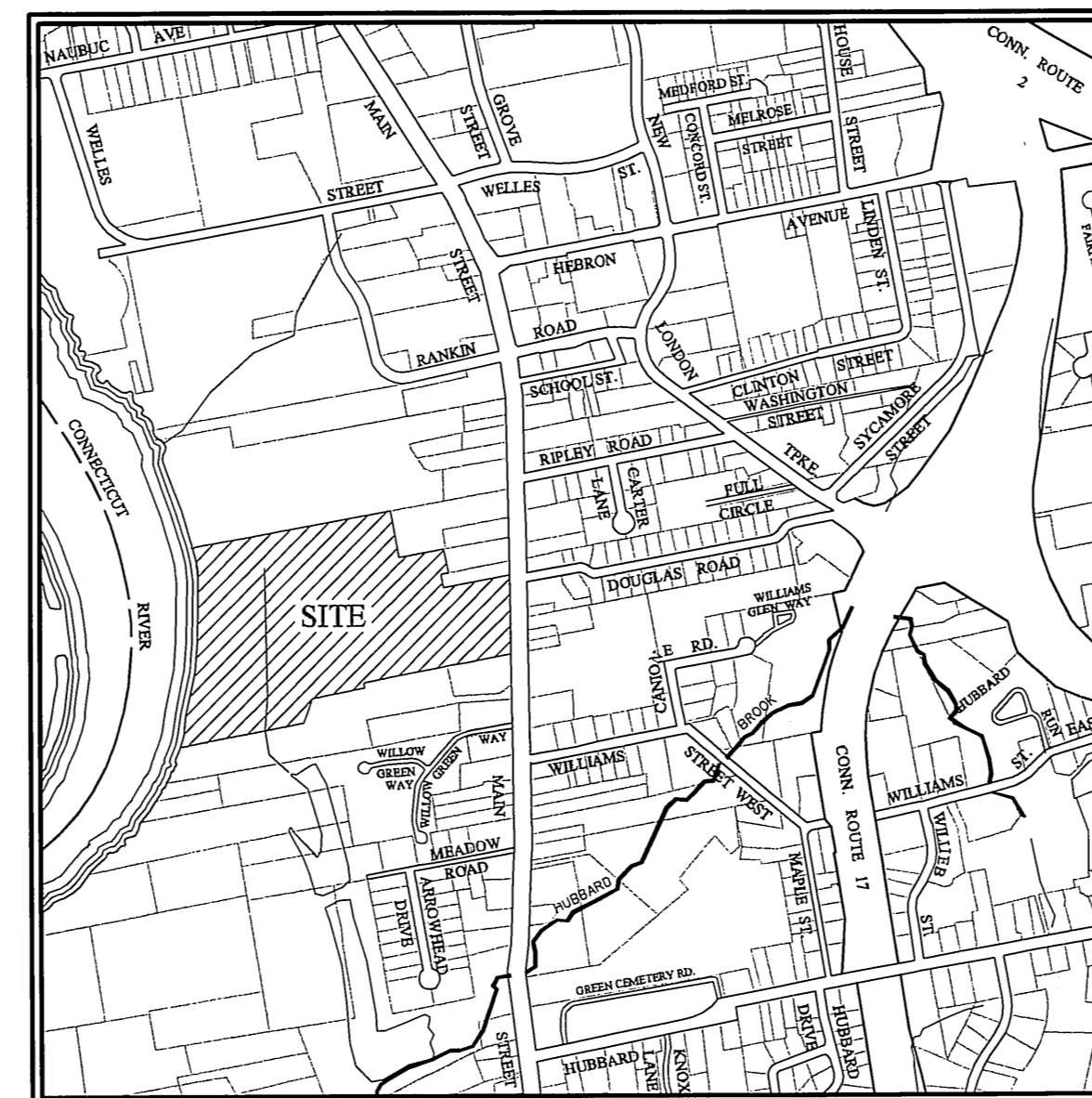


FILE: E:\DWG\Streets\Main St\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg USER: Charles Stahlgger DATE: 5/15/2017

# TOWN OF GLASTONBURY ENGINEERING DEPARTMENT TOWN HALL / ACADEMY COMPLEX PW-0908 located at 2155 MAIN STREET GLASTONBURY, CONNECTICUT

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE LAYOUT
4	DEMOLITION
5	OVERALL SITE GRADING
5A	SITE GRADING DETAILS NORTH DRIVE
5B	SITE GRADING DETAILS SOUTH DRIVE
6	DRAINAGE/UTILITIES
7	EROSION AND SEDIMENTATION CONTROL
8	DETAILS AND SPECIFICATIONS
9	DETAILS AND SPECIFICATIONS
10	LANDSCAPING PLAN
11	LIGHTING PLAN
12	IRRIGATION PLAN



**LOCATION MAP**

SCALE: 1"=1000'

MAY 2017

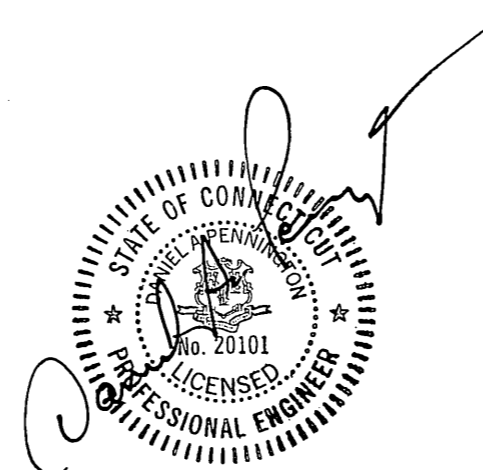
RICHARD J. JOHNSON  
TOWN MANAGER

DANIEL A. PENNINGTON  
TOWN ENGINEER / MANAGER OF PHYSICAL SERVICES

Town of Glastonbury	Reserved Land Zone
PROJECT/APPLICANT	ZONE
2155 & 2143 Main Street	Town Hall & Academy Building
PROJECT ADDRESS	
Section 12	TPZ CHAIRPERSON
SPECIAL PERMIT SECTION	
January 17, 2017	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE SPECIAL PERMIT APP'D	
FILE NO.	

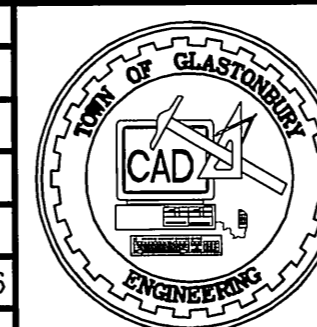
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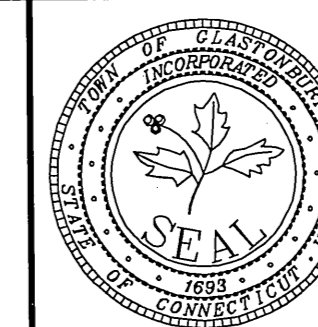
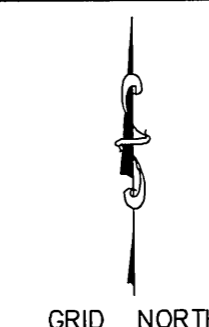


PW-0908

DRAWING ISSUE STATUS		
NO.	DESCRIPTION	DATE
3.	ISSUED FOR SIDEWALK BID	5/12/2017
2.	CONDITIONS OF APPROVAL	3/28/2017
1.	ISSUED FOR PERMITTING	12/16/2016



SCALE: AS SHOWN	DATE:
DRAWN BY: C.F.S.	11/11/2016
CHECKED BY: S.M.B.	11/11/2016
APPROVED BY: D.A.P.	11/11/2016
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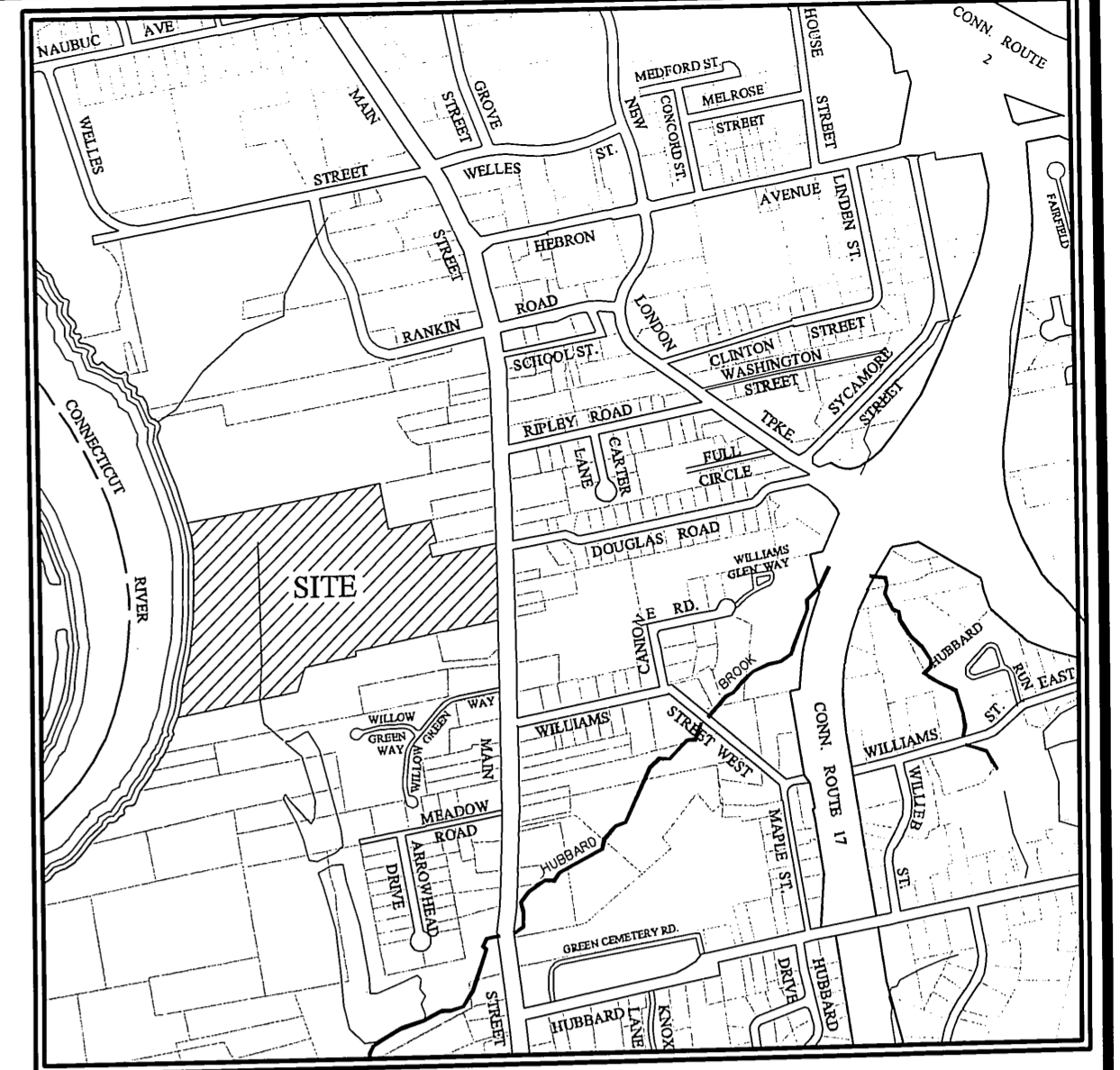


PLAN DEPICTING  
TOWN HALL / ACADEMY COMPLEX  
FOR THE  
DRIVE & PARKING RECONFIGURATION  
LOCATED AT  
2155 / 2143 MAIN STREET  
GLASTONBURY, CONNECTICUT

SHEET NO.  
**1**  
OF 14

FILE: F:\DWG\StreetsMain\SPWP-0096 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg USER: Charles Stambler DATE: 8/15/2017

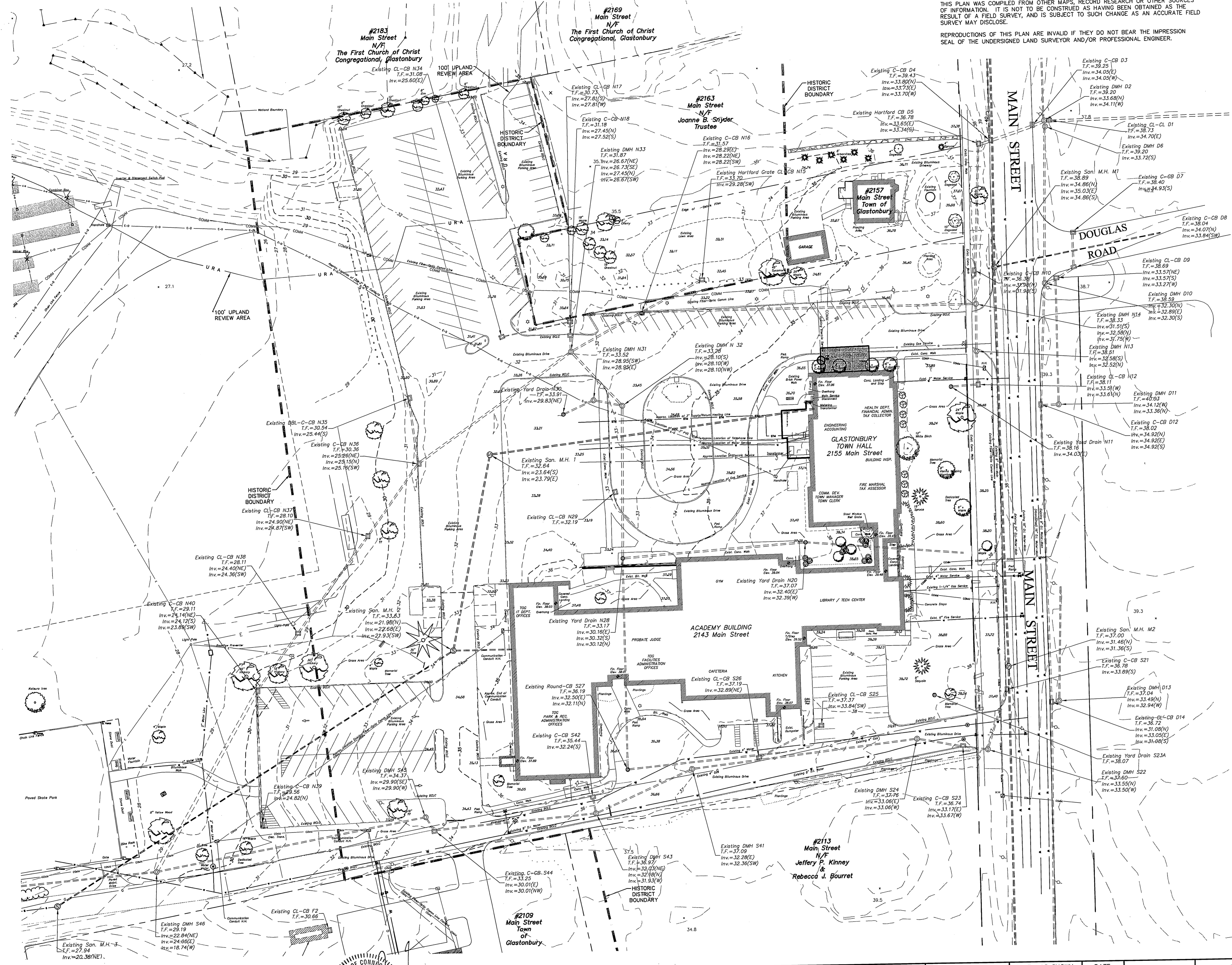
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LOCATION MAP  
SCALE: 1" = 1000'

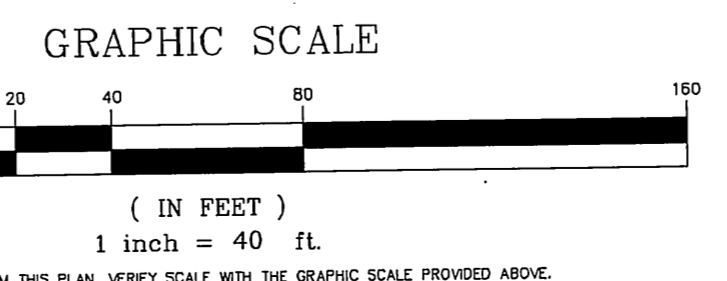
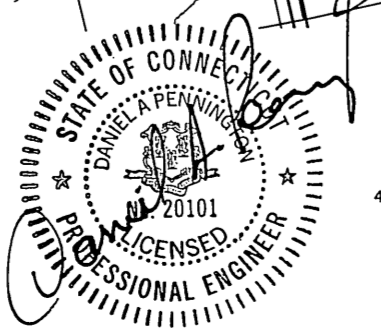
Town of Glastonbury Reserved Land Zone  
PROJECT/APPLICANT ZONE  
2155 & 2143 Main Street Town Hall & Academy Building  
PROJECT ADDRESS  
Section 12 TPZ CHAIRPERSON  
SPECIAL PERMIT SECTION  
January 17, 2017  
DATE SPECIAL PERMIT APP'D DIRECTOR OF COMMUNITY DEVELOPMENT  
FILE NO.

- SURVEY NOTES:**
1. LOCATION OF FEATURES AND CONTOUR DATA DEPICTED HEREON WHERE ACQUIRED THROUGH FIELD SURVEY CONDUCTED 5-2011.
  2. THERE IS NO BOUNDARY/DETERMINATION OPINION.
  3. NOT ALL IMPROVEMENTS ARE DEPICTED HEREON.
  4. HORIZONTAL CONTROL IS BASED ON THE CONNECTICUT GEODETIC SURVEY STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 - (NAD83).
  5. ELEVATIONS AND VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 - (NAV88).
  6. REFERENCE FOR UTILITY INFO FROM THE FOLLOWING:
    - a. SITE PLAN LYONS AND MATHER ARCHITECTS BRIDGEPORT CONNECTICUT ACADEMY SCHOLL CONVERSION FOR JUNIOR HIGH SCHOOL DATE 1 JUNE 1960 JOB NO. 804
    - b. VARIOUS SITE, ELECTRICAL, MECHANICAL-HEATING & PLUMBING PLANS PROJECT 7202 ACADEMY SCHOOL RENOVATIONS 2141 MAIN STREET GLASTONBURY, CONNECTICUT DATE NOV 5 73 STECKER AND COLAVECCHIO ARCHITECTS, INC. 800 COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT 06002 BEMIS FREEMAN SIPALA CONSULTING ENGINEERS

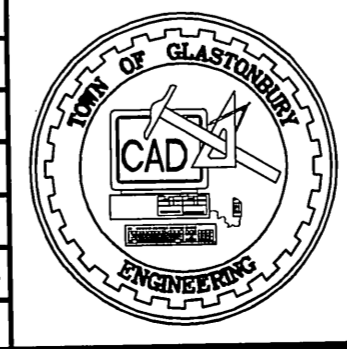


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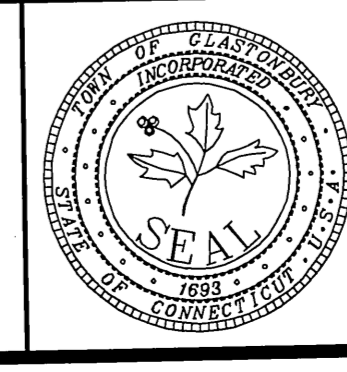
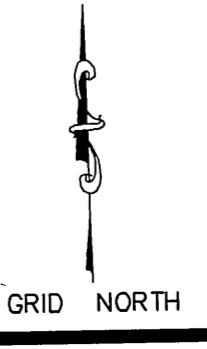
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PLAN DEPICTING EXISTING CONDITIONS  
TOWN HALL / ACADEMY COMPLEX  
DRIVE & PARKING RECONFIGURATION  
LOCATED AT  
2155 / 2143 MAIN STREET  
GLASTONBURY, CONNECTICUT

SHEET NO.  
**2**  
OF 14

PW-0908

FILE: F:\DWG\Streets\Main St\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg USER: Charles Stambaljer DATE: 01/15/2017

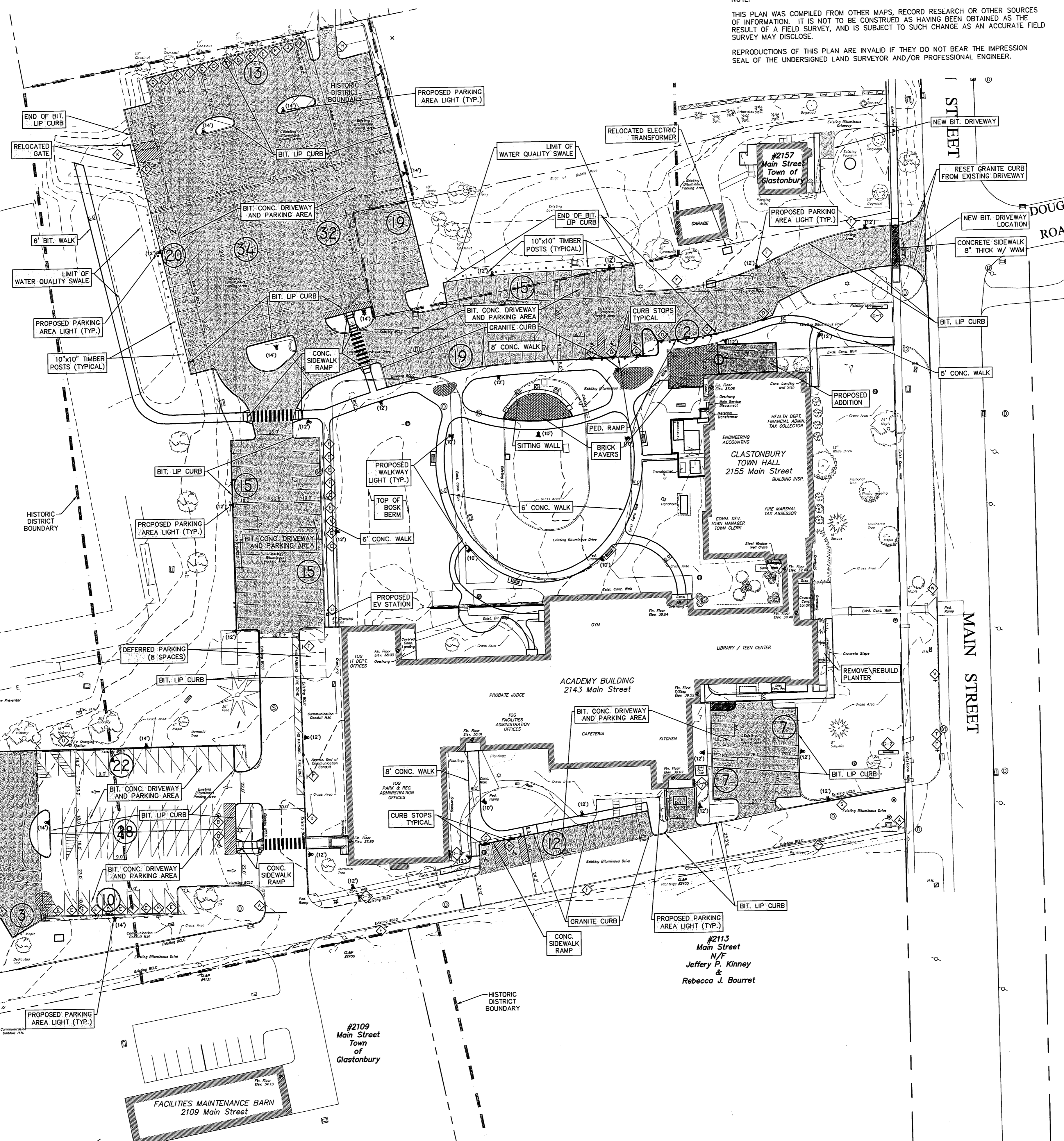
### SIGN LEGEND

**2143**

- Cafeteria →
- Gymnasium →
- Teen Center →
- Facilities Maintenance →
- Information Technology →
- Parks & Recreation →
- Probate Court →
- 2149
- Water Pollution Control Facility →

**2143**

- Facilities Maintenance →
- Information Technology →
- Probate Court →
- Parks & Recreation →
- 2149
- Water Pollution Control Facility →



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#### BUILDING AREA CALCULATION FOR PARKING ANALYSIS:

SQUARE FOOTAGE FOR THE TOWN HALL BUILDING ARE AS FOLLOWS:

- LOWER LEVEL - TAX, ASSESSOR, TOWN CLERK = 6,992 SF
- MIDDLE LEVEL - FINANCE, ACCOUNTING, MANAGERS = 8,842 SF
- UPPER LEVEL - HEALTH, BUILDING, ENGINEERING = 7,750 SF
- TOTAL BUILDING - TOWN HALL = 23,584 SF

SQUARE FOOTAGE FOR THE ACADEMY COMPLEX BUILDING ARE AS FOLLOWS:

- PARK & REC., ACTIVITY ROOMS = 5,616 SF
- IT, CONFERENCE ROOM, WEST OFFICES = 4,060 SF
- FACILITIES, CONFERENCE ROOM, PROBATE = 5,768 SF
- GYM, CAFETERIA, KITCHEN = 12,696 SF
- TEEN CENTER = 4,004 SF
- ACADEMY LIBRARY (NOT INCLUDED) = 0 SF
- TOTAL BUILDING - ACADEMY COMPLEX = 32,344 SF

PROPOSED TOWN HALL ADDITION = 1,000 SF

NOTE: SQUARE FOOT AREAS DO NOT INCLUDE STORAGE AREAS, STAIRWAYS, ELEVATORS, UTILITY ROOMS AND OTHER NON PUBLIC AREAS AS PER ZONING REGULATIONS.

