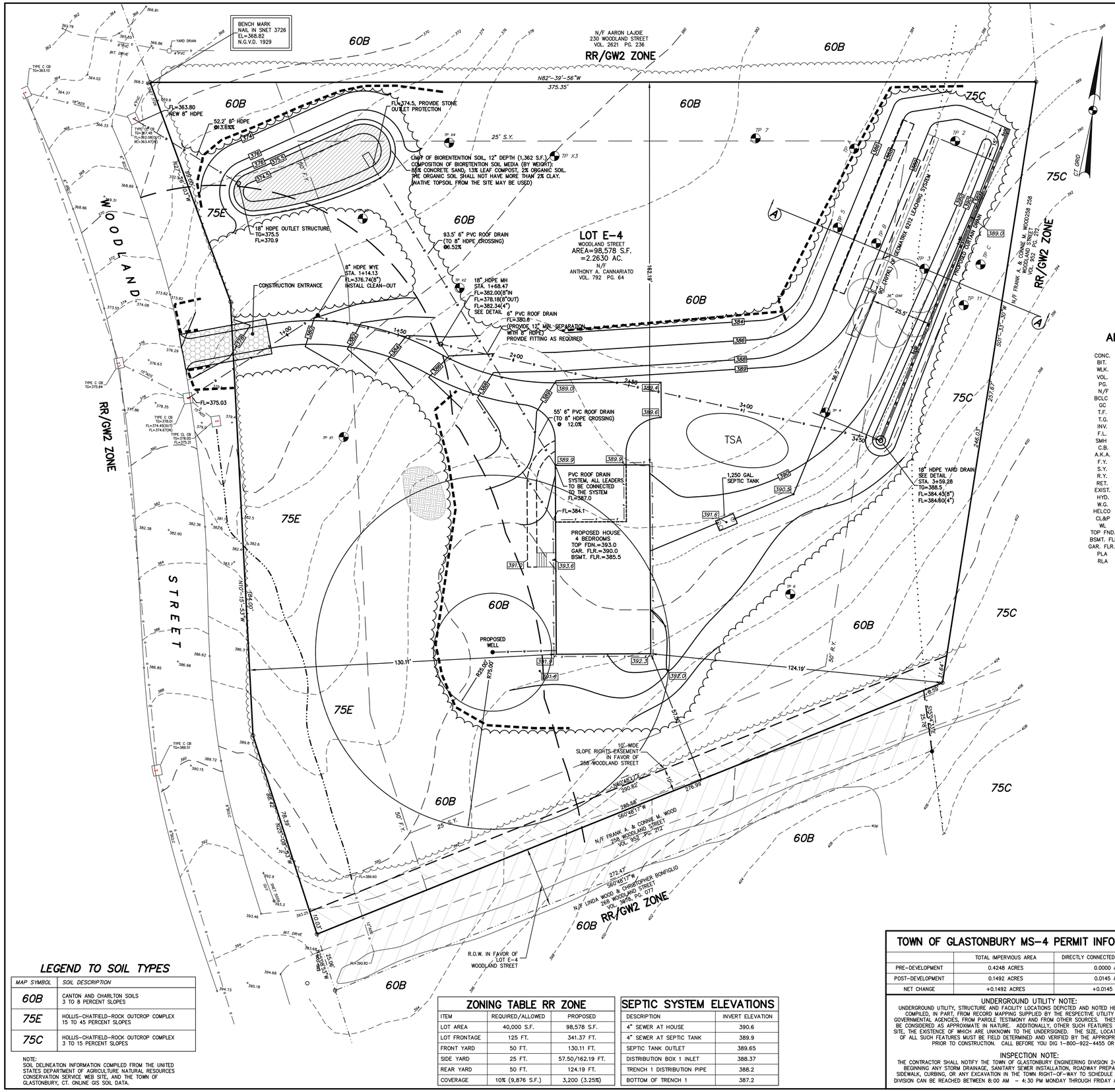


LOCATION MAP
SCALE: 1"=1,000'

TOWN PLAN & ZONING COMMISSION APPROVAL

PLOT PLAN / ANTHONY CANNARIATO	RR/GW2
PROJECT / APPLICANT	ZONE
240 WOODLAND STREET	
PROJECT ADDRESS	
20.	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

ABBREVIATIONS

CONC.	CONCRETE
BIT.	BITUMINOUS
WLK.	WALK
VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
BCLC	BITUMINOUS CONCRETE LIP CURB
GC	GRANITE CURB
T.F.	TOP OF FRAME
T.G.	TOP OF GRATE
INV.	INVERT
F.L.	FLOW LINE
SMH	SANITARY MANHOLE
C.B.	CATCH BASIN
A.K.A.	ALSO KNOWN AS
F.Y.	FRONT YARD
S.Y.	SIDE YARD
R.Y.	REAR YARD
RET.	RETAINING
EXIST.	EXISTING
HYD.	HYDRANT
W.G.	WATER GATE
HELCO	HARTFORD ELECTRIC LIGHT COMPANY
CL&P	CONNECTICUT LIGHT & POWER
WL	WETLANDS
TOP FND.	TOP FOUNDATION ELEVATION
BSMT. FLR.	BASEMENT FLOOR ELEVATION
GAR. FLR.	GARAGE FLOOR ELEVATION
PLA	PRIMARY LEACHING AREA
RLA	RESERVE LEACHING AREA

