



**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

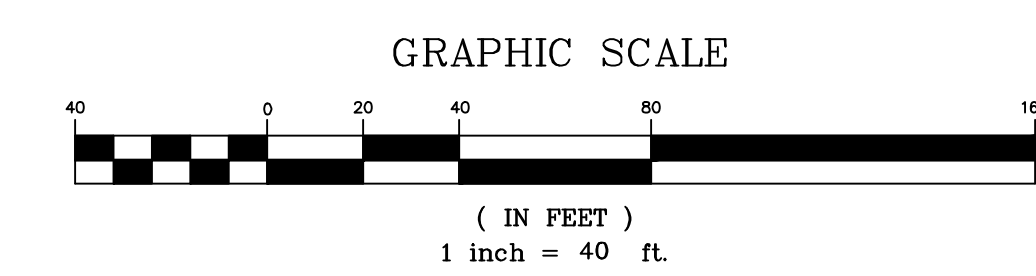
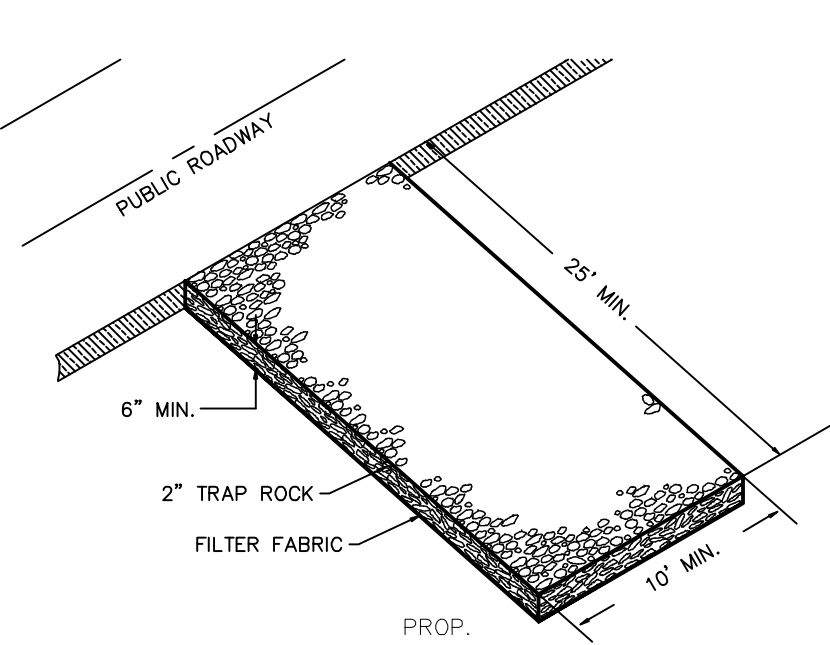
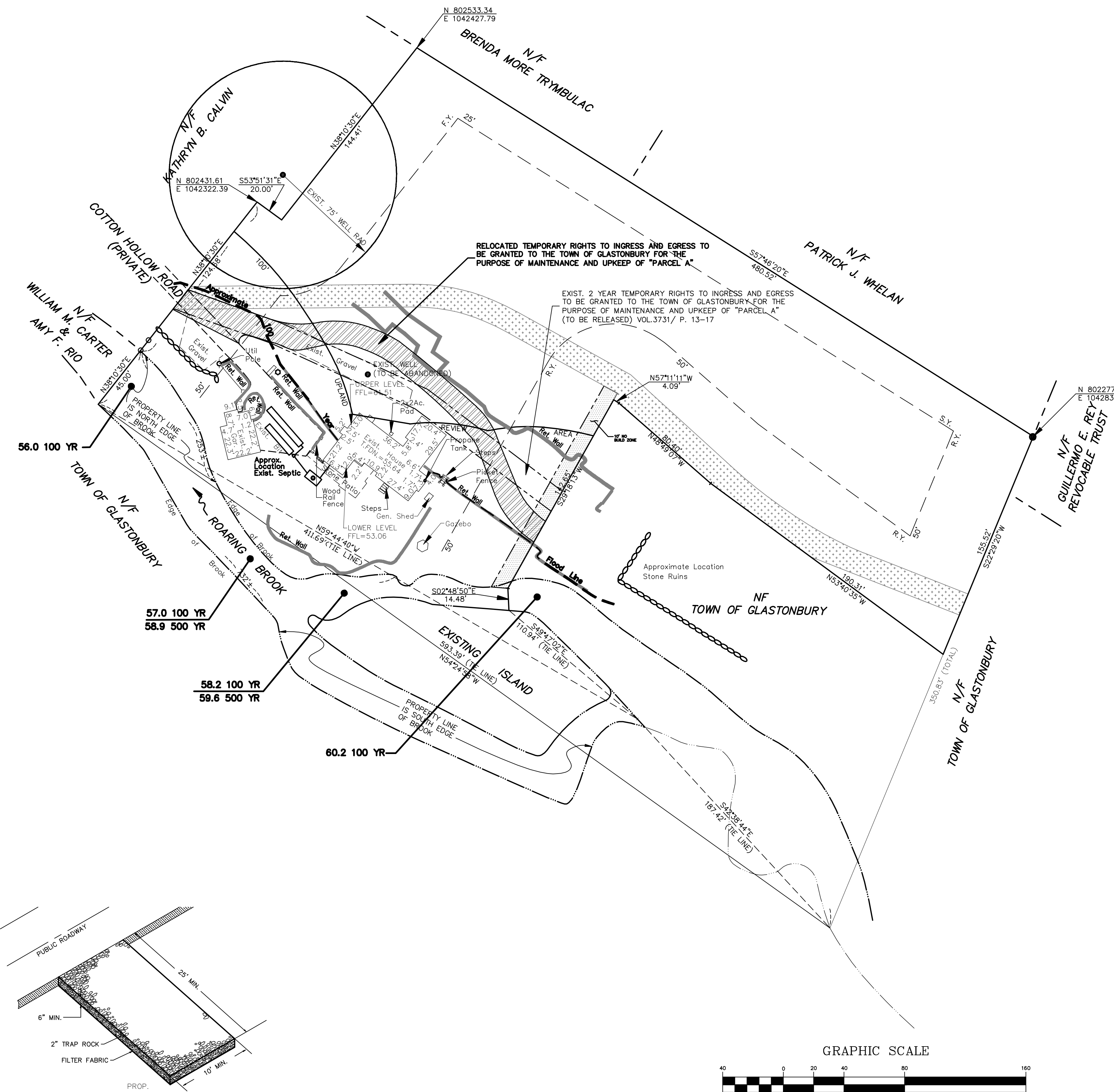
\*PLOT PLAN PREPARED FOR GERALDINE S. CHAGAN GLASTONBURY, CT. BY LUGHS & BECKERMAN CIVIL ENGINEERS, PLANNERS, LAND SURVEYORS GLASTONBURY, CONN. SCALE: 1"=40' DATE: 11-25-77 E-67-99

