDIMENTATION CONTROLS REQUIRED FOR INDIVIDUAL LOT DEVELOPMENT. REFER TO SHEET 6 OF 10 FOR LOT DEVELOPMENT NOTES AND REQUIREMENTS.

THE FOLLOWING SEQUENCE HAS BEEN DIVIDED INTO TWO PHASES. PHASING OF THE CONSTRUCTION IS IMPORTANT TO MINIMIZE EROSION AND SEDIMENTATION ISSUES. PHASE I CONSISTS MAINLY OF CONSTRUCTION OF THE DETENTION POND. THE DETENTION POND WILL SERVE AS A TEMPORARY SEDIMENT TRAP UNTIL ALL UPSTREAM AREAS ARE Stabilized. Phase II consists of all other infrastructure improvements and final clean—up.

ANY MODIFICATIONS TO THIS SEQUENCE SHALL BE SUBMITTED TO THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER FOR REVIEW AND APPROVAL

PHASE I

1. INSTALL CONSTRUCTION ENTRANCE, REMOVE TREES AND VEGETATION.

2. PRIOR TO REMOVING STUMPS, INSTALL APPLICABLE SEDIMENT BARRIERS.

3. REMOVE STUMPS, STRIP & STOCKPILE TOPSOIL IN THE AREA OF THE DETENTION POND ONLY.

4. EXCAVATE TEST PITS TO VERIFY LEDGE CONDITIONS THROUGHOUT ALL CONSTRUCTION AREA(S), IF IT IS DETERMINED BLASTING IS REQUIRED, A PRE-BLAST SURVEY SHALL BE CONDUCTED PRIOR TO ANY GRADING ACTIVITY. RESULTS OF THE TEST PITS SHALL BE PROVIDED TO THE ENGINEER TO DETERMINE IF ANY ADJUSTMENTS TO THE DESIGN ARE REQUIRED (AND CAN BE MADE).

5. CONSTRUCT DETENTION POND AND OUTLET STRUCTURE STRUCTURE, LEVEL SPREADER, OUTLET SWELL AND STORM SEWERS UP TO HDPE MH #2. INSTALL APPLICABLE SEDIMENT BARRIERS. COVER DETENTION POND UNDER DRAIN WITH FILTER FABRIC. SPREAD TOPSOIL ON ALL EXTERIOR SLOPED,

PHASE II

6. REMOVE STUMPS, STRIP & STOCKPILE TOPSOIL FROM THE REMAINING CONSTRUCTION AREA(S).

7, CONDUCT ROUGH GRADING AS REQUIRED, SPREAD TOPSOIL, APPLY SEED & MULCH ON ALL AREAS POSSIBLE (SUCH AS WHERE THE OLD SOIL STOCKPILES HAVE BEEN REMOVED ON LOT 3).

8. INSTALL ALL REMAINING UTILITIES (STORM SEWERS, ELECTRIC, CATV & COMMUNICATIONS).

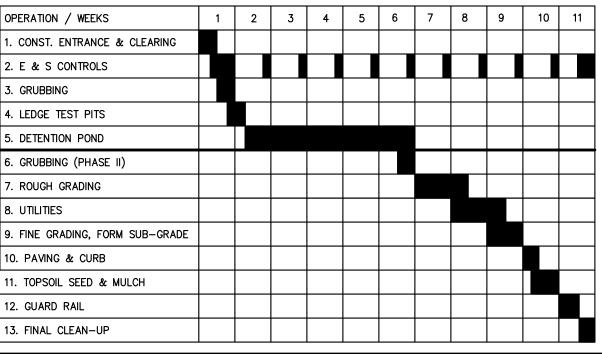
9. FINE GRADE SITE AND FORM SUB-GRADE OF AREAS TO BE PAVED. 10. INSTALL PAVEMENT BASE, PAVEMENT AND CURBING.

11. SPREAD TOPSOIL ON REMAINING DISTURBED AREAS, APPLY SEED & MULCH.

12. INSTALL GUARD RAIL ALONG DRIVEWAY WHERE REQUIRED.

13. ONCE THE SITE HAS STABILIZED TO THE SATISFACTION OF THE ENVIRONMENTAL PLANNER, ALL SEDIMENT BARRIERS CAN BE REMOVED AND THE AREAS STABILIZED. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE DETENTION BASIN, THE AREA TOPSOILED, RE-SEEDED AND MULCHED AS REQUIRED.

