

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.

THE BEST MANAGEMENT PRACTICES PROVIDED BY THE CT DEEP NDDB SHALL BE ADHERED TO.

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 PM, 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)

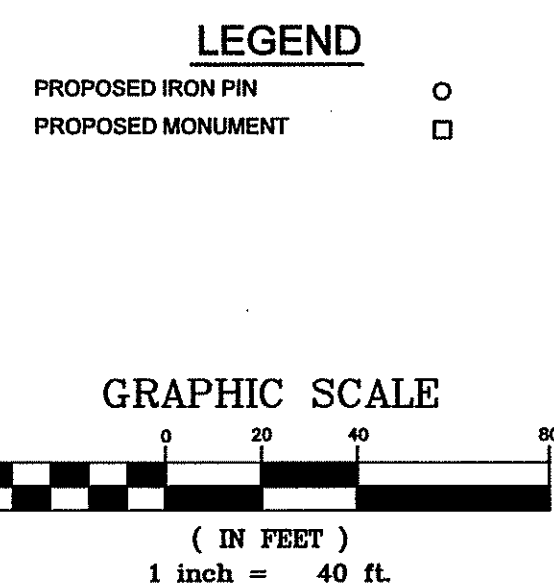
TYPE OF SURVEY: PROPERTY (SUBDIVISION)  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2

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-20 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, 2016.

WILLIAM T. CLARK  
L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

TOWN PLAN & ZONING COMMISSION APPROVAL	
<b>#15 DICKINSON ROAD &amp; MOTT HILL ROAD</b>	
SUBDIVISION NAME	ZONE
<b>PAUL GONDEK</b>	
SUBDIVIDER	
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)

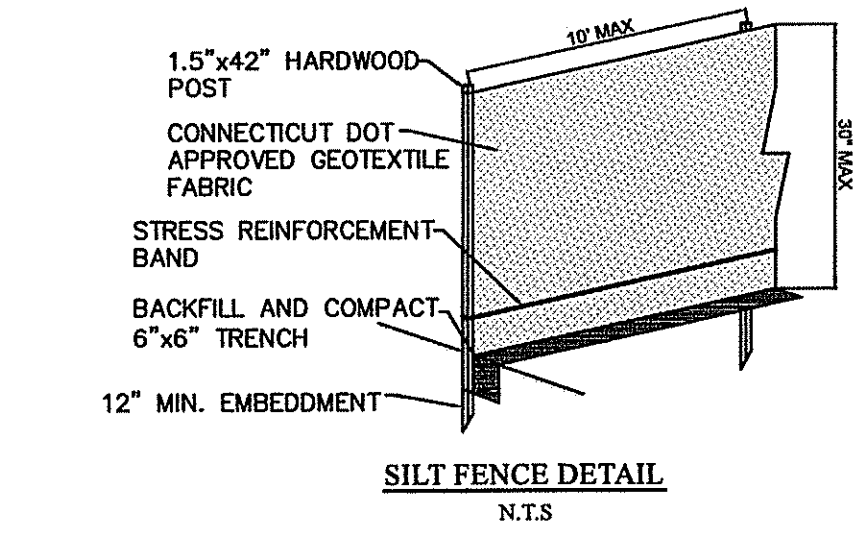
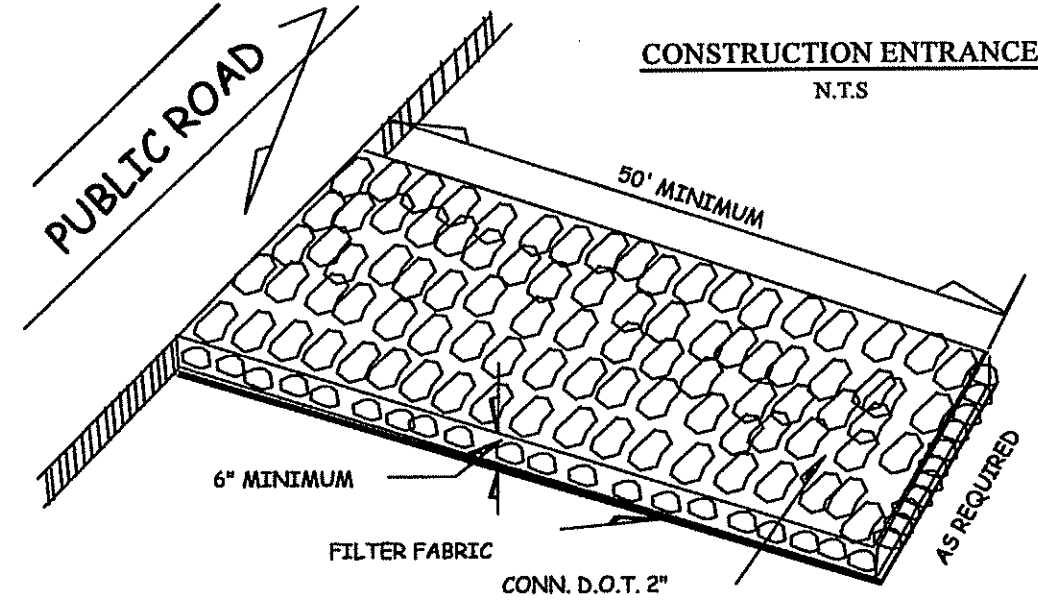
NARRATIVE: THIS SUBDIVISION OF A 5.384 ACRE PARCEL ON THE NORTH SIDE OF MOTT HILL ROAD AND DICKINSON ROAD IS FOR THE PURPOSE OF SUBDIVIDING THE EXISTING HOME AT #15 DICKINSON ROAD (LOT 1) FROM THE REMAINING LAND (LOT 2). LOT 1 WILL BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER. NO CHANGES ARE PROPOSED TO 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



