Proposed Chase Bank 109-117 New London Turnpike



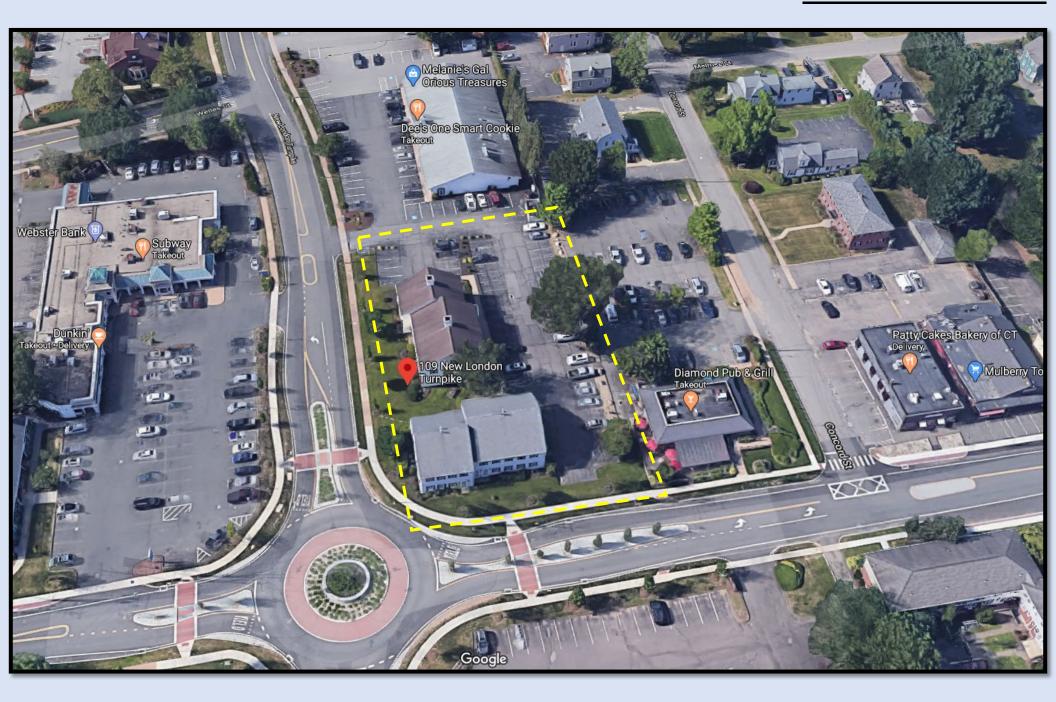
Applicant: FERFELDT INVESTMENTS LLC

Town Plan and Zoning Commission – Public Hearing for §12 Special Permit with Design Review July 21, 2020 – 7:00 PM

Meetings Before Town of Glastonbury to Date

- 10/23/2019 Administrative Review
- 11/13/2019 Water Pollution Control Authority
- 11/13/2019 Community Beautification Committee
- 11/14/2020 Informal Meeting Conservation Commission
- 12/04/2019 TPZ Plans Review Subcommittee
- 03/11/2020 TPZ Plans Review Subcommittee
- 06/10/2020 TPZ Plans Review Subcommittee
- 06/10/2020 Community Beautification Committee
- 06/25/2020 Formal Meeting Conservation Commission
- 07/08/2020 Community Beautification Committee
- **07/21/2020** TPZ Public Hearing

