


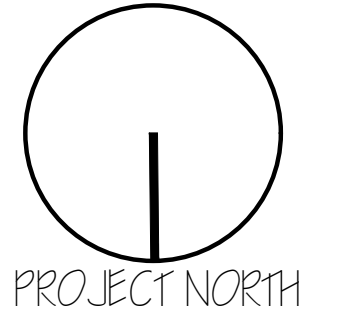
RENOVATIONS AND ADDITION PARK FAMILY

148 COLDSRING CROSSING
SOUTH GLASTONBURY, CONNECTICUT

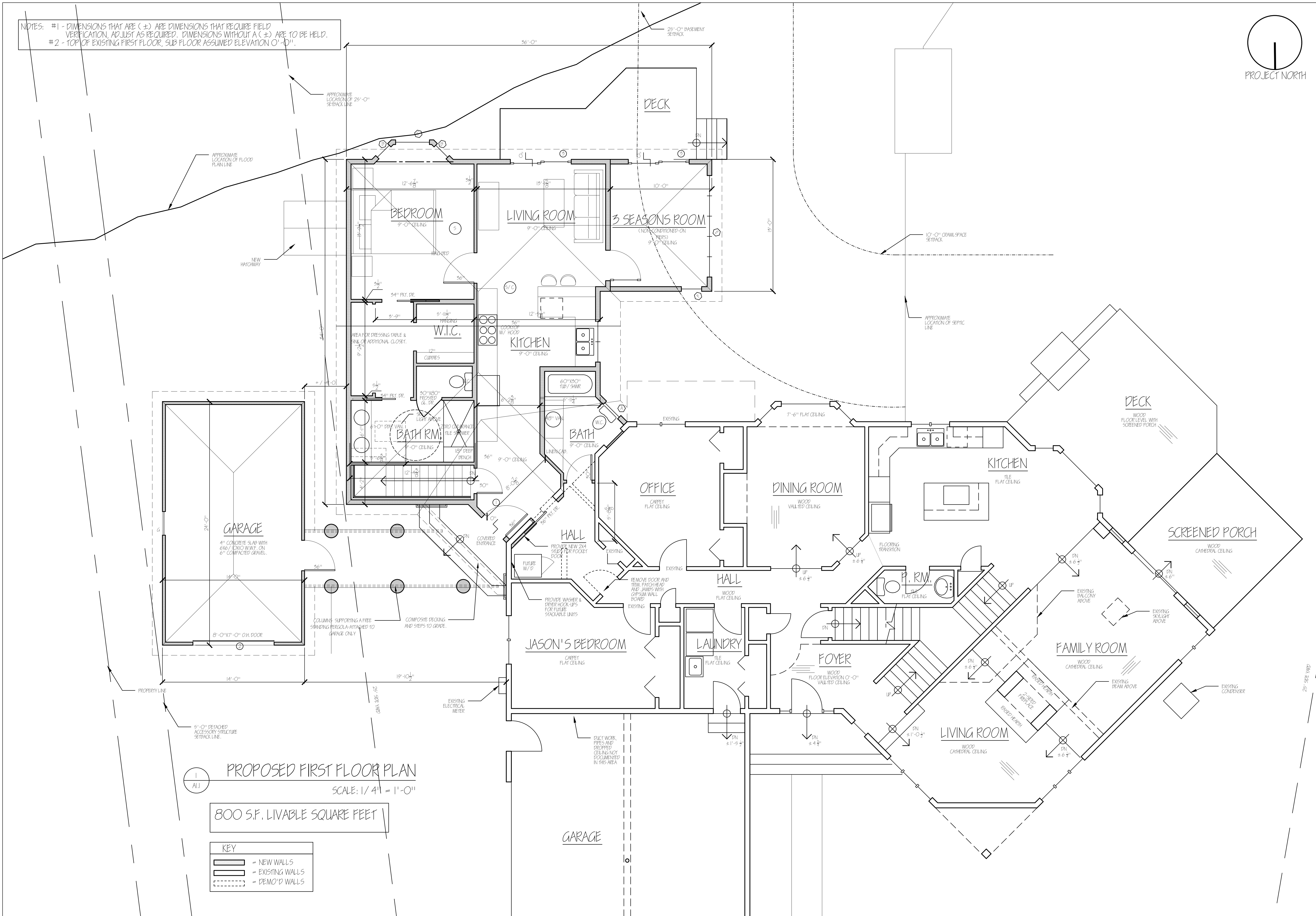
ZONING REVIEW			
ZONE: RURAL RESIDENTIAL -RR			
ITEM	ALLOWED/ REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	71,004 SQ.FT.	N/A
FRONT SETBACK LINE	105'-0"	+ / - 150'-0"	+ / - 172'-6"
SIDE SETBACK LINE ADDITION DETACHED GARAGE	25'-0" 9'-0" (SECTION 7.1, a,2,b)	+ / - 34'-6" + / - 34'-6"	25'-6" 9'-6"
REAR SETBACK LINE	50'-0"	+ / - 255'-0"	+ / - 219'-0"
MAX. LOT COVERAGE	10% / 7,100 SF.	+ / - 3,099 SF.	EXISTING HOUSE: + / - 3,099 SF. ADDITIONS: 1,642 SF. TOTAL: + / - 4,741 SF. + / - 6.7%

