



Town of Glastonbury

Community Development

DRAFT MOTION OF APPROVAL

TOWN PLAN AND
ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

APPLICANT/OWNER:
REJEAN JACQUES
PO BOX 615
SOUTH GLASTONBURY, CT 06073

FOR: 539 AND 551 MANCHESTER RD
CROSBY II SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Rejean Jacques for final subdivision approval— 7 lots – 539 and 551 Manchester Rd – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with plans titled Crosby II Subdivision 539 & 551 Manchester Rd Revision Date 6/28/23:

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File # 22-027, plans reviewed 9-19-22.
 - b. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission their Regular Meeting of April 13, 2023.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 5, 2023.
 - b. The Health Director's memorandum dated March 27, 2023.
 - c. The Police Chief's memorandum dated May 4, 2023.
3. Applicant prior to filing final mylars for final subdivision approval on the land records and taking out a building permit the applicant shall submit a cash bond or letter of credit in an amount determined by the Engineering Department for all public improvements that have yet to be installed.
4. All overburden, if any, shall be stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other windblown air pollutants.
5. It shall be the responsibility of the applicant to repair immediately, any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operations.
6. Proper safety measures shall be utilized and strictly adhered to at all times to protect the

Re:

Date

health, welfare and safety of all individuals and property.

7. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.

8. This is a subdivision. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
January 16, 2024

ROBERT J. ZANLUNGO, JR., CHAIRMAN

CROSBY II SUBDIVISION

539 & 551 MANCHESTER ROAD

PREPARED FOR

REJEAN JACQUES

GLASTONBURY, CONN.

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

Mark W. Friend
MARK W. FRIEND
P.E. # 15818

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

INDEX TO SHEETS

COVER SHEET	SHEET 1 OF 11
SUBDIVISION PLAN	SHEET 2 OF 11
TOPOGRAPHIC MAP	SHEET 3 OF 11
PLAN & PROFILE	SHEET 4 OF 11
CUL-DE-SAC REMOVAL PLAN	SHEET 5 OF 11
STORM WATER POLLUTION CONTROL PLANS	SHEET 6 OF 11
STORM WATER POLLUTION CONTROL NOTES & DETAILS	SHEET 7 OF 11
STORMWATER MANAGEMENT BASIN MODIFICATION PLAN	SHEET 8 OF 11
GENERAL NOTES & DETAILS	SHEET 9 OF 11
SOILS DATA	SHEET 10 OF 11
GENERAL NOTES & CONDITIONS OF APPROVAL	SHEET 11 OF 11



LOCATION MAP
SCALE: 1"=1000'

ZONE: RURAL RESIDENCE
GROUNDWATER PROTECTION ZONE 1
TOTAL PARCEL AREA: 449,240 S.F. - 10.313 AC.
TOTAL NUMBER OF LOTS: 7

TOWN PLAN & ZONING COMMISSION APPROVAL	
CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

COVER SHEET
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

CK. BY: MWF
DRW. BY: BTC
DATE: 2-28-23
SCALE: NONE
SHEET 1 OF 11
MAP NO. 30-21-1C

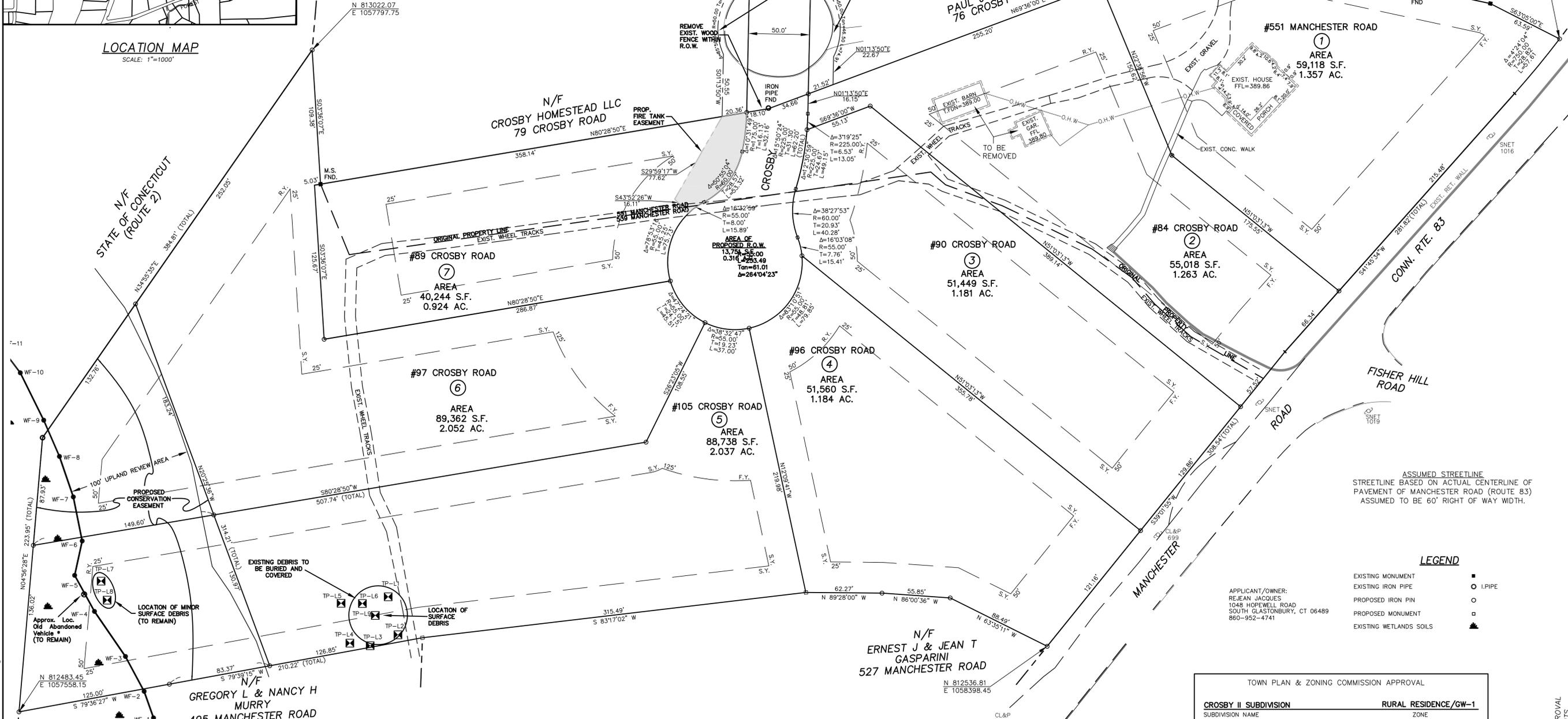
REV. 6-28-23 CONDITIONS OF APPROVAL
REV. 5-5-23 TOWN STAFF COMMENTS

APPLICANT/OWNER:
REJEAN JACQUES
1048 HOPEWELL ROAD
SOUTH GLASTONBURY, CT 06489
860-952-4741



LOCATION MAP
SCALE: 1"=1000'

NOTES:
 SUBDIVISION ZONED RURAL RESIDENCE ZONE.
 ADJUTING PROPERTIES ZONED RURAL RESIDENCE
 BEARINGS AND COORDINATES REFER TO THE NAD 83 COORDINATE SYSTEM.
 TOTAL AREA = 449,229.25 S.F. = 10.313 AC.
 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.
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.
 SLOPE RIGHTS TO BE RESERVED ON ALL LOTS UNTIL FINAL GRADING HAS BEEN ACHIEVED AS SHOWN ON TOPOGRAPHIC MAP SHEET 3 OF 12
 RIGHTS TO DRAIN FROM LOT TO LOT RESERVED ON ALL LOTS



EXISTING RIGHT TO PASS OVER THE DRIVEWAY LEADING TO NEIPSC ROAD AS DESCRIBED IN VOL. 130/PG. 590

TEMPORARY R.O.W. WHICH TERMINATES AUTOMATICALLY WHEN ROAD EXTENSION IS ACCEPTED BY THE TOWN OF GLASTONBURY. PAVEMENT REMOVAL, GRADING, SEEDING, AND ALL OTHER WORK INCIDENTAL TO REMOVING THE CUL-DE-SAC IS THE RESPONSIBILITY OF THE DEVELOPER EXTENDING THE STREET.



N/F STATE OF CONNECTICUT (ROUTE 2)

N/F CROSBY HOMESTEAD LLC 79 CROSBY ROAD

N/F PAUL J KOCHANEK 76 CROSBY ROAD

N/F FREDERICK & CYNTHIA BULACH 589 MANCHESTER ROAD

#551 MANCHESTER ROAD
 AREA 59,118 S.F.
 1.357 AC.

#84 CROSBY ROAD
 AREA 55,018 S.F.
 1.263 AC.

#90 CROSBY ROAD
 AREA 51,449 S.F.
 1.181 AC.

#96 CROSBY ROAD
 AREA 51,560 S.F.
 1.184 AC.

#105 CROSBY ROAD
 AREA 88,738 S.F.
 2.037 AC.

#97 CROSBY ROAD
 AREA 89,362 S.F.
 2.052 AC.

#89 CROSBY ROAD
 AREA 40,244 S.F.
 0.924 AC.

N/F GREGORY L & NANCY H MURRY 495 MANCHESTER ROAD

N/F ERNEST J & JEAN T GASPARINI 527 MANCHESTER ROAD

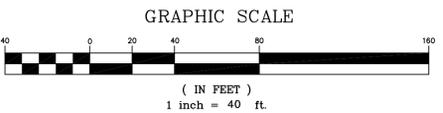
ASSUMED STREETLINE
 STREETLINE BASED ON ACTUAL CENTERLINE OF PAVEMENT OF MANCHESTER ROAD (ROUTE 83)
 ASSUMED TO BE 60' RIGHT OF WAY WIDTH.

LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIPE
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- EXISTING WETLANDS SOILS

APPLICANT/OWNER:
 REJEAN JACQUES
 1048 HOPEWELL ROAD
 SOUTH GLASTONBURY, CT 06489
 860-952-4741

TOWN PLAN & ZONING COMMISSION APPROVAL	
CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
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.

NO ZONING VIOLATIONS

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 AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 CLASS OF ACCURACY: A-2

Sands E. Aeschlman
 SANDS E. AESCHLMAN L.S. # 14201

REFERENCE MADE TO MAP TITLED:
 "SUBDIVISION PLAN CROSBY HOMESTEAD SUBDIVISION PREPARED FOR CROSBY HOMESTEAD, LLC, GLASTONBURY, CONN.", DATE: 12-10-04
 REV. 1-18-05 LOT GRADING & DRAINAGE EASEMENTS, REV. 2-7-05 REVIEW COMMENTS, REV. 3-28-05 CONSERVATION CONDITIONS OF APPROVAL, 5-25-05 CONDITIONS OF APPROVAL SCALE: 1"=40' SHEETS 1 & 2 OF 2. MAP NO. 175-03-1S.

