



**SITE LOCATION MAP**  
SCALE: 1"=1,000'

# O'LEARY SUBDIVISION 1335 MAIN STREET

## PREPARED FOR KRISTINA O'LEARY GLASTONBURY, CONN.

INDEX TO SHEETS

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APPLICANT/OWNER  
KRISTINA O'LEARY  
1335 MAIN ST  
GLASTONBURY, CONN. 06033

ZONE: RESIDENCE AA/GW-1  
TOTAL PARCEL AREA = 113,459 S.F.  
= 2.605 AC.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

  
MARK W. FRIEND  
P.E. # 15818

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

COVER SHEET  
O'LEARY SUBDIVISION  
PREPARED FOR  
KRISTINA O'LEARY  
GLASTONBURY, CONN.

CK. BY: MWF  
DRW. BY: TCJ  
DATE: 8-24-21  
SCALE: 1"=40'  
SHEET 1 OF 6  
MAP NO. 150-20-1CS

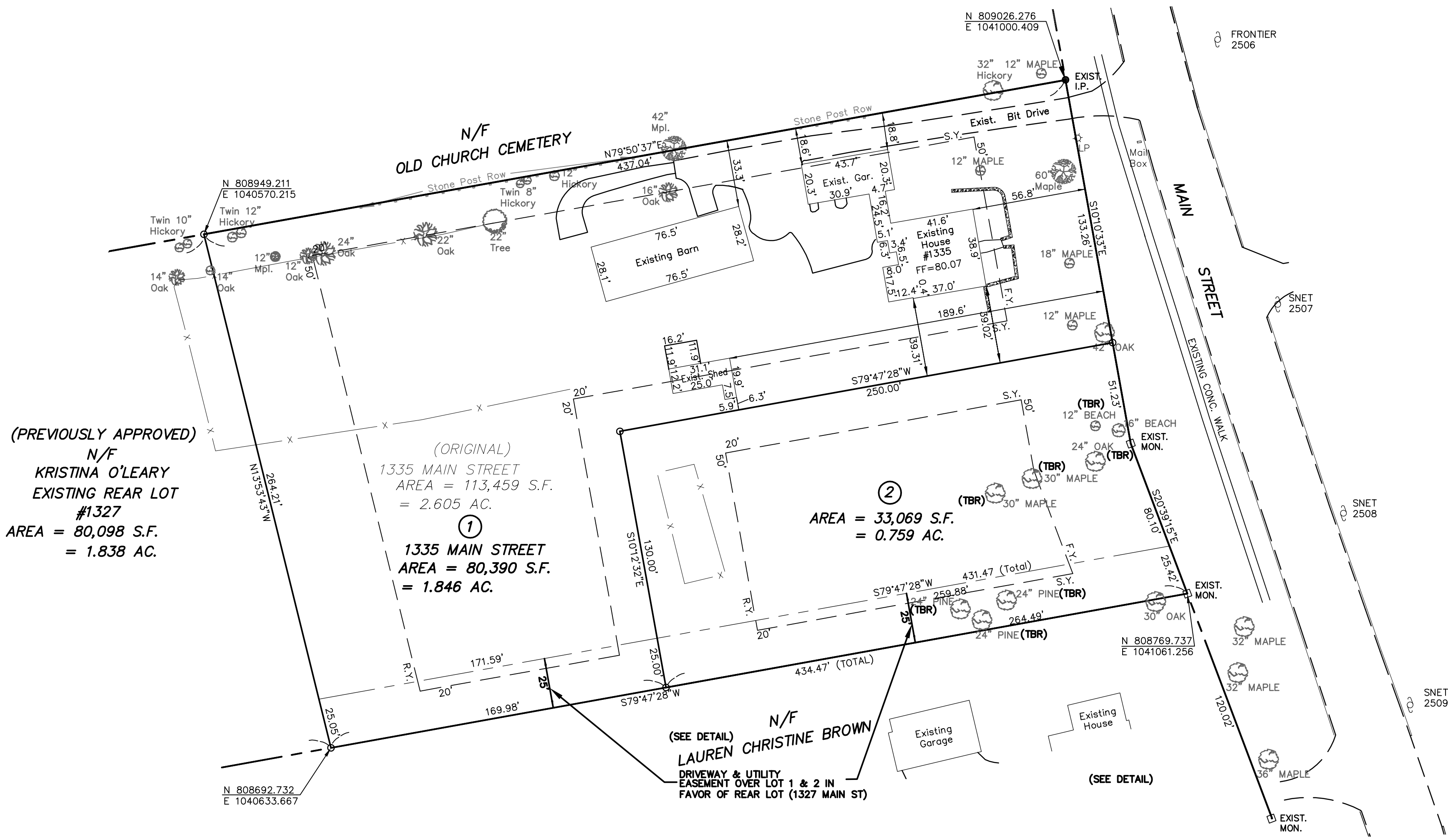
TOWN PLAN & ZONING COMMISSION APPROVAL	
O'LEARY SUBDIVISION	RES AA/GW-1
SUBDIVISION NAME	ZONE
KRISTINA O'LEARY	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

BEARINGS AND COORDINATES REFER TO THE NAD 83 COORDINATE SYSTEM.

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

ABBUTTING PROPERTIES ARE ZONED RESIDENTIAL AA & GW-1

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(PREVIOUSLY APPROVED)  
N/F  
KRISTINA O'LEARY  
EXISTING REAR LOT  
#1327  
AREA = 80,098 S.F.  
= 1.838 AC.

(ORIGINAL)  
1335 MAIN STREET  
AREA = 113,459 S.F.  
= 2.605 AC.  
①  
1335 MAIN STREET  
AREA = 80,390 S.F.  
= 1.846 AC.

②  
AREA = 33,069 S.F.  
= 0.759 AC.

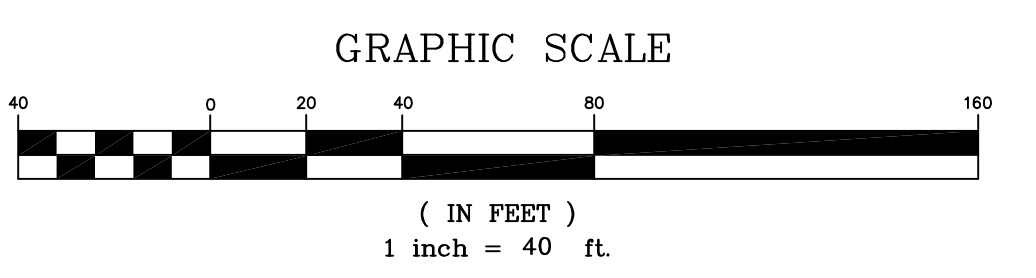
(SEE DETAIL)  
N/F  
LAUREN CHRISTINE BROWN  
DRIVEWAY & UTILITY  
EASEMENT OVER LOT 1 & 2 IN  
FAVOR OF REAR LOT (1327 MAIN ST)

**LEGEND**

- EXISTING MONUMENT
- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXIST. MON.
- EXIST. I.P.

APPLICANT/OWNER  
KRISTINA O'LEARY  
1335 MAIN ST  
GLASTONBURY, CONN. 06033

ZONE: RESIDENCE AA/GW-1  
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= 2.605 AC.