#### PARKING ANALYSIS:

PARKING CALCULATIONS ARE COMPUTED BASED ON COMBINED SQUARE FOOTAGE FOR THE ENTIRE MUNICIPAL BUILDING COMPLEX AND ARE AS FOLLOWS:

NET FLOOR AREAS FOR PARKING CALCULATIONS:

- #2155 TOWN HALL OFFICE BUILDING = 23,584 SF
- #2143 ACADEMY BUILDING = 32,344 SF
- PROPOSED ADDITION = 1,000 SF
- TOTAL BUILDING SF = 56,928 SF

TOTAL REQUIRED PARKING SPACES AT 1 SPACE PER 200 SF OF BUILDING AREA:  
56,928 / 200 = 284.6, SAY 285 SPACES REQUIRED.

TOTAL PROVIDED PARKING SPACES = 277  
TOTAL DEFERRED PARKING SPACES = 8  
TOTAL PARKING SPACES SHOWN = 285

SEE CHART BELOW.

ADA PARKING REQUIREMENT FOR PARKING LOTS WITH 201-300 SPACE REQUIRES - 7 HANDICAPPED SPACES.

TOTAL OF ADA COMPLIANT SPACES = 9  
SEE CHART BELOW.

Parking Area Designation	Existing Site	Proposed
Town Hall - Driveway Parking	24	36
Town Hall - Traffic Circle	13	N/A
Town Hall - Rear Parking Area	79	118
Bosk Area Parking	32	30
Parks/Skate Park Parking	43	67
Facilities Office	7	12
Teen Center	16	14
Deferred Parking (Bosk Area)	0	8
<b>Total Parking Spaces</b>	<b>214</b>	<b>285</b>
Total Designated HC Spaces	7	9

LIGHTING NOTE:  
PARKING AREA AND WALKWAY LIGHTING FIXTURE TO BE STERNBERG LIGHTING MODEL: HISTORIC 6130LED, BLACK FINISH, CSA LENS.  
PARKING AREA LIGHT FIXTURES TO BE MOUNTED TO 12' OR 14' POLE AS NOTED.  
WALKWAY LIGHT FIXTURE TO BE MOUNTED TO 10' POLE.

Town of Glastonbury Reserved Land Zone  
PROJECT/APPLICANT ZONE

2155 & 2143 Main Street Town Hall & Academy Building  
PROJECT ADDRESS

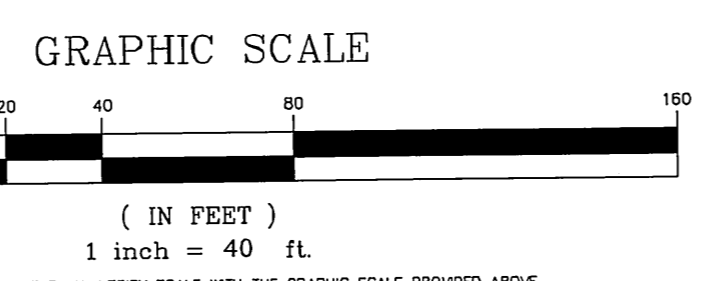
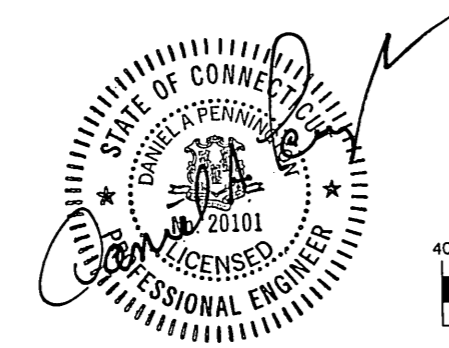
Section 12  
SPECIAL PERMIT SECTION TP2 CHAIRPERSON

January 17, 2017  
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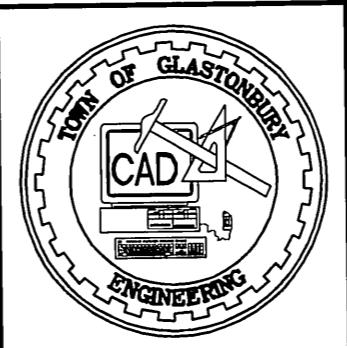
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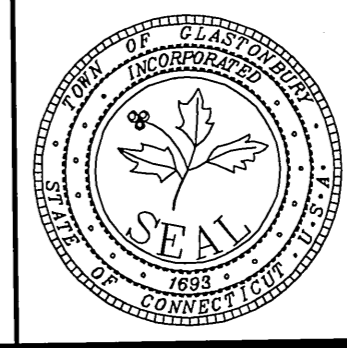
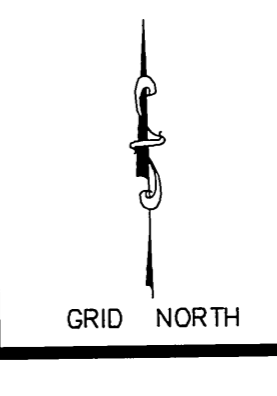


PW-0908

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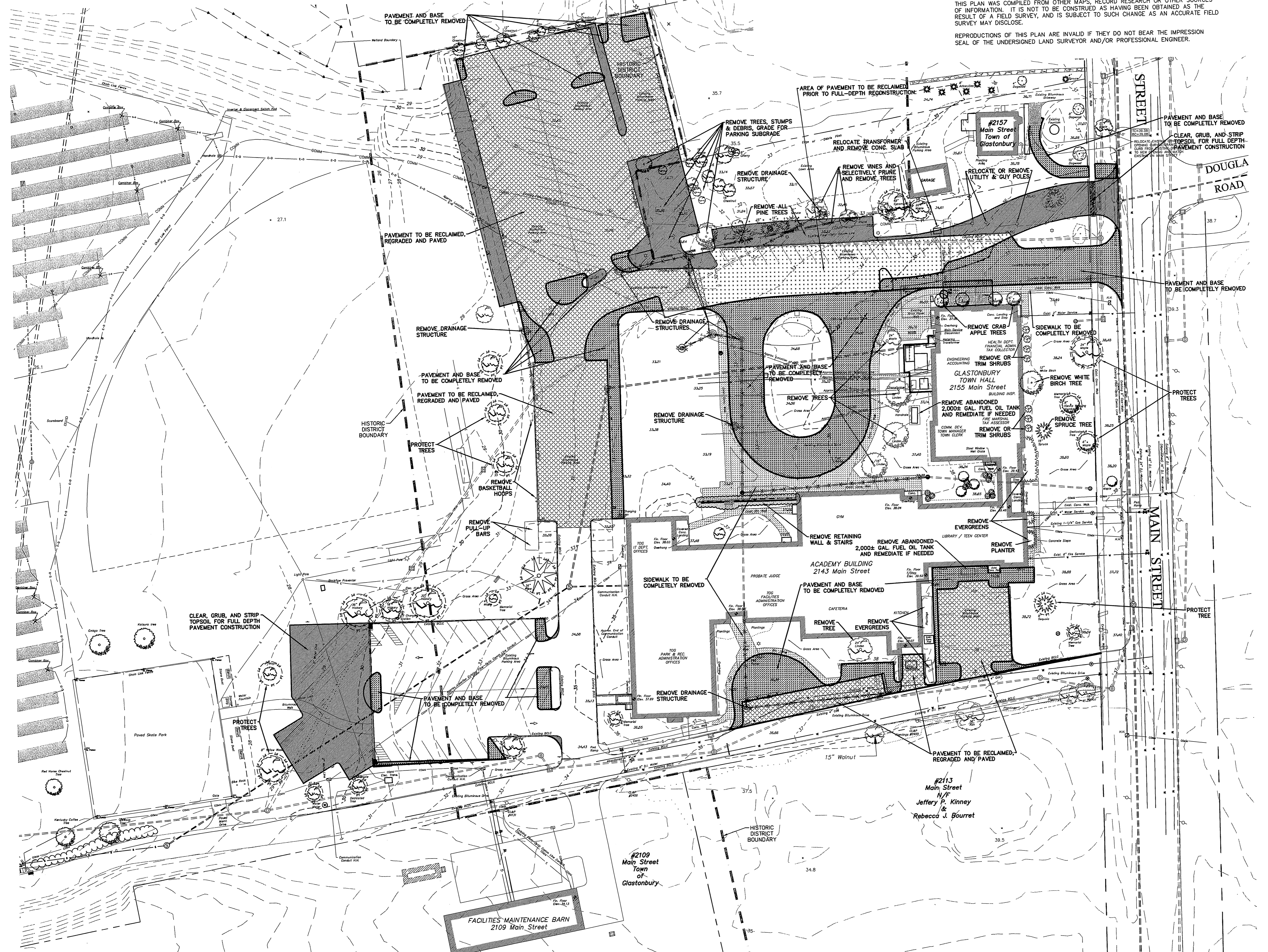
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PLAN DEPICTING SITE LAYOUT  
TOWN HALL / ACADEMY COMPLEX  
DRIVE & PARKING RECONFIGURATION  
LOCATED AT  
2155 / 2143 MAIN STREET  
GLASTONBURY, CONNECTICUT

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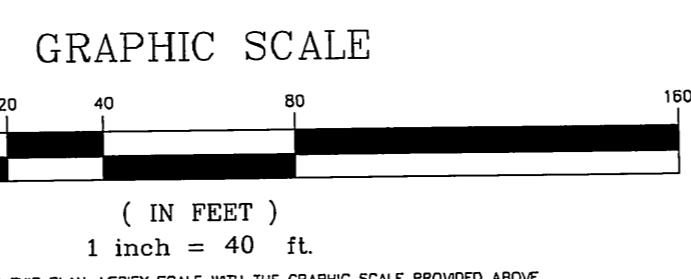


- SITE DEMOLITION KEY:**
- AREA OF PAVEMENT TO BE RECLAIMED PRIOR TO FULL-DEPTH RECONSTRUCTION.
  - AREA OF PAVEMENT TO BE RECLAIMED AND REGRADED.
  - AREA OF PAVEMENT TO BE RECLAIMED AND COMPLETELY REMOVED.
  - AREA OF SIDEWALK TO BE COMPLETELY REMOVED.
  - AREAS OF FULL DEPTH PAVEMENT CONSTRUCTION TO BE CLEARED, GRUBBED, AND HAVE TOPSOIL STRIPPED.
  - STORM DRAINAGE LINES TO BE REMOVED OR ABANDONED IN PLACE.
  - PROTECT TREES WITH CONSTRUCTION FENCE.

Town of Glastonbury PROJECT/APPLICANT  
 Reserved Land Zone ZONE  
 2155 & 2143 Main Street PROJECT ADDRESS  
 Town Hall & Academy Building  
 Section 12 SPECIAL PERMIT SECTION  
 TPZ CHAIRPERSON  
 January 17, 2017 DATE SPECIAL PERMIT APP'D  
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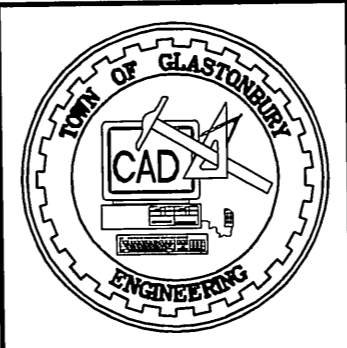
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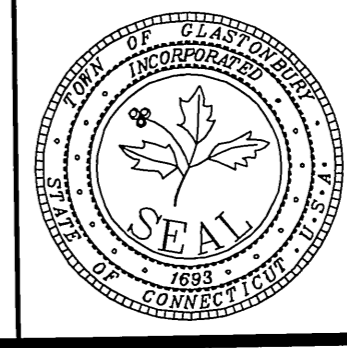
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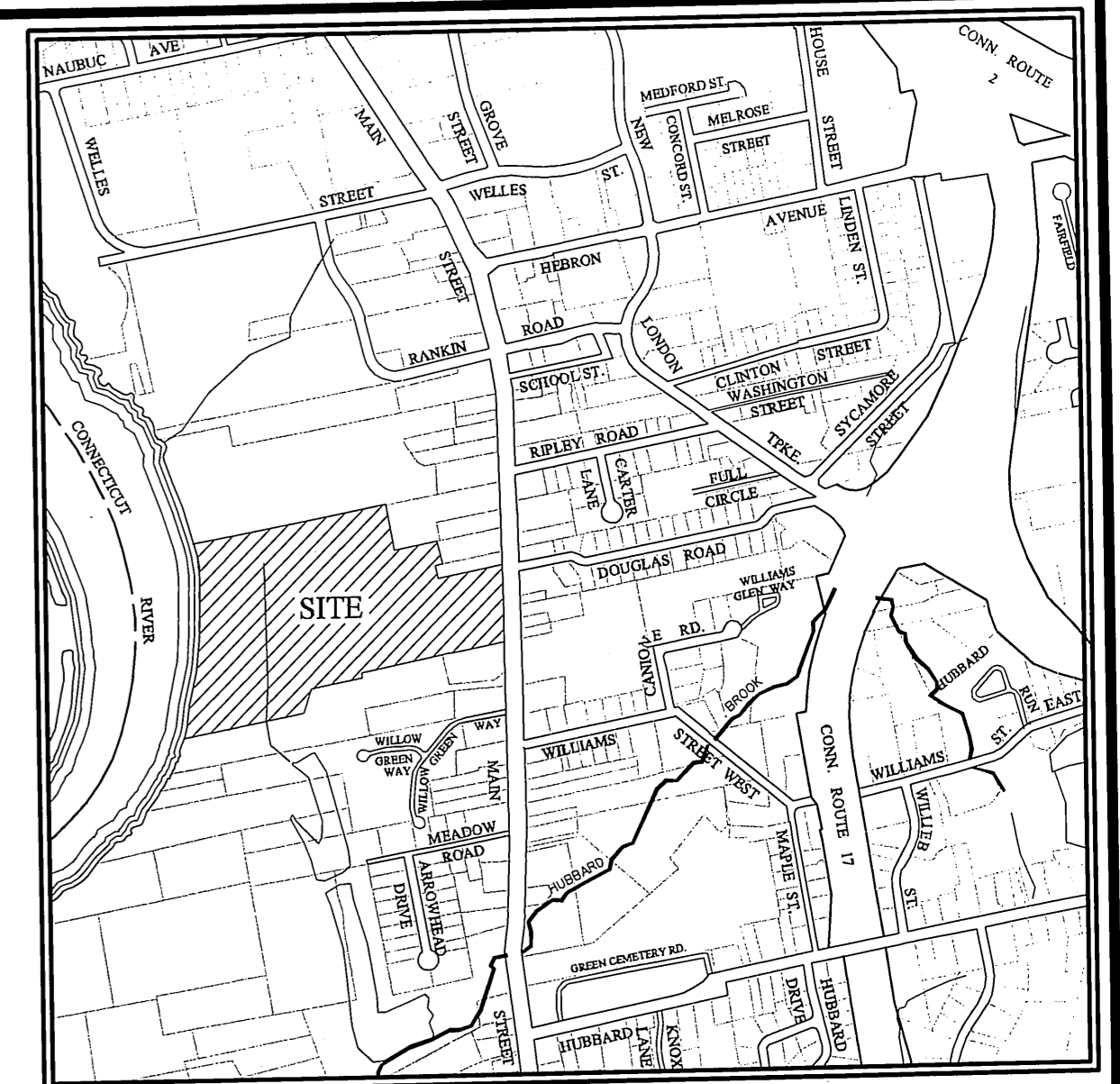
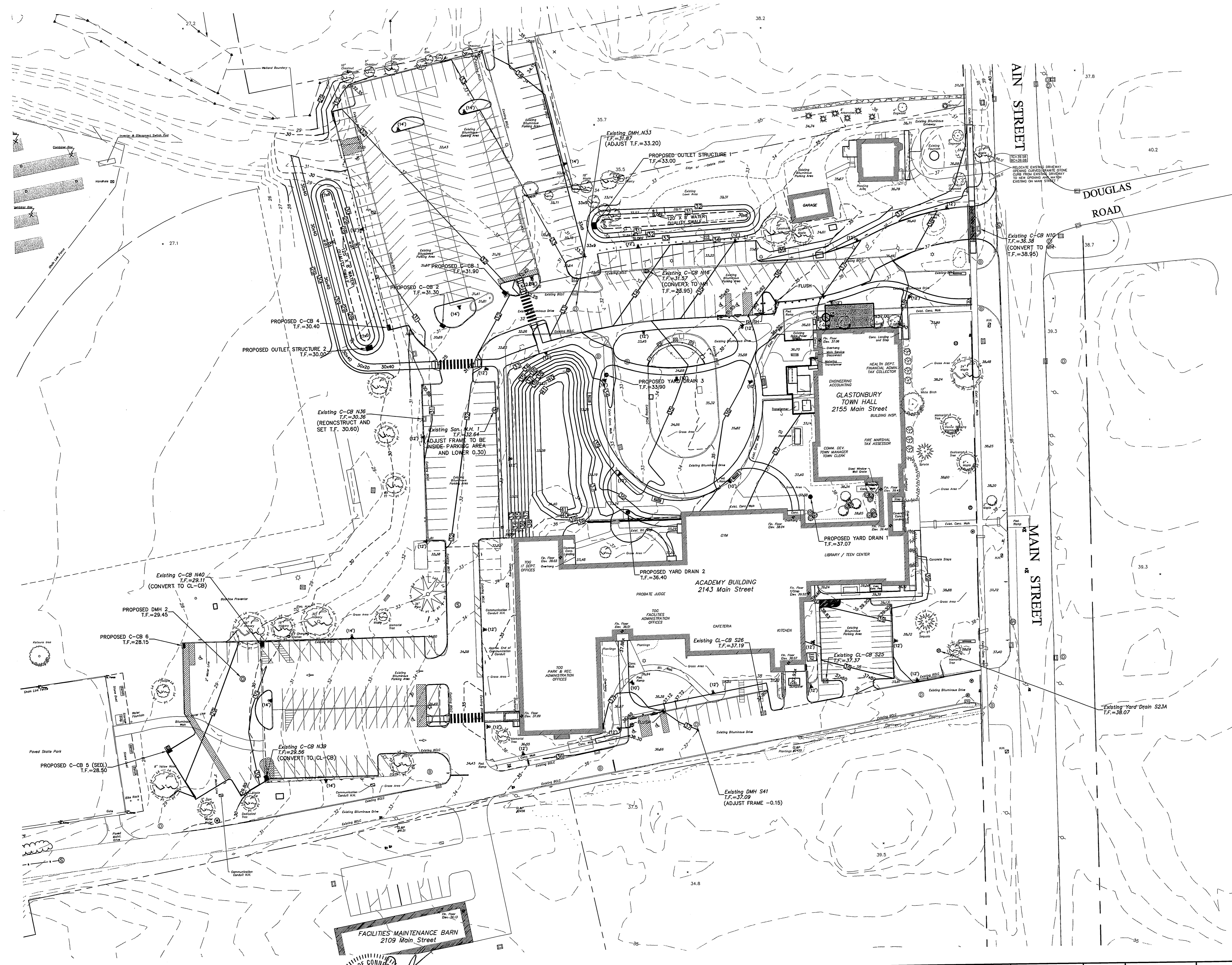
GRID NORTH



PLAN DEPICTING DEMOLITION  
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SHEET NO.  
**4**  
 OF 14

FILE: P:\DWG\Streets\Main St\PW-0909 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg (USER: Chester Schuchler) DATE: 5/15/2017



**LOCATION MAP**  
SCALE: 1" = 1000'

Town of Glastonbury Reserved Land Zone  
PROJECT/APPLICANT ZONE

2155 & 2143 Main Street Town Hall & Academy Building  
PROJECT ADDRESS

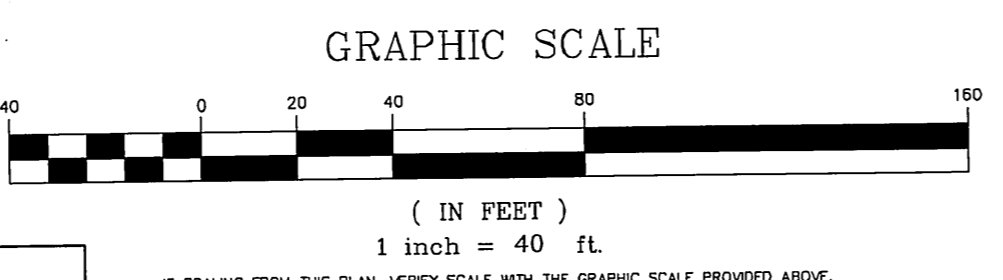
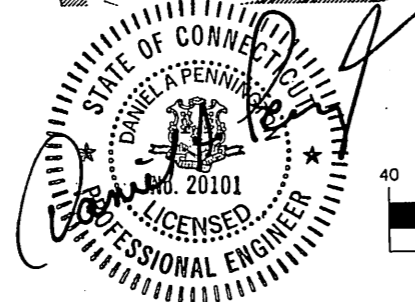
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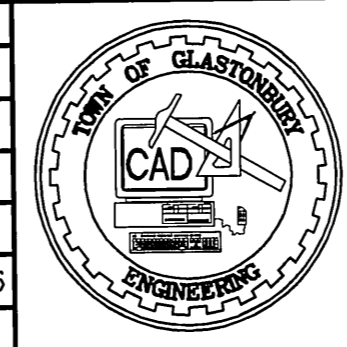
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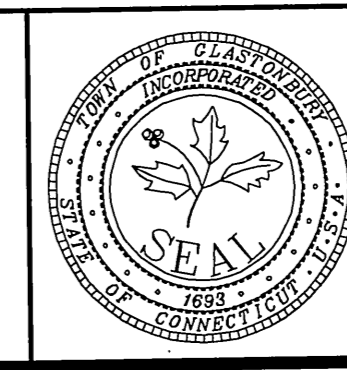
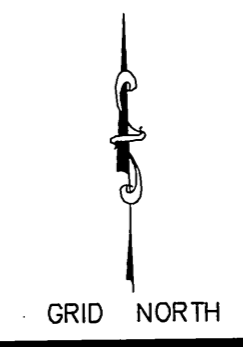


