

**APPLICATION FOR FINAL SUBDIVISION APPROVAL
1597 NEW LONDON TURNPIKE: 2 LOT SUBDIVISION
MEETING DATE : OCTOBER 15, 2024**

REGULAR MEETING # 2
10/15/24 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date: 9/25/24

Zoning District:
Rural Residence RR

**Groundwater Protec-
tion Zone:**
2

Applicant/Owner:
Casamell Realty, LLC/
Applicant
John & Karen Bona/
Owner

Review Materials
Included for Commis-
sion 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 1597 New London Turnpike.
- Property is Zoned Rural Residence RR.
- Parcel is 15.976 acres.
- Proposed lot 2 (proposed house) is 2.089 acres and lot 1 (existing house) is 13.887 acres
- Proposed lots meet the minimum bulk and setback standards for the Rural Residence RR zone.
- Proposed lot will be served by water and sewer.
- Pedestrian access is served by existing sidewalk on New London Turnpike 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 West and South and vacant parcels to North and East.

SITE DESCRIPTION

The site is located on the east side of New London Turnpike. Applicant is proposing subdivision 15.976 acres into two frontage lots. Lot 2 (proposed house) will be 2.089 acres and Lot 1 (existing home) will be 13.887 acres. Property is located in the Rural Residence RR and Groundwater Protection Area-2. Proposed lot will be serviced by water and sewer.

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 New London Turnpike.

The engineer has submitted a letter certifying they meet all the requirements of Section 20 of the Building Zone Regulations with regard to ground water protection

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

CASAMELL REALTY, LLC

366 ROCKWOOD DRIVE

SOUTHINGTON, CT, 06489

RE: 1597 NEW LONDON TURNPIKE – 2 LOT SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Casamell Realty, LLC for a final subdivision approval for converting one lot into two–1597 New London Turnpike–Rural Residence RR, in accordance with the plan set entitled “1597 New London Turnpike Subdivision prepared by Megson, Heagle and Friend, revision date 9/12/24” and

1. In compliance with:
 - a. The Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission in memo dated October 11, 2024.
2. In adherence to:
 - a. The Health Department memorandum dated September 23, 2024.
 - b. The Engineering Department to Conservation Commission memorandum, dated September 18, 2024.
 - c. The Engineering Department to TPZ memorandum, dated October 11, 2024.
 - d. The Police Department memorandum dated September 24, 2024.
 - e. The Fire Marshal memorandum, dated September 24, 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 (1) paper copies of finalized approved plans to be filed in the Office of Community Development.
 - c. Prior to issuance of a Building Permit applicant shall file pdf digital copy of finalized approved plans to the Office of Community Development.
 - d. 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
OCTOBER 15, 2024

ROBERT J. ZANLUNGO CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Suzanne Simone, Environmental Planner 

Date: October 11, 2024

Re: Recommendation to the Town Plan & Zoning Commission: 1597 New London Turnpike subdivision

MOVED at the October 10, 2024 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 ""Subdivision Plan, #1597 New London Turnpike, Prepared for Casamell Realty, LLC, Glastonbury CT, Dated 5.10.24, Revised 9.30.24", 8 Sheets, and in compliance with the following stipulations:

1. Permittee is responsible for the proper installation and consistent monitoring of the sediment and erosion controls and stabilization measures. Permittee or designee shall inspect the sediment and erosion controls and stabilization measures a minimum of once a week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized. Necessary repairs shall be conducted within 48 hours of inspection.
2. The Construction Sequence shall be stringently adhered to.
3. The clearing limits are to be field located and marked. The surveyor shall provide written notification to the Environmental Planner that the clearing limit is accurate and consistent with the approved plans. Once the Environmental Planner acknowledges receipt of the survey confirmation and finds it satisfactory, the vegetation within the approved development area may be cut. The erosion controls are to be installed within two days of clearing vegetation. The surveyor/engineer shall provide written notification to the Environmental Planner within 5 days of installation of erosion controls that the erosion controls are installed correctly and in accordance with the approved plan.




Town of Glastonbury

Health Department

MEMORANDUM

Date: September 23, 2024

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: 1597 New London Turnpike – 2 lot subdivision
Plans dated 9-12-2024, prepared by Megson, Heagle & Friend Civil Engineers & Land Surveyors, LLC, for Casamell Realty, LLC.

The Department recommends approval of this proposal using municipal sanitary sewer and public water with the following requirement:

Soil on the site is to be tested and remediated (if necessary) for pesticides in accordance with DEEP's "General Guidance on Development of Former Agricultural Properties" **prior to any site development work.**

Revised 9-22-17

September 18, 2024

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

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

Re: 1597 New London Turnpike 2-Lot Subdivision

The Engineering Division has reviewed plans for the proposed subdivision of land at 1597 New London Turnpike prepared by Megson, Heagle, and Friend Civil Engineers and Land Surveyors, LLC including plans dated September 12, 2024 and offers the following comments:

1. The proposed subdivision is consistent with Town stormwater management standards through installation of various infiltration systems designed to store the water quality volume associated with the new residential lot.
2. The computations of the water quality volume (WQV) for Area 'B' on sheet 6 of 8 should be corrected to include the computation of the R factor per the CTDEEP Stormwater Quality Manual.
3. The 100-foot upland review area should be labeled on the overall subdivision plan. The address and owner of abutting land at 1679 New London Turnpike should also be labeled on the plan for clarity along with the address of the subject parcel.
4. The existing drainage system in New London Turnpike should be depicted on all plan sheets and labeled with top of frame and flow lines. The proposed sewer connection may be in conflict with the storm drain which should be reviewed by the design engineer prior to construction.
5. Proposed limits of pavement repairs in New London Turnpike should be shown on the site plan for the utility cuts associated with this project. A note should be added indicating that concrete road base is expected to be encountered and the Town standard pavement repair detail added to the plan set.
6. The maintenance plans for the various stormwater management systems should be moved to the site plan on sheet 4 for ease of reference. A note should be added to indicate that the property owner is responsible for such maintenance.
7. The proposed limit of clearing should be labeled on the site plan on sheet 4.

October 11, 2024

MEMORANDUM

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

From: Stephen Braun, Assistant Town Engineer

Stephen
M. Braun

Digitally signed by
Stephen M. Braun
Date: 2024.10.11
12:13:12-04'00'

Re: 1597 New London Turnpike
2-Lot Subdivision

The Engineering Division has reviewed the application materials for the proposed 2-lot subdivision of property located at 1597 New London Turnpike prepared by Megson, Heagle, and Friend, Civil Engineers and Land Surveyors including plans dated September 12, 2024 and offers the following comments:

1. Previous comments in a memorandum dated September 18, 2024 from this office to Suzanne Simone and the Conservation Commission have not been addressed on the application materials and must be resolved to the satisfaction of this office.
2. The address for the newly create lot has been assigned as #1617 New London Turnpike which shall be labeled on the final plans.
3. 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: 09/24/2024

RE: 1597 New London Turnpike. Final Subdivision Approval.

Members of the Police Department have reviewed the application and plans for a two lot Subdivision at 1597 New London Turnpike. The Police Department has no objection so long as the new residence is numbered in accordance with section 17-19 of the Town Code of Ordinances.

MSP/ms





Town of Glastonbury

FIRE MARSHAL'S OFFICE • (860) 652-7526 • FireMarshal@glastonbury-ct.gov

TO: Gary Haynes; Planner

FROM: Michael Makuch; Fire Marshal

DATE: September 24, 2024

RE: October 1, 2024 TP&Z Meeting-1597 New London Tpk.

The Fire Marshal's Office has done a review of submission and has determined that the subdivision would only impact fire marshal jurisdiction where the proposal might alter or impact fire department access. Thus, approval from the fire department would be coordinated with our office, should the fire department have any concerns.

Respectfully,

MJMakuch

Michael Makuch
Fire Marshal

APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL
GLASTONBURY, CONNECTICUT

SEP 16 2024

1. Name of Owner(s) John G. & Karen L. Bona 2. Address 1597 New London Turnpike
Glastonbury, CT 06033
3. Name of Subdivider Casamell Realty, LLC
Address 366 Rockwood Drive, Southington, CT 06489
Telephone Number 860-637-2195
Email melcolic@icloud.com
4. Subdivision Name 2 Lot Subdivision 1597 New London Turnpike
5. Check one () Conditional Approval (X) 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 Rural Residence
8. Legal description of parcel(s) of land involved _____
Parcel of land known as 1597 New London Turnpike v 2852 / p 11
9. Is any portion of the property to be subdivided located within 500 feet of the Town boundary? () Yes (X) 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)

[Signature]

Date 9/12/24

Signature of owner(s)

[Signature]

Date 9/16/24

Fee: \$350.00 (plus \$60 State of CT fee) = \$410.00 plus: \$250.00 for each lot

Application and fee to be submitted with 14 sets of plans

If subdivision/resubdivision has 6 or more lots, a public hearing is required, which requires an additional \$100.00 public hearing notice fee.

Fee received

[Signature]
Signature

9/12/24
Date

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

September 25, 2024

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

Re: Casamell Realty, LLC
1597 New London Tpke
Glastonbury, CT

Dear Gary,

I am writing on behalf of the Applicant, Casamell Realty, with regard to the above referenced subdivision at 1597 New London Tpke 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 (for the existing house on lot 1) 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 existing leaching system was installed more than five feet above bedrock and more than twenty-four inches above the seasonal high groundwater table. The proposed house on lot 2 will be served by sanitary sewer.

