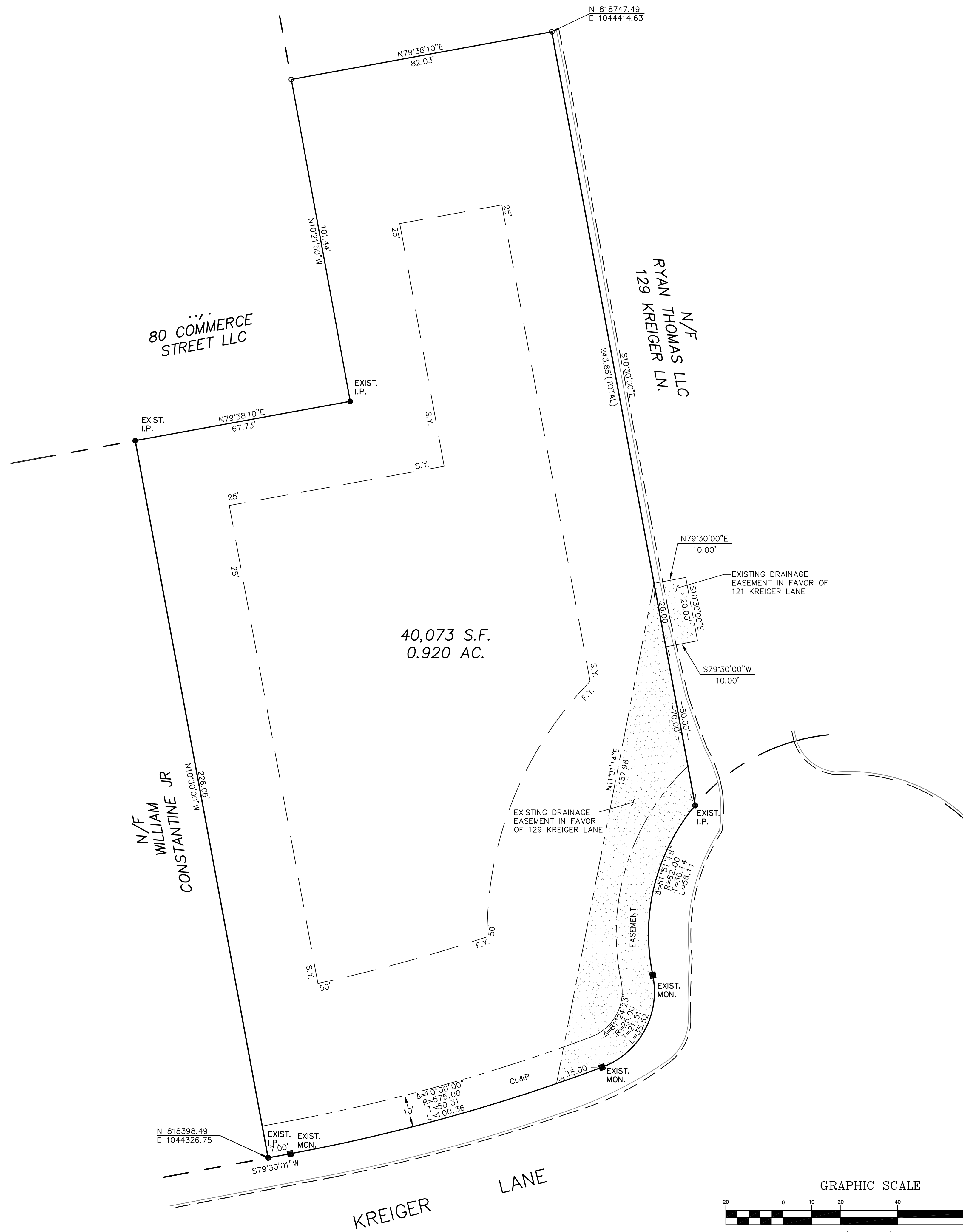


LOCATION MAP
SCALE: 1"=1000'

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	



ZONING INFORMATION
ZONE: PLANNED COMMERCE/GW-1
AREA = 0.92 AC.

