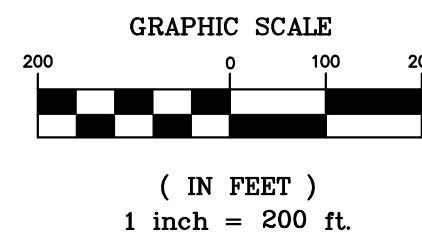


### KEY MAP

SCALE: 1"=200'



### ZONING DATA

Filed pursuant to C.G.S. § 8-30g

ZONE:	PBD / RR / *GW-1	PROPOSED
LOT AREA	60,000 SF	±104,554 SF - 2.40 AC.
LOT FRONTAGE	200 FT	238.75 FT (HEBRON AVE.) 359.21 FT (MANCHESTER RD.)
FRONT YARD	75 FT	76 FT
SIDE YARD	25 FT	25.5 FT
REAR YARD	25 FT	99 FT
LOT COVERAGE	20% (MAX.)	14,366 SF (13.74% PROPOSED)
OPEN SPACE (MIN.)	2 X COVERAGE = 28,732 SF (27.48% MIN.)	53,493 SF (51.17% PROPOSED)
IMPERVIOUS COVERAGE		51,051 SF (48.83%)
BLDG. HEIGHT (MAX.)	35 FT	58 FT (SECT. 2.6)
BLDG. STORIES (MAX.)	2.5 STORIES	5 STORIES
RESIDENTIAL DENSITY		30.8 UNITS / ACRE

\*PARCEL IS LOCATED IN GROUNDWATER PROTECTION ZONE 1

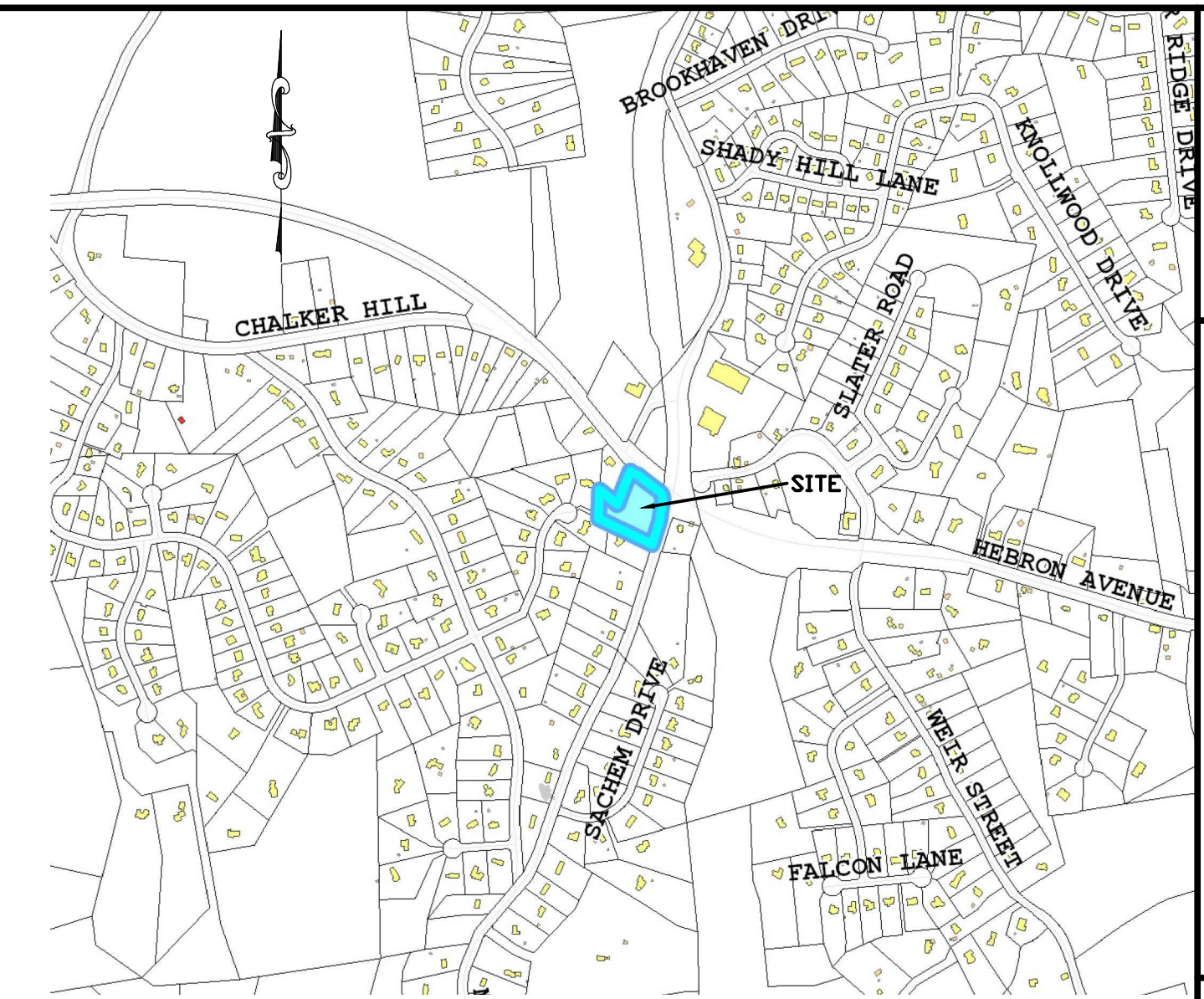
### PARKING CALCULATIONS

	REQUIRED PER PDB / RR	PROPOSED
RESIDENTIAL:	1 SPACE PER RESIDENTIAL UNIT 74 UNITS x 1 SPACE / UNIT = 74 SPACES	4 HANDICAPPED 81 STANDARD

TOTAL: 74 SPACES 85 SPACES

PARKING RATIO = 81 SPACES / 74 UNITS = 1.09 SPACES PER UNIT+ 4 HC SPACES

MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD. GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
_____	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	
_____	FILE NO.



### LOCATION MAP

SCALE: 1"=1,000'

# 1199 MANCHESTER ROAD PREPARED FOR MANCHESTER/HEBRON AVE LLC GLASTONBURY, CONN.

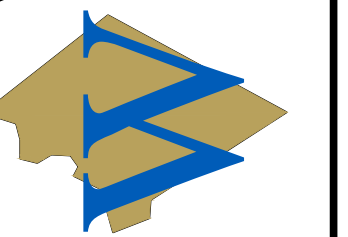
### INDEX TO SHEETS

COVER SHEET	SHEET C-1
<u>SURVEY PLANS</u>	
A-2 BOUNDARY SURVEY TOPOGRAPHIC MAP - EXISTING CONDITIONS SURVEY	SHEET SV-1
<u>SITE PLANS</u>	
SITE LAYOUT PLAN	SHEET SP-1
SITE GRADING	SHEET SP-2
UTILITY PLAN	SHEET SP-3
OFFSITE SANITARY SEWER	SHEET SP-4
EROSION & SEDIMENTATION CONTROL PLAN	SHEET SP-5
LANDSCAPING PLAN	SHEET SP-6
ACCESS MANAGEMENT PLAN	SHEET SP-7
SITE ILLUMINATION PLAN	SHEET SP-8
GENERAL NOTES & DETAILS	SHEETS SP-9 THRU SP-11

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

*Mesley J. Wentworth*  
MESLEY J. WENTWORTH  
P.E. # 20360

WENTWORTH CIVIL  
ENGINEERS LLC  
177 WEST TOWN ST.  
LEBANON, CT 06249  
TEL: (860) 642-1795  
FAX: (860) 642-1796  
web: wentworthcivil.com



COVER SHEET  
1199 MANCHESTER ROAD  
PREPARED FOR  
MANCHESTER/HEBRON AVE LLC  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

DATE: 11-08-21  
SCALE: SHOWN  
SHEET: C-1  
MAP NO. 21-002-1C

**BENCHMARK  
MAG NAIL**  
NORTHING: 820,682.64  
EASTING: 1,060,556.52  
ELEV. = 348.15

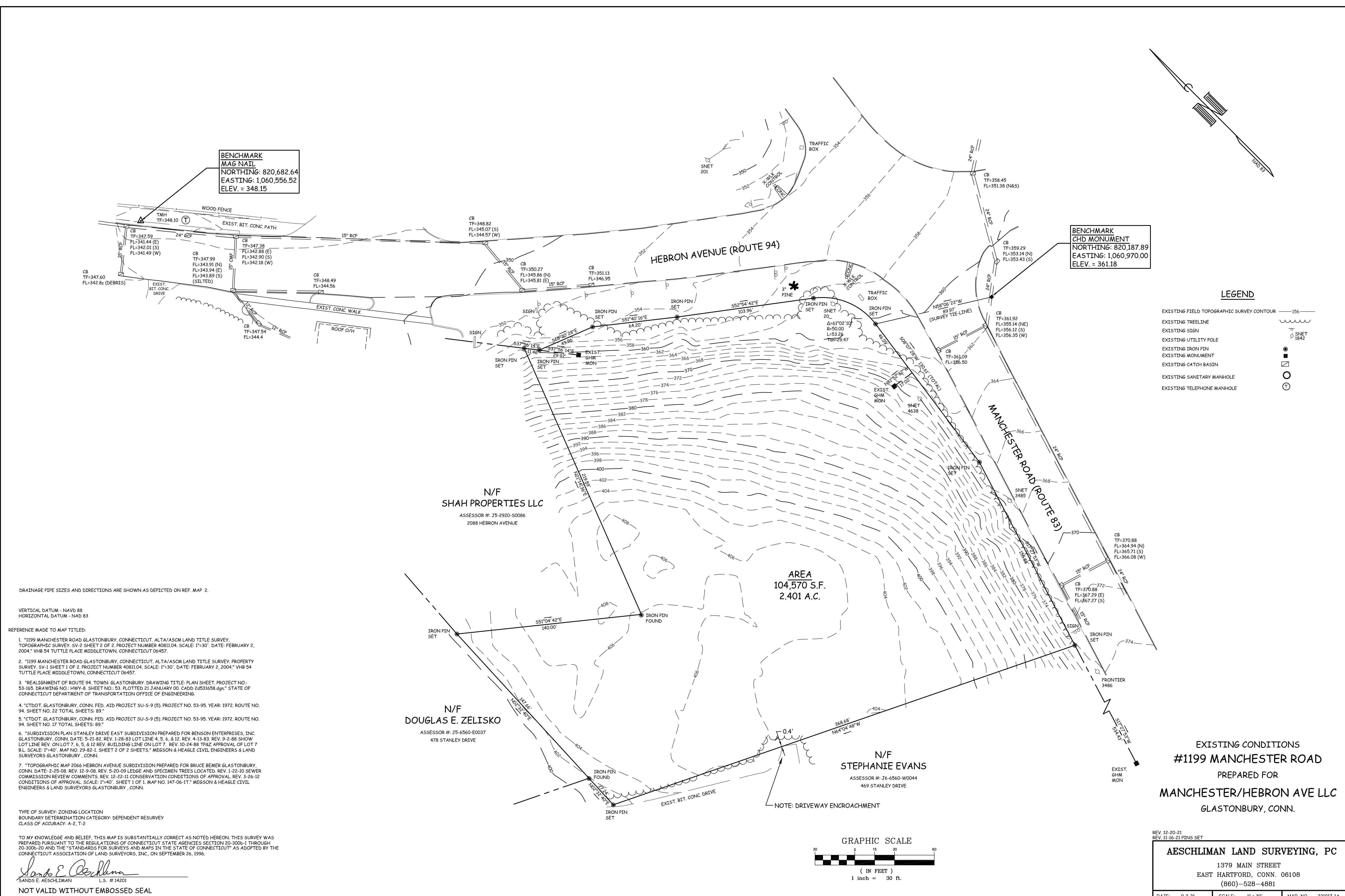
**BENCHMARK  
CHD MONUMENT**  
NORTHING: 820,187.89  
EASTING: 1,060,970.00  
ELEV. = 361.18

**LEGEND**

- EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR — 156 —
- EXISTING TREELINE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING TELEPHONE MANHOLE

**EXISTING CONDITIONS  
#1199 MANCHESTER ROAD**  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONN.

REV. 12-20-21  
REV. 11-16-21 PINS SET  
**AESCHLIMAN LAND SURVEYING, PC**  
1379 MAIN STREET  
EAST HARTFORD, CONN. 06108  
(860)-528-4881  
DATE: 9-3-21 SCALE: 1" = 30' MAP NO. 221017-1A  
SHEET SV-1



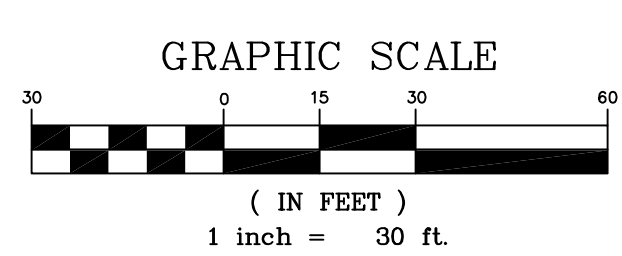
DRAINAGE PIPE SIZES AND DIRECTIONS ARE SHOWN AS DEPICTED ON REF. MAP 2.

VERTICAL DATUM - NAVD 88  
HORIZONTAL DATUM - NAD 83

REFERENCE MADE TO MAP TITLED:

- "1199 MANCHESTER ROAD GLASTONBURY, CONNECTICUT. ALTA/ASCM LAND TITLE SURVEY. TOPOGRAPHIC SURVEY. SV-2 SHEET 2 OF 2. PROJECT NUMBER 40811.04. SCALE: 1"=30'. DATE: FEBRUARY 2, 2004." VHB 54 TITTLE PLACE MIDDLETOWN, CONNECTICUT 06457.
- "1199 MANCHESTER ROAD GLASTONBURY, CONNECTICUT. ALTA/ASCM LAND TITLE SURVEY. PROPERTY SURVEY. SV-1 SHEET 1 OF 2. PROJECT NUMBER 40811.04. SCALE: 1"=30'. DATE: FEBRUARY 2, 2004." VHB 54 TITTLE PLACE MIDDLETOWN, CONNECTICUT 06457.
- "REALIGNMENT OF ROUTE 94. TOWN GLASTONBURY. DRAWING TITLE: PLAN SHEET. PROJECT NO.: 53-165. DRAWING NO.: HWY-8. SHEET NO.: 53. PLOTTED 21 JANUARY 00. CADD 24831658.dgn." STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF ENGINEERING.
- "CTDOT GLASTONBURY, CONN. FED. AID PROJECT SU-5-9 (5). PROJECT NO. 53-95. YEAR: 1972. ROUTE NO. 94. SHEET NO. 22 TOTAL SHEETS: 89."
- "CTDOT GLASTONBURY, CONN. FED. AID PROJECT SU-5-9 (5). PROJECT NO. 53-95. YEAR: 1972. ROUTE NO. 94. SHEET NO. 17 TOTAL SHEETS: 89."
- "SUBDIVISION PLAN STANLEY DRIVE EAST SUBDIVISION PREPARED FOR BENSON ENTERPRISES, INC. GLASTONBURY, CONN. DATE: 5-21-82. REV. 1-28-83 LOT LINE 4, 5, 6, & 12. REV. 4-13-83. REV. 9-2-88 SHOW LOT LINE REV. ON LOT 7, 6, 5, & 12 REV. BUILDING LINE ON LOT 7. REV. 10-24-88 TP&Z APPROVAL OF LOT 7 B.L. SCALE: 1"=40'. MAP NO. 29-82-1. SHEET 2 OF 2 SHEETS." MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN.
- "TOPOGRAPHIC MAP 2066 HEBRON AVENUE SUBDIVISION PREPARED FOR BRUCE BEMER GLASTONBURY, CONN. DATE: 2-25-08. REV. 12-9-08. REV. 5-20-09 LEDGE AND SPECIMEN TREES LOCATED. REV. 1-22-10 SEWER COMMISSION REVIEW COMMENTS. REV. 12-22-11 CONSERVATION CONDITIONS OF APPROVAL. REV. 3-26-12 CONDITIONS OF APPROVAL. SCALE: 1"=40'. SHEET 1 OF 1. MAP NO. 147-06-1T." MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN.

NOTE: DRIVEWAY ENCROACHMENT

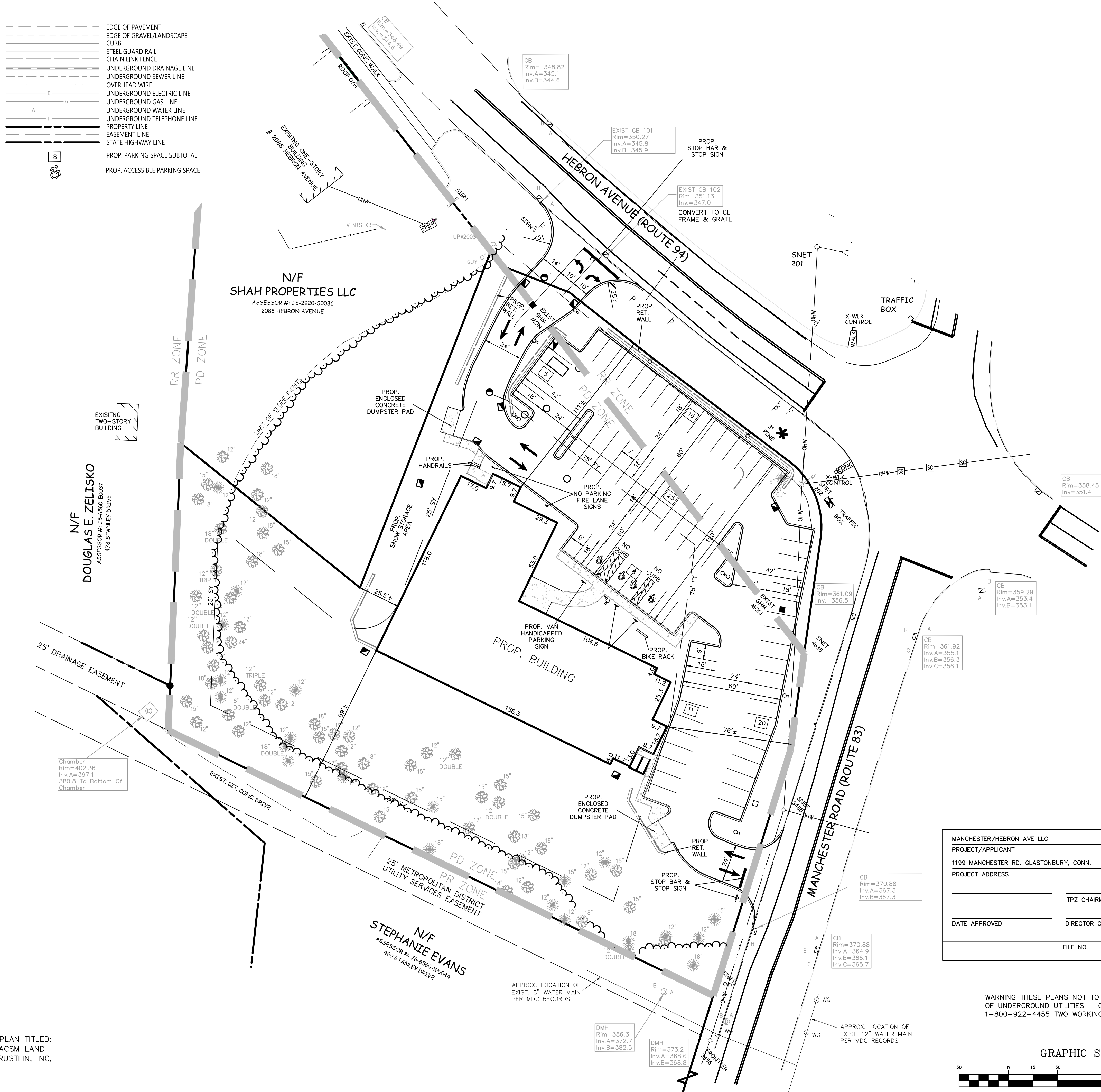


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

*Sands E. Aeschliman*  
 SANDS E. AESCHLIMAN L.S. # 14201  
 NOT VALID WITHOUT EMBOSSED SEAL

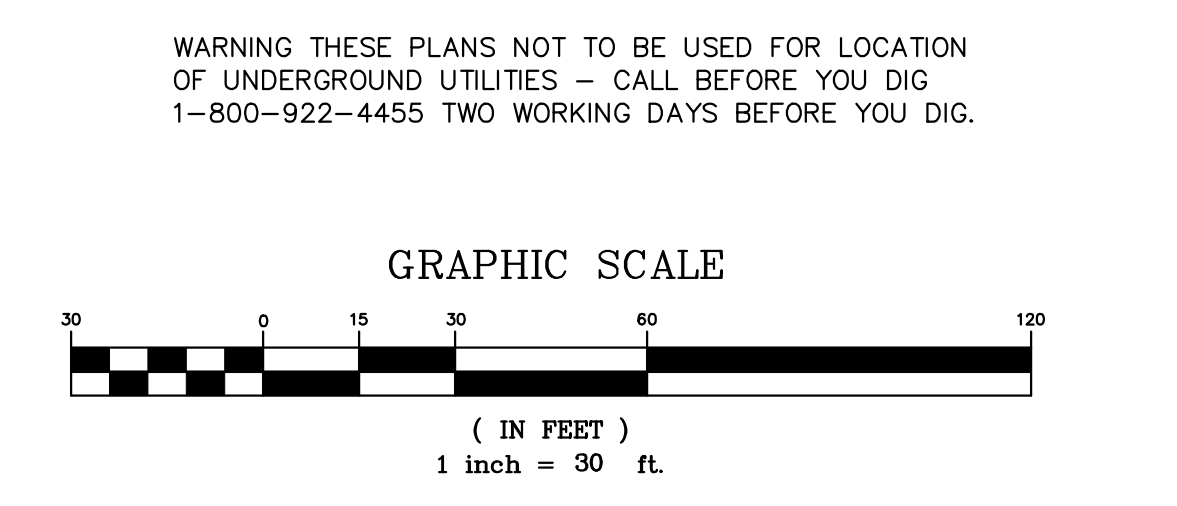
- LEGEND**
- CC CONCRETE CURB
  - VGC VERTICAL GRANITE CURB
  - BB BITUMINOUS BERM
  - BC BITUMINOUS CURB
  - EP EDGE OF PAVEMENT
  - BIT. BITUMINOUS PAVEMENT
  - CONC. CONCRETE
  - UP UTILITY POLE
  - RCP REINFORCED CONCRETE PIPE
  - PVC POLYVINYLCHLORIDE PIPE
  - CMP CORRUGATED METAL PIPE
  - CPP CORRUGATED PLASTIC PIPE
  - CLF CHAIN-LINK FENCE
  - CB CATCH BASIN
  - DMH DRAIN MANHOLE
  - SMH SEWER MANHOLE
  - OHW OVERHEAD WIRE
  - MW MONITORING WELL
  - RIM RIM ELEVATION
  - INV. INVERT ELEVATION
  - ELEV. ELEVATION
  - TY. TYPICAL
  - WQU WATER QUALITY UNIT
  - GAS GAS METER
  - HAND HOLE

- SPAN POLE
- MAST ARM
- SHRUB
- DECIDUOUS TREE
- CATCH BASIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- WATER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- BOLLARD/POST
- BORING
- MONITORING WELL



NOTE: EXISTING TREE SIZES AND LOCATIONS TAKEN FROM PLAN TITLED: '1199 MANCHESTER ROAD GLASTONBURY, CONNECTICUT ALTA/ACSM LAND TITLE SURVEY TOPOGRAPHIC SURVEY' BY VANASSE HANGEN BRUSTLIN, INC, MIDDLETOWN, CT, SCALE: 1"=30', DATE: 2/02/04, AS REVISED.