LIST OF DRAWINGS:	ARCHITECT:	RELEASE:
A1.1 FIRST FLOOR PLAN A3.1 BUILDING ELEVATIONS A3.2 BUILDING ELEVATIONS	JWM ARCHITECTS LLC 41-C NEW LONDON TURNPIKE GLASTONBURY, CONNECTICUT PHONE: 860.657.3020 WWW.JWMARCHITECTS.COM	SPECIAL PERMIT
		DATE:
		AUGUST 29, 2022

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, GLASTONBURY, CT 06033



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

800 S.F. LIVABLE SQUARE FEET

KEY	
	= NEW WALLS
	= EXISTING WALLS
	= DEMO'D WALLS

RENOVATIONS AND ADDITIONS
THE PARK FAMILY
 148 GOLDSPRINGS CROSSING
 SOUTH GLASTONBURY, CONNECTICUT

DRAWINGS ARE NOT TO BE SCALED

CONCEPTUAL DESIGN
 FIRST FLOOR PLAN

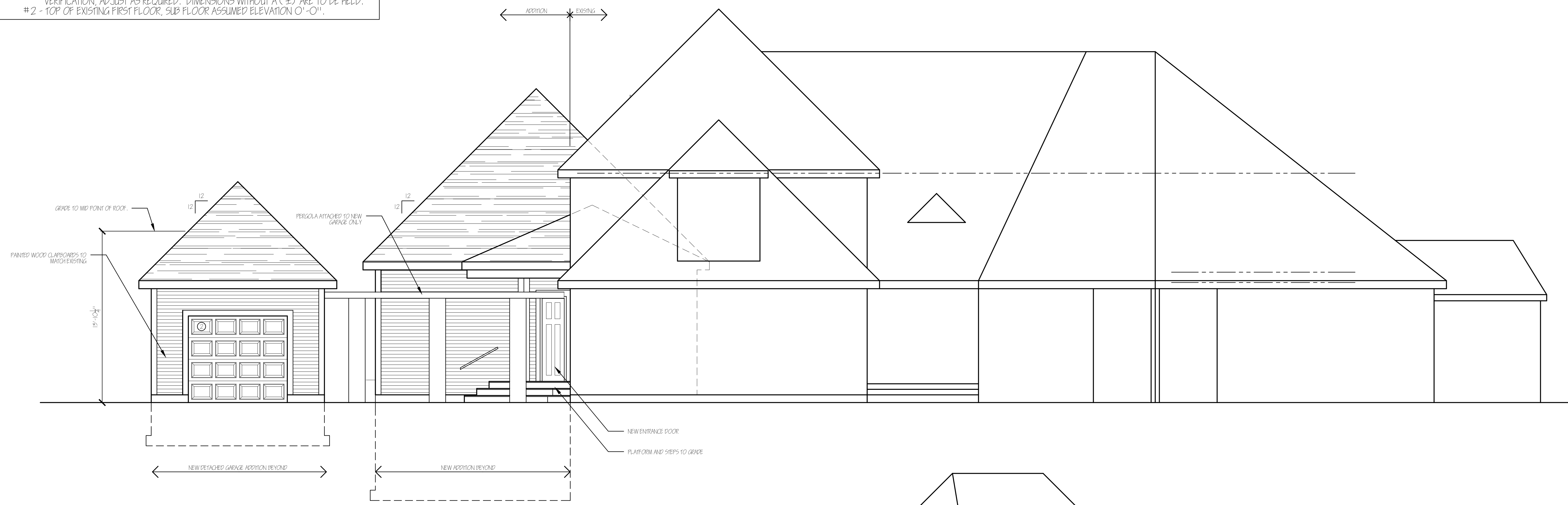
PROJECT # 21125

ALL

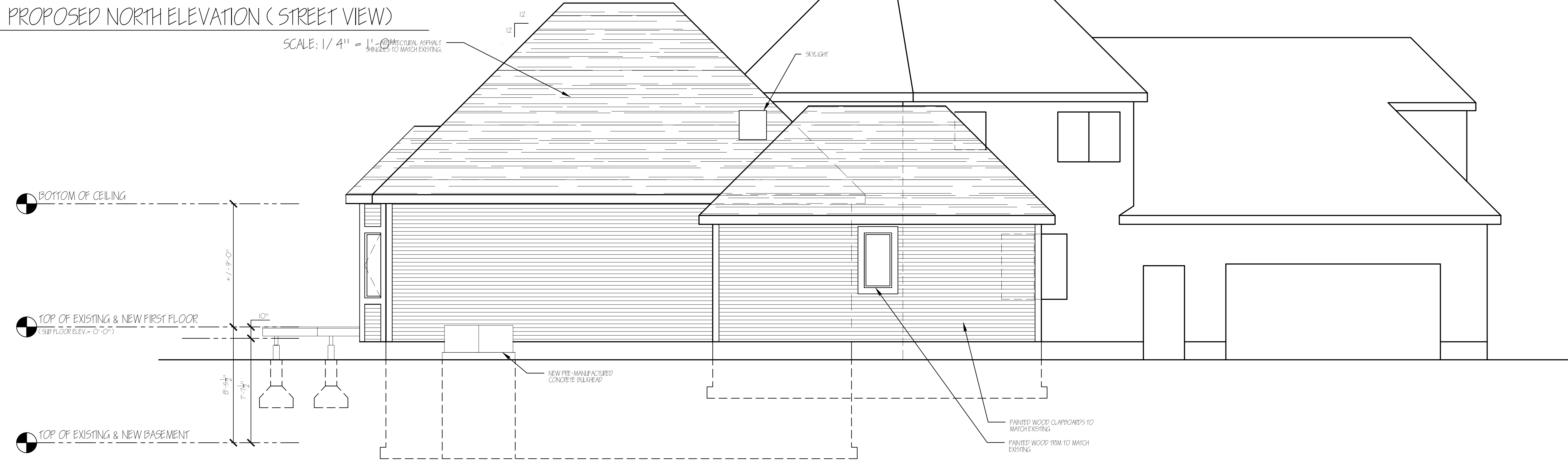
RELEASE: SPECIAL PERMIT

DATE: 8.29.22

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".



