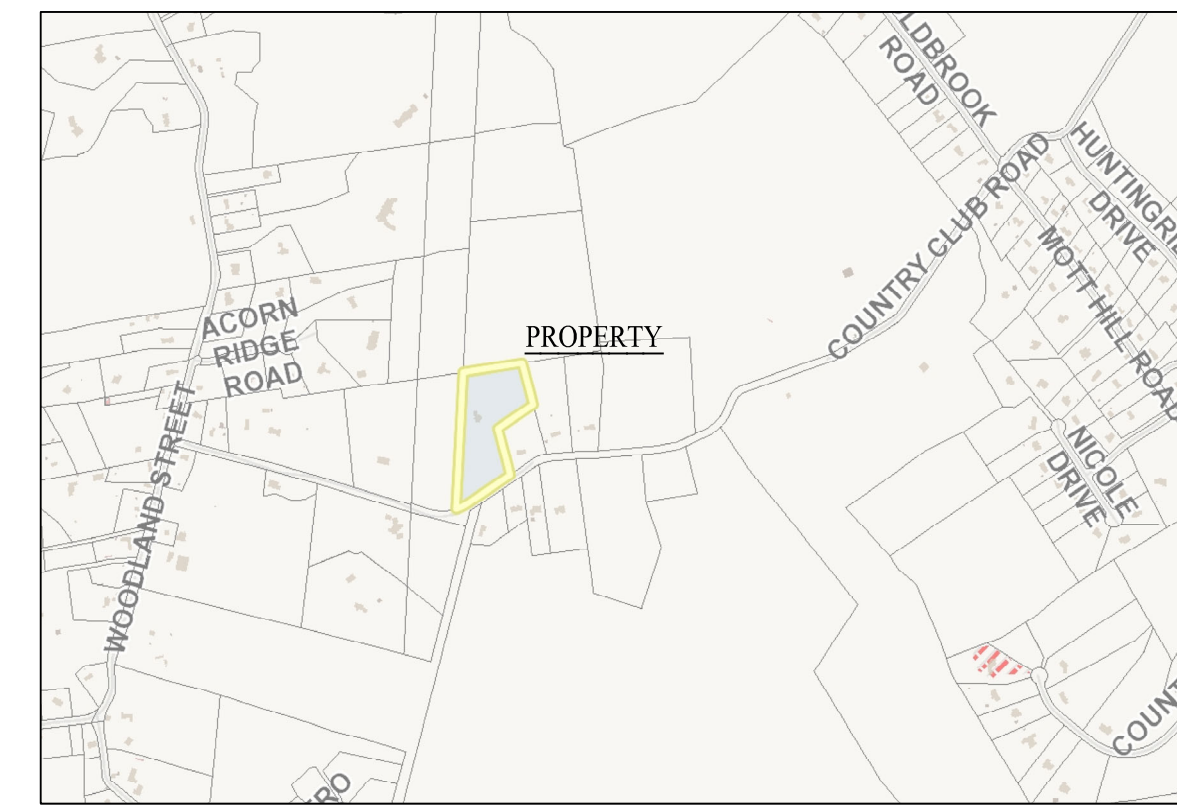
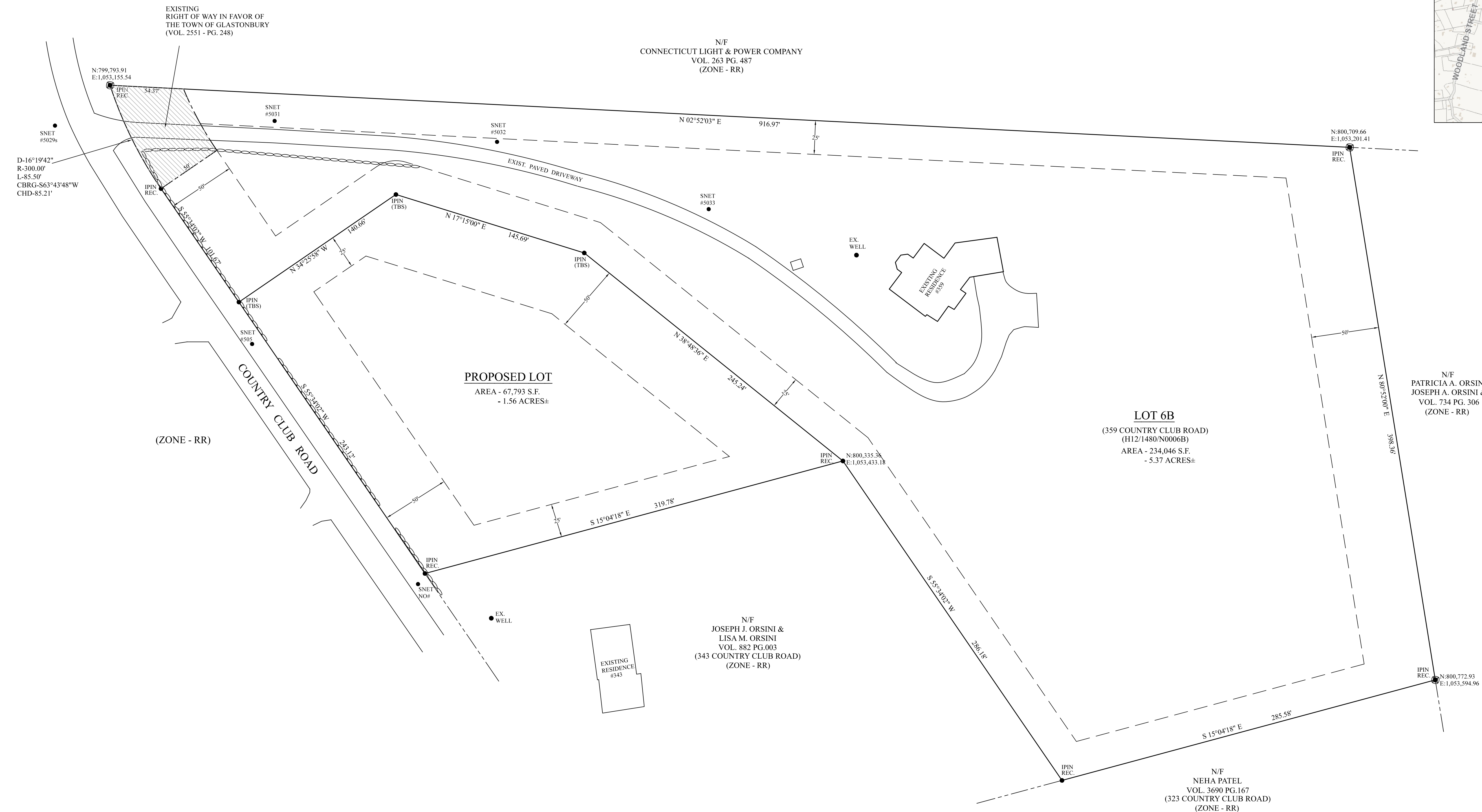