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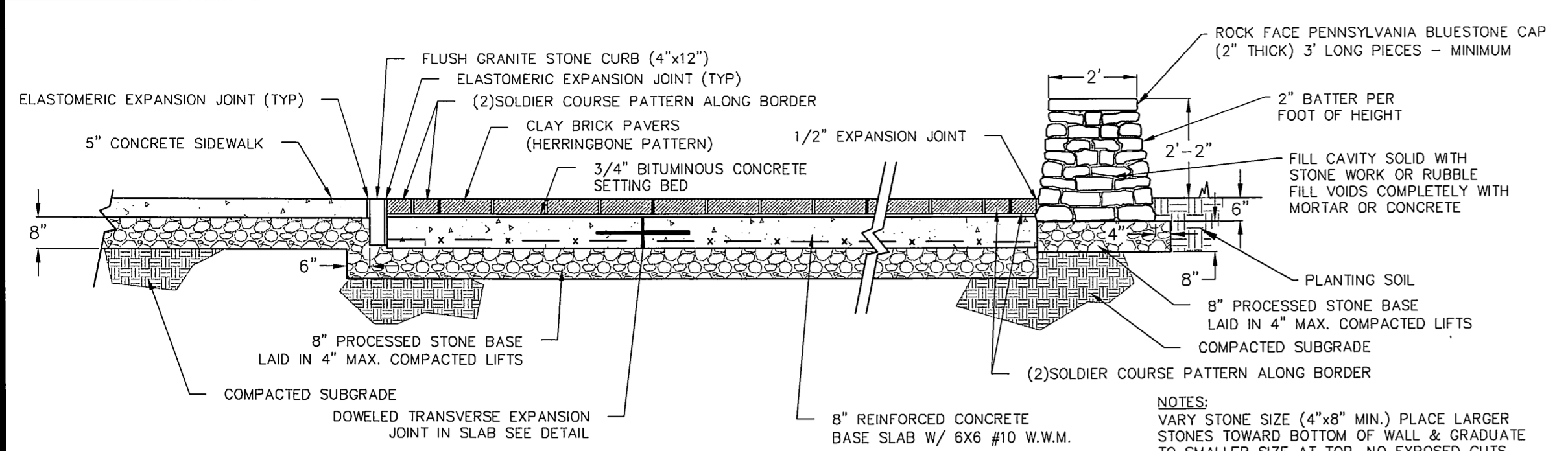
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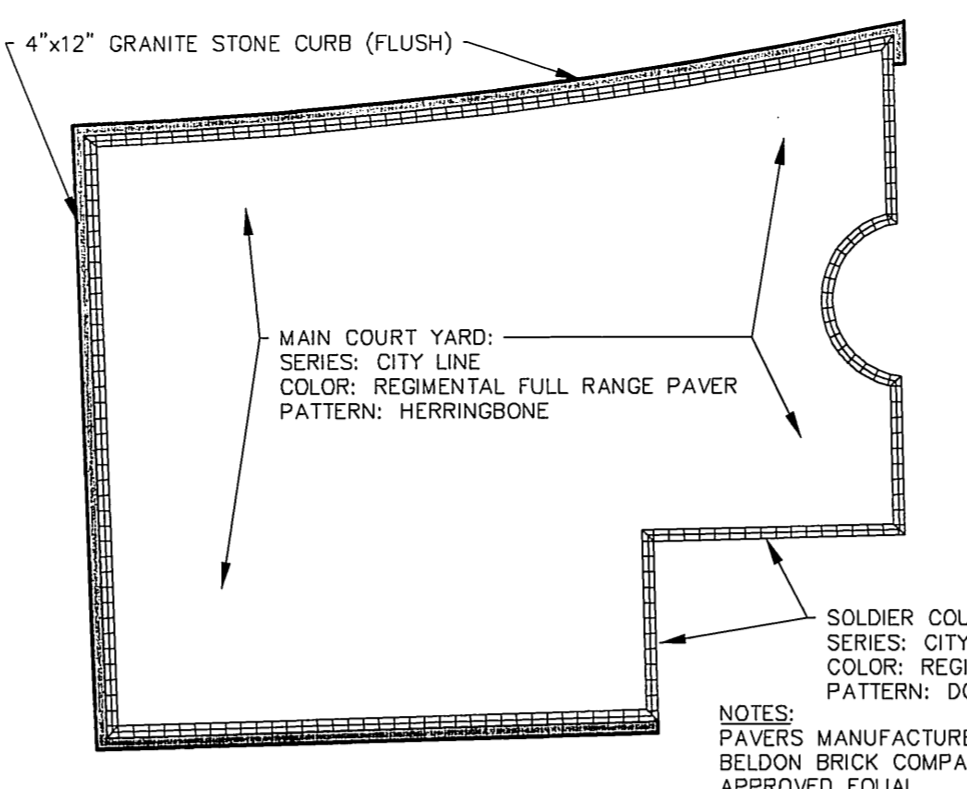
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**5**  
OF 14

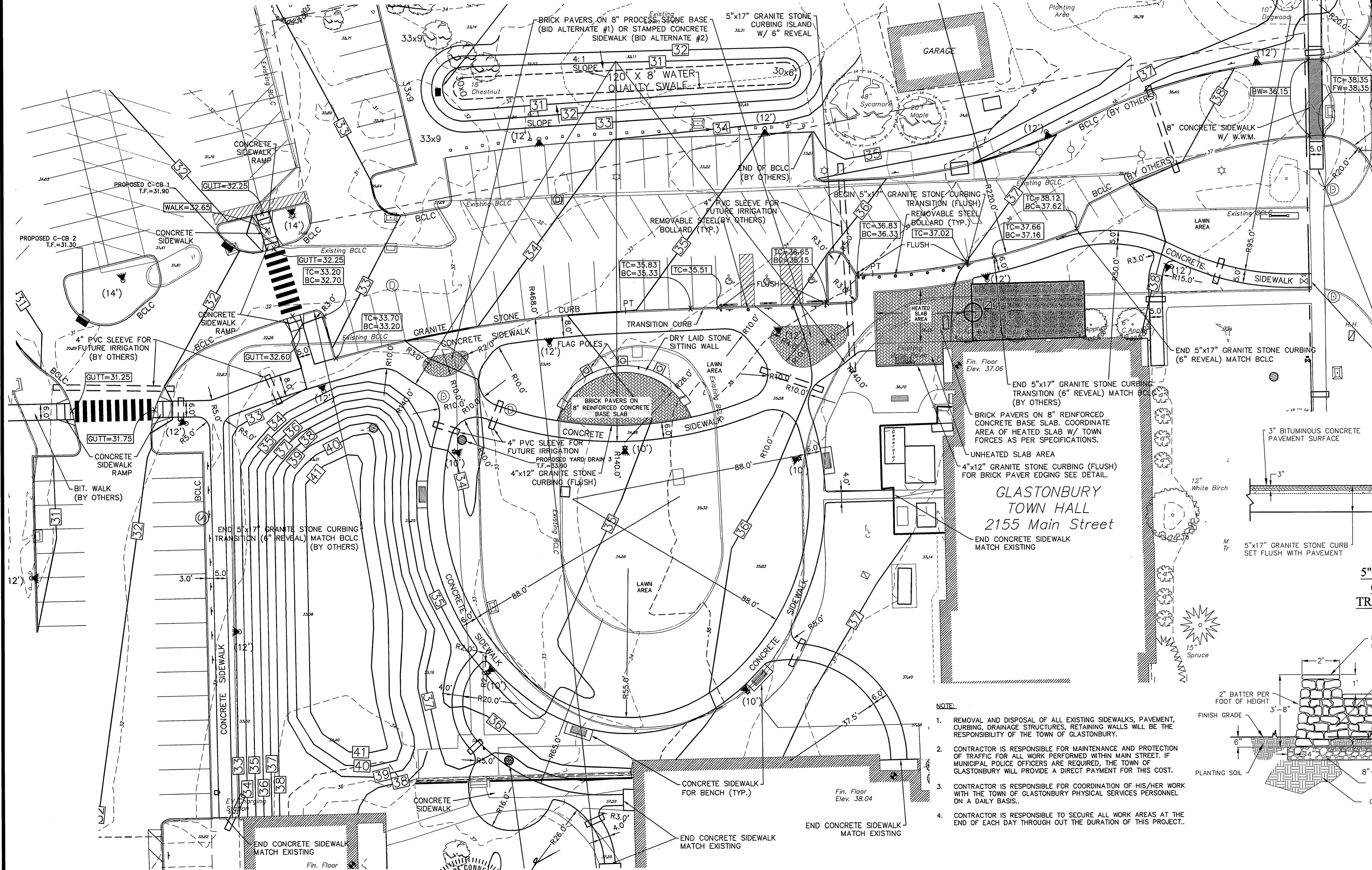
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**DRY LAID STONE SITTING WALL WITH BRICK PAVER AREA SECTION**  
NOT TO SCALE



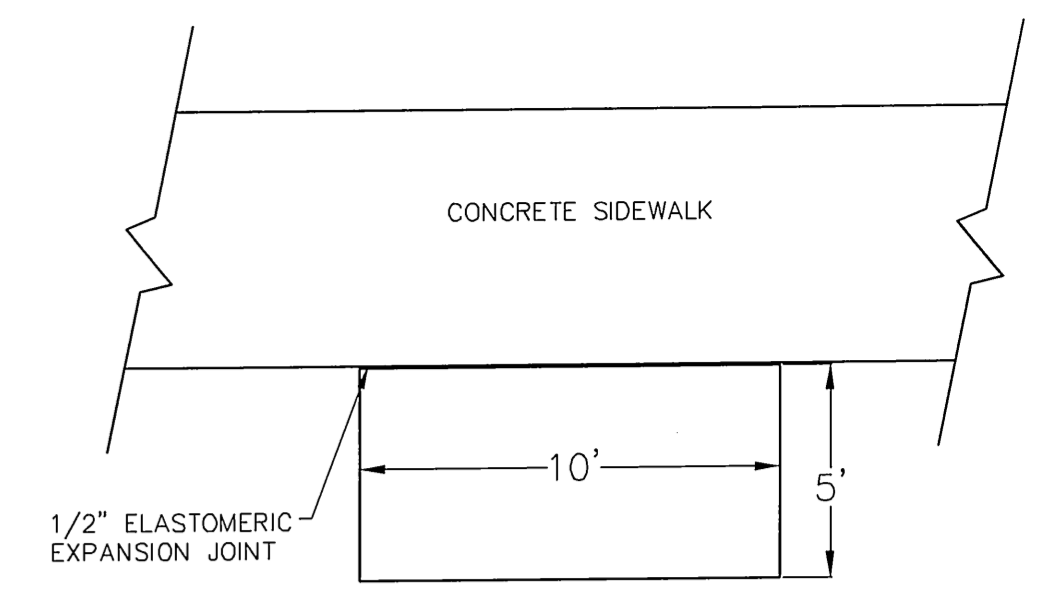
**ENTRANCE LAYOUT**  
NOT TO SCALE



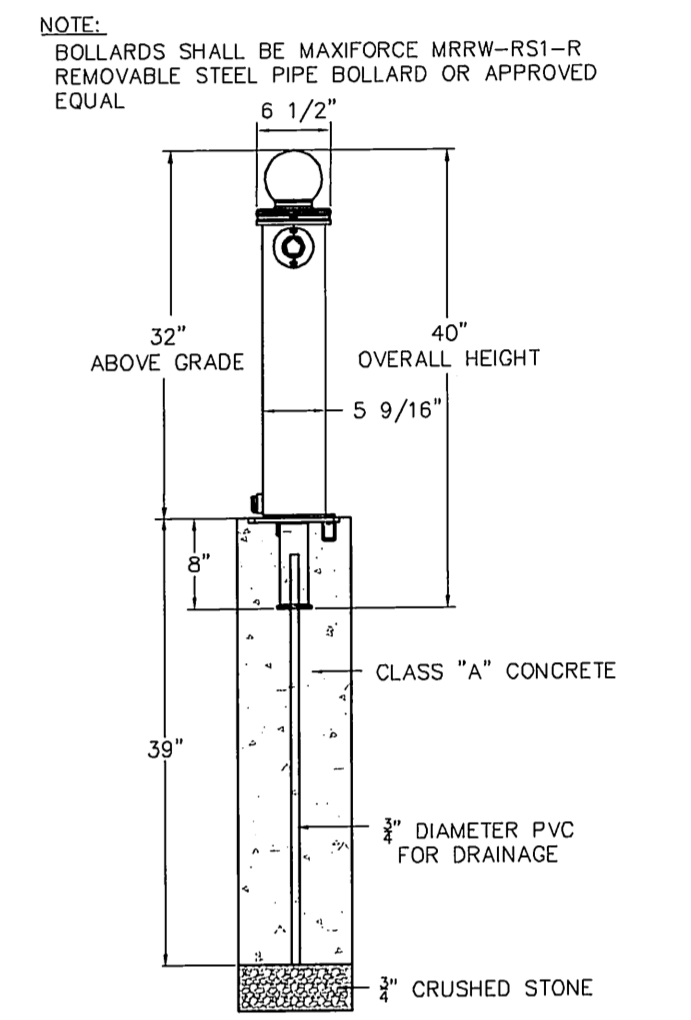
**GLASTONBURY TOWN HALL**  
2155 Main Street

- NOTE:**
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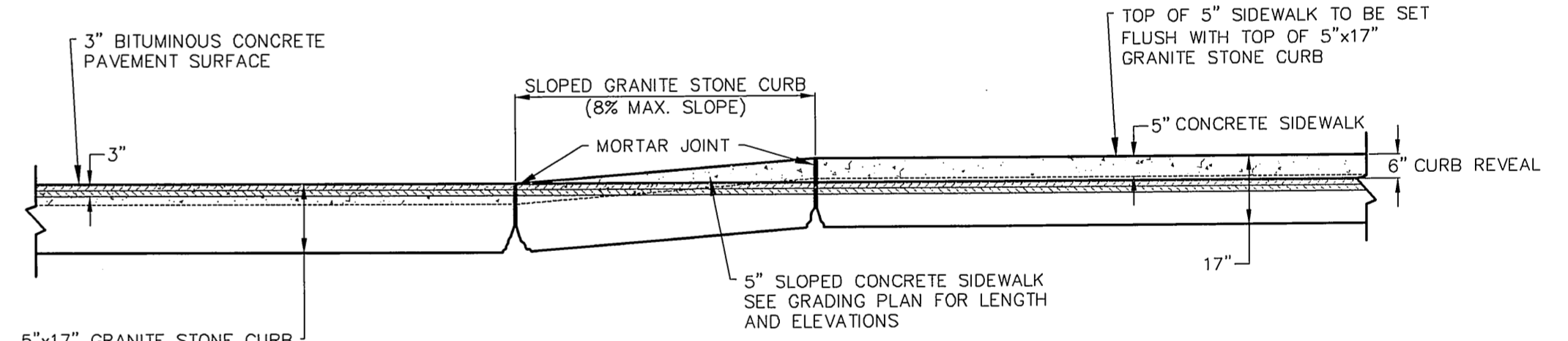
**MAIN STREET**



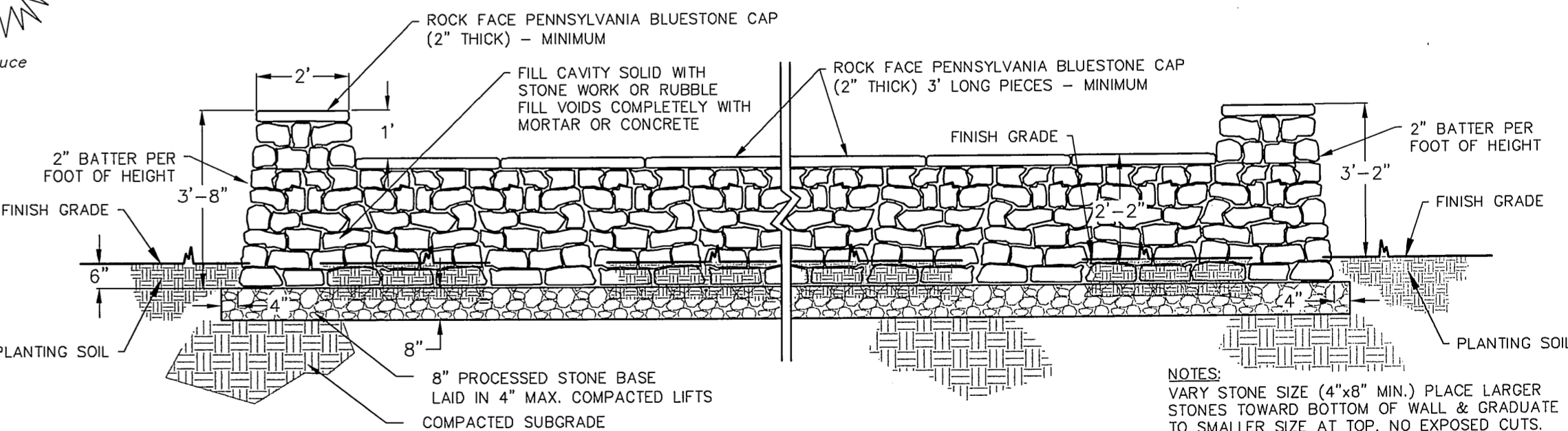
**CONCRETE SIDEWALK FOR BENCH**  
NOT TO SCALE



**REMOVABLE BOLLARD**  
NOT TO SCALE



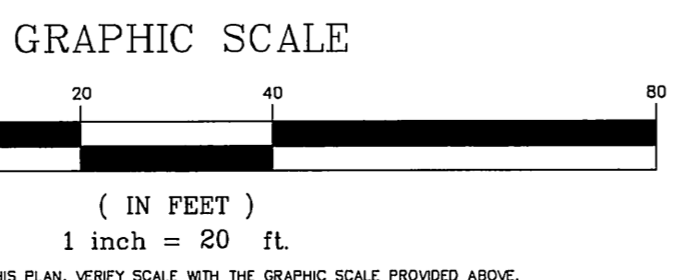
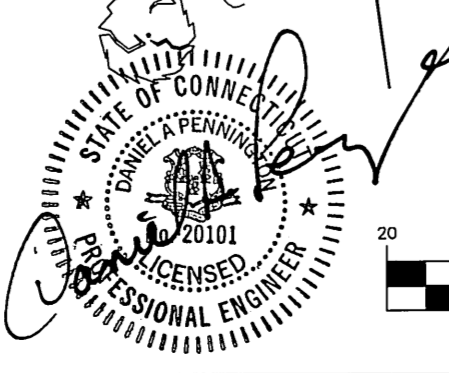
**5" GRANITE STONE CURB / SIDEWALK 6" REVEAL TO FLUSH TREATMENT TRANSITION SECTION TYPICAL DETAIL**  
N.T.S.



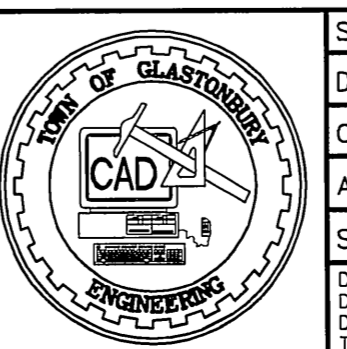
**DRY LAID STONE SITTING WALL ELEVATION**  
NOT TO SCALE

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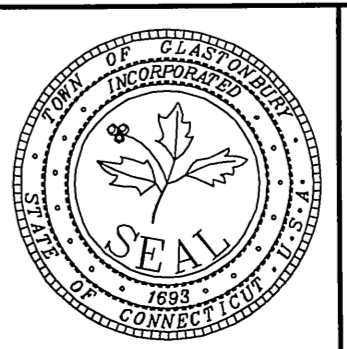
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DRAWING ISSUE STATUS		
NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMITTING	12/16/2016
2.	CONDITIONS OF APPROVAL	3/28/2017
3.	ISSUED FOR SIDEWALK BID	5/12/2017



SCALE: AS SHOWN		DATE:	
DRAWN BY: C.F.S.		11/17/2016	
CHECKED BY: S.M.B.		11/17/2016	
APPROVED BY: D.A.P.		11/17/2016	
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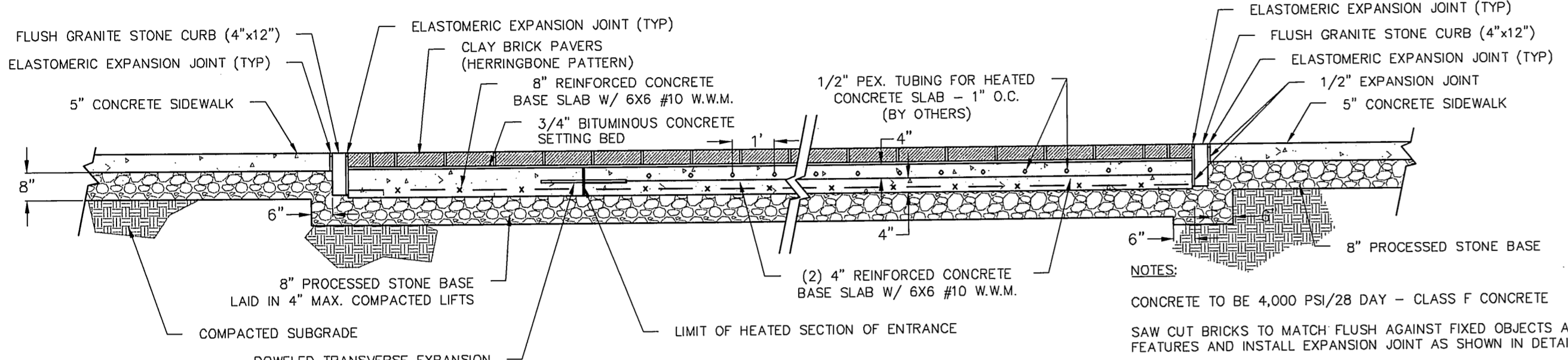


PLAN DEPICTING SITE GRADING DETAILS  
**TOWN HALL / ACADEMY COMPLEX**  
NORTH DRIVE & PARKING  
LOCATED AT  
2155 / 2143 MAIN STREET  
**GLASTONBURY, CONNECTICUT**