- EROSION AND SEDIMENTATION CONTROL NARRATIVE:**
- DISTURBANCE OF SOIL SURFACE IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE APPROVED "GRADING AND EROSION CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
  - THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS MAY CONTACT PAUL GONDEK TO REPORT ANY FAULTY CONDITIONS. A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF IS REQUIRED, PRIOR TO COMMENCEMENT OF ANY SITE WORK OR DISTURBANCE.
  - THE CONTRACTOR SHALL OBTAIN A COPY OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, FOR USE AS A GUIDE IN IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. A FIELD COPY OF THE 2002 CT GUIDELINES SHALL BE AVAILABLE ON-SITE DURING ACTIVE CONSTRUCTION. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CT D.E.P., 79 ELM STREET, HARTFORD, CT 06106-5127. TEL: (860) 424-3555 ~ FAX: (860) 424-4088 ~ INTERNET: <http://dep.state.ct.us>
  - THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLANS AND REQUIRE THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
  - THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
  - THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONSIDERED BY THIS EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED BY TOWN OFFICIALS AND/OR ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL DETAILS FROM THE 2002 CT GUIDELINES SHALL BE USED FOR APPLICATIONS THAT ARE NOT INCLUDED IN THESE PLANS.
  - ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN. (OUTSIDE OF WETLANDS AND THE REGULATED AREAS.)
  - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS OR PAVEMENT SHALL BE PLANTED WITH GRASS ON 4" THICKNESS OF TOPSOIL.
  - SEEDING: BETWEEN APRIL 1 TO JUNE 15, AND AUGUST 15 TO SEPTEMBER 30, FOLLOWING SEEDING AND SLOPE STABILIZATION DIRECTIVES.
    - FINE GRADE SEED BED TOGETHER WITH LIMESTONE AT A RATE OF 100 LBS PER 1000 SF AND 10-10-10 FERTILIZER AT A RATE OF 15 LBS PER 1000 SF.
    - APPLY THE FOLLOWING SEED MIXTURE PER 100 SF: KENTUCKY BLUE GRASS AT 2 LBS, CREEPING RED FESCUE AT 1 LB AND PERENNIAL RYEGRASS AT A RATE OF 2 LBS.
    - IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, SEED WITH ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 SF AS A TEMPORARY MEASURE (LATER RESEEDING REQUIRED) OR SEED AS SPECIFIED AND PROVIDE MULCHING AND/OR PERIODIC WATERING FOR SUMMER MONTHS.
  - MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1 TON/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER.
  - THERE SHALL BE NO OPEN BURNING DURING CLEARING OPERATIONS PER THE FIRE MARSHALL.