GRID NORTH - NAD83



LOCATION MAP



**OWNER/APPLICANT:**  
 OWNER: PATRICIA A. ORSINI REVOCABLE TRUST  
 359 COUNTRY CLUB ROAD  
 SOUTH GLASTONBURY, CT 06073  
 CONTACT: JOSEPH ORSINI

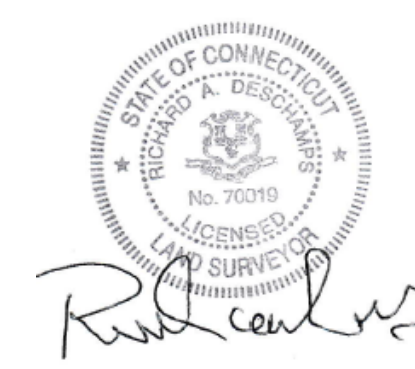
N/F  
 PATRICIA A. ORSINI &  
 JOSEPH A. ORSINI &  
 VOL. 734 PG. 306  
 (ZONE - RR)

- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 SEPTEMBER 26, 1996. IT IS A PERIMETER SURVEY BASED ON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
  2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF GLASTONBURY LAND RECORDS VOLUME 2551 - PAGE 248.
  3. TOTAL AREA OF PROPERTY - 301,839 SQUARE FEET± (6.93 ACRES±).
  4. THE PROPERTY IS LOCATED IN ZONING DISTRICT - RR.
  5. COORDINATE INFORMATION BASED ON N.A.D. 83. ELEVATIONS BASED ON N.A.V.D. 88 DATUM.
  6. THE SUBDIVISION REGULATIONS OF THE TOWN OF GLASTONBURY, TOWN PLAN AND ZONING COMMISSION ARE PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLIANCE WITH ALL REQUIREMENTS OF THE SAID SUBDIVISION REGULATIONS.

- MAP REFERENCES:**
1. MAP PREPARED FOR JOSEPH ORSINI - GLASTONBURY, CONN., SCALE: 1"=40', DATE: 5/24/89, REVISED 6/8/94, PREPARED BY LUCHS AND BERKEMAN.
  2. BOUNDARY SURVEY PREPARED FOR DAVID BISI, GLASTONBURY, CONN., SCALE: 1"=40', DATE: 1/29/96, PREPARED BY AESCHLIMAN LAND SURVEYORS.
  3. BOUNDARY MAP PARCELS 1 & 2 - COUNTRY CLUB ROAD PREPARED FOR DAVID BISI, GLASTONBURY, CONN., SCALE: 1"=40', DATE: 1/07/04, REVISED 4/21/04, PREPARED BY MEGSON & HEAGLE.
  4. PROPERTY BOUNDARY SURVEY PREPARED FOR RACHNA KHANNA, GLASTONBURY, CONNECTICUT, SCALE: 1"=100', DATE: 3/07/2004, PREPARED BY DUTTON & JOHNSTON.

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

TOWN PLAN & ZONING COMMISSION APPROVAL	
SUBDIVISION NAME	RR-ZONE ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE 12/7/22

- LEGEND:**
- VOL. VOLUME
  - PG. PAGE
  - N/F. NOW OR FORMERLY
  - S.F. SQUARE FEET
  - DH. DRILL HOLE
  - IP. IRON PIPE
  - IPIN. IRON PIN
  - REC. RECOVERED
  - TBS. TO BE SET

PROJECT NO.	22-080
DRAWN BY:	R.A.D.
DATE:	6/12/22
SCALE:	1"=40'
SHEET	1 OF 4
REVISIONS	
11/22	PER REVIEW COMMENTS
12/22	PER PLANNING & ENGINEERING COMMENTS
GRAPHIC SCALE IN FEET	

SUBDIVISION PLAN  
 PREPARED FOR

**PATRICIA A. ORSINI REVOCABLE TRUST**

#359 COUNTRY CLUB ROAD  
 GLASTONBURY, CONNECTICUT

**BOUNDARY SHEET**

**ADVANCED SURVEYS, LLC.**  
 136 Dunham Street, Norwich, CT 06360  
 Phone (860) 639-8928



GRID NORTH - NAD83

N/F  
CONNECTICUT LIGHT & POWER COMPANY  
VOL. 263 PG. 487  
(ZONE - RR)

OWNER/APPLICANT:  
OWNER: PATRICIA A. ORSINI REVOCABLE TRUST  
359 COUNTRY CLUB ROAD  
SOUTH GLASTONBURY, CT 06073  
CONTACT: JOSEPH ORSINI

**LOT DEVELOPMENT NOTES:**

- IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLAN WILL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION. ANY DEVIATION OF THE PROPOSED IMPROVEMENTS SHOWN MAY REQUIRE APPROVALS FROM THE TOWN OF GLASTONBURY.
- ALL PROPOSED UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE GOVERNING UTILITY AUTHORITY.
- BEFORE THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (811) TO HAVE UNDERGROUND UTILITIES MARKED.
- 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 ANY EXCAVATION IN THE TOWN RIGHT OF WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:30 AM-4:30 PM MONDAY THRU FRIDAY AT (860)652-7735.