CONSTRUCTION SCHEDULE



(SEDIMENT BARRIER, STONE, SHOVELS, ETC.).

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, SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.

ALL SOIL STOCKPILE AREAS SHALL BE ENCIRCLED 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

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 BU THE ENVIRONMENTAL PLANNER.

EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNS

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

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

SOILS AND WETLANDS REPORT

INSPECTION DATE: 4/7/10 MAP PROVIDED: topographical CONTOUR INTERVAL SHOWN 2 ft SCALE SHOWN: SOIL MOISTURE CONDITIONS: moist PROPERTY LINES IDENTIFIABLE: not clear **WETLAND FLAG NUMBERING SEQUENCE:** #1 - #29

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

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. A few have little or no soil material at all. The information in this report is based on examination and interpretation of soils with the use of a hand auger and shovel. Wetland delineation is based on prevailing conditions at the time of investigation and best professional judgment. Field conditions may change over time.

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 Mikk, 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. The boundary of the wetland was delineated and continued along the watercourse which drains out of the wetland towards the south. At the bottom of the steep incline, the watercourse broadens out into a larger wetland. As requested, only the east side of the wetlands and watercourse were delineated since this drainage is not on the subject parcel of Mr. Casella. Soils formed in glacial till and descriptions are included below for convenience

WETLAND SOILS

LEICESTER SOIL TYPE: DEPTH TO MOTTLING: >60" **DEPTH TO BEDROCK: DEPTH TO SEASONAL** HIGH WATER TABLE: 0-8"

A poorly drained soil on nearly level or 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. The permeability of the soils is moderate in the surface layer and subsoil and is

*	
SOIL TYPE:	WHITMAN
DEPTH TO MOTTLING:	18"
DEPTH TO BEDROCK:	>60"
DEPTH TO SEASONAL	
HIGH WATER TABLE:	0-6"

moderately rapid in the substratum.

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. Next is a strongly gleyed subsurface layer of gray to light gray loamy sand. The subsoil, which is gleyed, consists of gray and greenish-gray fine sandy loam that is distinctly mottled with various shades of brown.

NON-WETLAND SOILS

HIGH WATER TABLE:

erosion and siltation.

CHARLTON-HOLLIS NO MOTTLING DEPTH TO MOTTLING: CHARLTON - >60"; HOLLIS - 10-20" **DEPTH TO BEDROCK: DEPTH TO SEASONAL**

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. Included with this complex in mapping, are small areas, generally less than 1 acre in size, of moderately well-drained Sutton soils, well-drained Paxton soils and poorly drained Leicester soils. In a few areas the stones and boulders have been cleared. Also included are many small and intermingled areas where the bedrock is 20-40 inches from the surface. During construction, conservation measures are essential to prevent excessive runoff,

GLOUCESTER SOIL TYPE: NONE **DEPTH TO MOTTLING:** >60" **DEPTH TO BEDROCK: DEPTH TO SEASNAL** >40" HIGH WATER TABLE:

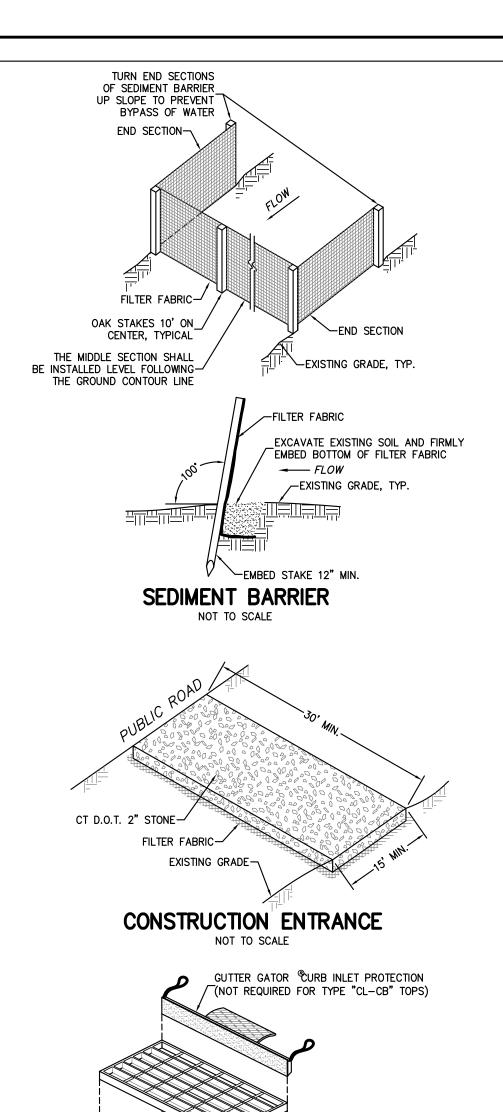
A somewhat excessively drained soil that developed in very friable, coarse-textured glacial till derived mainly from coarse-textured granite but in places included some gneiss. The soil material has a relatively high sand content. Permeability is rapid.

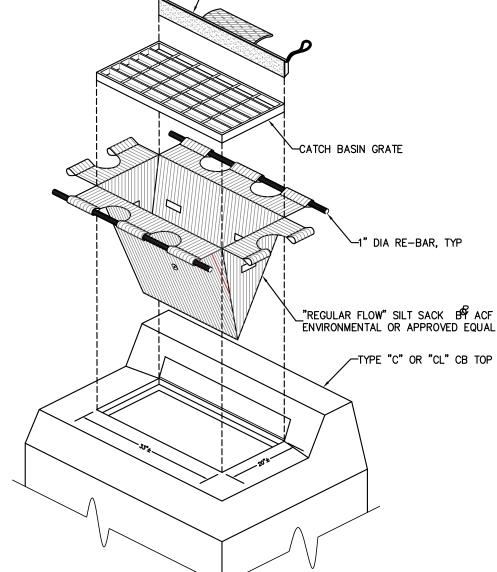
Soil Scientist/Landscape Designer

Cvnthia M. Rabinowitz

SOLS SCENTIST 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





ALL SILT SACKS ON SITE SHALL BE CHECKED WEEKLY AT A MINIMUM. ADDITIONALLY, THEY SHALL BE CHECKED (AND CLEANED AS REQUIRED) PRIOR TO AND FOLLOWING A RAIN EVENT.

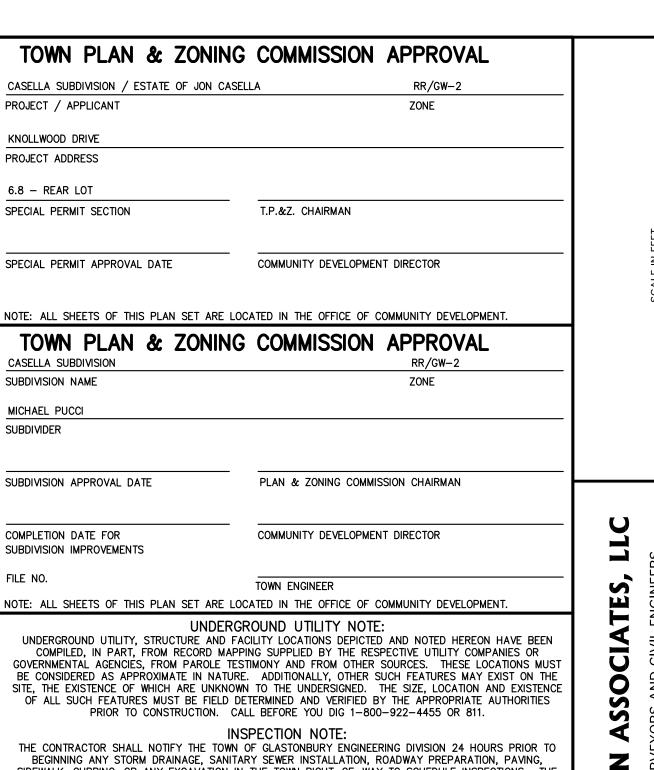
SEDIMENT REMOVED FROM THE SACKS SHALL BE DISPOSED OF AT A SUITABLE LOCATION AS TO NOT POSE A DANGER TO WETLAND SYSTEMS.