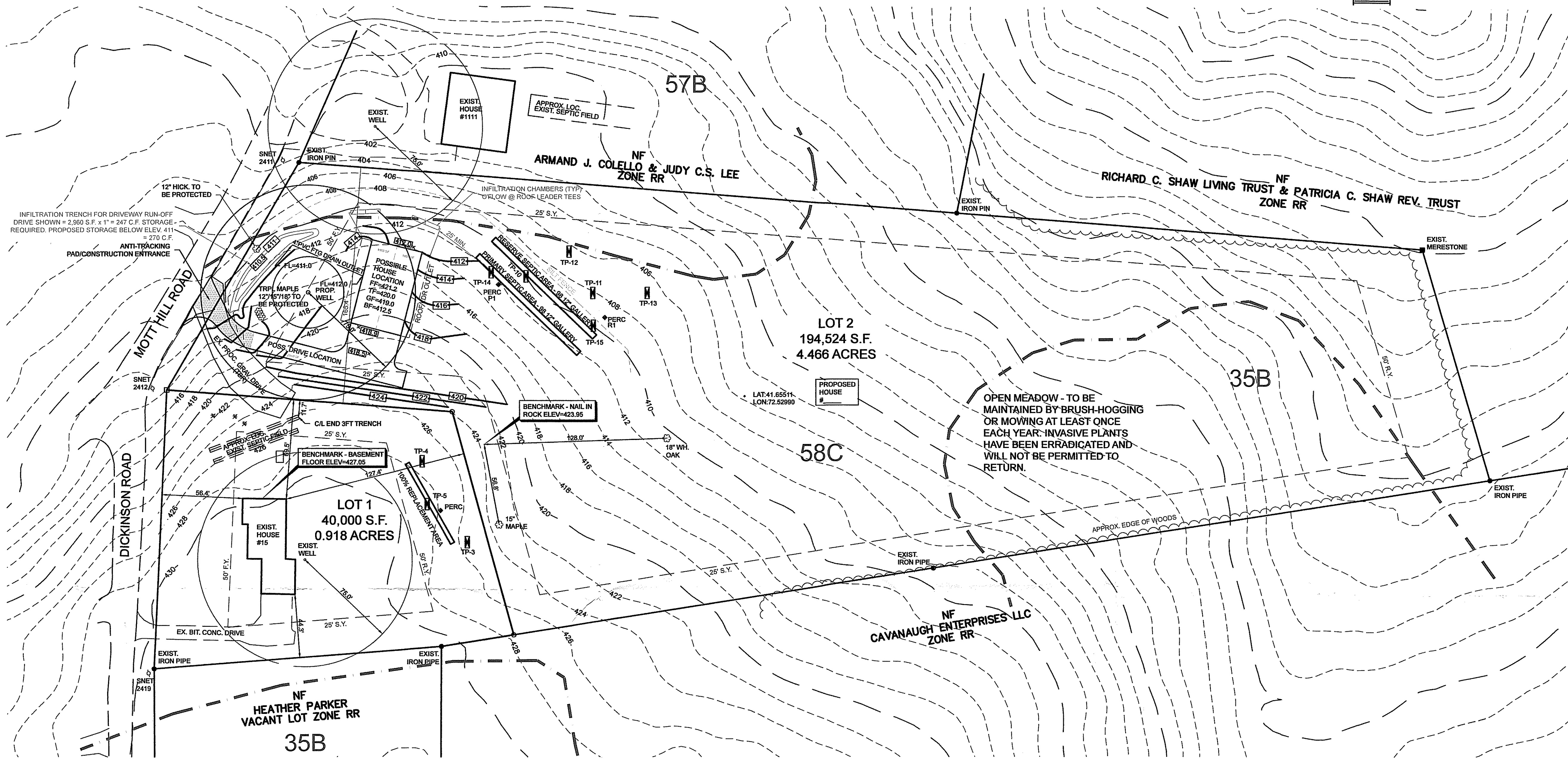
THE BEST MANAGEMENT PRACTICES PROVIDED BY THE CT DEEP MOBS SHALL BE ADHERED TO.