**WATER TREATMENT WASTEWATER NOTES**

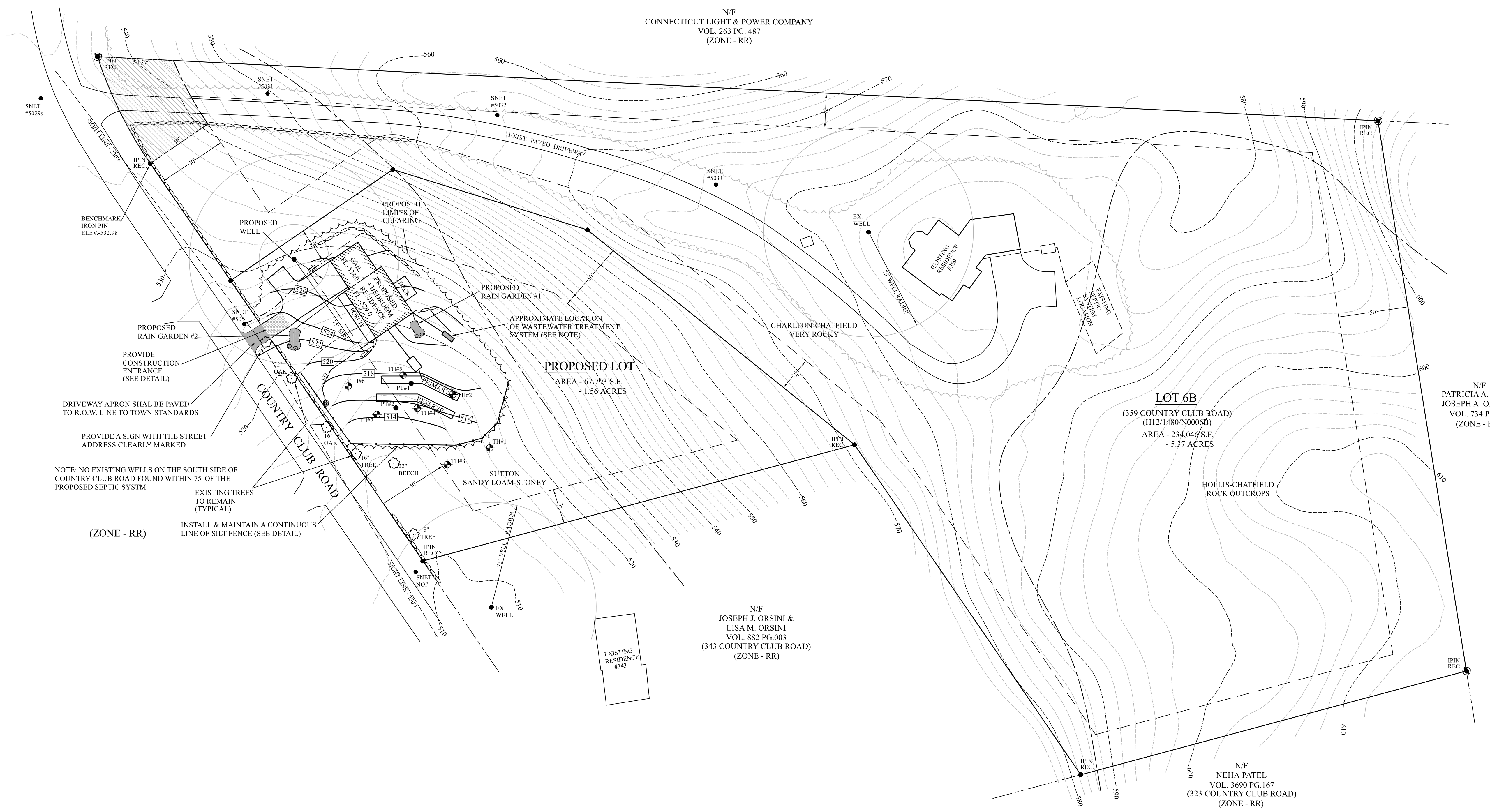
- PENTAIR WATER SOFTENER (IP04 059 0114)
- DISCHARGE RATE PER CYCLE - 50 GALLONS
- SYSTEM SIZING  
50(GAL/PER CYCLE) X 1.5 = 75 GAL.
- STANDARD QUICK 4 INFILTRATOR  
CAPACITY PER SECTION - 43 GAL.
- (2) SECTIONS X 43 GAL = 86 GAL.
- BOTTOM OF SYSTEM TO BE A MINIMUM 12" ABOVE MAXIMUM WATER AND 24" ABOVE LEDGE ROCK

**RAIN GARDEN SIZING**

- TOTAL ROOF AREA - 1,850 S.F.
- DRIVEWAY AREA - 1,200 S.F.
- RAIN GARDEN #1**  
1/2 OF ROOF AREA - 925S.F.  
AREA-(925) DIVIDED BY DEPTH (12") - 77 S.F.  
MINIMUM RAIN GARDEN SIZE - 77 S.F. (12" DEPTH)
- RAIN GARDEN #2**  
1/2 OF ROOF AREA - 925S.F.  
DRIVEWAY AREA - 1,200 S.F.  
TOTAL SIZING AREA - 2,125 S.F.  
AREA-(2,125) DIVIDED BY DEPTH (12") - 177 S.F.  
MINIMUM RAIN GARDEN SIZE - 177 S.F. (12" DEPTH)
- NOTE: THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE RAIN GARDENS.  
(SEE SHEET 3 FOR DETAIL AND MAINTENANCE)

**TOWN OF GLASTONBURY MS4 PERMIT TRACKING DATA TABLE**

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.000 AC.	0.000 AC.
POST-DEVELOPMENT	0.070 AC.	0.000 AC.
NET CHANGE (+ OR -)	+0.070 AC.	0.000 AC.



