Town of Glastonbury
Office of Community Development
RECEIVED
APR 20 2022

APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL
GLASTONBURY, CONNECTICUT

1. Name of Owner(s) WILMER D. BUSTAMANTE
AREMI A. VELARDE

2. Address 470 THOMPSON ST
GLASTONBURY, CT 06033

3. Name of Subdivider CHRISTOPHER SWITALSKI
Address 981 NEIPSIC RD, GLASTONBURY, CT 06033

Telephone Number 860-985-7613
Fax Number 203-413-3307

4. Subdivision Name 470 THOMPSON 2 LOT

5. Check one ( ) Conditional Approval ( ) Final Approval

6. No. of Frontage Lots 2 No. of Rear Lots* _____

*(If there are rear lots, a Section 6.8 Special Permit will be required)

7. Zone in which subdivision is proposed RR

8. Legal description of parcel(s) of land involved

470 THOMPSON ST, GLASTONBURY, CT 06033

9. Is any portion of the property to be subdivided located within 500 feet of the Town boundary? ( ) Yes (✓) No

The undersigned hereby applies for the approval of a plan for subdivision of the parcel described herein and confirms and attests that: The proposed subdivision and the plan, maps, and other documentation submitted meet all requirements of the Subdivision and Resubdivision Regulations of the Town of Glastonbury.

Signature of applicant(s) _____ Date 4/20/22

Signature of owner(s) _____ Date 4-16-22

Fee: $300.00 (plus $60 State of CT fee) = $360.00 **plus:** $250.00 for each lot
Application and fee to be submitted with 14 sets of plans

Fee received _____ Signature 04/20/22 Date

Rev. 10/2009

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR ($60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar ($60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

Special Permits
Subdivision and Resubdivision
Change of Zone
Planned Area Development Final Development Plan
Inland Wetlands and Watercourses Permit
Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars ($60.00 collected; two dollars ($2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars ($58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar ($60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant CHRISTOPHE SWITALSKI

Address 991 NEIPSIC RD GLASTONBURY CT 06033

Name of Project 470 THOMPSON ST SUBDIVISION 2 LOTS

Address 470 THOMPSON ST, GLASTONBURY, CT 06033

Type of Application:

Special Permit Section Number	_____
Subdivision and Resubdivision	V
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received APRIL 20 2022 By _____

Project Number _____

Rev. 10/2009 per Public Act 09-03

Town of Glastonbury

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

APPLICATION FOR FINAL SUBDIVISION APPROVAL
470 THOMPSON STREET-2 LOT RESUBDIVSION
MEETING DATE : MAY 21, 2024

REGULAR MEETING # 3
5/21/24 AGENDA

To:
Town Plan and Zoning Commission

From:
Office of Community Development Staff

Memo Date: 5/17/23

Zoning District:
Rural Residence RR

Groundwater Protection Zone:
2

Applicant/Owner:
Christopher Switalski/ Applicant
Wilmer Bustamante/ Owner

Review Materials
Included for Commission review are the following:

- The Subdivision Plan
- Memoranda from Town Staff

EXECUTIVE SUMMARY

- The applicant is proposing 2 frontage lots to be subdivided located at 470 Thompson Street.
- Property is Zoned Rural Residence RR.
- Parcel is 2.29 acres.
- Proposed lot A (future home) is 1.28 acres and lot B (470 Thompson St) is 1.61 acres
- Proposed lots meet the minimum bulk and setback standards for the Rural Residence RR zone.
- The lots will be serviced by well and septic and have been approved by the Health Department in memo dated May 16, 2024 .
- Pedestrian access is served by existing sidewalk on Thompson Street located on opposite side of the road. In rural residence zone sidewalk is only required on one side of the roadway per Subdivision Regulations.

Aerial View

ADJACENT USES

Site is surrounded by residential uses to the North, West, and South. To the east the property abuts land owned by the State of Connecticut.

SITE DESCRIPTION

The site is located on the east side of Thompson Street. Applicant is proposing subdivision 2.29 acres into two frontage lots. Lot A (future home) will be 1.28 acres and Lot B (470 Thompson St) will be 1.61 acres. Property is located in the Rural Residence RR and Groundwater Protection Area-2. Property will be served by well and septic.

PLANNING & ZONING ANALYSIS

The proposal meets all the requirements of the Town of Glastonbury Subdivision Regulations and the bulk and setback requirements for the Rural Residence RR Zone. Applicant is proposing planting 3 street trees. Pedestrian access is served via existing sidewalk on located on the opposite side of Thompson Street.

The proposed subdivision also meets all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection as noted in memo from Jon Sczurek dated 5/15/24.

The project is consistent with the 2018—2028 Plan of Conservation and Development.

Pertinent staff correspondence and draft motions are attached.

Town of Glastonbury

COMMUNITY DEVELOPMENT • (860) 652-7510 • planning@glastonbury-ct.gov

TOWN PLAN AND ZONING COMMISSION

FINAL SUBDIVISION APPROVAL

CHRISTOPHER SWITALSKI

981 NEIPSIC RD

GLASTONBURY CT, 06033

FOR: 470 THOMPSON STREET – 2 LOT SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Christopher Switalski for a final subdivision approval for converting one lot into two–470 Thompson Street–Rural Residence RR, in accordance with the plan set entitled "470 Thompson Street Subdivision prepared by Megson, Heagle and Friend, revision date 4/4/24" and

1. In compliance with:
    a. The Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission in memo dated December 7, 2023.
2. In adherence to:
    a. The Health Department memorandum dated, May 16, 2024.
    b. The Engineering Department to Conservation Commission memorandum, dated November 29, 2023.
    c. The Engineering Department to TPZ memorandum, dated May 16, 2024.
    d. The Police Department memorandum, dated May 14, 2024.
    e. The Fire Marshal memorandum, dated May 17, 2024
3. With the following conditions:
    a. Prior to issuance of a Building Permit applicant shall file motion of approval and Subdivision Plan on the land records of the Town Clerk.
    b. Prior to issuance of a Building Permit applicant shall file (2) paper copies of finalized approved plans to be filed in the Office of Community Development.
    c. 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.

TOWN PLAN & ZONING COMMISSION
MAY 21, 2024

_____

ROBERT J. ZANLUNGO CHAIRMAN

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

May 15, 2024

Gary Haynes, Planner
Office of Community Development
2155 Main Street
P.O. Box 6523
Glastonbury, CT 06033

Re: Chris Switalski
470 Thompson St
Glastonbury, CT

Dear Gary,

I am writing on behalf of the Applicant, Chris Switalski, with regard to the above referenced subdivision on 470 Thompson St in Glastonbury. More specifically how the proposal meets the standards of Section 20 of the Town of Glastonbury Building Zone Regulations.

This proposal meets Section 20.8.3 with regard to on-site septic systems due to the fact that there is more than five feet of naturally occurring soil over bedrock and there is more than twenty-four inches of naturally occurring soil above seasonal high groundwater. Furthermore, the proposed leaching system will be more than five feet above bedrock and more than twenty-four inches above the seasonal high groundwater table.

Nitrogen Loading Calculations have been submitted indicating that using a mass balance equation as required under Section 20.13.1 the resulting total nitrogen prediction for this proposal will be 5.24 mg/L meeting the standard of 7 mg/L in the GW-2 Zone.

Per Section 20.13.3 the groundwater infiltration potential of the site will not be reduced more than 50% of pre-development conditions due to impervious cover on the site only totaling 7% and the incorporation of roof drain galleries to infiltrate roof runoff and an infiltration system to infiltrate runoff from the proposed driveway.

For all of the reasons listed above, this proposal will meet the standards of Section 20. If you have any questions or need additional information please call.

Sincerely,

Jonathan H. Sczurek, P.E.