VERTICAL DATUM - NAVD 88 (T.O.G. CONTROL PINS DK-1 & DK-2)

TYPE OF SURVEY: TOPOGRAPHIC  
BOUNDARY DETERMINATION CATEGORY: N/A  
CLASS OF ACCURACY: 1-2/3 (FIELD SURVEY - CRITICAL AREAS/2016 LIDAR - GENERAL)

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



**SOIL DATA LOT 1**  
TEST PITS OBSERVED 2-22-2016 T.O.G. HEALTH DEPT.

TEST PIT 3	TEST PIT 4	TEST PIT 5
0-0.7' TOPSOIL 0.7'-2.5' SANDY LOAM 2.5'-8" FINE SAND	0-0.7' TOPSOIL 0.7'-1.5' SANDY LOAM 1.5'-8" MEDIUM SAND	0-0.8' TOPSOIL 0.8'-2' SANDY LOAM 2'-8" MEDIUM SAND
Mottles: NONE NOTED GROUNDWATER: NONE Ledge: NONE PERC R-1 DATE: 2-22-2016 DEPTH: 36" RATE: 1.5 MIN./INCH	Mottles: NONE NOTED GROUND WATER: NONE Ledge: NONE	Mottles: NONE NOTED GROUNDWATER: NONE Ledge: NONE

**SANITARY SYSTEM DESIGN LOT 1**  
EXISTING TWO (2) BEDROOM HOUSE  
POTENTIAL REPLACEMENT SYSTEM:  
CODE COMPLIANT 1,000 GAL. MIN. CONC. SEPTIC TANK REQUIRED  
PERC RATE 1.5 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED: 375 SQ. FT.  
USE 1 ROW 12" GALLERY @ 64 LF  
EFFECTIVE LEACHING AREA PROVIDED: 5.9 SF/LF x 64 LF = 377.6 SF  
M.L.S.S.: NOT APPLICABLE

- CONSTRUCTION SEQUENCE**
- INSTALL SILT FENCE
  - INSTALL CONSTRUCTION ENTRANCE
  - CONSTRUCT HOME & SEPTIC SYSTEM
  - REVEGETATE DISTURBED AREAS PER SCS GUIDELINES
  - REMOVE SILT FENCE

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.

CERTIFIED SUBSTANTIALLY CORRECT:

GERALD E. HARDISTY, PE #15074  
C.E.S. ENGINEERING  
PH. 860-234-5766 EMAIL: GEHARDISTY@YAHOO.COM

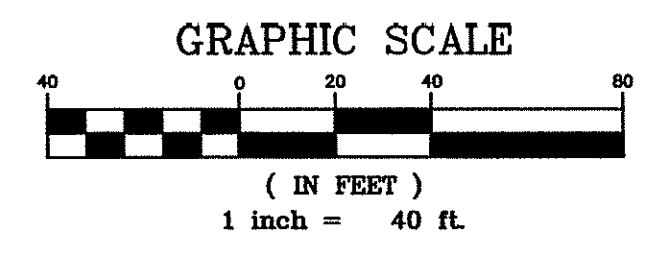
**SOIL DATA LOT 2**  
TEST PITS OBSERVED 3-23-2016 T.O.G. HEALTH DEPT.