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 1.28 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% on the proposed lot and the incorporation of a water quality basin and stone trench to treat roof runoff and 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
1597 NEW LONDON TPKE SUBDIVISION

ZONE: RURAL RESIDENCE / GW-2

2 Lots

5 People / Dwelling

PARCEL AREA: 695,934 s.f. = 15.976 AC

IMPERVIOUS SURFACE

Roof Area = 11,861 SF

Drives = 15,961 SF

PERVIOUS SURFACE

Lawn Area = 50,345 SF

Natural Area = 668,112 SF

CONNECTICUT RAINFALL = 44 IN./YR

LOADING FACTORS:

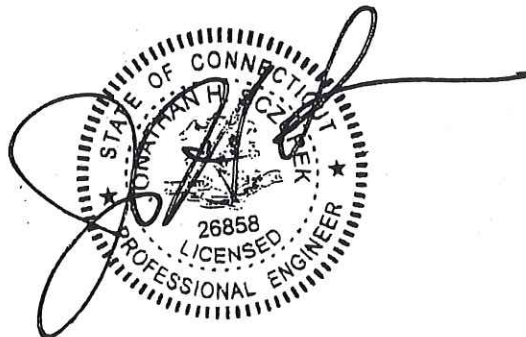
Cape Cod Tech Bulletin 91-001

Roof - 0.75 mg/L

Drives - 1.5 mg/L

Lawns - 3LB / 1000 SF @ 35% Leaching

Natural Area Infiltration - 40%



ESTIMATED LOADING

WASTEWATER: (Lot 1)

$$1 \text{ Dwellings} \times 5 \text{ People/Dwelling} \times 75 \text{ GPD} \times 3.785 \text{ L/GAL} \\ = 1,419 \text{ L/D} \times 24 \text{ mg/L} = 34,065 \text{ mg/D}$$

ROOF:

$$11,861 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \\ = 3,374 \text{ L/D} \times 0.75 \text{ mg/L} = 2,531 \text{ mg/D}$$

DRIVES:

$$15,961 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \\ = 4,541 \text{ L/D} \times 1.5 \text{ mg/L} = 6,811 \text{ mg/D}$$

LAWN:

$$50,345 \text{ SF} \times 3 \text{ LB/1,000 SF/YR} \times 1 \text{ YR/365 D} \times 454,000 \text{ mg/LB} \times 0.35 \\ = 65,752 \text{ mg/D}$$

NATURAL AREA:

$$668,112 \text{ SF} \times 44 \text{ IN/YR} \times 1 \text{ FT/12 IN} \times 1 \text{ YR/365 D} \times 28.32 \text{ L/CF} \times 0.40 \\ = 76,029 \text{ L/D}$$

SUMMARY:

CONCENTRATION						
ROOF DRAINS	+	DRIVES	+	LAWNS	+	WASTEWATER
2,531 mg/D		6,811 mg/D		65,752 mg/D		34,065 mg/D
<hr/>						
3,374 L/D		4,541 L/D		76,029 L/D		1,419 L/D
ROOF DRAINS	+	DRIVES	+	NATURAL AREA	+	WASTEWATER
<hr/>						
= (109,159 mg/D) / (85,363 L/D) = <u>1.28 mg/L</u>						

This Site is Located in a GW-2 ZONE

Nitrogen Loading of 1.28 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 #1597 New London Tpke.

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)-659-0587

INDEX TO SHEETS

COVER SHEET	SHEET 1
OVERALL PLAN	SHEET 2
SUBDIVISION PLAN	SHEET 3
TOPOGRAPHIC MAP	SHEET 4
EROSION & SEDIMENTATION CONTROL PLAN	SHEET 5
E & S NOTES AND DETAILS	SHEET 6
GENERAL NOTES & DETAILS	SHEET 7
CONDITIONS OF APPROVAL	SHEET 8

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.

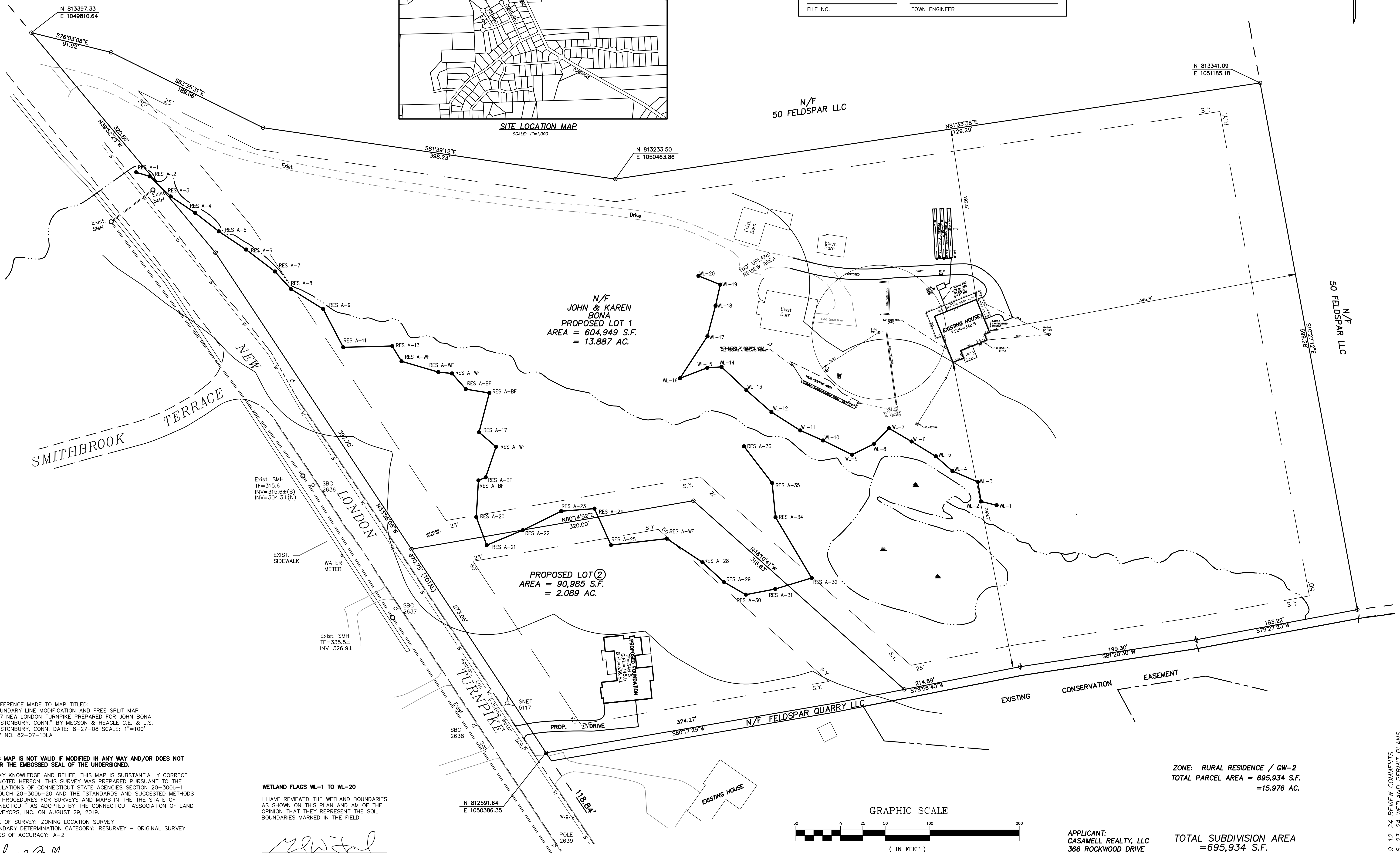
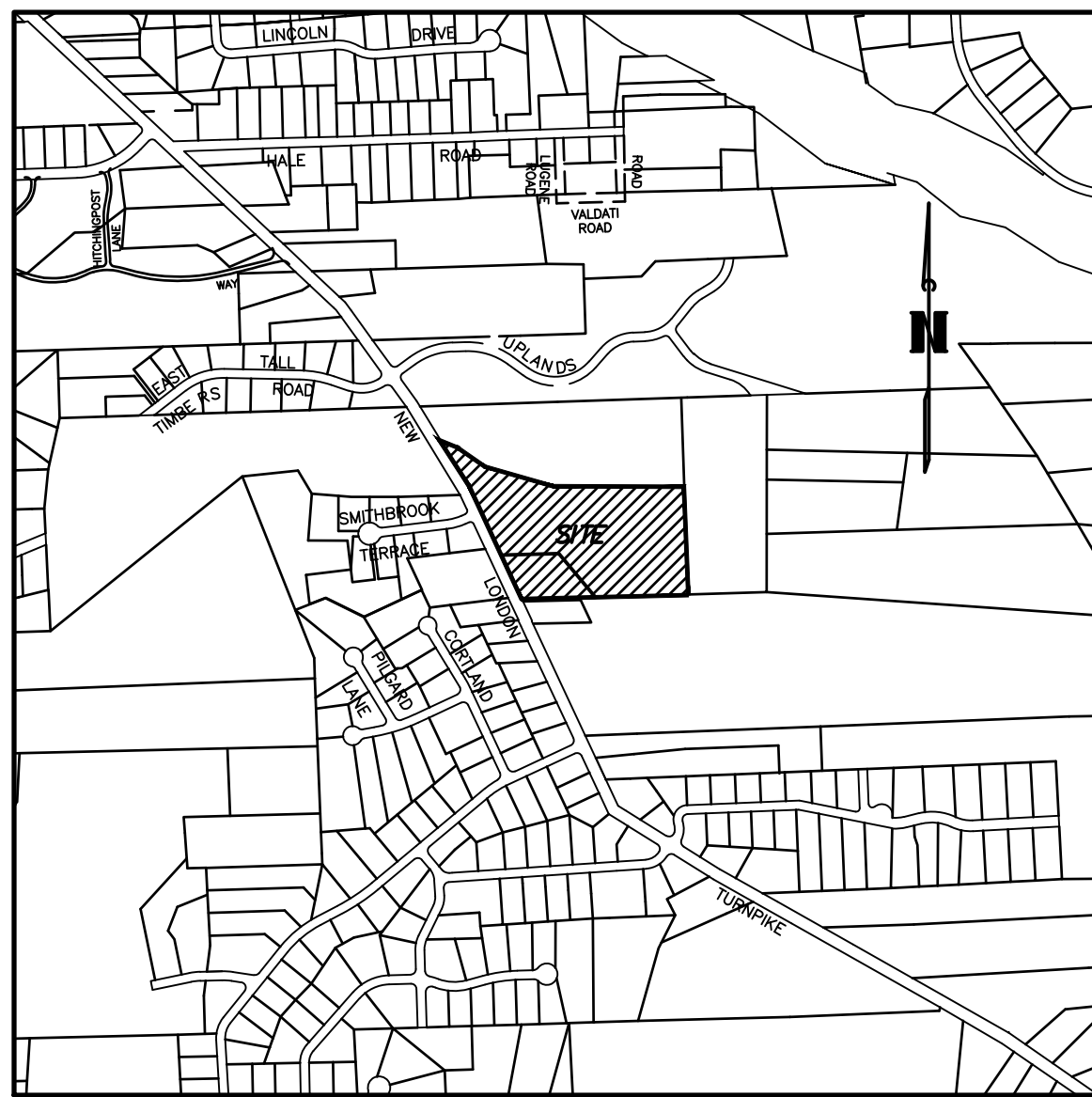
APPLICANT:
CASAMELL REALTY, LLC
366 ROCKWOOD DRIVE
SOUTHINGTON, CT. 06489
(860) 637-2195

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

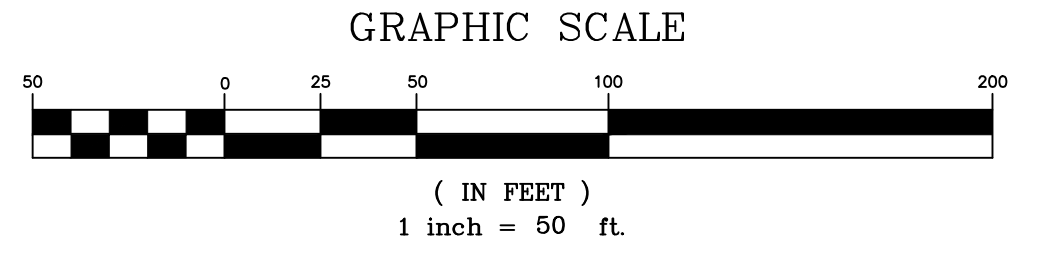


N/F
JOHN & KAREN
BONA
PROPOSED LOT 1
AREA = 604,949 S.F.
= 13.887 AC.

