CORRINE GRANDUER PLACE

83 & 97 NAUBUC PLACE
GLASTONBURY , CT 06033

CONSTRUCTION PLANS FOR PROPOSED REDEVELOPMENT NEW BUILDING AND PARKING LOT

Corrine WEDDINGS sm

August 11, 2021

Town of Glastonbury
Jonathan Mullen
Community Development
Planning & Environmental Planner
2155 Main Street
Glastonbury, CT 06033

RE: for Administrative Review

Project Description:
This project consists of two nearby neighboring sites in the Town Center Mixed-Use zone. It involves a partial demolition of #83 Naubuc Avenue - an existing 3,126 sq. ft. House (consisting of removal of front porch & the rear 1.5 story section of the house) and the dismantled a 1,900 sq. ft. Barn (completed in January 2021). In addition, the entire house located at #97 Naubuc Avenue (leaving the existing foundation/basement).

The new construction for both #83 and #97 Naubuc Avenue will be a Mixed-Use building consisting of an eating and drinking establishment (restaurant/assembly use); retaining an apartment/dwelling at each address & adding a professional office use of 200 square feet at #83.

A variance will be requested to construct an 8' height fence & also for the restaurant use at both addresses.

Best regards,
Corrine Crocker-Luby
Owner/General Manager

Post Office Box 1025 ~ Glastonbury, CT 06033 ~ 860-659-1865

PRELIMINARY CONCEPT OF CORRINE GRANDEUR PLACE

Town of Glastonbury
2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

Date: December 2, 2019
Re: Owner(s): Corrine Crocker-Luby,
83 Naubuc Avenue,
Glastonbury, CT 06033
Zone: TCMU

Corrine Crocker-Luby
83 Naubuc Avenue
Glastonbury, CT 06033

Dear Ms. Crocker-Luby,

During a public hearing on your application on December 2, 2019 the following resolution was passed:

The Glastonbury Zoning Board approves the application for a variance from Section 4.18.4b to allow greater than permitted floor area but no greater than 4,995 square feet at 83 Naubuc Avenue in TCMU zone owned by Corrine Luby- Crocker & William Luby on the grounds that in the exception recognized by the Connecticut Supreme Court in a Dancon v. ZBA in the Town of Fairfield, there is a reduction in a non-conforming floor area from 3,027 square feet to 4,995 square feet and it eliminates an intrusion into the side yard setback, which is currently 4.7 feet off the Easterly property line, when 12 feet is required. The requirements of Section 13.9 have been met.

The approval will become effective when it is recorded by the property owner in the Town Clerk's Office and receipt of filing given to the Building Official/Zoning Enforcement Office. This decision is based upon and subject to the representations made and evidence produced by the applicant(s) at the Public Hearing. Please be advised that prior to the issuance of a building permit for the activity approved herein, review or approval may be required by the Glastonbury Health Department, Inland Wetlands and Watercourses Agency, Town Planning and Zoning Commission or other local or State agencies.

*Please note that the cost to record this letter with the Town Clerk has an additional fee payable only by cash or check at the time of filing.

Glastonbury Zoning Board of Appeals
For the Secretary
Peter R. Carey
Building Official

Book3634/Page153

Town of Glastonbury
2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

October 15, 2020

Corrine Crocker-Luby and William Luby
83 Naubuc Avenue
Glastonbury, CT. 06033

Re: 83 Naubuc Avenue –Proposed Restaurant and Residential Use Building

Dear Mr. and Mrs. Luby:

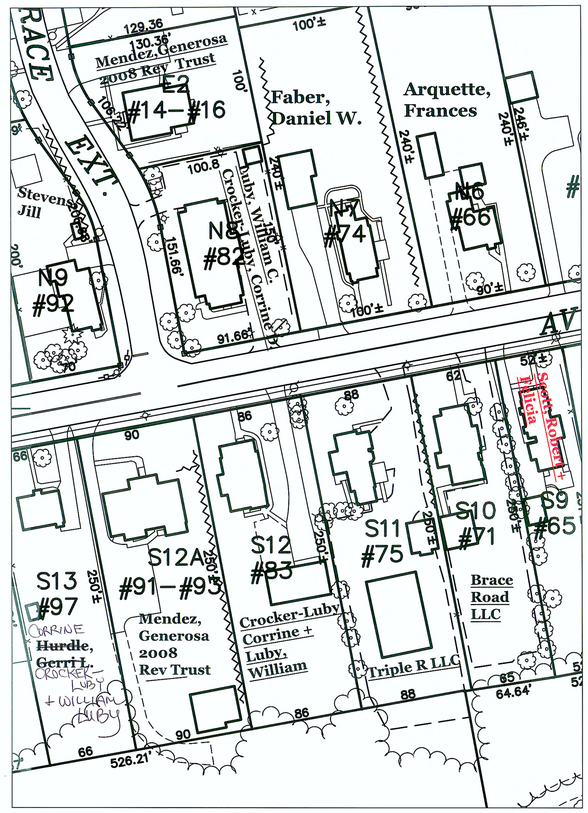
This is to advise you that at its meeting on October 14, 2020, the Water Pollution Control Authority unanimously approved the sanitary sewer impact report for the above-referenced project.

Additionally, the proposed restaurant use is required to incorporate the installation of a 2,000 gallon capacity exterior grease trap based on the submitted calculations for a proposed 150 seat capacity establishment operating 9 hours a day..

If you have any questions, please call me at (860) 652-7742

Sincerely,
Gregory J. Mahoney
Senior Engineering Technician

Cc: Khara Dodds, Director of Land Use & Planning Services



Bushnell Associates, LLC
Civil Engineering • Land Surveying

August 10, 2021

Corrine Crocker-Luby
83 Naubuc Avenue
Glastonbury, CT. 06033

Dear Ms. Crocker-Luby

The following is a summary of the soil conditions encountered in the test pits excavated at 97 Naubuc Rd. in Glastonbury, CT. on July 12, 2021. The test pits were observed by myself and Tomas Mocko of the Town of Glastonbury. The approximate location of the test pits are shown on the attached GIS map.

Test Pit 1
0 – 6" Topsoil
6 – 24" Brown Fine Sandy Loam
24-72" Red-Brown Silty Fine to Coarse Sand
(Pockets of Orange Brown Coarse Sand)
Roots to 24"
Seepage/Groundwater @ 55"
No Mottling Evident
No Ledge

Test Pit 2
0 – 6" Topsoil
6 – 30" Brown Fine Sandy Loam
30-72" Red-Brown Fine to Medium Sand Trace Silt
Seepage/Groundwater @ 56"
30" Mottling Evident
No Ledge

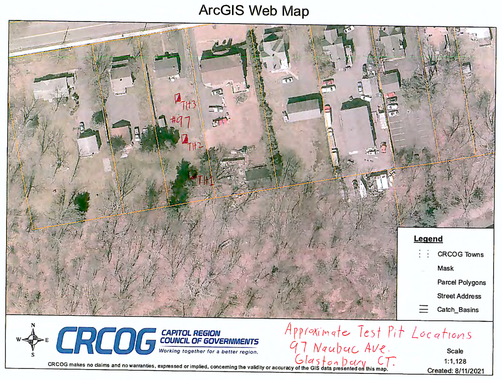
Test Pit 3
0 – 3" Topsoil
3 – 26" Fine Brown Sandy Loam
26-72" Red-Brown Silty Fine Sand to Medium/ Coarse Sand Trace Silt
Seepage/Groundwater @ 64"
26" Mottling Evident
No Ledge

Should you have any questions or require any additional information please contact me,

Andrew Bushnell PELS.
Bushnell Associates LLC

563 Woodbridge St. • Manchester, CT 06042 • 860-643-7875
www.bushnellassociatesllc.com

ArcGIS Web Map

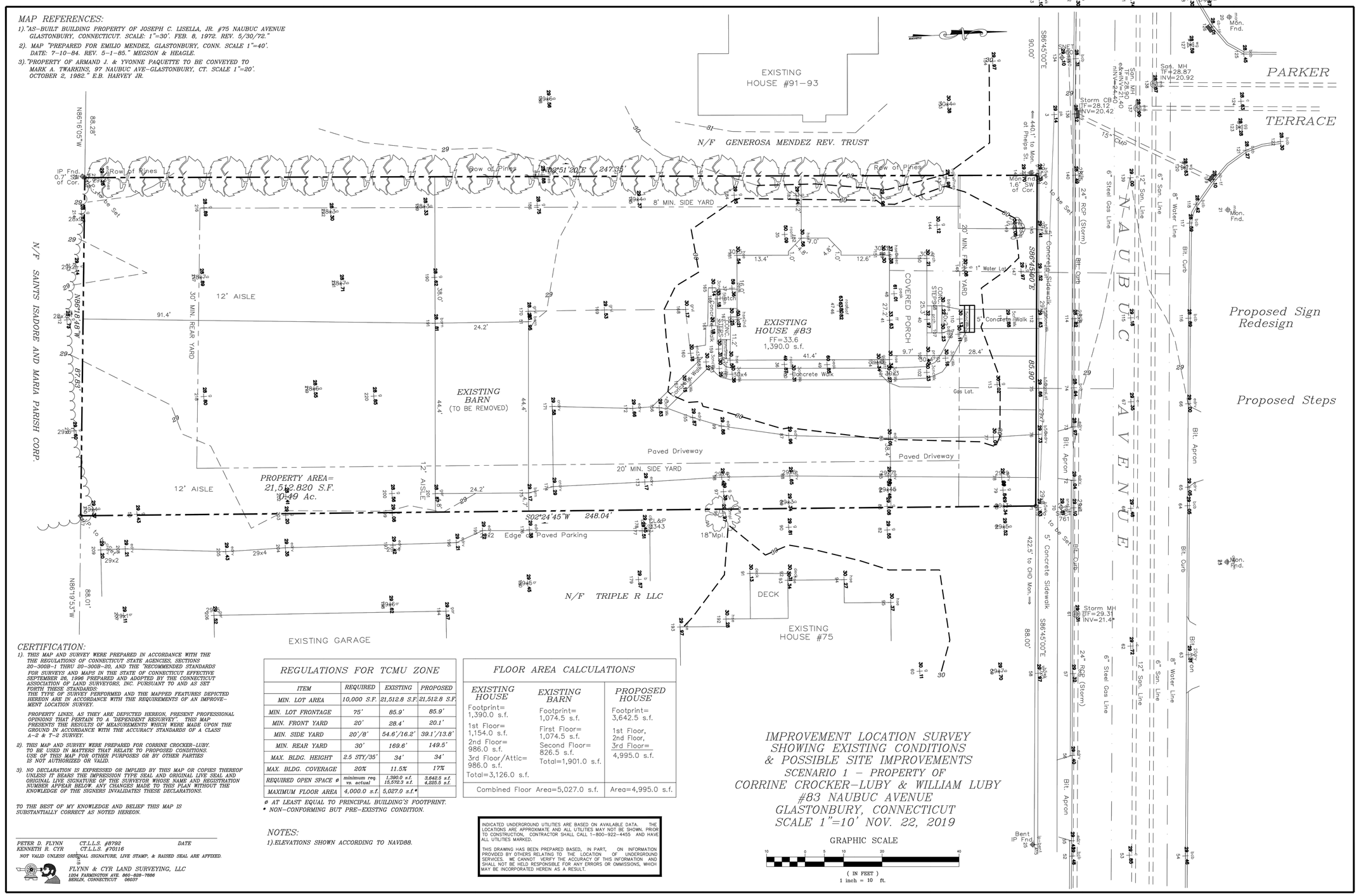


SHEET INDEX

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM–4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

NOT TO SCALE FOR REFERENCE ONLY



CERTIFICATION:

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.

2). THIS MAP AND SURVEY WERE PREPARED FOR CORRINE CROCKER-LUBY. TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70116

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037

REGULATIONS FOR TCMU ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	21,512.8 S.F.	21,512.8 S.F.
MIN. LOT FRONTAGE	75'	85.9'	85.9'
MIN. FRONT YARD	20'	28.4'	20.1'
MIN. SIDE YARD	20'/8'	54.6'/16.2'	39.1'/13.8'
MIN. REAR YARD	30'	169.6'	149.5'
MAX. BLDG. HEIGHT	2.5 STY/35'	34'	34'
MAX. BLDG. COVERAGE	20%	11.5%	17%
REQUIRED OPEN SPACE ø	minimum req. vs. actual	1,390.0 s.f. 15,572.3 s.f.	3,642.5 s.f. 4,285.5 s.f.
MAXIMUM FLOOR AREA	4,000.0 s.f.	5,027.0 s.f.*	

ø AT LEAST EQUAL TO PRINCIPAL BUILDING'S FOOTPRINT.
* NON-CONFORMING BUT PRE-EXISTING CONDITION.

FLOOR AREA CALCULATIONS

EXISTING HOUSE	EXISTING BARN	PROPOSED HOUSE
Footprint= 1,390.0 s.f.	Footprint= 1,074.5 s.f.	Footprint= 3,642.5 s.f.
1st Floor= 1,154.0 s.f.	First Floor= 1,074.5 s.f.	1st Floor,
2nd Floor= 986.0 s.f.	Second Floor= 826.5 s.f.	2nd Floor,
3rd Floor/Attic= 986.0 s.f.	Total=1,901.0 s.f.	3rd Floor= 4,995.0 s.f.
Total=3,126.0 s.f.		
Combined Floor Area=5,027.0 s.f.		Area=4,995.0 s.f.