HORIZONTAL DATUM REFERS TO NAD83

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

REFERENCE MADE TO MAP TITLED:
"RECORD DRAWING" SITE DEVELOPMENT & TOPOGRAPHIC MAP
OAK STREET INDUSTRIAL SUBDIVISION PREPARED FOR MGM
ASSOCIATES GLASTONBURY, CONN. BY MEGSON & HEAGLE
C.E. & L.S. GLASTONBURY, CONN. DATE: 2-7-86 REV.
10-26-88 SCALE: 1"=40' MAP NO. 94-84-1A

"PROPOSED EASEMENT BRUCE J. BEMER PREPARED FOR
EDWARD J. & JANIS I. PRELI GLASTONBURY, CONN." BY MEGSON
& HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 6-22-88
REV. 10-3-88 SCALE: 1"=40' MAP NO. 331-87-3

"SUBDIVISION PLAN OAK STREET INDUSTRIAL SUBDIVISION PREPARED
FOR MGM ASSOCIATES GLASTONBURY, CONN." BY MEGSON & HEAGLE
C.E. & L.S. GLASTONBURY, CONN. DATE: 2-7-86 REV. 8-5-86
SCALE: 1"=40' MAP NO. 94-84-1

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

SANDS E. AESCHLIMAN L.S. # 14201

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

BOUNDARY MAP
121 KREIGER LANE
PREPARED FOR
GENERAL LANDSCAPING, LLC
GLASTONBURY, CONN.

CK. BY: MWF

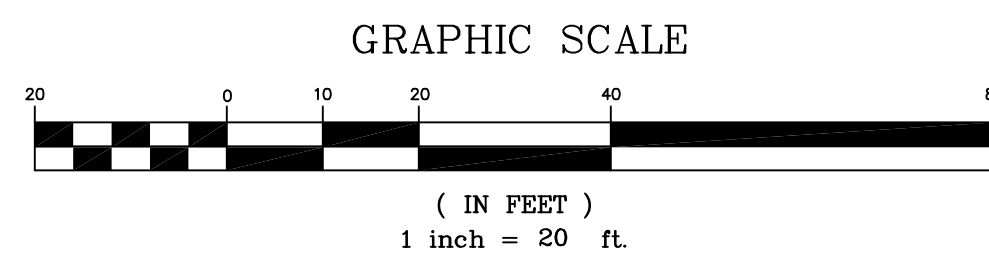
DRW. BY: TCJ

DATE: 2-18-22

SCALE: 1"=20'

SHEET 1 OF 6

MAP NO.131-20-1BDY



LEGEND

- EXIST. IRON PIN
- PROP. IRON PIN
- EXIST. CHD MONUMENT
- EXISTING EDGE OF PAVEMENT
- EXIST. 6" BITUMINOUS CURB
- EXISTING DRAINAGE EASEMENT
- EXIST. I.P.
- EXIST. MON.

P:\2020\PROJ\131-20-1BDY\13120-1BDY-PT.dwg 10/25/2021 2:31:28 PM EDT

Required Water Quality Volume

$WQV = \frac{(I)R(A)}{12}$ Where
 $R = 0.05 + 0.009(I) = 0.05 + 0.009(70) = 0.680$
 $I = \% \text{ Impervious} = \frac{27,878 \text{ S.F.}}{40,073 \text{ S.F.}} = 70\%$
 $A = \text{area of the catchment} = 0.92 \text{ AC}$

$WQV = \frac{(1)(0.680)(0.92)}{12} = 0.052 \text{ AC-FT} = \mathbf{2,271 \text{ CF}}$

WQV provided - 3,609 CF > 2,271 CF

Conclusions

- The existing Town drainage system will adequately convey a 10 year return frequency storm without surcharge in accordance with the Town of Glastonbury Engineering Department requirements. This is consistent with the original design of the Kreiger Lane drainage system which anticipated full development of the industrial lots
- The proposed SWMB will provide a storage capacity in excess of 150% of the Water Quality Volume (WQV) which is 2,271 CF.
- No adverse impacts from development will be created for downstream areas.
- The Water Quality Volumes from the project will be collected and infiltrated within the SWMB proposed.
- The proposed Stormwater Management Measures exceed the goals of the 2004 Connecticut Stormwater Quality Manual.

