SUBDIVISION APPLICATION
FOR:
STALLION RIDGE SUBDIVISION

DEPENDABLE CONSTRUCTION
524 BELL STREET
GLASTONBURY, CONNECTICUT

OWNER, APPLICANT & DEVELOPER

DEPENDABLE CONSTRUCTION LLC
1 RIVER PARK DRIVE
CROMWELL, CT 06416
PHONE: 860-918-4271

CIVIL ENGINEERING

HALLISEY PEARSON & CASSIDY ENGINEERING ASSOCIATES
CIVIL AND CONSTRUCTION ENGINEERS AND LAND SURVEYORS
630 MAIN STREET UNIT 1A
CROMWELL, CT 06416
PHONE: 860-529-6812

LAND SURVEYOR

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND ENGINEERS
67 EASTERN BLVD.
GLASTONBURY, CT 06033
PHONE: 860-633-9401

OPEN SPACE COMPUTATION
TOTAL AREA = 1,492,045 SQUARE FEET (34.2526 ACRES)
SITE LOCATED IN RURAL RESIDENCE (RR) ZONE
UNDERLYING RR ZONE DEVELOPMENT
29 LOTS (SEE SHEET A-17-033-UZ-1 CONCEPTUAL PLAN - UNDERLYING ZONE)
PROPOSED DEVELOPMENT
PROPOSED NUMBER OF LOTS = 29
OPEN SPACE REQUIRED
40,000 - 25,000 = 15,000 SQUARE FEET PER LOT
15,000 SQUARE FEET * 29 = 435,000 SQUARE FEET (9.9862 ACRES)
OPEN SPACE PROVIDED
662,386 SQUARE FEET (15.2063 ACRES)

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — *SUBDIVISION NAME*
RR/OPEN SPACE/GW1 — *ZONE*
DEPENDABLE CONSTRUCTION — *SUBDIVIDER*
SUBDIVISION APPROVAL DATE — *PLAN & ZONING COMMISSION CHAIRMAN*
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — *COMMUNITY DEVELOPMENT DIRECTOR*
FILE NO. — *TOWN ENGINEER*

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

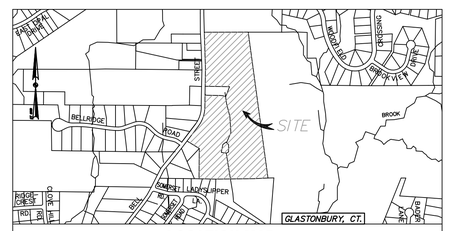
TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / DEPENDABLE CONSTRUCTION — *PROJECT / APPLICANT*
RR/OPEN SPACE/GW1 — *ZONE*
524 BELL STREET — *PROJECT ADDRESS*
6.8 (REAR LOT) — *SPECIAL PERMIT SECTION*
T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — *COMMUNITY DEVELOPMENT DIRECTOR*

FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

INSPECTION 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 SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM – 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX

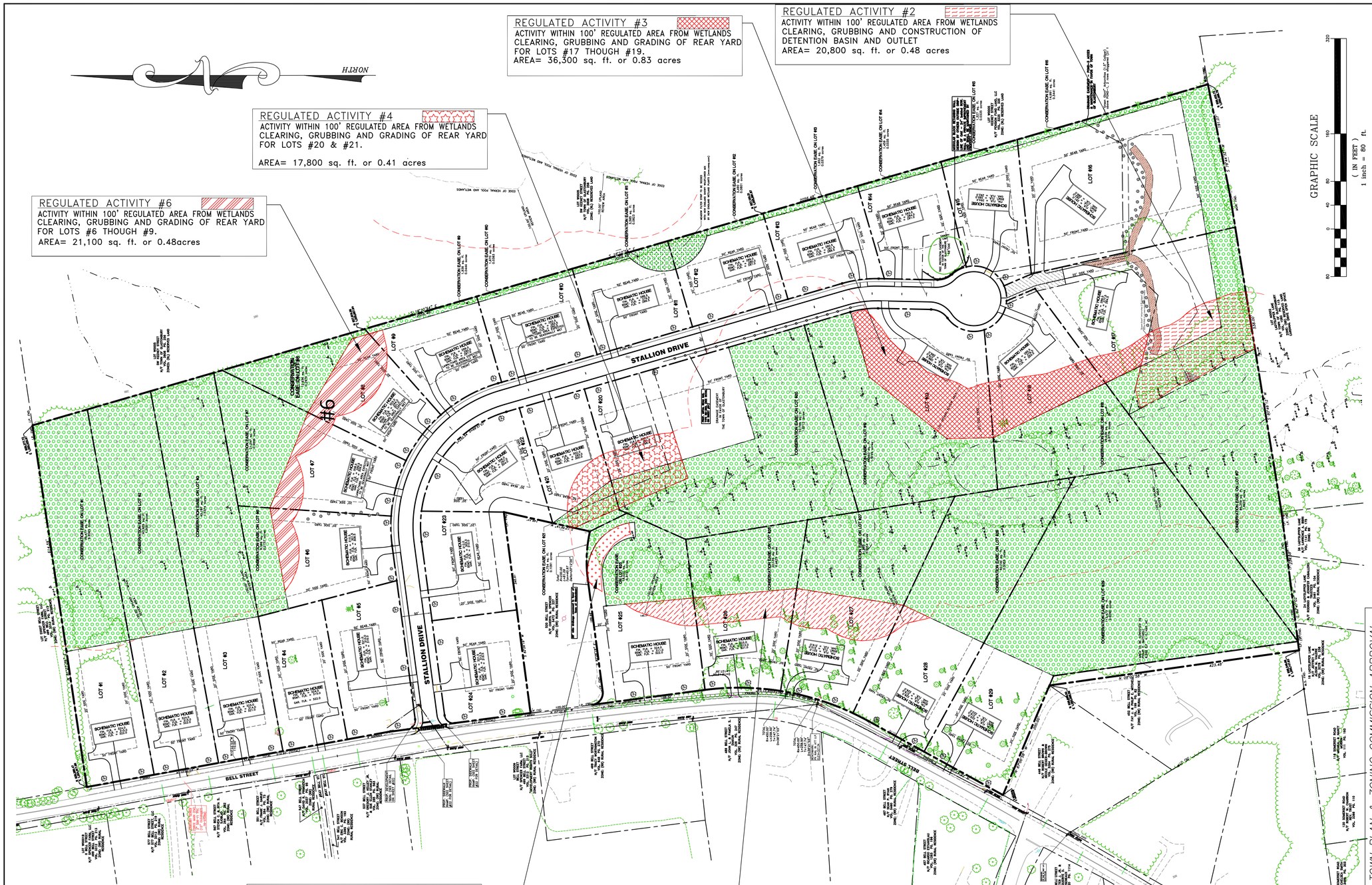
SHEET #	DRAWING TITLE
1	OVERALL SITE PLAN
2-4	PROPERTY/TOPOGRAPHIC SURVEY
5-7	RE-SUBDIVISION PLAN
8-10	SITE DEVELOPMENT PLAN
11-13	EROSION AND SEDIMENT CONTROL PLAN
14-15	STALLION DRIVE PLAN & PROFILE
16-19	OFF-SITE WATER & SEWER
20	SOIL TEST DRAINAGE DETAILS
21-22	TOWN OF GLASTONBURY DETAILS
23	MDC CONSTRUCTION DETAILS
24	DETENTION POND DETAILS
25	PHASING PLAN
26	CONSTRUCTION NARRATIVE
27	TOWN EROSION SPECIFICATIONS
28	APPROVAL LETTER SHEET
A-17-033-UZ-1	CONCEPTUAL PLAN - UNDERLYING ZONE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	EASEMENT LINE	
I.P. TO BE SET ●	IRON PIN	I.P. FND. ○
CHD. TO BE SET □	CONC. MONUMENT	CHD. FND.□
	SETBACK LINE	
	EDGE OF WATER LINE	
	LIMITS OF WETLANDS	
	WETLAND FLAG	W-2-10
	UPLAND REVIEW AREA	
286'	CONTOUR LINES	286
×284.00	SPOT ELEVATION	284.00 ×
	CURBING	
	PAINTED CROSSWALK	
	SIGN	
	TREE LINE	
E	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OW
	UTILITY POLE	
S	SANITARY SEWER	S
FM	SANITARY FORCE MAIN	
W	WATER LINE	W
	GAS LINE	
	STORM DRAIN LINE	

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

NO.	DATE	DESCRIPTION	BY
3	10/07/20	PER TOWN COMMENT FOR SHEETS 1,7,10,13,21B,24,25	JMP
3	9/29/20	PER TOWN COMMENT	JMP
2	9/10/20	PER TOWN COMMENT	JMP
1	08/11/20	PER TOWN COMMENT	JMP



REGULATED ACTIVITY #3
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND GRADING OF REAR YARD
FOR LOTS #17 THOUGH #19.
AREA= 36,300 sq. ft. or 0.83 acres

REGULATED ACTIVITY #2
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND CONSTRUCTION OF
DETENTION BASIN AND OUTLET
AREA= 20,800 sq. ft. or 0.48 acres

REGULATED ACTIVITY #4
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND GRADING OF REAR YARD
FOR LOTS #20 & #21.

AREA= 17,800 sq. ft. or 0.41 acres

REGULATED ACTIVITY #6
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND GRADING OF REAR YARD
FOR LOTS #6 THOUGH #9.
AREA= 21,100 sq. ft. or 0.48acres

REGULATED ACTIVITY #5
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND CONSTRUCTION OF
DRAINAGE SWALE

AREA= 2,783 sq. ft. or 0.06 acres

REGULATED ACTIVITY #1
ACTIVITY WITHIN 100' REGULATED AREA FROM WETLANDS
CLEARING, GRUBBING AND GRADING OF REAR YARD
AND CONSTRUCTION OF RAIN GARDENS FOR
LOTS #25 THROUGH #28.
AREA= 23,200 sq. ft. or 0.53 acres

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

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

JUNE 23, 2020

JAMES W DUTTON, LS LIC. NO. 70074 DATE

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. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED WITH REASONABLE ACCURACY AND PRECISION FROM RECORDS OF THE VARIOUS UTILITIES, GOVERNMENTAL AGENCIES, FROM PARCEL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE CONTRACTOR MUST ASCERTAIN THE EXACT LOCATION OF ALL UTILITIES AND FACILITIES ON THE SITE BEFORE COMMENCING WORK. THE LOCATION OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

INSPECTION NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN 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 SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

NOTE:
THE INDICATION INFORMATION PERFORMED BY JAMES SIPPERLY. SOIL MAPPING IS SHOWN ON EXISTING CONDITIONS MAP

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

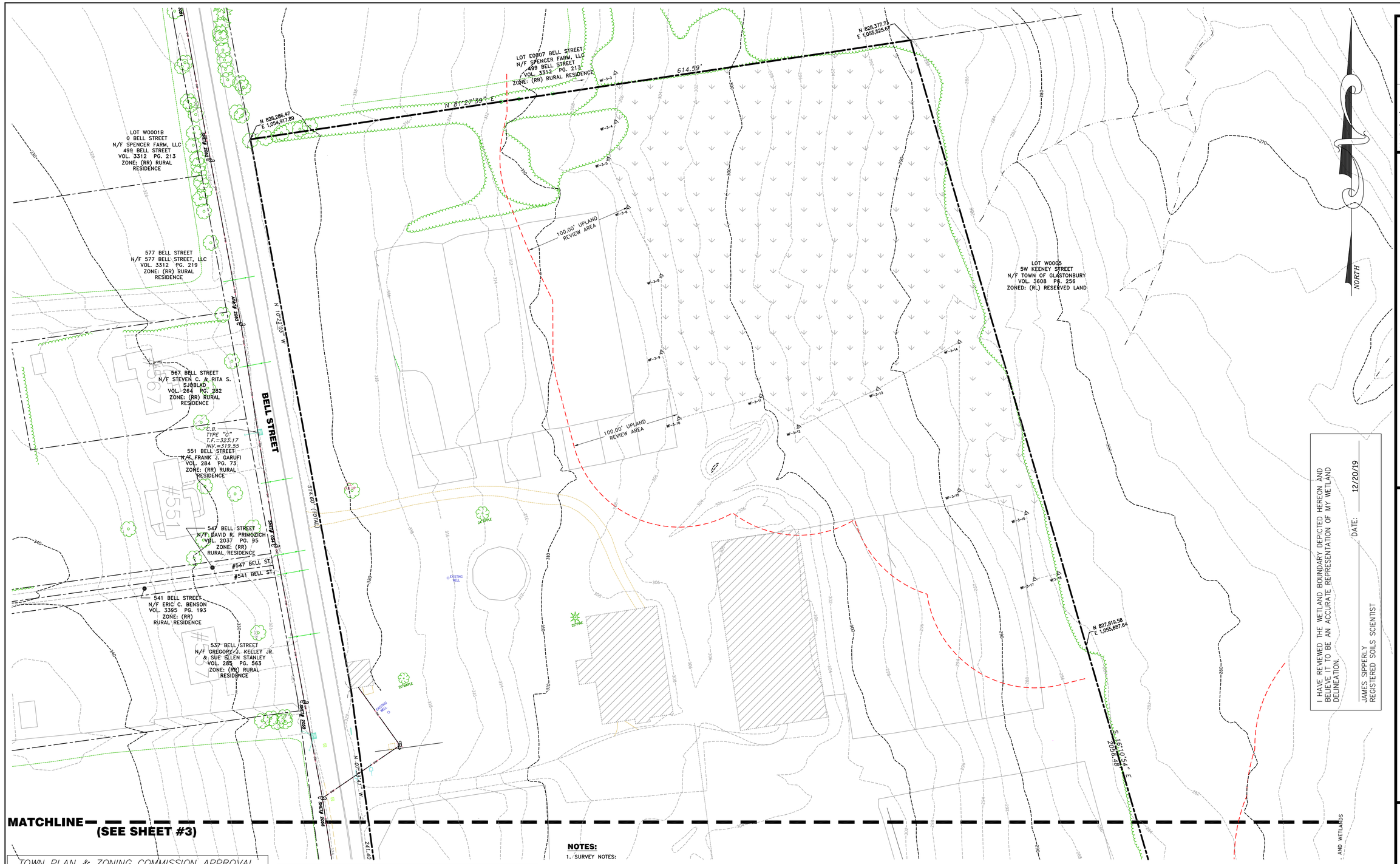
SCALE: 1"=80'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-OA

SHEET: 1 OF: 27

REVISIONS:
8/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT
10/07/20 PER TOWN COMMENT

OVERALL SITE PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES W. DUTTON II
NO. 70074
LICENSED PROFESSIONAL ENGINEER



I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

AND WETLANDS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-EX
SHEET: 2 OF: 27	

REVISIONS:
8/17/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

NOTES:

1. SURVEY NOTES:

–This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20–300b–1 Through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

–Type Of Survey is BOUNDRY/TOPOGRAPHIC.

–Boundary Determination Category is PERIMETER– RESURVEY OF MAP REF.

–Class of Accuracy is 'A–2', 'T–2', 'V–2'.

2. LOT ZONE: RR (RURAL RESIDENCE)
3. PARCEL AREA= 1,492,045 sq. ft. or 34.2526 acres.
4. PROPERTY LIES IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER COMMUNITY PANEL NO. 09003C0531F. DATED: SEPT. 26, 2008.
5. PROPERTIES MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

JUNE 23, 2020

JAMES W DUTTON, LS — LIC. NO. 70074 — DATE

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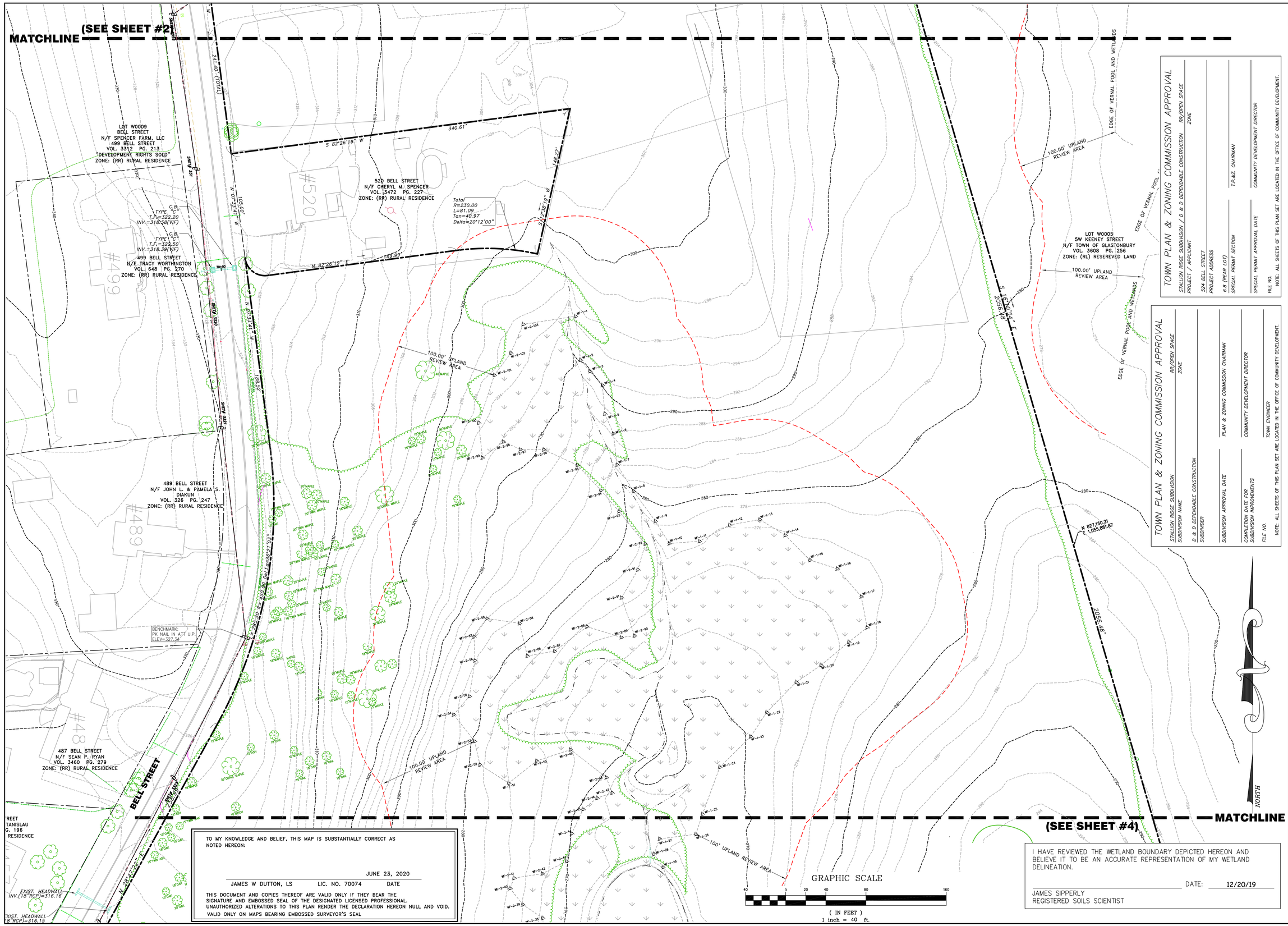

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I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION RR/OPEN SPACE
PROJECT / APPLICANT ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

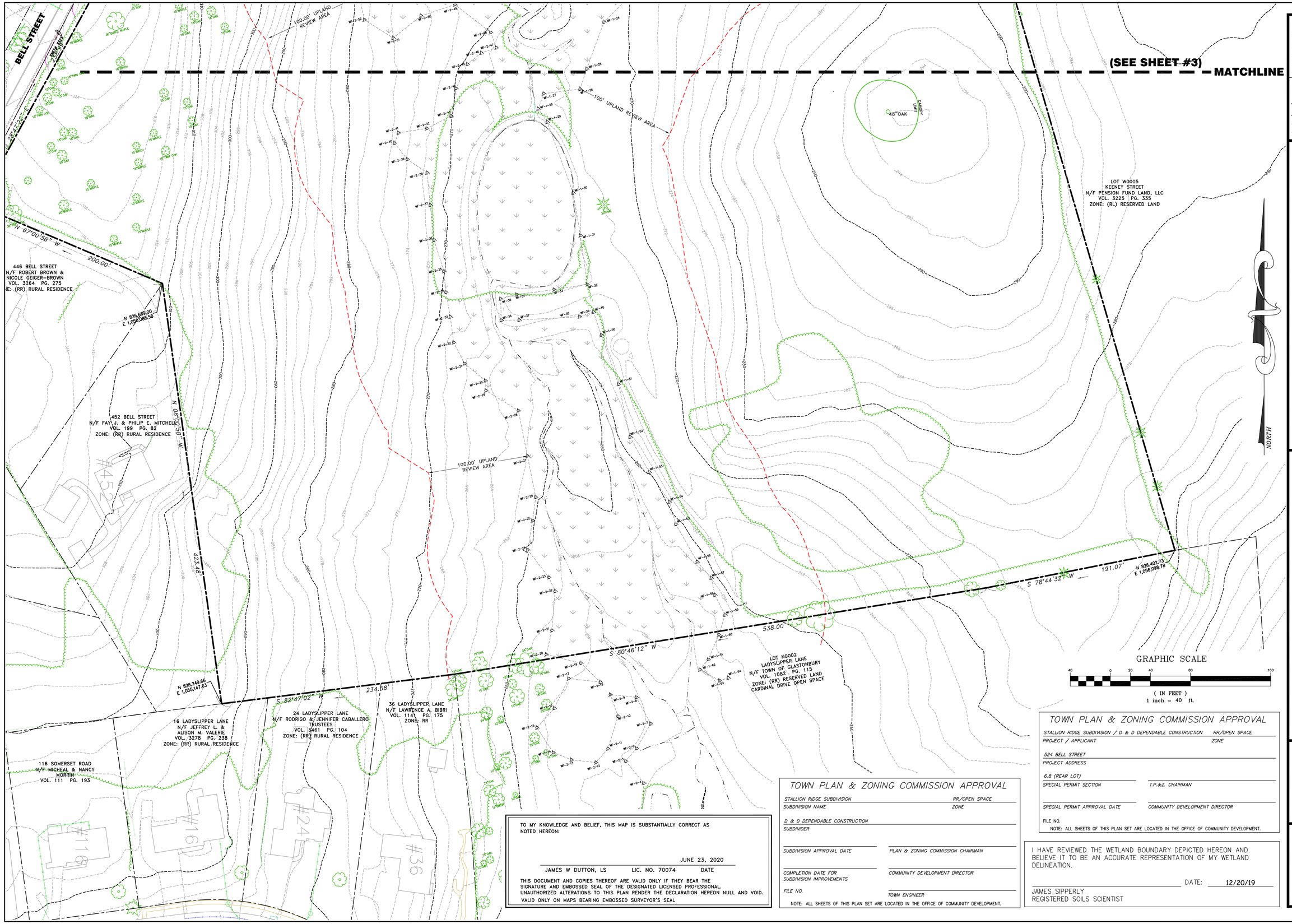
TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION RR/OPEN SPACE
SUBDIVISION NAME ZONE
D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER
SUBDIVISION APPROVAL DATE PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

SCALE: 1"=40' CHECKED BY: JPC
DATE: JUN. 23, 2020 DRAWN BY: JMP
JOB No.: 3134 ACAD FILE: 3134-EX
SHEET: 3 OF: 27
REVISIONS:
08/11/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT



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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

SCALE: 1"=40'
DATE: JUN. 23, 2020
JOB No.: 3134
CHECKED BY: JPC
DRAWN BY: JMP
ACAD FILE: 3134-EX
SHEET: 4 OF: 27

REVISIONS:
08/11/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

LOT #	TOTAL AREA (sq. ft.)	CON. EASE. AREA (sq. ft.)	REMAINING AREA (sq. ft.)
1	65,083	39,477	25,606
2	69,255	43,955	25,300
3	70,487	45,187	25,300
4	25,741	0	25,741
5	30,019	0	30,019
6	36,331	9,396	26,934
7	46,717	21,547	25,170
8	37,733	12,936	24,798
9	25,042	1,936	23,106
10	25,050	1,670	23,380
11	25,050	3,585	21,465
12	25,050	3,490	21,560
13	25,060	1,652	23,408
14	25,505	1,459	24,046
15	25,031	1,327	23,704
16	80,401	14,991	65,410
17	130,047	80,259	49,788
18	58,589	29,528	29,061
19	84,840	48,463	36,377
20	113,155	72,799	40,356
21	25,304	4,754	20,550
22	25,818	0	25,818
23	25,130	0	25,130
24	25,102	0	25,102
25	49,510	18,022	31,488
26	44,281	20,139	24,142
27	59,669	31,599	28,070
28	69,757	40,742	29,015
29	143,288	113,473	29,815
TOTAL	1,492,045	662,386	829,659

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

NOTES:

1. SURVEY NOTES:
   - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20–300b–1 Through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
   - Type Of Survey is RESUBDIVISION
   - Boundary Determination Category is PERIMETER– RESURVEY OF MAP REF.
   - Class of Accuracy is 'A–2'.
2. LOT ZONE: RR (RURAL RESIDENCE)
3. PARCEL AREA= 1,492,045 sq. ft. or 34.2526 acres.
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5. PROPERTIES MAY BE BURDENED AND/OR BENEFITED BY RECORDED AND/OR UNRECORDED EASEMENTS.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE
D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER
SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. — TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

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JUNE 23, 2020

JAMES W DUTTON, LS — LIC. NO. 70074 — DATE

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I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

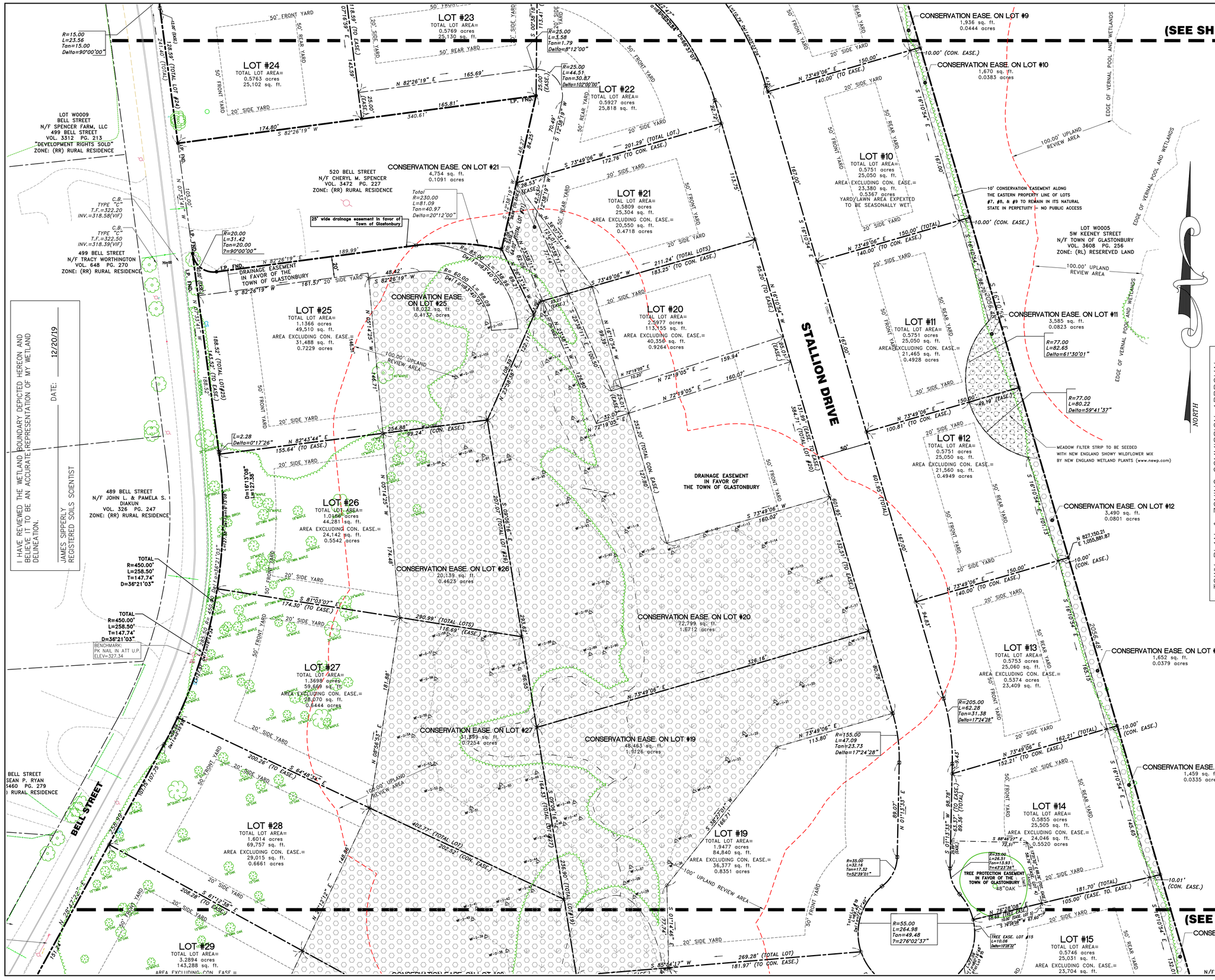
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

