

NUMBER: TP-1 DATE: 01/27/2005 WITNESS: SRS DEPTH: 114" SOIL PROFILE: MOTTLING: DISTURBED	NUMBER: TP-2 DATE: 01/27/2005 WITNESS: SRS DEPTH: 72" SOIL PROFILE: MOTTLING: SILTY LOAMY SAND SOME GRAVEL NO RESTRICTIVE LAYER NO HARDPAN	NUMBER: TP-3 DATE: 01/27/2005 WITNESS: SRS DEPTH: 72" SOIL PROFILE: MOTTLING: SILTY LOAMY SAND SOME GRAVEL NO RESTRICTIVE LAYER NO HARDPAN
NUMBER: TP-7 DATE: 01/27/2005 WITNESS: SRS DEPTH: 48" SOIL PROFILE: MOTTLING: GRAVEL MEDIUM/FINE	NUMBER: TP-6 DATE: 01/27/2005 WITNESS: SRS DEPTH: 114" SOIL PROFILE: MOTTLING: MEDIUM/FINE SAND AND GRAVEL	NUMBER: TP-4 DATE: 01/27/2005 WITNESS: SRS DEPTH: 114" SOIL PROFILE: MOTTLING: SILTY LOAMY SAND AND GRAVEL NO RESTRICTIVE LAYER NO HARDPAN
NUMBER: TP-5 DATE: 01/27/2005 WITNESS: SRS DEPTH: 48" SOIL PROFILE: MOTTLING: FINE SAND SOME SILT		

TOWN PLAN & ZONING COMMISSION APPROVAL

R & J PAVING / R & J PAVING CO. PI
PROJECT / APPLICANT ZONE

OAKWOOD DRIVE
PROJECT ADDRESS

12
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD DRAWINGS 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.

LEGEND TO SOIL TYPES

MAP SYMBOL	SOIL DESCRIPTION
HfB	HARTFORD SANDY LOAM, 3 TO 8 PERCENT SLOPES
WmB	WETHERSFIELD STONY LOAM, 3 TO 8 PERCENT SLOPES
Ur	URBAN LAND

REFERENCE IS MADE TO MAPS TITLED:
"MAP SHOWING PROPERTY ON OAKWOOD DRIVE CONVEYED FROM LIBERTY HILL ASSOCIATES TO O&S ASSOCIATES, GLASTONBURY, CONNECTICUT, SCALE: 1"=40', DATED: 9/10/90, REVISED THROUGH: 11/26/90, MAP NO. 25-85-1, PREPARED BY: MEGSON & HEAGLE, GLASTONBURY, CONNECTICUT."

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.

THE TYPE OF SURVEY PERFORMED IS TOPOGRAPHIC SURVEY.
THIS MAP 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 SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.
TOPOGRAPHIC INFORMATION FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY FIELD SURVEY.

NOTE: SOIL DELINEATION INFORMATION COMPILED FROM THE TOWN OF GLASTONBURY, CONNECTICUT GIS WEBSITE AND HARTFORD COUNTY, CONNECTICUT SOIL SURVEY.

"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.

SCALE IN FEET
0 20 40 60 80

DUTTON ASSOCIATES, LLC
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67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8881
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JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074

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**TOPOGRAPHIC SURVEY
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
MULNIER CONSTRUCTION**
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 4 of 15
A-20-054-T1
FILE: 20054.DWG

UNDERGROUND UTILITY NOTE:
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SOIL DELINEATION [Symbol: Dashed line with dots]

NOTE:
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TOWN PLAN & ZONING COMMISSION APPROVAL

R & J PAVING / R & J PAVING CO. PI
 PROJECT / APPLICANT ZONE
 OAKWOOD DRIVE
 PROJECT ADDRESS
 12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.



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**TOPOGRAPHIC SURVEY
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 MCOLNIR CONSTRUCTION
 GLASTONBURY, CONNECTICUT**

REVISIONS:

DATE: 02/07/2022

SCALE: 1" = 20'

SHEET 5 of 15

A-20-054-T2

FILE: 20054.DWG

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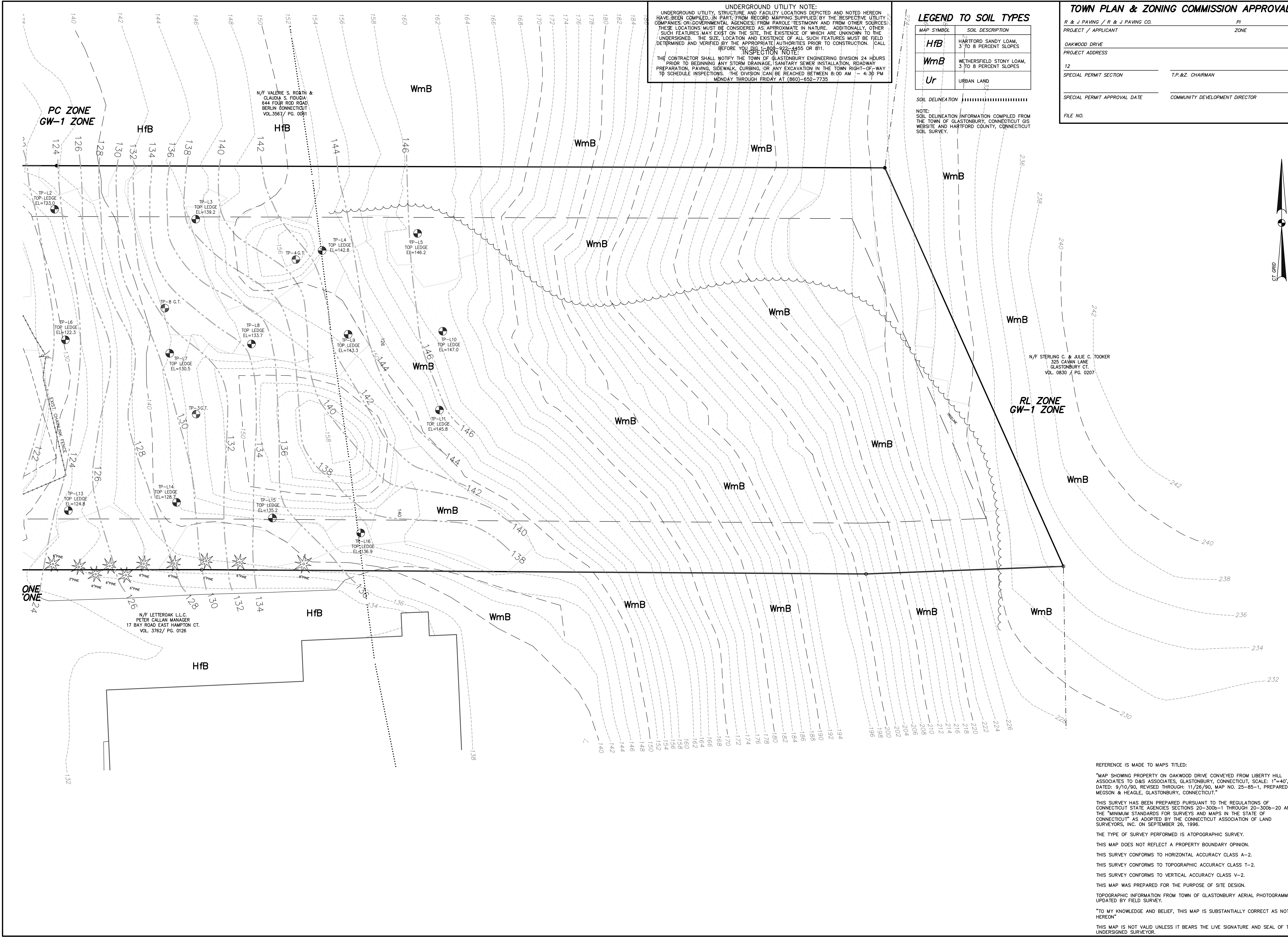
THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

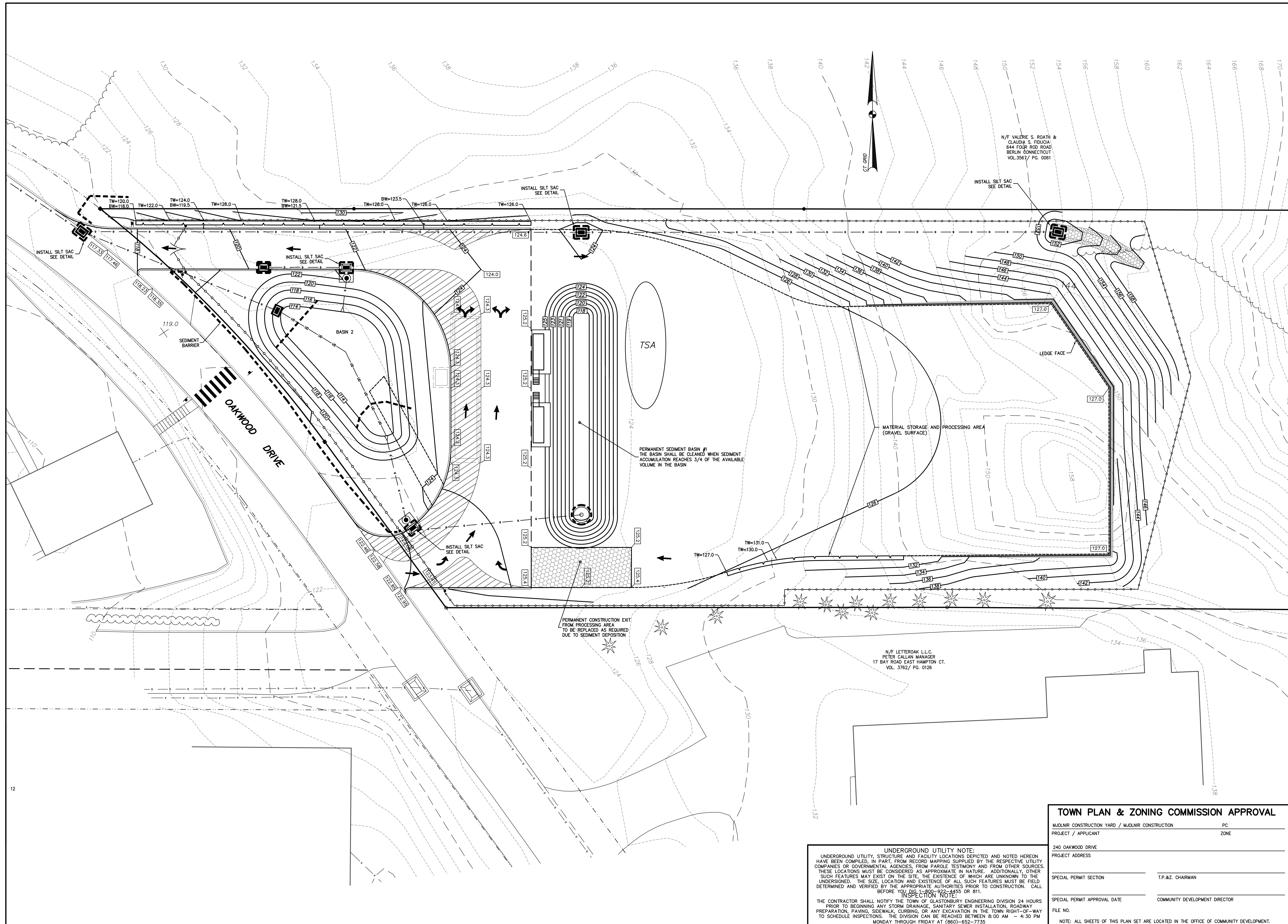
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TOPOGRAPHIC INFORMATION FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY FIELD SURVEY.

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**GRADING PLAN
 & SEDIMENTATION CONTROL PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 M/JOLNR CONSTRUCTION
 GLASTONBURY, CONNECTICUT**

REVISIONS:	
DATE: 02/07/2022	
SCALE: 1" = 20'	
SHEET 7 of 15	
A-20-054-GRD/ES	
FILE: 20054.DWG	

TOWN PLAN & ZONING COMMISSION APPROVAL	
M/JOLNR CONSTRUCTION YARD / M/JOLNR CONSTRUCTION	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
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.	