2

GENERAL LANDSCAPING, LLC PROJECT/APPLICANT	PLANNED COMMERCE/GW-1 ZONE
121 KREIGER LANE PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

SOILS DATA

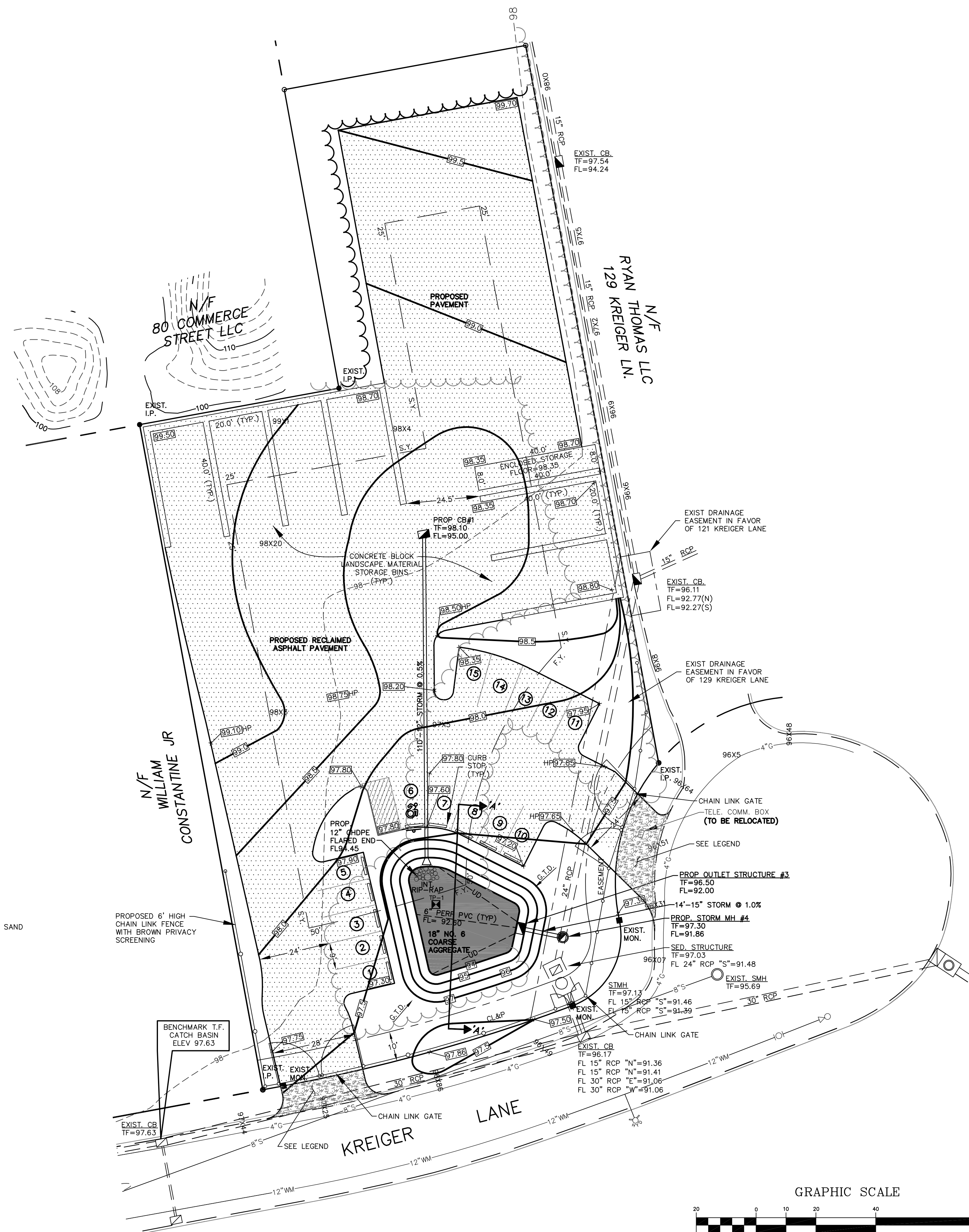
TEST PIT 1
 DATE: 9-15-21
 MATERIAL: 0.0 - 108" RED FINE SAND
 MOTTLING: NONE
 GROUNDWATER: NONE