THE SILT SACKS SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS HAVE STABILIZED TO THE SATISFACTION OF THE TOWN ENVIRONMENTAL PLANNER. AT WHICH TIME THE SACKS SHALL BE REMOVE. ANY ACCUMULATED SEDIMENT PROPERLY DISPOSED OF. ADDITIONALLY, WHEN THE SACK IS REMOVED, THE STORM STRUCTURE (& PIPE SYSTEM) SHALL BE INSPECTED AND ANY ACCUMULATED SEDIMENT REMOVED, AND PROPERLY DISPOSED OF.

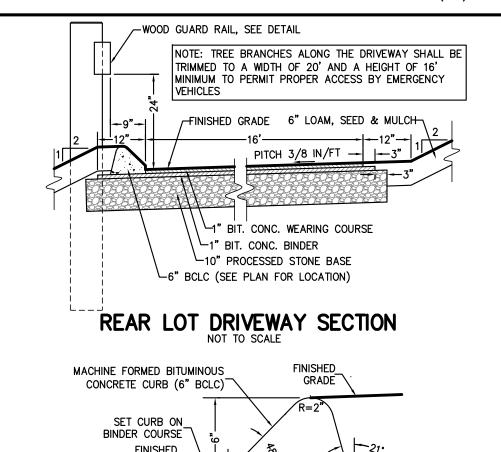
> ACF ENVIRONMENTAL 2831 CARDWELL ROAD RICHMOND, VA 23234 1-800-448-3636 WWW.ACFENVIRONMENTAL.COM

STORM INLET SEDIMENT CONTROL

ADDITIONAL INFORMATION CAN BE OBTAINED FROM:

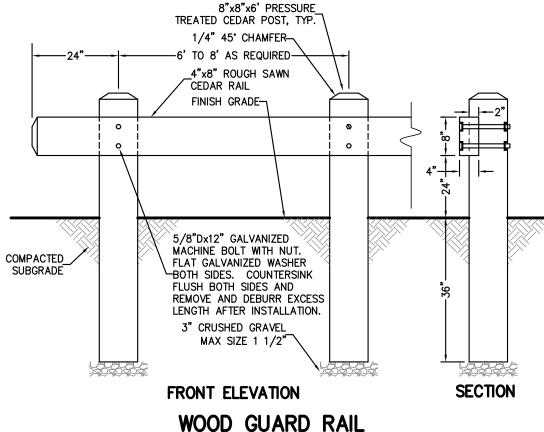


SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. T DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735



BITUMINOUS CONCRETE LIP CURB NOT TO SCALE

GRADE



NOT TO SCALE

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JOHN R. MARTUCCI, P.E. #1949