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

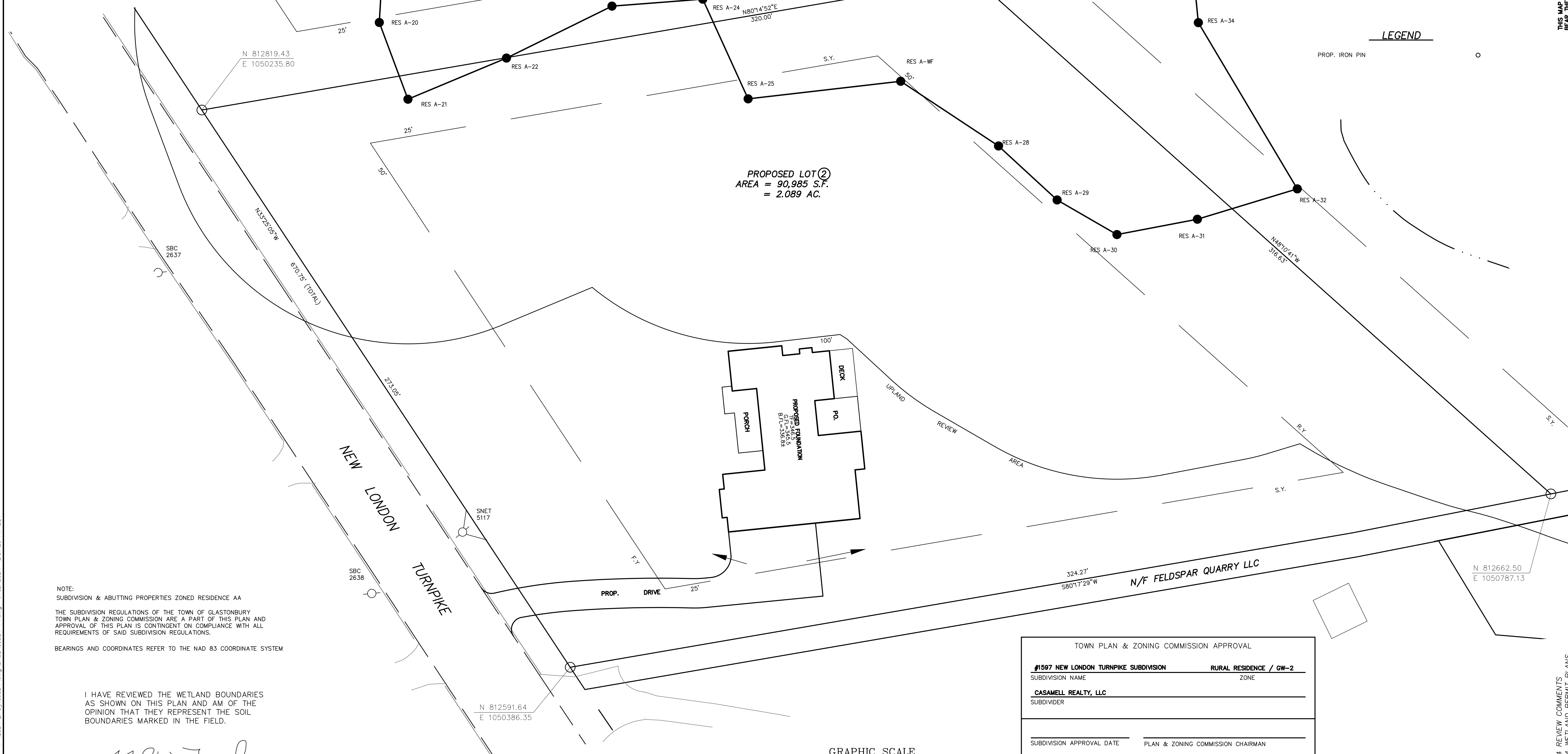
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860) 659-0587

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 ○



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 AND THE SURVEYING ACTS OF 1952 AND 1976. 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 CLASSIFICATION: BOUNDARY DETERMINATION CATEGORY 2 SURVEY - ORIGINAL SURVEY CLASS OF ACCURACY: CLASS 1

SAROS E. ASSOCIATES 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.

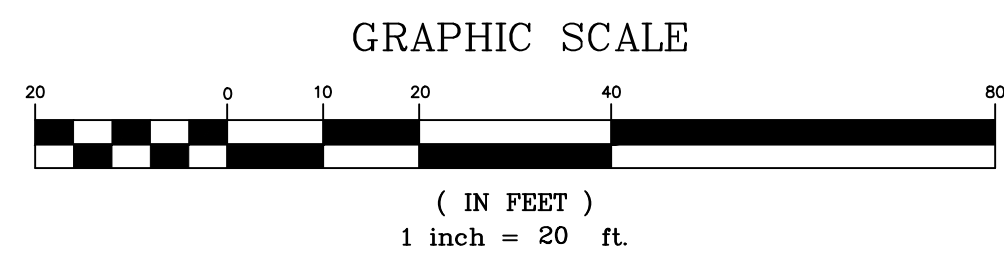
REV. 9-12-24 REVIEW COMMENTS
REV. 8-23-24 WETLAND PERMIT PLANS

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

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

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

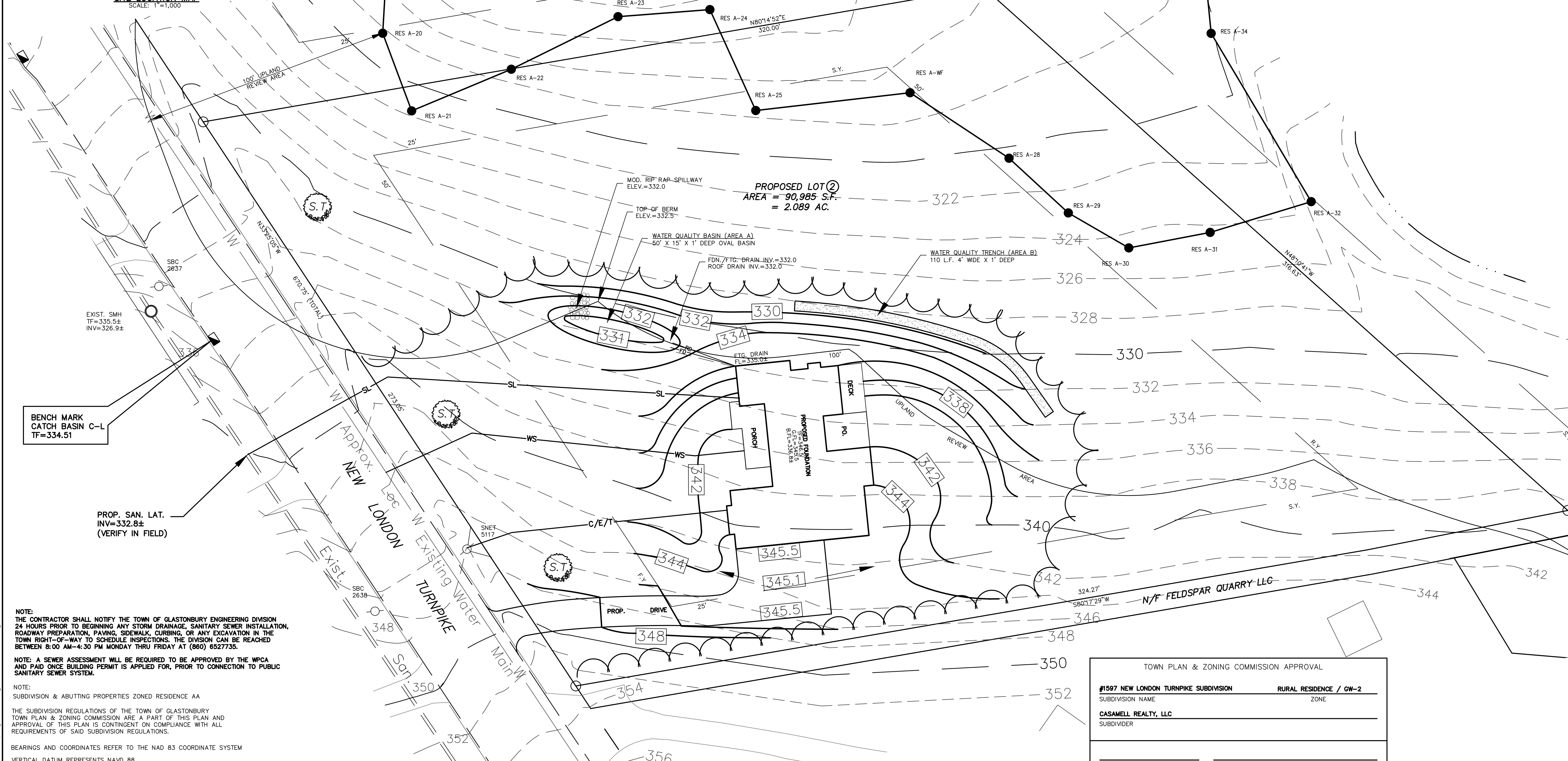
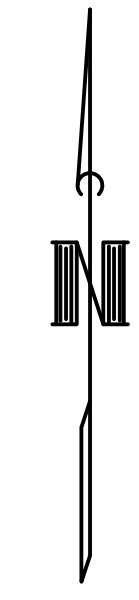
I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED IN THE FIELD.