NOTE: NO EXISTING WELLS ON THE SOUTH SIDE OF COUNTRY CLUB ROAD FOUND WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM

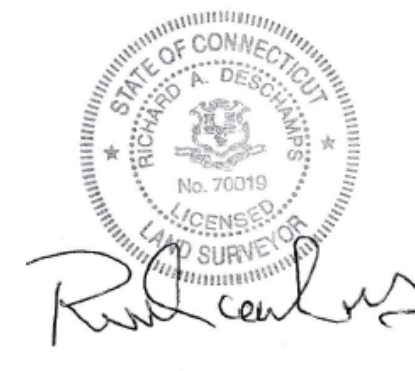
(ZONE - RR)

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
DH	DRILL HOLE
MON	MONUMENT
IPIN	IRON PIN
REC.	RECOVERED
CL&P	CONNECTICUT LIGHT & POWER
SNET	SOUTHERN NEW ENGLAND TELEPHONE
— — — — —	STONE WALL
- - - - -	EXISTING CONTOUR
— — — — —	PROPOSED CONTOUR
— — — — —	PROPOSED SILT FENCE BARRIER

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

TOWN PLAN & ZONING COMMISSION APPROVAL	
SUBDIVISION NAME	RR-ZONE ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE 12/7/22

PROJECT NO.	22-080
DRAWN BY:	R.A.D.
DATE:	6/12/22
SCALE:	1"=40'
SHEET	2 OF 4
REVISIONS	
11/22	PER MEETING COMMENTS
12/22	PER PLANNING & ENGINEERING COMMENTS

SUBDIVISION PLAN  
PREPARED FOR

**PATRICIA A. ORSINI REVOCABLE TRUST**

#359 COUNTRY CLUB ROAD  
GLASTONBURY, CONNECTICUT

**SITE DEVELOPMENT SHEET**

---

**ADVANCED SURVEYS, LLC.**  
136 Dunham Street, Norwich, CT 06360  
Phone (860) 639-8928



**EROSION AND SEDIMENT CONTROL REPORT:**

SUBDIVISION PLAN  
PREPARED FOR  
PATRICIA A. ORSINI REVOCABLE TRUST  
359 COUNTRY CLUB ROAD  
GLASTONBURY, CONNECTICUT

**REFERENCE IS MADE TO:**

1. Connecticut Guidelines for Soil Erosion and Sediment Control - 2002.

**DEVELOPMENT:**

The proposed subdivision will allow for the creation of 1 new building lot.  
The lot will be serviced by an on site septic system & well.  
An Individual Site Development Plan will be required to obtain permits for construction.

Any cumulative construction activities rendering 5 acres or greater of site disturbance shall require a CT DEEP General Permit for the discharge of stormwater and wastewater from construction.

**DEVELOPMENT SCHEDULE:**

Note: The contractor shall review the letter from the CT DEEP regarding the state listed species listed. The recommendations and suggestions noted within the letter should be reviewed and adhered to in order to minimize impacts to these species.

The proposed lot will be developed by the individual lot owner.  
A typical construction sequence for the proposed lot is as follows:

1. Secure all necessary local, state and federal permits.
2. Install anti-tracking pad at construction entrance.
3. Clear all vegetation within the proposed development area and install erosion and sediment control measures.
4. Strip topsoil and stockpile topsoil for future use. Surround stockpile with sediment fence.
5. Begin earthwork activities for driveway, house and sewage disposal system.
6. Install foundation and construct house.
7. Install well, sewage disposal system and utilities.
8. Rough grade driveway. Place and compact processed gravel, traffic bound gravel surface. Install paved apron per town requirements.
9. Install landscaping and loam all disturbed areas with minimum 4" topsoil, seed & mulch.
10. After all areas have been permanently stabilized and the zoning enforcement officer has certified to this all erosion control measures may be removed.

**DEVELOPMENT CONTROL PLAN:**

Prior to the commencement of operations in accordance with any permit issued by the Town of Glastonbury, the Contractor shall install all erosion and sediment control measures.

The Contractor shall obtain a site inspection from the Zoning Enforcement Officer to ensure that all erosion and sediment control measures have been installed in accordance with this narrative. Upon certification with respect to the installation of erosion and sediment control measures, the Contractor may commence operations pursuant to the permit. Erosion and sediment control devices shall be installed in accordance with the "Filter Barrier Installation & Maintenance" and "Hay Bale Installation & Maintenance" sections of this narrative hereinafter contained.

All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A silt fence sediment barrier is to surround each stockpile and a temporary vegetative cover provided.

Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.

The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.

Final stabilization of the site is to follow the procedures outlined in permanent vegetative cover. If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

During the stabilization period, all erosion and sediment control measures shall be maintained in proper working order. The Owner's representative shall be responsible for checking all erosion and sediment control measures on a twice-weekly basis during the stabilization period and after each storm event. During the stabilization period with respect to the site, any erosion which occurs within disturbed areas shall be immediately repaired, reseeded and restabilized.

Once stabilization has been completed and certification thereof obtained in writing from the Zoning Enforcement Officer, erosion and sediment control measures shall be removed by the Contractor.

If required proposed trees will be planted with the following precautions.

1. Trees and shrubs are to be planted in the spring.
2. Newly planted trees are to be staked and supported with guy wire.
3. Soil around trees and shrubs is to be thoroughly watered when dry and mulch provided around the base to prevent roots from drying out. Provide a depression at the base of all trees and shrubs to insure the water will be received.

**FILTER BARRIER INSTALLATION & MAINTENANCE:**

1. Dig a 6" trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the post 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Sediment deposits are to be removed when they reach a height of one foot behind the barrier and are to be deposited in an area which is not regulated by the Inland Wetlands Division.
6. Inspections and necessary repairs will be made twice weekly.