SCALE: 1"=40' | CHECKED BY: JPC
DATE: JUN. 23, 2020 | DRAWN BY: JMP
JOB No.:3134 | ACAD FILE: 3134-SUB
SHEET: 5 OF: 27

REVISIONS:
09/16/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

SUBDIVISION PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER



I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

DATE: 12/20/19

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — PRE/OPEN SPACE ZONE

PROJECT / APPLICANT

524 BELL STREET

PROJECT ADDRESS

6.8 (REAR LOT)

SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

PRE/OPEN SPACE ZONE

STALLION RIDGE SUBDIVISION

SUBDIVISION NAME

D & D DEPENDABLE CONSTRUCTION

SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

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

JAMES W DUTTON, LS — LIC. NO. 70074 — JUNE 23, 2020
DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LICENSED SURVEYOR. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID. VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

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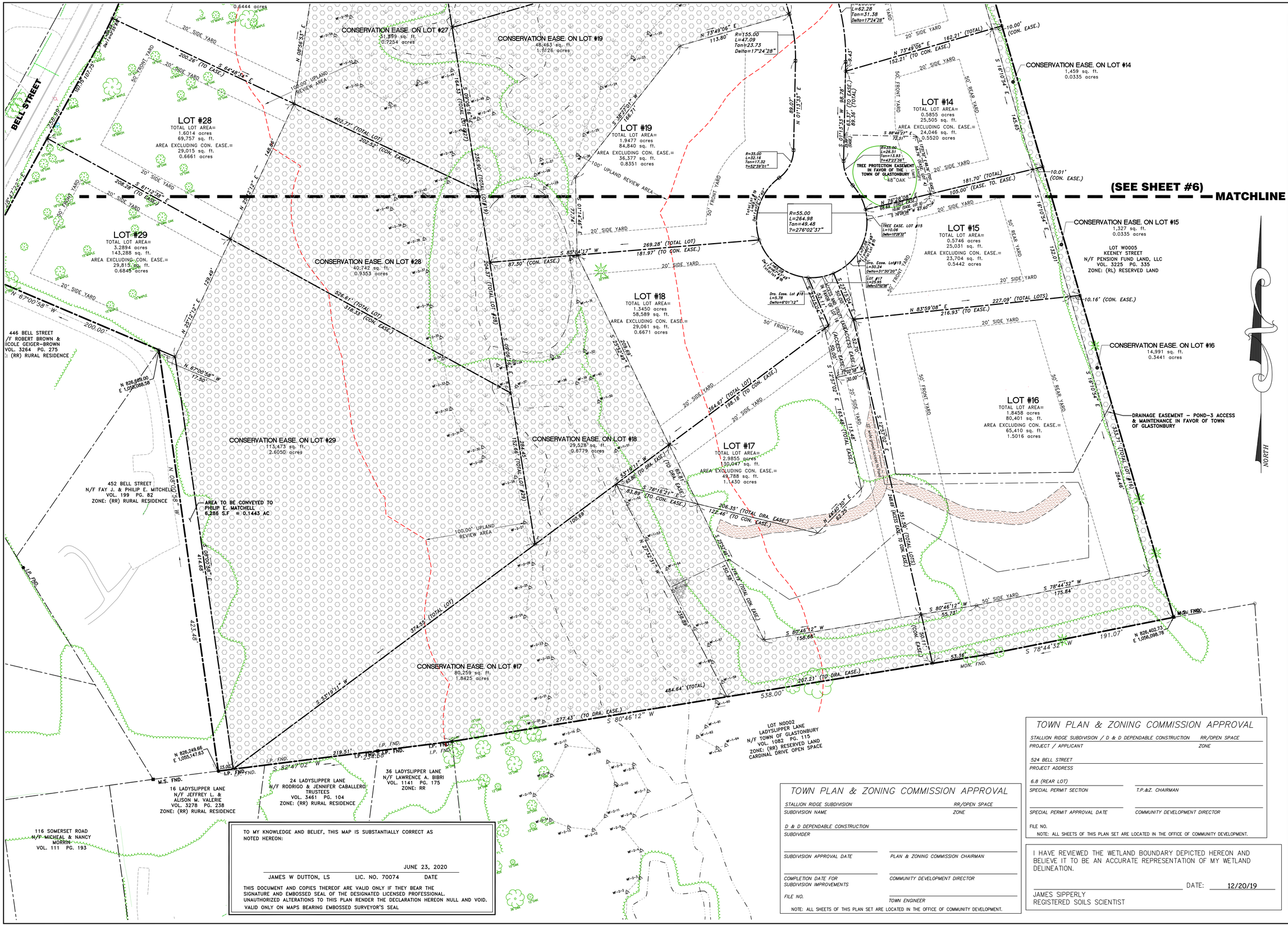
9/29/20 PER TOWN COMMENT

SUBDIVISION PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

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DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

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SUBDIVISION PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY NO. 20665 LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT NOTES:

1. EXISTING TREES AND SHRUBS SHALL BE PRESERVED WHEREVER PRACTICAL AND/OR DESIRABLE. ALL DEAD OR DISEASED TREES SHALL BE REMOVED FROM THE SITE. TREES & SHRUBS TO BE SAVED ARE TO BE FLAGGED PRIOR TO CONSTRUCTION.
2. ALL PROPOSED UTILITIES WITHIN THE SUBDIVISION LIMITS SHALL BE LOCATED UNDERGROUND. THE HORIZONTAL AND VERTICAL ALIGNMENT OF SUCH UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR – CALL BEFORE YOU DIG 811.
4. ALL LOTS WITH DRAINAGE SWALES ARE SUBJECT TO DRAINAGE RIGHTS TO AND FROM EACH ABUTTING LOT.
5. NO PORTION OF ANY PROPOSED DRIVEWAY SHALL BE WITHIN 5' OF ANY CATCH BASIN.
6. PROPOSED MANHOLES SHALL HAVE PAVEMENT RAMPED OR BE SET FLUSH WITH THE BINDER COURSE OF PAVEMENT.ALL RAMPING TO BE DONE IN ACCORDANCE WITH TOWN SPECIFICATIONS AND AS DIRECTED BY THE TOWN ENGINEER, NO LATER THAN OCTOBER 30.
7. ALL HOUSES SHOULD HAVE THE CAPABILITY TO HAVE BASEMENT SEWER SERVICE WHERE PRACTICAL. BACKWATER VALVES TO BE INSTALLED ON ALL LOTS.
8. ALL WORK IN EXISTING TOWN RIGHTS OF WAY WILL REQUIRE STREET PERMITS ISSUED BY THE ENGINEERING DEPARTMENT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEER BEFORE PROCEEDING.
10. GRADES SHALL BE INVESTIGATED FOR CONFLICTS AT UTILITY CROSSING, SUCH CONFLICTS SHALL BE DIRECTED TO THE DESIGN & TOWN ENGINEER FOR RESOLUTION.
11. ALL TREES, BRUSH, STUMPS, EXISTING STRUCTURES AND DEBRIS TO BE REMOVED DURING CONSTRUCTION TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A SUITABLE MANNER. DEAD OR DYING TREES TO BE REMOVED AS THEY MAY POSE A SAFETY HAZARD. ALL UNSUITABLE MATERIALS DISCOVED DURING CONSTRUCTION SHALL BE DISPOSED IN A SUITABLE MANNER.
12. NO EARTH SLOPES SHALL EXCEED 3:1. ANY RETAINING WALL THAT MAY BE REQUIRED SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND SHALL PROVIDE PROPER TOP PROTECTION.
13. HOUSES, DRIVES, AND FLOOR ELEVATIONS SHOWN ARE SCHEMATIC AND MAY CHANGE ACCORDING TO TYPE AND LAYOUT OF HOUSE.
14. NO OVERNIGHT OPEN TRENCHES WILL BE PERMITTED ON EXISTING TOWN ROADWAYS.
15. NOTIFY THE TOWN ENGINEER PRIOR TO THE CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.
16. ALL DISTURBED AREAS NOT PAVED OR MULCHED, SHALL BE LOAMED WITH 4" MINIMUM OF TOPSOIL, FERTILIZED AND SEDED.
17. ROOF, CELLAR, FOUNDATION AND/OR CURTAIN DRAINS MAY BE CONNECTED
18. CATCH BASINS FRAMES SHALL MATCH ABUTTING CURB TYPES. ALL CATCH BASINS TO HAVE GALVANIZED FRAMES AND GRATES.
19. MINIMUM COVER ON STORM DRAINAGE TO BE 2.5 FEET FOR HDPE PIPE OR 24" FOR R.C.P.
20. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN SPECIFICATION.
21. FIRE HYDRANTS TO BE INSTALLED 2' BEHIND CURB WITH GROUND CLEARANCE OF 18" TO PUMP CONNECTION LOCATION.
22. DRIVEWAY LIPS AND PAVED APRONS SHALL BE INSTALLED ON ALL LOTS PER TOWN STANDARDS.
23. SHOULD INDIVIDUAL LOTS BE SOLD, THE DEVELOPER SHOULD INSURE THAT ANY CONDITIONS IMPOSED ON ANY LOT BE CLEARLY NOTED IN THE CONTRACT FOR SALE. IT WILL BE THE TOWN'S POSITION THAT ALL IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. IF THE DEVELOPER ASSIGNS ANY OF THESE REQUIREMENTS TO THE BUYER, THEY SHOULD BE CLEARLY NOTED.
24. ALL HOMES TO BE CONSTRUCTED ARE TO HAVE NUMBERS, AS PER TOWN ORDINANCE AND MUST BE VISIBLE FROM THE STREET.
25. THERE ARE TO BE THREE STREET TREES PER LOT AS PER THE SUBDIVISION REGULATIONS. LOCATION AND SPECIES TO BE APPROVED ON PLOT PLAN.
26. UNDERDRAINS IN THE ROAD TO BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS OR TOWN ENGINEER AS NEEDED.
27. ALL PROPOSED SWALES TO BE CONSTRUCTED IN CONJUNCTION WITH THE DRAINAGE SYSTEM.
28. STREET SIGN TO BE INSTALLED AND REMAIN VISIBLE DURING ALL STAGES OF CONSTRUCTION. TEMPORARY STREET SIGNS ARE TO BE ERECTED PRIOR TO WORK COMMENCEMENT.
29. WATER AND GAS GRATES TO BE SET TO BINDER COURSE; ADJUST WITH RINGS TO FINAL FINISH PAVEMENT GRADES.
30. NO STUMPS OR BRUSH TO BE BURIED ON SITE, USE APPROVED DISPOSAL FACILITES.
31. ALL TRENCHES INCLUDING SANITARY SEWERS TO BE BACK FILLED WITH GRAVEL.
32. WATER MAINS TO BE TESTED TO 150 PSI, CHLORINATION BY INJECTION METHOD AND DECHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE COORDINATED WITH THE MDC.
33. SEWER TO BE INSTALLED INCLUDING LATERALS FOR ALL PROPOSED AND EXISTING HOUSES TO STREET LINES AND AIR TESTED AND VIDEO TAPED PRIOR TO ACCEPTANCE BY THE TOWN OF GLASTONBURY.
34. LOTS 25-29 REQUIRE BIO-RETENTION SYSTEMS. ALL BIO-RETENTION BASINS TO BE MAINTED BY PROPERTY OWNERS. SEE SHEET #20 FOR BIO-RETENTION BASIN DETAILS.
35. ZONE PLANS DEPICTING THE PROPOSED LOW PRESSURE SEWER DESIGN WITH PUMP SIZE REQUIREMENTS FOR EACH PROPOSED OR EXISTING HOME TO BE CONNECTED TO THE FORCE MAIN SHALL BE PROVIDED BY OTHER PRIOR TO APPROVAL.
36. THE PROPOSED 2" AND 3" FORCE MAIN SHALL UTILIZE SDR 11 –500'MIN. COIL ROLLED PRESSURE RATED PIPE. ALL PIPE UNIONS SHALL BE MADE AT THE PROPOSED STRUCTURES.
37. CONTRACTOR TO COORDINATE WITH EXISTING HOMEOWNERS FOR LOCATION OF PROPOSED SEWER LATERALS.
38. ALL CATCH BASIN SUMPS TO BE 4' DEEP.
39. ALL EXISTING HOUSE LATERALS TO BE 6" SDR35 PVC CAPPED AT THE STREET LINE.
40. ALL FM BUILDING LATERALS SHALL BE 1 1/4" PVC. GATE BOX TO BE INSTALLED AT STREET LINE.
41. ALL PRIVATE DRAINAGE CONNECTIONS TO THE TOWN OF GLASTONBURY SYSTEM REQUIRE A WAIVER OF CLAIM TO BE FILED AND MAINTENANCE OS THE RESPONSIBILITY OF THE HOMEOWNER.
42. ALL OFF ROAD DRAINAGE MANHOLES TO HAVE BOLTED COVERS AND WITNESS POSTS.

✱ = SEWAGE PUMP REQUIRED

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SITE DEVELOPMENT PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

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DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — PR/OPEN SPACE
PROJECT / APPLICANT — ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR
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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — PR/OPEN SPACE
SUBDIVISION NAME — ZONE
D. & D. DEPENDABLE CONSTRUCTION
SUBDIVIDER
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SITE DEVELOPMENT PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

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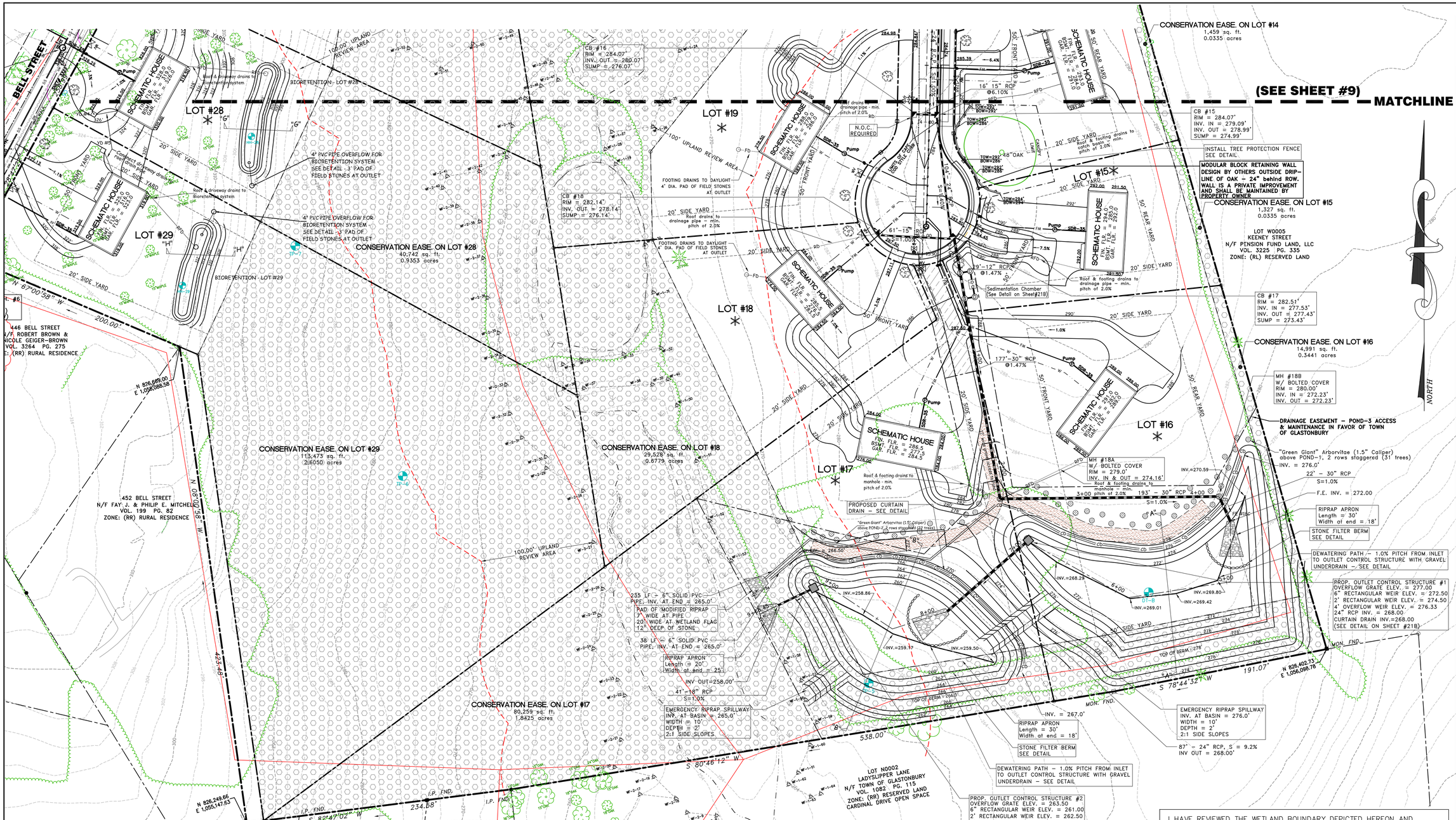

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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

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PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
TEMPORARY SEDIMENT TRAP (TST)	-DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.	-TURBID WATER -EXCESSIVE SEDIMENT ACCUMULATION -OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
TEMPORARY SEDIMENT BASIN (DETENTION BASIN) (SB/PST)	-INTERCEPT/RETAIN SEDIMENT DURING CONSTRUCTION. -PREVENT TRANSPORT AND DEPOSITION OF SEDIMENT OFF CONSTRUCTION SITE.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR GREATER. CLEAN OUT SEDIMENT WHEN ACCUMULATION EXCEEDS ½ OF THE WET STORAGE CAPACITY OR WHEN DEPTH OF AVAILABLE POOL IS REDUCED TO 18". PLACE STAKES OR OTHER MEANS TO INDICATE THE THRESHOLD ELEVATION FOR SEDIMENT CLEANOUT.	-TURBID WATER -EXCESSIVE SEDIMENT ACCUMULATION -OVERTOPPING EVIDENCE -EROSION OF EMBANKMENTS	TEMPORARY SEDIMENT BASINS THAT ARE NOT TO FUNCTION AS PERMANENT DETENTION BASINS MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
SILT FENCE (SF) (RELATED: IP/STK)	-INTERCEPT AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. -DECREASE VELOCITY OF SHEET FLOW. -PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ OF THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	-PHYSICAL DAMAGE OR DECOMPOSITION -EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE -EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE. -REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
HAY BALES (HB)	-INTERCEPT AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. -DECREASE VELOCITY OF SHEET FLOW. -PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	-PHYSICAL DAMAGE OR DECOMPOSITION -EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE -EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE. -REPETITIVE FAILURE	HAY BALES MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
TEMPORARY DIVERSION BERM/SWALE (TBS) OR TEMPORARY SWALE (TSW) OR WATER BAR (WB)	-MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. -DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ON GOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	-PHYSICAL DAMAGE -EXCESSIVE SCOURING/EROSION -REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE)	-REDUCE THE TRACKING OF SEDIMENT OFF-SITE ON TO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	-SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	-PROHIBIT SILT IN CONSTRUCTION RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	-RIPPED BAG -FAILED HAY BALES/SILT FENCE -SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	-RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED AND REDUCE WATER TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	-EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS -FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION (DC)	-TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICKED AND SEDIMENT ACCUMULATES QUICKLY. PERIODICALLY MOISTEN UNPAVED TRAVEL WAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST.

EROSION LEGEND

Symbol	Description
GSF	SEDIMENT FILTER FENCE
CE	CONSTRUCTION ENTRANCE
STK	TEMPORARY SOIL STOCKPILE – SURROUNDED BY SEDIMENT FILTER FENCE
IP	INLET PROTECTION (ALL CATCH BASINS AND YARD DRAINS)
SS	SILT SOXX
SCD	STONE CHECK DAM
TST	TEMPORARY SEDIMENT TRAP TO BE CONSTRUCTED PRIOR TO MASS EXCAVATION. CLEAN WHEN SEDIMNET DEPTH EQUALS 12"

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — SUBDIVISION NAME
RR/OPEN SPACE — ZONE
D & D DEPENDABLE CONSTRUCTION — SUBDIVIDER
SUBDIVISION APPROVAL DATE
PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS
COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — PROJECT / APPLICANT
RR/OPEN SPACE — ZONE
524 BELL STREET — PROJECT ADDRESS
6.8 (REAR LOT) — SPECIAL PERMIT SECTION
T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE
COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

INSPECTION 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 SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM – 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

NOTE:
SOIL DELINEATION INFORMATION PERFORMED BY JAMES SIPPERLY. SOIL MAPPING IS SHOWN ON EXISTING CONDITIONS MAP

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

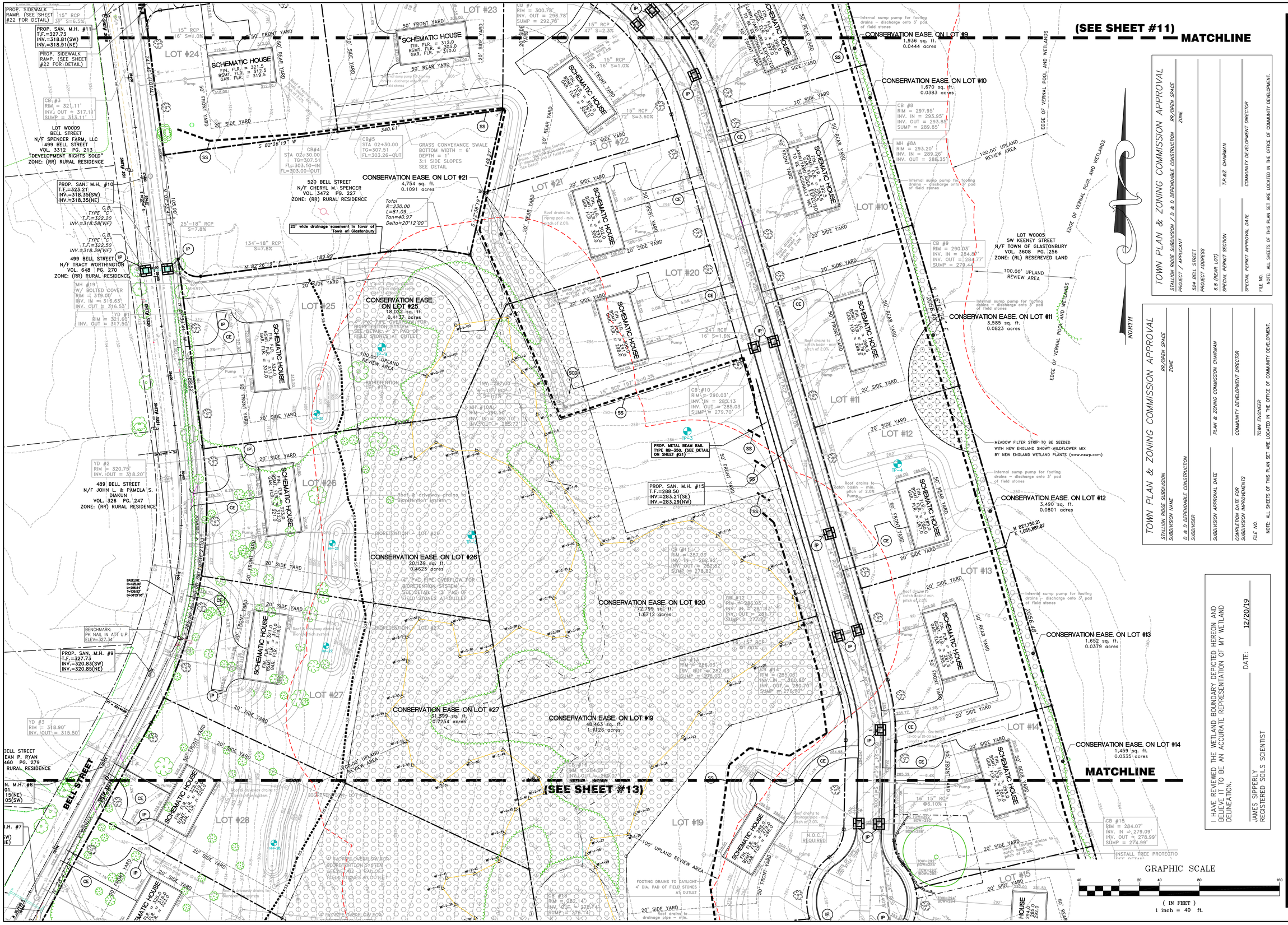
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=40'
DATE: JUN. 23, 2020
JOB No.: 3134
CHECKED BY: JPC
DRAWN BY: JMP
ACAD FILE: 3134-ES
SHEET: 11 OF: 27

REVISIONS:
08/11/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED PROFESSIONAL ENGINEER



TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE
D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER
SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. — TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

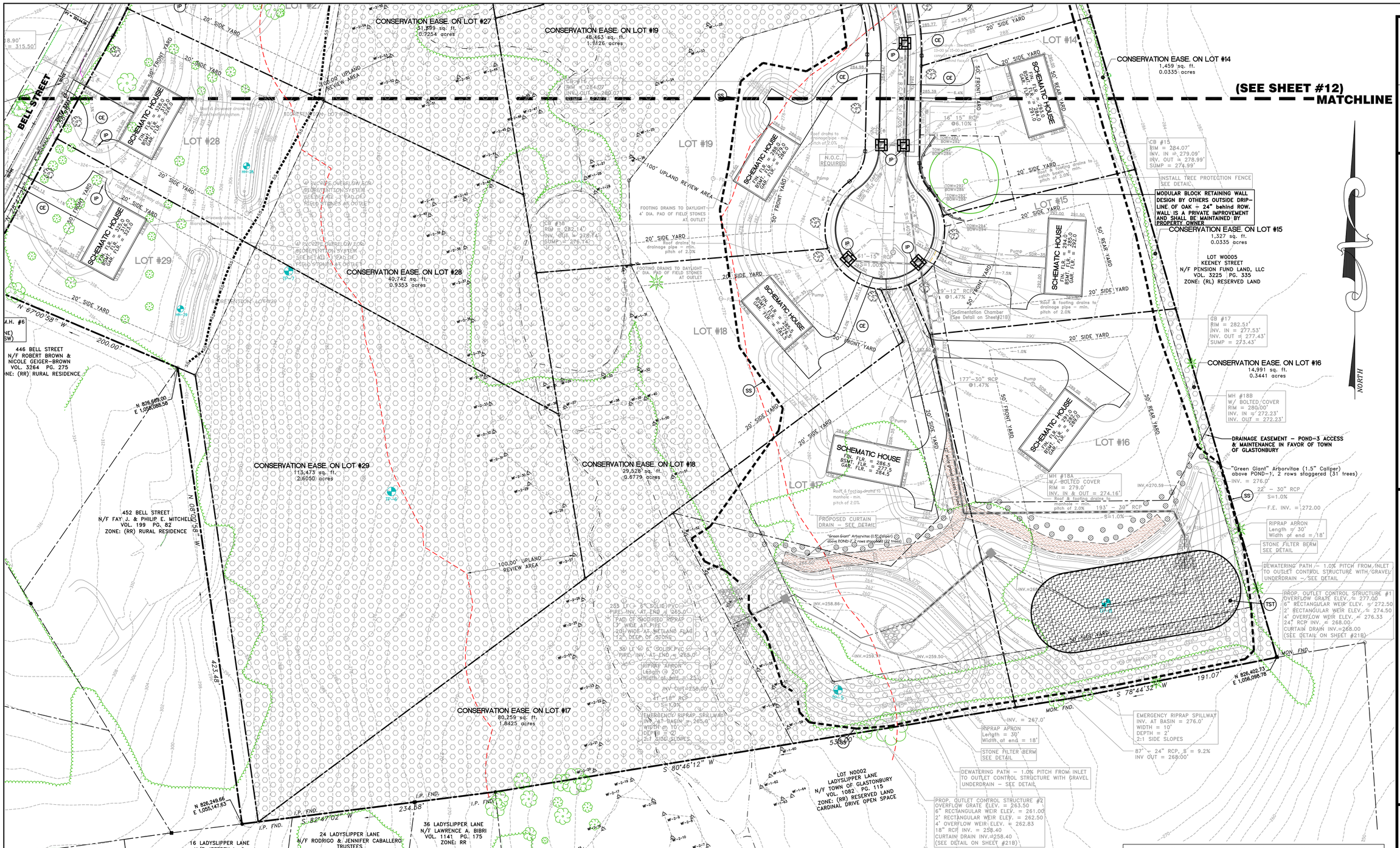
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-ES
SHEET: 12 OF: 27	

