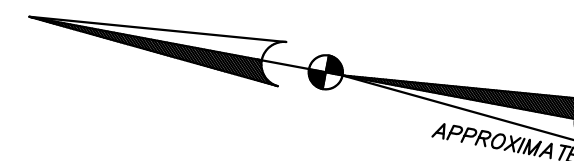


PROPOSED BUILDING ADDITION

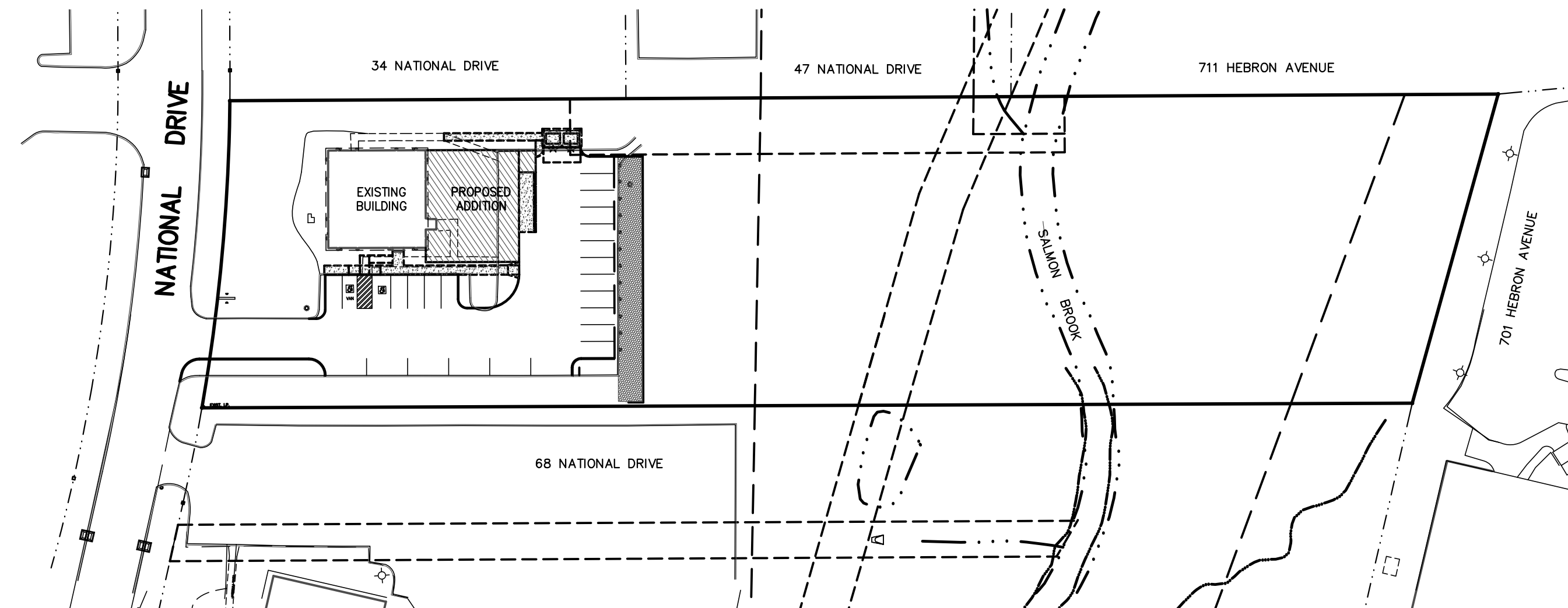
MAP E5 STREET 4680 LOT S0003A
52 NATIONAL DRIVE
GLASTONBURY, CONNECTICUT

PREPARED FOR:
FIFTY TWO NATIONAL DRIVE, LLC

PREPARED BY
DUTTON ASSOCIATES, LLC
67 EASTERN BOULEVARD
GLASTONBURY, CT



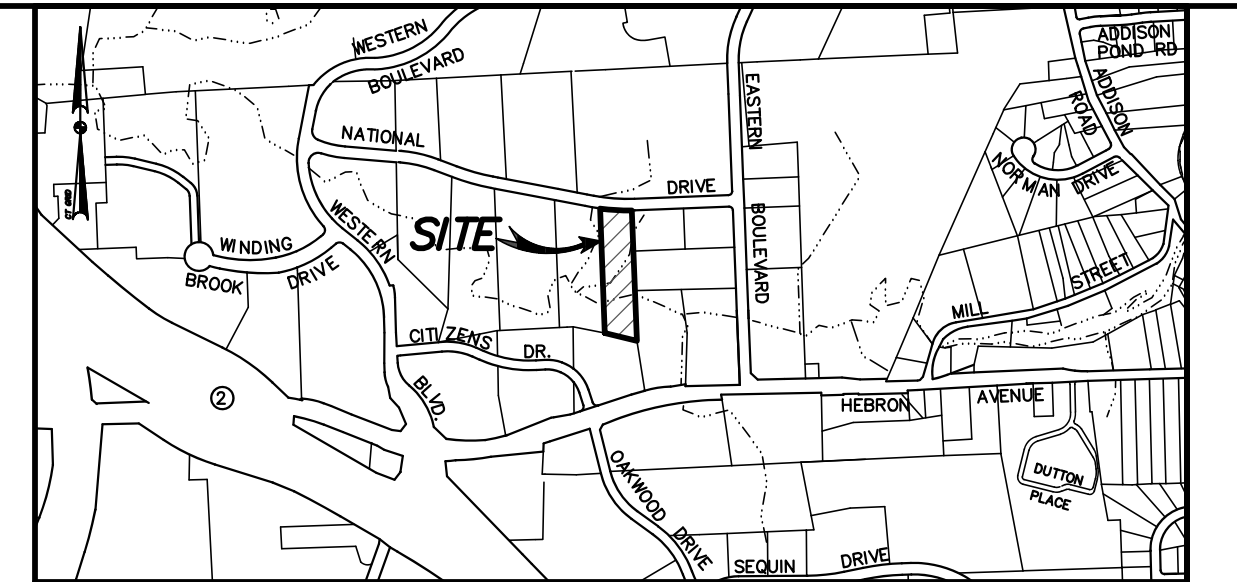
LEGEND	
EXISTING	PROPOSED
● I.P. FND.	○ IRON PIN
■ MON. FND.	□ CONCRETE MONUMENT
—	— PROPERTY BOUNDARY LINE
- - -	- - - ABUTTING PROPERTY LINE
—	— BUILDING LINE
- - -	- - - FLOOD ZONE LINE
- - -	- - - EASEMENT LINE
▨	▨ DRAINAGE EASEMENT AREA
▩	▩ SEWER EASEMENT AREA
▧	▧ CONSERVATION EASEMENT AREA
—	— GROUND CONTOUR LINES
•	• SPOT ELEVATION
—	— SOIL TYPE SYMBOL
—	— WETLAND LIMIT LINE
—	— WETLAND FLAG
- - -	- - - EDGE OF WATER
—	— TREE LINE
—	— TREE / SHRUB
—	— SIGNS
—	— LIGHT
—	— BUILDING
—	— BUILDING WITH OVERHANG
—	— STEPS/HATCHWAY
—	— CURBING
—	— EDGE OF BITUMINOUS PAVEMENT
—	— EDGE OF CONCRETE PAVEMENT
—	— CONCRETE SIDEWALK
—	— DOUBLE YELLOW LINE
—	— SOLID WHITE LINE
—	— UNDERGROUND ELECTRIC UTILITY
—	— GAS LINE
—	— WATER SERVICE LINE
—	— WATER MAIN
—	— WATER GATE/CURB STOP
—	— HYDRANT
—	— SANITARY SEWER LINE
—	— SANITARY MANHOLE
—	— STORM DRAIN LINE
—	— DRAINAGE MANHOLE
—	— CULVERT END
—	— STORM DRAIN STRUCTURE
—	— TEST PIT
—	— SEDIMENT BARRIER
—	— TOPSOIL STOCKPILE AREA
—	— CRUSHED STONE



KEY PLAN
SCALE: 1"=60'

ABBREVIATIONS

BCLC	BITUMINOUS CONCRETE LIP CURB
BIT.	BITUMINOUS
BSMT. FLR.	BASEMENT FLOOR ELEVATION
CB	CATCH BASIN
CC	CONCRETE CURB
CONC.	CONCRETE
EX.	EXISTING
FL	FLOW LINE
F.Y.	FRONT YARD
GAR. FLR.	GARAGE FLOOR ELEVATION
HYD	HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
PG.	PAGE
R.Y.	REAR YARD
SMH	SANITARY MANHOLE
SNET	SO. NEW ENGLAND TELE.
S.Y.	SIDE YARD
TO	TOP OF GRATE
TF	TOP OF FRAME
TOP FND.	TOP FOUNDATION ELEVATION
VOL.	VOLUME
WG	WATER GATE



LOCATION MAP
SCALE: 1"=1,000'

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
PROJECT / APPLICANT ZONE

52 NATIONAL DRIVE

PROJECT ADDRESS

12.0

SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

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

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

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

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.4248 ACRES
POST-DEVELOPMENT	0.4513 ACRES	0.0245 ACRES
NET CHANGE	+0.0265 ACRES	-0.4003 ACRES

ZONING TABLE PE ZONE

ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED / PROVIDED
LOT AREA	40,000 S.F.	109,229 S.F.	109,229 S.F.
LOT FRONTAGE	150 FT.	164.50 FT.	164.50 FT.
FRONT YARD	50 FT.	53.2 FT.	53.2 FT.
SIDE YARD	25 FT.	27.0 FT./ 79.6 FT.	27.0 FT./77.63 FT.
REAR YARD	25 FT.	531.2 FT.	478.53 FT.
BLDG COVERAGE	75% (29,420 S.F.)	2,778 S.F. (2.54%)	5,641 S.F. (5.16%)
IMPERVIOUS AREA	65% (70,969 S.F.)	18,506 S.F. (16.9%)	19,659 S.F. (18.00%)
OPEN SPACE	35% (38,260 S.F.)	90,723 S.F. (83.1%)	89,570 S.F. (82.00%)
PARKING	SEE BELOW	35 SPACES	30 SPACES

PARKING COMPUTATION

(PROPOSED)
1,986 S.F. MEDICAL OFFICE @ 1/150 = 14
2,069 S.F. OFFICE @ 1/250 = 9
2,469 S.F. MANUFACTURING @ 1/500 S.F. = 5
TOTAL REQUIRED = 30, PROVIDED = 30

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074

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TITLE SHEET AND INDEX PLAN
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

PLAN INDEX

PLAN	DESCRIPTION	SHEET	REVISIONS:
A-21-081-1	INDEX PLAN	1 OF 9	
A-21-081-B/T1 & B/T2	PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY	2 & 3 OF 9	
A-21-081-LAY/U1 & LAY/U2	LAYOUT & UTILITY PLAN	4 & 5 OF 9	
A-21-081-G/ES	GRADING & SEDIMENT AND EROSION PLAN	6 OF 9	
A-21-081-D1 THRU D3	CONSTRUCTION NOTES AND DETAILS	7, 8 & 9 OF 9	

DATE: 01/24/2022

SCALE: AS SHOWN

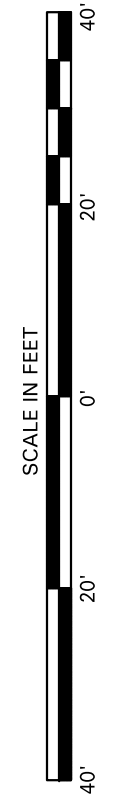
SHEET 1 of 9

A-21-081-1

FILE:21081.DWG

IWWCC INFORMAL SUBMISSION 01/24/2022

KEY TO SOIL TYPES
 Ud UDORIENTENTS
 Lm LIMERICK-LIM
 SOIL TYPES PER SOILS REPORT BY
 CYNTHIA RABINOWITZ, SOILS SCIENTIST



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
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PROPERTY AND TOPOGRAPHIC SURVEY
52 NATIONAL DRIVE
 PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 01/24/2022

SCALE: 1" = 20'