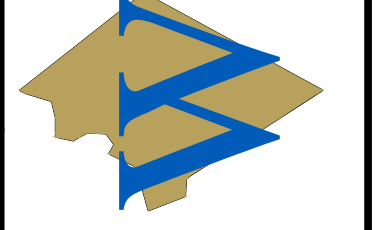
MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD, GLASTONBURY, CONN.	
PROJECT ADDRESS	
TPZ CHAIRMAN	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	FILE NO.



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

WESLEY J. WENTWORTH  
P.E. # 20360

**WENTWORTH CIVIL ENGINEERS LLC**  
177 WEST TOWN ST.  
LEBANON, CT 06249  
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FAX (860) 642-4794  
web: wentworthcivil.com

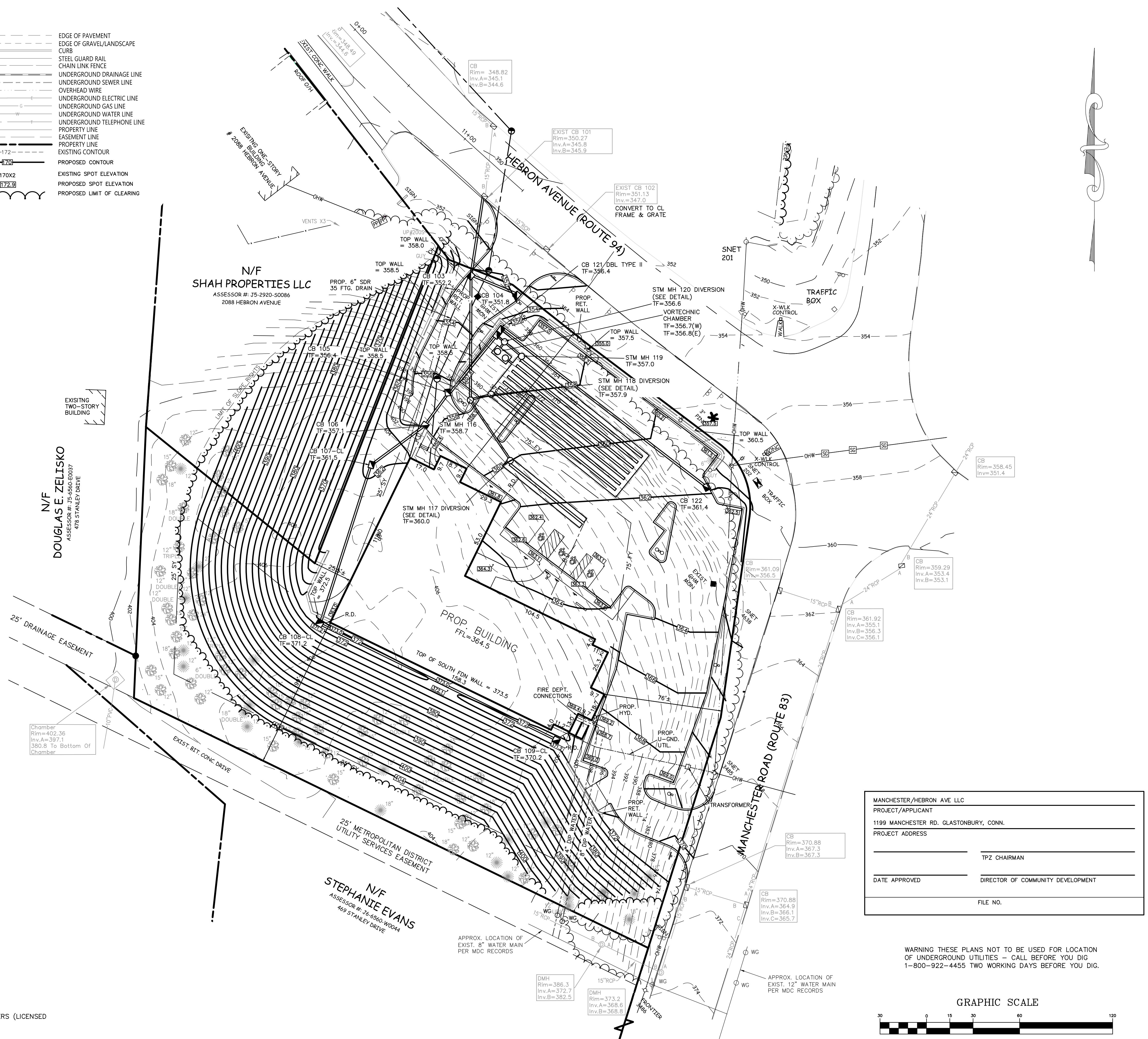


**SITE LAYOUT PLAN**  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

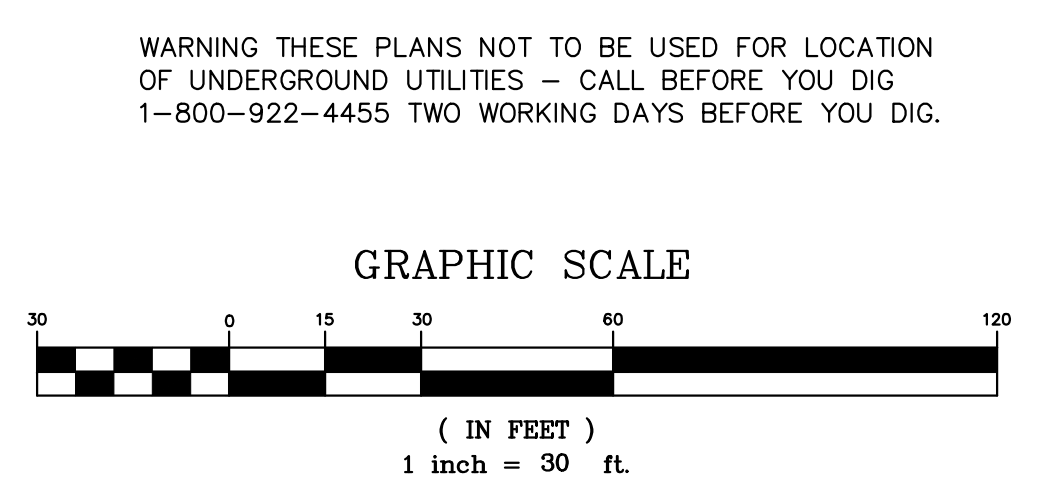
DATE: 11-08-21  
SCALE: 1"=30'  
SHEET SP-1  
MAP NO. 21-002-1L

LEGEND			
CC	CONCRETE CURB	SPAN POLE	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB	MAST ARM	EDGE OF GRAVEL/LANDSCAPE
BB	BITUMINOUS BERM	SHRUB	CURB
BC	BITUMINOUS CURB	DECIDUOUS TREE	STEEL GUARD RAIL
EP	EDGE OF PAVEMENT	CATCH BASIN	CHAIN LINK FENCE
BIT.	BITUMINOUS PAVEMENT	FLARED END SECTION	UNDERGROUND DRAINAGE LINE
CONC.	CONCRETE	DRAIN MANHOLE	UNDERGROUND SEWER LINE
UP	UTILITY POLE	SEWER MANHOLE	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE	ELECTRIC MANHOLE	UNDERGROUND ELECTRIC LINE
PVC	POLYVINYLCHLORIDE PIPE	TELEPHONE MANHOLE	UNDERGROUND GAS LINE
CMP	CORRUGATED METAL PIPE	MANHOLE	UNDERGROUND WATER LINE
CPP	CORRUGATED PLASTIC PIPE	WATER MANHOLE	UNDERGROUND TELEPHONE LINE
CLF	CHAIN-LINK FENCE	WATER GATE	EASEMENT LINE
CB	CATCH BASIN	FIRE HYDRANT	PROPERTY LINE
DMH	DRAIN MANHOLE	GAS GATE	EXISTING CONTOUR
SMH	SEWER MANHOLE	STREET SIGN	PROPOSED CONTOUR
OHW	OVERHEAD LINE	LIGHT POLE	EXISTING SPOT ELEVATION
MW	MONITORING WELL	UTILITY POLE	PROPOSED SPOT ELEVATION
RIM=	RIM ELEVATION	UTILITY POLE W/LIGHT	PROPOSED LIMIT OF CLEARING
INV=	INVERT ELEVATION	GUY POLE	
ELEV.	ELEVATION	GUY WIRE	
TYP.	TYPICAL	BOLLARD/POST	
WQU	WATER QUALITY UNIT	BORING	
GM	GAS METER	MONITORING WELL	
□	HAND HOLE	SPOT ELEVATION	



NOTES:  
 ALL PROPOSED CURBING TO BE EXTRUDED CONCRETE (SEE DETAIL).  
 ALL PROPOSED SPOT ELEVATIONS AT CURB LINES ARE AT BASE OF CURB.  
 ALL PROPOSED CATCH BASINS TO HAVE 2 FOOT SUMPS.  
 ALL RETAINING WALLS IN EXCESS OF 48" HEIGHT TO BE DESIGNED BY OTHERS (LICENSED PROFESSIONAL ENGINEER DESIGN REQUIRED).

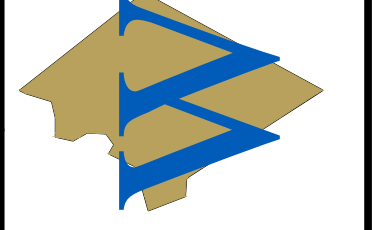
MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD., GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
DATE APPROVED _____	DIRECTOR OF COMMUNITY DEVELOPMENT _____
FILE NO. _____	



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 P.E. # 20360

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 177 WEST TOWN ST.  
 LEBANON, CT 06249  
 TEL. (860) 642-7255  
 FAX (860) 642-4794  
 web: wentworthcivil.com



SITE GRADING PLAN  
 1199 MANCHESTER ROAD  
 PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
 GLASTONBURY, CONNECTICUT

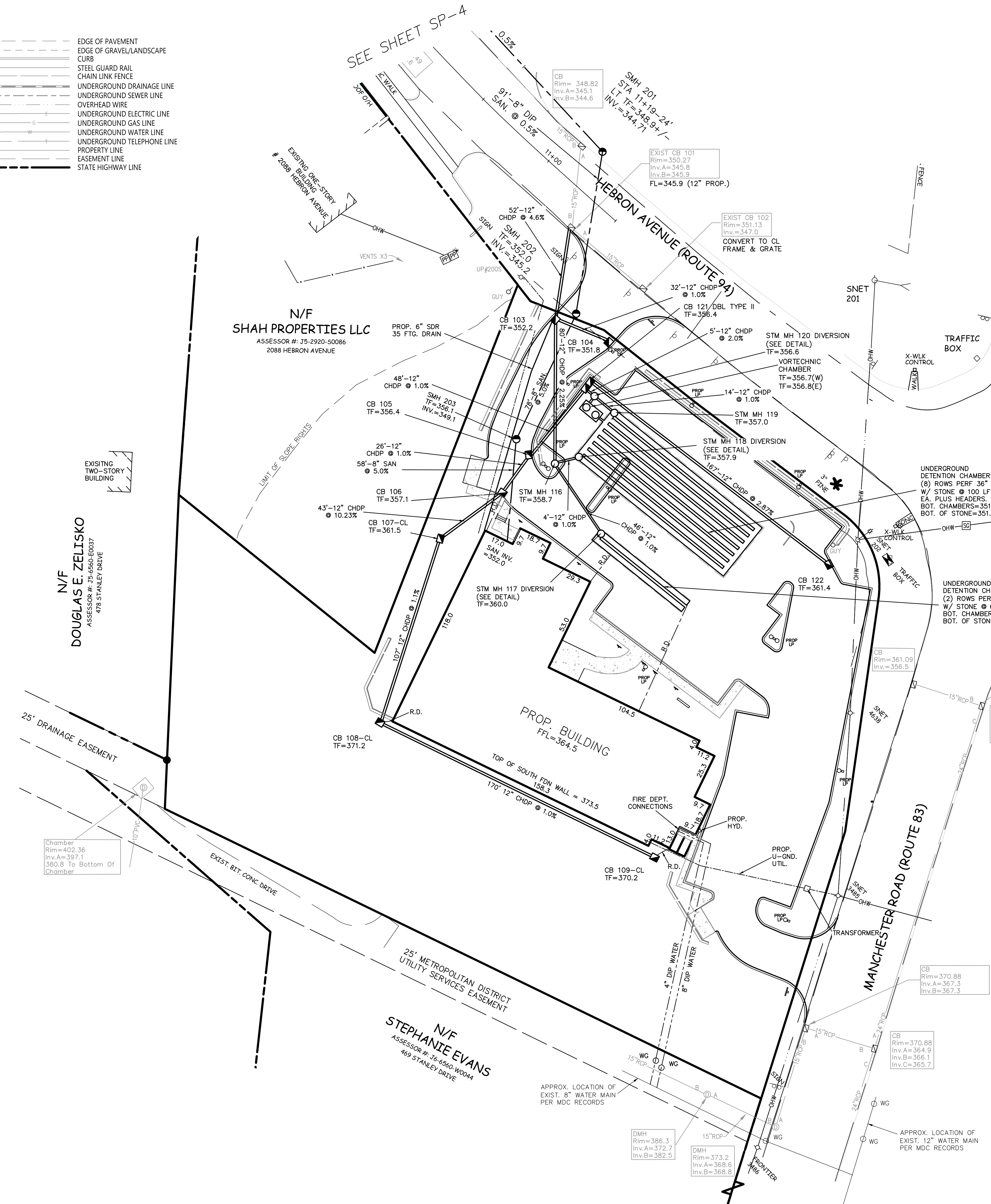
REV. 3-05-22 TOWN COMMENTS  
 DATE: 11-08-21  
 SCALE: 1" = 30'  
 SHEET: SP-2  
 MAP NO. 21-002-1L

**LEGEND**

- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- CLF CHAIN-LINK FENCE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHW OVERHEAD WIRE
- MW MONITORING WELL
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- TYP. TYPICAL
- WQU WATER QUALITY UNIT
- GAS METER
- HAND HOLE

- SPAN POLE
- MAST ARM
- SHRUB
- DECIDUOUS TREE
- CATCH BASIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- WATER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- GUY WIRE
- BOLLARD/POST
- BORING
- MONITORING WELL
- SPOT ELEVATION

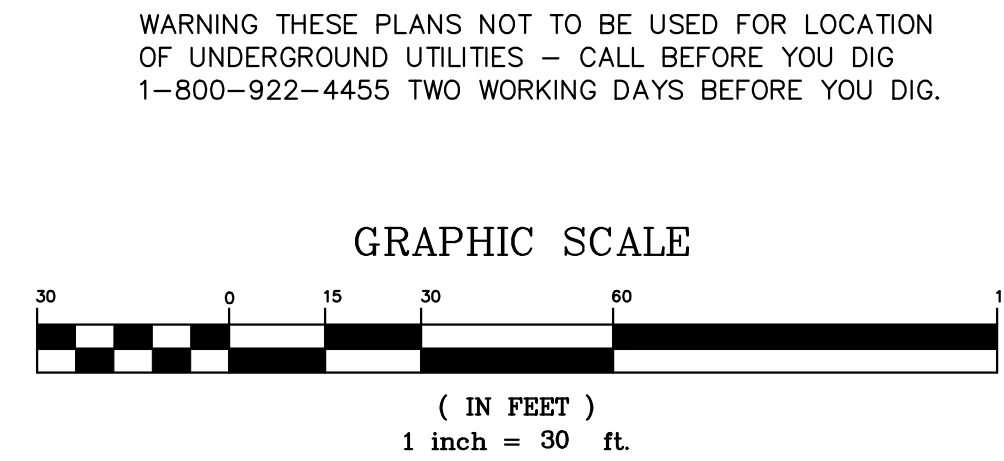
- EDGE OF PAVEMENT
- CURB
- STEEL GUARD RAIL
- CHAIN LINK FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- PROPERTY LINE
- EASEMENT LINE
- STATE HIGHWAY LINE



**PROPOSED DRAINAGE STRUCTURES**

- CB 103**  
TF=352.2  
FL=348.3 (12" N&S)  
FL=348.5 (12" E)
- CB 104**  
TF=351.8  
FL=348.8
- CB 105**  
TF=356.4  
FL=352.7
- CB 106**  
TF=357.1  
FL=353.9
- CB 107 C-L**  
TF=361.5  
FL=358.3
- CB 108 C-L**  
TF=371.2  
FL=359.5 (N)  
FL=365.3 (E)
- CB 109 C-L**  
TF=370.2  
FL=367.0
- STM MH 116**  
TF=358.7  
FL=350.1 (12" N)  
FL=354.5 (IN SE)  
FL=350.9 (IN NE)
- STM MH 117**  
DIVERSION MH -- (2' SUMP)  
SEE DETAIL  
TF=360.0  
FL=355.0 (36" IN)  
TOP WEIR= 358.5  
FL=355.0 (12" OUT)
- STM MH 118**  
DIVERSION MH -- (2' SUMP)  
SEE DETAIL  
TF=357.9  
FL=351.5 (36" IN)  
TOP WEIR= 355.0  
6" ORIFICE= 353.8  
FL=351.0 (12" OUT)
- STM MH 119**  
TF=357.0  
FL=351.9 (12" IN)  
INV.=351.5 (36" OUT)
- STM MH 120**  
DIVERSION MH -- (2' SUMP)  
SEE DETAIL  
TF=356.6  
FL=352.1 (12" IN)  
INV.=352.1 (6" LOW FLOW)  
TOP WEIR= 353.3  
FL=352.1 (12" OUT)
- CB 121 DBL TYPE II**  
TF=356.4  
FL=353.4 (12" IN E)  
FL=352.2 (12" IN S)  
FL=352.2 (12" OUT E)
- CB 122**  
TF=361.4

MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD, GLASTONBURY, CONN.	
PROJECT ADDRESS	
	TPZ CHAIRMAN
	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	
	FILE NO.



NOTES:  
ALL ROOF DRAINS TO BE 6" SDR 35 PVC @ 1.0% MINIMUM SLOPE.