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INSPECTION NOTE:
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TOWN PLAN & ZONING COMMISSION APPROVAL

PROJECT / APPLICANT: MJOLNIR CONSTRUCTION YARD / MJOLNIR CONSTRUCTION PC ZONE

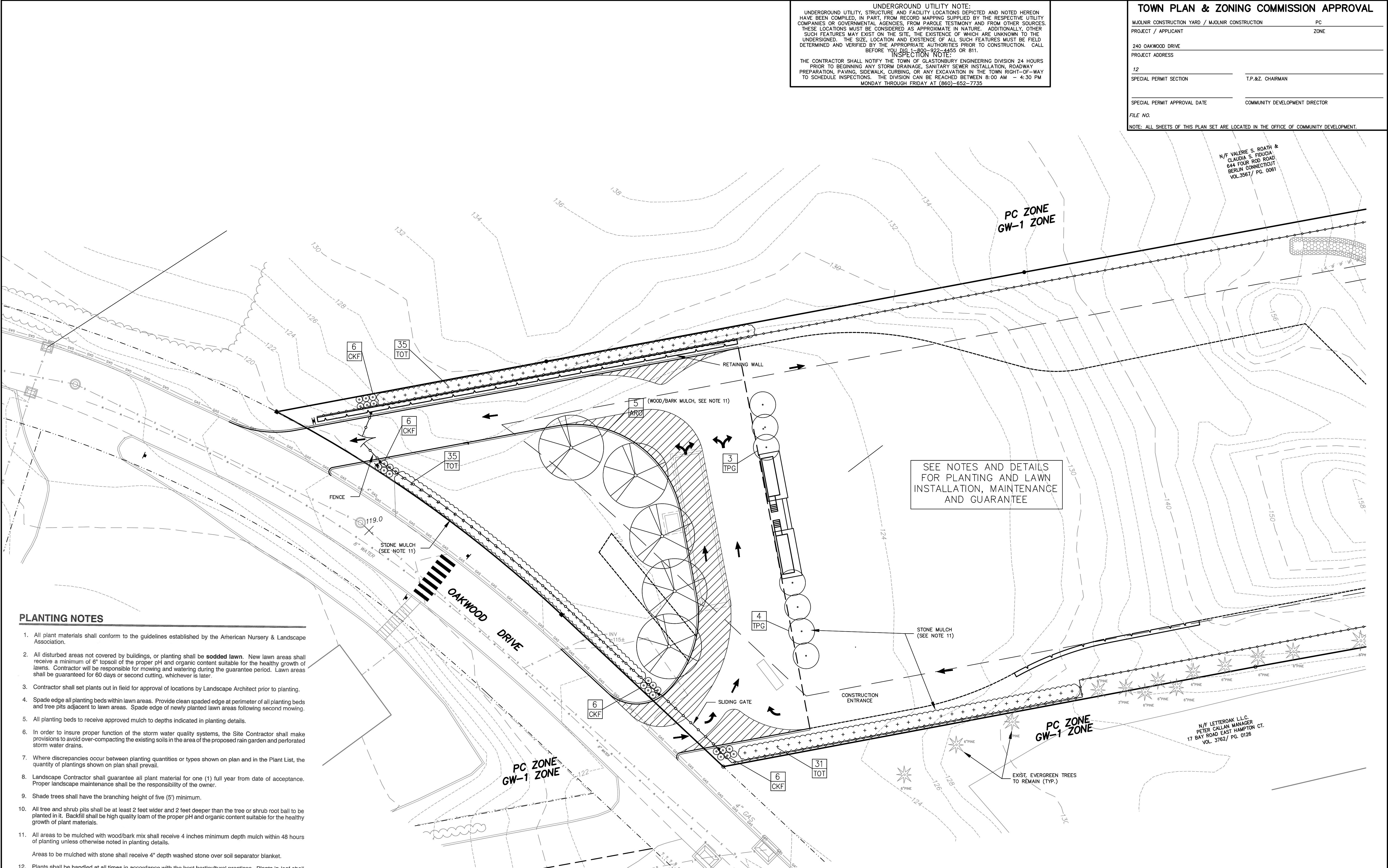
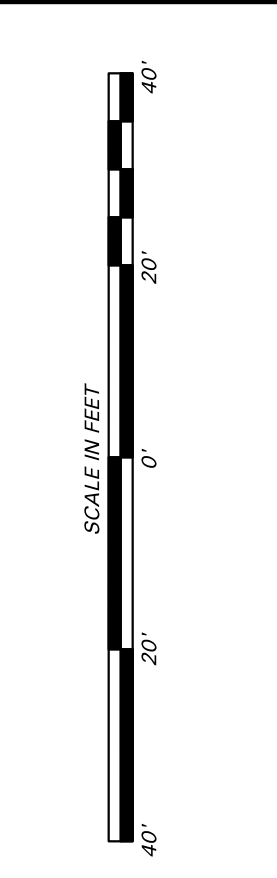
240 OAKWOOD DRIVE
 PROJECT ADDRESS

12
 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.



PLANTING NOTES

- All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
- All disturbed areas not covered by buildings, or planting shall be **sodded lawn**. New lawn areas shall receive a minimum of 6" topsoil of the proper pH and organic content suitable for the healthy growth of lawns. Contractor will be responsible for mowing and watering during the guarantee period. Lawn areas shall be guaranteed for 60 days or second cutting, whichever is later.
- Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All planting beds to receive approved mulch to depths indicated in planting details.
- In order to insure proper function of the storm water quality systems, the Site Contractor shall make provisions to avoid over-compacting the existing soils in the area of the proposed rain garden and perforated storm water drains.
- Where discrepancies occur between planting quantities or types shown on plan and in the Plant List, the quantity of plantings shown on plan shall prevail.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- Shade trees shall have the branching height of five (5') minimum.
- All tree and shrub pits shall be at least 2 feet wider and 2 feet deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
- All areas to be mulched with wood/bark mix shall receive 4 inches minimum depth mulch within 48 hours of planting unless otherwise noted in planting details.
 Areas to be mulched with stone shall receive 4" depth washed stone over soil separator blanket.
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig 1-800-922-4455 www.cbvd.com two (2) working days before starting construction to locate utilities.

SEE NOTES AND DETAILS FOR PLANTING AND LAWN INSTALLATION, MAINTENANCE AND GUARANTEE

LEGEND

- 6 MS QUANTITY & PLANT SYMBOL
- PROPOSED PERENNIAL
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED SMALL EVERGREEN TREE
- PROPOSED LARGE EVERGREEN TREE

PLANT LIST

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
ARO	5	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	3" BB	32' O.C.
TOT	61	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	6"0" BB	5' O.C.
CKF	24	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	4' O.C.
TPG	8	Thuja plicata 'Green Giant' WESTERN ARBORVITAE	6'-7'	10' O.C.
TOT	35	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	3'0" BB	5' O.C.

Thomas Graceffa Landscape Architect, LLC
 19 Flag Drive Manchester, Connecticut 06042
 815-742-1930
 thomasgraceffa1@gmail.com

THOMAS GRACEFFA LA #1487
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**LANDSCAPING PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE**
 PREPARED FOR
MJOLNIR CONSTRUCTION
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/07/2022
 SCALE: 1" = 20'
 SHEET 8 of 15
A-20-054-LND
 FILE: 20054-DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

MJOLNIR CONSTRUCTION YARD / MJOLNIR CONSTRUCTION PC
 PROJECT / APPLICANT ZONE
 240 OAKWOOD DRIVE
 PROJECT ADDRESS
 12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.

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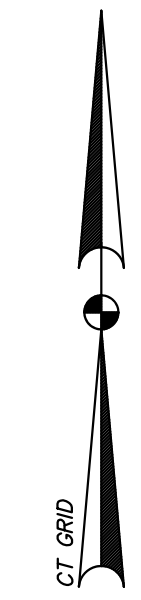
DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
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 2/2022 - DUTTON ASSOCIATES, LLC

**UTILITY PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 MJOLNIR CONSTRUCTION**
 GLASTONBURY, CONNECTICUT

REVISIONS:
 DATE: 02/07/2022
 SCALE: 1" = 20'
 SHEET 10 of 15
A-20-054-U2
 FILE: 20054.DWG



**PC ZONE
 GW-1 ZONE**

N/F VALERIE S. ROATH &
 CLAUDIA S. FIDUCIA
 644 FOUR ROD ROAD
 BERLIN CONNECTICUT
 VOL. 3567 / PG. 0061

TYPE CL CB #2
 TO=151.00
 FL(OUT)=141.00

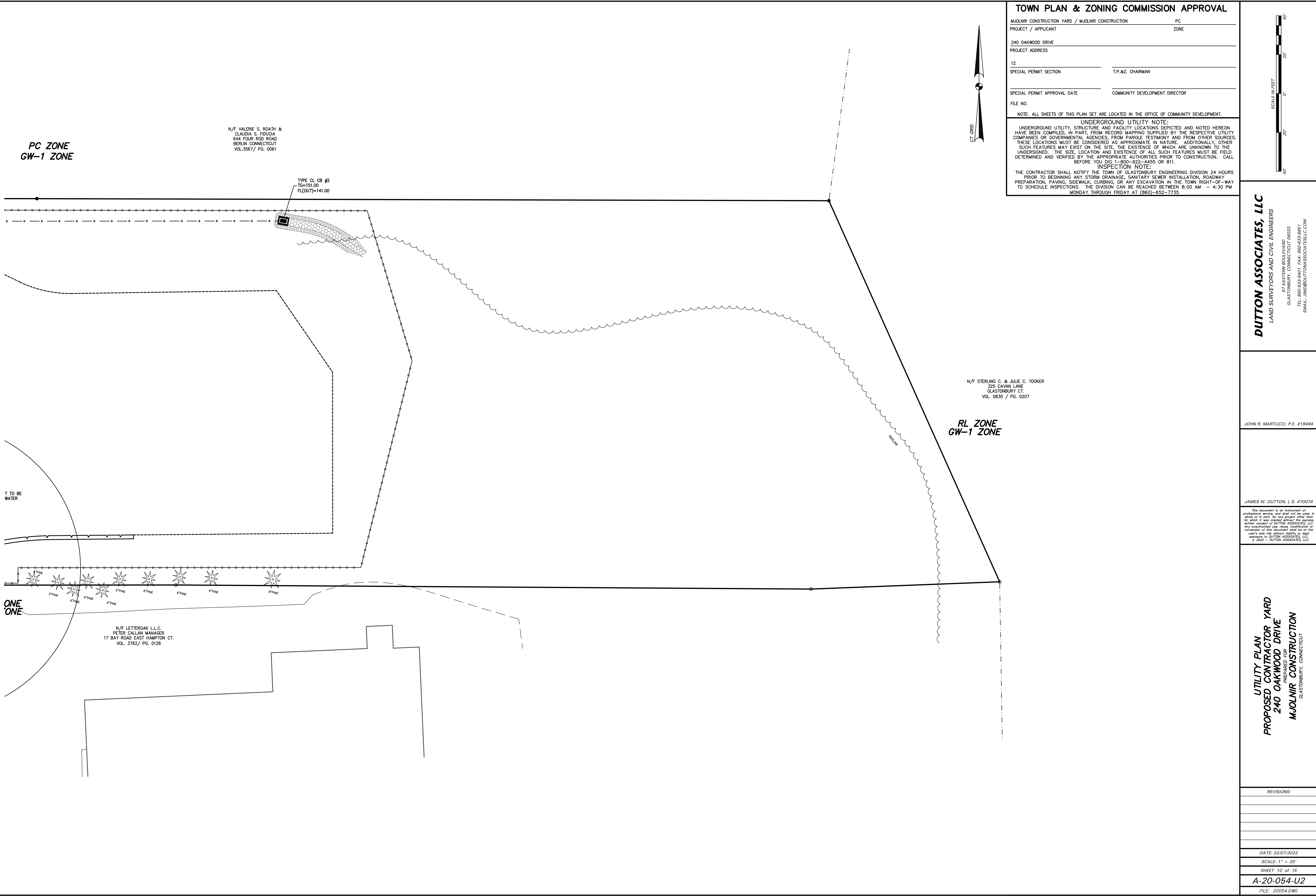
N/F STERLING C. & JULIE C. TOOKER
 325 CAVAN LANE
 GLASTONBURY CT.
 VOL. 0830 / PG. 0207

