

GLASTONBURY, CT
APPLICATION FOR PLANNED AREA DEVELOPMENT

SUBMITTAL OF PRELIMINARY DEVELOPMENT PLAN
(1st step in PAD approval process)

A complete application shall include the following: \$100.00 application fee, 21 sets of the preliminary development plan, and a typed list (name and address) of all property owners located within 500' of the area to be rezoned.

PROPERTY DESCRIPTION/EXISTING ZONING:

120 Staples Lane, located easterly of Manchester Road and westerly of Lazy Valley Drive,
totaling 9.853+/- acres (429,199 s.f.) and located in the Rural Residence and Flood Zones.

Applicant

Property Owner

Name Rejean Jacques

Name Rejean Jacques

Address 1048 Hopewell Road

Address 1048 Hopewell Road

South Glastonbury, CT 06073

South Glastonbury, CT 06073

Telephone 860-659-3586

Telephone 860-659-3586

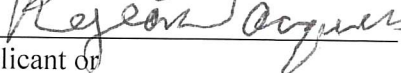
Fax N/A

Fax N/A

DEVELOPMENT PROPOSAL:

Application for Change of Zone from Rural Residence to Planned Area Development and Final
Development Plan - Wintergreen Glen Phase III - 4 single family homes on 9.853+/- acres.

Please see attached narrative and submitted plan for additional information.

Signature 
Applicant or
Authorized Representative

Signature Same as Applicant
Owner or
Authorized Representative

Date 7-1-21

Date _____

For Office Use

Date Received: _____ Fee Paid: _____ Cash / Check

Joint Public Hearing Scheduled: _____

TO: Town Council and Town Plan & Zoning Commission

FROM: Alter & Pearson, LLC

DATE: July 2, 2021

RE: Narrative for Phase III of the Wintergreen Glen PAD – Change of Zone from Rural Residence to Planned Area Development for 4 Single-Family Homes on 9.853± Acres

History of Wintergreen Glen PAD- Phase I and II:

On October 22, 1991, the Town Council approved the Change of Zone from Rural Residence to Planned Area Development and a Final Development Plan for Wintergreen Glen Phase I. Phase I consisted of 14 single-family homes located southerly of Forest Lane and easterly of Manchester Road on 26.9± acres. The Final Development Plan included two private roads: Lazy Valley Road and East Trail Drive, together with design standards for the homes. The approved plans for Phase I identified two areas in which development rights were reserved for future development. After Town Council approval was secured, the Town Plan and Zoning Commission approved the subdivision of Phase I into 14 lots on October 19, 1993.

On January 22, 2002, the Town Council approved the Change of Zone from Rural Residence to Planned Area Development and a Final Development Plan for Wintergreen Glen Phase II. Phase II consisted of 3 single-family on 7.91± acres, located easterly/northeasterly of Phase I and southerly of Forest Lane. The approval included 3 single-family homes located off of a shared private driveway, together with design standards for the homes. After Town Council approval was secured, the Town Plan and Zoning Commission approved the subdivision of Phase I into 3 lots on March 5, 2002.

Current Proposal - Phase III

The Applicant is proposing to follow the same process used in Phases I and II, and is proposing a Change the Zone from Rural Residence to Planned Area Development and a Final Development Plan for Winter Green Glen Phase III. Phase III proposes 4 single-family homes located easterly of Manchester Road and southerly of Staples Lane on 9.853 ± acres. The homes will be serviced by well water and septic systems. The existing common drive on Staples Lane will be reconstructed to be a paved and 20-feet in width. If approval is secured for the zone change and final development plan, the Applicant would then apply to the Town Plan and Zoning Commission for a 4-lot subdivision.

GLASTONBURY, CT
RECEIVED
91 DEC 31 AM 10:36
TOWN CLERK'S OFFICE

OFFICIAL MAP
TOWN CLERK'S OFFICE
5353
MAP NO.

LEGEND:

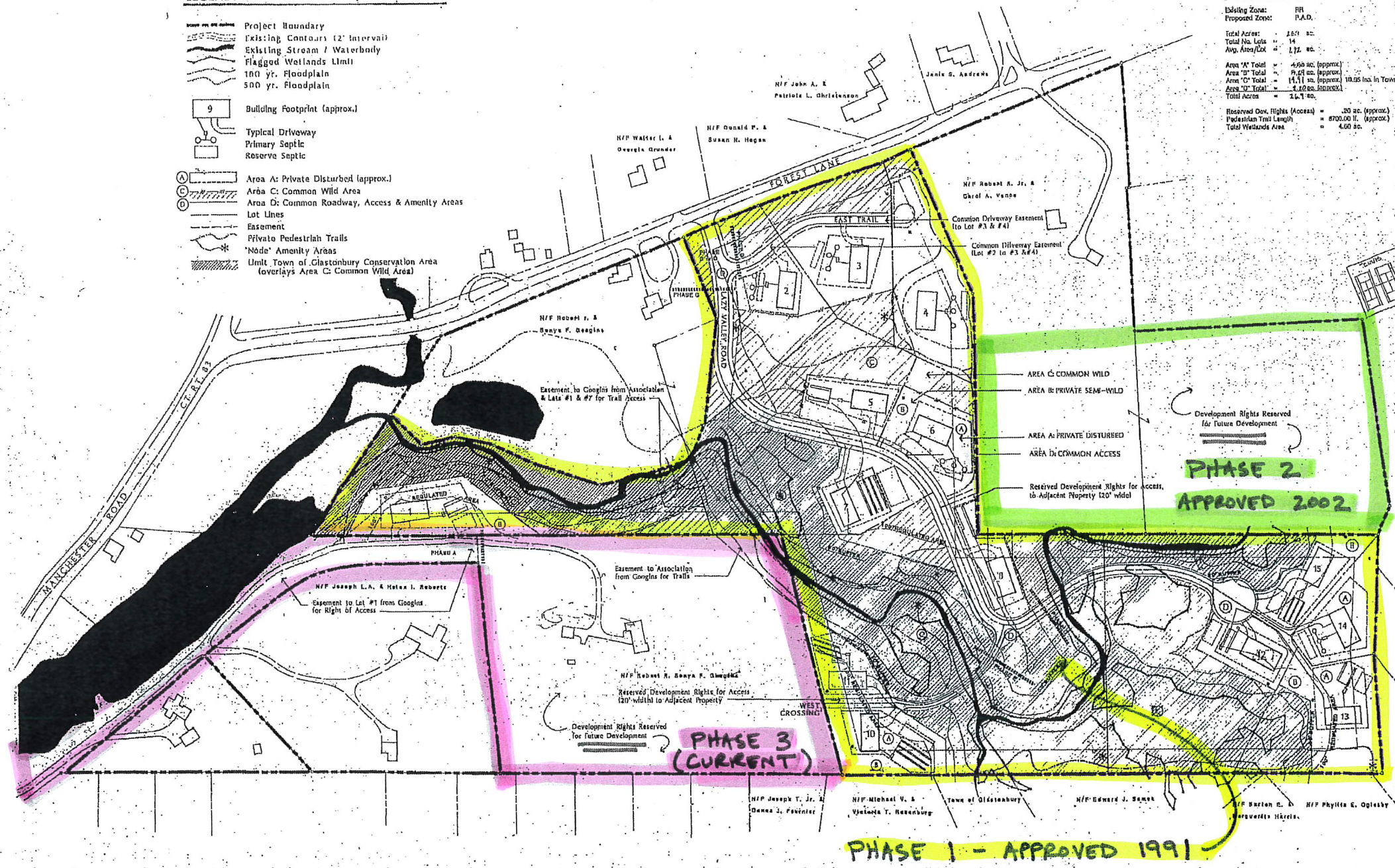
- Project Boundary
- Existing Contours (2' Interval)
- Existing Stream / Waterbody
- Flagged Wetlands Limit
- 100 yr. Floodplain
- 500 yr. Floodplain
- Building Footprint (approx.)
- Typical Driveway
- Primary Septic
- Reserve Septic
- Area A: Private Disturbed (approx.)
- Area C: Common Wild Area
- Area D: Common Roadway, Access & Amenity Areas
- Lot Lines
- Easement
- Private Pedestrian Trails
- Node / Amenity Areas
- Limit Town of Glastonbury Conservation Area (overlays Area C: Common Wild Area)

SITE TABULATIONS:

Existing Zone:	RR
Proposed Zone:	P.A.D.
Total Acres:	28.9 ac.
Total No. Lots:	14
Avg. Area/Lot:	2.1 ac.
Area "A" Total:	4.90 ac. (approx.)
Area "C" Total:	9.60 ac. (approx.)
Area "D" Total:	14.31 ac. (approx.)
Area "D" Total:	4.20 ac. (approx.)
Total Acres:	24.7 ac.
Reserved Dev. Rights (Access):	.30 ac. (approx.)
Preservation Trail Length:	8700.00 ft. (approx.)
Total Wetlands Area:	4.00 ac.

NOTES:

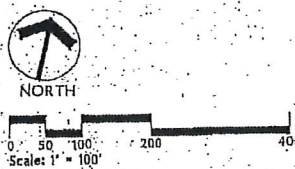
Base map 614.0111.001
 1. Property of Aloha had been fully taxed, Glastonbury, CT, as of 1988. The property was purchased by Aloha in 1988.
 2. "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 3. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 4. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 5. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 6. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 7. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 8. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 9. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.
 10. The "Wetlands" as defined by the Connecticut General Statutes, Chapter 36a-310, are shown on the attached map.



DRAWING NUMBER
53531

DRAWING NUMBER

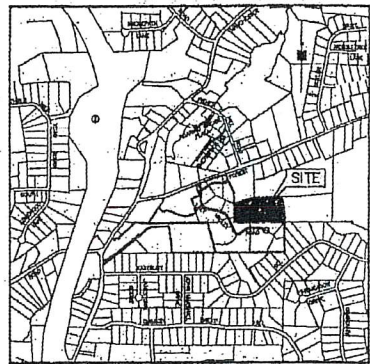
OFFICIAL MAP
TOWN CLERK'S OFFICE
5353
MAP NO.