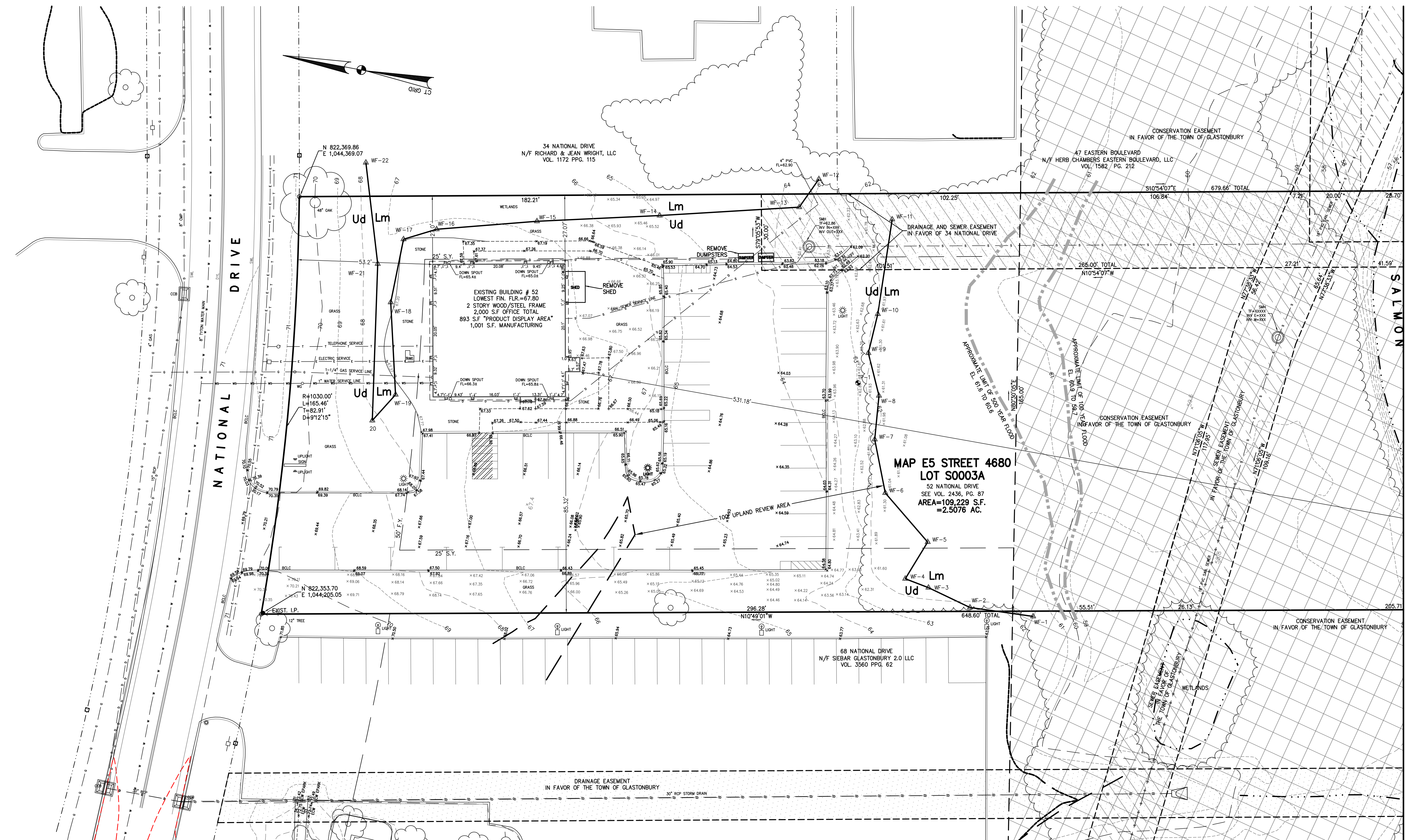
SHEET 2 OF 9

A-21-081-B/T1

FILE: 21081.DWG

MATCH LINE REFER TO SHEET A-20-010-EC2

N.O.W.T.Y.S.



TOWN PLAN & ZONING COMMISSION APPROVAL	
PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC	PE / GW-1
PROJECT / APPLICANT	ZONE
52 NATIONAL DRIVE	
PROJECT ADDRESS	
12.0	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	
UNDERGROUND UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.	
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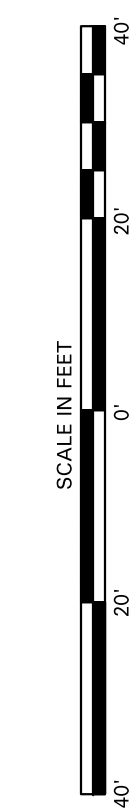
REFERENCE IS MADE TO MAPS TITLED:
 *MAP PREPARED FOR GLASTONBURY INDUSTRIAL PARK, INC. GLASTONBURY, CONN. PREPARED BY JOHN LUCHS, JR. L.S.#3744 SCALE: 1"=100' DATE: 3-28-67 REVISED THROUGH: 2-6-1979 BY LUCHS & BECKERMAN, C.E.'S PARCELS L & M SHOWN.
 *PLOT PLAN PREPARED FOR N.A.C.M. GLASTONBURY, CT. PREPARED BY LUCHS & BECKERMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GLASTONBURY, CONN. FILE NAME B-79-87-SP SCALE: 1"=40' DATE: 9-5-79.
 THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AS AMENDED.
 THE TYPE OF SURVEY PERFORMED IS A PROPERTY AND TOPOGRAPHIC SURVEY.
 THE BOUNDARY DETERMINATION CATEGORY IS RE-SURVEY.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.
 TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY SUPPLEMENTED BY TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY.
 COORDINATES REFER TO THE STATE OF CONNECTICUT COORDINATE GRID SYSTEM, NAD 83 AND ARE BASED ON HORIZONTAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.
 ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON VERTICAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
 PROJECT / APPLICANT ZONE
 52 NATIONAL DRIVE
 PROJECT ADDRESS
 12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.
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Job No. 9-11-32

26 September 2011

Dutton Associates, LLC
 67 Eastern Boulevard
 Glastonbury, CT 06033

LOCATION: 52 National
 Drive, Glastonbury
 Connecticut

SOILS AND WETLANDS REPORT

INSPECTION DATE: 9/26/2011
 MAP PROVIDED: topographic
 CONTOUR INTERVAL SHOWN: no
 SCALE SHOWN: no
 SOIL MOISTURE CONDITIONS: moist to wet
 PROPERTY LINES IDENTIFIABLE: approximate
 NUMBERING OF WETLAND FLAGS: #1-#11, #12-22

This site inspection was conducted to evaluate the presence of inland-wetlands and watercourses. A detailed classification of the soils was not part of this study. Field observations of the wetland and upland soils together with the classification system of the National Cooperative Soil Survey, USDA, and the County Soil Legend were used in this investigation to identify the soil series names.

In conducting field investigations, soil borings are taken from which many important soil properties are observed, as follows: seasonal soil moisture condition OR the presence of free water and its depth, for each horizon in the soil profile, the thickness, color and texture are also observed. The areas shown on soil maps are called soil map units. Some map units consist of one kind of soil while others consist of two or more kinds of soil. A few have little or no soil material at all. The information in this report is based on examination and interpretation of soils with the use of a hand auger and shovel. Wetland delineation is based on prevailing conditions at the time of investigation and best professional judgment. Field conditions may change over time.

COMMENTS: This property is situated on the south side of National Drive and comprises a front portion with an existing commercial building surrounded by mowed grass and a paved parking area. The parcel is below the grade of National Drive by 6-7 feet. South of the parking area, the land drops another few feet into woodland which continues to the south to the Salmon Brook.

Wetlands were identified in the woodlands and in the east and north of the site. Disturbed wetland soils were found in the northerly and easterly areas. Wetland soils associated with Salmon Brook are mapped as Limerick and Lim series.

Most of the soils at the site are disturbed except for the soils in the wooded areas. Soil descriptions are provided below for your information.

SOIL SERIES	LIMERICK-LIM
DEPTH TO REDOXIMORPHIC FEATURES:	9 INCHES
DEPTH TO BEDROCK:	10 FEET
DEPTH TO SEASONAL HIGH WATER TABLE:	0"-8"

The Limerick and Lim soils developed in sediment deposited on flood plains along the major rivers. The texture is dominantly silt loam but may be very fine sandy loam. It is not uncommon to find buried surface horizons or layers of muck below 30 inches.

SOIL TYPE: UDORTHENTS

Sometimes known as "Made Land", this map unit consists of areas ranging from excessively drained to very poorly drained. It is composed of cut or borrow areas, filled areas, and areas consisting of both cut and fill. These soils may be found in urban, sub-urban or rural areas. The cut or borrow areas consist of places where the surface layer and the subsoil have been removed.

If there are any questions, please do not hesitate to contact me.

Yours truly,

Cynthia M. Rabinowitz
 Soil Scientist/Landscape Designer
 Permaculture Design Consultant

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
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 EMAIL: JIM@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

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PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY
52 NATIONAL DRIVE
 PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 01/24/2022

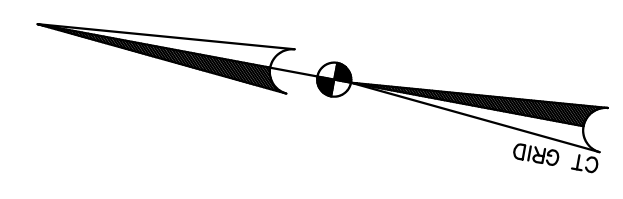
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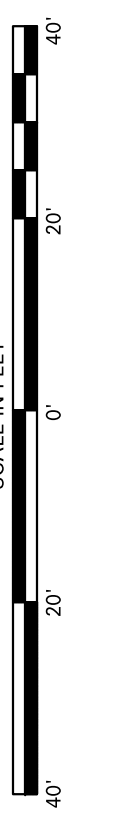
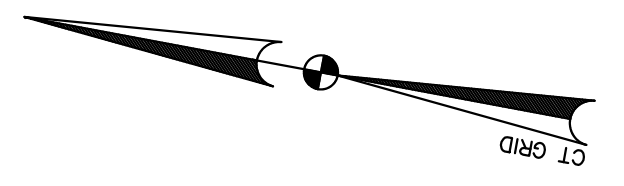
SHEET 3 of 9

A-21-081-B/T2

FILE: 21081.DWG

MATCH LINE REFER TO SHEET A-20-010-EC1





DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
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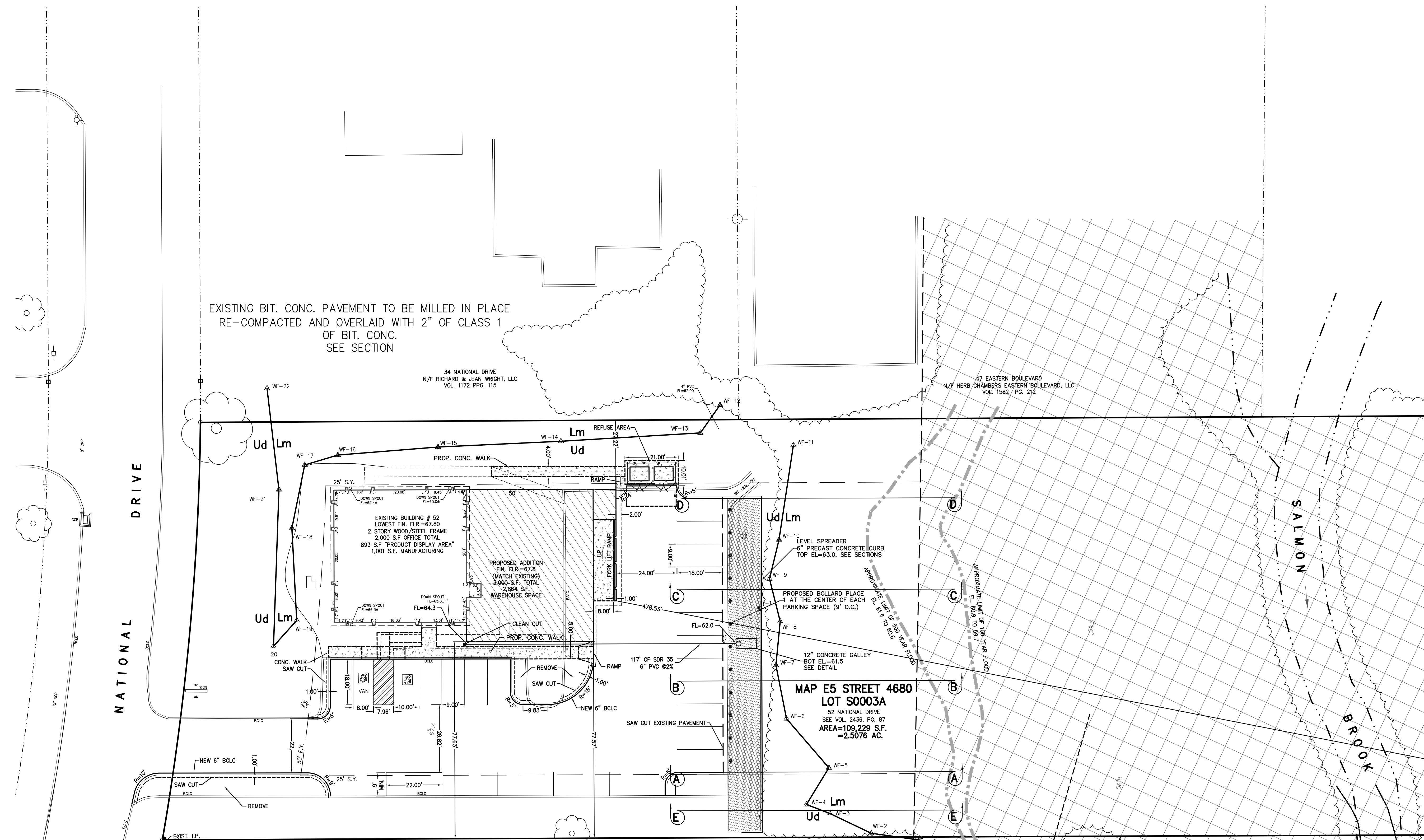
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**LAYOUT AND UTILITY PLAN
 PROPOSED BUILDING ADDITION
 52 NATIONAL DRIVE
 PREPARED FOR
 NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT**

REVISIONS:
 DATE: 01/24/2022
 SCALE: 1" = 20'
 SHEET 4 OF 9
A-21-081-LAY/U1
 FILE: 21081.DWG

MATCH LINE REFER TO SHEET A-21-081-LAY/U-S2



EXISTING BIT. CONC. PAVEMENT TO BE MILLED IN PLACE RE-COMPACTED AND OVERLAID WITH 2" OF CLASS 1 OF BIT. CONC. SEE SECTION

34 NATIONAL DRIVE
 N/F RICHARD & JEAN WRIGHT, LLC
 VOL. 1172 PPG. 115

47 EASTERN BOULEVARD
 N/F HERB CHAMBERS EASTERN BOULEVARD, LLC
 VOL. 1582 / PG. 212

**MAP E5 STREET 4680
 LOT S0003A**
 52 NATIONAL DRIVE
 SEE VOL. 2430, PG. 87
 AREA=109,229 S.F.
 =2.5076 AC.

STORM SEWER MAINTENANCE PLAN

PROPER MAINTENANCE OF THE STORM SEWER IS CRITICAL TO ITS FUNCTION AND LONG TERM SUCCESS.