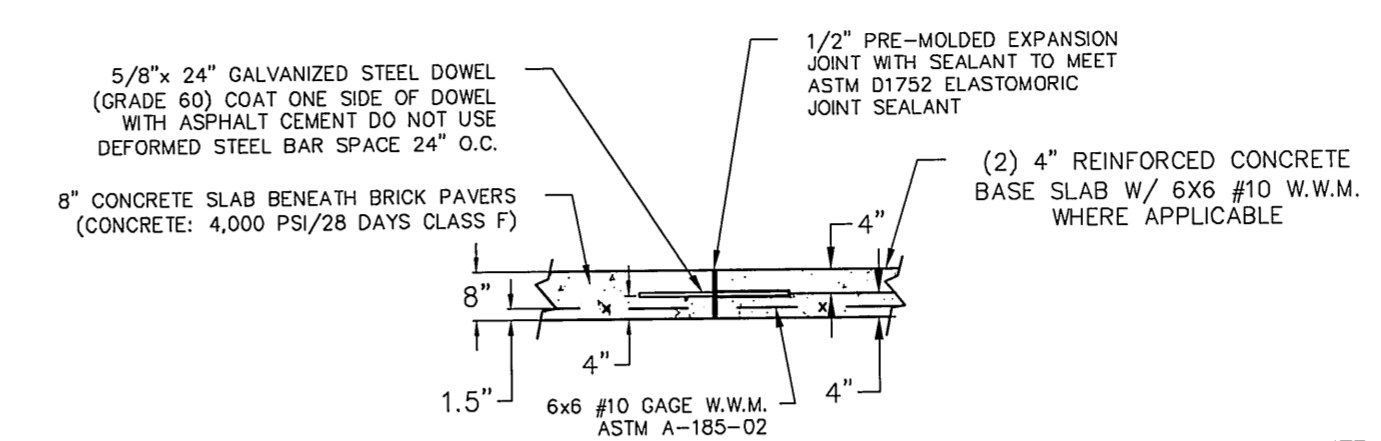
SHEET NO.  
**5A**  
OF 14

PW-0908

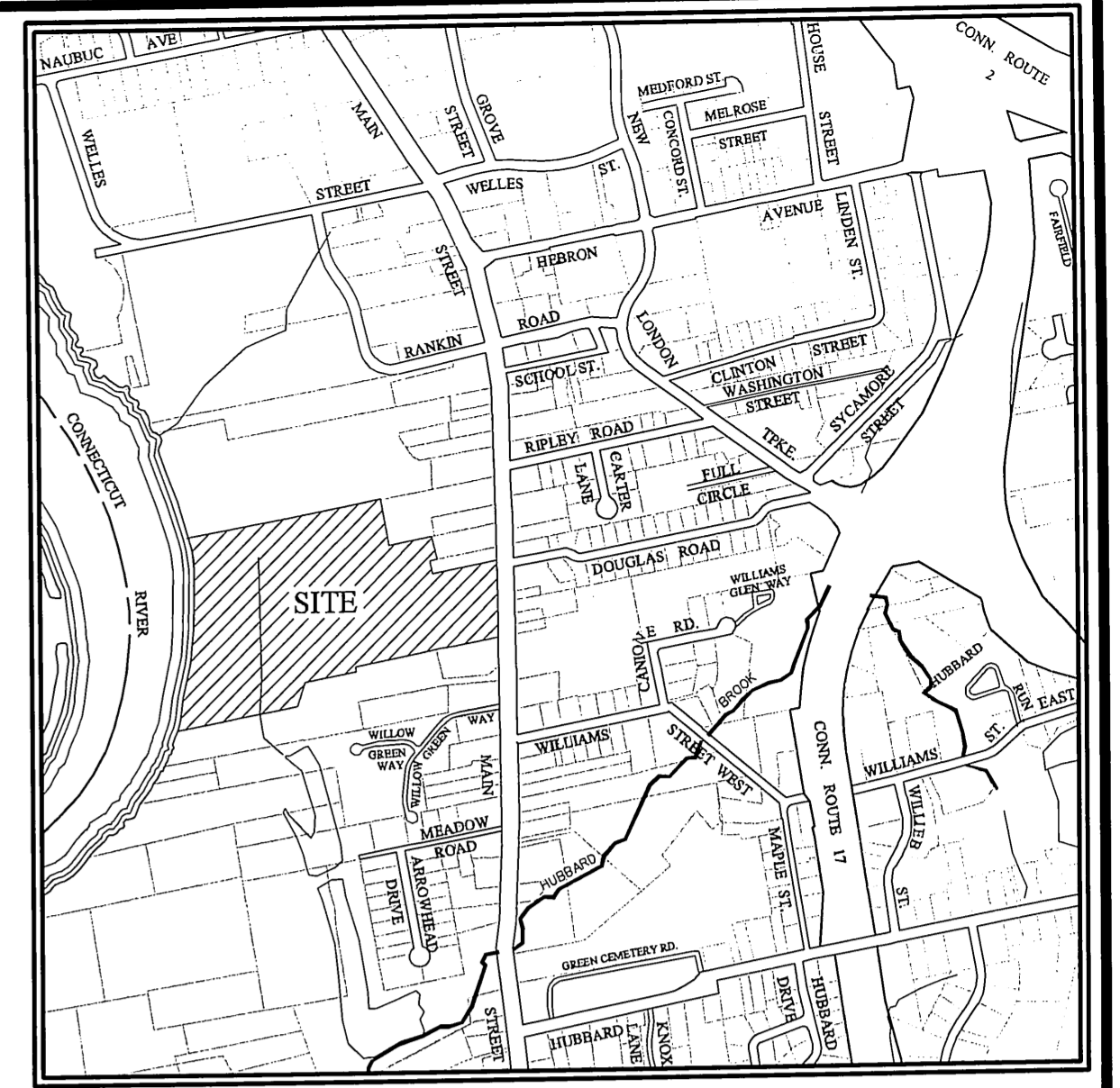
FILE: F:\DWG\Streets\Map\_S\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg USER: Charles Stantlinger DATE: 5/15/2017



**BRICK PAVERS ON 8" REINFORCED CONCRETE BASE**  
NOT TO SCALE

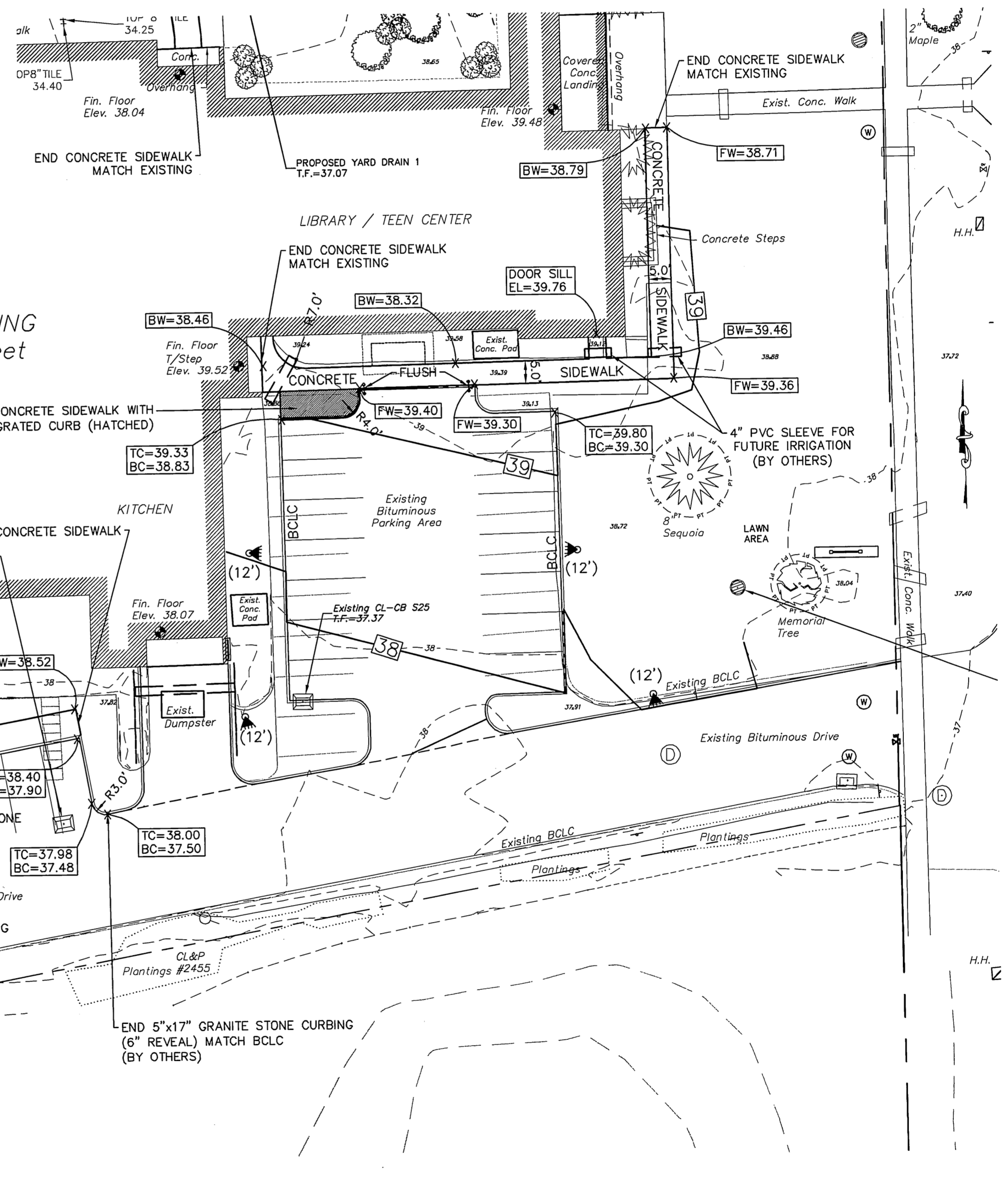


**DOWELED TRANSVERSE EXPANSION JOINT IN SLAB**  
NOT TO SCALE

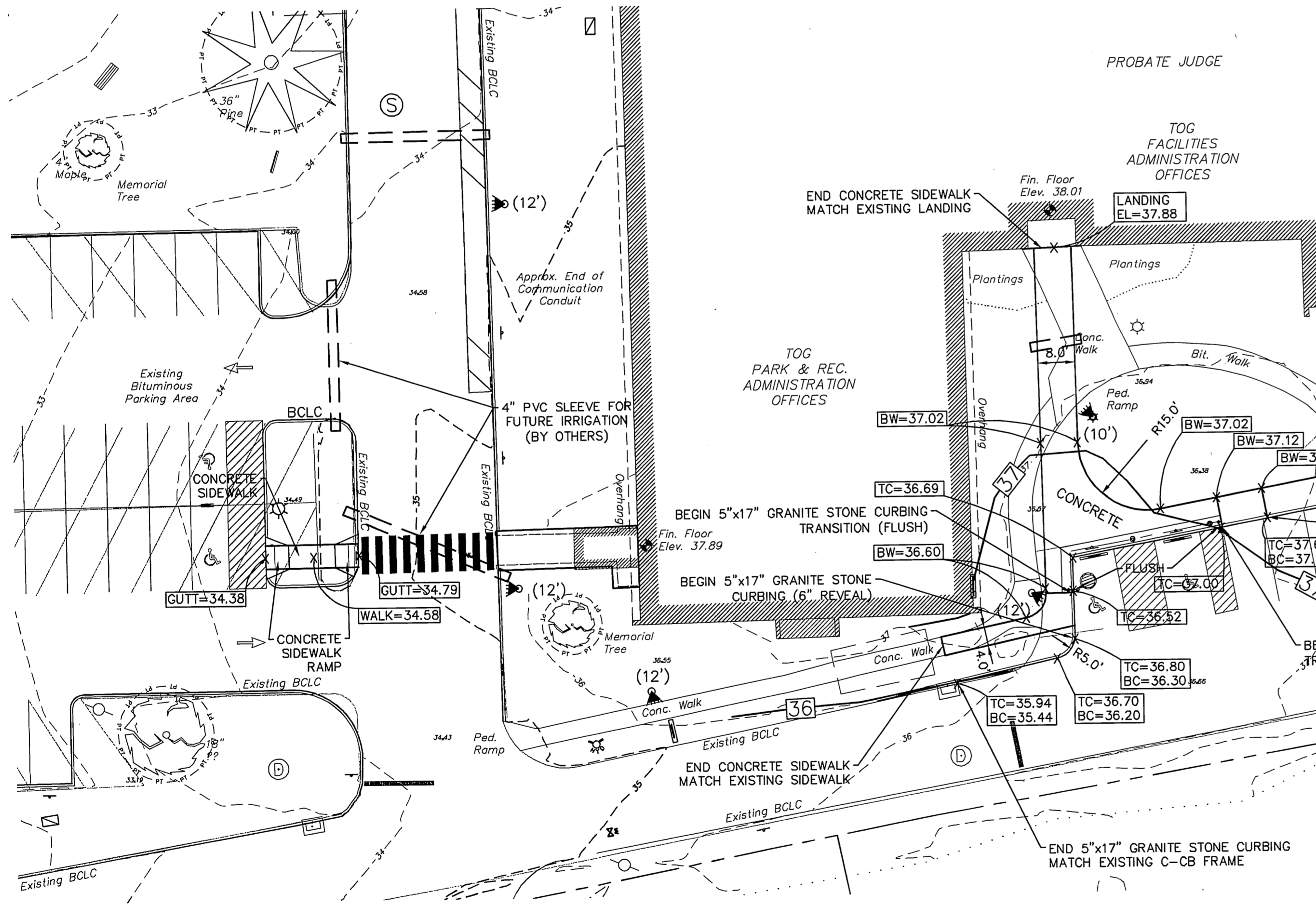


**LOCATION MAP**  
SCALE: 1" = 100'

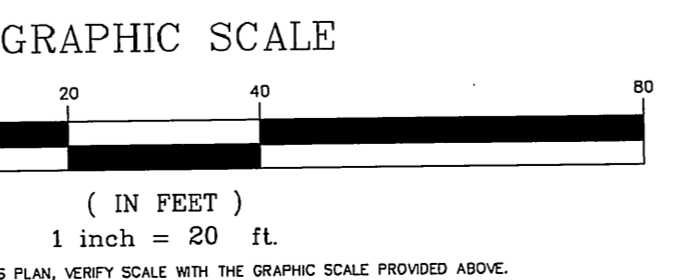
**NOTES:**  
CONCRETE TO BE 4,000 PSI/28 DAY - CLASS F CONCRETE  
SAW CUT BRICKS TO MATCH FLUSH AGAINST FIXED OBJECTS AND OTHER FEATURES AND INSTALL EXPANSION JOINT AS SHOWN IN DETAIL.  
THE CONTRACTOR SHALL ADHERE TO TYPICAL/MAXIMUM GRADES INDICATED, EXCEPT WHERE NOTED OTHERWISE AND AS DIRECTED BY ENGINEER.  
DETAILED INFORMATION REGARDING THE COLOR AND MATERIAL TYPE OF THE BRICK PAVERS CAN BE FOUND IN THE SPECIFICATIONS. DETAILED INFORMATION REGARDING THE PAVING PATTERN CAN BE FOUND ON THE DETAILS SHEETS.  
EXPANSION JOINTS 12' ± O.C. MAXIMUM.  
8" CONCRETE BASE SLAB SHALL BE INSTALLED IN TWO (2) 4" LIFTS TO FACILITATE THE INSTALLATION OF A HEATED PLUMBING BY TOWN OF GLASTONBURY FORCES FOR THE AREA DEPICTED ON THE PLANS.



**ACADEMY BUILDING**  
2143 Main Street



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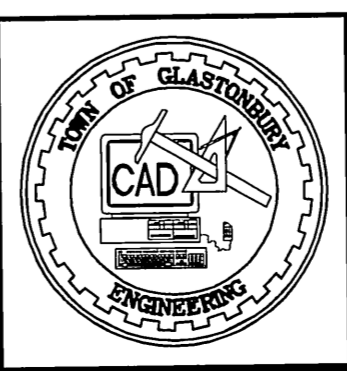


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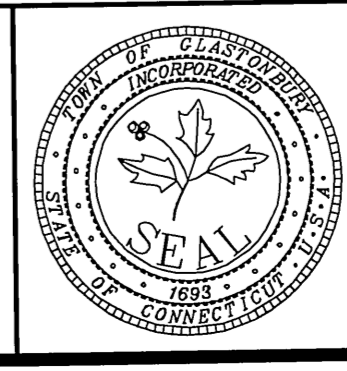
PW-0908

DRAWING ISSUE STATUS		
NO.	DESCRIPTION	DATE
3.	ISSUED FOR SIDEWALK BID	5/12/2017
2.	CONDITIONS OF APPROVAL	3/28/2017
1.	ISSUED FOR PERMITTING	12/16/2016



SCALE:	AS SHOWN	DATE:
DRAWN BY:	C.F.S.	11/17/2016
CHECKED BY:	S.M.B.	11/17/2016
APPROVED BY:	D.A.P.	11/17/2016

ST. FILE:  
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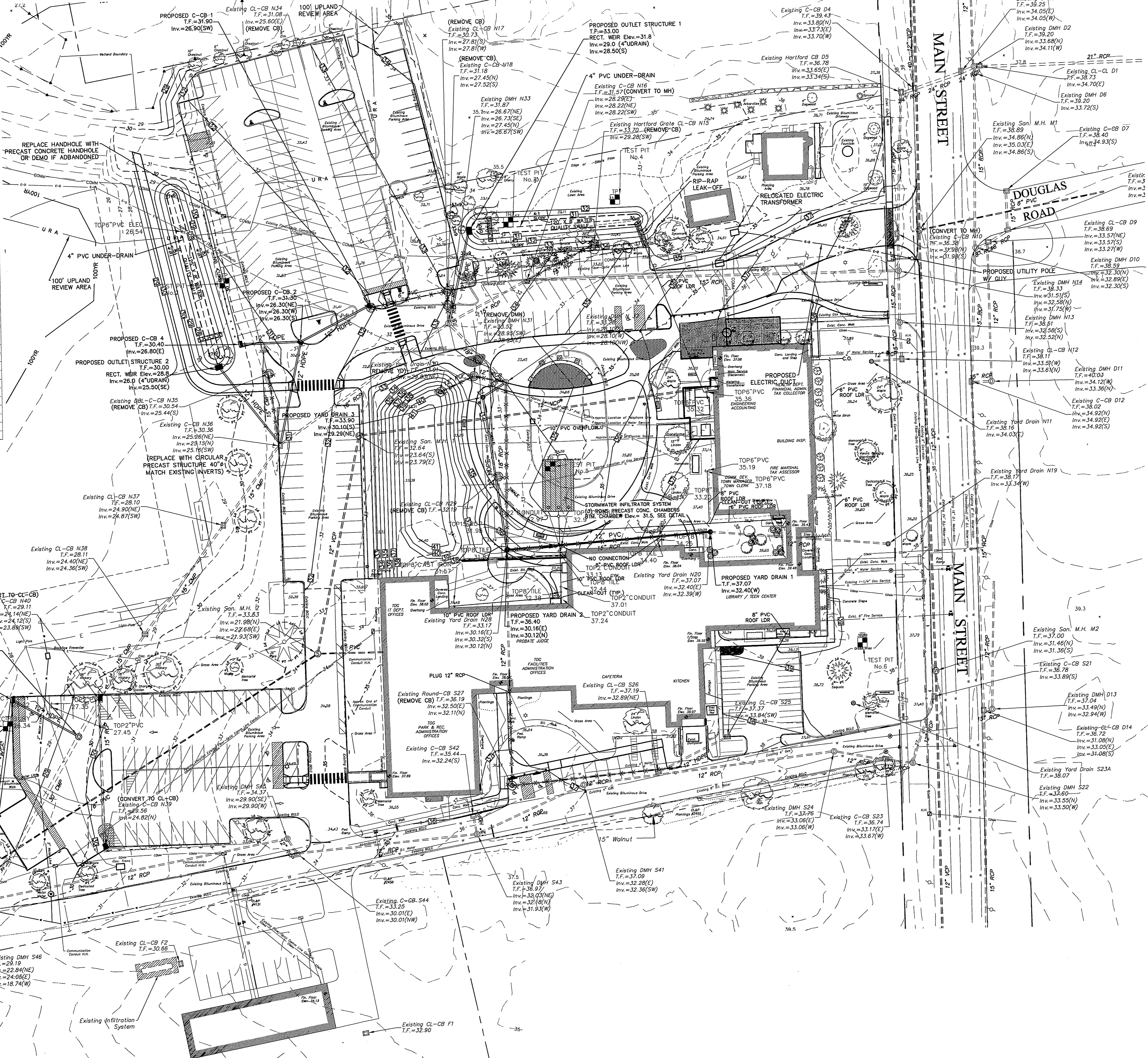
**PLAN DEPICTING SITE GRADING DETAILS**  
**TOWN HALL / ACADEMY COMPLEX**  
**DRIVE & PARKING RECONFIGURATION**  
LOCATED AT  
2155 / 2143 MAIN STREET  
GLASTONBURY, CONNECTICUT

SHEET NO.  
**5B**  
OF 14

FILE: H:\DWG\Streets\Main St\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\TownHall-Academy-Const-2017.dwg USER: Charles Stinchfield DATE: 5/15/2017

TH #1	0"	10 3/4"	Topsoil/Fine Sandy Loam
	10 3/4"	25 3/4"	Fine Sand
	25 3/4"	96"	Grey, Brown Medium Sand
	96"	108"	Light Brown Sand/Wet
	108"		No Mote/Water
TH #2	0"	25 3/4"	Topsoil/Fine Sandy Loam
	25 3/4"	37 3/4"	Dense Compact Orange Medium Sand
	37 3/4"	81 3/4"	Light Brown Sand
	81 3/4"		Groundwater @ 60"
TH #3	0"	10"	Topsoil/Fine Sandy Loam
	10"	22"	Brown Very Fine Sandy Loam
	22"	29"	Buried Topsoil/Fine Sandy Loam
	29"	41"	Medium Course Sand/Brown w/ Orange Mote
	41"	63 1/2"	Fine Sand w/ Mote
	63 1/2"		Groundwater/Seeps @ 57 3/4"
TH #4	0"	3 3/4"	Topsoil/Fine Sandy Loam
	3 3/4"	27 3/4"	Fill of various soil & other material
	27 3/4"	57 3/4"	Medium Sand w/ Mote
	57 3/4"		Fine Sand
		84"	
			Groundwater/Seeps @ 55 1/2"
			10" VCP Flowline @ 48"
TH #5	0"	18"	Topsoil/Fine Sandy Loam
	18"	36"	Orange Brown Fine Sand
	36"	56 1/2"	Grey Medium Sand/Faint Mote
	56 1/2"	84"	S&L Layer
	84"		
			Groundwater/Seeps @ 60"
TH #6	0"	9 3/4"	Topsoil/Fine Sandy Loam
	9 3/4"	27 3/4"	Fill of various soil & other material
	27 3/4"	36"	Brown Fine Sand
	36"	74 1/2"	Grey Fine Sand
	74 1/2"	84"	Medium Course Grey Sand
	84"		No Water/Mote

**TEST PIT DATA**  
CONDUCTED 6/20/2016  
OBSERVATION BY THOMAS MOCKO



Town of Glastonbury	Reserved Land Zone
PROJECT/APPLICANT	ZONE
2155 & 2143 Main Street	Town Hall & Academy Building
PROJECT ADDRESS	
Section 12	TPZ CHAIRPERSON
SPECIAL PERMIT SECTION	
January 17, 2017	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE SPECIAL PERMIT APP'D	
FILE NO.	

**MAINTENANCE PLAN FOR STORMWATER FACILITIES:**

GENERAL: THE PROPOSED DRAINAGE SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT WILL REQUIRE ROUTINE MAINTENANCE IN ORDER TO MAINTAIN PROPER FUNCTION OF WATER QUALITY IMPROVEMENT FEATURES. THESE FEATURES INCLUDE THE CATCH BASIN SUMPS, SEDIMENTATION CHAMBER, UNDERGROUND INFILTRATION SYSTEM, AND WATER QUALITY SWALES. THE TOWN OF GLASTONBURY HIGHWAY DEPARTMENT WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMPONENTS OF THE PROPOSED STORM DRAINAGE SYSTEM.

PARKING LOT SWEEPING: SWEEPING IS PERFORMED EVERY YEAR IN THE SPRING AS PART OF THE TOWN'S ANNUAL STREET MAINTENANCE. ADDITIONAL SWEEPING WILL BE PERFORMED ON AN AS NEEDED BASIS TO ADDRESS SEDIMENT IN THE PARKING LOT.

CATCH BASINS AND SEDIMENTATION STRUCTURE: INSPECTIONS WILL BE PERFORMED ANNUALLY AND STRUCTURES WILL BE CLEANED AT THE FREQUENCY DICTATED BY THE RATE OF SEDIMENT BUILD UP.