**RL ZONE
 GW-1 ZONE**

T TO BE
 WATER

**ONE
 ONE**

N/F LETTEROAK L.L.C.
 PETER CALLAN MANAGER
 17 BAY ROAD EAST HAMPTON CT.
 VOL. 3762 / PG. 0126



TOWN PLAN & ZONING COMMISSION APPROVAL

MJOLNIR CONSTRUCTION YARD / MJOLNIR CONSTRUCTION PC
 PROJECT / APPLICANT ZONE
 240 OAKWOOD DRIVE
 PROJECT ADDRESS
 12
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 TEL: 860-653-8407 FAX: 860-653-8851
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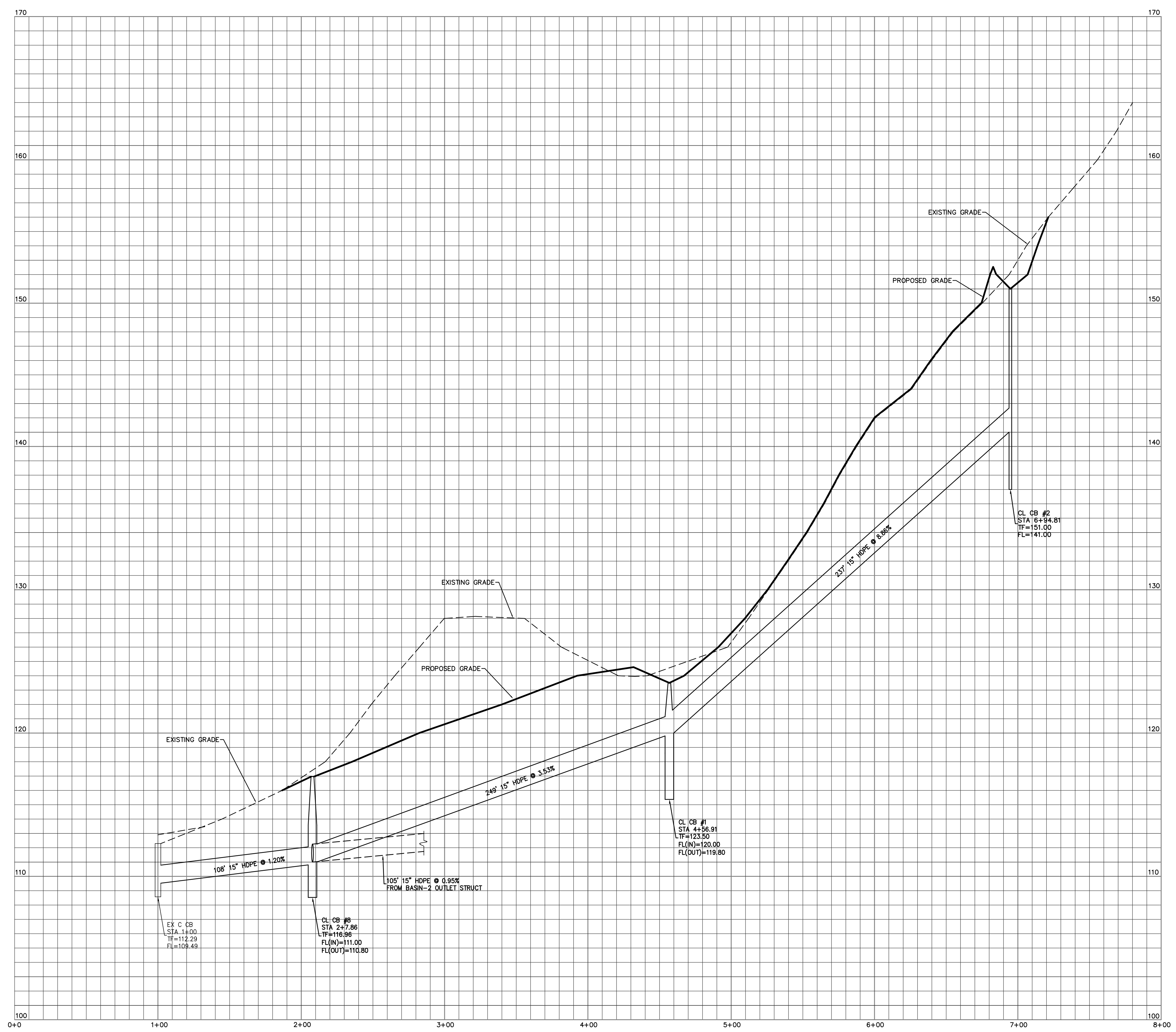
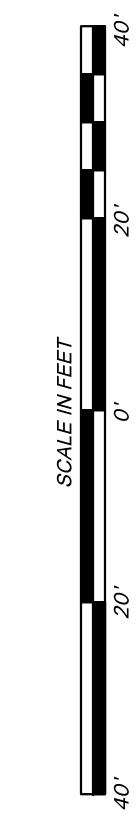
JAMES W. DUTTON, L.S. #70074

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**PROFILE PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 MJOLNIR CONSTRUCTION**
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/07/2022
 SCALE: 1" = 40'
 SHEET 11 of 15
A-20-054-PRO
 FILE: 20054.DWG



REFERENCE IS MADE TO MAPS TITLED:
 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.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND SITE DESIGN.

NO ZONING VIOLATIONS EXIST WITH REGARD TO THE PROPOSED HOUSE LOCATION OR SIZE.

TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND ELEVATIONS SHOWN AS APPROVED AND DEPICTED ON THE ABOVE REFERENCED PLANS.

"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.

TOPSOILING:

MATERIALS:
 TOPSOIL SHALL BE FRILABLE AND LOAMY (LOAM, SANDY LOAM OR SILT LOAM) AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION AND CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
 ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 ORGANIC MATTER: NOT LESS THAN 1.5% BY WEIGHT.
 PH RANGE: 6.0-7.5 (IF LESS THAN 6.0, LIME SHALL BE APPLIED AS REQUIRED).
 SOLUBLE SALTS: SHALL NOT EXCEED 500 ppm.

APPLICATION:
 APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE IN PLACE AND IN GOOD CONDITION PRIOR TO PLACING TOPSOIL.
 TOPSOIL SHALL NOT BE APPLIED WHILE IN A FROZEN OR MUDDY CONDITION.
 TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4". SURFACE IRREGULARITIES SHALL BE CORRECTED AT TIME OF PLACEMENT TO AVOID DEPRESSIONS AND WATER POCKETS.
 TOPSOIL SHALL BE COMPACTED ONLY ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM SEEDBED. OVER COMPACTING SHALL BE AVOIDED.

PERMANENT VEGETATIVE COVER:

GENERAL:
 THE PURPOSE OF PERMANENT VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL, REDUCE DAMAGE FROM WIND & WATER EROSION AND ENHANCE THE ENVIRONMENT.
 TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL SOIL STOCKPILE AREAS WHICH WILL BE IN PLACE FOR MORE THAN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE ON AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED.
 PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES OF APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 15.
 IF TEMPORARY VEGETATIVE COVER CANNOT BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES, THE AREA SHALL BE STABILIZED TO THE EXTENT POSSIBLE WITH TEMPORARY MULCH UNTIL THE NEXT PRIME SEEDING DATE.

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

SITE PREPARATION:
 1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
 2. REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.
 3. UNLESS HYDROSEEDING, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.
 4. UNLESS HYDROSEEDING, APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7.5 LB PER 1000 S.F. OF 10-10-10 FERTILIZER AND 7 LB PER 1000 S.F. OF 38-0-0 OF SLOW RELEASE NITROGEN FOR TOPDRESSING.
 5. UNLESS HYDROSEEDING, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".
 WHEN HYDROSEEDING, THE SOIL SHALL BE TILLED AS DESCRIBED BELOW. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED.
 6. TILLAGE SHALL RESULT IN A UNIFORM CONTOUR, FREE FROM DEPRESSIONS AND WATER POCKETS.

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

RECOMMENDED SEED MIXES:
 SHADY SITE:
 CREEPING RED FESCUE - 1.10 LB/1000 S.F.
 PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.
 SUNNY / PARTIALLY SUNNY SITE:
 KENTUCKY BLUEGRASS - 0.50 LB/1000 S.F.
 CREEPING RED FESCUE - 0.50 LB/1000 S.F.
 PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.
 DRY SITES:
 CREEPING RED FESCUE - 1.00 LB/1000 S.F.
 TALL FESCUE - 0.50 LB/1000 S.F.

MULCHING:
GENERAL:
 THE PURPOSE OF MULCHING IS TO PROTECT THE SOIL, CONTROL RUNOFF AND PROMOTE PLANT GROWTH.
 ALL AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.
 MULCH SHALL BE USED ON ALL DISTURBED AREAS FOR PROTECTION FROM EROSION WHICH WILL BE EXPOSED FOR MORE THAN 21 DAYS AND CANNOT BE SEEDED WITHIN THE PRIME SEEDING DATES.
MATERIALS:
 THE MATERIALS USED FOR MULCHING SHALL BE STRAW OR HAY FREE FROM COARSE MATTER AND WEEDS.
 WHEN HYDROSEEDING, MULCH SHALL BE APPLIED SIMULTANEOUSLY WITH THE SEED. MULCH MATERIAL AND APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
APPLICATION:
 MULCH SHALL BE APPLIED UNIFORMLY BY HAND OR BLOWER AT A RATE OF 90 LB/1000 S.F.
 CRITICAL AREAS (SLOPES OVER 3 HORIZ. TO 1 VERT.) AND/OR AREAS IDENTIFIED ON THE PLAN SHALL BE MULCHED WITH HAY OR STRAW MULCH.
ANCHORING:
 1. IF REQUIRED, MULCH SHALL BE ANCHORED IMMEDIATELY FOLLOWING APPLICATION.
 2. STRAW AND HAY MULCH ON SLOPES IN EXCESS OF 5% SLOPE AND/OR AREAS AS DIRECTED BY THE ENVIRONMENTAL PLANNER SLOPE BE ANCHORED IN ACCORDANCE WITH CHAPTER 7 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, REVISED 1988.

EROSION CONTROL NOTES:

ALL EROSION AND SEDIMENTATION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, JAN. 2002 UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
 EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE PROPER SEQUENCE DURING CONSTRUCTION (I.E. SEDIMENT BARRIERS INSTALLED DOWNSLOPE OF AREAS TO BE DISTURBED PRIOR TO DISTURBANCE).
 ALL DISTURBED AREAS SHALL BE COVERED WITH 6 INCHES OF TOPSOIL, SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
 ALL CATCH BASIN GRATES SHALL BE PROTECTED FROM SEDIMENT ENTERING THE INLET BY USE OF FILTER FABRIC AROUND THE GRATE OR RINGED WITH SEDIMENT BARRIERS.
 ALL SOIL STOCKPILE AREAS SHALL BE ENCIRED WITH SEDIMENT BARRIERS. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ANY STOCKPILE AREA WHICH IS TO REMAIN MORE THAN 21 DAYS.
 THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES ON SITE (HAY BALES, STONE, SHOVELS, ETC.).
 THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROLS WEEKLY AND PRIOR TO A PREDICTED RAIN EVENT. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED OR MAINTAINED AS REQUIRED.
 EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER.
 ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER TO ADDRESS FIELD CONDITIONS.
 SUGGESTED SEED MIXES:
 PERMANENT SEEDING
 60% (BARON) KENTUCKY BLUEGRASS
 20% (JAMESTOWN II) CHEWINGS FESCUE
 20% (PALMER I) PERENNIAL RYEGRASS
 APPLY AT 170 LB/AC.
 TEMPORARY SEEDING
 ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
 APPLY AT 40 LB/AC.