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

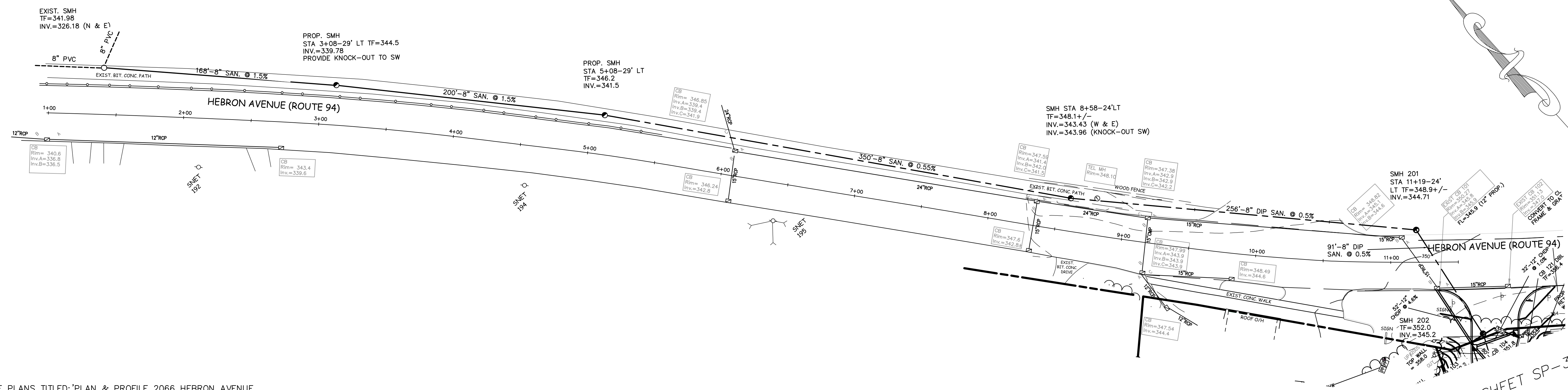
WESLEY J. WENTWORTH  
P.E. # 20360

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177 WEST TOWN ST.  
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UTILITY PLAN  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

DATE: 11-08-21  
SCALE: 1"=30'  
SHEET SP-3  
MAP NO. 21-002-1L

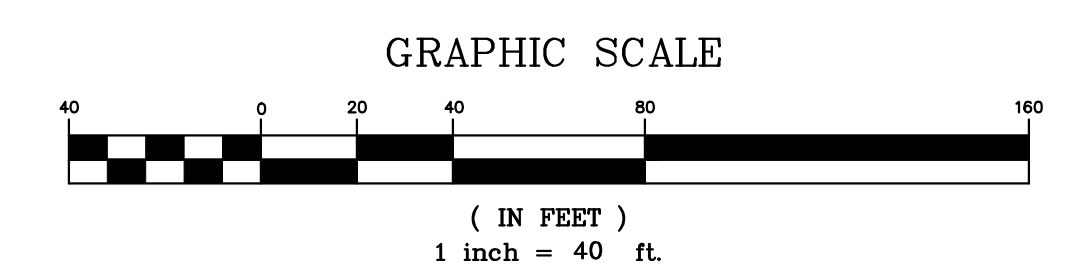
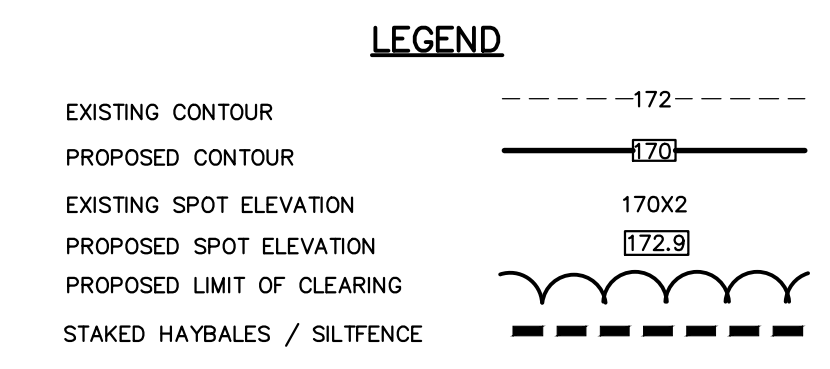


SEE PLANS TITLED: 'PLAN & PROFILE 2066 HEBRON AVENUE SUBDIVISION PREPARED FOR BRUCE BEMER GLASTONBURY, CONN.' BY MEGSON & HEAGLE CE & LS GLASTONBURY, CT DATE: 2-25-08, REV. 3-26-12 SCALE: 1"=40' HORZ. / 1"=4' VERT FOR SANITARY SEWER DESIGN OF 718 LINEAR FEET OF OFFSITE SANITARY SEWER. DEVELOPER'S AGREEMENT FOR SEWER REQUIRED.

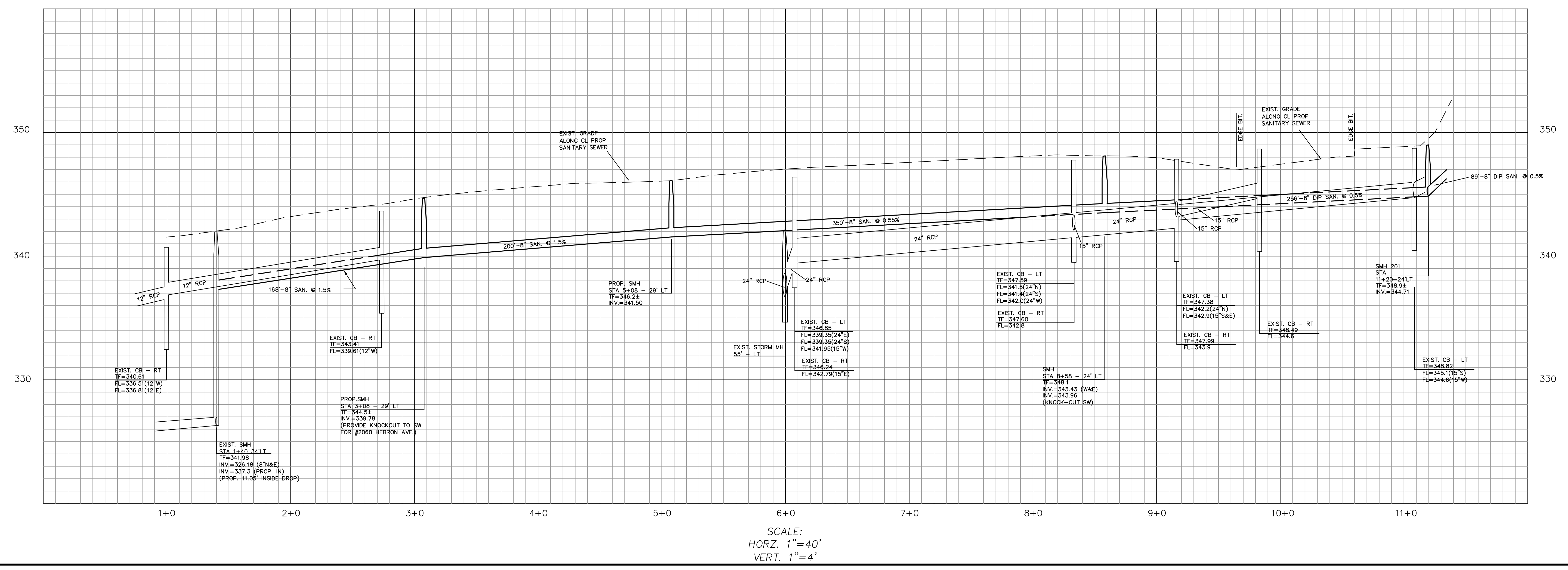
WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

NOTE: ALL OFF ROAD SANITARY MANHOLES COVERS ARE TO BE BOLTED.

MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD. GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
_____	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	FILE NO.



SCALE:  
PLAN: 1"=40'

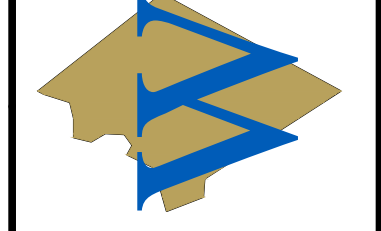


SCALE:  
HORZ. 1"=40'  
VERT. 1"=4'

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

WESLEY J. MERTWORTH P.E. # 20360

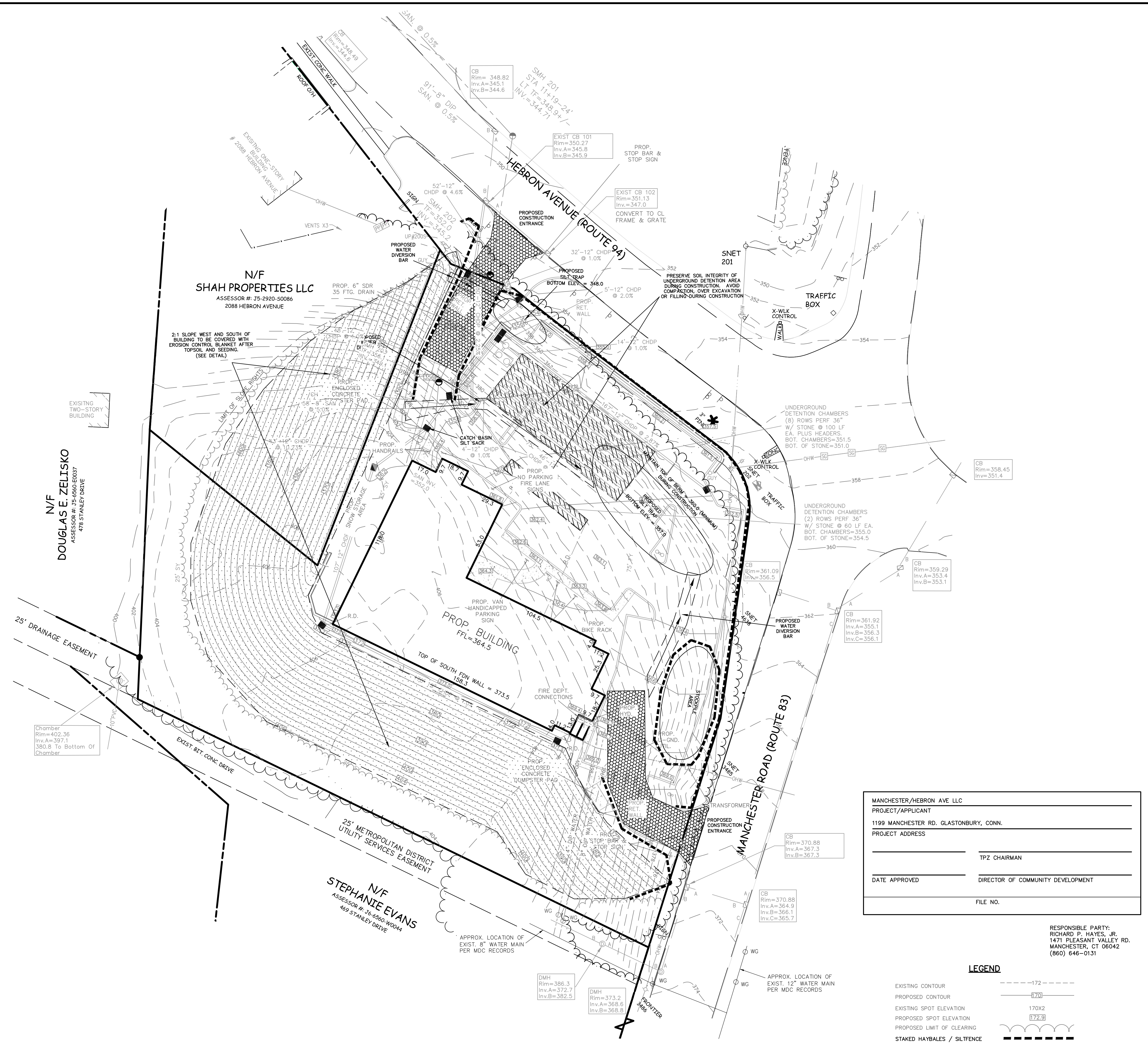
**WENTWORTH CIVIL ENGINEERS LLC**  
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FAX (860) 642-4794  
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OFFSITE SANITARY PLAN & PROFILE  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

DATE:	11-08-21
SCALE:	SHOWN
SHEET:	SP-4
MAP NO.	21-002-1L



N/F  
DOUGLAS E. ZELISKO  
ASSESSOR # 35-6560-E0037  
478 STANLEY DRIVE

N/F  
SHAH PROPERTIES LLC  
ASSESSOR # 35-2920-S0086  
2088 HEBRON AVENUE

N/F  
STEPHANIE EVANS  
ASSESSOR # 35-6560-W0004  
469 STANLEY DRIVE

MANCHESTER/HEBRON AVE LLC PROJECT/APPLICANT	
1199 MANCHESTER RD. GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
_____	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	FILE NO.

**LEGEND**

- EXISTING CONTOUR --- 172
- PROPOSED CONTOUR --- 170
- EXISTING SPOT ELEVATION 170x2
- PROPOSED SPOT ELEVATION 172.9
- PROPOSED LIMIT OF CLEARING ---
- STAKED HAYBALES / SILTFENCE ---|---

RESPONSIBLE PARTY:  
RICHARD P. HAYES, JR.  
1471 PLEASANT VALLEY RD.  
MANCHESTER, CT 06042  
(860) 646-0131

REV. 3-05-22 TOWN COMMENTS

DATE:	11-08-21
SCALE:	1"=30'
SHEET:	SP-5
MAP NO.	21-002-1ES

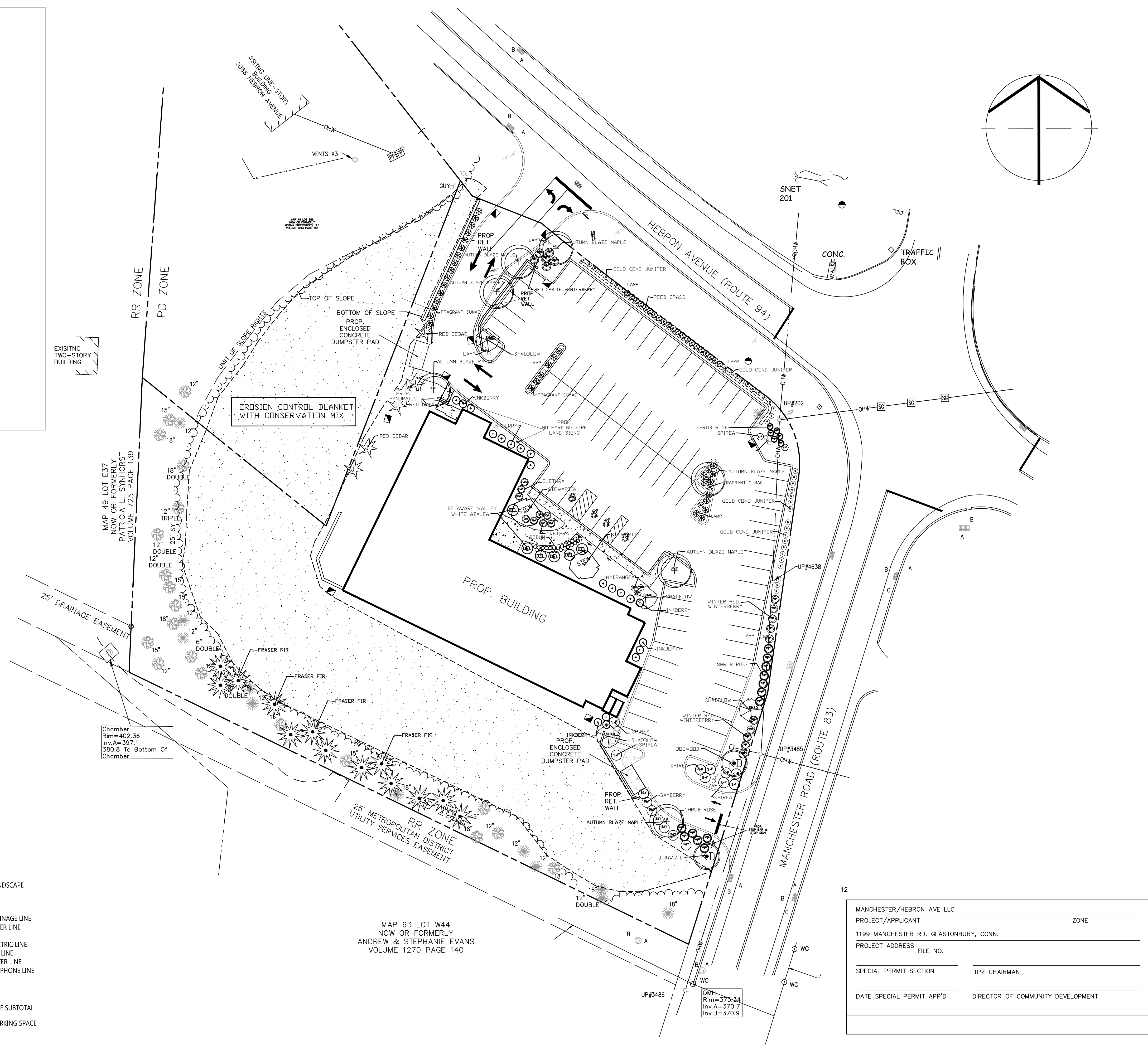
EROSION & SEDIMENTATION CONTROL PLAN  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

**WENTWORTH CIVIL ENGINEERS LLC**  
177 WEST TOWN ST.  
LEBANON, CT 06249  
TEL (860) 642-7235  
FAX (860) 642-4794  
web: wentworthcivil.com

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.  
  
WESLEY J. WENTWORTH  
P.E. # 20360

Symbol	Code	Scientific Name/ COMMON NAME	Quantity	Size
TREES: DECIDUOUS	(C)	ACER X FREEMANII 'JEFFERRED'/ AUTUMN BLAZE MAPLE	7	3 - 3 1/2" CALIPER
	(M)	AMELANCHIER CANADENSIS/ SHADBLD	4	3 - 3 1/2" CALIPER
	(W)	CORNUS KOUSA/ KOUSA DOGWOOD	2	3 - 3 1/2" CALIPER
	(S)	STEWARTIA KOREANA/ STEWARTIA	2	5 - 6'
TREES: EVERGREEN	(E)	ABIES FRASERI/ FRASER FIR	13	5 - 6'
	(J)	JUNIPERUS VIRGINIANA/ RED CEDAR	6	5 - 6'
SHRUBS:	(H)	CLETHRA ALNIFOLIA 'HUMMINGBIRD'/ SUMMERSWEET CLETHRA	9	18 - 21"
	(L)	HYDRANGEA PANICULATA 'LITTLE LIME'/ LITTLE LIME HYDRANGEA	3	18 - 21"
	(I)	ILEX GLABRA 'SHAMROCK'/ SHAMROCK HOLLY	20	3 - 4'
	(R)	ILEX VERTICILLATA 'RED SPRITE'/ WINTERBERRY	6	18 - 21"
	(W)	ILEX VERTICILLATA 'WINTER RED'/ WINTER RED WINTERBERRY	10	18 - 21"
	(J)	JUNIPERUS COMMUNIS 'GOLD CONE'/ GOLD CONE JUNIPER	39	24"-36"
	(M)	MYRICA PENNSYLVANICUM/ BAYBERRY	7	24"-36"
	(D)	RHOODODENDRON 'DELAWARE VAL. WH./ DEL. VALLEY WH. AZALEA	6	24"-36"
	(S)	RHUS ARDMATICA 'GRO-LD'/ FRAGRANT SUMAC	35	24"-36"
	(R)	ROSA 'KNOCKOUT'/ KNOCKOUT SHRUB ROSE	19	24"-36"
HERBACEOUS PLANTS:	(G)	SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIRAEA	17	24"-36"
	(F)	CALAMAGROSTIS KARL FODERSTER/ FEATHER REED GRASS	21	2 Gal.
	(S)	SEDUM 'BRILLIANT'/ SEDUM	26	1 Gal.