NOTES:
1).ELEVATIONS SHOWN ACCORDING TO NAVD88.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

IMPROVEMENT LOCATION SURVEY
SHOWING EXISTING CONDITIONS
& POSSIBLE SITE IMPROVEMENTS
SCENARIO 1 - PROPERTY OF
CORRINE CROCKER-LUBY & WILLIAM LUBY
#83 NAUBUC AVENUE
GLASTONBURY, CONNECTICUT
SCALE 1"=10' NOV. 22, 2019

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

/B219 JOB-11 ZIP-44 83-Naubuc-Ave-GLASTONBURY-c.dwg

APPROVED BY:
TOWN OF GLASTONBURY
ENGINEER NAME: _____
SIGNED: _____
DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADMINSTRATION

CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :
TOPOGRAPHIC SURVEY
SHEET (1 OF 2)

SHEET NO. :
C.001

NOT TO SCALE FOR REFERENCE ONLY

MAP REFERENCES:

1). *"AS–BUILT BUILDING PROPERTY OF JOSEPH C. LISELLA, JR. #75 NAUBUC AVENUE GLASTONBURY, CONNECTICUT. SCALE: 1"=30'. FEB. 8, 1972. REV. 5/30/72."*

2). *MAP "PREPARED FOR EMILIO MENDEZ, GLASTONBURY, CONN. SCALE 1"=40'. DATE: 7–10–84. REV. 5–1–85." MEGSON & HEAGLE.*

3). *"PROPERTY OF ARMAND J. & YVONNE PAQUETTE TO BE CONVEYED TO MARK A. TWARKINS, 97 NAUBUC AVE–GLASTONBURY, CT. SCALE 1"=20'. OCTOBER 2, 1982." E.B. HARVEY JR.*

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1–800–922–4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

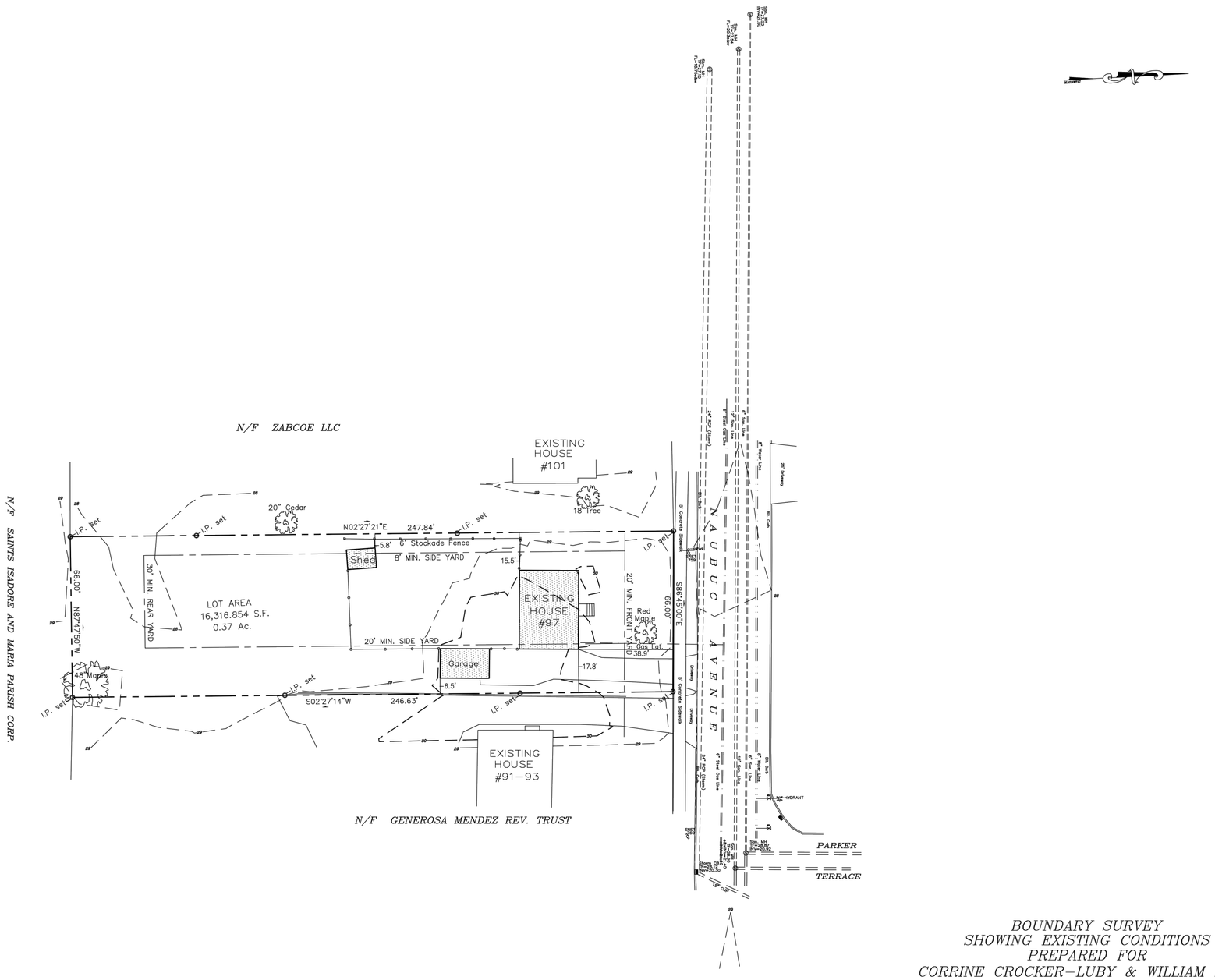
REGULATIONS FOR TCMU ZONE

ITEM	REQUIRED	EXISTING	
MIN. LOT AREA	10,000 S.F.	16,316 S.F.	
MIN. LOT FRONTAGE	75'	66.0' *	
MIN. FRONT YARD	20'	28.4'	
MIN. SIDE YARD	20'/8'	*17.8'/15.5'	
MIN. REAR YARD	30'	113.2'	
MAX. BLDG. HEIGHT	2.5 STY/35'	1.5 STY/17'	
MAX. BLDG. COVERAGE	20%	6.9%	
REQUIRED OPEN SPACE @	1,390.0 s.f.	13,962 s.f.	
MAXIMUM FLOOR AREA	4,000.0 s.f.	786.4.0 s.f	

* NON–CONFORMING BUT PRE–EXISTING CONDITION.

NOTES:

1).ELEVATIONS SHOWN ACCORDING TO NAVD88.



BOUNDARY SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR
CORRINE CROCKER–LUBY & WILLIAM LUBY
#97 NAUBUC AVENUE
GLASTONBURY, CONNECTICUT
SCALE 1"=20' APR. 20, 2021

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CERTIFICATION:

1). *THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300B–1 THRU 20–300B–20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:*
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A–2 & T–2 SURVEY.

2). *THIS MAP AND SURVEY WERE PREPARED FOR CORRINE CROCKER–LUBY. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.*

3). *NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.*

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Cyr 4–20–21

PETER D. FLYNN CT.L.L.S. #8792 DATE
KENNETH R. CYR CT.L.L.S. #70176

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
1804 FARMINGTON AVE. 860–828–7686
BERLIN, CONNECTICUT 06037

STATE OF CONNECTICUT KENNETH R. CYR 70176 LICENSED LAND SURVEYOR

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT

SHEET TITLE :
TOPOGRAPHIC SURVEY
SHEET (2 OF 2)

SHEET NO. :
C.002

EXISTING SHADE TO BE REMOVED

EXISTING FENCE TO BE REMOVED

EXISTING FENCE TO BE REMOVED

EXISTING HOUSE TO BE DEMOLISHED (REF. ARCH)

EXISTING GARAGE TO BE REMOVED

EXISTING FENCE TO BE REMOVED

EXISTING TREE TO BE REMAIN AND PROTECTED DURING THE CONSTRUCTION

EXISTING ASPHALT DRIVEWAY TO BE DEMOLISHED OR SCARIFIED CONTRACTOR TO CHECK THE GRADING PLAN & PAVING PLAN

EXISTING CONCRETE CURB TO BE DEMOLISHED

EXISTING CONCRETE WALKWAY TO BE DEMOLISHED

EXISTING PLANT TO BE REMAIN AND PROTECTED DURING THE CONSTRUCTION

EXISTING CONCRETE CURB TO BE DEMOLISHED

EXISTING CONCRETE WALKWAY TO BE DEMOLISHED

EXISTING SIGN TO BE REMOVED

EXISTING HOUSE TO BE PARTIAL DEMOLISHED (REF. ARCH)

EXISTING COVERED PORCH TO BE DEMOLISHED (REF. ARCH)

EXISTING BARN TO BE REMOVED

EXISTING CONCRETE WALKWAY TO BE DEMOLISHED

EXISTING ASPHALT DRIVEWAY TO BE DEMOLISHED OR SCARIFIED CONTRACTOR TO CHECK THE GRADING PLAN & PAVING PLAN

EXISTING CONCRETE WALKWAY TO BE DEMOLISHED

VICINITY MAP
NOT TO SCALE

SCALE IN FEET

FLOODPLAIN INFORMATION

THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE

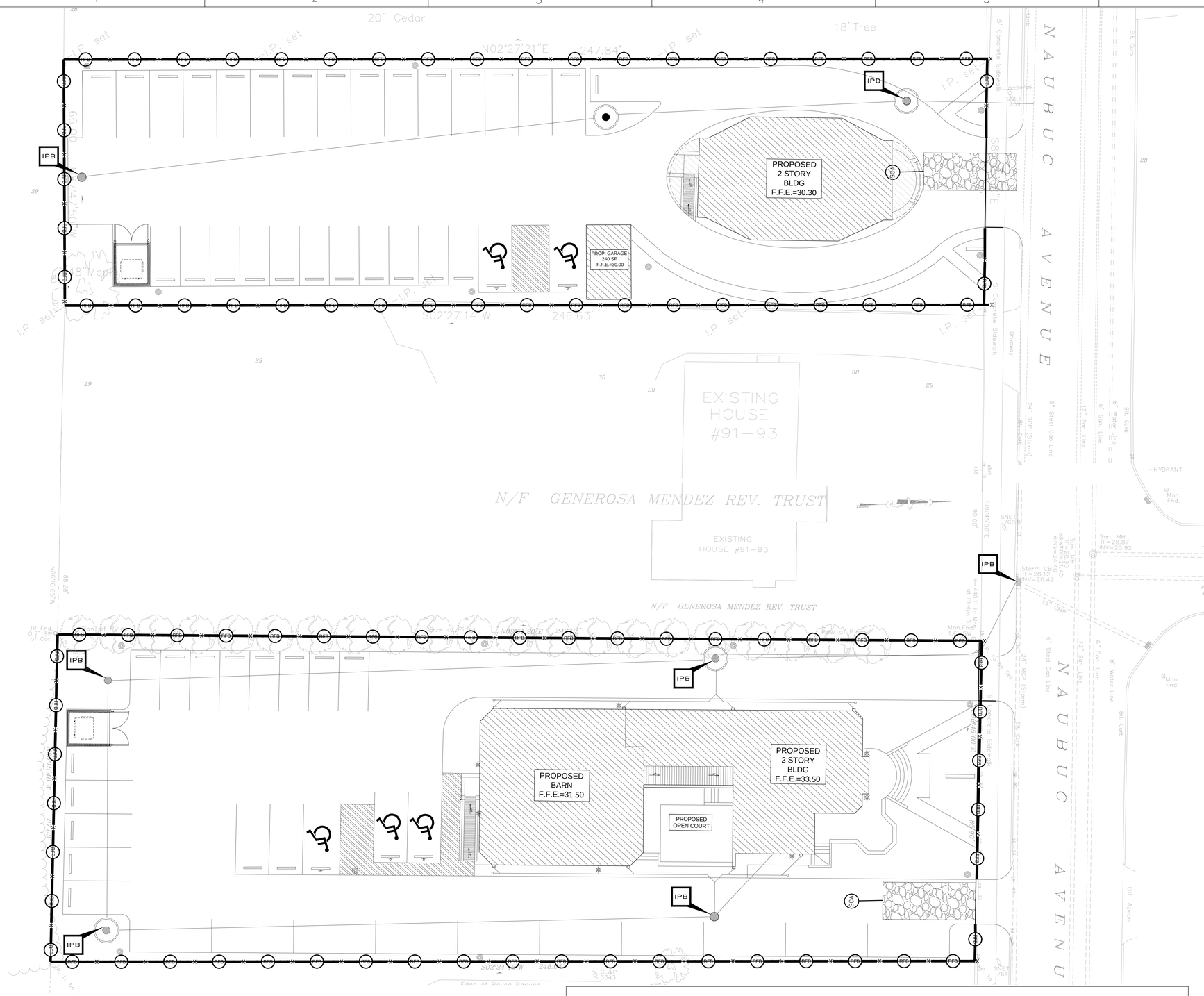
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

DEMOLITION PLAN

SHEET NO. :

C.003



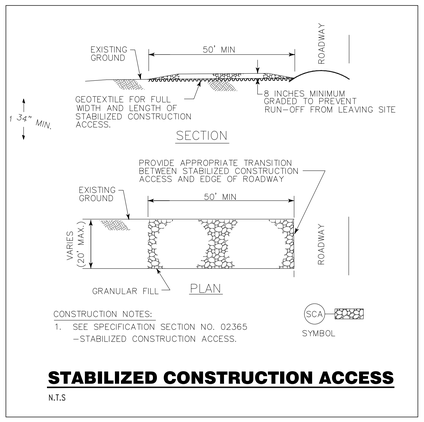
10 5 0 10
SCALE IN FEET

LEGEND:

IPB	INLET PROTECTION BARRIER
RFB	REINFORCED SILT FENCE
SCA	STABILIZED CONSTRUCTION ACCESS

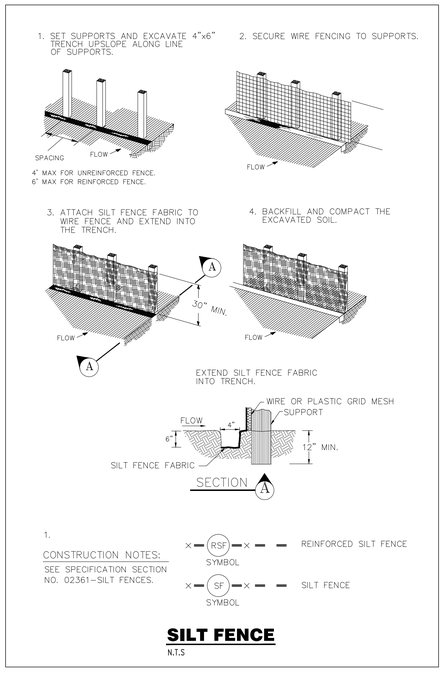
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK



STABILIZED CONSTRUCTION ACCESS

N.T.S



SILT FENCE

N.T.S

EROSION AND SEDIMENT CONTROL NOTES

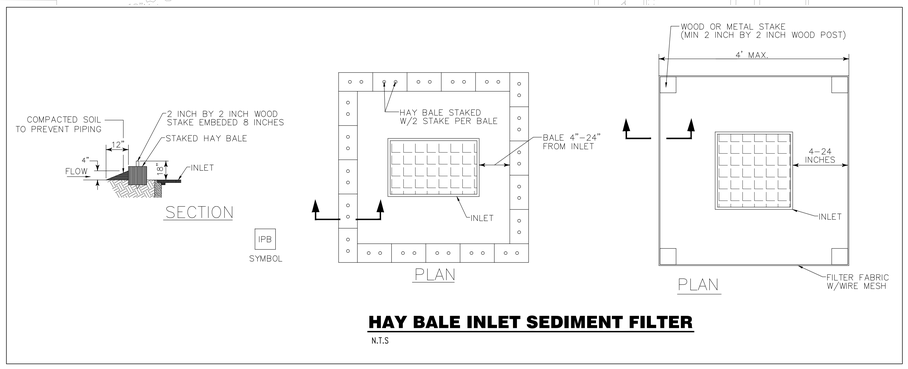
1. EXECUTION AND CONSTRUCTION METHODS FOR STORM WATER POLLUTION PREVENTION PLAN SHALL BE IN CONFORMANCE WITH "CONSTRUCTION SITE AND POST-CONSTRUCTION RUNOFF CONTROLS STORM WATER PERMIT AND STORM WATER QUALITY PLAN GUIDELINE.
2. CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION EXIT AT A LOCATION APPROVED BY OWNER. THE MINIMUM SIZE REQUIRED TO KEEP STREET CLEAN AND FREE OF MUD CARRIED BY CONSTRUCTION VEHICLES SHALL BE UTILIZED.
3. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DISTURBING UPSTREAM AREAS AND SHALL REMAIN UNTIL PERMANENT SOIL STABILIZATION/COVER IS IN PLACE.
4. CONTRACTOR SHALL PROTECT ALL STORM SEWER INLETS WITH INLET PROTECTION BARRIER (IPB), OR SAND BAGS.