Lotting & Open Space Plan
WINTERGREEN GLEN
GLASTONBURY, CONNECTICUT



APPROVED BY
GLASTONBURY TOWN GOVERNMENT
OR
RESPONSE TO SITE WALK OF MARCH 9, 1991
 Responses to Site Walk of March 9, 1991
 March 13, 1991
 March 7, 1991
 February 26, 1991
 February 18, 1991
 February 14, 1991
 53
 RESUBMITTAL



LOCATION MAP
SCALE 1" = 100'

APPROVED BY
GLASTONBURY TOWN COUNCIL
ON 11/14/00
Yvonne W. DeWitt
TOWN CLERK

GLASTONBURY, CT
MAY 14 - 8 PM 2001
TOWN CLERK'S OFFICE
6425

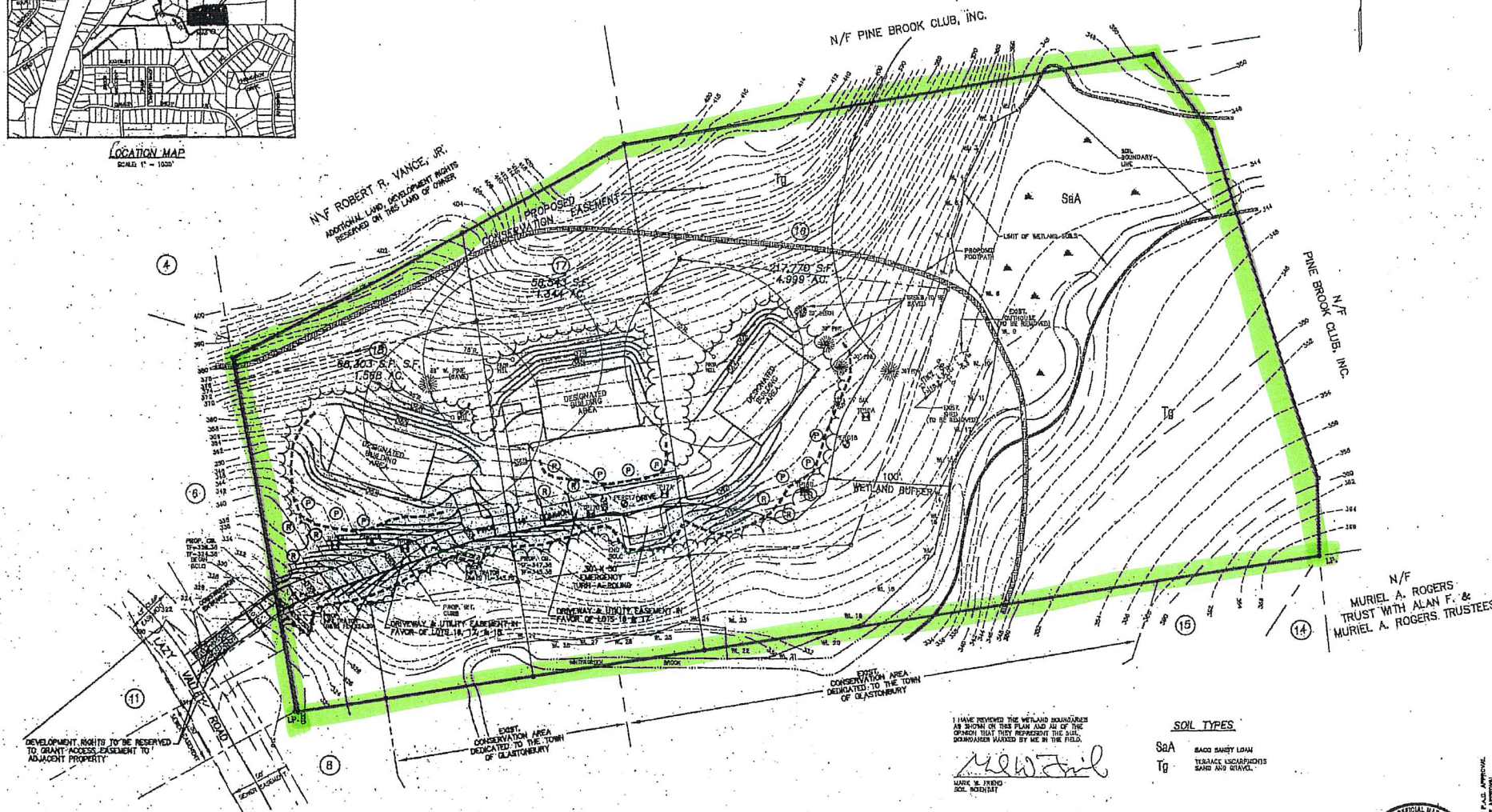


I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS ACCURATELY DRAWN AND CORRECT.
MEGSON & HEAGLE
CIVIL ENGINEERS
100 W. MAIN ST., SUITE 200
GLASTONBURY, CT 06033
PHONE (860) 658-0827
P.L. # 108

MEGSON & HEAGLE
CIVIL ENGINEERS
100 W. MAIN ST., SUITE 200
GLASTONBURY, CT 06033
PHONE (860) 658-0827

EROSION AND SEDIMENTATION CONTROL PLAN
& TOPOGRAPHIC MAP
WINTERGREEN GLEN P.A.D. PHASE II
PREPARED FOR
RE-JEAN JACQUES
GLASTONBURY, CONN.

OK BY: [Signature]
DATE: 10-20-00
SCALE: 1"=40'
SHEET: 1 OF 1
MAP NO. 214-65-1V7



DEVELOPMENT RIGHTS TO BE RESERVED TO GRANT ACCESS/EASEMENT TO ADJACENT PROPERTY

TOPOGRAPHY TAKEN FROM TOWN OF GLASTONBURY TOPOGRAPHIC MAPS AND ACTUAL FIELD SURVEY.
NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).
WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNREGISTERED UTILITIES - CALL BEFORE YOU DIG 1-800-422-1422 TWO WORKING DAYS BEFORE YOU DIG.

LEGEND
 EXISTING CONTOUR
 PROPOSED CONTOUR
 STATED 1/4" INTERVAL FENCE
 PROPERTY LINE OF ADJACENT

I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE BEST BOUNDARIES MARKED BY ME IN THE FIELD.
M. J. [Signature]
M.S. & P.E.
SOIL IDENTIST

SOIL TYPES
 S8A SANDY SILTY LOAM
 Tg TERRACE LOESS/CLAY SAND AND GRAVEL



OFFICIAL MAP
TOWN CLERK'S OFFICE
6425

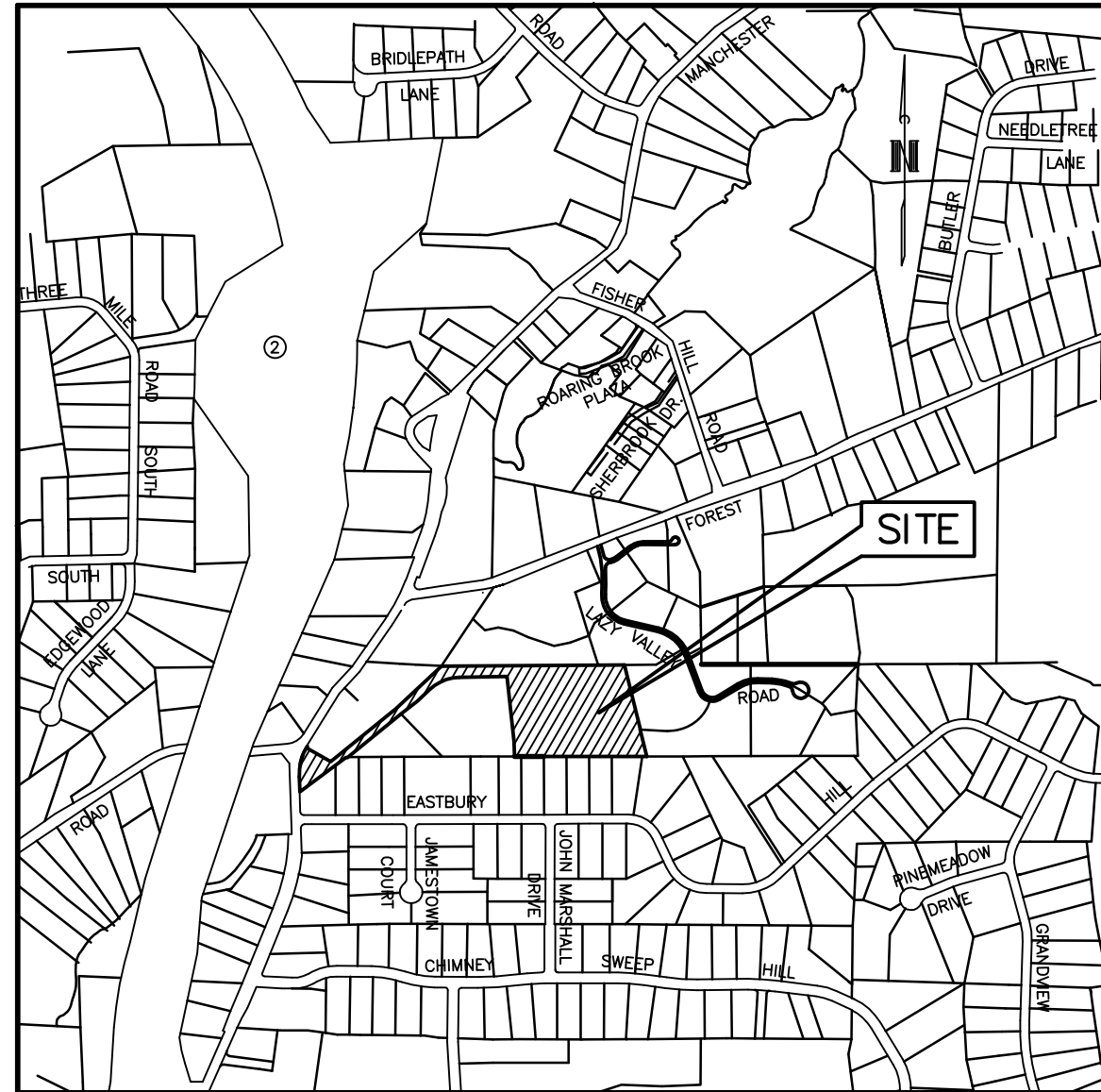
THIS MAP PRODUCED BY ORIGINAL DRAWING ON POLYMER OR LITHO MEGSON & HEAGLE 11 THUNDERBOLT GLASTONBURY, CT 06033

