

SUBDIVISION PLAN

#1597 NEW LONDON TURNPIKE

PREPARED FOR

CASAMELL REALTY, LLC

GLASTONBURY, CONN.

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

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

JOYANTIAN H. SZUREK P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0687

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TOTAL NUMBER OF LOTS: 2
TOTAL PARCEL AREA = 695,934 S.F.
=15.976 AC.
ZONE: RURAL RESIDENCE / GW-2



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

TOWN PLAN & ZONING COMMISSION APPROVAL	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
<small>SUBDIVISION NAME</small>	<small>ZONE</small>
CASAMELL REALTY, LLC	
<small>SUBDIVIDER</small>	
<small>SUBDIVISION APPROVAL DATE</small>	<small>PLAN & ZONING COMMISSION CHAIRMAN</small>
<small>COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS</small>	<small>COMMUNITY DEVELOPMENT DIRECTOR</small>
<small>FILE NO.</small>	<small>TOWN ENGINEER</small>

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.

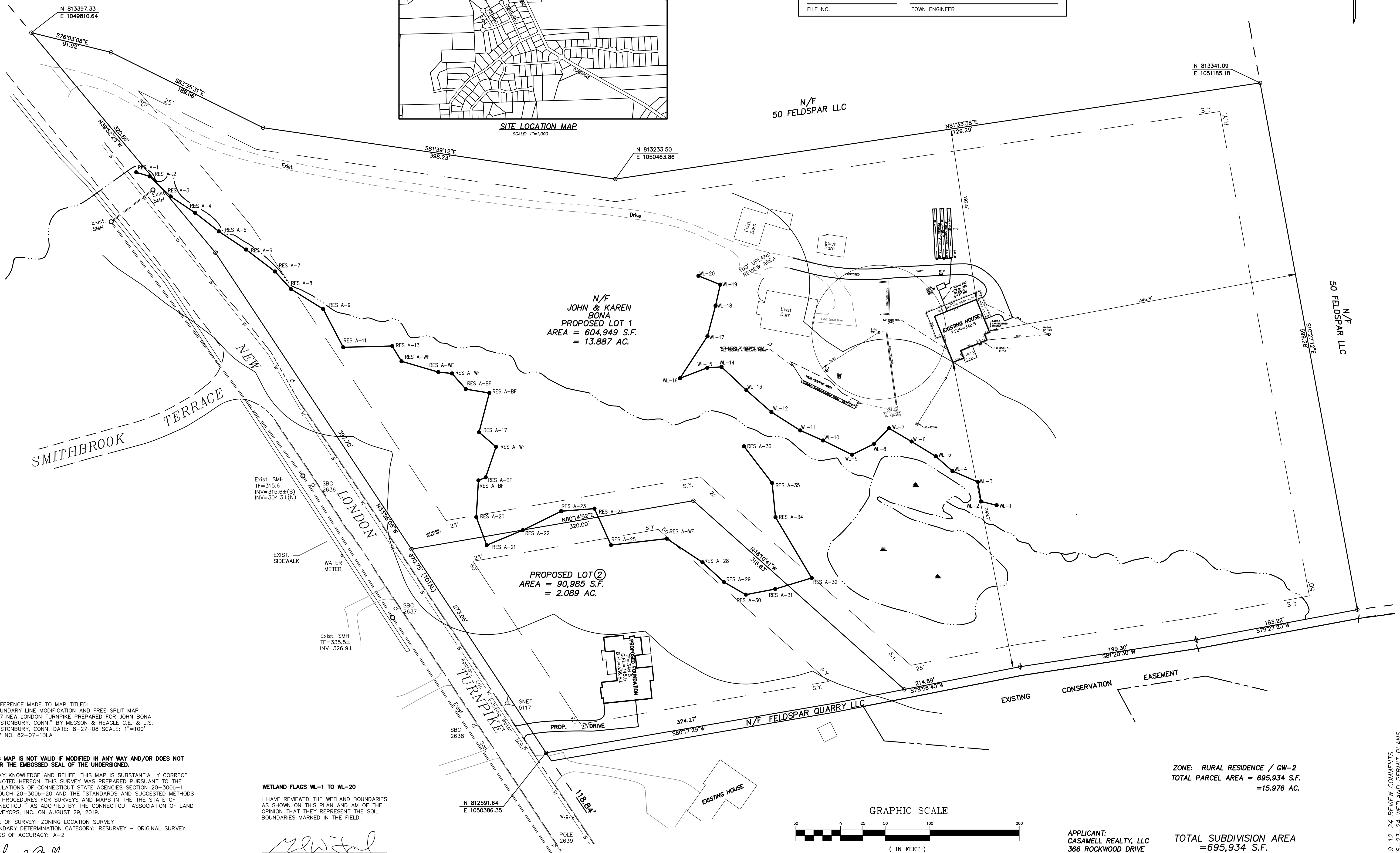
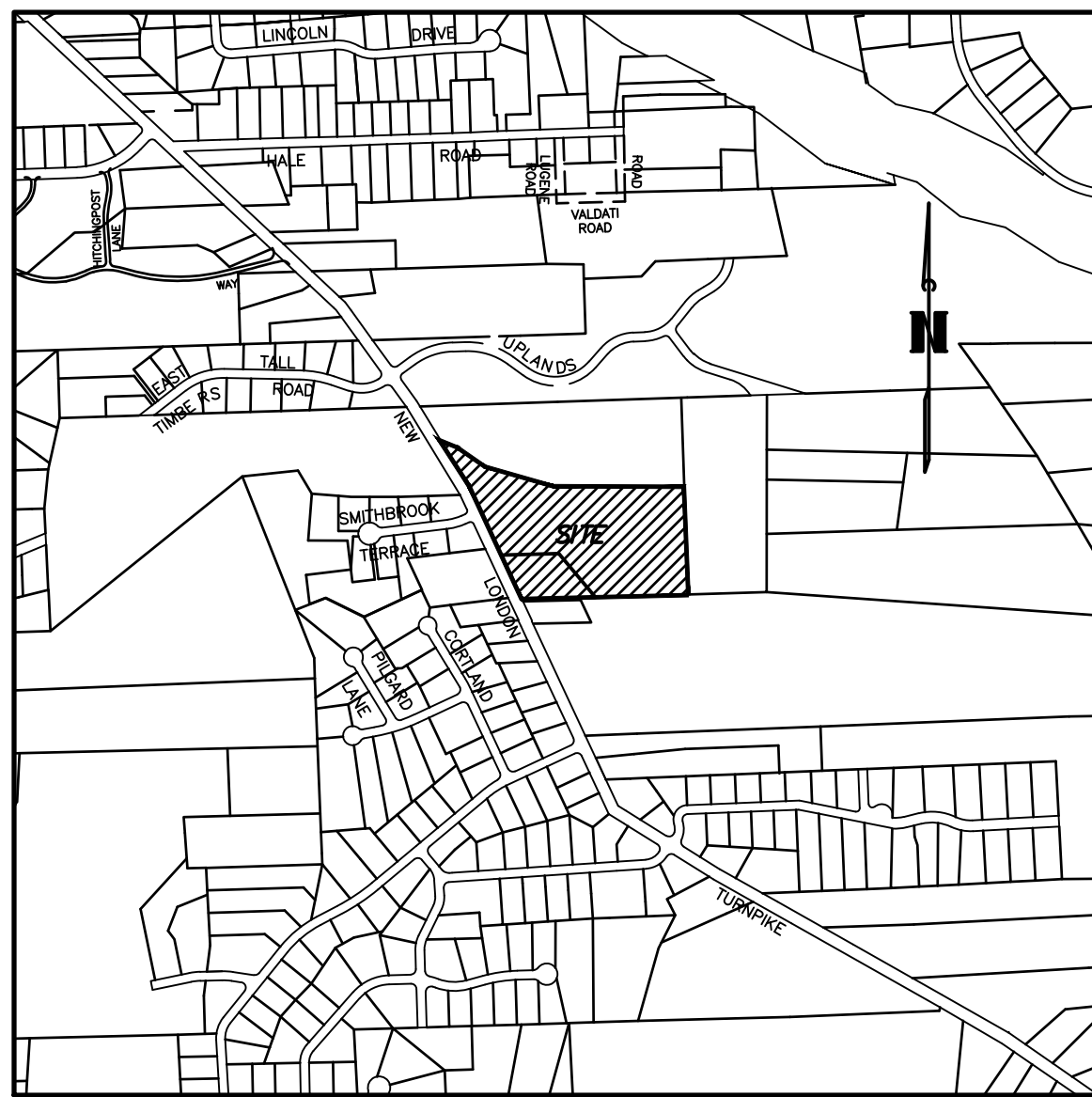
APPLICANT:
CASAMELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

COVER SHEET
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMELL REALTY, LLC
GLASTONBURY, CONN.

CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: NONE
SHEET 1 OF 8
MAP NO. 6-24-1CS

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

TOWN PLAN & ZONING COMMISSION APPROVAL	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

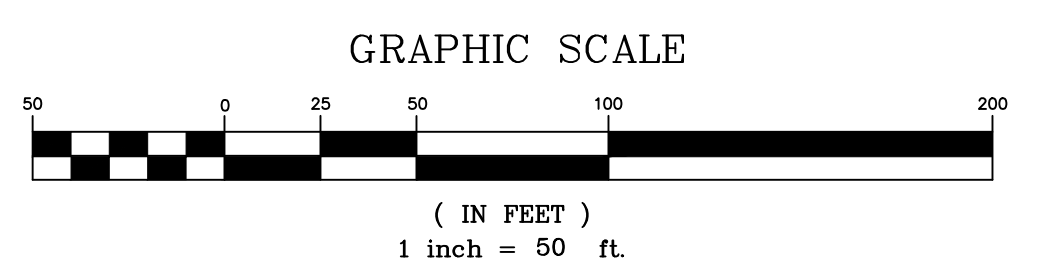


N/F
JOHN & KAREN
BONA
PROPOSED LOT 1
AREA = 604,949 S.F.
= 13.887 AC.