Mark W. Friend
MARK W. FRIEND
SOIL SCIENTIST

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:
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.

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.

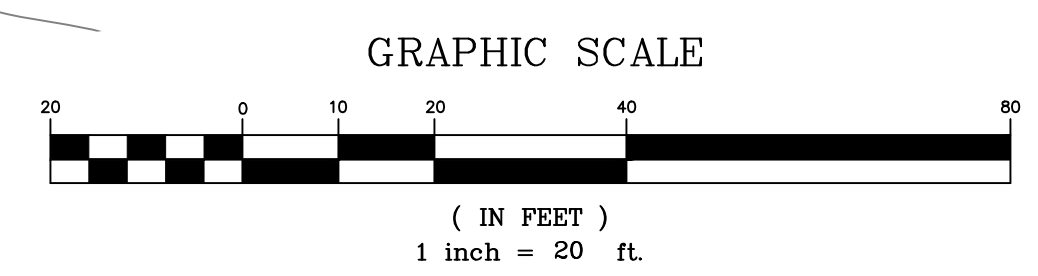
NOTE:
SUBDIVISION & ADJUTING PROPERTIES ZONED RESIDENCE AA

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
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

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.
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

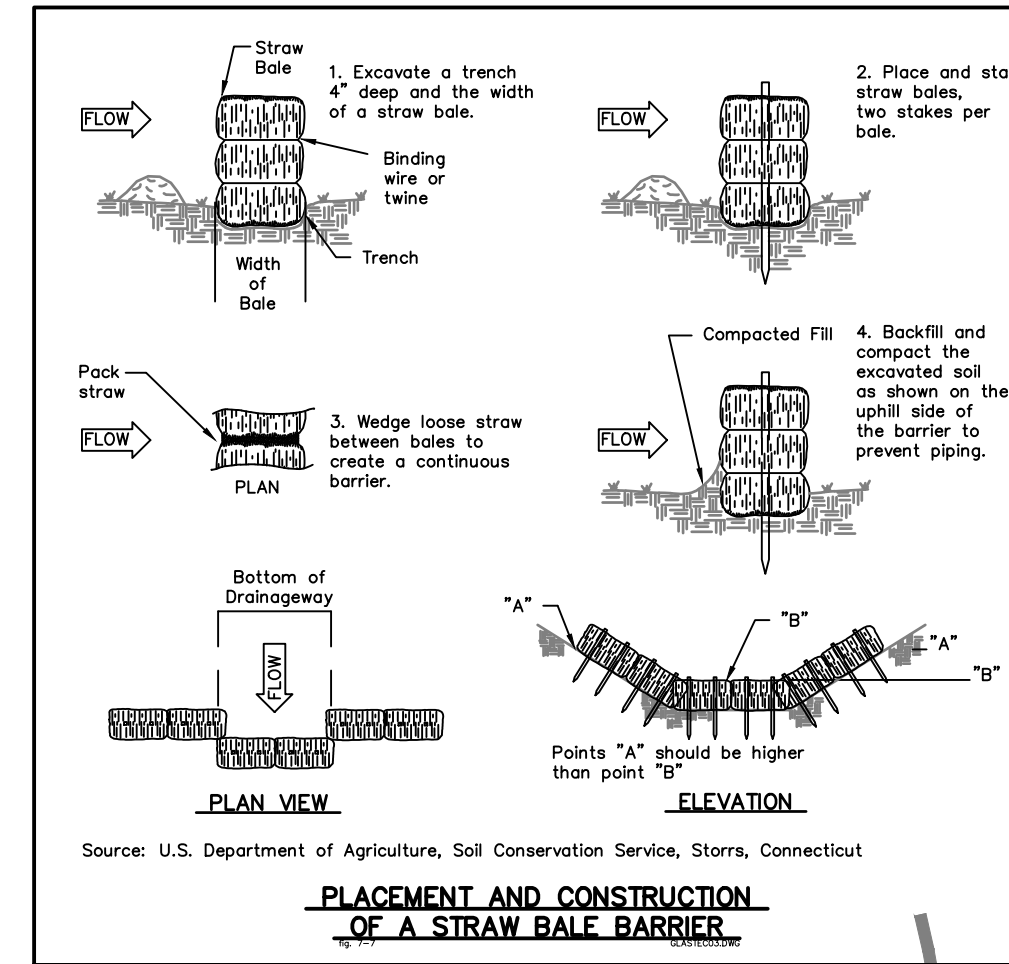
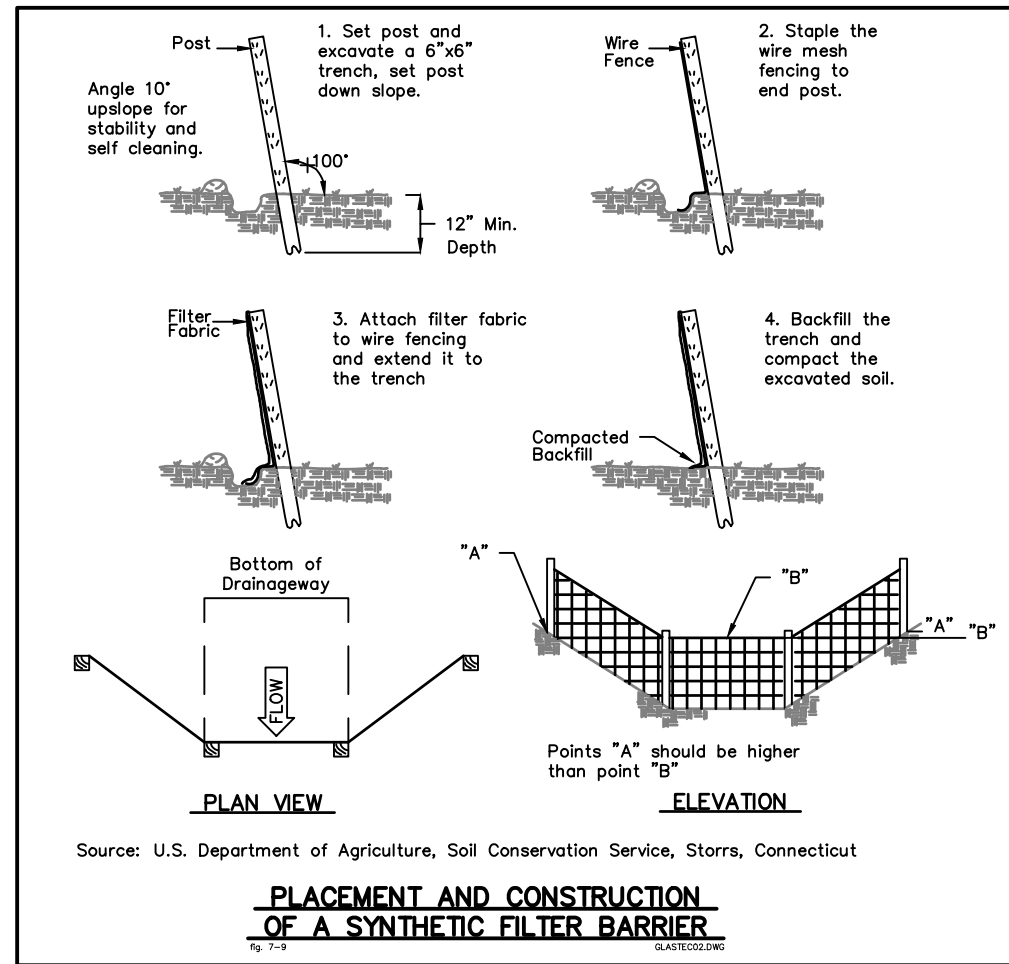
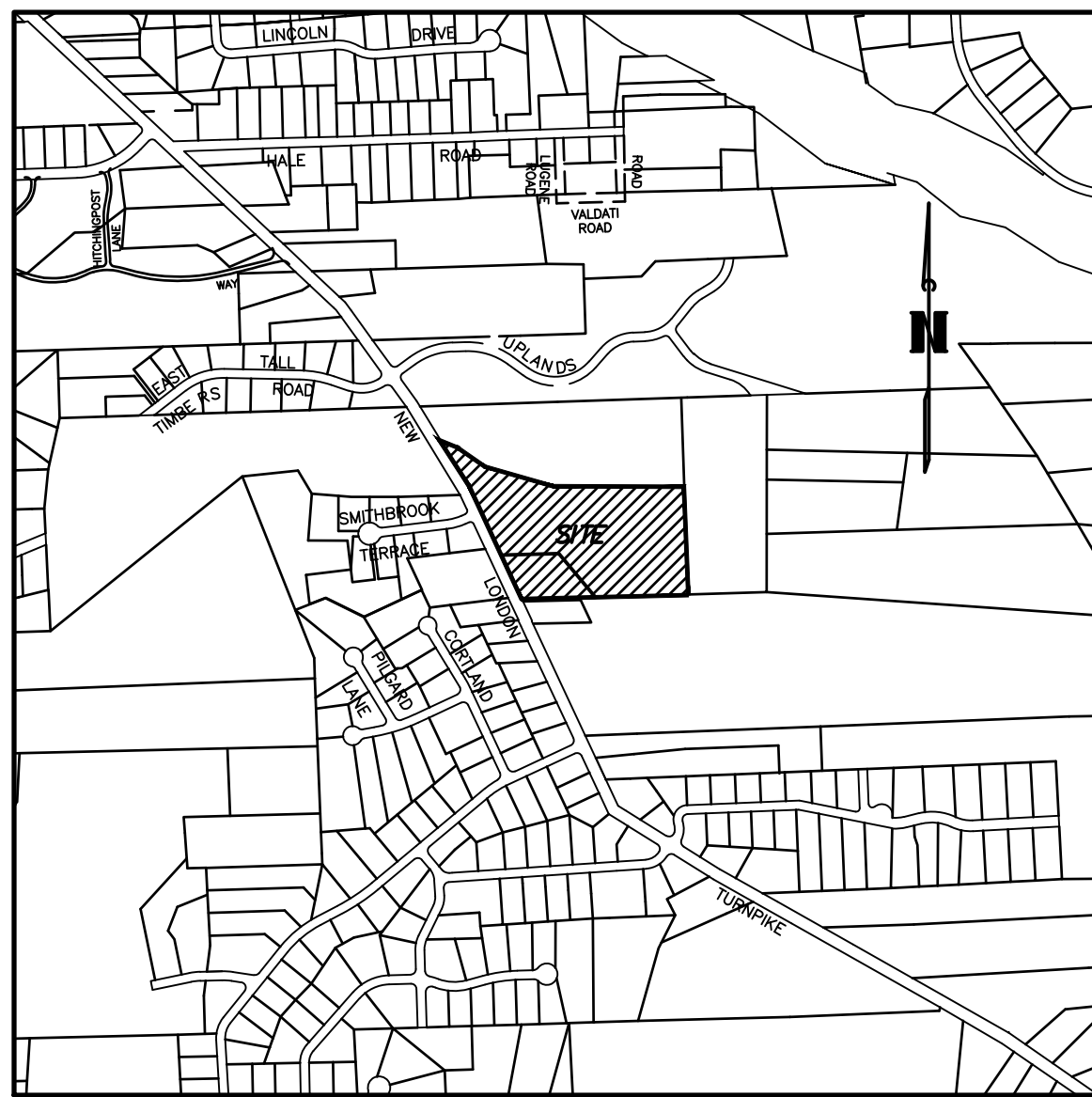
TOPOGRAPHIC MAP
#1597 NEW LONDON TURNPIKE
PREPARED FOR
CASAMPELL REALTY, LLC
GLASTONBURY, CONN.