DRAWING NUMBER

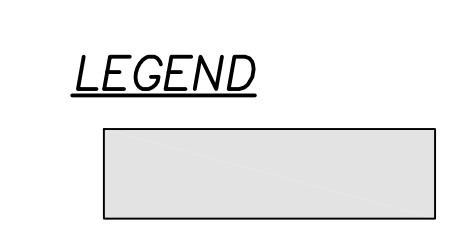
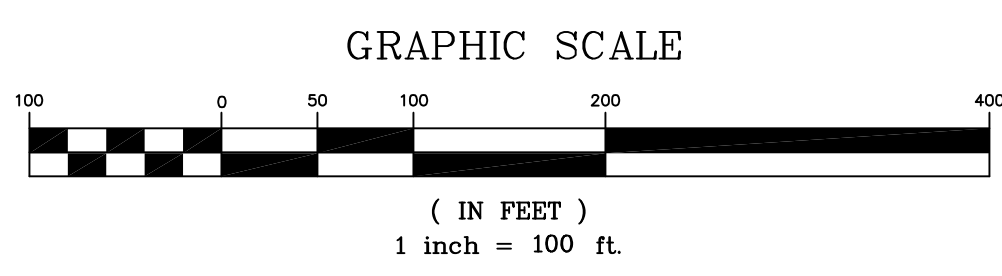
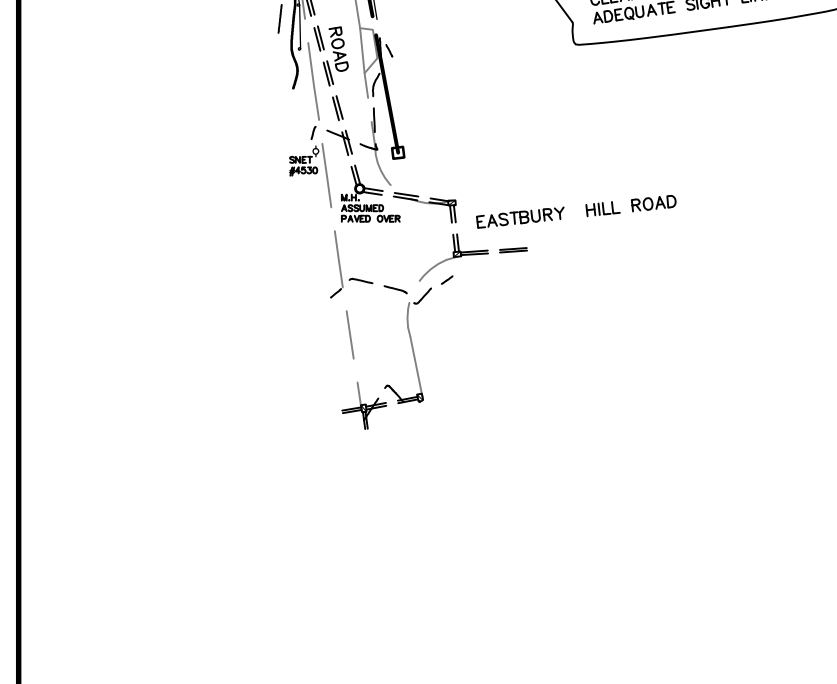
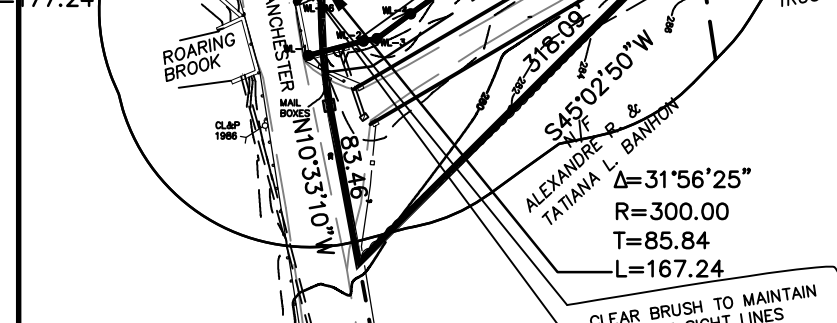
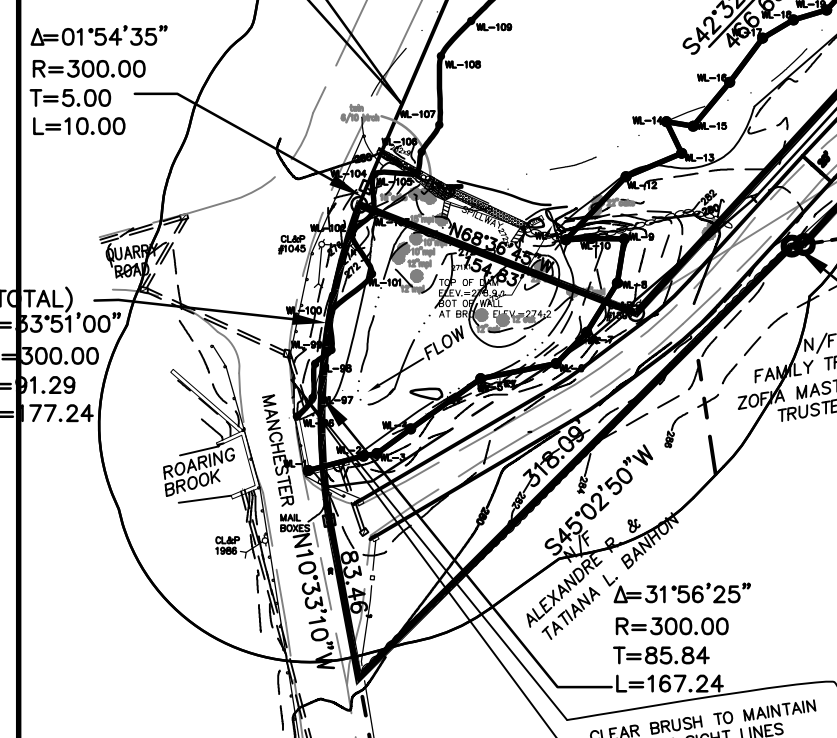
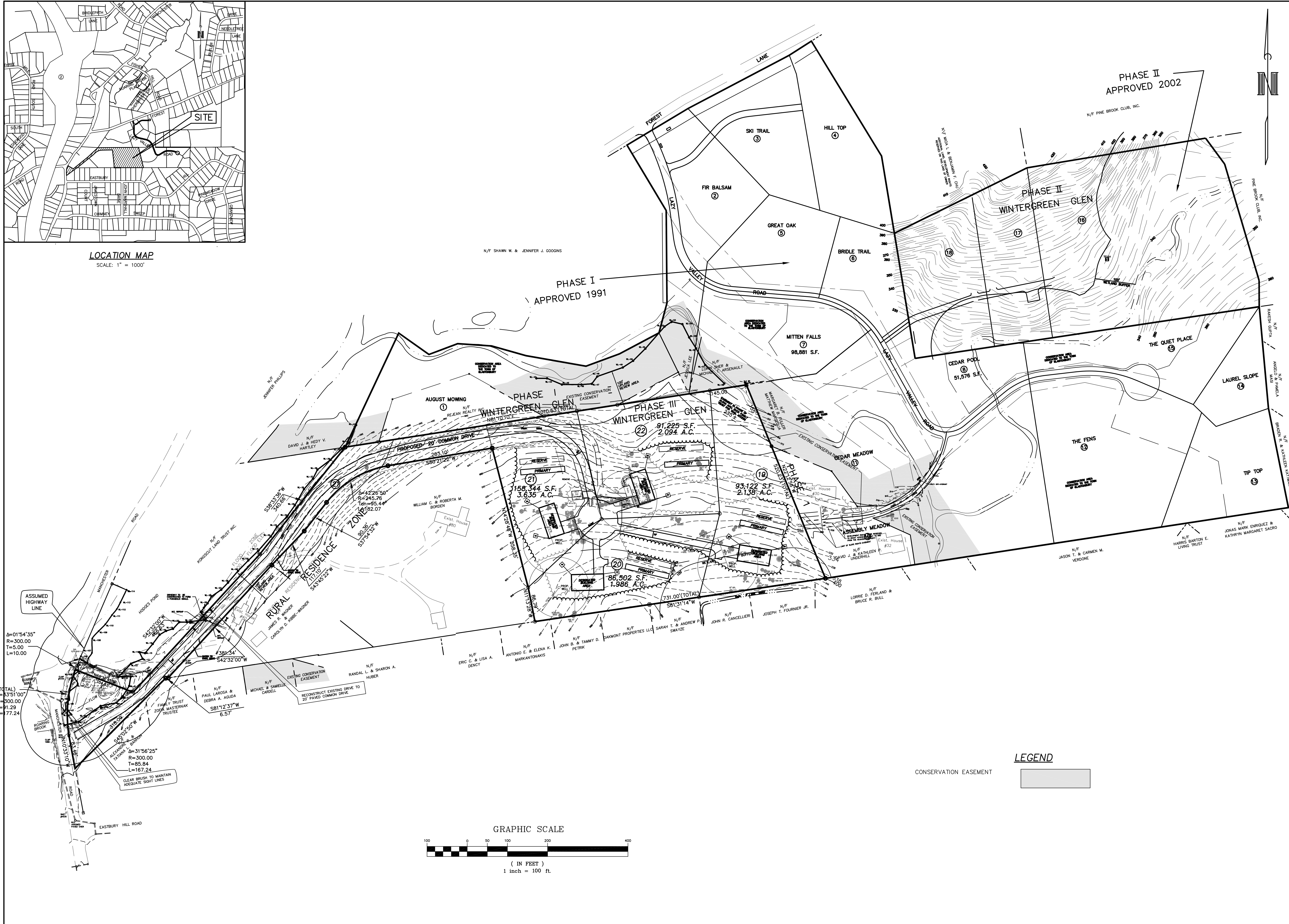
6425A

6425B

DRAWING NUMBER



LOCATION MAP
SCALE: 1" = 1000'

