

RESIDENTIAL DEVELOPMENT SUBDIVISION

MAP C5 STREET 5260 LOT W0004
55 PARKER TERRACE
GLASTONBURY, CONNECTICUT

PREPARED FOR:
JIE WANG

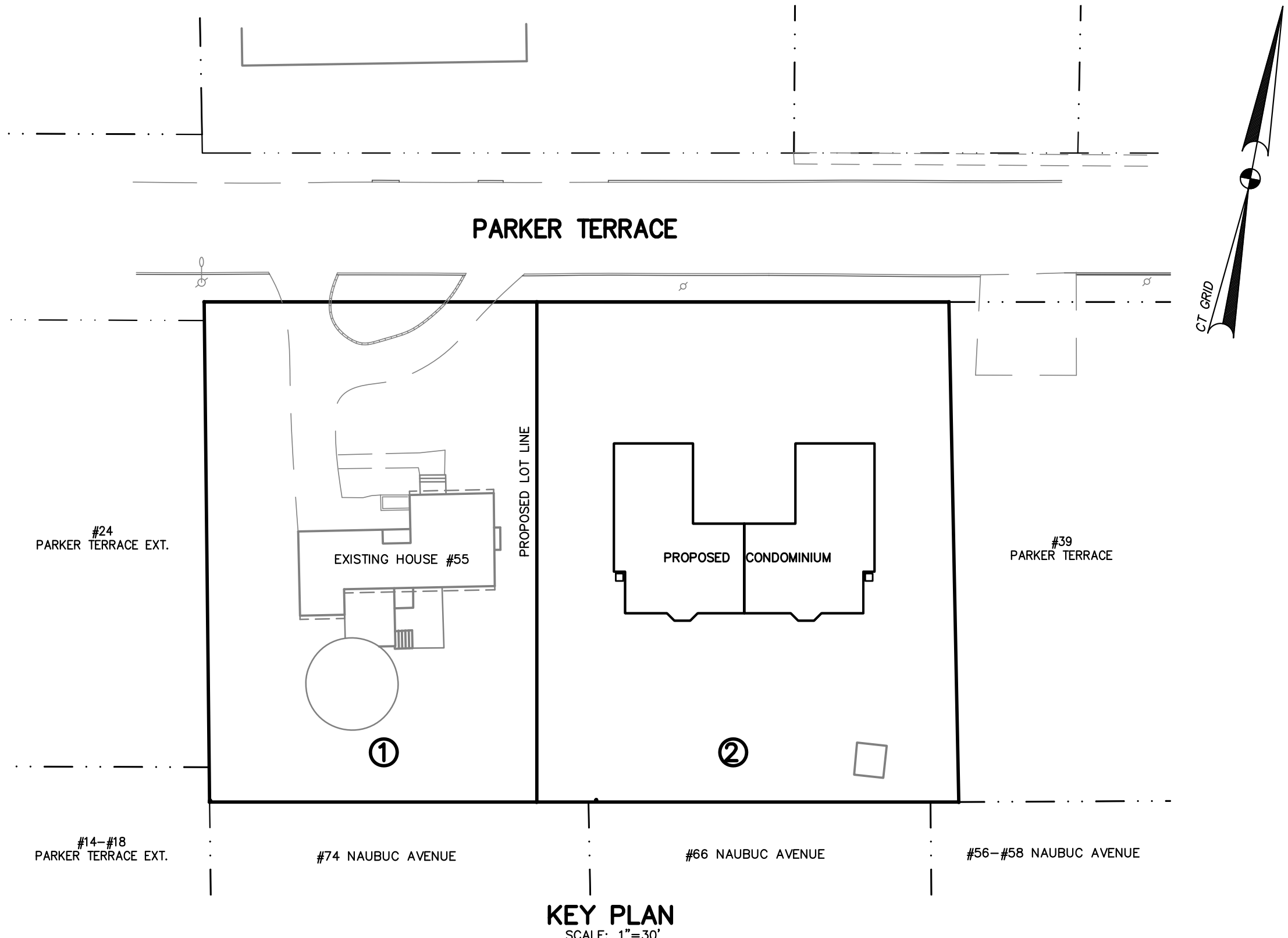
PREPARED BY
DUTTON ASSOCIATES, LLC
67 EASTERN BOULEVARD
GLASTONBURY, CT

EXISTING	LEGEND	PROPOSED
●	IRON PIN	○
■	CONCRETE MONUMENT	□
—	PROPERTY LINE	—
- - -	ABUTTING PROPERTY LINES	- - -
—	EASEMENT LINE	—
—	BUILDING LINE	—
—	GROUND CONTOURS	—
—	SPOT ELEVATION	—
—	TREE LINE	—
—	BUILDINGS	—
—	ROOF OVERHANG	—
—	STEPS/HATCHWAY	—
—	CONCRETE PAVEMENT	—
—	BITUMINOUS PAVEMENT	—
—	CONCRETE CURB	—
—	BITUMINOUS CURB	—
—	WETLANDS LIMIT	—
—	BUFFER LIMIT	—
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	WATER MAINS / LATERALS	—
—	GAS MAIN	—
—	FOUNDATION DRAIN	—
—	OVERHEAD UTILITIES	—
—	SEDIMENT BARRIER	—
—	CONSTRUCTION ENTRANCE	—
—	SOIL STOCKPILE	—

DEVELOPER:
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

ABBREVIATIONS

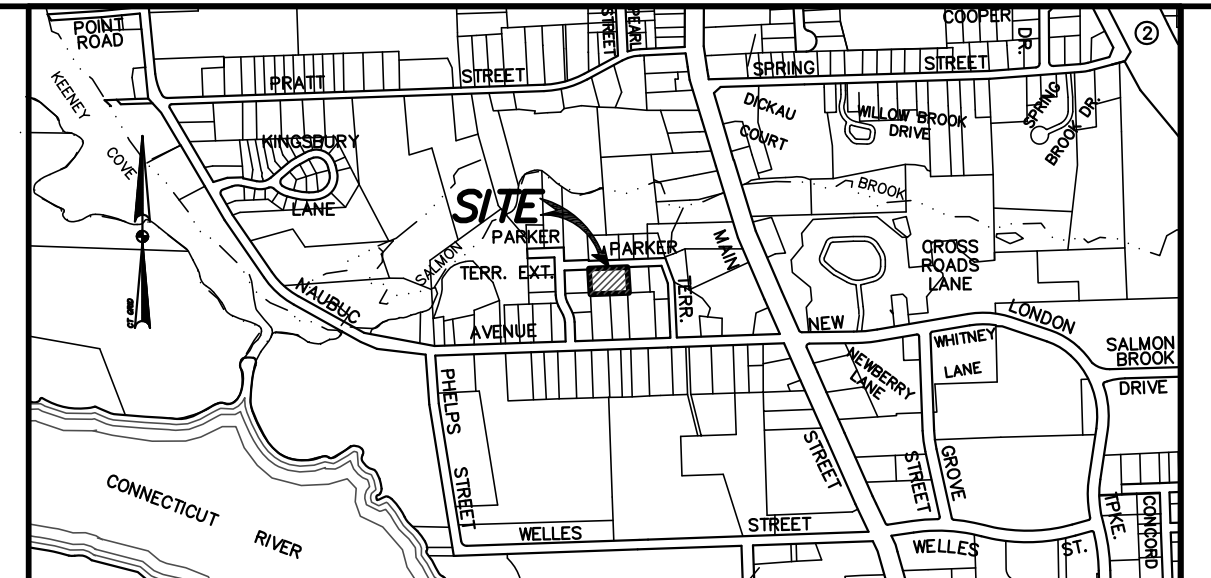
BCLC	BITUMINOUS CONCRETE LIP CURB
BIT.	BITUMINOUS
BSMT. FLR.	BASEMENT FLOOR ELEVATION
CB	CATCH BASIN
CC	CONCRETE CURB
CONC.	CONCRETE
EX.	EXISTING
FL	FLOW LINE
F.Y.	FRONT YARD
GAR. FLR.	GARAGE FLOOR ELEVATION
HYD	HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
PG.	PAGE
R.Y.	REAR YARD
SMH	SANITARY MANHOLE
SNET	SO. NEW ENGLAND TELE.
S.Y.	SIDE YARD
TG	TOP OF GRATE
TF	TOP OF FRAME
TOP FND.	TOP FOUNDATION ELEVATION
VOL.	VOLUME
WG	WATER GATE