NOTES:
 NO BITUMINOUS CURBING IS PROPOSED ON THIS SITE
 EXISTING ELEVATIONS FROM ACTUAL FIELD SURVEY

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. DOT FORM 818 AND/OR THE TOWN STANDARD SPECIFICATION
 HORIZONTAL DATUM REFERS TO NAD83
 VERTICAL DATUM REFERS TO NGVD88

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.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES. CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



ZONING INFORMATION

ZONE: PLANNED COMMERCE/GW-1
 AREA = 40,073 S.F.
 = 0.92 AC.
 PROPOSED USE: LANDSCAPE MATERIAL STORAGE & EMPLOYEE PARKING

ZONING TABLE		
PLANNED COMMERCE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	40,073 S.F. (0.920) AC.
LOT FRONTAGE	150 FT	150.0 FT.
FRONT YARD SETBACK	50 FT	N/A
SIDE YARD SETBACK	25 FT	N/A
REAR YARD SETBACK	25 FT	N/A
OPEN SPACE	30% (12,022 S.F.)	30.2% (12,103 S.F.)

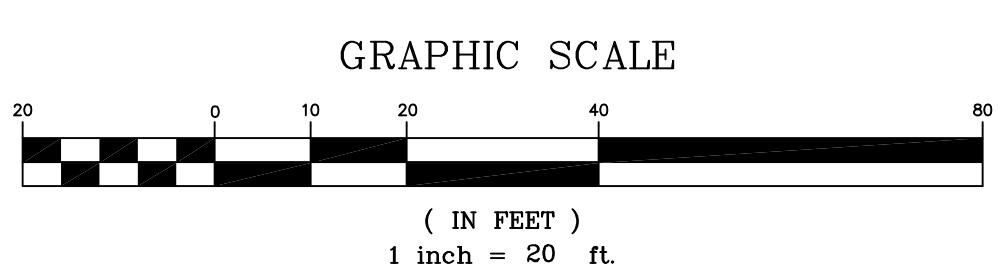
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.00 AC	0.000 AC
POST-DEVELOPMENT	0.64 AC	0.015 AC
NET CHANGE (+ OR -)	0.64 AC	0.015 AC

PARKING TABLE

PROPOSED STORAGE AREA = 12,928 S.F.
 1 SPACE/2500 S.F. REQUIRED
 12,928/2500 = 5.1 SPACES REQUIRED
 15 SPACES PROVIDED (1 H.C. VAN SPACE)

LEGEND

- PROP. CONTOUR
- EXIST. 4" GAS MAIN
- EXIST. 12" WATER MAIN
- EXIST. 8" SANITARY SEWER
- EXIST. CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXISTING LIMIT OF CLEARING
- PROPOSED LIMIT OF CLEARING
- EXISTING EDGE OF PAVEMENT
- EXIST. 6" BITUMINOUS CURB
- PROPOSED HANDICAPPED SIGN
- PROP. SPOT ELEVATIONS
- PROPOSED UNDERDRAIN
- PROPOSED CATCH BASIN
- PROPOSED BITUMINOUS DRIVE TO TOWN OF GLASTONBURY STANDARDS



THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

MARK W. FRIEND P.E. # 15818

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

SITE PLAN
 121 KREIGER LANE
 PREPARED FOR
GENERAL LANDSCAPING, LLC
 GLASTONBURY, CONN.