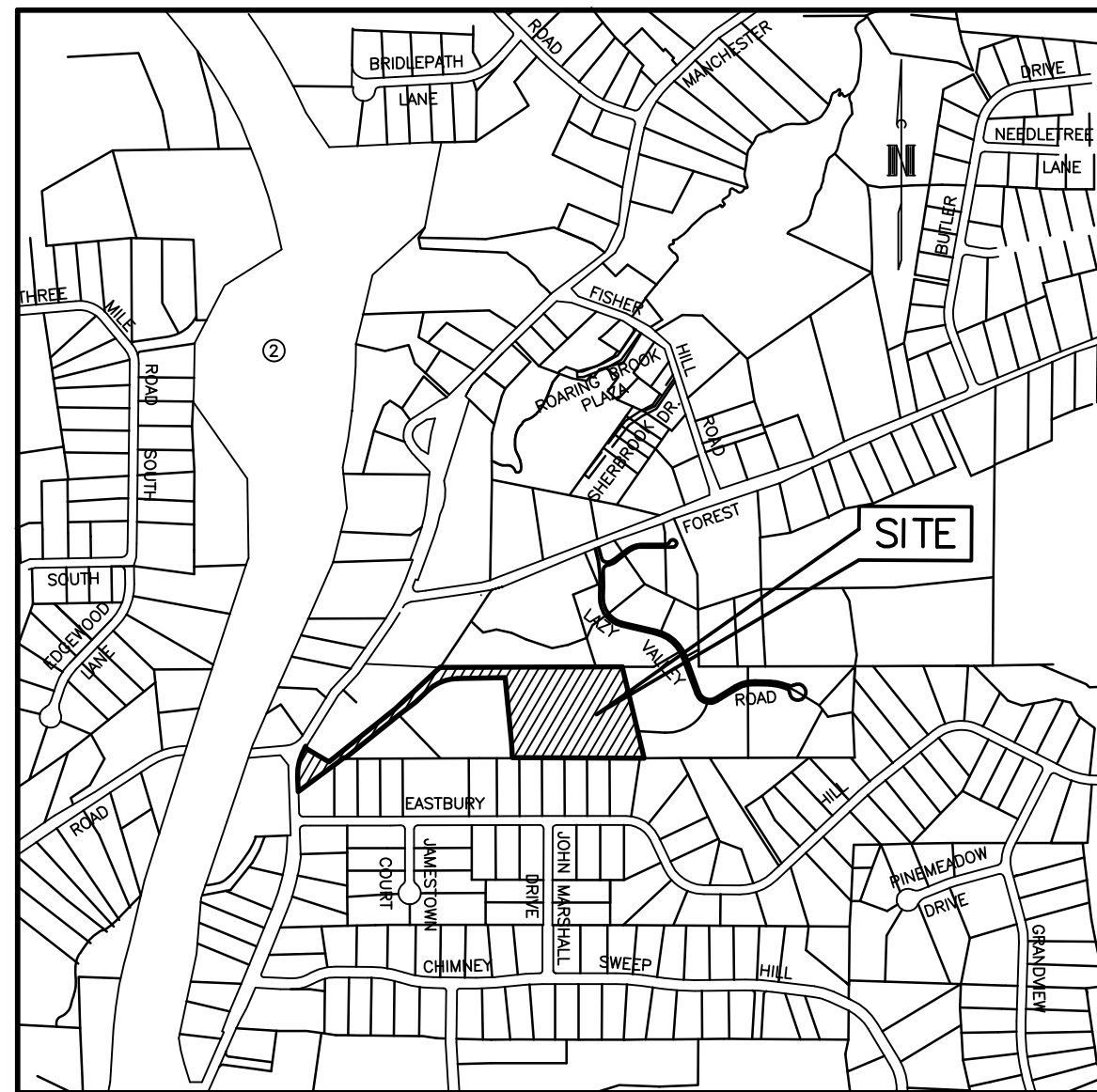


I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
JONATHAN H. SZCZUREK
P.E. # 26858

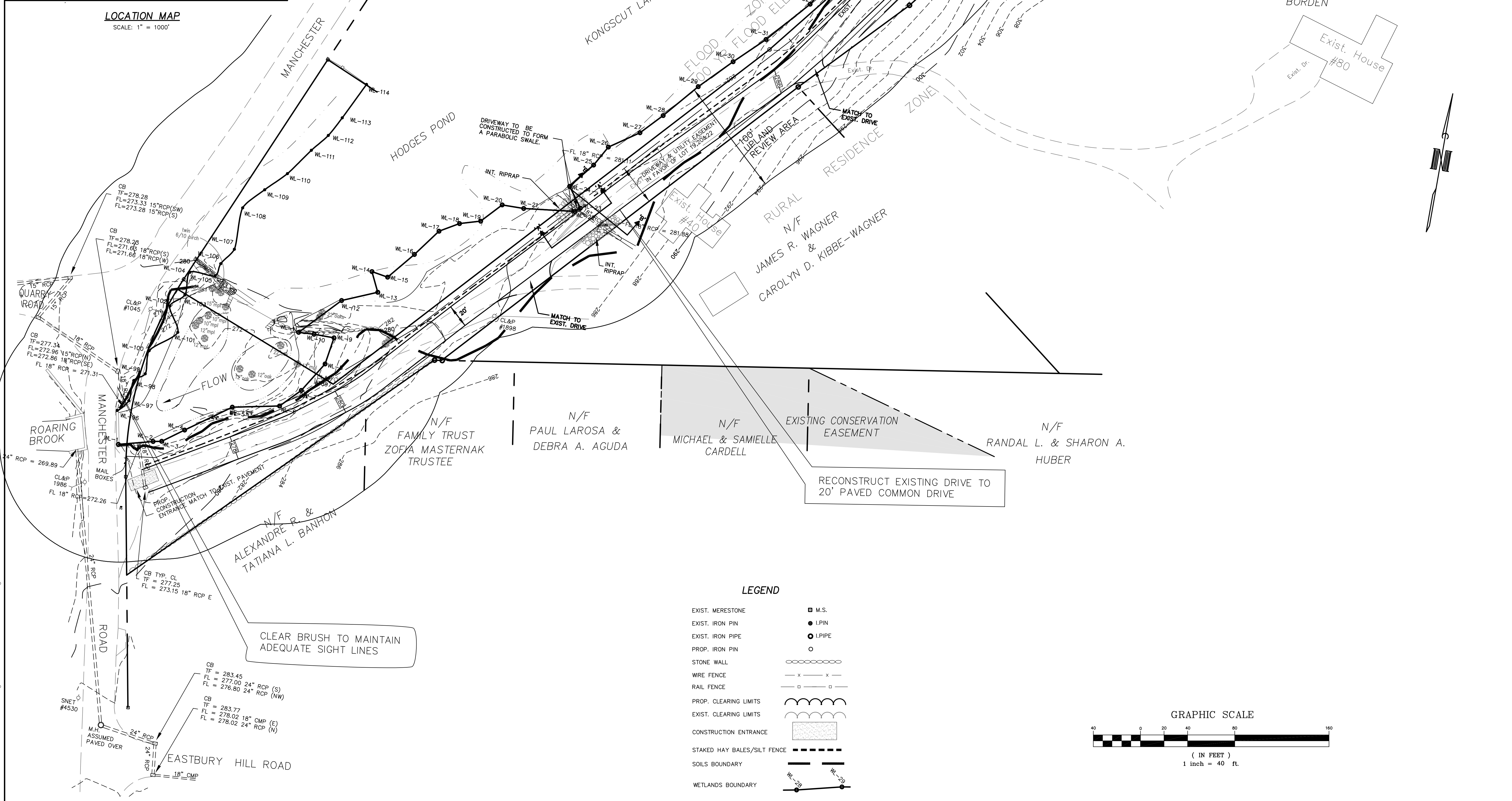
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

CONCEPT PLAN
WINTERGREEN GLEN P.A.D. PHASE III
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: RSS
DATE: 1-11-21
SCALE: 1"=100'
SHEET 1 OF 1
MAP NO. 114-20-1CP



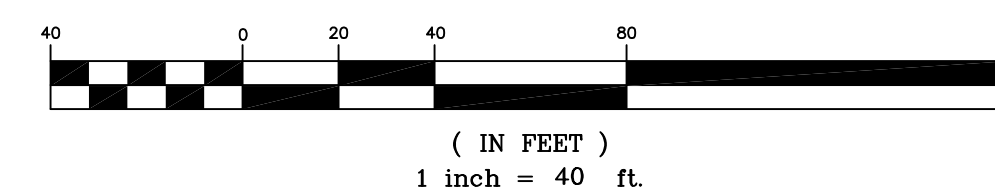
LOCATION MAP
SCALE: 1" = 1000'



LEGEND

- EXIST. MERESTONE
- EXIST. IRON PIN
- EXIST. IRON PIPE
- PROP. IRON PIN
- STONE WALL
- WIRE FENCE
- RAIL FENCE
- PROP. CLEARING LIMITS
- EXIST. CLEARING LIMITS
- CONSTRUCTION ENTRANCE
- STAKED HAY BALES/SILT FENCE
- SOILS BOUNDARY
- WETLANDS BOUNDARY
- M.S.
- I.PIN
- I.PIPE

GRAPHIC SCALE



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

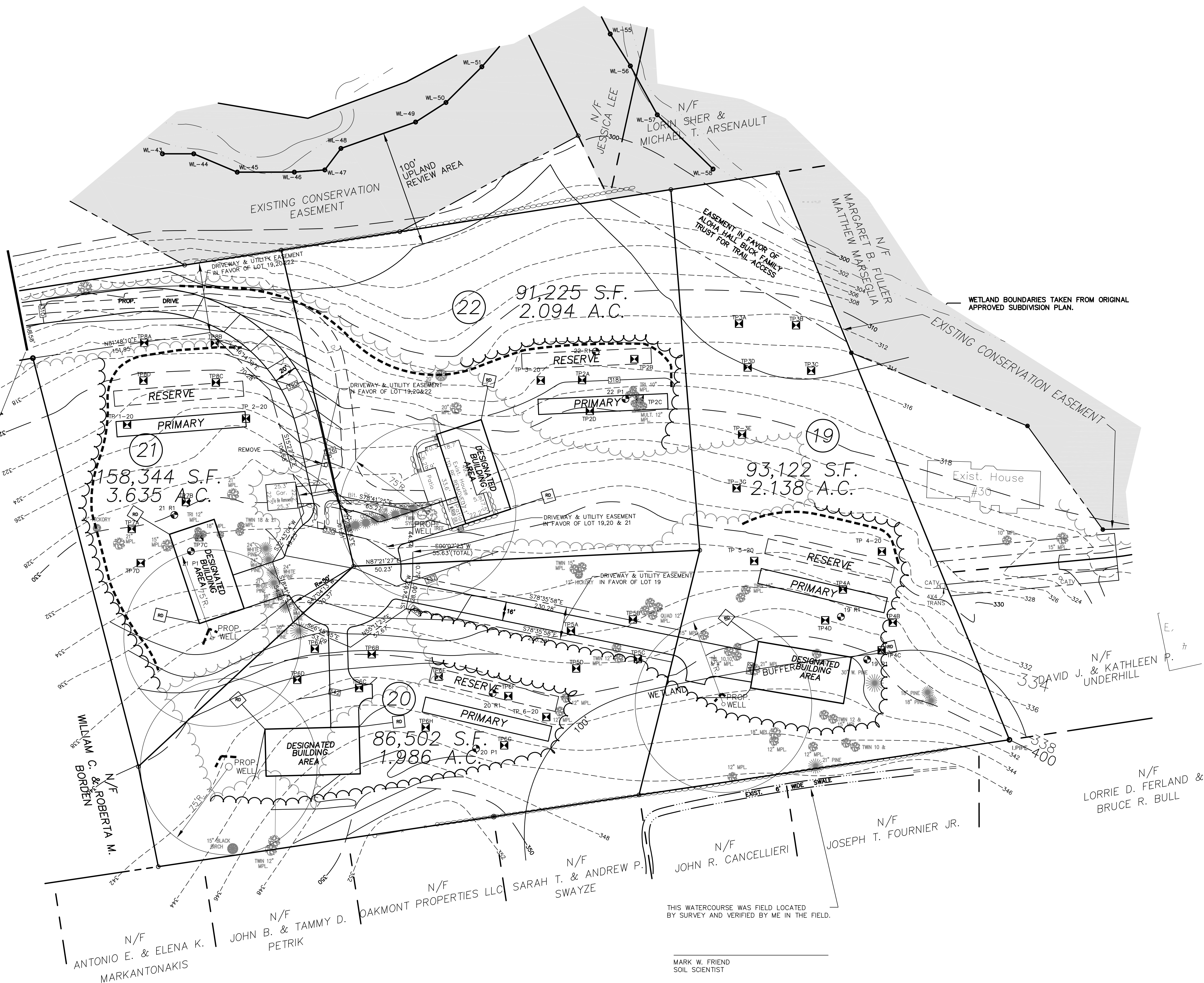
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL PLAN
AND TOPOGRAPHIC MAP
WINTERGREEN GLEN P.A.D. PHASE III
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: RSS
DATE: 1-11-21
SCALE: 1"=40'
SHEET 1 OF 2
MAP NO. 114-20-1T