NITROGEN LOADING
470 THOMPSON STREET SUBDIVISION

ZONE: RURAL RESIDENCE / GW-2

2 Lots

5 People / Dwelling

PARCEL AREA: 127,161 = 2.912 AC

IMPERVIOUS SURFACE

Roof Area	= 3,760 SF
Drives	= 6,200 SF

PERVIOUS SURFACE

Lawn Area	= 21,500 SF
Natural Area	= 117,201 SF

CONNECTICUT RAINFALL = 44 IN./YR

LOADING FACTORS:

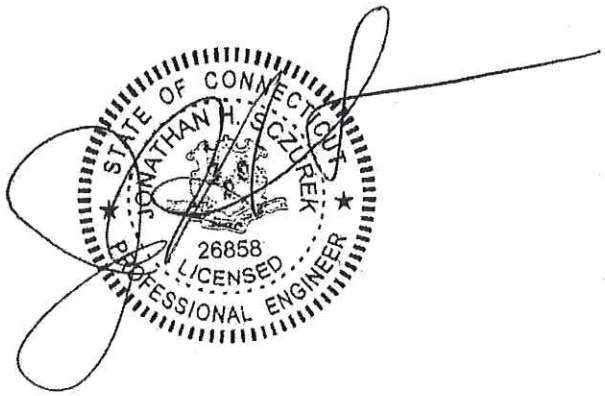
Cape Cod Tech Bulletin 91-001

Roof – 0.75 mg/L

Drives – 1.5 mg/L

Lawns – 3LB / 1000 SF @ 35% Leaching

Natural Area Infiltration – 40%



ESTIMATED LOADING

WASTEWATER:
2 Dwellings X 5 People/Dwelling X 75 GPD X 3.785 L/GAL
= **2,839** L/D X 24 mg/L = **68,130** mg/D

ROOF:
3,760 SF X 44 IN/YR X 1 FT/12 IN X 1 YR/365 D X 28.32 L/CF
= **1,070** L/D X 0.75 mg/L = **802** mg/D

DRIVES:
6,200 SF X 44 IN/YR X 1 FT/12 IN X 1 YR/365 D X 28.32 L/CF
= **1,764** L/D X 1.5mg/L = **2,646** mg/D

LAWN:
21,500 SF X 3 LB/1,000 SF/YR X 1 YR/365 D X 454,000 mg/LB X 0.35
= **28,080** mg/D

NATURAL AREA:
117,201 SF X 44 IN/YR X 1 FT/12 IN X 1 YR/365 D X 28.32 L/CF X 0.40
= **13,337** L/D

SUMMARY:

CONCENTRATION						
ROOF DRAINS	+	**DRIVES**	+	**LAWNS**	+	**WASTEWATER**
802 mg/D		2,626 mg/D		28,080 mg/D		68,130 mg/D
1,070 L/D		1,764 L/D		13,337 L/D		2,839 L/D
ROOF DRAINS	+	**DRIVES**	+	**NATURAL AREA**	+	**WASTEWATER**

= (**99,638** mg/D) / (**19,010** L/D) = **5.24** mg/L

This Site is Located in a GW-2 ZONE

Nitrogen Loading of **5.24** mg/L is within the Acceptable Range of Section 20.13.1 of the Groundwater Protection Regulations.

The above calculations are based on proposed roof and lawn areas for the area of the proposed subdivision lot and actual lawn and roof areas of the existing lot at #490 Thompson St.

CONSERVATION COMMISSION RECOMMENDATION

To: Town Plan & Zoning Commission

From: Commission Staff

Date: December 7, 2023

Re: Recommendation to the Town Plan & Zoning Commission: 470 Thompson Street

MOVED at the December 7, 2023 regular meeting of the Conservation Commission:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a subdivision, in accordance with plans entitled "470 Thompson Street subdivision, Prepared for Chris Switalski, Dated July 24, 2023, Revised August 31, 2023". 8 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and inspected a minimum of once per 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.

2. The best management practices provided in the January 3, 2022 letter, and future letters, from the CT DEEP NDDB in support of species protection shall be stringently adhered to. This review expires on January 3, 2024, therefore a new submission to the CT DEEP NDDB is required and shall be recorded on the land records and submitted with the application for a building permit.

3. In support of the protection of State-listed species, ground disturbance/earth work shall only be conducted between November 1 and March 31.

4. The revised plan set submitted for TPZ approval shall address the November 29, 2023 Engineering Department comments, to the satisfaction of the town engineer.

5. The plot plan submitted in support of a building permit shall be consistent with the details shown on the subdivision plan.

6. The plan shall locate the two required street trees.

7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

****

Town of Glastonbury
Health Department

MEMORANDUM

Date: May 16, 2024

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian

Re: 470 Thompson Street Subdivision for Chris Switalski

The Department has been involved in the investigation of this property since March 2022. The existing home at 470 Thompson Street has code complying primary and reserve septic system areas. Soil testing was conducted in March and April 2022 and January 2024. Groundwater monitoring was not required since the soil testing occurred during the spring. The soil in the area is described as Canton and Charlton fine sandy loams and Woodbridge fine sandy loam. Redoximorphic features were encountered at 2.4' and groundwater was observed at 2.0' in test hole 3. Percolation rates ranged from 6.25 minutes per inch to 8 minutes per inch. An area suitable for an on-site sewage disposal system was identified and is shown on plans prepared April 4, 2024, by Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC.

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by private well with the following requirements:

1. The sewage disposal system for the proposed lot is to be designed by a professional engineer licensed in the State of Connecticut.

2. The leach field will be permitted only in the location shown on the approved subdivision plan.

3. The Minimum Leaching System Spread for the leach field shall be no less than 46' for a 4-bedroom home.

4. A sanitary "as-built" drawing prepared by a licensed surveyor of the proposed lot is to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.

5. Result for the concentration of radon is to be included with the standard water potability report for the lot.

Revised 9-22-17

November 29, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, P.E., Town Engineer / Manager of Physical Services

Re: 470 Thompson Street Subdivision

The Engineering Division has reviewed plans for the proposed 470 Thompson Street Subdivision prepared by Oswald Blint Surveying revised through January 6, 2023 and by Inga Consulting Engineers revised through May 30, 2023 and offers the following comments:

1. Water quality volume computations need to be submitted to confirm sizing of the proposed stormwater infiltration system and values indicated on the plans.

2. A test pit is required in the vicinity of the proposed infiltration system to verify soil infiltration capacity and seasonal high groundwater elevation.

3. Provide computations and graphics necessary to support pre and post directly connected impervious areas (DCIA) reported on the MS4 tracking table. Post development DCIA should be 0 acres if all impervious cover is captured and treated.

4. Provide a detailed maintenance schedule for the proposed stormwater management system including a statement that the property owner is responsible for such maintenance.

5. The proposed trench drain across the driveway shown on sheet C-1 should not be installed since it is highly susceptible to clogging. Driveway grading should be adjusted and a yard drain provided in the vicinity of the proposed trench drain to ensure stormwater from the driveway is properly directed into the proposed infiltration system.

6. The proposed infiltration system bottom of system elevation, stone elevation, etc need to be labeled on sheet C1. Provide a detailed cross section of the infiltration system. Provide details for all stormwater management system features.

7. Depict and label proposed roof leader system around the perimeter of the proposed house. Label all flow lines.

8. Provide a project specific erosion and sedimentation control narrative including area of disturbance for the project.

9. Provide a legend for all line types used on sheets C1 including proposed silt fence.

10. It is noted that the existing " earth drive" which serves as access to the Gas ROW and State of CT lands appears to be located in part, outside of the designated Gas ROW boundaries. A boundary line adjustment may be prudent to avoid future conflict.

11. Sheet C1 plans do not correlate with subdivision plans. Review lot area labels and property boundary dimensions are consistent with other plans. Sheet C1 is not to scale and must be replotted so that dimensions scale appropriately.

12. Provide additional spot grades at all house corners and driveway locations. Label proposed basement and finish floor elevations.

13. Provide additional proposed grading around the new house and driveway. Review driveway grading at the intersection of Thompson Street to ensure adequate sight distance is provided and depict and label sightlines in both directions on the plans. Additional grading along the Thompson Street southerly embankment may be required.

14. Provide the Town Engineering Division standard inspection note on all applicable plans.

15. Add Town approval block to sheets C1, C2, & C3. Remove duplicate approval blocks on Sheets 2 & 3.

16. Revise zoning table on sheet 3 of 8 to reflect correct proposed lot areas and frontage. Verify all table information is correct.

17. Provide a construction detail for the proposed street trees per the Town Subdivision Regulations.

May 16, 2024

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Community Development

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services

Re: 470 Thompson Street Subdivision

The Engineering Division has reviewed plans for the proposed 470 Thompson Street Subdivision prepared by Megson, Heagle, and Friend Civil Engineers and Land Surveyors LLC last revised April 4, 2024 and offers the following comments:

1. Water quality volume computations provided on the plans confirm that the proposed infiltration systems are consistent with Town standards.

2. Elevations for the proposed infiltration systems need to be labeled on the plans and details including bottom and top of system elevation, bottom of stone elevation, etc. Flow lines for storm drain pipes entering these systems should also be labeled on the plans. Infiltration systems also require a riser to grade to provide a means of inspecting the system to confirm function.

3. Provide a detailed maintenance schedule for the proposed stormwater management systems including a statement that the property owner is responsible for such maintenance.