SPECIAL REQUIREMENTS - CONCRETE LEACHING GALLERY SYSTEM

IN ADDITION TO ANY MANUFACTURERS MAINTENANCE REQUIREMENTS, THE FOLLOWING SHALL OCCUR:

AT A MINIMUM, THE CONCRETE LEACHING CHAMBER SHALL BE INSPECTED ONCE PER YEAR IN THE FALL. IF MORE THAN 3" OF SEDIMENT IS OBSERVED, THE SYSTEM SHALL BE FLUSHED AND CLEANED TO THE EXTENT POSSIBLE.

IF THE SYSTEM IS 50% OR MORE FULL OF SEDIMENT AND THE SEDIMENT CANNOT BE REMOVED, THE SYSTEM SHALL BE REPLACED.

GENERAL SPRING MAINTENANCE

FOLLOWING THE LAST SPRING SNOWFALL, THE FOLLOWING MAINTENANCE TASKS SHALL BE CONDUCTED:

- 1) INSPECT ALL STORM SEWER INLETS AND RAIN GARDENS AND REMOVE ANY ACCUMULATED SEDIMENT. REMOVE LEAVES, STICKS AND DEBRIS, REMOVE AND / OR FRESHEN MULCH AS REQUIRED
- 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
- 3) REMOVE ANY SEDIMENT AND DEBRIS FROM THE PAVED PARKING AREA,
- 4) REMOVE ALL PLANT AND DEBRIS FROM THE CRUSHED STONE AREA
- 5) CONDUCT GENERAL SITE CLEANUP, REMOVE ACCUMULATED DEBRIS.

FALL MAINTENANCE:

FOLLOWING LEAF DROP, APPROXIMATELY MID NOVEMBER, THE FOLLOWING TASKS SHALL BE CONDUCTED:

- 1) INSPECT ALL STORM SEWER INLETS AND RAIN GARDENS REMOVE ANY ACCUMULATED SEDIMENT. REMOVE LEAVES, STICKS AND DEBRIS, REMOVE AND / OR FRESHEN MULCH AS REQUIRED. INSURE INLET GRATES ARE CLEAR.
- 2) REMOVE ALL LEAVES AND OTHER DEBRIS FROM THE SITE.
- 3) REMOVE ANY SEDIMENT AND DEBRIS FROM THE PAVED PARKING AREA AND THE CRUSHED STONE AREA.
- 4) PREPARE THE PARKING AREA FOR SNOW REMOVAL (MARK EDGES, PREPARE LANDSCAPE PLANS IF REQUIRED, ETC.)

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
 PROJECT / APPLICANT ZONE
 52 NATIONAL DRIVE
 PROJECT ADDRESS
 12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.
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TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.4248 ACRES
POST-DEVELOPMENT	0.4513 ACRES	0.0245 ACRES
NET CHANGE	+0.0265 ACRES	-0.4003 ACRES

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MATCH LINE REFER TO SHEET A-21-081-LAY/U1

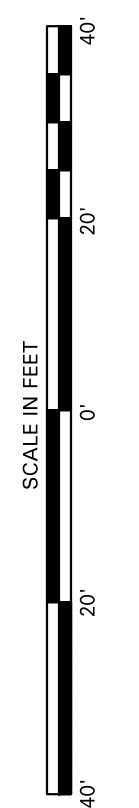


TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
 PROJECT / APPLICANT ZONE
 52 NATIONAL DRIVE
 PROJECT ADDRESS
 12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
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 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-8401 FAX: 860-633-8851
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

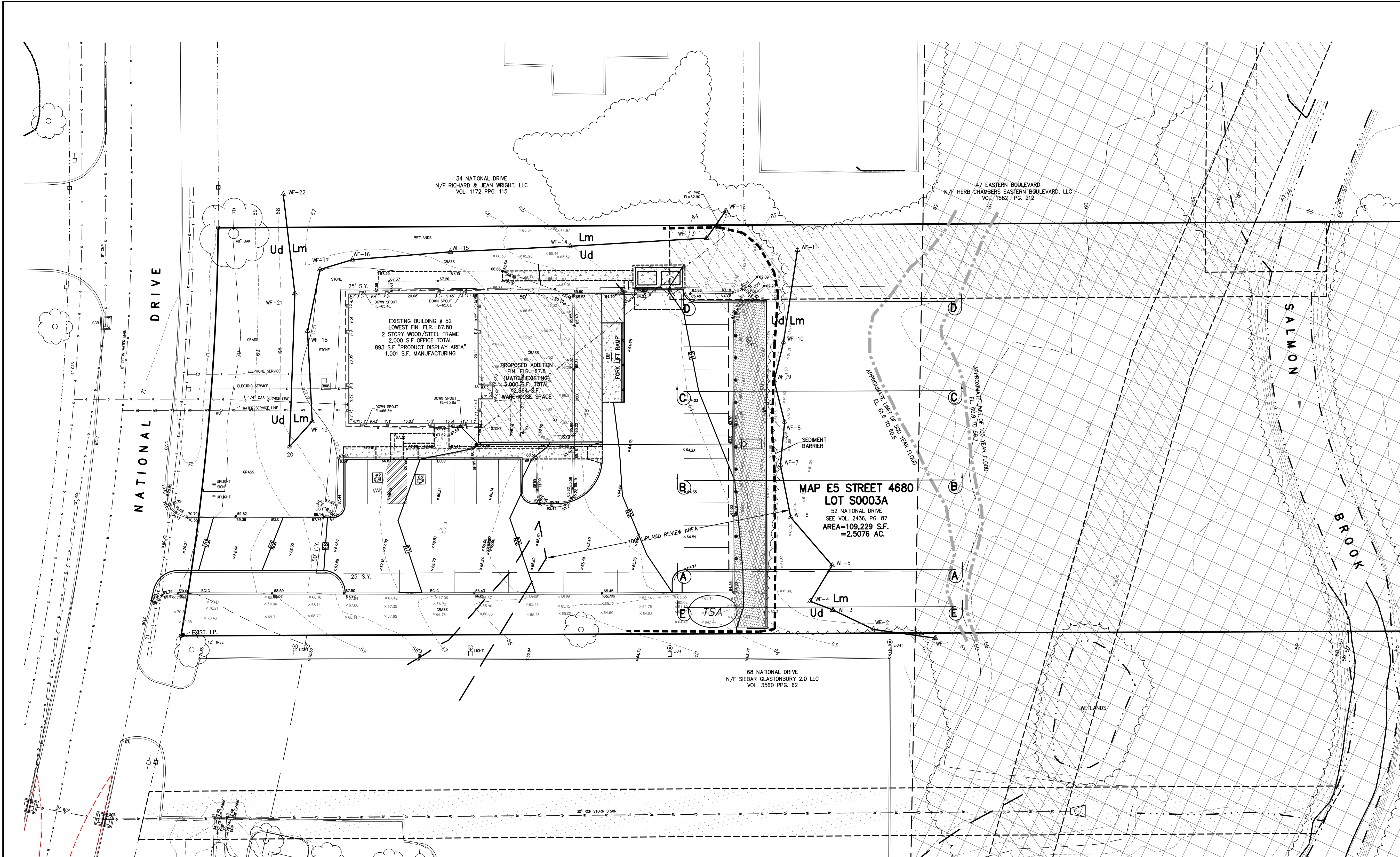
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JAMES W. DUTTON, L.S. #70074

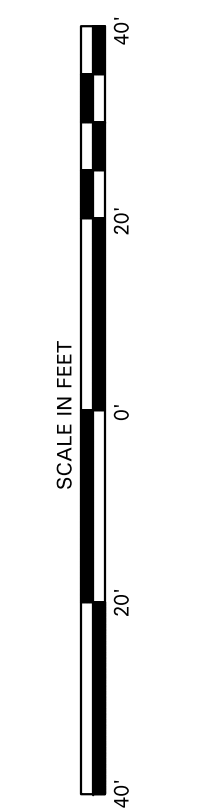
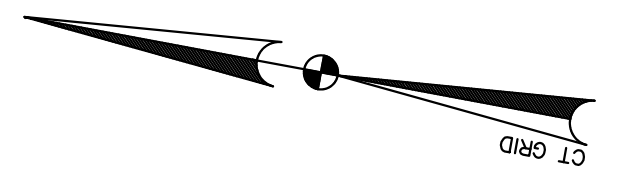
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LAYOUT AND UTILITY PLAN
 PROPOSED BUILDING ADDITION
 52 NATIONAL DRIVE
 PREPARED FOR
 NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:
 DATE: 01/24/2022
 SCALE: 1" = 20'
 SHEET 5 of 9
A-21-081-LAY/U2
 FILE: 21081.DWG



MATCH LINE REFER TO SHEET A-20-010-S2



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PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
 PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:

 DATE: 02/11/2020
 SCALE: 1" = 20'
 SHEET 6 OF 9
A-21-081-G/ES
 FILE: 21081.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / CW-1