PROPOSED LOT ②
AREA = 90,985 S.F.
= 2.089 AC.

ZONE: RURAL RESIDENCE / GW-2
TOTAL PARCEL AREA = 695,934 S.F.
= 15.976 AC.

TOTAL SUBDIVISION AREA
= 695,934 S.F.
15.976 AC.



APPLICANT:
CASAMELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

REFERENCE MADE TO MAP TITLED:
"BOUNDARY LINE MODIFICATION AND FREE SPLIT MAP
1597 NEW LONDON TURNPIKE PREPARED FOR JOHN BONA
GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S.
GLASTONBURY, CONN. DATE: 8-27-08 SCALE: 1"=100'
MAP NO. 82-07-1BLA.

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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED 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" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND
SURVEYORS, INC. ON AUGUST 29, 2019.

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

Sands E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201

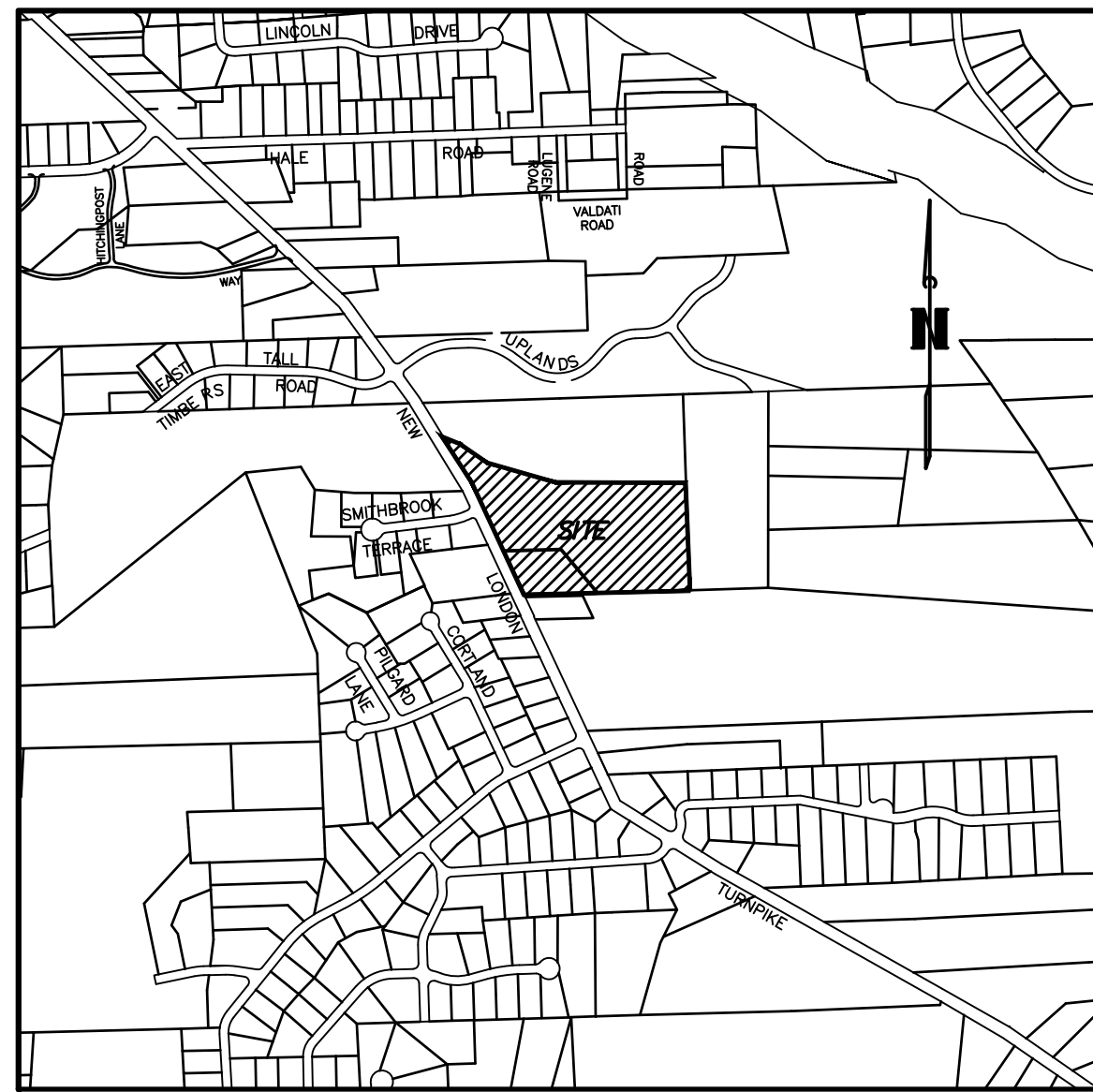
WETLAND FLAGS WL-1 TO WL-20
I HAVE REVIEWED THE WETLAND BOUNDARIES
AS SHOWN ON THIS PLAN AND AM OF THE
OPINION THAT THEY REPRESENT THE SOIL
BOUNDARIES MARKED IN THE FIELD.

Mark W. Friend
MARK W. FRIEND
SOIL SCIENTIST

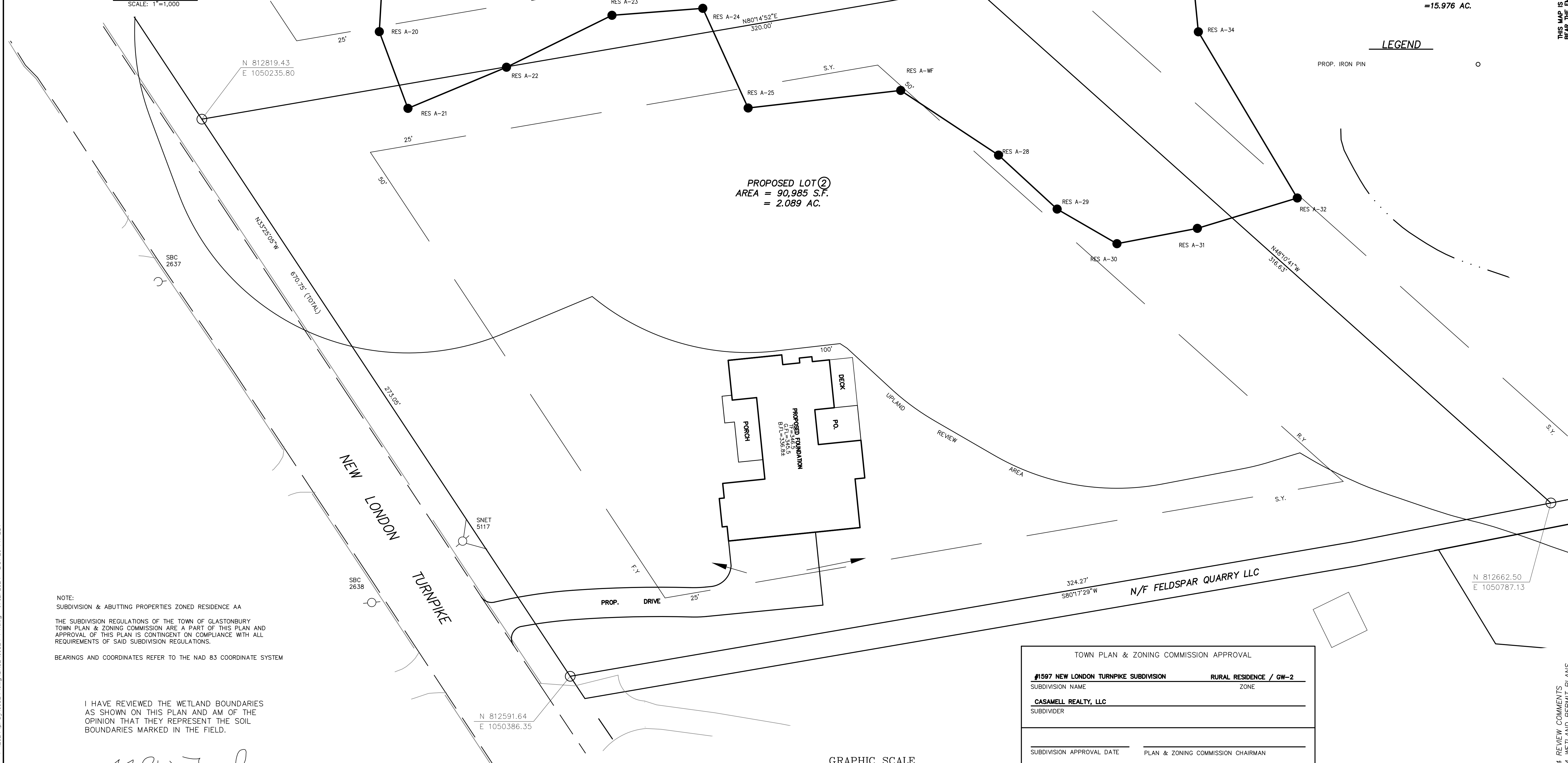
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860) 659-0587

OVERALL SUBDIVISION PLAN
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMELL REALTY, LLC
GLASTONBURY, CONN.

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS
CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: 1"=50'
SHEET 2 OF 8
MAP NO. 6-24-10A



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



PROPOSED LOT ①
AREA = 604,949 S.F.
= 13.887 AC.

PROPOSED LOT ②
AREA = 90,985 S.F.
= 2.089 AC.

ZONE: RURAL RESIDENCE / GW-2
TOTAL PARCEL AREA = 695,934 S.F.
= 15.976 AC.