**TEMPORARY VEGETATIVE COVER:**

A temporary seeding of Rye Grass will be completed within 15 days of the formation of stockpile(s). If the soil in the stockpiles has been compacted by construction operations it shall be loosened to a depth of 2 inches before the fertilizer, lime and seed is applied. 10-10-10 fertilizer at a rate of 7.5 pounds per 1000 s.f. and lime stone at a rate of 90 lbs. per 1000 s.f. shall be used. Rye Grass applied at a rate of 1 lb. per 1000 s.f. shall provide the temporary vegetative cover. Straw or hay, free from weeds and coarse matter shall be used at a rate of 70-90 lbs. per 1000 s.f. as a temporary mulch. Apply mulch and drive tracked equipment up and down slope over entire surface so cleat marks are parallel to the contours.

**PERMANENT VEGETATIVE COVER:**

Topsoil will be replaced once the excavation has been completed and the shoulders are graded to a slope no greater than 3 to 1. Topsoil will be spread at a minimum compacted depth of 4 inches. Once the topsoil has been spread, all stones two inches or larger in any dimension will be removed as well as debris. Apply agricultural ground limestone at the rate of two tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4 inches. Inspect seedbed before seeding. If traffic has compacted the soil, retil compacted areas. Apply the following grass seed mix:

Seed Mixture	lbs./acre	lbs/1000 s.f.
Kentucky Bluegrass	20	.45
Creeping Red Fescue	20	.45
Perennial Rye Grass	5	.10
	45	1.00