4. The limits of proposed bituminous curbing on the north side of the driveway should be labeled on the site plan. Driveway grading should be adjusted to direct the majority of the driveway run-off into the proposed catch basin.

5. Provide additional spot grades at all house and driveway corners to clarify grading intent.

6. A drainage swale should be added to the site grading along the northerly property line to direct stormwater run-off from the proposed lot away from the existing house on Lot B.

7. An address for the newly created lot shall be obtained from the Engineering Division and added to plan prior to recording of final mylars.

8. Provide a legend for all line types used on the site plan including proposed silt fence.

9. It is noted that the existing "earth drive" which serves as access to the Gas ROW and State of CT lands appears to be located in part outside of the designated Gas ROW boundaries. A boundary line adjustment may be prudent to avoid future conflict.

10. Provide the Town Engineering Division standard inspection note on all applicable plans.

11. Applicant shall provide a copy of final stamped and signed plans in PDF form to the Town Engineer.

Town of Glastonbury

GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE
Marshall S. Porter

CAPTAIN
Mark Catania

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police

DATE 05/14/2024

RE: 470 Thompson ST. Final Subdivision Approval.

Members of the Police Department have reviewed the application and plans for a two lot Subdivision at 470 Thompson ST. The Police Department has no objection so long as the residence is numbered in accordance with section 17-19 of the Town Code of Ordinances.

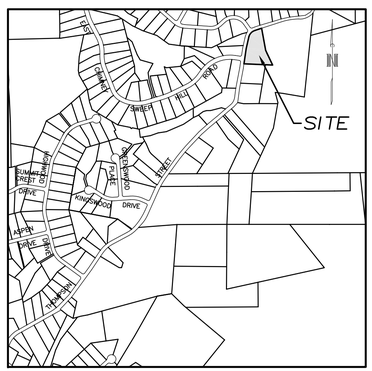
MSP/ns

#470 THOMPSON STREET SUBDIVISION

PREPARED FOR

CHRIS SWITALSKI

GLASTONBURY, CONN.



LOCATION MAP

SCALE: 1"=1000'

INDEX TO SHEETS

TOTAL NUMBER OF LOTS: 2

TOTAL PARCEL AREA: 2.294 AC.

ZONE: RURAL RESIDENCE ZONE / GW-2

NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM-4:30 PM MONDAY THRU FRIDAY AT (860) 6527735.

TOWN PLAN & ZONING COMMISSION APPROVAL

470 THOMPSON STREET (SUBDIVISION NAME)	RURAL RESIDENCE (ZONE)
CHRIS SWITALSKI (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 ALTERED 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.

JONATHAN J. SZCZUREK P.E. # 26858

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

COVER SHEET
470 THOMPSON STREET SUBDIVISION
PREPARED FOR
CHRIS SWITALSKI
GLASTONBURY, CONN

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	2-16-24
SCALE:	NONE
SHEET	1 OF 8
MAP NO.	8-24-1GN

REV. 4-4-24 REVISED LAYOUT

P:\2024\proj\00824\dwg\base\00824-p1.dwg 2/16/2024 3:56:19 PM UEST

SURVEY NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26,2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED PROPERTY SURVEY. THE PROPERTY LINES DEPICTED HEREON IS AN OPINION BASED UPON A RESURVEY OF MAPS REFERENCE HEREON.
3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.
4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). ELEVATIONS DEPICTED HEREON REFER TO VERTICAL DATUM OF1988 (NAVD 88) AND ARE BASED ON RTK GPS OBSERVATIONS MADE ON JANUARY 27, 2024. USING GEOID 12B AND CT. E.C.O.
6. THE SUBJECT PARCEL IS LOCATED IN THE RR ZONING DISTRICT.
7. THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 3509 PAGE 121 OF THE TOWN OF GLASTONBURY LAND RECORDS.
8. THE TOTAL PARCEL AREA IS 127,161 SQ. FT. = 2.919 AC.
9. DURING FIELD SURVEY NO WETLAND FLAGS WERE OBSERVED OR LOCATED.
10. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. "EXISTING CONDITIONS MAP OF 470 THOMPSON STREET GLASTONBURY, CONNECTICUT PREPARE FOR CHRIS SWITALSKI, SCALE: 1"=20' DATE: 12/6/2021, REVISED JUNE 28, 2022 & AUGUST 31, 2022, SHEET 2 OF 8, OSWALD BLINT SURVEYING.

B. A. "SUBDIVISION MAP OF 470 THOMPSON STREET GLASTONBURY, CONNECTICUT PREPARE FOR CHRIS SWITALSKI, SCALE: 1"=20' DATE: 12/6/2021, REVISED JANUARY 6, 2023, SHEET 3 OF 8, OSWALD BLINT SURVEYING."

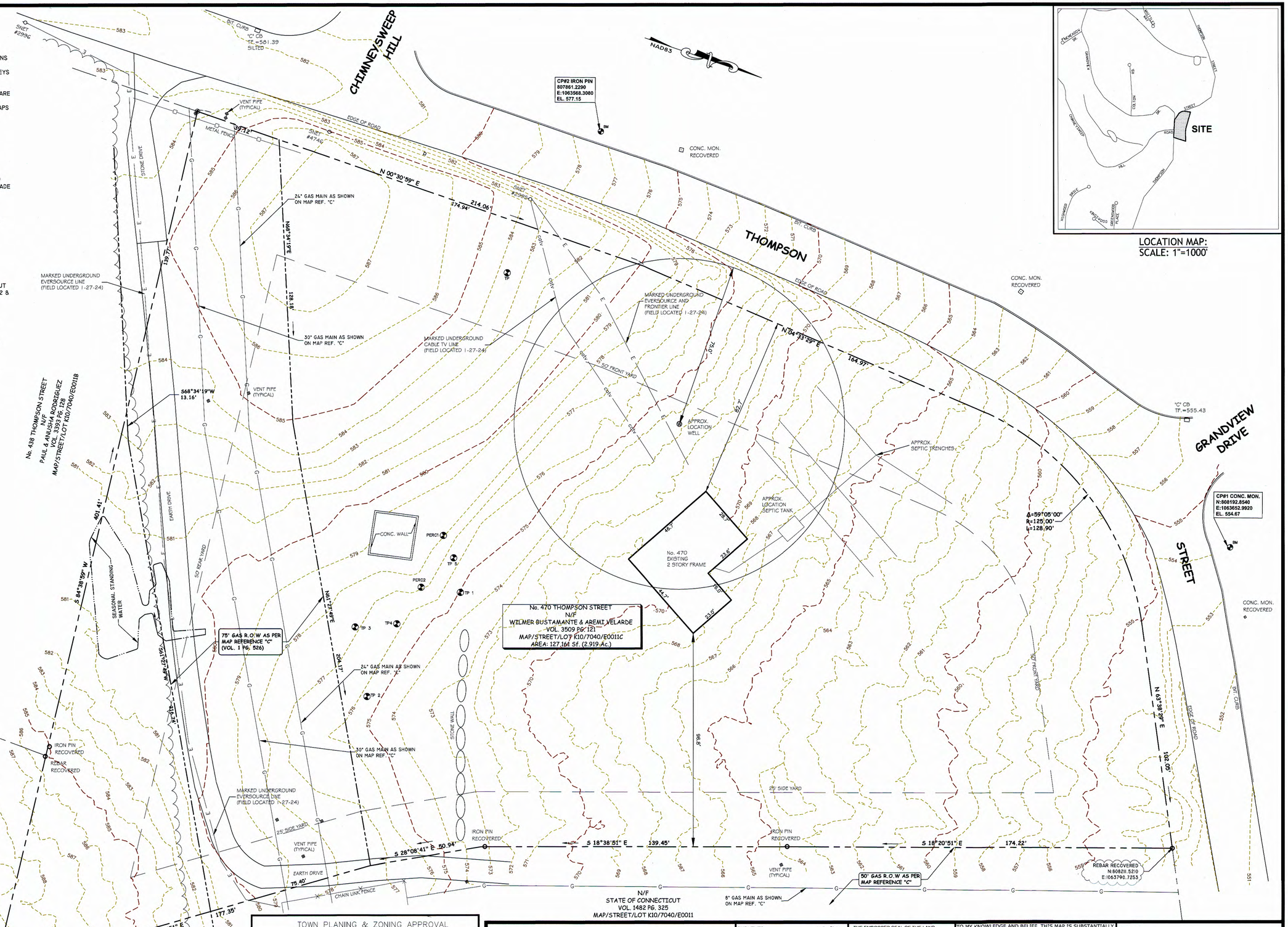
C. "PREPARED FOR GEORGE BURGESS GLASTONBURY, CONNECTICUT MEGSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CT."