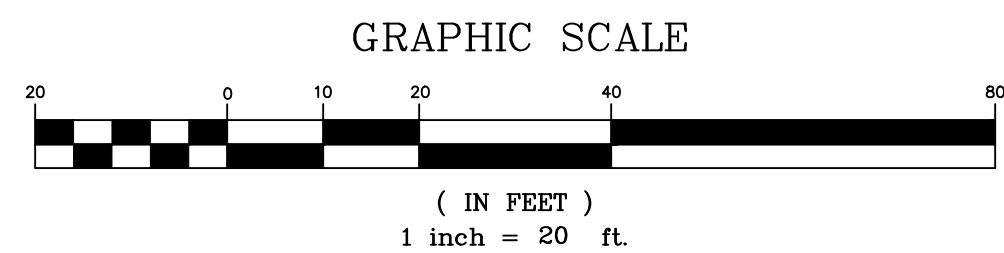
LEGEND

PROP. IRON PIN ○

NOTE:
SUBDIVISION & ABUTTING PROPERTIES ZONED RESIDENCE AA
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.
BEARINGS AND COORDINATES REFER TO THE NAD 83 COORDINATE SYSTEM

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

Mark W. Friend
MARK W. FRIEND
SOIL SCIENTIST



TOWN PLAN & ZONING COMMISSION APPROVAL	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMPELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

APPLICANT:
CASAMPELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

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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 AND THE SURVEYING BOARD OF THE STATE OF CONNECTICUT. THE METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019 SURVEY BOARD DETERMINATION CATEGORY: RESURVEY - ORIGINAL SURVEY CLASS OF ACCURACY: CLASS 1

Mark E. Asselmann
MARK E. ASSELMANN
L.S. # 14201

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

SUBDIVISION PLAN
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMPELL REALTY, LLC
GLASTONBURY, CONN.

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: 1"=20'
SHEET 3 OF 8
MAP NO. 6-24-15

P:\2024\proj\1597\1597.dwg 3/12/2024 2:57:20 PM EDT



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

NOTE:
PUBLIC WATER
PUBLIC SANITARY SEWER

LOT 2 NEW LONDON TURNPIKE		
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0 AC	0 AC
POST-DEVELOPMENT	0.138 AC	0 AC
NET CHANGE (+ OR -)	+0.138 AC	0 AC

NOTE: WETLAND FLAGS MARKED "RES" WERE FLAGGED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES, LLC

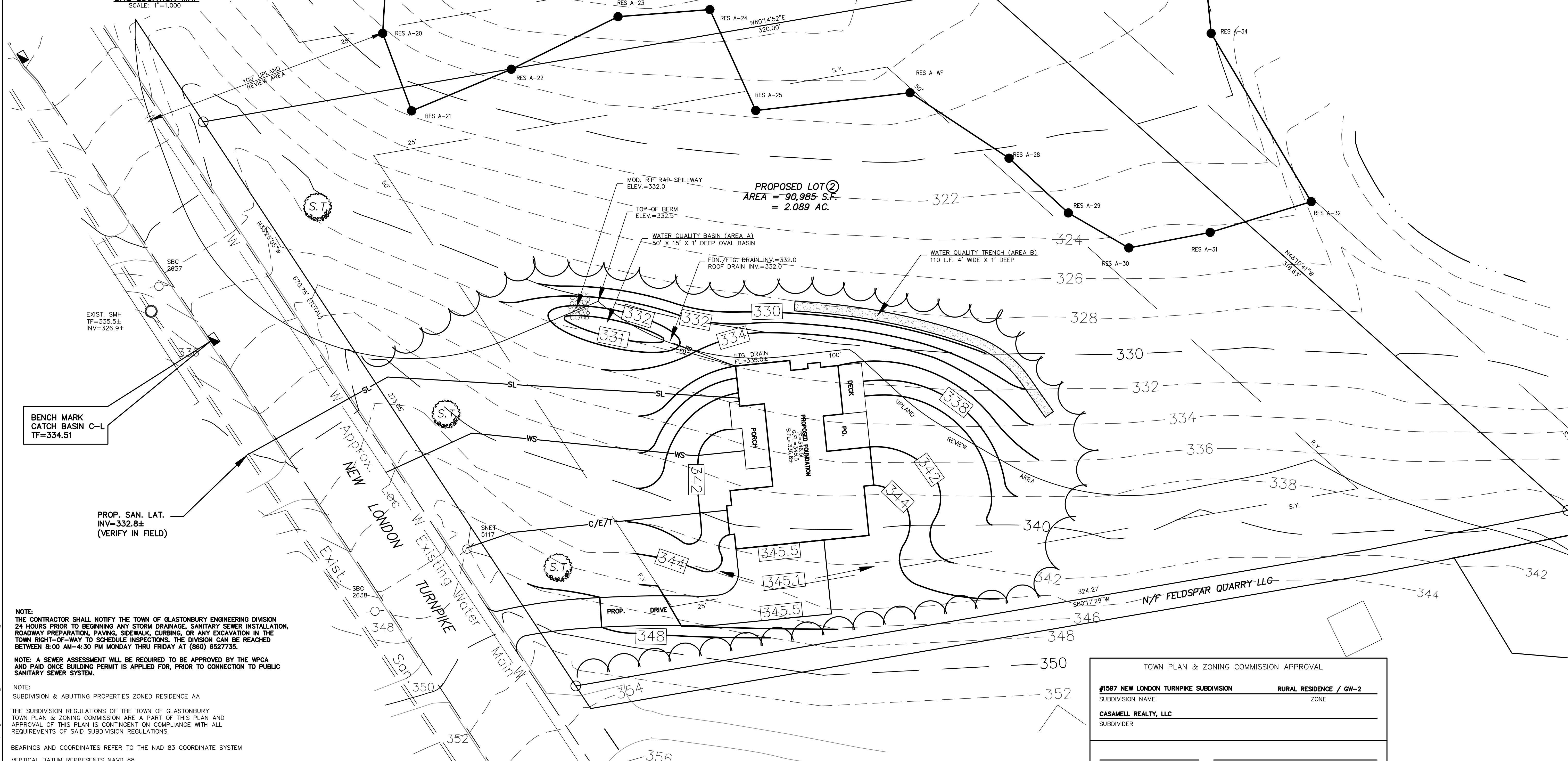
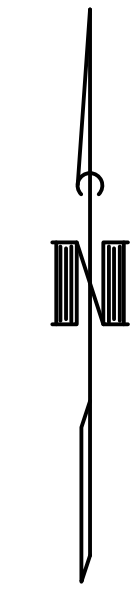
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Mark W. Friend
MARK W. FRIEND
SOIL SCIENTIST

ZONE: RURAL RESIDENCE / GW-2
TOTAL PARCEL AREA = 695,934 S.F.
= 15.976 AC.

LEGEND

- PROPOSED IRON PIN ○
- PROPOSED LIMIT OF CLEARING
- EXIST. TREE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED U-GND UTILITIES
- FDN. FTG. DRAIN
- ROOF DRAIN
- STREET TREE



BENCH MARK
CATCH BASIN C-L
TF=334.51

PROP. SAN. LAT.
INV=332.8±
(VERIFY IN FIELD)

NOTE:
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NOTE:
A SEWER ASSESSMENT WILL BE REQUIRED TO BE APPROVED BY THE WPCA AND PAID ONCE BUILDING PERMIT IS APPLIED FOR, PRIOR TO CONNECTION TO PUBLIC SANITARY SEWER SYSTEM.

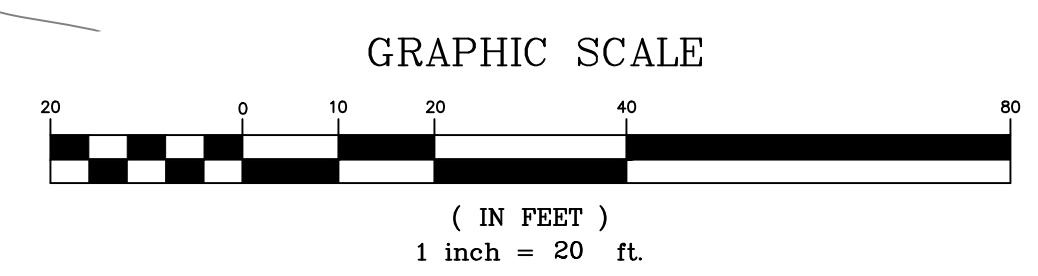
NOTE:
SUBDIVISION & ADJUTING PROPERTIES ZONED RESIDENCE AA

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BEARINGS AND COORDINATES REFER TO THE NAD 83 COORDINATE SYSTEM
VERTICAL DATUM REPRESENTS NAVD 88.

TOPOGRAPHY TAKEN FROM TOWN OF GLASTONBURY TOPOGRAPHIC MAPS.

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	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMPELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

APPLICANT:
CASAMPELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

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Johnathan H. Sczurek
JOHNATHAN H. SCZUREK P.E. # 26858