LEGEND

	EXISTING	IRON PIN	PROPOSED
	●	CONCRETE MONUMENT	○
	■	PROPERTY LINE	
		ABUTTING PROPERTY LINES	
		EASEMENT LINE	
		BUILDING LINE	
	100 / 98	GROUND CONTOURS	222
	×101.25	SPOT ELEVATION	222.2
		TREE LINE	
		TREE/SHRUB	
		SIGN	
		LIGHT POLE	
		BUILDINGS	
		ROOF OVERHANG	
		STEPS/HATCHWAY	
	CONC. PAVEMENT	CONCRETE PAVEMENT	
	BIT. PAVEMENT	BITUMINOUS PAVEMENT	
	BIT. CURB	BITUMINOUS CURB	BCLC
		WETLANDS LIMIT	
		BUFFER LIMIT	
		WATERCOURSE	
	CB / D / D	STORM SEWERS	D / D
	F / F	FOUNDATION DRAIN	F / F
	CD / CD	CURTAIN DRAIN	CD / CD
	U / U	UTILITIES (ELEC, TEL, TV)	U / U
		SEPTIC TANK	
		DISTRIBUTION BOX	
		LEACHING TRENCH	
	TP	TEST PIT LOCATION	
	WELL	WELL	WELL
		SEDIMENT BARRIER	
		CONSTRUCTION ENTRANCE	
		SOIL STOCKPILE	TSA

LEGEND TO SOIL TYPES

MAP SYMBOL	SOIL DESCRIPTION
60B	CANTON AND CHARLTON SOILS 3 TO 8 PERCENT SLOPES
75E	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX 15 TO 45 PERCENT SLOPES
75C	HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX 3 TO 15 PERCENT SLOPES

NOTE:
SOIL DELINEATION INFORMATION COMPILED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SITE, AND THE TOWN OF GLASTONBURY, CT. ONLINE GIS SOIL DATA.

ZONING TABLE RR ZONE

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA	40,000 S.F.	98,578 S.F.
LOT FRONTAGE	125 FT.	341.37 FT.
FRONT YARD	50 FT.	130.11 FT.
SIDE YARD	25 FT.	57.50/162.19 FT.
REAR YARD	50 FT.	124.19 FT.
COVERAGE	10% (9,876 S.F.)	3,200 (3.25%)

SEPTIC SYSTEM ELEVATIONS

DESCRIPTION	INVERT ELEVATION
4" SEWER AT HOUSE	390.6
4" SEWER AT SEPTIC TANK	389.9
SEPTIC TANK OUTLET	389.65
DISTRIBUTION BOX 1 INLET	388.37
TRENCH 1 DISTRIBUTION PIPE	388.2
BOTTOM OF TRENCH 1	387.2

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.0000 ACRES
POST-DEVELOPMENT	0.1492 ACRES	0.0145 ACRES
NET CHANGE	+0.1492 ACRES	+0.0145 ACRES

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

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

REFERENCE IS MADE TO MAPS TITLED:

"PLOT PLAN, PREPARED FOR FRANK WOOD, LOT #3, WOODLAND STREET, GLASTONBURY, CT. SHEET 2 OF 2, PREPARED BY LUCHS ASSOCIATES, INC., CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS, GLASTONBURY, CONN., FILE NAME: A-95-37-B2, SCALE: AS NOTED, DATED: 6-29-1995."

"MAP SHOWING LOT LINE ADJUSTMENT, LOTS 2 & 3, MARSLAND RESUBDIVISION, PREPARED FOR WALTER S. MARSLAND, GLASTONBURY, CONN., PREPARED BY LUCHS & BECKERMAN, CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS, GLASTONBURY, CONN., FILE NAME: A-92-14-R, SCALE: 1"=100', DATED: 6/28/1993."

"MAP OF PROPOSED LAND EXCHANGE, PREPARED FOR WALTER S. MARSLAND AND ANTHONY CANNARIATO, GLASTONBURY, CT., PREPARED BY LUCHS & BECKERMAN, CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS, GLASTONBURY, CONN., FILE NAME: B-92-14-LE, SCALE: 1"=40', DATED: 3-20-1990, REVISED THROUGH 4-20-1993 - EASEMENT."

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29 2019.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND SITE DESIGN.

NO ZONING VIOLATIONS EXIST WITH REGARD TO THE PROPOSED HOUSE LOCATION OR SIZE.

TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND ELEVATIONS SHOWN APER TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY LIMITED FIELD SURVEY

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
87 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL.: 860-633-8401 FAX: 860-633-8051
EMAIL: JWD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074

ZONING LOCATION SURVEY
PLOT PLAN
240 WOODLAND STREET
PREPARED FOR
ANTHONY CANNARIATO
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 08/04/2023
SCALE: 1" = 20'
SHEET 1 of 3
A-23-078-P
FILE: 23-078.DWG

SEPTIC SYSTEM NOTES:

THE LOCATION AND ELEVATION OF THE LEACHING TRENCHES SHALL NOT BE ADJUSTED WITHOUT FIRST CONSULTING THE HEALTH DEPARTMENT AND THE ENGINEER.

THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF CONNECTICUT PUBLIC HEALTH CODE.

SERIAL DISTRIBUTION SHALL BE USED.

A LICENSED SEPTIC INSTALLER MUST OBTAIN A "PERMIT TO CONSTRUCT" FROM THE LOCAL HEALTH DEPARTMENT BEFORE BEGINNING CONSTRUCTION OF THE SEPTIC SYSTEM.

THE LEACHING AREA SHALL BE STAKED FOR CONSTRUCTION BY A LICENSED LAND SURVEYOR.

THE CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE LOCAL HEALTH DEPARTMENT.

PIPING FROM THE FOUNDATION WALL TO THE SEPTIC TANK SHALL BE 4" MINIMUM IN DIAMETER AND COMPLY WITH TABLE NO. 2 OF THE CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS. THE PIPE SHALL BE INSTALLED AT A MINIMUM PITCH OF 1/4 IN/FT.

PIPING FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX, BETWEEN DISTRIBUTION BOXES AND PERFORATED DISTRIBUTION PIPE SHALL BE 4" IN DIAMETER AND COMPLY WITH TABLE NO. 5 OF THE CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS.

ALL CHANGES IN PIPE DIRECTION OR GRADE SHALL BE MADE WITH PROPER FITTINGS.

THE SEPTIC TANK INSPECTION OPENINGS SHALL BE PROVIDED WITH RISERS IF GREATER THAN 12" BELOW GRADE.

THE LEACHING AREA SHALL BE "ROPED OFF" OR OTHERWISE PROTECTED FROM DISTURBANCE AND TRAFFIC UNTIL CONSTRUCTION OF THE LEACHING AREA IS STARTED.

SELECT FILL

IT IS THE RESPONSIBILITY OF THE SEPTIC INSTALLER TO PROVIDE AND INSTALL SELECT FILL MATERIAL IN CONFORMANCE WITH THE FOLLOWING:

THE SEPTIC INSTALLER SHALL PROVIDE A SIEVE ANALYSIS TO THE LOCAL HEALTH DEPARTMENT OR ENGINEER FOR APPROVAL, IF REQUESTED.

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.

TOPSOIL AND ORGANIC MATTER WITHIN THE LEACHING AREA SHALL BE STRIPPED PRIOR TO PLACEMENT OF THE SELECT FILL MATERIAL. EXCAVATION EQUIPMENT IS NOT PERMITTED IN THE LEACHING AREA UNTIL THE SELECT FILL MATERIAL HAS BEEN PLACED AND COMPACTED.

THE SELECT FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES IN DEPTH AND SHALL BE COMPACTED TO 90% OF OPTIMUM DENSITY.

AT THE DIRECTION OF THE LOCAL HEALTH DEPARTMENT OR ENGINEER, A PERCOLATION TEST MAY BE REQUIRED IN THE COMPACTED SELECT FILL MATERIAL TO CONFIRM PROPER PLACEMENT.

THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 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 THAN REWEIGHED AND THE SIEVE ANALYSIS STARTED. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70 – 80	70 – 100
#40	10 – 50*	10 – 75
#100	0 – 20	0 – 5
#200	0 – 5	0 – 2.5

*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%.

SEPTIC SYSTEM DESIGN

THE SEPTIC SYSTEM DESIGN IS BASED ON A PERCOLATION RATE OF 20.1 TO 30 MIN/IN AND A 4 BEDROOM HOUSE, THE REQUIRED EFFECTIVE LEACHING AREA IS 875 SQ.FT.

THE LEACHING SYSTEM SHALL CONSIST OF ONE, 90 FT LONG ROW OF GEPMATRIX GST 6212 LEACHING SYSTEM PROVIDING AN EFFECTIVE LEACHING AREA OF 900 SQ. FT.