\*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



|   |  |
|---|--|
| <b>FRANCA FILOMENO</b>  | <b>RURAL RESIDENCE/FLOOD_ZONE/GW-1</b> |
| PROJECT/APPLICANT   | 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 [susanne.simone@glastonbury-ct.gov](mailto:susanne.simone@glastonbury-ct.gov) to advise the newspaper name and date when the notice is to appear.

Sincerely,  
*Susanne Simone*  
 Susanne 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 ALL DATA CONCERNING THE SURVEYED PROPERTY AND ADJACENT THROUGH 20-3006-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. 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

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

**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

**SOILS DATA**

WITNESSED BY: DON KENDRICK, RS GLASTONBURY HEALTH DEPT.

TEST PIT: 1  
 DATE: 6-16-21  
 DEPTH: 7.0'  
 MOTTLING: NONE  
 GROUNDWATER: NONE  
 ROOTS: 5.0'  
 LEDGE: 7.0'  
 MATERIAL: 0.0'-3.0' DISTURBED LAYER  
 3.0'-4.0' LIGHT BROWN FINE SANDY SILT LOAM  
 4.0'-7.0' DARK BROWN FINE SAND, GRAVEL, BOULDERS, COBBLES

TEST PIT: 2  
 DATE: 6-16-21  
 DEPTH: 6.0'  
 MOTTLING: NONE  
 GROUNDWATER: NONE  
 ROOTS: 5.0'  
 LEDGE: 6.0'  
 MATERIAL: 0.0'-2.0' DISTURBED LAYER  
 2.0'-3.0' LIGHT BROWN FINE SANDY SILT LOAM  
 3.0'-6.0' DARK BROWN FINE SAND, GRAVEL, COBBLES, BOULDERS

TEST PIT: 1A  
 DATE: 12-10-21  
 CONFIRMATION TEST PIT: PROFILE SAME AS TEST PIT 1 ABOVE

**M.L.S.S. CALCULATIONS**

BEDROOMS: 3  
 RECEIVING SOIL: 60" + 30" 45"  
 SLOPE: 11% (NATURAL GRADE)  
 PERC. RATE: 40 MIN./IN.  
 (HF)16 x (FF)2.0 x (PF)1.5 = 48 L.F.

BENCH MARK TO BE SET IN SEPTIC AREA AT TIME OF STAKE OUT

**B100A SANITARY SYSTEM DESIGN**

|                           |                   |
|---------------------------|-------------------|
| NUMBER OF BEDROOMS        | 3                 |
| PERCOLATION RATE          | 40 MIN./IN.       |
| ABSORPTION AREA REQUIRED  | 900 S.F. (MIN.)   |
| USE GST 6224 (18.1 SF/LF) | 49.7 L.F. REQ'D   |
| USE 1 ROW @               | 50 L.F.           |
| SEPTIC TANK CAPACITY      | 1,000 GAL. (MIN.) |

**SANITARY SYSTEM ELEVATIONS**

|                        |      |
|------------------------|------|
| *PUMP WILL BE REQUIRED | 1    |
| BOTTOM OF TRENCH       | 57.8 |
| FL. DISTRIBUTION LINE  | 59.8 |

NOTES:  
 THE LEACHING AREA IS TO BE STRIPPED OF ALL UNSUITABLE SOILS AND FILLED WITH CLEAN SAND, LAID IN 8"-12" INCH LIFTS, FILL TO BE MECHANICALLY COMPACTED TO 90% MAXIMUM DENSITY. A MINIMUM SEPARATION DISTANCE OF 24" BETWEEN THE MOTTLING LAYER AND BOTTOM OF THE LEACHING AREA MUST BE MAINTAINED.  
 INSTALLATION OF ALL SEWAGE DISPOSAL SYSTEMS SHALL NOT OCCUR DURING WET WEATHER TO AVOID SOIL SMEARING.  
 FILLING OF STRIPPED AREAS SHALL NOT BE PERMITTED WHILE SMEARING OF THE SOILS OCCURS, ALL SMEARED SURFACES SHALL BE RAKED OR PLOWED PRIOR TO ANY FILLING AND AS DIRECTED BY THE TOWN HEALTH DEPARTMENT.

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN BENEIGHED AND THE SIEVE ANALYSIS STARTED.
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

| SIEVE SIZE | PERCENT PASSING |            |
|------------|-----------------|------------|
|            | WET SIEVE       | DRY SIEVE  |
| #4         | 100             | 100        |
| #10        | 70% - 100%      | 70% - 100% |
| #40        | 10% - 50%*      | 10% - 75%  |
| #100       | 0% - 20%        | 0% - 5%    |
| #200       | 0% - 5%         | 0% - 2.5%  |