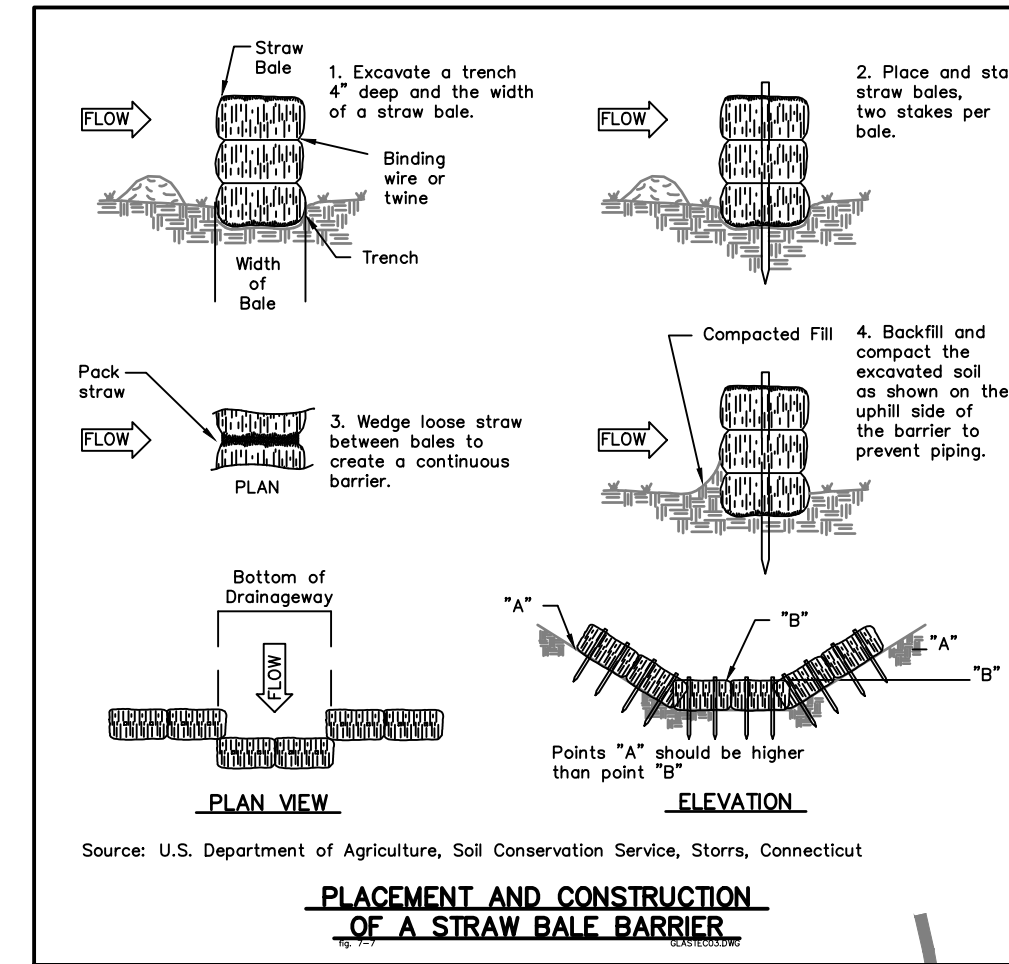
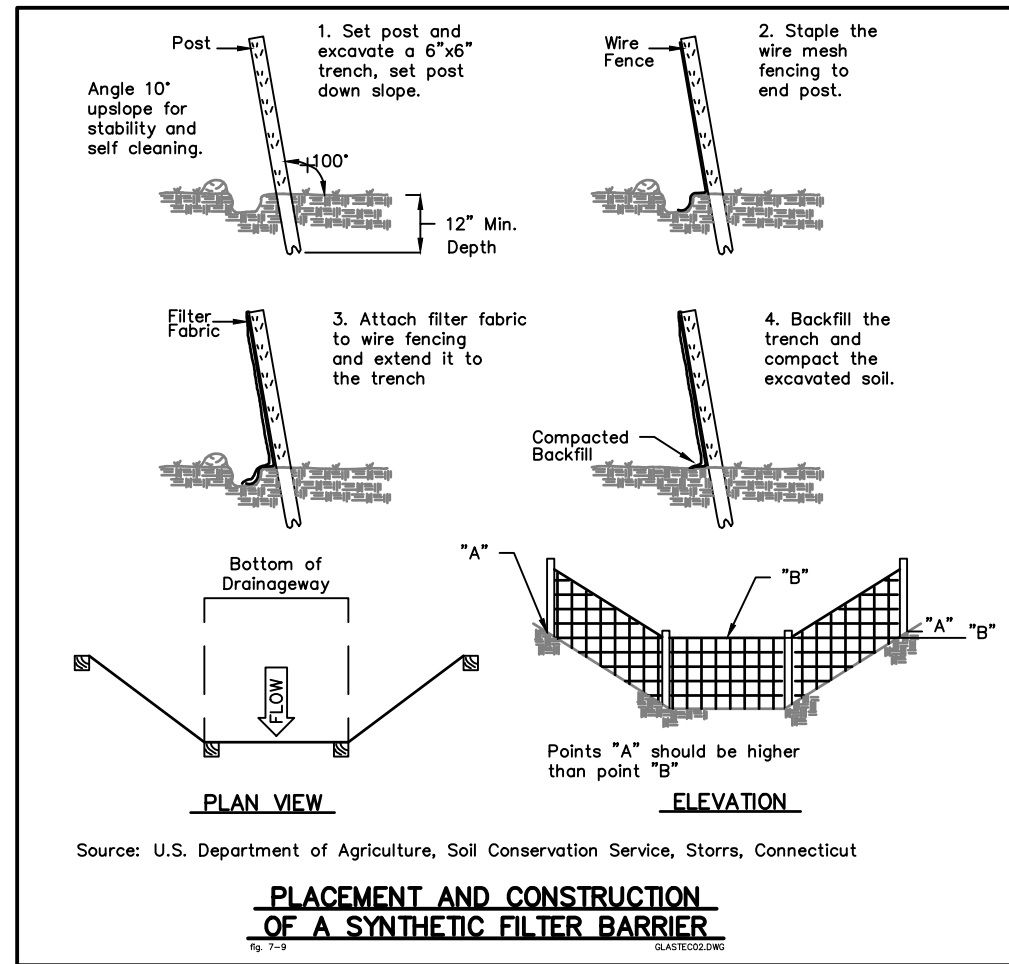
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

TOPOGRAPHIC MAP
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMPELL REALTY, LLC
GLASTONBURY, CONN.

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

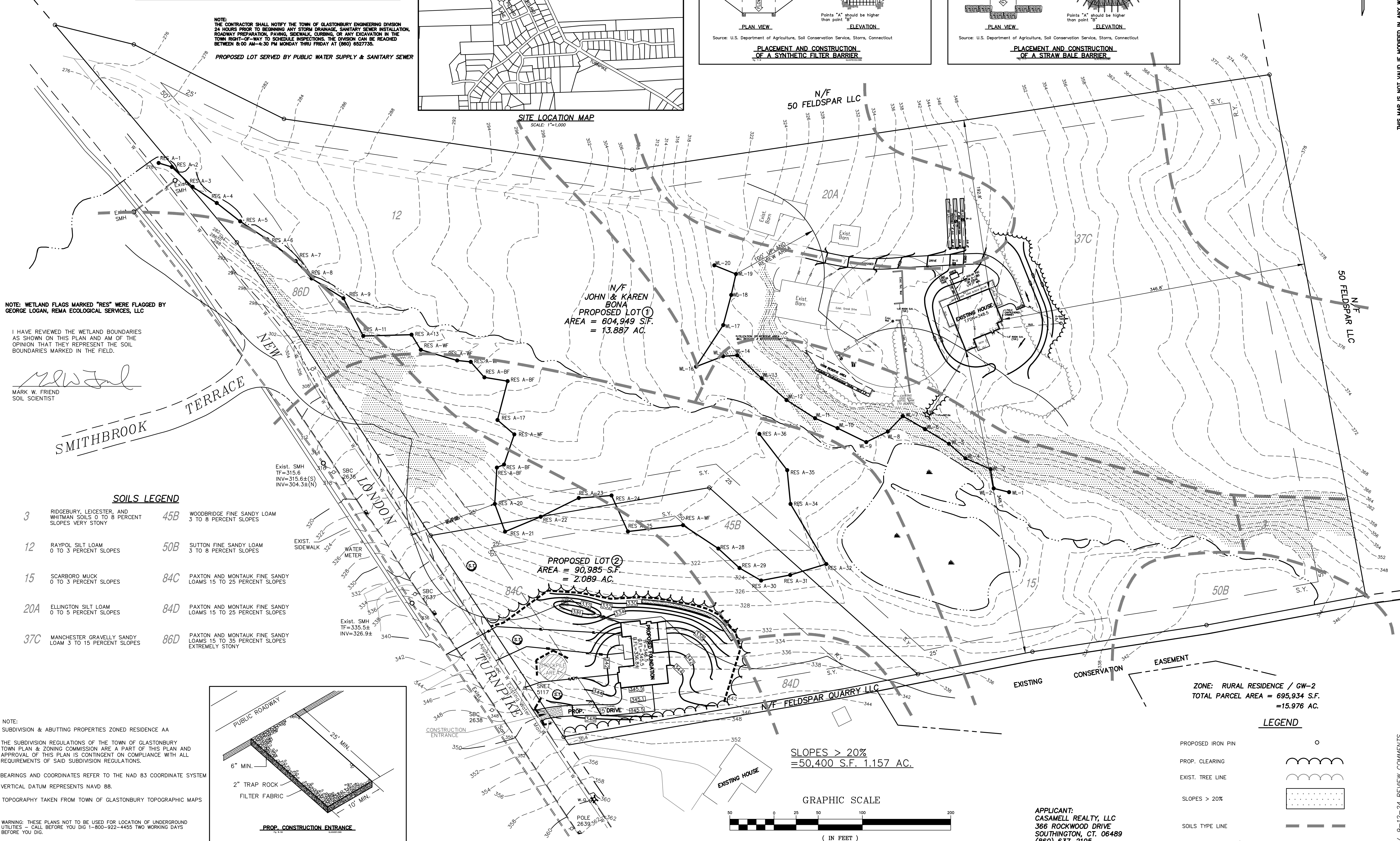
CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: 1"=20'
SHEET 4 OF 8
MAP NO. 6-24-17

TOWN PLAN & ZONING COMMISSION APPROVAL	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMPELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
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PROPOSED LOT SERVED BY PUBLIC WATER SUPPLY & SANITARY SEWER