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

SUBDIVISION PLAN
 CROSBY II SUBDIVISION
 PREPARED FOR
 REJEAN JACQUES
 GLASTONBURY, CONN

6-28-23 CONDITIONS OF APPROVAL
 REV. 5-5-23 TOWN STAFF COMMENTS

CK. BY: MWF
 DRW. BY: BTC
 DATE: 2-28-23
 SCALE: 1"=40'
 SHEET 2 OF 11
 MAP NO. 30-21-15

GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 818 AND/OR THE TOWN STANDARD SPECIFICATIONS.
 ALL UTILITIES TO BE INSTALLED UNDERGROUND.
 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.
 ANY UNSUITABLE MATERIAL IN PAVEMENT AREAS TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE TOWN.
 TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.
 ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.
 ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE ROADWAY PAVEMENT.
 ALL CATCH BASIN GRATES SHALL BE TYPE A BICYCLE FRIENDLY GRATES.
 FOUNDATION DRAINS AND ROOF LEADER INFILTRATOR SYSTEMS SHALL BE DERICTED ON ALL PLOT PLANS.
 ALL LOTS WITH FOOTING DRAINS THAT CONNECT TO CATCH BASINS WILL REQUIRE A "PRIVATE DRAINAGE PERMISSION RELEASE OF CLAIM" WAIVER FROM THE TOWN OF GLASTONBURY ONCE THE ROAD IS FINALLY ACCEPTED.
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.
 TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY TOPOGRAPHIC MAPS.
 VERTICAL DATUM REPRESENTS NAVD 88.
 ALL PROPOSED SIDEWALK CONSTRUCTION SHALL BE CONSTRUCTED TO THE TOWN OF GLASTONBURY STANDARDS UTILIZING CLASS F CONCRETE. ALL PROPOSED SIDEWALKS SHALL BE TREATED WITH A CONCRETE SEALER.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WITH TOWN OF GLASTONBURY SPECIFICATIONS OR AS DIRECTED BY THE TOWN ENGINEER.
 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.
SWIMMING POOLS AND SHEDS PROPOSED WITHIN ANY FRONT YARD WILL REQUIRE A VARIANCE FROM ZBA.
 STREET TREE LOCATION & SPECIES SHALL BE DETERMINED AT THE TIME OF PLOT PLAN SUBMITTAL.
 LAYOUT OF HOUSES SHALL CONSIDER AN ORIENTATION THAT UTILIZES PASSIVE SOLAR DESIGN. GEOTHERMAL TECHNIQUES SHOULD ALSO BE CONSIDERED. THESE SHOULD BE CONSIDERED AT TIME OF PLOT PLAN SUBMITTAL.
 BASED ON SOILS TYPES, NO FOOTING DRAINS ARE PROPOSED

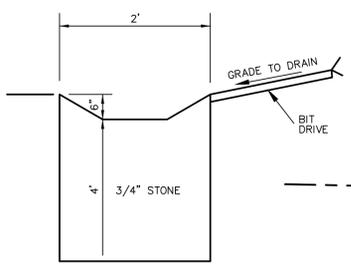
INFILTRATION TRENCH DESIGNS

LOT 2
 ASSUMED IMPERVIOUS AREA (PAVEMENT) = 2,200 S.F.
 TOTAL AREA = 2,200 S.F.
 REQUIRED WQV = 175 C.F.
 PROPOSED INFILTRATION TRENCH VOLUME = 176 C.F.

LOTS 3 & 7
 ASSUMED IMPERVIOUS AREA (PAVEMENT) = 1,200 S.F.
 TOTAL AREA = 1,200 S.F.
 REQUIRED WQV = 103 C.F.
 PROPOSED INFILTRATION TRENCH VOLUME = 106 C.F.

LOTS 4, 5 & 6
 ASSUMED IMPERVIOUS AREA (PAVEMENT) = 1,920 S.F.
 TOTAL AREA = 1,920 S.F.
 REQUIRED WQV = 152 C.F.
 PROPOSED INFILTRATION TRENCH VOLUME = 154 C.F.

ROOF INFILTRATION DESIGN ALL LOTS
 ASSUMED ROOF AREA = 3,500 S.F./LOT
 STORAGE = 1" OF RAINFALL
 3500 X 1" X 1FT/12" = 292 C.F.
 (TOTAL VOLUME OF INFILTRATION CHAMBERS = 295 C.F. VOLUME TO BE ADJUSTED BASED ON FINAL ROOF AREA AT THE TIME OF PLOT PLAN SUBMISSION)



TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.06 AC	0.06 AC
POST-DEVELOPMENT	1.04 AC	0.06 AC
NET CHANGE (+ OR -)	0.98 AC	0.00 AC

MAINTENANCE OF INFILTRATOR TRENCHES

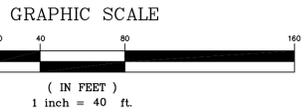
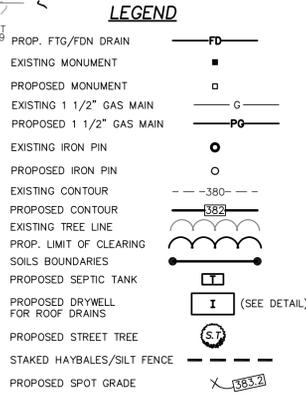
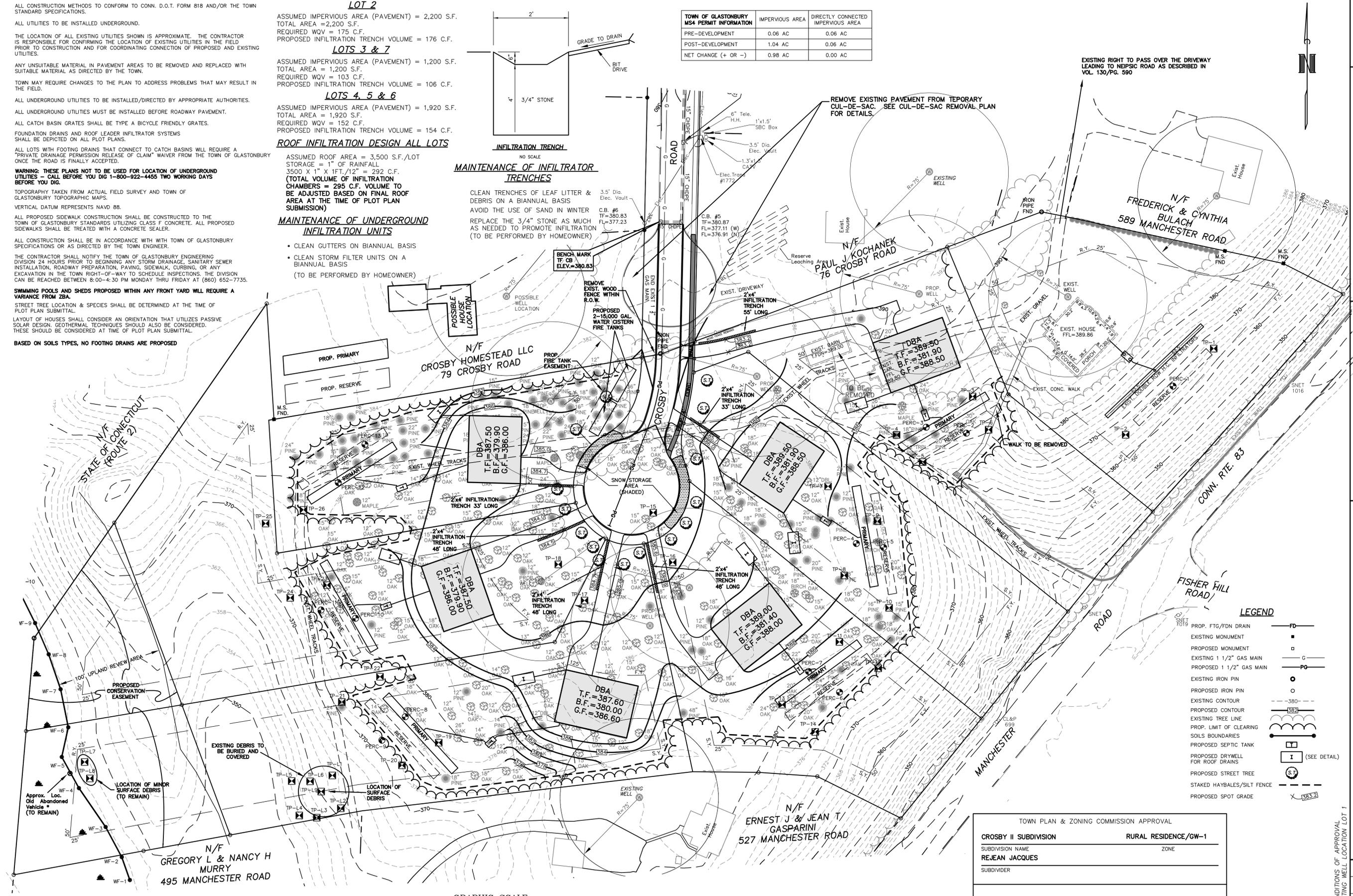
- CLEAN TRENCHES OF LEAF LITTER & DEBRIS ON A BIANNUAL BASIS
- AVOID THE USE OF SAND IN WINTER
- REPLACE THE 3/4" STONE AS MUCH AS NEEDED TO PROMOTE INFILTRATION (TO BE PERFORMED BY HOMEOWNER)
- CLEAN GUTTERS ON BIANNUAL BASIS
- INSTALL STORM FILTER UNITS ON A BIANNUAL BASIS (TO BE PERFORMED BY HOMEOWNER)

MAINTENANCE OF UNDERGROUND INFILTRATION UNITS

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

MAINTENANCE OF INFILTRATOR TRENCHES

CLEAN TRENCHES OF LEAF LITTER & DEBRIS ON A BIANNUAL BASIS
 AVOID THE USE OF SAND IN WINTER
 REPLACE THE 3/4" STONE AS MUCH AS NEEDED TO PROMOTE INFILTRATION (TO BE PERFORMED BY HOMEOWNER)



I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.
 MARK W. FRIEND
 SOIL SCIENTIST

APPLICANT/OWNER:
 REJEAN JACQUES
 1048 HOPEWELL ROAD
 SOUTH GLASTONBURY, CT 06489
 860-952-4741

TOWN PLAN & ZONING COMMISSION APPROVAL	
CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