D. "FINAL AS-BUILT PREPARED FOR HANCIN CONSTRUCTION, LLC 438 THOMPSON STREET-GLASTONBURY, CONNECTICUT SCALE 1"=20' - SEPTEMBER 29, 2010, DUTCH & ASSOCIATES LAND SURVEYING."

ABBREVIATIONS	DESCRIPTION
WIF	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN.	SANITARY
STM.	STORM
CB	CATCH BASIN
TF.	TOP OF FRAME
INV.	INVERT
FL	FLOW LINE
C.I.	CAST IRON
ST.	STEEL
F.F.E.	FIRST FLOOR ELEVATION.
B.F.E.	BASEMENT FLOOR ELEVATION.
N	NORTH
E	EAST
S	SOUTH
W	WEST
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMP.
CL&P	CONNECTICUT LIGHT & POWER
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
BIT.	BITUMINOUS
CONC.	CONCRETE

LEGEND:

- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WATER GATE
- WATER METER
- GAS VALVE
- GAS METER
- TRANSFORMER
- ELEC. METER
- MAIL BOX
- HAND HOLE
- A.C. UNIT
- TRAFFIC LIGHT POLE
- BOUNDARY LINE
- GUARD RAIL
- SANITARY
- STORM
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SILT-FENCE



LOCATION MAP:
SCALE: 1"=1000'

TOWN PLANING & ZONING APPROVAL

470 THOMPSON STREET SUBDIVISION NAME	RR ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

IMPROVEMENT LOCATION SURVEY

SHOWING EXISTING CONDITIONS AT

470 THOMPSON STREET

GLASTONBURY, CONNECTICUT

PREPARED FOR

CHRIS SWTALSKI

SURVEYED:	K.R./R.M.
DRAFTED:	K.R.
APPROVED:	R.M.
PROJECT NO.:	2024-003
DATE:	01/30/2024
REVISED	05/03/2024
SCALE:	1"=20'

SCALE: 1"=20'

SHEET NUMBER: 2 OF 7

THE EMBOSSED SEAL OF THE LAND SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

STATE OF CONNECTICUT — ROY A. MEGGIE — 5/6/2024 — LICENSED LAND SURVEYOR

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

5/6/2024

ROY A. MEGGIE PE., LS #70399

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

M&R Land Surveying & Engineering LLC

59 FARMSTEAD LANE WINDSOR, CT 06095
860-778-4377 / 860-478-8916

SURVEY NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26,2018.

2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED PROPERTY SURVEY. THE PROPERTY LINES DEPICTED HEREON IS AN OPINION BASED UPON A RESURVEY OF MAPS REFERENCE HEREON.

3. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY.

4. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
   THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY.
   THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.

5. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). ELEVATIONS DEPICTED HEREON REFER TO VERTICAL DATUM OF1988 (NAVD 88) AND ARE BASED ON RTK GPS OBSERVATIONS MADE ON JANUARY 27, 2024, USING GEOID 12B AND CT. E.C.O.

6. THE SUBJECT PARCEL IS LOCATED IN THE RR ZONING DISTRICT.

7. THE SUBJECT PARCEL CURRENT DEED CAN BE FOUND IN VOLUME 3509 PAGE 121 OF THE TOWN OF GLASTONBURY LAND RECORDS.

8. THE TOTAL PARCEL AREA IS 127,161 SQ. FT. = 2.919 AC.

9. DURING FIELD SURVEY NO WETLAND FLAGS WERE OBSERVED OR LOCATED.

10. REFERENCE IS MADE TO THE FOLLOWING MAPS:

A. "EXISTING CONDITIONS MAP OF 470 THOMPSON STREET GLASTONBURY, CONNECTICUT PREPARE FOR CHRIS SWITALSKI, SCALE: 1"=20' DATE: 12/6/2021, REVISED JUNE 28, 2022 & AUGUST 31, 2022, SHEET 2 OF 8, OSWALD BLINT SURVEYING.

B. A. "SUBDIVISION MAP OF 470 THOMPSON STREET GLASTONBURY, CONNECTICUT PREPARE FOR CHRIS SWITALSKI, SCALE: 1"=20' DATE: 12/6/2021, REVISED JANUARY 6, 2023, SHEET 3 OF 8, OSWALD BLINT SURVEYING."

C. "PREPARED FOR GEORGE BURGESS GLASTONBURY, CONNECTICUT MEGSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CT."

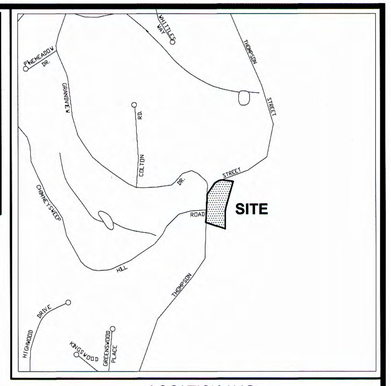
D. "FINAL AS-BUILT PREPARED FOR HANCIN CONSTRUCTION, LLC 438 THOMPSON STREET-GLASTONBURY, CONNECTICUT SCALE 1"=20' - SEPTEMBER 29, 2010, DUTCH & ASSOCIATES LAND SURVEYING."

LOT A ZONING INFORMATION		
ZONE RR	PERMITTED	PROPOSED
USE	RES.	RES.
BUILDING AREA	2,274 SF	2,055 SF
LOT AREA	40,000 SF	56,104 SF
RES. DENSITY	NA	
F.A.R.	1340 Sf.	4,256 Sf.
LOT OCCUPANCY	10%	3.7%
LOT FRONTAGE	125'	156.99'
FRONT YARD	50'	51.6'
SIDE YARD	25'	42.5'
REAR YARD	50'	180.5'
HEIGHT	2 ½ STY	2 STY

* DENOTES NON-CONFORMING

LOT B ZONING INFORMATION		
ZONE RR	PERMITTED	PROPOSED
USE	RES.	RES.
BUILDING AREA	2,274 SF	1,706 SF
LOT AREA	40,000 SF	71,057 SF
RES. DENSITY	NA	
F.A.R.	1340 Sf.	3,412 Sf.
LOT OCCUPANCY	10%	2.4%
LOT FRONTAGE	125'	198.6'
FRONT YARD	50'	82.7'
SIDE YARD	25'	96.8'
REAR YARD	50'	51.5'
HEIGHT	2 ½ STY	2 STY

* DENOTES NON-CONFORMING



LOCATION MAP:
SCALE: 1"=1000'

ABBREVIATIONS	DESCRIPTION
W/F	WROUGHT IRON FENCE
CLF	CHAIN LINK FENCE
SAN.	SANITARY
STM.	STORM
CB	CATCH BASIN
TF.	TOP OF FRAME
INV.	INVERT
FL	FLOW LINE
C.I.	CAST IRON
ST.	STEEL
F.F.E.	FIRST FLOOR ELEVATION.
B.F.E.	BASEMENT FLOOR ELEVATION.
N	NORTH
E	EAST.
S	SOUTH
W	WEST
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMP.
CL&P	CONNECTICUT LIGHT & POWER
N/F	NOW OR FORMERLY
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
BIT.	BITUMINOUS
CONC.	CONCRETE

LEGEND:

- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WATER GATE
- WATER METER
- GAS VALVE
- GAS METER
- TRANSFORMER
- ELEC. METER
- MAIL BOX
- HAND HOLE
- A.C. UNIT
- TRAFFIC LIGHT POLE
- BOUNDARY LINE
- GUARD RAIL
- SANITARY
- STORM
- U/G GAS LINE
- U/G ELEC. LINE
- WATER LINE
- OVERHEAD UTILITIES
- U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE
- EXISTING CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SILT-FENCE

SURVEYOR STATEMENT:

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

TOWN PLANING & ZONING APPROVAL

470 THOMPSON STREET	RR
SUBDIVISION NAME	ZONE
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

SUBDIVISION MAP
OF
470 THOMPSON STREET
GLASTONBURY, CONNECTICUT
PREPARED FOR
CHRIS SWTALSKI

SURVEYED:	K.R./R.M.
DRAFTED:	K.R.
APPROVED:	R.M.
PROJECT NO.:	2024-003
DATE:	01/30/2024
REVISED	05/03/2024
SCALE:	1"=20'

SCALE: 1"=20'

SHEET NUMBER: 3 OF 7

THE EMBOSSED SEAL OF THE LAND SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