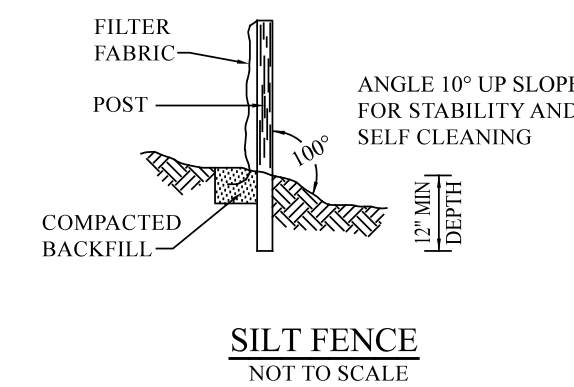
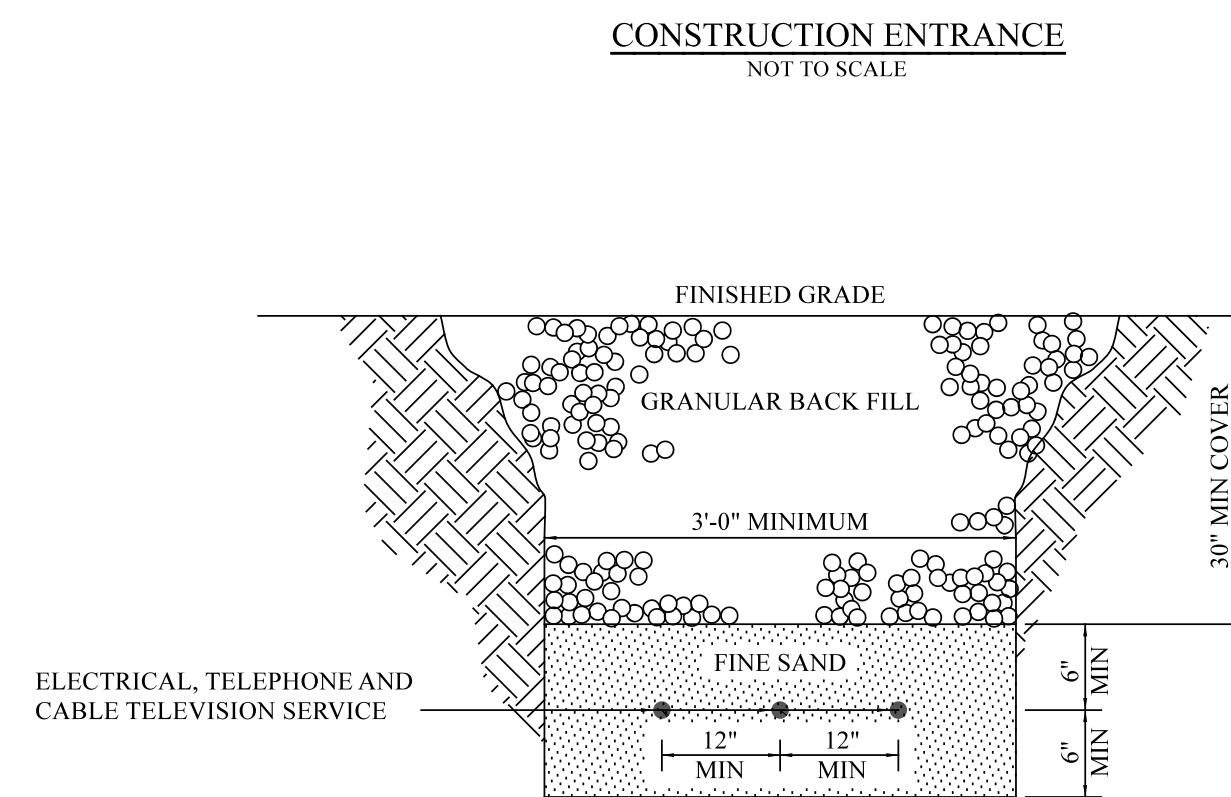
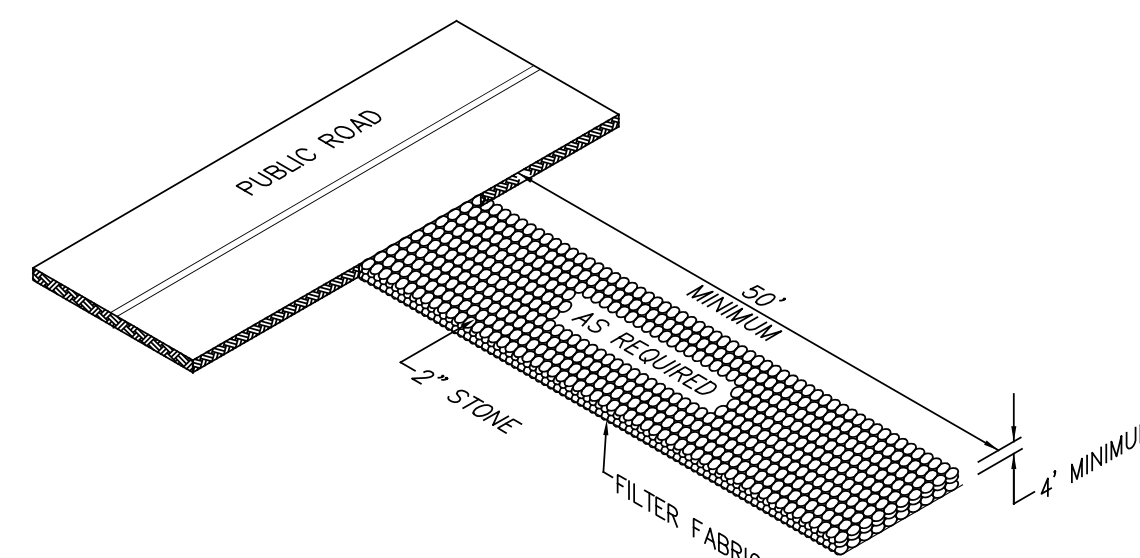
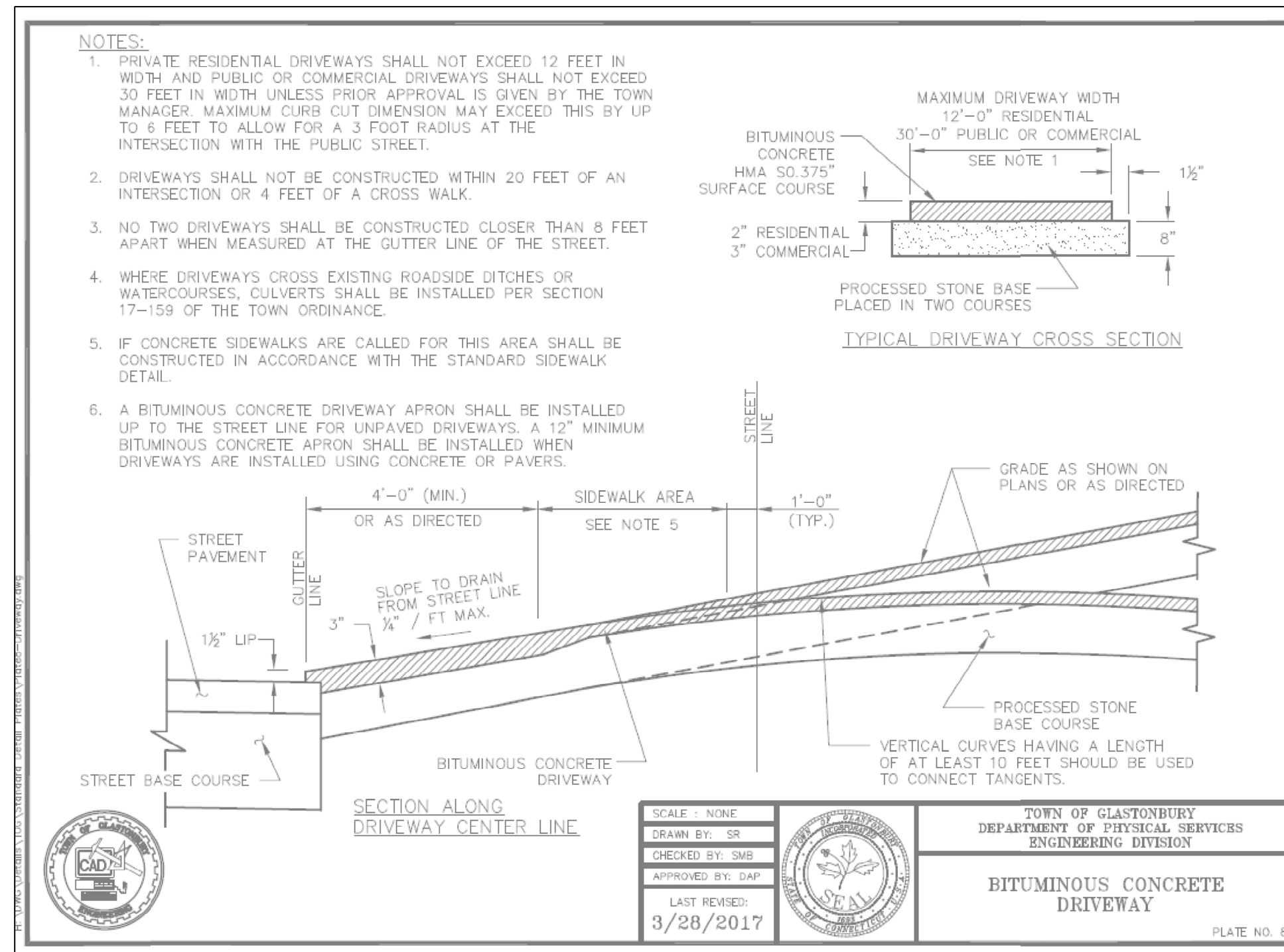
The recommended seeding dates are:

April 1 - June 15 and August 1 - September 15

Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or an organic mulch.