REV. 6-28-23 CONDITIONS OF APPROVAL
 REV. 5-5-23 EXISTING WELL LOCATION LOT 1

TOPOGRAPHIC MAP
CROSBY II SUBDIVISION
 PREPARED FOR
REJEAN JACQUES
 GLASTONBURY, CONN

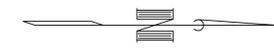
CK. BY: MWF
 DRW. BY: BTC
 DATE: 2-28-23
 SCALE: 1"=40'
 SHEET 3 OF 11
 MAP NO. 30-21-17

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 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. # 15818

PLAN 2021-03-01 03:21:03 1:35:54 PM EDT
 7/10/2023 1:35:54 PM EDT

TOWN PLAN & ZONING COMMISSION APPROVAL	
CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
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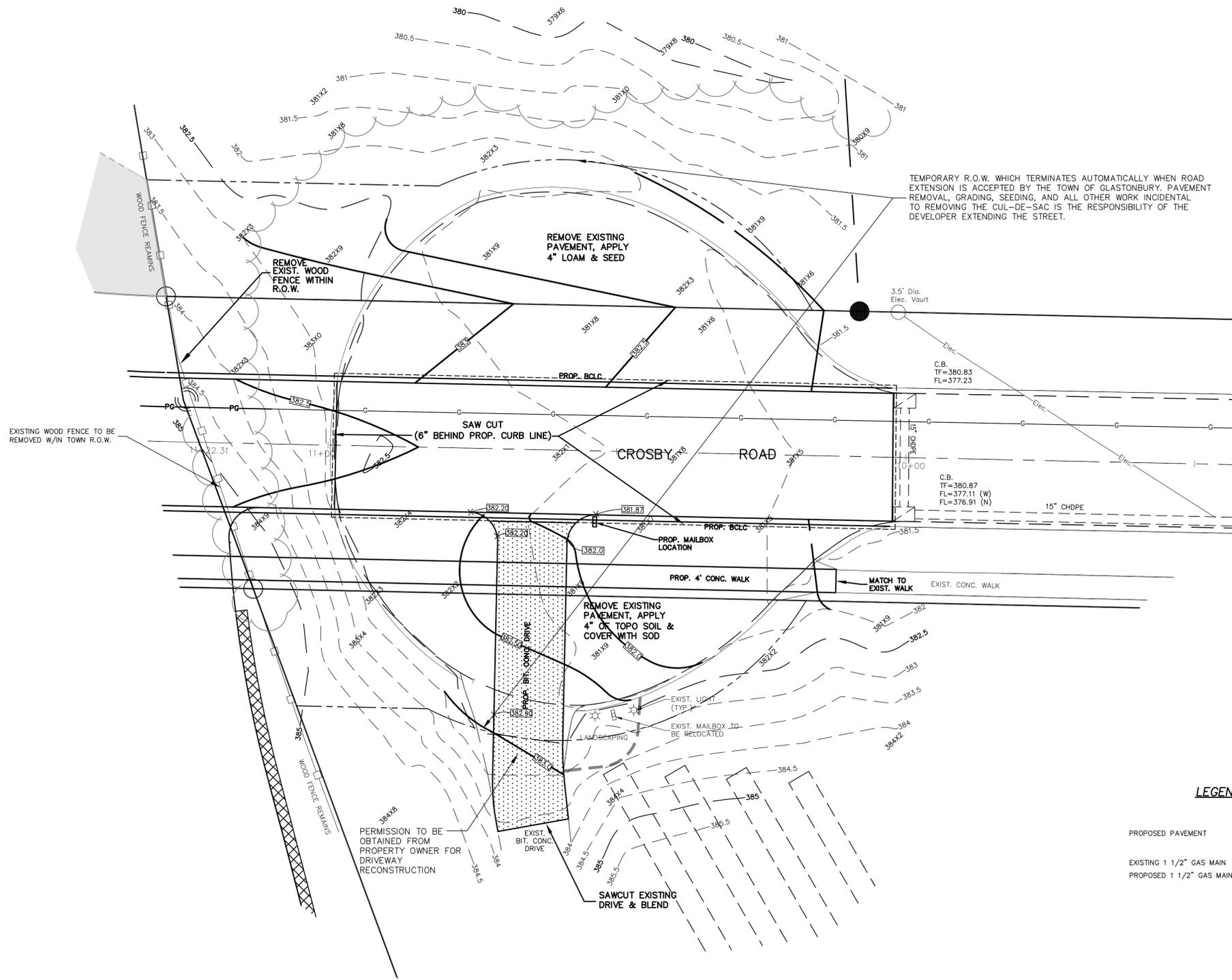
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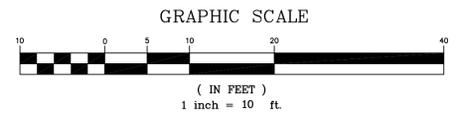
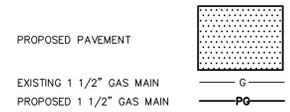
VERTICAL DATUM REPRESENTS NAVD 88.

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LEGEND



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 MARK W. FRIEND
 P.E. # 1581B

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CUL-DE-SAC REMOVAL PLAN
CROSBY II SUBDIVISION
 PREPARED FOR
REJEAN JACQUES
 GLASTONBURY, CONN

CK. BY: MWF
 DRW. BY: BTC
 DATE: 2-28-23
 SCALE: 1"=10'
 SHEET 5 OF 11
 MAP NO. 30-21-1CDS

APPLICANT/OWNER:
 REJEAN JACQUES
 1048 HOPEWELL ROAD
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P:\2021\PROJECTS\2021\dwg\base\03021-P1.dwg 7/10/2023 1:35:54 PM EDT

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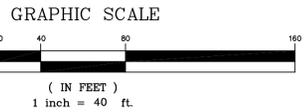
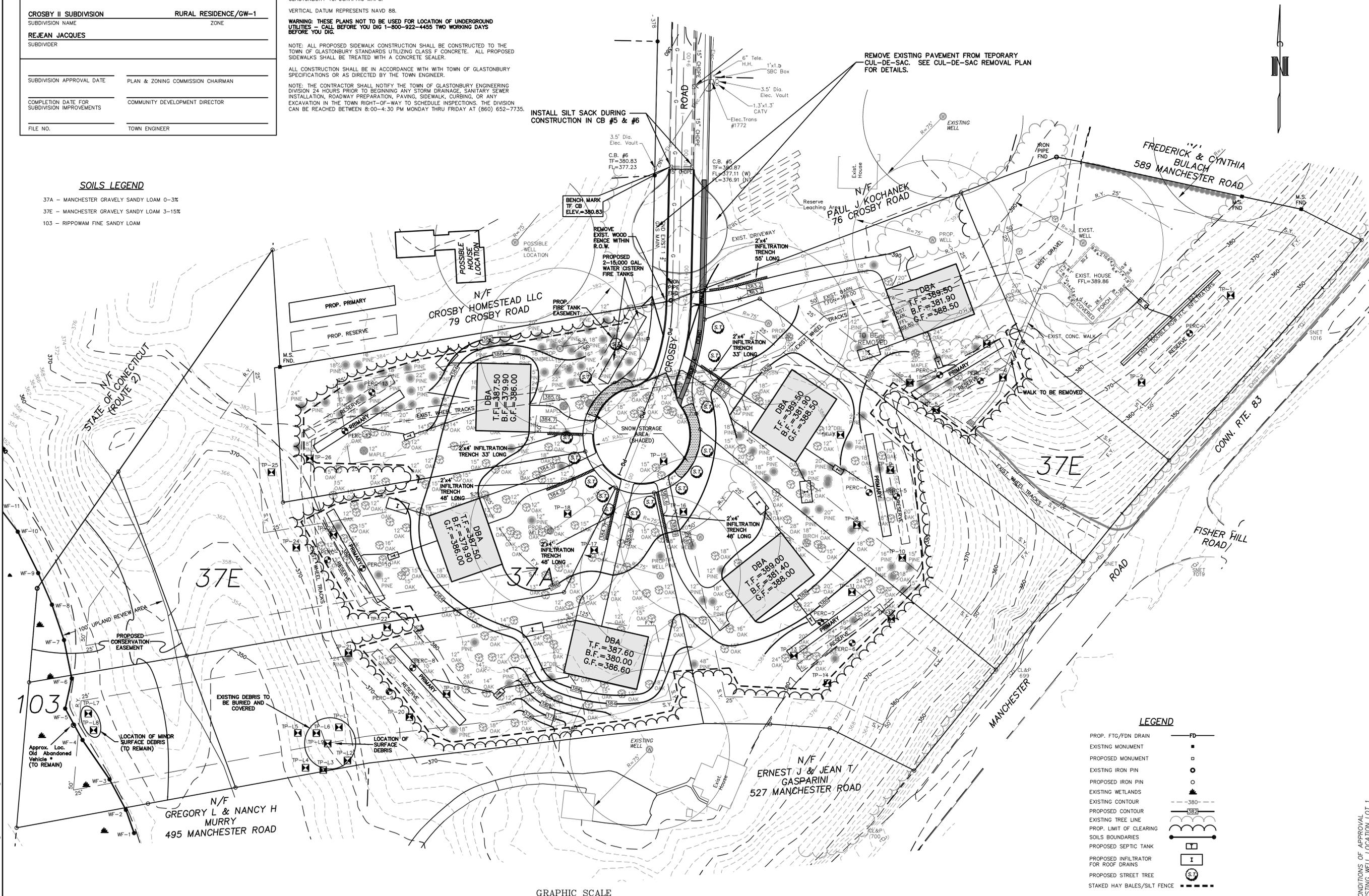
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SOILS LEGEND

- 37A - MANCHESTER GRAVELLY SANDY LOAM 0-3%
- 37E - MANCHESTER GRAVELLY SANDY LOAM 3-15%
- 103 - RIPPOWAM FINE SANDY LOAM



LEGEND

PROP. FTG/FDN DRAIN	FD
EXISTING MONUMENT	■
PROPOSED MONUMENT	□
EXISTING IRON PIN	○
PROPOSED IRON PIN	○
EXISTING WETLANDS	Wavy lines
EXISTING CONTOUR	---380---
PROPOSED CONTOUR	---382---
EXISTING TREE LINE	Wavy lines with dots
PROP. LIMIT OF CLEARING	Wavy lines with dots
SOILS BOUNDARIES	Wavy lines with dots
PROPOSED SEPTIC TANK	□ with I
PROPOSED INFILTRATOR FOR ROOF DRAINS	I
PROPOSED STREET TREE	S.T.
STAKED HAY BALES/SILT FENCE	---x---x---
ANTI-TRACKING PAD	---x---x---

I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

MARK W. FRIEND
SOIL SCIENTIST

APPLICANT/OWNER:
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DATE: 2-28-23
SCALE: 1"=40'
SHEET 6 OF 11
MAP NO. 30-21-15W

STORMWATER POLLUTION CONTROL PLAN
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
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. # 15818

PA:2021\PROJ\03021\dwg\03021-P1.dwg 7/10/2023 1:35:54 PM EDT

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 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

PROJECT DESCRIPTION

This project generally consists of the construction of a residential subdivision consisting of 7 building lots. The total parcel area is 10.31 acres. A small area of wetland is located onsite. An extension of the cul-de-sac approximately 200 feet in length and 22 feet wide is proposed to access the lots. The lots will be served with wells and onsite septic systems. The stormwater system consists of groundwater recharge units to collect rain water from the roofs and an existing stormwater management basin to treat the roadway runoff. This basin is designed to treat stormwater quality as well as mitigate any impacts from increased peak flows. It is sited in accordance with the Connecticut Water Quality Standards. Stormwater leaving the site will be adequately treated to prevent any degradation of downstream areas.