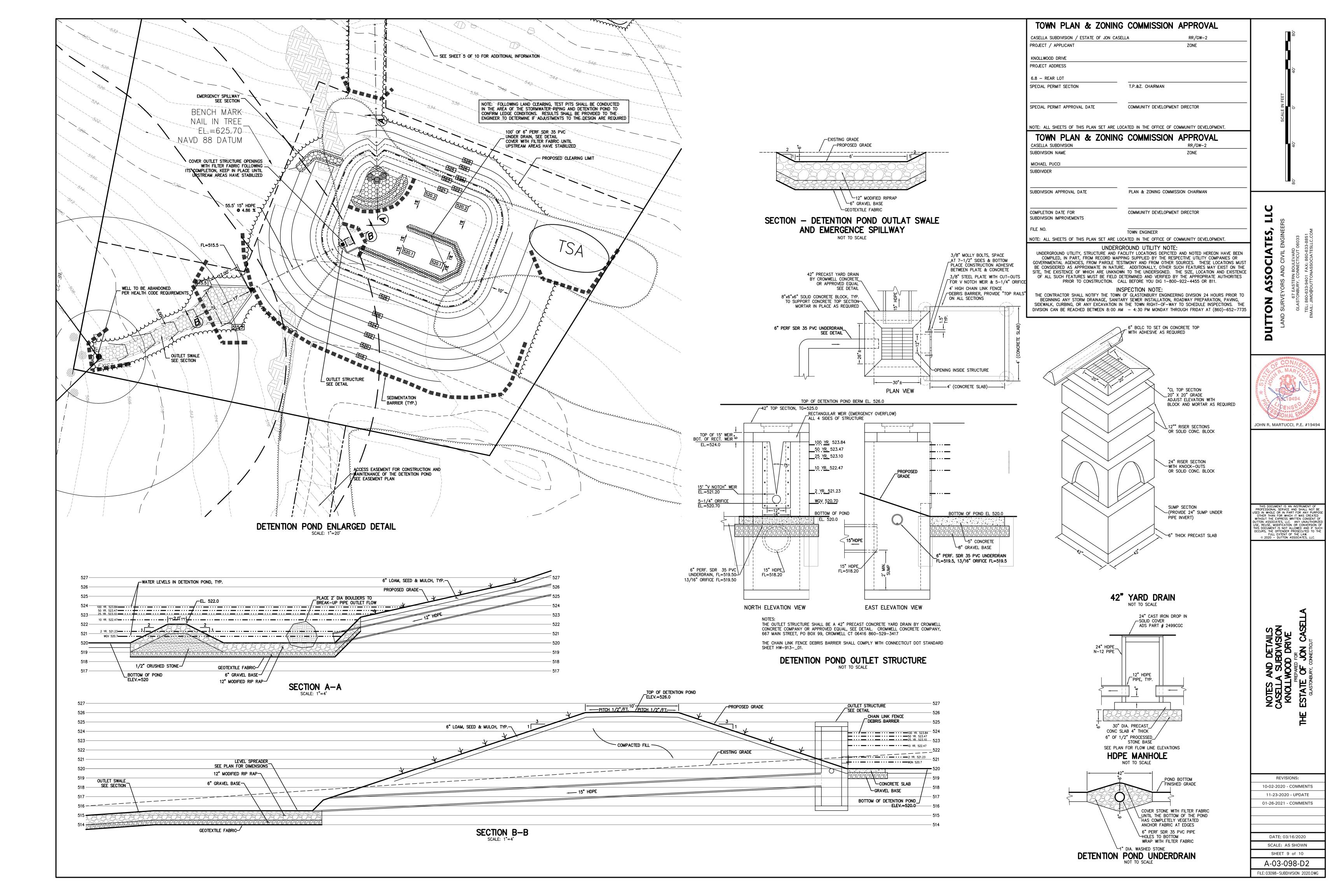
ROFESSIONAL SERVICE AND SHALL NOT B D IN WHOLE OR IN PART FOR ANY PURP

THER THAN FOR WHICH IT WAS CREATE HOUT THE EXPRESS WRITTEN CONSENT

REVISIONS: 10-02-2020 - COMMENTS 11-23-2020 - UPDATE 01-26-2021 - COMMENTS

DATE: 03/16/2020 SCALE: AS SHOWN SHEET 8 of 10 A-03-098-D1

FILE: 03098-SUBDIVISION 2020.DWG



From: Thomas Mocko, Environmental Planner

Date: January 20, 2021

Re: Recommendations to the Town Plan & Zoning Commission for subdivision approval and a Section 6.8 (rear lot) Special Permit – proposed 3-lot Casella Subdivision – 11.7 acres located east and south of the easternmost cul-de-sac of Knollwood Drive - Rural Residence Zone and Groundwater Protection Zone 2 – Dutton Associates, LLC

During its Regular Meeting of January 14, 2021, the Conservation Commission recommended to the Town Plan and Zoning Commission subdivision approval and approval of a Section 6.8 (rear lot) Special Permit concerning the proposed 3-lot Casella Subdivision located on 11.7 acres located east and south of the easternmost cul-de-sac of Knollwood Drive, within the Rural Residence Zone and Groundwater Protection Zone 2. The attached motion was approved by the Commission.