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TOWN PLAN & ZONING COMMISSION APPROVAL	
SUBDIVISION NAME	RR-ZONE ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER



**TEST HOLE DATA**

WITNESSED BY DON KENDRICK, TOWN SANITARIAN  
5/19/22

- TH#1 - 0'-0.3' TOPSOIL  
- 0.3'-2.6' LIGHT BROWN FINE SANDY LOAM  
- 2.6'-4.3' DARK BROWN FINE SAND  
- 4.3'-4.6' DARK BROWN GRAY FINE SAND  
NO WATER, NO MOTTLES, LEDGE@4.6'  
(UNACCEPTABLE)
- TH#2 - 0'-0.4' TOPSOIL  
- 0.4'-3.5' LIGHT BROWN FINE SANDY LOAM  
- 3.5'-5.6' DARK BROWN SILTY FINE SAND  
- 5.6'-6.7' DARK BROWN SAND  
NO WATER, MOTTLES@4.2', LEDGE@6.7'  
ROOTS@4.8'
- TH#3 - 0'-0.4' TOPSOIL  
- 0.4'-2.9' LIGHT BROWN FINE SANDY LOAM  
- 2.9'-3.9' DARK BROWN SILTY FINE SAND  
- 3.9'-4.5' DARK BROWN SAND, GRAVEL  
WATER@4.1', MOTTLES@2.9', LEDGE@4.5'  
(UNACCEPTABLE)
- TH#4 - 0'-0.4' TOPSOIL  
- 0.4'-2.6' LIGHT BROWN FINE SANDY LOAM  
- 2.6'-4.9' DARK BROWN FINE SAND  
- 4.5'-6.5' GRAY BROWN FINE SAND  
WATER@5.9', MOTTLES@3.4', LEDGE@6.5'

- TH#5 - 0'-0.3' TOPSOIL  
- 0.3'-2.0' LIGHT BROWN FINE SANDY LOAM  
- 2.0'-4.8' DARK BROWN GLACIAL TILL  
WATER@5.5', MOTTLES@4.9', LEDGE@5.8'  
ROOTS@4.0'
- TH#6 - 0'-0.3' TOPSOIL  
- 0.3'-2.0' LIGHT BROWN FINE SANDY LOAM  
- 2.0'-5.2' GRAY SAND, GLACIAL TILL  
WATER@4.2', MOTTLES@2.0', LEDGE@5.2'
- TH#7 - 0'-0.3' TOPSOIL  
- 0.3'-1.5' LIGHT BROWN FINE SANDY LOAM  
- 1.5'-3.8' GRAYISH BROWN FINE SAND  
- 3.8'-5.1' GRAY SAND, GLACIAL TILL  
WATER@3.8', MOTTLES@2.0', LEDGE@5.81'

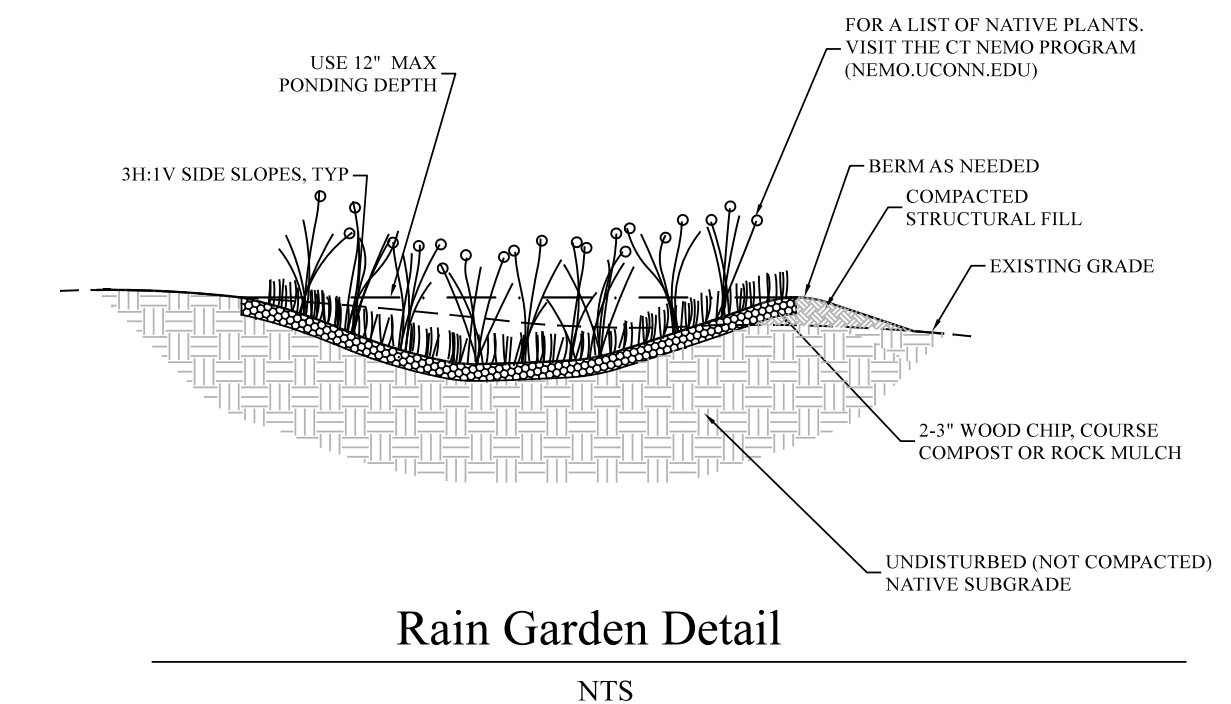
**PERC TEST DATA**

PERFORMED BY ADVANCED SURVEYS, LLC - 5/20/22

PERC #1	PERC #2
DEPTH - 22"	DEPTH - 20"
PRESOAK - 8:10	PRESOAK - 8:20
9:20 - 3"	9:25 - 2 1/2"
9:30 - 6"	9:35 - 7"
9:40 - 8"	9:45 - 11"
9:50 - 10"	9:55 - 13 1/2"
10:00 - 11 1/2"	10:05 - 14 3/4"
10:10 - 12 3/4"	10:15 - 16"
10:20 - 14"	10:25 - 17"
PERC RATE - 8 MINUTES PER INCH	PERC RATE - 9 MINUTES PER INCH