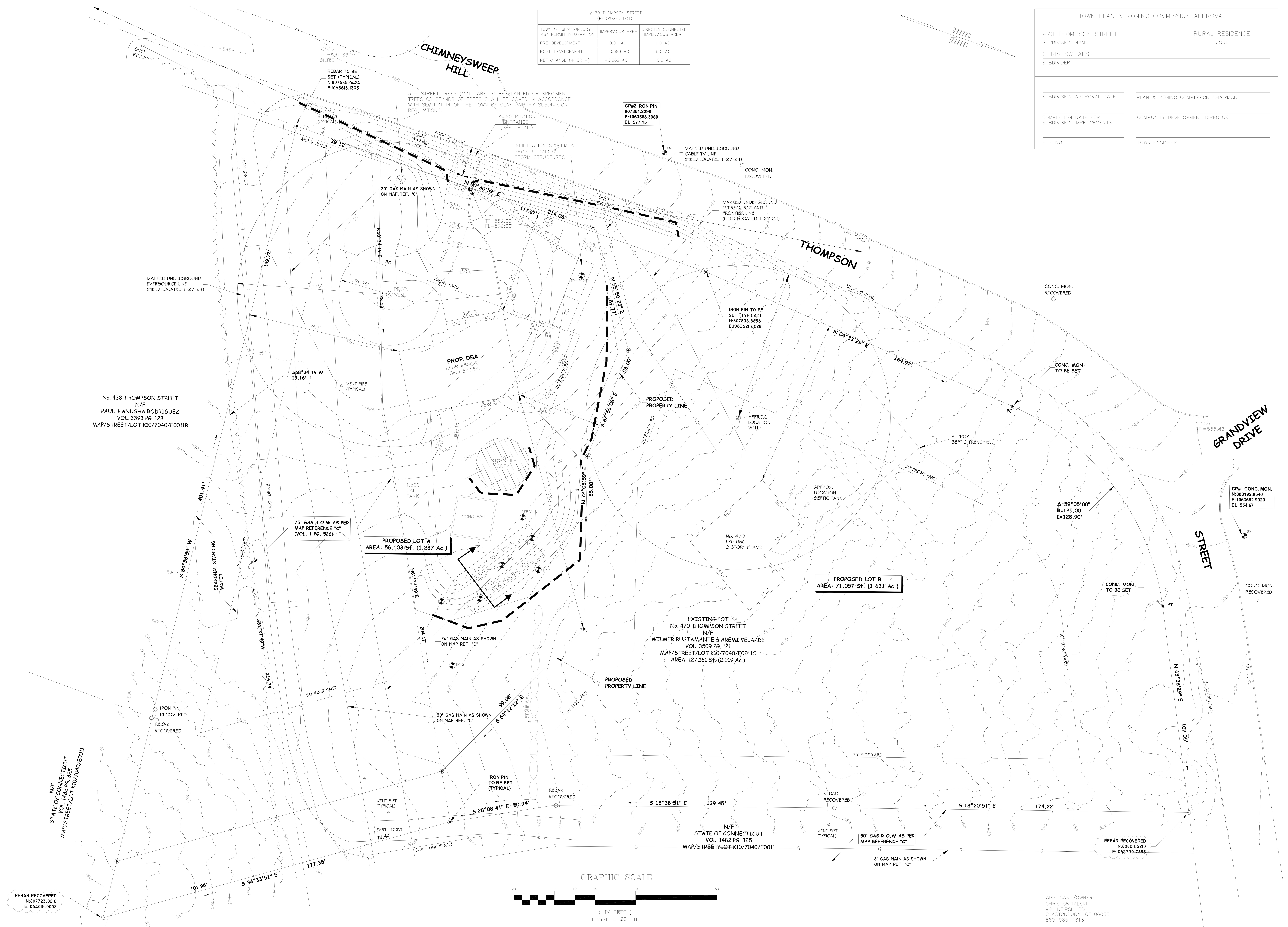
STATE OF CONNECTICUT · ROY A. MEGGIE · 15 · LICENSED · LAND SURVEYOR

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

ROY A. MEGGIE PE., LS #70399

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

M&R Land Surveying & Engineering LLC
59 FARMSTEAD LANE WINDSOR, CT 06095
860-778-4377 / 860-478-8916



#470 THOMPSON STREET (PROPOSED LOT)		
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.0 AC	0.0 AC
POST-DEVELOPMENT	0.089 AC	0.0 AC
NET CHANGE (+ OR -)	+0.089 AC	0.0 AC

TOWN PLAN & ZONING COMMISSION APPROVAL

470 THOMPSON STREET — SUBDIVISION NAME
RURAL RESIDENCE — ZONE
CHRIS SWITALSKI — SUBDIVIDER

SUBDIVISION APPROVAL DATE
PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS
COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
TOWN ENGINEER

APPLICANT/OWNER:
CHRIS SWITALSKI
981 NEIPSIC RD.
GLASTONBURY, CT 06033
860-985-7613

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
[illegible]
JONATHAN H. SCZUREK P.E. # 26858

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

SITE DEVELOPMENT PLAN
470 THOMPSON STREET SUBDIVISION
PREPARED FOR
CHRIS SWITALSKI
GLASTONBURY, CONN

REV. 4-4-24 REVISED LAYOUT

CK. BY: JHS
DRW. BY: PEJ
DATE: 2-16-24
SCALE: 1"=20'
SHEET 4 OF 8
MAP NO. 8-24-1T

GENERAL

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.

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.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL " (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

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.

THE POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.

AN APRON OF 2' TRAP ROCK AT A MINIMUM DEPTH OF 6 INCHES AND 50 FEET IN LENGTH SHALL BE INSTALLED AND MAINTAINED TO THE SITE.

ALL VEHICULAR ACTIVITIES SHALL BE SERVED VIA THIS LOCATION.

THE TRAP ROCK IS TO BE REPLACED WHEN SILTED IN TO THE EXTENT THAT IT IS NO LONGER EFFECTIVE FOR ANTI-TRACKING.

GOALS OF THE E&SCP

- REDUCE MOVEMENT OF SOIL FROM EXPOSED SURFACES UTILIZING TEMPORARY MULCH.
- SLOW RUNOFF VELOCITIES AND TRAP SEDIMENTS WITH SEDIMENT BARRIERS UTILIZING SILT FENCE AND/OR HAY BALES.
- CONTAIN OFF SITE TRACKING OF SEDIMENTS FROM TIRES WITH ANTI-TRACKING PADS.
- DIRECT ALL SURFACE WATER FROM DISTURBED AREA TO TEMPORARY SEDIMENT TRAP IF REQUIRED.
- WINTER STABILIZATION MEASURES SHALL BE PLANNED IN ADVANCE OF THE END OF THE GROWING SEASON TO ALLOW FOR ADEQUATE EROSION AND SEDIMENTATION CONTROL FOR THE WINTER MONTHS.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A 2 LOT RESIDENTIAL SUBDIVISION. THE PROPERTY GENERALLY FLOWS FROM SOUTH TO NORTH. STORMWATER INFILTRATION PRACTICES WILL BE UTILIZED FOR WATER QUALITY MANAGEMENT OF LOT 1.

SITE DISTURBANCE

THIS SITE WILL HAVE A DISTURBED AREA OF APPROXIMATELY 0.46 ACRES FOR CONSTRUCTION OF THE HOUSE, DRIVE & SITE GRADING. THE TOTAL IMPERVIOUS COVER WILL BE 0.089 ACRES.

AVERAGE RUNOFF COEFFICIENT FOR LOT 1 AFTER CONSTRUCTION IS 0.412

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

1. PREVENT SEDIMENT FROM LEAVING THE SITE.
2. PREVENT TRACKING OF SEDIMENTS ONTO THOMPSON STREET.
3. DUST CONTROL

SCHEDULING

CONSTRUCTION OF THE LOT IS EXPECTED TO TAKE APPROXIMATELY 6 -8 MONTHS. AFTER CLEARING AND GRUBBING OF THE LOT THE SILT FENCE SEDIMENT BARRIER MUST BE PLACED ALONG THE LIMIT OF DISTURBANCE.

CONSTRUCTION SEQUENCE

4. CLEARING AND GRUBBING
5. INSTALLATION OF SILT FENCE
6. INSTALL CONSTRUCTION ENTRANCE
7. STRIPPING OF TOPSOIL
8. EXCAVATION OF FOUNDATION HOLE
9. SITE GRADING
10. HOUSE CONSTRUCTION
11. INSTALLATION OF LANDSCAPE MATERIALS
12. TOPSOILING AND SEEDING
13. BITUMINOUS PAVING OF DRIVE

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 BACKDROP 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:

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 OUTWASH AND EROSION.