PROJECT / APPLICANT ZONE

52 NATIONAL DRIVE

PROJECT ADDRESS

12.0

SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

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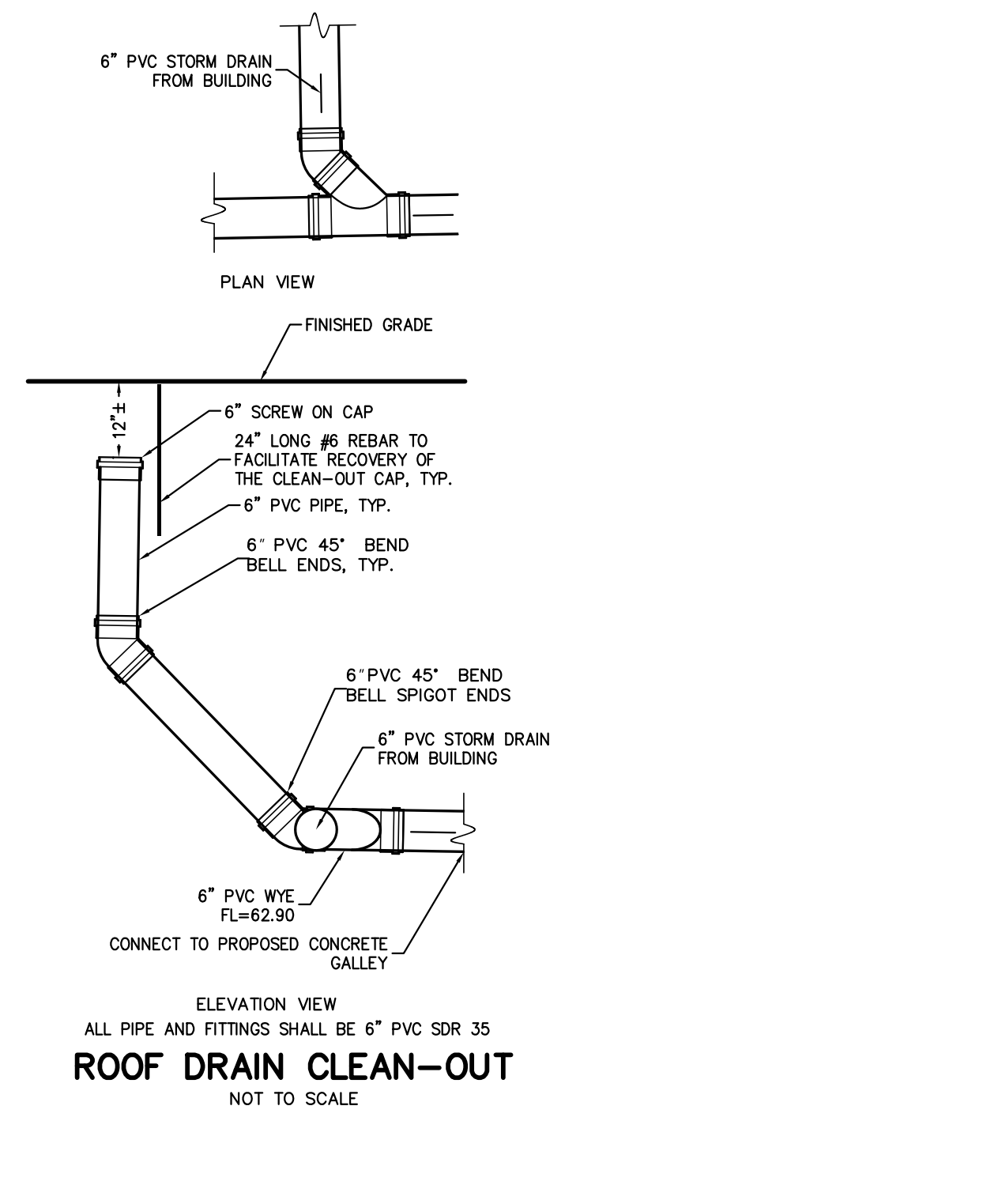
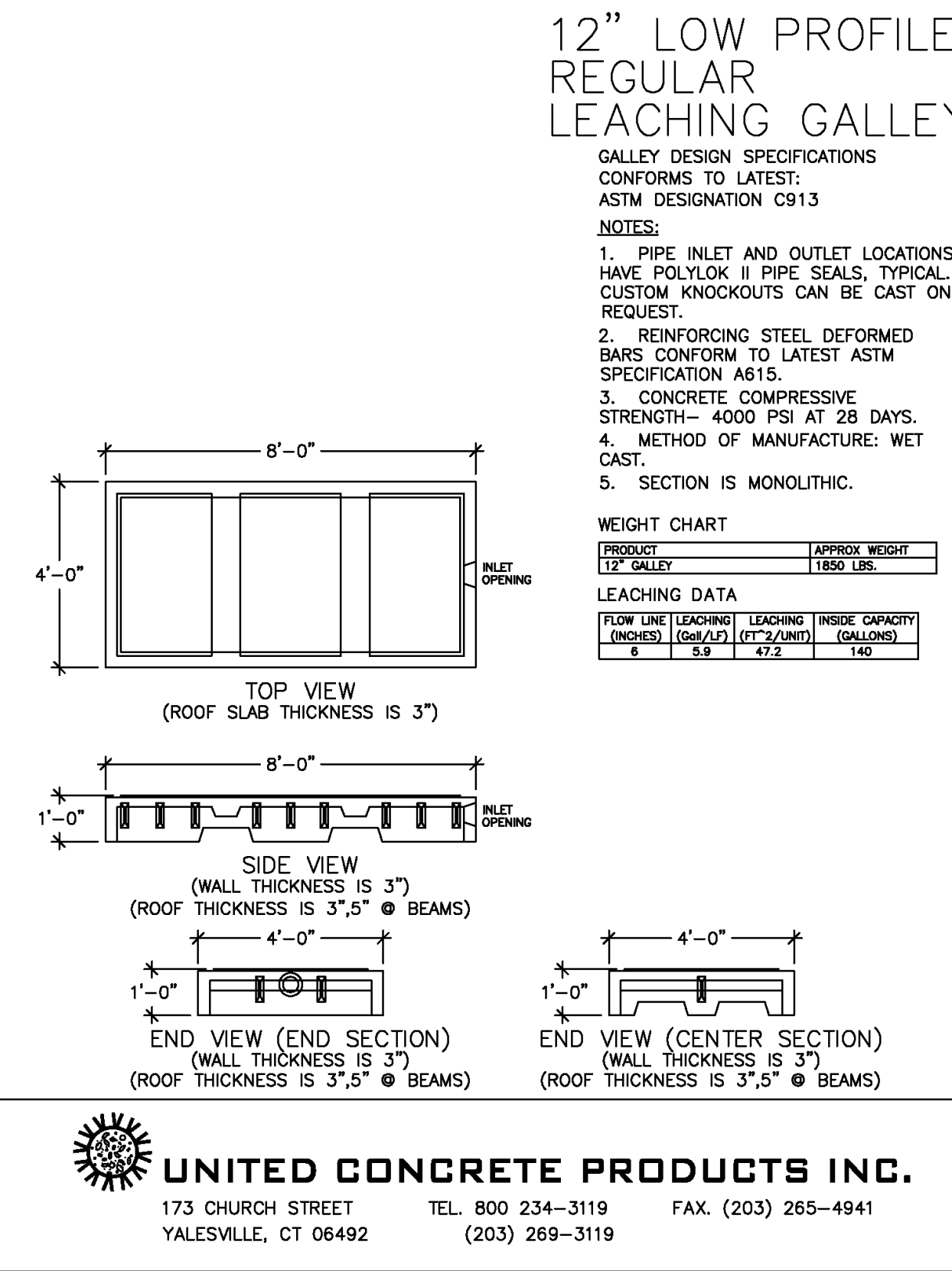
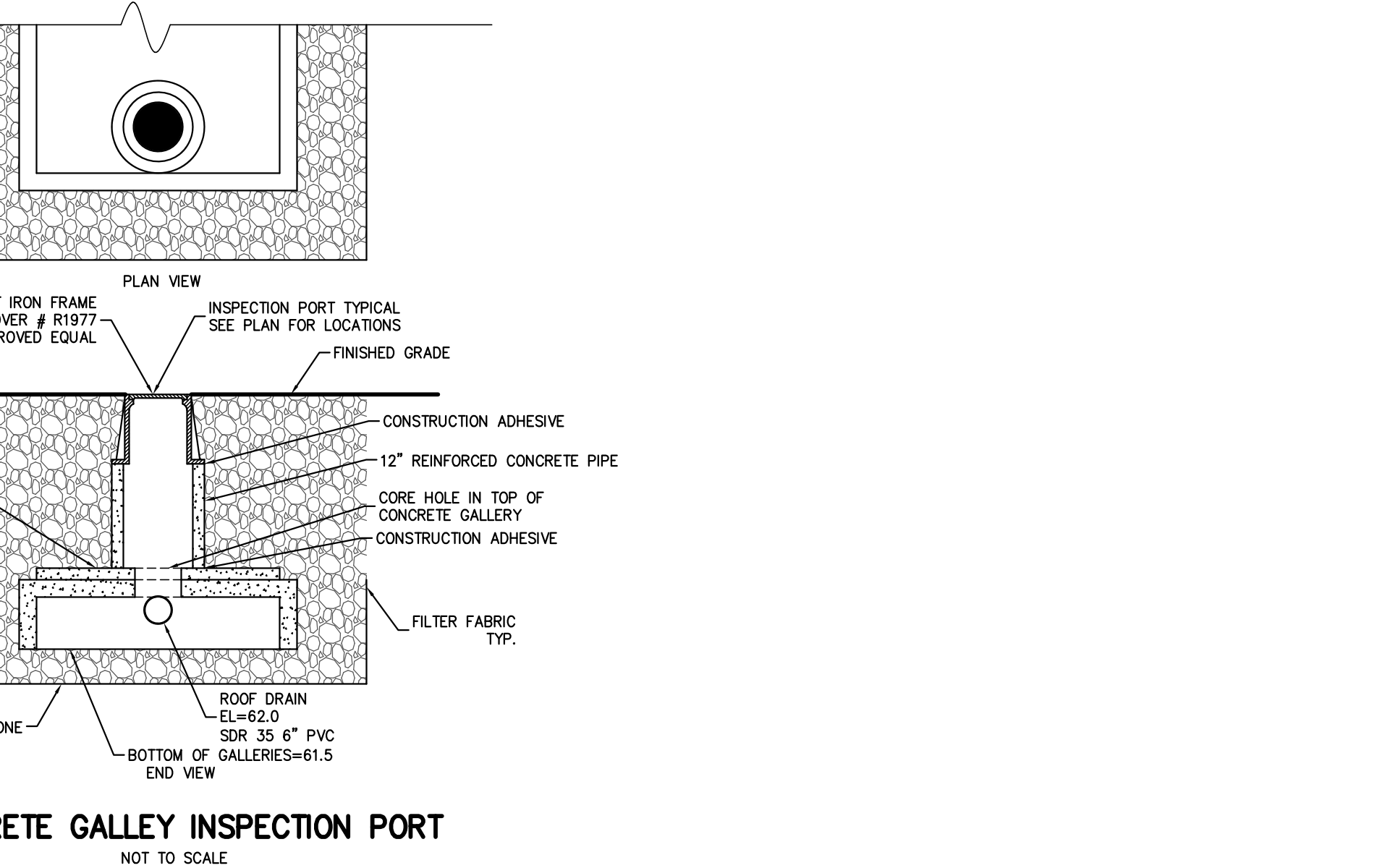