CONCRETE WASHOUT

1. COLLECT AND RETAIN ALL CONCRETE WASHOUT WATER AND SOLIDS IN LEAK PROOF CONTAINER SO AS TO PREVENT CAUSTIC MATERIAL FROM REACHING SOIL SURFACE AND MIGRATING TO SURFACE WATERS, GROUND WATER AND STORM DRAINS.
2. COLLECTED CONCRETE WASHOUT WATER AND SOLIDS SHOULD BE RECYCLED PER STORM WATER BEST MANAGEMENT PRACTICES.
3. ACCEPTABLE WASHOUT CONTAINERS FOR COLLECTING, RETAINING & RECYCLING THE WASHWATER AND SOLIDS:

   A. CHUTE WASHOUT BOX-MOUNTED ON BACK OF READY MIX TRUCK.
   B. CHUTE WASHOUT BUCKET & PUMP
   C. HAYBALE / SANDBAG / WOODFRAME & PLASTIC LINING WASHOUT PIT
   D. VINYL WASHOUT CONTAINER
   E. METAL WASHOUT CONTAINER

4. CONCRETE WASHOUT FACILITIES, SUCH AS WASHOUT PITS AND VINYL OR METAL WASHOUT CONTAINERS, SHOULD BE PLACED IN LOCATIONS THAT PROVIDE CONVENIENT ACCESS TO CONCRETE TRUCKS, PREFERABLY NEAR THE AREA WHERE THE CONCRETE IS BEING POURED.
5. CONCRETE WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
6. APPROPRIATE GRAVEL OR ROCK BASE SHOULD COVER APPROACHES TO CONCRETE WASHOUT FACILITIES WHEN LOCATED ON UNDEVELOPED PROPERTY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHOULD PROVIDE MULTIPLE LOCATIONS FOR EASE OF USE BY READY MIXED TRUCK DRIVERS.
7. IF THE WASHOUT AREA IS NOT WITHIN VIEW FROM THE POUR LOCATION, SIGNAGE SHOULD BE INSTALLED TO DIRECT TRUCK DRIVERS TO (CTW) LOCATION.
8. CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY AND AFTER HEAVY RAINFALL TO CHECK FOR LEAKS, IDENTIFY ALL PLASTIC LININGS AND SIDEWALLS THAT MAY HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES, AND DETERMINE WHETHER THEY HAVE BEEN FILLED TO 75 PERCENT CAPACITY.
9. BEFORE HEAVY RAINFALL, THE WASHOUT CONTAINER'S LIQUID LEVEL SHOULD BE LOWERED BY APPROVED METHOD OR CONTAINER SHOULD BE COVERED TO AVOID OVERFLOW DURING RAINFALL.
10. WHEN WASHOUT CONTAINER IS FILLED TO OVER 75 PERCENT OF ITS CAPACITY, THE WASHWATER SHOULD BE VACUUMED OFF OR ALLOWED TO EVAPORATE TO AVOID OVERFLOWS. WHEN REMAINING CEMENTIOUS SOLIDS HAVE HARDENED, THEY SHOULD BE REMOVED AND RECYCLED.
11. DAMAGE TO THE CONTAINER SHOULD BE REPAIRED/REPLACED PROMPTLY.



HAY BALE INLET SEDIMENT FILTER

N.T.S

APPROVED BY:

TOWN OF GLASTONBURY ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE

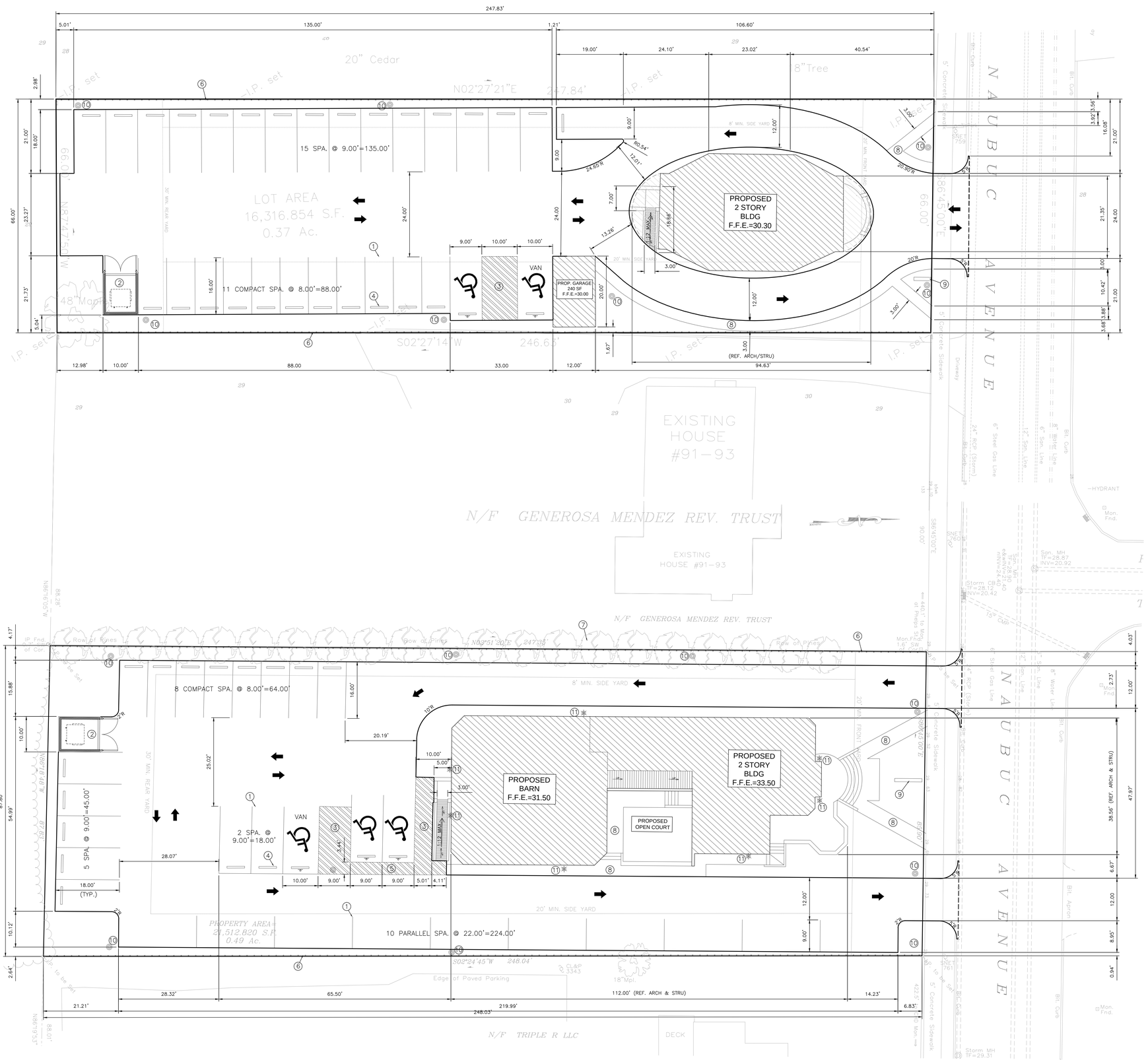
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

EROSION AND SEDIMENT CONTROL PLAN &DETAILS

SHEET NO. :

C.004



VICINITY MAP
NOT TO SCALE

10 5 0 10
SCALE IN FEET

FLOODPLAIN INFORMATION

THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

KEYED SCHEDULE

1. PROPOSED 4" WIDE PARKING STRIP (TYP.)
2. PROPOSED DUMPSTER PAD / ENCLOSURE. (REF. ARCH/STRU)
3. PROPOSED ADA PARKING & STRIPING
4. PROPOSED CONCRETE WHEEL STOP
5. PROPOSED PEDESTRIAN CROSSWALK
6. PROPOSED 8' HEIGHT WOODEN FENCE (REF. ARCH)
7. EXISTING NEIGHBORS PLANTS TO BE PROTECTED DURING CONSTRUCTION
8. PROPOSED 3-FEET WIDE CONCRETE WALKWAY
9. PROPOSED SIGN (REF. ARCH)
10. PROPOSED STREET LIGHTING
11. PROPOSED ON HOUSE TO ILLUMINATE DRIVEWAY LIGHTING

ZONING DATA FOR TOWN CENTER MIXED USE

ITEM	ALLOWED REQUIRED	PROPOSED	
		LOT 83	LOT 97
HEIGHT	35 FT	35 FT	35 FT
MINIMUM SIZE OF LOT	10,000 SF	21,513 SF	16,316 SF
FRONT SETBACK	20 FT	20 FT	20 FT
SIDE SETBACK	12 FT/ 8FT	24 FT/ 19FT	17.25 FT/ 15.75FT
REAR SETBACK	30 FT	113.84 FT	164.72 FT
MAXIMUM BUILDING COVERAGE		16.47%	11.59%
OPEN SPACE / GREEN SPACE		3,696 SF	2,988 SF
PARKING	1 SPACE PER 3 SEATS	FOR BOTH LOTS PARKING SPACES = 57 3 REGULAR HANDICAP 2 VAN HANDICAP 19 COMPACT PARKING SPACE 10 PARALLEL PARKING SPACE 23 REGULAR PARKING SPACE	

*refer below

*parking formula

57 PARKING SPACES ALLOCATED:

1 PARKING SPACE PER DWELLING = 2 PARKING SPACES (1 DWELLING PER ADDRESS 83&97)

1 PARKING SPACE PER 200 SQ.FT. = 1 PROFESSIONAL OFFICE USE (1 PER ADDRESS 83)

1 PARKING SPACE FOR EMPLOYEE PARKING = # 97

2 PARKING SPACE FOR EMPLOYEE PARKING = # 83

1 PARKING SPACE PER 3 RESTAURANT SEAT = NOTE 150 RESTAURANT-USE SEATS FOR #83 & 75 RESTAURANT-USE SEATS FOR #97

NO PROFESSIONAL OFFICE AT # 97

OWNER WILL HAVE A SHARED PARKING AGREEMENT BETWEEN PROPERTIES TO HAVE ONE EVENT AT A TIME IF PARKING EXCEEDS REQUIRED (USED ON AN AS-NEEDED BASIS).

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

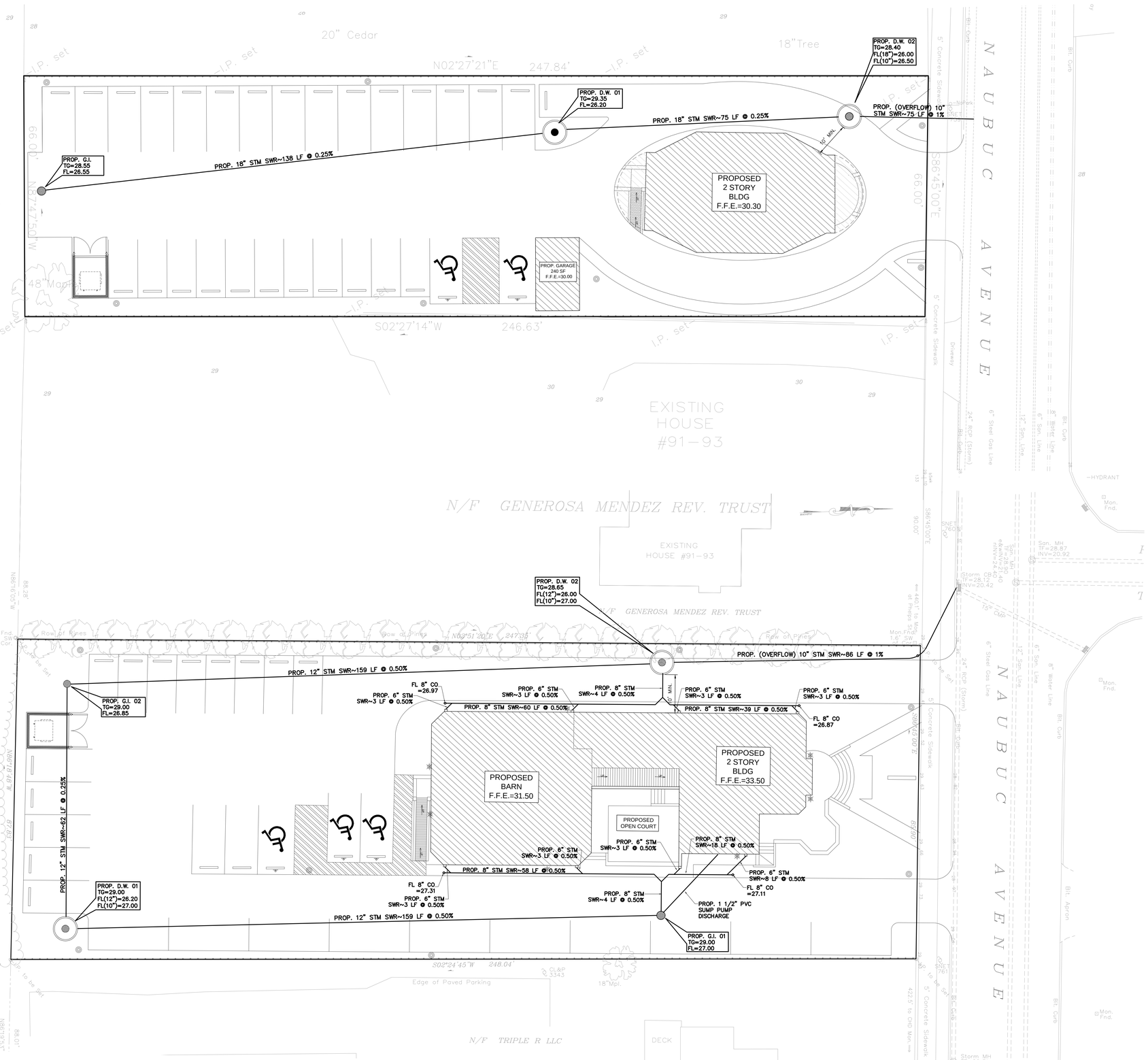
ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :
SITE PLAN / DIMENSION CONTROL PLAN