\*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

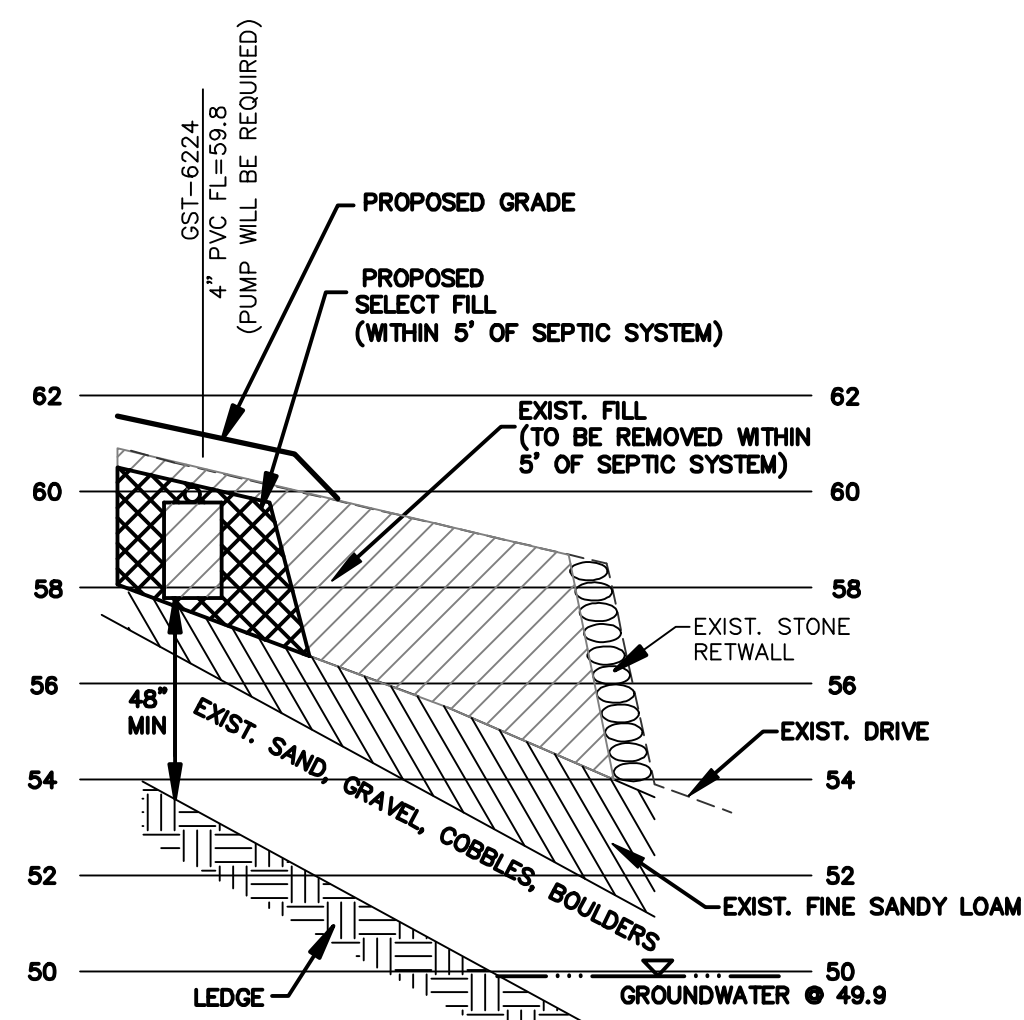
THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SCARPED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

**PERCOLATION TEST DATA**

PERC. TEST: 1  
 DATE: 6-18-21  
 DEPTH: 59"  
 RATE: 40 MIN./IN.

PERC. TEST: 2  
 DATE: 7-28-21  
 DEPTH: 67"  
 RATE: TEST NOT RUN

PERC. TEST: 3  
 DATE: 8-8-21  
 DEPTH: 59"  
 RATE: 40 MIN./IN.