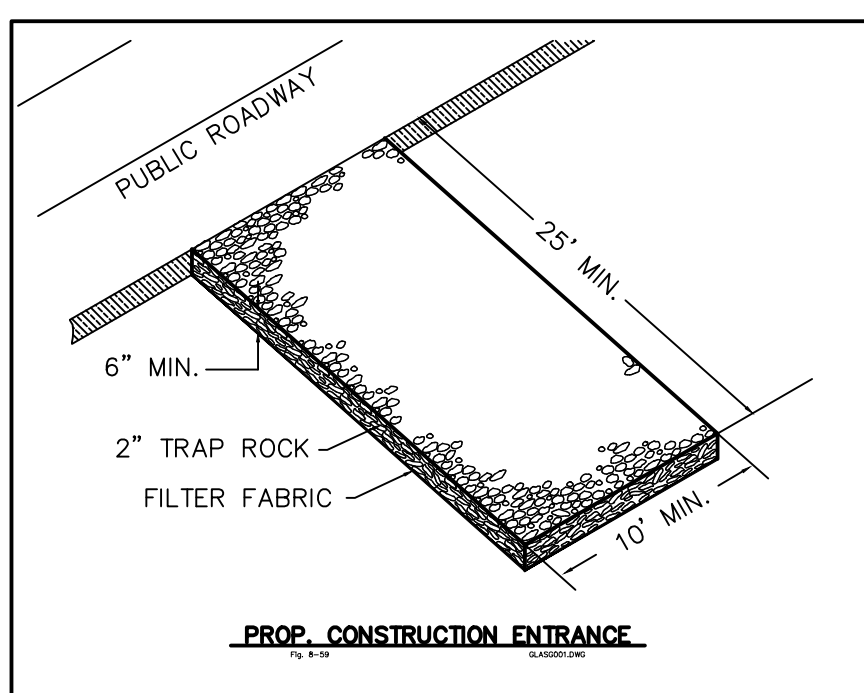
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Mark W. Friend
MARK W. FRIEND
SOIL SCIENTIST

SOILS LEGEND

3 RIDGEBURY, LEICESTER, AND WHITMAN SOILS 0 TO 8 PERCENT SLOPES VERY STONY	45B WOODBRIDGE FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
12 RAYPOL SILT LOAM 0 TO 3 PERCENT SLOPES	50B SUTTON FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
15 SCARBORO MUCK 0 TO 3 PERCENT SLOPES	84C PAXTON AND MONTAUK FINE SANDY LOAMS 15 TO 25 PERCENT SLOPES
20A ELLINGTON SILT LOAM 0 TO 5 PERCENT SLOPES	84D PAXTON AND MONTAUK FINE SANDY LOAMS 15 TO 25 PERCENT SLOPES
37C MANCHESTER GRAVELLY SANDY LOAM 3 TO 15 PERCENT SLOPES	86D PAXTON AND MONTAUK FINE SANDY LOAMS 15 TO 35 PERCENT SLOPES EXTREMELY STONY



NOTE: SUBDIVISION & ABUTTING PROPERTIES ZONED RESIDENCE AA

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BEARINGS AND COORDINATES REFER TO THE NAD 83 COORDINATE SYSTEM VERTICAL DATUM REPRESENTS NAVD 88.

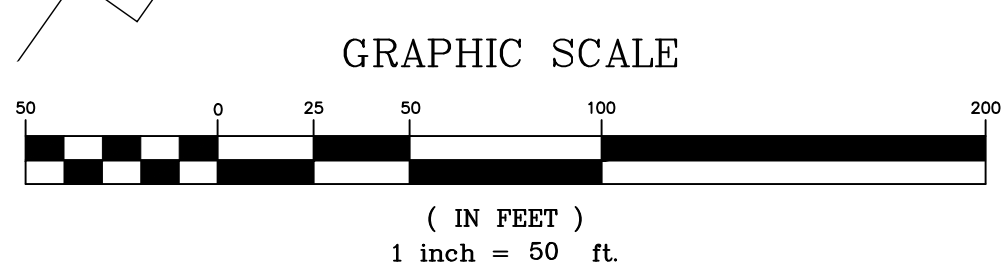
TOPOGRAPHY TAKEN FROM TOWN OF GLASTONBURY TOPOGRAPHIC MAPS

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.

N/F JOHN & KAREN BONA
PROPOSED LOT 1
AREA = 604,949 S.F.
= 13.887 AC.

PROPOSED LOT 2
AREA = 90,985 S.F.
= 2.089 AC.

SLOPES > 20%
= 50,400 S.F. 1.157 AC.



APPLICANT:
CASAMPELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

ZONE: RURAL RESIDENCE / GW-2
TOTAL PARCEL AREA = 695,934 S.F.
= 15.976 AC.

LEGEND

PROPOSED IRON PIN	○
PROP. CLEARING	~~~~~
EXIST. TREE LINE	~~~~~
SLOPES > 20%
SOILS TYPE LINE	-----
STAKED HAY BALES/SILT FENCE	-----

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: 1"=50'
SHEET 5 OF 8
MAP NO. 6-24-1E5

EROSION & SEDIMENTATION CONTROL PLAN
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMPELL REALTY, LLC
GLASTONBURY, CONN.

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

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

Jonas H. Szurek
JONAS H. SZUREK
P.E. # 26858

P:\BUREAU\PROJECTS\1597\1597-0001\1597-0001-PT-0001.dwg 9/12/2024 2:57:20 PM EDT

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" (2001) 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 BASIN

- 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. A WATER QUALITY BASIN AND TRENCH WILL BE UTILIZED FOR WATER QUALITY MANAGEMENT OF LOT 2. (SEE DESIGN ON THIS SHEET & SHEET 4)

SITE DISTURBANCE

THIS SITE WILL HAVE A DISTURBED AREA OF APPROXIMATELY 0.76 ACRES FOR CONSTRUCTION OF THE HOUSE, DRIVE & SITE GRADING. THE TOTAL IMPERVIOUS COVER WILL BE 0.14 ACRES.

AVERAGE RUNOFF COEFFICIENT FOR LOT 1 AFTER CONSTRUCTION IS 0.323

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

- 1. PREVENT SEDIMENT FROM LEAVING THE SITE.
2. PREVENT TRACKING OF SEDIMENTS ONTO NEW LONDON TRPK.
3. DUST CONTROL.

SCHEDULING

CONSTRUCTION OF THE LOT IS EXPECTED TO TAKE APPROXIMATELY 4-8 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. SIMILARLY, 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 OUTFLOW 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 FILLS 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) 6527735.

TOWN PLAN & ZONING COMMISSION APPROVAL
#1597 NEW LONDON TURNPIKE SUBDIVISION RURAL RESIDENCE / GW-2
SUBDIVISION NAME ZONE
CASAMELL REALTY, LLC
SUBDIVIDER
SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. TOWN ENGINEER

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 PERCENT 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".

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:

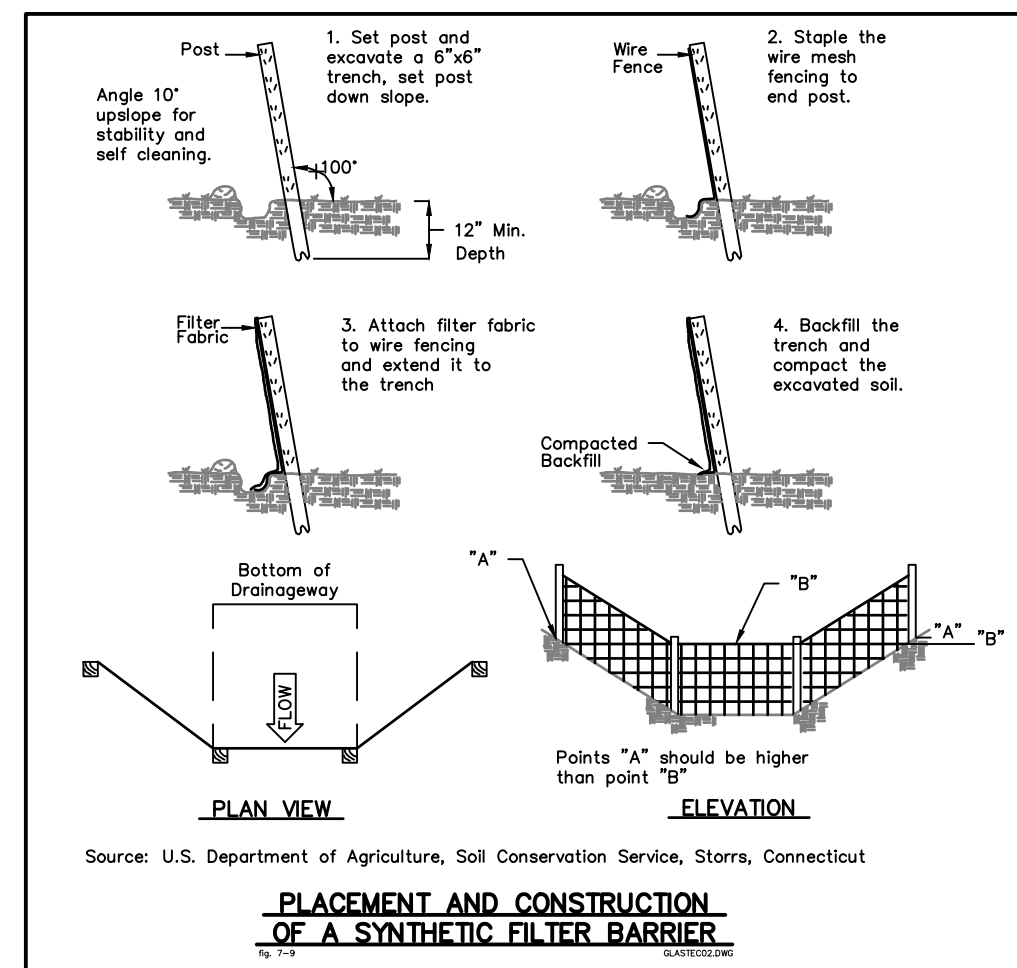
- 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

- 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).