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

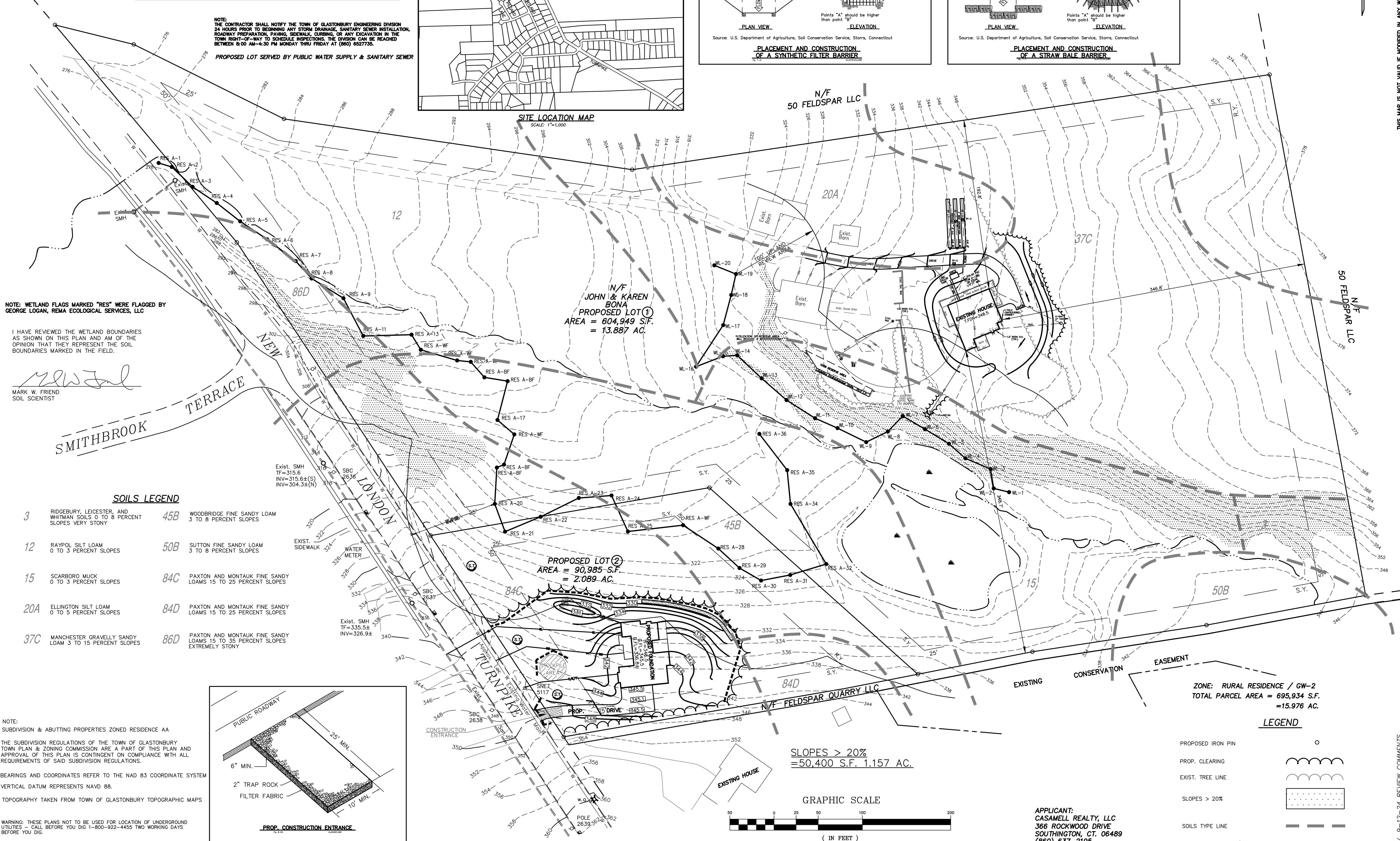
P:\2024\1597\15970624\WORK\BASE\00624-PT.dwg 9/12/2024 2:57:20 PM EDT

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



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) 827735.

PROPOSED LOT SERVED BY PUBLIC WATER SUPPLY & SANITARY SEWER



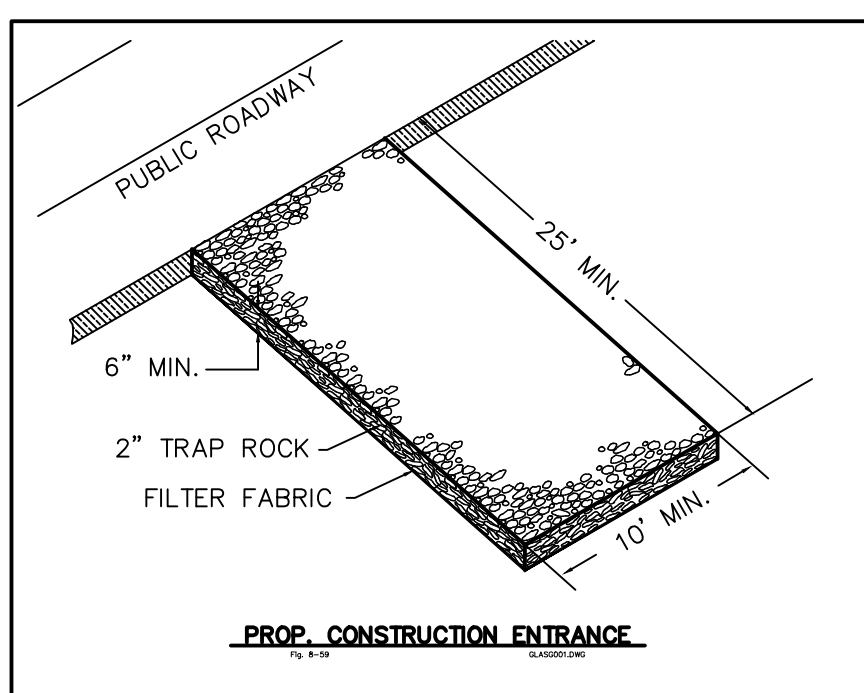
NOTE: WETLAND FLAGS MARKED "RES" WERE FLAGGED BY GEORGE LOGAN, REMA ECOLOGICAL SERVICES, LLC

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
SOIL SCIENTIST

SOILS LEGEND

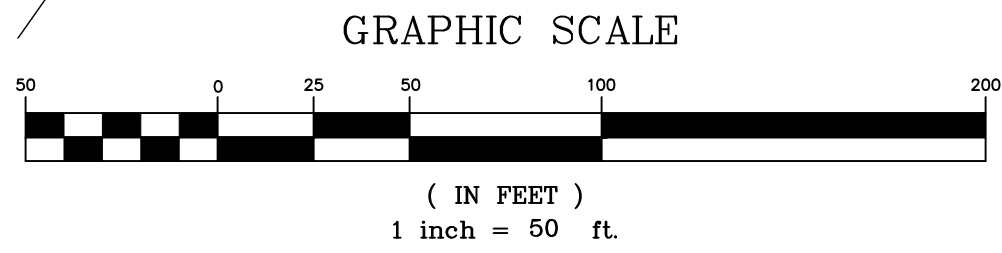
3 RIDGEBURY, LEICESTER, AND WHITMAN SOILS 0 TO 8 PERCENT SLOPES VERY STONY	45B WOODBRIDGE FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
12 RAYPOL SILT LOAM 0 TO 3 PERCENT SLOPES	50B SUTTON FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
15 SCARBORO MUCK 0 TO 3 PERCENT SLOPES	84C PAXTON AND MONTAUK FINE SANDY LOAMS 15 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



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

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

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



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	-----

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

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.

JOHN J. HEAGLE, P.E. # 26858

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

EROSION & SEDIMENTATION CONTROL 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 5 OF 8
MAP NO. 6-24-1E5

P:\BUREAU\PROJECTS\1597\1597-0001\1597-0001-0001\1597-0001-0001-0001.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 1-800-922-4456 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.

