



SITE LOCATION MAP
SCALE: 1"=1,000'

HOUSE SITE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

VERIFY FOUNDATION DIMENSIONS PRIOR TO CONSTRUCTION

LOT MAY BE SUBJECT TO CL&P EASEMENT

REFERENCE MADE TO MAPS TITLED:

*FEDERAL EMERGENCY MANAGEMENT AGENCY HARTFORD COUNTY, CT FLOOD PROFILES: ROARING BROOK (TOWN OF GLASTONBURY) 372P DATE: 5-16-17

*FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT PANEL 536 OF 675, MAP NUMBER 0900300536F EFFECTIVE DATE: SEPTEMBER 26, 2008 SCALE 1" = 500'

*BOUNDARY MAP #203/LOT N-4E COTTON HOLLOW ROAD PREPARED FOR AMY F. RIO & WILLIAM M. CARTER SOUTH GLASTONBURY, CONN. BY MEGSON, HEAGLE & FRIEND C.E. & L.S. GLASTONBURY, CONN. DATE: 7-30-18 REV. 8-12-19 SCALE: 1"=40' MAP NO. 36-18-18

*BOUNDARY MAP 79 COTTON HOLLOW ROAD PREPARED FOR WILLIAM PURTILL GLASTONBURY, CONN. BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 1-4-07 SCALE: 1"=40' MAP NO. 199-06-180Y SHEET 1 OF 1