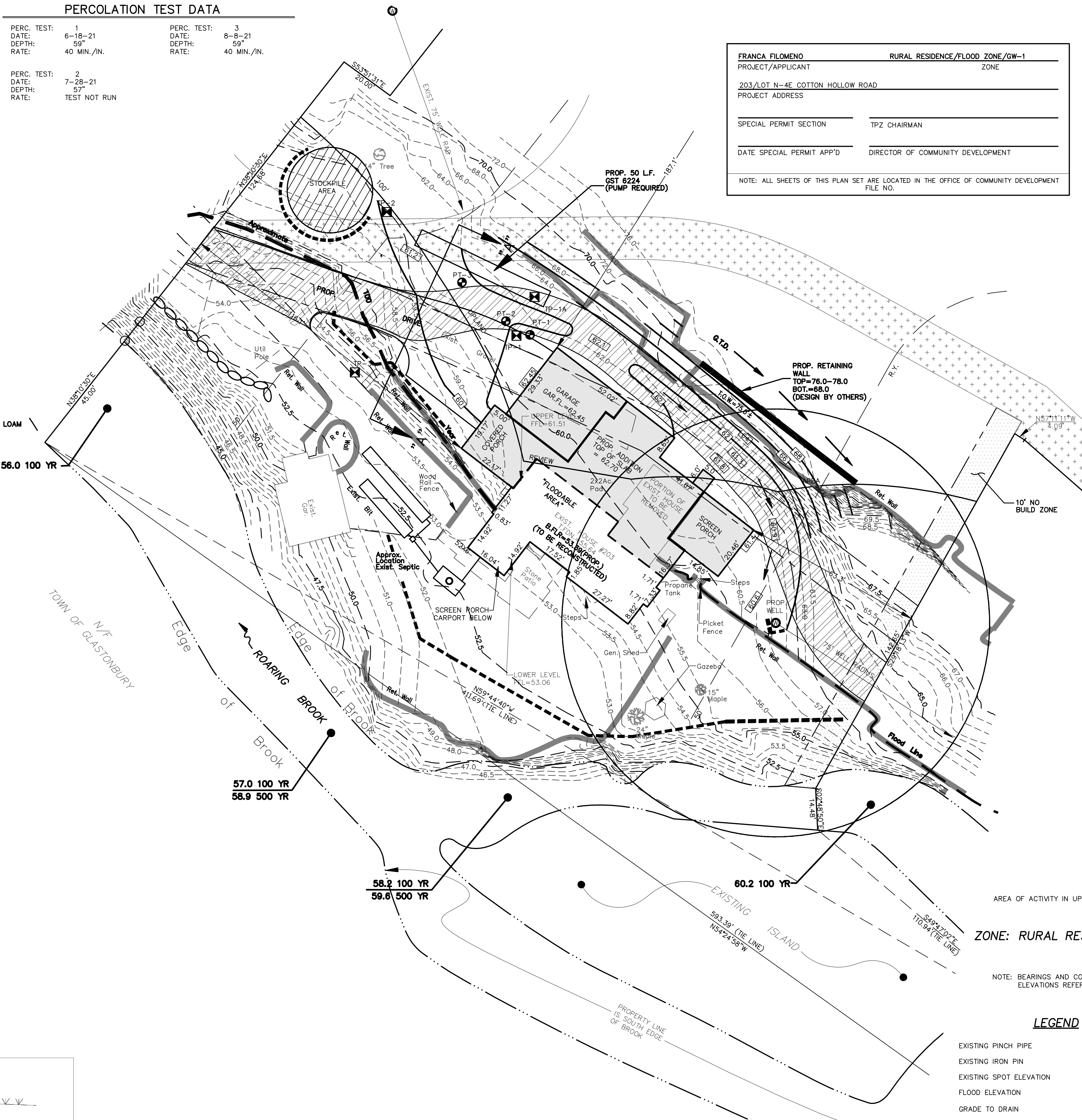
**CROSS SECTION A-A**  
 SCALE: HORZ. 1"=20'  
 VERT. 1"=4'