TOPSOILING

GENERAL:

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

MATERIAL:

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

APPLICATION:

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

EROSION CHECKS

GENERAL:

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

CONSTRUCTION:

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- BALES SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

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

WINDBLOWN SEDIMENT

GENERAL:

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

METHODS:

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

TEMPORARY VEGETATIVE COVER

GENERAL:

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

SITE PREPARATION:

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

ESTABLISHMENT:

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

PERMANENT VEGETATIVE COVER

GENERAL:

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

SITE PREPARATION:

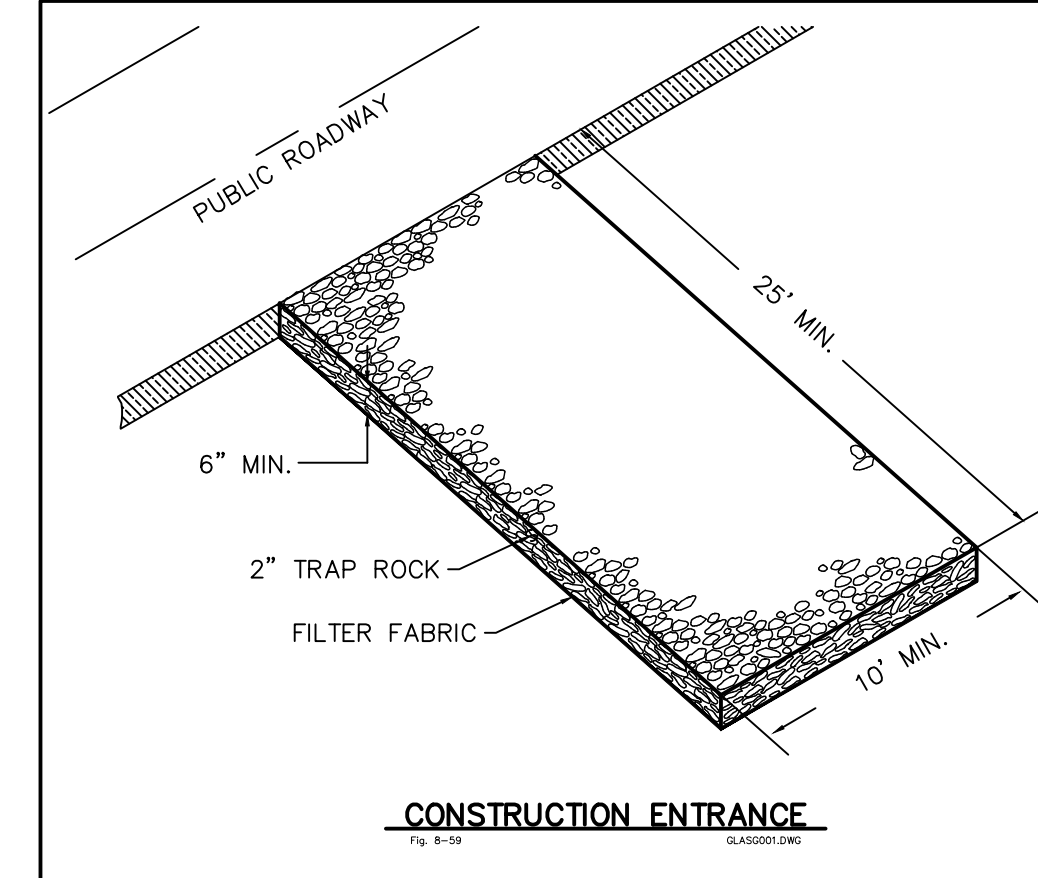
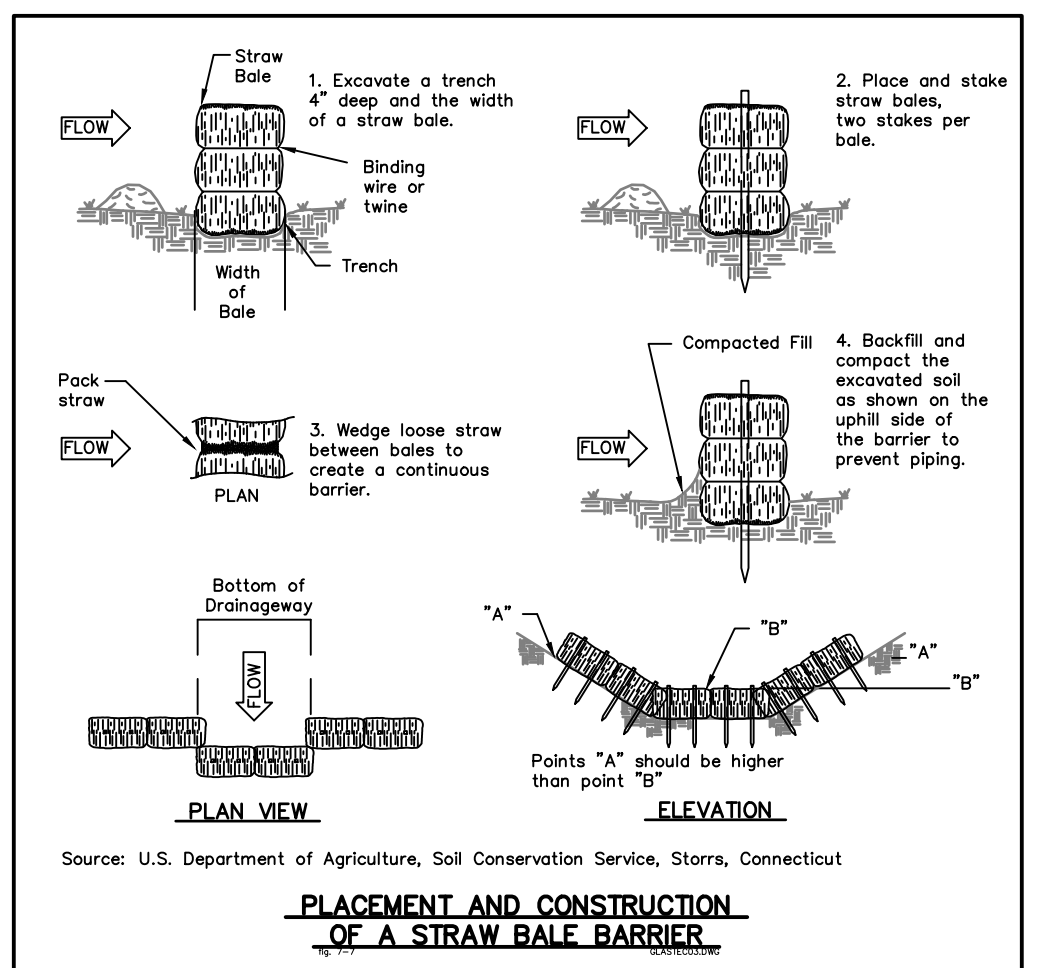
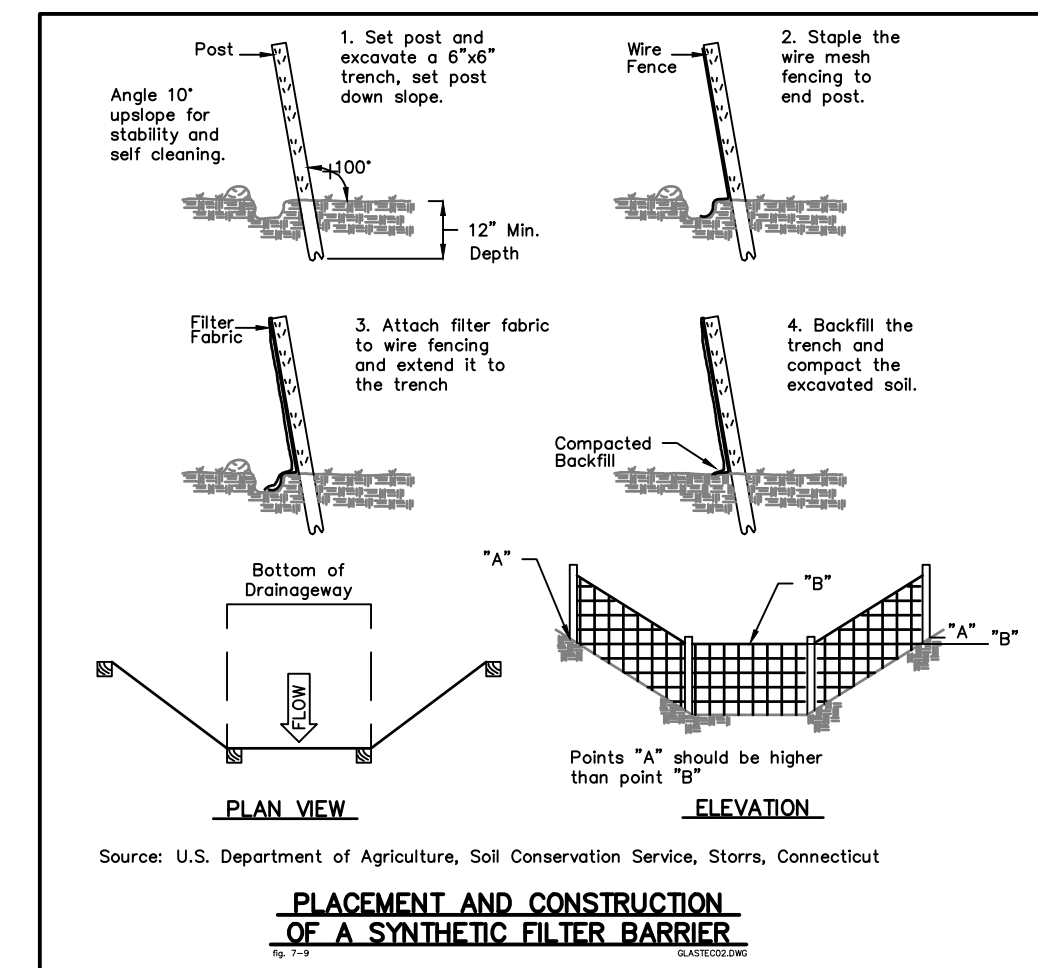
- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

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

ESTABLISHMENT:

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

SUNNY TO PARTIALLY SUNNY SITES			
KENTUCKY BLUEGRASS	20	0.50	
CREeping RED FESCUE	20	0.50	
PERENNIAL RYEGRASS	05	0.10	
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	



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.