TOWN PLAN & ZONING COMMISSION APPROVAL	
O'LEARY SUBDIVISION	RES AA/GW-1
SUBDIVISION NAME	ZONE
KRISTINA O'LEARY	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

REFERENCE MADE TO MAP TITLED:  
"REAR LOT #1335 MAIN STREET PREPARED FOR DAVID O'LEARY  
GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S.  
GLASTONBURY, CONN. DATE: 6-4-18 REV. 11-5-18 SCALE: 1"=40'  
MAP NO. 88-17-1PS

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THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED WHERE AND BELIEF. THIS MAP IS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. TYPE OF SURVEY: SUBDIVISION MAP BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY/ORIGINAL SURVEY CLASS OF ACCURACY: A-2

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-659-0587

SUBDIVISION PLAN  
**#1335 MAIN STREET**  
PREPARED FOR  
**KRISTINA O'LEARY**  
GLASTONBURY, CONN.

CK. BY: MWF  
DRW. BY: TCJ  
DATE: 8-24-21  
SCALE: 1"=40'  
SHEET 2 OF 6  
MAP NO. 150-20-15UB

L.S. # 9386



**#1335 MAIN STREET (LOT 1)  
RESERVE SANITARY SYSTEM DESIGN**

NUMBER OF BEDROOMS 4  
PERCOLATION RATE 1.7 MIN./IN  
ABSORPTION AREA REQUIRED 577.5 S.F.  
USE 4' WIDE TRENCHES 192.5 L.F. REQUIRED  
USE 2 TRENCHES @ 96.25 L.F. EACH (EACH ROW TO HAVE  
MLSS NOT REQUIRED: RESTRICTIVE LAYER >80"

**LOT 2 SANITARY SYSTEM DESIGN**

NUMBER OF BEDROOMS 4  
PERCOLATION RATE 2.0 MIN./IN  
ABSORPTION AREA REQUIRED 577.50  
USE GST 6212 58 L.F. REQ. (10 S.F./L.F.)  
USE 1 ROW @ 58.0 L.F.  
SEPTIC TANK CAPACITY 1250 GAL. MIN.

**M.L.S.S. CALCULATIONS LOT 2**

BEDROOMS: 4  
RESTRICTIVE LAYER: 4.5'  
SLOPE: 10.0%  
PERC. RATE: 2.0 MIN./IN.  
(HF)16 x (FF)1.75 x (PF)1.0 = 28 L.F. REQ.  
58 L.F. PROP.

**SOILS DATA**

TEST PIT #1  
DATE: 10-11-17  
MATERIAL: 0.0 - 0.1' TOPSOIL  
1.0 - 1.5' SANDY LOAM  
1.5 - 4.3' LOAMY SAND  
4.3 - 8.5' MEDIUM SAND  
MOTTLING: NONE  
GROUNDWATER: NONE  
PERC. TEST 1  
DATE: 10-11-17  
DEPTH: 32"  
RATE: 1.7 MIN./IN.

TEST PIT #2  
DATE: 10-11-17  
MATERIAL: 0.0 - 1.0' TOPSOIL  
1.0 - 2.8' SANDY LOAM  
2.8 - 4.0' LOAMY SAND  
4.0 - 5.0' COARSE SAND  
5.0 - 8.0' MEDIUM SAND  
MOTTLING: NONE  
GROUNDWATER: NONE  
PERC. TEST 2A  
DATE: 10-25-19  
DEPTH: 38"  
RATE: 2 MIN./IN.

TEST PIT #3  
DATE: 10-25-19  
MATERIAL: 0-5" DARK BROWN TOPSOIL  
0.5-3" MEDIUM BROWN FINE SANDY LOAM  
3-4.5" YELLOW BROWN COARSE SAND  
4.5-8.5" RED BROWN COARSE SAND/GRAVEL  
MOTTLING: NONE  
GROUNDWATER: NONE  
ROOTS: 0-3"

TEST PIT #X  
DATE: 10-25-19  
MATERIAL: 0-0.58" DARK BROWN TOPSOIL  
0.58-3.25" MEDIUM BROWN FINE SANDY LOAM  
3.25-6.82" ORANGE BROWN COARSE SAND  
6.82-8.25" ORANGE BROWN COARSE SAND/GRAVEL  
MOTTLING: NONE  
GROUNDWATER: NONE  
ROOTS: 0-3.25"

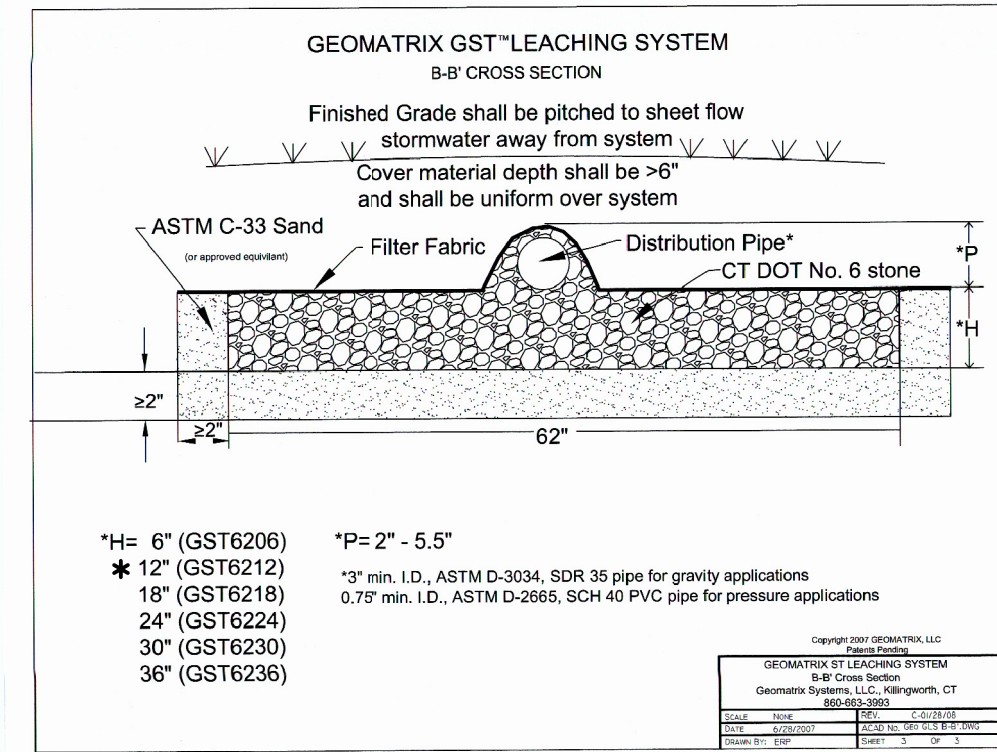
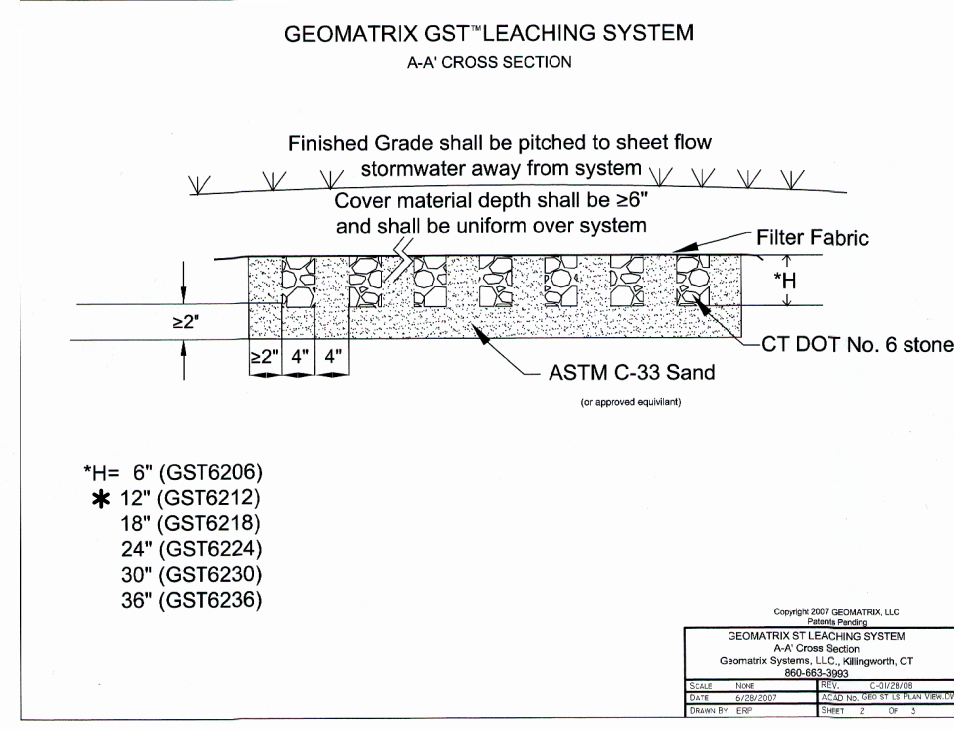
TEST PIT #Y  
DATE: 10-25-19  
MATERIAL: 0-0.5" DARK BROWN TOPSOIL  
0.5-2.25" MEDIUM BROWN FINE SANDY LOAM  
2.25-6.25" RED BROWN FINE SILTY LOAM  
6.25-8.33" RED BROWN MED SILTY LOAM  
MOTTLING: @ 4.5"  
GROUNDWATER: NONE  
ROOTS: 0-2.25"