56.0 100 YR

57.0 100 YR  
 58.9 500 YR

58.2 100 YR  
 59.8 500 YR

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



ZONE: RURAL RESIDENCE/FLOOD\_ZONE

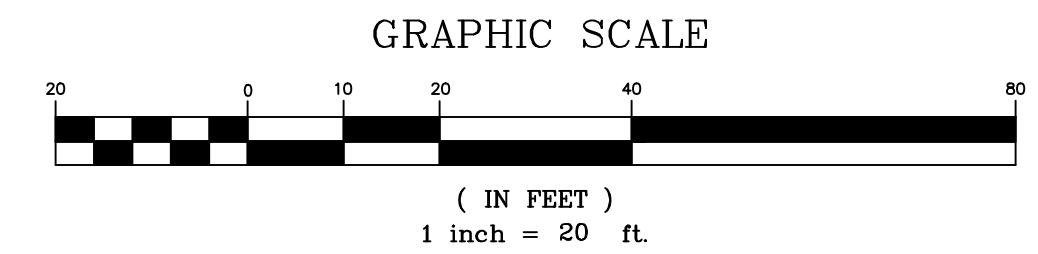
NOTE: BEARINGS AND COORDINATES REFER TO NAD 83 DATUM  
 ELEVATIONS REFER TO NAVD 88 DATUM

**LEGEND**

- EXISTING PINCH PIPE
- EXISTING IRON PIN
- EXISTING SPOT ELEVATION
- FLOOD ELEVATION
- GRADE TO DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STAKED HAYBALES/SILT FENCE

**FLOOD STORAGE CALCULATIONS**

|  |          |
|--|----------|
| FILL IN FLOOD_ZONE   | 0 C.Y.   |
| INCREASE IN FLOOD STORAGE DUE TO FLOOD VENTING OF EXIST BASEMENT | 220 C.Y. |



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"