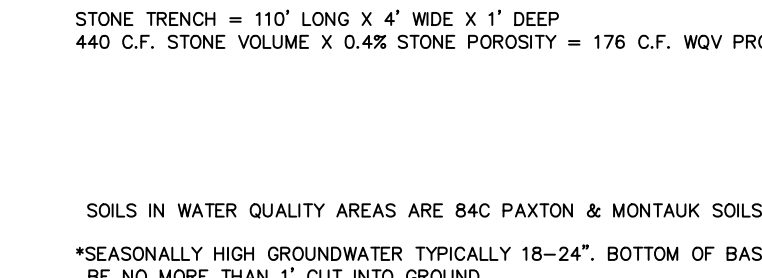
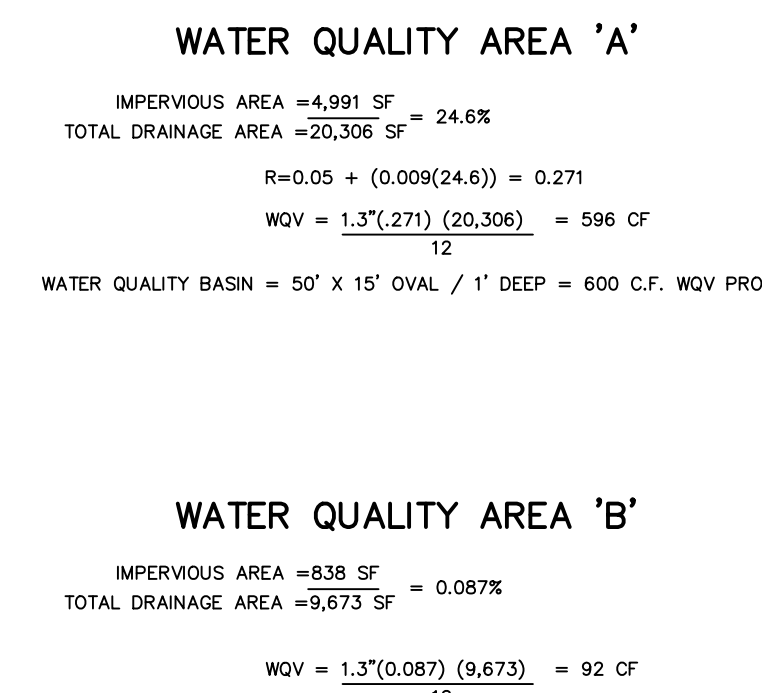
LAND GRADING

- GENERAL:
- THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:
 - THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 - NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
 - INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
 - IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION.
 - HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
 - PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.
 - PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILT SLOPES.
 - 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.

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

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.



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
 - REFRESH 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. # 26658