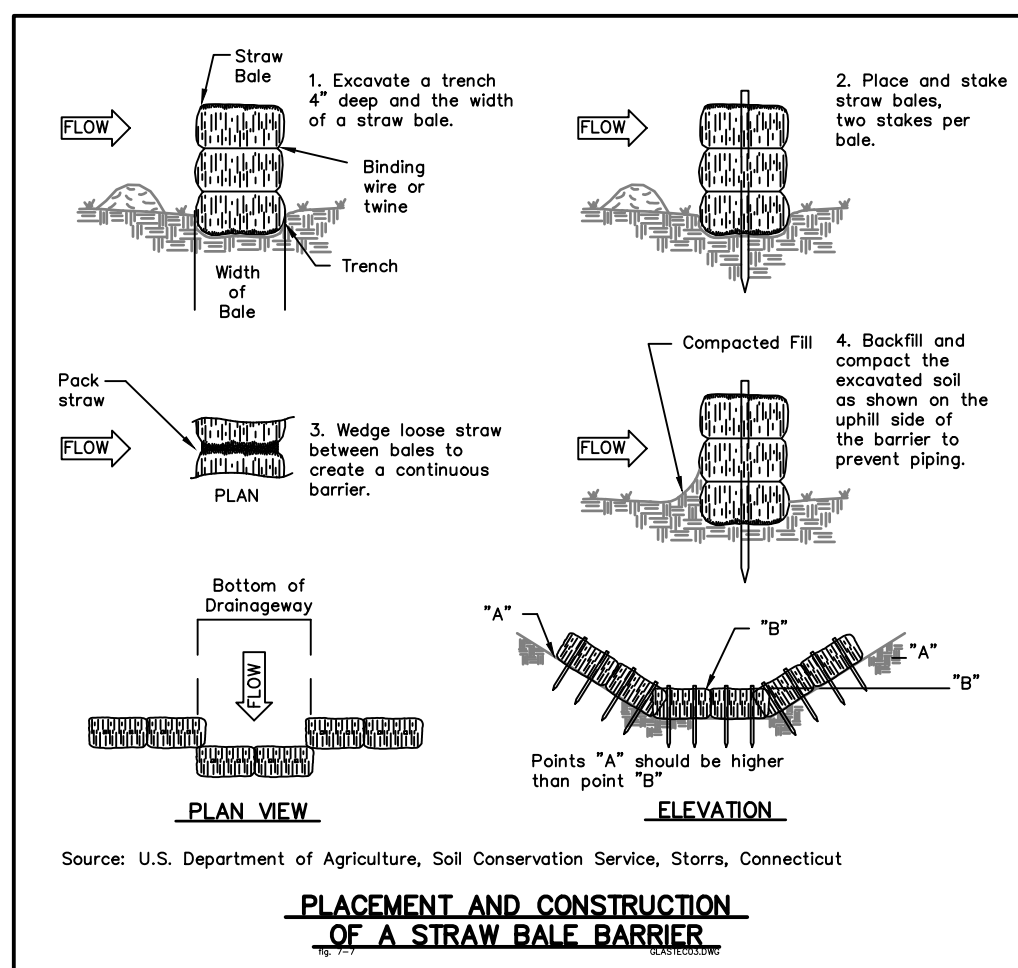
ESTABLISHMENT:

- 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.

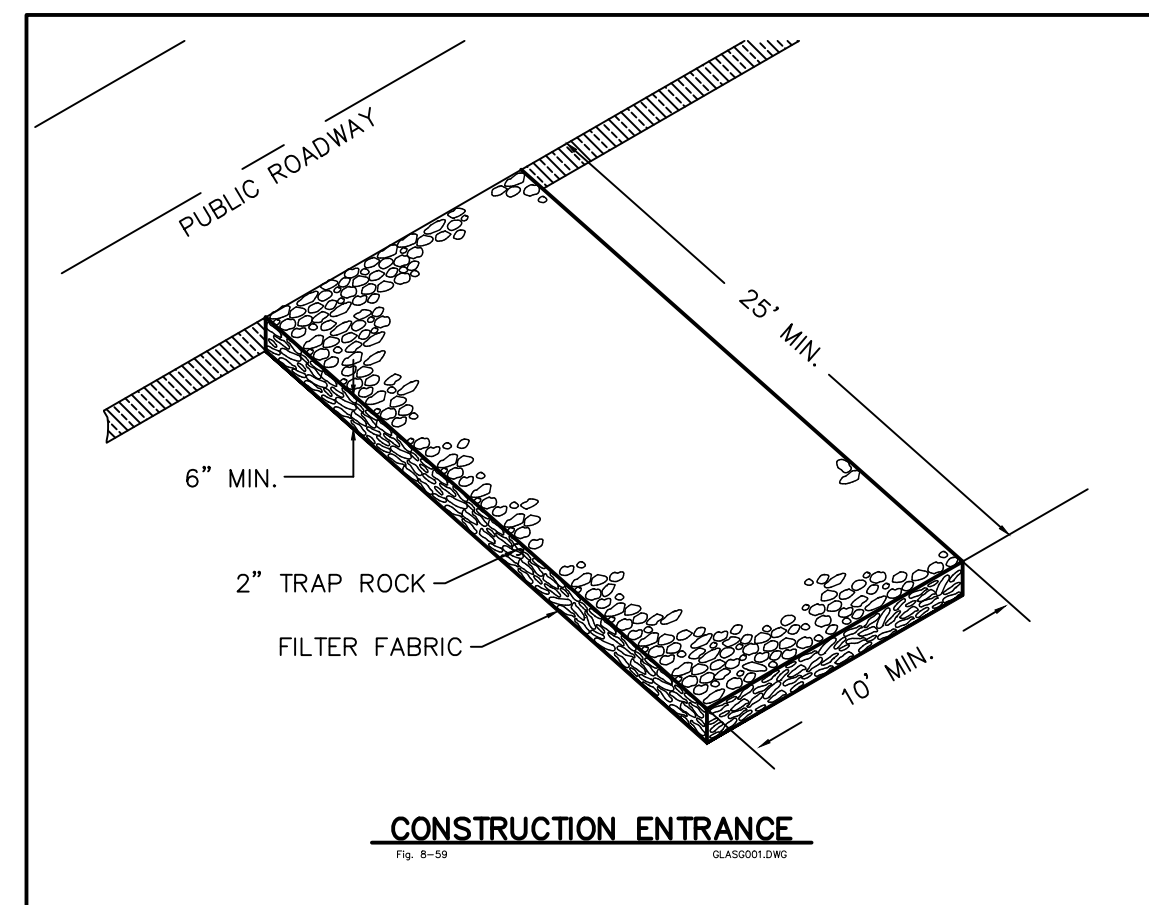
Table with columns for site types (Sunny to partially sunny sites, Shady sites, Droughty sites) and fertilizer rates for Kentucky bluegrass, Creeping red fescue, and Perennial ryegrass.



PLAN VIEW ELEVATION
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

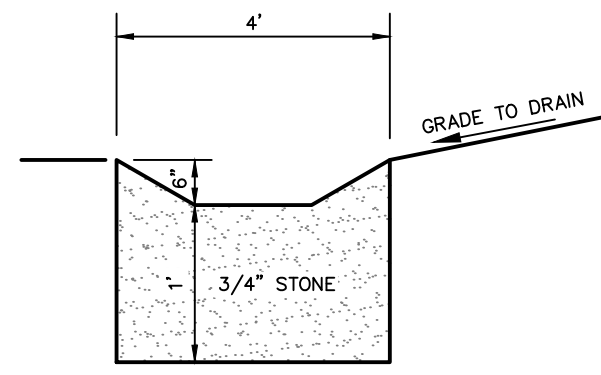


PLAN VIEW ELEVATION
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut
PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



WATER QUALITY AREA 'A'

IMPERVIOUS AREA = 4,991 SF = 24.6%
TOTAL DRAINAGE AREA = 20,306 SF
R=0.05 + (0.009(24.6)) = 0.271
WQV = 1.37(271)(20,306) = 596 CF



INFILTRATION TRENCH

WATER QUALITY AREA 'B'

IMPERVIOUS AREA = 838 SF = 0.087%
TOTAL DRAINAGE AREA = 9,673 SF
WQV = 1.37(0.087)(9,673) = 92 CF

STONE TRENCH = 110' LONG X 4' WIDE X 1' DEEP
440 C.F. STONE VOLUME X 0.4% STONE POROSITY = 176 C.F. WQV PROVIDED

SOILS IN WATER QUALITY AREAS ARE 84C PAXTON & MONTAUK SOILS.
*SEASONALLY HIGH GROUNDWATER TYPICALLY 18-24". BOTTOM OF BASIN TO BE NO MORE THAN 1' CUT INTO GROUND.

MAINTENANCE OF INFILTRATION TRENCHES

CLEAN TRENCHES OF LEAF LITTER & DEBRIS ON A BIANNIAL 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)

MAINTENANCE OF WATER QUALITY BASIN (TO BE PERFORMED BY HOMEOWNER)

FIRST SEASON:
- WEED (3-5" LAYER OF MULCH WILL LIMIT WEEDS)
- WATER (GENERAL RULE OF THUMB IS 1" OF WATER PER WEEK)
ANNUAL:
EARLY SPRING:
- CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM PREVIOUS SEASON.
- REMOVE STICKS AND DEBRIS
- WEED
- PRUNE SHRUBS IF NECESSARY
- WHERE PLANTS ARE TOO CROWDED, DIVIDE AND MOVE PLANTS TO DIFFERENT AREA.
- REPLENISH MULCH TO 3-5" LAYER
SPRING AND SUMMER:
- WEED
- WATER DURING SEVERE DROUGHT
FALL:
- REMOVE WEEDS AND DISEASED PLANTS
- CUT BACK DEAD STALKS
- REMOVE EXCESS TREE LEAVES FROM GARDEN
- IF FALL IS DRY, WATER PLANTS UNTIL GROUND BEGINS TO FREEZE (EARLY NOVEMBER)