REVISIONS:
8/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



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DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

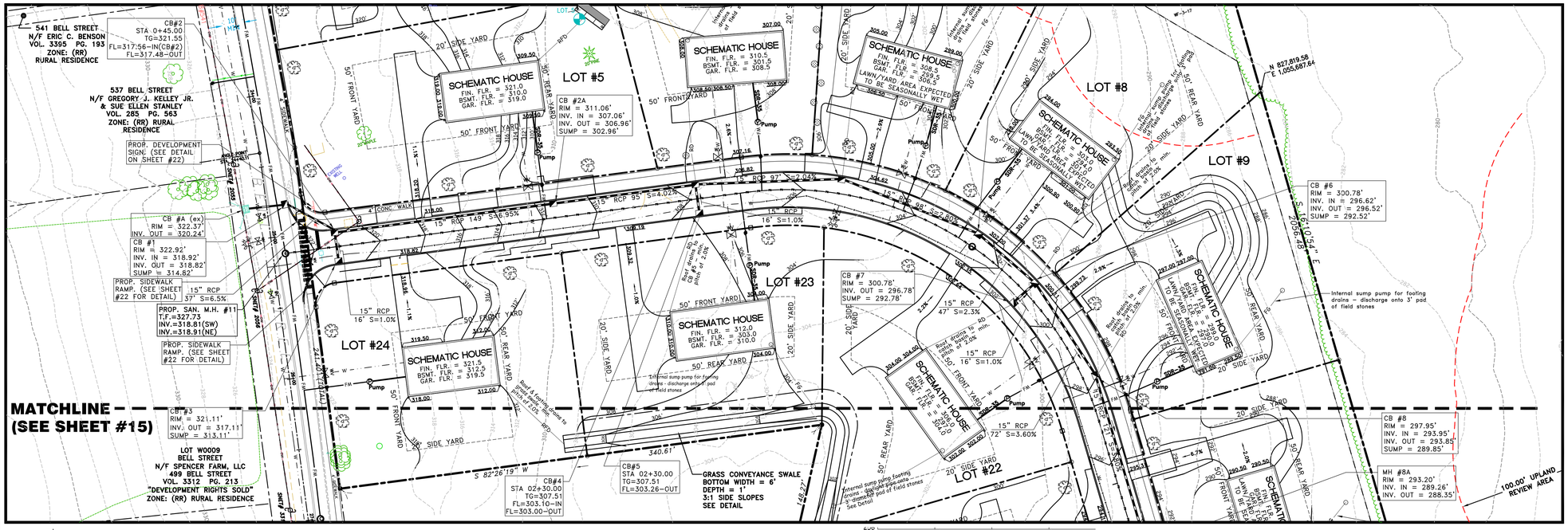
SCALE: 1"=40'
DATE: JUN. 23, 2020
JOB No.:3134
SHEET: 13 OF: 27
CHECKED BY: JPC
DRAWN BY: JMP
ACAD FILE: 3134-ES

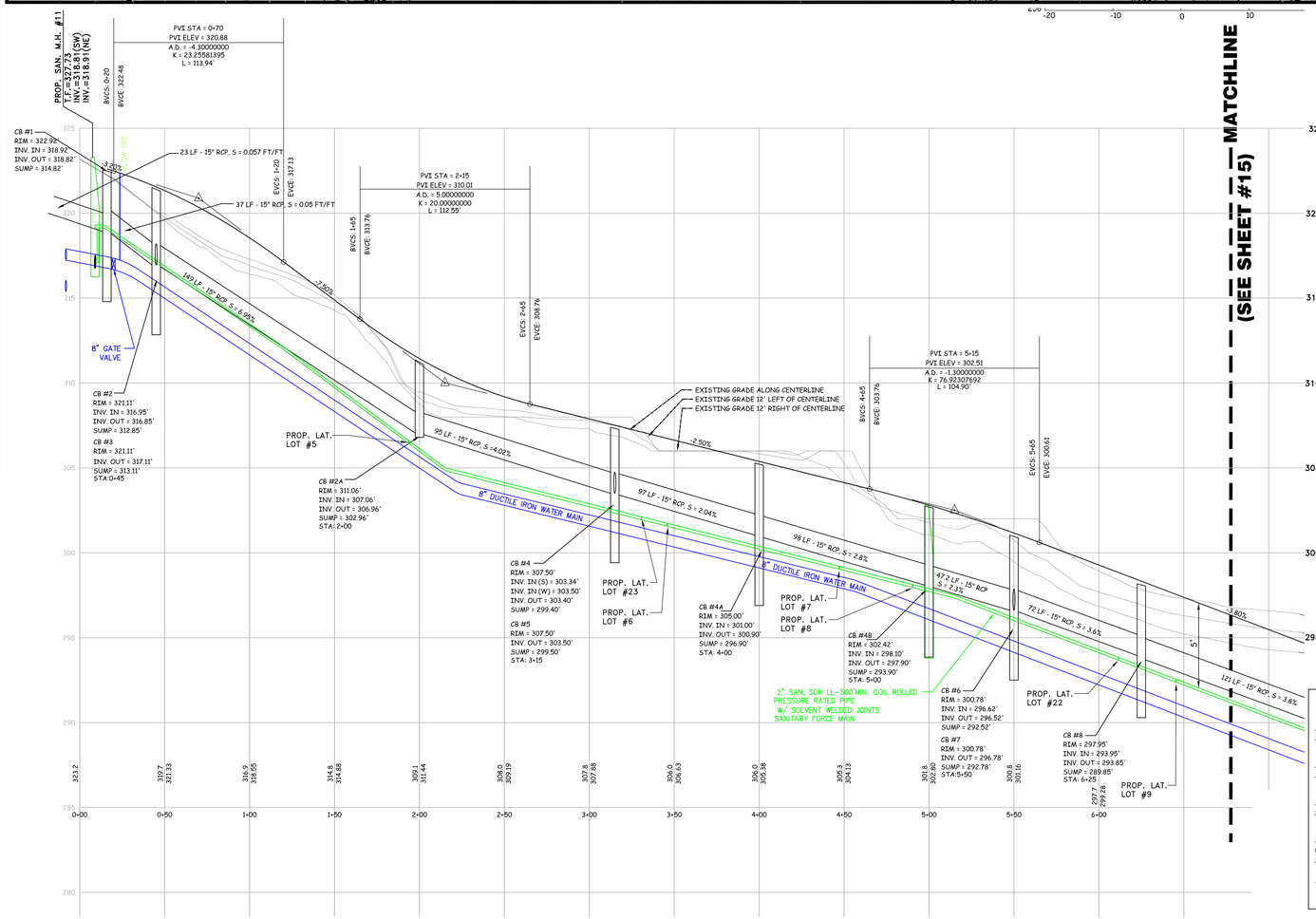
REVISIONS:
8/17/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT
10/07/20 PER TOWN COMMENT

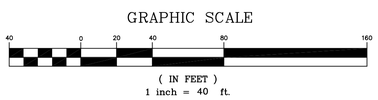
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY NO. 20665 LICENSED PROFESSIONAL ENGINEER







MS4 TRACKING INFORMATION:
EXISTING IMPERVIOUS AREA = 0.4983 ACRES
PROPOSED IMPERVIOUS AREA = 4.0438 ACRES

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

_____ DATE: 12/20/19
JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

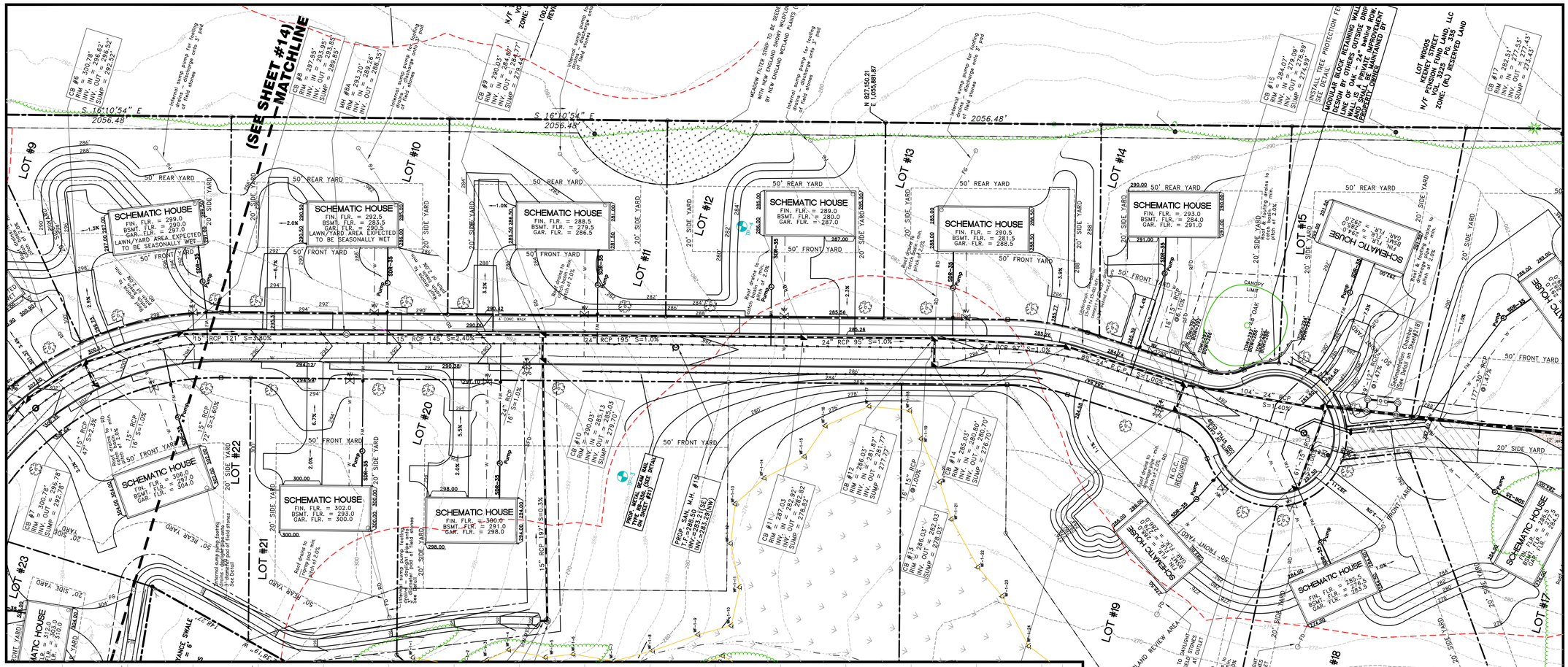
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-STAL-PRO
SHEET: 14 OF: 27	

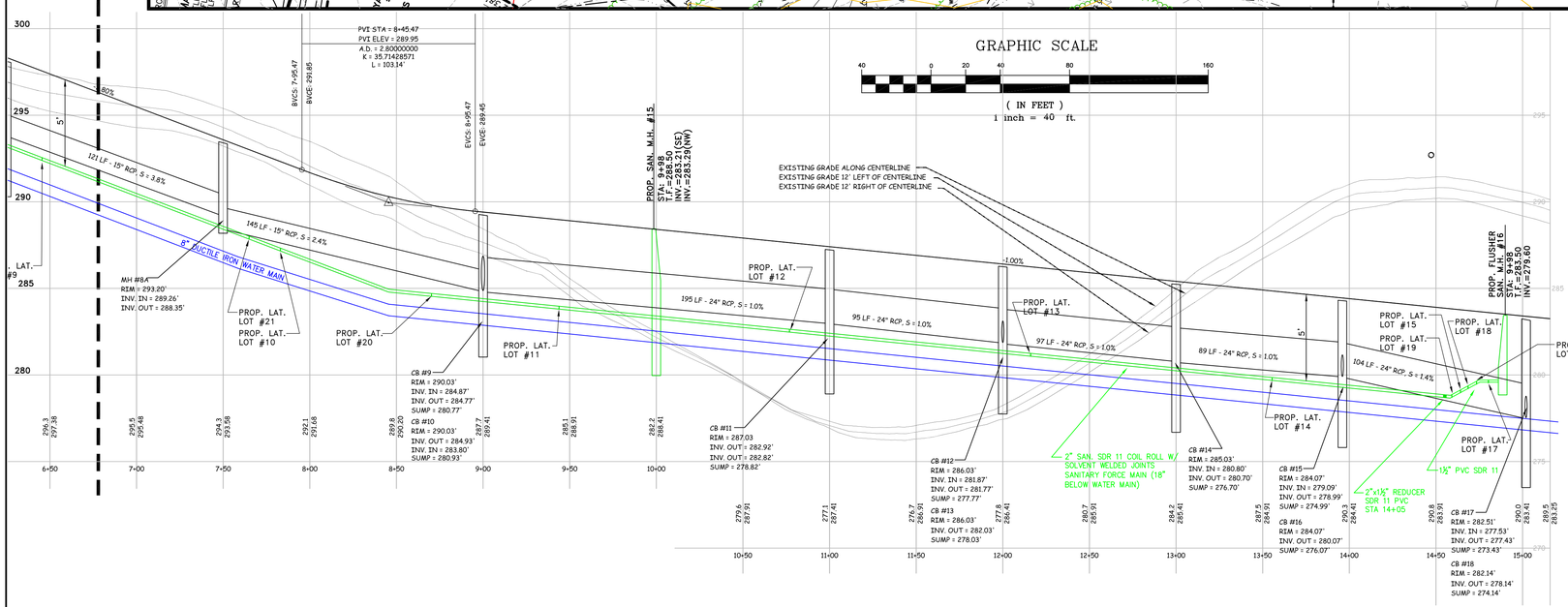
REVISIONS:
08/17/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

STALLION DRIVE ROAD PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES F. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER





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I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

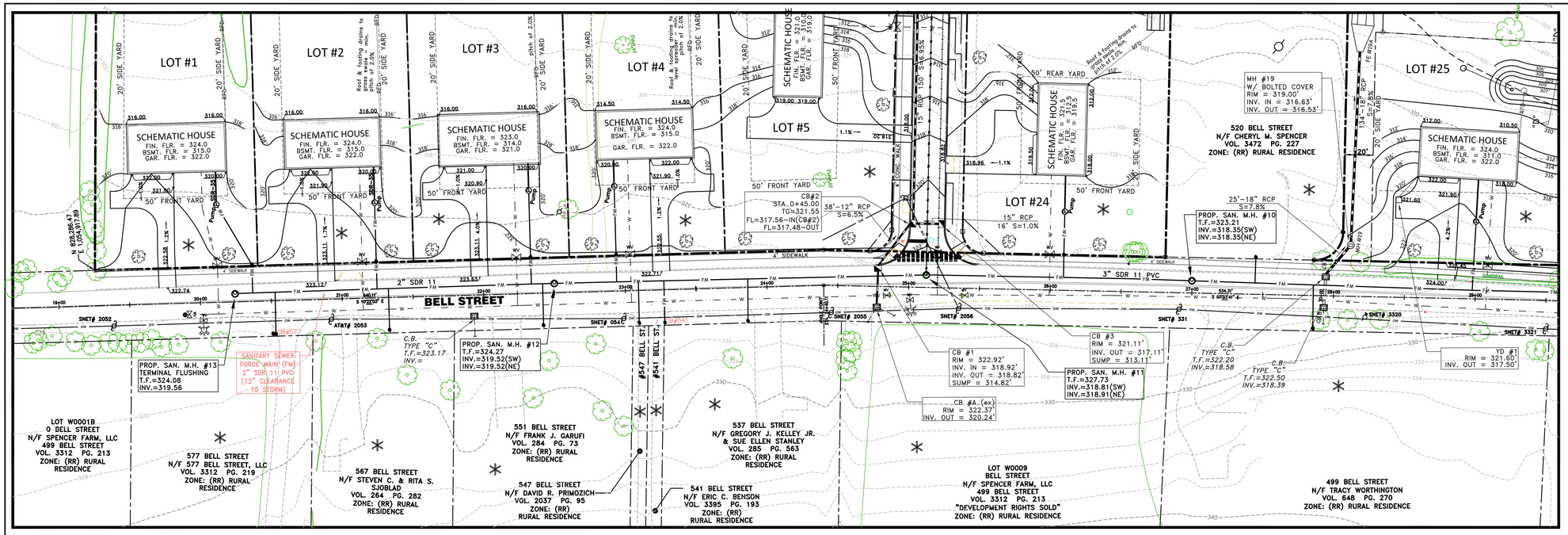
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

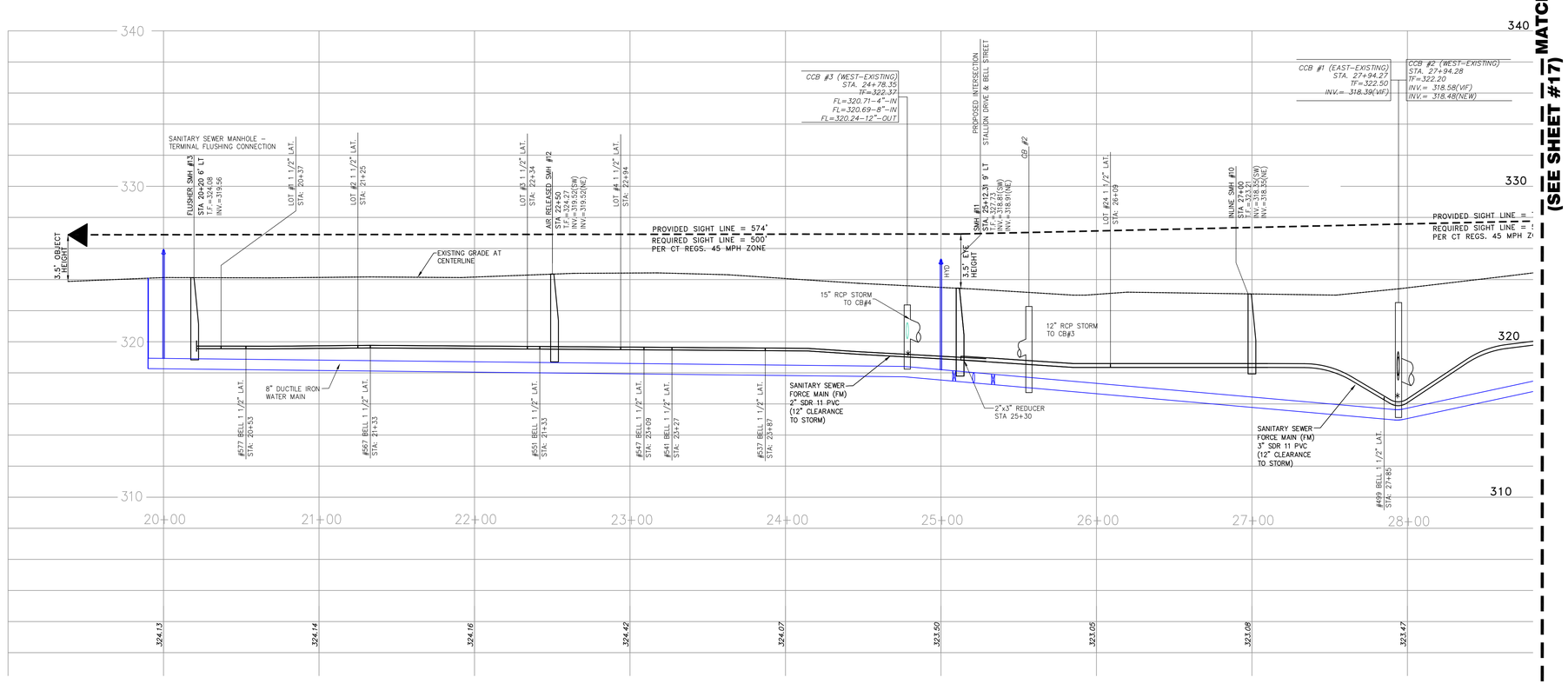
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-STAL-PRO
SHEET: 15 OF: 27	

REVISIONS:
08/17/20 PER TOWN COMMENT
9/14/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

STALLION DRIVE ROAD PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

* = SEWAGE PUMP REQUIRED

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D. & D. DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

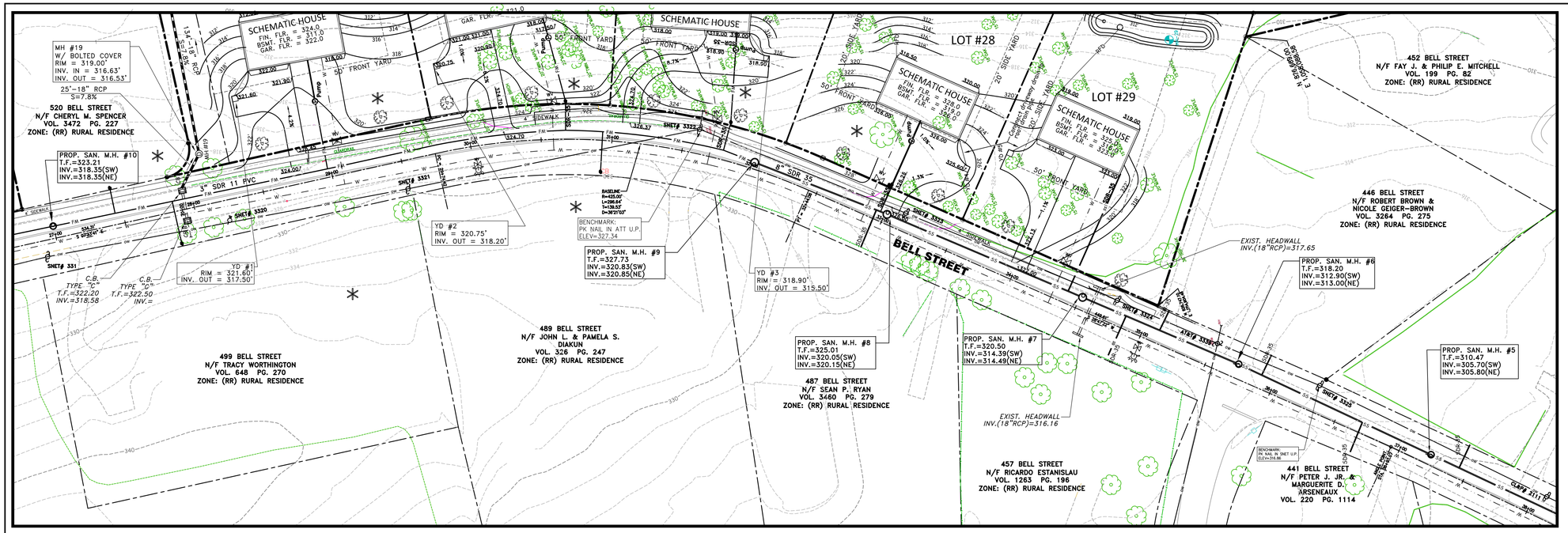
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-STAL-PRO
SHEET: 16 OF: 27	

REVISIONS:
9/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

OFF-SITE WATER & SEWER PLAN/PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

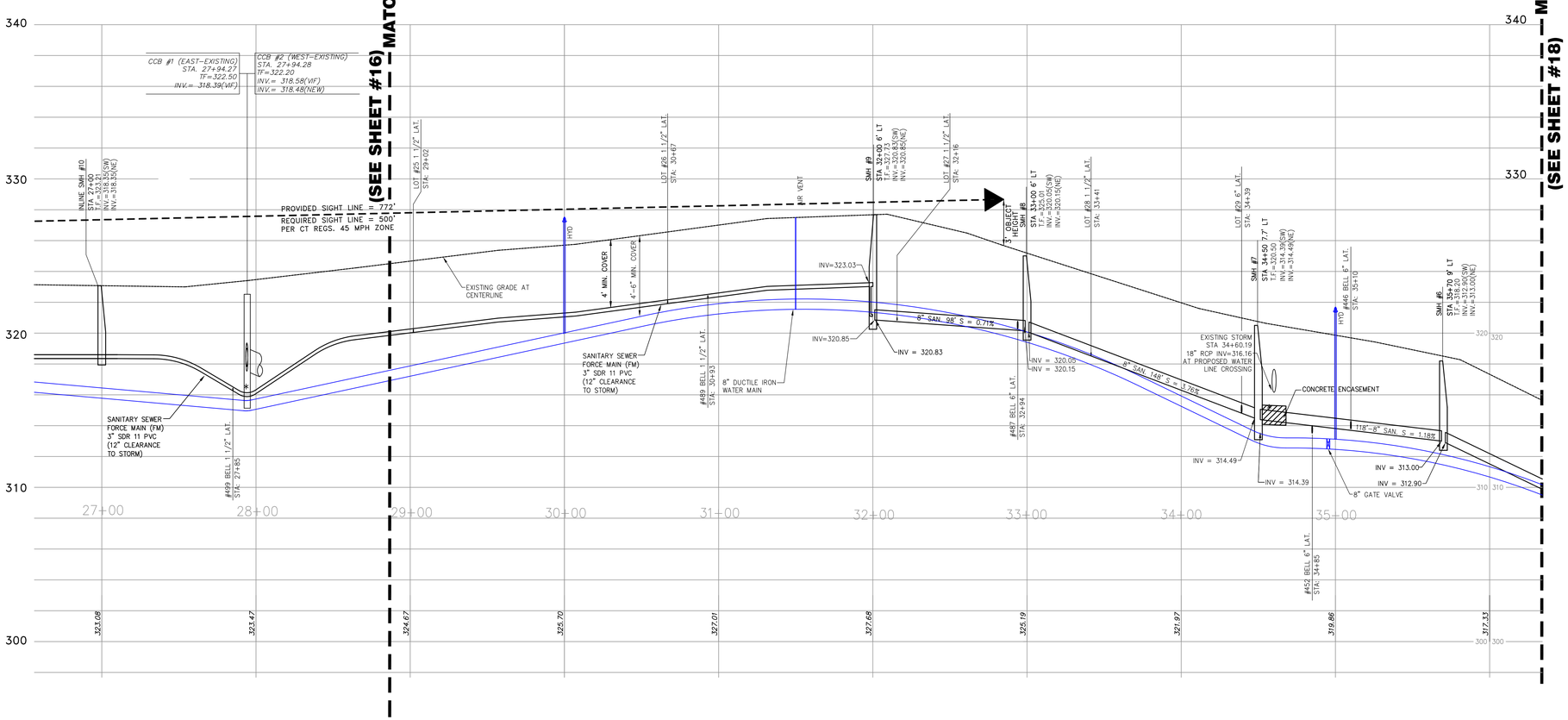
STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



* = SEWAGE PUMP REQUIRED

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE
D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER
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COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. — TOWN ENGINEER
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