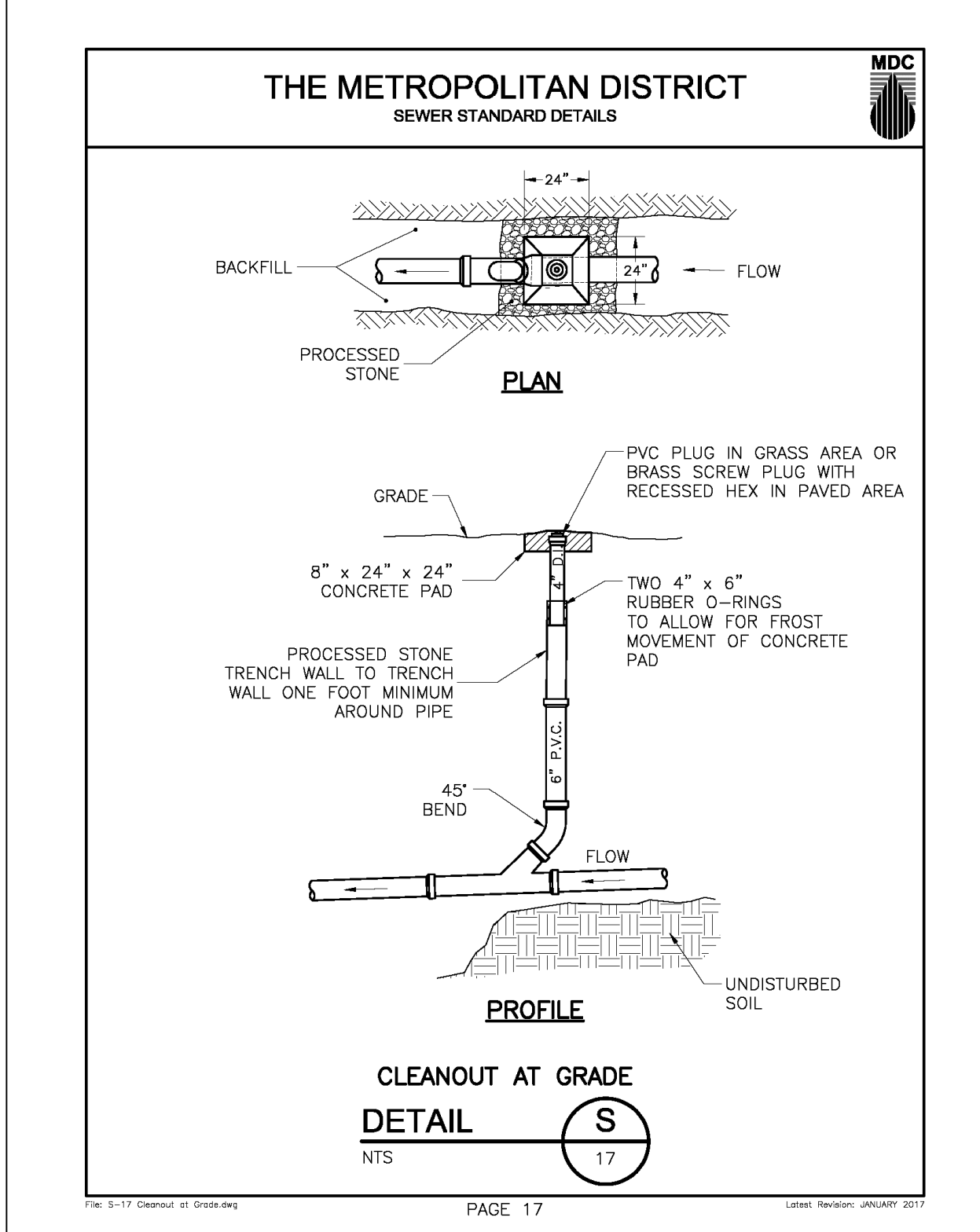
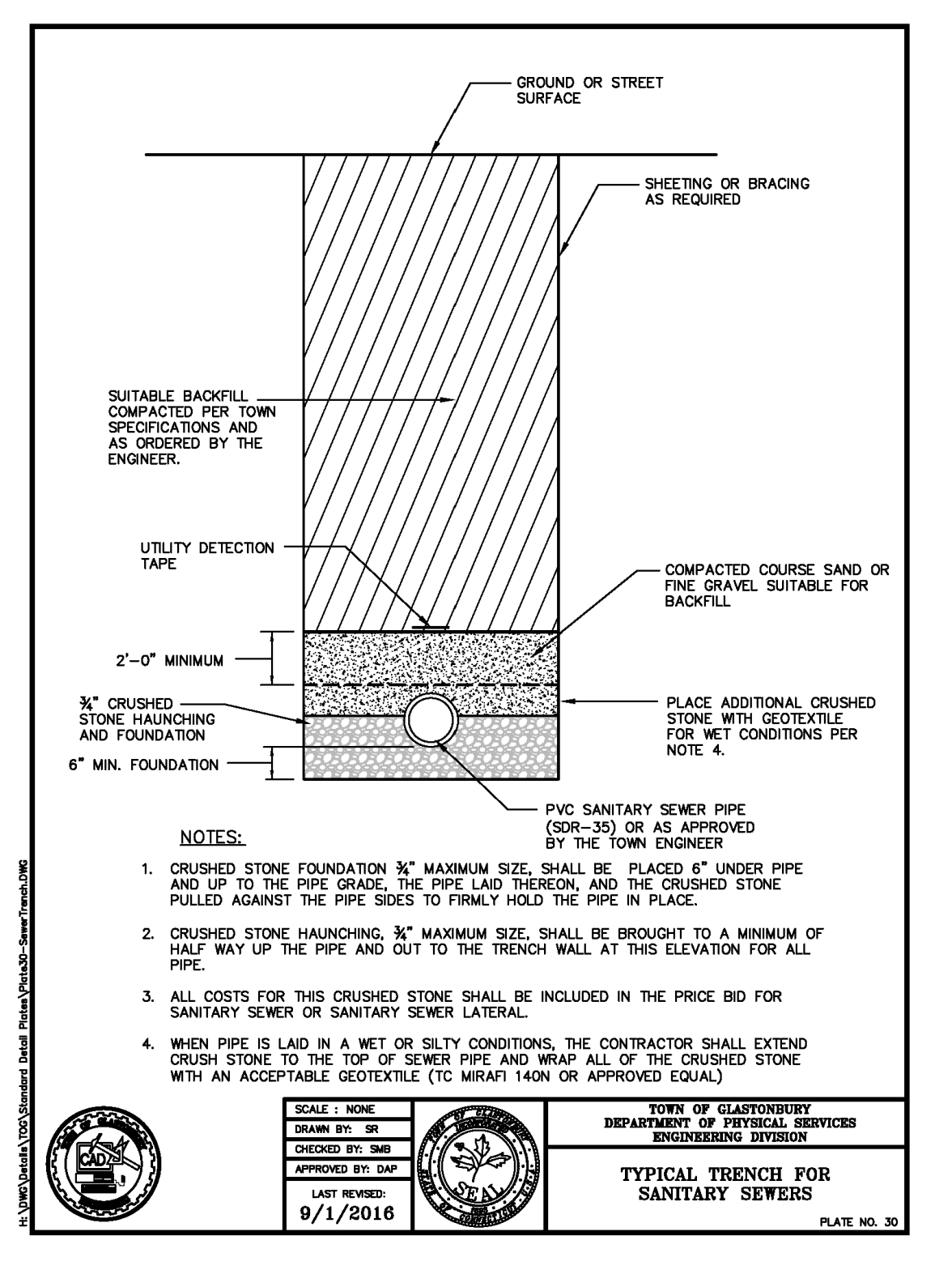
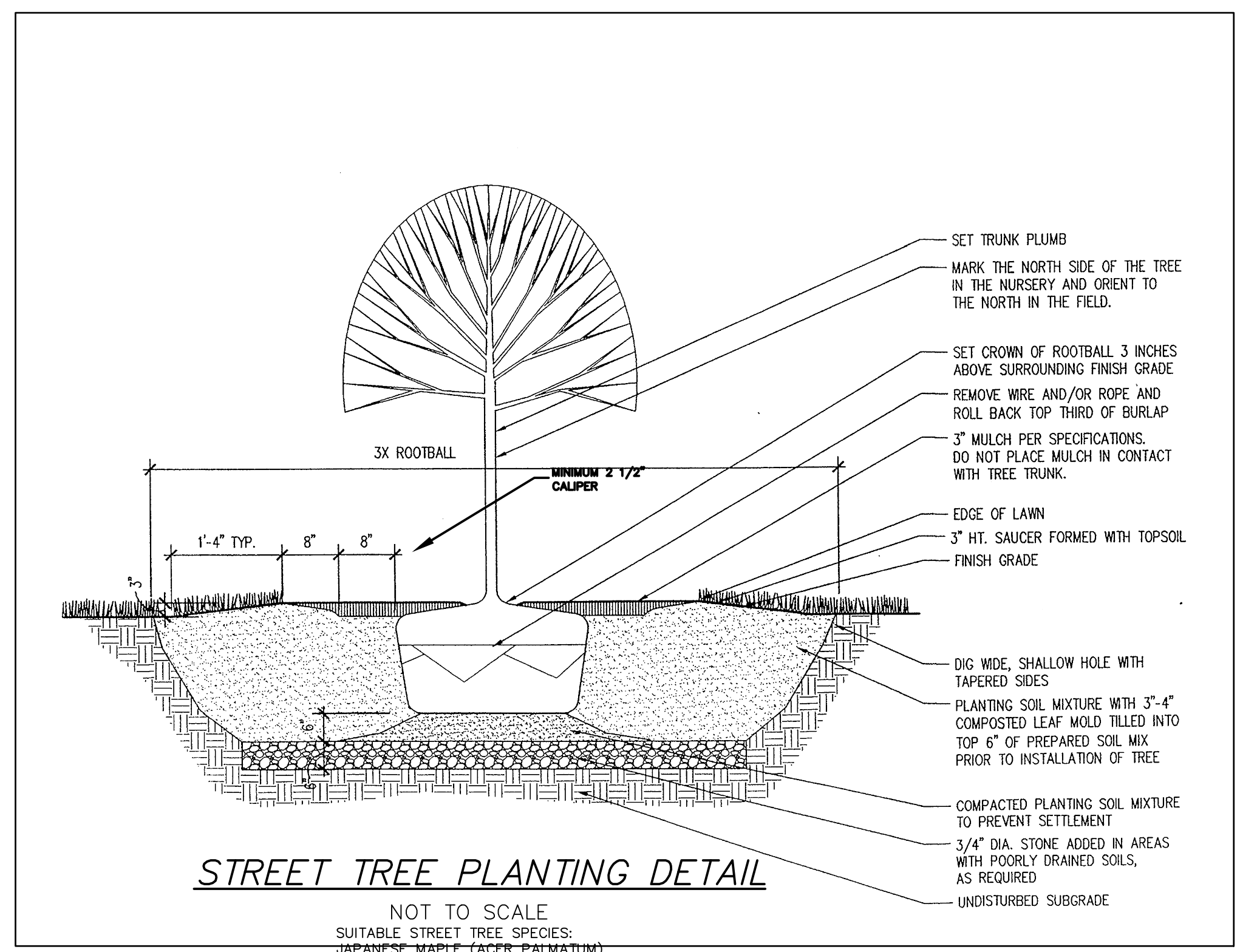
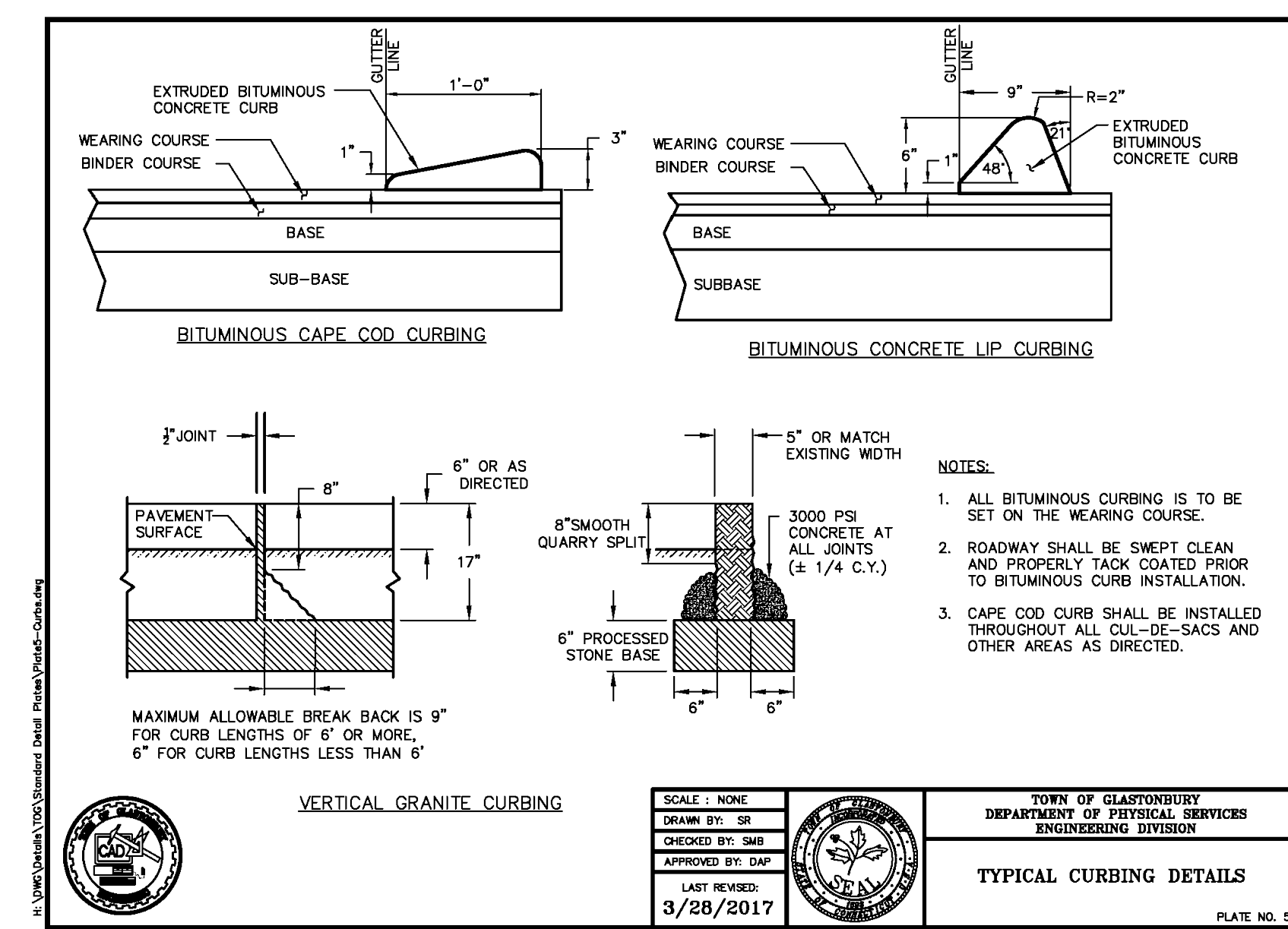
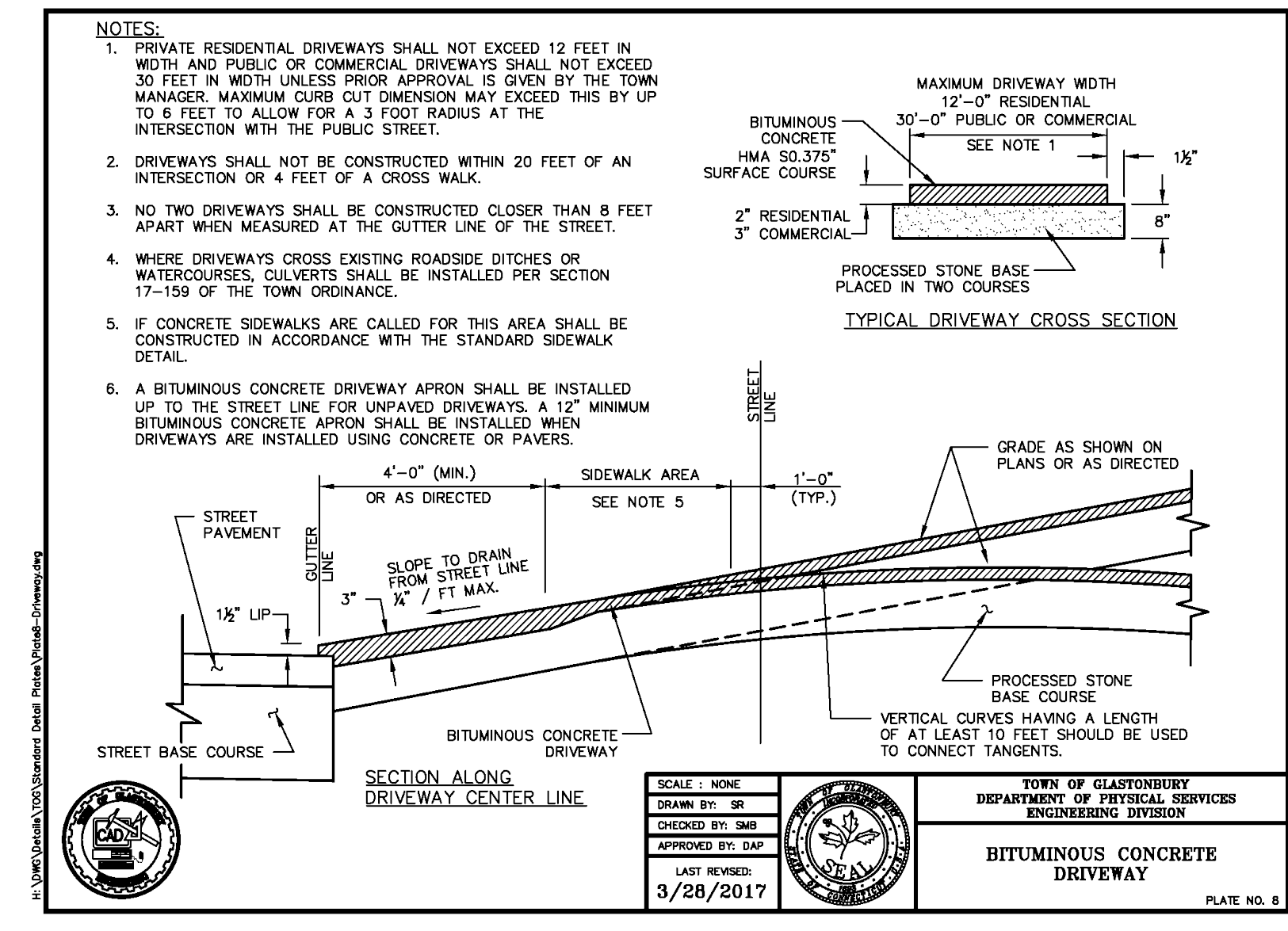
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0687

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 W/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

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

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,
 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	
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
 SOUTHTON, 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

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. # 26658