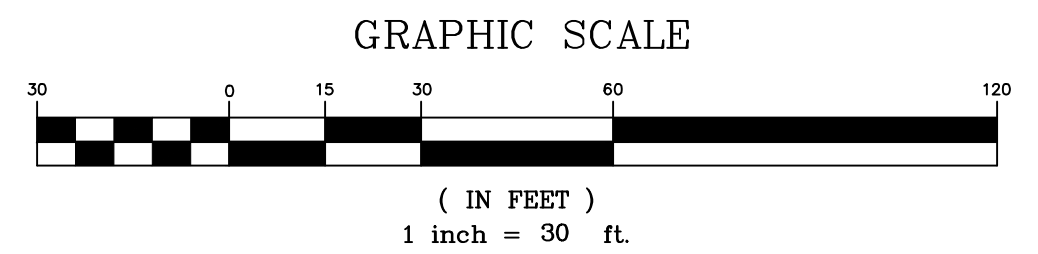
NOTE: ALL PLANT BEDS TO BE MULCHED WITH SHREDDED BARK TO A MAXIMUM DEPTH OF 3" NO RED MULCH



**LEGEND**

- |       |                          |                      |                                |
|-------|--------------------------|----------------------|--------------------------------|
| CC    | CONCRETE CURB            | SPAN POLE            | EDGE OF PAVEMENT               |
| VGC   | VERTICAL GRANITE CURB    | MAST ARM             | EDGE OF GRAVEL/LANDSCAPE CURB  |
| BB    | BITUMINOUS BERM          | SHRUB                | STEEL GUARD RAIL               |
| BC    | BITUMINOUS CURB          | DECIDUOUS TREE       | CHAIN LINK FENCE               |
| EP    | EDGE OF PAVEMENT         | CATCH BASIN          | UNDERGROUND DRAINAGE LINE      |
| BIT.  | BITUMINOUS PAVEMENT      | FLARED END SECTION   | UNDERGROUND SEWER LINE         |
| CONC. | CONCRETE                 | DRAIN MANHOLE        | OVERHEAD WIRE                  |
| UP    | UTILITY POLE             | SEWER MANHOLE        | UNDERGROUND ELECTRIC LINE      |
| RCP   | REINFORCED CONCRETE PIPE | ELECTRIC MANHOLE     | UNDERGROUND GAS LINE           |
| PVC   | POLYVINYLCHLORIDE PIPE   | TELEPHONE MANHOLE    | UNDERGROUND WATER LINE         |
| CMP   | CORRUGATED METAL PIPE    | MANHOLE              | UNDERGROUND TELEPHONE LINE     |
| CP    | CORRUGATED PLASTIC PIPE  | WATER MANHOLE        | PROPERTY LINE                  |
| CLF   | CHAIN-LINK FENCE         | WATER GATE           | EASEMENT LINE                  |
| CB    | CATCH BASIN              | FIRE HYDRANT         | STATE HIGHWAY LINE             |
| DMH   | DRAIN MANHOLE            | GAS GATE             | PROP. PARKING SPACE SUBTOTAL   |
| SMH   | SEWER MANHOLE            | STREET SIGN          | PROP. ACCESSIBLE PARKING SPACE |
| OHW   | OVERHEAD LINE            | UTILITY POLE         |                                |
| MW    | MONITORING WELL          | UTILITY POLE W/LIGHT |                                |
| RIM=  | RIM ELEVATION            | GUY POLE             |                                |
| INV=  | INVERT ELEVATION         | GUY WIRE             |                                |
| ELEV. | ELEVATION                | BOLLARD/POST         |                                |
| TYP.  | TYPICAL                  | BORING               |                                |
| WQU   | WATER QUALITY UNIT       | MONITORING WELL      |                                |
| WQ    | GAS METER                |                      |                                |
| □     | HAND HOLE                |                      |                                |

MANCHESTER/HEBRON AVE LLC  
 PROJECT/APPLICANT  
 1199 MANCHESTER RD. GLASTONBURY, CONN.  
 PROJECT ADDRESS FILE NO.  
 SPECIAL PERMIT SECTION TPZ CHAIRMAN  
 DATE SPECIAL PERMIT APP'D DIRECTOR OF COMMUNITY DEVELOPMENT

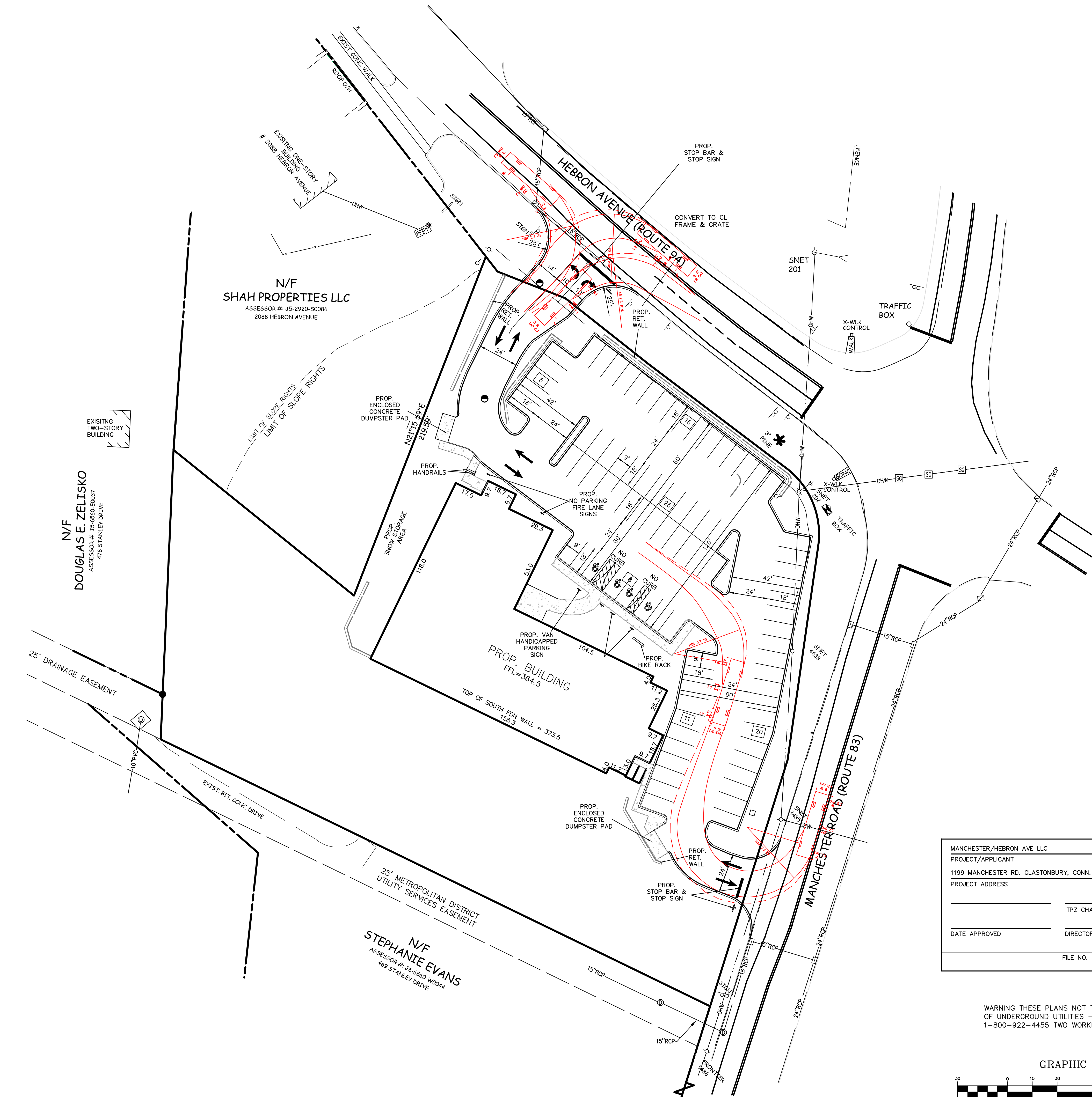


JOHN  
ALEXOPOULOS  
LANDSCAPE  
ARCHITECT

LANDSCAPE PLAN  
 1199 MANCHESTER ROAD  
 PREPARED FOR  
 MANCHESTER/HEBRON AVE LLC  
 GLASTONBURY, CONNECTICUT

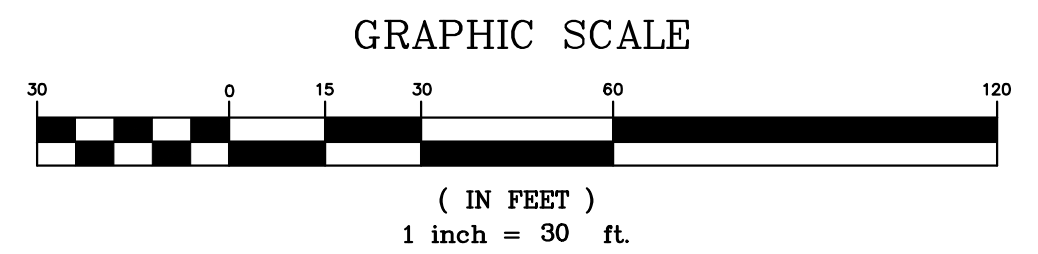
REV: 1-3-22  
 3-25-22  
 DATE: 11-08-21  
 SCALE: 1" = 30'  
 SHEET: SP-6  
 MAP NO.





MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD., GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
DATE APPROVED	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

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.



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

WESLEY J. WENTWORTH  
P.E. # 20380

WENTWORTH CIVIL ENGINEERS LLC  
177 WEST TOWN ST.  
LEBANON, CT 06249  
TEL. (860) 642-7255  
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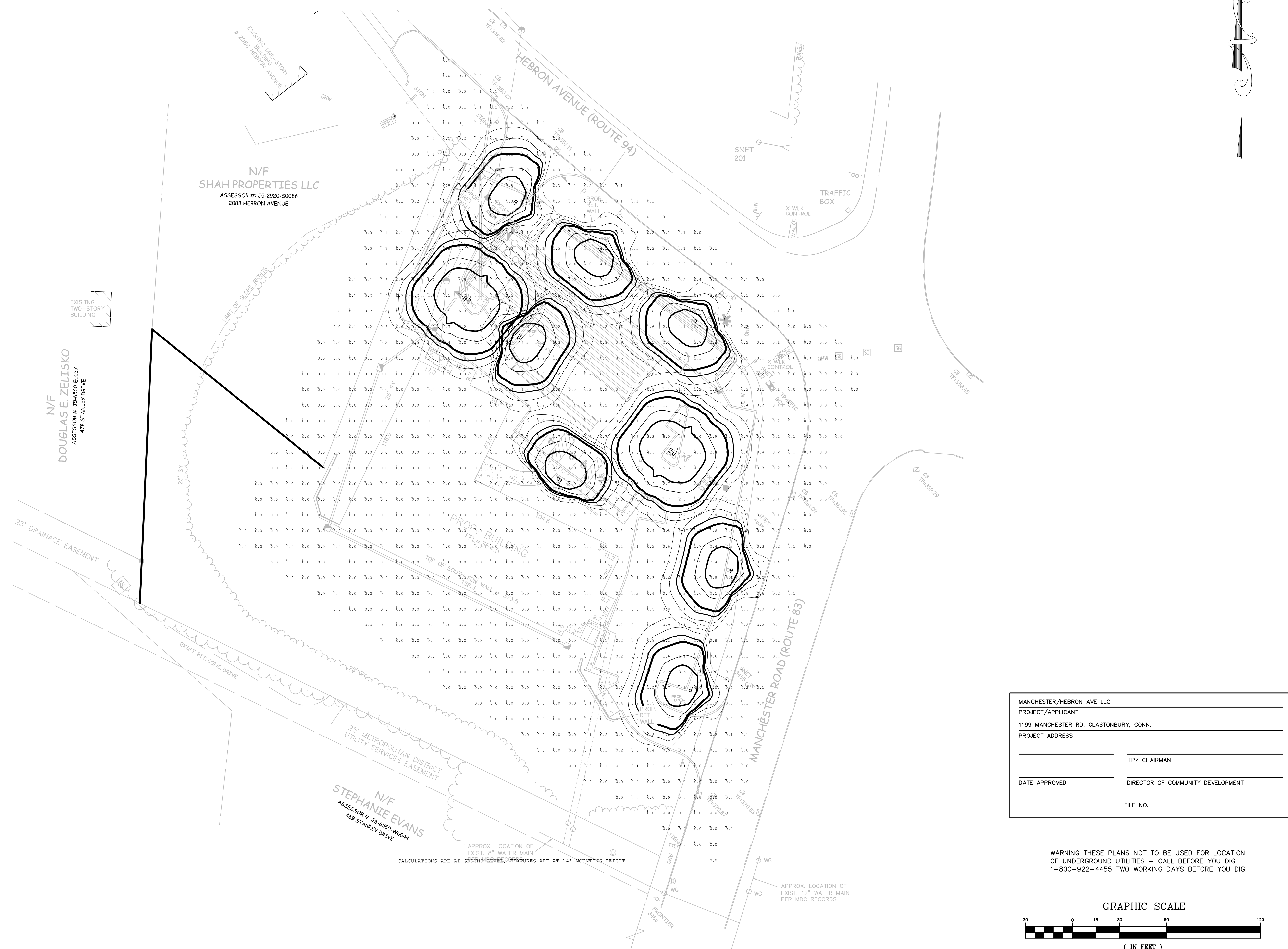
SITE ACCESS MANAGEMENT PLAN  
1199 MANCHESTER ROAD  
PREPARED FOR  
MANCHESTER/HEBRON AVE LLC  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS  
DATE: 11-08-21  
SCALE: 1" = 30'  
SHEET SP-7  
MAP NO. 21-002-1V

CALCULATIONS ARE AT GROUND LEVEL, FIXTURES ARE AT 14' MOUNTING HEIGHT

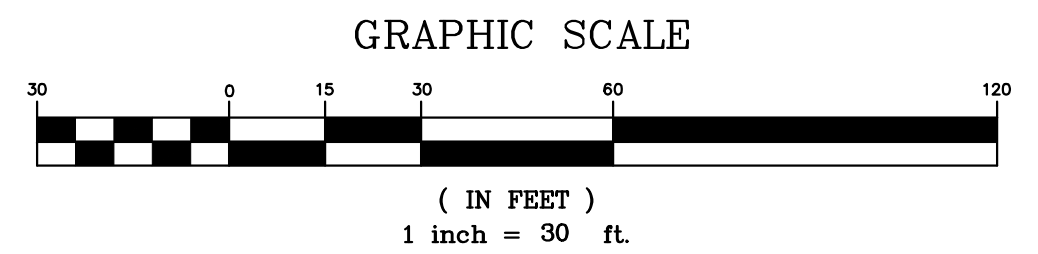
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
□	6	A	SINGLE	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K	72
□	1	C	SINGLE	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K HSS	72
□□	2	D	BACK-BACK	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K	72



MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD, GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
_____	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	
FILE NO.	

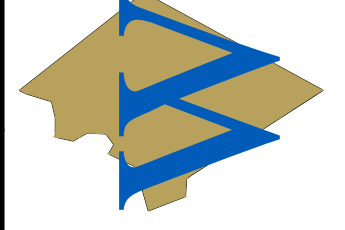
WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