SHEET NO. :
C.003



VICINITY MAP
NOT TO SCALE

N

10 5 0 10
SCALE IN FEET

FLOODPLAIN INFORMATION

THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

STORM SEWER

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12" VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR NEW UTILITIES PIPING.
2. 6-INCH TO 12-INCH STORM SEWER SHALL BE PVC SDR-35 PER ASTM 3034. PVC JOINTS SHALL BE PUSH ON, FLEXIBLE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212.
3. STORM SEWER PIPES 18-INCH AND LARGER SHALL BE HDPE POLYETHYLENE PIPE WITH A SMOOTH INTERIOR WALL. PIPE(S) SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OTHERWISE.
4. PIPE CROSSINGS OR PIPES INSTALLED IN STREET R.O.W. SHALL BE REINFORCED CONCRETE PIPE PER ASTM C-76, CLASS III. ALL SIZES OF CONCRETE PIPE SHALL BE INSTALLED WITH APPROVED RUBBER GASKET JOINTS PER ASTM.
5. BACKFILL OF SEWER TRENCH TO BE COMPACTED TO 95% STANDARD PROCTER DENSITY AT OPTIMUM MOISTURE IN 6" LIFTS. INSTALL PIPE FROM LOW END IN AN UPSTREAM DIRECTION.
6. ALL GRATE INLETS SHALL HAVE TRAFFIC DUTY CAST-IRON GRATES TO MEET HS-20 LOADING.
7. STORM SEWER BEDDING AND BACKFILL, ADJOINING INLETS AND MANHOLES SHALL BE CEMENT STABILIZED SAND IN ACCORDANCE WITH THE DETAILS.
8. INLETS IN THE PAVED AREAS ARE TO BE PLACED ALIGNED WITH THE CENTERLINE OF DRIVING AISLES OR AS SHOWN ON CONSTRUCTION DOCUMENTS.
9. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF EXISTING UTILITY LINES PRIOR TO CONSTRUCTION.
10. FIELD ADJUST ROOF DRAIN LINE CONNECTIONS AS NEEDED TO ENSURE POSITIVE DRAINAGE. MAINTAIN 18" COVER IN ALL YARD AREAS WITH ROOF DRAIN LINE CONNECTIONS.

LEGEND:

PROPOSED STORM SEWER LINE
PROPOSED GRATE INLET STORMCEPTOR
TG = TOP OF GRATE
TR = TOP OF RIM
FL = FLOW LINE
G.I. = AREA GRATE INLET
D.W. = DRY WELL
M.H. = MANHOLE
CO = CLEANOUT

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE

83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

DRAINAGE PLAN

SHEET NO. :

C.006

STORM DRAINAGE DESIGN:

PROJECT DESCRIPTION (83 NAUBUC AVE.)

THIS PROJECT INVOLVES THE DEMOLITION THE EXISTING 1,430 SF FOOT PRINT HOUSE AND A 1,074 SF BARN .
PROPOSED A 3,543 SF BANQUET FACILITY.
THE SITE WILL BE IMPROVED WITH ASPHALT PAVEMENT , CONCRETE SIDE WALKWAY AND PROVIDE 28 PARKING SPACES.
THERE ARE NO WETLANDS OR 100-YEAR FLOODPLAIN IDENTIFIED ON THIS SITE ,HOWEVER THE SITE DETERMINE WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP NUMBER 09003C0528F DATED SEPTEMBER 25, 2006.

STORM DRAINAGE GENERATED FROM THE EXISTING SITE DRAINS AS SHEET FLOW TO PROPOSED STORMCEPTOR INLETS ON EAST AND WEST PROPOSED DRIVEWAYS AND THE INLETS ON THE PROPOSED WELLS ON SOUTH SIDE OF THE PROPERTY.

THE NEW PARKING LOT AND ROOF DRAINAGE WILL BE COLLECTED AND TREATED FOR WATER QUALITY USING STORMCEPTOR BRAND SEPARATION UNIT AND WILL ULTIMATELY DISCHARGE TO A DRY-WELL SYSTEM TO ALLOW THE STORM WATER TO LEACH BACK INTO THE GROUND RECHARGE THE GROUNDWATER.
THE DRY WELL SYSTEM IS DESIGNED TO EMPTY A 100-YEAR STORM FLOW WITHIN 24HOURS.
A GEOTCHNICAL LETTER FROM (WELTI GEOTCHNICAL,P.C.) DATED ON MARCH 04, 2020 INDICATED THAT THE PERMEABILITY LABORATORY FALLING HEAD PERMEABILITY IS 4.9 FEET/DAY (2.45 IN/HR).

THE GROUNDWATER LEVEL READING PROVIDED BY (BUSHNELL ASSOCIATES, LLC) ON APRIL 28, 2020 AS FOLLOWING:

DATE OF READING	DEPTH OF GROUNDWATER BELOW GROUND SURFACE
FEBRUARY 14, 2020	STANDPIPE 1 – 52" STANDPIPE 2 – 53"
FEBRUARY 14, 2020	STANDPIPE 1 – 30" STANDPIPE 2 – 27"
FEBRUARY 14, 2020	STANDPIPE 1 – 60" STANDPIPE 2 – 56"
FEBRUARY 14, 2020	STANDPIPE 1 – 53" STANDPIPE 2 – 53"
FEBRUARY 14, 2020	STANDPIPE 1 – 51" STANDPIPE 2 – 50.5"

THE AVERAGE GROUNDWATER IS 48.45" SO THE DRYWELL WILL LIMITED TO 48" HEIGHT

DRAINAGE DESIGN CRITERIA

IN ACCORDANCE WITH THE TOWN OF GLASTONBURY REGULATIONS, THE DESIGN AND EVALUATION FOR THE STORM DRAINAGE SYSTEM WILL FOLLOW THE STATE OF CONNECTICUT DEPARTMENT TRANSPORTATION DRAINAGE MANUAL.

AS THE WATERSHED IS LESS THAN 200 ACRES, WE WILL UTILIZE THE RATIONAL METHOD FOR DETERMINING PEAK RUNOFF DISCHARGES.

RATIONAL METHOD

THE RATIONAL METHOD USES THE FORMULA Q=CiA TO DETERMINE PEAK DISCHARGE WHERE:
Q= PEAK DISCHARGE IN CUBIC FEET PER SECOND
C= WEIGHTED RUNOFF COEFFICIENT
i= RAINFALL INTENSITY IN INCHES PER HOUR
A= GROSS AREA TRIBUTARY TO DRAIN IN ACERS

RUNOFF COEFFICIENT

THE AVERAGE RUNOFF COEFFICIENT SHALL BE DEVELOPED USING TOWN CRITERIA AS FOLLOWING:

PAVED C=0.90
ROOF C=0.90
LAWNS C=0.30

DEVELOPED WEIGHTED RUNOFF COEFFICIENT FOR EXISTING CONDITIONS:
PROPOSED BUILDING 3,543 SF / 43560 = 0.0813 AC
PROPOSED PAVEMENT 12,592 SF / 43560 = 0.2891 AC
PROPOSED WALKWAY /PATIO 1,246 SF / 43560 = 0.0286 AC
PROPOSED LAWANS 3,696 SF / 43560 = 0.0848 AC

Q=CiA INTENSITY ; 100-YEAR STORM=7.69 IN/HR

ROOF	0.90 X 0.0813	=0.0732
DRIVEWAY/PARKING	0.90 X 0.2891	=0.2602
WALKWAY/PATIO	0.90 X 0.0286	=0.0257
LAWN	0.30 X 0.0848	=0.0254
SUM	0.4838	0.3845

AVERAGE CA = 0.3845 / 0.4838 = 0.7948

THE BASE OF THE TRIANGULAR HYDROGRAPHIC IS 10+ 16.6 OR 26.60 MIN. OR 1,600 SECONDS

i100 = 0.7948 X 7.69 X 0.14 i/S

THE REQUIRED STORAGE VOLUME IS 1/2 X 0.86 CFS X 1,600 X 0.7948 = 547 CU.FT.

THE PROVIDED STORAGE VOLUME:

- PRE CAST DRY WELL 3.14 (6) (6) (4) / 4 = 113.76 CU.FT.
- STONE PERIMETER 3.14 (10) (10) (4)/ 4 = 314-113.76 = 200.24 X 0.33 VOIDS=66.08 CU.FT.
- DRY WELL VOLUME = (113.76+66.08) CU.FT. X 2 DRY WELL = 359.68 CU.FT
- STM SEWER PIPES SIZE 12" DIAMETER
  VOLUME FORMULA = PIPE AREA x LENGTH
  PIPE AREA =(PI/4)xD^2 = (PI/4)x(1^2) =0.7854 SQ.FT.
  TOTAL PIPES LENGTH= 159+159 =318 FT.
  VOL=249.75 CU.FT.

TOTAL PROVIDED STORAGE VOLUME= 359.68 + 249.75 = 609.43 CU.FT.

TIME TO EMPTY 4 FT (DEPTH) / 4.9 FT/DAY = 0.82 DAY =19.60 HR

- REQUIRED STORAGE VOLUME = 547 CU.FT.
- PROVIDED STORAGE VOLUME = 609.43 CU.FT.

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA	
PRE-DEVELOPMENT	0.1337 AC	0.1337 AC	SHEET FLOW TO STORM R.O.W STORM INLET
POST-DEVELOPMENT	0.3990 AC	0.00	CONNECT TO CITY STORM FOR OVERFLOW PURPOSE ONLY
NET CHANGE (+ OR -)	0.2653 AC	-0.1337 AC	

WELTI GEOTECHNICAL, P.C.
227 Williams Street - P.O. Box 397
Glastonbury, CT 06033-0397
(860) 633-4623 / FAX (860) 657-2514

March 4, 2020

Ms. Corrine Crocker -Luby
83 Naubuc Avenue
Glastonbury, CT 06033

Re: Permeability Test on Soil Sample from 83 Naubuc Avenue, Glastonbury, CT

Dear Ms. Crocker-Luby:

Two falling head permeability tests were performed on soil samples taken from the bucket you delivered to our office. The results of those test were as follows:

Boring	Permeability Values
A	4.9 feet/day
B	10.4 feet/day

If you have any questions, please call.

Very truly yours,

Max Welti

Max Welti, P. E
President, Welti Geotechnical, P.C.

STORM DRAINAGE DESIGN:

PROJECT DESCRIPTION (97 NAUBUC AVE.)

THIS PROJECT INVOLVES THE DEMOLITION THE EXISTING 787 SF FOOT PRINT HOUSE AND A 245 SF BARN .
PROPOSED A 1890 SF COVERED PATIO AND 240 SF GARAGE.
THE SITE WILL BE IMPROVED WITH ASPHALT PAVEMENT , CONCRETE SIDE WALKWAY AND PROVIDE 29 PARKING SPACES.
THERE ARE NO WETLANDS OR 100-YEAR FLOODPLAIN IDENTIFIED ON THIS SITE ,HOWEVER THE SITE DETERMINE WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP NUMBER 09003C0528F DATED SEPTEMBER 25, 2006.

STORM DRAINAGE GENERATED FROM THE EXISTING SITE DRAINS AS SHEET FLOW TO PROPOSED STORMCEPTOR INLETS ON NORHT AND SOUTH PROPOSED DRIVEWAYS.

THE NEW PARKING LOT AND ROOF DRAINAGE WILL BE COLLECTED AND TREATED FOR WATER QUALITY USING STORMCEPTOR BRAND SEPARATION UNIT AND WILL ULTIMATELY DISCHARGE TO A DRY-WELL SYSTEM TO ALLOW THE STORM WATER TO LEACH BACK INTO THE GROUND RECHARGE THE GROUNDWATER.
THE DRY WELL SYSTEM IS DESIGNED TO EMPTY A 100-YEAR STORM FLOW WITHIN 24HOURS.
A GEOTCHNICAL LETTER FROM (WELTI GEOTCHNICAL,P.C.) DATED ON JULY 29, 2021 INDICATED THAT THE PERMEABILITY LABORATORY FALLING HEAD PERMEABILITY IS 16.2 FEET/DAY (8.1 IN/HR).

