



Town of Glastonbury GIS Parcel Report

Report Generated 3/3/2022 11:21:06 AM

Owner of Record

GIS ID: 37900121
Owner: G L PROPERTIES LLC
Co-Owner:
Address: 100 KREIGER LN
City, State ZIP: GLASTONBURY, CT 06033-2364

Account Number: 37900121

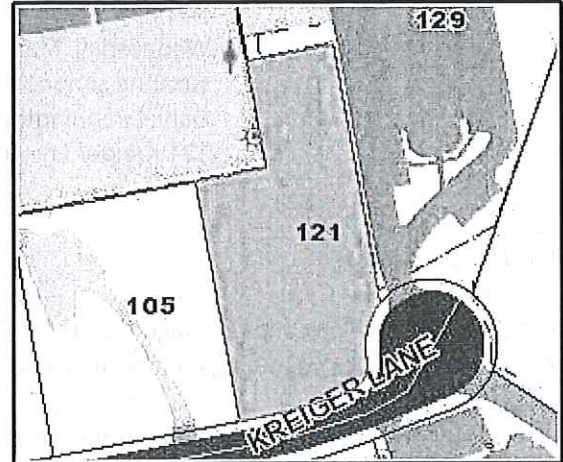
Property Address: 121 KREIGER LN

Parcel Information

Map/Street/Lot E6 / 3790 / N0007 **Property ID:** 12013
Developer Lot ID: **Water:** Well-MDC
Parcel Acreage: 0.92 **Sewer:** Sewer Nbrhd
Zoning Code: PC **Census:** 5203

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	0	0
Land	221400	155000
Appurtenances	0	0
Total	221400	155000



Property highlighted in blue

Owner of Record

G L PROPERTIES LLC
 KREIGER LANE ENTERPRISES LLC
 BEMER BRUCE J

Deed / Page Sale Date Sale Price

3670/0274 2020-09-11 325000
 1470/0229 2001-08-15 0
 0350/0788 1987-06-11 120000

**Building
 Picture
 Not
 Applicable**

**Building
 Sketch
 Not
 Applicable**

Building Information

Building ID 0

Year Constructed :
Building Type :
Style :
Occupany :
Stories :
Building Zone :
Roof Type :
Roof Material :
Est. Gross S.F. :
Est. Living S.F. :

Number of Rooms :
Number of Bedrooms :
Number of Bathrooms :
Number of Half-Baths :
Exterior Wall :
Interior Wall :
Interior Floor :
Interior Floor #2 :
Air Conditioning Type :
Heat Type :
Fuel Type :

Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
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suzanne simone

From: Stephen Braun
Sent: Wednesday, March 2, 2022 10:06 AM
To: suzanne simone
Cc: Daniel Pennington; greg mahoney; jonathan mullen; Mark W. Friend
Subject: 121 Kreiger Ln - Informal IWWA Review

Good morning Suzanne,

I looked through the plans and drainage report for General Landscaping's parking / storage yard at 121 Kreiger Ln dated 2/18/2022 and have the following comments to offer for the informal review by Conservation:

- 1) Overall drainage scheme and computations are in conformance with Town requirements.
- 2) The WQV to be retained on site exceeds the required volume of 2,271 ft³. The WQV should be computed as the volume stored below the lowest orifice of the pond outlet structure of 96.5, which is 3,609 ft³, slightly less than the 4,671ft³ described by the narrative in the drainage report.
- 3) Proposed contours for the parking lot should be provided to help guide understanding of grading and locations of high and low points for drainage. Since the parking lot is very flat 0.5' contours would seem reasonable.
- 4) Driveway entrances to Kreiger Lane should be paved in conformance with Town standards (no reclaimed pavement) and require 8' separation along the curb from nearest abutting driveway to the east.
- 5) The Engineering Division standard inspection note should be added to the plans.
- 6) Overlapping text in the E&S notes narrative (sheet 3 of 6) under site disturbance should be cleaned up for clarity.
- 7) Sheet 1 boundary map is not to the correct scale.

Please let me know if you would like to discuss any of these items.

Thanks,

Stéphen M. Braun, P.E.
Town of Glastonbury
Assistant Town Engineer
(860) 652-7743

Please consider the environment before printing a copy of this email.



Connecticut Department of

**ENERGY &
ENVIRONMENTAL
PROTECTION**

March 3, 2022

Mark W. Friend
Megson Heagle & Friend Civil Engineers & Land Surveyors, LLC
81 Rankin Rd
Glastonbury, CT 06033
mwf@megsonandheagle.com

NDDB DETERMINATION NUMBER: 202201573

Project: Installation of paved parking lot and storage area for landscaping materials; GENERAL LANDSCAPING LLC, 121 KREIGER LN., GLASTONBURY

Expiration: March 3, 2024

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site. **This determination is good for 2 years.**

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Database should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database as it becomes available. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits.

Please contact me if you have further questions at shannon.kearney@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,

/s/ Shannon B. Kearney
Wildlife Biologist

Summary

In general, the project is a proposed 15 space paved parking lot and landscape materials storage area on 121 Kreiger Lane. It is intended to be an extension of the existing operation General Landscaping, LLC currently operates at 100 and 116 Kreiger Lane directly across the street. The paved area is proposed to be drained via both inlet and pipe system as well as sheet flow to the south and into a stormwater management basin (SWMB).

This basin will treat the water quality volume and dissipate it into a coarse aggregate layer of bedding material. Underlying soil conditions, as evidenced by a test deep pit, indicate coarse grained soils as well as a deep groundwater table. This will allow storage and infiltration of the water quality volume as well as reduce increases in peak flows from the 2 to 100 years storms.

Methodology

Peak flows were developed using the Rational Method. These were used to analyze the capacity of the existing town drainage system serving Kreiger Lane to ensure adequacy for a 10 year return frequency storm. This system was designed, with the original subdivision, in anticipation of full development of all the industrial lots fronting on the street. The Point Precipitation Frequency Estimates were taken from NOAA Atlas 14, Volume 10, Version 3 as developed for the Town of Glastonbury. The drainage areas to each catch basin are shown on the Drainage Area Map in the appendices. The Water Quality Volume was computed using the equation in the 2004 Connecticut Stormwater Quality Manual.