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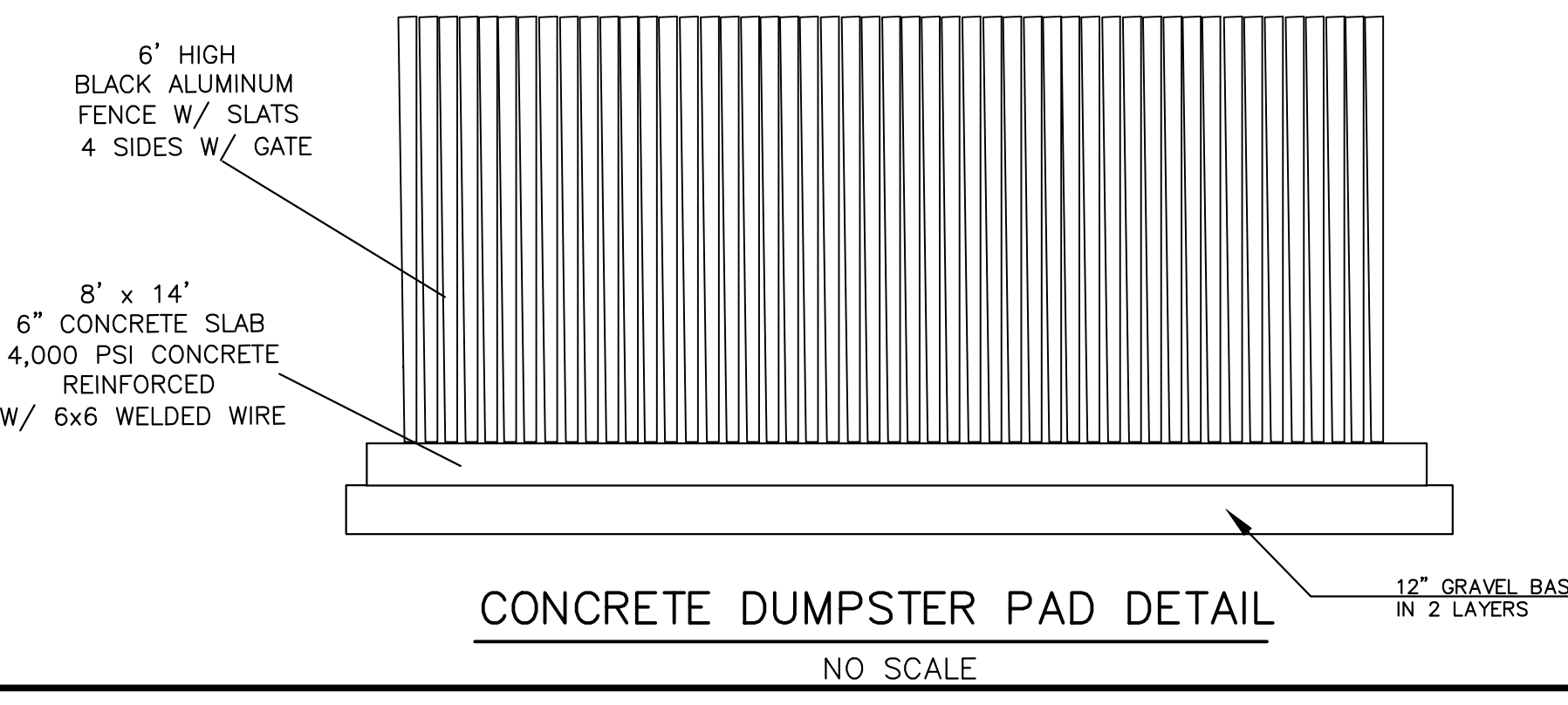
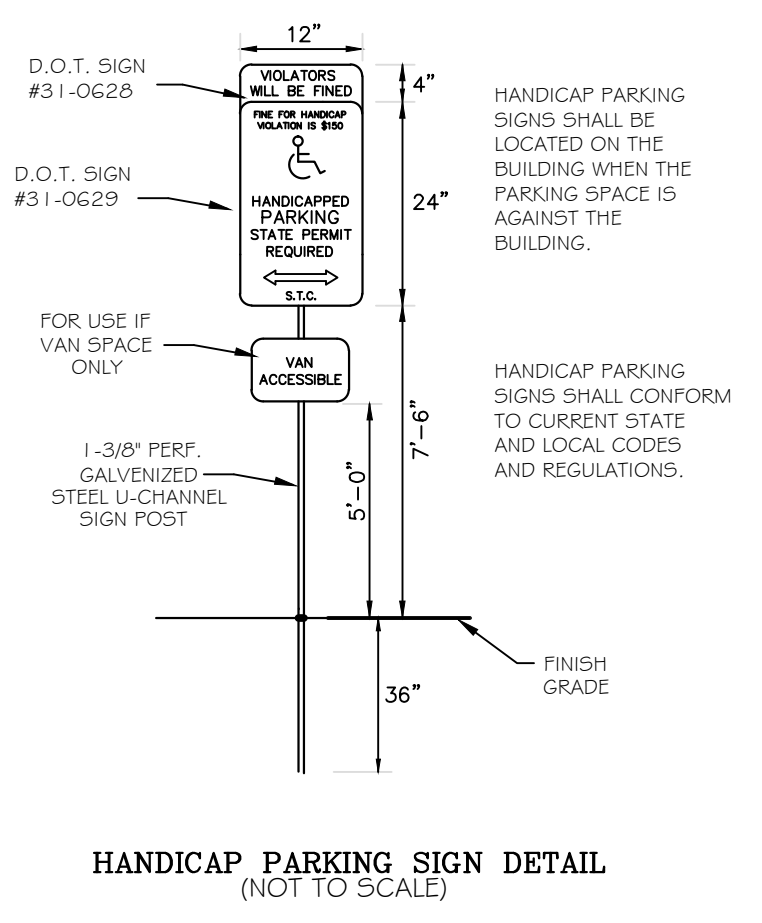
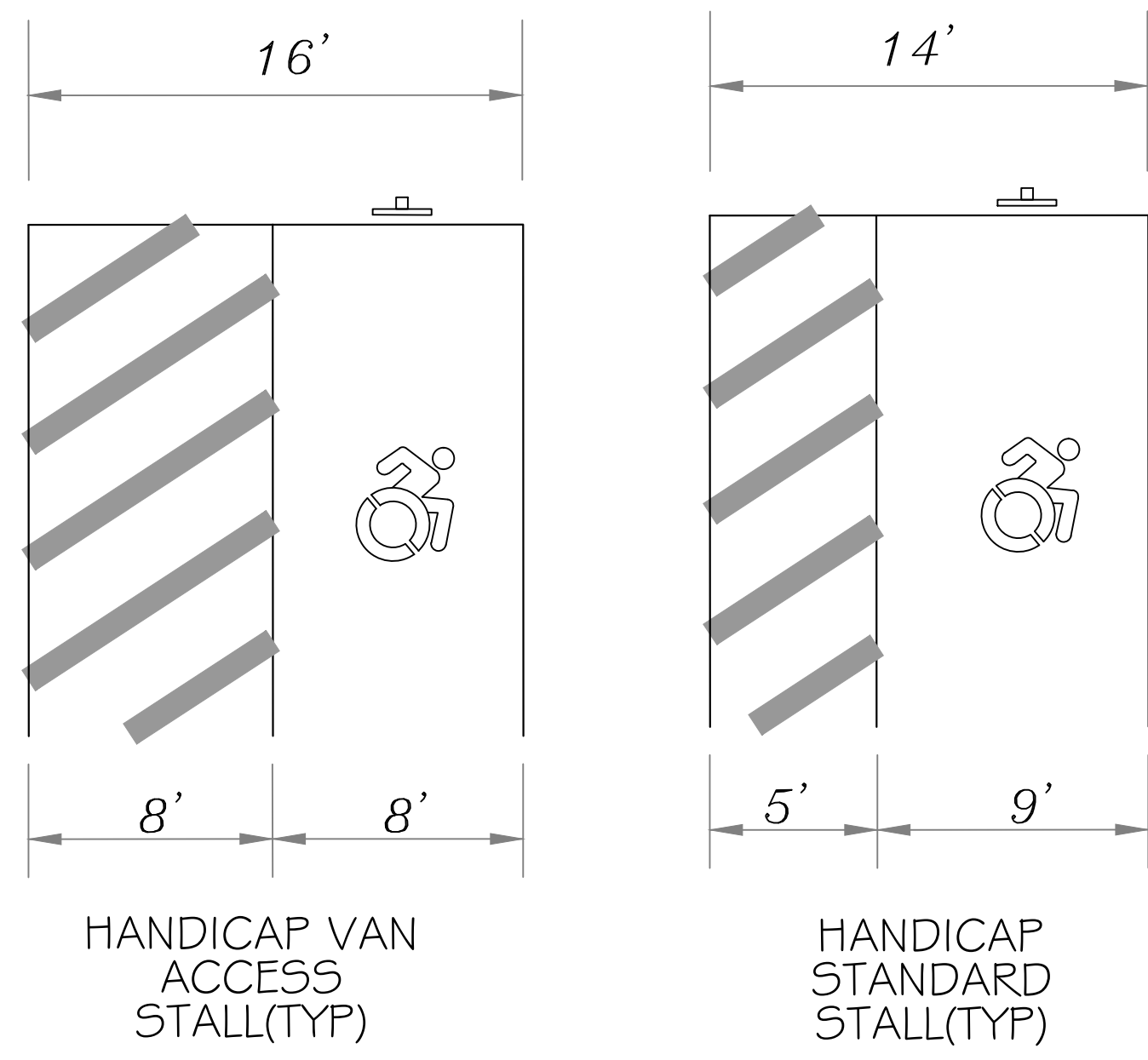
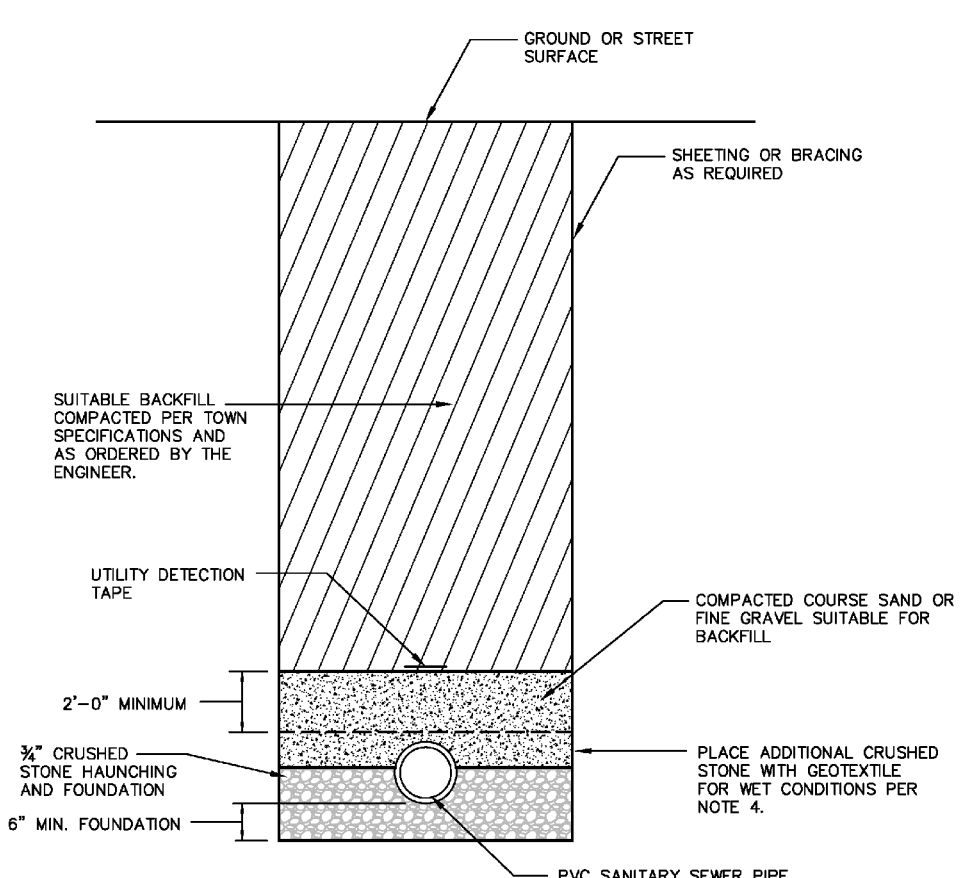
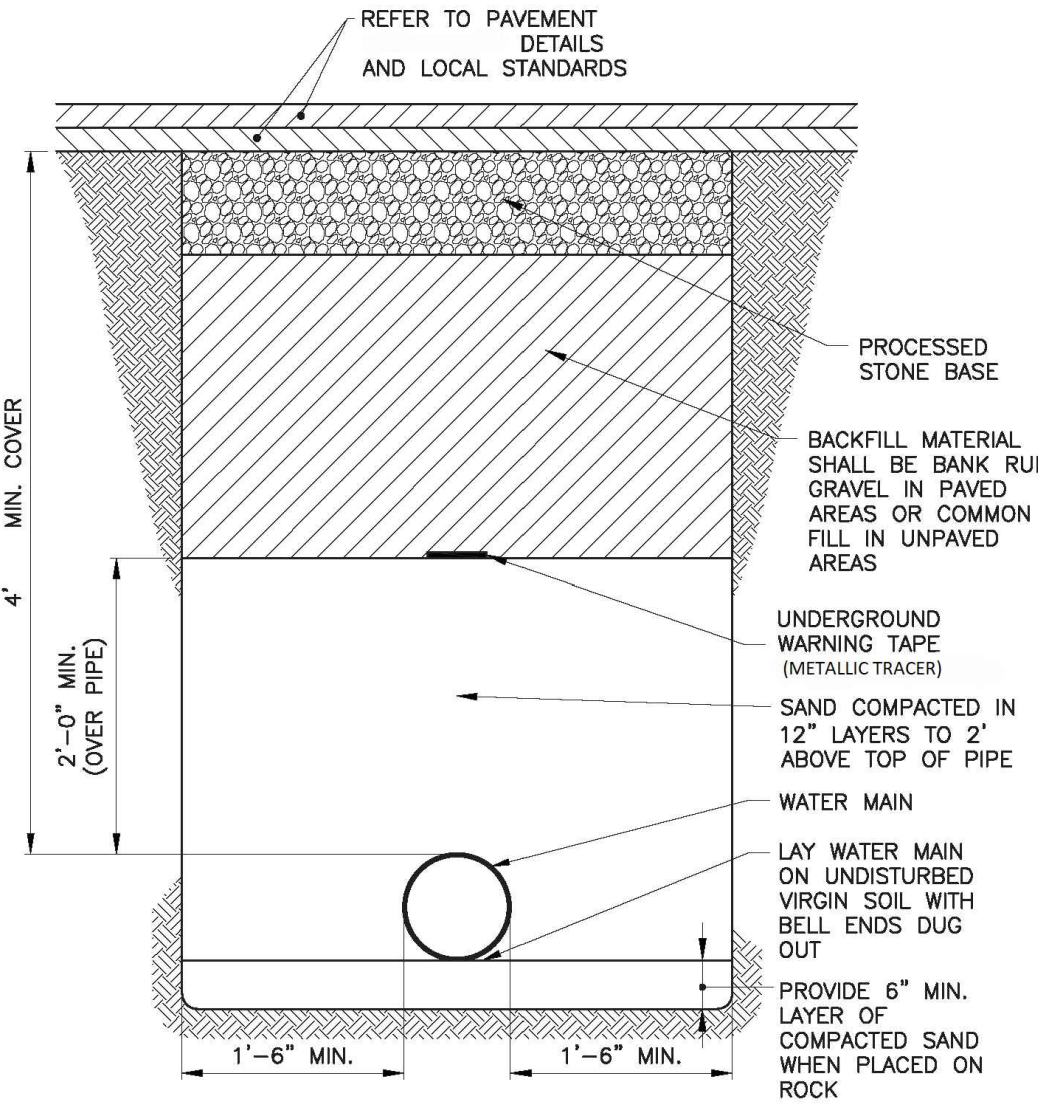
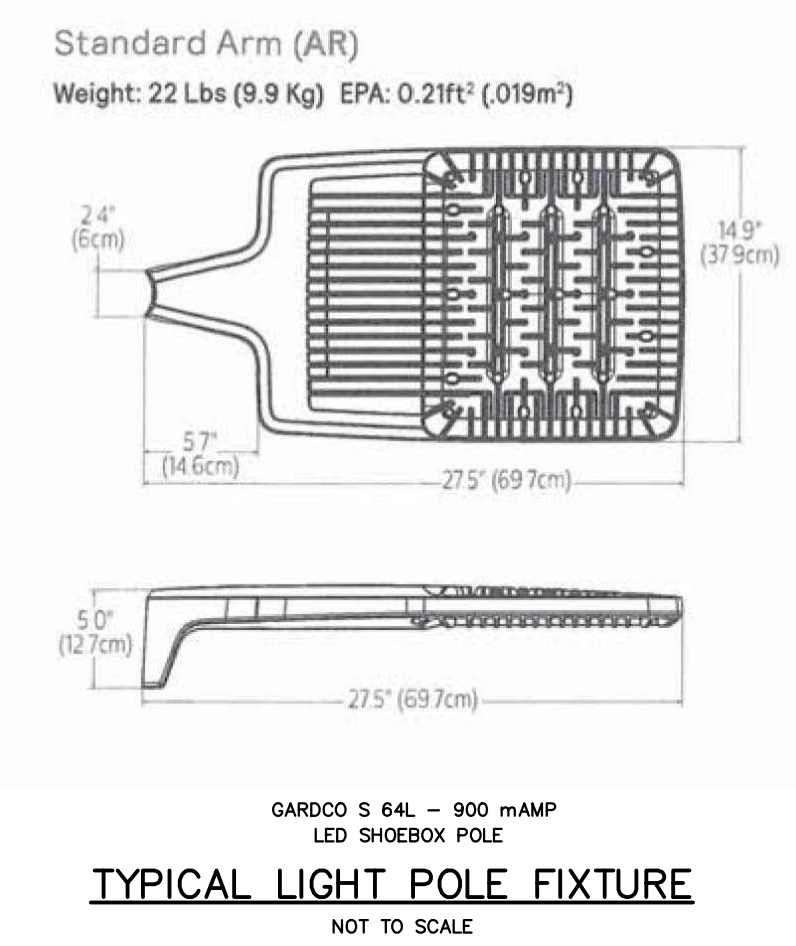
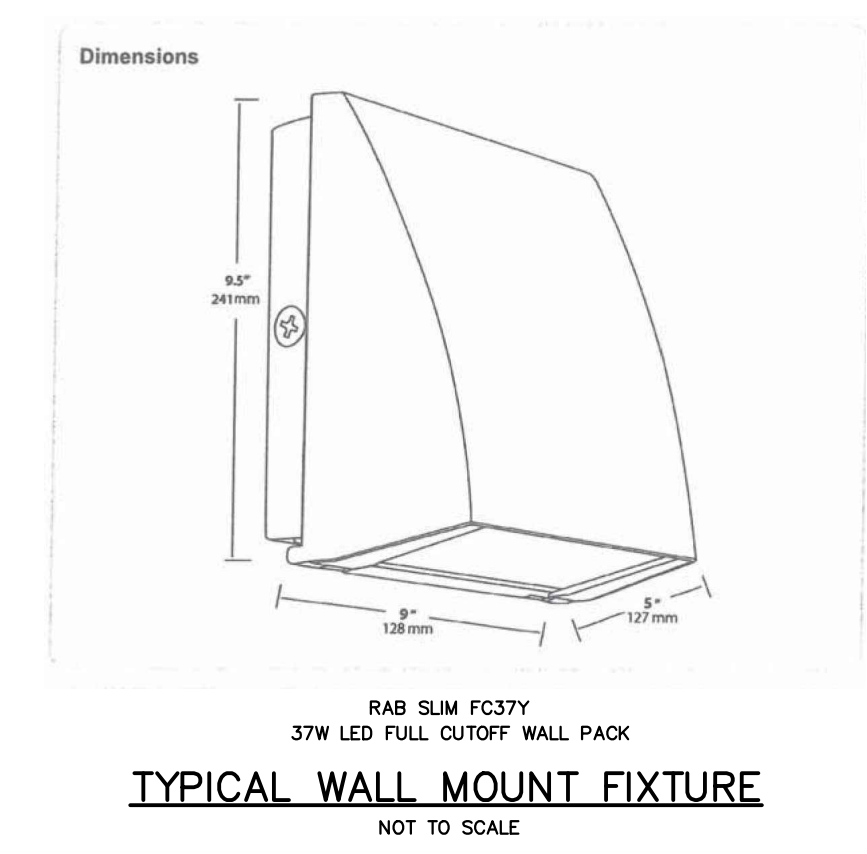
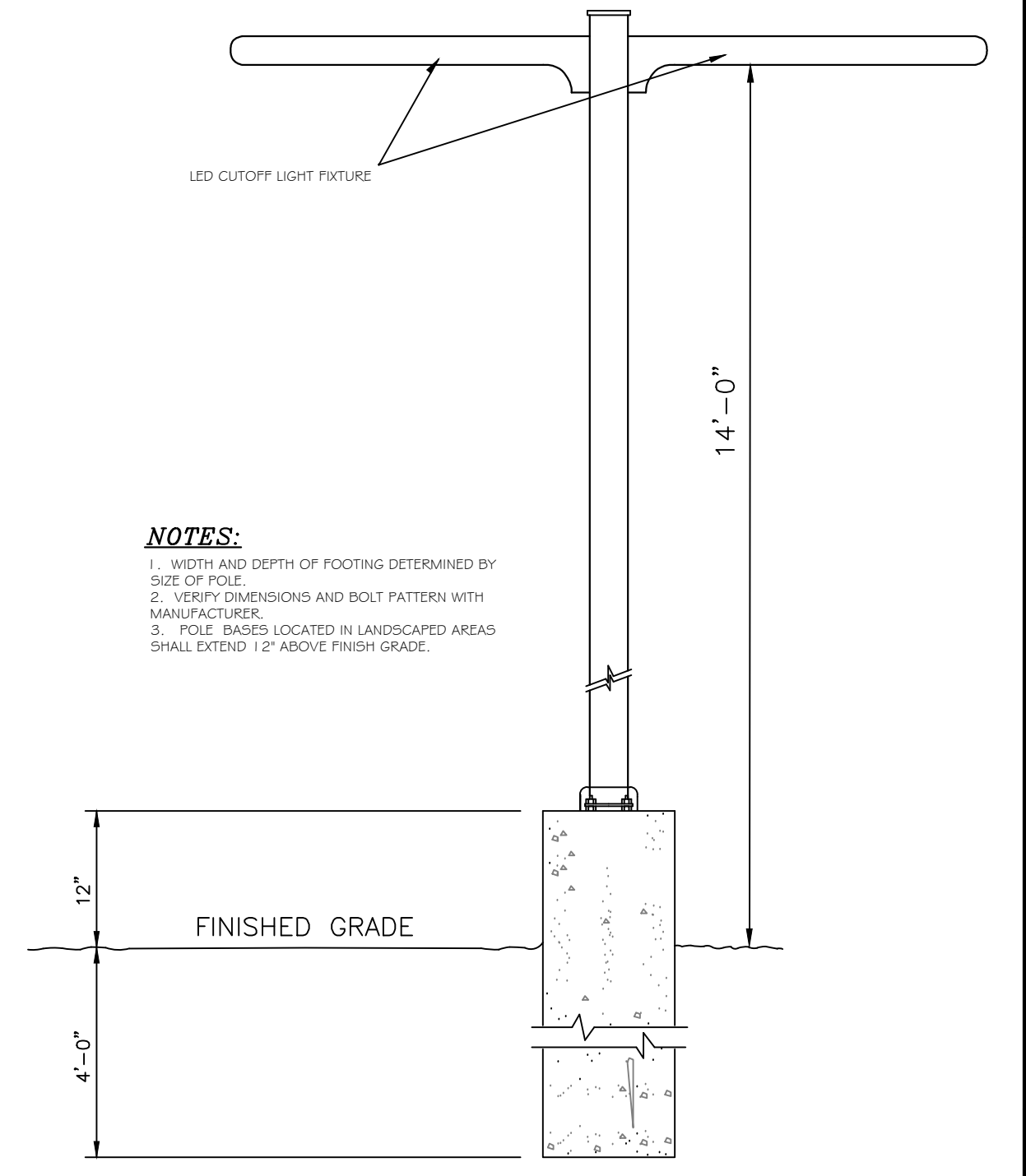
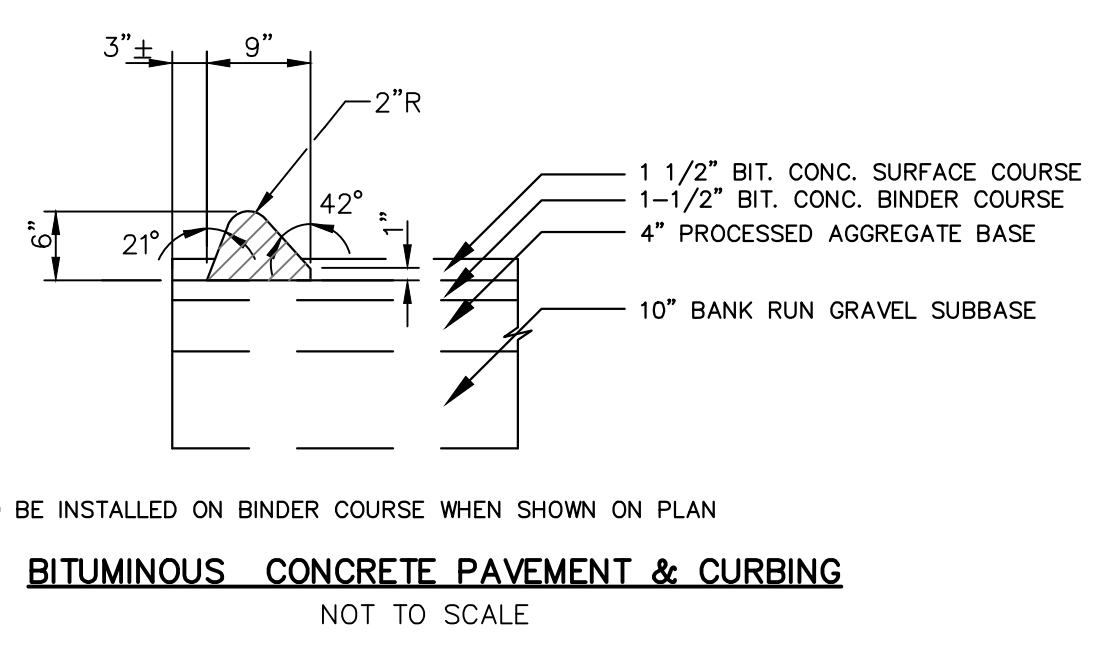
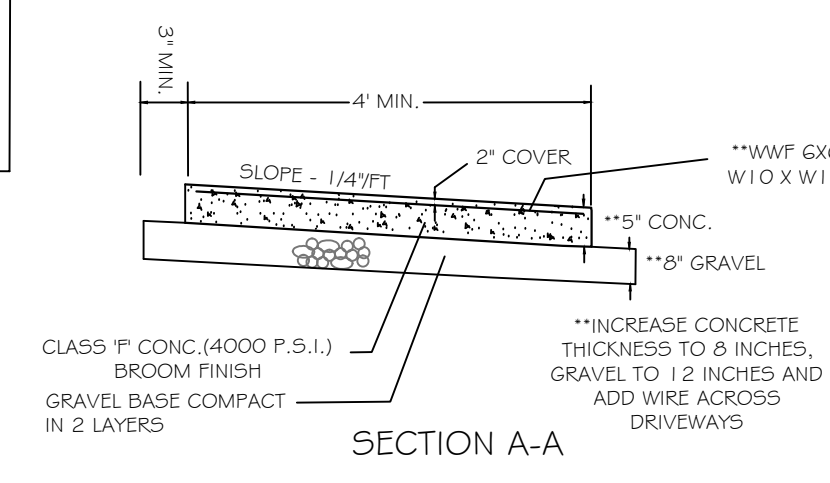
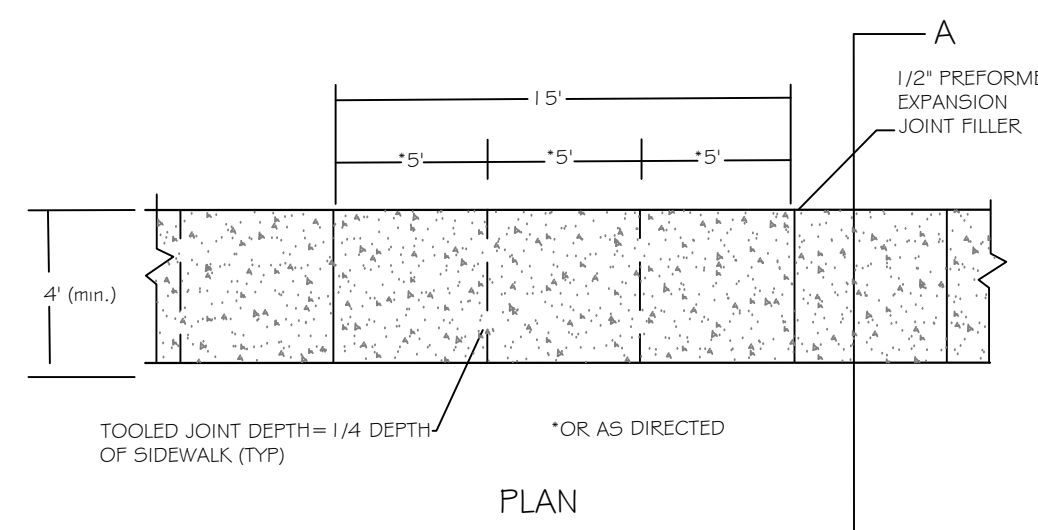
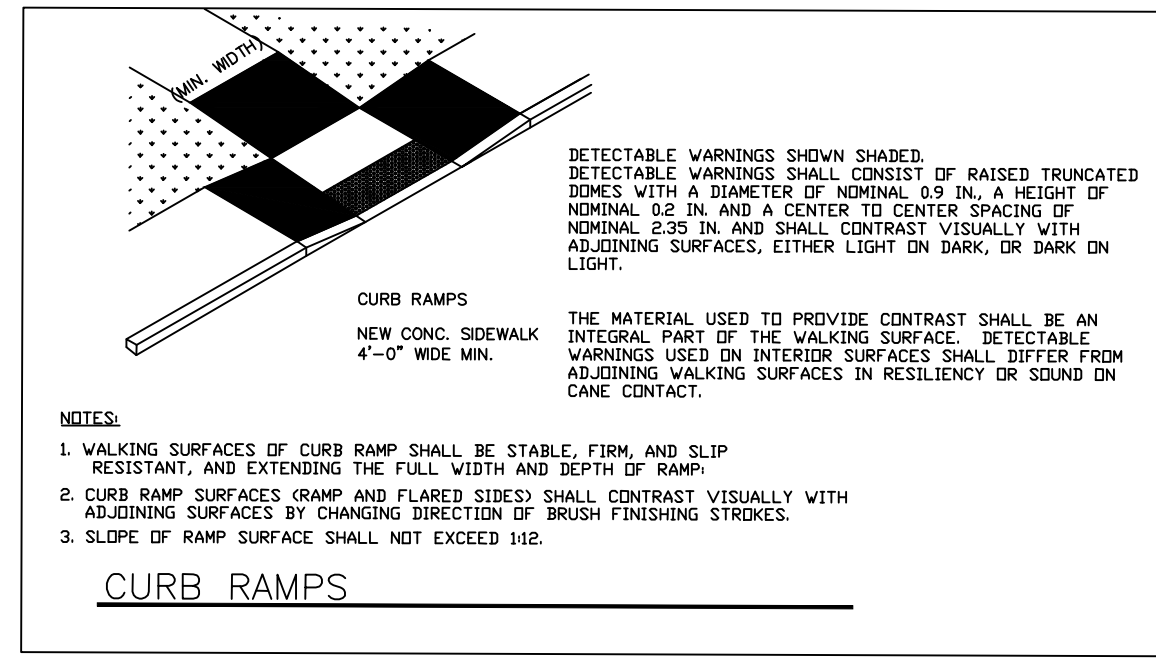
*Wesley J. Wentworth*  
 WESLEY J. WENTWORTH  
 P.E. # 20380