THE GROUNDWATER LEVEL READING PROVIDED FOR LOT 83 NAUBUC AVE. WHICH LOCATED CLOSE TO THIS LOT BY (BUSHNELL ASSOCIATES, LLC) ON APRIL 28, 2020 AS FOLLOWING:

DATE OF READING	DEPTH OF GROUNDWATER BELOW GROUND SURFACE
FEBRUARY 14, 2020	STANDPIPE 1 – 52" STANDPIPE 2 – 53"
FEBRUARY 14, 2020	STANDPIPE 1 – 30" STANDPIPE 2 – 27"
FEBRUARY 14, 2020	STANDPIPE 1 – 60" STANDPIPE 2 – 56"
FEBRUARY 14, 2020	STANDPIPE 1 – 53" STANDPIPE 2 – 53"
FEBRUARY 14, 2020	STANDPIPE 1 – 51" STANDPIPE 2 – 50.5"

THE AVERAGE GROUNDWATER IS 48.45" SO THE DRYWALL WILL LIMITED TO 48" HEIGHT

*** THE ACTUAL GROUND LEVEL TO BE DETERMINE AND ABOVE NUMBERS JUST FOR PRELIMINARY DRAINAGE DESIGN.**

DRAINAGE DESIGN CRITERIA

IN ACCORDANCE WITH THE TOWN OF GLASTONBURY REGULATIONS, THE DESIGN AND EVALUATION FOR THE STORM DRAINAGE SYSTEM WILL FOLLOW THE STATE OF CONNECTICUT DEPARTMENT TRANSPORTATION DRAINAGE MANUAL.

AS THE WATERSHED IS LESS THAN 200 ACRES, WE WILL UTILIZE THE RATIONAL METHOD FOR DETERMINING PEAK RUNOFF DISCHARGES.

RATIONAL METHOD

THE RATIONAL METHOD USES THE FORMULA Q=CiA TO DETERMINE PEAK DISCHARGE WHERE:
Q= PEAK DISCHARGE IN CUBIC FEET PER SECOND
C= WEIGHTED RUNOFF COEFFICIENT
i= RAINFALL INTENSITY IN INCHES PER HOUR
A= GROSS AREA TRIBUTARY TO DRAIN IN ACERS

RUNOFF COEFFICIENT

THE AVERAGE RUNOFF COEFFICIENT SHALL BE DEVELOPED USING TOWN CRITERIA AS FOLLOWING:

PAVED C=0.90
ROOF C=0.90
LAWNS C=0.30

DEVELOPED WEIGHTED RUNOFF COEFFICIENT FOR EXISTING CONDITIONS:
PROPOSED BUILDING 1,890 SF / 43560 = 0.0434 AC
PROPOSED PAVEMENT 11,013 SF / 43560 = 0.2528 AC
PROPOSED WALKWAY /PATIO 424 SF / 43560 = 0.0097 AC
PROPOSED LAWANS 2,988 SF / 43560 = 0.0686 AC

Q=CiA INTENSITY ; 100-YEAR STORM=7.69 IN/HR

ROOF	0.90 X 0.0434	=0.0391
DRIVEWAY/PARKING	0.90 X 0.2528	=0.2275
WALKWAY/PATIO	0.90 X 0.0097	=0.0087
LAWN	0.30 X 0.0686	=0.0206
SUM	0.3745	0.2959

AVERAGE CA = 0.2959 / 0.3745 = 0.7901

THE BASE OF THE TRIANGULAR HYDROGRAPHIC IS 10+ 16.6 OR 26.60 MIN. OR 1,600 SECONDS

i100 = 0.7901 X 7.69 X 0.14 i/S

THE REQUIRED STORAGE VOLUME IS 1/2 X 0.85 CFS X 1,600 X 0.7901 = 538 CU.FT.

THE PROVIDED STORAGE VOLUME:

- PRE CAST DRY WELL 3.14 (6) (6) (4) / 4 = 113.76 CU.FT.
- STONE PERIMETER 3.14 (10) (10) (4)/ 4 = 314-113.76 = 200.24 X 0.33 VOIDS=66.08 CU.FT.
- DRY WELL VOLUME = (113.76+66.08) CU.FT. X 2 DRY WELL = 359.68 CU.FT
- STM SEWER PIPES SIZE 18" DIAMETER
  VOLUME FORMULA = PIPE AREA x LENGTH
  PIPE AREA =(PI/4)xD^2 = (PI/4)x(1.5^2) =1.7671 SQ.FT.
  TOTAL PIPES LENGTH= 75+138 =213 FT.
  VOL=376 CU.FT.

TOTAL PROVIDED STORAGE VOLUME= 359.68 + 376 = 735.68 CU.FT.

TIME TO EMPTY 4 FT (DEPTH) / 16.2 IN/HR = 0.25 DAY = 6 HR

- REQUIRED STORAGE VOLUME = 538 CU.FT.
- PROVIDED STORAGE VOLUME = 735.68 CU.FT.

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA	
PRE-DEVELOPMENT	0.0455 AC	0.0455 AC	SHEET FLOW TO STORM R.O.W STORM INLET
POST-DEVELOPMENT	0.3059 AC	0.00	CONNECT TO CITY STORM FOR OVERFLOW PURPOSE ONLY
NET CHANGE (+ OR -)	0.2604 AC	-0.0455 AC	

WELTI GEOTECHNICAL,P.C.
GEOTECHNICAL ENGINEERING
227 Williams Street - P.O. Box 397
Glastonbury, CT 06033-0397
(860) 633-4623 / FAX (860) 657-2514

July 29, 2021

Ms. Corrine Crocker-Luby
83 Naubuc Avenue
Glastonbury, CT 06033

Re: **Permeability Test on Delivered Soil Sample, 97 Naubuc Avenue, Glastonbury, CT**

Dear Ms. Crocker-Luby:

A laboratory falling head permeability tests was performed on a soil sample you delivered to our office. The result of that test was as follows:

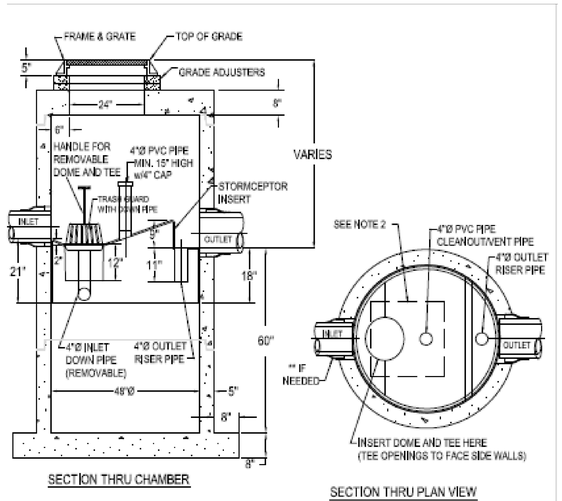
Sample #	Permeability (feet/day)
Delivered Sample	16.2

If you have any questions please call me.

Very truly yours

Max Welti

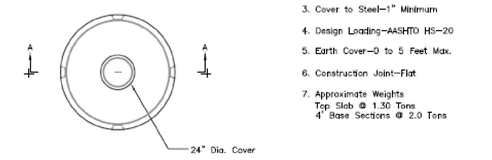
Max Welti, P. E.



NOTE:

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"Ø CLEANOUT/VENT PIPE AND THE 4"Ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, AND #6371690.
4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)

STORMCEPTOR DETAIL
SCALE: N.T.S.



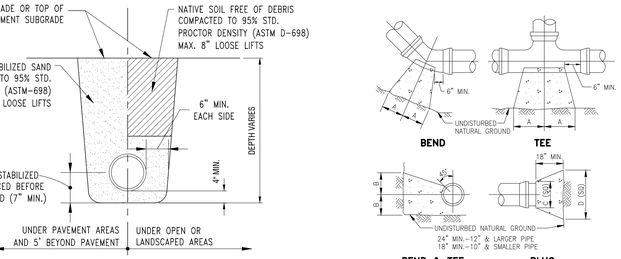
SURROUND WITH 2' CRUSHED STONE AND GEOTEXTILE FILTER FABRIC.

DRYWELL DETAIL

DRY WELL DETAIL
SCALE: N.T.S.

GENERAL NOTES:

1. Concrete: 28 Day Compressive Strength f'c = 4,000 psi
2. Steel Reinforcement: ASTM A-615 Grade 60, ASTM A-185, Grade 6
3. Cover to Steel-1" Minimum
4. Design Loading-AASHTO HS-20
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Flat
7. Approximate Weights
   Top Slab @ 1.30 Tons
   4' Base Sections @ 2.0 Tons



STORM SEWER BEDDING & BACKFILL
SCALE: N.T.S.

THRUST BLOCK DETAIL
SCALE: N.T.S.

	90° BEND		45° BEND		22.5° BEND		TEES		PLUGS	
SIZE	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER. ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

BENDS, TEES & PLUGS
SCALE: N.T.S.

N W E S

Bushnell Associates, LLC
Civil Engineering • Land Surveying

April 28, 2020

Corrine Crocker-Luby
83 Naubuc Avenue
Glastonbury, CT. 06033

Re; Standpipe Groundwater Level Readings

Dear Ms. Crocker-Luby

The following depths to groundwater below the existing ground level surface were observed in the standpipes install at 83 Naubuc Avenue in Glastonbury CT. on January 30, 2020. Standpipe 1 is located to the rear of the property and Standpipe 2 is located on the westerly side of the property adjacent to the existing barn.

Date of Reading	Depth of Groundwater Below Ground Surface
February 14, 2020	Standpipe 1 - 52" Standpipe 2 – 53"
February 27, 2020	Standpipe 1 - 30" Standpipe 2 – 27"
March 19, 2020	Standpipe 1 - 60" Standpipe 2 – 56"
March 30, 2020	Standpipe 1 – 53" Standpipe 2 – 53"
April 16, 2020	Standpipe 1 - 51" Standpipe 2 – 50.5"

Should you have any questions or require any additional information please contact me,

Andrew Bushnell PELS.
Bushnell Associates LLC

563 Woodbridge St. • Manchester, CT 06042 • 860-643-7875

Table 6 – Rainfall Depths per NOAA Atlas 14
Appendix B - 24 hour Rainfall Data

Return Period	24-hour Rainfall Depth
2-year	3.09"
10-year	4.87"
25-year	5.98"
100-year	7.69"

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

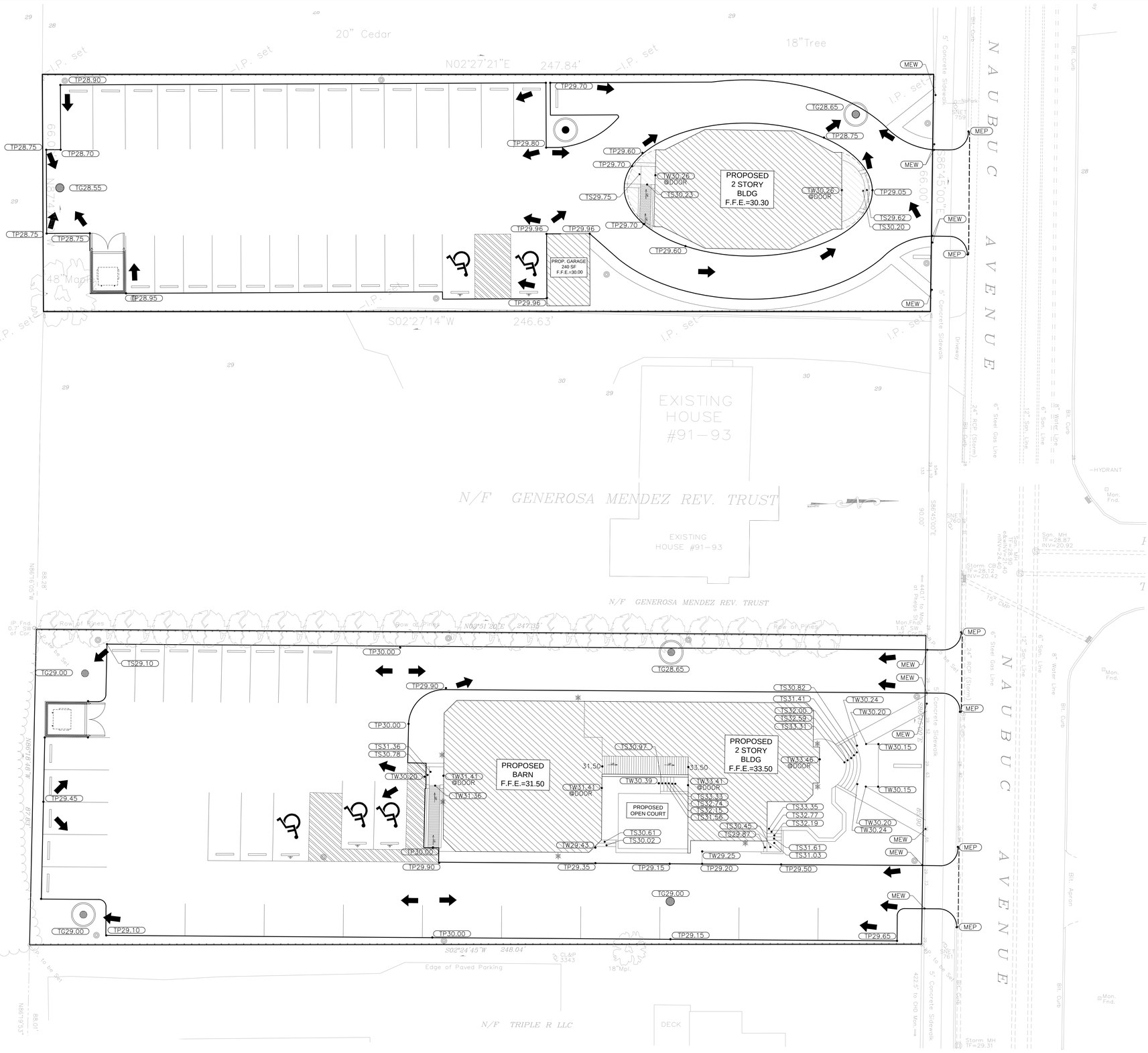
ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADMINSTRATION

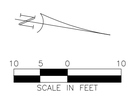
CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE., GLASTONBURY CT 06033

SHEET TITLE :
DRAINAGE CALCULATIONS & DETAILS

SHEET NO. :
C.007



VICINITY MAP
NOT TO SCALE



FLOODPLAIN INFORMATION

THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

GRADING

1. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECTED BACKFILL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698.
2. YARD AREAS, SIDEWALKS AND PAVEMENT SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDING(S). FINISHED SURFACES IN ACCESSIBLE AREAS SHALL CONFORM TO THE REQUIREMENTS AMERICAN WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. ALL PAVING, SIDEWALKS AND RAMPS IN ACCESSIBLE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, TEXAS ACCESSIBILITY STANDARDS AND THE THE FOLLOWING:

   A. PARKING AND LOADING AREAS – MAXIMUM SLOPE OF 1:50 IN ALL DIRECTIONS IN ACCESSIBLE PARKING SPACES AND AISLES.
   B. ACCESSIBLE ROUTES – MAXIMUM SLOPE OF 1:20 IN THE DIRECTION OF TRAVEL AND MAXIMUM CROSS SLOPE OF 1:50
   C. BUILDING ENTRANCES AND EXITS – AT ALL LOCATIONS 5'X5' (MINIMUM) ACCESSIBLE, CONCRETE WALK WITH THE MAXIMUM SLOPE OF 1:50 IN ALL DIRECTIONS.