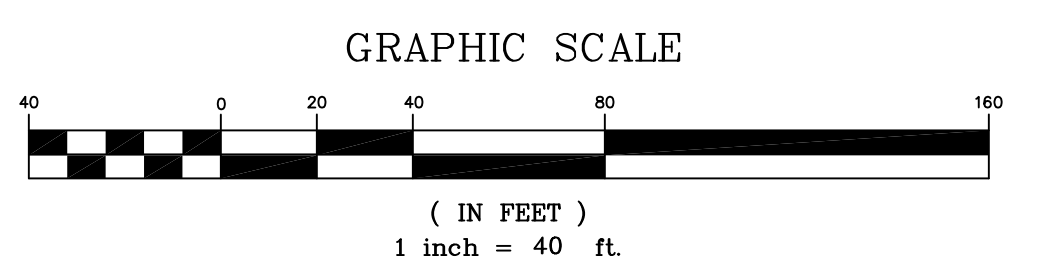
P:\GIS\ENR\11420\Map\BASE\VP\MSSE - 2\11420\11420-TP.dwg 1/20/2021 8:29:18 AM EST

MATCH SHEET



THIS WATERCOURSE WAS FIELD LOCATED BY SURVEY AND VERIFIED BY ME IN THE FIELD.

MARK W. FRIEND
SOIL SCIENTIST



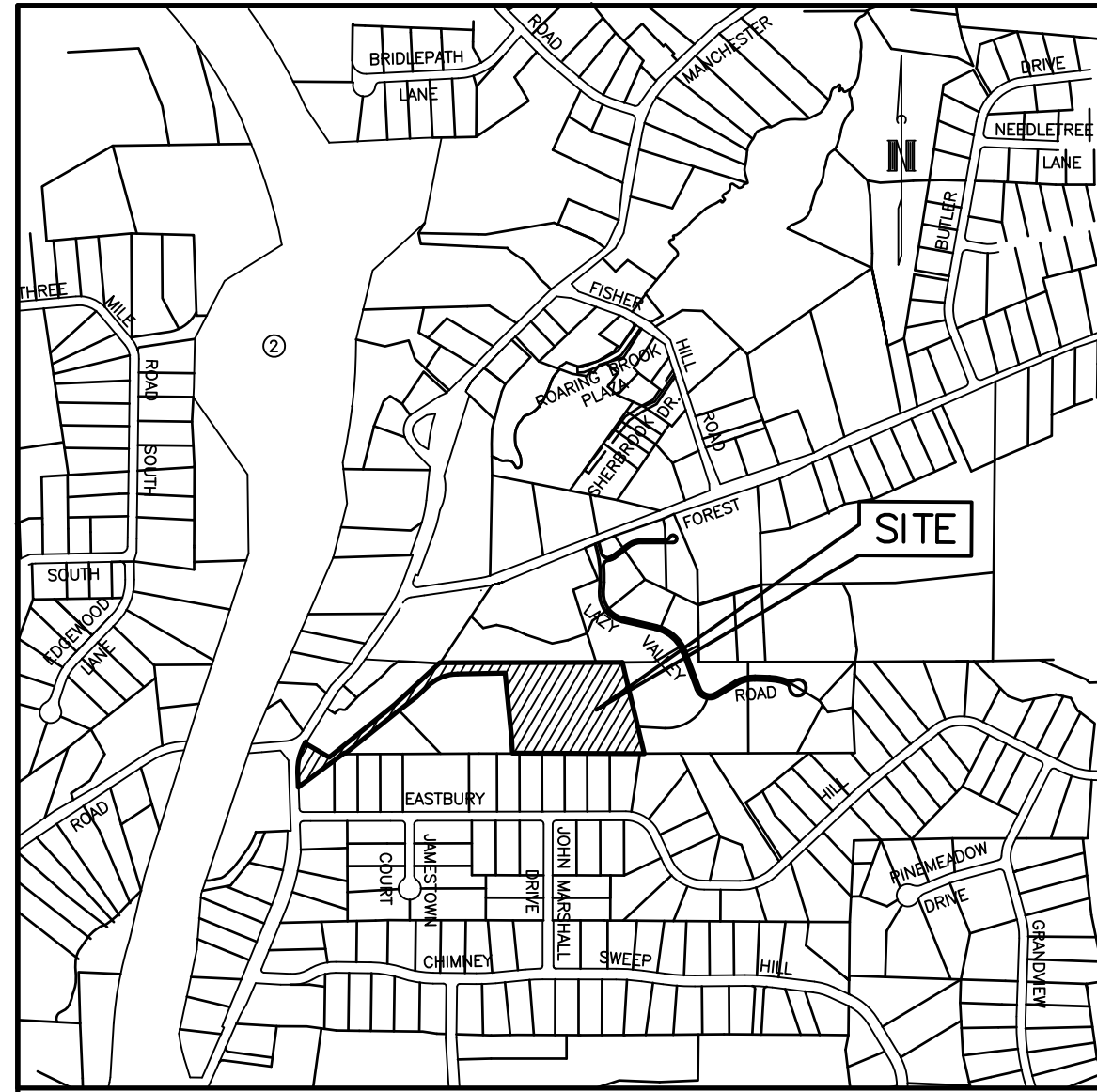
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

JONATHAN H. SCZUREK
P.E. # 26858

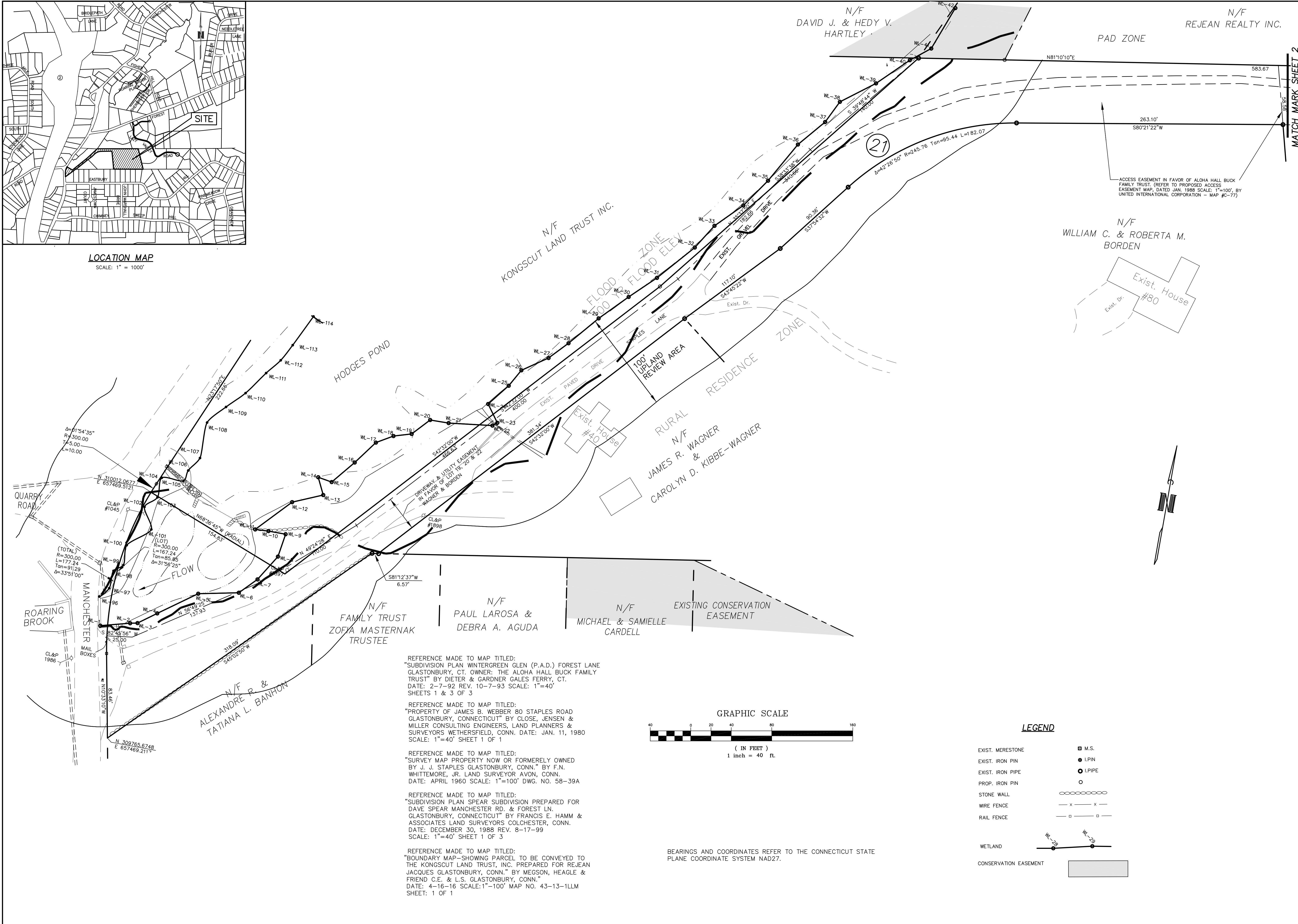
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL PLAN
AND TOPOGRAPHIC MAP
WINTERGREEN GLEN P.A.D. PHASE III
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: RSS
DATE: 1-11-21
SCALE: 1"=40'
SHEET 2 OF 2
MAP NO. 114-20-2T



LOCATION MAP
SCALE: 1" = 1000'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN EFFECT ON THE DATE OF THIS SURVEY. I AM A MEMBER OF THE ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. TYPE OF SURVEY: SUBDIVISION MAP. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY - ORIGINAL SURVEY. CLASS OF ACCURACY: A-2
J.L.S. # 93396
JOHN L. HEAGLE

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

SUBDIVISION PLAN
WINTERGREEN GLEN P.A.D. PHASE III
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN.