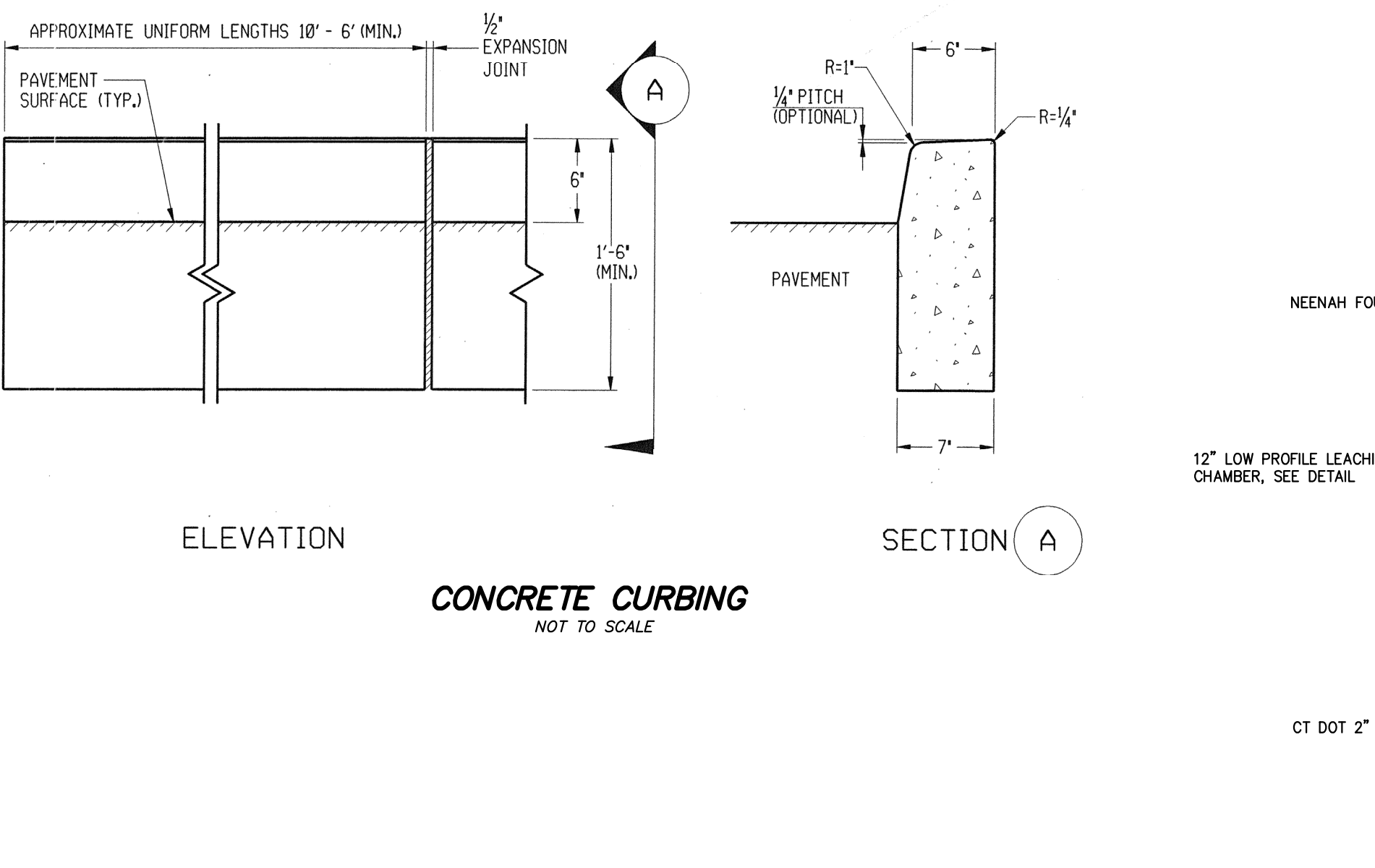
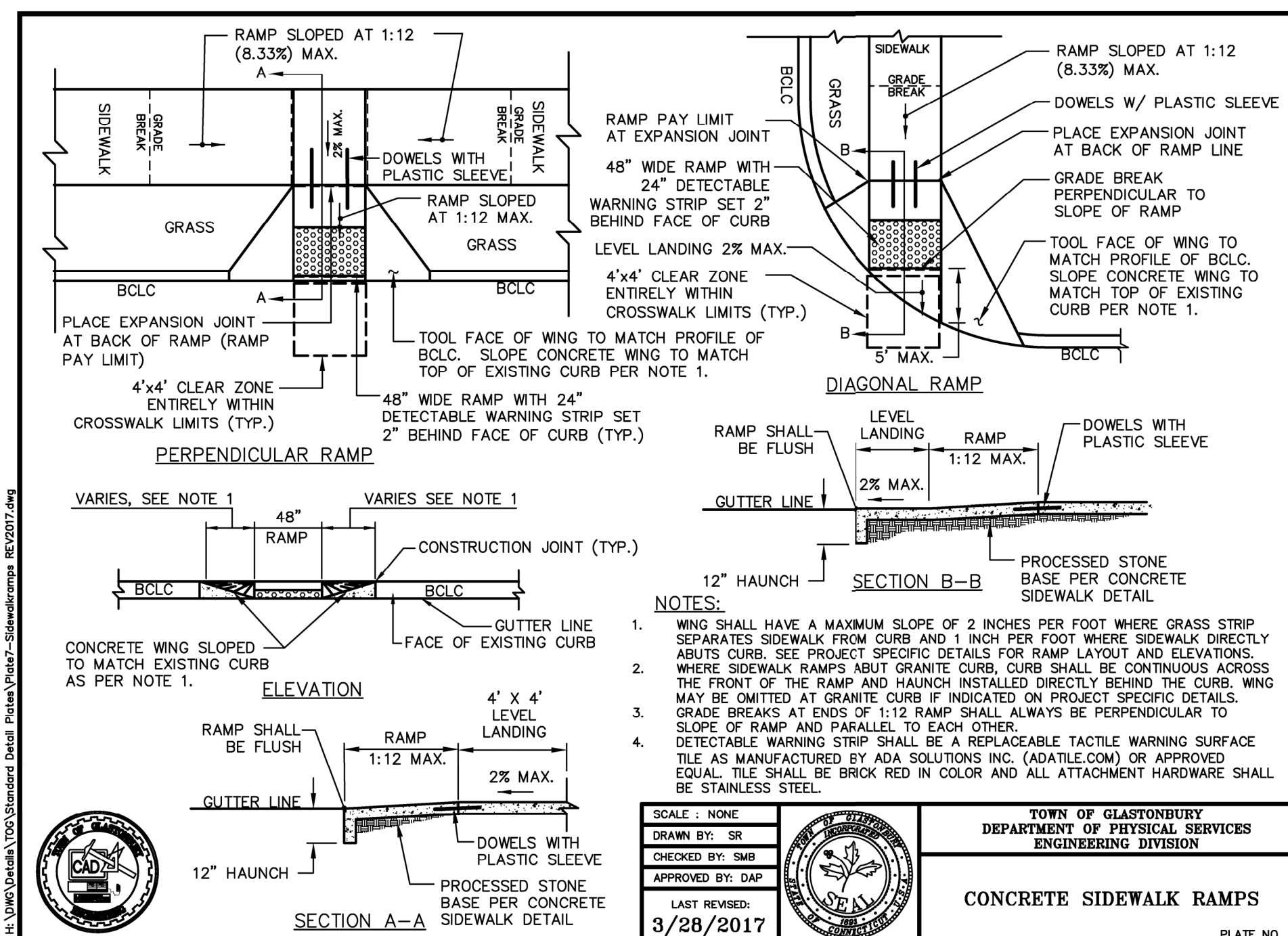
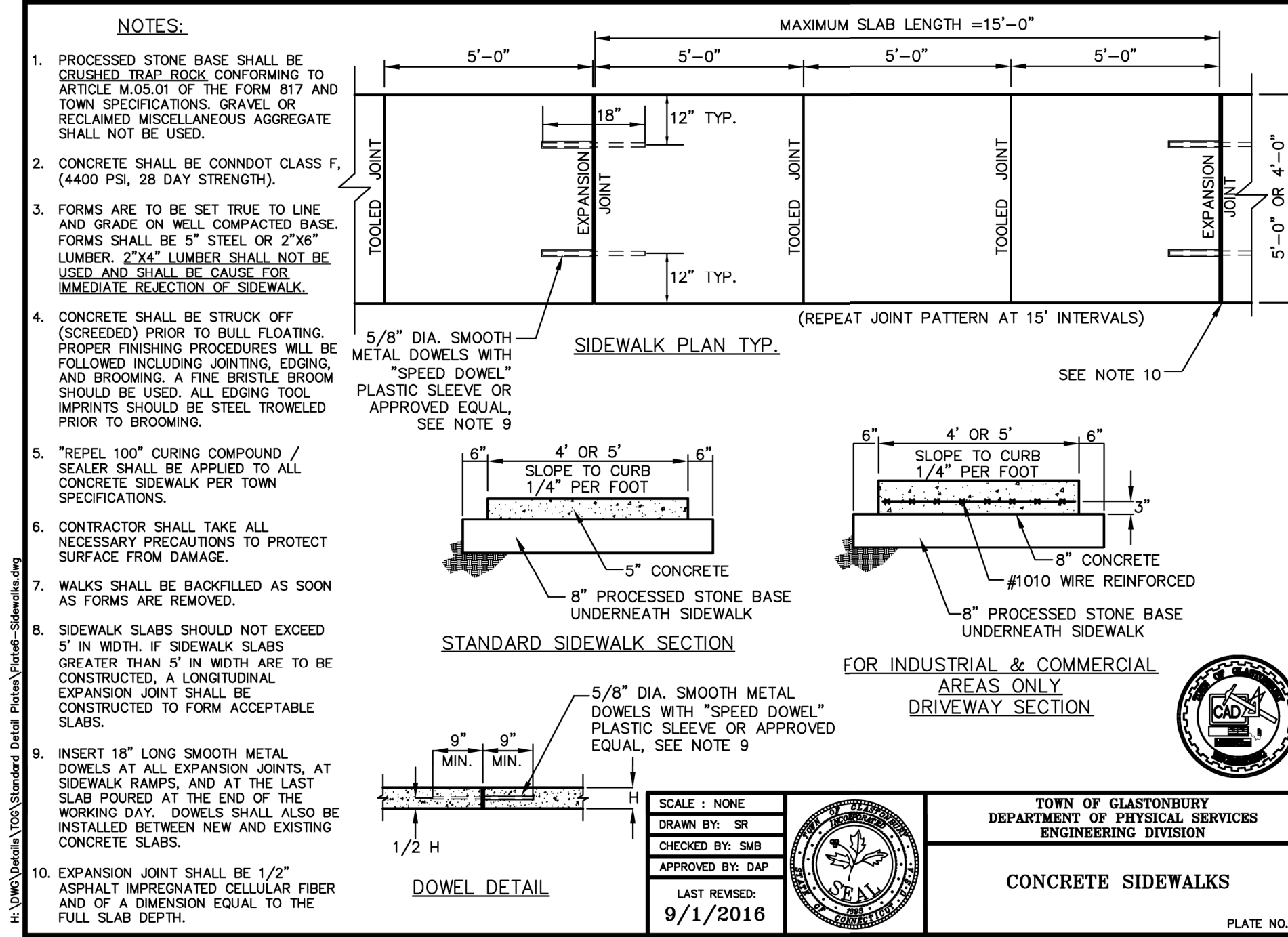
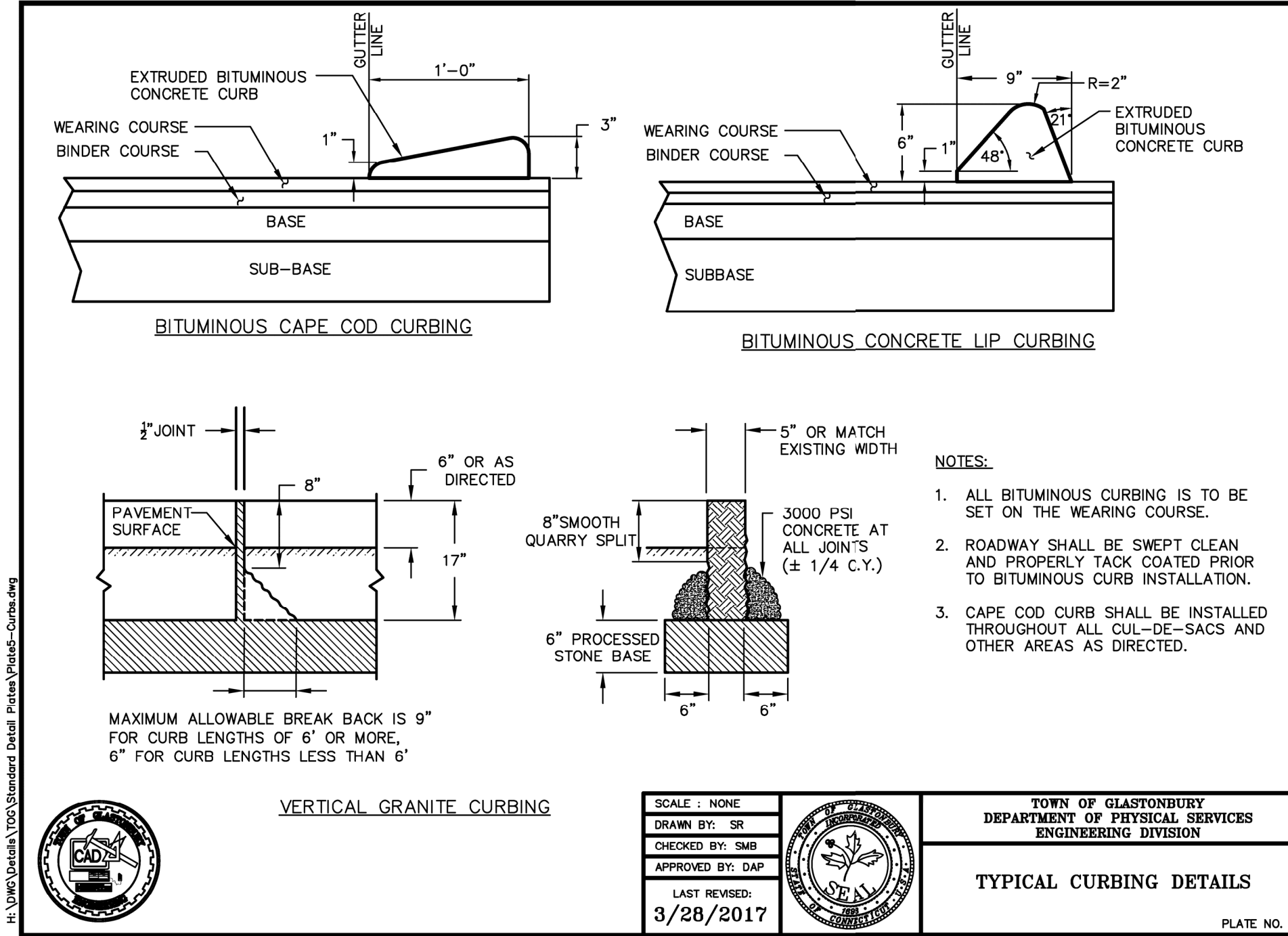
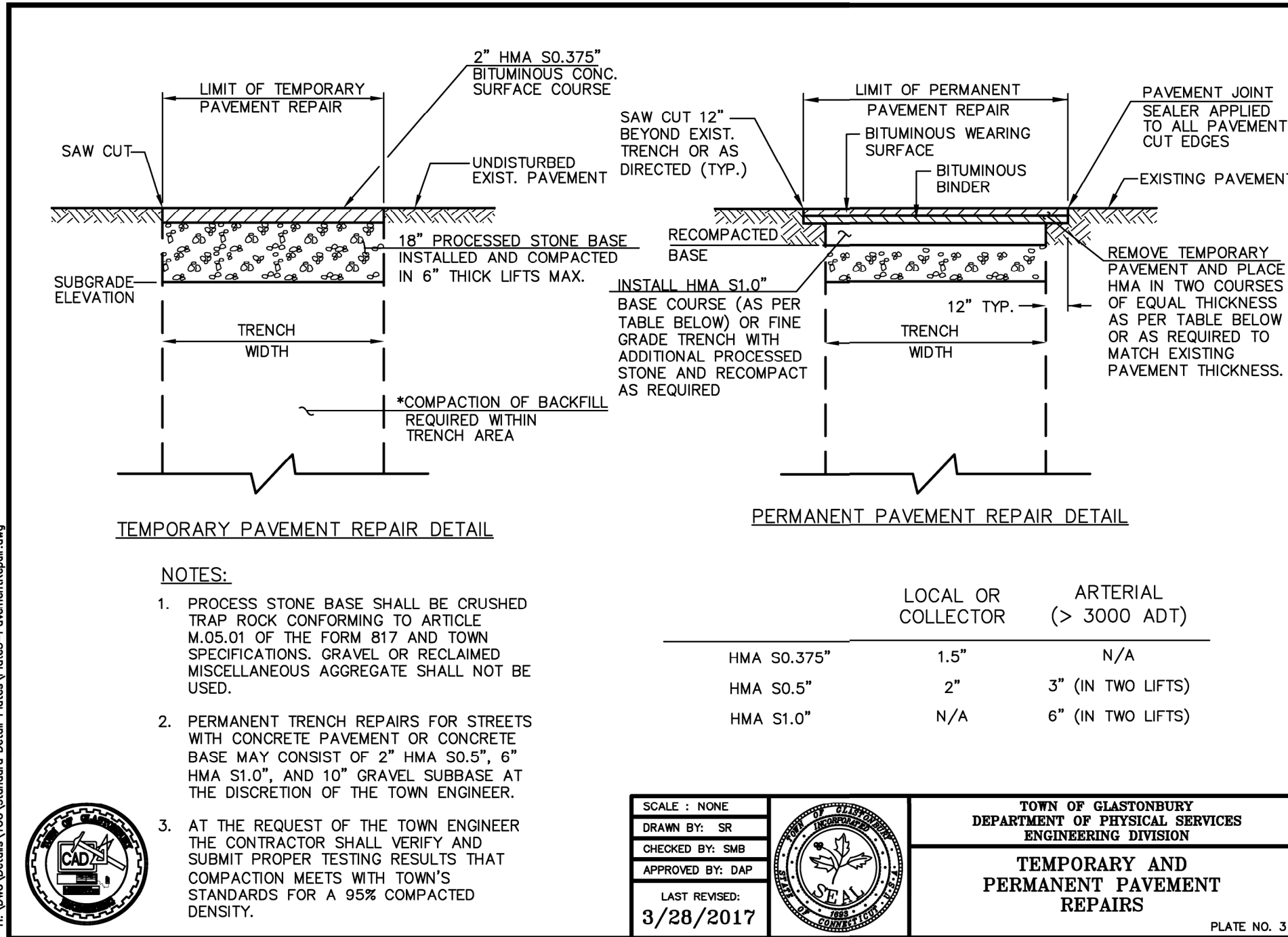
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PROJECT / APPLICANT ZONE