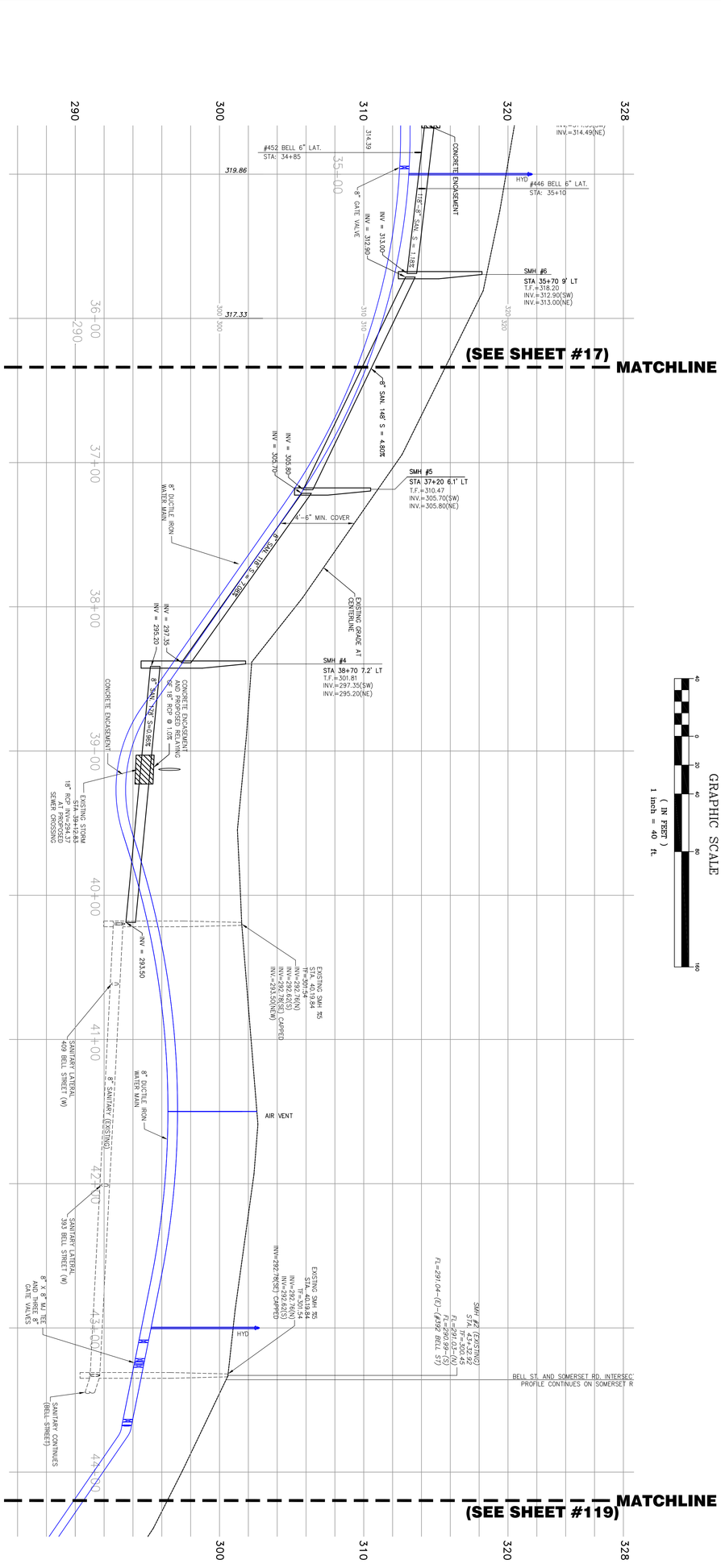
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.: 3134	ACAD FILE: 3134-STAL-PRO
SHEET: 17 OF: 27	

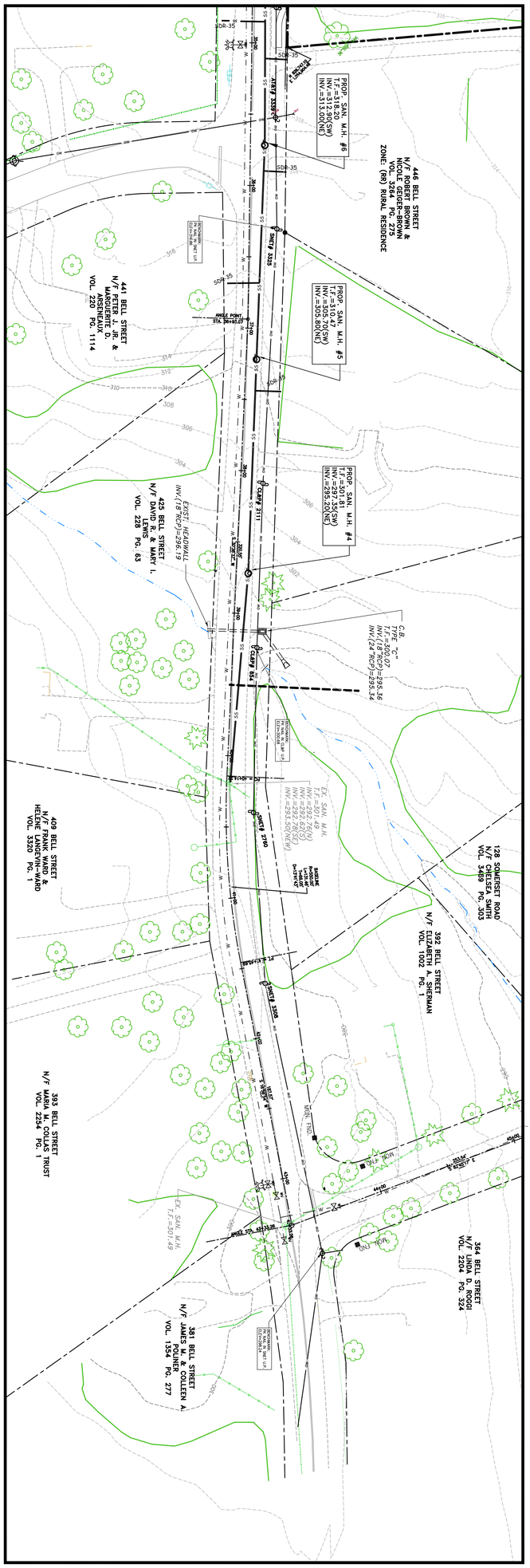
REVISIONS:
8/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

OFF-SITE WATER & SEWER PLAN/PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER





TOWN PLAN & ZONING COMMISSION APPROVAL	
STALLION RIDGE SUBDIVISION	RR/OPEN SPACE
SUBDIVISION NAME	ZONE
D & D DEPENDABLE CONSTRUCTION	
SUBDIVIDER	
SUBDIVISION APPROVAL DATE	PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL	
STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION	RR/OPEN SPACE
PROJECT / APPLICANT	ZONE
524 BELL STREET	
PROJECT ADDRESS	
6.8 (REAR LOT)	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

STATE OF CONNECTICUT
PAUL J. CIOTTI
No. 20005
LICENSED PROFESSIONAL ENGINEER
11.10.20

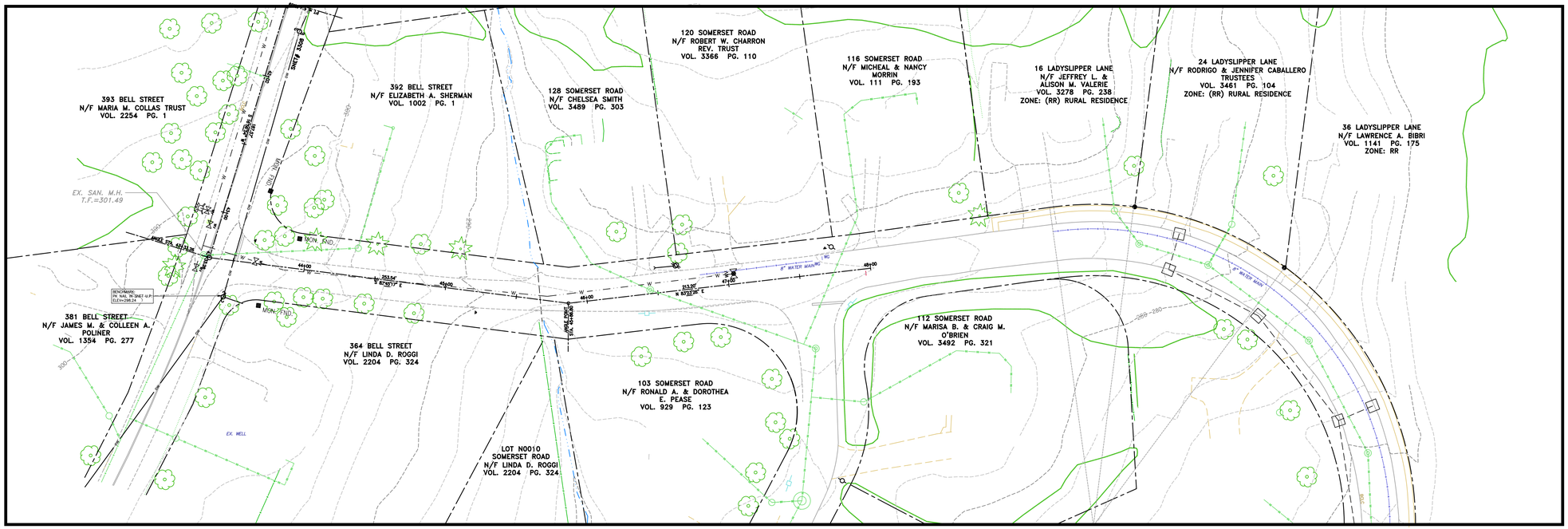
OFF-SITE WATER & SEWER PLAN/PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

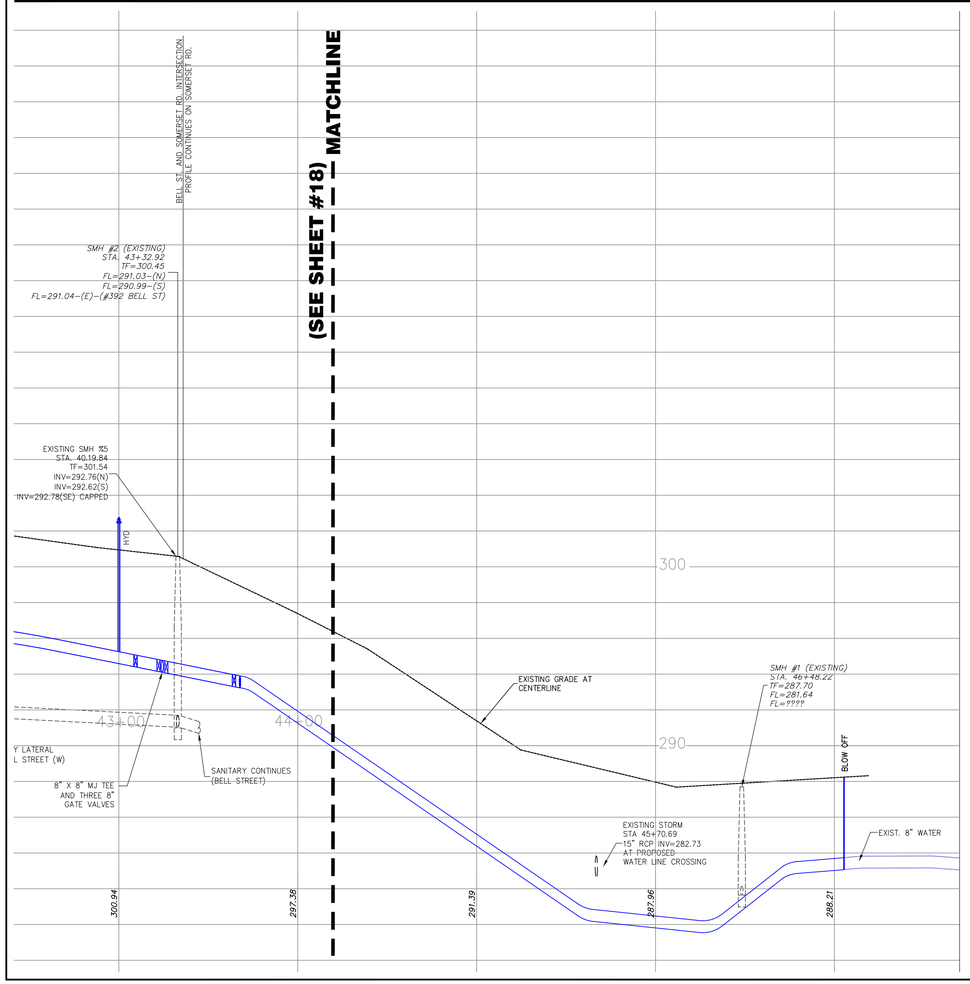
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.: 3134	ACAD FILE: 3134-STAL-PRO

SHEET: 18 OF: 27

REVISIONS:
08/11/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

SITE DEVELOPMENT NOTES:

1. EXISTING TREES AND SHRUBS SHALL BE PRESERVED WHEREVER PRACTICAL AND/OR DESIRABLE. ALL DEAD OR DISEASED TREES SHALL BE REMOVED FROM THE SITE. TREES & SHRUBS TO BE SAVED ARE TO BE FLAGGED PRIOR TO CONSTRUCTION.
2. ALL PROPOSED UTILITIES WITHIN THE SUBDIVISION LIMITS SHALL BE LOCATED UNDERGROUND. THE HORIZONTAL AND VERTICAL ALIGNMENT OF SUCH UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
3. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR – CALL BEFORE YOU DIG 811.
4. ALL LOTS WITH DRAINAGE SWALES ARE SUBJECT TO DRAINAGE RIGHTS TO AND FROM EACH ABUTTING LOT.
5. NO PORTION OF ANY PROPOSED DRIVEWAY SHALL BE WITHIN 5' OF ANY CATCH BASIN.
6. PROPOSED MANHOLES SHALL HAVE PAVEMENT RAMPED OR BE SET FLUSH WITH THE BINDER COURSE OF PAVEMENT.ALL RAMPING TO BE DONE IN ACCORDANCE WITH TOWN SPECIFICATIONS AND AS DIRECTED BY THE TOWN ENGINEER, NO LATER THAN OCTOBER 30.
7. ALL HOUSES SHOULD HAVE THE CAPABILITY TO HAVE BASEMENT SEWER SERVICE WHERE PRACTICAL. BACKWATER VALVES TO BE INSTALLED ON ALL LOTS.
8. ALL WORK IN EXISTING TOWN RIGHTS OF WAY WILL REQUIRE STREET PERMITS ISSUED BY THE ENGINEERING DEPARTMENT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEER BEFORE PROCEEDING.
10. GRADES SHALL BE INVESTIGATED FOR CONFLICTS AT UTILITY CROSSING, SUCH CONFLICTS SHALL BE DIRECTED TO THE DESIGN & TOWN ENGINEER FOR RESOLUTION.
11. ALL TREES, BRUSH, STUMPS, EXISTING STRUCTURES AND DEBRIS TO BE REMOVED DURING CONSTRUCTION TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A SUITABLE MANNER. DEAD OR DYING TREES TO BE REMOVED AS THEY MAY POSE A SAFETY HAZARD. ALL UNSUITABLE MATERIALS DISCOVED DURING CONSTRUCTION SHALL BE DISPOSED IN A SUITABLE MANNER.
12. NO EARTH SLOPES SHALL EXCEED 3:1. ANY RETAINING WALL THAT MAY BE REQUIRED SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND SHALL PROVIDE PROPER TOP PROTECTION.
13. HOUSES, DRIVES, AND FLOOR ELEVATIONS SHOWN ARE SCHEMATIC AND MAY CHANGE ACCORDING TO TYPE AND LAYOUT OF HOUSE.
14. NO OVERNIGHT OPEN TRENCHES WILL BE PERMITTED ON EXISTING TOWN ROADWAYS.
15. NOTIFY THE TOWN ENGINEER PRIOR TO THE CONSTRUCTION TO ARRANGE A PRE-CONSTRRUCTION MEETING.
16. ALL DISTURBED AREAS NOT PAVED OR MULCHED, SHALL BE LOAMED WITH 4" MINIMUM OF TOPSOIL, FERTILIZED AND SEDED.
17. ROOF, CELLAR, FOUNDATION AND/OR CURTAIN DRAINS MAY BE CONNECTED
18. CATCH BASINS FRAMES SHALL MATCH ABUTTING CURB TYPES. ALL CATCH BASINS TO HAVE GALVANIZED FRAMES AND GRATES.
19. MINIMUM COVER ON STORM DRAINAGE TO BE 2.5 FEET FOR HDPE PIPE OR 24" FOR R.C.P.
20. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN SPECIFICATION.
21. FIRE HYDRANTS TO BE INSTALLED 2' BEHIND CURB WITH GROUND CLEARANCE OF 18" TO PUMP CONNECTION LOCATION.
22. DRIVEWAY LIPS AND PAVED APRONS SHALL BE INSTALLED ON ALL LOTS PER TOWN STANDARDS.
23. SHOULD INDIVIDUAL LOTS BE SOLD, THE DEVELOPER SHOULD INSURE THAT ANY CONDITIONS IMPOSED ON ANY LOT BE CLEARLY NOTED IN THE CONTRACT FOR SALE. IT WILL BE THE TOWN'S POSITION THAT ALL IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. IF THE DEVELOPER ASSIGNS ANY OF THESE REQUIREMENTS TO THE BUYER, THEY SHOULD BE CLEARLY NOTED.
24. ALL HOMES TO BE CONSTRUCTED ARE TO HAVE NUMBERS, AS PER TOWN ORDINANCE AND MUST BE VISIBLE FROM THE STREET.
25. THERE ARE TO BE THREE STREET TREES PER LOT AS PER THE SUBDIVISION REGULATIONS. LOCATION AND SPECIES TO BE APPROVED ON PLOT PLAN.
26. STREETS SHALL BE INSPECTED AND MAINTAINED DURING ALL STAGES OF CONSTRUCTION. TEMPORARY TURNAROUNDS ARE TO BE ERECTED PRIOR TO WORK COMMENCEMENT.
27. WILLIFORD SLOPES TO BE CONSTRUCTED IN CONSERVATION WITH THE DRAINAGE SYSTEM. TO FINAL FINISH PAVEMENT GRADES.
28. STREET LIGHTS TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER DURING ALL STAGES OF CONSTRUCTION.
29. WHERE PROPOSED SWALES TO BE CONSTRUCTED IN CONJUNCTION WITH THE DRAINAGE SYSTEM.
30. NO STUMPS OR BRUSH TO BE BURIED ON SITE, USE APPROVED DISPOSAL FACILITES.
31. ALL TRENCHES INCLUDING SANITARY SEWERS TO BE BACK FILLED WITH GRAVEL.
32. WATER MAINS TO BE TESTED TO 150 PSI, CHLORINATION BY INJECTION METHOD AND DECHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO BE COORDINATED WITH THE MDC.
33. SEWER TO BE INSTALLED INCLUDING LATERALS FOR ALL PROPOSED AND EXISTING HOUSES TO STREET LINES AND AIR TESTED AND VIDEO TAPED PRIOR TO ACCEPTANCE BY THE TOWN OF GLASTONBURY.
34. LOTS 25-29 REQUIRE BIO-RETENTION SYSTEMS. ALL BIO-RETENTION BASINS TO BE MAINTED BY PROPERTY OWNERS. SEE SHEET #20 FOR BIO-RETENTION BASIN DETAILS.
35. ZONE PLANS DEPICTING THE PROPOSED LOW PRESSURE SEWER DESIGN WITH PUMP SIZE REQUIREMENTS FOR EACH PROPOSED OR EXISTING HOME TO BE CONNECTED TO THE FORCE MAIN SHALL BE PROVIDED BY OTHER PRIOR TO APPROVAL.
36. THE PROPOSED 2" AND 3" FORCE MAIN SHALL UTILIZE SDR 11 -500'MIN. COIL ROLLED PRESSURE RATED PIPE. ALL PIPE UNIONS SHALL BE MADE AT THE PROPOSED STRUCTURES.
37. CONTRACTOR TO COORDINATE WITH EXISTING HOMEOWNERS FOR LOCATION OF PROPOSED SEWER LATERALS.
38. ALL CATCH BASIN SUMPS TO BE 4' DEEP.
39. ALL EXISTING HOUSE LATERALS TO BE 6" SDR35 PVC CAPPED AT THE STREET LINE.
40. ALL FM BUILDING LATERALS SHALL BE 1 1/4" PVC. GATE BOX TO BE INSTALLED AT STREET LINE.
41. ALL PRIVATE DRAINAGE CONNECTIONS TO THE TOWN OF GLASTONBURY SYSTEM REQUIRE A WAIVER OF CLAIM TO BE FILED AND MAINTENANCE OS THE RESPONSIBILITY OF THE HOMEOWNER.
42. ALL OFF ROAD DRAINAGE MANHOLES TO HAVE BOLTED COVERS AND WITNESS POSTS.

* = SEWAGE PUMP REQUIRED

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REVISIONS:
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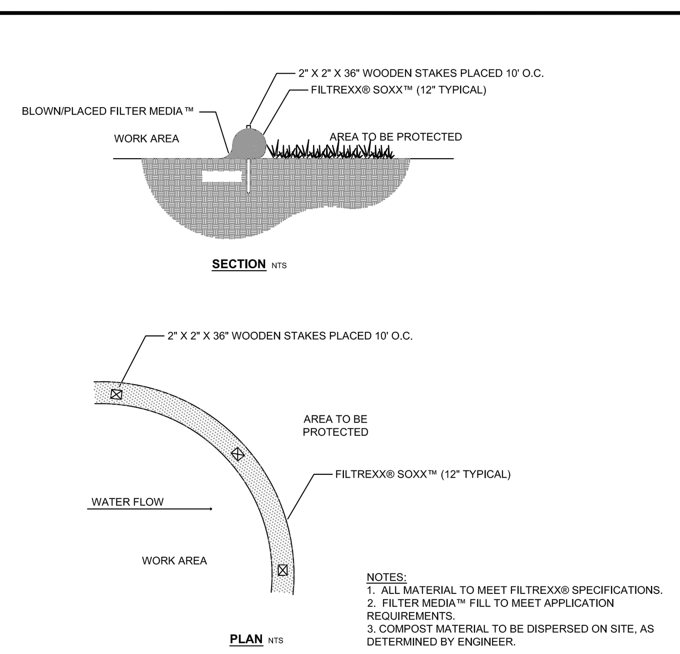
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

OFF-SITE WATER & SEWER PLAN/PROFILE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



FILTREXX® SEDIMENT CONTROL

NTS

SOIL TEST HOLE RESULTS AT 524 BELL STREET BY JAMES SIPPERLY
DATE: 7/3/20

LOT 1
O 0-2" ORGANIC MATTER
Ap 2-8" BLACKISH BROWN FINE SANDY LOAM TOPSOIL
B1 8-21" YELLOW BROWN FINE SANDY LOAM WITH GRAVEL AND STONES
C1 21-53" REDDISH MEDIUM SAND WITH GRAVEL AND STONES
C2 53-78" REDDISH SANDY GRAVEL WITH STONES, FIRMER STRUCTURE
LEDGE: NONE, MOTTLING: NONE, ROOTS: NONE, WATER: NONE

LOT 2
O 0-2" ORGANIC MATTER
Ap 2-8" TOPSOIL, FINE SANDY LOAM BLACKISH BROWN
B1 8-18" YELLOW BROWN FINE SANDY LOAM WITH COARSE SAND
C1 18-53" REDDISH MEDIUM SAND WITH GRAVEL
C2 53-72" REDDISH COARSER SAND WITH GRAVEL AND STONES
LEDGE: NONE, FAINT MOTTLING AT 67", ROOTS: NONE, WATER SEEP AT 72"

LOT 3
O 0-2" ORGANIC LEAF LITTER, GRASS ROOTS
Ap 2-7" TOPSOIL, DARK BROWN BLACKISH FINE SANDY LOAM
B1 7-18" YELLOW BROWN FINE SANDY LOAM WITH GRAVEL
B2 18-25" YELLOW REDDISH SAND WITH GRAVEL
C1 25-65" REDDISH SANDY LOAM WITH COARSE GRAVEL AND STONES
LEDGE: NONE, MOTTLING: NONE, ROOTS: NONE, WATER STARTED TO SEEP SLIGHTLY AN HOUR LATER AT 65"

LOT 4
O 0-2" ORGANIC LEAF LITTER, GRASS ROOTS
Ap 2-7" TOPSOIL, BLACK BROWNISH FINE SANDY LOAM
B1 7-20" YELLOW BROWN FINE SANDY LOAM WITH GRAVEL
C1 20-51" REDDISH LOAM WITH STONES AND COBBLES
C2 51-72" REDDISH SANDY LOAM WITH COARSE GRAVEL AND STONES
LEDGE: NONE, MOTTLING: NONE, ROOTS: NONE, WATER SEEP AT 71"(INSTALLED STAND PIPE TO MONITOR WATER)

LOT 5
O 0-2" ORGANIC LEAF LITTER, GRASS ROOTS
Ap 2-7" TOPSOIL, BLACK BROWNISH FINE SANDY LOAM
B1 7-14" YELLOW BROWN FINE SANDY LOAM WITH GRAVEL
B2 14-24" YELLOW REDDISH SANDY LOAM WITH GRAVEL
C 24-56" REDDISH SANDY LOAM WITH STONES AND COBBLES
LEDGE: NONE, MOTTLING: NONE, ROOTS: NONE, WATER: NONE

SOIL TEST HOLE RESULTS AT 524 BELL STREET BY DUTTON ASSOCIATES
DATE: 4/5/18

DT - 1
0 - 12" TOPSOIL
12 - 22" RED BROWN SANDY LOAM
22 - 34" ORIGINAL TOPSOIL
34 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 27", ROOTS TO 36", WATER AT 46"

DT - 1A
0 - 10" TOPSOIL
10 - 19" RED BROWN FINE SANDY LOAM
19 - 62" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 18", ROOTS TO 19", WATER AT 22"

DT - 2
0 - 12" TOPSOIL
12 - 21" RED BROWN FINE SANDY LOAM
21 - 25" ORIGINAL TOPSOIL
25 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, NO MOTTLING, ROOTS TO 21", WATER AT 36"

DT - 3
0 - 11" TOPSOIL
11 - 28" RED BROWN FINE SANDY LOAM
28 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 28", NO ROOTS, NO WATER

DT - 4
0 - 11" TOPSOIL
11 - 21" RED BROWN SANDY LOAM
21 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 24", WATER AT 24", NO ROOTS

DT - 5
0 - 12" TOPSOL
12 - 42" RED BROWN FINE SANDY LOAM
42 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 24, WATER AT 36", NO ROOTS

DT - 6
0 - 8" TOPSOIL
8 - 22" RED BROWN FINE SANDY LOAM
22 - 33" BROWN SILTY LOAM (DENSE)
33 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 35", WATER AT 40", NO ROOTS

DT - 7
0 - 8" TOPSOIL
8 - 22" RED BROWN FINE SANDY LOAM
22 - 80" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, NO MOTTLING, NO WATER, ROOTS T0 20"

DT - 8
0 - 12" TOPSOIL
12 - 22" RED BROWN SANDY LOAM
22 - 80" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 23", WATER AT 42", ROOTS TO 20"

DT - 9
0 - 6" TOPSOIL
6 - 23" RED BROWN FINE SANDY LOAM
23 - 72" RED BROWN SILTY SANDY LOAM
LEDGE: NONE, MOTTLING AT 24",WATER AT 44", ROOTS TO 23"

GROUNDWATER MONITORING CHART

PIPE #	READING 04/06/2018 (FT)	READING 04/13/2018 (FT)	READING 04/20/2018 (FT)	READING 04/27/2018 (FT)	READING 05/4/2018 (FT)	AVERAGE (FT)
1	2.45	2.4	2.2	2.4	2.6	2.4
1-A	1.2	1.0	0.7	0.2	0.2	0.7
2	2.0	2.6	1.6	2.3	2.4	2.2
3	DRY	DRY	4.7	DRY	DRY	4.7
4	0.7	0.9	0.4	0.2	0.2	0.5
5	2.9	2.8	2.0	2.3	2.3	2.5
6	2.0	3.1	1.8	2.4	2.0	2.3
7	DRY	DRY	DRY	DRY	DRY	DRY
8	2.2	1.5	0.5	1.4	1.4	1.4
9	1.8	1.1	1.0	0.4	0.4	0.9

HH - 25
0 - 4" TOPSOIL
4 - 27" ORANGE BROWN FINE SANDY LOAM
27 - 36" ORANGE BROWN FINE SAND AND SILT LOAM
BAR PROBE TO 42" (VERY HARD SOIL)

HH - 26
0 - 6" TOPSOIL
6 - 26" ORANGE BROWN FINE SANDY LOAM
26 - 31" ORANGE BROWN FINE SAND AND SILT LOAM
BAR PROBE TO 38" (VERY HARD SOIL)

HH - 27
0 - 4" TOPSOIL
4 - 29" ORANGE BROWN FINE SANDY LOAM
29 - 35" ORANGE BROWN FINE SAND AND SILT LOAM
BAR PROBE TO 40" (VERY HARD SOIL)