CK. BY: JLH
DRW. BY: RSS
DATE: 1-11-21
SCALE: 1"=40'
SHEET 1 OF 2
MAP NO. 114-20-15

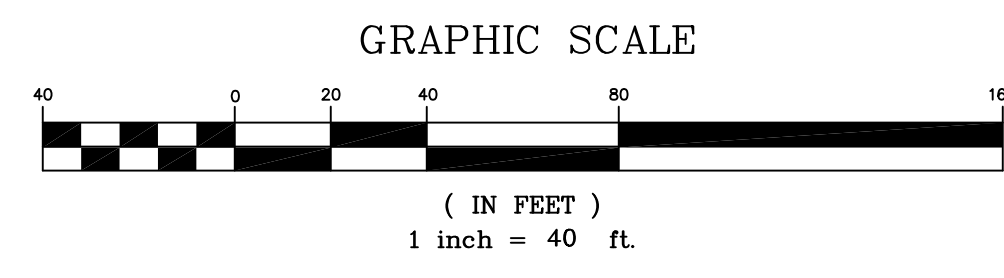
REFERENCE MADE TO MAP TITLED:
"SUBDIVISION PLAN WINTERGREEN GLEN (P.A.D.) FOREST LANE GLASTONBURY, CT. OWNER: THE ALOHA HALL BUCK FAMILY TRUST" BY DIETER & GARDNER GALES FERRY, CT. DATE: 2-7-92 REV. 10-7-93 SCALE: 1"=40' SHEETS 1 & 3 OF 3

REFERENCE MADE TO MAP TITLED:
"PROPERTY OF JAMES B. WEBBER 80 STAPLES ROAD GLASTONBURY, CONNECTICUT" BY CLOSE, JENSEN & MILLER CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS WETHERSFIELD, CONN. DATE: JAN. 11, 1980 SCALE: 1"=40' SHEET 1 OF 1

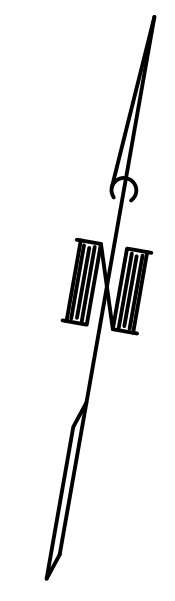
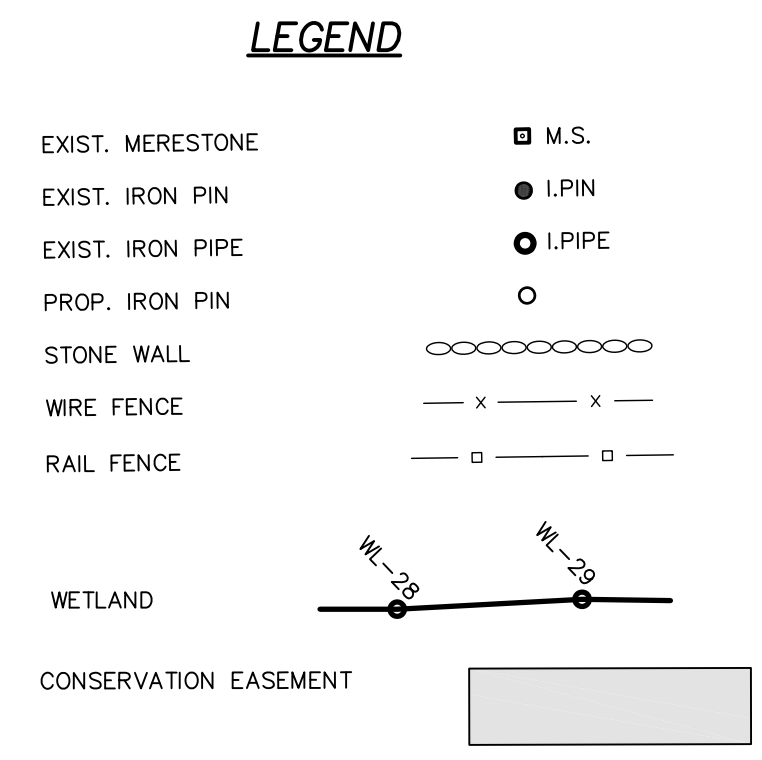
REFERENCE MADE TO MAP TITLED:
"SURVEY MAP PROPERTY NOW OR FORMERLY OWNED BY J. J. STAPLES GLASTONBURY, CONN." BY F.N. WHITTEMORE, JR. LAND SURVEYOR AVON, CONN. DATE: APRIL 1960 SCALE: 1"=100' DWG. NO. 58-39A

REFERENCE MADE TO MAP TITLED:
"SUBDIVISION PLAN SPEAR SUBDIVISION PREPARED FOR DAVE SPEAR MANCHESTER RD. & FOREST LN. GLASTONBURY, CONNECTICUT" BY FRANCIS E. HAMM & ASSOCIATES LAND SURVEYORS COLCHESTER, CONN. DATE: DECEMBER 30, 1988 REV. 8-17-99 SCALE: 1"=40' SHEET 1 OF 3

REFERENCE MADE TO MAP TITLED:
"BOUNDARY MAP-SHOWING PARCEL TO BE CONVEYED TO THE KONGSCUT LAND TRUST, INC. PREPARED FOR REJEAN JACQUES GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S. GLASTONBURY, CONN. DATE: 4-16-16 SCALE: 1"=100' MAP NO. 43-13-1LLM SHEET: 1 OF 1



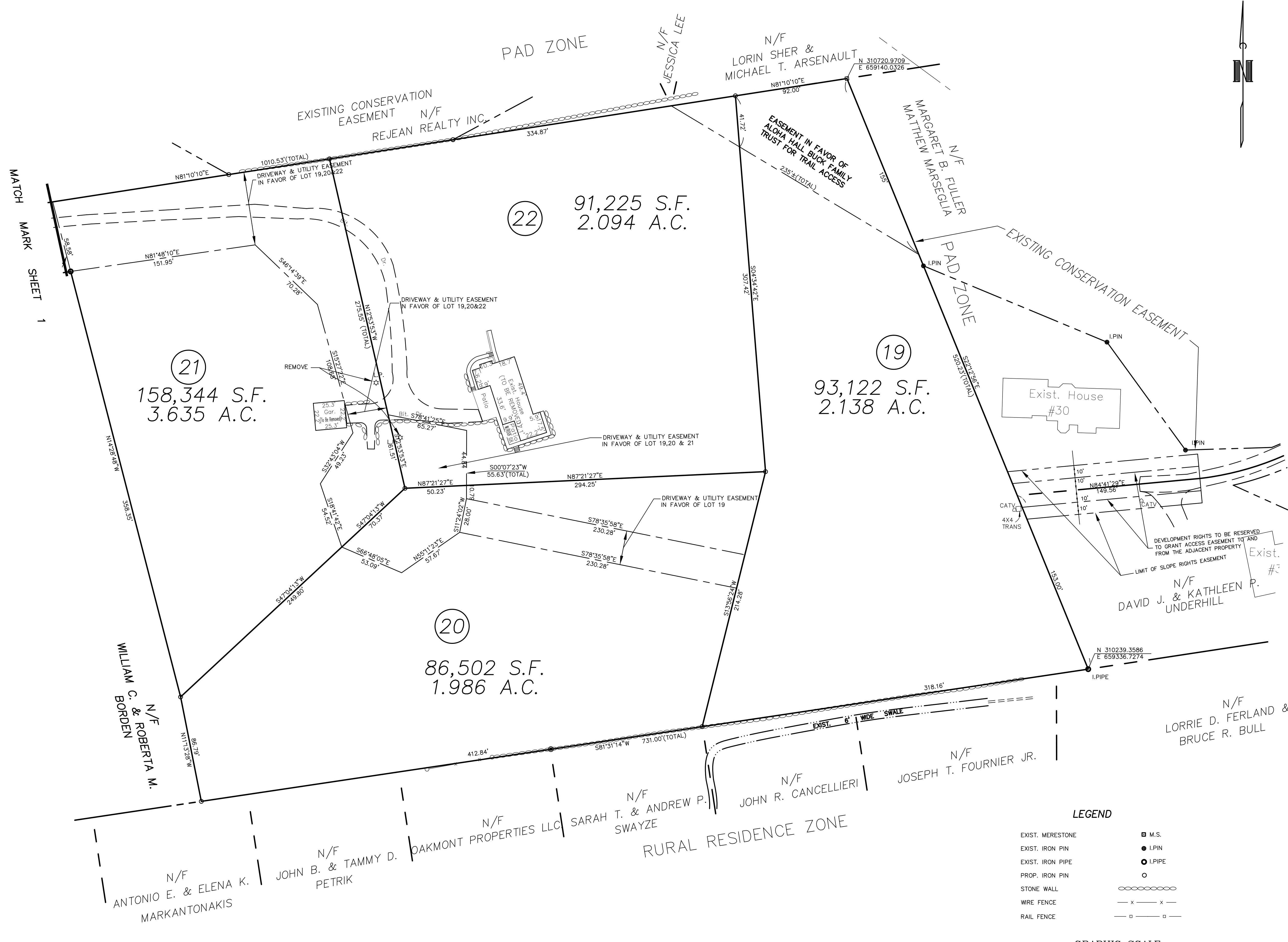
BEARINGS AND COORDINATES REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD27.