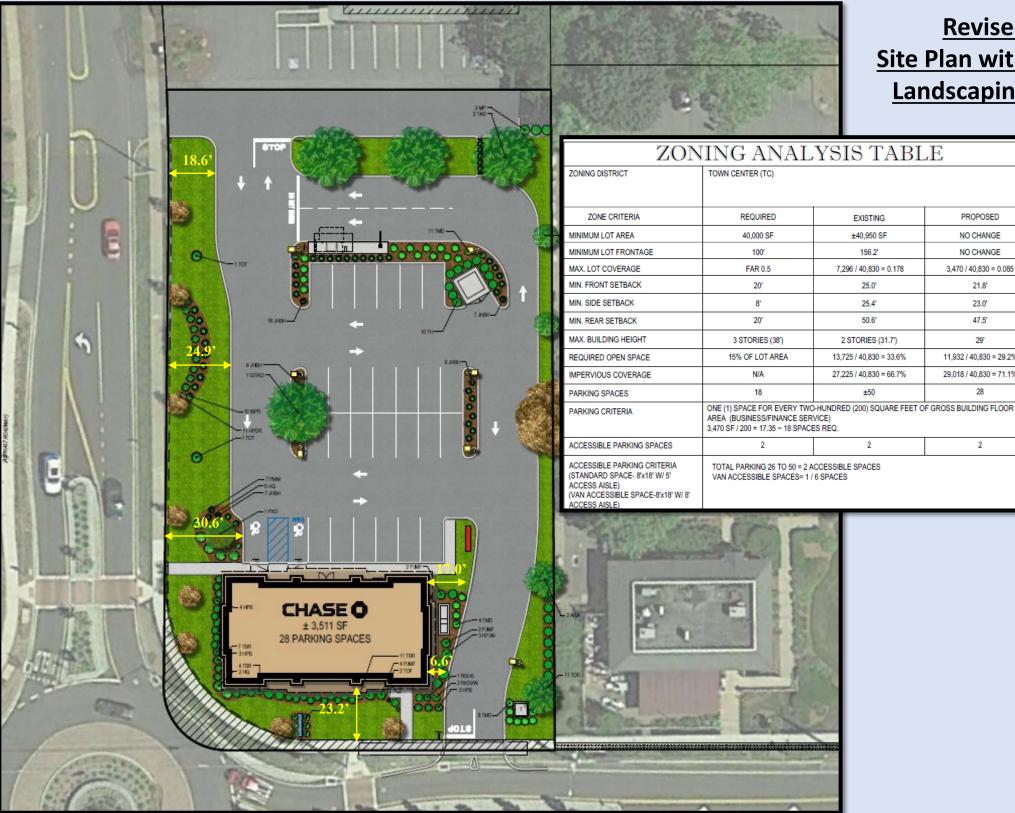
Aerial View of Site





Aerial View of
Site with
Location of
Proposed
Building





Revised Site Plan with Landscaping

PROPOSED

NO CHANGE

NO CHANGE

3,470 / 40,830 = 0.085

21.8'

23.0'

47.5'

29'