HH - 28
0 - 3" TOPSOIL
3 - 25" ORANGE BROWN FINE SANDY LOAM
25 - 36" ORANGE BROWN FINE SAND AND SILT LOAM
BAR PROBE TO 42" (VERY HARD SOIL)

HH - 29
0 - 3" TOPSOIL
3 - 27" ORANGE BROWN FINE SANDY LOAM
27 - 34" ORANGE BROWN FINE SAND AND SILT LOAM
BAR PROBE TO 39" (VERY HARD SOIL)

HAND HOLES BY TRINKAUS ENGINEERING, LLC ON 12/20/19

DEEP TEST HOLES EXCAVATED BY TRINKAUS ENGINEERING, LLC ON 12/20/19
DT - A
0 - 13" TOPSOIL
13 - 34" RED BROWN SANDY LOAM
34 - 79" RED BROWN FINE SAND AND SILT, LIGHTLY COMPACT
NO LEDGE, MOTTLING AT 34", WATER BLEEDING IN AT 34"
DT - B
0 - 12" TOPSOIL
12 - 30" RED BROWN FINE SANDY LOAM
30 - 77" RED BROWN SAND AND SILT, MEDIUM COMPACT
NO LEDGE, MOTTLING AT 30", NO EVIDENCE OF WATER

DOUBLE RING INFILTRATION TESTS BY TRINKAUS ENGINEERING, LLC ON 12/20/19

TEST AT HH - 25
DEPTH OF TEST = 25"
1ST READING = 2" PER 15 MINUTES
2ND READING = 1.5" PER 15 MINUTES
3RD READING = 1" PER 15 MINUTES
OBSERVED READING = 4" PER HOUR, USE 2" PER HOUR IN MODEL

TEST AT HH - 26
DEPTH OF TEST = 23"
1ST READING = 3" PER 15 MINUTES
2ND READING = 2.5" PER 15 MINUTES
3RD READING = 1.5" PER 15 MINUTES
OBSERVED READING = 6" PER HOUR, USE 2" PER HOUR IN MODEL

TEST AT HH - 27
DEPTH OF TEST = 24"
1ST READING = 2.5" PER 15 MINUTES
2ND READING = 2" PER 15 MINUTES
3RD READING = 1.25" PER 15 MINUTES
OBSERVED READING = 5" PER HOUR, USE 2" PER HOUR IN MODEL

TEST AT HH - 28
DEPTH OF TEST = 22"
1ST READING = 2.75" PER 15 MINUTES
2ND READING = 1.75" PER 15 MINUTES
3RD READING = 1.5" PER 15 MINUTES
OBSERVED READING = 6" PER HOUR, USE 2" PER HOUR IN MODEL

TEST AT HH - 29
DEPTH OF TEST = 25"
1ST READING = 2" PER 15 MINUTES
2ND READING = 1.75" PER 15 MINUTES
3RD READING = 1" PER 15 MINUTES
OBSERVED READING = 4" PER HOUR, USE 2" PER HOUR IN MODEL

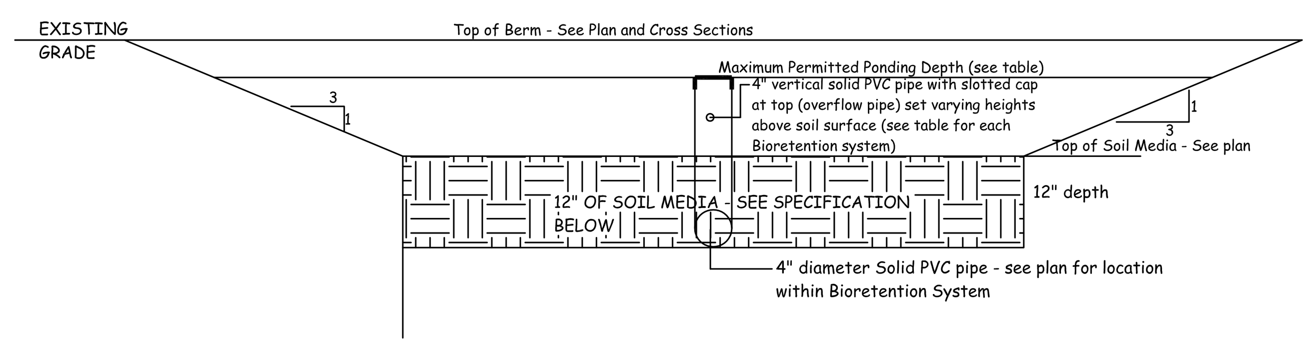
SEED MIXTURES FOR BIORETENTION CELL

NEW ENGLAND CONSERVATION/WILDLIFE SEED MIXTURE BY NEW ENGLAND WETLAND PLANTS (www.newp.com):
VIRGINIA WILD RYE
LITTLE BLUESTEM
BIG BLUESTEM
RED FESCUE
SWITCH GRASS
PARTRIDGE PEA
INDIAN GRASS
SHOWY TICK TREFOIL
BUTTERFLY MILKWEED
BEGGAR TICKS
PURPLE JOE PYE WEED
BLACK EYED SUSAN
HEATH (OR HAIRY) ASTER
EARLY GOLDENROD
1 POUND PER 1,750 SQUARE FEET (APPLICATION RATE)

NEW ENGLAND SHOWY WILDFLOWER SEED MIXTURE BY NEW ENGLAND WETLAND PLANTS:
LITTLE BLUESTREM
PARTRIDGE PEA
INDIAN GRASS
RED FESCUE
CANADA WILD RYE
RIVERBANK WILD RYE
OX EYE SUNFLOWER
LANCE LEAVED COREOPSIS
BLACK EYED SUSAN
SPIKED GRAYFEATHER/MARSH BLAZING STAR

CONSTRUCTION SEQUENCE FOR BIORETENTION SYSTEM:

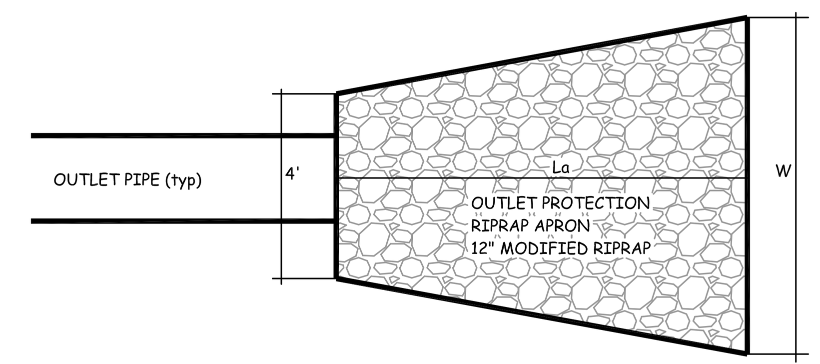
1. Contractor to mark limits of Bioretention system and grass swale in the field.
2. Installation of erosion control measures per the plan and in accord with the submitted detail.
3. Excavate the Bioretention cell to the required subgrade elevation. Place the excavated material in the stockpile location or remove from the site. After the required subgrade has been excavated, the sidewalls of the excavation shall be scarified by using a metal garden rake to remove any smeared soil surface. The bottom of the excavation shall be scarified using the teeth on a hydraulic excavator. The excavator and any other equipment are NOT permitted in the excavation area after the subgrade has been reached. The depth of the bottom scarification shall be 4-6" in depth.
4. Install the 4" PVC overflow pipe in the bottom of the soil media layer within the Biorention cell and temporarily end the pipe just outside the limit of the Bioretention Cell. Install the one vertical 4" PVC pipes per the plan and detail.
5. Install soil media which has been premixed outside the Bioretention cell. Place the soil media using the hydraulic excavator. Use the excavator to roughly level the surface of the soil media. Hand rake the soil media to be level at the required design elevation. Use hand roller to lightly compact the soil media mix.
6. Grade the side slopes of the Bioretention cell in accordance with the site plan. The grading shall allow for the placement of 3" of topsoil on the side slopes to provide a growing medium for the seed mixture.
7. Seed the bottom and side slopes with one of the seed mixtures specified for the Bioretention cell. The builder or the homeowner shall decide which seed mixture shall be used. The seed shall be installed per the requirements of New England Wetland Plants. A shredded straw mulch shall be placed on top of the seed mixture and watered as necessary to ensure germination of the seeds.
8. After all disturbed areas are stable, the erosion control measures shall be removed.



Cross Section of Bioretention System
Not to scale

TABLE OF ELEVATIONS FOR OVERFLOW PIPES FOR BIORETENTION SYSTEMS:
LOT #25 - 1.5' (308.50')
LOT #26 - 1.5' (301.50')
LOT #27 - 1.5' (301.50')
LOT #28 - 0.75' (302.75')
LOT #29 - 0.75' (312.75')

COMPOSITION OF SOIL MEDIA FOR BIORETENTION SYSTEM:
WASHED CONCRETE COARSE SAND (85% by volume)
WELL DECOMPOSED LEAF COMPOST (11% by volume)
SANDY TOPSOIL OR LOAM (4% by volume)**
** TOPSOIL OR LOAM SHALL HAVE LESS THAN 2.0% CLAY CONTENT



DETAIL OF OUTLET PROTECTION APRON - NOT TO SCALE

INITIAL MAINTENANCE REQUIREMENTS FOR BIORETENTION:

1. The bioretention system must be installed and fully vegetated prior to the introduction of stormwater,
2. The plants shall be watered as needed after seeding to fully establish themselves,
3. System shall be inspected twice a year and non-native plants and weeds shall be removed as needed,

LONG TERM MAINTENANCE REQUIREMENTS FOR BIORETENTION:

1. System shall be inspected twice a year and non-native plants and weeds shall be removed as needed,
2. The perennial vegetation shall be cut back in Late October and the cut vegetation removed from the bioretention system and disposed off in a proper manner,
3. Accumulated leaves shall be removed from the bioretention system in
4. If there is visible accumulation of sediment on the surface of the soil media which is deeper than 1 cm, then the accumulated sediment shall be removed by hand using a rake and shovel and disposed of away from the Bioretention facility. The surface of the Bioretention media shall be lightly raked to loosen the soil surface and restore the infiltrative surface.

MAINTENANCE REQUIREMENTS FOR BIORETENTION:

NOTE: BIORETENTION SYSTEMS ARE INFILTRATIVE STORMWATER MANAGEMENT SYSTEMS, WHOSE FUNCTIONALITY REQUIRES THAT THE SOIL SURFACE INTERFACE REMAINS PERMEABLE AND NOT CLOGGED BY A BUILD UP OF SEDIMENT OR ORGANIC DEBRIS ON THE SURFACE WHICH CAN REDUCE OR PREVENT THE INFILTRATION OF RAINFALL RUNOFF. TO MAINTAIN THE FUNCTIONALITY OF A BIORETENTION SYSTEM, THE FOLLOWING MAINTENANCE PROTOCOL IS DEFINED TO ENSURE THE LONG-TERM FUNCTIONALITY OF THE BIORETENTION SYSTEM.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — SUBDIVISION NAME
RR/OPEN SPACE/GW1 — ZONE
DEPENDABLE CONSTRUCTION — SUBDIVIDER
SUBDIVISION APPROVAL DATE
PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS
COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
TOWN ENGINEER
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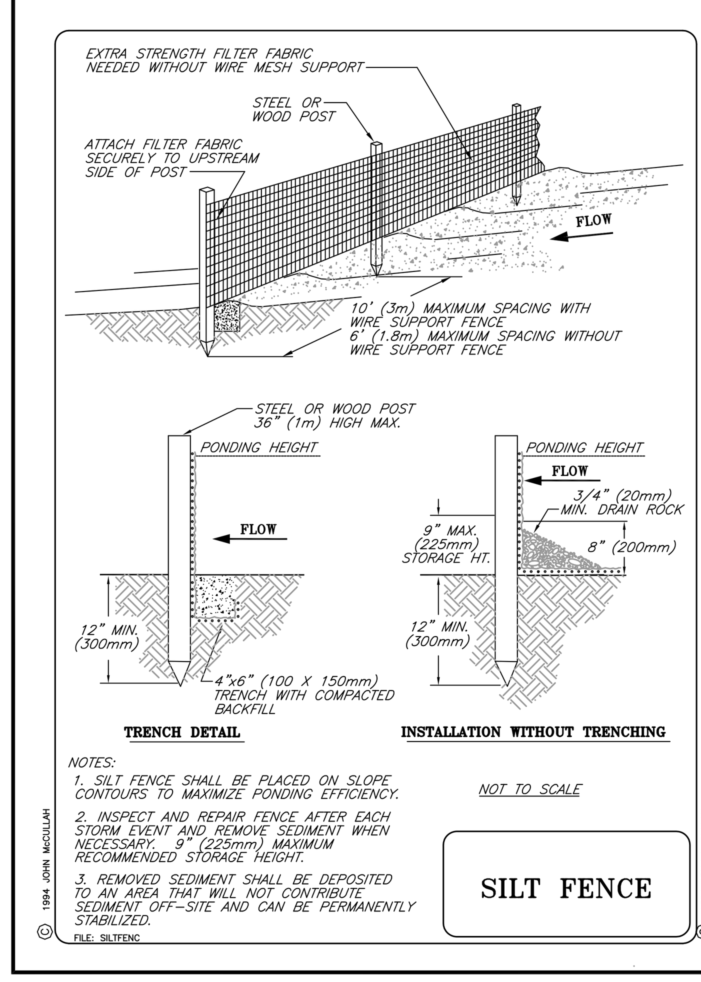
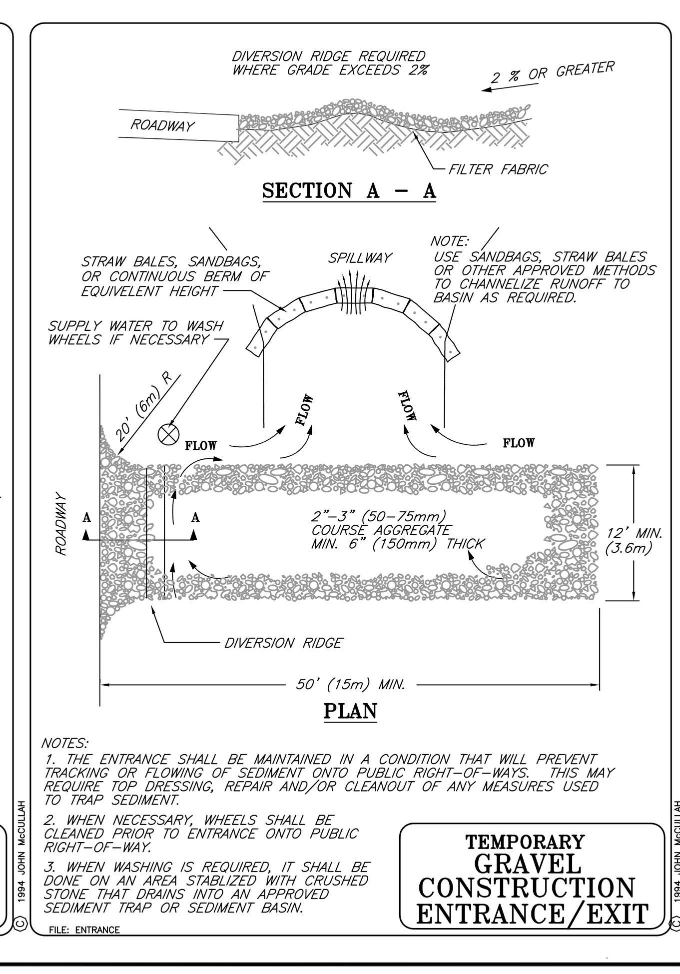
TOWN PLAN & ZONING COMMISSION APPROVAL

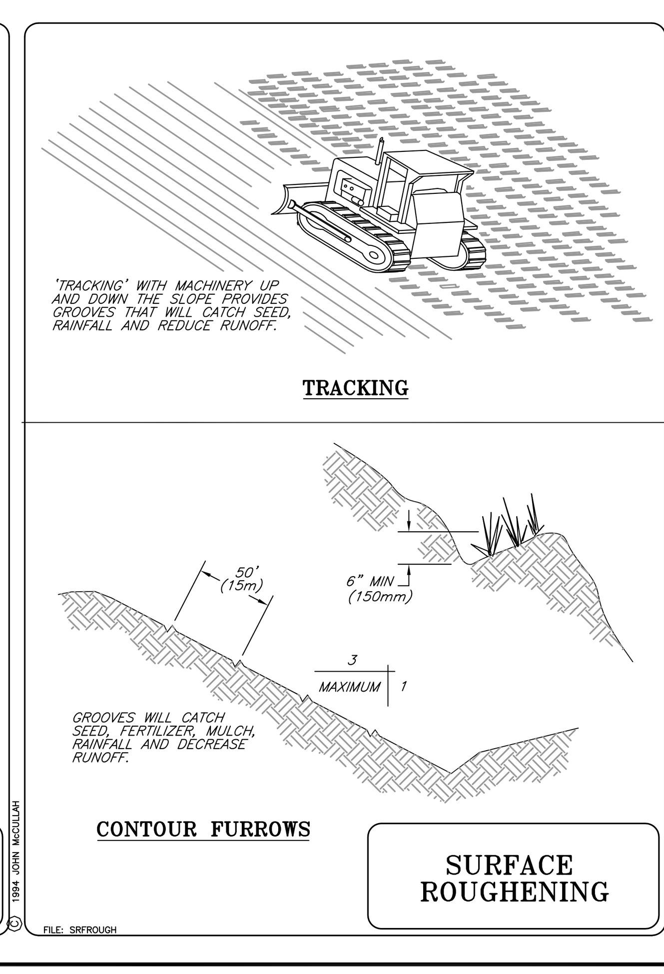
STALLION RIDGE SUBDIVISION / DEPENDABLE CONSTRUCTION — PROJECT / APPLICANT
RR/OPEN SPACE/GW1 — ZONE
524 BELL STREET — PROJECT ADDRESS
6.8 (REAR LOT) — SPECIAL PERMIT SECTION
T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE
COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

INSPECTION 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 SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM – 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735



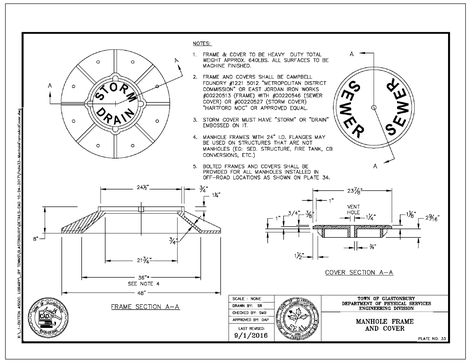


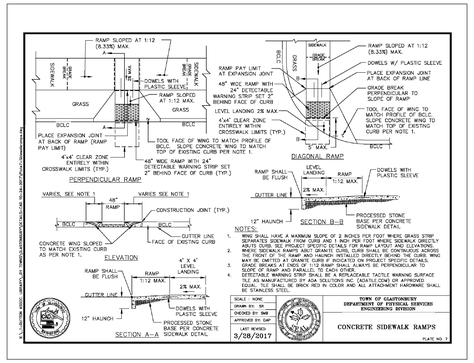


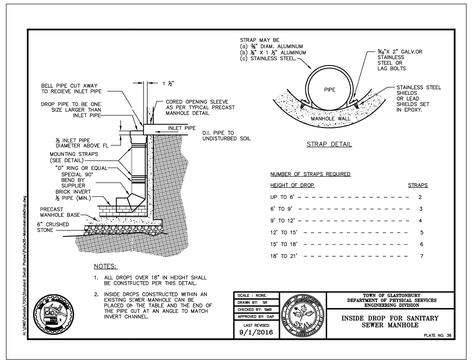
SCALE: NA | CHECKED BY: JPC
DATE: JUN. 23, 2020 | DRAWN BY: JMP
JOB No.: 3134 | ACAD FILE: 3134-SOIL-DRAIN
SHEET: 20 OF: 27
REVISIONS:
08/11/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

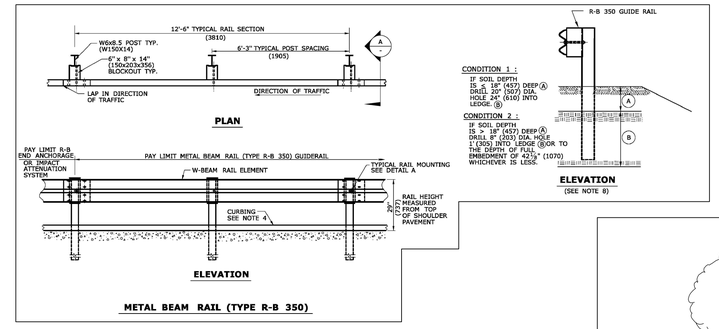
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

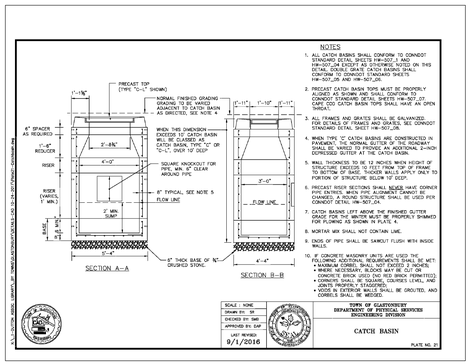
SOIL TEST DRAINAGE DETAILS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

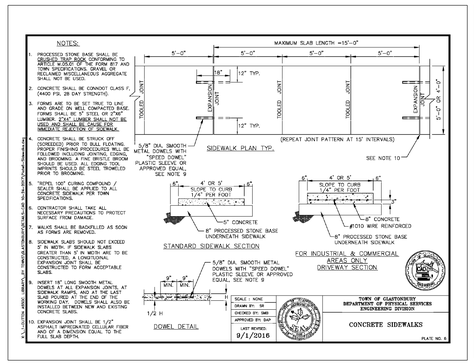


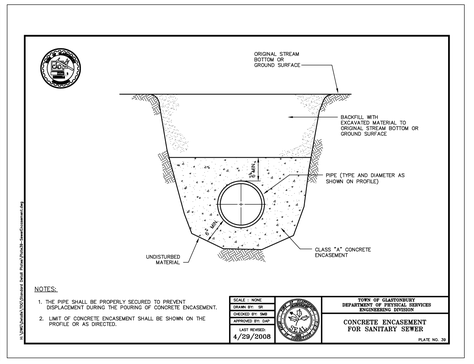


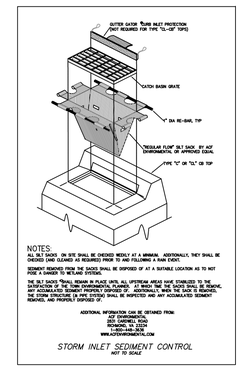


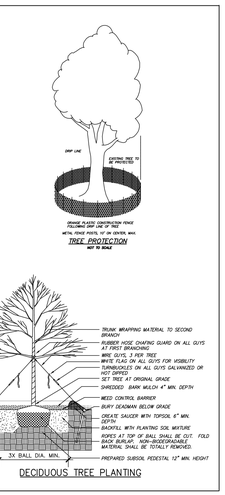


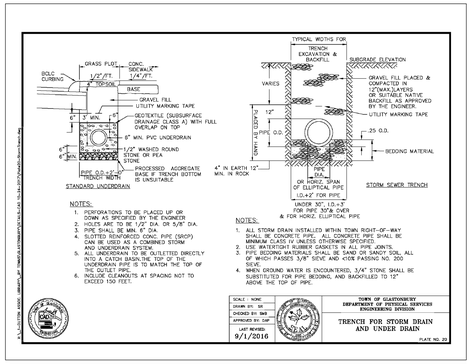


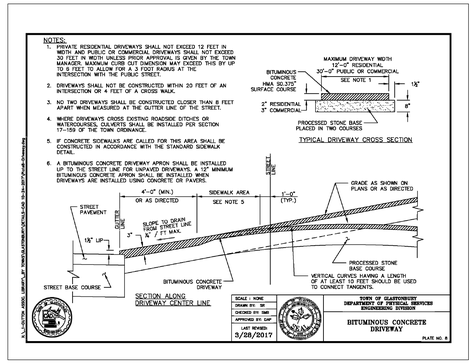


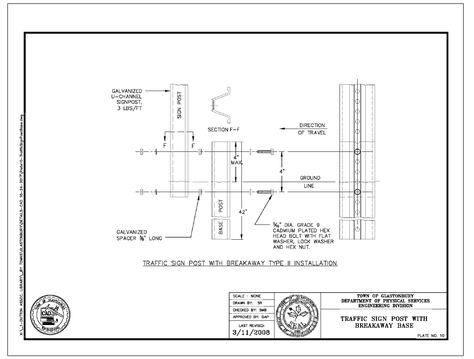


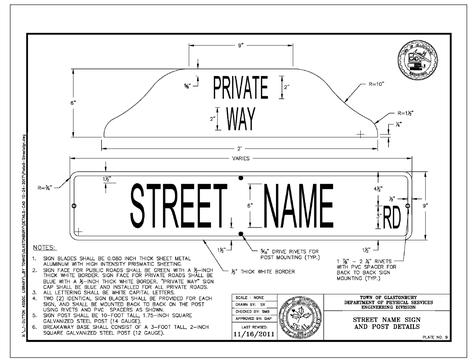


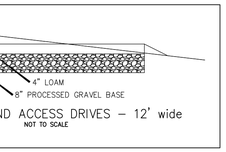


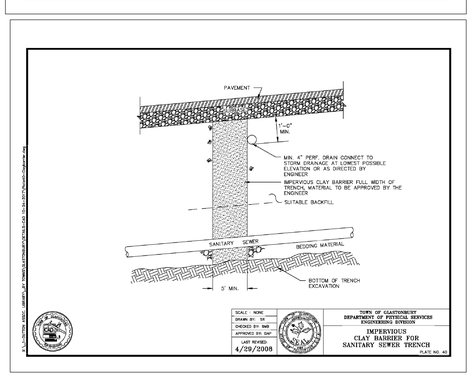


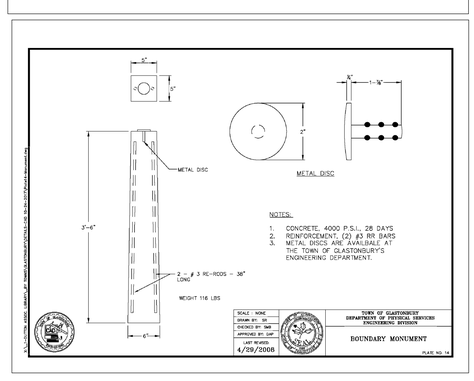


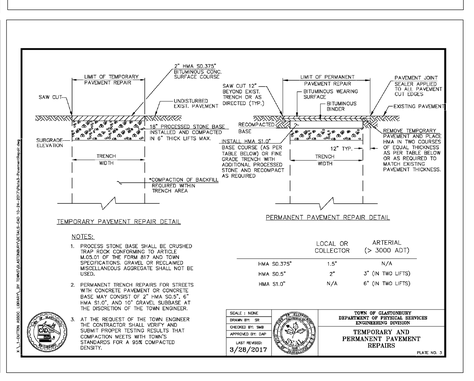


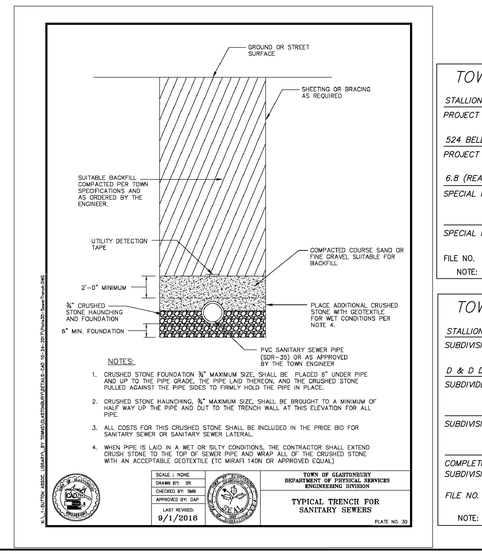












TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

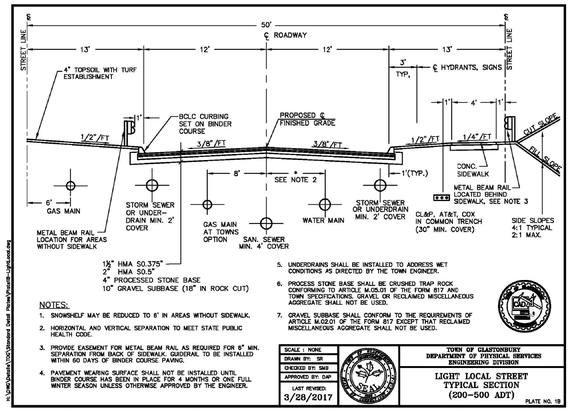
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