TEST PIT #Z  
DATE: 10-25-19  
MATERIAL: 0-0.5" DARK BROWN TOPSOIL  
0.5-2" MEDIUM BROWN FINE SANDY LOAM  
2-4" RED BROWN FINE SAND  
4-8.84" RED BROWN MEDIUM SAND  
MOTTLING: NONE  
GROUNDWATER: NONE  
ROOTS: 0-2"

TEST PIT #100  
DATE: 1-20-21  
MATERIAL: 0.0-0.9' PLOWED TOPSOIL  
0.9-1.7' LIGHT BROWN FINE SANDY LOAM  
1.7-2.3' DARK BROWN COARSE SAND, GRAVEL  
2.3-10.0' BROWN SAND  
MOTTLING: NONE  
GROUNDWATER: NONE  
ROOTS: NONE

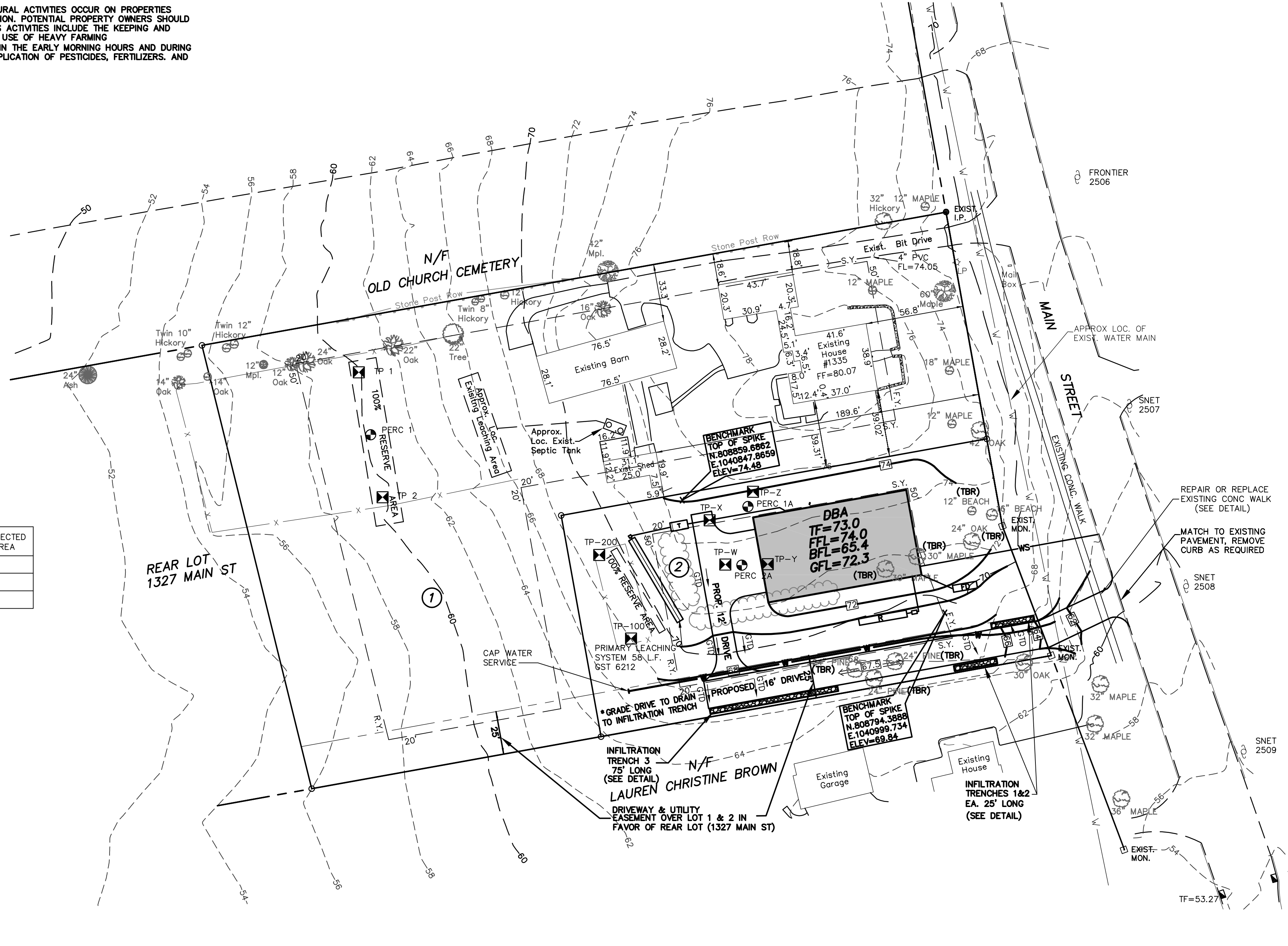
TEST PIT #200  
DATE: 1-20-21  
MATERIAL: 0.0-1.0' PLOWED TOPSOIL  
1.0-2.5' LIGHT BROWN FINE SANDY LOAM  
2.5-9.5' BROWN FINE SAND, SOME GRAVEL  
MOTTLING: NONE  
GROUNDWATER: NONE  
ROOTS: NONE

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.09 AC	0.035 AC
POST-DEVELOPMENT	0.21 AC	0.035 AC
NET CHANGE (+ OR -)	0.12 AC	0.000 AC



**AGRICULTURAL CAVEAT:**

PLEASE NOTE AGRICULTURAL ACTIVITIES OCCUR ON PROPERTIES ADJACENT TO THIS SUBDIVISION. POTENTIAL PROPERTY OWNERS SHOULD BE AWARE THAT THESE ACTIVITIES INCLUDE THE KEEPING AND CARING OF LIVE STOCK, USE OF HEAVY FARMING EQUIPMENT/MACHINERY IN THE EARLY MORNING HOURS AND DURING WEEKENDS AND THE APPLICATION OF PESTICIDES, FERTILIZERS, AND MANURE.