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.

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 OF OVER (6–20%) 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.

WINDBLOWN SEDIMENT

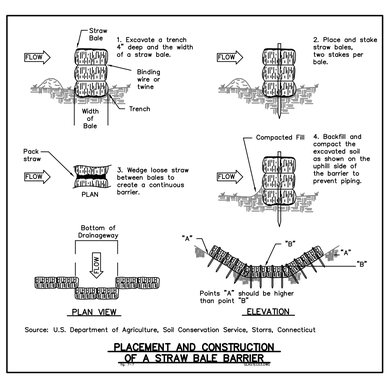
GENERAL:

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. SPRAY ON ADHESIVES 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. CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM–4:30 PM MONDAY THRU FRIDAY AT (860) 8527735.



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER

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 HYDROSEEDED, 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 HYDROSEEDED, 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".

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.

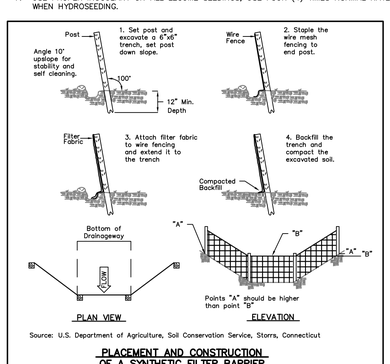
– FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10–10–10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

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.

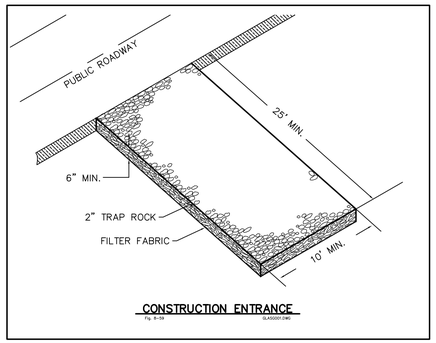
SUNNY TO PARTIALLY SUNNY SITES		
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
SHADY SITES		
CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

3. 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.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

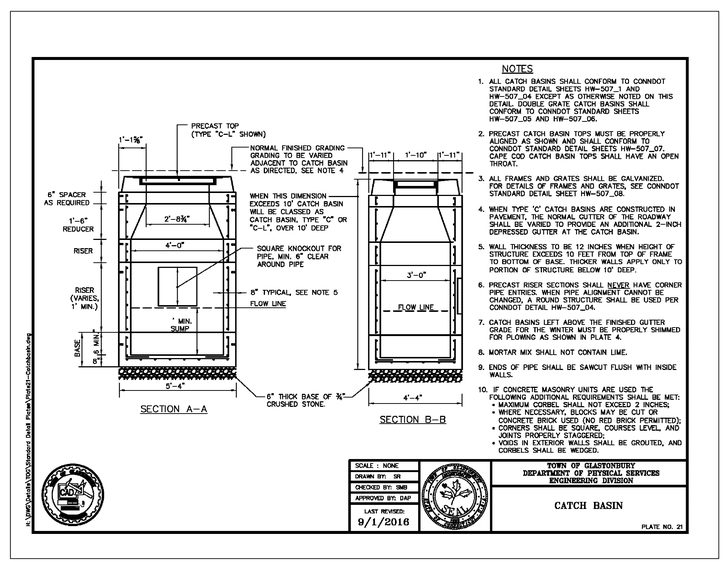
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

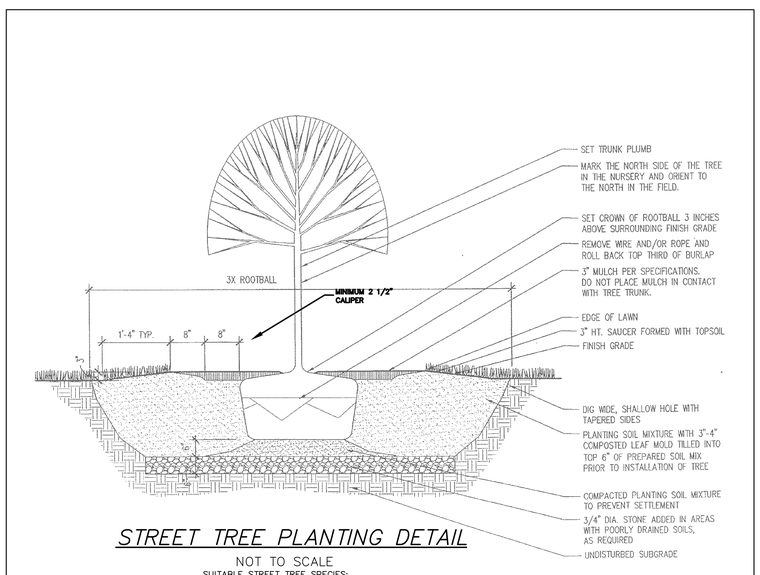


CONSTRUCTION ENTRANCE

TOWN PLAN & ZONING COMMISSION APPROVAL

470 THOMPSON STREET	**RURAL RESIDENCE**
SUBDIVISION NAME	ZONE
CHRIS SWITALSKI	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER





STREET TREE PLANTING DETAIL

NOT TO SCALE

SUITABLE STREET TREE SPECIES:
JAPANESE MAPLE (ACER PALMATUM)
FLOWERING DOGWOOD (CORNUS FLORIDA)
PIN OAK (QUERCUS COCCINEA)

FINAL LOCATIONS AND TYPES OF STREET TREES SHALL BE SHOWN ON PLOT PLAN FOR BUILDING PERMIT AND APPROVED BE THE ENVIRONMENTAL PLANNER PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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

JONATHAN H. SCZUREK P.E. # 26858

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

EROSION & SEDIMENTATION NOTES & DETAILS
470 THOMPSON STREET SUBDIVISION
PREPARED FOR
CHRIS SWITALSKI
GLASTONBURY, CONN

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	2–16–24
SCALE:	NONE
SHEET	5 OF 8
MAP NO. 8–24–1ESN	

REV. 4–4–24 REVISED LAYOUT

P:\2024\proj\00824\dwg\base\00824-pl.dwg 2/16/2024 3:56:19 PM UEST

H:\GIS\Details\GIS\Standard Detail Plates\Plate21-Catchbasin.dwg

SANITARY SYSTEM DESIGN

NUMBER OF BEDROOMS_____4

PERCOLATION RATE_____8 MIN./IN.

ABSORPTION AREA REQUIRED_____577.50 S.F. (MIN.)

USE GEOMATRIX GST 6218 _____42 L.F. REQ. (14 S.F./L.F.)

USE 1 ROW @_____45.0 L.F. EACH

SEPTIC TANK CAPACITY_____ 1,125+250=1,375 GAL. (USE 1,500)

*SEPTIC TANK CAPACITY SHOWN INCREASED BY 250 GALLONS
FOR GARBAGE DISPOSAL IS INSTALLATION

SOILS DATA

TEST PIT #1

DATE: 3-15-22
MATERIAL:
0.0' – 1.0' TOPSOIL
1.0' – 2.5' LIGHT BROWN SILTY LOAM
2.5' – 7.0' GLACIAL TILL
LEDGE: NONE
ROOTS: 2.0'
MOTTLING: 2.5'
GROUNDWATER: 6.0'

TEST PIT #2

DATE: 3-15-22
MATERIAL:
0.0' – 0.6' TOPSOIL
0.6' – 1.7' LIGHT FINE SANDY LOAM
1.7' – NO GOOD
LEDGE: NONE
MOTTLING: 1.7'
GROUNDWATER: 1.7'

TEST PIT #3

DATE: 3-15-22
MATERIAL:
0.0' – 0.6' TOPSOIL
0.6' – 1.9' LIGHT FINE SANDY LOAM
1.9' – 6.0' GLACIAL TILL, COMPACT SAND
FINE SAND COBBLES
LEDGE: NONE
MOTTLING: 2.4'
GROUNDWATER: 2.0'

TEST PIT #4

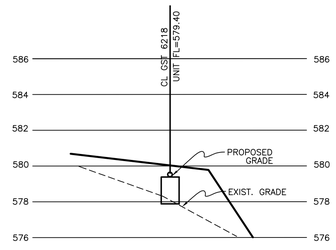
DATE: 3-15-22
MATERIAL:
0.0' – 0.6' TOPSOIL
0.6' – 2.5' LIGHT BROWN FINE SANDY LOAM
2.5' – 7.5' GLACIAL TILL, GRAYISH BROWN
SAND/FINE SAND, GRAVEL COBBLES
LEDGE: NONE
MOTTLING: 2.5'
GROUNDWATER: 3.5'

TEST PIT #5
DATE: 3-15-22
MATERIAL:
0.0' – 0.4' TOPSOIL
0.4' – 2.3' LIGHT BROWN FINE SANDY LOAM
2.3' – 5.5' LIGHT GRAY GLACIAL TILL
LEDGE: NONE
MOTTLING: 2.8
GROUNDWATER: NONE

TEST PIT #2024-1
DATE: 1-12-24
MATERIAL:
0.0' – 10" TOPSOIL
10" – 3.0' FINE SANDY LOAM
3.0' – 9.0' FINE SAND W/SILT, GRAVEL
LEDGE: NONE
MOTTLING: NOT NOTED
GROUNDWATER: 5.0'

PERC. TEST PERC-1
DATE: 4-4-22
DEPTH: 22"
RATE: 8.0 MIN./IN.