ZONING TABLE - TCMU ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT TOTAL
LOT AREA	10,000 S.F.	26,951 S.F.	11,905 S.F.	15,047 S.F.	26,951 S.F.
LOT FRONTAGE	75 FT.	200 FT.	89.3 FT.	110.7 FT.	200 FT.
FRONT YARD	20 FT.	52.7± FT.	52.7± FT.	39± FT.	N/A
SIDE YARD	20 FT.	24.8± FT./122.3± FT.	24.8± FT./10.3± FT.	21± FT./21± FT.	N/A
REAR YARD	30 FT.	50.2± FT.	50.2± FT.	49± FT.	N/A
BLDG. COVERAGE	20% (2,381 S.F. LOT 1) (3,009 S.F. LOT 2)	1,303 S.F. (4.8%)	1,303 S.F. (10.9%)	2,390 S.F. (15.9%)	3,693 S.F. (13.7%)
BLDG. HEIGHT	2-1/2 STORIES (35 FT.)	2 STRY. <35'	2 STRY. <35'	2 STRY. <35'	2 STRY. <35'
IMPERVIOUS AREA	N/A	2,873 S.F.*	2,873 S.F.*	3,940 S.F.	14,027 S.F.**
OPEN SPACE	EQUAL TO BLDG. COVERAGE	1,303 S.F. REQUIRED 24,078 S.F. PROVIDED	1,303 S.F. REQUIRED 9,032 S.F. PROVIDED	2,390 SF REQUIRED 11,107 S.F. PROVIDED	3,693 SF REQUIRED 20,139 S.F. PROVIDED

* INCLUDES SHED & PATIO, DOES NOT INCLUDE DECK & POOL
** DOES NOT INCLUDE PVIOUS PAVERS



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JIE WANG TCMU
PROJECT / APPLICANT ZONE

55 PARKER TERRACE
PROJECT ADDRESS

12.0
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN PLAN & ZONING COMMISSION APPROVAL

JIE WANG SUBDIVISION TCMU
SUBDIVISION NAME ZONE

JIE WANG
SUBDIVIDER

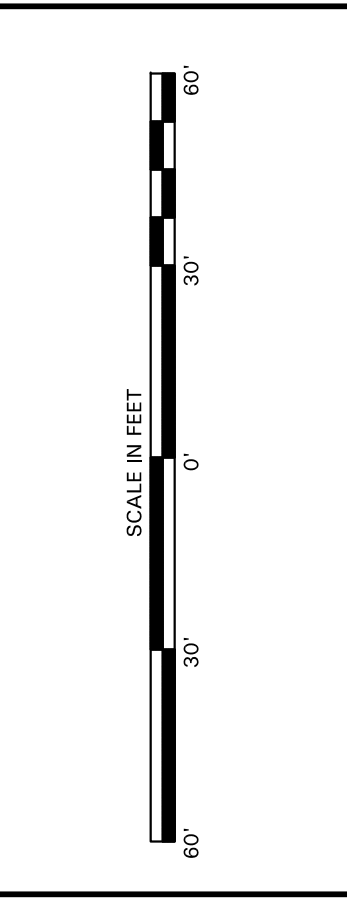
SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

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 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



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

JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074
THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COPIES, REUSE, MODIFICATION OR CONVERSION SHALL BE THE SOLE RESPONSIBILITY OF THE USER.
© 2020 - DUTTON ASSOCIATES, LLC.

INDEX PLAN
55 PARKER TERRACE
PREPARED FOR
JIE WANG
GLASTONBURY, CONNECTICUT

PLAN INDEX

PLAN	DESCRIPTION	SHEET
A-20-009-I	INDEX PLAN	1 OF 7
A-20-009-S	SUBDIVISION PLAN	2 OF 7
A-20-009-T-D	TOPOGRAPHIC SURVEY & DEMO PLAN	3 OF 7
A-20-009-SP	SITE PLAN	4 OF 7
A-20-009-ES	EROSION AND SEDIMENTATION CONTROL PLAN	5 OF 7
A-20-009-D	CONSTRUCTION NOTES AND DETAILS	6 OF 7
A-20-009-A	APPROVALS	7 OF 7

REVISIONS:

DATE: 03/01/2021
SCALE: AS SHOWN
SHEET 1 of 7
A-20-009-I
FILE: 2009.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JE WANG TCMU
 PROJECT / APPLICANT ZONE
 PROJECT ADDRESS
 55 PARKER TERRACE
 PROJECT ADDRESS
 12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.
 NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

JE WANG SUBDIVISION TCMU
 SUBDIVISION NAME ZONE
 JE WANG
 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 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

SOILS INFORMATION TAKEN FROM THE GLASTONBURY, CT GIS WEBSITE
 Ag = AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT

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

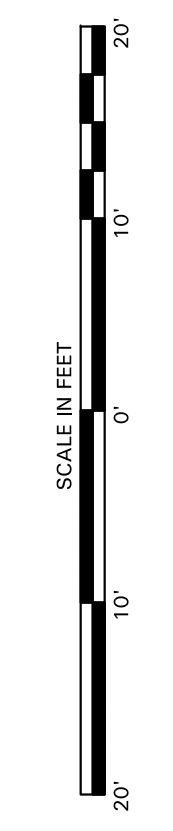
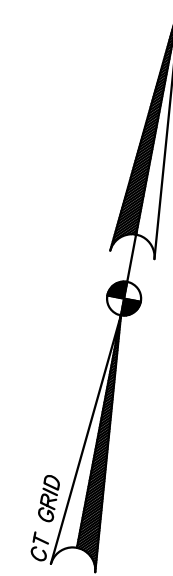
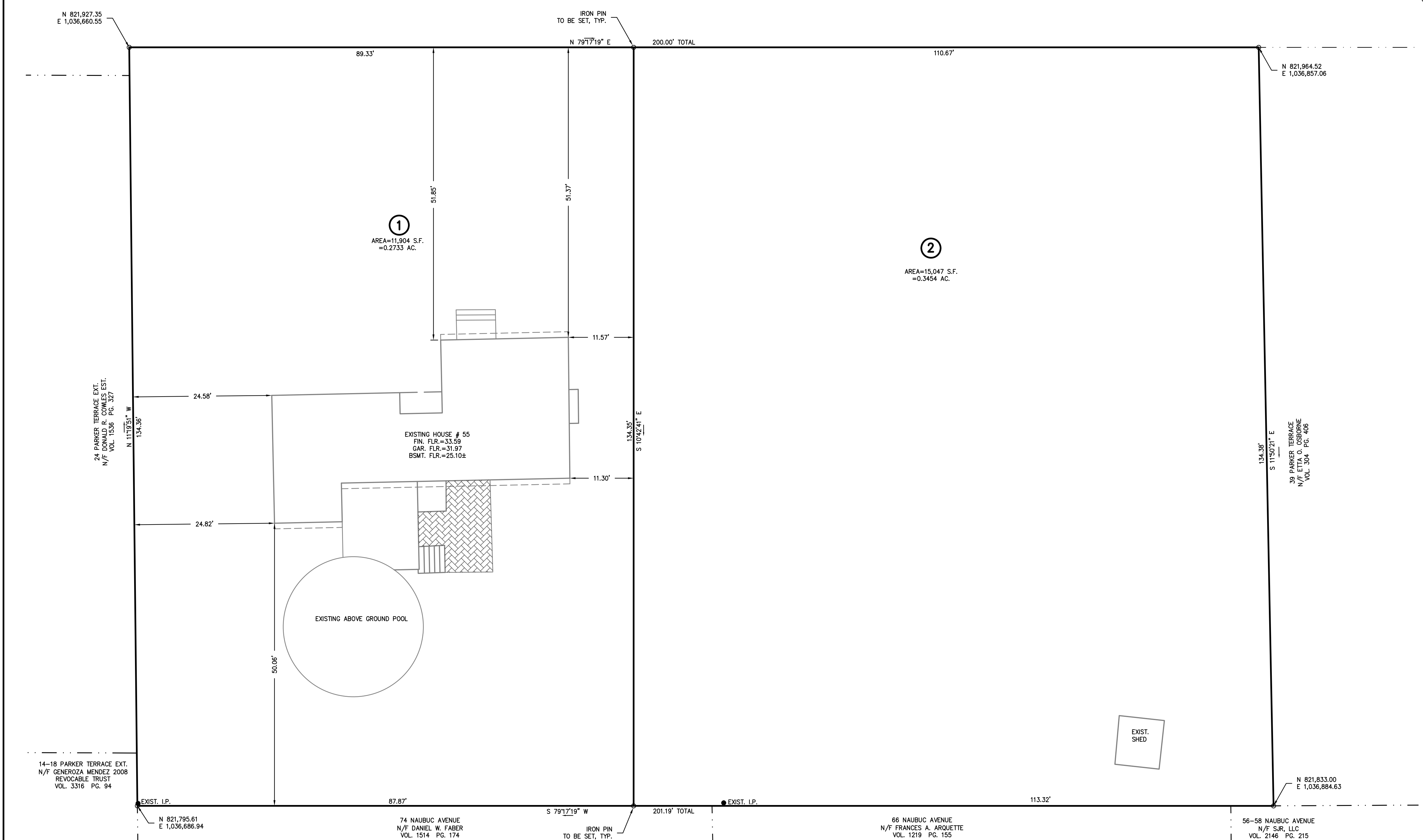
JAMES W. DUTTON, L.S. #70074
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COULD BE SUBJECT TO PROSECUTION TO THE FULL EXTENT OF THE LAW.
 © 2020 - DUTTON ASSOCIATES, LLC.

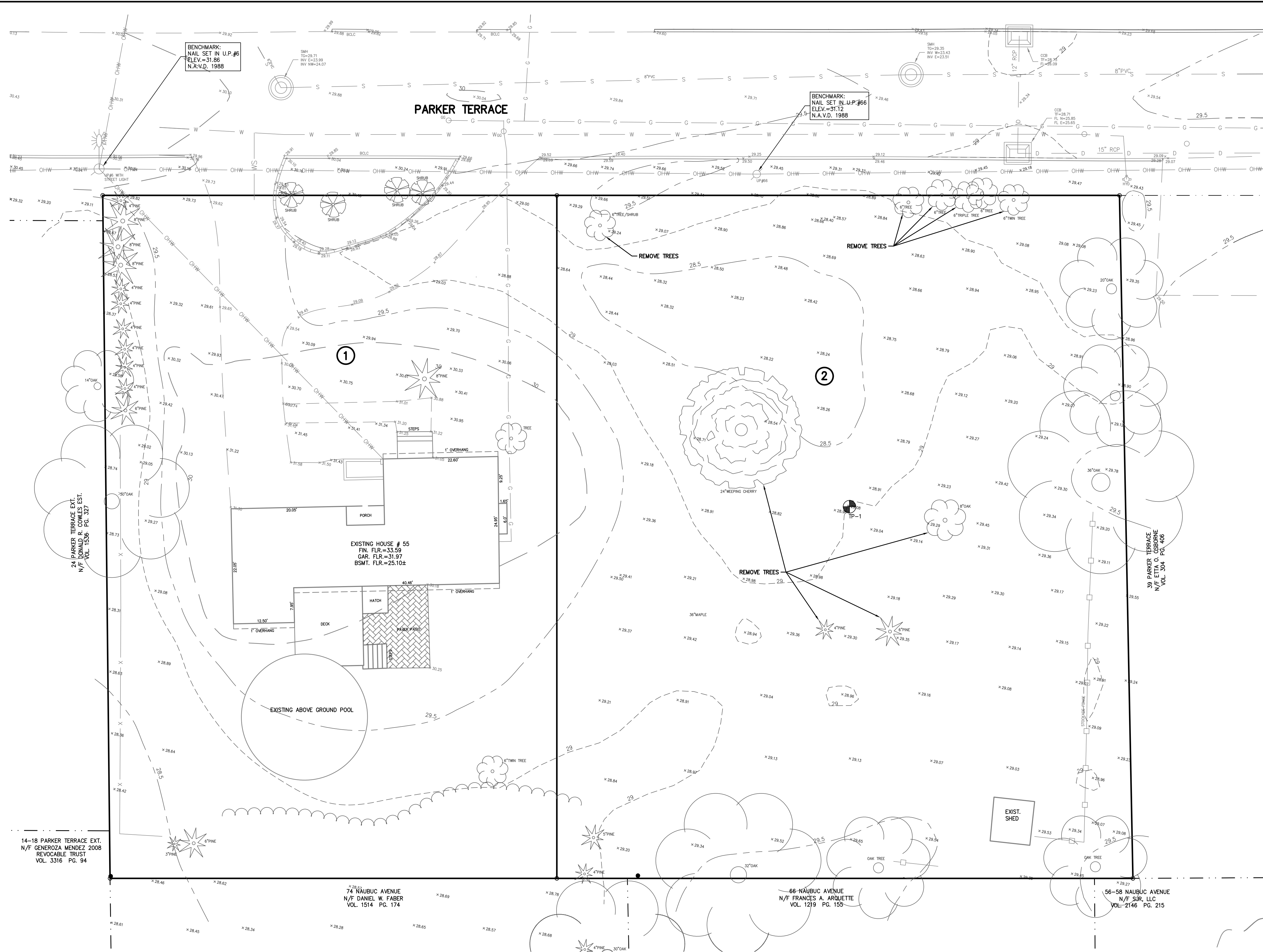
SUBDIVISION MAP
55 PARKER TERRACE
 PREPARED FOR
JE WANG
 GLASTONBURY, CONNECTICUT