P:\GLEN\WINTERGREEN\114\DWG\11420-15.dwg 3/30/2021 8:20:48 AM EST

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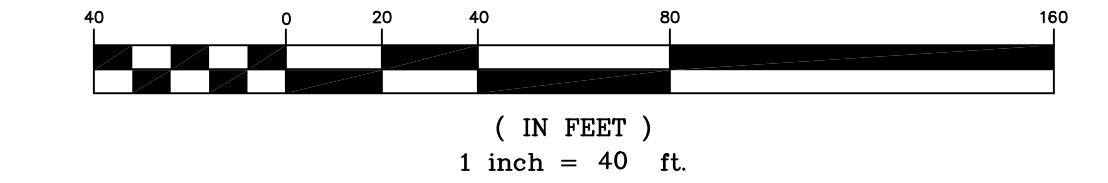
MATCH MARK SHEET 1



LEGEND

- EXIST. MERESTONE
- EXIST. IRON PIN
- EXIST. IRON PIPE
- PROP. IRON PIN
- STONE WALL
- WIRE FENCE
- RAIL FENCE
- M.S.
- I.PIN
- I.PIPE

GRAPHIC SCALE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 AND THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. TYPE OF SURVEY: SUBDIVISION MAP. CATEGORY: DEPENDENT RESURVEY - ORIGINAL SURVEY. CLASS OF ACCURACY: A-2

JOHN L. HEAGLE L.S. # 9396

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

SUBDIVISION PLAN
WINTERGREEN GLEN P.A.D. PHASE III
 PREPARED FOR
REJEAN JACQUES
 GLASTONBURY, CONN.

CK. BY: JLH
 DRW. BY: RSS
 DATE: 1-11-21
 SCALE: 1"=40'
 SHEET 2 OF 2
 MAP NO. 114-20-25

SOILS DATA

LOT # 19
TEST PIT: 3A
DATE: 4-3-96
DEPTH: 100"
GROUNDWATER: 39"
MOTTLING: 27"
MATERIAL: 0-4" TOPSOIL
4-27" SANDY LOAM W/BOULDERS
27-100" D/C STONY SILTY FINE SAND
NOTE: STANDPIPE

LOT # 19
TEST PIT: 3B
DATE: 4-3-96
DEPTH: 93"
GROUNDWATER: 40"
MOTTLING: 30"
MATERIAL: 0-8" TOPSOIL
8-31" SANDY LOAM W/BOULDERS
31-93" D/C STONY SILTY FINE SAND
W/BOULDERS

LOT # 19
TEST PIT: 3C
DATE: 4-3-96
DEPTH: 75"
GROUNDWATER: 28"
MOTTLING: 25"
MATERIAL: 0-8" TOPSOIL
8-26" SANDY LOAM W/BOULDERS
26-75" D/C STONY SILTY FINE SAND
W/BOULDERS
NOTE: STANDPIPE

LOT # 19
TEST PIT: 3D
DATE: 4-3-96
DEPTH: 96"
GROUNDWATER: 21"
MOTTLING: 21"
MATERIAL: 0-6" TOPSOIL
6-21" SANDY LOAM W/BOULDERS
21-96" STONY SILTY FINE SAND
W/BOULDERS

LOT # 19
TEST PIT: 3E
DATE: 8-6-96
DEPTH: 119"
GROUNDWATER: 84"
MOTTLING: 25" NOTED
MATERIAL: 0-11" TOPSOIL
11-19" SANDY LOAM
19-63" SANDY TILL
63-84" D/C SILTY FINE SAND
84-119" SANDY PAN

LOT # 19
TEST PIT: 3F
DATE: 8-6-96
DEPTH: 100"
GROUNDWATER: 55"
MOTTLING: 24"
MATERIAL: 0-11" TOPSOIL
11-24" SANDY LOAM
24-100" D/C SILTY FINE SAND W/SOME
ROCK

LOT # 19
TEST PIT: 4A
DATE: 4-3-96
DEPTH: 122"
GROUNDWATER: 100"
MOTTLING: 33"
MATERIAL: 0-3" TOPSOIL
3-38" SANDY LOAM
38-122" D/C STONY SILTY FINE SAND

LOT # 19
TEST PIT: 4B
DATE: 4-3-96
DEPTH: 130"
GROUNDWATER: 80"
MOTTLING: 64"
MATERIAL: 0-12" TOPSOIL
12-29" L/C GRAVELLY SAND
29-64" COMPACT SILT
64-130" D/C SILT

LOT # 19
TEST PIT: 4C
DATE: 4-3-96
DEPTH: 128"
GROUNDWATER: 115"
MOTTLING: 121" NOTED
MATERIAL: 0-9" TOPSOIL
9-23" SANDY LOAM
23-26" L/C GRAVELLY SAND
26-128" D/C SILT

LOT # 19
TEST PIT: 4D
DATE: 4-3-96
DEPTH: 106"
GROUNDWATER: 98"
MOTTLING: 27"
MATERIAL: 0-4" TOPSOIL
4-10" SANDY LOAM
10-16" L/C GRAVELLY SAND
16-27" D/C SILT
27-106" D/C SILTY FINE SAND

LOT # 19
TEST PIT: 4E
DATE: 12-9-20
DEPTH: 6.0'
GROUNDWATER: NONE
MOTTLING: 3.3'
LEDEGE: 6.0'
MATERIAL: 0.0'-0.5' TOPSOIL
0.5-2.0' LIGHT BROWN FINE SANDY LOAM
2.0'-6.0' GRAY FINE SAND, HARD PAN,
BOULDERS

LOT # 19
TEST PIT: 5-20
DATE: 12-9-20
DEPTH: 7.0'
GROUNDWATER: NONE
MOTTLING: 3.5'
LEDEGE: 7.0'
MATERIAL: 0.0'-0.5' TOPSOIL
0.5-2.1' LIGHT BROWN FINE SANDY LOAM
2.1'-7.0' DARK BROWN VERY FINE SAND,

LOT # 20
TEST PIT: 5A
DATE: 4-3-96
DEPTH: 100"
GROUNDWATER: 32"
MOTTLING: NONE NOTED
MATERIAL: 0-12" TOPSOIL
12-20" SILTY SANDY LOAM
20-75" D/C SILT

LOT # 20
TEST PIT: 5B
DATE: 4-3-96
DEPTH: 85"
GROUNDWATER: 28"
MOTTLING: NONE NOTED
MATERIAL: 0-11" TOPSOIL
11-19" SANDY LOAM
19-85" D/C STONY SILTY FINE SAND
NOTE: STANDPIPE

LOT # 20
TEST PIT: 5C
DATE: 4-3-96
DEPTH: 105"
GROUNDWATER: 26"
MOTTLING: NONE NOTED
MATERIAL: 0-9" TOPSOIL
9-26" SANDY LOAM
26-105" D/C SILTY FINE SAND

LOT # 20
TEST PIT: 5D
DATE: 4-3-96
DEPTH: 91"
GROUNDWATER: 36"
MOTTLING: NONE NOTED
MATERIAL: 0-10" TOPSOIL
10-16" SANDY LOAM
16-91" D/C STONY SILTY FINE SAND

LOT # 20
TEST PIT: 5E
DATE: 4-3-96
DEPTH: 96"
GROUNDWATER: 29"
MOTTLING: 0-8" TOPSOIL
8-14" SANDY LOAM
14-19" LOAMY SILTY SAND
19-57" COMPACT FINE SAND W/STONE
57-96" D/C STONY SILTY FINE SAND

LOT # 20
TEST PIT: 5F
DATE: 4-3-96
DEPTH: 122"
GROUNDWATER: NONE NOTED
MOTTLING: 0-5" TOPSOIL
5-25" SANDY LOAM
25-46" L/C MEDIUM SAND
46-122" HARD PAN

LOT # 20
TEST PIT: 5G
DATE: 4-3-96
DEPTH: 102"
GROUNDWATER: NONE NOTED
MOTTLING: 0-6" TOPSOIL
6-13" L/C FINE SAND
13-26" L/C FINE SAND
26-39" COMPACT FINE SAND
39-102" D/C STONY SILTY FINE SAND

LOT # 20
TEST PIT: 5H
DATE: 4-3-96
DEPTH: 118"
GROUNDWATER: NONE NOTED
MOTTLING: 0-5" TOPSOIL
5-23" SANDY LOAM
23-57" COMPACT FINE SAND
57-118" D/C STONY SILTY FINE SAND

LOT # 20
TEST PIT: 5I
DATE: 8-6-96
DEPTH: 121"
GROUNDWATER: NONE NOTED
MOTTLING: 0-5" TOPSOIL
5-26" SANDY LOAM
26-121" SANDY PAN W/BOULDERS

LOT # 20
TEST PIT: 5J
DATE: 8-6-96
DEPTH: 111"
GROUNDWATER: NONE NOTED
MOTTLING: 0-5" TOPSOIL
5-27" SANDY LOAM W/BOULDERS
27-111" SANDY PAN W/BOULDERS

LOT # 20
TEST PIT: 5K
DATE: 8-6-96
DEPTH: 110"
GROUNDWATER: NONE NOTED
MOTTLING: 0-5" TOPSOIL
5-27" SANDY LOAM W/BOULDERS
27-111" SANDY PAN W/BOULDERS

LOT # 20
TEST PIT: 5L
DATE: 8-6-96
DEPTH: 112"
GROUNDWATER: NONE NOTED
MOTTLING: 26"
MATERIAL: 0-11" TOPSOIL
11-26" SANDY LOAM
26-112" SANDY PAN

LOT # 20
TEST PIT: 5M
DATE: 12-9-20
DEPTH: 6.3'
GROUNDWATER: NONE NOTED
MOTTLING: NONE
MATERIAL: 0.0'-1.0' TOP SOIL
1.0'-2.5' LIGHT BROWN FINE SANDY LOAM
2.5'-3.4' DARK BROWN COMPACT GRAVELLY FINE SAND
3.4'-6.3' HARD PAN, VERY COMPACT GRAY SAND

LOT # 21
TEST PIT: 7A
DATE: 4-3-96
DEPTH: 102"
GROUNDWATER: NONE
MOTTLING: NONE NOTED
MATERIAL: 0-4" TOPSOIL
4-50" COMPACT SILT
50-102" HARD PAN