SITE DISTURBANCE

This site will have a disturbed area of approximately 0.40 acres for construction of the road and 4.5 acres for house construction. Total impervious cover will be 0.9 acres.

AVERAGE RUNOFF COEFFICIENT AFTER CONSTRUCTION IS 0.39

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

1. AVOID STEEPER SLOPES ON PROPERTY.
2. PREVENTION OF SEDIMENTATION ONTO NEIGHBORING PROPERTIES.
3. PREVENTION OF SEDIMENTATION TRACKING ONTO CROSBY ROAD.
4. UTILIZATION OF TEMPORARY EROSION CONTROLS FOR WINTER STABILIZATION.

PROJECT PHASING

This project is relatively small in size so phasing will be limited. Construction of the 200' road will be the first phase of construction followed by construction of the houses.

HOUSE SITE DEVELOPMENT

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDERS SHOULD BE PREPARED TO FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR SILT FENCE 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 SILT FENCE.)

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

SOIL BOUNDARIES AND SOIL TYPES TAKEN FROM THE MAP AND GEOGRAPHIC CENTER, UNIVERSITY OF CONNECTICUT. SOIL BOUNDARIES HAVE BEEN ADJUSTED IN RELATION TO EXISTING TOPOGRAPHY AND KNOWN SOIL CONDITIONS, SUCH AS WETLAND BOUNDARIES.

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

STREET TREE TYPE, MINIMUM 2 1/2" CALIPER SIZE AND LOCATION TO BE DETERMINED AT TIME OF PLOT PLAN SUBMITTAL.

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.

LAND GRADING

GENERAL:

1. 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:
 - A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 - D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
 - E) 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.
 - F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION AS SHOWN ON THE "STORM WATER POLLUTION CONTROL PLANS."
 - G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
 - H) 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.
 - I) PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
 - J) EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

WINDBLOWN SEDIMENT

GENERAL:

1. 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:**
1. NON ASPHALTIC SOIL THICKENERS ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.
 2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
 3. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TOPSOILING

GENERAL:

1. 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.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

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

EROSION CHECKS

GENERAL:

1. 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.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. 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.
4. 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:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. 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.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. 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:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. 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).
4. 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).
5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. 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.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. 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.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

TOWN PLAN & ZONING COMMISSION APPROVAL

CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

PERMANENT VEGETATIVE COVER

GENERAL:

1. 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:

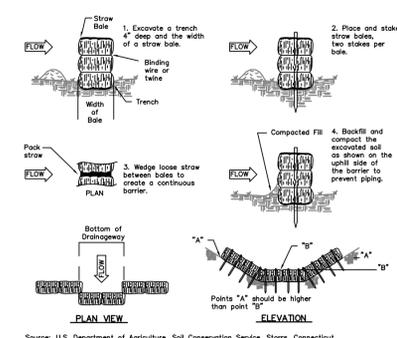
1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
 - SPRING SEEDING: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

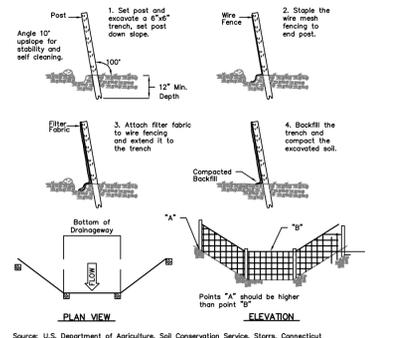
1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

	LBS./AC	LBS./1000S.F.
SUNNY TO PARTIALLY SUNNY SITES		
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
SHADY SITES		
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50
DETENTION BASIN		
APPLY NEW ENGLAND WET MIX - 18 LBS./AC		
1 LB./2500 S.F.		

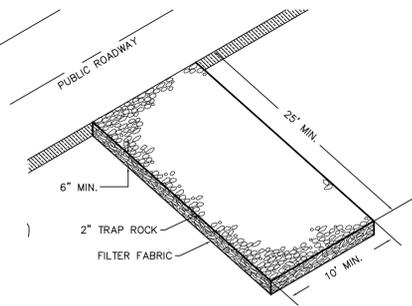
WORKING HOURS WILL BE FROM MONDAY THROUGH SATURDAY FROM 7 AM TO 5 PM



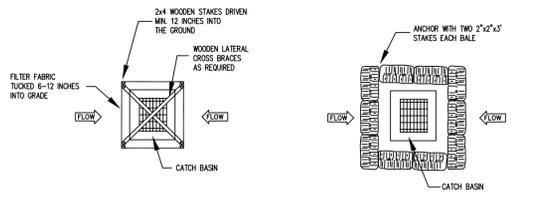
PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



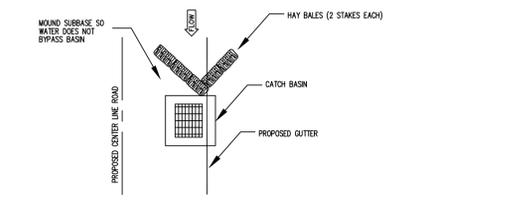
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



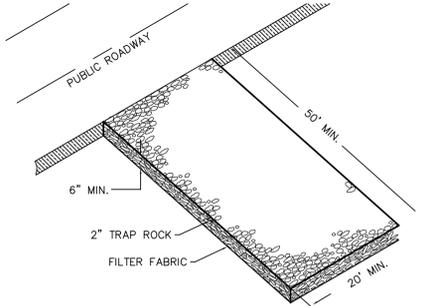
CONSTRUCTION ENTRANCE (FOR INDIVIDUAL SITE DEVELOPMENT)



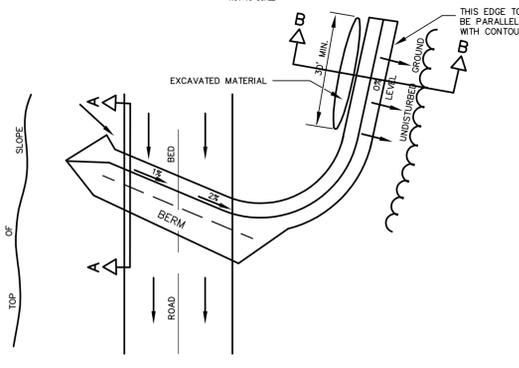
SILT FENCE INSTALLATION AT CATCH BASINS HAY BALE INSTALLATION AT CATCH BASINS



CATCH BASIN PROTECTION ON SLOPE



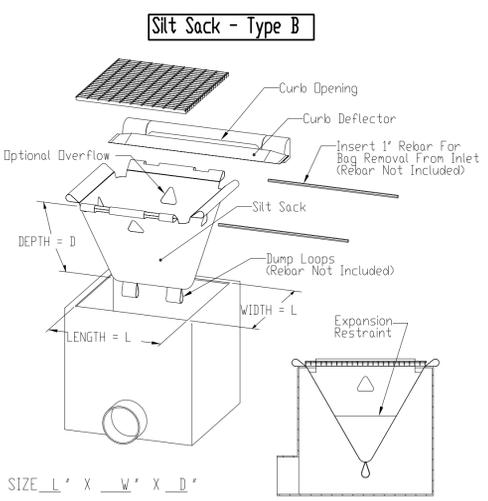
CONSTRUCTION ENTRANCE (FOR ROAD CONSTRUCTION)



CROSS SECTION A-A

CROSS SECTION B-B

TYPICAL TEMPORARY WATER BAR AND LEVEL SPREADER DETAIL



SIZE L' X W' X D'

LOCATION	ACTION
STREETS	SWEEP USING TANDEM OR REGENERATIVE-AIR TYPE SWEEPER. NOTE: IF DE-ICING AGENT OR OTHER ALTERNATIVE TO CONVENTIONAL SAND AND SALT APPLICATION IS USED, NEED FOR STREET SWEEPING MAY BE REDUCED OR ELIMINATED.
CATCH BASINS	CLEAR DEBRIS FROM GRATES. CLEAN SWUMPS WHEN THEY ARE MORE THAN 1/2 FULL.
SEDIMENTATION STRUCTURE	INSPECT FOR ACCUMULATION OF SEDIMENT AND FLOATING DEBRIS. CLEAN CHAMBER WHEN SWAMP IS MORE THAN 1/2 FULL.
STORMWATER TREATMENT BASINS	VERIFY THAT OUTLET STRUCTURES ARE NOT OBSTRUCTED. CLEAR DEBRIS FROM GRATES. VERIFY THAT POND WATER LEVELS ARE NORMAL. INSPECT FOR SEDIMENT ACCUMULATION AND REMOVE AS NECESSARY. VERIFY THAT STABILIZATION MEASURES (RIP RAP ETC.) ARE IN PLACE. MAKE REPAIRS AS REQUIRED.
UNDERGROUND INFILTRATION SYSTEM	INSPECT FOR ACCUMULATION OF SEDIMENT AND FLOATING DEBRIS IN ISOLATOR ROWS. CLEAN CHAMBERS AS REQUIRED.
OUTLET PROTECTION INCLUDES RIP RAP APRONS AND LEVEL SPREADERS	VERIFY THAT OUTLETS ARE NOT OBSTRUCTED. CLEAR AS REQUIRED. INSPECT FOR SEDIMENT ACCUMULATION AND REMOVE AS NECESSARY. VERIFY THAT RIP RAP APRONS ARE IN PLACE. MAKE REPAIRS AS REQUIRED.

MAINTENANCE OF THE PUBLIC STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE TOWN OF GLASTONBURY.

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

STORMWATER POLLUTION CONTROL NOTES & DETAILS
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

CK. BY: MWF
DRW. BY: BTC
DATE: 2-28-23
SCALE: NONE
SHEET 7 OF 11
MAP NO. 30-21-15WN



TOWN PLAN & ZONING COMMISSION APPROVAL	
CROSBY II SUBDIVISION	RURAL RESIDENCE/GW-1
SUBDIVISION NAME	ZONE
REJEAN JACQUES	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

NOTE:
TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY TOPOGRAPHIC MAPS.