TOWN OF GLASTONBURY DETAILS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-TOWN DET
SHEET: 21 OF: 27	

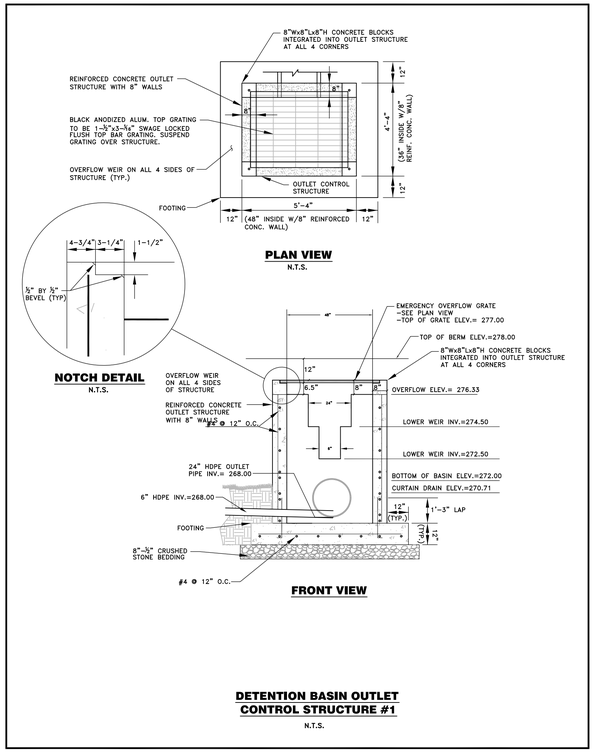
REVISIONS:
8/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT



NOTES:

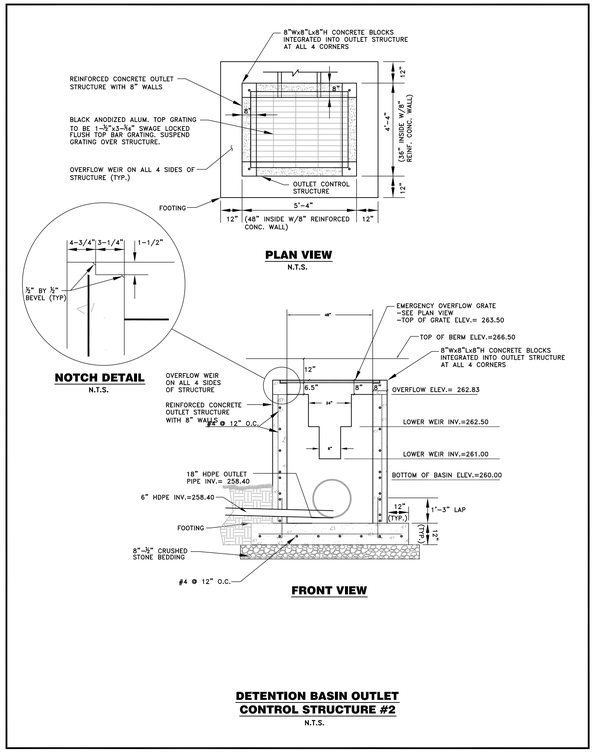
1. SHOWNSHELF MAY BE REDUCED TO 6' IN AREAS WITHOUT SIDEWALK.
2. HORIZONTAL AND VERTICAL SEPARATION TO MEET STATE PUBLIC HEALTH CODE.
3. PROVIDE EASEMENT FOR METAL BEAM RAIL AS REQUIRED FOR 6" MIN. SEPARATION FROM BACK OF SIDEWALK. GEODERAL TO BE INSTALLED WITHIN 60 DAYS OF BINDER COURSE PAVING.
4. PAVEMENT WEARING SURFACE SHALL NOT BE INSTALLED UNTIL BINDER COURSE HAS BEEN IN PLACE FOR 4 MONTHS OR ONE FULL WINTER SEASON UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. UNDERDRAINS SHALL BE INSTALLED TO ADDRESS WET CONDITIONS AS DIRECTED BY THE TOWN ENGINEER.
6. PROCESS STONE BASE SHALL BE CRUSHED TRAP ROCK CONFORMING TO ARTICLE M.06.01 OF THE FORM 817 AND TOWN SPECIFICATIONS. GRAVEL OR RECLAIMED MISCELLANEOUS AGGREGATE SHALL NOT BE USED.
7. GRAVEL SUBBASE SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE M.02.01 OF THE FORM 817 EXCEPT THAT RECLAIMED MISCELLANEOUS AGGREGATE SHALL NOT BE USED.

SCALE : NONE	TOWN OF GLASTONBURY
DRAWN BY: SR	DEPARTMENT OF PHYSICAL SERVICES
CHECKED BY: SKD	ENGINEERING DIVISION
APPROVED BY: DAP	LIGHT LOCAL STREET
LAST REVISED: 3/28/2017	TYPICAL SECTION (200-500 ADT)
	PLATE NO. 19



DETENTION BASIN OUTLET CONTROL STRUCTURE #1

N.T.S.



DETENTION BASIN OUTLET CONTROL STRUCTURE #2

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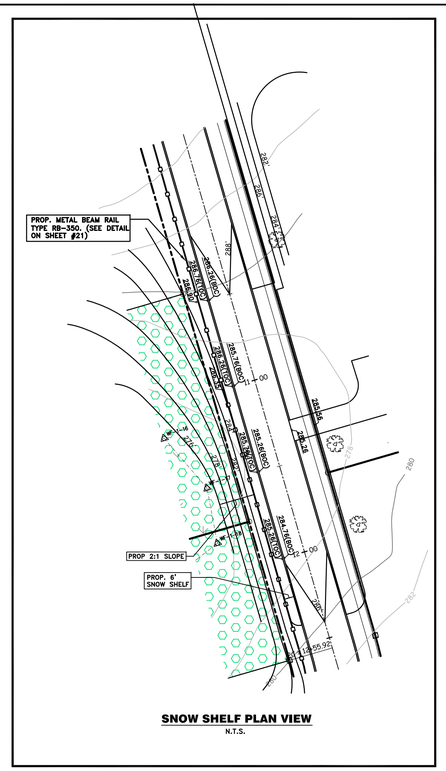
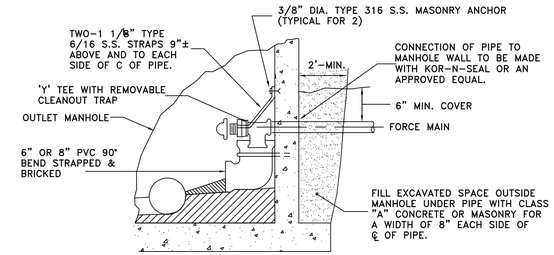


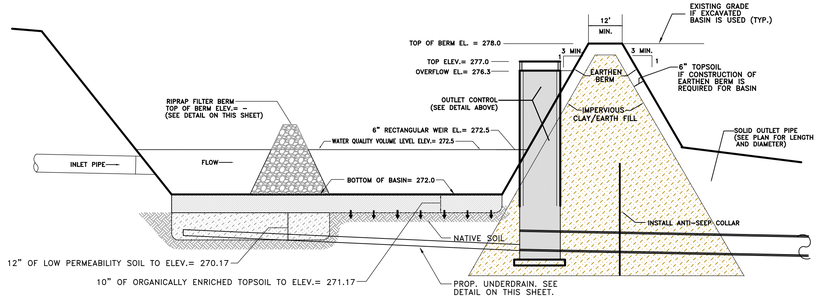
SNOW SHELF PLAN VIEW

N.T.S.



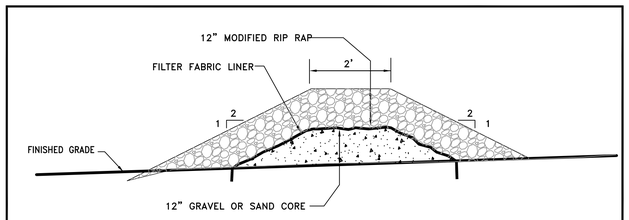
LOW PRESSURE FORCE MAIN COUPLING INTO EXISTING MANHOLE

N.T.S.



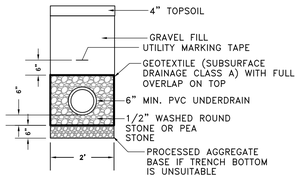
TYPICAL STORMWATER QUALITY BASIN #1 SECTION

NOT TO SCALE



RIPRAP FILTER BERM

N.T.S.

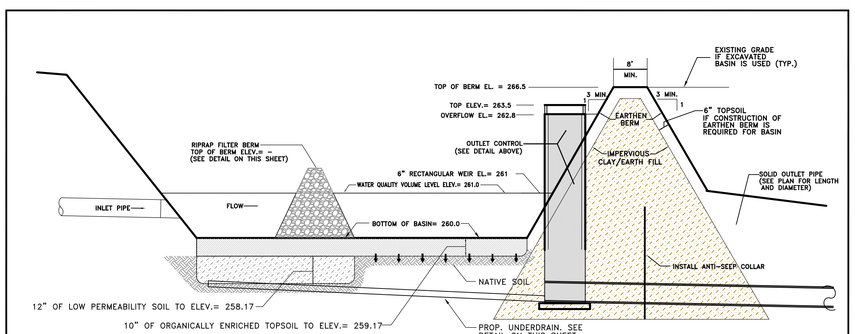


NOTES:

1. PERFORATIONS TO BE PLACED UP OR DOWN AS SPECIFIED BY THE ENGINEER
2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.
3. PIPE SHALL BE MIN. 6" DIA.
4. SLOTTED REINFORCED CONC. PIPE (SRCP) CAN BE USED AS A COMBINED STORM AND UNDERDRAIN SYSTEM.
5. ALL UNDERDRAIN TO BE OUTLETTED DIRECTLY INTO A CATCH BASIN. THE TOP OF THE UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE OUTLET PIPE.
6. INCLUDE CLEANOUTS AT SPACING NOT TO EXCEED 150 FEET.

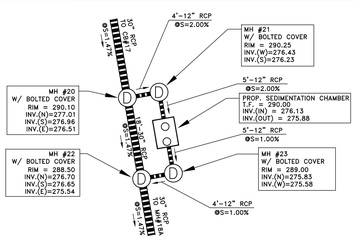
STANDARD UNDERDRAIN

SCALE: NTS



TYPICAL STORMWATER QUALITY BASIN #2 SECTION

NOT TO SCALE



IN-LINE SEDIMENTATION STRUCTURE DETAIL

SCALE: NTS

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

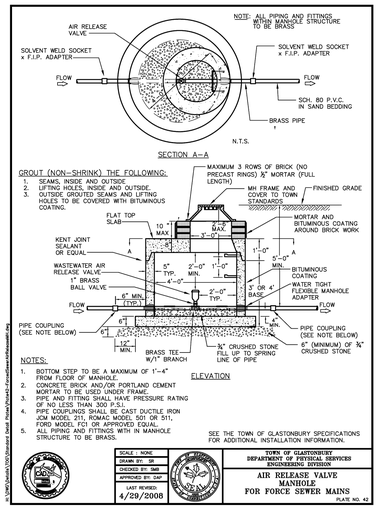
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134-TOWN DET
SHEET: 21B OF 27	

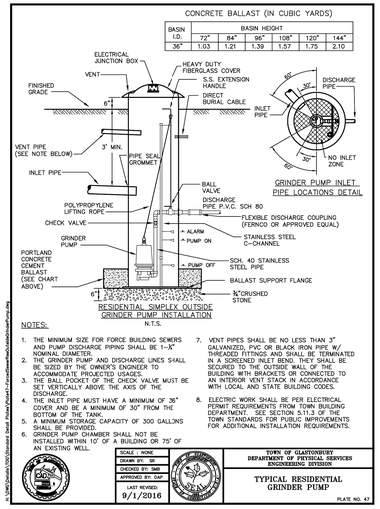
REVISIONS:
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT
10/07/20 PER TOWN COMMENT

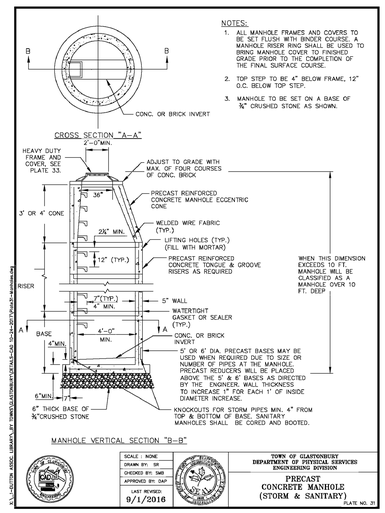
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

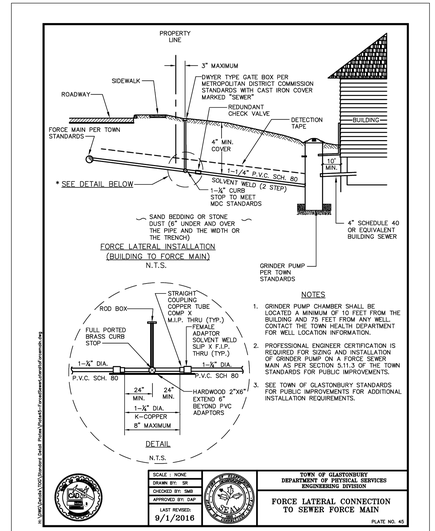
TOWN OF GLASTONBURY DETAILS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

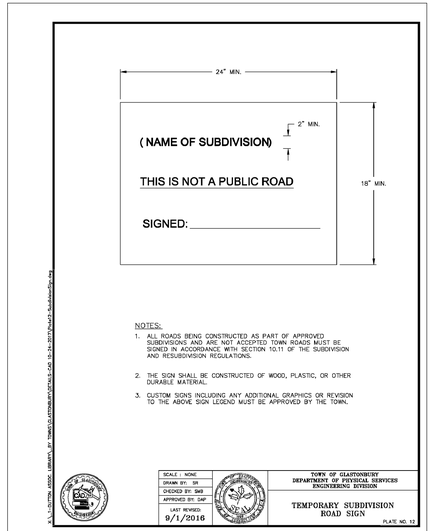
STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

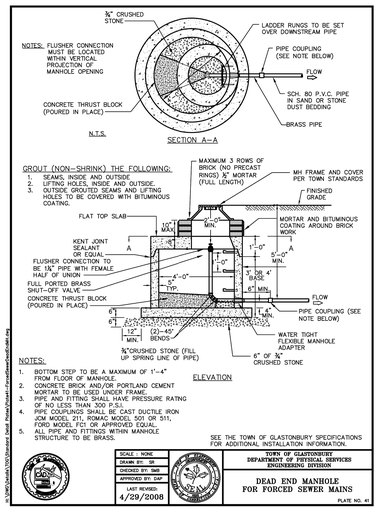


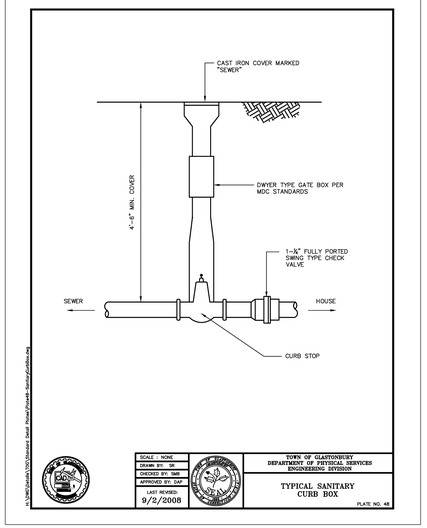


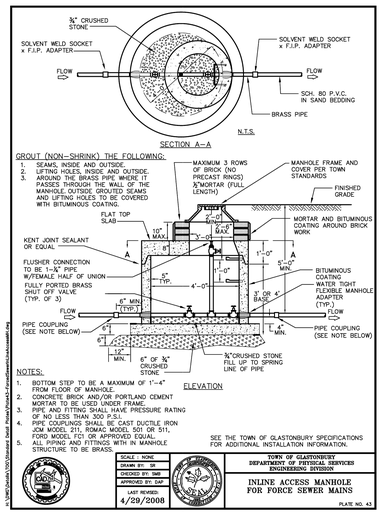


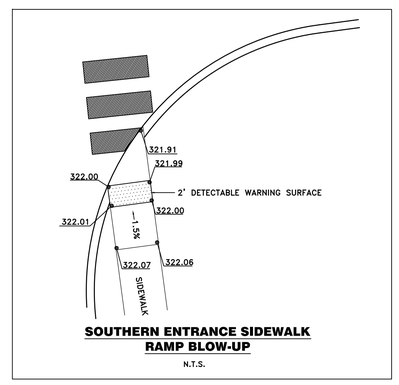






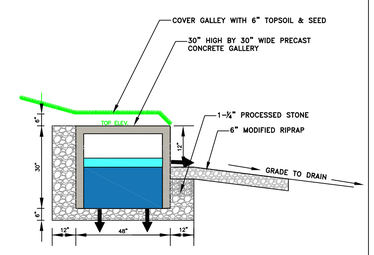






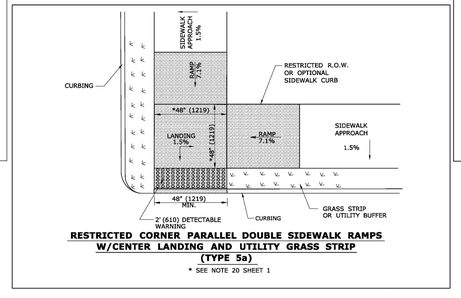
SOUTHERN ENTRANCE SIDEWALK RAMP BLOW-UP

N.T.S.



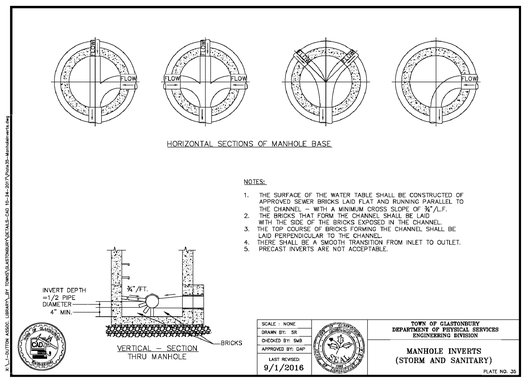
TYPICAL SECTION THRU INFILTRATION GALLERY LEVEL SPREADER OUTLET

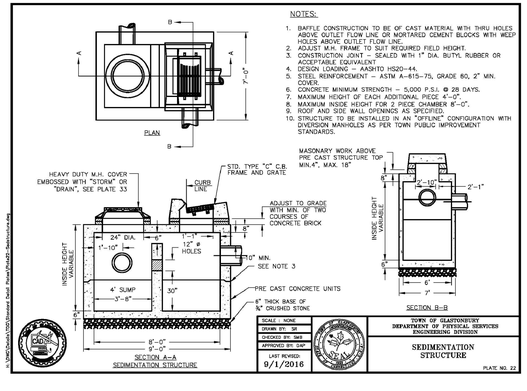
N.T.S.

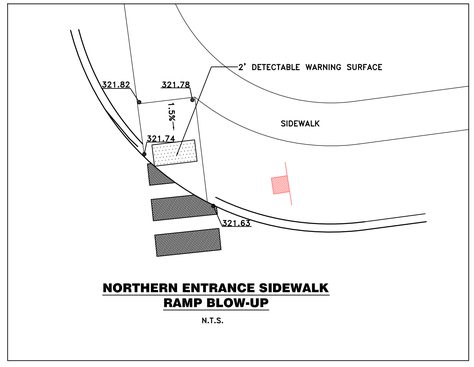


RESTRICTED CORNER PARALLEL DOUBLE SIDEWALK RAMPS W/CENTER LANDING AND UTILITY GRASS STRIP (TYPE 5a)

* SEE NOTE 20 SHEET 1







NORTHERN ENTRANCE SIDEWALK RAMP BLOW-UP

N.T.S.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

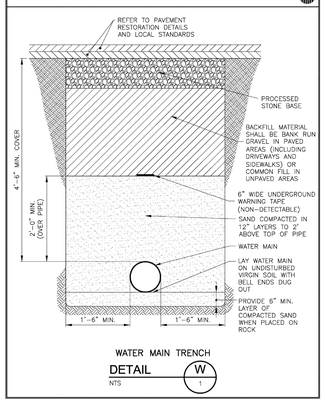
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.:3134	ACAD FILE: 3134–TOWN DET
SHEET: 22 OF: 27	

REVISIONS:
9/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

TOWN OF GLASTONBURY DETAILS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT — MICHAEL P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

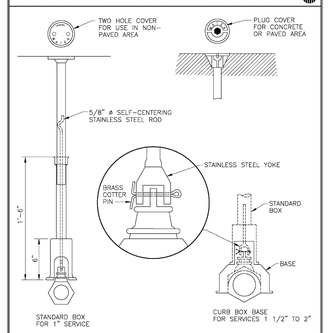
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



WATER MAIN TRENCH

DETAIL W 1 NTS

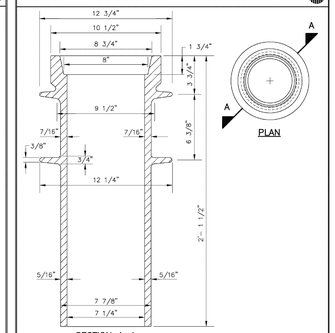
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



STANDARD SERVICE CURB BOX

DETAIL W 9 NTS

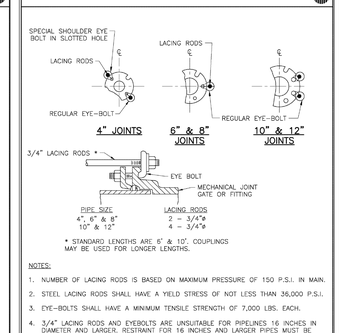
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



CAST IRON GATE BOX TOP SECTION (DWYER TYPE)

DETAIL W 12 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



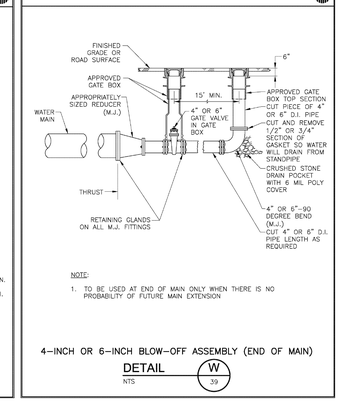
NOTES:

1. NUMBER OF LACING RODS IS BASED ON MAXIMUM PRESSURE OF 150 P.S.I. IN MAIN.
2. STEEL LACING RODS SHALL HAVE A YIELD STRESS OF NOT LESS THAN 36,000 P.S.I.
3. EYE–BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS. EACH.
4. 3/4" LACING RODS AND EYEBOLTS ARE UNSUITABLE FOR PIPELINES 16 INCHES IN DIAMETER AND LARGER. RESTRAINT FOR 16 INCHES AND LARGER PIPES MUST BE DESIGNED ON A CASE–BY–CASE BASIS AND APPROVED BY THE OWNER.

MECHANICAL JOINT LACING METHOD

DETAIL W 22 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



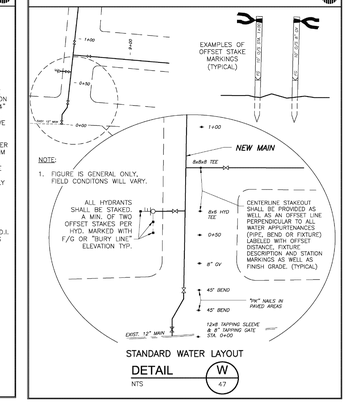
NOTE:

1. TO BE USED AT END OF MAIN ONLY WHEN THERE IS NO PROBABILITY OF FUTURE MAIN EXTENSION

4–INCH OR 6–INCH BLOW–OFF ASSEMBLY (END OF MAIN)

DETAIL W 39 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



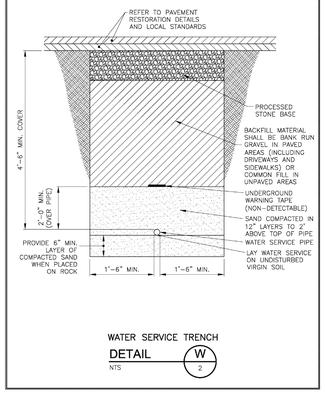
NOTE:

1. FIGURE IS GENERAL ONLY, FIELD CONDITONS WILL VARY.

STANDARD WATER LAYOUT

DETAIL W 47 NTS

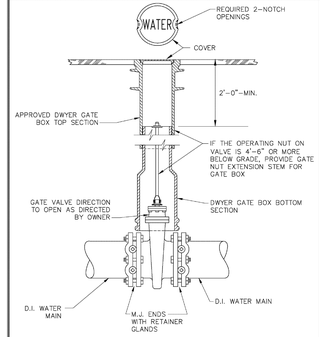
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



WATER SERVICE TRENCH

DETAIL W 2 NTS

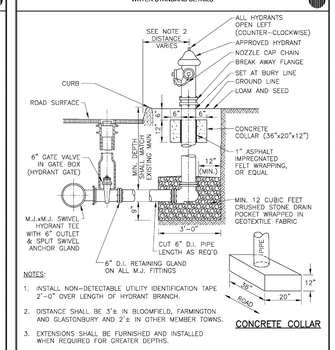
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



STANDARD GATE VALVE 12–INCH AND SMALLER

DETAIL W 10 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



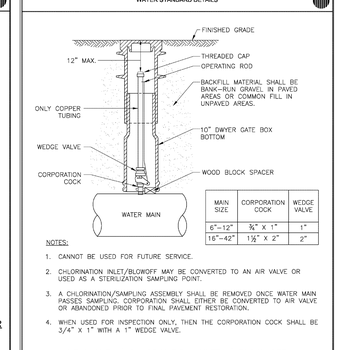
NOTES:

1. INSTALL NON–DETECTABLE UTILITY IDENTIFICATION TAPE 2'–0" OVER LENGTH OF HYDRANT BRANCH.
2. DISTANCE SHALL BE 3'± IN BLOOMFIELD, FARMINGTON AND GLASTONBURY AND 2'± IN OTHER MEMBER TOWNS.
3. EXTENSIONS SHALL BE FURNISHED AND INSTALLED WHEN REQUIRED FOR GREATER DEPTHS.

STANDARD FIRE HYDRANT ASSEMBLY

DETAIL W 19 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



MAIN SIZE	CORPORATION COCK	WEDGE VALVE
6"–12"	¾" X 1"	1"
16"–42"	1½" X 2"	2"

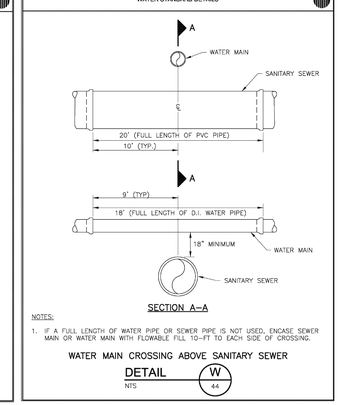
NOTES:

1. CANNOT BE USED FOR FUTURE SERVICE.
2. CHLORINATION INLET/BLOWOFF MAY BE CONVERTED TO AN AIR VALVE OR USED AS A STERILIZATION SAMPLING POINT.
3. A CHLORINATION/SAMPLING ASSEMBLY SHALL BE REMOVED ONCE WATER MAIN PASSES SAMPLING. CORPORATION SHALL EITHER BE CONVERTED TO AIR VALVE OR ABANDONED PRIOR TO FINAL PAVEMENT RESTORATION.
4. WHEN USED FOR INSPECTION ONLY, THEN THE CORPORATION COCK SHALL BE 3/4" X 1" WITH A 1" WEDGE VALVE.

AIR VALVE / CHLORINATION INLET / BLOW–OFF

DETAIL W 37 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



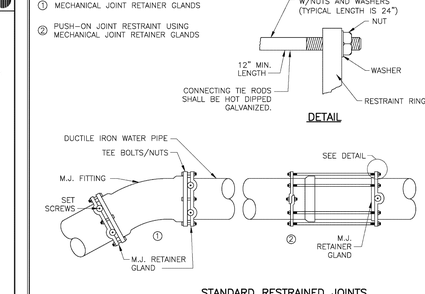
NOTES:

1. IF A FULL LENGTH OF WATER PIPE OR SEWER PIPE IS NOT USED, ENCASE SEWER MAIN OR WATER MAIN WITH FLOWABLE FILL 10–FT TO EACH SIDE OF CROSSING.