52 NATIONAL DRIVE
PROJECT ADDRESS

12.0
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GENERAL NOTES AND DETAILS
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

REVISIONS:

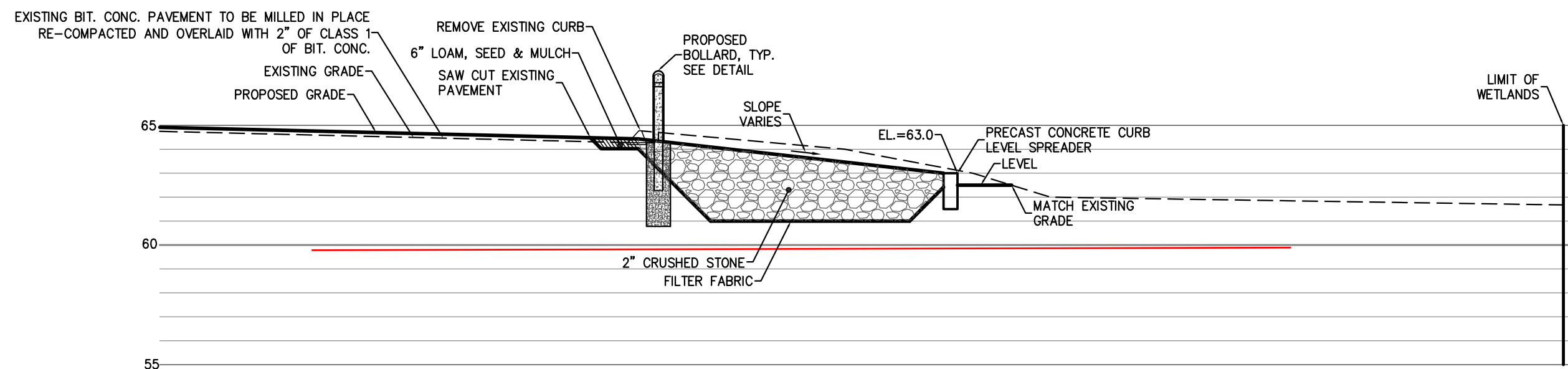
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SCALE: AS SHOWN
SHEET 8 of 9
A-21-081-D2
FILE: 21081.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

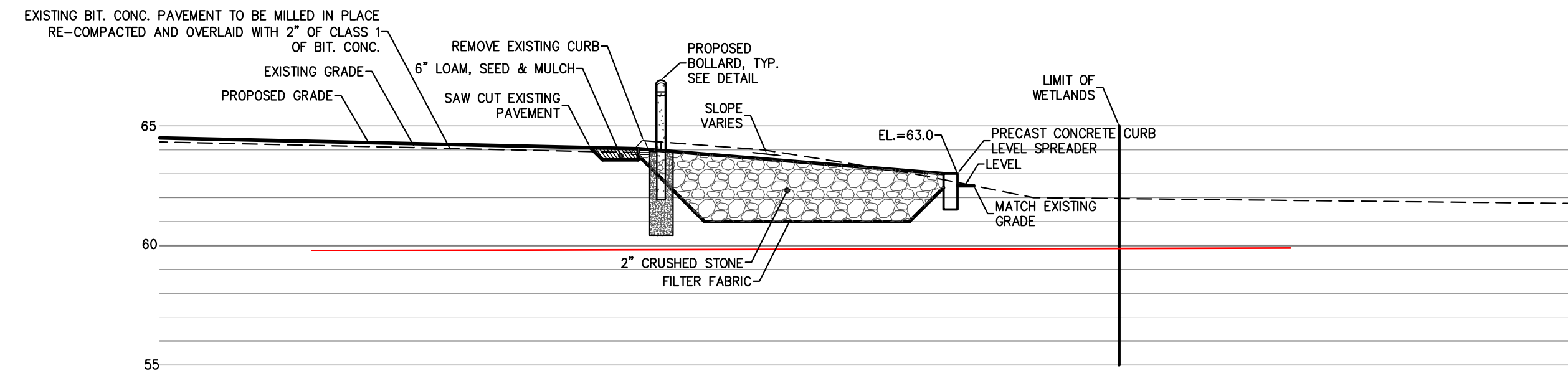
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 PROJECT / APPLICANT ZONE
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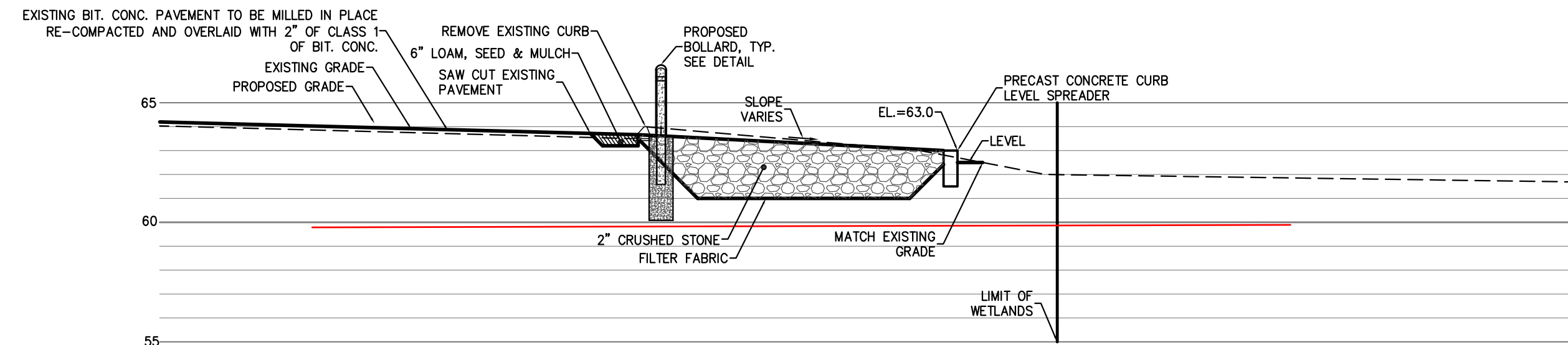
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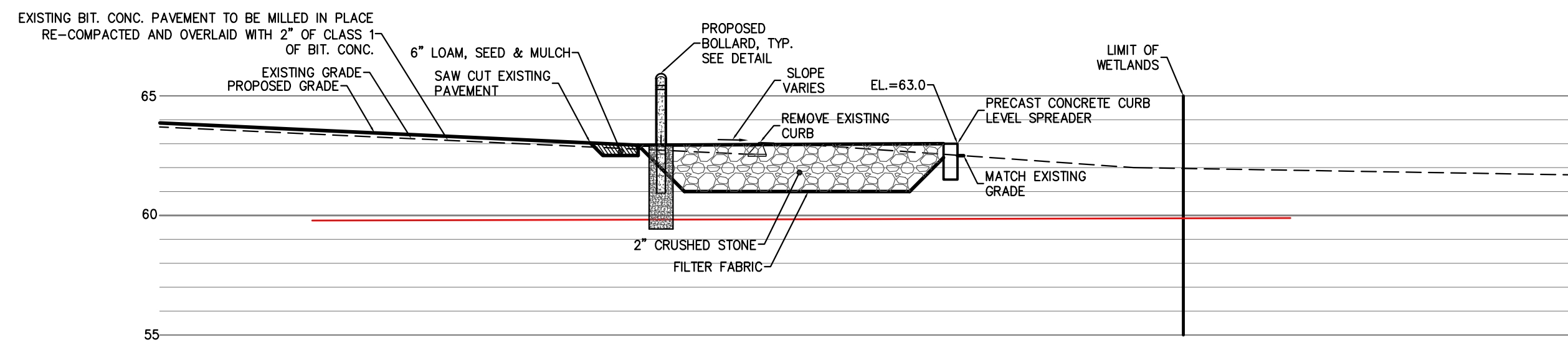
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SCALE 1"=4'



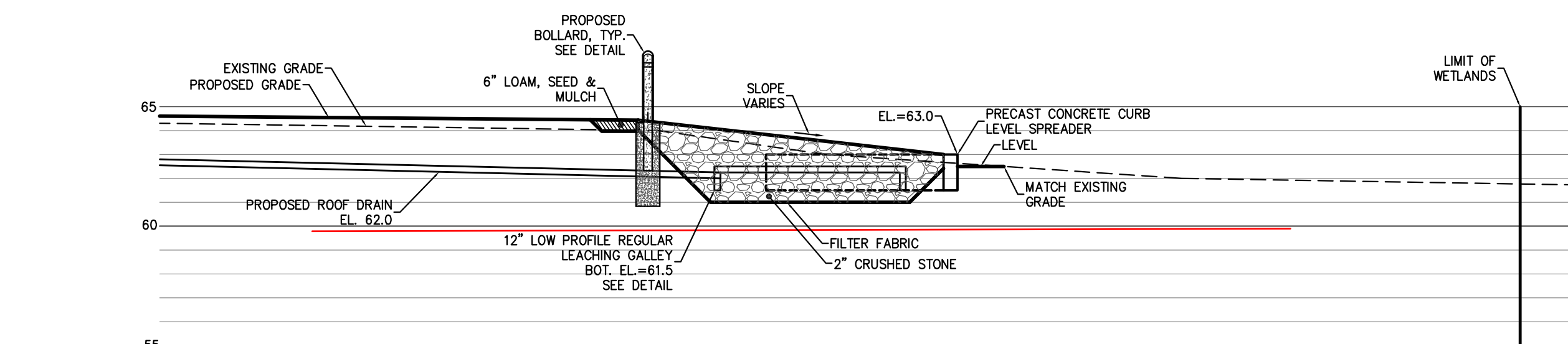
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SCALE 1"=4'



SECTION C-C
SCALE 1"=4'



SECTION D-D
SCALE 1"=4'



SECTION E-E
SCALE 1"=4'

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GENERAL NOTES AND DETAILS
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
 PROJECT FOR
NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:
 DATE: 01/24/2022
 SCALE: AS SHOWN
 SHEET 9 of 9
A-21-081-D3
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DRAINAGE REPORT

**52 National Drive
Building Addition**

PREPARED FOR

New England Traffic Solutions

PREPARED BY

DUTTON ASSOCIATES, LLC

67 EASTERN BOULEVARD

GLASTONBURY, CT 06033

DATED: JANUARY 24th, 2022

INDEX

Introduction and summary	1
Water Quality Volume worksheet	2
Drainage Area Volume worksheet	3
Water Quality Volume map	4
Drainage area map	5

SUMMARY

SITE DESCRIPTION:

The site, 52 National Drive is a 2.5086-acre parcel located on the southerly side of National Drive. The parcel was created in 1667 as an "industrial subdivision" by the Town of Glastonbury. It was first developed in 1980 by Tyrol & Wethey in 1980 as an office development. Much of the site is wetlands (1.65 acres 65.8%) and Salmon Brook crosses the property about 2/3rds back from National Drive. The Salmon Brook sanitary sewer interceptor line also crosses the property just northerly of the brook. The rear portion of the property is encumbered by a private conservation easement (1.991 acres). Additionally, the site contains a drainage easement in favor of the easterly abutter along its easterly property line. Wetland soils have been delineated by Cynthis Rabinowitz, Soils Scientist and field surveyed by Dutton Associates, LLC. The soils are Limerick, upland soils are undeaths as the site has been disturbed from the wetland limits north to National Drive.