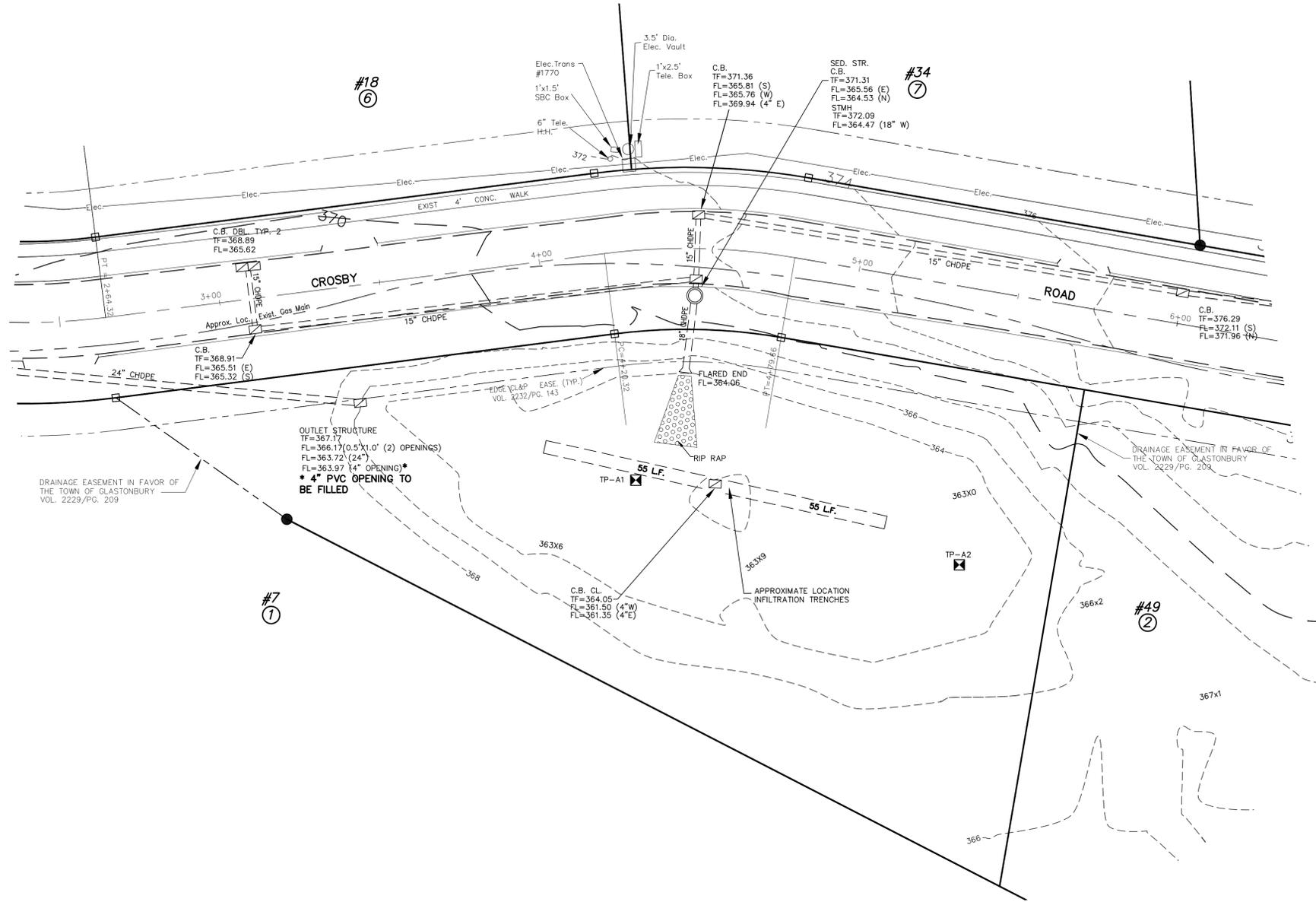
VERTICAL DATUM REPRESENTS NAVD 88.

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.

NOTE: ALL PROPOSED SIDEWALK CONSTRUCTION SHALL BE CONSTRUCTED TO THE TOWN OF GLASTONBURY STANDARDS UTILIZING CLASS F CONCRETE. ALL PROPOSED SIDEWALKS SHALL BE TREATED WITH A CONCRETE SEALER.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WITH TOWN OF GLASTONBURY SPECIFICATIONS OR AS DIRECTED BY THE TOWN ENGINEER.

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.



LEGEND

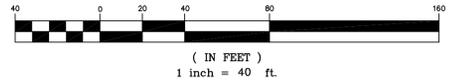
EXISTING MONUMENT	□
EXISTING IRON PIN	●
EXISTING SPOT ELEVATION	368x7
EXISTING CONTOUR	---380---
PROPOSED CONTOUR	---382---

TEST PIT DATA
TEST PITS DONE ON 12-22-04.
WITNESSED BY TOM MOCKO.

TEST PIT A1
DEPTH OF HOLE: 120"
GROUNDWATER: NONE
MOTTLING: NONE
MATERIAL:
0" - 10" TOPSOIL
10" - 36" FINE SANDY LOAM
36" - 120" SANDY GRAVEL

TEST PIT A2
DEPTH OF HOLE: 128"
GROUNDWATER: NONE
MOTTLING: NONE
MATERIAL:
0" - 12" TOPSOIL
12" - 36" FINE SILTY LOAM
36" - 41" COARSE SAND
41" - 52" FINE GRAY SILTY SAND
52" - 128" SANDY GRAVEL