CK. BY: MWF
 DRW. BY: TCJ
 DATE: 2-18-22
 SCALE: 1"=20'
 SHEET 2 OF 6
 MAP NO. 131-20-15P

SOILS DATA

TEST PIT 1
DATE: 9-15-21
MATERIAL:
0-0 - 108" RED FINE SAND
MOTTLING: NONE
GROUNDWATER: NONE

GENERAL LANDSCAPING, LLC PROJECT/APPLICANT	PLANNED COMMERCE/GW-1 ZONE
121 KREIGER LANE PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

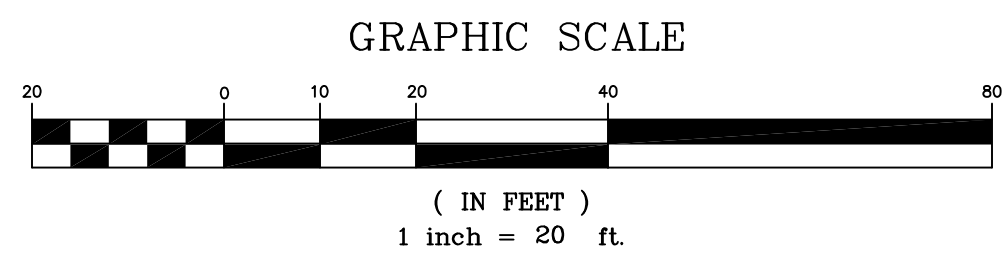
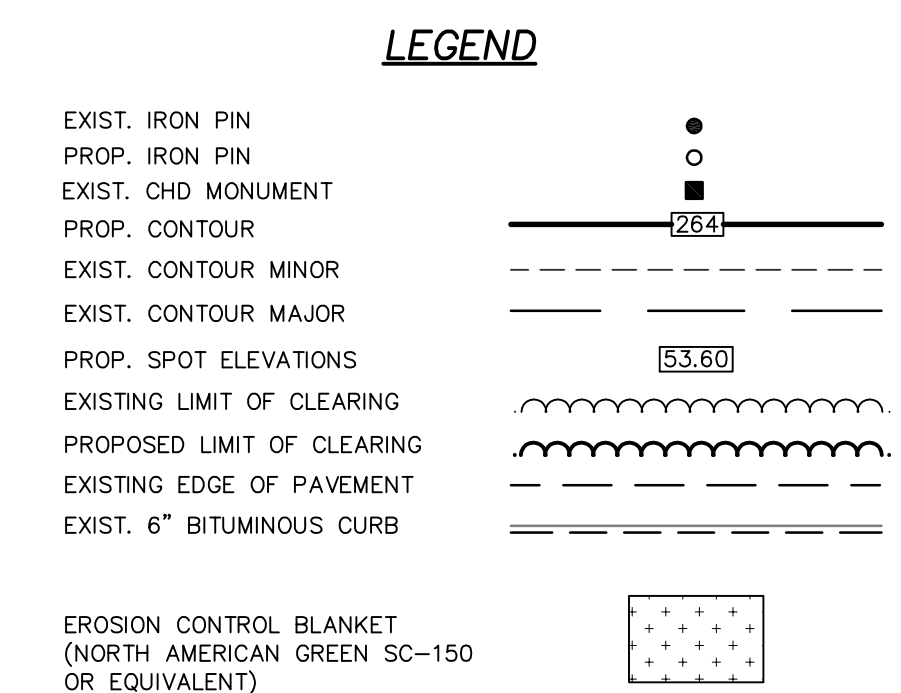
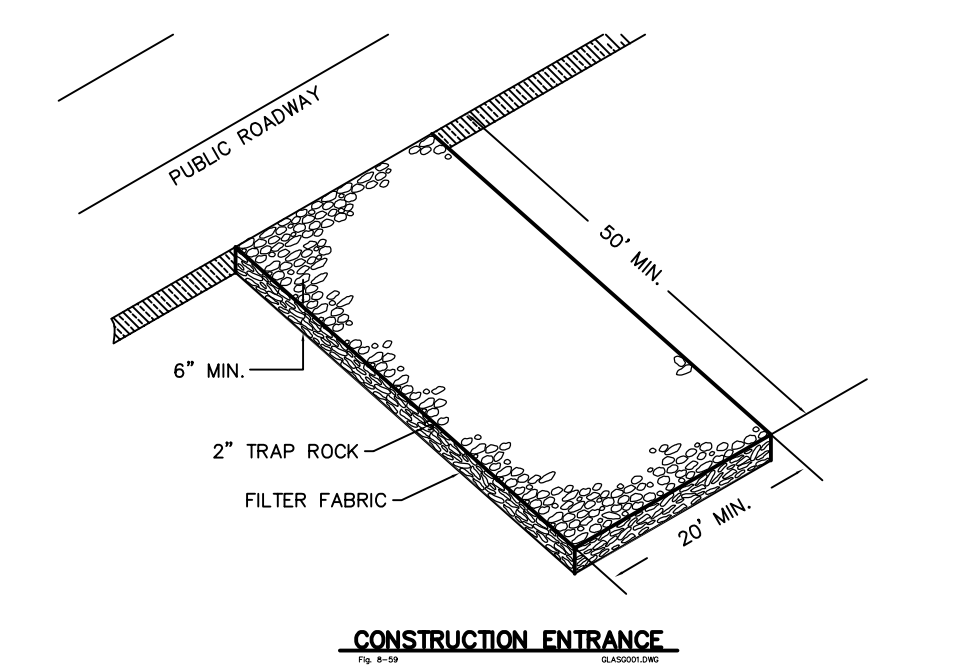
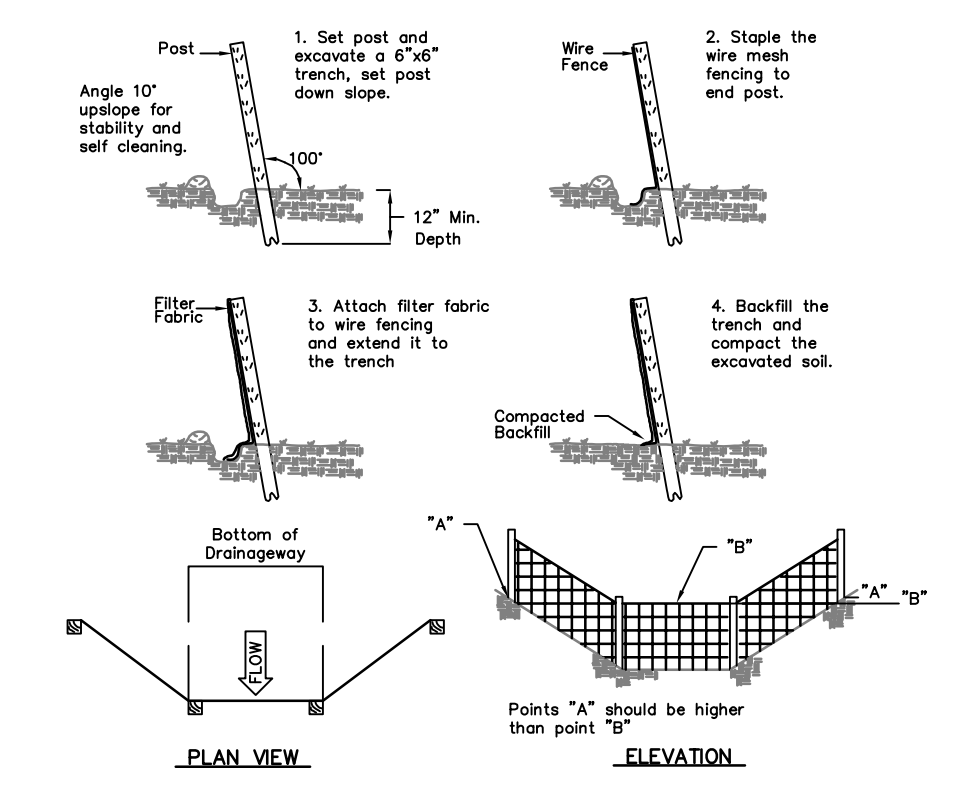