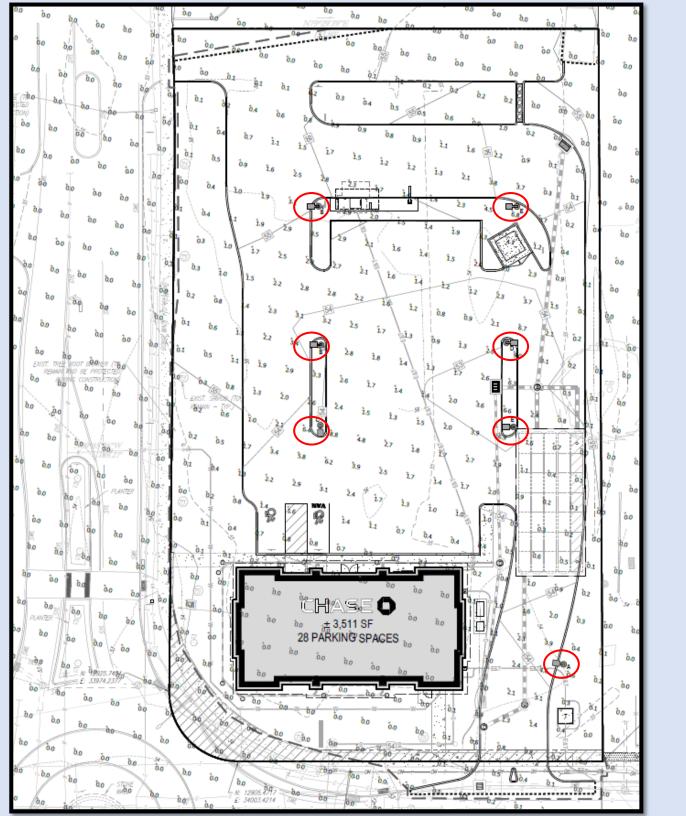
11,932 / 40,830 = 29.2%

29,018 / 40,830 = 71.1%

2

N79°29°39°E MAP, D5, BLOCK 4760, LOT 12A GLASTONBURY COMM TC 54.82 OFFICE CONDOMINIU BC 54.32 TC 55.25 BC 54.75 BC 55.24 BC 55.30 BC 54.28 ± ME TC 55.81 PROP. 2 WIDE CRUSHED STONE SWALE (TYP.) BC 55.31 BC 53.79 TC 55.68 TC 55.61 BC 55.18 BC 55.11 BC 53.29 TC 54.32 BC 53.82 BC 54.81 PROP. CB-1 RIM = 53.29 INV. IN = 50.29 INV. OUT = 50.29 TC 55.88 BC 55.05 BC 55,38 BC 53.81 TC 54 BC 54.39 S10°51'27"E TC 55.50 BC 55.00 264.63" TC 55.70 BC 55.20 BC 54.37 88 LE 12" HOPE PIPE TC 54.83 8 = 0.8% TC 54.87 BC 54.33 TC 55.27 BC 54.77 TC 55.39 TC 54.65 TC 55.22 BC 54.72 BC 54.89 BC 53.25 15 LF 12" HOPE PIPE TC 55.21 BC 54.71 8 = 1.5% BC 54.00 PROP. ICS-1 (SEE DETAIL) TC 53.20 RIM = 53.75 TC 54.60 BC 52.53 INV. IN (CB-1) = 49.59 BC 54.10 INV. IN (CB-2) = 49.59 INV. OUT (HEADER) = 48.80 TC 53.78 BC 53.28 INV. OUT (MANIFOLD) = 49.20 TC 53.33 BC 52.83 14 LF HEADER PIPE TO ISOLATOR ROW TC 54.18 BC 53.68 PROP. CB-2 RIM = 52.53 - 14 LF MANIFOLD PIPE INV. OUT = 49.81 35 -== BC 53.03 8=0% 14 LF HEADER PIPE TO ISOLATOR ROW 8=0% PROP. INSPECTION PORT 63 LF 8" HDPE PIPE TF = 53.70 8 = 0.5% TC 53.87 BC 53.37 PROP. ACCESSIBLE PARKING AREA 2.0% MAX 35 CHAMBERS BC 53.48 TOP OF CHAMBER = 50.70 SLOPE IN ALL DIRECTIONS BC 53.78 BOTTOM OF CHAMBER = 48.20 TC=8C 53.80 TC 54.49 BC 53.99 WOV PROVIDED = 1,333 CUFT BC 53.93 94.34 RIM = 53 No 10 54.38 74+/-PROP, INSPECTION PORT INV. IN INV. OU 54.52 FF SA.SS MAP D5, BLOCK 2920, LOT 8 54.07 53.99 NF LANDS OF 54.55 6" HDPE ROOF DRAIN 195 HERBON AVENUE ASSOCIATES LLC 4" HOPE ROOF DRAIN INV. = 50.57 DB 1608, PG 194 INV. = 50.40 54.55 TC 54.99 45 LF 12" HOPE PIPE 50 LF 8" HOPE PIPE PROP. 1 STORY BANK BC 54.49 FF=54.55 EXIST, CB-3 TO BE RESET & SHALL MATCH PROP. FINISH GRADE 54.55 INV. = 51.50 6" HDPE ROOF DRAIN INV IN = 50 38 FF 54.55 INV. OUT = 50.38 54.55 54.55 h 54.48 INV. IN = 48.70 TC 54.12 INV. OUT =48.70 18 LF 12' HOPE PIPE - N: 12929, 4726 E: 34132,8448 BC 53.62 PROP. 5' @ OCS-1 2.0% MAX SLOPE IN ANY 54.47 RIM = 53.50INV. IN = 48.70 DIRECTION ON LANDING (TYP.) PROP. ACCESSIBLE WALK (TYP.) PROP. 21 LF SIX (6) 6" DUCTILE INV. OUT (6" DUCTILE IRO TC 53.99 IRON PIPES WEIR WALL = \$1.50 TC=8C 53.97 8 = 1.0% (SEE OCS-1 DETAIL) ORIFICE (6"H x 25"W) = 49: TC=8C 53.75 97 54.03 ORIFICE (2°H x 4°W) = 50.0 ORIFICE (2" (8) = 50.80" (CONTRACTOR TO FIELD (SEE DETAIL) WEEK, OF EXISTING EASEMENT At: 12905.471 STORE WANTED