**WENTWORTH CIVIL ENGINEERS LLC**  
 177 WEST TOWN ST.  
 LEBANON, CT 06249  
 TEL. (860) 642-7255  
 FAX (860) 642-4794  
 web: wentworthcivil.com



**SITE ILLUMINATION PLAN**  
 1199 MANCHESTER ROAD  
 PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
 GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS  
 DATE: 11-08-21  
 SCALE: 1" = 30'  
 SHEET: SP-8  
 MAP NO. 21-002-1L



MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD. GLASTONBURY, CONN.	
PROJECT ADDRESS	
_____	TPZ CHAIRMAN
DATE APPROVED	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

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

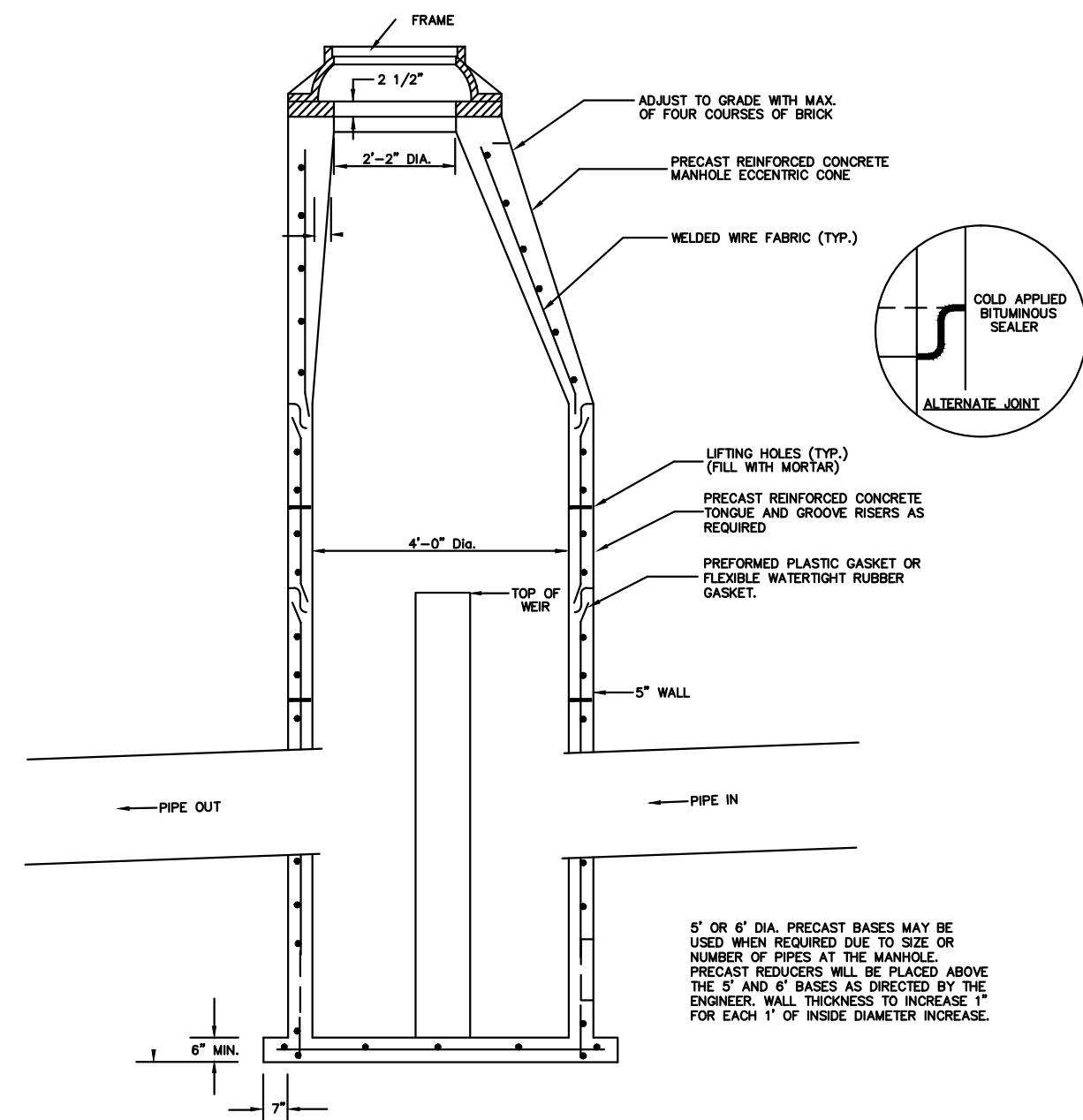
WESLEY J. WENTWORTH  
P.E. # 20380

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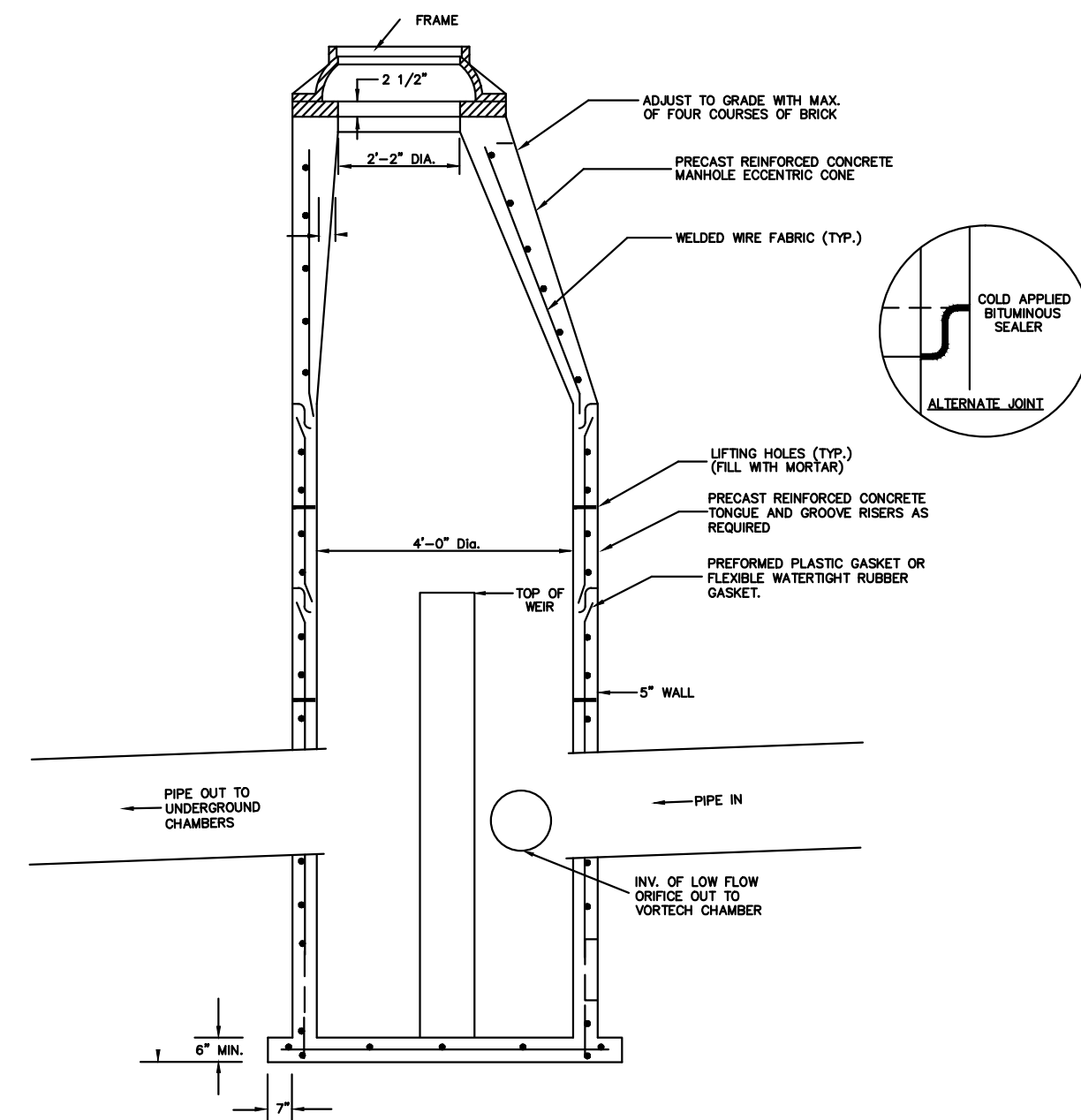
**GENERAL NOTES & DETAILS**  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

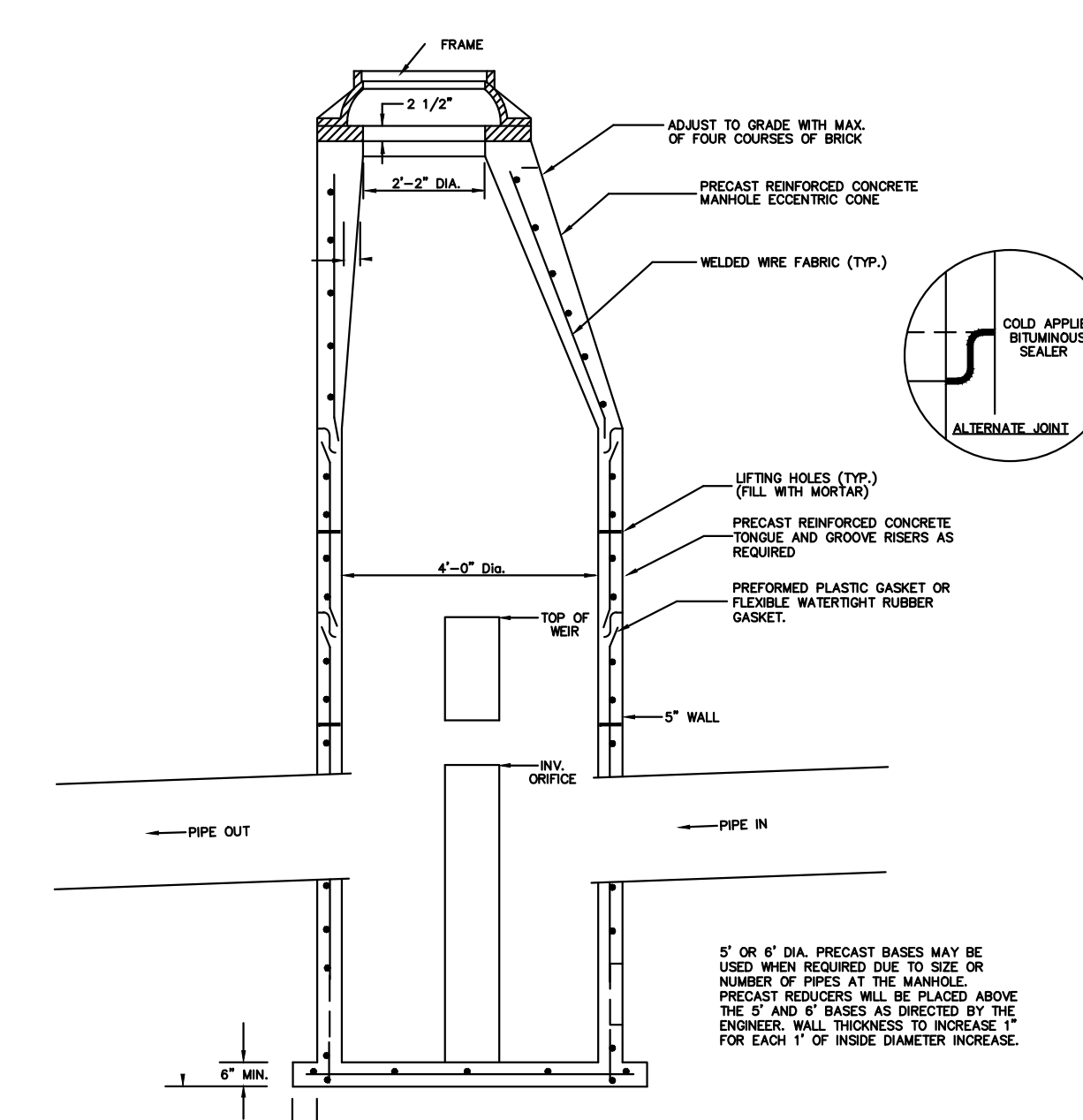
DATE:	11-08-21
SCALE:	SHOWN
SHEET:	SP-9
MAP NO.	21-002-1N