EROSION CONTROL NARRATIVE
 SITE / PROJECT DESCRIPTION:
 SITE AREA: 140,864 S.F.
 AREA OF DISTURBANCE: 74,500 S.F.±
 TOPOGRAPHY: FLAT TO STEEP
 VEGETATION: BRUSH WOODS
 DRAINAGE: PIPE SYSTEM AND SHEET FLOW TO DETENTION BASIN.
 PROPOSAL: CONSTRUCTION TRUCK SCALE AND SCALE HOUSE, GRAVEL PARKING/STORAGE AREA, AND DETENTION BASINS
 SOILS: HARTFORD SANDY LOAM, WETHERSFIELD STONY LOAM AND URBAN LAND.
 POTENTIAL E. & S. PROBLEMS / MITIGATION
 THE FOLLOWING IS A DISCUSSION OF EROSION AND SEDIMENTATION CONCERNS AND THE SUGGESTED METHODS OF MITIGATION AND CONTROL. ALL EROSION AND SEDIMENTATION METHODS AND MATERIALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF TOWN STAFF. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS.
 1) SEDIMENT ENTERING THE EXISTING STORM SEWERS.
 THE PLAN CALLS FOR ANY EXISTING STORM SEWER INLET SUBJECT TO RUNOFF FROM THE DISTURBED AREA HAVE ITS INLET PROTECTED WITH FILTER FABRIC. THE FILTER FABRIC PROTECTION SHOULD BE CHECKED AT REGULAR INTERVALS, THE ACCUMULATED SEDIMENT REMOVED AND THE FILTER FABRIC REPLACED TO AVOID EXCESSIVE PONDING AT THE INLETS.
 2) WIND EROSION.
 BECAUSE THE SITE IS SMALL AND SOMEWHAT PROTECTED BY TREES, WIND EROSION SHOULD NOT BE A MAJOR PROBLEM. IF WIND EROSION DOES OCCUR, THE SITE SHOULD BE WATERED OR STABILIZED BY OTHER MEANS TO REDUCE THE WIND EROSION.
 3) INSPECTION AND MAINTENANCE OF E. & S. CONTROLS
 INSPECTION AND PROPER MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IS CRITICAL TO THE ULTIMATE SUCCESS OF THE PROJECT. THE PLAN REQUIRED THE SITE CONTRACTOR TO INSPECT AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROL SYSTEMS ON AT LEAST A WEEKLY BASIS AND PRIOR TO A PREDICTED RAIN EVENT.
 4) EFFICIENT CONSTRUCTION AND TIMING
 TO MINIMIZE THE EROSION AND SEDIMENTATION CONTROL PROBLEMS, THE SITE CONTRACTOR SHOULD CAREFULLY PLAN THEIR CONSTRUCTION ACTIVITIES TO MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSION FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES.

CONSTRUCTION NOTES:
 UNDERGROUND UTILITY STRUCTURE FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND INFORMATION PROVIDED BY OTHERS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES AND STRUCTURES MAY EXIST IN THE AREA, THE EXISTENCE OF WHICH IS UNKNOWN TO DUTTON ASSOCIATES, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AT CROSSING AND CONNECTION POINTS. ANY CONFLICT OR DISCREPANCY WITH THE PLANS SHALL BE REPORTED TO THE ENGINEER SO THAT ADJUSTMENTS TO THE DESIGN CAN BE MADE.
 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REQUEST AN UNDERGROUND UTILITY MARK OUT BY CALLING THE CONNECTICUT UNDERGROUND UTILITY PROTECTION PLAN (PHONE 1-800-922-4455).
 THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND ARRANGE FOR ALL NECESSARY INSPECTIONS FOR THE WORK TO BE PERFORMED.
 THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL PERMIT AND/OR INSPECTION FEES.
 THE CONDITIONS OF APPROVAL ARE A PART OF THIS PLAN, THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CONDITIONS.
 CONSTRUCTION WASTE AND/OR DEBRIS SHALL BE DISPOSED OF ONLY AT APPROVED LOCATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND/OR REGULATIONS.
 CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NOTES AND DETAILS ON THESE PLANS, IF NOT ON SAID PLAN, TOWN STANDARD DETAILS AND SPECIFICATIONS AND IF NOT INCLUDED IN ABOVE, THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 816 AS AMENDED.
 THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES, SERVICES AND/OR PROPERTY CAUSED BY HIM DURING CONSTRUCTION. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER OF THE DAMAGED PROPERTY AT THE CONTRACTORS EXPENSE.
 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OUTSIDE UTILITY COMPANIES PROVIDING SERVICE TO THE SITE. CONFLICTS WITH SUCH UTILITIES SHALL BE REPORTED TO THE ENGINEER SO THAT ADJUSTMENTS TO THE DESIGN CAN BE MADE.

CONSTRUCTION SCHEDULE

OPERATION / WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1) CLEARING & E&S CONTROLS	█														
2) STRIP & STOCKPILE TOPSOIL		█													
3) EXCAVATE BASIN 2			█												
4) ROUGH GRADE LOWER END OF SITE				█											
5) EXCAVATE BASIN 1					█										
6) INSTALL REMAINING STORM SEWERS						█									
7) INSTALL SITE LIGHTING							█								
8) FINE GRADE, PAVEMENT & CURB								█							
9) TOPSOIL SEED & MULCH									█						
10) INSTALL SAFETY FENCE										█					
11) BRE-BLAST SURVEY & BLASTING											█				
12) INSTALL REMAINING LIGHTING												█			
13) TOPSOIL SEED & MULCH													█		
14) FINE GRADE PROCESSING AREA														█	
15) FINAL CLEAN-UP															█

CONSTRUCTION SEQUENCE

THIS SITE REQUIRES REMOVAL OF A SIGNIFICANT VOLUME OF ROCK TO CREATE THE PROCESSING AREA. FOLLOWING CONSTRUCTION SEQUENCE BELOW IS CRITICAL TO THE SUCCESS (FROM A SOIL EROSION AND SEDIMENTATION PERSPECTIVE) IS CRITICAL. ANY MODIFICATIONS TO THE BELOW SHALL BE REVIEWED AND APPROVED BY THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER.
 1) CLEAR SITE AS REQUIRED AND INSTALL SEDIMENT BARRIERS ALONG OAKWOOD DRIVE AND SILT SACS TO EXISTING STORM STRUCTURES AS REQUIRED.
 2) STRIP AND STOCKPILE, SURROUND THE STOCKPILE WITH A SEDIMENT BARRIER, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. SEEDING IS IMPORTANT DUE TO THE LENGTH OF TIME IT WILL TAKE TO COMPLETE THE EXCAVATION.
DO NOT REMOVE ALL SOIL OVERBURDEN FROM THE LEDGE EXCAVATION AREA.
 3) INSTALL CONSTRUCTION ENTRANCE AND EXCAVATE BASIN #1 AND INSTALL OUTLET STRUCTURE AND PIPING FROM BASIN #2. PLACE LOAM, SEED AND MULCH IN BASIN #2. INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.
 4) ROUGH GRADE LOWER AREA OF THE SITE (BETWEEN OAKWOOD DRIVE AND THE EASTERLY SIDE OF BASIN #1). INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.
 5) EXCAVATE BASIN #1 AND INSTALL THE OUTLET STRUCTURE AND PIPING. INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.
 6) INSTALL REMAINING STORM SEWER STRUCTURES, PIPING AND SILT SACS. NOTE: INSTALLATION OF CB#2, RIP RAP INLET SWALE AND PIPING MUST BE INSTALLED PRIOR TO BLASTING AND GRADING OF THE "MATERIAL PROCESSING AREA".
 7) INSTALL SITE LIGHTING ON LOWER AREA OF THE SITE AND ELECTRIC SERVICE TO THE WELL AND ELECTRIC PANEL.
 8) FINE GRADE LOWER AREA OF THE SITE, INSTALL PAVEMENT BASE, PAVEMENT AND CURBING.
 9) SPREAD TOPSOIL, SEED AND MULCH LOWER AREA OF THE SITE
 10) INSTALL SAFETY FENCING AND GATES.
 11) CONDUCT PRE-BLAST SURVEY AS REQUIRED, EXCAVATE THE MATERIAL PROCESSING AREA.
 12) INSTALL REMAINING SITE LIGHTING.
 13) SPREAD TOPSOIL, SEED & MULCH ON UPPER REACHES OF SITE.
 14) FINE GRADE PROCESSING AREA, INSTALL GRAVEL SURFACE COURSE.
 15) CONDUCT FINAL SITE CLEAN-UP AND REMOVE SEDIMENT BARRIERS.

CONSTRUCTION SCHEDULE

CONSTRUCTION ENTRANCE

SEDIMENT BARRIER

BIT. CONC. PAVEMENT

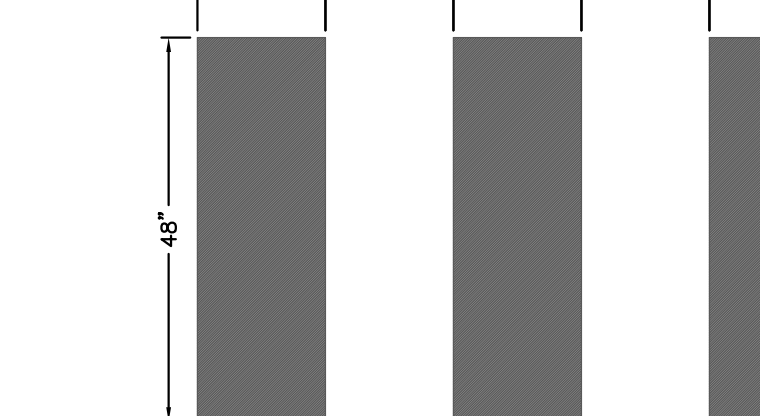
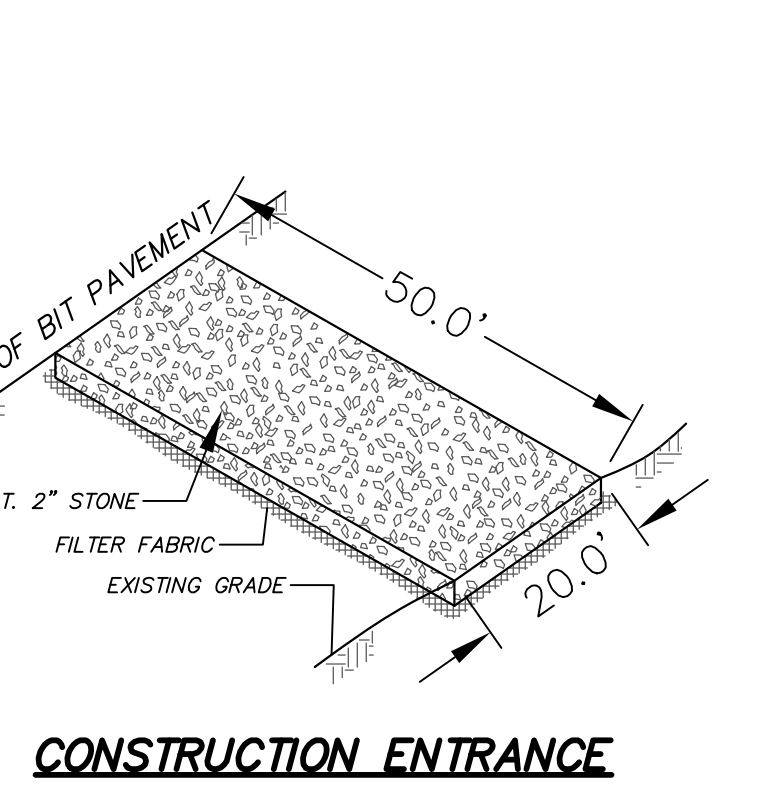
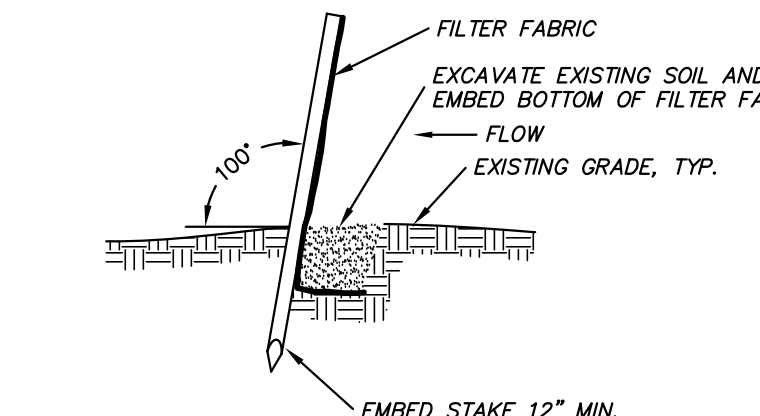
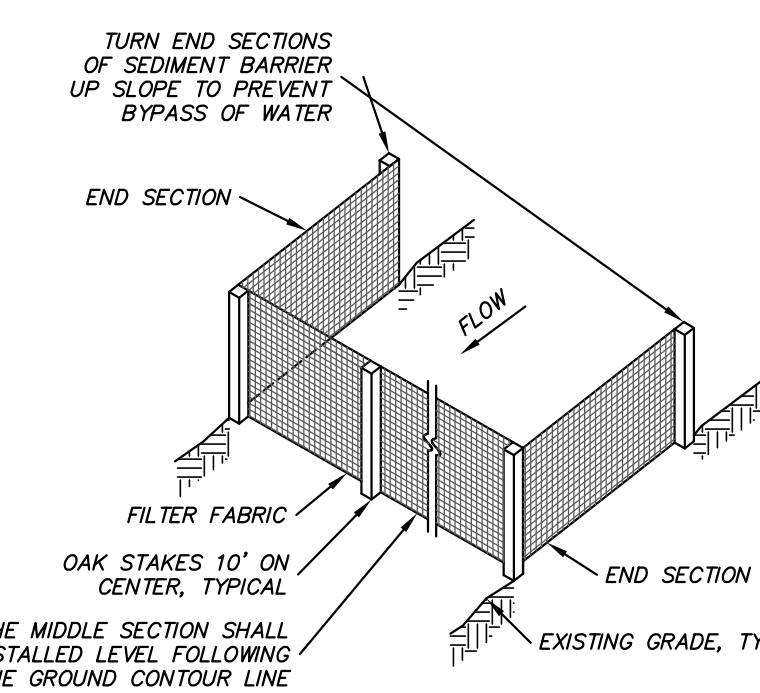
SETTING METHOD BITUMINOUS CONCRETE CURBING