REFERENCE IS MADE TO MAPS TITLED:
 "PREPARED FOR WILLIAM J. FABER GLASTONBURY, CONN.", SCALE 1"=20', DATED 5-23-69, MAP NO. 111-69-2 BY MEGSON & HYPPA GLASTONBURY, CT.
 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 26, 1996.
 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 SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
 THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.
 COORDINATES AND BEARINGS REFER TO N.A.D. 1983 AND ARE BASED ON HORIZONTAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF PARCEL SUBDIVISION.
 TOTAL PARCEL AREA=26,951 S.F. = 0.6187 AC.
 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.
 "TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

REVISIONS:
 DATE: 03/01/2021
 SCALE: 1" = 10'
 SHEET 2 of 7
A-20-009-S
 FILE: 2009.DWG

PARKER TERRACE





TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JIE WANG TCMU
 PROJECT / APPLICANT ZONE

55 PARKER TERRACE
 PROJECT ADDRESS

12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN PLAN & ZONING COMMISSION APPROVAL

JIE WANG SUBDIVISION TCMU
 SUBDIVISION NAME ZONE

JIE WANG
 SUBDIVIDER

SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR

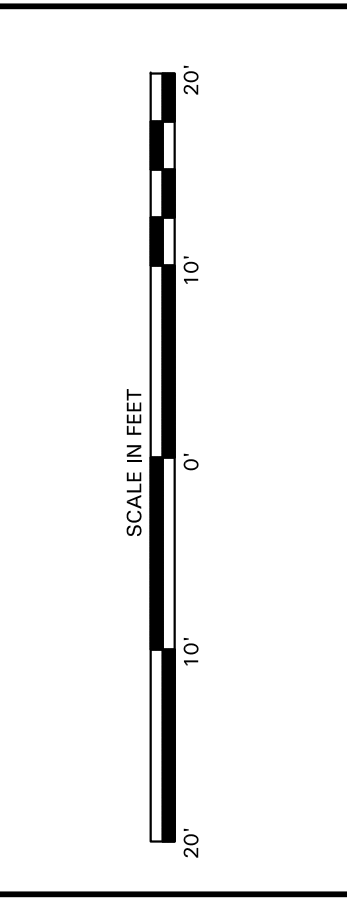
FILE NO.
 TOWN ENGINEER

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 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

SOILS INFORMATION TAKEN FROM THE GLASTONBURY, CT GIS WEBSITE
 Ag = AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT



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

JAMES W. DUTTON, L.S. #70074

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COULD BE DEEMED PROFESSIONAL NEGLIGENCE. FULL EXENT OF THE SAME.
 © 2020 - DUTTON ASSOCIATES, LLC.

**TOPOGRAPHIC SURVEY
 DEMOLITION PLAN
 55 PARKER TERRACE**
 PREPARED FOR
JIE WANG
 GLASTONBURY, CONNECTICUT

REFERENCE IS MADE TO MAPS TITLED:
 "PREPARED FOR WILLIAM J. FABER GLASTONBURY, CONN.", SCALE 1"=20', DATED 5-23-69, MAP NO. 111-69-2 BY MEGSON & HYPPA GLASTONBURY, CT.

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 26, 1996.

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 SITE DESIGN.
 TOPOGRAPHIC INFORMATION FIELD SURVEY.
 ELEVATIONS REFER TO N.A.V.D. 1988 AND ARE BASED ON VERTICAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.

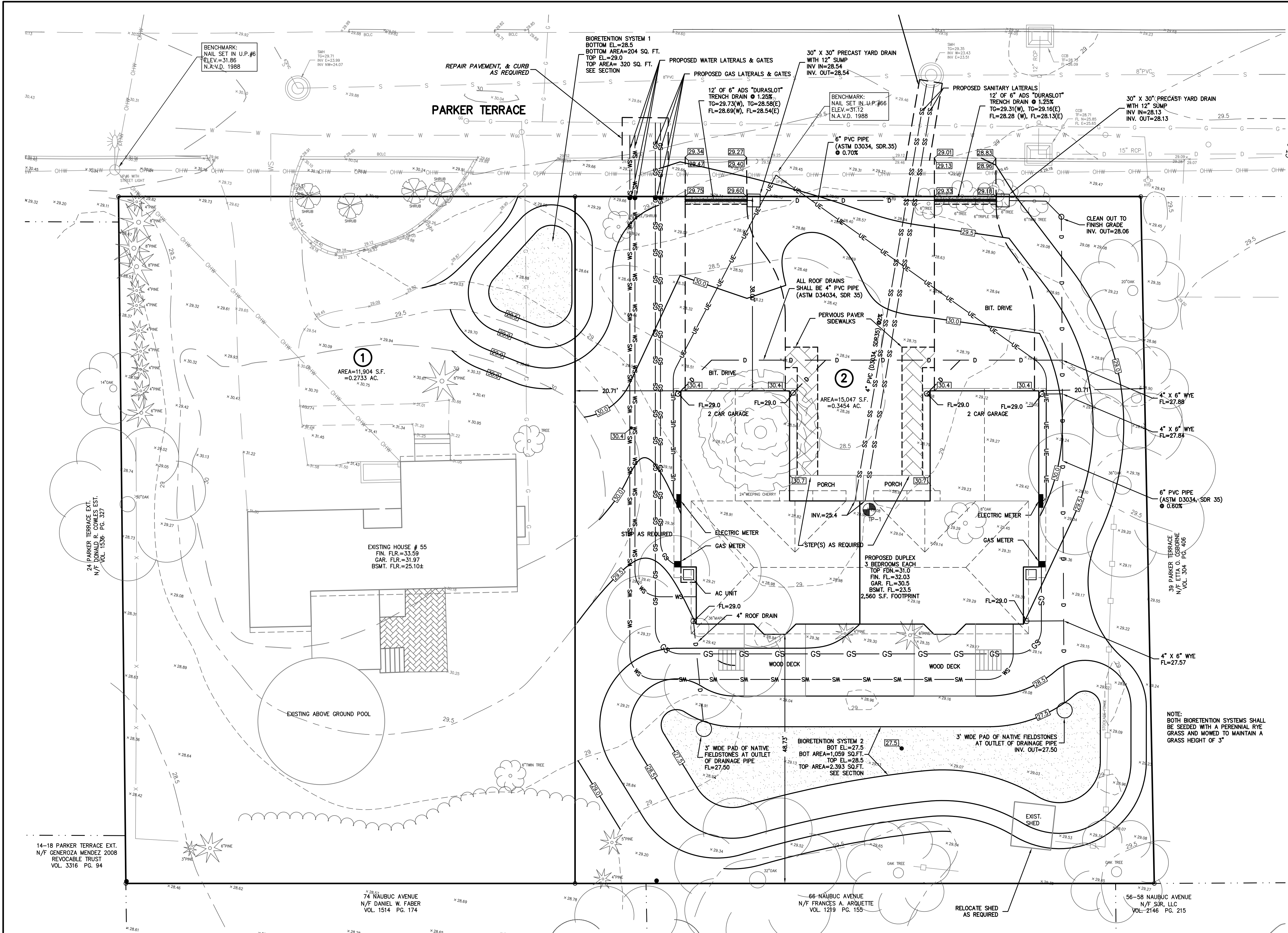
THE SUBDIVISION REGULATIONS OF THE TOWN OF GLASTONBURY, TOWN PLAN AND ZONING COMMISSION ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