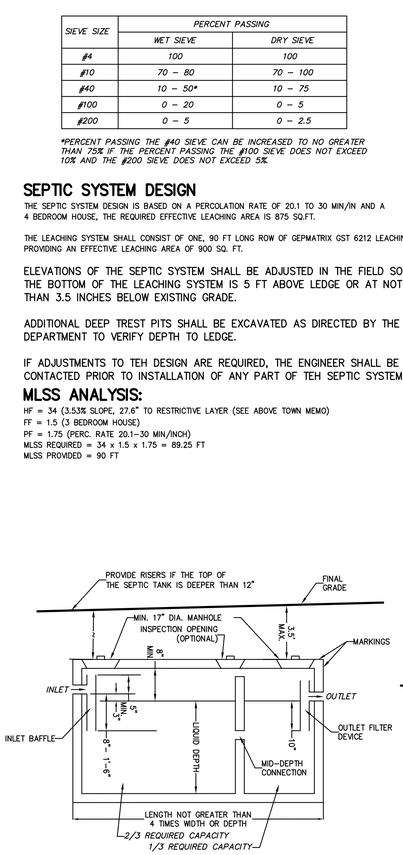
ELEVATIONS OF THE SEPTIC SYSTEM SHALL BE ADJUSTED IN THE FIELD SO THAT THE BOTTOM OF THE LEACHING SYSTEM IS 5 FT ABOVE LEDGE OR AT NOT MORE THAN 3.5 INCHES BELOW EXISTING GRADE.

ADDITIONAL DEEP TREST PITS SHALL BE EXCAVATED AS DIRECTED BY THE HEALTH DEPARTMENT TO VERIFY DEPTH TO LEDGE.

IF ADJUSTMENTS TO TEH DESIGN ARE REQUIRED, THE ENGINEER SHALL BE CONTACTED PRIOR TO INSTALLATION OF ANY PART OF TEH SEPTIC SYSTEM.

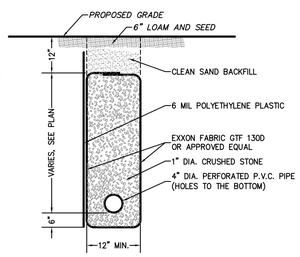
MLSS ANALYSIS:

HF = 34 (3.53% SLOPE, 27.6" TO RESTRICTIVE LAYER (SEE ABOVE TOWN MEMO)
FF = 1.5 (3 BEDROOM HOUSE)
PF = 1.75 (PERC. RATE 20.1–30 MIN/INCH)
MLSS REQUIRED = 34 x 1.5 x 1.75 = 89.25 FT
MLSS PROVIDED = 90 FT

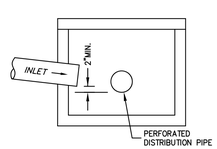


CONCRETE SEPTIC TANKS SHALL CONFORM TO SECTION V. "SEPTIC TANKS" OF THE "CONNECTICUT PUBLIC HEALTH CODE, REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS", REVISED THROUGH JANUARY 2018