**GENERAL NOTES**

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 818 AND/OR THE TOWN STANDARD SPECIFICATIONS.  
THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND FOR COORDINATING CONNECTION OF PROPOSED AND EXISTING UTILITIES.  
ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.  
FOUNDATION DRAINS SHALL BE DEPICTED ON ALL PLOT PLANS.  
TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY TOPOGRAPHIC MAPS.  
VERTICAL DATUM REPRESENTS NAVD 88.  
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 8:00-4:30 PM MONDAY THRU FRIDAY AT (860) 652-7735.  
RIGHTS TO DRAIN FROM LOT TO LOT RESERVED ON ALL LOTS  
LOTS SERVED BY PUBLIC WATER SUPPLY AND ONSITE SEPTIC SYSTEMS

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**INFILTRATION TRENCH DESIGNS**

**TRENCH 1 & 2 DESIGN**

ASSUMED IMPERVIOUS AREA (PAVEMENT) = 1,920 S.F.  
TOTAL AREA = 8,650 S.F.  
REQUIRED WQV = 174 C.F.  
PROPOSED INFILTRATION TRENCH VOLUME = 180 C.F.

**TRENCH 3 DESIGN**

ASSUMED IMPERVIOUS AREA (PAVEMENT) = 3280 S.F.  
TOTAL AREA = 8,000 S.F.  
REQUIRED WQV = 261 C.F.  
PROPOSED INFILTRATION TRENCH VOLUME = 270 C.F.

**ROOF INFILTRATION DESIGN LOT 2**

ASSUMED ROOF AREA = 1,500 S.F./LOT  
STORAGE = 1" OF RAINFALL  
1500 X 1" X 1FT./12" = 125 C.F.  
(TOTAL VOLUME OF INFILTRATION CHAMBERS = 125 C.F. VOLUME TO BE ADJUSTED BASED ON FINAL ROOF AREA AT THE TIME OF PLOT PLAN SUBMISSION)

**MAINTENANCE OF UNDERGROUND INFILTRATION UNITS**

- CLEAN GUTTERS OF BIENNIAL BASIS
- CLEAN STORM FILTER UNITS ON A BIENNIAL BASIS  
(TO BE PERFORMED BY HOMEOWNER)

**LEGEND**

- EXISTING MONUMENT
- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXISTING TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED FUTURE WATER SERVICE
- PROPOSED SEPTIC TANK
- PROPOSED RECHARGER W/CULTEC STORMFILTER T-80 (ROOF DRAIN)
- PROPOSED RECHARGER FOOTING DRAIN
- TREE TO BE REMOVED (TBR)
- GRADE TO DRAIN

APPLICANT/OWNER  
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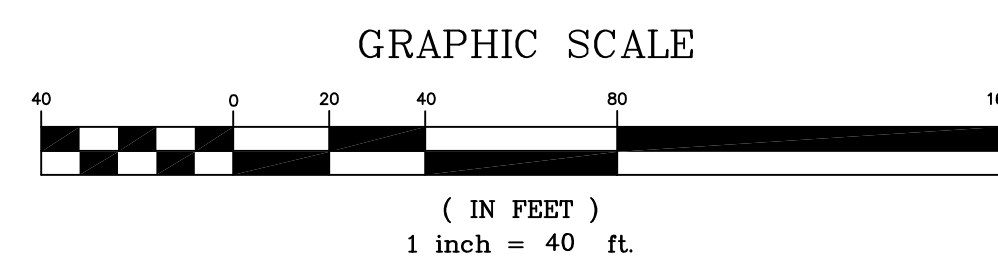
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PROP. LOT 1 AREA = 80,390 S.F.  
= 1.846 AC.  
PROP LOT 2 AREA = 33,068 S.F.  
= 0.759 AC.

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TOWN PLAN & ZONING COMMISSION APPROVAL