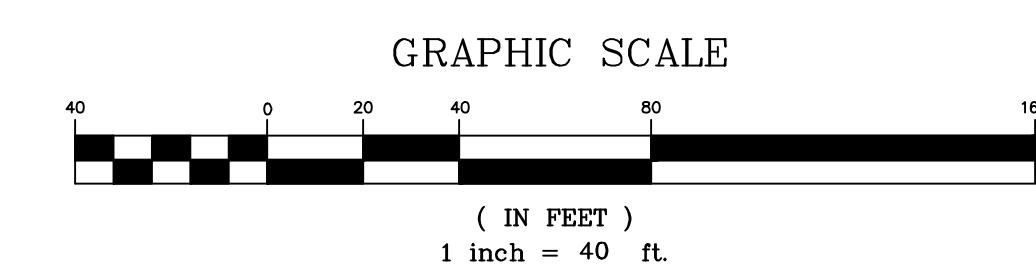
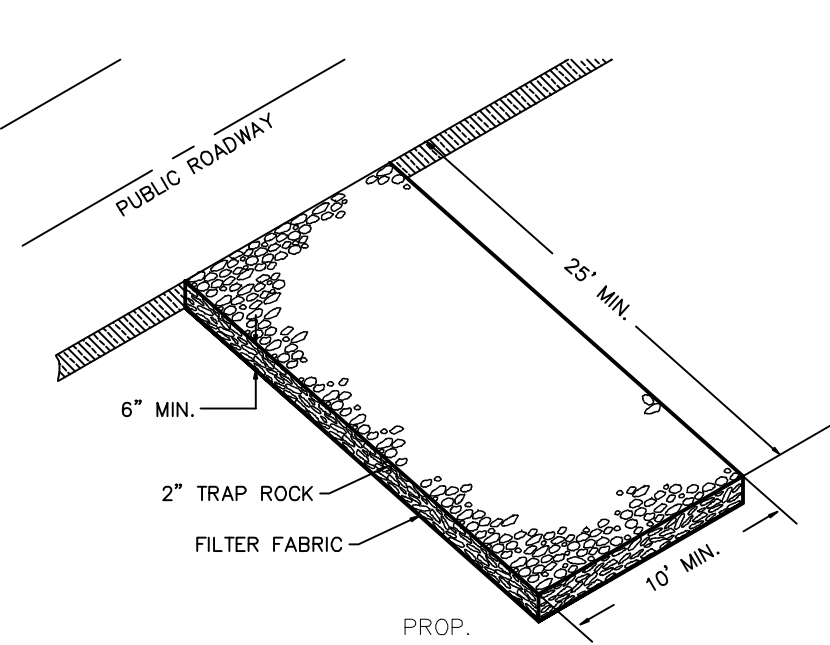
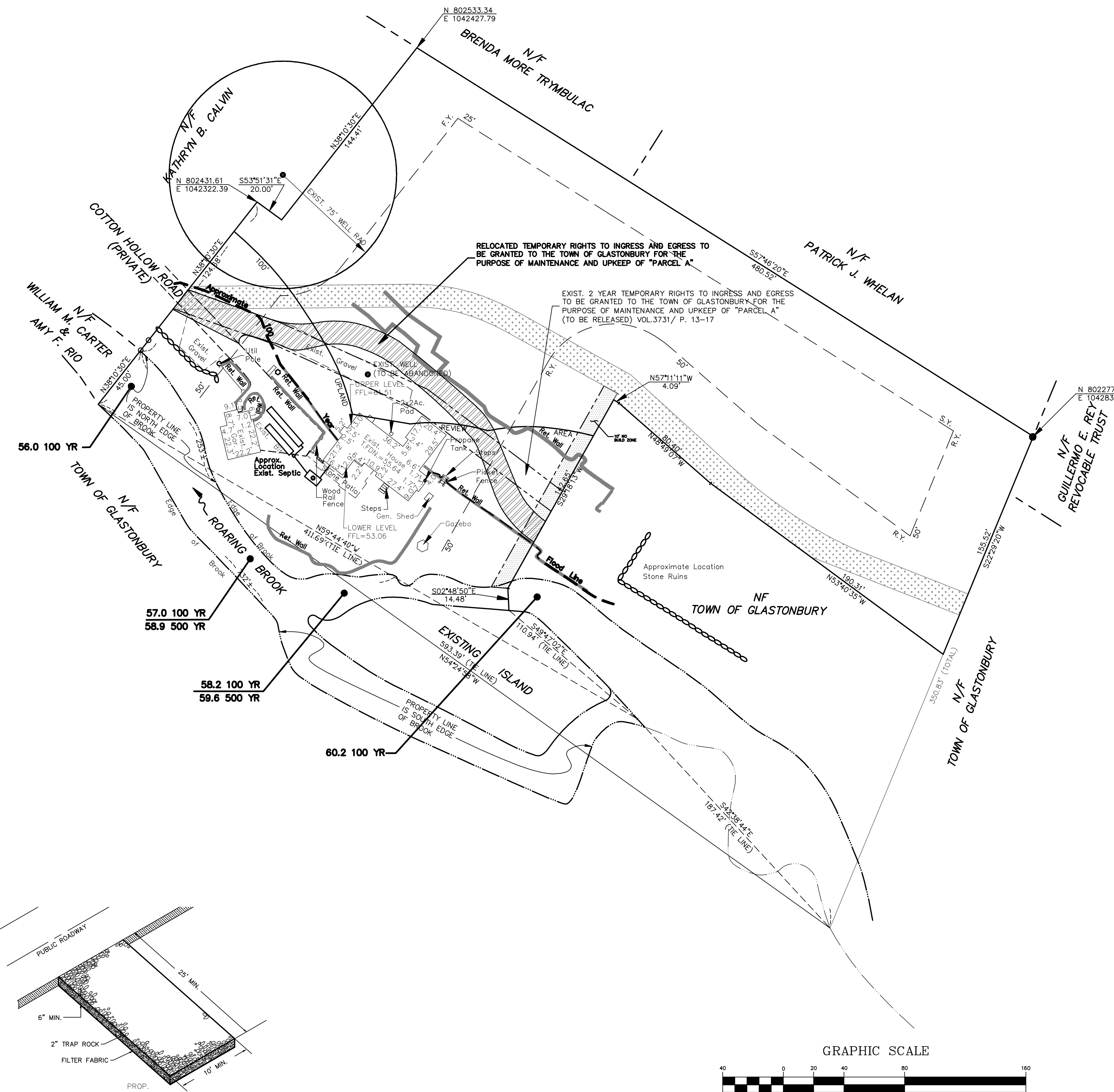
*PLOT PLAN PREPARED FOR GERALDINE S. CHAGAN GLASTONBURY, CT. BY LUGHS & BECKERMAN CIVIL ENGINEERS, PLANNERS, LAND SURVEYORS GLASTONBURY, CONN. SCALE: 1"=40' DATE: 11-25-77 E-67-99

*PREPARED FOR COTTON HOLLOW, INC. SOUTH GLASTONBURY, CONN. BY MEGSON & HYPPA C.E. GLASTONBURY, CONN. DATE: 2-9-60 SCALE: 1"=100' MAP NO. 14-60-1

*MAP PREPARED FOR ROBERT & JEANNE PURTILL GLASTONBURY, CONN. BY JOHN J. MOZZOCHI, ENGINEER GLASTONBURY, CONN. DATE: 11-1-55 SCALE: 1"=40' #55-120