LOT # 21
TEST PIT: 7B
DATE: 4-3-96
DEPTH: 89"
GROUNDWATER: NONE
MOTTLING: 32"
MATERIAL: 0-4" TOPSOIL
4-16" SILTY SANDY LOAM
16-32" D/C SILT
32-89" HARD PAN

LOT # 21
TEST PIT: 7C
DATE: 4-3-96
DEPTH: 96"
GROUNDWATER: NONE
MOTTLING: 35"
MATERIAL: 0-16" TOPSOIL
16-35" SANDY LOAM
35-96" D/C STONY SILTY FINE SAND

LOT # 21
TEST PIT: 7D
DATE: 4-3-96
DEPTH: 99"
GROUNDWATER: NONE
MOTTLING: 37 D"
MATERIAL: 0-13" TOPSOIL
13-31" D/C SILT
31-36" L/C MEDIUM SAND
36-99" HARD PAN

LOT # 21
TEST PIT: 7E
DATE: 4-3-96
DEPTH: 91"
GROUNDWATER: NONE
MOTTLING: 42"
MATERIAL: 0-2" TOPSOIL
2-10" SANDY LOAM
10-12" SILTY SANDY LOAM
12-91" D/C STONY SILTY FINE SAND

LOT # 21
TEST PIT: 7F
DATE: 8-6-96
DEPTH: 113"
GROUNDWATER: NONE NOTED
MOTTLING: 0-10" TOPSOIL
10-40" LOAMY SAND
40-113" SANDY PAN

LOT # 21
TEST PIT: 7G
DATE: 8-6-96
DEPTH: 127"
GROUNDWATER: NONE NOTED
MOTTLING: 0-3" TOPSOIL
3-28" SILT
28-127" SANDY PAN W/ROCK

LOT # 21
TEST PIT: 7H
DATE: 4-3-96
DEPTH: 76"
GROUNDWATER: NONE
MOTTLING: NONE
MATERIAL: 0-2" TOPSOIL
2-13" SANDY SILTY LOAM
13-76" D/C SILT

LOT # 21
TEST PIT: 1-20
DATE: 12-9-20
DEPTH: 5.1'
GROUNDWATER: NONE
MOTTLING: NONE
LEDEGE: 5.1'
MATERIAL: 0.0'-0.8' TOPSOIL
0.8'-2.2' LIGHT BROWN FINE SAND LOAM
2.2'-5.1' DARK BROWN VERY FINE SAND, ROCK

LOT # 21
TEST PIT: 2-20
DATE: 12-9-20
DEPTH: 8.5'
GROUNDWATER: NONE
MOTTLING: NONE
ROOTS: 5.0'
MATERIAL: 0.0'-0.2' TOP SOIL
0.2'-1.7' LIGHT BROWN FINE SANDY LOAM
1.7'-2.1' DARK BROWN FINE SAND, SILT, GRAVEL
2.1'-3.8' GRAY FINE SAND, GRAVEL
3.8'-8.5' HARD PAN

PERC. 21 P1 (LOT 21 PRIMARY)
DATE: 3-8-04
RATE: 6.7 MIN./IN.

PERC. 21 R1 (LOT 21 RESERVE)
DATE: 3-8-04
RATE: 5 MIN./IN.

LOT # 22
TEST PIT: 2A
DATE: 4-3-96
DEPTH: 93"
GROUNDWATER: 42"
MOTTLING: 33"
MATERIAL: 0-11" TOPSOIL
11-25" SANDY LOAM
25-33" COMPACT FINE SAND
33-93" D/C STONY SILTY FINE SAND
SAND W/BOULDERS

LOT # 22
TEST PIT: 2B
DATE: 4-3-96
DEPTH: 96"
GROUNDWATER: 46"
MOTTLING: 34"
MATERIAL: 0-10" TOPSOIL
10-32" SANDY LOAM
32-96" D/C STONY SILTY FINE SAND

LOT # 22
TEST PIT: 2C
DATE: 4-3-96
DEPTH: 95"
GROUNDWATER: 54"
MOTTLING: 53"
MATERIAL: 0-8" TOPSOIL
8-33" SANDY LOAM
33-95" D/C STONY SILTY FINE SAND

LOT # 22
TEST PIT: 2D
DATE: 4-3-96
DEPTH: 112"
GROUNDWATER: 42"
MOTTLING: 41"
MATERIAL: 0-8" TOPSOIL
8-41" SANDY LOAM W/BOULDERS
41-112" D/C STONY SILTY FINE SAND

LOT # 22
TEST PIT: 2E
DATE: 12-9-20
DEPTH: 4.1'
GROUNDWATER: NONE
MOTTLING: NONE
MATERIAL: LEDGE AT 4.1'

PERC. 22 P1 (LOT 22 PRIMARY)
DATE: 3-8-04
RATE: 2.22 MIN./IN.

PERC. 22 R1 (LOT 22 RESERVE)
DATE: 3-8-04
RATE: 2.0 MIN./IN.

**LOT 19
MLSS CALCULATION**

SLOPE: 10.6%
RESTRICTIVE LAYER: 27"
NO. BEDROOMS: 4
PERC. RATE: 5.0 MIN./IN.
HF(24) X FF(1.0) X PF(1.5) = 36 LF
660 S.F. EFFECTIVE LEACHING AREA REQ.
2 TRENCHES @ 110 L.F. EA.
660 S.F. PROVIDED

**LOT 20
MLSS CALCULATION**

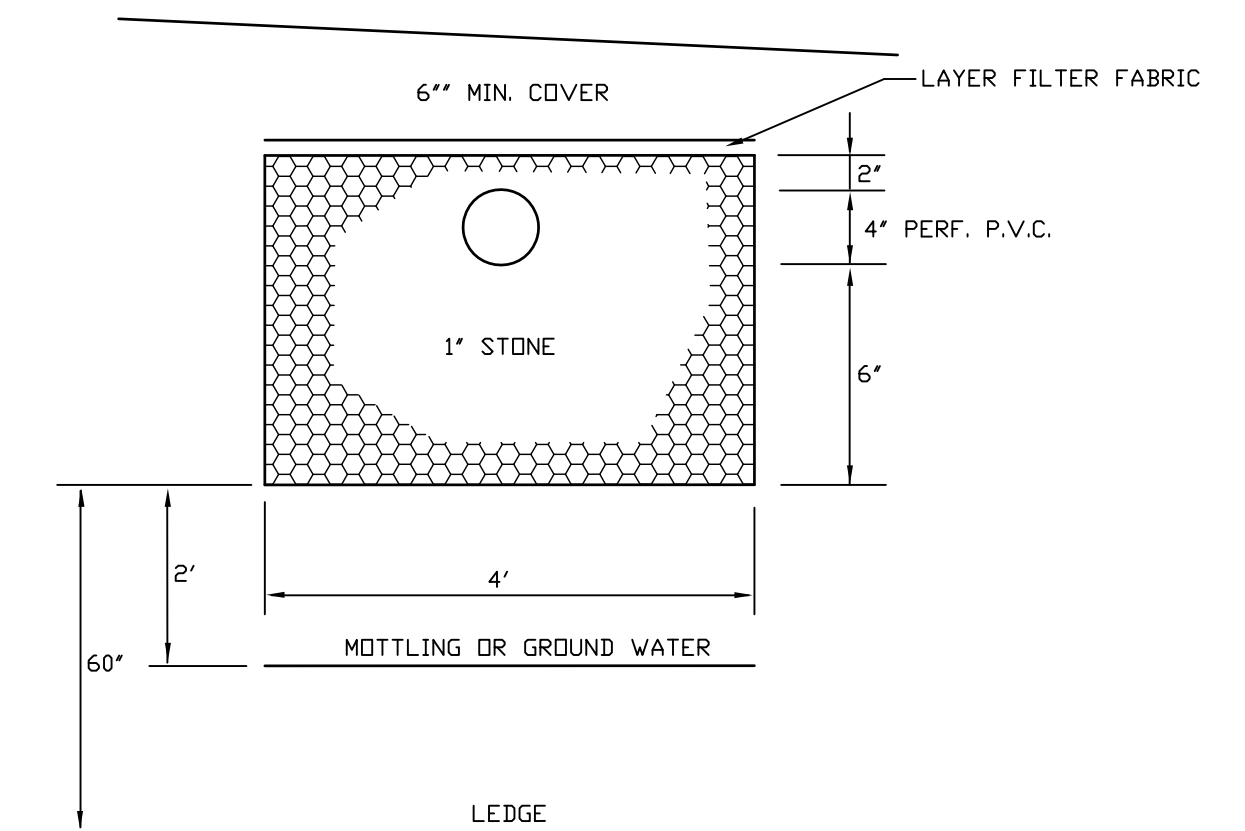
SLOPE: 8.7%
RESTRICTIVE LAYER: 26"
NO. BEDROOMS: 4
PERC. RATE: 3.6 MIN./IN.
HF(28) X FF(1.0) X PF(1.5) = 42 LF
660 S.F. EFFECTIVE LEACHING AREA REQ.
2 TRENCHES @ 110 L.F. EA.
660 S.F. PROVIDED

**LOT 21
MLSS CALCULATION**

SLOPE: 8.8%
RESTRICTIVE LAYER: 32"
NO. BEDROOMS: 4
PERC. RATE: 6.7 MIN./IN.
HF(24) X FF(1.2) X PF(1.5) = 43 LF
660 S.F. EFFECTIVE LEACHING AREA REQ.
2 TRENCHES @ 110 L.F. EA.
660 S.F. PROVIDED

**LOT 22
MLSS CALCULATION**

SLOPE: 10.0%
RESTRICTIVE LAYER: 33"
NO. BEDROOMS: 4
PERC. RATE: 2.2 MIN./IN.
HF(24) X FF(1.0) X PF(1.5) = 36 LF
660 S.F. EFFECTIVE LEACHING AREA REQ.
3 TRENCHES @ 73.4 L.F. EA.
660 S.F. PROVIDED



**TYPICAL ABSORPTION TRENCH
NOT TO SCALE**

P:\ARBOR\PROJ\1420\BASE\PHASE 3\NOTES\1420-NL\40 1/20/2021 8:35:02 AM EST

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

P.E. # 26858

JONATHAN H. SZUREK

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

SOILS DATA
WINTERGREEN GLEN P.A.D. PHASE III
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN.

CK. BY: JHS

DRW. BY: RSS

DATE: 1-11-21

SCALE: NONE

SHEET 1 OF 1

MAP NO. 114-20-1SD