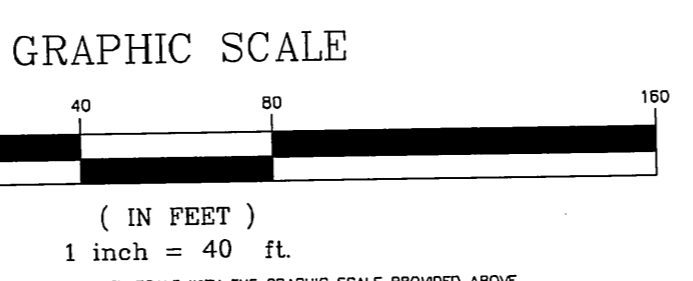
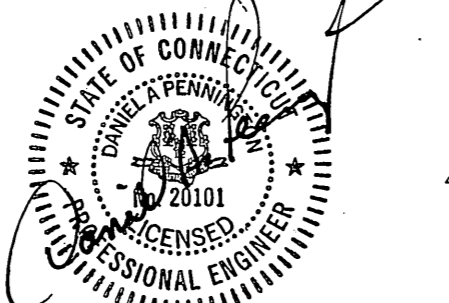
UNDERGROUND INFILTRATION SYSTEM: THREE MANHOLES ARE PROVIDED AT THE PROPOSED INLETS TO THE SYSTEM FOR INSPECTION PURPOSES, AND THESE WILL BE INSPECTED ANNUALLY AND CLEANED OF ANY DEPOSITED MATERIAL AS NECESSARY TO MAINTAIN FUNCTION.

WATER QUALITY SWALES: WATER QUALITY SWALES WILL BE MOWED AS NECESSARY TO PREVENT WOODY VEGETATIVE GROWTH WITHIN THE SWALES WHICH WOULD INHIBIT FLOW AND FUNCTION. THESE SWALES WILL BE INSPECTED ANNUALLY FOR SIGNS OF SEDIMENT DEPOSITS OR EROSION AND CLEANED AS NECESSARY.

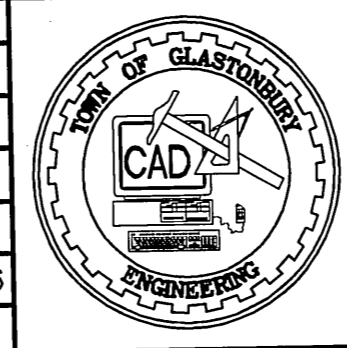
- SURVEY NOTES:**
- LOCATION OF FEATURES AND CONTOUR DATA DEPICTED HEREON WHERE ACQUIRED THROUGH FIELD SURVEY CONDUCTED 9-2011.
  - THERE IS NO BOUNDARY/DETERMINATION OPINION.
  - NOT ALL IMPROVEMENTS ARE DEPICTED HEREON.
  - HORIZONTAL CONTROL IS BASED ON THE CONNECTICUT GEODETIC SURVEY STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 - (NAD83).
  - ELEVATIONS AND VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 - (NAV88).
  - REFERENCE FOR UTILITY INFO FROM THE FOLLOWING:
    - SITE PLAN LYONS AND MATHER ARCHITECTS BRIDGEPORT CONNECTICUT ACADEMY SCHOLL CONVERSION FOR JUNIOR HIGH SCHOOL DATE 1 JUNE 1960 JOB NO. 804
    - VARIOUS SITE, ELECTRICAL, MECHANICAL-HEATING & PLUMBING PLANS PROJECT 7202 ACADEMY SCHOOL RENOVATIONS 2141 MAIN STREET GLASTONBURY, CONNECTICUT DATE NOV 5 73 STECKER AND COLAVECCHIO ARCHITECTS, INC. 800 COTTAGE GROVE ROAD BLOOMFIELD, CONNECTICUT 06002 BEMIS FREEMAN SIPALA CONSULTING ENGINEERS

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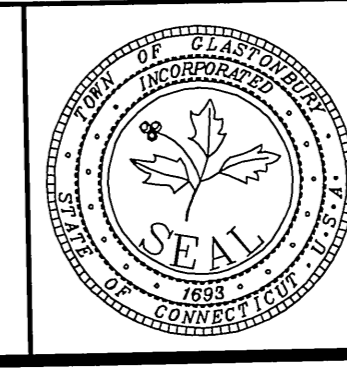
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DRAWING ISSUE STATUS		
NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMITTING	12/16/2016
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3.	ISSUED FOR SIDEWALK BID	5/12/2017