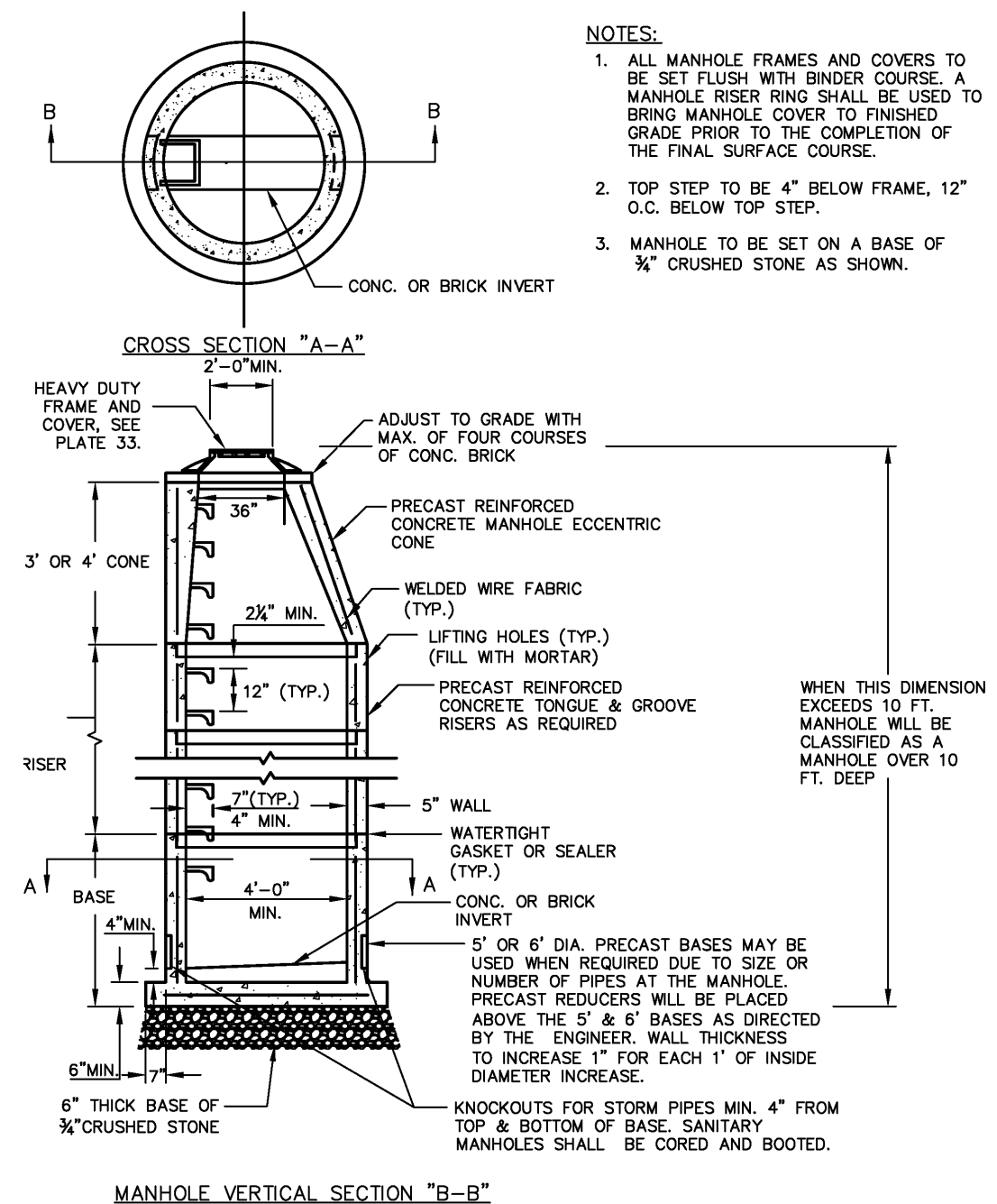
**DIVERSION STORM WATER MANHOLE DETAIL**  
STM MH 117  
NOT TO SCALE



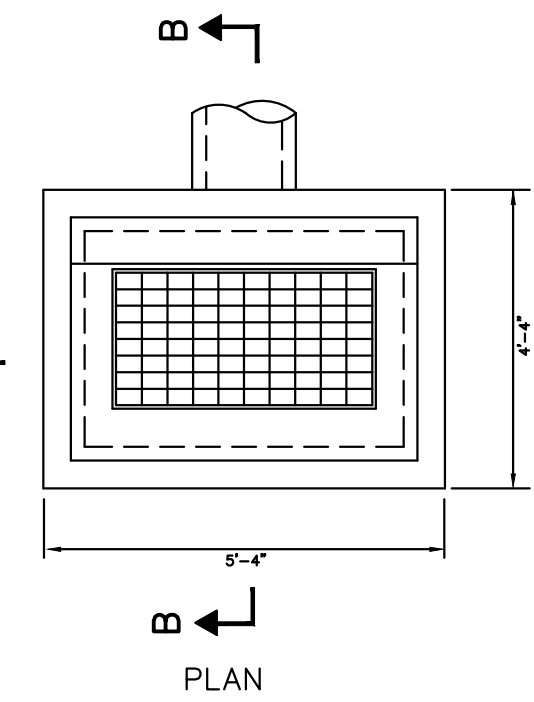
**DIVERSION STORM WATER MANHOLE DETAIL**  
STM MH 120  
NOT TO SCALE



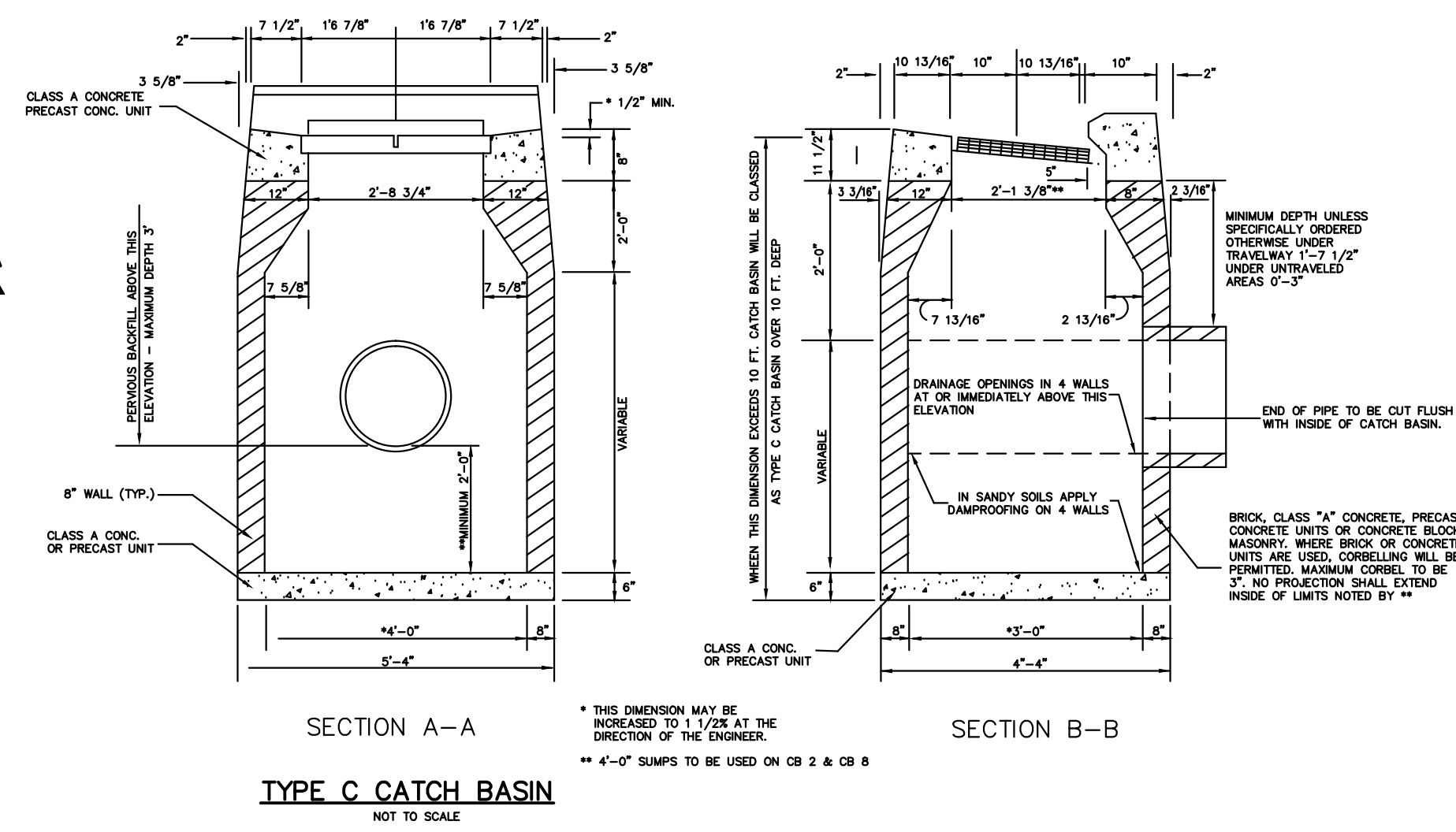
**DIVERSION STORM WATER MANHOLE DETAIL**  
STM MH 118  
NOT TO SCALE



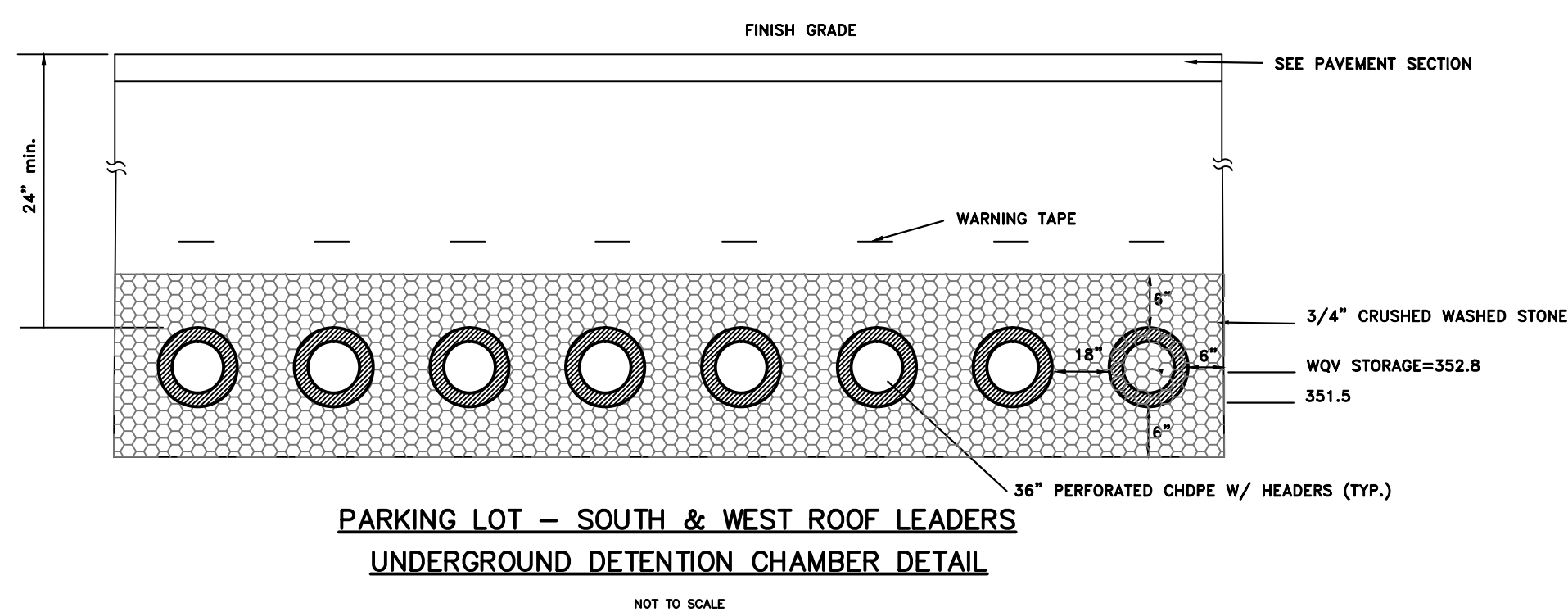
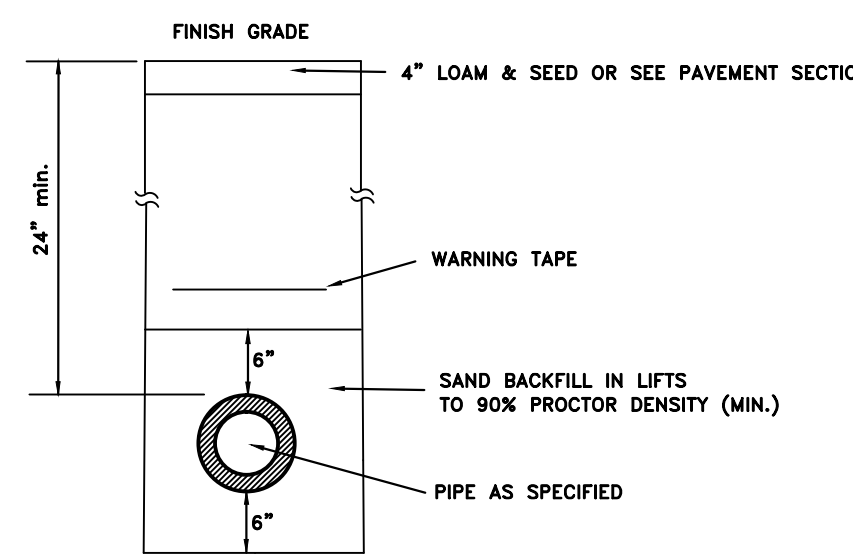
**STORM MANHOLE DETAIL**  
NO SCALE



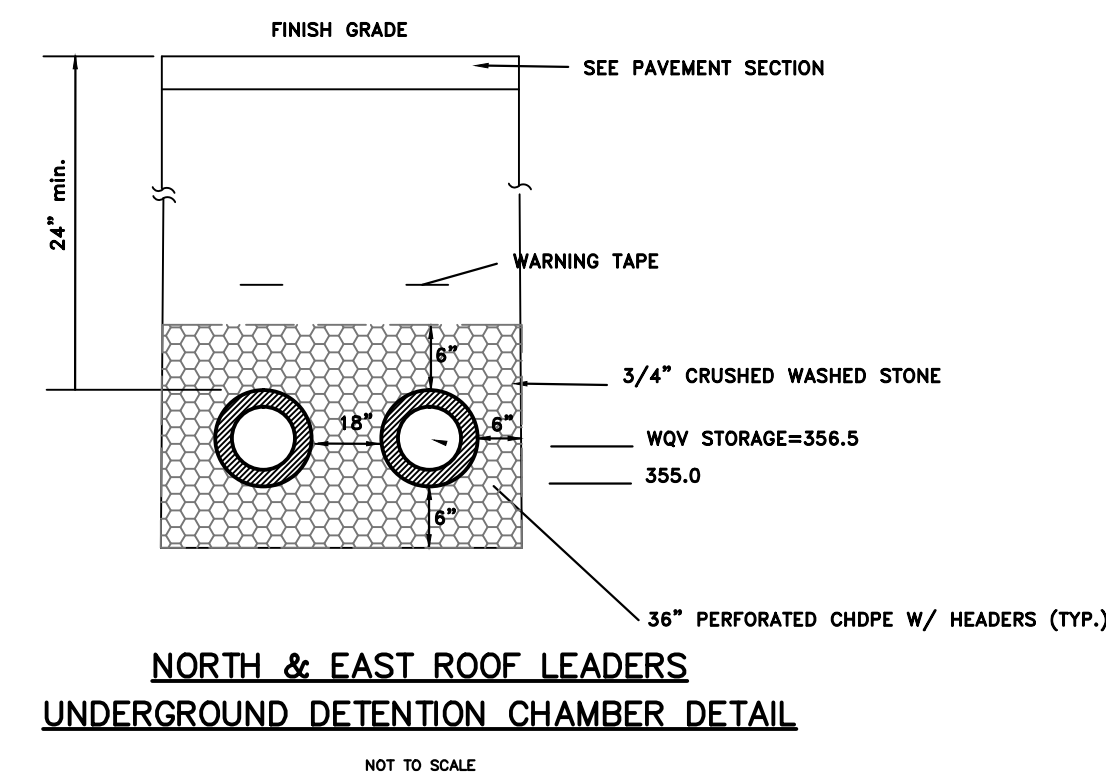
**STORM TRENCH DETAIL**  
NOT TO SCALE



**TYPE C CATCH BASIN**  
NOT TO SCALE



**PARKING LOT - SOUTH & WEST ROOF LEADERS**  
UNDERGROUND DETENTION CHAMBER DETAIL  
NOT TO SCALE



**NORTH & EAST ROOF LEADERS**  
UNDERGROUND DETENTION CHAMBER DETAIL  
NOT TO SCALE

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WESLEY J. WENTWORTH  
P.E. # 20360

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**NOTES & DETAILS**  
1199 MANCHESTER ROAD  
PREPARED FOR  
**MANCHESTER/HEBRON AVE LLC**  
GLASTONBURY, CONNECTICUT

MANCHESTER/HEBRON AVE LLC	PROJECT/APPLICANT
1199 MANCHESTER RD. GLASTONBURY, CONN.	PROJECT ADDRESS
TPZ CHAIRMAN	DATE APPROVED
DIRECTOR OF COMMUNITY DEVELOPMENT	FILE NO.

REV. 3-05-22 TOWN COMMENTS

DATE: 11-08-21  
SCALE: SHOWN  
SHEET SP-10  
MAP NO. 21-002-1CA

**GENERAL NOTES**

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 8:00-4:30 PM MONDAY THROUGH FRIDAY AT (860) 652-7735.

THE LOCATION OF ALL EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.

HEALTHY AND MATURE TREES TO BE PRESERVED WHERE POSSIBLE WITH USE OF HIGH VISIBILITY CONSTRUCTION FENCE DURING CONSTRUCTION.

REPLACE STAKED HAYBALES EVERY 60 DAYS.

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED PRIOR TO ADEQUATE SITE / LOT STABILIZATION. THIS MEANS THAT THE BUILDING LOT SHALL BE LOADED, SEEDING AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. (IF SEASON DOES NOT PERMIT SEEDING, THEN THE LOT MUST BE STABILIZED WITH STRAW OR EROSION CONTROL NETTING TO PREVENT EROSION.) PROPERLY INSTALLED E & S CONTROLS MUST BE IN PLACE TO CONTROL ANY E&S PROBLEMS. THE BUILDER / OWNER IS RESPONSIBLE FOR ALL STABILIZATION REQUIREMENTS.

AN INSPECTION BY THE ENVIRONMENTAL PLANNING STAFF WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THIS INSPECTION EVALUATES COMPLIANCE TO THE APPROVED PLOT PLAN AND THE PERMANENT STABILIZATION REQUIREMENT. PROVIDE AMPLE TIME OR NOTICE TO ALLOW FOR THIS INSPECTION NOTICE STABILIZATION MEASURES ARE ESTABLISHED.

IN EVENT OF BLASTING BEING REQUIRED FOR CONSTRUCTION, PRE AND POST BLAST SURVEYS SHALL BE CONDUCTED FOR NEARBY PROPERTIES.

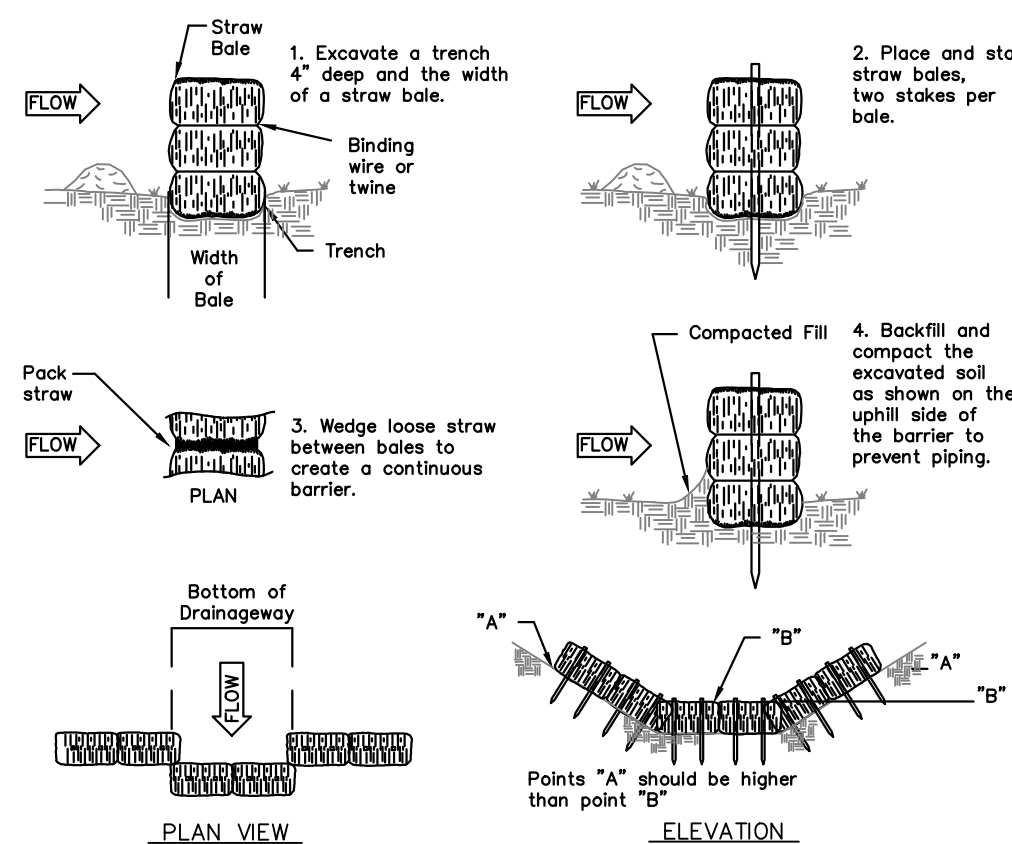
TREE STUMPS AND BLASTED ROCK MATERIAL SHALL NOT BE BURIED ONSITE.

ALL APPLICABLE CONDITIONS OF APPROVAL THAT ARE RELEVANT TO DEVELOPMENT OF THE SUBJECT LOT.

THE USE AND LOCATION OF TEMPORARY FUEL TANKS FOR CONSTRUCTION PURPOSES MUST BE APPROVED BY THE FIRE MARSHAL'S OFFICE.

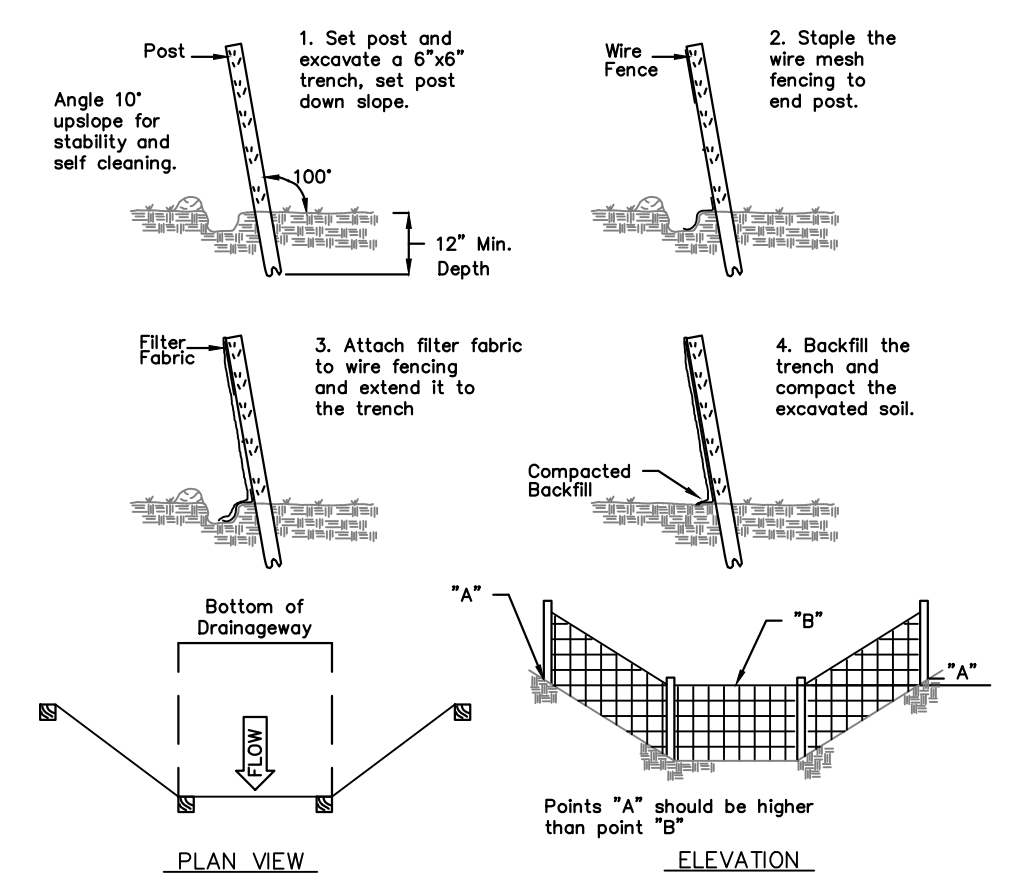
THE DEVELOPER SHALL INFORM ALL CONTRACTORS THAT THE DISPOSAL OF CONSTRUCTION DEBRIS BY OPEN BURNING IS NOT PERMITTED. THIS INCLUDES ANY VEGETATION THAT MIGHT BE CLEARED AS PART OF THIS PROPOSAL.