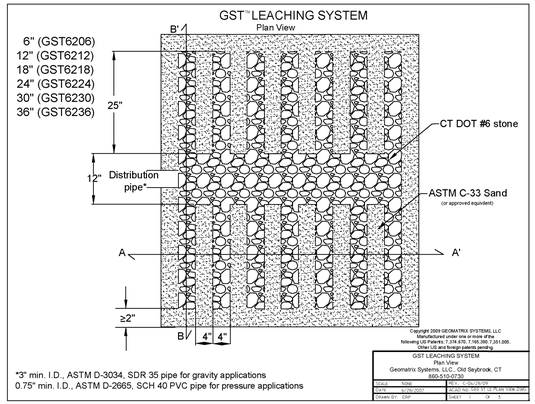
TYPICAL SEPTIC TANK
NOT TO SCALE

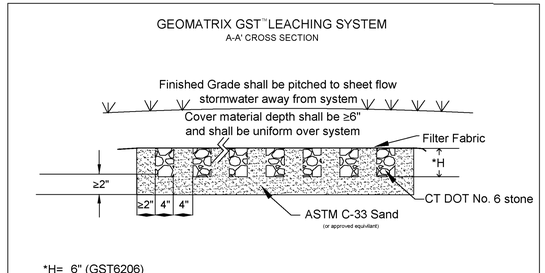


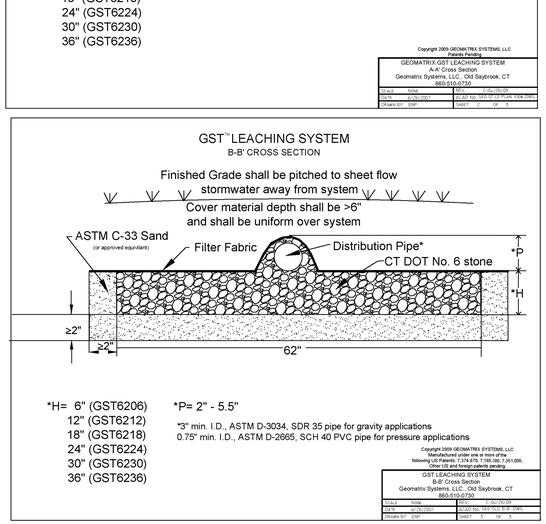
CURTAIN DRAIN DETAIL
NOT TO SCALE



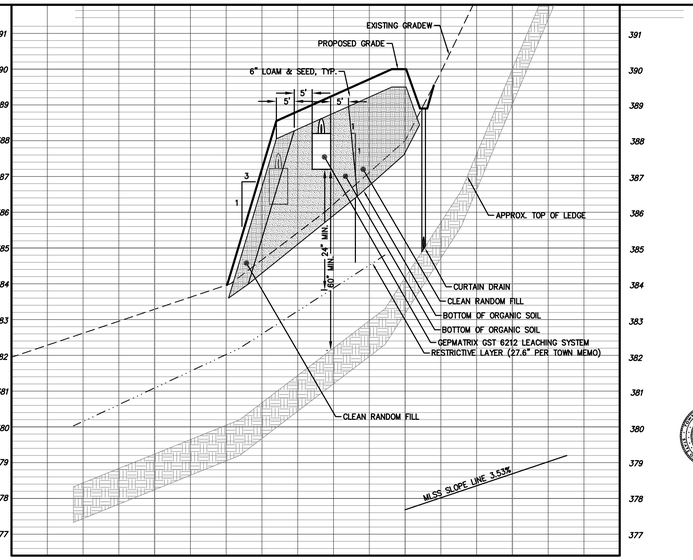
DISTRIBUTION BOX
NOT TO SCALE







LEACHING SYSTEM DETAILS
NOT TO SCALE



SECTION A–A
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL

TEST PIT DATA

GLASTONBURY HEALTH DEPARTMENT
Percolation Tests

Performed for Tony Cannariato — Location Forest Hills - Woodland St.

Lot No.	Date	Test Hole	Perc Hole Depth	Depth of Test Pit	Depth to Ground Water	Mottling	Material	Notes/Perc. Rate
1	4/27/90	1		4"-36"	34"	24"	0 - 3" Topsoil 3" - 28" Very Fine Sandy Loam 28" - 36" Silt Loam, mottled throughout Ledge 4" - 36"	
1	4/27/90	1A		32"	30"	22"	0 - 3" Topsoil 3" - 22" Very Fine Sandy Loam 22" - 32" Loamy Sand 32" Ledge	
1	1B	1B		39"	38"	22"	0 - 3" Topsoil 3" - 22" Very Fine Sandy Loam 22" - 39" Silty Sand 39" Ledge	
	4/27/90	2		92"	42'	42"	0 - 8" Topsoil 8" - 12" Silt Loam 12" - 44" Medium Sand 44" - 72" Silty Fine Sand 72" - 92" Sandy silt, Mottled throughout 92" - Ledge	
	4/27/90	3		50"	36"	32"	0 - 6" Topsoil 6" - 32" Very Fine Sandy Loam 32" - 50" Silty Sand 50" Ledge	
	4/27/90	4		26"			Ledge @ 26"	
	4/27/90	5		48"	32"	24'	0 - 3" Topsoil 3" - 12" Very Fine Sandy Loam 12" - 32" Medium Sand 32" - 48" Dense Silty Sand, mottled throughout 48" Ledge	
	4/27/90	6		14"	-	-	Ledge @ 14"	
	4/27/90	7		50"	34"	30"	0 - 10" Topsoil 10" - 30" fine sandy Loam 30" - 50" Loamy Sand 50" - Ledge	

LOCATION UNKNOWN

Lot No.	Date	Test Hole	Perc Hole Depth	Depth Test Pit	Depth Ground Water	Mottling	Material	Notes/ Perc
	4-24-01	X1		2'			X1 – LEDGE @ 2'	UNACCEPTABLE – SHALLOW LEDGE
		X2		0.5'			X2 – LEDGE @ 0.5'	UNACCEPTABLE – SHALLOW LEDGE
		X3		2.0'			X3 – LEDGE @ 2.0'	UNACCEPTABLE – SHALLOW LEDGE
		X4		1.3'			X4 – LEDGE @ 1.3'	UNACCEPTABLE – SHALLOW LEDGE
		X5		2.6'			X5 – LEDGE @ 2.6'	UNACCEPTABLE – SHALLOW LEDGE

NUMBER: 11	DATE: 4/25/79
WITNESS:	LEDGE: –
DEPTH: 54"	WATER: 54"
SOIL PROFILE:	MOTTLING: –

0 – 4" TOPSOIL
4"– 18" LOOSE SAND
18"–54" COMPACT SAND & GRAVEL

NOTE: TEST PIT DATA IS FROM "FOREST HILLS" SUBDIVISION PLANS

TOWN PLAN & ZONING COMMISSION APPROVAL

PLOT PLAN / ANTHONY CANNARIATO — RR/GW2
PROJECT / APPLICANT — ZONE

240 WOODLAND STREET
PROJECT ADDRESS

20.
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455 OR 811.