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

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

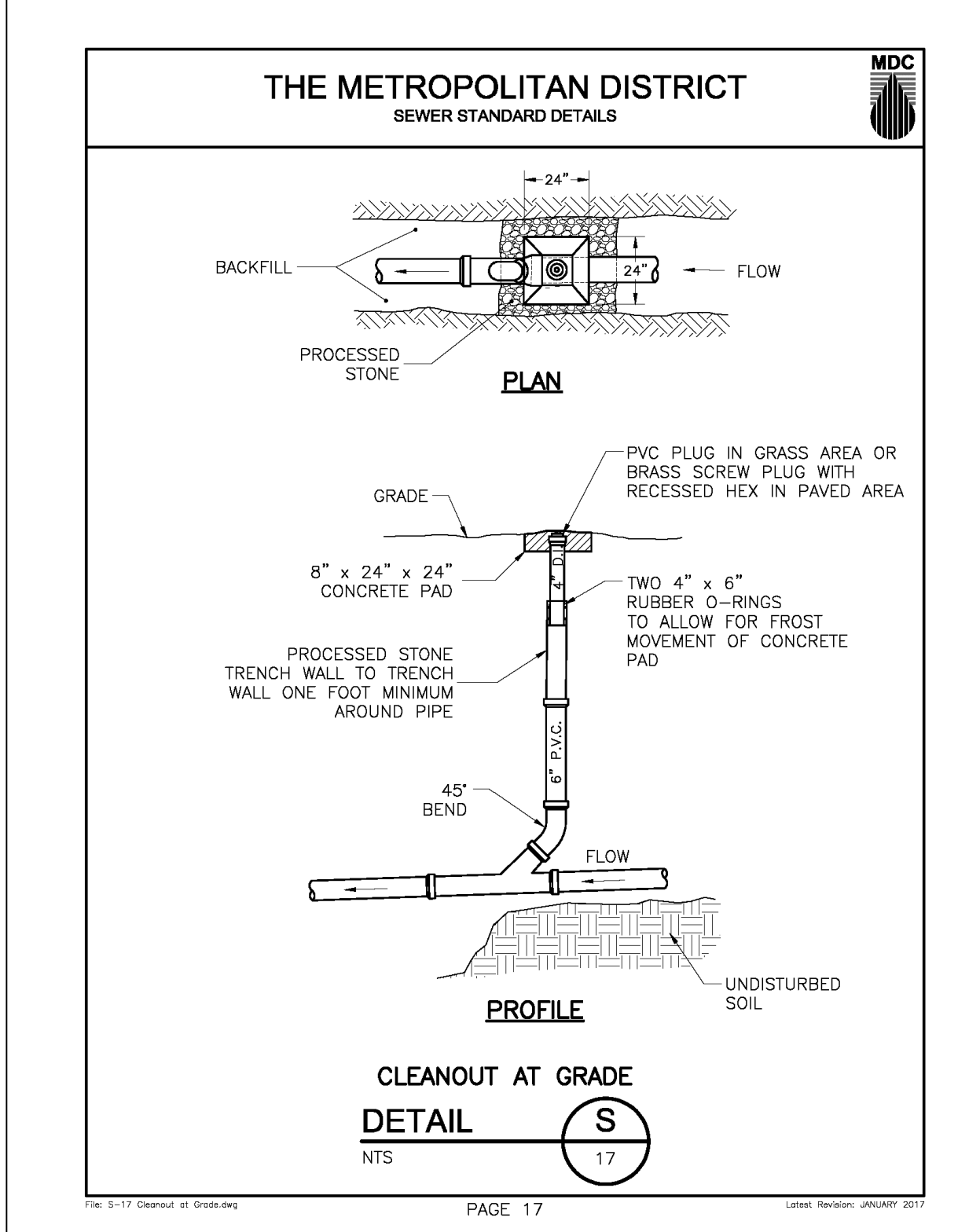
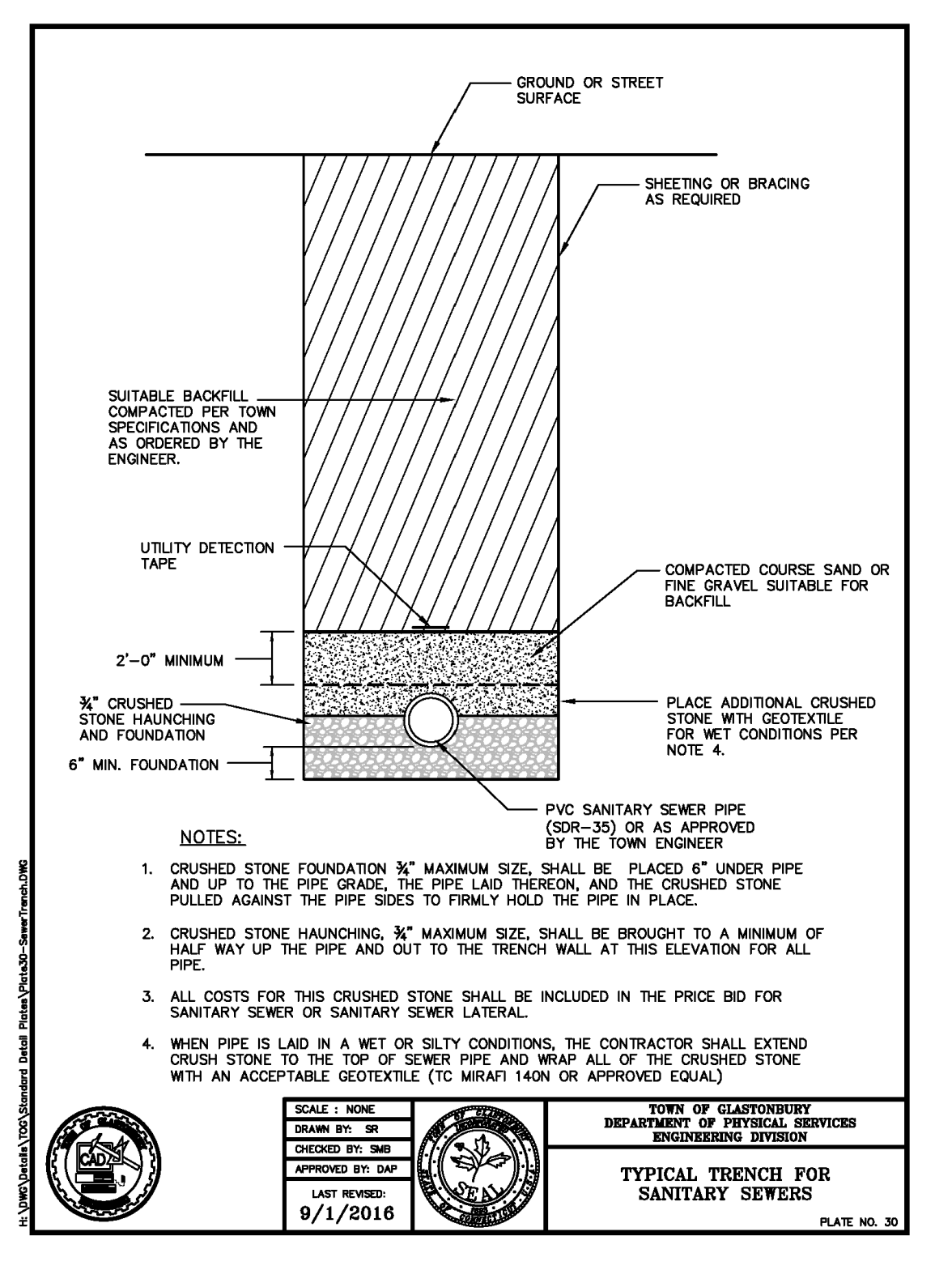
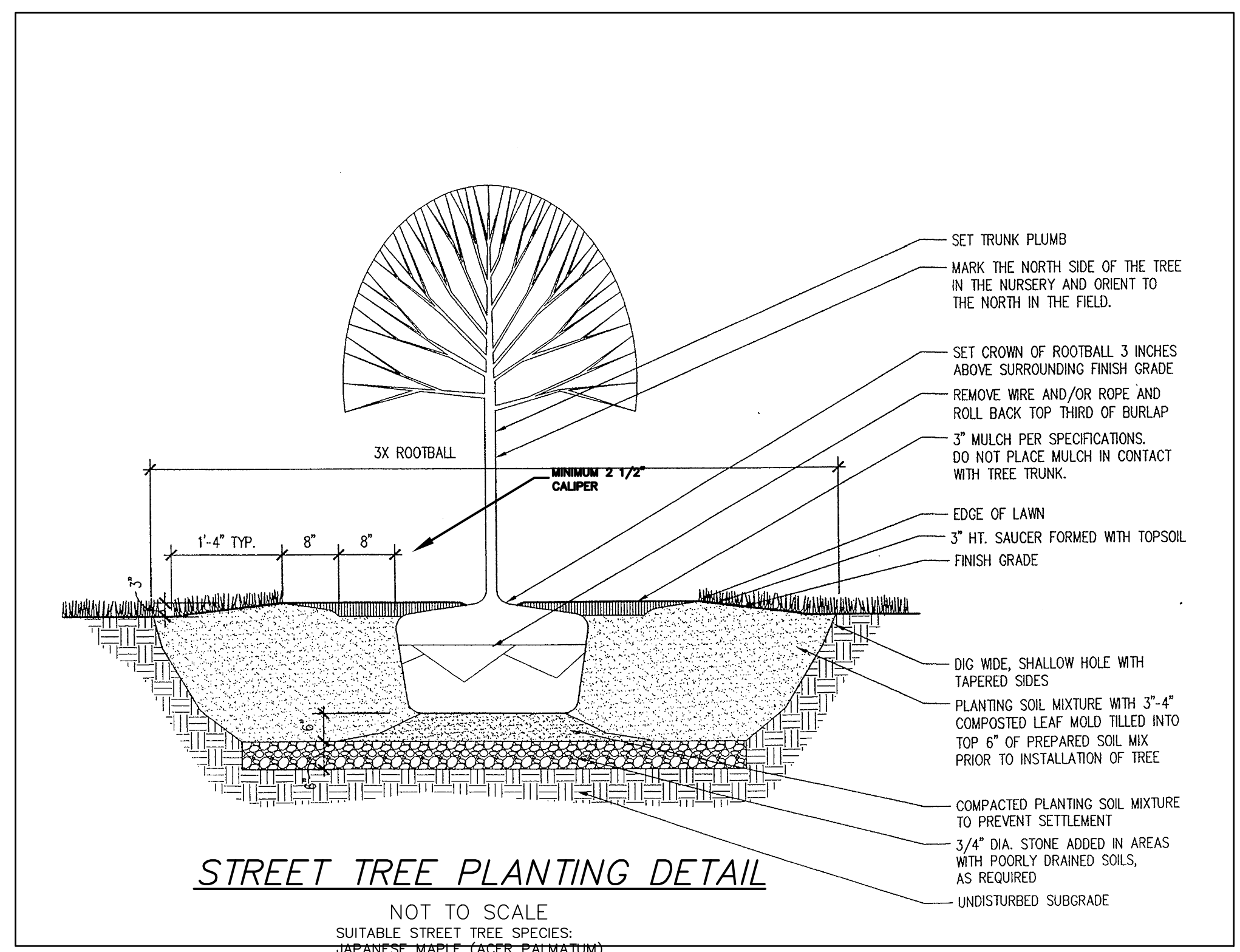
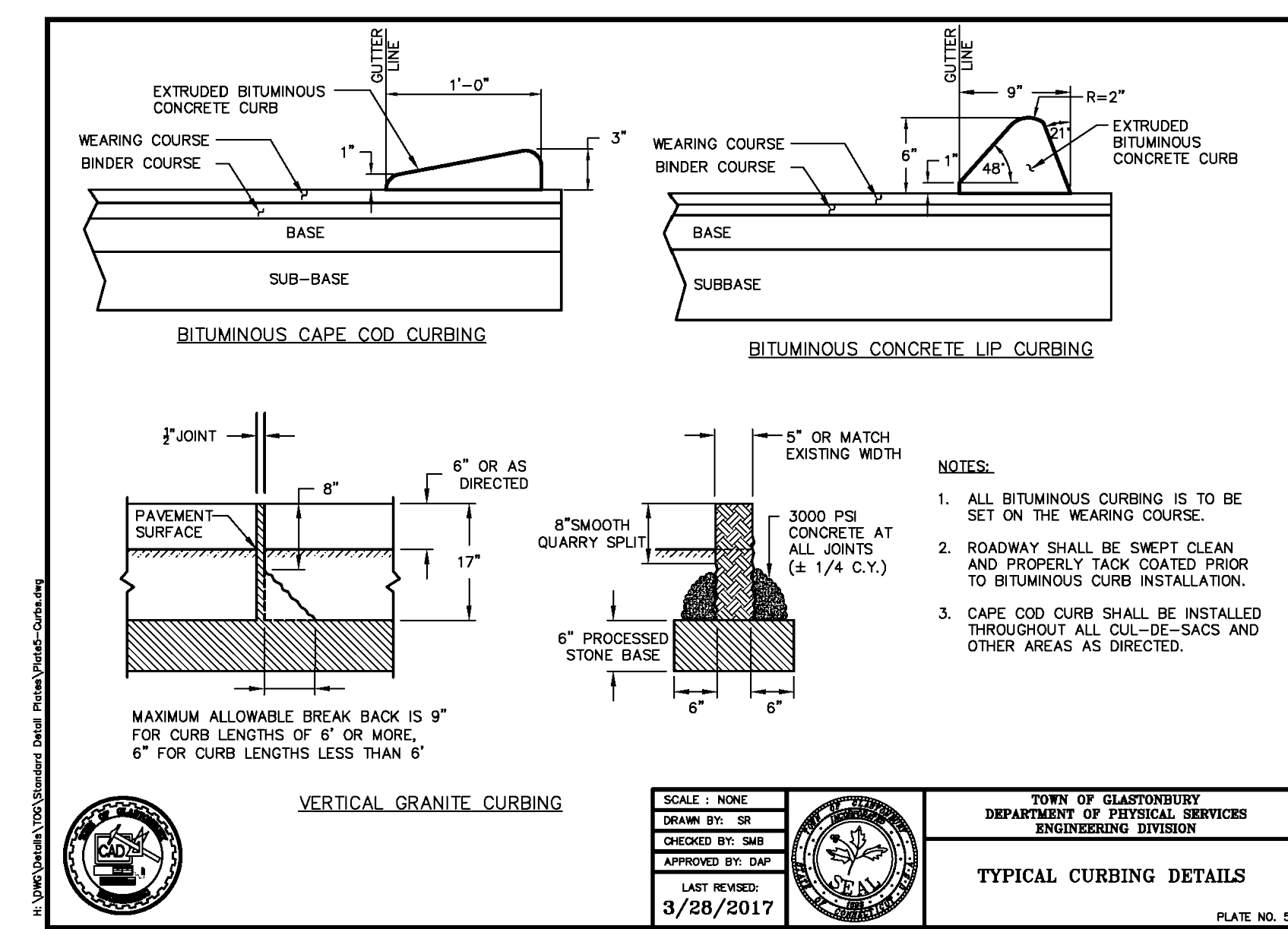
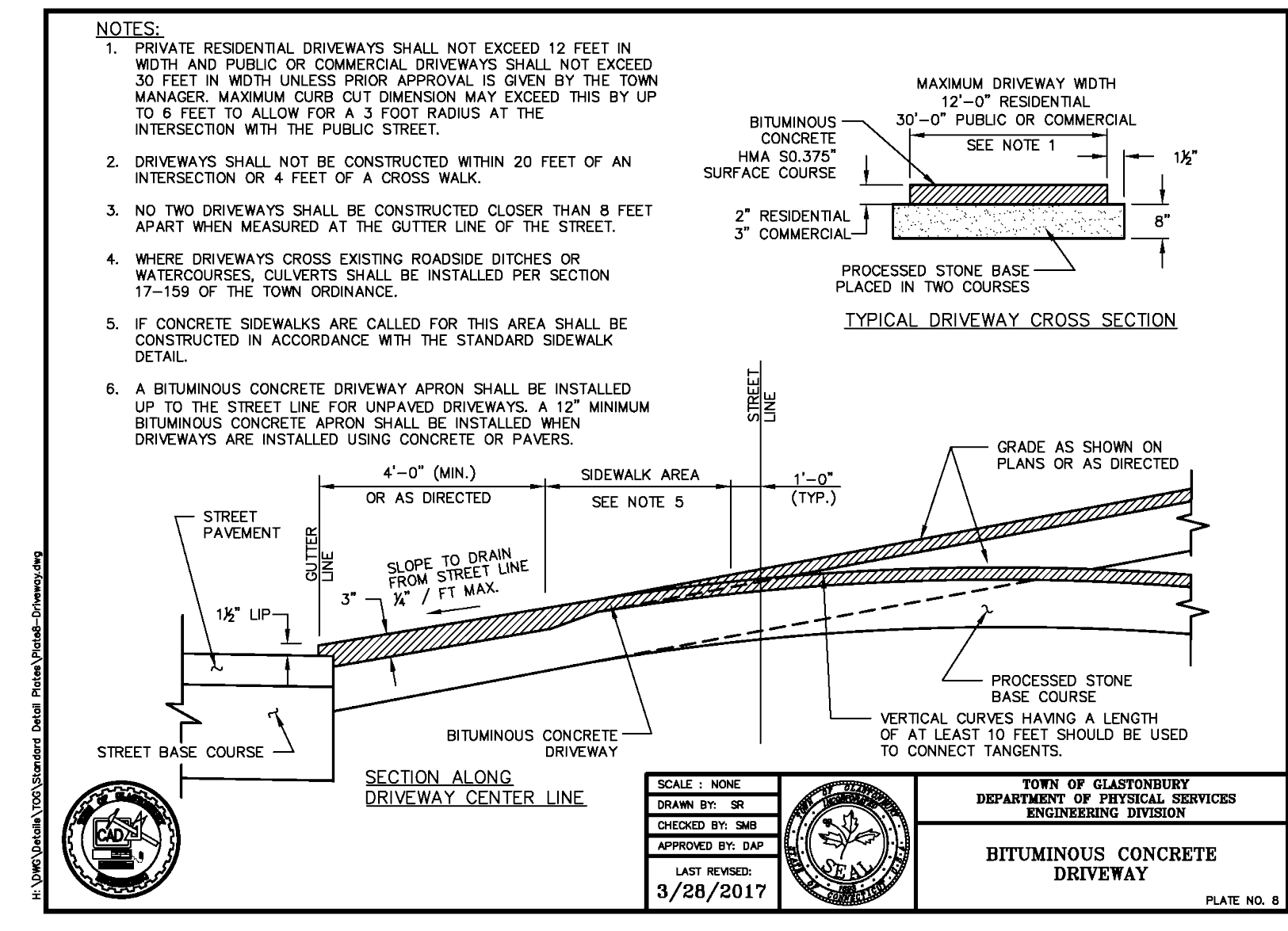
MCGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0687