Grading and Drainage Plan



Lighting Plan

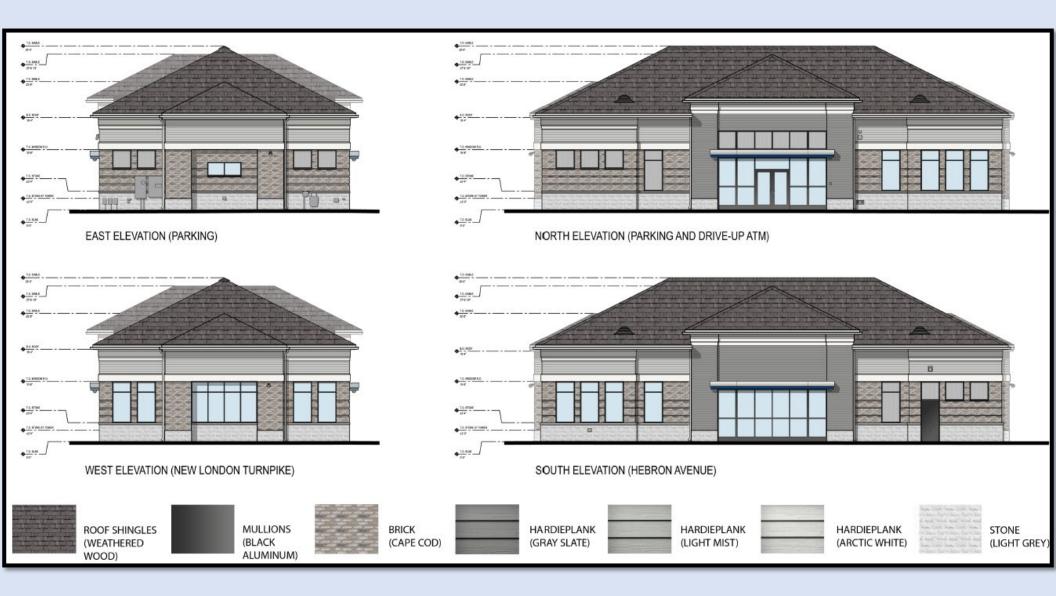


12' Mounting Height

Proposed Building Rendering



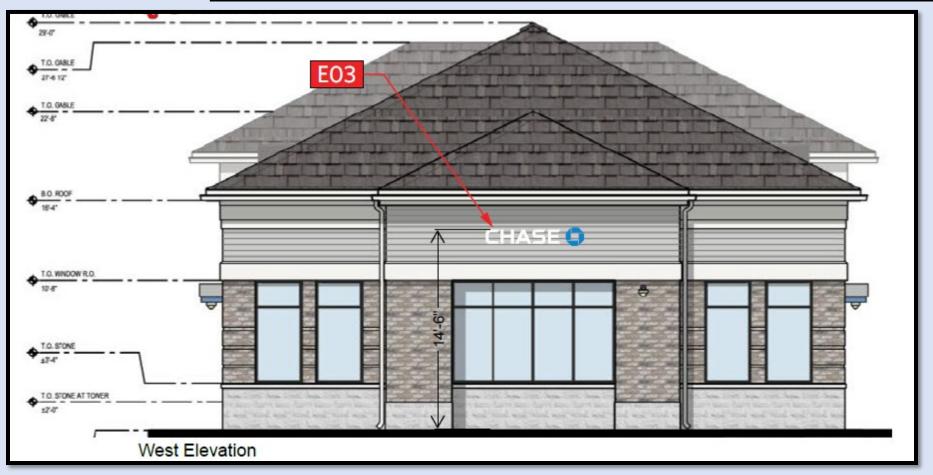
Proposed Building Elevations

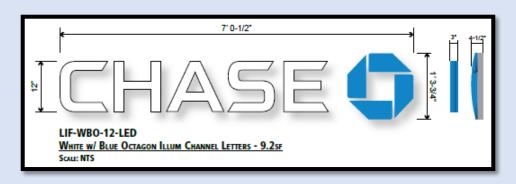


Proposed Wall Signs – North Elevation (Front)