INSPECTION NOTE:

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PERCOLATION TEST DATA

Town of Glastonbury
2155 MAIN STREET • GLASTONBURY, CONNECTICUT 06033 • (203) 659-2711

October 31, 1990

To: Luchs & Beckerman, 12 National Dr., Glastonbury, CT

Fr: David M. Brunelle, Health Department DMB

Re: **FOREST HILLS SUBDIVISION**
WOODLAND STREET

Percolation tests were conducted on the above referenced sub-division by thie department on 10-26-90. The resulsts are provided below:

Perc. Hole	Depth (In)	Percolate (Min/In)	Remarks
3	22	20	Design 20-30
5	25	20	Design 20-30

GROUND WATER MONITORING

Town of Glastonbury
2155 MAIN STREET - P.O. BOX 6523 - GLASTONBURY, CT 06033-6523

DATE: June 9, 2005

TO: Jim Dutton, Dutton & Johnston

FROM: David W. Boone, Director of Health

RE: Cannariato Subdivision, Woodland Street

Groundwater elevations have been observed by this department during the period between 4/21/05 to 5/17/05. The results are tabulated below:

Standpipe #	Range (ft)	Median(ft)	Design for (ft)
B	0.75 – 2.9	2.3	groundwater @ 2.3
A	2.4 – 5.4	3.3	groundwater @ 3.3
3	0.25 - >2.95	2.8	mottling @ 32"
C	1.1 - >2.4	2.4	

SCALE IN FEET
40' 20' 0' 20' 40'

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
87 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-8401 FAX: 860-633-8051
EMAIL: JIMDD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

PLOT PLAN
240 WOODLAND STREET
PREPARED FOR
ANTHONY CANNARIATO
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 08/04/2023
SCALE: 1" = 20'
SHEET 2 of 3
A-23-078-P
FILE: 23-078.DWG

NOTES:

THE PROPOSED TOP OF FOUNDATION (TOP FDN.), BASEMENT FLOOR (BSMT. FLR.), GARAGE FLOOR (GAR. FLR.) AND GRADING SHOWN ON THIS PLAN SHALL BE REVIEWED IN THE FIELD BY THE OWNER, BUILDER AND ARCHITECT PRIOR TO CONSTRUCTION TO INSURE CONFORMANCE TO THE ARCHITECTURAL PLANS AND CONCEPTS. ANY ADJUSTMENTS TO THE PROPOSED ELEVATIONS OR GRADING SHALL BE REVIEWED WITH THE ENGINEER AND THE HEALTH DEPARTMENT TO INSURE PROPER FUNCTION OF THE SEPTIC SYSTEM AND DRAINAGE.

PRIOR TO ANY EXCAVATION OR GRADING ON THE SITE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING THE CONNECTICUT UNDERGROUND UTILITY PROTECTION PLAN FOR UTILITY MARK-OUT (TEL.1-800-922-4455)

PRIOR TO THE START OF CONSTRUCTION, STRIPPING OR GRADING, SEDIMENT BARRIERS SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
THE BARRIERS SHALL REMAIN IN PLACE AND BE PROPERLY MAINTAINED UNTIL ALL UPSTREAM AREAS ARE STABILIZED TO THE SATISFACTION OF THE ENVIRONMENTAL PLANNER.

AT THE REQUEST OF THE ENVIRONMENTAL PLANNER, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.

ALL DISTURBED AREAS WHICH ARE TO BE STABILIZED WITH VEGETATIVE COVER SHALL BE TOPSOILED, FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

ALL UNDERGROUND UTILITY (ELECTRIC, TELEPHONE, CATV, ETC.) INSTALLATION SHALL PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL TO THEIR POINT OF CONNECTION.

INSPECTION BY THE TOWN STAFF IS REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THIS INSPECTION EVALUATES COMPLIANCE TO THE APPROVED PLOT PLAN AND THE PERMANENT STABILIZATION REQUIREMENT. THE BUILDER SHALL NOTIFY THE TOWN UPON COMPLETION OF PERMANENT STABILIZATION.

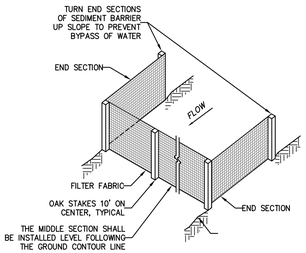
A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED PRIOR TO ADEQUATE SITE STABILIZATION AS DETERMINED BY TOWN STAFF.

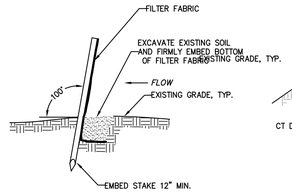
ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. THE DRIVEWAY ROADBED SHOULD BE STABILIZED WITH COMPACTED GRAVEL OR AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND/OR EXCAVATED SUBSOIL SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE RINGED WITH SEDIMENT BARRIERS AND STABILIZED AS DIRECTED BY THE ENVIRONMENTAL PLANNER.