EROSION & SEDIMENTATION NOTES & DETAILS
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMELL REALTY, LLC
GLASTONBURY, CONN.

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

CK. BY: JHS
DRW. BY: PEJ
DATE: 5-10-24
SCALE: NONE
SHEET 6 OF 8
MAP NO. 6-24-1ESN

APPLICANT:
CASAMELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195



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	
#1597 NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

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

JONATHAN H. SZUREK
 P.E. # 26858

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

GENERAL NOTES & DETAILS
 #1597 NEW LONDON TURNPIKE
 PREPARED FOR
CASAMELL REALTY, LLC
 GLASTONBURY, CONN.

REV. 9-12-24 REVIEW COMMENTS
 REV. 8-23-24 METLAND PERMIT PLANS

CK. BY: JHS
 DRW. BY: PEJ
 DATE: 5-10-24
 SCALE: NONE
 SHEET 7 OF 8
 MAP NO. 6-24-1GN

APPLICANT:
CASAMELL REALTY, LLC
 366 ROCKWOOD DRIVE
 SOUTHTON, CT. 06489
 (860) 537-2195-5200

NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION
24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION,
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TOWN PLAN & ZONING COMMISSION APPROVAL	
NEW LONDON TURNPIKE SUBDIVISION	RURAL RESIDENCE / GW-2
SUBDIVISION NAME	ZONE
CASAMELL REALTY, LLC	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

APPLICANT:
CASAMELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	5-10-24
SCALE:	NONE
SHEET	8 OF 8
MAP NO.	6-24-1COA

CONDITIONS OF APPROVAL
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMELL REALTY, LLC
GLASTONBURY, CONN.

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

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

JONATHAN H. SZUREK
P.E. # 26658