REVISIONS:

DATE: 03/01/2021
 SCALE: 1" = 10'
 SHEET 3 of 7

A-20-009-T-D
 FILE: 2009.DWG



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JIE WANG TCMU
 PROJECT / APPLICANT ZONE

55 PARKER TERRACE
 PROJECT ADDRESS

12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN PLAN & ZONING COMMISSION APPROVAL

JIE WANG SUBDIVISION TCMU
 SUBDIVISION NAME ZONE

JIE WANG
 SUBDIVIDER

SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

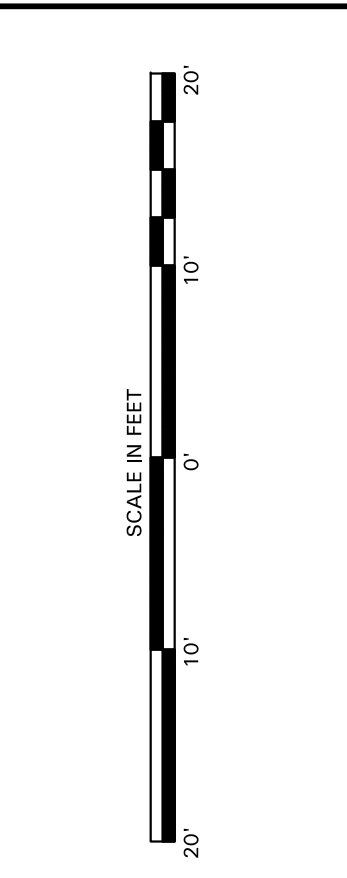
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.
 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

SOILS INFORMATION TAKEN FROM THE GLASTONBURY, CT GIS WEBSITE
 Ag = AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT



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

JAMES W. DUTTON, L.S. #70074
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COULD BE DEEMED PROFESSIONAL NEGLIGENCE. FULL EXENT OF THE LICENSE
 © 2020 - DUTTON ASSOCIATES, LLC.

SITE DEVELOPMENT PLAN
 55 PARKER TERRACE
 PREPARED FOR
JIE WANG
 GLASTONBURY, CONNECTICUT

IMPERVIOUS COVERAGE

PRE-DEVELOPMENT	
IMPERVIOUS AREA	OPEN SPACE
2,865 S.F. (10.63%)	24,086 S.F. (89.37%)
POST-DEVELOPMENT	
IMPERVIOUS AREA	OPEN SPACE
6,797 S.F. (25.22%)	20,154 S.F. (74.78%)
DIRECTLY CONNECTED	241 S.F. (0.006 AC.)
NET CHANGE	
IMPERVIOUS AREA	3,932 S.F. (0.090 AC.)
DIRECTLY CONNECTED	241 S.F. (0.006 AC.)

REFERENCE IS MADE TO MAPS TITLED:
 "PREPARED FOR WILLIAM J. FABER GLASTONBURY, CONN.", SCALE 1"=20', DATED 5-23-69, MAP NO. 111-69-2 BY WEGSON & HYPPA GLASTONBURY, CT.

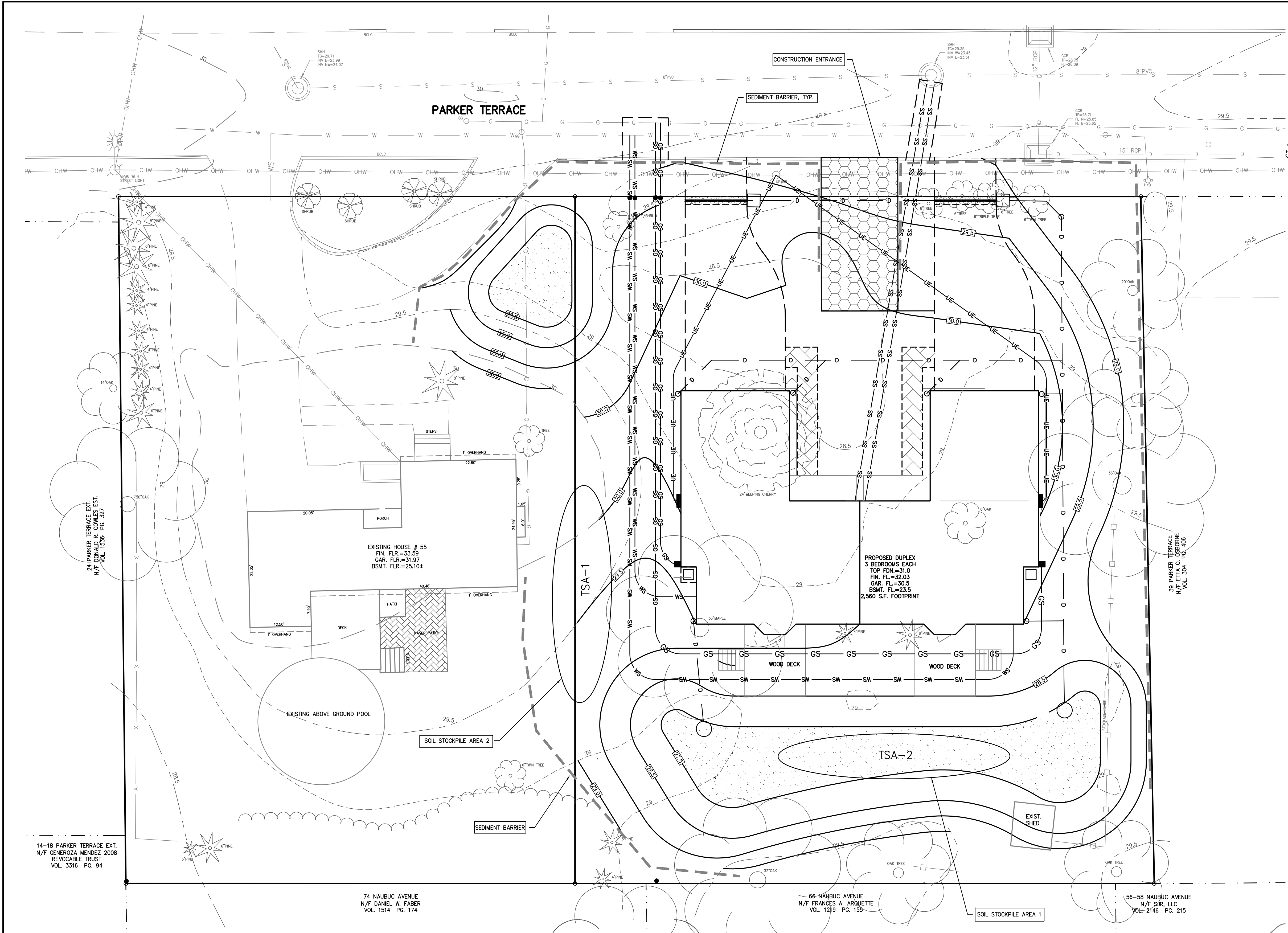
THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN.
 THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS D.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS 1-3.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF PRELIMINARY SITE DESIGN.
 TOPOGRAPHIC INFORMATION, FROM TOWN OF GLASTONBURY AERIAL PHOTOGAMMETRY UPDATED BY LIMITED FIELD SURVEY.
 "TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