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

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

JONATHAN H. SZCZUREK  
 P.E. # 26658

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

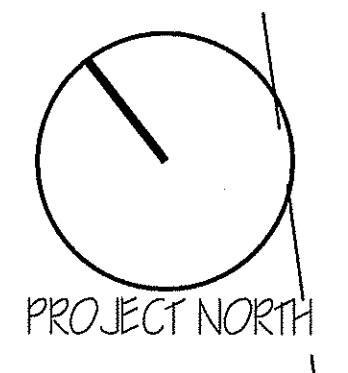
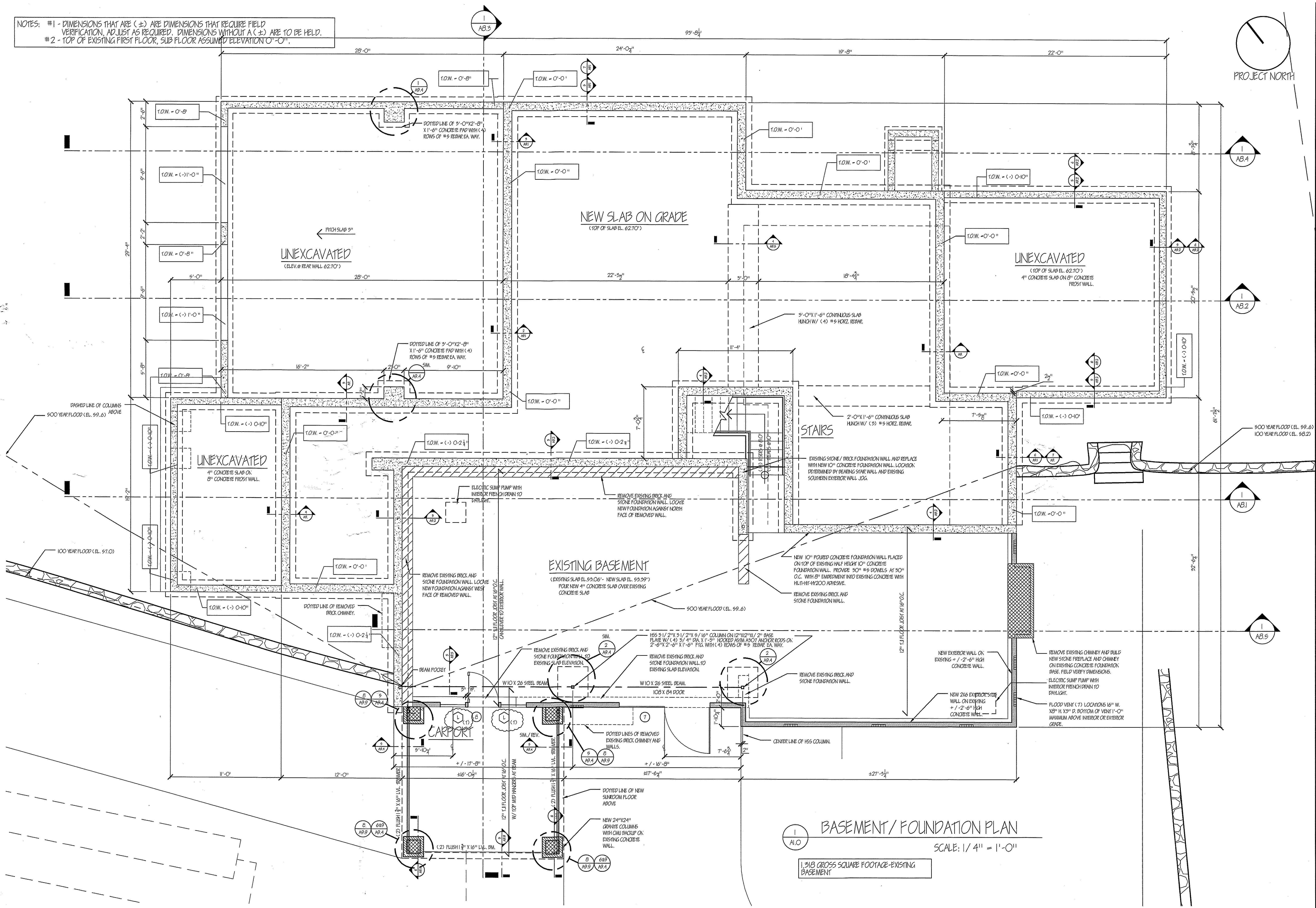
**#203/LOT N-4E COTTON HOLLOW ROAD**  
 PREPARED FOR  
**DANIEL FILOMENO/ACOUSTICS, INC.**  
 SOUTH GLASTONBURY, CONN.

CK. BY: JLH  
 DRW. BY: TCJ  
 DATE: 5-19-21  
 SCALE: 1"=20'  
 SHEET 2 OF 2  
 MAP NO. 60-21-1PP

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

P:\2021\PROJ\6021\DWG\BASE\6021-PT.dwg 2/24/2022 1:59:24 PM EST

NOTES: #1 - DIMENSIONS THAT ARE (±) ARE DIMENSIONS THAT REQUIRE FIELD VERIFICATION, ADJUST AS REQUIRED. DIMENSIONS WITHOUT A (±) ARE TO BE HELD.  
 #2 - TOP OF EXISTING FIRST FLOOR, SUB FLOOR ASSUMED ELEVATION 0'-0".



**JMM**  
 ARCHITECTS LLC  
 41 C NEW LONDON TURNPIKE, GASTONBURY, CT 06033

RENOVATIONS AND ADDITIONS  
**THE FILOMENO FAMILY**  
 205 COTTEN HOLLOW ROAD  
 SOUTH GASTONBURY, CONNECTICUT

DRAWINGS ARE NOT TO BE SCALED

CONSTRUCTION DOCUMENT  
 BASEMENT / FOUNDATION FLOOR PLAN  
 DATE: 2.16.22  
 RELEASE: METLAND'S & P&Z APPROVAL

PROJECT # 21114

A1.0

**BASEMENT / FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

1,518 GROSS SQUARE FOOTAGE-EXISTING BASEMENT