GRAPHIC SCALE



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

Mark W. Friend
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P.E. # 15818

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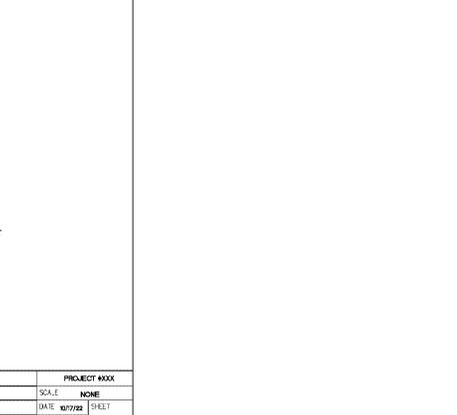
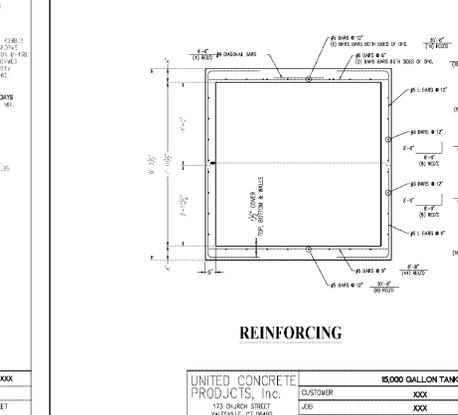
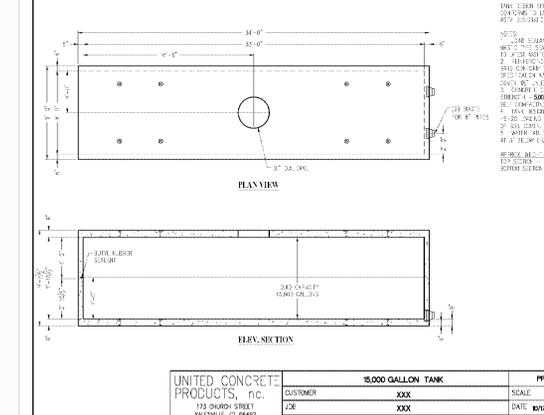
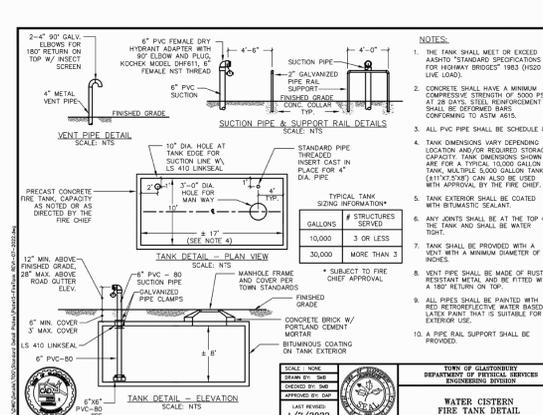
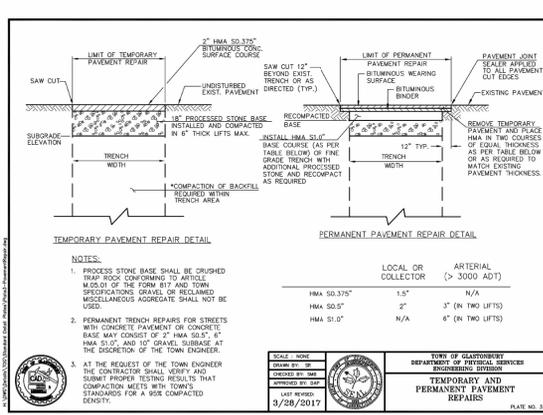
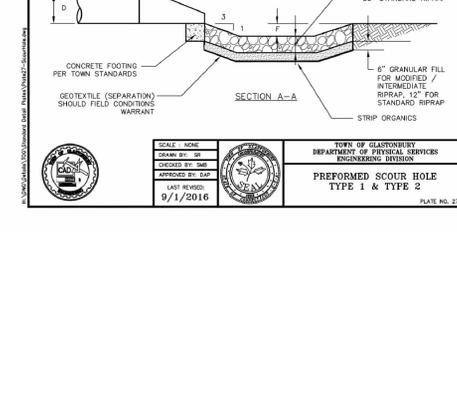
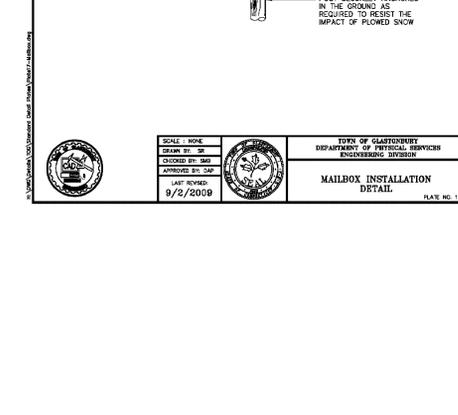
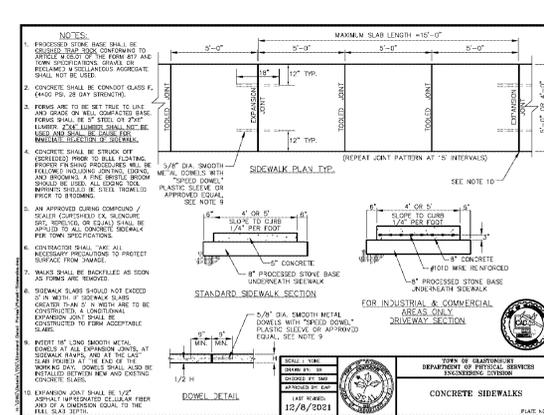
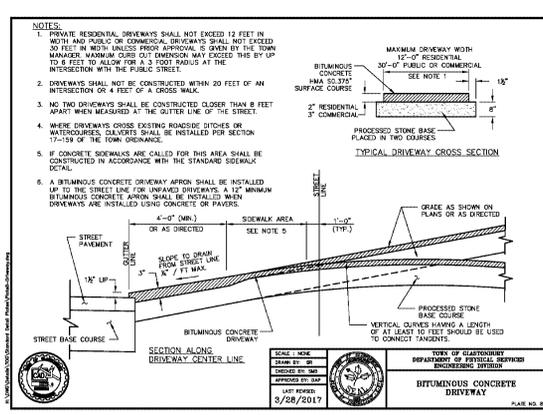
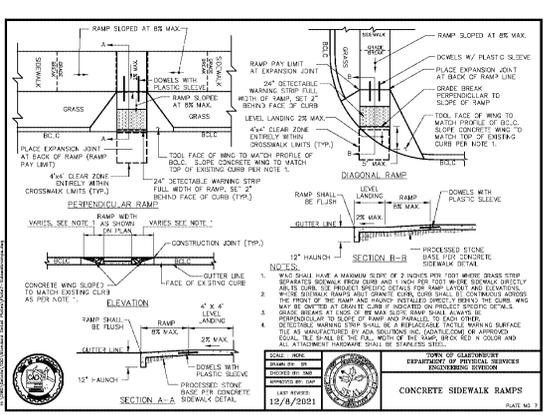
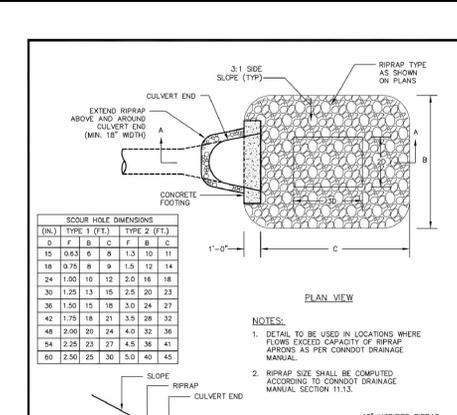
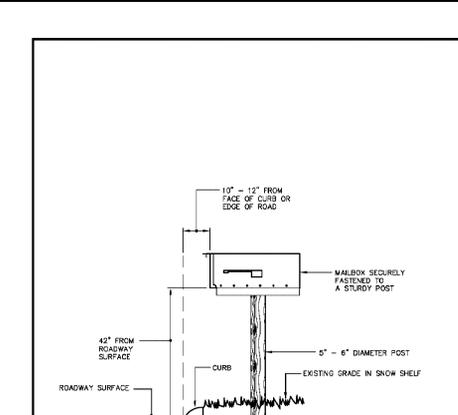
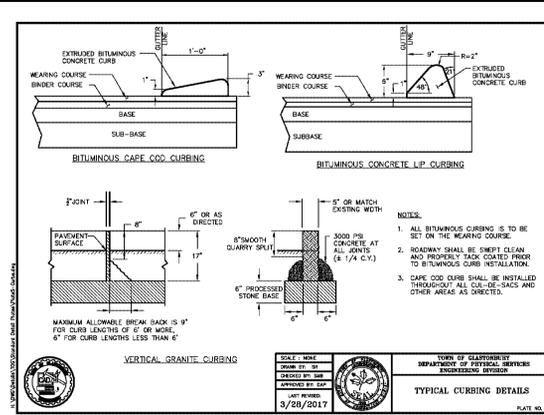
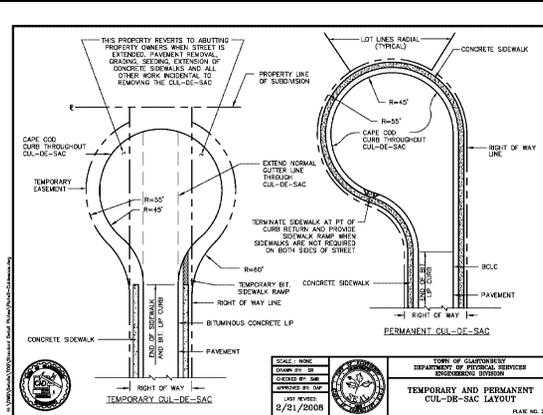
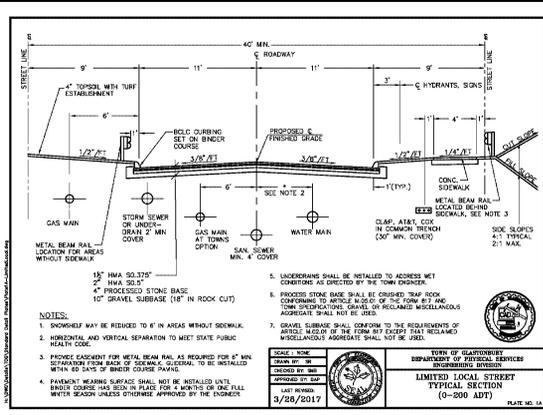
STORMWATER MANAGEMENT BASIN MODIFICATION PLAN
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

CK. BY:	MWF
DRW. BY:	BTC
DATE:	2-28-23
SCALE:	1"=20'
SHEET	8 OF 11
MAP NO.	30-21-1B1

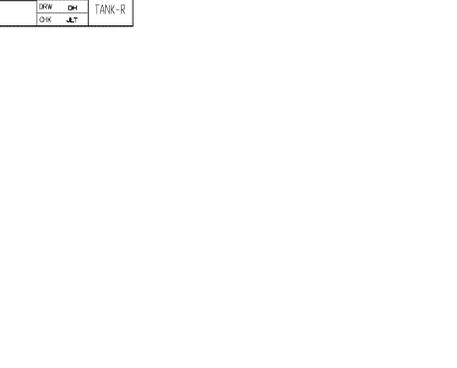
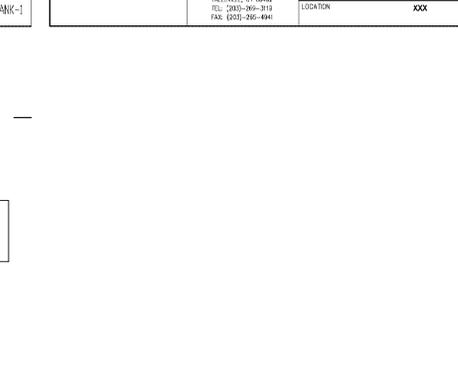
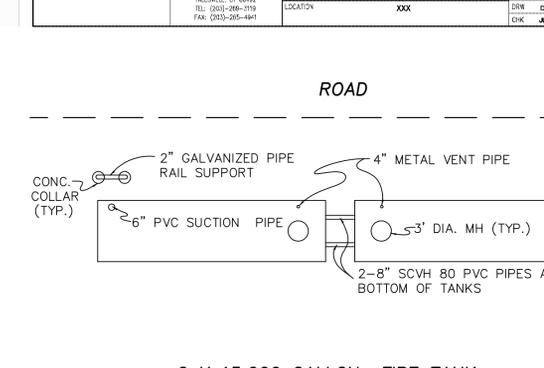
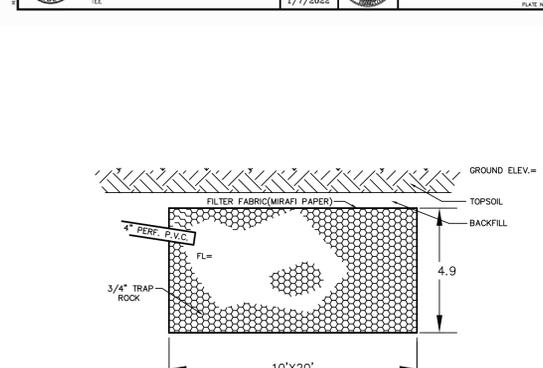
REV. 6-28-23 CONDITIONS OF APPROVAL
REV. 5-5-23 TOWN STAFF COMMENTS

APPLICANT/OWNER:
REJEAN JACQUES
1048 HOPEWELL ROAD
SOUTH GLASTONBURY, CT 06489
860-952-4741

P:\2021\PROJ\03021\dwg\base\03021-P1.dwg 7/10/2023 1:35:54 PM EDT



GENERAL NOTES:
 ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 818 AND/OR THE TOWN STANDARD SPECIFICATIONS.
 ALL UTILITIES TO BE INSTALLED UNDERGROUND.
 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.
 ANY UNSUITABLE MATERIAL IN PAVEMENT AREAS TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE TOWN.
 TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.
 ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.
 ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE ROADWAY PAVEMENT.
 ALL CATCH BASIN GRATES SHALL BE TYPE A BICYCLE FRIENDLY GRATES.
 FOUNDATION DRAINS AND ROOF LEADER INFILTRATOR SYSTEMS SHALL BE DEPICTED ON ALL PLOT PLANS.
 ALL LOTS WITH FOOTING DRAINS THAT CONNECT TO CATCH BASINS WILL REQUIRE A "PRIVATE DRAINAGE PERMISSION RELEASE OF CLAIM" WAIVER FROM THE TOWN OF GLASTONBURY ONCE THE ROAD IS FINALLY ACCEPTED.
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.



TOWN PLAN & ZONING COMMISSION APPROVAL
CROSBY II SUBDIVISION
 SUBDIVISION NAME: RURAL RESIDENCE/GW-1 ZONE
REJEAN JACQUES
 SUBDIVIDER
 SUBDIVISION APPROVAL DATE: PLAN & ZONING COMMISSION CHAIRMAN
 COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS: COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.: TOWN ENGINEER

TOWN PLAN & ZONING COMMISSION APPROVAL
CROSBY II SUBDIVISION
 SUBDIVISION NAME: RURAL RESIDENCE/GW-1 ZONE
REJEAN JACQUES
 SUBDIVIDER
 SUBDIVISION APPROVAL DATE: PLAN & ZONING COMMISSION CHAIRMAN
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CROSBY II SUBDIVISION
 SUBDIVISION NAME: RURAL RESIDENCE/GW-1 ZONE
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 FILE NO.: TOWN ENGINEER

6-28-23 CONDITIONS OF APPROVAL
 REV. 5-5-23 TOWN STAFF COMMENTS
 CK. BY: MWF
 DRW. BY: BTC
 DATE: 2-28-23
 SCALE: NONE
 SHEET 9 OF 11
 MAP NO. 30-21-1N
 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
 GENERAL NOTES & DETAILS
 CROSBY II SUBDIVISION
 PREPARED FOR
 REJEAN JACQUES
 GLASTONBURY, CONN

LOT 1

TEST PIT #1
DATE: 5-6-21
MATERIAL:
0" - 12" TOPSOIL
12" - 44" FINE SANDY LOAM
44" - 120" COARSE SAND
LEDGE: NONE
MOTTLING: NONE (ROOTS 6'±)
GROUNDWATER: NONE

TEST PIT #2
DATE: 5-6-21
MATERIAL:
0" - 10" TOPSOIL
10" - 40" FINE SANDY LOAM
40" - 144" FINE SAND SOME SILT
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

PERC. TEST #1
DATE: 3-23-22
DEPTH: 23"
RATE: 4 MIN./IN.