PAINTED CROSSWALK

DO NOT ENTER

PEDESTRIAN CROSSWALK

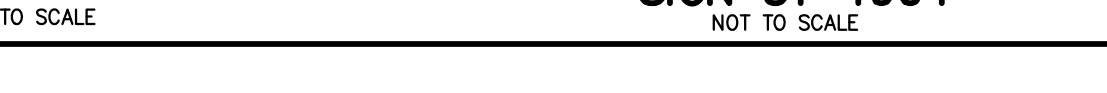
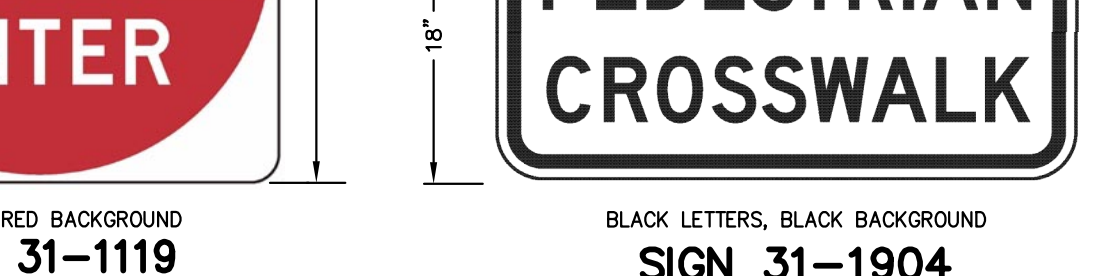
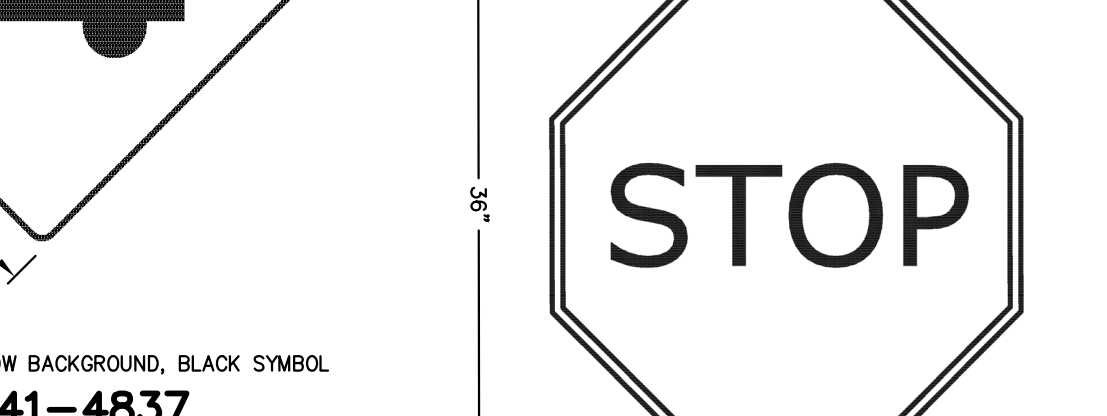
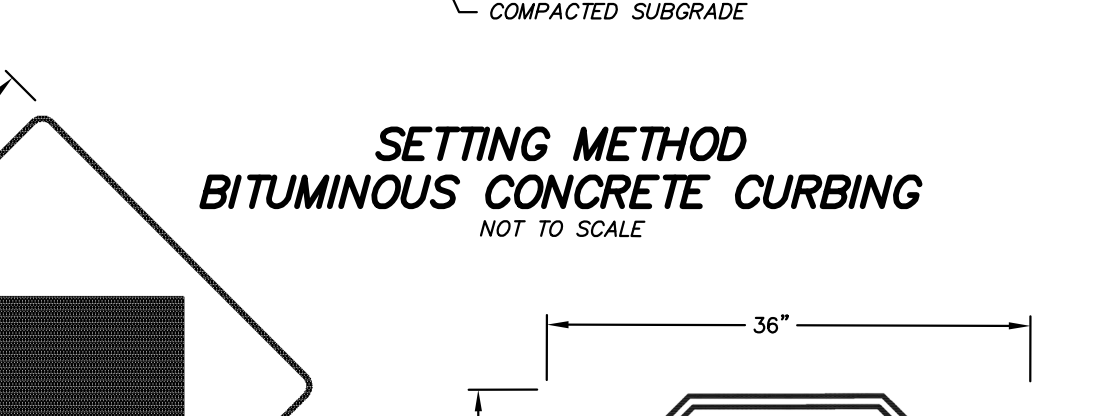
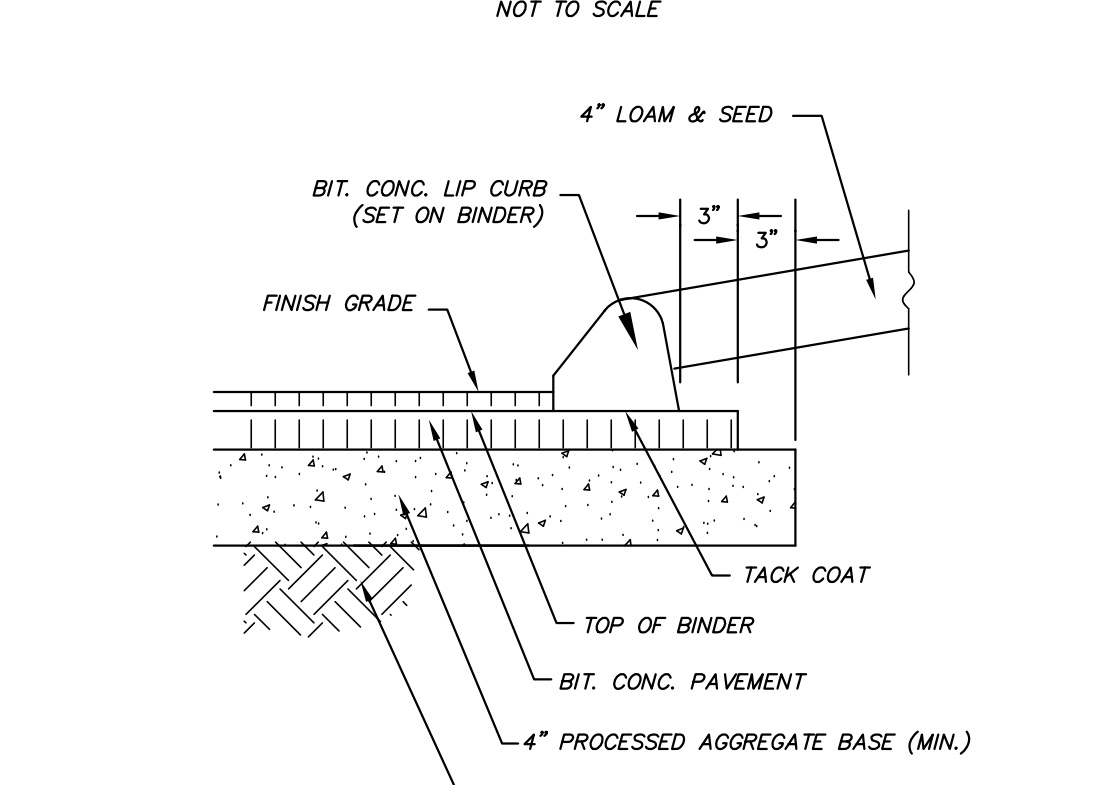
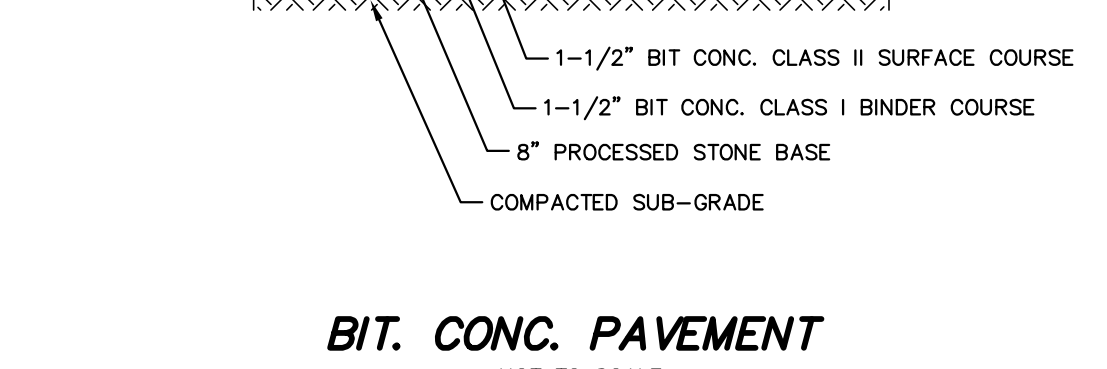
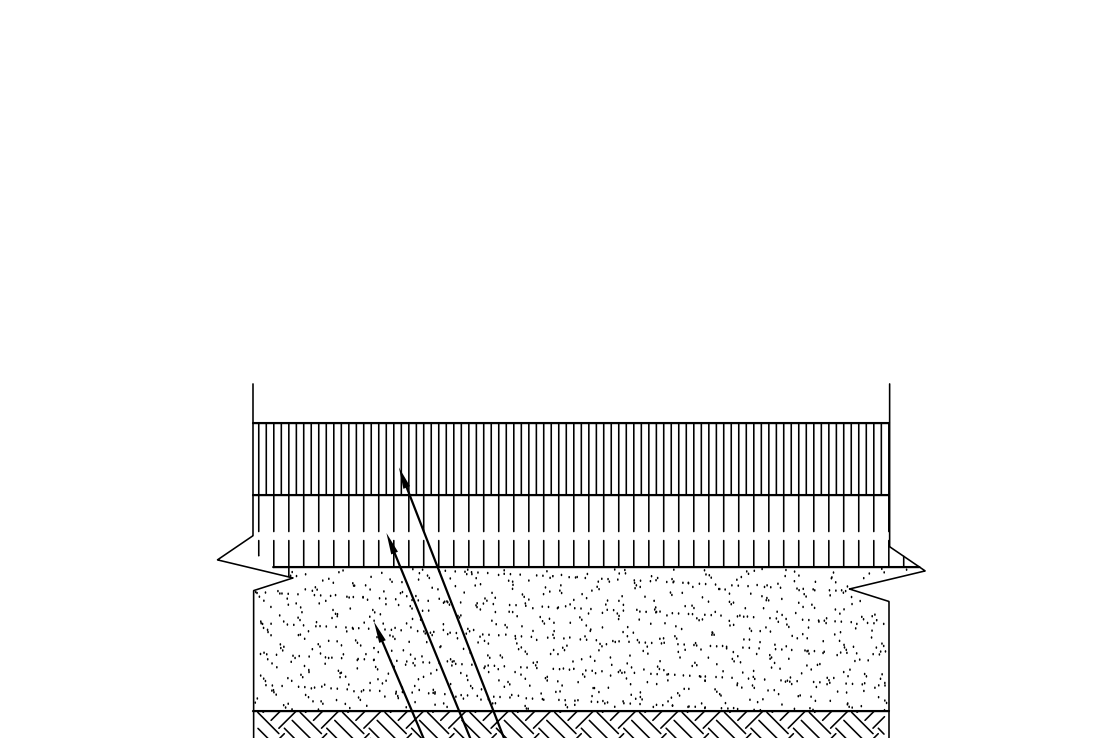
STOP



TOWN PLAN & ZONING COMMISSION APPROVAL

R & J PAVING / R & J PAVING CO. PI
 PROJECT / APPLICANT ZONE
 OAKWOOD DRIVE
 PROJECT ADDRESS
 12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.