3. CONTRACTOR SHALL GRADE THE SITE TO MATCH EXISTING GROUND AT THE LIMITS OF THE PROJECT SITE. ALL DRAINAGE ENTERING THE PROJECT AREA SHALL BE INTERCEPTED IN THE FINAL GRADE. TRANSITIONS TO EXISTING GROUND THAT ARE DIFFERENT FROM THE PLANS SHALL BE COORDINATED PRIOR TO FINAL GRADING.
4. ALL AREAS WITHIN THE PROJECT SITE SHALL BE GRADED TO DRAIN TO ON-SITE STORM SEWERS.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS OR VARIATIONS AND RESOLVE ALL CHANGES WITH THE OWNER AND/OR ENGINEER PRIOR TO COMMENCING WORK.
6. EXCAVATIONS MATERIAL SHALL BE DISPOSED OF PROPERLY.

LEGEND:

TG29.00	PROPOSED TOP OF GRATE ELEVATION
TP30.00	PROPOSED TOP OF PAVEMENT ELEVATION
TW30.10	PROPOSED TOP OF WALKWAY ELEVATION
TS30.00	PROPOSED TOP OF STEP ELEVATION
MEP	MATCH EXISTING PAVEMENT ELEVATION
MEW	MATCH EXISTING WALKWAY ELEVATION
➡	EXTREME EVENT SHEET FLOW DIRECTION

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

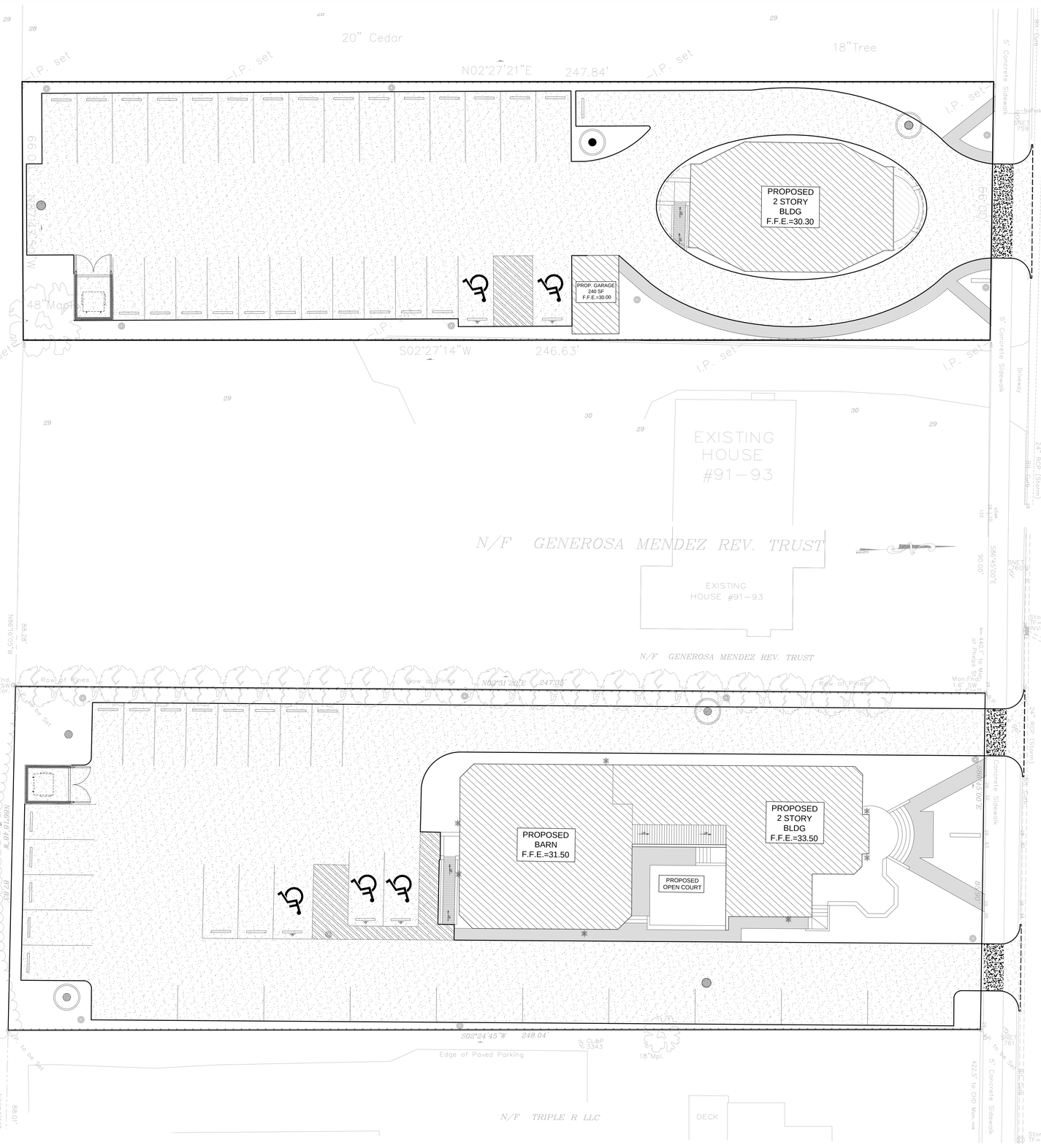
CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

GRADING PLAN

SHEET NO. :

C.008



VICINITY MAP
NOT TO SCALE

10 5 0 10
SCALE IN FEET

FLOODPLAIN INFORMATION
THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

PAVING

1. PAVING AND SUBGRADE MATERIALS AND PROCEDURES TO BE IN CONFORMANCE WITH PROJECT DRAWINGS, SOILS REPORT, DETAILS ON PLANS AND PROJECT SPECIFICATIONS.
2. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECTED BACKFILL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698.
3. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN OFF DURING CONSTRUCTION AS REQUIRED TO MINIMIZE EROSION AND POLLUTION.
4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM CONTROLLING GOVERNMENTAL AGENCIES
5. REFERENCE GEOTECHNICAL REPORT FOR PREPARATION OF THE SITE SUBGRADE
6. REFERENCE GEOTECHNICAL REPORT FOR RECOMMENDED & MINIMUM CONCRETE PAVEMENT STRENGTH @ AT 28 DAYS AND A MINIMUM FLEXURAL STRENGTH/MODULUS OF RUPTURE . COARSE AGGREGATE SHALL HAVE A MINIMUM DIAMETER OF ONE AND ONE-HALF (1-1/2) INCHES. TRAFFIC SHALL BE PROHIBITED ON NEWLY CONSTRUCTED PAVEMENT. SAW CUT PAVEMENT JOINTS SHALL BE COMPLETED WITHIN 6 TO 12 HOURS AFTER CONCRETE IS PLACED.
7. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER CONCRETE PLACEMENT.
8. REINFORCING STEEL SHALL BE NEW BILLET STEEL AS FOLLOWS: REBAR SHALL CONFORM TO ASTM A615, GRADE 60 FOR ALL BARS, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. ALL PAVING SHALL BE CONSTRUCTED ON A STRAIGHT LINE GRADE BETWEEN ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL CONFIRM IN THE FIELD THAT ALL PAVED AREAS ARE CONSTRUCTED TO DRAIN WITHOUT HOLDING WATER.
10. ISOLATION JOINTS SHALL BE PLACED AT ALL LOCATIONS THAT SITE PAVING & SIDEWALKS ABUT TO THE BUILDING AND OTHER SITE STRUCTURES. ISOLATION JOINTS SHALL HAVE A REMOVABLE TOP STRIP AND SHALL BE SEALED WITH PAVING JOINT SEALANT.
11. EXACT JOINT LOCATION SHALL BE SET IN FIELD.
12. CONTRACTOR SHALL CONFIRM EXISTING ELEVATIONS ADJOINING PROPOSED PAVING TO ASSURE THAT COMPLETE PAVING WILL PROPERLY DRAIN AND WILL NOT OBSTRUCT EXISTING DRAINAGE.
13. REFERENCE ARCHITECTURAL FOR SIDEWALK JOINT LAYOUT

GENERAL CONSTRUCTION NOTES FOR SITE WORK:

1. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE AND AND ALL EXISTING FACILITIES.
2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, PROPERTY, AND UNDERGROUND UTILITIES, AND SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE INJURED PARTY AT NO ADDITIONAL COST TO THE OWNER.
4. ANY DAMAGE TO THE SURROUNDING IMPROVEMENTS PUBLIC OR PRIVATE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
6. WATER METERS, UTILITY LINES AND APPURTENANCES, DRIVEWAYS, AND ALL OTHER ITEMS TO BE LOCATED WITHIN THE STREET RIGHT-OF-WAY OR A PUBLIC EASEMENT, ARE TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT GOVERNING CITY, COUNTY AND STATE STANDARDS.
7. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DIRECT SURFACE DRAINAGE AWAY FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENT WATER FROM PONDING ON SITE AND DO NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES,WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", (TEXAS M.U.T.C.D. MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
9. OFF DUTY UNIFORMED POLICE OFFICER(S) IS (ARE) REQUIRED TO DIRECT TRAFFIC WHERE TRAFFIC LANES ARE BLOCKED.
10. ALL OPEN EXCAVATIONS IN VEHICULAR TRAFFIC AREAS SHALL BE COVERED WITH ANCHORED STEEL PLATES CAPABLE OF SUPPORTING HS 20 LOADING AT END OF EACH DAYS WORK OR WHEN NOT IN USE.
11. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND STATE OF TEXAS LAW CONCERNING EXCAVATION, TRENCHING AND SHORING. EXCAVATIONS OVER 5 FEET DEEP TO BE SHEETED AND PROTECTED AS REQUIRED BY STATE LAW AND O.S.H.A. FAILURE TO COMPLY WITH THE REQUIREMENTS HEREIN WILL CONSTITUTE AGREEMENT BY THE CONTRACTOR TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO COMPLY. ASSUME TYPE "C" SOIL.
12. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES ALONG THE AREA OF EXCAVATION.

NOTE

1. ALL EXISTING TREE LOCATIONS, VEGETATION AND GENERAL LANDSCAPING NOT SHOWN FOR CLARITY. REFERENCE ARCH./LANDSCAPE PLANS FOR TREE, VEGETATION AND LANDSCAPING LOCATION, DEMOLITION & ANY REQUIRED PROTECTION WHERE NECESSARY.

2. PAVING OVERLAY TOP OF PAVEMENT (GRADE) SHALL MEET MINIMUM SLOPE REQUIREMENTS OF 1.0% TO ENSURE POSITIVE STORM WATER DRAINAGE.

3. EXISTING ASPHALT PAVING TO BE SCARIFIED A MINIMUM OF 1 1/2" DEPTH AS PER AREAS INDICATED ON PLAN PRIOR TO NEW PAVING OVERLAY. THESE AREAS SHALL BE GRADED TO SLOPE AWAY FROM ANY BUILDING, DOORWAY(S) OR OPENINGS/ENTRY(S) AND SHALL MAINTAIN MINIMUM REQUIRED SLOPE OF 1.0% TO ENSURE POSITIVE DRAINAGE WITHOUT HOLDING WATER.

4. WITHIN ALL AREAS AND TYPES OF PROPOSED CONSTRUCTION WHETHER GENERAL ASPHALT PAVING OVERLAY, SCARIFICATION IN PREPARATION OF OVERLAY AND FULL SECTION REPAIR/REPLACEMENT, CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

LEGEND:

- 2" ASPHALT PAVEMENT (REF. SHEET C.010)
- 8" REINFORCED CONCRETE PAVEMENT PER CITY DETAIL REFER. SHEET C.010)
- 4" REINFORCED CONCRETE SIDE WALKWAY (REF. SHEET C.010)

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

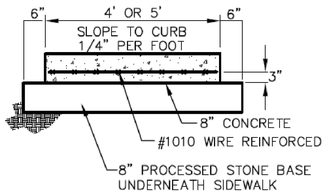
CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

PAVING PLAN

SHEET NO. :

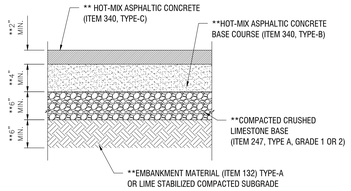
C.009



FOR INDUSTRIAL & COMMERCIAL
AREAS ONLY
DRIVEWAY SECTION

8" CONCRETE PAVING DESIGN PER CITY STANDARD

SCALE: N.T.S.

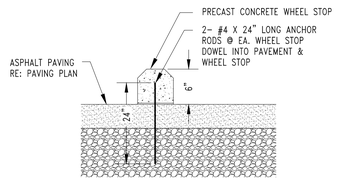


**REFERENCE GEOTECHNICAL REPORT FOR PAVMENT MATERIALS, DESIGN PARAMETERS, MINIMUM & RECOMMENDED THICKNESSES FOR FLEXIBLE PAVMENT SECTIONS & STANDARD CONSTRUCTION PROCEDURES.

NOTE: PAVEMENT DESIGN TO BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CONDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (CURRENT EDITION)

3" ASPHALT PAVING DESIGN

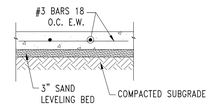
SCALE: N.T.S.



CONCRETE: 3000PSI MIN.
MIN. WEIGHT: AT 6'-0" LENGTH - 190 LBS.

ASPHALT PAVING
CONCRETE WHEEL STOP

SCALE: N.T.S.



4" CONCRETE SIDEWALK

SCALE: N.T.S.

WALK JOINT

SCALE: N.T.S.

WALK ISOLATION JOINT

SCALE: N.T.S.

*FOR PRIVATE USE ONLY.
REF. DETAIL NO. 15 FOR
PUBLIC USE.

WALK EXPANSION JOINT

SCALE: N.T.S.