LOT 2

TEST PIT #3
DATE: 4-27-21
MATERIAL:
0" - 12" TOPSOIL
12" - 28" FINE SANDY LOAM
28" - 156" SAND AND GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 8'±)
GROUNDWATER: NONE

TEST PIT #4
DATE: 4-27-21
MATERIAL:
0" - 2" LEAF LITTER
2" - 8" TOPSOIL
8" - 20" FINE SANDY LOAM
20" - 156" SAND GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 8'±)
GROUNDWATER: NONE

TEST PIT #5
DATE: 4-27-21
MATERIAL:
0" - 2" LEAF LITTER
2" - 8" TOPSOIL
8" - 30" FINE SANDY LOAM
30" - 132" FINE SAND
LEDGE: NONE
MOTTLING: NONE (ROOTS 6'±)
GROUNDWATER: NONE

TEST PIT #6
DATE: 4-27-21
MATERIAL:
0" - 9" TOPSOIL
9" - 28" FINE SANDY LOAM
28" - 132" FINE SAND
LEDGE: NONE
MOTTLING: NONE (ROOTS 7'±)
GROUNDWATER: NONE

PERC. TEST #2
DATE: 3-23-22
DEPTH: 23 1/2"
RATE: 6.4 MIN./IN.

PERC. TEST #3
DATE: 3-23-22
DEPTH: 23 1/4"
RATE: < 1 MIN./IN.

LOT 3

TEST PIT #7
DATE: 4-15-21
MATERIAL:
0.0' - 0.3' TOPSOIL
0.3' - 1.2' LIGHT BROWN FINE SAND, GRAVEL
1.2' - 10.2' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.0')
GROUNDWATER: NONE

TEST PIT #8
DATE: 4-15-21
MATERIAL:
0.0' - 0.8' TOPSOIL
0.8' - 1.8' LIGHT BROWN FINE SAND, GRAVEL
1.8' - 9.5' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.0')
GROUNDWATER: NONE

TEST PIT #9
DATE: 4-15-21
MATERIAL:
0.0' - 0.6' TOPSOIL
0.6' - 1.3' LIGHT BROWN FINE SAND, GRAVEL
1.3' - 10.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.5')
GROUNDWATER: NONE

TEST PIT #10
DATE: 4-15-21
MATERIAL:
0.0' - 0.7' TOPSOIL
0.7' - 1.5' LIGHT BROWN FINE SAND, GRAVEL
1.5' - 4.4' DARK BROWN COURSE SAND, GRAVEL
4.4' - 9.2' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 5.5')
GROUNDWATER: NONE

PERC. TEST #4
DATE: 3-23-22
DEPTH: 25 1/2"
RATE: 1.78 MIN./IN.

PERC. TEST #5
DATE: 3-23-22
DEPTH: 26"
RATE: < 1 MIN./IN.

LOT 4

TEST PIT #11
DATE: 4-16-21
MATERIAL:
0" - 2" LEAF LITTER
2" - 6" TOPSOIL
6" - 16" FINE SANDY LOAM
16" - 120" COARSE SAND AND GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 7'±)
GROUNDWATER: NONE

TEST PIT #12
DATE: 4-16-21
MATERIAL:
0" - 2" LEAF LITTER
2" - 6" TOPSOIL
6" - 16" FINE SANDY LOAM
16" - 136" COARSE SAND GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6'±)
GROUNDWATER: NONE

TEST PIT #13
DATE: 4-16-21
MATERIAL:
0" - 3" LEAF LITTER
3" - 8" TOPSOIL
8" - 24" FINE SANDY LOAM
24" - 124" COARSE SAND AND GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 7'±)
GROUNDWATER: NONE

TEST PIT #14
DATE: 4-16-21
MATERIAL:
0" - 2" LEAF LITTER
2" - 7" TOPSOIL
7" - 18" FINE SANDY LOAM
18" - 134" COARSE SAND & GRAVEL
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

PERC. TEST #6
DATE: 3-23-22
DEPTH: 23 1/2"
RATE: 3 MIN./IN.

PERC. TEST #7
DATE: 3-23-22
DEPTH: 26"
RATE: 1.9 MIN./IN.

LOT 5

TEST PIT #19
DATE: 4-19-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 3.3' LIGHT BROWN FINE SAND, GRAVEL
3.3' - 12.0' BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 5.0')
GROUNDWATER: NONE

TEST PIT #20
DATE: 4-19-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 2.0' LIGHT BROWN FINE SAND, GRAVEL
2.0' - 11.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.2')
GROUNDWATER: NONE

TEST PIT #21
DATE: 4-19-21
MATERIAL:
0.0' - 0.3' TOPSOIL
0.3' - 1.1' LIGHT BROWN FINE SAND, LOAM
1.1' - 10.0' BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.0')
GROUNDWATER: NONE

TEST PIT #22
DATE: 4-19-21
MATERIAL:
0.0' - 0.5' TOPSOIL
0.5' - 1.5' LIGHT BROWN FINE SAND, GRAVEL
1.5' - 10.5' BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 5.5')
GROUNDWATER: NONE

PERC. TEST #8
DATE: 3-23-22
DEPTH: 20"
RATE: 2.3 MIN./IN.

PERC. TEST #9
DATE: 3-23-22
DEPTH: 20 1/2"
RATE: 2 MIN./IN.

LOT 6

TEST PIT #23
DATE: 4-20-21
MATERIAL:
0.0' - 0.5' TOPSOIL
0.5' - 1.1' LIGHT BROWN FINE SAND
1.1' - 10.5' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

TEST PIT #24
DATE: 4-20-21
MATERIAL:
0.0' - 0.5' TOPSOIL
0.5' - 1.3' LIGHT BROWN FINE SAND
1.3' - 11.5' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

TEST PIT #25
DATE: 4-20-21
MATERIAL:
0.0' - 0.3' TOPSOIL
0.3' - 1.2' LIGHT BROWN FINE SAND
1.2' - 11.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

PERC. TEST #10
DATE: 3-24-22
DEPTH: 22 1/2"
RATE: 1.78 MIN./IN.

PERC. TEST #11
DATE: 3-24-22
DEPTH: 25 1/2"
RATE: < 1 MIN./IN.

LOT 7

TEST PIT #26
DATE: 4-20-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 1.0' LIGHT BROWN FINE SAND
1.0' - 11.0' DARK BROWN SAND, GRAVEL, SOME COBBLES
LEDGE: NONE
MOTTLING: NONE
GROUNDWATER: NONE

PERC. TEST #12
DATE: 3-24-22
DEPTH: 23"
RATE: 2.17 MIN./IN.

PERC. TEST #13
DATE: 3-24-22
DEPTH: 26 1/2"
RATE: 4 MIN./IN.

ADD. TEST PITS

TEST PIT #15
DATE: 4-14-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 1.5' LIGHT BROWN FINE SAND, GRAVEL, SILT
1.5' - 10.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 6.0')
GROUNDWATER: NONE

TEST PIT #16
DATE: 4-14-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 1.4' LIGHT BROWN FINE SAND, GRAVEL, SILT
1.4' - 10.5' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 5.0')
GROUNDWATER: NONE

TEST PIT #17
DATE: 4-14-21
MATERIAL:
0.0' - 0.5' TOPSOIL
0.5' - 1.9' LIGHT BROWN FINE SAND, GRAVEL, SILT
1.9' - 10.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 5.0')
GROUNDWATER: NONE

TEST PIT #18
DATE: 4-14-21
MATERIAL:
0.0' - 0.4' TOPSOIL
0.4' - 1.8' LIGHT BROWN FINE SAND, GRAVEL, SILT
1.8' - 10.0' DARK BROWN SAND, GRAVEL
LEDGE: NONE
MOTTLING: NONE (ROOTS 4.5')
GROUNDWATER: NONE

SEPTIC DESIGN
(USE 4 BEDROOM HOUSE)
MLSS CALCULATION NOT REQUIRED
RESTRICTIVE LAYER > 60"

LOT 1 (RESERVE)
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 2
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 3
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 4
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 5
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 6
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

LOT 7
PERC.= 10 MIN./IN.(ASSUMED)
E.L.A.= 577.5 S.F.
RESTRICTIVE LAYER= NONE
4' TRENCHES 3 S.F./L.F. = 192.5 L.F.
USE 2 ROWS = 96.3' TRENCHES
USE 3 ROWS = 64.2' TRENCHES

* SEPTIC DESIGN BASED ON 4 BEDROOM HOUSE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HOUSES MAY HAVE MORE BEDROOMS IF SUITABLE.

TOWN PLAN & ZONING COMMISSION APPROVAL
CROSBY II SUBDIVISION RURAL RESIDENCE/GW-1
SUBDIVISION NAME ZONE
REJEAN JACQUES
SUBDIVIDER
SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. TOWN ENGINEER

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

SOILS DATA
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

CK. BY: MWF

DRW. BY: BTC

DATE: 2-28-23

SCALE: NONE

SHEET 10 OF 11

MAP NO. 30-21-15D

REV. 6-28-23 CONDITIONS OF APPROVAL
REV. 5-5-23 TOWN STAFF COMMENTS

Mark Friend
Megson Heagle & Friend Civil Engineers & Land Surveyors, LLC
81 Rankin Rd
Glastonbury, CT 06033

October 5, 2024
NODD DETERMINATION NUMBER: 20220289
Project: Development of seven residential building lots with individual septic systems and extension of Crosby Rd. by 180 ft. to a perimeter cul-de-sac; CROSBY II SUBDIVISION, 539 & 551 MANCHESTER RD., GLASTONBURY, CT

Timber rattlesnake (Crotalus horridus) State Endangered
Eastern box turtle (Terrapene carolina carolina) State Special Concern
Timber rattlesnake (Crotalus horridus) State Status: Endangered
Reptiles are actively foraging in Connecticut forests between April 1 and October 31.

- Preheavily forested and ground disturbance should be restricted to the months of November 2-March 31 to avoid impact to this species.
- Please be advised that excavators 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 forested lowlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and so forth.