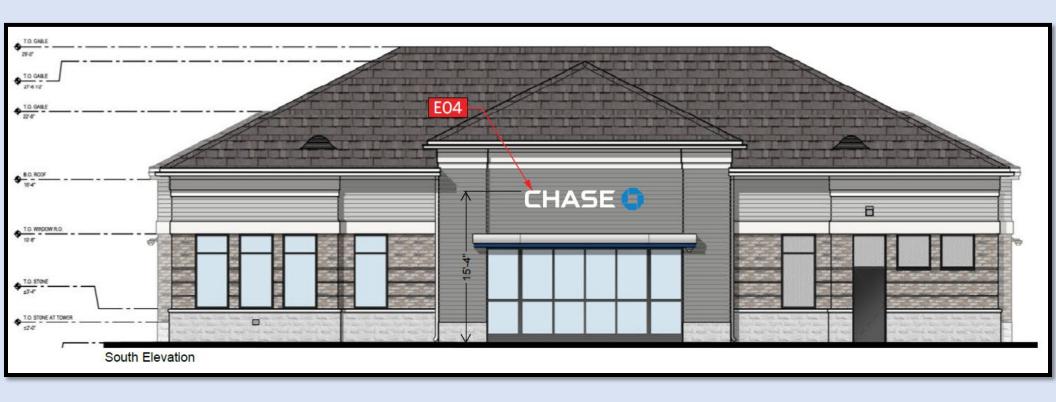


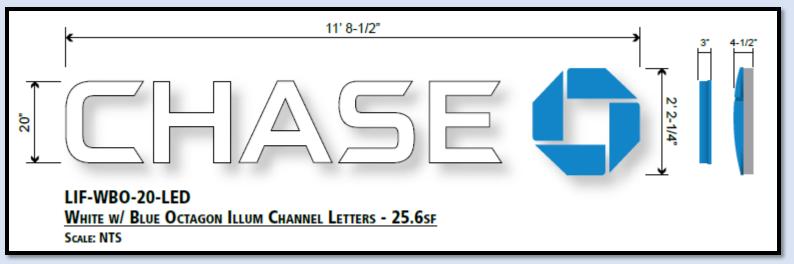
Proposed Wall Sign – West Elevation (New London Turnpike)



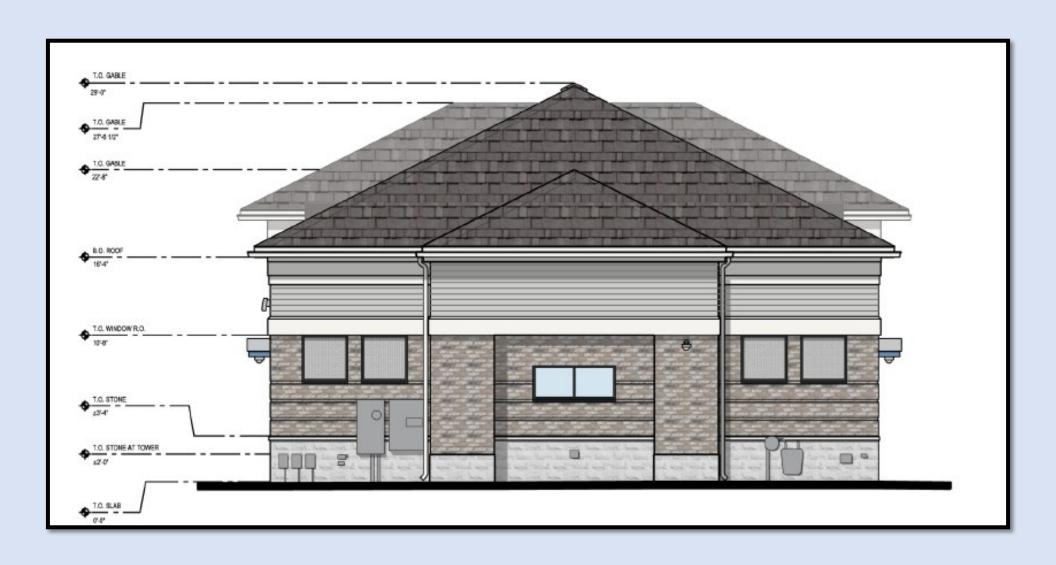


Proposed Wall Sign – South Elevation (Hebron Avenue)





No Signs – East Elevation (The Diamond)



Proposed ATM with Sign