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.



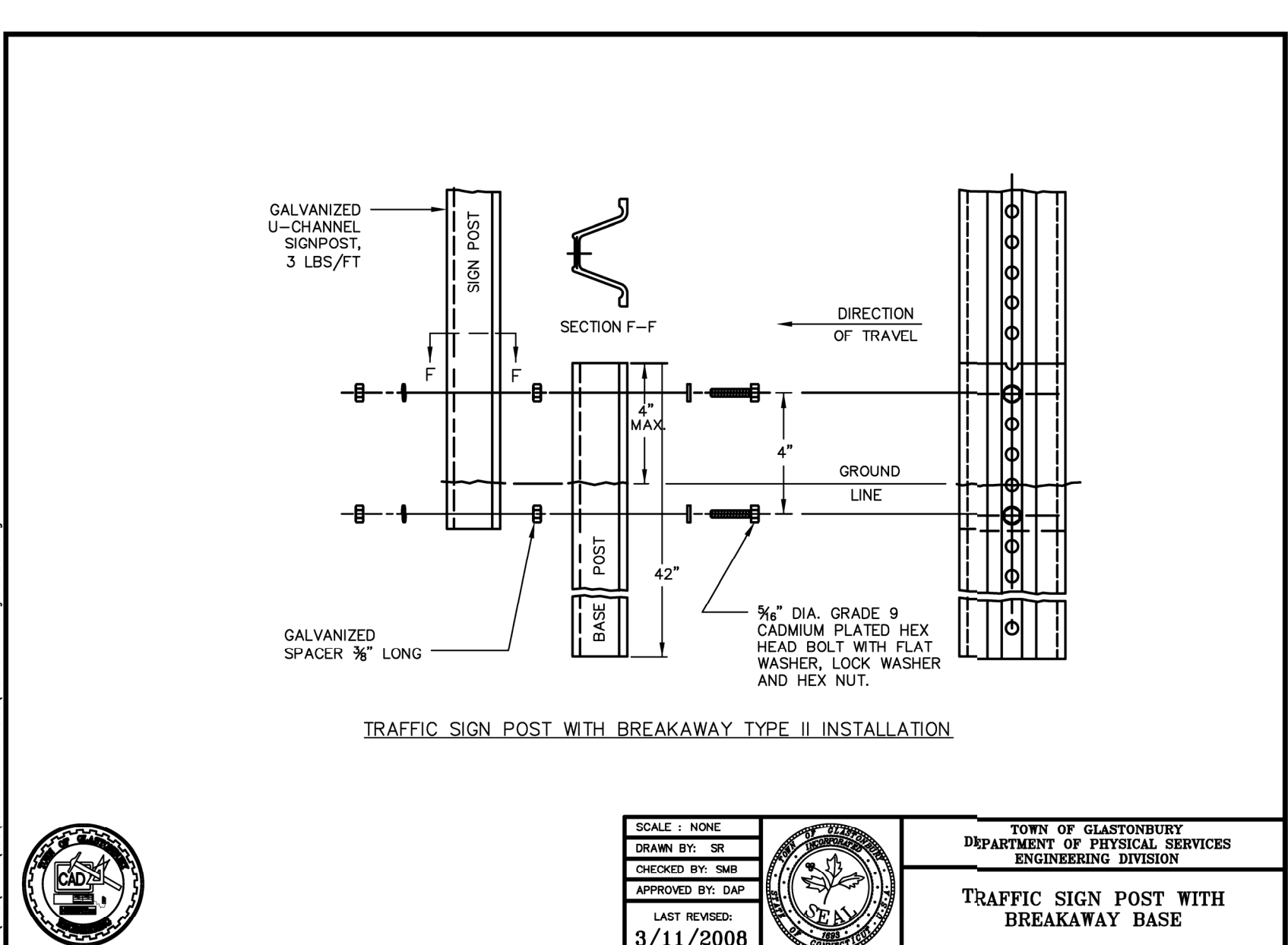
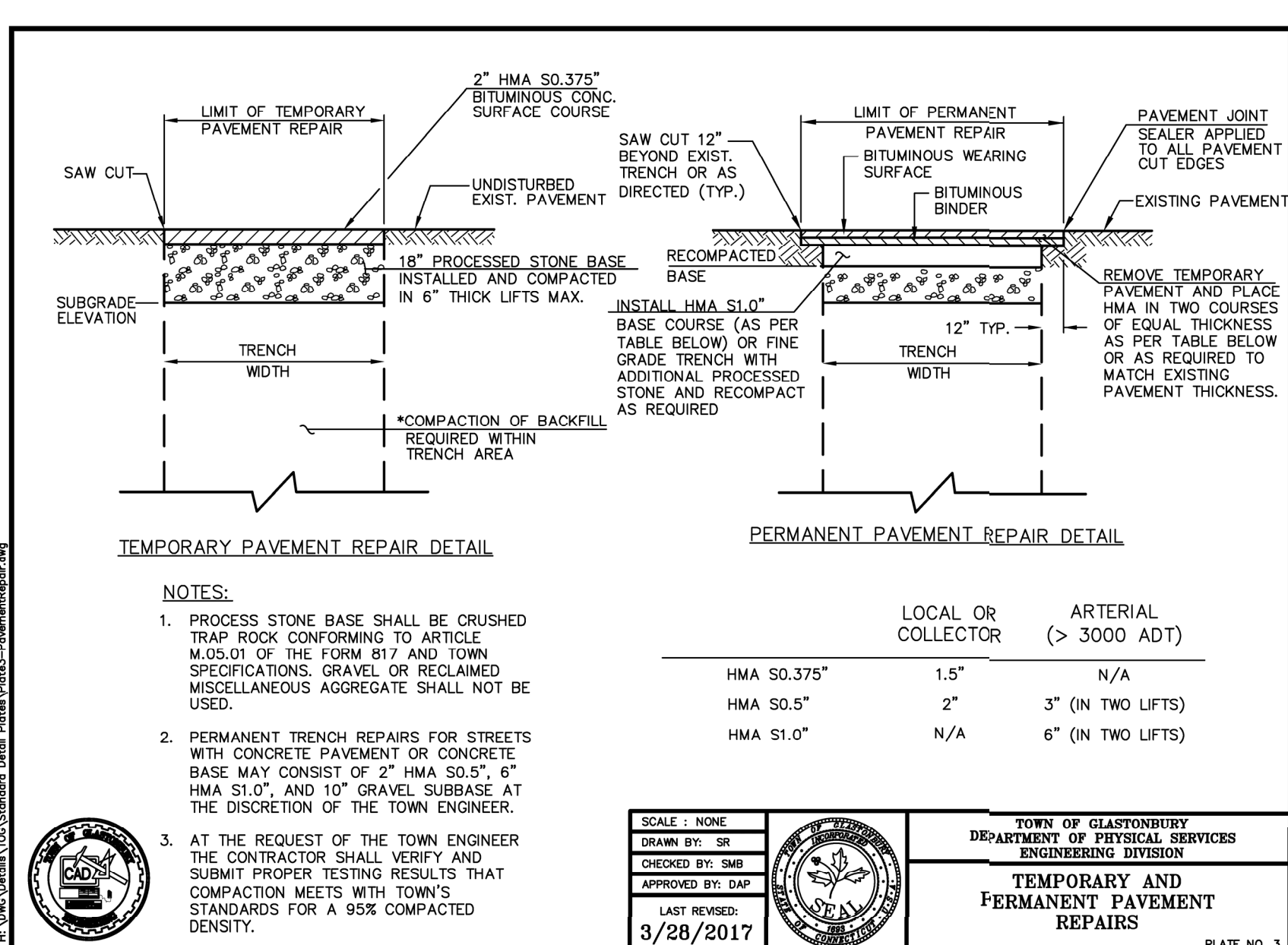
DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860/653-9401 FAX: 860/653-8881
 EMAIL: JIMO@DUTTONASSOCIATES.LLC.COM

JOHN R. MARTUCCI, P.E. #19494

NOTES & DETAILS
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 MCOLNIR CONSTRUCTION
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/07/2022
 SCALE: AS SHOWN
 SHEET 12 OF 15
 A-20-054-D1
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TOWN PLAN & ZONING COMMISSION APPROVAL