WATER MAIN CROSSING ABOVE SANITARY SEWER

DETAIL W 44 NTS

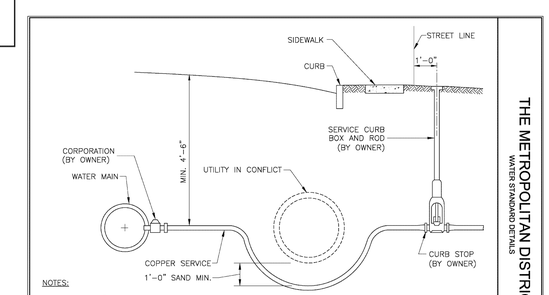
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



STANDARD RESTRAINED JOINTS

DETAIL W 21 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



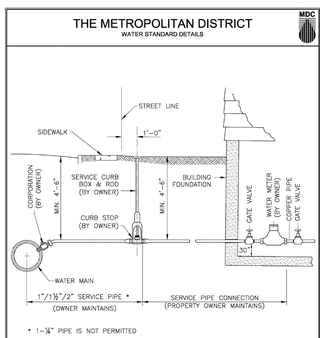
NOTES:

1. MAINTAIN 18" MINIMUM CLEARANCE WITH SANITARY SEWER.
2. INSULATION OF COPPER WATER SERVICE REQUIRED WITH LESS THAN 4'–6" COVER.

COPPER WATER SERVICE OFFSET

DETAIL W 4 NTS

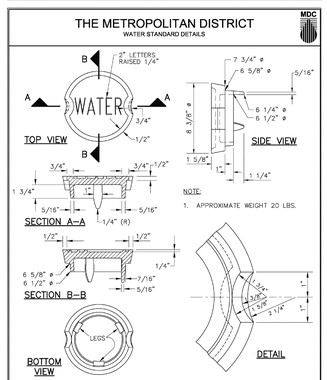
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



TYPE K COPPER WATER SERVICE

DETAIL W 3 NTS

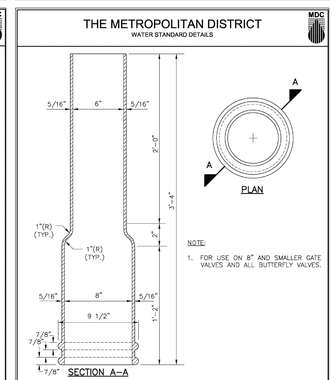
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



CAST IRON GATE BOX COVER (DWYER TYPE)

DETAIL W 15 NTS

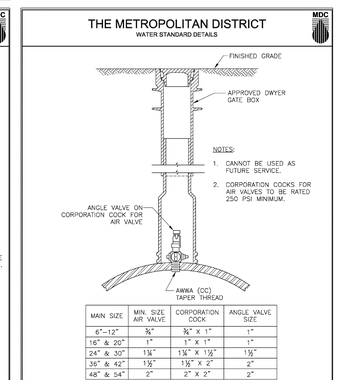
THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



CAST IRON GATE BOX BOTTOM SECTION 8–INCH (DWYER TYPE)

DETAIL W 13 NTS

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

1. CANNOT BE USED AS FUTURE SERVICE.
2. CORPORATION COCKS FOR AIR VALVES TO BE RATED 250 PSI MINIMUM.

MAIN SIZE	MIN. SIZE AIR VALVE	CORPORATION COCK	ANGLE VALVE SIZE
6"–12"	¾"	¾" X 1"	1"
16" & 20"	1"	1" X 1"	1"
24" & 30"	1¼"	1¼" X 1½"	1½"
36" & 42"	1½"	1½" X 2"	2"
48" & 54"	2"	2" X 2"	2"

STANDARD AIR VALVE

DETAIL W 38 NTS

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

SCALE: AS SHOWN	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.: 3134	ACAD FILE: 3134-MDC-DET

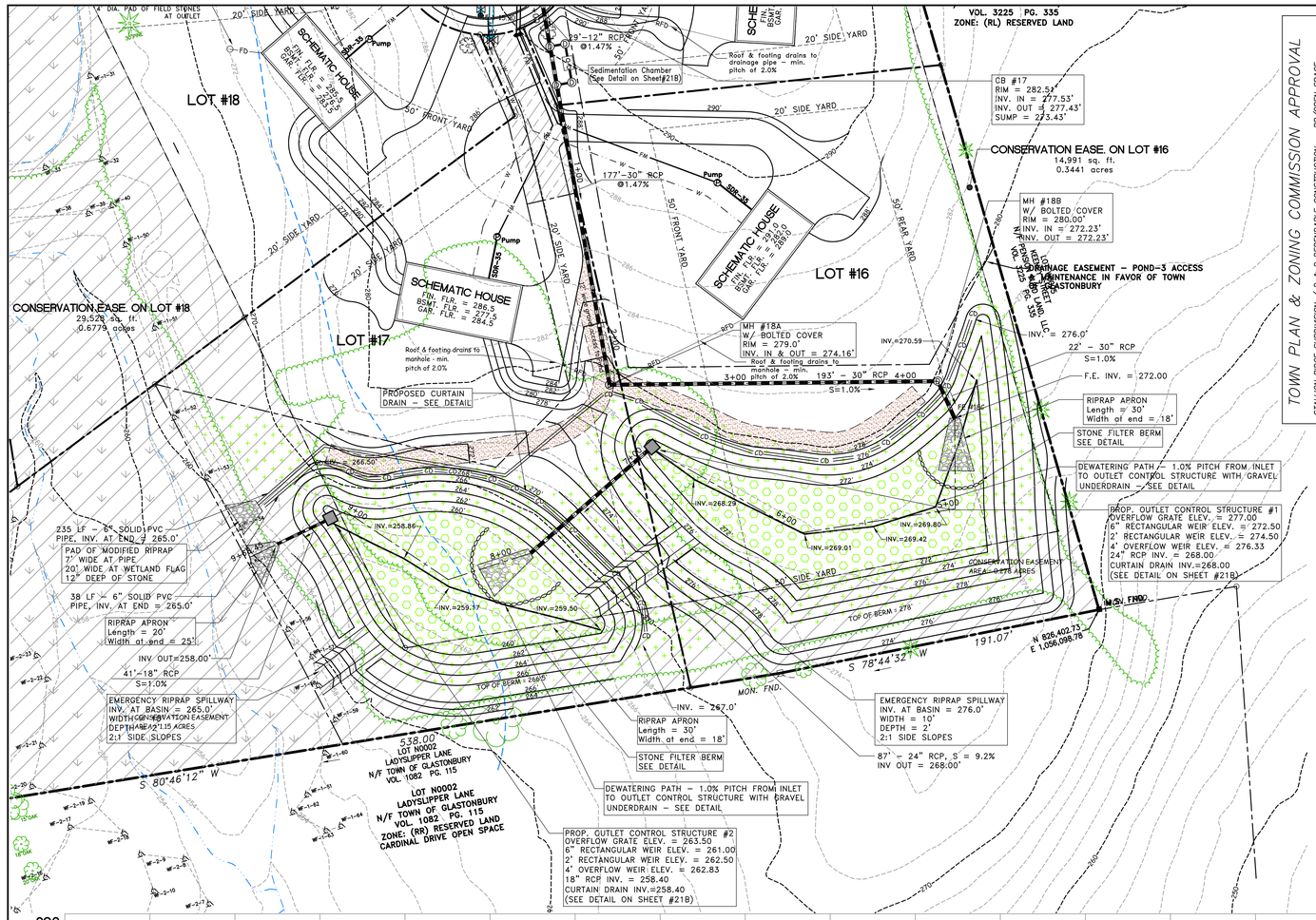
SHEET: 23 OF: 27

REVISIONS:
08/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

MDC DETAILS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT — MICHAEL P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER



TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

PLANTING SOIL SPECIFICATION:

STORMWATER QUALITY BASIN CONSTRUCTION SPECIFICATIONS:

1. BASIN SHALL BE LOCATED SO THAT THE BOTTOM OF THE BASIN IS AT LEAST ONE FOOT ABOVE THE SEASONAL HIGH WATER TABLE (BASED ON PRONOUNCED MOTTLING).
2. OVER EXCAVATE BASIN TO ALLOW FOR 10" OF TOPSOIL
3. EXCAVATE FROM THE PERIMETER TO MINIMIZE COMPACTION.

STORMWATER QUALITY BASIN PLANTING NOTES:

1. PLANT THE BOTTOM OF THE BASIN WITH 2" PLUGS FROM THE PLANTING LIST BELOW. THE EXACT LOCATION OF THE PLANTINGS WILL BE DETERMINED BY George T. Logan, MS, PWS, CSE (Certified Professional Wetland Scientist/Soil Scientist/Certified Senior Ecologist/Wildlife Biologist) AT THE TIME OF PLANTING.
2. USE UPLAND MIX ON MID AND UPPER SLOPES OF BASIN AND ON OTHER DISTURBED AREAS ADJACENT TO BASIN. SEED MIX SPECIFICATION IS AS LISTED BELOW:

   UPLAND SEED MIX
   Creeping Red Fescue (Festuca rubra), Switchgrass (Panicum virgatum),
   Little Bluestem (Schyzachyrium scoparius), Indiangrass (Sorghastrum nutans),
   Big Bluestem (Andropogon gerardii), Deertongue (Panicum clandestinum).
3. WATER AND WEED AS NEEDED DURING ESTABLISHMENT.
4. THE STORMWATER QUALITY BASIN WILL BE MONITORED FOR A 3 YEAR PERIOD BY GEORGE LOGAN, SOIL SCIENTIST OR OTHER QUALIFIED SOIL SCIENTIST. THE MONITORING REPORT WILL ADDRESS THE SUCCESS OF THE PLANTING. THE MONITORING REPORT WILL MAKE RECOMMENDATIONS ON ANY REMEDIAL MEASURES NEEDED IF ANY. PHOTOGRAPHS OF THE STORMWATER QUALITY BASIN WILL BE INCLUDED IN THE REPORT. MONITORING WILL BE SENT TO THE INLAND WETLANDS AND WATER COURSES COMMISSION.

FIRST YEAR MONITORING

1. BASIN SHALL BE INSPECTED BY A WETLANDS PROFESSIONAL, ON THE DAY FOLLOWING A RAIN EVENT OVER 0.5 INCHES, DURING THE GROWING SEASON, IN THE YEAR FOLLOWING INSTALLATION. A BRIEF AFFIDAVIT THAT THE BASIN HAS BEEN INSPECTED AND APPEARS TO COMPLY WITH SPECIFICATIONS SHALL BE PROVIDED TO THE WETLANDS ENFORCEMENT OFFICER WITHIN ONE MONTH OF INSPECTION. ONLY IF PROBLEMS ARE NOTED, SHALL A DETAILED REPORT BE PROVIDED TO THE TOWN'S INLAND WETLANDS AND WATERCOURSES COMMISSION. WETLANDS PROFESSIONAL SHALL TEACH IDENTIFICATION TO LANDSCAPER DURING INITIAL JOINT MONITORING

LONG TERM MAINTENANCE NOTES

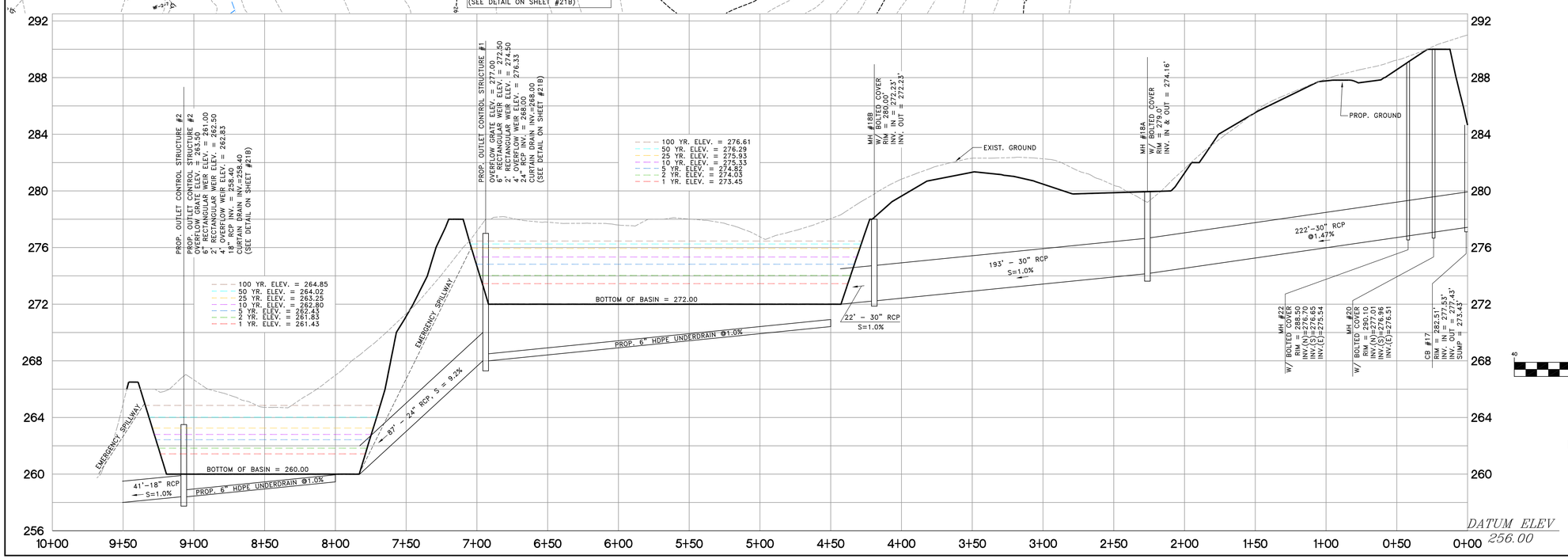
1. ANNUALLY MOW BOTTOM OF FOREBAY, ACCESS ROADWAY, AND ANY OTHER AREAS, AS NEEDED TO CONTROL INVASIVE COLONIZERS OR MAINTAIN SOME MEADOW PATCHES. A GOOD TIME TO MOW IS LATE WINTER, UNDER FROZEN CONDITIONS. THIS LETS MEADOW VEGETATION PROVIDE FLOWERS FALL/WINTER SHELTER & SEEDS.
2. WOODY SHRUB SPECIES (NOT TREES) OTHER THAN INVASIVES MAY BE ALLOWED TO COLONIZE. MOW OR HAND PULL ANY INVASIVE SHRUB OR VINE SEEDLINGS IN EARLY SUMMER. DO NOT USE HERBICIDES, FUNGICIDES, OR INSECTICIDES.
3. REMOVE SEDIMENT BUILD-UP FROM THE FOREBAY OF THE STORMWATER QUALITY BASIN

2" WETLANDS PLANT PLUGS=

AREA TO BE PLANTED WITH NEW ENGLAND WETLAND MIX TO ELEV. 20.00'

UPLAND SEED MIX=

AREA TO BE SEEDED WITH NEW ENGLAND CONSERVATION / WILDLIFE MIX TO ELEV. 25.5'



TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D. & D. DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DETENTION BASIN PROFILE

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

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

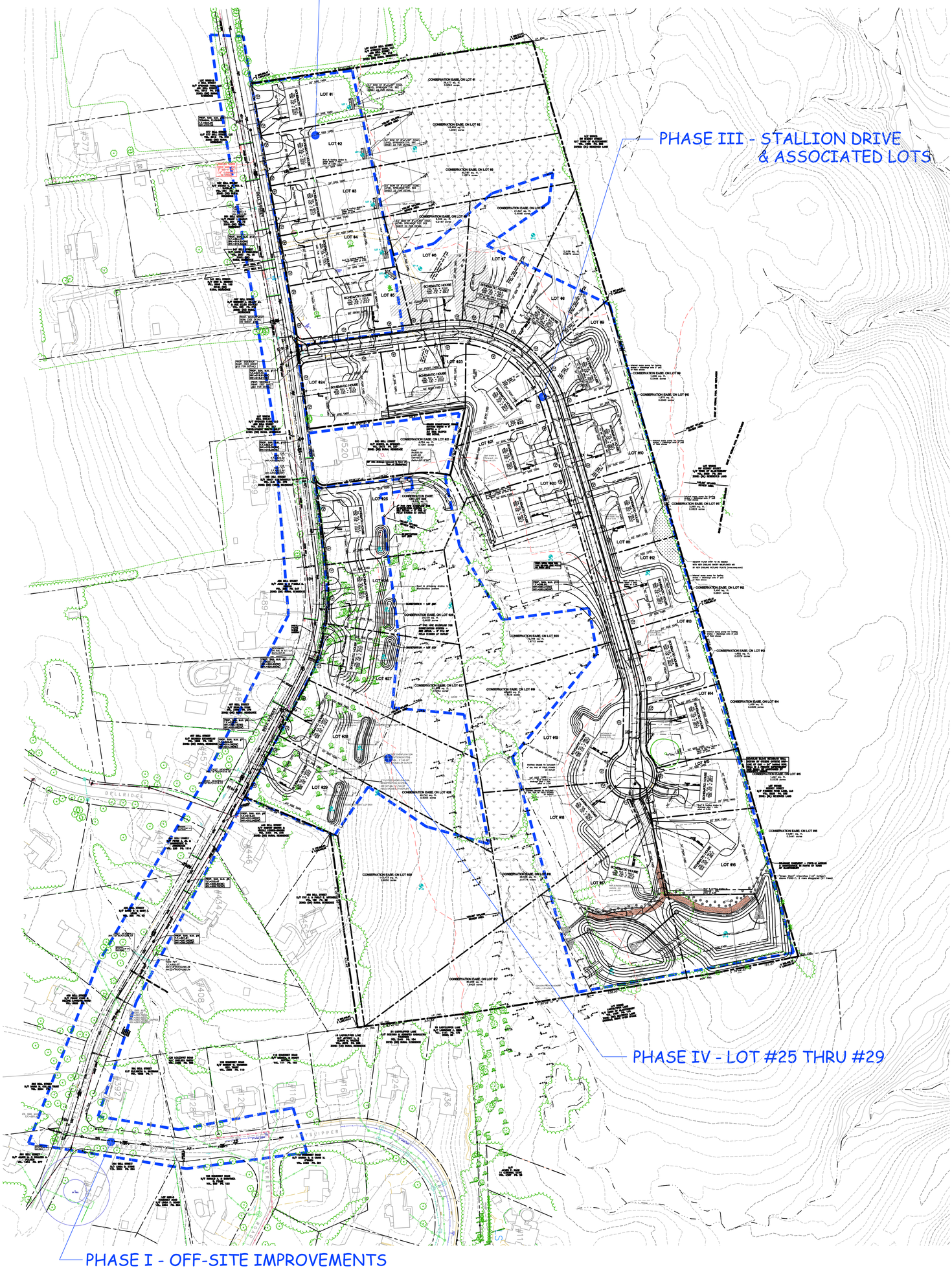
SCALE: 1"=40'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.: 3134	ACAD FILE: 3134-POND DET

SHEET: 24 OF: 27

REVISIONS:
9/10/20 PER TOWN COMMENT
9/10/20 PER TOWN COMMENT
9/29/20 PER TOWN COMMENT
10/07/20 PER TOWN COMMENT

SITE DETENTION BASIN DETAIL
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

I HAVE REVIEWED THE WETLAND BOUNDARY DEPICTED HEREON AND BELIEVE IT TO BE AN ACCURATE REPRESENTATION OF MY WETLAND DELINEATION.

DATE: 12/20/19

JAMES SIPPERLY
REGISTERED SOILS SCIENTIST

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE
SUBDIVISION NAME — ZONE

D & D DEPENDABLE CONSTRUCTION
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SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

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TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / D & D DEPENDABLE CONSTRUCTION — RR/OPEN SPACE
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

SITE PHASING PLAN
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SCALE: 1"=100'	CHECKED BY: JPC
DATE: JUN. 23, 2020	DRAWN BY: JMP
JOB No.: 3134	ACAD FILE: 3134-PHASING

SHEET: 25 OF: 27

REVISIONS:
08/11/20 PER TOWN COMMENTS
9/10/20 PER TOWN COMMENTS
9/29/20 PER TOWN COMMENTS
10/07/20 PER TOWN COMMENTS

PROPERTY LOCATION: 524 BELL STREET – GLASTONBURY, CONNECTICUT

1.1 PROJECT DESCRIPTION:

The project proposes a new subdivision road associated with a 28 lot residential subdivision on 36+ acres. Sanitary sewer and water will be installed along Bell Street to provide service to the new building lots as well as existing residences along the road. Four Dry Detention basins are proposed to achieve zero increase in the peak rate of runoff.

1.2 ESTIMATED DISTURBANCE AREA:

Approximately 12.8 acres of the site will be disturbed by the proposed improvements, which is about 30% of the site area. There are no direct wetland impacts, but construction activities are proposed within the 100' upland review area from the wetland boundary.

1.3 EROSION CONTROL MEASURES:

12" high Filtrexx Soxx will be used for perimeter erosion control, silt fence will be used for soil stockpile. A Construction entrance will be installed at the driveway entrance off Bell Street.

1.4 CONSTRUCTION PHASES:

This project will be done in four phase following the sequence specified below.

1.5 CONSTRUCTION START DATES:

Construction on the site will likely commence within 180 days after all requried local land use approvals have been obtained from the Town of Glastonbury assuming weather conditions permit. It is anticipated that all work will be completed within 48 months from commencement date.

1.6 DESIGN INFORMATION:

Hydrologic computations and analyses are found in the Stormwater Management Report prepared by this office.

1.7 OTHER PERMITS:

Permits will be required from the MDC and Town of Glastonbury Land Use Agencies and departments.

1.8 CONSERVATION PRACTICES:

Use of Vegetated Filter Strips, Grass Swales, and Vegetated Dry Detention Basins.

1.9 DOCUMENT LIST:

1. Project Plan Set comprised of Sheet 1 thru 21 of 21

2.1 HYDROLOGIC CALCULATIONS:

Stormwater Management Report

2.2 SOIL TEST RESULTS:

See soil test results on other sheet of this plan set.

CONSTRUCTION SEQUENCE:

PHASE I

1. Installation of siltation fence barrier along east of road as shown on the approved plans and in accordance with the detail shown hereon.
2. Staking of proposed water line and sanitary sewer extension systems as designed by Snyder Engineering Associates.

2a. Ex. catch basins on town roads where the sanitary sewer and water lines are to be installed shall be protected by] the installation of either a 6" Filtrexx Soxx installed around the catch basin top or a Catch Basin Insert shall be installed under the catch basin grate.

2b. If dewatering of a trench is needed, a submersible pump shall be used and discharged to a silt bag on the site of the road.

3. Installation of water line and sanitary sewer system (both gravity and force main). Trenches to be backfilled at the end of each day.
4. After water and sanitary lines have been installed, the backfill material shall be compacted and a temporary pavement path be placed over the excavated trenches.
5. All lateral connections for both water and sanitary sewer shall be installed as the main lines are being installed. Ends of lateral lines shall be marked in the field using a 2" x 4" which sticks up above finish grade so that the end of the lateral can be excavated by a homeowner for future connection to these utilities.
6. Temporary pavement patches shall remain in place for a year to allow any settlement of the backfill material to occur so that a permanent pavement patch does not settle in the future.
7. Permanent pavement restoration shall be done in accordance with Town of Glastonbury Engineering Dept.
8. Erosion control measures shall be removed after the installation of the water and sanitary sewer lines have been installed and the site stabilized.

PHASE II

1. Each building lot in this phase shall follow the following process:
2. Trees and brush shall be cleared on each lot. Brush and branches shall be chipped into mulch and stockpiled on the lot outside the anticipated construction limits.
3. Erosion control measures as shown on the approved plans shall be installed in the locations shown on the approved plans and in accordance with the details shown hereon.
4. Topsoil shall be stripped from the area of the driveway and placed in a stockpile location. The contruction entrance shall be installed at the intersection of the driveway and roadway.
5. Topsoil shall be stripped from the area of the house and placed in a stockpile location.
6. Construction of the foundation shall commence at this time and in accord with plans approved by the building department.
7. Underground utility connections shall be made after the foundation has been installed. After the utilities have been installed, the foundation shall be backfilled and compacted.
8. Framing of the house shall continue at this time.
9. The Grass Swale at the rear of Lots #1 to #5 shall be constructed at this time in the location shown on this plan and in accord with the detail shown hereon. The Grass Swale shall be seeded with the specified seed mixture by New England Wetland Plants at the appropriate time of year.
10. The seed mixture shall be watered as necessary to ensure the establishment of the vegetation.
11. Roof and footing drains shall be directed to the Grass Swale as shown. 4" solid PVC pipe (ASTM D3034, Sdr.35 shall be used to ensure that the pipe is not crushed in the future.
12. All previously disturbed areas on the lot shall have the soil surface scarified to a depth of 4" or so by a hydraulic excavator prior to the placement of topsoil. A minimum of 4" of topsoil shall be placed over all disturbed areas and graded with a York Rake. It shall be seeded with the grass mixture, covered with hay mulch and watered.
13. Only after vegetation has become established over all disturbed areas shall the erosion control measures be removed.

PHASE III

CONSTRUCTION OF STALLION DRIVE, THEN RESIDENTIAL HOMES

ROAD CONSTRUCTION:

1. Limits of road clearing shall be delineated in the field by the project land surveyor.
2. Trees and brush shall be removed from within the delineated clearing limits. Brush and branches shall be chipped into mulch and pile outside the road construction limits.
2. Topsoil shall be removed at the entrance of the road and placed in a stockpile as shown on the approved plans.
3. The construction entrance shall be installed at the intersection with Bell Street and in accord with the approved plans.
4. Ponds #1 and #2 shall be constructed at this time in accord with the approved plans and specifications. Outlet control structures, swales and emergency spillways shall also be installed at this time. After the detention ponds have been graded, all disturbed areas shall be covered with a minimum of 4" of topsoil and seeded with the specified seed mixture. The disturbed area shall be watered as needed to ensure the establishment of the seed mixture. Seeding shall be done at the appropriate time of year for the seed mixture.
5. The initial 500' of Stallion Drive shall be graded to the required subgrade. Structual drainage system components for this section of the road shall be installed per the approved plans and in accord with Town of Glastonbury details.
6. After catch basins have been installed, a layer of siltation fence material shall be installed under the grate of each basin to prevent the introduction of silt into the drainage system.
7. Gravel for the subbase of the road shall be installed and mechanically compacted to 95% Proctor Density. The height of the gravel shall leave a minimum of 3" of the catch basin top being above the gravel surface.
8. Side slopes shall be finished graded at this time, covered with a minimum of 4" of topsoil, seeded and mulched. (sidewalk along Stallion Drive will be installed when the entire road has been constructed and the base course of bituminous concrete installed).
9. The next 500' of road shall be constructed at this time following the above general sequence. The 1.5:1 slope shall be stabilized with rocks as shown on the detail shown in this plan set.
10. The last 500' will be constructed at this time following the approved plans.
11. As the road construction approaches the cul-de-sac, the modular block retaining wall by Allen Block shall be installed in the location as shown. This wall does not require the use of geogrids so there will be no impact to the root system of the large oak tree as the wall is located outside the dripline of the tree.
12. The portion of the drainage system for roof and/or footing drains at the cul-de-sac shall be installed per the plan. The piping shall be installed in conjunction with the retaining wall as the pipe is located just behind the rear of the wall.
13. Stormwater collection and conveyance systems shall be installed for the road in accordance with the approved plans.
14. All side slopes shall be graded per the plan, covered with a minimum of 4" of topsoil, seeded and mulched.
15. At this time, the drainage pipe for the roof and/or footing drains shall be installed outside the ROW as shown. As the trench is backfilled, underground conduits for electric, telephone, cable TV and/or fiber optics shall be installed within the easement area.
16. Sidewalks along Stallion Drive shall be installed at this time for the entire length of the road as shown.
17. Stormwater shall be connected to Ponds #1 and #2 assuming vegetation has become established.