PROPOSAL

The site is currently under contract for purchase by New England Traffic Solutions who assembles and sells traffic control boxes and signals. No manufacturing occurs. The buyer needs additional warehouse space and is proposing a 3,000 s.f. warehouse addition to the existing building on its south side. The existing parking area contains enough parking to service the completed facility and no additional pavement is proposed. When the site was first constructed, no provisions were made with regard to stormwater quality. In addition to the proposed building addition, the plan contains new stormwater quality enhancements in accordance with the water quality manual. No detention systems are proposed due to its proximately to Salmon Brook. The plan includes a modest 1,153 s.f. increase in impervious area, mainly from the building addition.

The proposed stormwater quality enhancements consist of a stone infiltration area with a level spreader for flows exceeding the water quality treatment volume. The system is located along the edge of the existing parking area. The existing curb along the edge of the parking area will be removed to allow sheet flow into the stone infiltration area. Additionally, the roof drains from the existing building will be piped into a concrete leaching chamber located within the infiltration area.

Because the site is being "redeveloped" and the existing site contains more than 40% impervious area outside of the inland wetland limits, the required water quality volume for treatment is reduces to 50% (per town WQV memo). The minimum WQV required is $1560 \times .50 = 780$ CU-FT, the system as currently proposed provides 991 CU FT of WQV storage, see the chart below.

Total WQV Area	Impervious Coverage	100% WQV	WQV provided
39,354 sq. ft.	18,637 sq. ft. (47.35%)	1,560 cu. ft.	991 cu. Ft.

PREPARED BY	DATE PREPARED	DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: (860)-633-9401 FAX: (860)-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM	JOB NUMBER	PAGE NUMBER 2
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES

WQN Calc:

$$WQN = \frac{(1)(R)(A)}{12}$$

$$A = 39,354 \text{ ft}^2 = 0.9034 \text{ ac}$$

$$I = 18,637 \text{ ft}^2 = 47.35$$

$$R = 0.05 + 0.009(I) = 0.05 + 0.009(47.35) = 0.476$$

$$WQN = \frac{(1)(0.476)(0.9034 \text{ ac})}{12} = 0.036 \text{ ac-ft} = 1560 \text{ ft}^3$$

Drainage Area Volume

section	Area	Volume
A-A 36' length	20.47 ft ²	746.64 ft ³
B-B 36' length	21.01 ft ²	766.08 ft ³
C-C 36' length	21.55 ft ²	796.14 ft ³
D-D 23.23' length	22.68 ft ²	507.19 ft ³
E-E	20.47 ft ²	
		$\Sigma = 2810.05 \text{ ft}^3$

Stone voids = 35%

Galley size = 1' x 4' x 8' x 1 units = 32 ft³

$$2810.05 - 32 = 2778.05 \text{ ft}^3 \times 35\% \text{ voids} = 972.3 \text{ ft}^3$$

$$\text{Galley volume} = 140 \text{ gal/unit} \times \frac{1 \text{ ft}^3}{7.48 \text{ gal}} \times 1 \text{ unit} = 18.7 \text{ ft}^3$$

$$\text{total volume} = 991 \text{ ft}^3$$

$$\text{Total WQV} = 1560 \text{ ft}^3$$

need 780 ft³ of storage

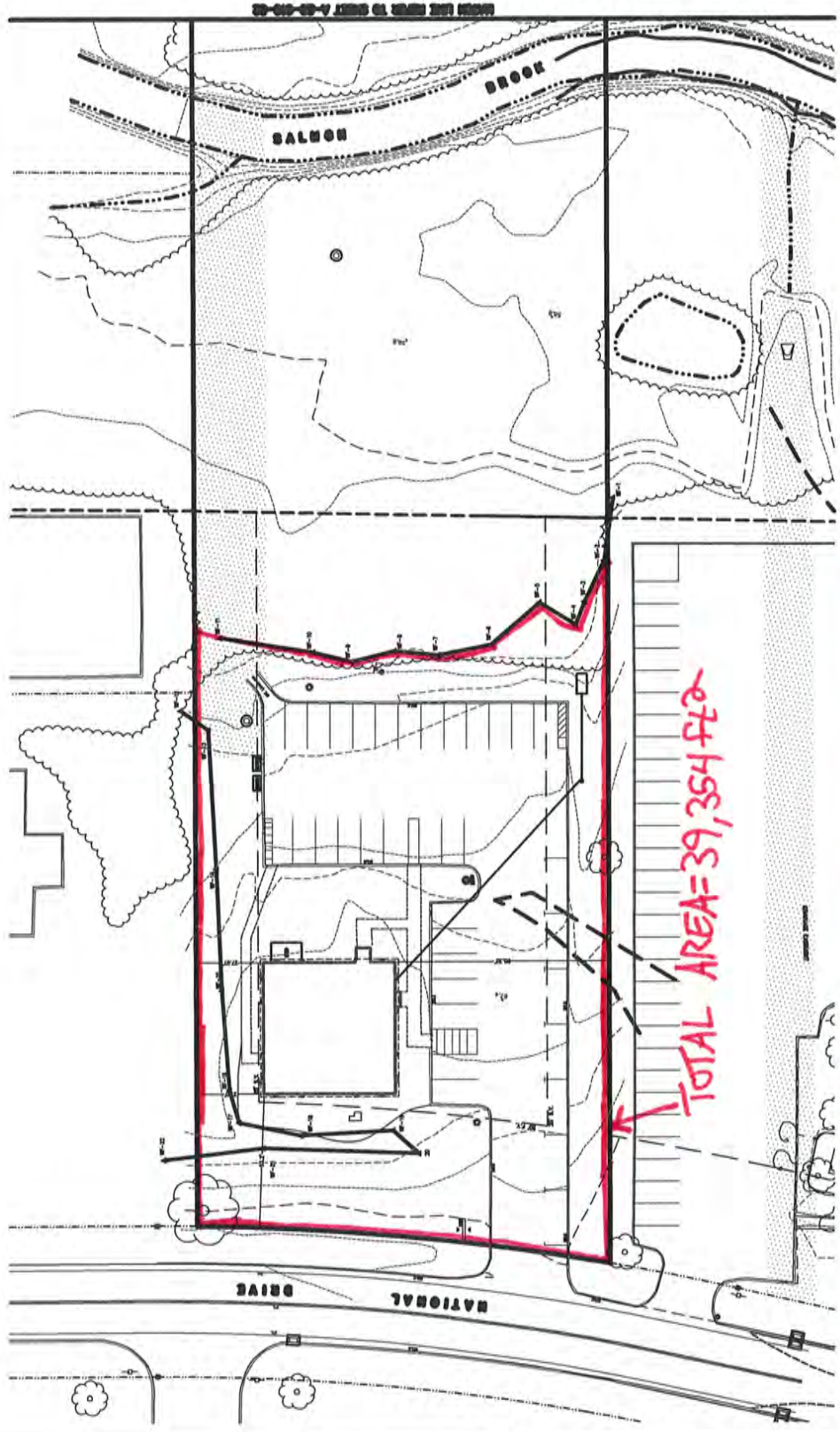
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SUITE 100
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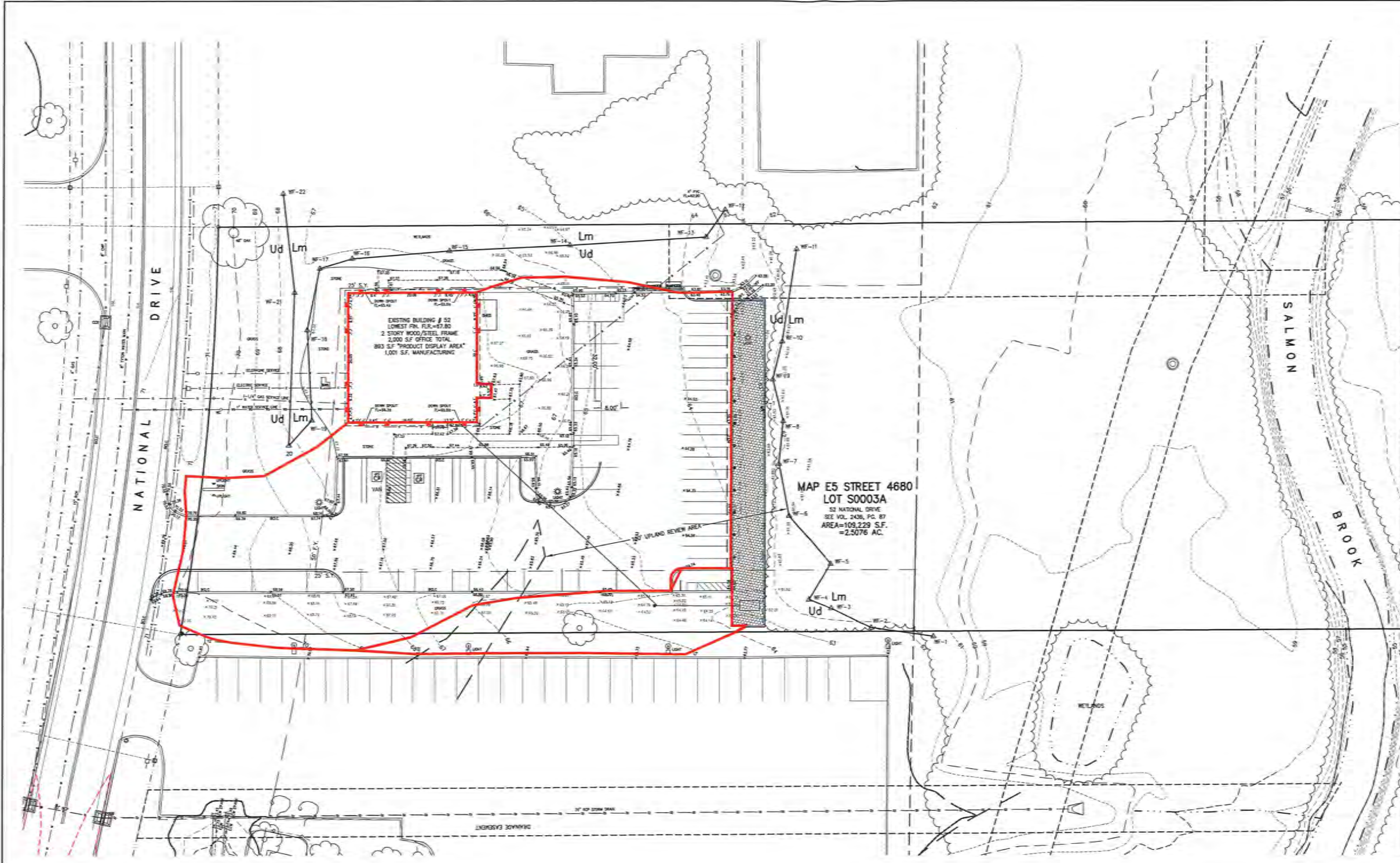
THIS PLAN HAS BEEN PREPARED BY THE ENGINEER OR ARCHITECT AND THE LAND SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN THEREON. THE ENGINEER OR ARCHITECT IS NOT PROVIDING ANY WARRANTY FOR THE ACCURACY OF THE INFORMATION SHOWN THEREON. THE LAND SURVEYOR HAS CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN THEREON. THE LAND SURVEYOR IS NOT PROVIDING ANY WARRANTY FOR THE ACCURACY OF THE INFORMATION SHOWN THEREON.