SCALE: AS SHOWN	DATE:
DRAWN BY: C.F.S.	11/17/2016
CHECKED BY: S.M.B.	11/17/2016
APPROVED BY: D.A.P.	11/17/2016
ST. FILE:	
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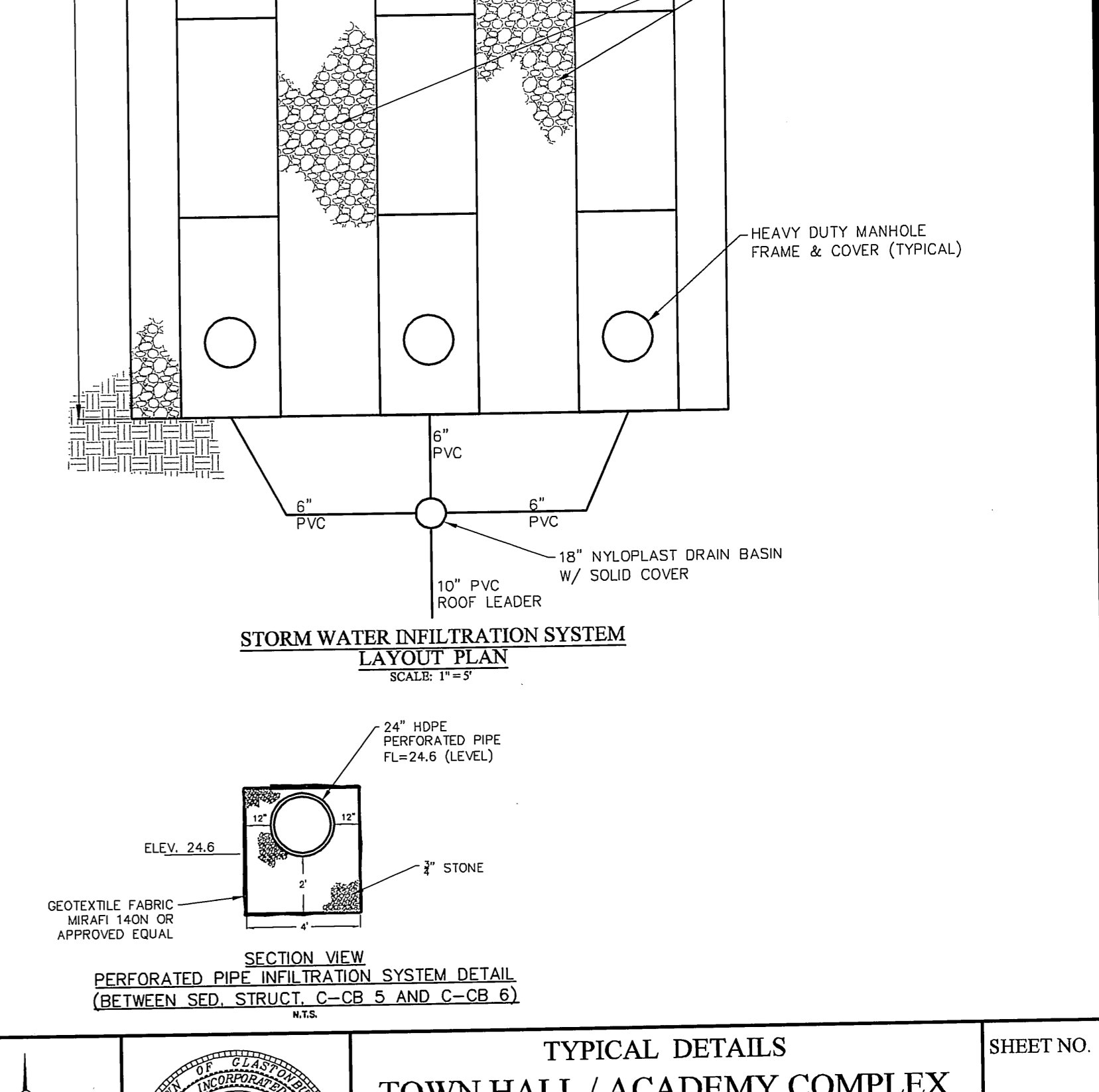
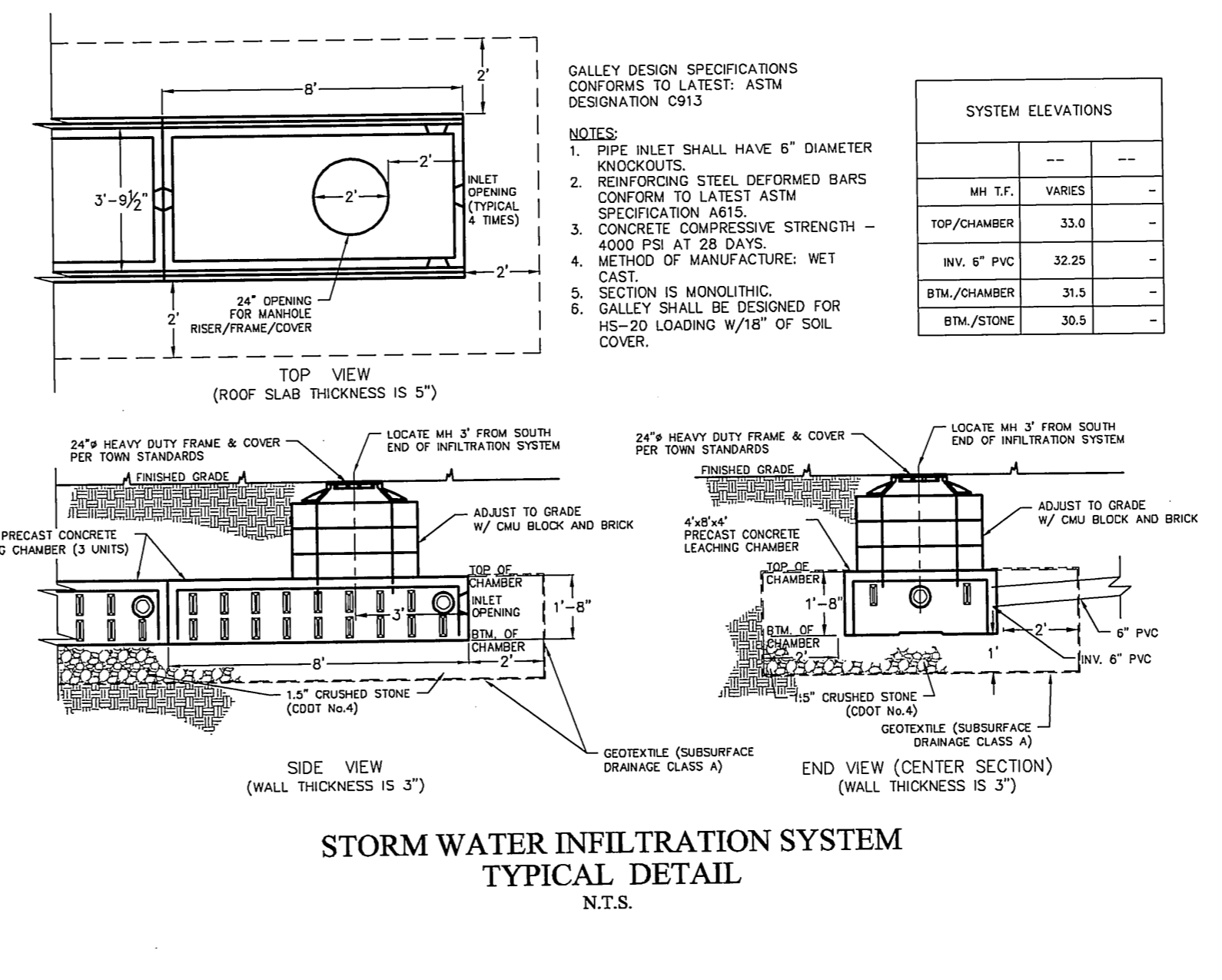
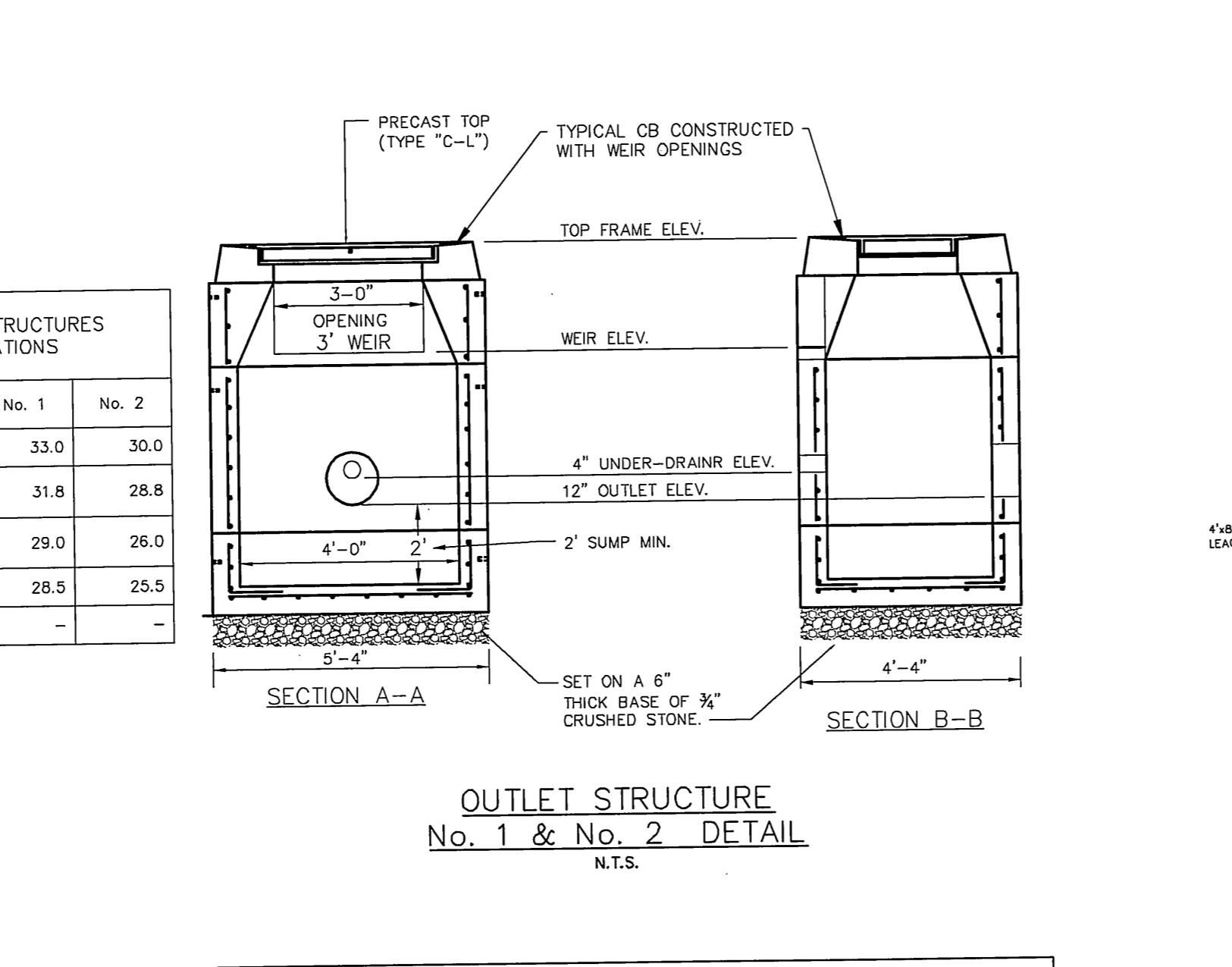
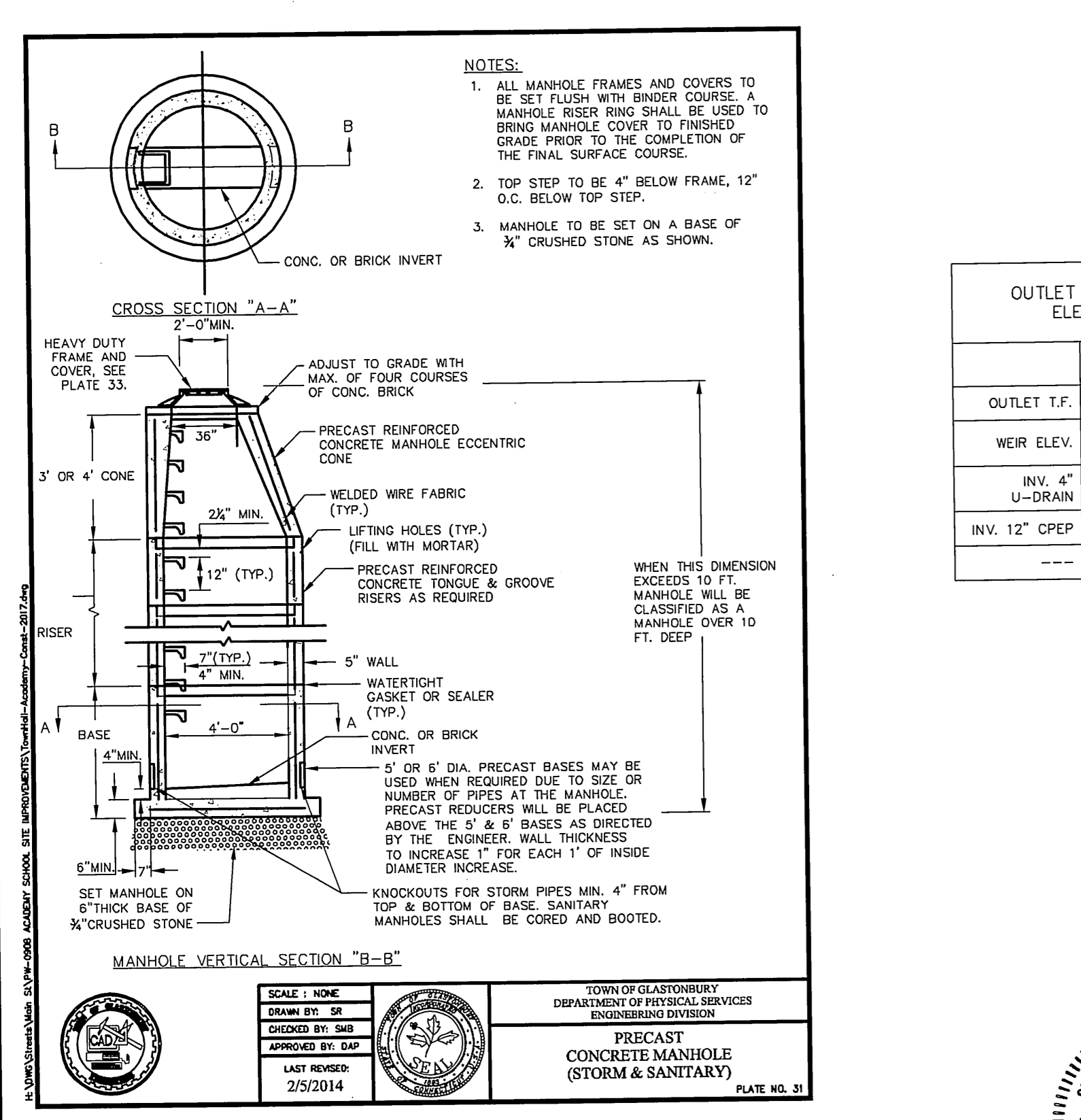
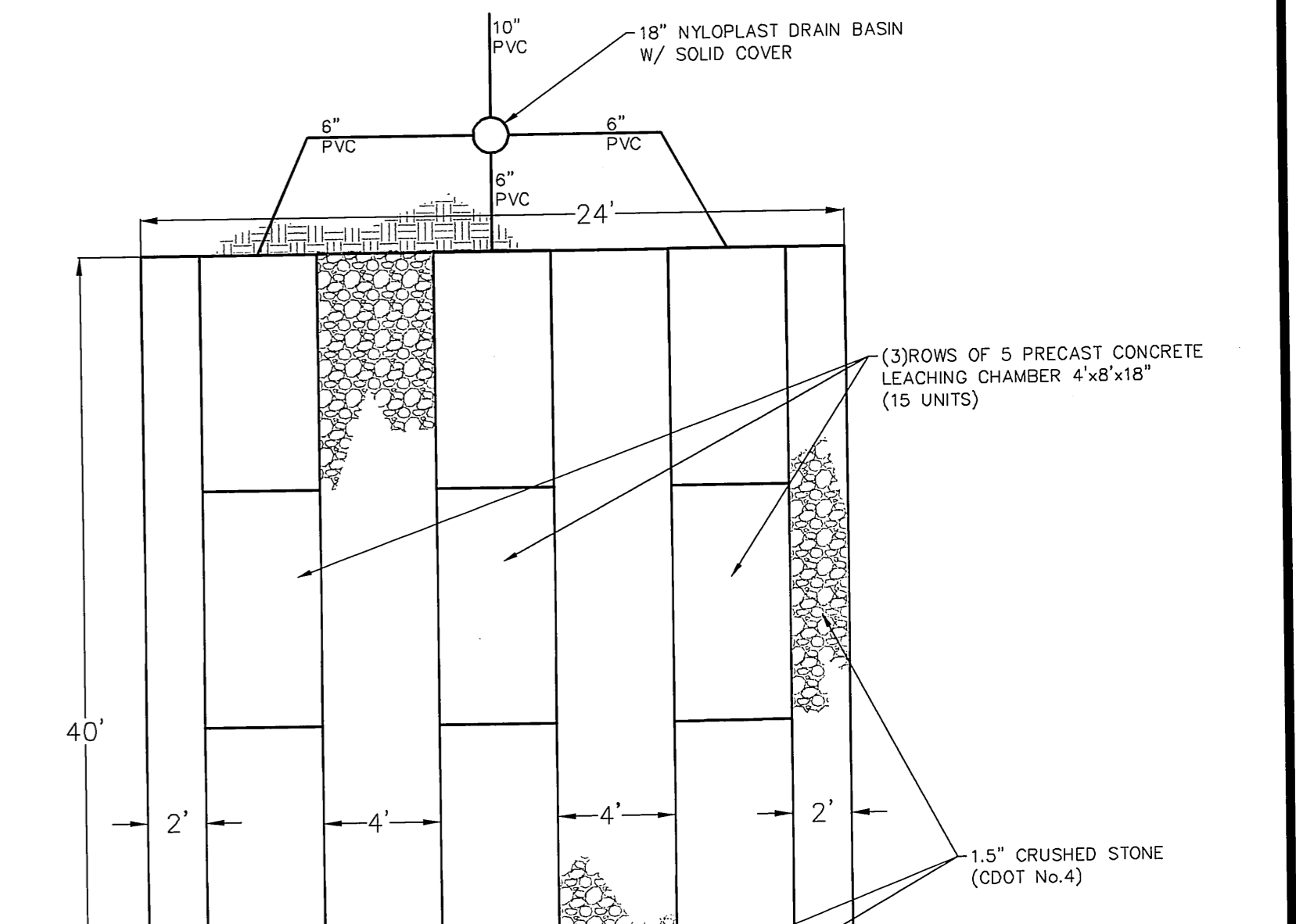
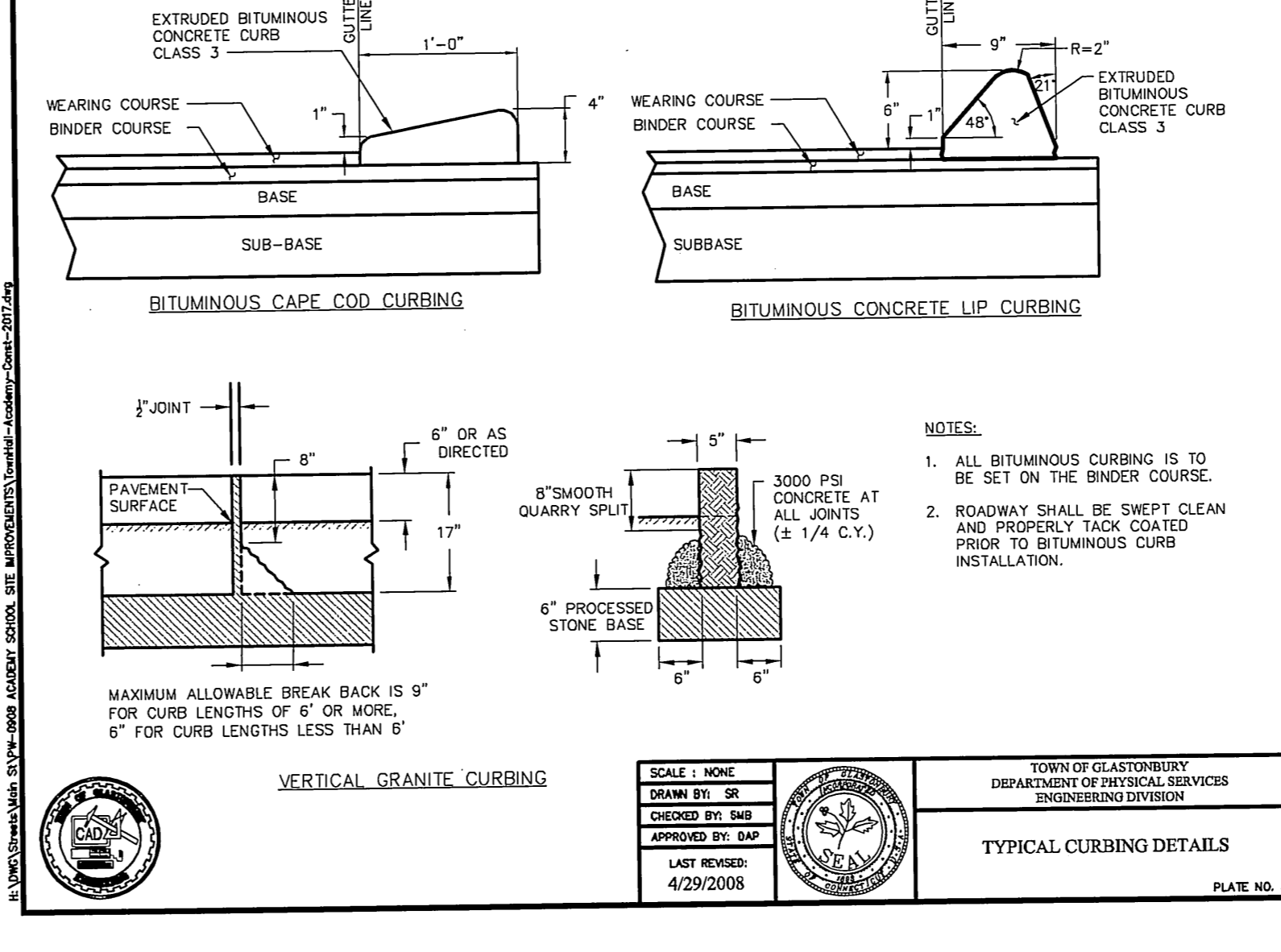
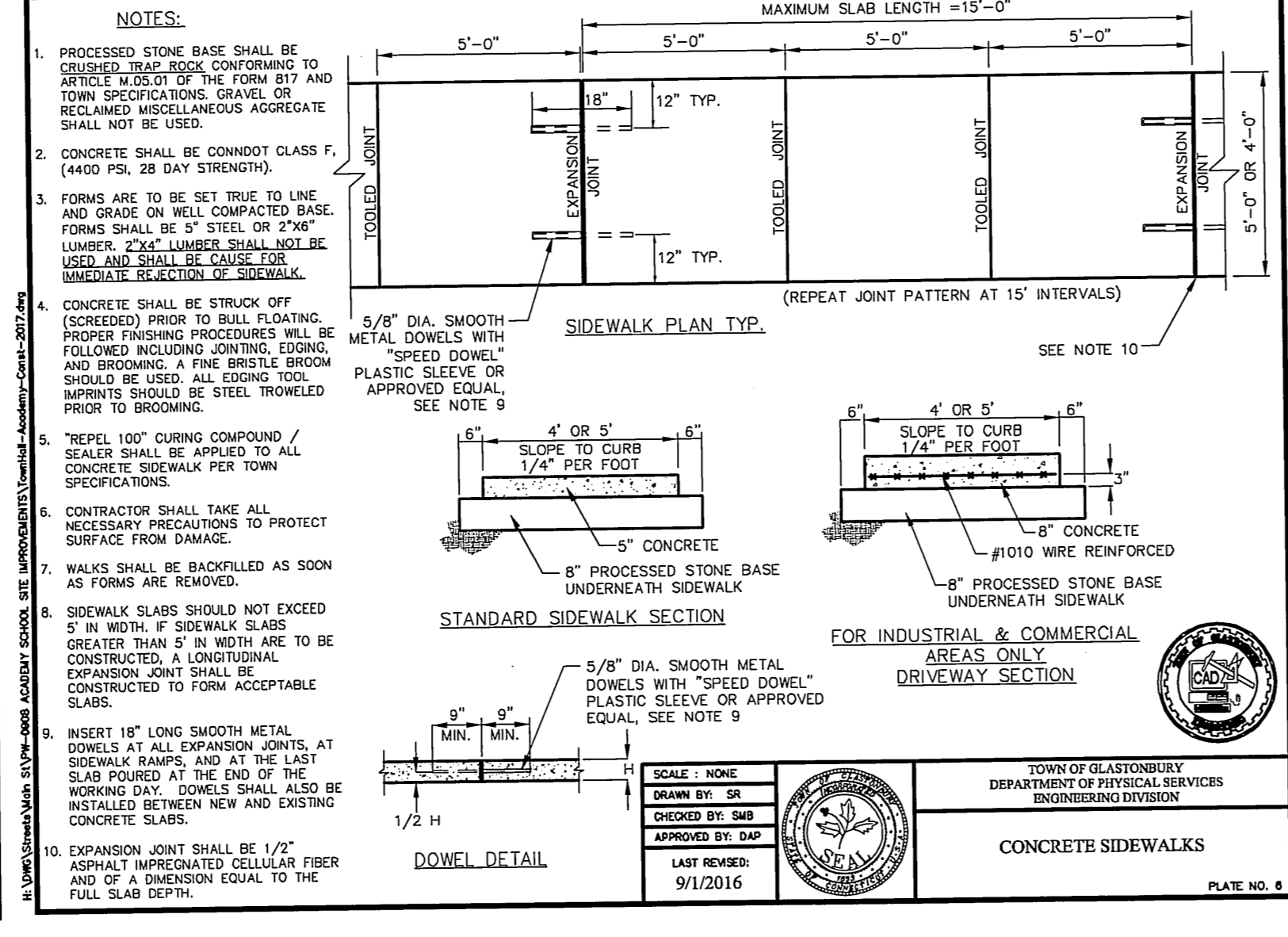
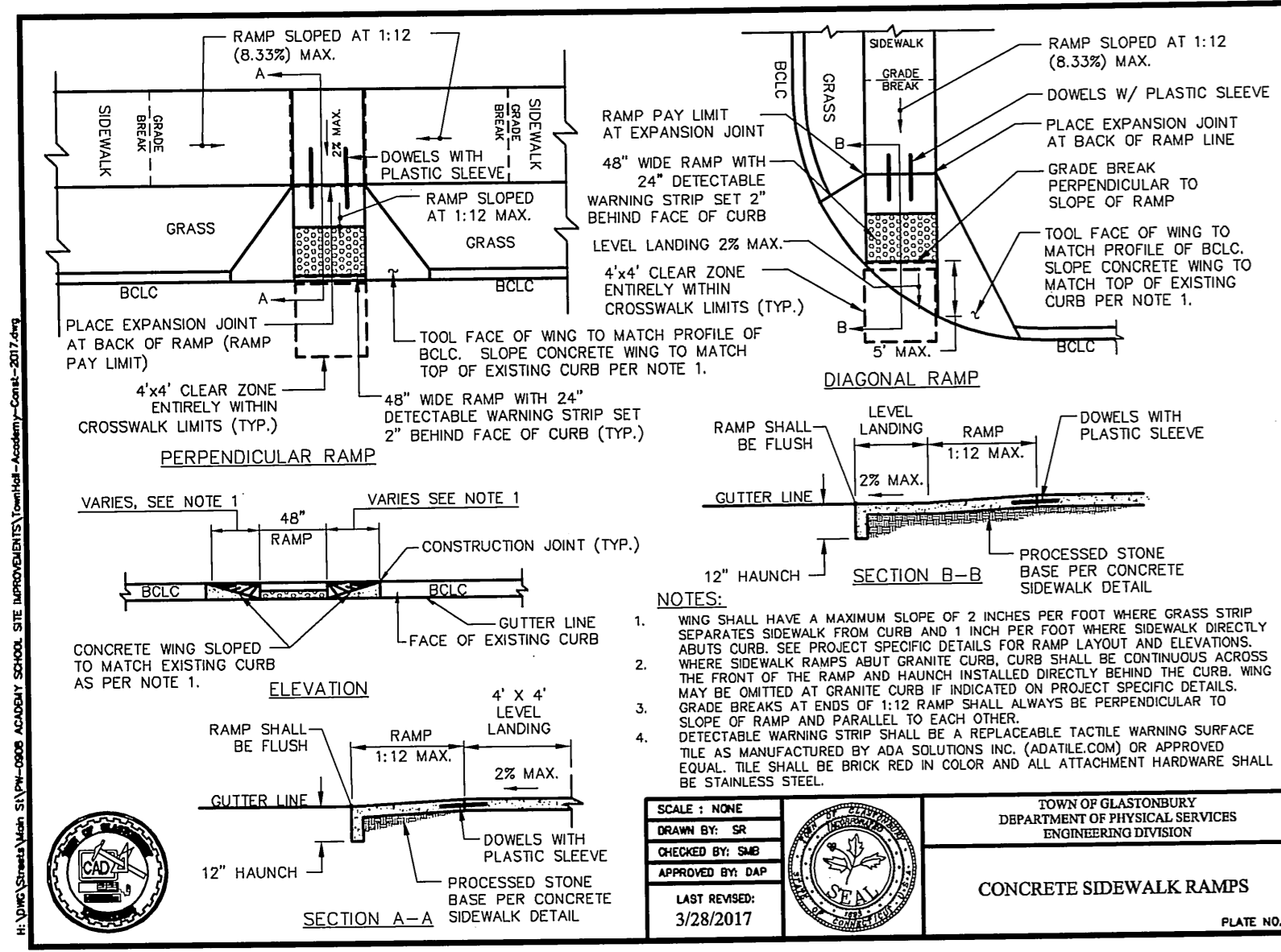
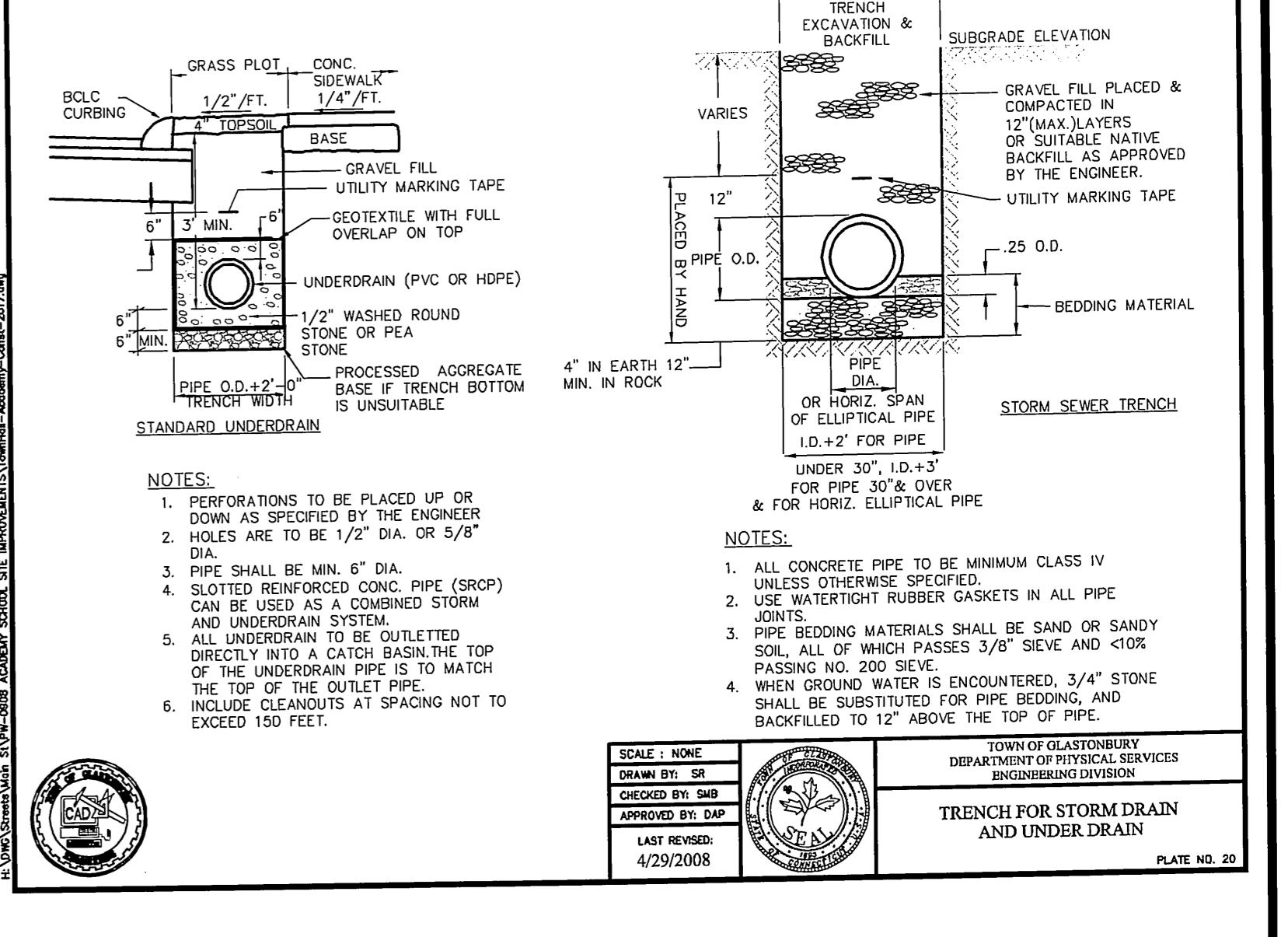
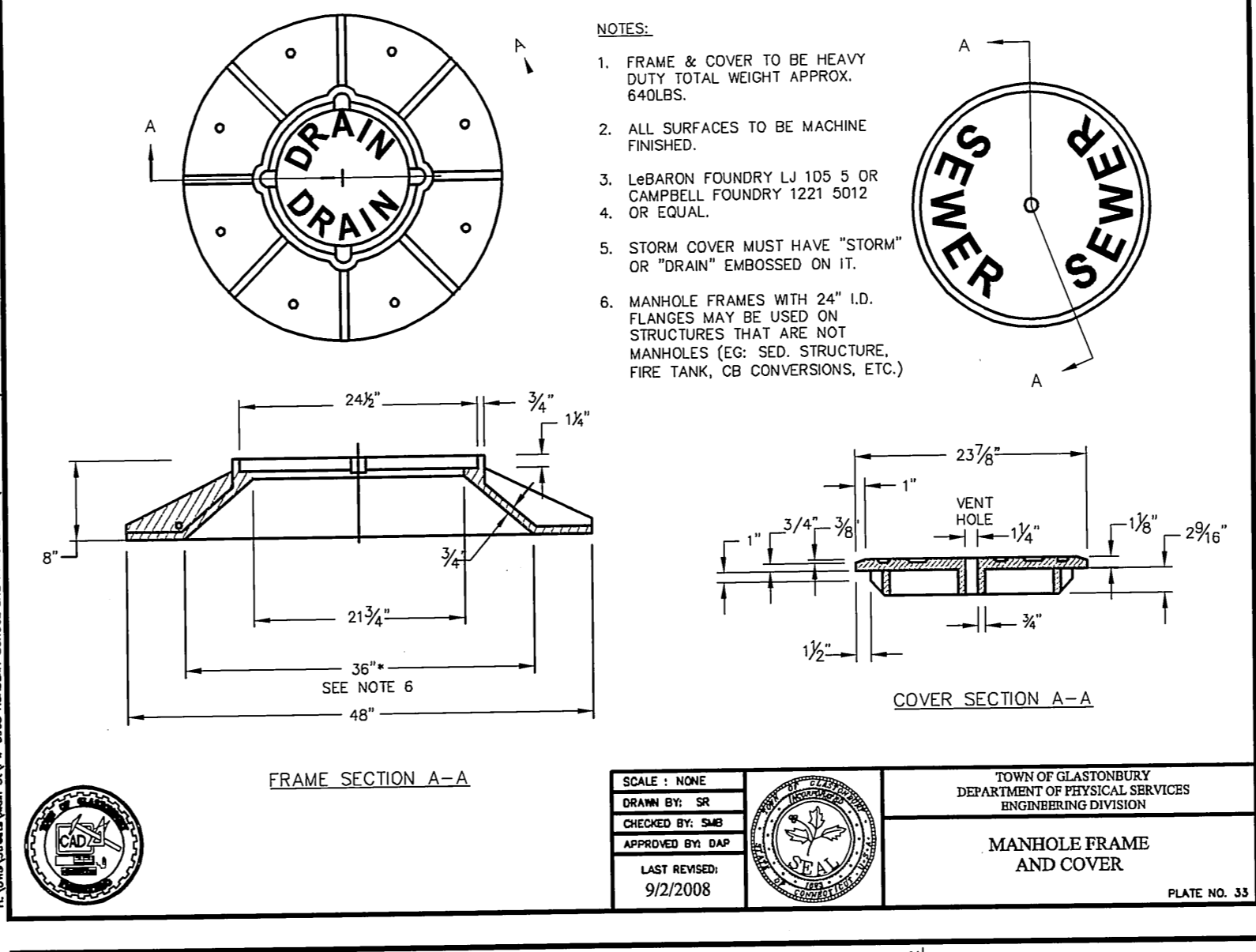
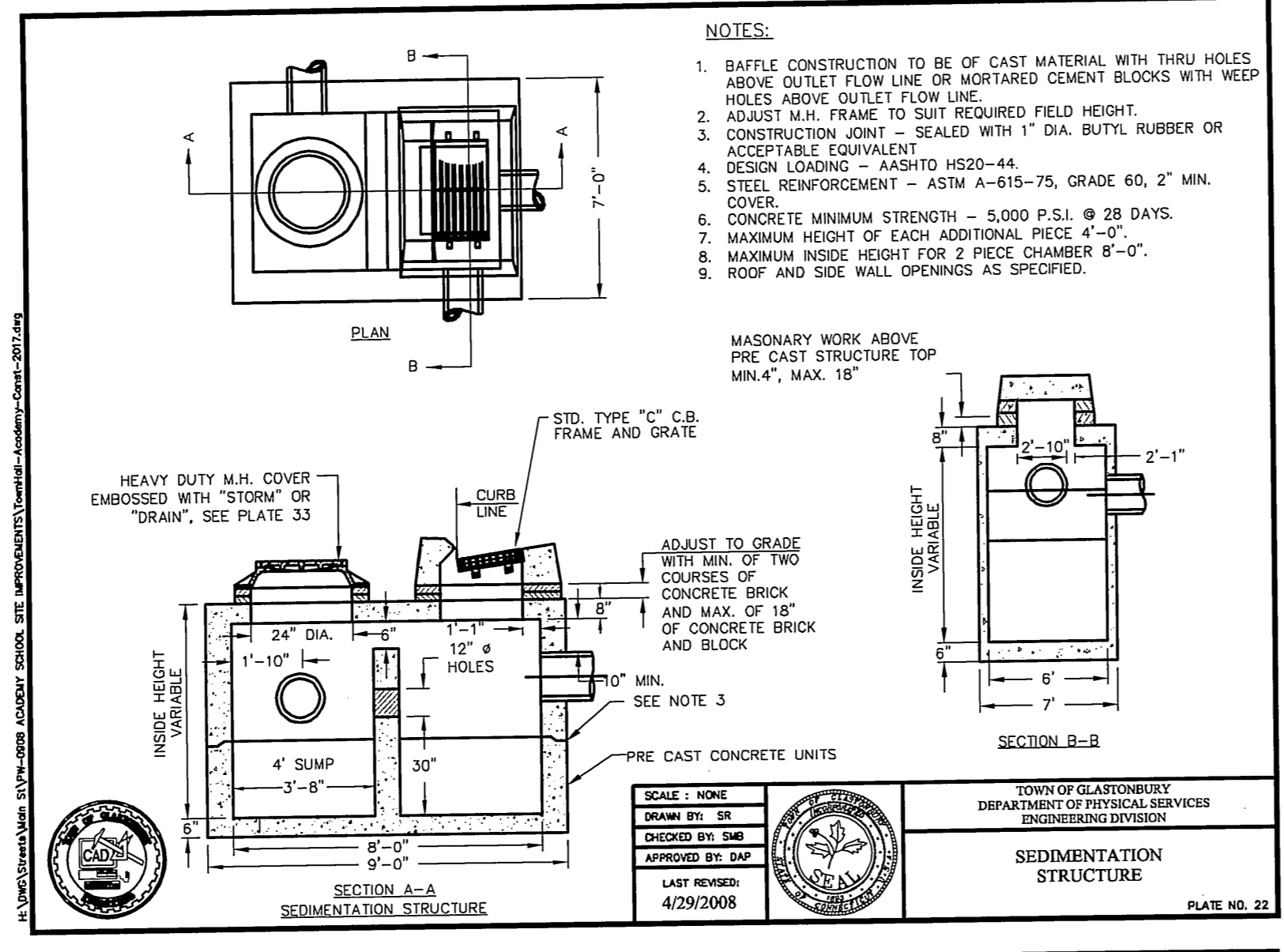
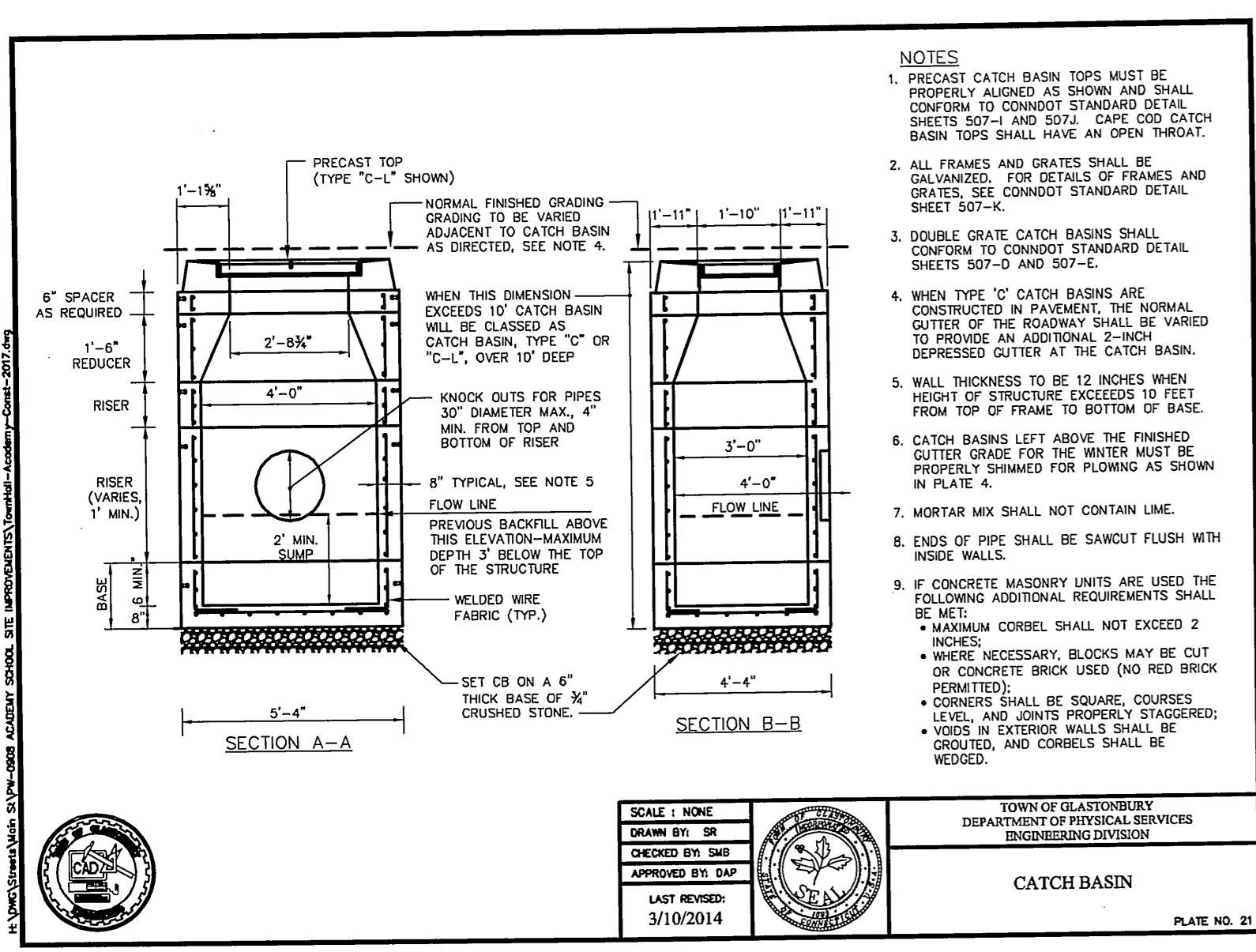


PLAN DEPICTING PROPOSED DRAINAGE AND UTILITIES  
TOWN HALL / ACADEMY COMPLEX  
DRIVE & PARKING RECONFIGURATION  
LOCATED AT  
2155 / 2143 MAIN STREET  
GLASTONBURY, CONNECTICUT

SHEET NO. **6** OF 14







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Town of Glastonbury  
 PROJECT/APPLICANT  
 Reserved Land Zone

2155 & 2143 Main Street  
 PROJECT ADDRESS  
 Town Hall & Academy Building

Section 12  
 SPECIAL PERMIT SECTION  
 TPZ CHAIRPERSON

January 17, 2017  
 DATE SPECIAL PERMIT APP'D  
 DIRECTOR OF COMMUNITY DEVELOPMENT

FILE NO.