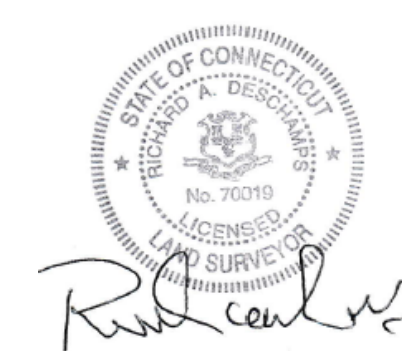
**MLSS DATA**

PROPOSED LOT  
4 BEDROOM RESIDENCE  
SLOPE 8.5%  
PERC RATE - 1" IN 8 MINUTES  
RECEIVING SOIL DEPTH 24"  
(HF) 28 X (FF) 1.75 X (PF) 1.0 = 49'  
MLSS REQUIRED - 49'  
MLSS PROVIDED 58'  
4 BEDROOM HOUSE REQUIRES 577.5 S.F.  
OF EFFECTIVE LEACHING AREA  
USE 58 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)  
(58 X 10.0 = 580 S.F.)  
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK  
W/ OUTLET FILTER DEVICE



**MAINTENANCE**

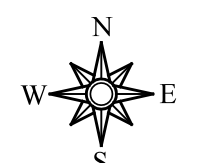
1. Remove any dead branches from shrubs or trees, and dead vegetation from perennials and grasses. Depending on the look that you want from your garden, you can prune shrubs to keep them smaller, or let them grow larger. This will not impact the function of the garden.
2. Remove weeds/invasives as needed.
3. Add a thin layer of mulch annually, if desired. Alternatively, vegetated ground covers can be used. USE CAUTION WHEN ADDING MULCH! Do not add excessive amounts of mulch; this can fill up the storage area, or block the flow entrance to the garden.
4. Inspect for erosion at the entrance/exft points, and/or sediment buildup In the top layer of the garden. If erosion occurred, remove the sediment and correct the problem.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 DATE 12/7/22

PROJECT NO.	22-080	SUBDIVISION PLAN PREPARED FOR  PATRICIA A. ORSINI REVOCABLE TRUST
DRAWN BY:	R.A.D.	
DATE:	6/12/22	
SCALE:	AS NOTED	
SHEET	3 OF 4	#359 COUNTRY CLUB ROAD GLASTONBURY, CONNECTICUT
REVISIONS		NOTES - DETAILS - E & S CONTROLS
11/22	PER REVIEW COMMENTS	
12/22	PER PLANNING & ENGINEERING COMMENTS	
		ADVANCED SURVEYS, LLC. 136 Dunham Street, Norwich, CT 06360 Phone (860)639-8928





October 17, 2022

Richard Deschamps  
 136 Dunham St  
 Norwich, CT 06360  
 #richarddeschamps@aol.com

**NDDB DETERMINATION NUMBER: 202210234**

**Project:** One lot subdivision for construction of single family residence; Orsini-Glastonbury property, 359 Country Club Rd., Glastonbury, CT

**Expiration:** October 17, 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
- Whip-poor-will (*Caprimulgus vociferus*) 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.*

- 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 open woodlands. Turtles are dormant between November 1 and April 1 and hibernate in substrate only a few inches from the surface in forested habitat.

**Whip-poor-will (*Caprimulgus vociferus*) State Special Concern**  
 The whip-poor-will is a bird that nests in forest habitat with an open understory, often adjacent to areas of shrubby or herbaceous habitat. They are ground-nesting birds that breed between April 20- July 30. They consume serial invertebrates, especially Lepidoptera and Coleoptera.

Avoid creating collision hazards for Birds and Bats. Glass collisions including residential window indiscriminately kill 1 billion birds a year. Develop or renovate your building facade and site design strategy to make the building and site structures visible barriers to birds. Bat collisions are less well understood, but smooth vertical surfaces affect bats' abilities to avoid collisions. Limit interior and exterior night lighting. Lighting, temporary or permanent should not be directed towards suitable bat habitats. Security lighting should always be down-shielded to keep light within the boundaries of the site.

Take steps necessary to assure that construction is designed, built, and operated in accordance with the standards and requirements of the LEED Green Building Rating System Pilot Credit #55. The USGBC releases revised versions of the LEED Building Rating System on a regular basis, and you should refer to the most current version when beginning a new building or construction project or renovation. Visit American Bird Conservancy website for more guidance: <https://abcbirds.org/program/glass-collisions/>

- Preferably: Tree clearing and ground disturbance should be restricted to the months of November 1- March 31 to minimize impacts to these species.

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

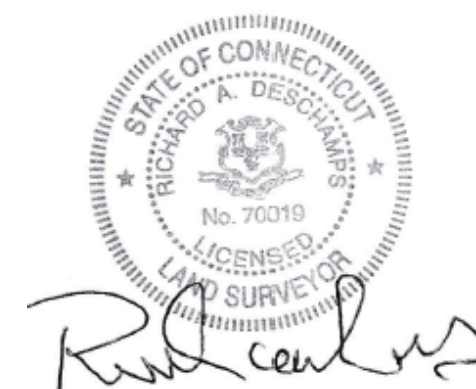
- Construction workers should be apprised of both species description and possible presence and that any snakes encountered site should not be killed.
- The immediate work area should be scanned for reptiles before starting work using mechanical equipment
- Any reptiles found should be moved out of the 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](mailto:shannon.kearney@ct.gov)). Thank you for consulting with the Natural Diversity Database and continuing to work with us to protect State-listed species.

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

TOWN PLAN & ZONING COMMISSION APPROVAL	
SUBDIVISION NAME	RR-ZONE ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 12/7/22 DATE

PROJECT NO.	22-080
DRAWN BY:	R.A.D.
DATE:	6/12/22
SCALE:	AS NOTED
SHEET	4 OF 4
REVISIONS	
11/22	PER REVIEW COMMENTS

SUBDIVISION PLAN  
PREPARED FOR

**PATRICIA A. ORSINI REVOCABLE TRUST**

#359 COUNTRY CLUB ROAD  
GLASTONBURY, CONNECTICUT

**APPROVALS & MOTIONS SHEET**

**ADVANCED SURVEYS, LLC.**  
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 Phone (860)639-8928