PERC. TEST PERC-2
DATE: 4-4-22
DEPTH: 23"
RATE: 6.25 MIN./IN.

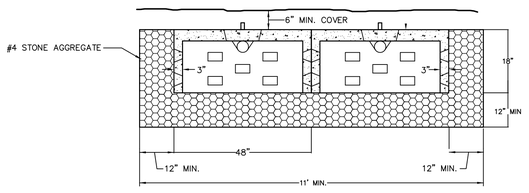


CROSS SECTION A–A
SCALE: HORIZ. 1"=20'
VERT. 1"=4'

MLSS CALCULATION

NUMBER OF BEDROOMS: 4
RESTRICTIVE LAYER: 2.5'
SLOPE: 9.0%
PERC. RATE: 8 MIN./IN.

MLSS = HF x FF x PF
MLSS = 28 x 1.75 x 1.0 = 45 L.F.



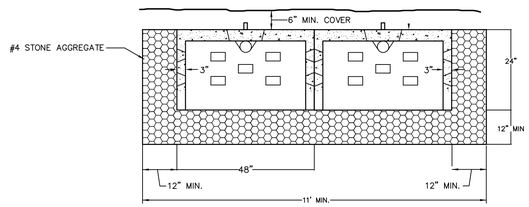
INFILTRATION SYSTEM A DETAIL
NOT TO SCALE

IMPERVIOUS DRIVEWAY AREA =1,840 SF
TOTAL DRAINAGE AREA =3,100 SF = 59.4%

R=0.05 + (0.009(59.4)) = 0.585

$$WQV = \frac{1.3"(.585)\ (3{,}100)}{12} = 196\ CF$$

WQV PROVIDED = 16 L.F. (DOUBLE ROW) – 18" HIGH GALLERIES (32 C.F./UNIT) = 128 C.F.
VOID SPACE OF 1' STONE ON SIDES = 0.4(48 LF x 1' x 1.5') = 28 C.F.
VOID SPACE OF 1' STONE ON BOTTOM = 0.4(10' x 18' x 1') = 72 C.F.
TOTAL WQV PROVIDED = 228 C.F.



ROOF INFILTRATION DETAIL
NOT TO SCALE

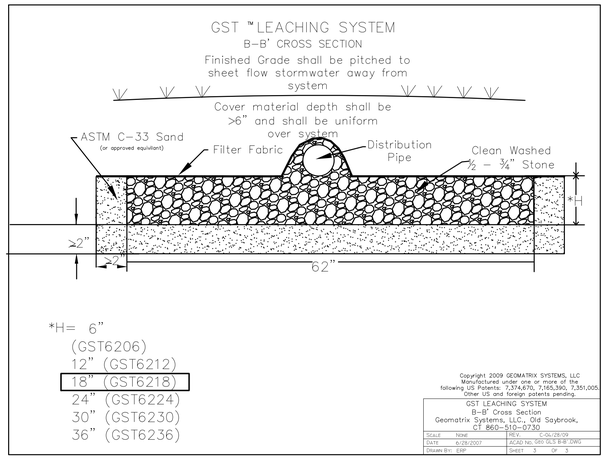
NOTE: TEST PITS MAY BE REQUIRED FOR CONFIRMATION OF SOILS SUITABILITY FOR ROOF DRAIN DISPOSAL.

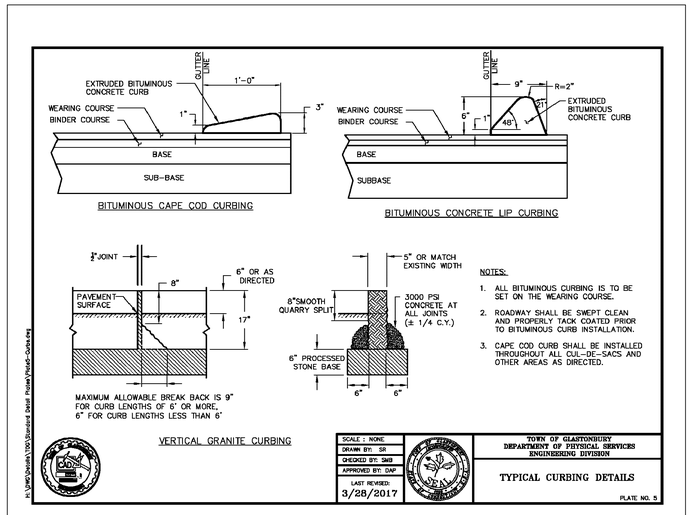
$$I = \frac{2{,}070\ SF}{53{,}722\ SF} = 5.1\%$$

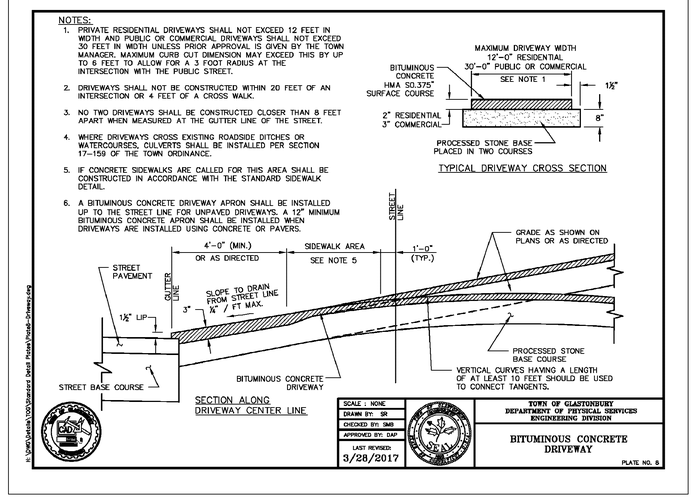
R=0.05 + (0.009(5.1)) = 0.0959

$$WQV = \frac{1.3"(.0959)\ (53{,}722)}{12} = 558\ CF$$

WQV PROVIDED = 16 L.F. (DOUBLE ROW) – 24" HIGH GALLERIES (45 C.F./UNIT) = 180 C.F.
VOID SPACE OF 1' STONE ON SIDES = 0.4(48 LF x 1' x 2') = 38 C.F.
VOID SPACE OF 1' STONE ON BOTTOM = 0.4(10' x 18' x 1') = 72 C.F.
WQV PROVIDED PER SYSTEM = 290 C.F.
TOTAL WQV PROVIDED = 580 C.F.







TOWN PLAN & ZONING COMMISSION APPROVAL

470 THOMPSON STREET — **RURAL RESIDENCE**
SUBDIVISION NAME — ZONE

CHRIS SWITALSKI
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

HOUSE SITE DEVELOPMENT

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

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

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

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. PROPOSED LEACHING SYSTEM AREAS MUST NOT BE IMPACTED BY VEHICULAR TRAFFIC OR UTILIZED AS PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREAS SHOULD REMAIN UNALTERED IF SITE CONDITIONS PERMIT.

PLEASE NOTE–THE BUILDER\OWNER IS RESPONSIBLE FOR ALL CONDITIONS OF SUBDIVISION APPROVAL RELATING TO THIS LOT, PLEASE REVIEW THE APPROVED SUBDIVISION ON FILE IN THE TOWN CLERKS OFFICE SO AS TO BE AWARE OF ALL CONDITIONS OF APPROVAL.

THE BUILDING LOT SHALL BE LOAMED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING – THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE – THE BUILDER\OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND

STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLOT PLAN FOR EROSION CONTROL REQUIREMENTS INDICATED IN YELLOW.