- No anticipated impacts if work is conducted between Nov 2-March 31.
- If work must be conducted during the active season for both species (April 1-October 31):
 - Construction workers should be apprised of both species description and possible presence and that any snakes encountered should 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.
 - Excavation fencing should be at least 20 ft 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 opening at ground level that may let animal pass through.
 - Sign 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 report. 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 DEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific investigations.

Sherryl
A/ Shannon B. Kearney
Wildlife Biologist

TOWN PLAN AND ZONING COMMISSION
CONDITIONAL SUBDIVISION APPROVAL
APPLICANT/
OWNER: REJEAN JACQUES
POST OFFICE BOX 615
SOUTH GLASTONBURY, CT 06037
FOR: CROSBY II SUBDIVISION
539 & 551 MANCHESTER ROAD

MOVED, that the Town Plan and Zoning Commission approve the application of Rejean Jacques for conditional subdivision approval - 7 lots - Crosby II Subdivision - extension of Crosby Road - Rural Residence Zone and Grandview Protection Zone 1, in accordance with plans submitted, dated 2-28-23, and:

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File # 22-027, plans reviewed 9-19-23.
 - b. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission from their Regular Meeting of April 13, 2023.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 5, 2023.
 - b. The Health Director's memorandum dated March 27, 2023.
 - c. The Police Chief's memorandum dated May 4, 2023.
3. Per the Fire Marshal's Office, the size of the cistern shall be increased to a 30,000 gallon tank per cistern specifications on sheet 5, plans dated 12/8/23.
4. All overburden, if any, shall be stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other noxious air pollutants.
5. It shall be the responsibility of the applicant to install, maintain, any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operations.
6. Proper safety measures shall be utilized and strictly adhered to at all times to protect the health, welfare and safety of all individuals and property.
7. All construction shall be performed in accordance with the following:
 - a. 2023 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
 - b. The Connecticut Stormwater Quality Manual, as amended.
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CSD 22A-430 and 22a-430b.

deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
MAY 15, 2023

Robert J. Jacques
REJEAN JACQUES, CIVIL ENGINEER

TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLANS/SUBDIVISION REVIEW

PROJECT: Crosby II Subdivision LOCATION: Crosby Road
DEVELOPER: Rejean Jacques
NEW CONSTRUCTION CHANGE OF USE OR SUBDIVISION COMMERCIAL
OCCUPANCY CLASSIFICATION: Group R F.M.D. FILE # 22-027
PROPOSED FIRE PROTECTION: NONE-Via GFD Tanker truck Shovel & Mutual Aid
ENGINEER'S PLAN # 20-21-1C RITAL PLAN REVISED PLAN # 2-2
ENGINEER: Jonathan Secombe, Mark Friend - Megson, Heagle & Friend
ADDRESS AND PHONE: 16 Rankin Road Glastonbury CT 06033-0567
DATE PLANS RECEIVED: 0-10-22 DATE PLANS REVIEWED: 0-10-22
COMMENTS: Address numbers to be posted in accordance with state and local requirements

Final lot dimensions, shared common driveways, and individual driveways require measured markings and working drawings.
Address numbers shall conform with their background.
There is no public water supply available for fire purposes in this area. It is recommended that the alternative methods to provide water for fire protection be installed such as a water storage cistern and/or residential automatic fire sprinklers.
The developer shall inform all contractors and property owners that the disposal of construction debris by open burning is not permitted. This includes any vegetation that might be cleared as part of the development.
The use and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.
The use of Crosby Road for staging of materials, stockpiles or parking of vehicles is not permitted.

REVIEWED BY:
Deputy Chief Christopher N. Gray - Fire Marshal

MEMORANDUM
TO: Town Plan & Zoning Commission
FROM: Suzanne Stinson, Environmental Planner
DATE: April 19, 2023
RE: Conservation Commission Recommendation to the Town Plan & Zoning Commission, April 13, 2023 Regular Meeting Crosby II Subdivision, 539 & 551 Manchester Road

MOVED, that the Conservation Commission recommend to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled "Crosby II Subdivision, 539 & 551 Manchester Road, Prepared for Rejean Jacques, Glastonbury, CT, Dated February 28, 2023" 11 Sheets, with the following recommendations:

1. Permittee is responsible for the proper installation, maintenance and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require increased inspections and additional soil erosion and sediment controls and stabilization measures as warranted by field conditions.
2. The Construction Sequence shall be adhered to.
3. A private conservation easement shall be established as directed by the Conservation Commission/Field Wetlands and Wetland Agency and this area shall henceforth not be disturbed from the site conditions as stated on the approved plan. The precise delineation shall be recorded by hearings and distances and shall be recorded on the land records prior to land clearing, excavation, or construction anywhere on the property. The recorded easement shall include the Town of Glastonbury Town Clerk's Office recorded subdivision map number. The field located conservation easement boundary shall be marked with oak stakes labeled "conservation easement" with unvarnished oak and tied with red flags, prior to land clearing, excavation or construction. The stakes are to be located at each change of boundary direction and at every 100 foot intervals on straightaways. All conservation easement corners shall be permanently marked with iron pins.
4. The property is identified on the CT DEEP NODD recent map edition. A request for reviews shall be submitted to the CT DEEP NODD and the best management practices shall be strictly adhered to.
5. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required, confirming that the landscape plantings were installed in conformance with the approved landscape plan.

Town of Glastonbury
Health Department

MEMORANDUM
DATE: March 20, 2023
TO: Town Planning & Zoning, Conservation & WPCA Commissions
FROM: Duane Kowalski, R.E., Registered Professional Engineer
RE: Crosby II Subdivision proposed by the Rejean Jacques

The Department has been involved in the investigation of this property since April 2021. Soil testing was conducted in April and May 2021 and March 2023. Groundwater monitoring was not required during the investigation. The soil in the area is classified as Moncksiepe gravelly sandy loam. The investigation results have been summarized in my report dated February 28, 2023. The investigation results have been summarized in my report dated February 28, 2023. The investigation results have been summarized in my report dated February 28, 2023.

1. The stormwater management system for the proposed lot area to be designed by a professional engineer licensed in the State of Connecticut.
2. Landscaping shall be installed only in the locations shown on the approved subdivision plan.
3. Landscaping shall be installed in the locations shown on the approved subdivision plan.
4. The use and location of temporary fuel tanks utilized for construction purposes will need to be reviewed by this office.

GLASTONBURY POLICE DEPARTMENT
TO: TOWN PLAN & ZONING COMMISSION
FROM: MARK MARSHALL, POLICE CHIEF
DATE: MAY 4, 2023

I have reviewed Rejean Jacques application for a seven-lot subdivision proposed for the extension of Crosby II Road in Glastonbury as long as it is in accordance with Town Code.

Mark Marshall
Police Chief

April 4, 2023

MEMORANDUM

TO: Suzanne Stinson, Environmental Planner
Conservation Commission
FROM: Daniel A. Pennington, P.E., Town Engineer / Manager of Physical Services
RE: Crosby II 7-Lot Subdivision
Extension of Crosby Road

The Engineering Division has reviewed the application materials for the proposed 7-lot Crosby II Subdivision proposed by Megson, Heagle and Friend, Civil Engineers and Land Surveyors, LLC including plans dated February 28, 2023 and a Hydrology and Hydraulic Report last revised October 2022 with the following comments:

1. The Hydrology and Hydraulic Report successfully demonstrates that the proposed subdivision in the existing detention pond will retain all stormwater runoff for all events analyzed up through the 100 year storm, which is consistent with the original design sheet from Section 1 of this subdivision. Water quality treatment provided through detention pond storage, private roof infiltration systems and driveway infiltration trenches is consistent with Town Standards for stormwater management.
2. Footing drains for the proposed buildings should be depicted on the plans or a note should be added if footing drains are not intended to be installed based on soil type.
3. The Town drainage system should be extended up to the proposed cul-de-sac to provide a connection point for footing drains or surface drains from the lots if required in the future.
4. Provide spot grades on all proposed driveways to demonstrate cross slope needed to direct stormwater run-off into proposed infiltration trenches. Exposed driveway infiltration trenches should be shown with a cross-patched into the trench.
5. A narrative for maintenance of the proposed driveway infiltration trenches should be added to the stormwater maintenance narrative on sheet 3 of 11.
6. Depict and label the Town Standard subdivision sign at the east of the existing cul-de-sac and add the appropriate detail for this sign to the detail sheet. The sign shall be installed as soon as construction begins.
7. Provide additional proposed spot grades to clarify grading on sheet 5 of 11 for the existing driveway serving 470 Crosby Road to be extended as part of the project.
8. The label for the proposed storm storage area in the cul-de-sac should be labeled for visibility and the hatch used should not extend over the proposed driveways.
9. Additional spot grades should be provided on sheet 4 of 11 for both sides of the sidewalk ramp at the top and bottom of the ramp to clarify grading intent.
10. The location of the proposed suction pipe, vent pipe, and pipe rail support for the tank should be depicted on the plans.
11. Excavation for the proposed fire tank will be approximately 10 feet deep and therefore may affect the abutting property at 470 Crosby Road depending on means of shoring. Proposed roadway grading on sheet 1 of 11 also shows grading extending into the same property. It is suggested that the tank be moved further from the property line and grading limits be adjusted or appropriate rights be obtained from the abutting property owner.

May 11, 2023

Mr. Mark W. Friend, P.E.
Megson, Heagle & Friend, LLC
81 Rankin Road
Glastonbury, CT. 06033
Re: Crosby II Subdivision
Capped Sewer Waiver Request

Dear Mr. Friend:
This is to advise you that at its regular meeting on May 10, 2023 the Town of Glastonbury Water Pollution Control Authority approved the waiver of the design and construction of capped sewers for the Crosby II Subdivision.

If you have any questions regarding this matter, please call me at (860) 652-7742.

Sincerely,
Ginny Mahoney
Senior Engineering Technician

CC: Shelley Callagione, Director of Planning & Land Use Services

TOWN PLAN & ZONING COMMISSION APPROVAL
CROSBY II SUBDIVISION RURAL RESIDENCE/GW-1
SUBDIVISION NAME ZONE
REJEAN JACQUES
SUBDIVIDER
SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. TOWN ENGINEER

REV. 6-26-23 CONDITIONS OF APPROVAL
REV. 5-5-23 TOWN STAFF COMMENTS
CK. BY: MWF
DRW. BY: BTC
DATE: 2-28-23
SCALE: NONE
SHEET 11 OF 11
MAP NO. 30-21-1COA

GENERAL NOTES & CONDITIONS OF APPROVAL
CROSBY II SUBDIVISION
PREPARED FOR
REJEAN JACQUES
GLASTONBURY, CONN

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587
P.E. # 1891B