REVISIONS:

DATE: 03/01/2021
 SCALE: 1" = 10'
 SHEET 4 of 7
A-20-009-SP
 FILE: 2009.DWG



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JIE WANG TCMU
 PROJECT / APPLICANT ZONE

55 PARKER TERRACE
 PROJECT ADDRESS

12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN PLAN & ZONING COMMISSION APPROVAL

JIE WANG SUBDIVISION TCMU
 SUBDIVISION NAME ZONE

JIE WANG
 SUBDIVIDER

SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR

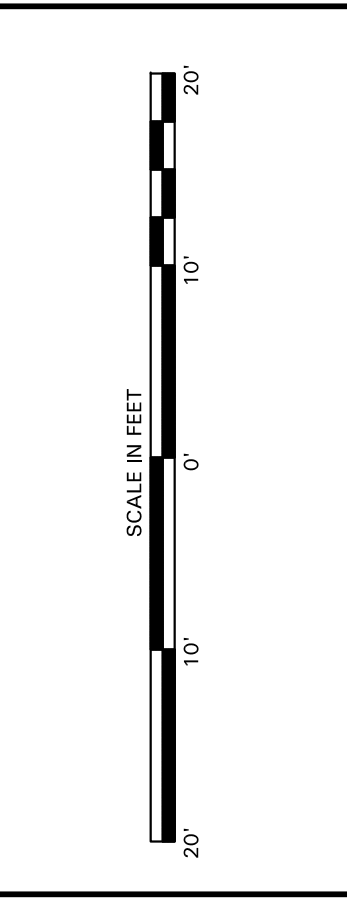
FILE NO.
 TOWN ENGINEER

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 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

SOILS INFORMATION TAKEN FROM THE GLASTONBURY, CT GIS WEBSITE
 Ag = AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT



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

JAMES W. DUTTON, L.S. #70074
 THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COPIES, REUSE, MODIFICATION OR CONVERSION SHALL BE AT THE USER'S SOLE RISK. FULL TEXT OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS IS AVAILABLE AT WWW.PE.CT.GOV

IMPERVIOUS COVERAGE

PRE-DEVELOPMENT	
IMPERVIOUS AREA	OPEN SPACE
2,865 S.F. (10.63%)	24,086 S.F. (89.37%)
POST-DEVELOPMENT	
IMPERVIOUS AREA	OPEN SPACE
6,797 S.F. (25.22%)	20,154 S.F. (74.78%)
DIRECTLY CONNECTED	241 S.F. (0.006 AC.)
NET CHANGE	
IMPERVIOUS AREA	3,932 S.F. (0.090 AC.)
DIRECTLY CONNECTED	241 S.F. (0.006 AC.)

REFERENCE IS MADE TO MAPS TITLED: "PREPARED FOR WILLIAM J. FABER GLASTONBURY, CONN.", SCALE 1"=20', DATED 5-23-69, MAP NO. 111-69-2 BY MEGSON & HYPPA GLASTONBURY, CT.

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 26, 1996.

THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN.
 THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS D.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS 1-3.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF PRELIMINARY SITE DESIGN.
 TOPOGRAPHIC INFORMATION, FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY LIMITED FIELD SURVEY.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

REVISIONS:

DATE: 03/01/2021
 SCALE: 1" = 10'
 SHEET 5 of 7
A-20-009-ES
 FILE: 2009.DWG

EROSION AND SEDIMENTATION CONTROL PLAN
55 PARKER TERRACE
 PREPARED FOR
JIE WANG
 GLASTONBURY, CONNECTICUT

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.

- REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
- UNLESS HYDROSEEDING, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.
- UNLESS HYDROSEEDING, 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.
- UNLESS HYDROSEEDING, 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 WILL BE APPLIED SIMULTANEOUSLY WITH THE SEED.
- 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.

- SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDING OR "CULTIPACKER" TYPE SEEDER IS USED, COVER THE SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL. THE SEEDBED SHALL BE FIRMLY FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- UNLESS HYDROSEEDING, APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.
- SEEDING SHALL OCCUR BETWEEN APRIL 15 TO JUNE 15 AND / OR AUGUST 15 TO SEPTEMBER 15.
- 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 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.

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 SLOPE BE ANCHORED IN ACCORDANCE WITH CHAPTER 7 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

TOPSOILING:

MATERIALS:
TOPSOIL SHALL BE FRABLE 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 EDITION, FOR ADDITIONAL INFORMATION.

SITE PREPARATION:
1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER.

- REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
- APPLY LIME PER SOIL TEST OR AT THE RATE OF 50 LB PER 1000 S.F.
- APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7 LB PER 1000 S.F. OF 10-10-10 FERTILIZER.
- UNLESS HYDROSEEDING, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".
- 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.

- SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDING, SEEDS SHALL BE COVERED WITH NOT MORE THAN 1/4 INCH OF SOIL.
- APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.
- SEEDING SHALL OCCUR BETWEEN APRIL 1 TO JUNE 15 AND / OR AUGUST 1 TO SEPTEMBER 15.

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

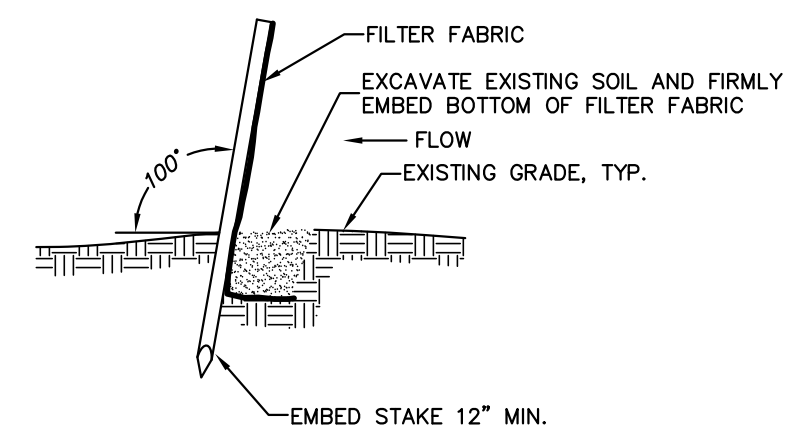
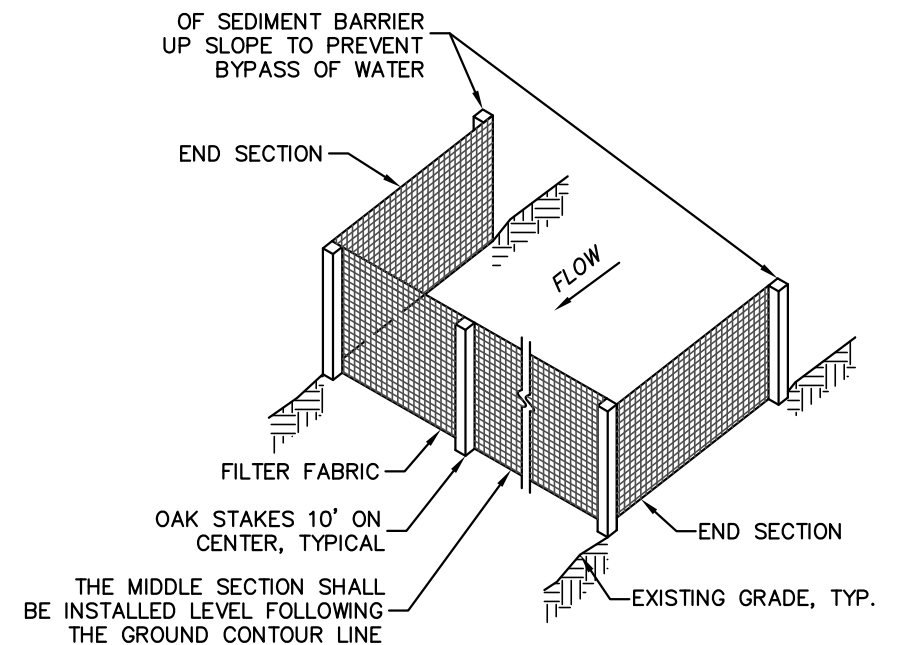
THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROLS WEEKLY AND PRIOR TO A PREDICTED RAIN EVENT. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED OR MAINTAINED AS REQUIRED.