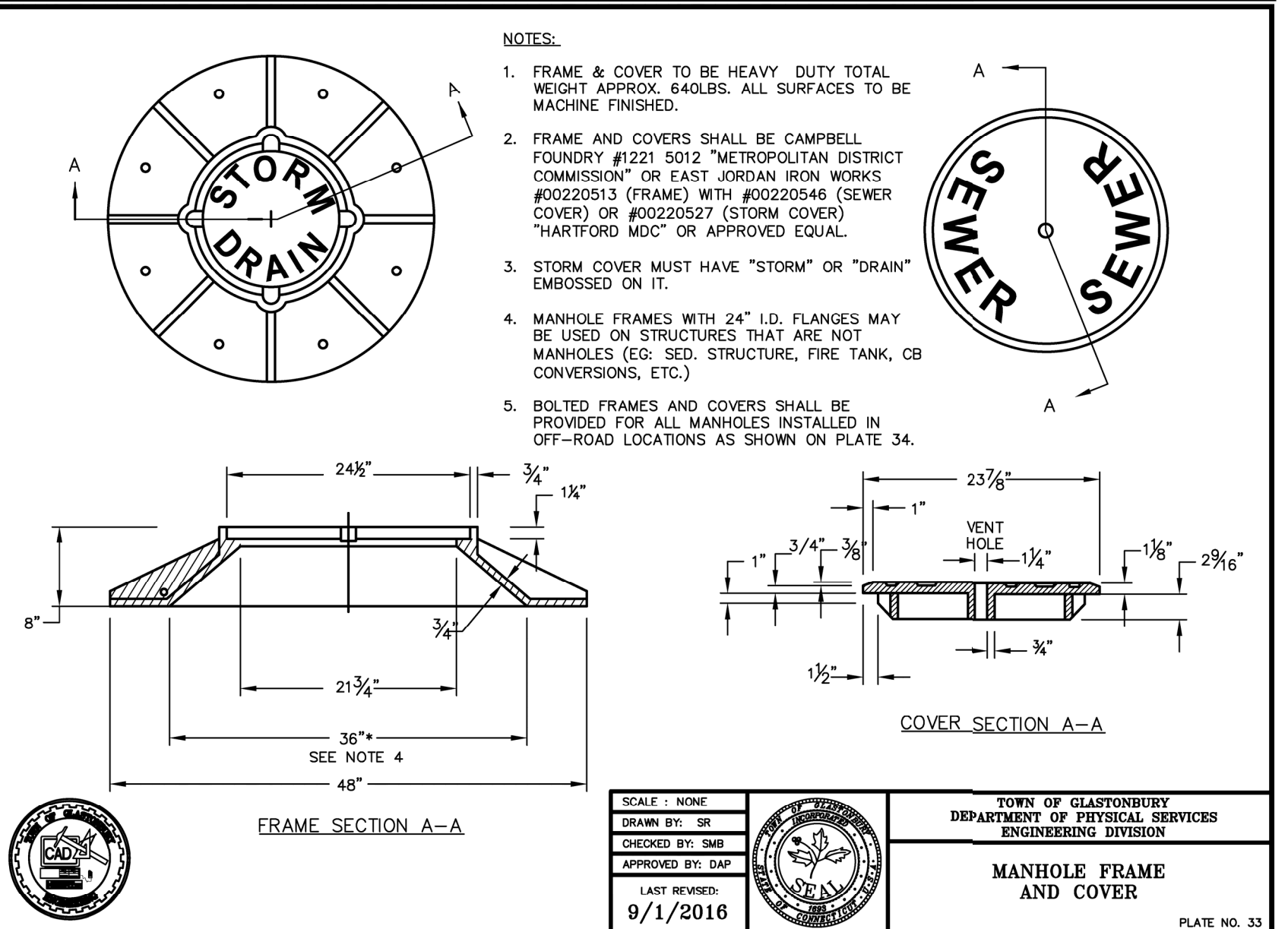
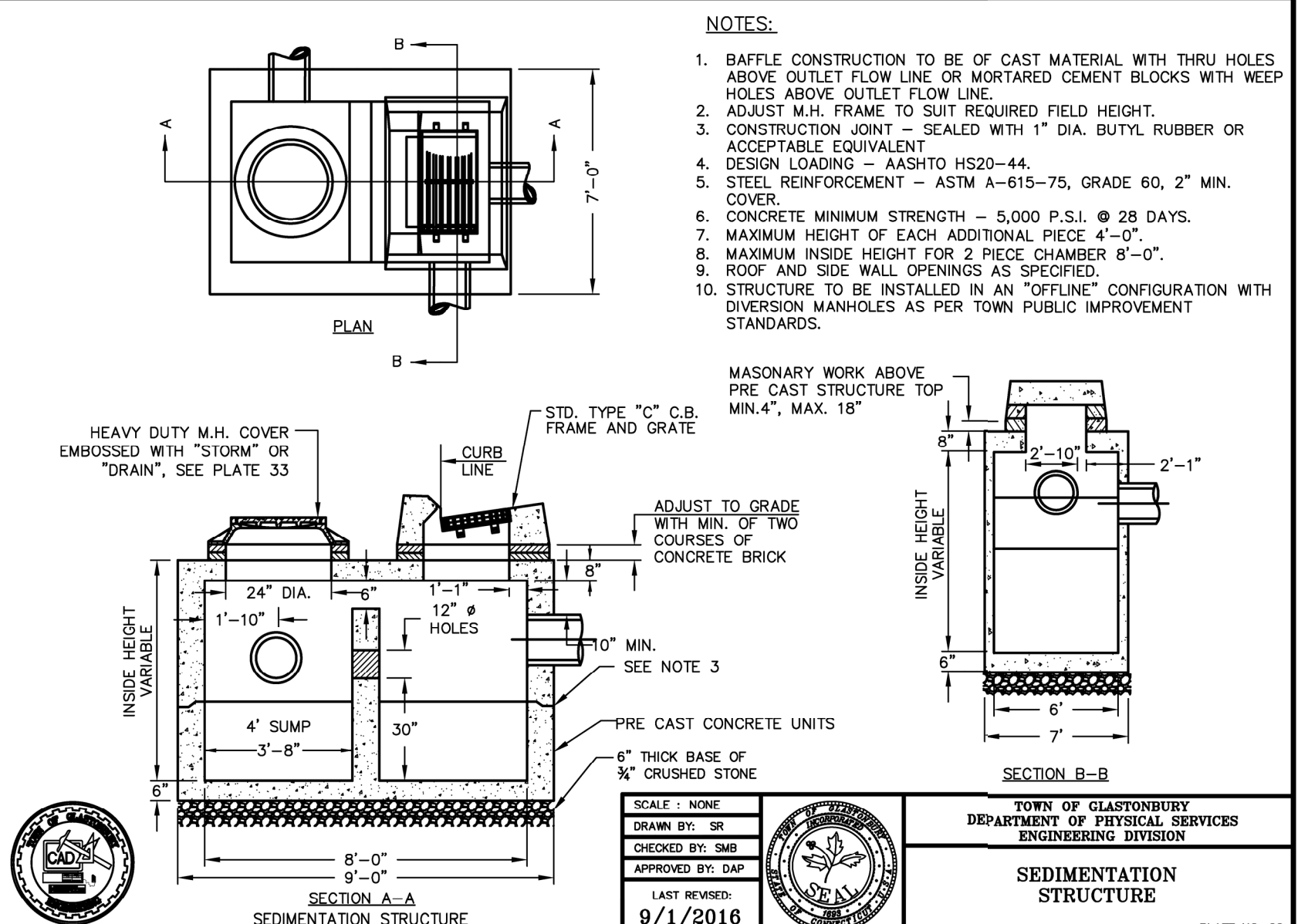
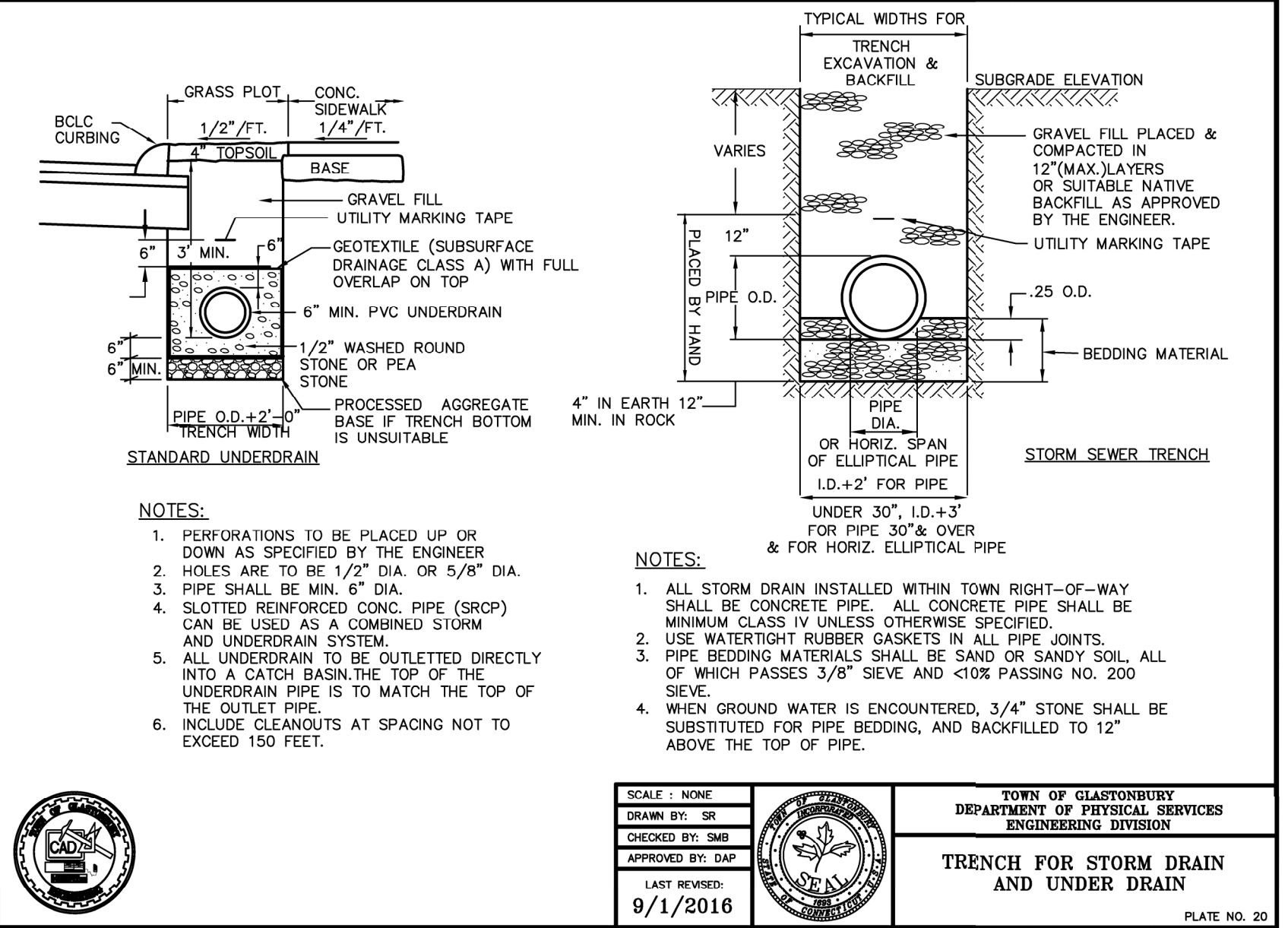
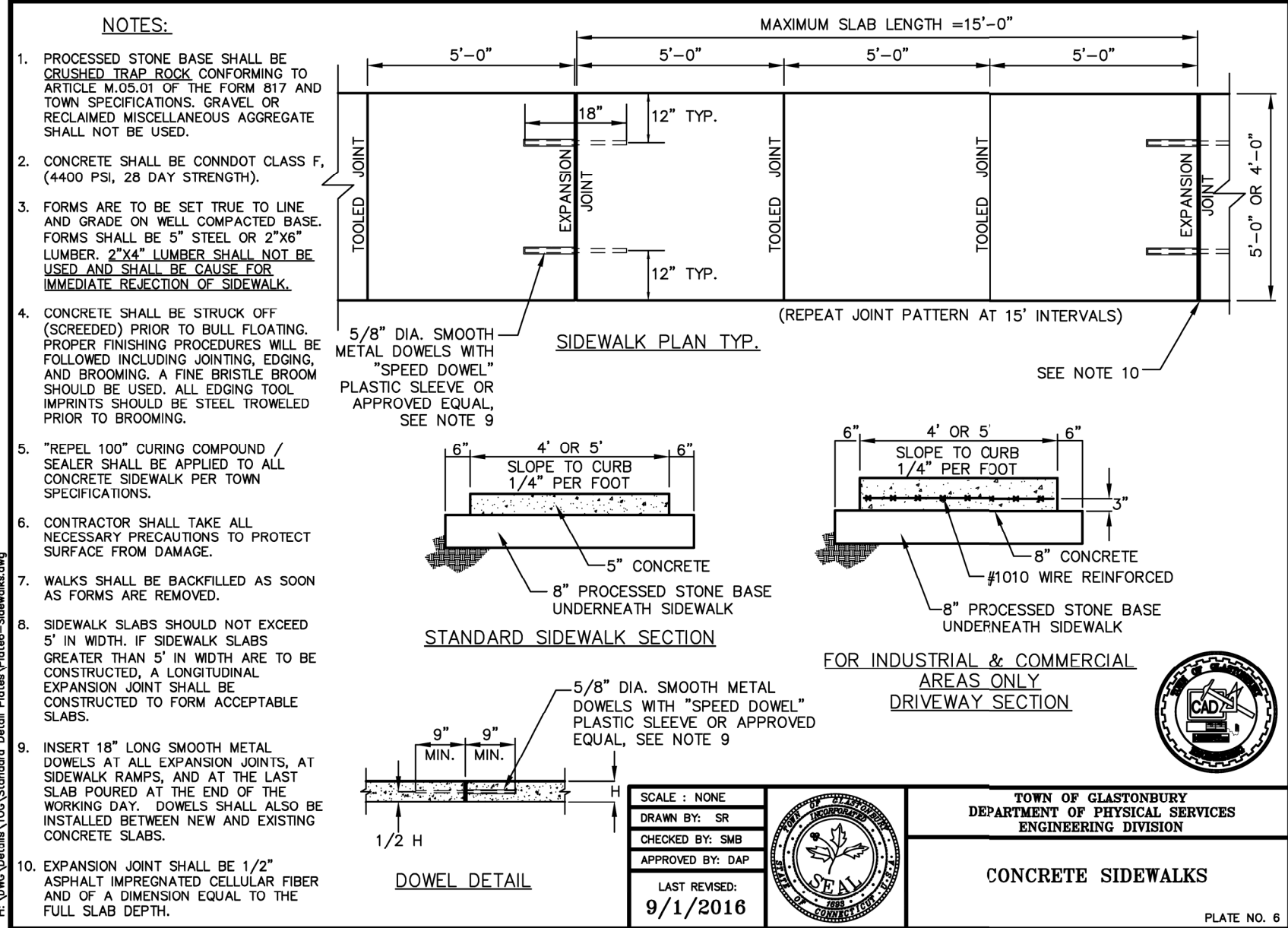
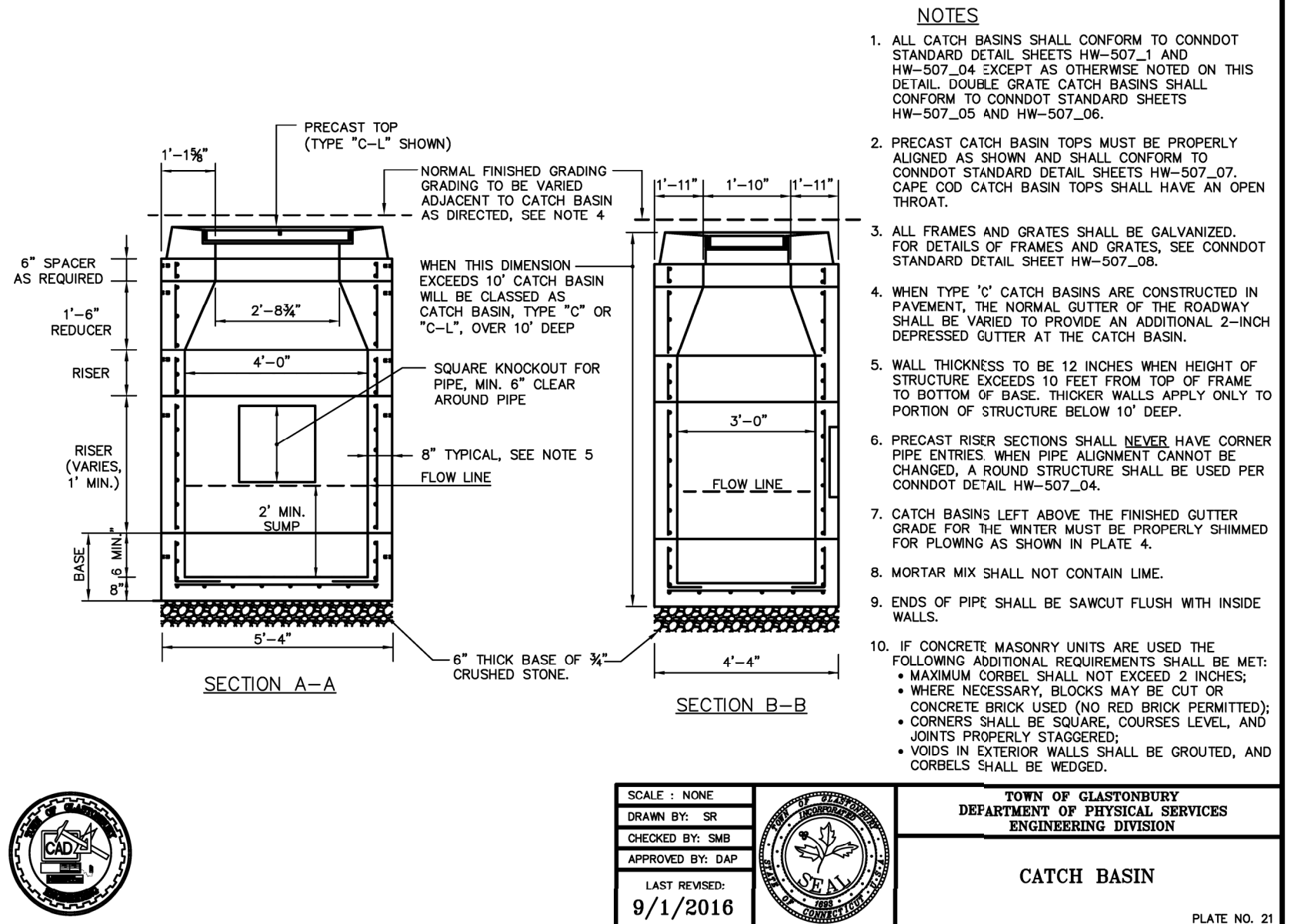
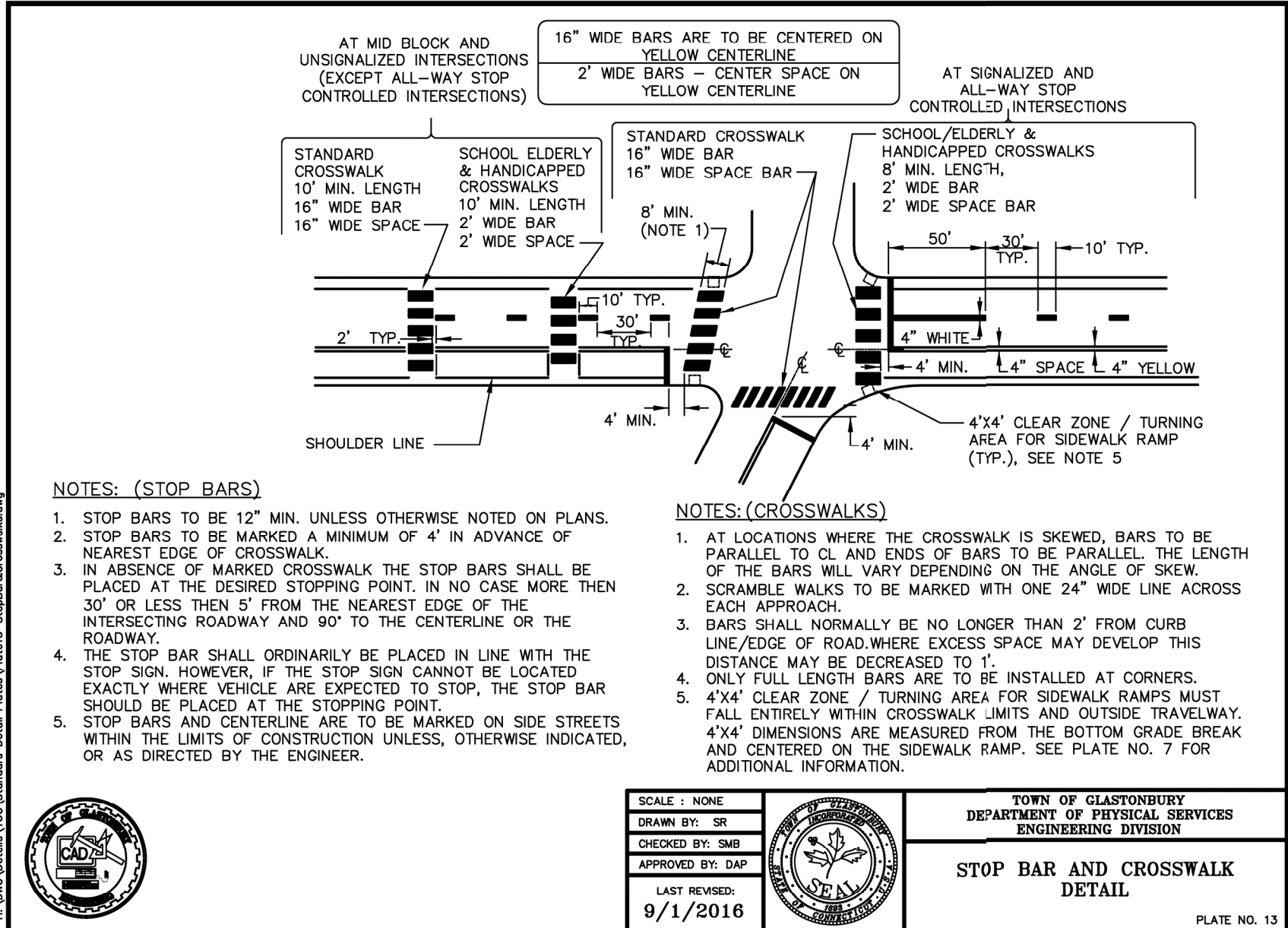
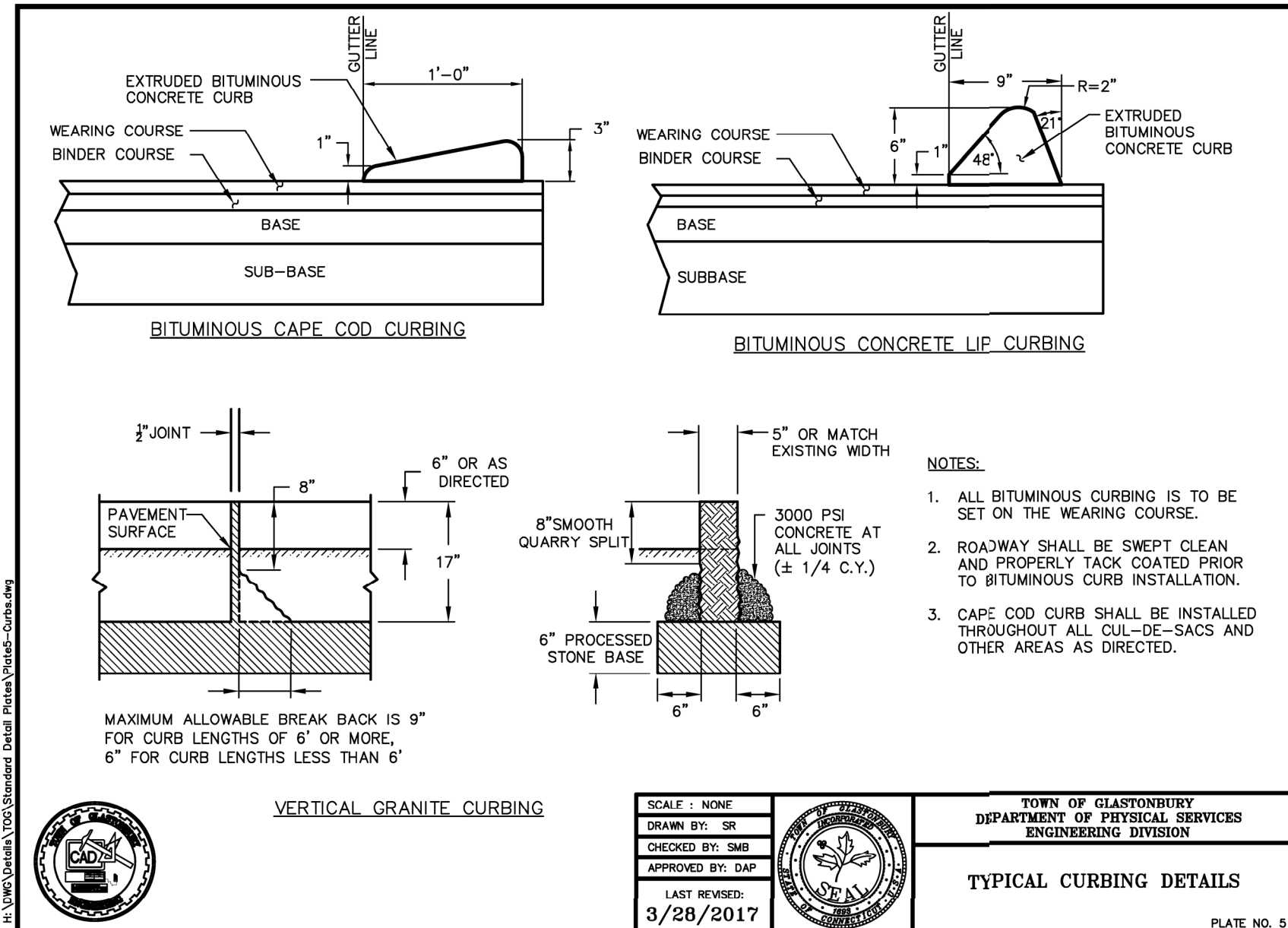
R & J PAVING / R & J PAVING CO. PI
PROJECT / APPLICANT ZONE

OAKWOOD DRIVE
PROJECT ADDRESS

12
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.



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NOTES & DETAILS
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
MULNIER CONSTRUCTION
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/07/2022
SCALE: AS SHOWN
SHEET 14 of 15
A-20-054-D3
FILE: 20054.DWG