WALK EXPANSION JOINT/NEW TO EXIST WALKWAY

SCALE: N.T.S.

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

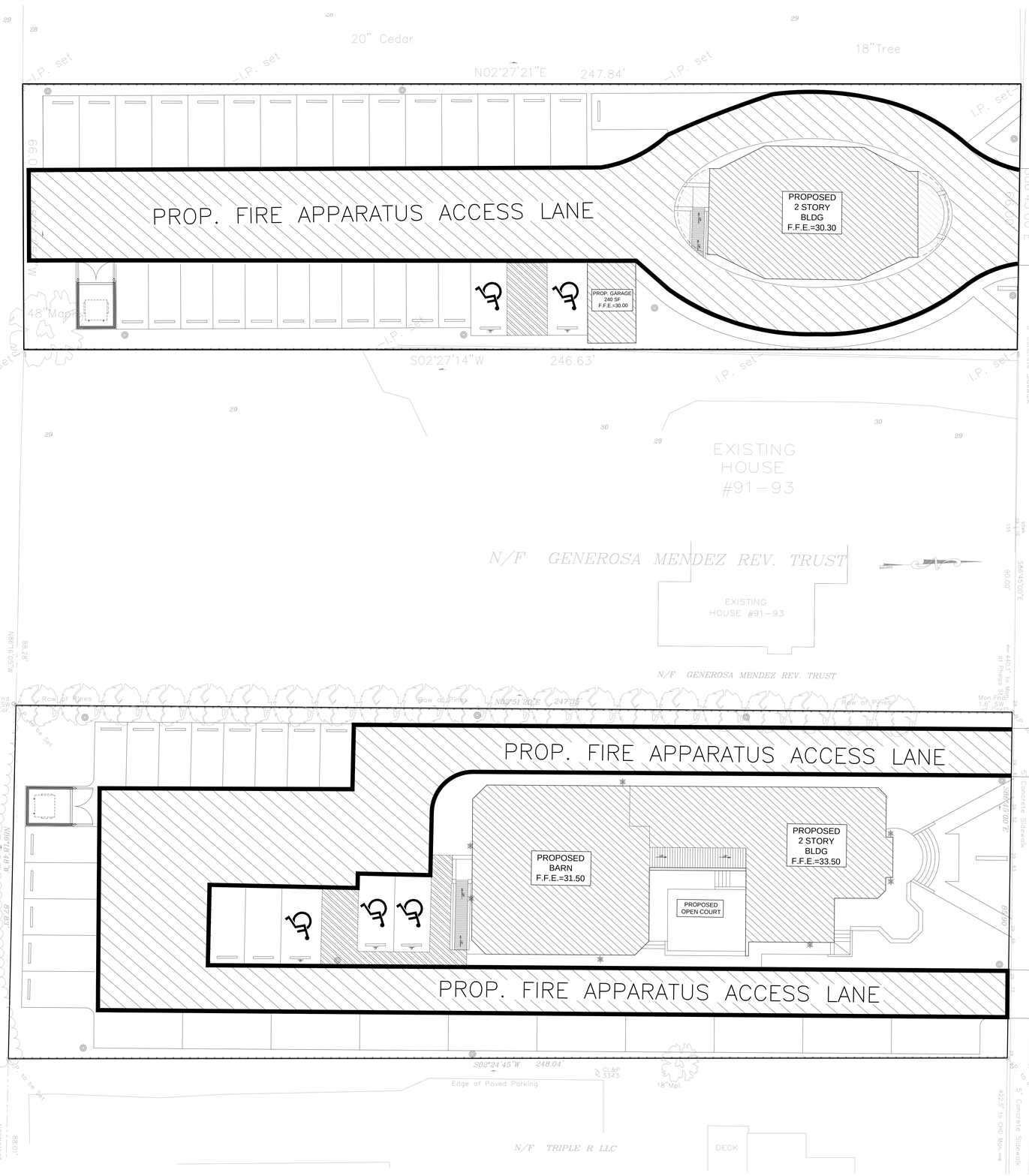
CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

PAVING DETAILS

SHEET NO. :

C.010



VICINITY MAP
NOT TO SCALE

10 5 0 10
SCALE IN FEET

FIRE LANE

1. "**FIRE LANE NO PARKING TOW-AWAY ZONE**" TO BE PAINTED THE ENTIRE LENGTH OF DEDICATED FIRE LANE.
2. FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
3. WHERE THE ABOVE FIRE LANE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC OR NOT PRUDENT TO THE APPLICATION, THE PROPERTY OWNER WILL BE REQUIRED TO POST APPROVED FIRE LANE SIGNS IN PLACE OF PAINTED AREAS OF THE ROADWAY BOTH PUBLIC AND PRIVATE.
4. WHEN RESTRIPING, ADDITIONS TO THE EXISTING FIRE LANES ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FIRE DEPARTMENT.
5. FIRE APPARATUS ACCESS ROADS 20 FEET TO 26 FEET WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
6. FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE OF THE ROAD AS A FIRE LANE.
7. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET.

MAINTENANCE

ALL DESIGNATED FIRE LANES/FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES. UPON NOTIFICATION THAT THE FIRE LANE IS NOT CLEARLY MARKED, THE FIRE LANE SHALL BE REPAIRED OR REPAINTED TO MEET THE CITY CODE. FAILURE TO MAINTAIN THE FIRE LANE SHALL CONSTITUTE A VIOLATION OF THE FIRE CODE.

THIS DESIGN SHALL BE UTILIZED UNLESS OTHERWISE APPROVED BY THE CHIEF, FIRE MARSHAL OR AN AUTHORIZED REPRESENTATIVE OF THE FIRE DEPARTMENT.

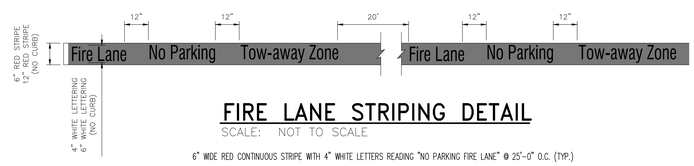
FIRE LANE STRIPING/MARKINGS

ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

THE FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB

ON CURB-LESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE

FIRE LANE – TOW-AWAY ZONE SIGNS, PAVEMENT STRIPING OR PAINTED WHEEL STOPS SHALL ALSO BE PLACED AT THE END OF ANY PARKING ROWS THAT EXTEND INTO THE OR WITHIN (5) FEET OF AN APPROVED ACCESS ROAD.



FIRE LANE STRIPING DETAIL

SCALE: NOT TO SCALE

6" WIDE RED CONTINUOUS STRIPE WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" @ 25'-0" O.C. (TYP.)

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE

83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

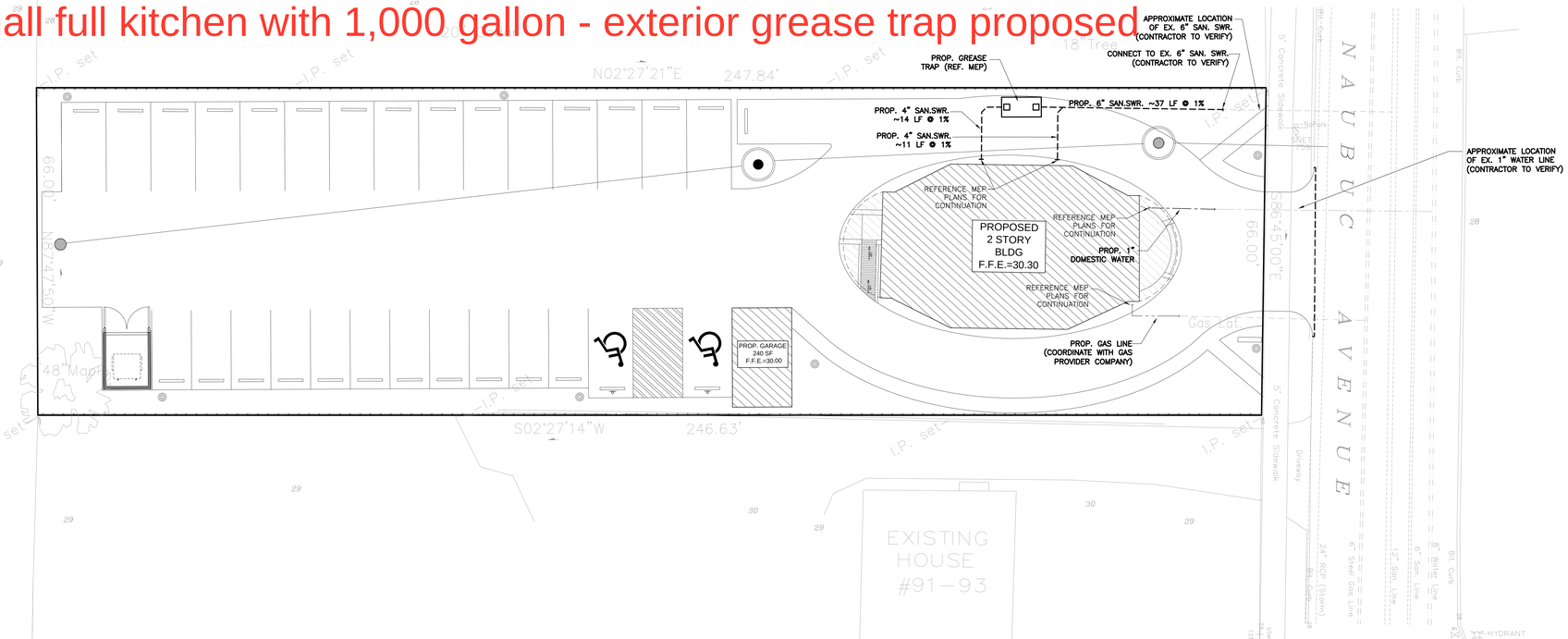
SHEET TITLE :

FIRE APPARATUS ACCESS LANE

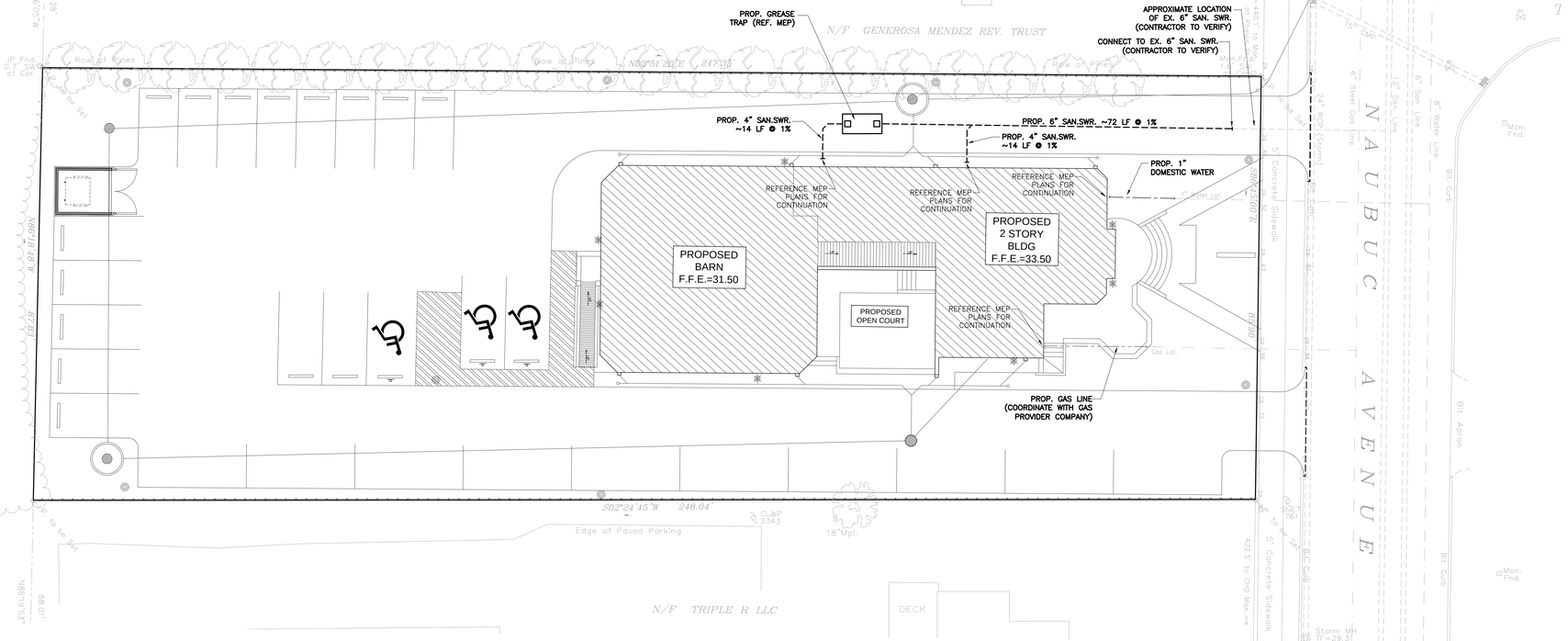
SHEET NO. :