TM:efi

Daniel A. Pennington, Town Engineer/Manager of Physical Services Peter R. Carey, Building Official Michael Pucci

Jim Dutton. Dutton Associates

APPROVED RECOMMEND

APPROVED RECOMMENDATION TO THE TOWN PLAN & ZONING COMMISSION

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval and approval of a Section 6.8 (rear lot) Special Permit concerning the proposed 3-lot Casella Subdivision located east and south of the easternmost culde-sac of Knollwood Drive, in accordance with plans on the file in the Office of Community Development, and in compliance with the following conditions of approval:

- 1. Adherence to the Town Engineer's memorandum dated January 7, 2021.
- 2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
- 3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
- a. Pesticides and herbicides shall not be disposed of within the designated conservation
- b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
- c. The developer agrees to recite these conditions in the deed to the individual property(ies).
- 4. There shall be strict adherence to the soil erosion and sedimentation control plan and narrative as exhibited on the site plans.
- 5. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be

the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

- 6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
- 7. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
- 8. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
- 9. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
- 10. In the event blasting is required for construction, pre-blast and post-blast surveys shall be required for nearby properties.
- 11. Tree stumps and blasted rock material shall not be buried at the site.
- 12. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
- 13. Adherence to the Health Department's memorandum from the Sanitarian dated January 5, 2021.



January 20, 2021

CONSERVATION COMMISSION AND INLAND WETLANDS & WATERCOURSES AGENCY

Michael Pucci 10 Corner Pond Court Danbury, Connecticut 06811

Re: Application of Michael Pucci for an inland wetlands and watercourses permit – proposed 3-lot Casella Subdivision – 11.7 acres located east and south of the easternmost cul-desac of Knollwood Drive - Rural Residence Zone and Groundwater Protection Zone 2

Dear Mr. Pucci:

At its Regular Meeting of January 14, 2021, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on January 14, 2026; and
 may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko

Environmental Planner

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services Peter R. Carey, Building Official (scanned)

> TM:gfm Attachment

APPROVED MOTION FOR A WETLANDS PERMIT

MOVED, that the Inland Wetlands and Watercourses Agency issue an inland wetlands and watercourses permit to Michael Pucci for the construction of a stormwater treatment basin within the upland review area and its subsequent discharges towards an adjacent downhill wetlands at the proposed 3-lot Casella Subdivision, in accordance with plans on file at the Office of Community Development, and in compliance with the following conditions:

- 1. Adherence to the Town Engineer's memorandum dated January 7, 2021
- 2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 feet intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
- 3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
- a. Pesticides and herbicides shall not be disposed of within the designated conservation
- b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
- c. The developer agrees to recite these conditions in the deed to the individual property(ies).
- 4. There shall be strict adherence to the soil erosion and sedimentation control plan and narrative as exhibited on the site plans.
- 5. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately

following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

- 6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
- 7. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Office of Community Development and the Chairman of the Town Plan and Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
- 8. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
- 9. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems. If the Permittee sells individual building lots to other builders, the Permittee shall thoroughly review all conditions of this permit with the buyer, and the buyer shall consult with the Environmental Planner before the buyer commences any work on the site.

MN	PLAN	38	ZONING	COMMISSION	APPROVAL
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CASELLA SUBDIVISION / ESTATE OF JON CASELLA

PROJECT / APPLICANT

ZONE

KNOLLWOOD DRIVE

PROJECT ADDRESS

6.8 - REAR LOT

T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE

COMMUNITY DEVELOPMENT DIRECTOR

SPECIAL PERMIT SECTION

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 COMMUNITY DEVELOPMENT DIRECTOR SUBDIVISION IMPROVEMENTS

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

TOWN ENGINEER

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

SCALE IN FEET 80' 40' 0' 40'

TON ASSOCIATES, LLC

ND SURVEYORS AND CIVIL ENGINEERS

67 EASTERN BOULEVARD

GLASTONBURY, CONNECTICUT 06033



JOHN R. MARTUCCI, P.E. #19494

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CASELLA SUBDIMSION
KNOLLWOOD DRIVE
PREPARED FOR
HE ESTATE OF JON CASELLA

REVISIONS:

10-02-2020 - COMMENTS

11-23-2020 - UPDATE

01-26-2021 - COMMENTS

DATE: 03/16/2020 SCALE: AS SHOWN SHEET 10 of 10

A-03-098-CS-APP
FILE: 03098-SUBDIVISION 2020.DWG