PW-0908

NO.	DESCRIPTION	DATE
3.	ISSUED FOR SIDEWALK BID	5/12/2017
2.	CONDITIONS OF APPROVAL	3/28/2017
1.	ISSUED FOR PERMITTING	12/16/2016

DRAWING ISSUE STATUS

SCALE: AS SHOWN  
 DATE: 11/23/2016

DRAWN BY: C.F.S.  
 CHECKED BY: S.M.B.  
 APPROVED BY: D.A.P.

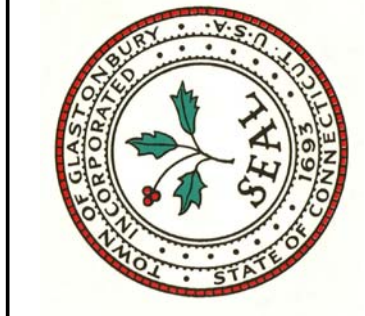
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GRID NORTH

TOWN OF GLASTONBURY  
 DEPARTMENT OF PHYSICAL SERVICES  
 ENGINEERING DIVISION

SHEET NO. 8 OF 14





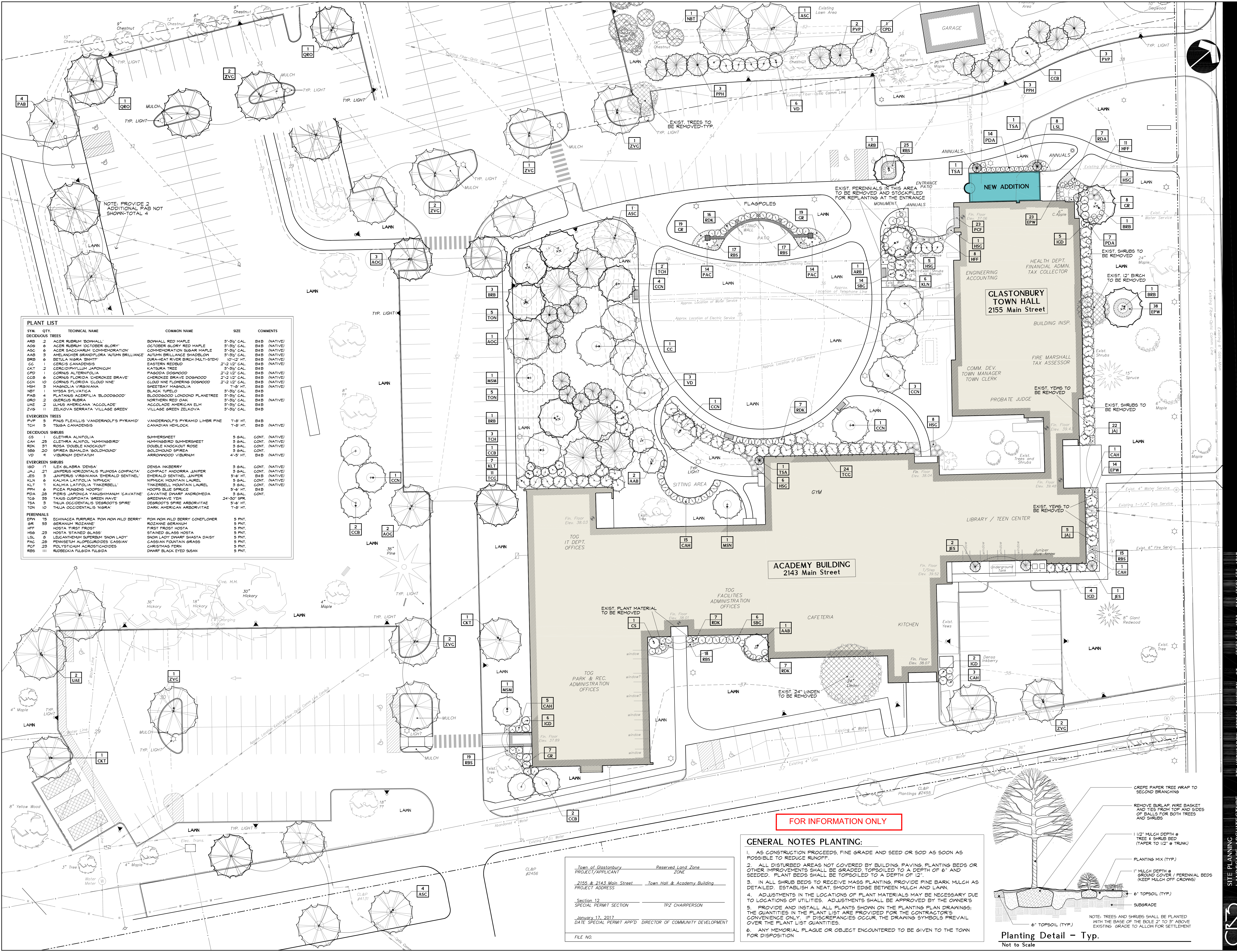
PROPOSED SITE DEVELOPMENT FOR THE:  
**GLASTONBURY TOWN HALL**  
GLASTONBURY, CONNECTICUT



NOTES  
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SHEET NO. 10 OF 14  
**L.1**  
TITLE  
SITE PLANTING PLAN

SCALE 1"=20'  
DATE 07.15.16  
PROJ. NO. 2016058.00

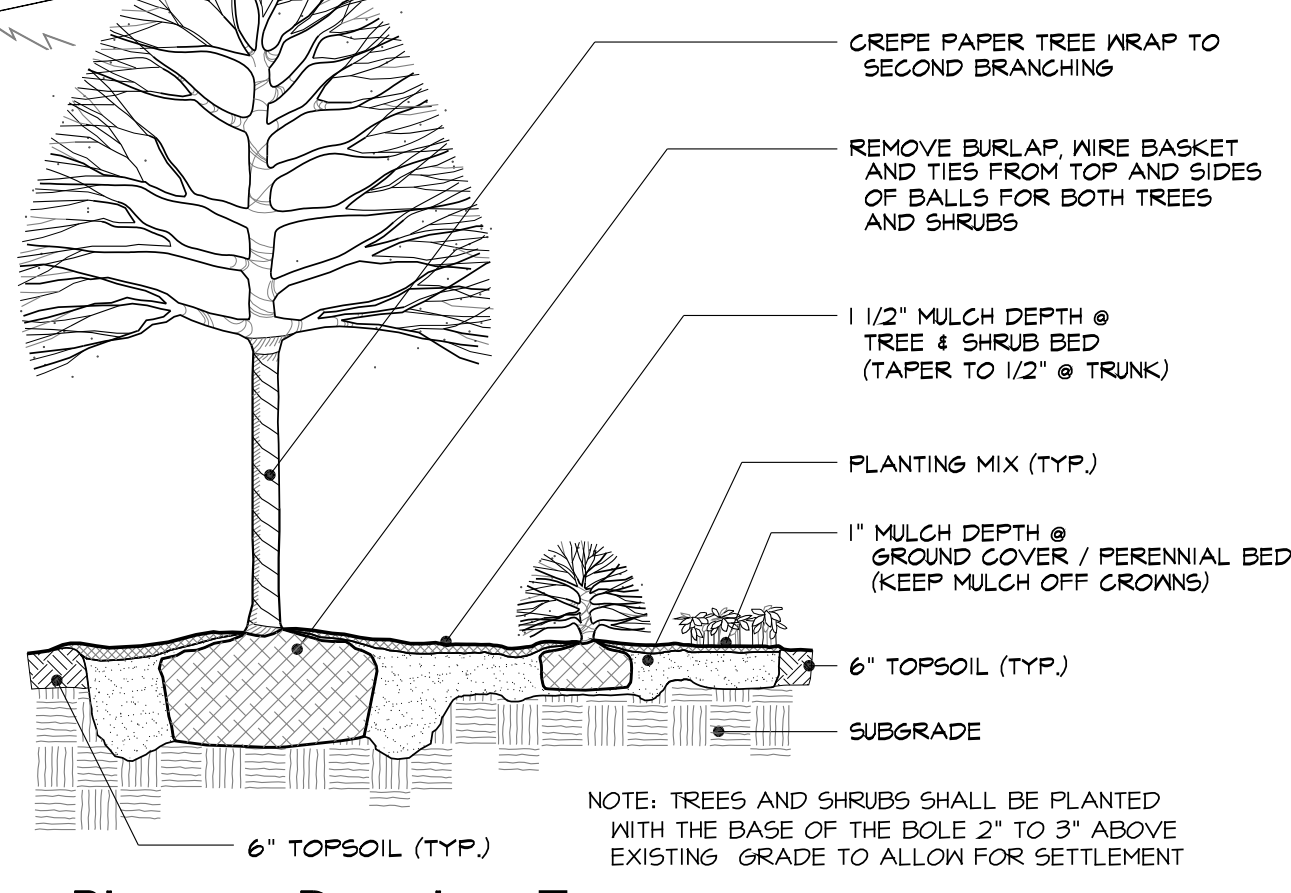


**PLANT LIST**

SYM.	QTY.	TECHNICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>DECIDUOUS TREES</b>					
ARB	2	ACER RUBRUM 'BOONHALL'	BOONHALL RED MAPLE	3'-3 1/2' CAL.	B4B (NATIVE)
AOC	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3'-3 1/2' CAL.	B4B (NATIVE)
ASC	6	ACER SACCHARINUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	3'-3 1/2' CAL.	B4B (NATIVE)
AAS	3	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLOW	3'-3 1/2' CAL.	B4B (NATIVE)
BRB	6	BETULA NIGRA 'BRNHT'	DURAH-EAT RIVER BIRCH (MULTI-STEM)	10'-12' HT.	B4B (NATIVE)
CC	1	CERCIS CANADENSIS	EASTERN REDBUD	2'-2 1/2' CAL.	B4B (NATIVE)
CKT	2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3'-3 1/2' CAL.	B4B
CPD	6	CORNUS ALTERNIFOLIA	PANOGDA DOGWOOD	2'-2 1/2' CAL.	B4B (NATIVE)
CCB	6	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	2'-2 1/2' CAL.	B4B (NATIVE)
CGN	10	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE FLOWERING DOGWOOD	2'-2 1/2' CAL.	B4B (NATIVE)
MSM	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7'-9' HT.	B4B (NATIVE)
NBT	1	NYSSA SYLVATICA	BLACK TUPELO	3'-3 1/2' CAL.	B4B
PAB	4	PLATANUS AGERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3'-3 1/2' CAL.	B4B
ORQ	2	QUERCUS RUBRA	NORTHERN RED OAK	3'-3 1/2' CAL.	B4B (NATIVE)
UAE	2	ULMUS AMERICANA 'AGCOLADE'	AGCOLADE AMERICAN ELM	3'-3 1/2' CAL.	B4B
ZVG	11	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3'-3 1/2' CAL.	B4B
<b>EVERGREEN TREES</b>					
PVP	5	PINUS FLEXILIS 'VANDERVOELT'S PYRAMID'	VANDERVOELT'S PYRAMID LIMB PINE	7'-8' HT.	B4B
TCH	5	TSUSA CANADENSIS	CANADIAN HEMLOCK	7'-8' HT.	B4B (NATIVE)
<b>DECIDUOUS SHRUBS</b>					
CAH	25	CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL.	CONT. (NATIVE)
RDK	31	ROSA 'DOUBLE ENOCHLOUT'	DOUBLE ENOCHLOUT ROSE	3 GAL.	CONT. (NATIVE)
SBO	20	SPIREA BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	3 GAL.	CONT. (NATIVE)
VD	4	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4'-5' HT.	B4B (NATIVE)
<b>EVERGREEN SHRUBS</b>					
ISD	17	ILEX GLABRA 'DENSE'	DENSE INKBERRY	3 GAL.	CONT. (NATIVE)
JAJ	21	JUNIPERUS HORIZONTALIS 'FLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	3 GAL.	CONT. (NATIVE)
JES	3	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL JUNIPER	5'-6' HT.	B4B (NATIVE)
KLN	6	KALMIA LATIFOLIA 'NIPMUCK'	NIPMUCK MOUNTAIN LAUREL	5 GAL.	CONT. (NATIVE)
KLT	7	KALMIA LATIFOLIA 'TINKERBELL'	TINKERBELL MOUNTAIN LAUREL	5 GAL.	CONT. (NATIVE)
PRH	6	PIERIS ERIOBRYA 'HOOPS BLUE SPIRACE'	HOOPS BLUE SPIRACE	5'-6' HT.	B4B
PDA	25	PIERIS JAPONICA 'YAKUSHIMANUM CAVATINE'	CAVATINE DWARF ANDROMEDA	3 GAL.	CONT.
TCS	35	TAXUS CANADENSIS 'GREEN WAVE'	GREEN WAVE YEW	5'-6' HT.	B4B
TSR	3	THUJA OCCIDENTALIS 'DEERROOTS SPIRE'	DEERROOTS SPIRE ARBORVITAE	24'-30' SPIRE	5'-6' HT.
TON	10	THUJA OCCIDENTALIS 'NON NON MILD BERRY'	NON NON MILD BERRY ARBORVITAE	7'-8' HT.	5'-6' HT.
<b>PERENNIALS</b>					
EPW	75	ECHINACEA PURPUREA 'ROYAL HILD BERRY'	ROYAL HILD BERRY CONEFLOWER	5 PNT.	
GR	55	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	5 PNT.	
HFF	1	HOSTA 'FIRST FROST'	FIRST FROST HOSTA	5 PNT.	
HSB	23	HOSTA 'STAINED GLASS'	STAINED GLASS HOSTA	5 PNT.	
LSL	5	LEUCANTHEMUM SUPERBUM 'SNOW LADY'	SNOW LADY DWARF SHASTA DAISY	5 PNT.	
PAC	29	PENSTEMON ALLEGROPICUS 'GASMAN'	GASMAN MOUNTAIN GRASS	5 PNT.	
PCP	23	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	5 PNT.	
RBS	11	ROEBUCKIA FLUIDA FULGIDA	DWARF BLACK EYED SUSAN	5 PNT.	

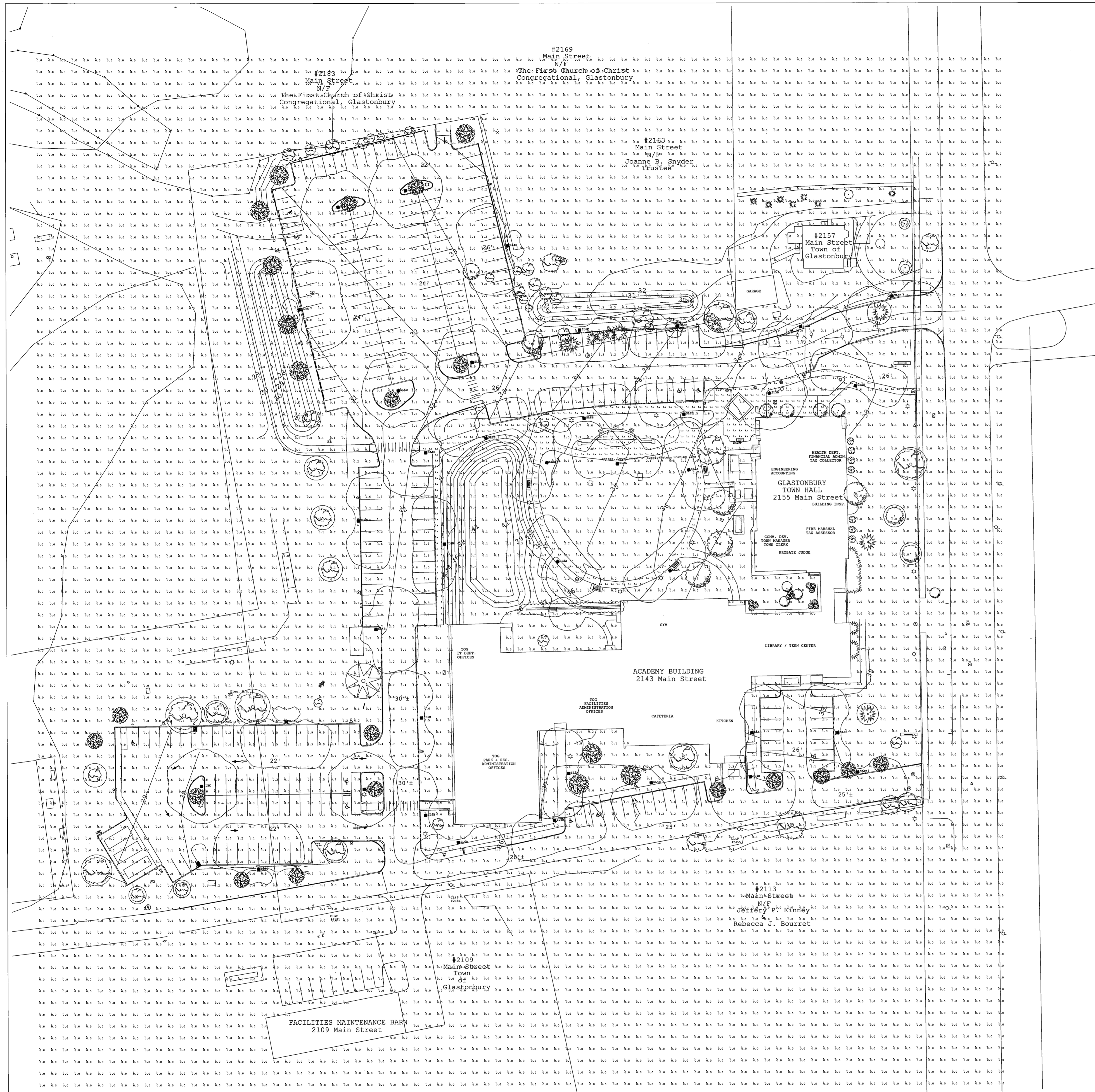
**GENERAL NOTES PLANTING:**

- AS CONSTRUCTION PROCEEDS, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".
- IN ALL SHRUB BEDS TO RECEIVE MASS PLANTINGS, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
- ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S ARCHITECT.
- PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.
- ANY MEMORIAL PLAQUE OR OBJECT ENCOUNTERED TO BE GIVEN TO THE TOWN FOR DISPOSITION.



Town of Glastonbury  
Reserved Land Zone  
PROJECT/APPLICANT  
2155 & 2143 Main Street Town Hall & Academy Building  
PROJECT ADDRESS  
Section 12  
SPECIAL PERMIT SECTION  
TPZ CHAIRPERSON  
January 17, 2017  
DATE SPECIAL PERMIT APP'D DIRECTOR OF COMMUNITY DEVELOPMENT  
FILE NO.

FOR INFORMATION ONLY



Town of Glastonbury PROJECT/APPLICANT  
 Reserved Land Zone ZONE

2155 & 2143 Main Street PROJECT ADDRESS  
 Town Hall & Academy Building

Section 12 SPECIAL PERMIT SECTION  
 TPZ CHAIRPERSON

January 17, 2017 DATE SPECIAL PERMIT APP'D  
 DIRECTOR OF COMMUNITY DEVELOPMENT

FILE NO.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN TOWN OF GLASTONBURY 2155 MAIN STREET GLASTONBURY, CT 06033

JOB NAME: GLASTONBURY TOWN HALL  
 AREA LIGHTING SOLUTIONS  
 WORKPLANE/CALC PLANE: AT FINISH GRADE  
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE  
 APPS: IAS  
 DATES: 09

Qty	Label	Arrangement	Lumens	Input Watts	IESF	IESF Rating	Description
0	SL2B	SINGLE	6002	64.7	0.799	B2-03-G2	STERNBERG 6130LED/ANC352/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE
1	SL2B	SINGLE	6002	64.7	0.799	B2-03-G2	STERNBERG 6130LED/ANC352/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE
2	SL4C	SINGLE	5927	65.2	0.799	B2-03-G2	STERNBERG 6130LED/ANC374/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE
2	SL4C	SINGLE	5927	65.2	0.799	B2-03-G2	STERNBERG 6130LED/ANC374/NDL03/FNC/CSA/FINISH / HTD TO 14FT POLE
1	SL4C	SINGLE	5927	65.2	0.799	B2-03-G2	STERNBERG 6130LED/ANC374/NDL03/FNC/CSA/FINISH / HTD TO 14FT POLE
1	SL2B	SINGLE	5951	65.1	0.799	B3-03-G3	STERNBERG 6130LED/ANC375/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE
6	SL5C	SINGLE	5951	65.1	0.799	B3-03-G3	STERNBERG 6130LED/ANC375/NDL03/FNC/CSA/FINISH / HTD TO 14FT POLE
14	SL6B	SINGLE	5928	64.7	0.799	B2-03-G2	STERNBERG 6130LED/ANC373R/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE
2	SL4E	SINGLE	5928	64.7	0.799	B2-03-G2	STERNBERG 6130LED/ANC373R/NDL03/FNC/CSA/FINISH / HTD TO 12FT POLE

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.23	3.6	0.0	N.A.	N.A.
WALKWAY	0	1.50	3.8	0.0	N.A.	N.A.
PARKING & DRIVE LINES		0.80	2.5	0.0	N.A.	N.A.

FOR INFORMATION ONLY

GENERAL DISCLAIMER:  
 Calculations have been performed according to IES standards and good practice. Calculations are based on the information provided and do not constitute a warranty of performance. The user is responsible for the accuracy of the information provided and for the final design and construction. The user is responsible for the final design and construction. The user is responsible for the final design and construction.