*SUBDIVISION PLAN HOPEWELL WOODS II PREPARED FOR CORA M. DUNNING GLASTONBURY, CONN. BY REINO E. HYPPA AND ASSOCIATES GLASTONBURY, CONN. DATE: 5-7-84 REV. 11-30-84 SCALE: 1"=40' MAP NO. 187-83-18

*PROPERTY TO BE CONVEYED FROM J.W. PURTILL TO RUTH D. & LOUISE E. CARD GLASTONBURY, CONN. BY MOLLOY & MOZZOCHI ENGINEERS GLASTONBURY, CONN. DATE: MAY, 27 1949 REVISED MAY, 31 1949 SCALE: 1"=20' #49-65



FRANCA FILOMENO	
PROJECT/APPLICANT	RURAL RESIDENCE/FLOOD_ZONE/GW-1 ZONE
203/LOT N-4E COTTON HOLLOW ROAD	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	



February 23, 2022
 Franca Filomeno
 109 Peria Drive
 Rocky Hill CT 06067
 Re: Approved Upland Review Area Regulated Activity at
 203 Cotton Hollow Road, Glastonbury

Dear Franca Filomeno:
 Pursuant to Section 12 of Glastonbury's Inland Wetlands and Watercourses Regulations you are hereby approved for renovation of and addition to an existing single family residence within the wetlands' upland review area at 203 Cotton Hollow Road, as represented on the site plan dated October 4, 2021, revised February 11, 2022. This approval is contingent upon your responsibility to:

- to publish this approval (one time) in a newspaper that circulates in Glastonbury within 10 days of the date of this approval letter; and
- to await a 15-day appeal period (15 days from the date of newspaper publication) before starting this project within the upland review area.

This Permit:
 - Requires that the approved regulated activities be completed within one (1) year from commencement of said activities
 - That appropriate erosion controls be installed and maintained in working order, in compliance with the plot plan and the 2002 CT Erosion & Sediment Guidelines
 - Is valid for five (5) years from the date of this letter, with an expiration date of February 23, 2027

Failure to comply with these requirements will automatically nullify this approval. The permit may be revoked if you exceed the conditions or limitations of this Permit.

Please call (860) 652-7510 or email suzanne.simone@glastonbury-ct.gov to advise the newspaper name and date when the notice is to appear.

Sincerely,
Suzanne Simone
 Suzanne Simone
 Environmental Planner

ZONE: RURAL RESIDENCE/FLOOD_ZONE
LOT AREA = 42,271 S.F.
=0.970 AC.

NOTE: BEARINGS AND COORDINATES REFER TO NAD 83 DATUM
 ELEVATIONS REFER TO NAVD 88 DATUM

LEGEND

- EXISTING PINCH PIPE
- EXISTING IRON PIN
- EXISTING SPOT ELEVATION 54.0
- FLOOD ELEVATION **58.0**

PROPOSED TEMPORARY RIGHTS TO INGRESS AND EGRESS TO BE GRANTED TO THE TOWN OF GLASTONBURY FOR THE PURPOSE OF MAINTENANCE AND UPKEEP OF "PARCEL A" SET TO EXPIRE ON 3-10-2023

PERMANENT RIGHTS TO INGRESS AND EGRESS TO BE GRANTED TO THE TOWN OF GLASTONBURY FOR THE PURPOSE OF MAINTENANCE AND UPKEEP OF "PARCEL A"

OWNER:
FRANCA FILOMENO
109 PERIA DRIVE
ROCKY HILL, CONN. 06067
(860) 883-2625

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN. I HAVE CONDUCTED A REASONABLE INVESTIGATION AND AS A RESULT OF SAID INVESTIGATION I AM Satisfied THAT THE MAP IS ACCURATE THROUGHOUT AND THAT THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT HAVE BEEN FOLLOWED. I AM A MEMBER OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2018.
 TYPE OF SURVEY: LIMITED PROPERTY SURVEY - ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 CLASS OF ACCURACY: A-2
 SANDS E. AESCHIMAN
 L.S. # 14201

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

EXISTING CONDITIONS PLAN & BOUNDARY MAP
#203/LOT N-4E COTTON HOLLOW ROAD
 PREPARED FOR
DANIEL FILOMENO/ACOUSTICS, INC.
 SOUTH GLASTONBURY, CONN.

CK. BY: JLH
 DRW. BY: TCJ
 DATE: 5-19-21
 SCALE: 1"=40'
 SHEET 1 OF 2
 MAP NO. 60-21-1PP

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REV. 2-24-22 REGULATED ACTIVITY APPROVAL
 REV. 2-11-22 PROPOSED ADDITION
 REV. 12-28-21 UPDATE PLAN
 REV. 10-4-21