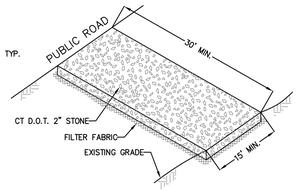
LUMBER AND BUILDING MATERIAL STOCKPILES, VEHICLE PARKING AND MOVEMENT SHALL BE CONFINED TO THE AREA OF DISTURBANCE. THE BUILDER SHALL PROVIDE A DUMPSTER FOR STORAGE AND/OR DISPOSAL OF ALL CONSTRUCTION WASTE.

THE CONTRACTOR SHALL VERIFY THE FOUNDATION DIMENSIONS AND IMMEDIATELY RESOLVE ANY CONFLICTS WITH THE ENGINEER.

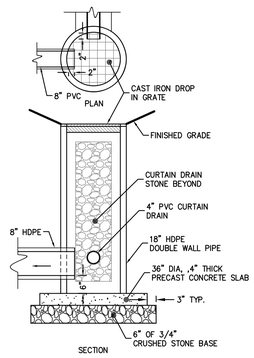




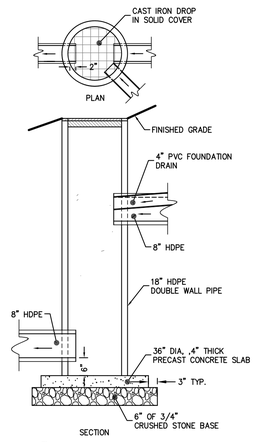
SEDIMENT BARRIER
NOT TO SCALE



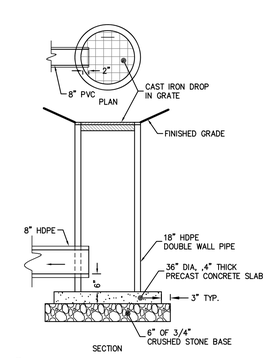
CONSTRUCTION ENTRANCE
NOT TO SCALE



18" HDPE YARD DRAIN
NOT TO SCALE



18" HDPE MANHOLE
NOT TO SCALE



18" HDPE OUTLET STRUCTURE
NOT TO SCALE

TOWN PLAN & ZONING COMMISSION APPROVAL

PLOT PLAN / ANTHONY CANNARIATO — RR/GW2
PROJECT / APPLICANT — ZONE

240 WOODLAND STREET
PROJECT ADDRESS

20. _____
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

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

STORM SEWER MAINTENANCE PLAN

THE LONG TERM SUCCESS AND PROPER OPERATION OF THE STORM WATER SYSTEM REQUIRES REGULAR MAINTENANCE OF ALL ELEMENTS OF THE SYSTEM. BELOW IS A LIST OF TASKS REQUIRED.

SPRING MAINTENANCE:

FOLLOWING THE LAST SNOW EVENT AND PRIOR TO LAWN GROWTH, THE FOLLOWING TASKS SHALL BE COMPLETED:

1. THATCH THE LAWN AREA WITHIN THE BIO-RETENTION AREAS, REMOVE LEAVES AND OTHER DEBRIS FROM THE SITE.
2. INSPECT THE YARD DRAIN INLETS AND OUTLET STRUCTURE, REMOVE ACCUMULATED SEDIMENT AND DEBRIS.
3. INSPECT THE STORM SEWER OUTLETS INTO THE BIO-RETENTION BASIN, REPAIR ANY EROSION AND REMOVE ANY ACCUMULATED SEDIMENT.
4. INSPECT THE ROOF GUTTERS, CHECK FOR DAMAGE, REMOVE ALL ACCUMULATED DEBRIS AND REPAIR DAMAGE AS REQUIRED.
5. CHECK FOR FUNCTION OF THE DOWNSPOUT PIPING SYSTEM BY RUNNING WATER THROUGH IT, IF WATER DOES NOT FLOW FREELY, CLEAN AS REQUIRED.