CONTOURS TAKEN FROM REFERENCED SUBDIVISION MAPS.
ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.
VERIFY ALL GRADES IN FIELD.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

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

JONATHAN H. SZCUREK P.E. # 26858

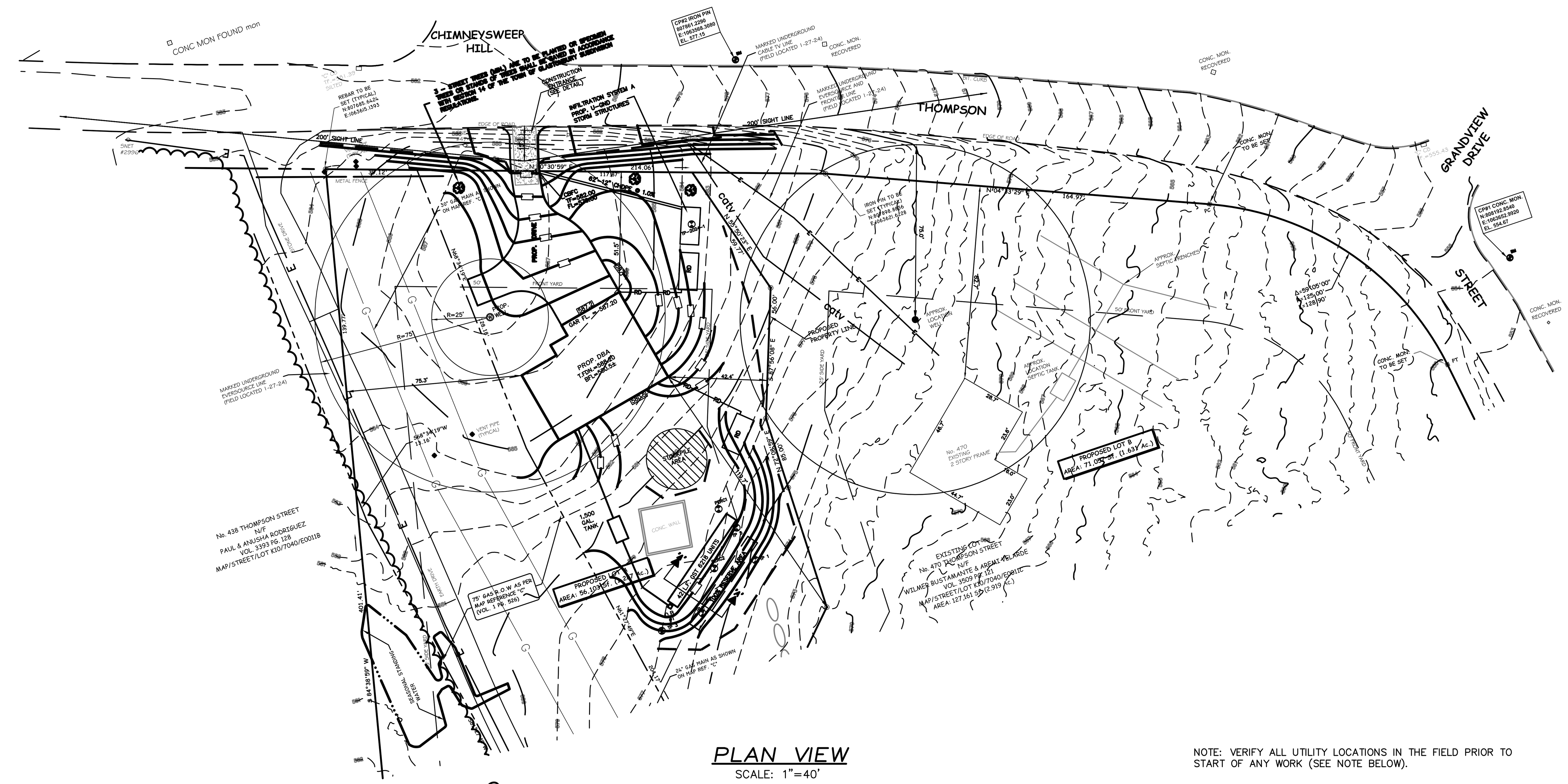
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

GENERAL NOTES & DETAILS
470 THOMPSON STREET SUBDIVISION
PREPARED FOR
CHRIS SWITALSKI
GLASTONBURY, CONN

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	2–16–24
SCALE:	NONE
SHEET	6 OF 8
MAP NO.	8–24–1GN

REV. 4–4–24 REVISED LAYOUT

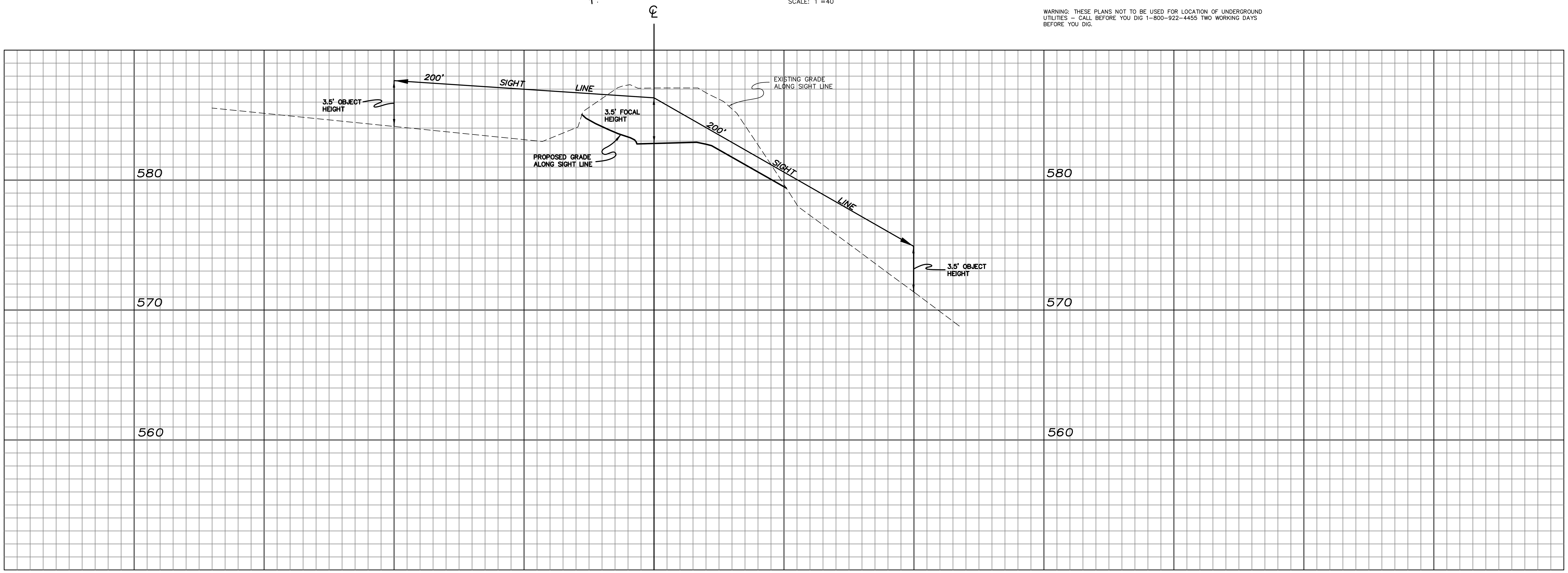
P:\2024\proj\00824\dwg\base\00824-pt.dwg 2/16/2024 3:56:19 PM UEST



PLAN VIEW
SCALE: 1"=40'

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.



SCALE:
HORZ. 1"=40'
VERT. 1"=4'

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

JONATHAN H. SCZUREK P.E. # 26858

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

SIGHT LINE MAP

470 THOMPSON STREET SUBDIVISION

PREPARED FOR

CHRIS SWITALSKI

GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	5–1–24
SCALE:	SHOWN
SHEET	7 OF 8
MAP NO.	8–24–1SL

TOWN PLAN & ZONING COMMISSION APPROVAL

470 THOMPSON STREET — SUBDIVISION NAME

RURAL RESIDENCE — ZONE

CHRIS SWITALSKI — 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.

JONATHAN H. SCZUREK P.E. # 26858

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

CONDITIONS OF APPROVAL

470 THOMPSON STREET SUBDIVISION

PREPARED FOR

CHRIS SWITALSKI

GLASTONBURY, CONN

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	2-16-24
SCALE:	NONE
SHEET	8 OF 8
MAP NO.	8-24-1GN

REV. 4-4-24 REVISED LAYOUT

P:\2024\gro\(0082A\dwg\base\00824-pl.dwg 2/16/2024 3:56:19 PM UEST