O'LEARY SUBDIVISION	RES AA/GW-1
SUBDIVISION NAME	ZONE
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SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
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TOPOGRAPHIC PLAN  
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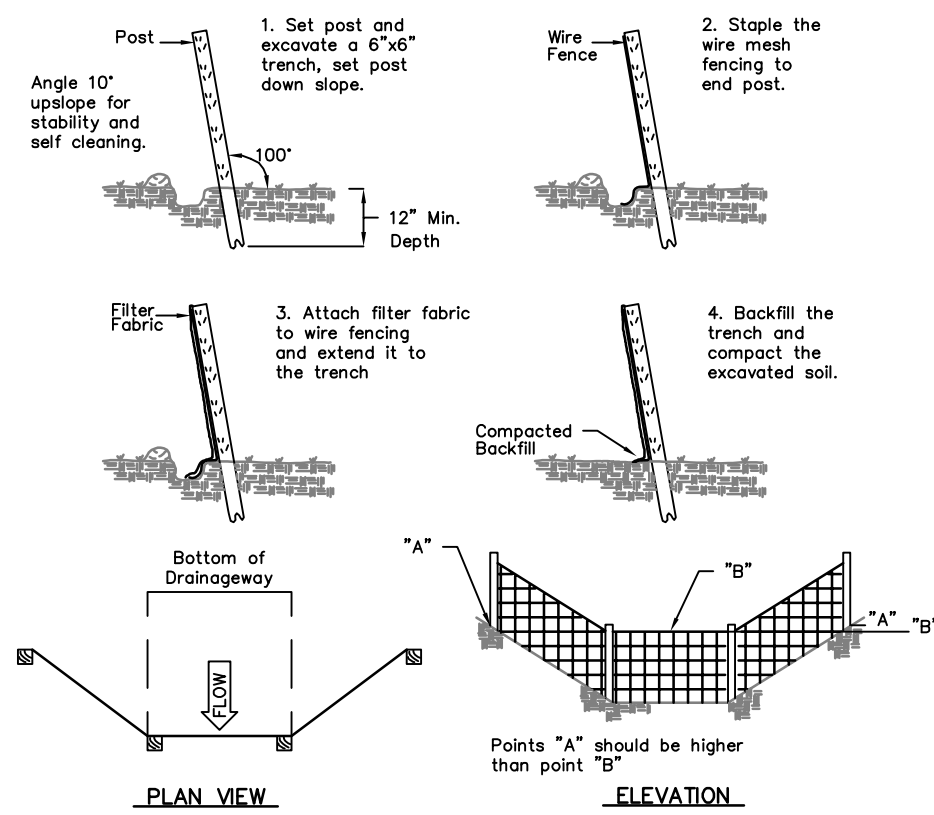
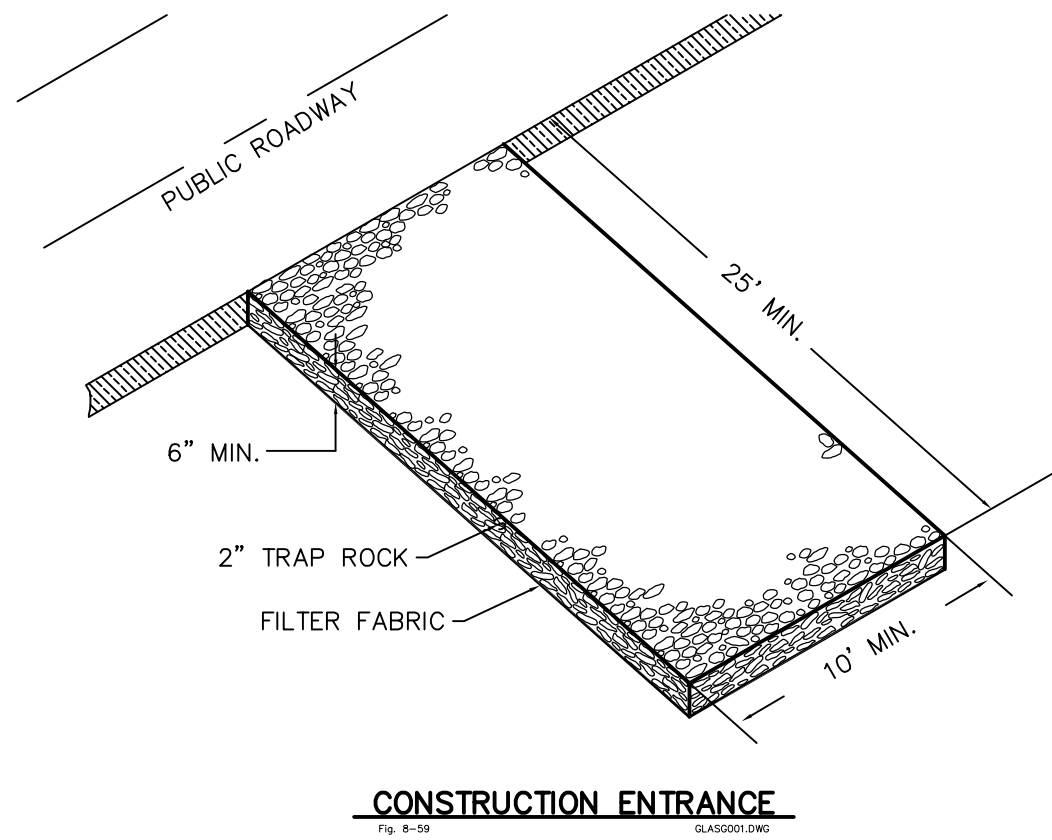
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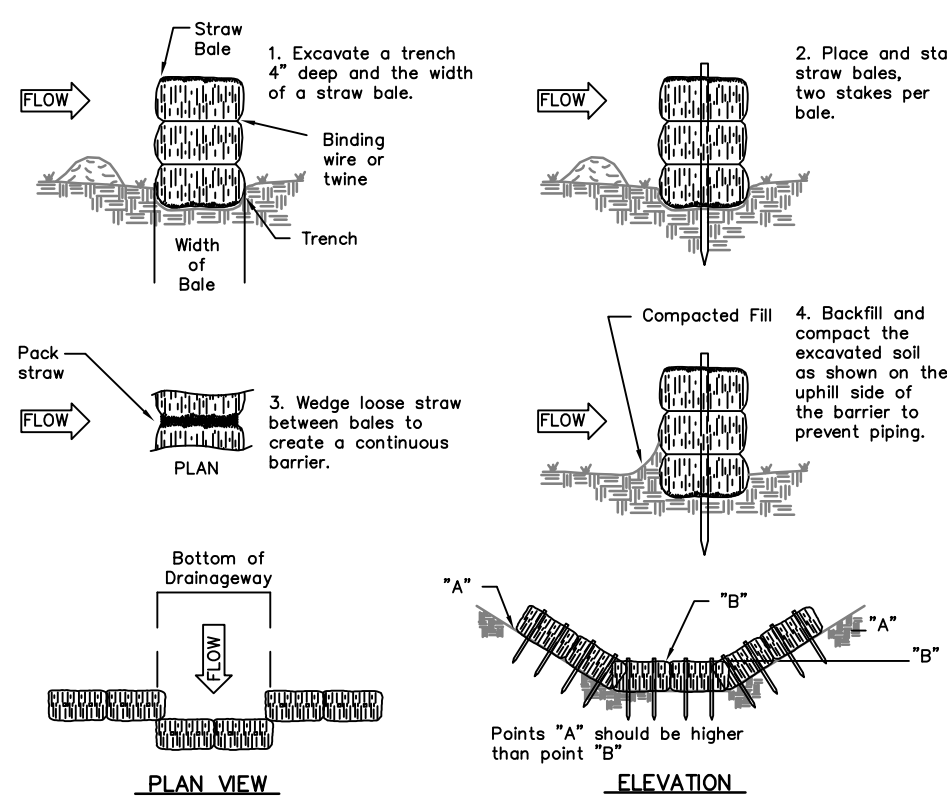
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**MS4 INFORMATION**

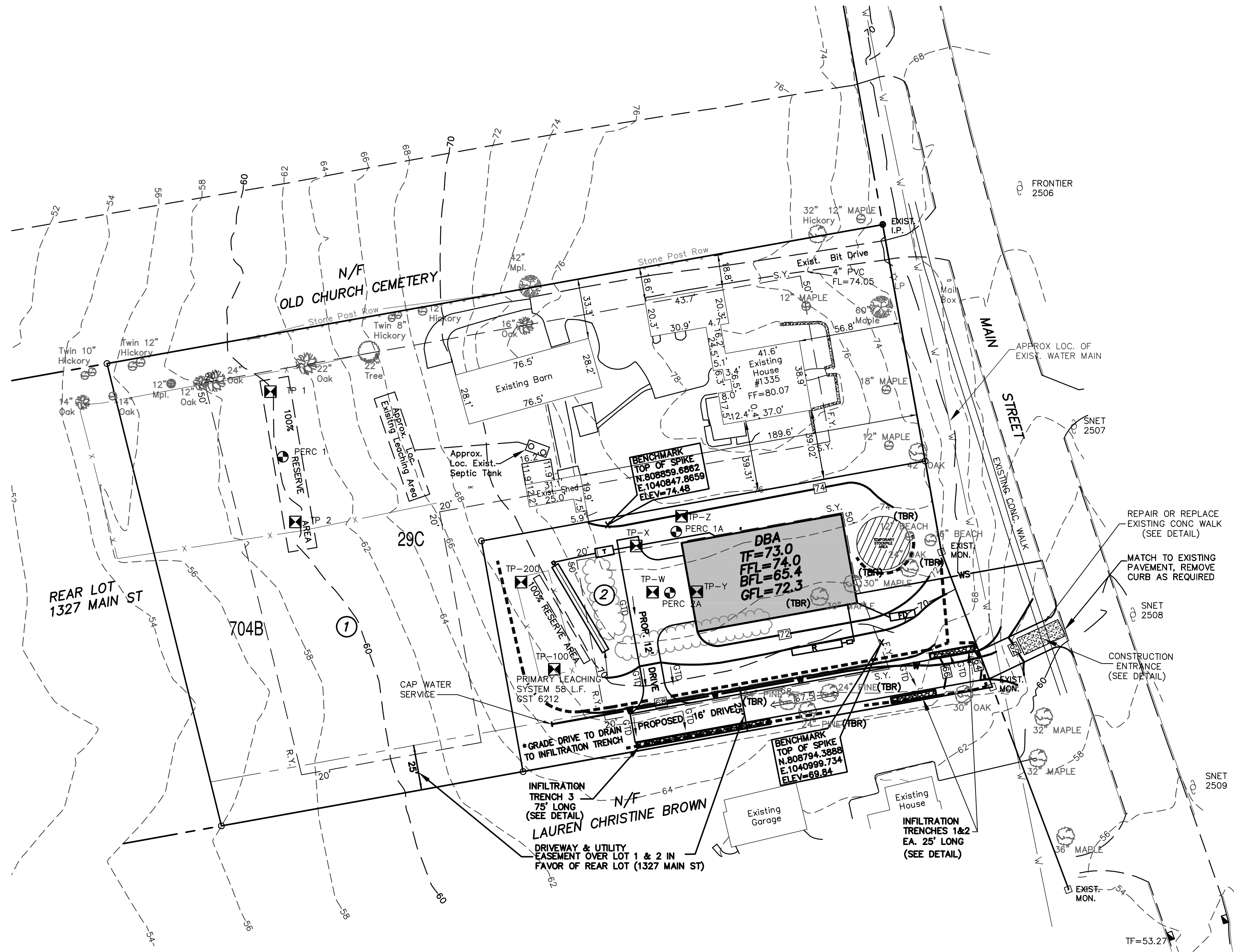
DIRECTLY CONNECTED IMPERVIOUS AREA  
 PRE-DEVELOPMENT-0 S.F.  
 POST-DEVELOPMENT- 0 S.F.



**PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER**



**PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER**



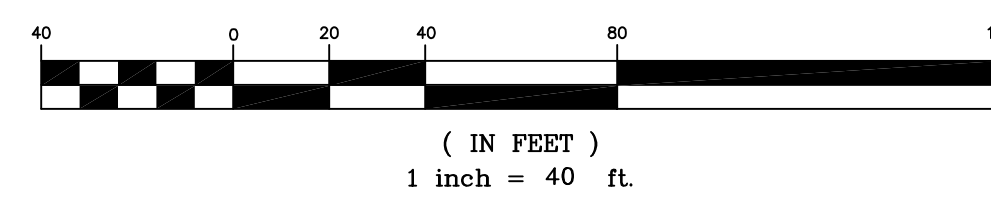
**LEGEND**

- EXISTING MONUMENT □
- EXISTING IRON PIN ●
- PROPOSED IRON PIN ○
- EXISTING TREE LINE ○
- EXISTING CONTOUR - - -
- PROPOSED CONTOUR ———
- PROPOSED WATER SERVICE — WS —
- PROPOSED ROOF DRAIN — RD —
- PROPOSED FOOTING DRAIN — FD —
- PROP. HAY BALE/SILT FENCE - - -
- PROPOSED SEPTIC TANK [Symbol]
- PROPOSED RECHARGER W/CULTEC STORMFILTER T-80 (ROOF DRAIN) [Symbol]
- TREE TO BE REMOVED (TBR) [Symbol]

**SOILS LEGEND**

29C - AGAWAM FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES  
 704B - ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES

**GRAPHIC SCALE**



TOWN PLAN & ZONING COMMISSION APPROVAL	
O'LEARY SUBDIVISION	RES AA/GW-1
SUBDIVISION NAME	ZONE
KRISTINA O'LEARY	
SUBDIVIDER	
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 PREPARED FOR  
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**HOUSE SITE DEVELOPMENT**

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ONSITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E. HAY BALES AND/OR FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

STUMPAGE AND DEBRIS SHALL NOT BE BURIED ON SITE. BLASTED ROCK THAT CANNOT BE USED AS LANDSCAPE BACKFILL OR AS STABILIZATION MATERIAL SHALL BE TAKEN OFF SITE TO A SUITABLE LOCATION.

PLOT PLANS FOR EACH LOT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. ALSO THE PROPOSED HOUSE LOCATION, LOT GRADING LIMIT OF TREE CLEARING, DRIVEWAY DESIGN, AND SITE DRAINAGE PLAN SHALL BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

UPON APPROVAL OF INDIVIDUAL SITE PLAN DEVELOPMENT, THE LIMITS OF DEVELOPMENT SHOULD BE ESTABLISHED IN THE FIELD FOR EACH PROPOSED RESIDENTIAL STRUCTURE. DISTURBANCE LIMITS OF 25-30 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE ARE RECOMMENDED.

**GENERAL**

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2001) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

**LAND GRADING**

**GENERAL:**

- THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:
  - THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
  - THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
  - THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
  - NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
  - INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
  - IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION.
  - HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
  - PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.
  - PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
  - EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTILING OR CRACKING.

**WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.**

**TOPSOILING**

**GENERAL:**

- TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
- REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
- APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

**MATERIAL:**

- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- AN HIGH ORGANIC MATTER CONTENT OF OVER (6-20%) IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

**APPLICATION:**

- AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
- SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

**EROSION CHECKS**

**GENERAL:**

- TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2) FEET.

**INSTALLATION AND MAINTENANCE:**

- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
- ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

**WINDBLOWN SEDIMENT**

**GENERAL:**

- ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

**METHODS:**

- SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.
- WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
- CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
- CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

**TEMPORARY VEGETATIVE COVER**

**GENERAL:**

- TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

**SITE PREPARATION:**

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET).
- UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

**ESTABLISHMENT:**

- USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
- SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

**PERMANENT VEGETATIVE COVER**

**GENERAL:**

- PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

**SITE PREPARATION:**

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

- SPRING SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.
- FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

**ESTABLISHMENT:**

- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

**SUNNY TO PARTIALLY SUNNY SITES**

KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
<b>TOTAL</b>	<b>45</b>	<b>1.10</b>

**SHADY SITES**

CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
<b>TOTAL</b>	<b>55</b>	<b>1.10</b>

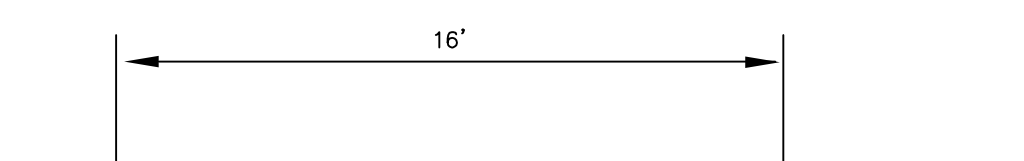
**DROUGHTY SITES**

CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
<b>TOTAL</b>	<b>60</b>	<b>1.50</b>