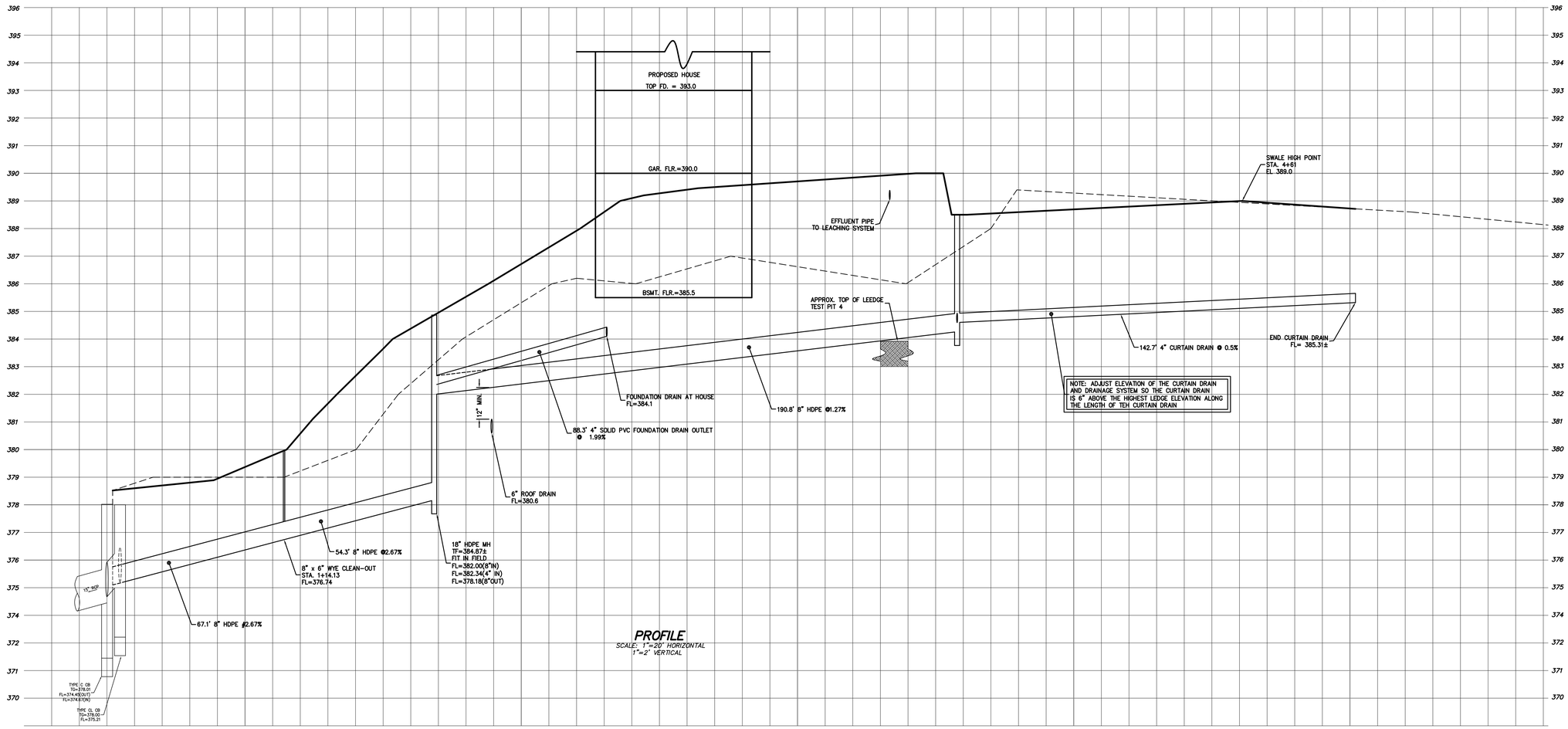
FALL MAINTENANCE:

FOLLOWING LEAF DROP IN THE FALL (END OF OCTOBER), THE FOLLOWING TASKS SHALL BE COMPLETED:

1. REMOVE LEAVES AND DEBRIS FROM THE SITE.
2. INSPECT THE YARD DRAIN INLETS AND OUTLET STRUCTURE, REMOVE ACCUMULATED SEDIMENT AND DEBRIS.
3. INSPECT THE STORM SEWER OUTLETS INTO THE BIO-RETENTION BASIN, REPAIR ANY EROSION AND REMOVE ANY ACCUMULATED SEDIMENT.
4. INSPECT THE ROOF GUTTERS, CHECK FOR DAMAGE, REMOVE ALL ACCUMULATED DEBRIS AND REPAIR DAMAGE AS REQUIRED.
5. CHECK FOR FUNCTION OF THE DOWNSPOUT PIPING SYSTEM BY RUNNING WATER THROUGH IT, IF WATER DOES NOT FLOW FREELY, CLEAN AS REQUIRED.

NOTE: ALL SEDIMENT AND DEBRIS COLLECTED ON THE SITE FROM THE ABOVE MAINTENANCE SHALL BE DISPOSED OF AT A SUITABLE LOCATION IN ACCORDANCE WITH ANY MUNICIPAL REQUIREMENTS.

THE SYSTEM IS PRIVATE AND IS TO BE MAINTAINED BY THE PROPERTY OWNERS.



PROFILE
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
87 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-8401 FAX: 860-633-8051
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

PLOT PLAN
240 WOODLAND STREET
PREPARED FOR
ANTHONY CANNARIATO
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 08/06/2023
SCALE: 1" = 20'
SHEET 3 of 3
A-23-078-P
FILE: 23-078.DWG