PHASE IV

1. Each building lot in this phase shall follow the following process:
2. Trees and brush shall be cleared on each lot. Brush and branches shall be chipped into mulch and stockpiled on the lot outside the anticipated construction limits.
3. Erosion control measures as shown on the approved plans shall be installed in the locations shown on the approved plans and in accordance with the details shown hereon.
4. The Bioretention system shall be installed in accordance with the sequence specified elsewhere on this plan and in with the detail and soil specifications after the foundation has been installed.
5. All disturbed areas associated with the Bioretention system shall be covered with a minimum of 4" of topsoil, seeded and mulched.
6. Only after vegetation has been established in Bioretention system shall stormwater be directed to it.
7. Topsoil shall be stripped from the area of the driveway and placed in a stockpile location. The contruction entrance shall be installed at the intersection of the driveway and roadway.
8. Topsoil shall be stripped from the area of the house and placed in a stockpile location.
9. Construction of the foundation shall commence at this time and in accord with plans approved by the building department.
10. Underground utility connections shall be made after the foundation has been installed. After the utilities have been installed, the foundation shall be backfilled and compacted.
11. Framing of the house shall continue at this time.
12. All previously disturbed areas on the lot shall have the soil surface scarified to a depth of 4" or so by a hydraulic excavator prior to the placement of topsoil. A minimum of 4" of topsoil shall be placed over all disturbed areas and graded with a York Rake. It shall be seeded with the grass mixture, covered with hay mulch and watered.
13. Only after vegetation has become established over all disturbed areas shall the erosion control measures be removed.

PLAN OBJECTIVES AND PRINCIPALS:

The objectives of the Soil Erosion and Sediment Control Plan are to manage both the runoff and/or wind erosion and the earthwork operations by using Best Management Practices. The objectives are as follows:

a. Control erosion at its source with temporary control measures, minimize the runoff from areas of disturbance, distribute stormwater through natural vegetation before being discharged into wetland systems.

b. Keep land disturbance to a minimum. The site layout has been designed to minimize any potential impacts to wetlands.

c. Construct the project in phases to minimize the area of the site under active construction at one time.

d. Retain existing vegetation wherever feasible. Siltation fence or other barriers will be used to limit the extent of earthwork.

e. Stabilize disturbed areas as soon as practical. Earth disturbance shall not occur on a given area until active construction is to take place in this area.

f. Minimize the length and steepness of slopes.

g. Maintain low runoff velocities.

h. Trap sediment on site. Siltation fence barriers or other effective siltation barriers and driveway construction entrance will trap sediment during the construction period.

i. Establish a maintenance and repair program during the construction period. Erosion control measures will be inspected weekly during the spring months, twice a month during the summer and/or following rainfall events of greater than 0.5 inches and repaired as needed to ensure that they function properly.

j. Assign responsibility for the maintenance program. The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liason to the owner's representative. the owner shall retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the Erosion and Sediment Control Plan. The town will be copied on all inspection reports prepared on behalf of the project.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES – MAINTENANCE REQUIREMENTS:

1. Siltation fence barriers: Accumulated sediment shall be removed when it has reached a height of 25% of the exposed sediment barrier and disposed off is an appropriate manner.

2. Filtrexx Soxx shall be inspected on a monthly basis. Accumulated sediment shall be removed from the uphill side of the Soxx when it is 50% of the height of the Soxx above grade.

CONTROL PLAN IMPLEMENTATION:

1. The contractor shall inspect the effectiveness and condition of erosion control devices during storm events, and after each rainfall event of 0.5" or more, prior to weekends and prior to forecasted large storm events.
2. The contractor shall repair or replace damaged erosion control measures immediately, and in case, more than four hours after observing such deficiencies.
3. The contractor shall be prepared to implement interm drainage controls and erosion control measures as may be necessary during the course of construction.
4. The constactor shall make available on-site all equipment, materials and labor necessary to effect emergency erosion control measures within four hours of any impending emergency situation.
5. The contractor shall make a final inspection, and clean up any tracked sediment on the existing road.
6. The contractor shall have on call at all times, a responsible representative who, when authorized, will mobilize the necessary personnel, materials and equipment and otherwise provide the required action when notified of any impending emergency situation.
7. The contractor shall supply a telephone number to the town engineer, planning agent so that the contractor may be contacted during the evenings and on weekends, if necessary.
8. The contractor shall maintain a minimum of 165 lf of Filtrexx 12" Soxx and 200 lf of silt fence on the site for emergencies.

GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

1. Regrading on this site shall done in such a manner as to prevent stagnant water from collecting in depresssions.
2. All erosion and sedimentation control measures will be installed prior to the start of any construction activity.
3. All erosion and sedimentation control measures shall be constructed in accordance with the submitted construction details and in compliance with the specifications and standards found in the "Guidelines for Soil Erosion and Sediment Control" as prepared by the State of Connecticut, revised to 2002.
4. Siltation fence barriers will be installed at the limit of all disturbed areas. Staked straw bales, will be utilized as necessary during the construction period. All work done shall be in accordance with the details shown on the plans.
5. Land disturbance will be kept to a minimum. Restabilization of all disturbed areas will occur as soon as final grading in complete.
6. All erosion and sedimentation control measures will be maintained in an effective conditions throughout the construction period.
7. Accumulated sediment will be removed from the control structures and disposed of in a lawful and safe manner.
8. Additional control measures will be installed during the construction period if the Zoning or Wetland Enforcement Officer requires them. The design engineer shall inspect the site periodically to ensure the proper installation of erosion control measures.
9. Regular inspections of the construction site shall be made by a representative of the Town of Glastonbury and a professional retained by the owner to assure compliance with the approved plans.
10. The responsibility for implementing the erosion and sedimentation control plan, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the appropriate town agencies of any transfer of this responsibility and for conveying a copy of the erosion and sedimentation control plan if title to the land is transferred is placed upon the owner of record.

SEED MIXTURES

NEW ENGLAND CONSERVATION/WILDLIFE SEED MIXTURE BY NEW ENGLAND WETLAND PLANTS:
VIRGINIA WILD RYE
LITTLE BLUESTEM
BIG BLUESTEM
CREEPING RED FESCUE
SWITCH GRASS
PARTRIDGE PEA
DEER TONGUE
INDIAN GRASS
OX EYE SUNFLOWER
COMMON MILKWEED
SPOTTED JOE PYE WEED
GRASS LEAVED GOLDENROD
BLUE VERVAIN
NEW ENGLAND ASTER
EARLY GOLDENROD
1750 SQUARE FEET PER POUND APPLICATION RATE

NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANTS:
FOX SEDGE
LURID SEDGE
BLUNT BROOM SEDGE
BLUE VERVAIN
FOWL BLUEGRASS
HOP SEDGE
GREEN BULRUSH
CREEPING SPIKE RUSH
FRINGED SEDGE
SOFT RUSH
SPOTTED JOE PYE WEED
RATTLESNAKE GRASS
SWAMP ASTER
BLUEFLAG
SWAMP MILKWEED
SQUARE STEMMED MONKEY FLOWER
2,500 SQUARE FEET PER POUND APPLICATION RATE

SEEDING MIXTURES FOR AREAS TO BE MAINTAINED AS GRASS:

MIXTURE #1	
KENTUCKY BLUEGRASS	20 LBS/ACRE
CREEPING RED FESCUT	20 LBS/ACRE
PERENNIAL RYEGRASS	5 LBS/ACRE
MIXTURE #2	
CREEPING RED FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE
TALL FESCUE	20 LBS/ACRE

Note: If dewatering is necessary, an Ultra-Dewatering Bag 9724-O/S Oil and Sediment Model, 6' x 6' shall be used. (www.interstateproducts.com)

Note: If Catch Basin Inserts are to be used, then the Siltsack – Type A by ACF Environmental shall be used or an approved equivalent. (www.acfenvironmental.com)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 811 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE/GW1
SUBDIVISION NAME — ZONE
DEPENDABLE CONSTRUCTION
SUBDIVIDER
SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN
COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / DEPENDABLE CONSTRUCTION — RR/OPEN SPACE/GW1
PROJECT / APPLICANT — ZONE
524 BELL STREET
PROJECT ADDRESS
6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

CONSTRUCTION NARRATIVE
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

SCALE: NA | CHECKED BY: JPC
DATE: JUN. 23, 2020 | DRAWN BY: JMP
JOB No.: 3134 | ACAD FILE: 3134-NARRATIVE
SHEET: 26 OF: 27

REVISIONS:
08/17/20 PER TOWN COMMENTS
9/10/20 PER TOWN COMMENTS
9/29/20 PER TOWN COMMENTS

STATE OF CONNECTICUT
JAMES F. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

TOPSOILING:

MATERIALS:

TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM OR SILT LOAM) AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION AND CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY AND SHALL MEET THE FOLLOWING REQUIREMENTS:

ORGANIC MATTER: NOT LESS THAN 1.5% BY WEIGHT.
Ph RANGE: 6.0–7.5 (IF LESS THAN 6.0, LIME SHALL BE APPLIED AS REQUIRED).
SOLUBLE SALTS: SHALL NOT EXCEED 500 ppm.

APPLICATION:

APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE IN PLACE AND IN GOOD CONDITION PRIOR TO PLACING TOPSOIL.

TOPSOIL SHALL NOT BE APPLIED WHILE IN A FROZEN OR MUDDY CONDITION.

TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4", SURFACE IRREGULARITIES SHALL BE CORRECTED AT TIME OF PLACEMENT TO AVOID DEPRESSIONS AND WATER POCKETS.

TOPSOIL SHALL BE COMPACTED ONLY ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM SEEDBED. OVER COMPACTING SHALL BE AVOIDED.

PERMANENT VEGETATIVE COVER:

GENERAL:

THE PURPOSE OF PERMANENT VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL, REDUCE DAMAGE FROM WIND & WATER EROSION AND ENHANCE THE ENVIRONMENT.

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL SOIL STOCKPILE AREAS WHICH WILL BE IN PLACE FOR MORE THAN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS SOON AS PROPOSED ON AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES OF APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 15.

IF TEMPORARY VEGETATIVE COVER CANNOT BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES, THE AREA SHALL BE STABILIZED TO THE EXTENT PROPOSED WITH TEMPORARY MULCH UNTIL THE NEXT PRIME SEEDING DATE.

REFER TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION FOR ADDITIONAL INFORMATION.

SITE PREPARATION:

1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
3. IF UNLESS HYDROSEEDED, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000
4. UNLESS HYDROSEEDED, APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7.5 LB PER 1000 S.F. OF 10–10–10 FERTILIZER AND 7 LB PER 1000 S.F. OF 38–0–0 OF SLOW RELEASE NITROGEN FOR TOPDRESSING.
5. UNLESS HYDROSEEDED, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".

WHEN HYDROSEEDING, THE SOIL SHALL BE TILLED AS DESCRIBED BELOW. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED.

6. TILLAGE SHALL RESULT IN A UNIFORM CONTOUR, FREE FROM DEPRESSIONS AND WATER POCKETS.

SEEDING:

1. SELECT AN APPROPRIATE SEED MIXTURE FROM THE LIST BELOW. ALTERNATE SEED MIXES SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNER. APPLY PROPER INOCULANT WHEN USING LEGUME SEED.
2. SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED OR "CULTIPACKER" TYPE SEEDER IS USED, COVER THE SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL. THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
4. UNLESS HYDROSEEDED, APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.
5. SEEDING SHALL OCCUR BETWEEN APRIL 15 TO JUNE 15 AND / OR AUGUST 15 TO SEPTEMBER 15.
6. WHEN HYDROSEEDING, SEEDING RATES SHALL BE INCREASED BY 10 % (400% FOR LEGUMES).

FIBER MULCH SHALL BE USED WHEN HYDROSEEDING EXCEPT FOR CRITICAL AREAS WHICH SHALL BE MULCHED WITH STRAW MULCH.

RECOMMENDED SEED MIXES:

SHADY SITE:
CREEPING RED FESCUE – 1.10 LB/1000 S.F.
PERENNIAL RYEGRASS – 0.10 LB/1000 S.F.

SUNNY / PARTIALLY SUNNY SITE:
KENTUCKY BLUEGRASS – 0.50 LB/1000 S.F.
CREEPING RED FESCUE – 0.50 LB/1000 S.F.
PERENNIAL RYEGRASS – 0.10 LB/1000 S.F.

DRY SITES:
CREEPING RED FESCUE – 1.00 LB/1000 S.F.
TALL FESCUE – 0.50 LB/1000 S.F.

MULCHING:

GENERAL:

THE PURPOSE OF MULCHING IS TO PROTECT THE SOIL, CONTROL RUNOFF AND PROMOTE PLANT GROWTH.

ALL AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

MULCH SHALL BE USED ON ALL DISTURBED AREAS FOR PROTECTION FROM EROSION WHICH WILL BE EXPOSED FOR MORE THAN 21 DAYS AND CANNOT BE SEEDED WITHIN THE PRIME SEEDING DATES.

MATERIALS:

THE MATERIALS USED FOR MULCHING SHALL BE STRAW OR HAY FREE FROM COARSE MATTER AND WEEDS.

WHEN HYDROSEEDING, MULCH SHALL BE APPLIED SIMULTANEOUSLY WITH THE SEED. MULCH MATERIAL AND APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

APPLICATION:

MULCH SHALL BE APPLIED UNIFORMLY BY HAND OR BLOWER AT A RATE OF 90 LB/1000 S.F.

CRITICAL AREAS (SLOPES OVER 3 HORIZ. TO 1 VERT.) AND/OR AREAS IDENTIFIED ON THE PLAN SHALL BE MULCHED WITH HAY OR STRAW MULCH.

ANCHORING:

1. IF REQUIRED, MULCH SHALL BE ANCHORED IMMEDIATELY FOLLOWING APPLICATION.
2. STRAW AND HAY MULCH ON SLOPES IN EXCESS OF 5% SLOPE AND/OR AREAS AS DIRECTED BY THE ENVIRONMENTAL PLANNER SLOPE BE ANCHORED IN ACCORDANCE WITH CHAPTER 7 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

EROSION CONTROL NOTES:

ALL EROSION AND SEDIMENTATION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, LATEST EDITION UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE PROPER SEQUENCE DURING CONSTRUCTION (I.E. SEDIMENT BARRIERS INSTALLED DOWNSLOPE OF AREAS TO BE DISTURBED PRIOR TO DISTURBANCE).

ALL DISTURBED AREAS SHALL BE COVERED WITH 6 INCHES OF TOPSOIL, SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.

ALL CATCH BASIN GRATES SHALL BE PROTECTED FROM SEDIMENT ENTERING THE INLET BY USE OF FILTER FABRIC AROUND THE GRATE OF RINGED WITH SEDIMENT BARRIERS.

ALL SOIL STOCKPILE AREAS SHALL BE ENCIRCLED WITH SEDIMENT BARRIERS. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ANY STOCKPILE AREA WHICH IS TO REMAIN MORE THAN 21 DAYS.

THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES ON SITE (HAY BALES, STONE, SHOVELS, ETC.).

THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROLS WEEKLY AND PRIOR TO A PREDICTED RAIN EVENT. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED OR MAINTAINED AS REQUIRED.

EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OR CITY ENVIRONMENTAL PLANNER.

ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE TOWN OR CITY ENVIRONMENTAL PLANNER TO ADDRESS FIELD CONDITIONS.

SUGGESTED SEED MIXES:

PERMANENT SEEDING
60% (BARON) KENTUCKY BLUEGRASS
20% (JAMESTOWN II) CHEWINGS FESCUE
20% (PALMER II) PERENNIAL RYEGRASS
APPLY AT 170 LB/AC.

TEMPORARY SEEDING
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
APPLY AT 40 LB/AC.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 811 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

EROSION CONTROL NARRATIVE

SITE / PROJECT DESCRIPTION:

LOCATION: 524 BELL STREET, GLASTONBURY, CT
SITE AREA: 1,576,872 S.F. = 36.2 AC.
AREA OF DISTURBANCE:
PHASE I AREA: 337,378 S.F. = 7.74 AC.
PHASE II AREA: 524,172 S.F. = 12.49 AC.
TOTAL AREA: 881,600 S.F. = 20.23 AC.
DIRECT WETLAND IMPACT: NONE
100' UPLAND REVIEW IMPACT: 72,745 S.F. = 1.67 AC.

TOPOGRAPHY: MODERATE TO FAIRLY STEEP. THE LAND SLOPES FROM NORTH TO SOUTH IN THE NORTHERLY SECTION AND FROM SOUTH TO NORTH IN THE SOUTHERLY SECTION. BOTH SECTIONS LEAD TO A WATERCOURSE ON THE PROPERTY.

VEGETATION: PARTIALLY OVERGROWN FIELDS, MOWED FIELDS, VERY OVERGROWN FIELDS AND WOODLANDS. THERE ARE INVASIVE SPECIES ON THE PROPERTY.

SOILS: THE SITE HAS WETLANDS SOILS AND A NON–WETLANDS SOIL. THE WETLANDS SOILS ARE MENLO, WILBRAHAM AND WETHERSFIELD SOILS. THE ARE MOSTLY IN THE NORTHERLY AND SOUTHERLY SECTION OF THE SITE. THE NON–WETLANDS SOIL IS LUDLOW.

DRAINAGE: THE NORTHERN PORTION OF THE SITE DRAINS FROM WEST TO EAST TO SALMON BROOK. THE SOUTHERLY PORTION OF THE SITE DRAINS SOUTH INTO EXISTING TOWN OPEN SPACE, THEN EASTERLY TO SALMON BROOK THROUGH MDC OPEN SPACE.

PROPOSAL: THE EXISTING HORSE BARNS AND FENCED HORSE PADDOCKS ARE PROPOSED TO BE DEMOLISHED AND THE CONSTRUCTION OF A 29 LOT SUBDIVISION. THE PROPOSAL CONTAINS 29 LOTS RANGING IN SIZE FROM 25,300 S.F. TO 35,986 S.F. WITH ONE REAR LOT OF 88,904 S.F. THE PROPOSAL ALSO CONTAINS 15.22 AC OF PROPOSED OPEN SPACE, WHICH ABUTS EXISTING MDC LAND TO THE EAST AND EXISTING TOWN OF GLASTONBURY OPEN SPACE TO THE SOUTH. THE PROJECT CONTAINS ON 1,500 FT LONG CUL–DE–SAC ROADWAY.

POTENTIAL E. & S. PROBLEMS / MITIGATION

THE FOLLOWING IS A DISCUSSION OF EROSION AND SEDIMENTATION CONCERNS AND THE SUGGESTED METHODS OF MITIGATION AND CONTROL. ALL EROSION AND SEDIMENTATION METHODS AND MATERIALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF EAST WINDSOR. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS.

1) SEDIMENT ENTERING THE EXISTING STORM SEWERS.

THE PLAN CALLS FOR ANY EXISTING STORM SEWER INLET SUBJECT TO RUNOFF FROM THE DISTURBED AREA HAVE ITS INLET PROTECTED WITH FILTER FABRIC. THE FILTER FABRIC PROTECTION SHOULD BE CHECKED AT REGULAR INTERVALS, THE ACCUMULATED SEDIMENT REMOVED AND THE FILTER FABRIC REPLACED TO AVOID EXCESSIVE PONDING AT THE INLETS.

2) WIND EROSION.

BECAUSE THE SITE IS SMALL AND SOMEWHAT PROTECTED BY TREES, WIND EROSION SHOULD NOT BE A MAJOR PROBLEM. IF WIND EROSION DOES OCCUR, THE SITE SHOULD BE WATERED OR STABILIZED BY OTHER MEANS TO REDUCE THE WIND EROSION.

3) INSPECTION AND MAINTENANCE OF E. & S. CONTROLS

INSPECTION AND PROPER MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IS CRITICAL TO THE ULTIMATE SUCCESS OF THE PROJECT. THE PLAN REQUIRED THE SITE CONTRACTOR TO INSPECT AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROL SYSTEMS ON AT LEAST A WEEKLY BASIS AND PRIOR TO A PREDICTED RAIN EVENT.

4) EFFICIENT CONSTRUCTION AND TIMING

TO MINIMIZE THE EROSION AND SEDIMENTATION CONTROL PROBLEMS, THE SITE CONTRACTOR SHOULD CAREFULLY PLAN THEIR CONSTRUCTION ACTIVITIES TO MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSIVE FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — *RR/OPEN SPACE/GW1*
SUBDIVISION NAME — *ZONE*

DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — *PLAN & ZONING COMMISSION CHAIRMAN*

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — *COMMUNITY DEVELOPMENT DIRECTOR*

FILE NO. — *TOWN ENGINEER*

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / DEPENDABLE CONSTRUCTION — *RR/OPEN SPACE/GW1*
PROJECT / APPLICANT — *ZONE*

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — *T.P.&Z. CHAIRMAN*

SPECIAL PERMIT APPROVAL DATE — *COMMUNITY DEVELOPMENT DIRECTOR*

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

SCALE: NA | CHECKED BY: JPC
DATE: JUN. 23, 2020 | DRAWN BY: JMP
JOB No.: 3134 | ACAD FILE: 3134–TOWN NAR
SHEET: 27 OF: 27

REVISIONS:
8/11/20 PER TOWN COMMENTS
9/10/20 PER TOWN COMMENTS
9/29/20 PER TOWN COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

TOWN EROSION SPECIFICATIONS
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION — RR/OPEN SPACE/GW1
SUBDIVISION NAME — ZONE

DEPENDABLE CONSTRUCTION
SUBDIVIDER

SUBDIVISION APPROVAL DATE — PLAN & ZONING COMMISSION CHAIRMAN

COMPLETION DATE FOR SUBDIVISION IMPROVEMENTS — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO. — TOWN ENGINEER

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

TOWN PLAN & ZONING COMMISSION APPROVAL

STALLION RIDGE SUBDIVISION / DEPENDABLE CONSTRUCTION — RR/OPEN SPACE/GW1
PROJECT / APPLICANT — ZONE

524 BELL STREET
PROJECT ADDRESS

6.8 (REAR LOT)
SPECIAL PERMIT SECTION — T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE — COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

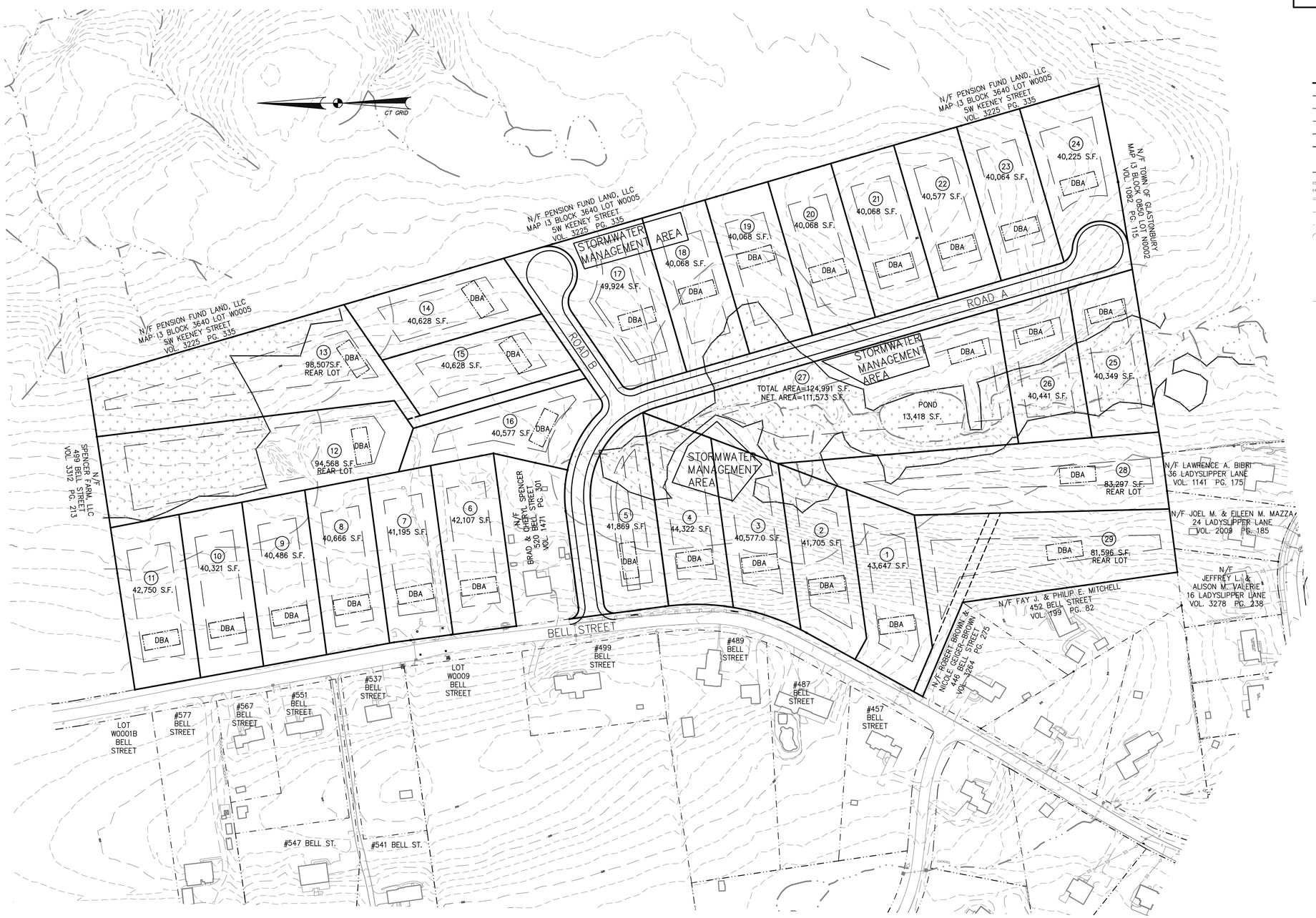
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

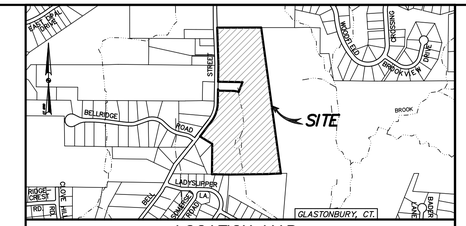
SCALE: NA | CHECKED BY: JPC
DATE: JUN. 23, 2020 | DRAWN BY: JMP
JOB No.:3134 | ACAD FILE: 3134-TOWN NAR
SHEET: 28 OF: 28

REVISIONS:
08/17/20 PER TOWN COMMENTS
9/10/20 PER TOWN COMMENTS
9/29/20 PER TOWN COMMENTS

APPROVAL LETTER SHEET
PREPARED FOR:
DEPENDABLE CONSTRUCTION
PROPERTY LOCATED AT:
524 BELL STREET
GLASTONBURY, CONNECTICUT

STATE OF CONNECTICUT
JOHN P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER





LOCATION MAP

SCALE: 1"=1,000'

LEGEND

EXISTING		PROPOSED
● I.P. FND.	IRON PIN	○
■ MON. FND.	CONCRETE MONUMENT	□
	PROPERTY BOUNDARY LINE	
	ABUTTING PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	EDGE OF WATER LINE	
	WETLAND LIMIT LINE	
	WETLAND FLAG	
	WETLAND BUFFER	
65 64	GROUND CONTOUR LINES	222
	CURBING	
	EDGE OF BITUMINOUS PAVEMENT	
	EDGE OF CONCRETE PAVEMENT	
	TREE LINE	
	BUILDING	
	BUILDING WITH OVERHANG	
U.P.	MISCELLANEOUS STRUCTURES	
U.P.	UTILITY POLE	U.P.
D	STORM DRAIN LINE	D
CCB CLCB	CATCH BASIN	CCB CLCB

SCALE IN FEET: 200' 100' 0 100' 200'

ZONING INFORMATION
RR ZONE – 29 LOTS
25 FRONTAGR LOTS, 4 REAR LOTS
TOTAL PARCEL AREA= 36.2 AC.
ROAD A LENGTH = 1445 FT
ROAD B LENGTH = 300 FT
ROAD LENGTH PER LOT=60.2'

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
87 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-3401 FAX: 860-633-8851
EMAIL: JWD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074

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CONCEPTUAL PLAN – UNDERLYING ZONE
PROPOSED STALLION RIDGE OPEN SPACE SUBDIVISION
524 BELL STREET

PREPARED FOR
DEPENDABLE CONSTRUCTION, LLC
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 04/10/2019
SCALE: 1" = 100'
SHEET 1 of 1
A-17-033-UZ-1
FILE: 17033-UZ-1.DWG