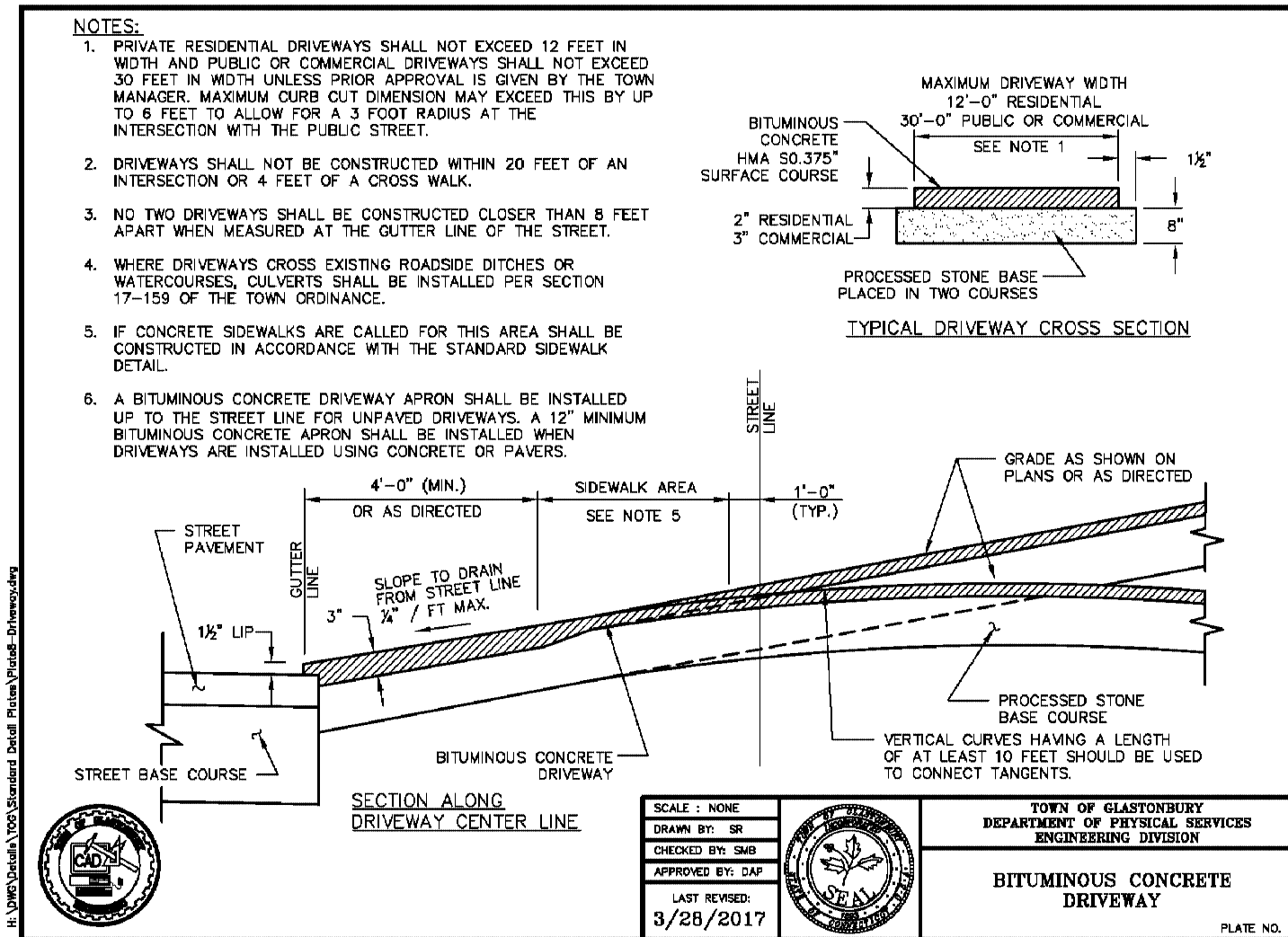
- FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.

- APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
- USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

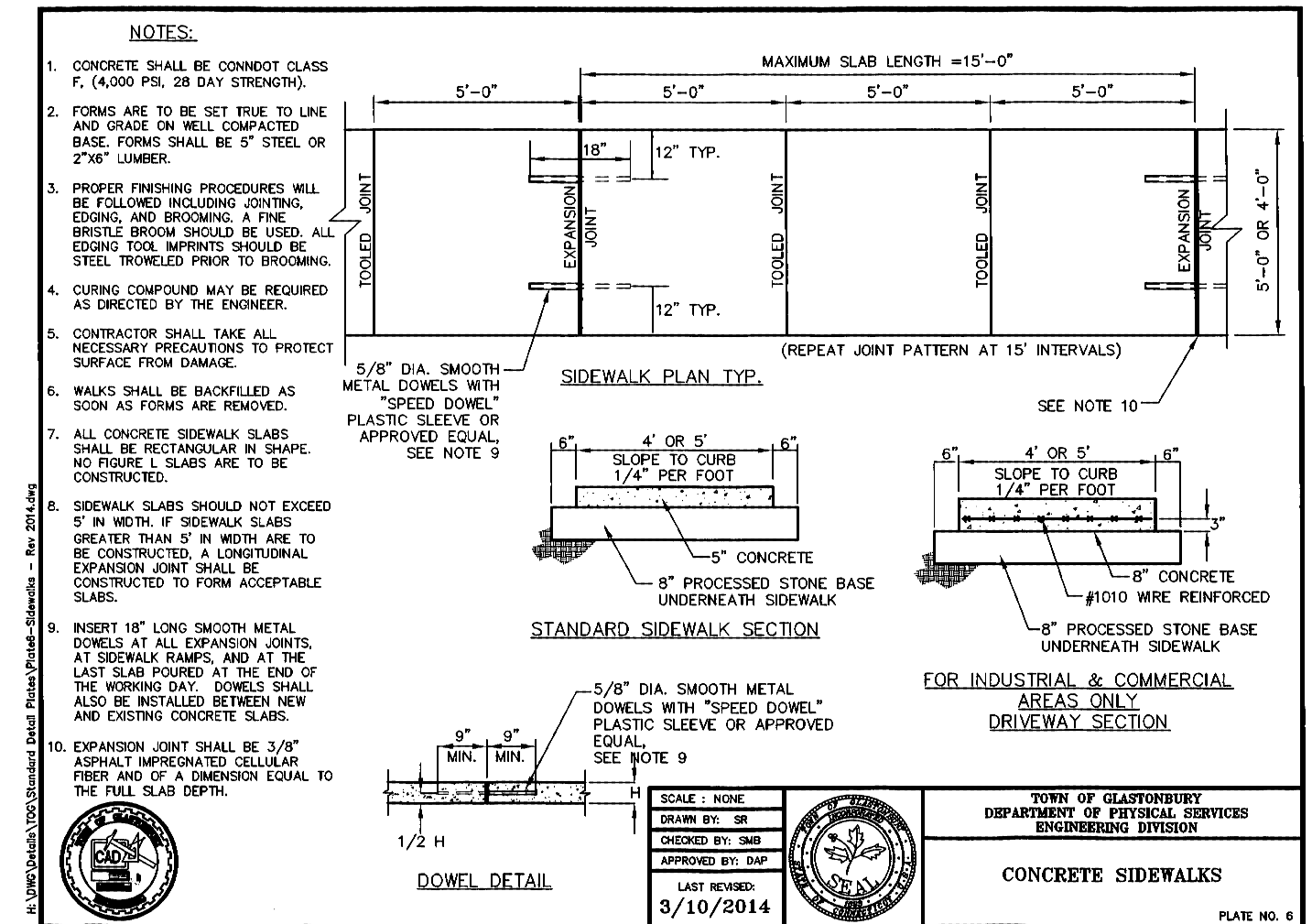
- APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
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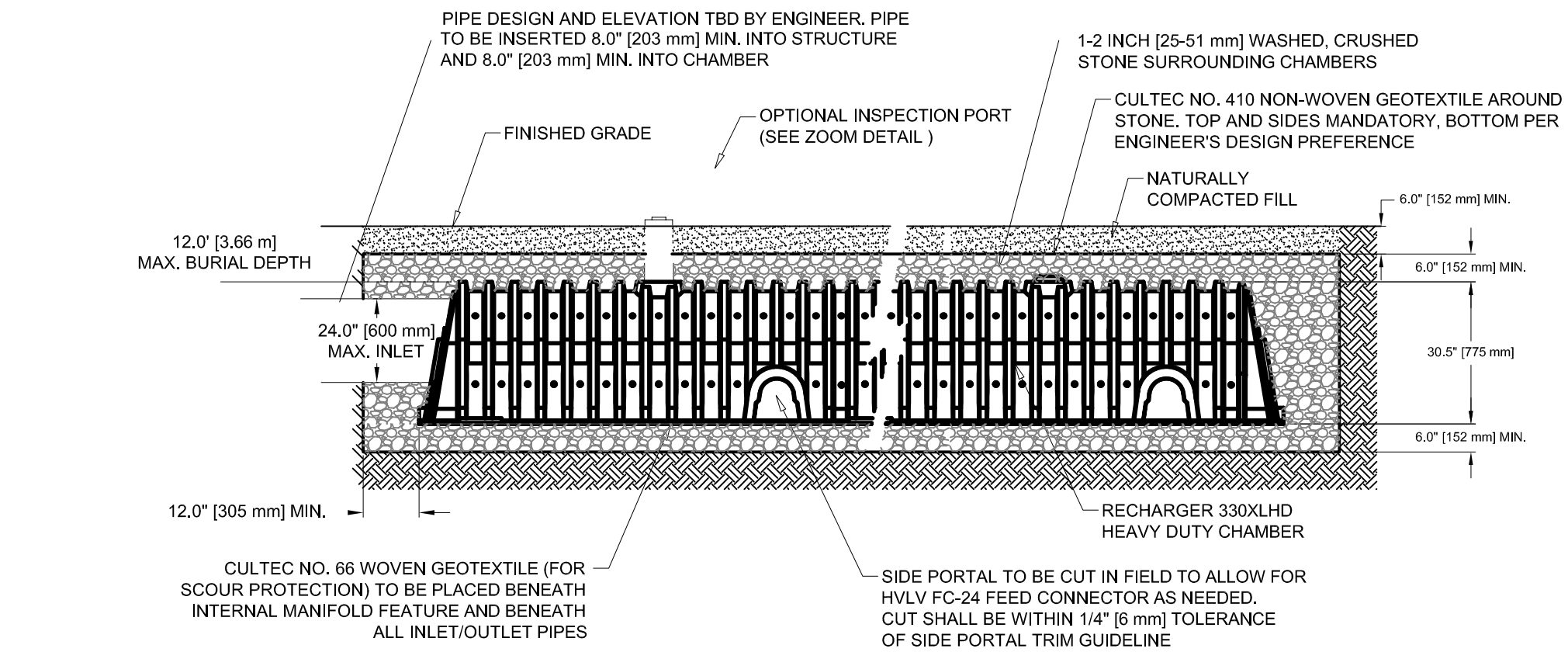
**REAR LOT DRIVEWAY DETAIL**  
NO SCALE