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

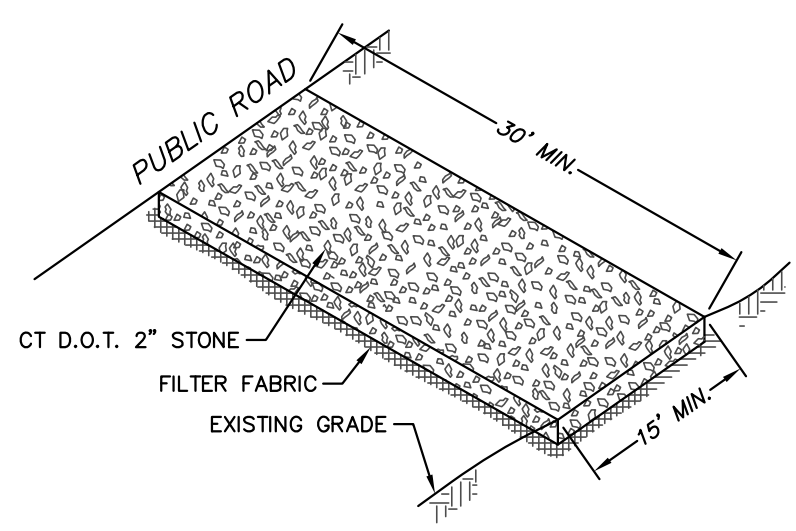
EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNS ENVIRONMENTAL PLANNER.

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

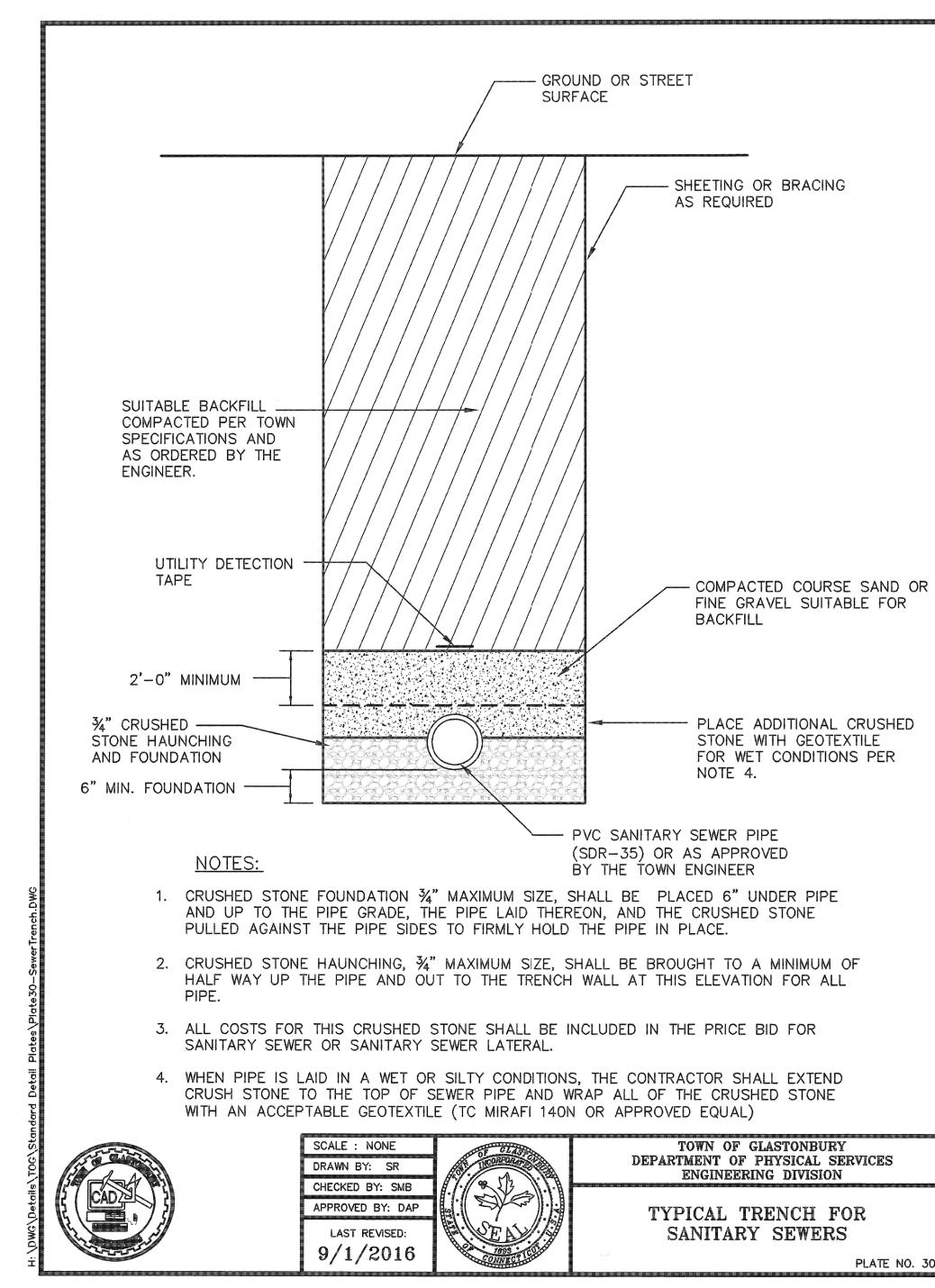
SEE THE ATTACHED EROSION CONTROL NARRATIVE, CONSTRUCTION SEQUENCE, CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.