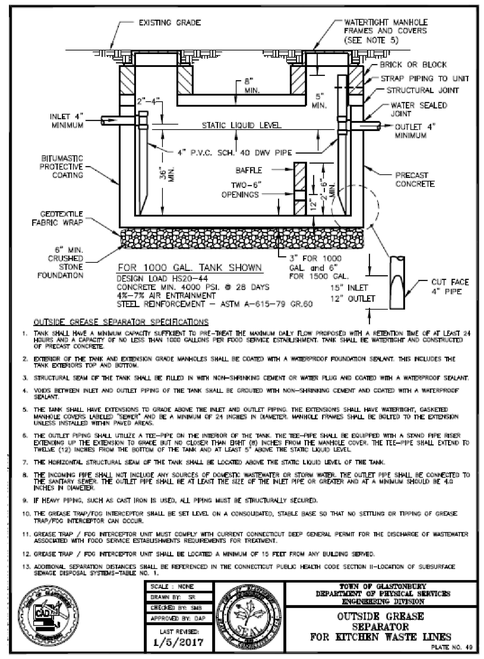
C.011

Small full kitchen with 1,000 gallon - exterior grease trap proposed



Full kitchen with 2,000 gallon - exterior grease trap proposed





OUTSIDE GREASE SEPARATOR SPECIFICATIONS

1. TANK SHALL HAVE A MINIMUM CAPACITY SUFFICIENT TO PRE-TREAT THE MAXIMUM DAILY FLOW PROPOSED WITH A RETENTION TIME OF AT LEAST 24 HOURS AND A CAPACITY OF NO LESS THAN 1000 GALLONS PER FOOD SERVICE ESTABLISHMENT. TANK SHALL BE WATERTIGHT AND CONSTRUCTED OF PRECAST CONCRETE.
2. EXTERIOR OF THE TANK AND EXTENSION GRADE MANHOLES SHALL BE COATED WITH A WATERPROOF FOUNDATION SEALANT. THIS INCLUDES THE TANK EXTERIORS TOP AND BOTTOM.
3. STRUCTURAL SEAM OF THE TANK SHALL BE FILLED IN WITH NON-SHRINKING CEMENT OR WATER PLUG AND COATED WITH A WATERPROOF SEALANT.
4. VOIDS BETWEEN INLET AND OUTLET PIPING OF THE TANK SHALL BE GROUTED WITH NON-SHRINKING CEMENT AND COATED WITH A WATERPROOF SEALANT.
5. THE TANK SHALL HAVE EXTENSIONS TO GRADE ABOVE THE INLET AND OUTLET PIPING. THE EXTENSIONS SHALL HAVE WATERTIGHT, GASKETED MANHOLE COVERS LABELED "SEPARATOR" AND BE A MINIMUM OF 24 INCHES IN DIAMETER. MANHOLE FRAMES SHALL BE BOLTED TO THE EXTENSION UNLESS INSTALLED WITHIN PAVED AREAS.
6. THE OUTLET PIPING SHALL UTILIZE A TEE-PIPE ON THE INTERIOR OF THE TANK. THE TEE-PIPE SHALL BE EQUIPPED WITH A SCH40 PIPE RISER EXTENDING UP THE EXTENSION TO GRADE BUT NO CLOSER THAN EIGHT (8) INCHES FROM THE MANHOLE COVER. THE TEE-PIPE SHALL EXTEND TO TWELVE (12) INCHES FROM THE BOTTOM OF THE TANK AND AT LEAST 5" ABOVE THE STATIC LIQUID LEVEL.
7. THE HORIZONTAL STRUCTURAL SEAM OF THE TANK SHALL BE LOCATED ABOVE THE STATIC LIQUID LEVEL OF THE TANK.
8. THE INCOMING PIPE SHALL NOT INCLUDE ANY SOURCES OF DOMESTIC WASTEWATER OR STORM WATER. THE OUTLET PIPE SHALL BE CONNECTED TO THE SANITARY SEWER. THE OUTLET PIPE SHALL BE AT LEAST THE SIZE OF THE INLET PIPE OR GREATER AND AT A MINIMUM SHOULD BE 4.0 INCHES IN DIAMETER.
9. IF HEAVY PIPING, SUCH AS CAST IRON IS USED, ALL PIPING MUST BE STRUCTURALLY SECURED.
10. THE GREASE TRAP/FOG INTERCEPTOR SHALL BE SET LEVEL ON A CONSOLIDATED, STABLE BASE SO THAT NO SETTLING OR TIPPING OF GREASE TRAP/FOG INTERCEPTOR CAN OCCUR.
11. GREASE TRAP / FOG INTERCEPTOR UNIT MUST COMPLY WITH CURRENT CONNECTICUT DEEP GENERAL PERMIT FOR THE DISCHARGE OF WASTEWATER ASSOCIATED WITH FOOD SERVICE ESTABLISHMENTS REQUIREMENTS FOR PRETREATMENT.
12. GREASE TRAP / FOG INTERCEPTOR UNIT SHALL BE LOCATED A MINIMUM OF 15 FEET FROM ANY BUILDING SERVED.
13. ADDITIONAL SEPARATION DISTANCES SHALL BE REFERENCED IN THE CONNECTICUT PUBLIC HEALTH CODE SECTION II-LOCATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS-TABLE NO. 1.

SCALE : NONE	TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION
DRAWN BY : SR	
CHECKED BY: SMB	OUTSIDE GREASE SEPARATOR FOR KITCHEN WASTE LINES
APPROVED BY: DAP	
LAST REVISED: 1/6/2017	PLATE NO. 49

WATER

1. ALL WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND REQUIREMENTS.
2. WATER LINE CONSTRUCTION SHALL COMPLY WITH THE CONNECTICUT COMMISSION ON ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
3. DOMESTIC WATER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES.
4. CONCRETE THRUST BLOCKS SHALL BE PROVIDED FOR ALL TEES, BENDS AND VALVES.
5. ALL WATER LINES OVER 4-INCHES SHALL BE PVC C-900. WATER LINES 4-INCHES OR LESS SHALL BE SCH 40 PVC
6. ALL WATER LINES, AFTER INSTALLATION, SHALL BE THOROUGHLY DISINFECTED ACCORDING TO AWWA SPECIFICATIONS C-651 AND THEN FLUSHED BEFORE BEING PLACED INTO SERVICE. TEST WATER TO MEET THE REQUIREMENTS OF THE CONNECTICUT DEPT. OF HEALTH.

SANITARY SEWER

1. SANITARY SEWER LINES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND REGULATIONS.
2. SANITARY SEWER TO BE CONSTRUCTED TO WITHIN FIVE (5) FEET OF THE BUILDING BY THE SITE CONTRACTOR. REFERENCE PLUMBING DRAWINGS FOR CONTINUATION OF SERVICE CONNECTIONS INTO THE BUILDING. GENERAL CONTRACTOR SHALL COORDINATE BETWEEN THE SITE CONTRACTOR AND THE PLUMBING CONTRACTOR. REFER TO MEP DRAWINGS.
3. SANITARY SEWER CONSTRUCTION SHALL COMMENCE AT THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM AND PROCEED UPSTREAM.
4. SANITARY SEWER PIPE 6 INCHES AND SMALLER SHALL BE PVC SCH 40 AND PIPE SIZES 8-INCHES OR LARGER SHALL BE SDR 35
5. ALL SANITARY SEWERS SHALL RECEIVE BEDDING AND BACKFILL ACCORDING TO SPECIFICATIONS AND DETAILS.
6. SANITARY MANHOLE AND SANITARY SEWER LINES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE (9) FEET OF CLEARANCE IN ANY DIRECTION FROM ANY EXISTING OR PROPOSED WATER LINE. WHERE THE NINE (9) FOOT SEPARATION CANNOT BE ACHIEVED, FOLLOW THE SPECIAL PROCEDURES FROM THE CONNECTICUT COMMISSION ON ENVIROMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.

WATER LINE CROSSING WASTEWATER LINE

THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL PERPENDICULAR TO THE WASTEWATER SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST 9-FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER LINE . THE WATER LINE SHALL BE AT LEAST 2-FEET ABOVE THE WASTEWATER LINE . WHENEVER POSSIBLE , THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER . THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION. THE WASTEWATER LINE SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. THE MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTION:

(I) WITHIN 9-FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL VERTICAL SEPARATION DISTANCE OF 2-FEET SHALL BE PROVIDED . THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE .

(II) ALL SECTIONS OF WASTEWATER LINE WITHIN 9-FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18-FEET (OR LONGER) SECTION OF PIPE . FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER LINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5-FEET (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE 6-INCHES BETWEEN ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED . THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.

THE CONTRACTOR HAVE TO VERIFY THE LOCATION OF THE EXISTING SANITARY , WATER AND GAS LINES PRIOR TO START ANY CONSTRUCTION AND REPORT FINDING TO ENGINEER IF ANY CONFECT WITH PLAN.

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADMINSTRATION

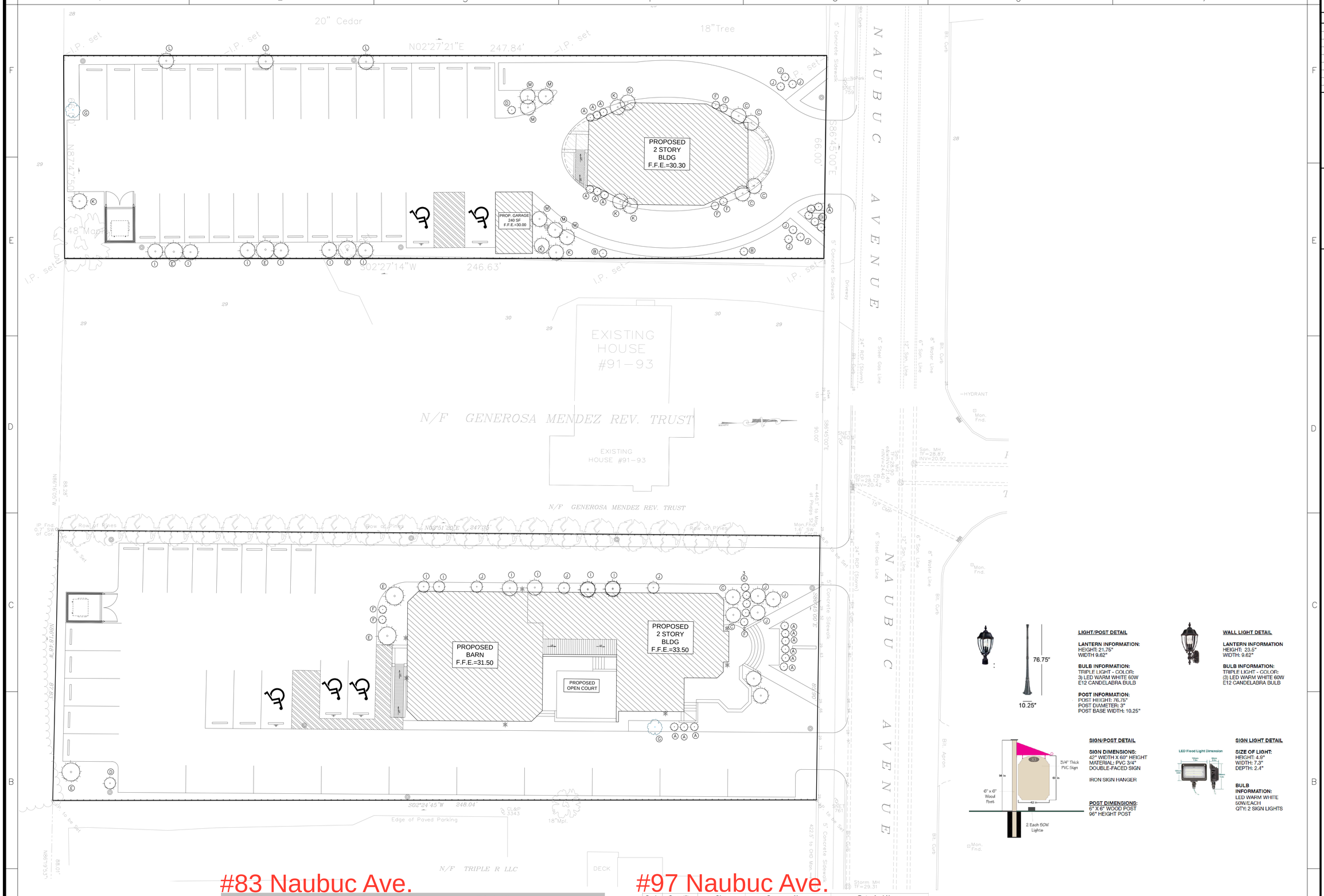
CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

UTILITY PLAN

SHEET NO. :

C.012



#83 Naubuc Ave.

Code	Quantity	Size	Common Name	Botanical Name
A	12	2 GALLON	Boxwood Green Gem	Buxus x hybrid 'green gem'
B	2	3 GALLON	Dwarf Japanese Holly - Helleri	Ilex crenate 'helleri'
C	4	3 GALLON	Japanese Holly - Sky Pencil	Ilex crenate 'sky pencil'
D	1	3 GALLON	Weigela - My Monet	Weigela florida 'Verweig' my Monet
E	3	5 GALLON	Dwarf Pencil Point Juniper- Noah's Ark	Juniperus communis 'Compressa'
F	4	2 GALLON	Russian Sage - Blue Jean Baby	Pervoskia atriplicfolia 'Blue Jean Baby'
G	1	15 GALLON	Lavendar Twist Redbud	Cercis canadensis 'Covey'
H	1	5 GALLON	Lindsey's Skyward Bald Cypress	Taxodium distichum 'Skyward'
I	6	3 GALLON	Maiden Silvergrass	Miscanthus sinensis 'Adagio'
J	6	3 GALLON	Emerald 'n' Gold Euonymus	Euonymus fortunei 'Wintercreeper'

#97 Naubuc Ave.

Code	Quantity	Size	Common Name	Botanical Name
A	12	2 GALLON	Boxwood Green Gem	Buxus x hybrid 'green gem'
B	2	3 GALLON	Dwarf Japanese Holly - Helleri	Ilex crenate 'helleri'
C	4	3 GALLON	Japanese Holly - Sky Pencil	Ilex crenate 'sky pencil'
D	1	3 GALLON	Weigela - My Monet	Weigela florida 'Verweig' my Monet
E	3	5 GALLON	Dwarf Pencil Point Juniper- Noah's Ark	Juniperus communis 'Compressa'
F	4	2 GALLON	Russian Sage - Blue Jean Baby	Pervoskia atriplicfolia 'Blue Jean Baby'
G	1	15 GALLON	Lavendar Twist Redbud	Cercis canadensis 'Covey'
H	1	5 GALLON	Lindsey's Skyward Bald Cypress	Taxodium distichum 'Skyward'
I	6	3 GALLON	Maiden Silvergrass	Miscanthus sinensis 'Adagio'
J	6	3 GALLON	Emerald 'n' Gold Euonymus	Euonymus fortunei 'Wintercreeper'
K	6	3 GALLON	Fastigiata	Carpinus betulus 'Fastigiata'
L	3	3 GALLON	Ginkgo Tree	Ginkgoaceae 'Sky Tower'
M	6	3 GALLON	Sea Urchin White Pine	Pinus Strobus 'Sea Urchin'

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK

APPROVED BY:

TOWN OF GLASTONBURY
ENGINEER NAME: _____

SIGNED: _____

DATE: _____

ISSUE LOG

NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADIMNSTRATION

CORRINE GRANDUER PLACE

83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE :

LANDSCAPE PLAN

SHEET NO. :

L.001