PROJECT TITLE:  
 GLASTONBURY TOWN HALL

DRAWING TITLE:  
 SITE LIGHTING PHOTOMETRIC CALCULATION

FILE NAME: SL-1A-GLASTONBURY TOWN HALL (2-4-2016-FILLING.dwg)

None  
 SCALE: 1/8"=1'-0"  
 DATE: 4/24/17  
 DRAWN BY: LRE  
 SHEET: 11 OF 14  
 SL-1A

FILE: H:\DWG\Streets\Main St\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\Town Hall Academy IRR-2017.dwg USER: Charles Steinhilber DATE: 5/12/2017

**LEGEND FOR IRRIGATION**

**Irrigation Pipe Table**

Quantity	Symbol	Pipe
2120		PVC MAIN: CLASS 200 2" SW PVC PIPE W/ WIRE
3500		DRIPPERLINE: NETA-FIM TLDL-6-18, 18" ROW, STAPLE EVERY 2'
3007		POLY LATERALS FOR DRIP: 100 PSI 1" POLY PIPE
1140		PVC LATERALS: CLASS 200 1 1/2" SW PVC PIPE
3500		POLY LATERALS: 100 PSI 1" POLY PIPE
440		PVC SLEEVES: CLASS 200 4" PVC PIPE (BY OWNER)
3000/2500	(to symbol)	WIRE: #18/16 UF MULT-STRAND (3-RUNS) & #12/1 UF WHITE COMMON

\* PIPE & WIRE QUANTITIES ARE ROUNDED TO THE NEAREST ROLL OR LENGTH.

**Irrigation Equipment Table**

Quantity	Symbol	Equipment
17		ZONE VALVE: HUNTER PGM-151G 1-1/2" W/ BALL VALVE
0		ZONE VALVE: HUNTER PGM-101G 1" W/ BALL VALVE
0		DRIP VALVE: HUNTER PGM-10T-40 1" W/ BALL VALVE
5		ISOLATION VALVES: APOLLO BALL VALVE, LINE SIZED
3		QUICK COUPLER VALVE: HUNTER 1" HQ-44 W/ HK-44 KEY
2		CONTROLLER: WEATHERMATIC SMARTLINE SL1624 (SEE NOTES)
2		RAIN SENSOR: WEATHERMATIC SLW1
2		NEW POINT OF CONNECTION: 2" @ 85 PSI, INSTALL BALL VALVE W/ DRAIN
1		NEW BLOW-OUT: TEE CONNECTION
1		EXISTING BACKFLOW AT BALLFIELDS
		DRIP INDICATORS & FLUSH VALVES AS NEEDED FOR DRIP ZONES

**Irrigation Heads Table**

Quantity	Symbol	Sprinkler Heads
18		MEDIUM ROTARY SPRINKLER: HUNTER PGP-04.5, FULL CIRCLE
137		MEDIUM ROTARY SPRINKLER: HUNTER PGP-04.2.5, ADJUSTABLE
138		SPRAY HEAD: HUNTER PROS-04-PRS40.CV, MP2000
4		SPRAY HEAD: HUNTER PROS-04-PRS40.CV, MP1000
9		SPRAY HEAD: HUNTER PROS-04, SS530
3		SPRAY HEAD: HUNTER PROS-04, RC5515
17		SPRAY HEAD: HUNTER PROS-04, 12A

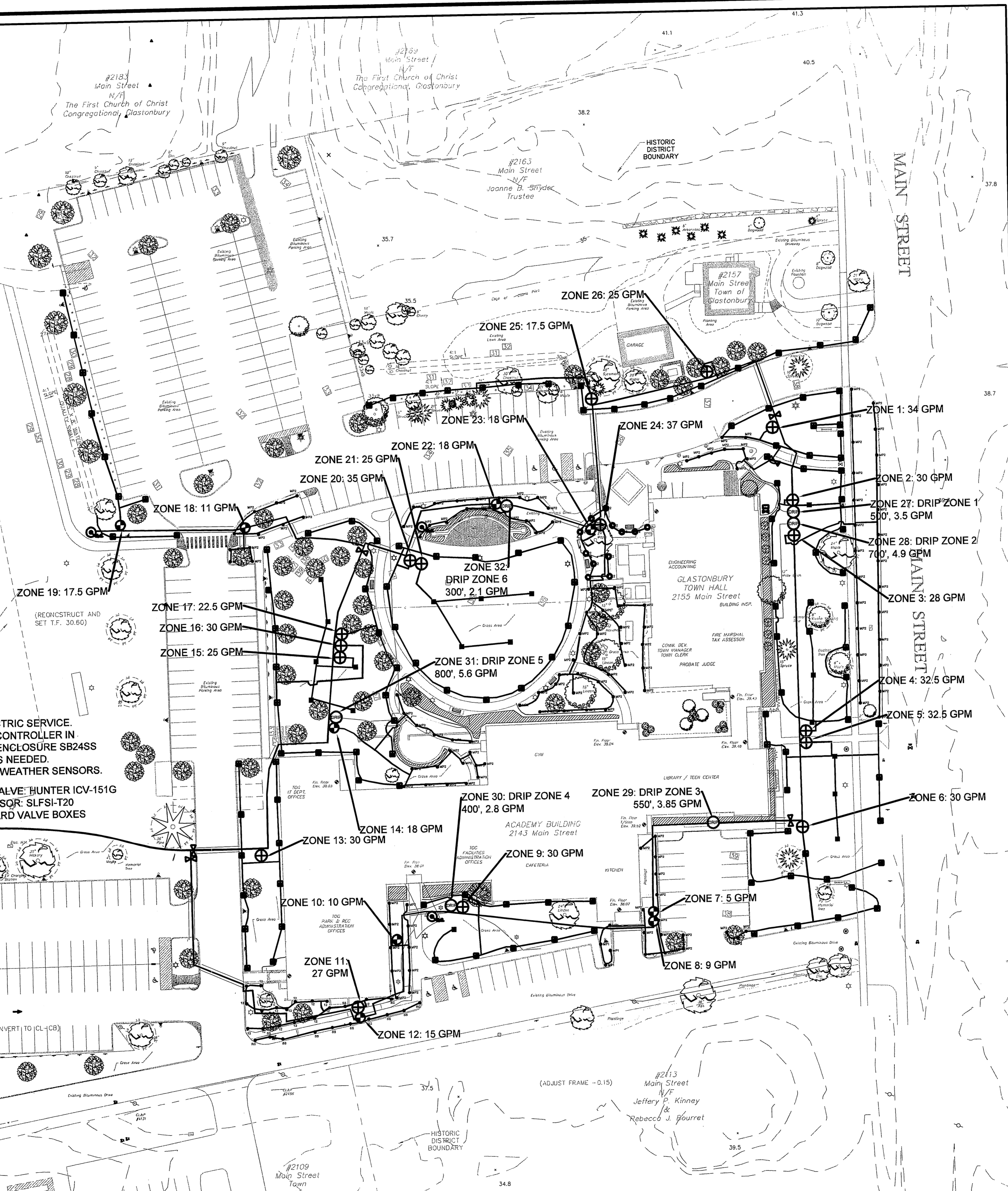
**NOTES FOR IRRIGATION**

- SYSTEM IS DESIGNED FOR 2 TO 37 GPM PER ZONE. PRESSURE HAS BEEN REPORTED AS 100 PSI STATIC, 85 PSI RESIDUAL WATER (EX. 2" @ SOFTBALL) & POWER (EX. ELECTRIC ON POLE) ARE EXISTING. FIELD LOCATE WEATHER SENSOR, 1 SENSOR PER CONTROLLER, ON POLE. WIRES, CONNECTORS, & CONDUIT AS NEEDED. SLEEVES: ALL 4" CL 200 PVC, BY OWNER. ROAD CUTS, SLEEVE LOCATIONS, BORING BY THE TOWN.
- FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DESIGN IS DIAGRAMMATIC. INSTALLER SHALL FIELD LOCATE ALL ITEMS WITHOUT COMPROMISING THE INTEGRITY OF THIS DESIGN. ANY CHANGES TO THE NUMBER OF HEADS OR VALVES, OR TO THE HYDRANT SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. PIPE ROUTING, HEAD AND VALVE PLACEMENT SHALL BE THE RESPONSIBILITY OF THE INSTALLER, USING THIS DESIGN AS A GUIDE.
- AVERAGE RUN TIMES PER ZONE TO ACHIEVE 1" OF WATER PER WEEK IS AS FOLLOWS: ROTARY & MP: 30 MINUTES PER DAY (MINI-DAY); SPRAY: 15 MINUTE; DRIP: 30 MINUTE. END USER SHALL PROPERLY ADJUST RUN TIMES FOR CHANGING FIELD AND SEASONAL CONDITIONS.
- IRRIGATION INSTALLER IS RESPONSIBLE FOR, BUT NOT LIMITED TO THE COMPLETE INSTALLATION OF THIS IRRIGATION SYSTEM. FOLLOW ALL APPLICABLE CODES AND LAWS. CONTACT A UTILITY MARKING COMPANY PRIOR TO THE COMMENCEMENT OF WORK. IRRIGATION WORK TO INCLUDE ATTACHING TO THE WATER SUPPLY, VERIFYING THE PRESSURE CONTROLLER INSTALLATION, WEATHER SENSOR INSTALLATION, VALVES, SPRINKLERS, DRIP, PIPE & WIRE, AND RELATED ITEMS.
- ALL WORK SHALL BE COORDINATED WITH THE TOWN PRIOR TO THE BID FINALIZATION.
- CONTROLLER TO INCLUDE THE FOLLOWING: FLOW BUNDLE PACKAGE, WIRELESS WEATHER SENSOR, AIR CARD, 2 YEAR SMARTLINK SERVICE, MASTER VALVE & FLOW SENSOR AND REQUIRED MODULES FOR (2) 24 STATION CONTROLLERS. THERE WILL BE (2) CONTROLLERS. THERE ARE (8) ZONES ON THE TOWN ACADEMY FIELD THAT SHALL BE ADDED TO THIS NEW SYSTEM. CONTROLLER DETAILS AND INSTALLATION INSTRUCTIONS ARE AVAILABLE AT WWW.WEATHERMATIC.COM

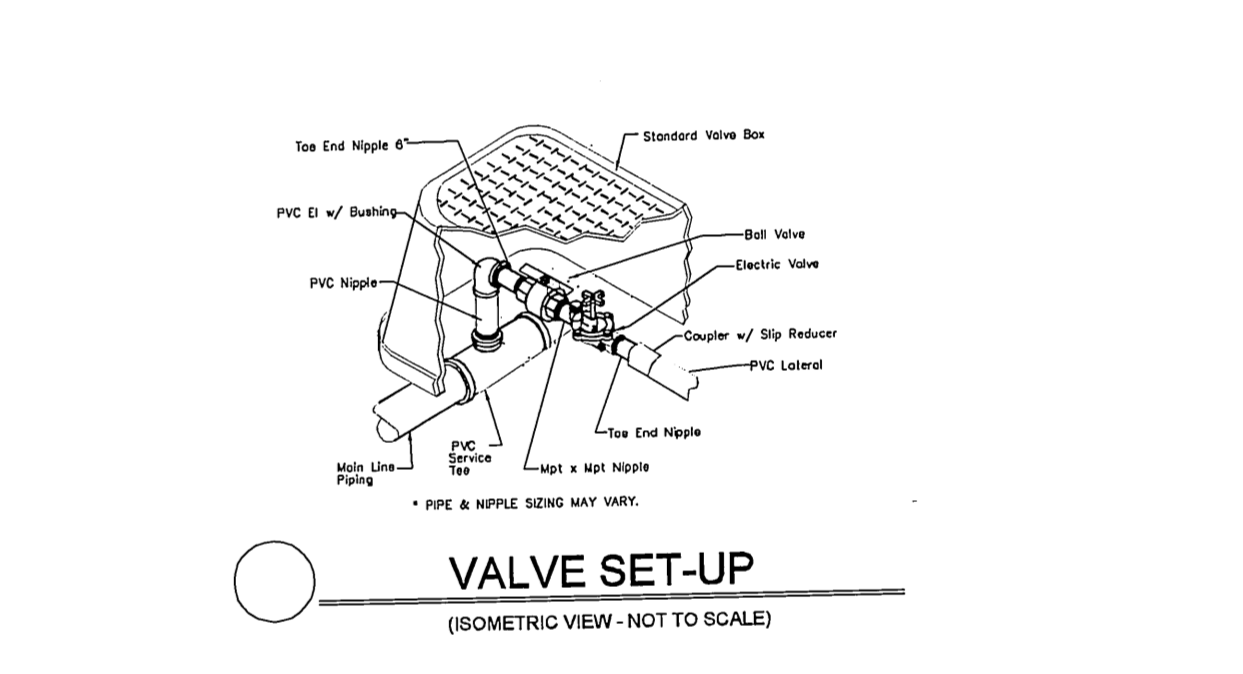
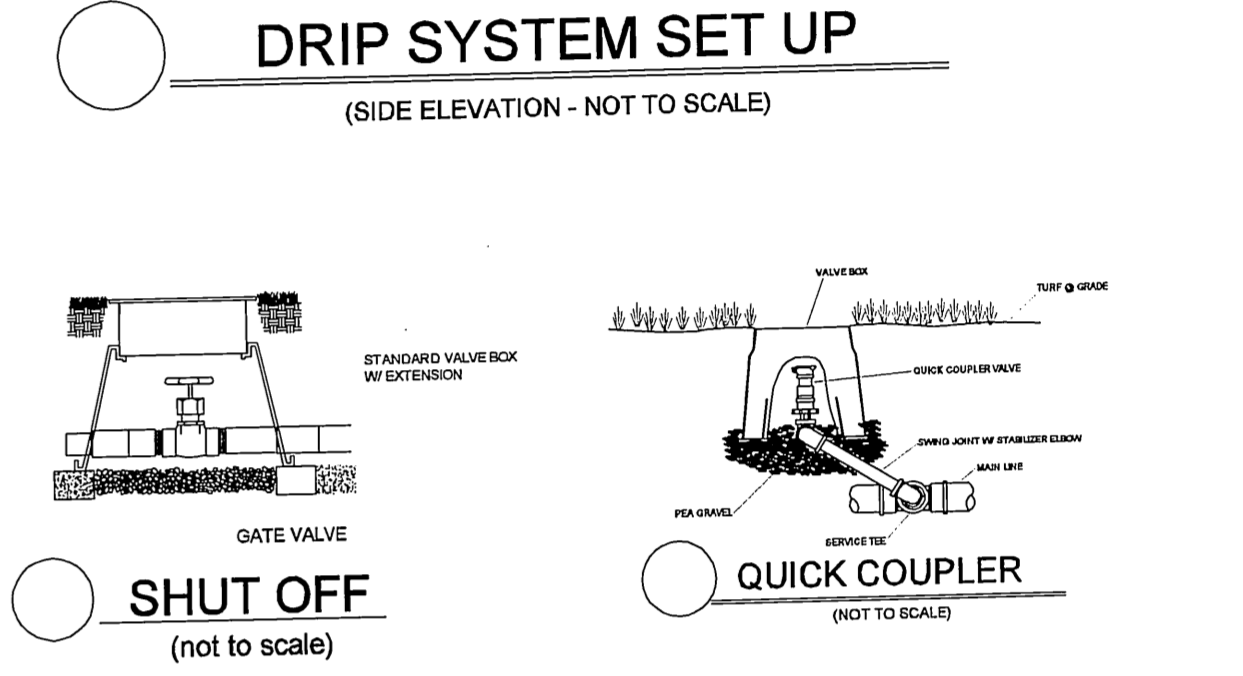
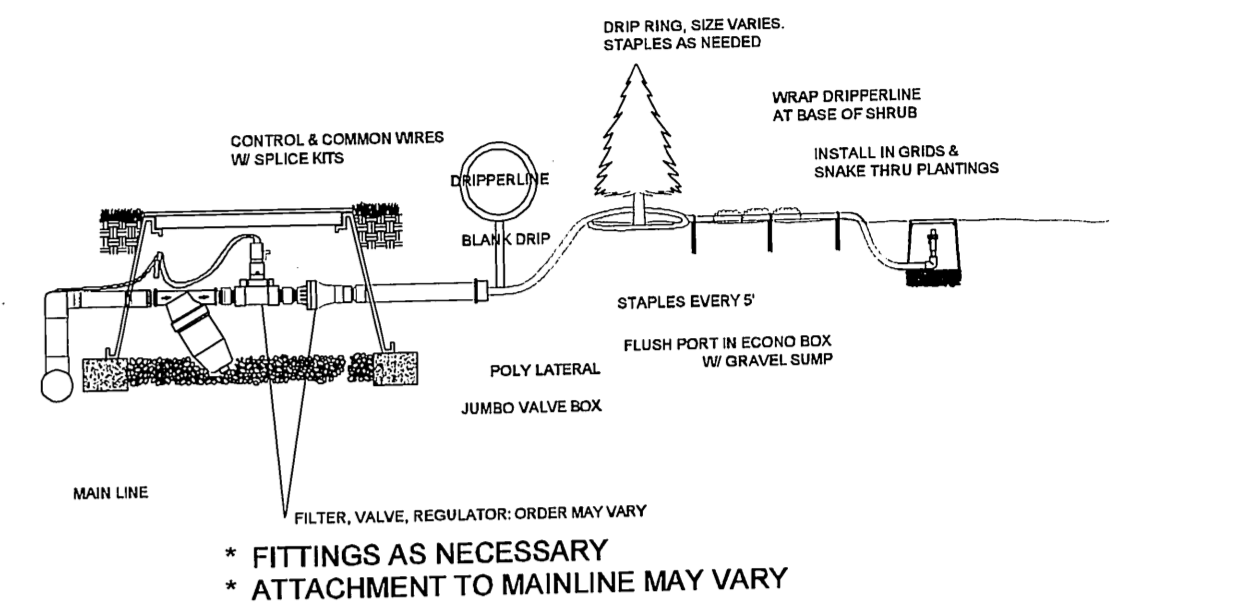
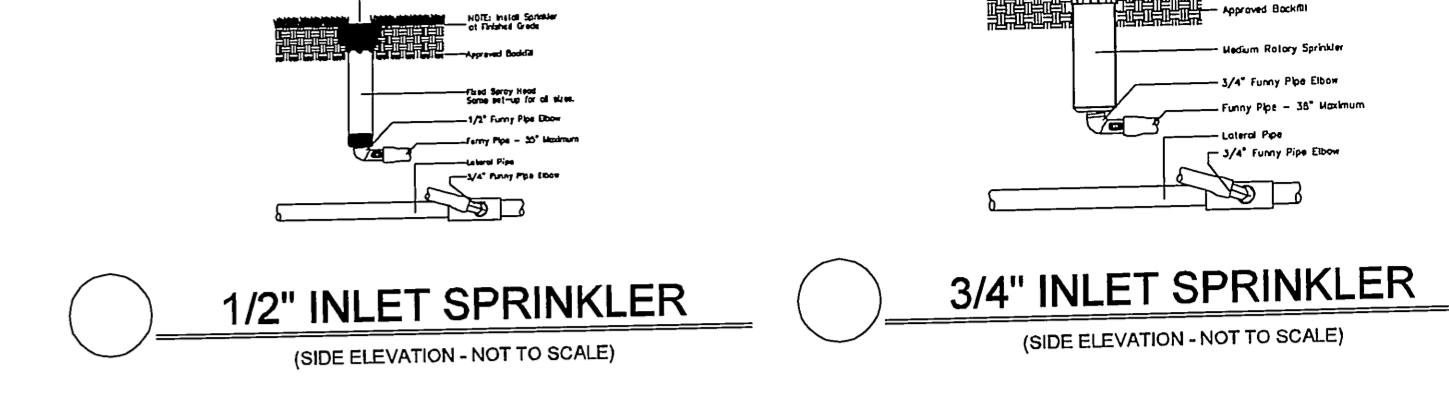
EXISTING ELECTRIC SERVICE. INSTALL NEW CONTROLLER IN STRONG BOX ENCLOSURE SB24SS W/ CONDUIT AS NEEDED. FIELD LOCATE WEATHER SENSORS.

MASTER VALVE: HUNTER ICV-151G FLOW SENSOR: SLFSI-T20 IN STANDARD VALVE BOXES

WATER: EX. 2" W/ BACKFLOW. LOCATE & ATTACH NEW 2" PVC MAIN.



**DETAILS FOR IRRIGATION**  
(not to scale)

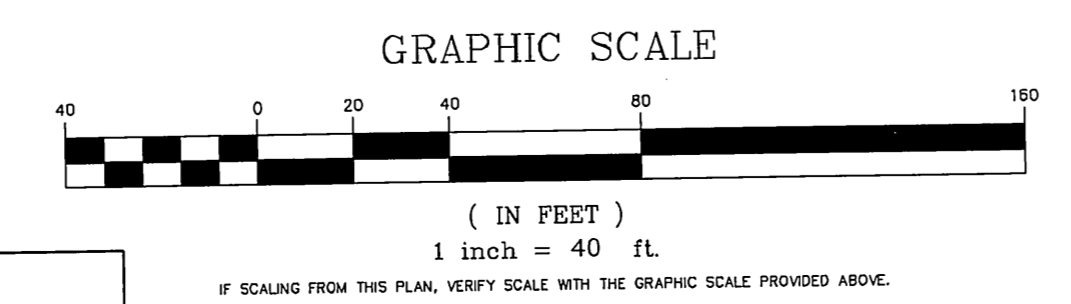


IRRIGATION CONTROLLER DETAILS AVAILABLE AT: WWW.WEATHERMATIC.COM

FOR INFORMATION ONLY

ALL UTILITY INFORMATION AND DATA SHOWN OR INDICATED IN THE CONTRACT DOCUMENTS ARE COMPILED FROM MAPS AND DATA FURNISHED BY OTHERS. ANY SUCH INFORMATION SHOULD NOT BE CONSTRUED AS ACCURATE OR COMPLETE AND THE CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.

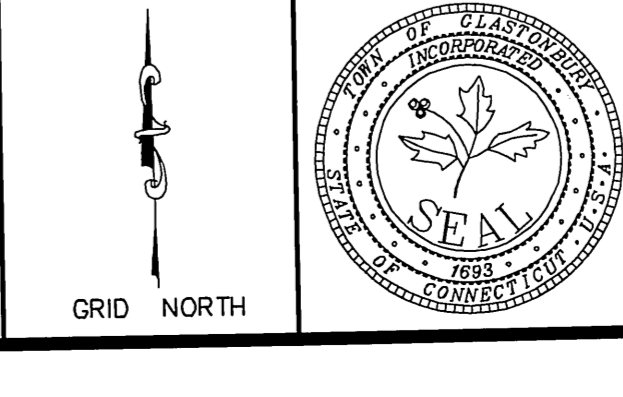
MANUAL REVISIONS TO THIS DOCUMENT ARE PROHIBITED. ALL REVISIONS MUST BE PERFORMED ON CADD FILE. H:\DWG\Streets\Main St\PW-0908 ACADEMY SCHOOL SITE IMPROVEMENTS\Town Hall Academy IRR-2017.dwg



**DRAWING ISSUE STATUS**

NO.	DESCRIPTION	DATE
3.	ISSUED FOR SIDEWALK BID	5/12/2017
2.	CONDITIONS OF APPROVAL	3/28/2017
1.		

SCALE: AS SHOWN DATE: 4/18/17  
 DRAWN BY: ELB  
 CHECKED BY: ELB  
 APPROVED BY: ELB  
 ST. FILE:  
 DO NOT SCALE THIS DRAWING. USE THE DIMENSIONS GIVEN. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, CONTACT THE TOWN OF GLASTONBURY, ENGINEERING OFFICE.



IRRIGATION  
 PLAN DEPICTING NEW IRRIGATION  
 TOWN HALL / ACADEMY COMPLEX  
 DRIVE & PARKING RECONFIGURATION  
 LOCATED AT  
 2155 / 2143 MAIN STREET  
 GLASTONBURY, CONNECTICUT

SHEET NO. 12 OF 14