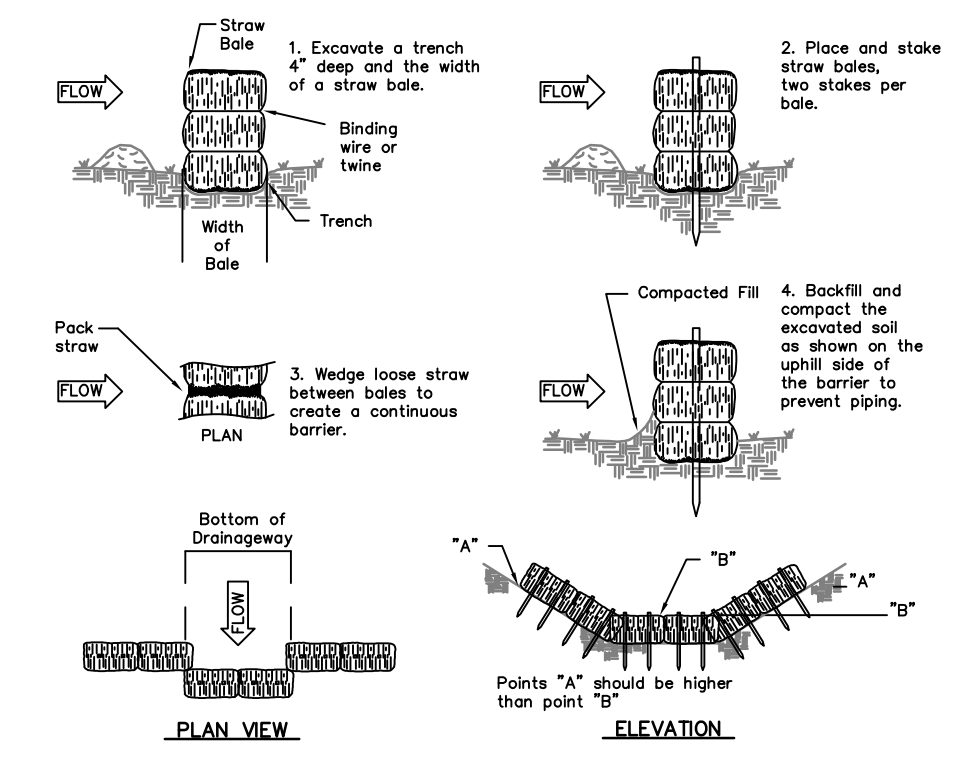
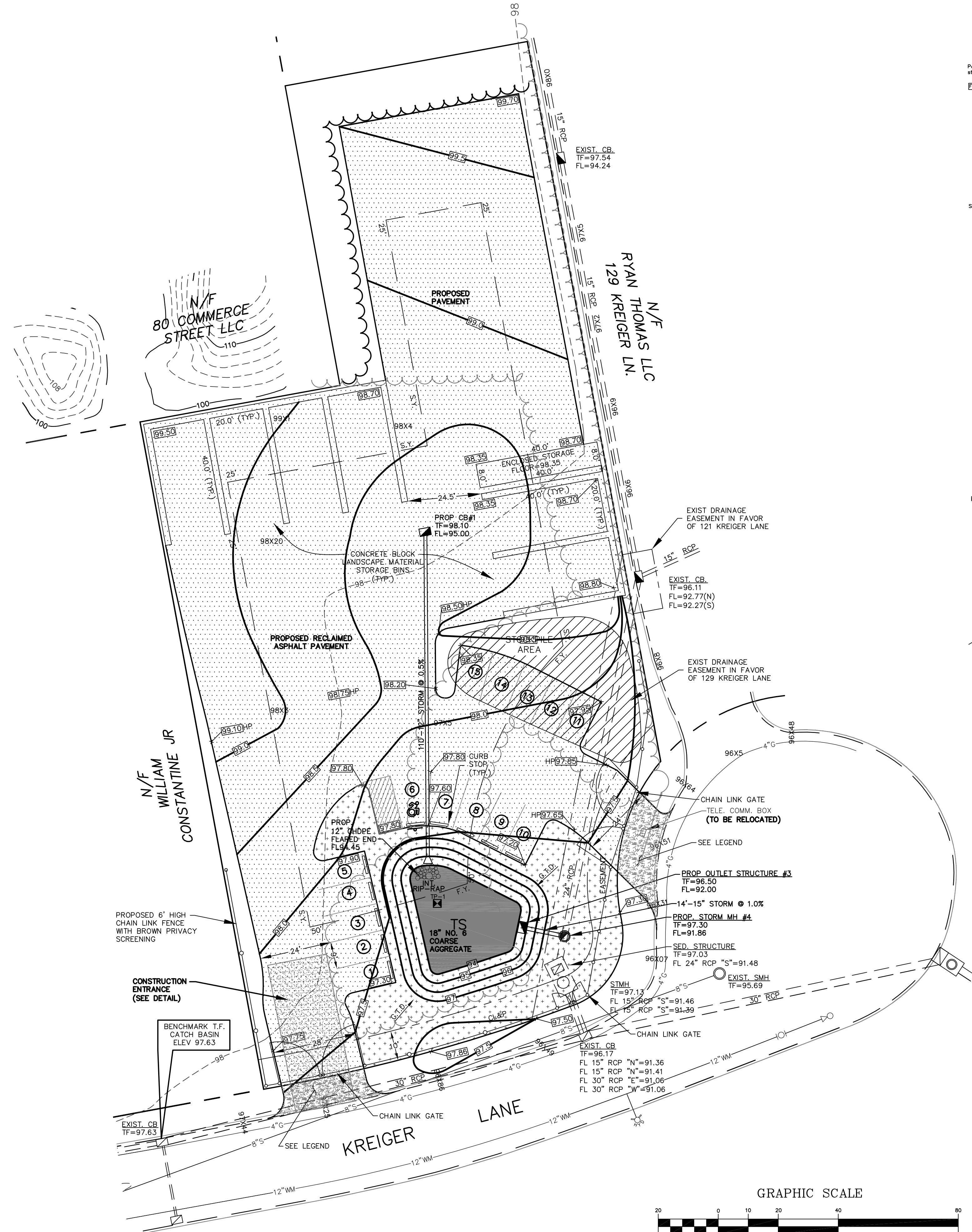
TS - TEMPORARY SEDIMENT BASIN TO BE USED DURING CONSTRUCTION TO COLLECT RUNOFF. BOTTOM AGGREGATES SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED TO AVOID CLOGGING OF AGGREGATE

