

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 OR 811 TWO WORKING DAYS BEFORE YOU DIG.

OPEN SPACE - CONSERVATION NOTE:  
AT THE PRESENT TIME, LOT 1 IS PLANNED TO BE CONVEYED BY THE OWNER/SUBDIVIDER TO HIS DAUGHTER. ANY CONVEYANCE OF EITHER LOT TO ANYONE OTHER THAN AN IMMEDIATE FAMILY MEMBER WOULD REQUIRE THE TOWN OF GLASTONBURY TO ACQUIRE OPEN SPACE OR A CONSERVATION EASEMENT, OR A FEE-IN-LIEU THEREOF BY STATE STATUTE.

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

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 EXCAVATION IN THE TOWN RIGHT OF WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM-4:30 P.M. MONDAY THRU FRIDAY AT (860) 652-7735.

NO PUBLIC IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION PLAN.

WAIVERS FROM SUBDIVISION REGULATIONS REQUESTED INCLUDE:  
11.2 SIDEWALKS  
13.7 CAPPED SEWERS

SUBJECT PARCEL DIVIDED FROM PARENT PARCEL 3-16-55.

SUBJECT PARCEL IS NOT AFFECTED BY WETLANDS, WATERCOURSES OR FLOOD HAZARD AREAS.

NDDB RECORDS INDICATE THE PRESENCE OF TIMBER RATTLE SNAKES AND WHIP-POOR-WILLS. FUTURE DEVELOPMENT (LOT 2 PERMIT PLOT PLAN) WILL NEED TO ADDRESS METHODS TO AVOID DISTURBANCE, INTERFERENCE AND INTERACTION.

REFERENCE MADE TO MAP TITLED:  
"PROPERTY OF BRONIS CIAK GLASTONBURY, CONN. SCALE 1"=100' JUNE 1961" PREPARED BY CECIL W. BROOKS (G.L.R. MAP DRAWER 26, NO. 59 - 1081)

HORIZONTAL DATUM - NAD 83 (T.O.G. CONTROL PINS DK-1 & DK-2)

TYPE OF SURVEY: PROPERTY (SUBDIVISION)  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2

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 THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.

WILLIAM T. CLARK L.S. #70080  
NOT VALID WITHOUT EMBOSSED SEAL

TOWN PLAN & ZONING COMMISSION APPROVAL

**#15 DICKINSON ROAD & MOTT HILL ROAD**

SUBDIVISION NAME: **PAUL GONDEK** ZONE: \_\_\_\_\_

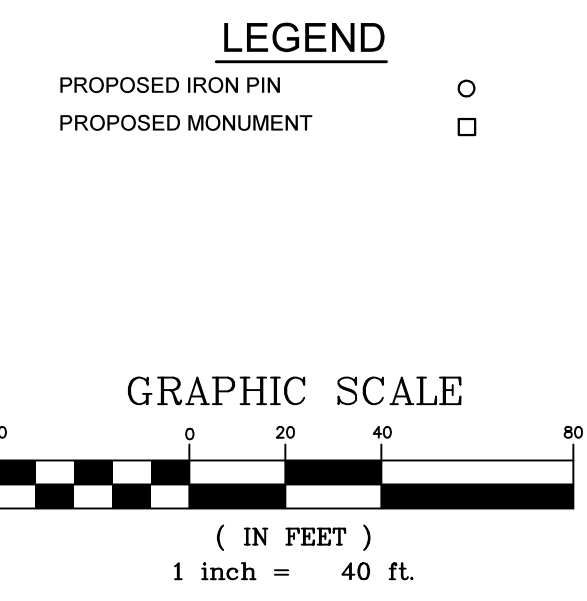
SUBDIVIDER: \_\_\_\_\_

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SUBDIVISION APPROVAL DATE: \_\_\_\_\_ PLAN & ZONING COMMISSION CHAIRMAN: \_\_\_\_\_

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS: \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

FILE NO.: \_\_\_\_\_ TOWN ENGINEER: \_\_\_\_\_



GIS ID: 18600015  
OWNER: PAUL GONDEK  
ADDRESS: #15 DICKINSON ROAD  
MAP/STREET/LOT: J12/1860/N0001  
PROPERTY ID: 1560  
PARCEL ACREAGE: 5.384  
WATER: PRIVATE WELL  
SEWER: SEPTIC SYSTEM  
ZONE: RR - SUBJECT PARCEL & ALL ADJOINING PARCELS

**SHEET INDEX:**  
SHEET 1 - SUBDIVISION PLAN  
SHEET 2 - SITE DEVELOPMENT PLAN  
SHEET 3 - APPROVAL NOTES/COMMENTS (PENDING)

**NARRATIVE:** THIS SUBDIVISION OF A 5.384 ACRE PARCEL ON THE NORTH SIDE OF MOTT HILL ROAD AND DICKINSON ROAD IS FOR THE PURPOSE OF SUBDIVIDING THE EXISTING HOME AT #15 DICKINSON ROAD (LOT 1) FROM THE REMAINING LAND (LOT 2). LOT 1 WILL BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER. NO CHANGES ARE PROPOSED TO THE LAND AT THIS TIME. FUTURE DEVELOPMENT OF LOT 2 WILL REQUIRE STANDARD PARCEL DEVELOPMENT PROCEDURES WITH A SITE SPECIFIC HOUSE AND DEVELOPMENT PLAN PRIOR TO THE ISSUING OF A BUILDING PERMIT.

**SUBDIVISION PLAN**  
**#15 DICKINSON ROAD & MOTT HILL ROAD**  
PREPARED FOR  
**PAUL GONDEK**  
GLASTONBURY, CONNECTICUT

REV. 6-27-2022 ADMIN REVIEW COMMENTS

**CLARK LAND SURVEYING, LLC**  
126 TUNXIS ROAD  
BRISTOL, CONN. 06010  
(860)-967-8590  
TODD@CLARKLS.BIZ

DATE: 5-17-2022 SCALE: 1" = 40' MAP NO. 2022-30  
SHEET 1 OF 2 SHEETS