PROPOSED IMPERVIOUS COVER PLAN
PROJECT: / APPROX: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
SHEET NO.: _____



TOTAL AREA = 39,354 ft²

**EX. IMPERVIOUS COVERAGE = 18,637 ft²
= 47.35%**



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 15 GASTON AVENUE
 GASTONBURY, CONNECTICUT 06033
 TEL: 860.833.8401 FAX: 860.833.8884
 EMAIL: JANDUTTON@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCO, P.E. #15494

JAMES W. DUTTON, L.S. #700074
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**SITE LAYOUT AND UTILITIES PLAN
 PROPOSED BUILDING ADDITION
 52 NATIONAL DRIVE
 PREPARED FOR:
 NEW ENGLAND TRAFFIC SOLUTIONS
 GASTONBURY, CONNECTICUT**

REVISIONS:

DATE: 10/28/2021
 SCALE: 1" = 20'
 SHEET 7 of 8
A-20-010-S/L
 FILE: 202102.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL	
PROPOSED BUILDING ADDITION / 52771 TWO NATIONAL DRIVE, LLC	PE / DM-1
PROJECT / APPLICANT	ZONE
52 NATIONAL DRIVE	
PROJECT ADDRESS	
12.0	
SPECIAL PERMIT SECTION	T.P.A.Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.	
UNDERGROUND UTILITY NOTE: UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-322-4455 OR 811.	
INSPECTION NOTE: THE CONTRACTOR SHALL NOTIFY THE TOWN OF GASTONBURY 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 8:30 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-832-7735.	

REFERENCE IS MADE TO MAPS TITLED:
 *MAP PREPARED FOR GASTONBURY INDUSTRIAL PARK, INC. GASTONBURY, CONN. PREPARED BY JOHN LUCKS, JR., L.S.#2744 SCALE: 1"=100' DATE: 3-28-87 REVISED THROUGH: 3-4-1979 BY LUCKS & BECKERMAN, C.E.'S PARCELS L & W SHOWN.
 *PLOT PLAN PREPARED FOR N.A.C.M. GASTONBURY, CT. PREPARED BY LUCKS & BECKERMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GASTONBURY, CONN. FILE NAME B-79-87-SP SCALE: 1"=40' DATE: 9-5-79.
 THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-306-1 THROUGH 20-306-30 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1996, AS AMENDED.
 THE TYPE OF SURVEY PERFORMED IS A COMPILED PLAN.
 THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 THIS SURVEY DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF PRELIMINARY SITE DESIGN.
 TOPOGRAPHIC INFORMATION SHOWN PER TOWN OF GASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY LIMITED FIELD SURVEY.
 *TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 THIS MAP IS NOT VALID UNLESS IT BEARS THE LINE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

Town of Glastonbury Engineering Division
Development Plan Review Checklist

PROJECT INFORMATION

Approval Type:	Special Permit Other:
Design Engineer Firm:	Dutton Associates LLC
Project Name:	Proposed building addition
Project Address:	52 National Drive, Glastonbury, Ct
Submittal Date:	
Review Date:	
Reviewed By:	

GENERAL PLAN CHECKLIST

- ✓ Maps prepared in accordance with the "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, as amended.
Coordinate System Identified (NAD 83, NAVD 88 required)
- ✓ Label NAD83 coordinates and identify control points and bench marks
- ✓ Location Plan (1" = 1000', including outline of property or site area)
- ✓ North Arrow, Plan Scale, Date
- Sealed by a CT Licensed Land Surveyor or Professional Engineer as Applicable
- ✓ Note indicating Contractor requirement to "Call-Before-You-Dig" prior to any construction
- ✓ Complete legend identifying existing and proposed features
- ✓ Town Approval block included on all sheets to be filed
- ✓ Separate sheet included in plan set for Town approval motions and Department review memos
- Parcel boundary closure check performed by Engineering
- ✓ Addresses assigned to any newly created or combined parcels
- ✓ Street Names identified for private roads or private drives to be named for addressing purposes
- Standard Inspection Note on all applicable sheets stating:
NOTE:
✓ THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM-4:30 PM MONDAY THRU FRIDAY AT (860) 652-7735.

Town of Glastonbury Engineering Division
Development Plan Review Checklist

SITE DEVELOPMENT PLAN CHECKLIST

- ✓ Plans certified by CT Licensed Land Surveyor and Professional Engineer
- ✓ Existing structures with indication of protection or removal.
- ✓ Existing curb cuts to be closed and restored.
- ✓ Wetlands and watercourses with 100' upland review area with Soil Scientist Certification
- ✓ FEMA Flood boundary derived from Flood Profile Data from the most current FIS (as applicable)
- ✓ Proposed building lines, building footprint, finished floor elevations
- Existing ground contours at 2 foot intervals (or 1 foot intervals in Flood Zone areas) with spot elevations at highpoints and depressions, based on NAVD 1988. **Include a minimum of two (2) benchmarks per sheet.** Note source of topographic information and limits of field survey.
- ✓ Proposed finished ground contours at 2 foot intervals (or 1 foot intervals in Flood Zone areas) with spot elevations at highpoints and depressions, based on NAVD 1988. Depict grading for the entire site.
- ✓ Proposed limits of clearing, with specimen trees noted for protection
- Existing and proposed storm drainage facilities, including structure types, pipe size, slopes, materials, invert elevations, and connections to existing drainage systems, wetlands or watercourses, water quality treatment measures per 2004 DEEP Stormwater Quality Manual. **SEE SEPARATE SHEETS FOR ADDITIONAL DRAINAGE REQUIREMENTS**
- ✓ Proposed foundation drains showing invert levels of the drain at the building connection and the outlet (piped discharges into the public right-of-way are prohibited by ordinance)
- ✓ Existing and proposed water and sanitary sewer facilities, including all bends, valves, manholes, hydrants, and appurtenances with pipe sizes, slopes, materials and invert elevations within structures **SEE SEPARATE SHEET FOR ADDITIONAL SEWER REQUIREMENTS**
- ✓ Proposed location of all other utilities (if known) including, but not limited to, natural gas, telephone and electrical (include equipment installation)
- ✓ Retaining walls with top and bottom of walls elevations noted. Confirm no grading or impacts on to abutting private property.
- ✓ Parking areas, including parking requirements table, appropriate aisle and space dimensions, # ADA spaces
- ✓ Sight line adequate (200' minimum) at proposed driveway locations.
- ✓ Traffic control devices, pavement markings and signs.
- ✓ Sidewalks and sidewalk ramps **Sidewalks continuous through driveways, 8" reinforced sidewalk at new commercial drives. Check for current Town details.**
- ✓ Plantings minimum 10 feet away from sidewalks to avoid root intrusion, minimize plant obstruction complaints
- ✓ Guide rail and protective fencing as required for grading
- ✓ Erosion and Sediment controls per 2002 E&S Control Guidelines (including narrative, area of disturbance in acres, phasing as required, construction entrance, silt fence, sediment basins, etc.).
- ✓ Obtain CT DEEP Construction General Permit for projects that disturb 5 acres or more.

Town of Glastonbury Engineering Division
Development Plan Review Checklist

STORMWATER MANAGEMENT REPORT CHECKLIST

Report signed by CT Licensed Professional Engineer

Narrative summarizing the proposed project, design methods used, and table of pre- and post-development flows at appropriate downstream locations showing zero net increase in runoff from the site for the 2, 10, 25, 50 and 100-year storm events. Summarize WQV required for the project area and the WQV retained by the proposed improvements.

Hydrographs and calculations identifying peak runoff, velocities and timing of peak flows from the site at critical locations in the watershed as outlined in the CTDOT Drainage Manual, latest revision. Supporting information for the drainage analysis including, but not limited to, runoff coefficients, time of concentration flow paths, drywell design, etc.

Confirm use of SCS hydrology methods for proposed detention, including latest NOAA Rainfall rates and Type III rainfall distribution.

Inventory and evaluation of hydraulic structures both on-site and in the downstream zone of influence (as defined in the Public Improvement Standards) to identify flow capacity, pipe velocities, hydraulic grade line elevations and physical condition

Identification of drainage structures and watercourses that are inadequate for existing or future conditions

Hydraulic grade line computations for enclosed drainage systems indicating a minimum headwater clearance of one (1) below top of frame for existing and proposed structures.

Detention basin design information that includes stage-storage-discharge curves or tables, outlet control data, flood routing calculations, subsurface conditions and maximum water surface elevations

Outlet protection, riprap sizing, channel sizing, and channel lining calculations

Gutter flow analysis and ponding calculations for low points (when requested by the Town Engineer)

✓ Plans with scale not to exceed 1" = 100' identifying topography, watershed boundaries (for overall site and storm drainage structures), soil types, land use characteristics and time of concentration flow paths with design points and labels corresponding to the drainage calculations for pre- and post-development conditions

✓ Plans with 100-year flood limits derived from Flood Profile data provided in the latest version of the FEMA Flood Insurance Study (if applicable), inland wetland boundaries, and groundwater protection zones within the project limits

✓ Computations of the required Water Quality Volume (WQV) to be retained on site for the project area and for the area draining to each proposed treatment system, include pre and post development impervious area and directly connected impervious area (DCIA). For redevelopment of sites that are currently developed with DCIA of 40% or more, **one-half of the WQV** from the site must be retained, **for all other sites the full WQV must be retained.**)

✓ Computations of the WQV actually retained by the proposed treatment system(s). NOTE: Only storage below the low-flow orifice of an outlet control structure can be considered retained for computation of the WQV. Slow release of the WQV over a 24 to 48 hour period via infiltration or a small diameter orifice will also be considered as retained for the purposes of these computations.

WQV surface elevations clearly labeled and depicted on appropriate cross sections and details within the plan set. WQV retained by each proposed treatment system labeled on the plans.

Town of Glastonbury MS4 DCIA tracking table accurately filled out and affixed to the site plan and/or drainage plan sheets within the plan set.

Town of Glastonbury Engineering Division
Development Plan Review Checklist

STORM DRAINAGE PLAN CHECKLIST

- Plans certified by CT Licensed Professional Engineer
- Existing and proposed storm drainage facilities, including structure types, pipe size, slopes, materials, invert elevations, and connections to existing drainage systems, wetlands or watercourses
- Outlet protection properly detailed, labeled with length, width, depth, type of riprap, geotextile, etc.
- Water Quality Volume treatment measures provided in compliance with Town Standards and the Town MS4 Permit.
- Maintenance plan and schedule for all public and private stormwater management facilities **including party responsible for maintenance** shown on the site plan or utility plan as applicable
- ✓ Deep sump catch basins for water quality where applicable. 2 foot sump for detention basin outlet structures.
- ✓ Channels and swales properly sized, lining specified and computed
- ✓ Appropriate details for non-standard structures
- ✓ No concentrated stormwater discharges to neighboring properties or public roadway
- ✓ Infiltration or subsurface detention facilities properly sized per drainage computations. Include overflow to town system where possible, inspection ports for maintenance, above groundwater elevation per test pits.
- ✓ Test pit data shown on plan for infiltration and subsurface detention systems

STORM DRAINAGE STORAGE / TREATMENT PLAN CHECKLIST

- ✓ Basin - Forebay sized for WQV
- ✓ Basin - Bottom sloped at 1% toward outlet, Side slopes 4:1 or flatter for ease of maintenance
- ✓ Basin - Underdrain to ensure complete emptying of basin in 48 hours
- ✓ Basin - Emergency spillway sized properly with stable discharge point
- ✓ Underground Storage - detailed layout of proposed system (plan and section views)
- ✓ Underground Storage - relevant manufacturer details with storage computations
- ✓ Cross sections through basin or chamber depicting WQV and storm event water surface elevations
- ✓ 2 foot sump for outlet structures, outlet structure details / elevations consistent with drainage computations

Town of Glastonbury Engineering Division
Development Plan Review Checklist

SANITARY SEWER CHECKLIST

- Plans certified by CT Licensed Land Surveyor and Professional Engineer
- ✓ Existing and proposed sanitary sewer facilities, including all bends, manholes, appurtenances with pipe sizes, slopes, materials and invert elevations within structures
- ✓ Existing sewer laterals identified properly per record drawings
- ✓ Minimum cover 4 feet for public sewer
- ✓ Sewer laterals properly designed and specified per Town Standards (6-inch PVC minimum, cleanouts as required)
- ✓ Sampling manhole provided for all commercial and industrial buildings at street line (unless lateral connects directly to an existing manhole)
- ✓ Grease Trap or AGRU for Class III or IV Food Service Establishments (FOG Requirements)
- ✓ 75 foot separation of pump chamber, septic tanks, or grease trap from wells
- ✓ Appropriate sewer easement for Town facilities (25 foot wide). Must provide access to all structures with load bearing surface, grade of 15% or less. Consider need for construction easements.
- ✓ Bolted covers noted for off-road public sewer manholes
- ✓ Appropriate details for non-standard structures.