PORTABLE TOILETS SHALL BE POSITIONED AT A MINIMUM OF TEN FEET FROM THE BUILDING WHILE UNDER CONSTRUCTION.



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

**PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER**  
NOT TO SCALE



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

**PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER**  
NOT TO SCALE

**GENERAL**

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND TOWN OF MANCHESTER PUBLIC IMPROVEMENT STANDARDS.

**LAND GRADING**

**GENERAL:**

THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

- A) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
- B) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
- C) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
- D) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

**TOPSOILING**

**GENERAL:**

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

**MATERIAL:**

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

**APPLICATION:**

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4) INCHES.

**EROSION CHECKS**

**GENERAL:**

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

**TEMPORARY AND/OR PERMANENT VEGETATIVE COVER**

**GENERAL:**

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLICABLE TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

**SITE PREPARATION:**

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

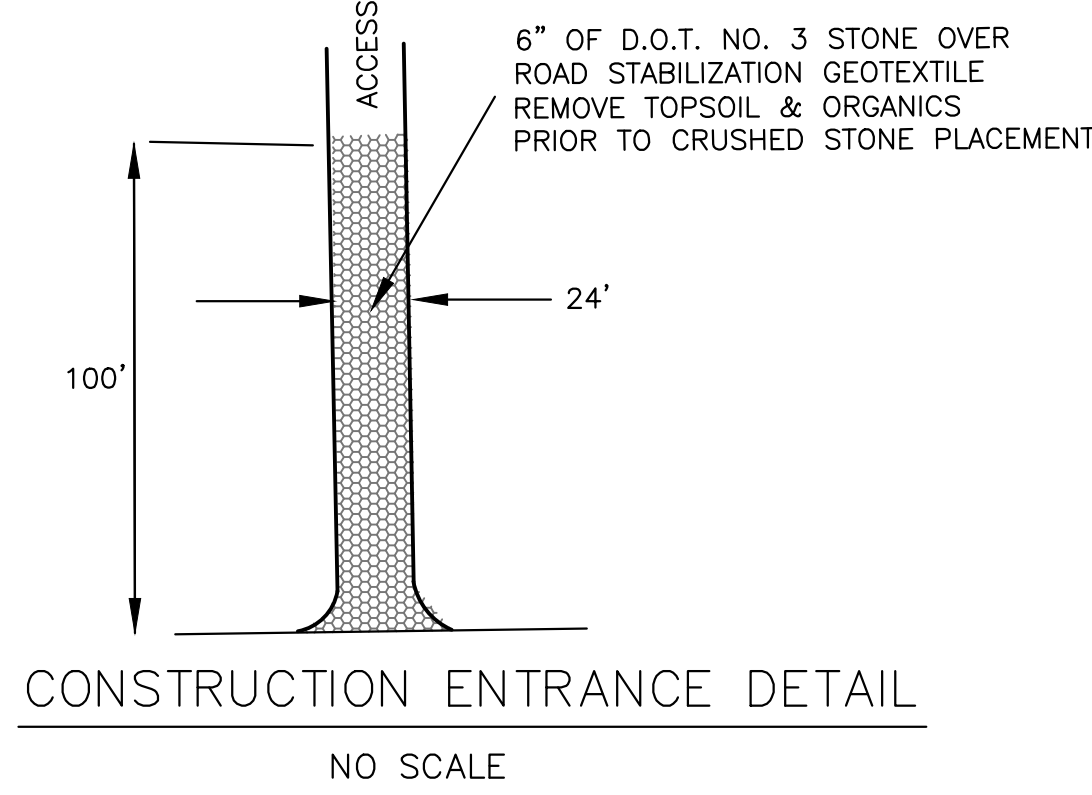
**SUNNY TO PARTIALLY SUNNY SITES**

- SPRING SEEDING:  
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.

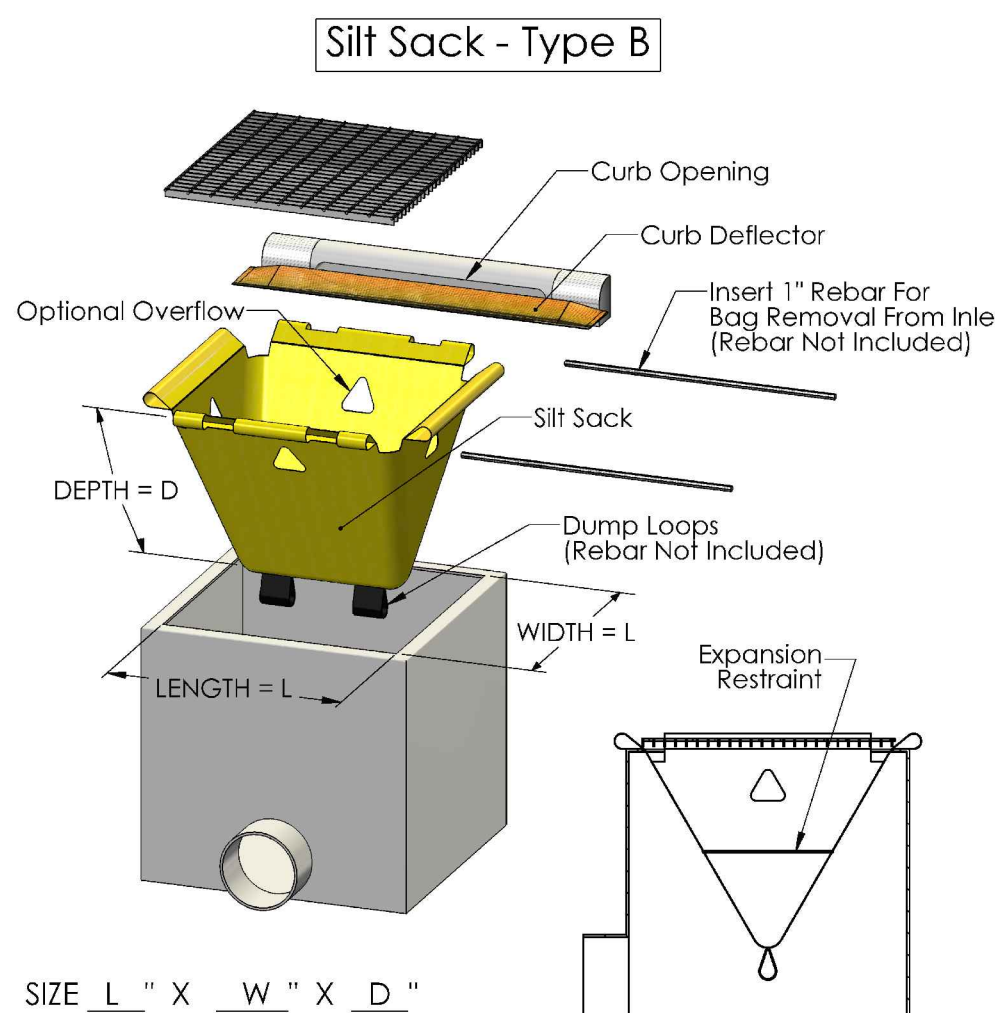
- FALL SEEDING:  
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

**ESTABLISHMENT:**

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
  2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.
- | LBS./ACRE           | LBS./1000 S.F. |             |
|---------------------|----------------|-------------|
| KENTUCKY BLUEGRASS  | 20             | 0.50        |
| GREENING RED FESCUE | 05             | 0.50        |
| PERENNIAL RYEGRASS  | 05             | 0.10        |
| <b>TOTAL</b>        | <b>45</b>      | <b>1.10</b> |
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
  4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
  5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
  6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES.
  7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



SIZE L " X W " X D "

**CATCH BASIN SILT SACK DETAIL**  
NOT TO SCALE

**EROSION & SEDIMENTATION CONTROL RESPONSIBLE PARTY:**

RICHARD P. HAYES, JR.  
1471 PLEASANT VALLEY RD.  
MANCHESTER, CT 06042  
(860) 646-0131

**1199 MANCHESTER ROAD CONSTRUCTION SEQUENCING NARRATIVE**

THIS PROJECT CONSISTS OF CONSTRUCTING A NEW ±71,830 SF 5 STORY RESIDENTIAL BUILDING ON A VACANT WOODED LOT. PROPOSED SITE ACTIVITIES INCLUDE CONSTRUCTION OF A NEW BUILDING, PAVED PARKING AREA AND ACCESS DRIVE, OFFSITE SANITARY SEWER, WATER, STORM DRAINAGE SYSTEM INCLUDING UNDERGROUND DETENTION CHAMBERS AND UNDERGROUND UTILITIES. 2.3 ACRES OF SITE DISTURBANCE IS PROPOSED.

**EROSION CONTROLS FOR SITE CONSTRUCTION:**

LOT DISTURBANCE WILL BE KEPT TO A MINIMUM. SILT FENCING OR STAKED HAYBALES TO BE PLACED BELOW ANY DISTURBED AREAS AND INSPECTED REGULARLY. SILTFENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES. ROUGH GRADE SITE AND STABILIZE IMMEDIATELY WITH HEAVY MULCH AND/OR TEMPORARY VEGETATIVE COVER. INSPECT AND INSTALL ADDITIONAL SILTFENCE / HAYBALES AS NEEDED. INSPECT ALL E&S CONTROLS REGULARLY (WEEKLY AND AFTER RAIN EVENTS OF 1/2" OR GREATER). LONG TERM STOCKPILES ARE TO BE SEEDING IN ADDITION TO BEING RINGED WITH SILTFENCE. REMOVE ALL EROSION CONTROL MEASURES AT END OF CONSTRUCTION ONCE ENTIRE SITE IS VEGETATED AND STABILIZED.

MASS GRADING ACTIVITIES, FOUNDATION AND RETAINING WALL CONSTRUCTION WILL BE PERFORMED AS OUTLINED IN REPORT PREPARED BY WELT GEOTECHNICAL, P.C. AND DATED 1/20/22 (AS REVISED). DURING THE INITIAL PORTION OF CONSTRUCTION EXCESS MATERIAL WILL BE HAULED OFF SITE TO PREPARE THE BUILDING AND PARKING AREA PAD. SITE ACCESS SHOULD BEGIN AT THE HEBRON AVENUE CONSTRUCTION ENTRANCE AND PROCEED TO THE SOUTH AND EAST TO CREATE A FLAT TERRACE IN THIS AREA. AS EXCAVATION PROCEEDS, MATERIAL WILL BE EXCAVATED FROM THE SOUTHERLY PORTION OF THE SITE IN 10 TO 15 FOOT VERTICAL STEPS AND STABILIZED WITH VEGETATION AT EACH STEP. MATERIAL WILL BE PUSHED TO THE NORTHERLY TERRACE FOR LOADING ONTO TRUCKS. SEDIMENTATION TRAPS WILL BE INSTALLED ALONG WITH DIVERSION SWALES TO CREATE A BOWL SHAPED EXCAVATION DURING THE MASS GRADING PHASE OF OPERATION. BY USING THIS APPROACH, THE SITE CAN DRAIN STORM WATER RUNOFF TO THE INTERIOR DURING ROUGH GRADING WHICH WILL INFILTRATE INTO THE GROUND AND NOT DISCHARGE OFFSITE. THE PROPOSED CUTS TO THE WEST AND SOUTH OF THE PROPOSED BUILDING WILL HAVE A SLOPES OF 2:1 DURING CONSTRUCTION. 1.5:1 TEMPORARY SLOPES WILL BE APPROPRIATELY STABILIZED BEHIND THE FOUNDATION WALL AND RETAINING WALLS FOR THE SHORT TIME DURING CONSTRUCTION AND WILL ULTIMATELY BE BACKFILLED BEHIND THE WALLS FOR FINAL GRADING AFTER THE BUILDING FOUNDATION AND RETAINING WALLS ARE CONSTRUCTED.

**SITE CONSTRUCTION SEQUENCING AS FOLLOWS:**

1. INSTALLATION OF CONSTRUCTION ENTRANCE
2. CLEARING AND GRUBBING AREAS NOT ALREADY CLEARED. INSTALLATION OF REMAINING E&S MEASURES
3. STRIPPING TOPSOIL
4. ROUGH GRADE SITE. INSTALL WATER DIVERSION BARS AND SEDIMENT TRAP. REMOVE EXCESS MATERIAL OFFSITE BEGIN RETAINING WALL CONSTRUCTION.
5. INSTALLATION OF FOUNDATION - COMMENCE BUILDING CONSTRUCTION
6. GRADE ACCESS DRIVES AND PARKING AREAS TO SUBGRADE
7. INSTALL STORM DRAINAGE INFRASTRUCTURE, WATER, ROOF DRAINS, SITE LIGHTING AND UNDERGROUND UTILITIES. INSTALL ONSITE AND OFFSITE SANITARY SEWER.
8. INSTALL BANK RUN AND PROCESSED GRAVEL AND SIDEWALKS
9. INSTALL BITUMINOUS ASPHALT BASE COURSE AND CURBING
10. FINE GRADE SITE, LOAM, SEED & FERTILIZE DISTURBED AREAS
11. INSTALL DUMPSTER SCREENING AND FINISH COARSE BITUMINOUS ASPHALT
12. LANDSCAPE SITE
13. REMOVE EROSION CONTROLS

CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES. REMAINING E&S MEASURES TO BE INSTALLED AFTER CLEARING IS COMPLETED. IT IS EXPECTED THIS ACTIVITY WILL TAKE LESS THAN 18 MONTHS TO COMPLETE.

**POST CONSTRUCTION STORMWATER RUNOFF MANAGEMENT PLAN**

RESPONSIBLE PARTY:  
RICHARD P. HAYES, JR.  
1471 PLEASANT VALLEY RD.  
MANCHESTER, CT 06042  
(860) 646-0131

**STORMWATER MAINTENANCE PLAN**

- THE RESPONSIBLE PARTY SHALL MAINTAIN UP TO DATE INSPECTION LOGS AND MAINTENANCE REPORTS.

**DRIVEWAY / PARKING AREAS / SIDEWALKS**

- KEEP WINTER SANDING TO A MINIMUM. MINIMIZE USE OF SALT ON PROPERTY AS SODIUM CAN BREAK DOWN SOIL STRUCTURE AND MINIMIZE INFILTRATION CAPABILITIES IN INFILTRATION AREAS.

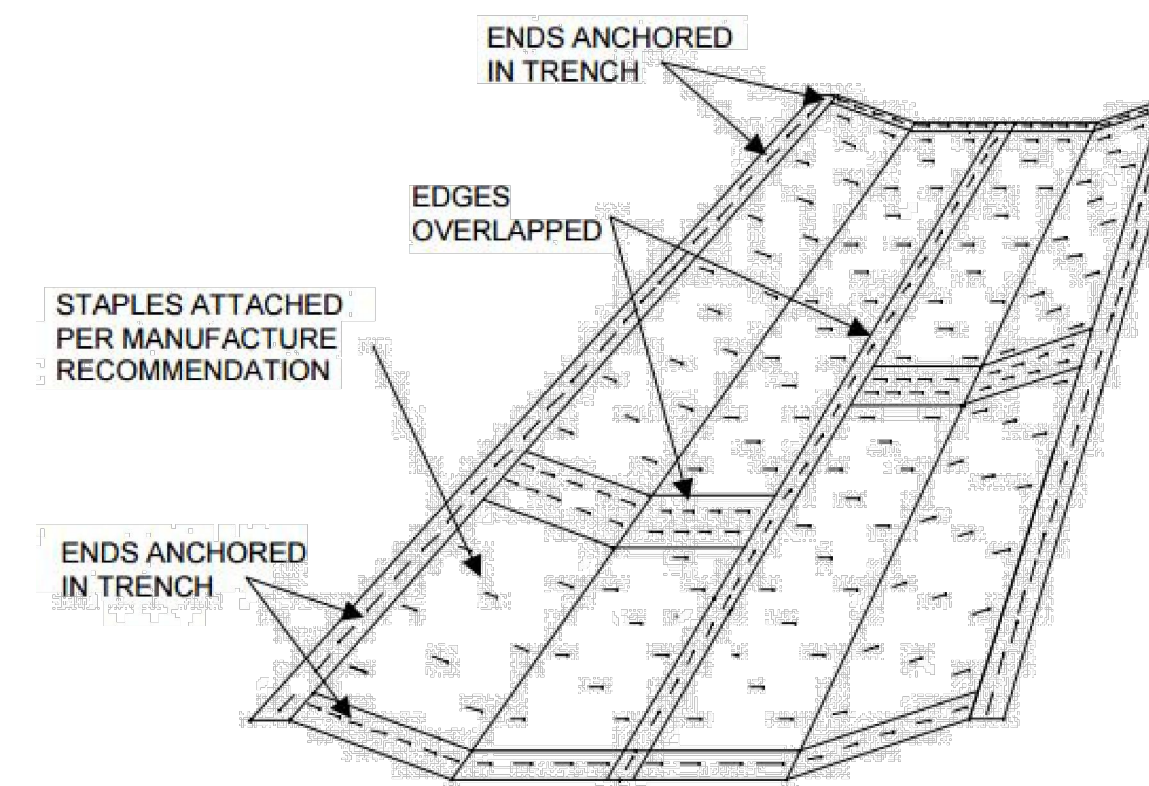
- SWEEP / REMOVE SAND FROM DRIVEWAY, PARKING AREAS & ADJACENT VEGETATED AREAS ANNUALLY (SPRING) BY APRIL 30th. SWEEPINGS ARE TO BE DISPOSED OFFSITE AT A PERMITTED SOLID WASTE FACILITY.

- REMOVE LEAVES FROM PAVEMENT AND DRAINAGE INLETS ROUTINELY UNTIL FINAL LEAF FALL AND PRIOR TO SNOWFALL.

- CLEAN CATCH BASIN INLET GRATES AND VACUUM CATCH BASIN SUMPS ANNUALLY.

**UNDERGROUND DETENTION CHAMBERS AND HYDRODYNAMIC SEPARATOR**

- INSPECT FOR SEDIMENT ACCUMULATION TWICE PER YEAR. VACUUM ACCUMULATED SEDIMENTS FROM SEPARATOR, MANHOLES HEADERS AND CHAMBERS WHEN SEDIMENT EXCEEDS 6" IN DEPTH. SEDIMENTS ARE TO BE DISPOSED OFFSITE AT A PERMITTED SOLID WASTE FACILITY.



**List of Common Placement/Installation Mistakes to Avoid**

- Ensure the ends are properly secured.
- Install a sufficient number of staples to hold the blanket in place.
- Overlap the blanket to ensure water that flows on top of the blanket and is unable to flow under the blanket.

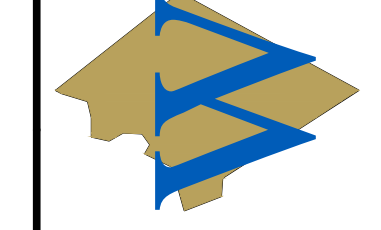
**EROSION CONTROL BLANKET DETAIL**  
NOT TO SCALE

MANCHESTER/HEBRON AVE LLC	PROJECT/APPLICANT
1199 MANCHESTER RD. GLASTONBURY, CONN.	PROJECT ADDRESS
	TPZ CHAIRMAN
	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	FILE NO.

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

WESLEY J. WENTWORTH  
P.E. # 20360

WENTWORTH CIVIL ENGINEERS LLC  
177 WEST TOWN ST.  
LEBANON, CT 06249  
TEL. (860) 642-7255  
FAX (860) 642-4794  
web: wentworthcivil.com



NOTES & DETAILS  
1199 MANCHESTER ROAD  
PREPARED FOR  
MANCHESTER/HEBRON AVE LLC  
GLASTONBURY, CONNECTICUT

REV. 3-05-22 TOWN COMMENTS

DATE: 11-08-21  
SCALE: SHOWN  
SHEET SP-11  
MAP NO. 21-002-1CA