1
A3.1
PROPOSED NORTH ELEVATION (STREET VIEW)
SCALE: 1/4" = 1'-0"



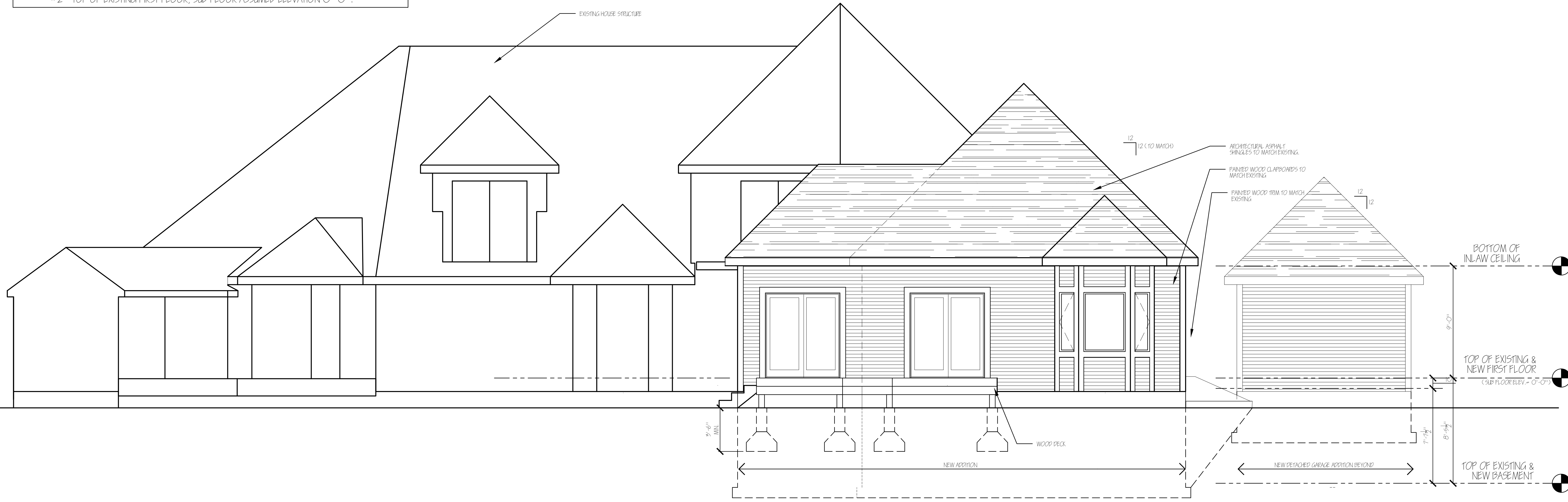
2
A3.1
PROPOSED EAST ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'-0"

DRAWINGS ARE NOT TO BE SCALED

PROJECT # 21125

A3.1

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 #2 - TOP OF EXISTING FIRST FLOOR, SUB FLOOR ASSUMED ELEVATION 0'-0".



1
A3.2

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 1/4" = 1'-0"



July 15, 2022

John McFarlane
 JWM Architects
 41C New London Tpk
 Glastonbury, CT 06033
 john@jwmarchitects.com

NDDB DETERMINATION NUMBER: 202207307

Project: House addition, 148 Coldspring Xing, South Glastonbury, CT

Expiration: July 15, 2024

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented nearby the proposed project area.

Timber rattlesnake (*Crotalus horridus*) State Endangered
Eastern box turtle (*Terrapene carolina carolina*) State Special Concern

Timber rattlesnake (*Crotalus horridus*) State Status: Endangered
 Rattlesnakes are actively foraging in Connecticut forests between April 1 and October 31. Populations of this reptile have declined dramatically in recent years primarily due to habitat fragmentation and human persecution. The timber rattlesnake is protected by state laws; it is illegal to move, harass, collect, or kill rattlesnakes in Connecticut. *This is a sensitive species and knowledge of its presence should only be shared as required with individuals directly involved in the project.*

- Preferably: Harvest and ground disturbance should be restricted to the months of November 1- March 31 to avoid impacts to this species.
- Please be advised that encounters may be common during the active period on your site. Future/ current property owners should be advised and prepared to observe a venomous reptile.

Eastern box turtle (*Terrapene carolina carolina*) State Status: Special Concern
 In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in substrate only a few inches from the surface in forested habitat.

- No anticipate impacts if work is conducted between Nov 1- March 31.

If work must be conducted during the active season for both species: (April 1- Oct 31):

- Construction workers should be apprised of both species description and possible presence and that any snakes encountered site should not be killed.

- The immediate work area should be scanned for reptiles before starting work using mechanical equipment
- Any reptiles found should be moved out of the way. These animals are protected by law and should never be taken off site.
- Work conducted during early morning and evening hours should occur with special care not to harm basking individuals.
- Exclusionary fencing should be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- Silt fences should be removed as soon as the project is completed.

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Bureau of Natural Resources and cooperating units of DEEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated in the NDDB as it becomes available.

Please contact me if you have any questions (shannon.kearney@ct.gov). Thank you for consulting with the Natural Diversity Database and continuing to work with us to protect State-listed species.

Sincerely,
 /s/ Shannon B. Kearney
 Wildlife Biologist

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 THE PARK FAMILY

148 COLDSPRINGS CROSSING
 SOUTH GLASTONBURY, CONNECTICUT

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CONCEPTUAL DESIGN
 BUILDING ELEVATIONS

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PROJECT # 21125

A3.2