TEST PIT 10	TEST PIT 11	TEST PIT 12	TEST PIT 13	TEST PIT 14	TEST PIT 15
0-1' TOPSOIL 1'-2' SANDY LOAM 2'-7.8' COMP. MED SAND & ROCKS	0-1' TOPSOIL 1'-2.5' SANDY LOAM 2.5'-8" COMP. MED SAND & BOULDERS	LEDGE OR LARGE BOULDER AT 1.5' BELOW GROUND	0-1' TOPSOIL 1'-2' SANDY LOAM 2'-6" COMP. MED SAND 6'-7.8' FINE SAND	0-1' TOPSOIL 1'-2' SANDY LOAM 2'-8" COMP. MED SAND	0-1' TOPSOIL 1'-2' SANDY LOAM 2'-7' COMP. MED SAND
Mottles: NONE NOTED GROUNDWATER: NONE Ledge: NONE PERC R-1 DATE: 3-31-2016 DEPTH: 32" RATE: 10 MIN./INCH	Mottles: NONE NOTED GROUND WATER: NONE Ledge: NONE PERC P-1 DATE: 3-31-2016 DEPTH: 30" RATE: 10 MIN./INCH	Mottles: NONE GROUNDWATER: NONE Ledge: 1.5'	Mottles: NONE GROUNDWATER: NONE Ledge: NONE	Mottles: NONE GROUND WATER: NONE Ledge: NONE	Mottles: NONE GROUNDWATER: NONE Ledge: POSS. 7'

**SANITARY SYSTEM DESIGN LOT 2**  
PROPOSED FOUR (4) BEDROOM HOUSE  
CODE COMPLIANT 1,250 GAL. MIN. CONC. SEPTIC TANK REQUIRED  
PERC RATE 10 MIN./INCH  
EFFECTIVE LEACHING AREA REQUIRED: 577.5 SQ. FT.  
USE 1 ROW 12" GALLERY @ 96 + 1' STONE EACH END  
EFFECTIVE LEACHING AREA PROVIDED: 5.9 SF/LF x 98 LF = 578.2 SF  
M.L.S.S.: NOT APPLICABLE

**STORM WATER STORAGE CALCULATIONS**  
HOUSE AREA: 2,200 S.F.  
REQUIRED STORAGE: 1" OF RAIN  
2,200 S.F. / 12-183 C.F.  
VOLUME OF STORAGE AREA PROVIDED = 200.7 C.F.  
STORAGE PROVIDED BASED ON CULTEC RECHARGER 150XL CHAMBERS, 4 UNITS, WITH 6" STONE FOUNDATION DEPTH. (NOTE: ROOF LEADERS TO DISCHARGE TO INFILTRATOR WITH TEE OVERFLOWS INSTALLED AT EACH DOWNSPOUT)

**CULTEC RECHARGER 150XL STORMWATER INFILTRATOR**  
TYPICAL SECTION  
NOT TO SCALE



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- EXISTING TREE
- EXISTING IRON PIN
- SILT FENCE (PROPOSED)
- SOIL BOUNDARY & TYPE

**SOILS LEGEND**

- 59C - GLOUCESTER GRAVELLY SAND, 8-15% SLOPES
- 57B - GLOUCESTER GRAVELLY SAN, 3-8% SLOPES
- 35B - PENWOOD LOAMY SAND, 3-8% SLOPES

TOWN PLAN & ZONING COMMISSION APPROVAL

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

SUBDIVISION NAME: PAUL GONDEK  
SUBDIVIDER: PAUL GONDEK

SUBDIVISION APPROVAL DATE: \_\_\_\_\_ PLAN & ZONING COMMISSION CHAIRMAN  
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS: \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR

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

**SITE DEVELOPMENT 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)-967-8500  
TODD@CLARKLS.BIZ

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