NOTES:
PROPOSED SPOT ELEVATIONS DENOTE BOTTOM OF CURB WHERE CURBING IS PROPOSED

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. DOT FORM 818 AND/OR THE TOWN STANDARD SPECIFICATION
HORIZONTAL DATUM REFERS TO NAD83
VERTICAL DATUM REFERS TO NGVD88

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.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES. CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



CONTACT NAME: JEFF PELL (860) 209-0751

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

MARK W. FRIEND
P.E. # 15818

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL PLAN
121 KREIGER LANE
PREPARED FOR
GENERAL LANDSCAPING, LLC
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	TCJ
DATE:	2-18-22
SCALE:	1"=20'
SHEET:	4 OF 6
MAP NO.	131-20-1ES

LEGEND		
COMMON NAME	QTY	
SHRUB, DECIDUOUS		
WINTERBERRY, APOLLO	3	
WINTERBERRY, BERRY HEAVY	6	
SHRUB, EVERGREEN BROADLEAF		
RHODODENDRON PJM	12	
SHRUB, EVERGREEN CONIFER		
ARBORVITAE, DARK AMERICAN	14	
TREE, DECIDUOUS		
AMELANCHIER, AUTUMN BRILLIANCE	2	
DOGWOOD, ARTIC FIRE	6	
MAPLE, AUTUMN BLAZE	1	
TREE, EVERGREEN		
CEDAR, EASTERN RED	2	

RETENTION POND TO BE SEEDED IT A NEW ENGLAND WET LANDS SEED MIX

PROPOSED FENCE LOCATION

20FT TOWN AND UTILITY EASEMENT

KREIGER LANE

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	

Landscape Design by: Jarrod Sansoucy
General Landscaping

Landscape Plan: Yard Lot
General Landscaping LLC

Scale:
1" = 10'

Revision #: L-001
SHEET: 5 OF 6
Date: 11/16/2021

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	

CONDITIONS OF APPROVAL
121 KREIGER LANE
 PREPARED FOR
GENERAL LANDSCAPING ,LLC
 GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 MARK W. FRIEND P.E. # 15818

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED

CK. BY: MWF
 DRW. BY: TCJ
 DATE: 2-18-22
 SCALE: 1"=20'
 SHEET 6 OF 6
 MAP NO.131-20-1BDY