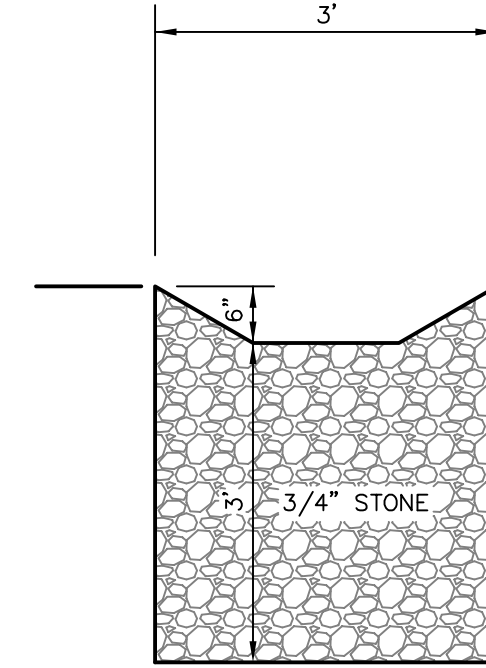
**BITUMINOUS CONCRETE DRIVEWAY**  
SCALE: NONE  
DRAWN BY: SP  
CHECKED BY: SP  
APPROVED BY: SP  
LAST REVISION: 3/28/2017  
TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION  
MARK W. FRIEND P.E. # 13818



**CONCRETE SIDEWALKS**  
SCALE: NONE  
DRAWN BY: SP  
CHECKED BY: SP  
APPROVED BY: SP  
LAST REVISION: 3/10/2014  
TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION



**PROP. CULTEC RECHARGER 330XLHD STORMWATER CHAMBER**  
NOT TO SCALE



**INFILTRATION TRENCH MAINTENANCE PLAN**  
NO SCALE

INFILTRATION TRENCH SHALL NOT BE USED FOR DUMPING LEAVES, DEBRIS OR GRASS CLIPPINGS. INFILTRATION TRENCH SHALL BE CLEANED OF LEAVES, DEBRIS, AND/OR SEDIMENT TWO TIMES PER YEAR, IN FALL AND SPRING, TO ENSURE OPERATION OF INFILTRATION SYSTEM. IF SEDIMENT SHOULD ACCUMULATE ON SURFACE OF TRENCH, IT SHOULD BE REMOVED AND REPLACED WITH ADDITIONAL STONE AS REQUIRED.

(MAINTENANCE OF THE INFILTRATION SYSTEM IS THE RESPONSIBILITY OF THE HOME OWNER.)

APPLICANT/OWNER  
**KRISTINA O'LEARY**  
1335 MAIN ST  
GLASTONBURY, CONN. 06033

TOWN PLAN & ZONING COMMISSION APPROVAL	
<b>O'LEARY SUBDIVISION</b>	<b>RES AA/GW-1</b>
SUBDIVISION NAME	ZONE
<b>KRISTINA O'LEARY</b>	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONN. 06033  
PHONE (860)-859-0587

GENERAL NOTES & DETAILS

#1335 MAIN STREET

PREPARED FOR

**KRISTINA O'LEARY**

GLASTONBURY, CONN.

CK. BY: MWF

DRW. BY: TCJ

DATE: 8-24-21

SCALE: 1"=40'

SHEET 5 OF 6

MAP NO. 150-20-1N

APPLICANT/OWNER  
KRISTINA O'LEARY  
1335 MAIN ST  
GLASTONBURY, CONN. 06033

TOWN PLAN & ZONING COMMISSION APPROVAL	
<b>O'LEARY SUBDIVISION</b>	<b>RES AA/GW-1</b>
SUBDIVISION NAME	ZONE
<b>KRISTINA O'LEARY</b>	
SUBDIVIDER	
_____	_____
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
_____	_____
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
_____	_____
FILE NO.	TOWN ENGINEER
_____	_____

CONDITIONS OF APPROVAL  
**#1335 MAIN STREET**  
PREPARED FOR  
**KRISTINA O'LEARY**  
GLASTONBURY, CONN.

**MEGSON, HEAGLE & FRIEND**  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
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PHONE (860)-659-0587

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.  
  
MARK W. FRIEND  
P.E. # 13818

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CK. BY: MWF  
DRW. BY: TCJ  
DATE: 8-24-21  
SCALE: 1"=40'  
SHEET 6 OF 6  
MAP NO. 150-20-1COA