SEDIMENT BARRIER
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

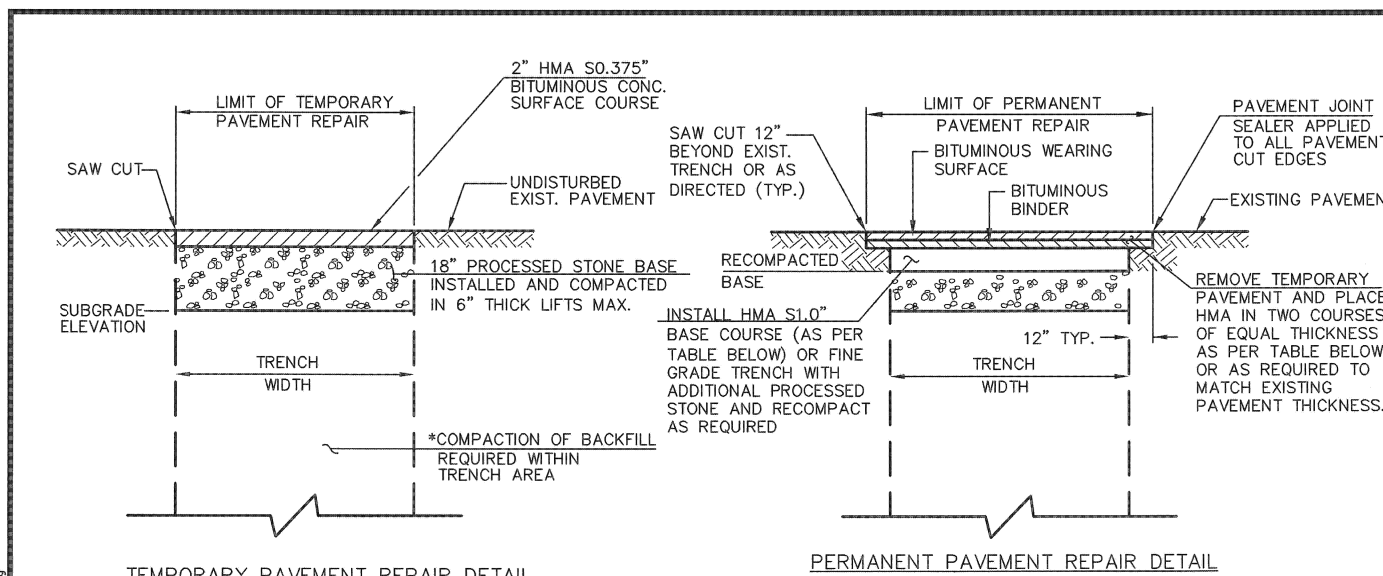


SCALE: NONE
DRAWN BY: JIE
CHECKED BY: SSM
APPROVED BY: DWP
LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PUBLIC SERVICES
ENGINEERING DIVISION

TYPICAL TRENCH FOR SANITARY SEWERS

PLATE NO. 30



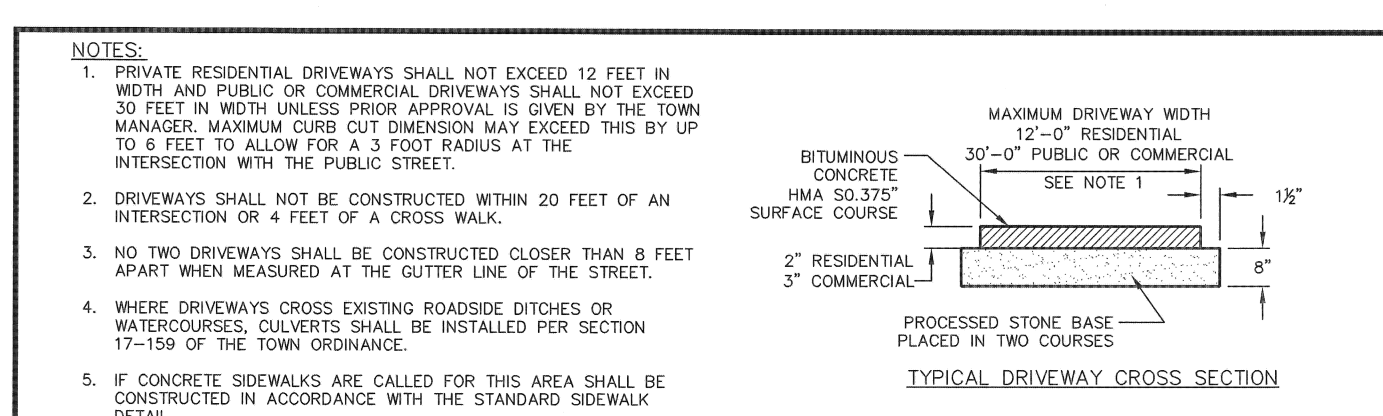
SCALE: NONE
DRAWN BY: JIE
CHECKED BY: SSM
APPROVED BY: DWP
LAST REVISED: 3/28/2017

TOWN OF GLASTONBURY
DEPARTMENT OF PUBLIC SERVICES
ENGINEERING DIVISION

TEMPORARY AND PERMANENT PAVEMENT REPAIRS

PLATE NO. 3

	LOCAL OR COLLECTOR	ARTERIAL (> 3000 ADT)
HMA 50.375"	1.5"	N/A
HMA 50.5"	2"	3" (IN TWO LIFTS)
HMA 51.0"	N/A	6" (IN TWO LIFTS)



SCALE: NONE
DRAWN BY: JIE
CHECKED BY: SSM
APPROVED BY: DWP
LAST REVISED: 3/28/2017

TOWN OF GLASTONBURY
DEPARTMENT OF PUBLIC SERVICES
ENGINEERING DIVISION

BITUMINOUS CONCRETE DRIVEWAY

PLATE NO. 8

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED DUPLEX / JIE WANG	TCMU
PROJECT / APPLICANT	ZONE
55 PARKER TERRACE	
PROJECT ADDRESS	
12.0	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN PLAN & ZONING COMMISSION APPROVAL

JIE WANG SUBDIVISION	TCMU
SUBDIVISION NAME	ZONE
JIE WANG	
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 COMPLETED 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

NUMBER: TP-1	DATE: 02/20/2020
WITNESS: JWO/TM	LEDGE: NONE
DEPTH: 78"	WATER: NONE
SOIL PROFILE: MOTTLING: NONE	
0'-12"	TOPSOIL
12'-30"	VERY FINE SANDY LOAM
30'-87"	MEDIUM SAND
	STANDPIPE INSTALLED

GROUNDWATER MONITORING DATA

TP#1 TOP OF PIPE ELEVATION = 32.14		
DATE	READING (FT)	GROUNDWATER ELEVATION
02/20/2020	9.35 (DRY)	22.8
02/24/2020	9.35 (DRY)	22.8
03/16/2020	9.35 (DRY)	22.8
03/23/2020	9.35 (DRY)	22.8
03/30/2020	9.35 (DRY)	22.8
04/06/2020	9.35 (DRY)	22.8
04/13/2020	9.35 (DRY)	22.8
04/20/2020	9.35 (DRY)	22.8
04/27/2020	9.38 (DRY)	22.8
04/20/2020	9.35 (DRY)	22.8
04/27/2020	9.35 (DRY)	22.8
05/04/2020	9.35 (DRY)	22.8
05/11/2020	9.35 (DRY)	22.8

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

JOHN R. MARTUCCI, P.E. #19494

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESS WRITTEN CONSENT OF DUTTON ASSOCIATES, LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR CONVERSION OF THIS DOCUMENT IS NOT ALLOWED AND SUCH COPIES, REUSE, MODIFICATION OR CONVERSION SHALL BE AT THE USER'S SOLE RISK. © 2020 - DUTTON ASSOCIATES, LLC.

GENERAL NOTES AND DETAILS
PREPARED FOR
JIE WANG
GLASTONBURY, CONNECTICUT