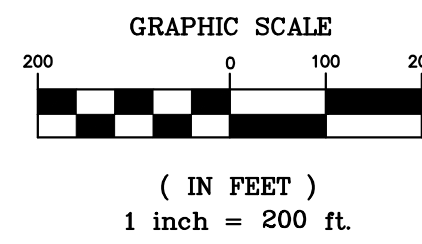


KEY MAP

SCALE: 1"=200'



ZONING DATA

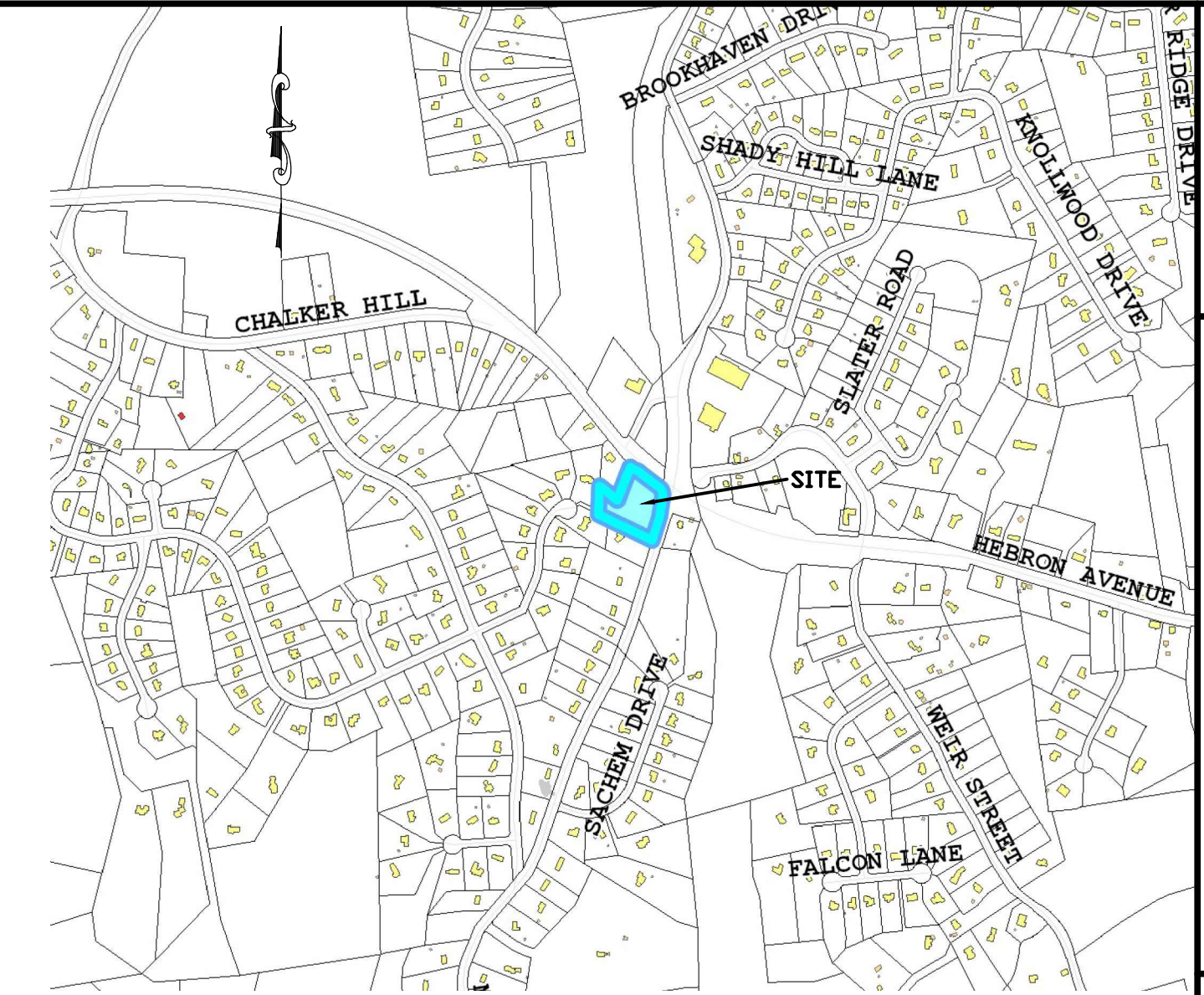
ZONE:	PBD / RR / *GW-1	PROPOSED
LOT AREA	60,000 SF	±104,554 SF - 2.40 AC.
LOT FRONTAGE	200 FT	238.75 FT (HEBRON AVE.) 359.21 FT (MANCHESTER RD.)
FRONT YARD	75 FT	76 FT
SIDE YARD	25 FT	25.5 FT
REAR YARD	25 FT	99 FT
LOT COVERAGE	20% (MAX.)	14,366 SF (13.74% PROPOSED)
OPEN SPACE (MIN.)	2 X COVERAGE = 28,732 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

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

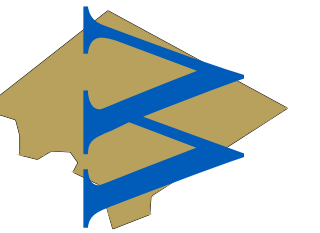
COVER SHEET		SHEET C-1
SURVEY PLANS		
A-2 BOUNDARY SURVEY		SHEET SV-1
TOPOGRAPHIC MAP - EXISTING CONDITIONS SURVEY		
SITE PLANS		
SITE LAYOUT PLAN		SHEET SP-1
SITE GRADING		SHEET SP-2
UTILITY PLAN		SHEET SP-3
OFFSITE SANITARY SEWER		SHEET SP-4
EROSION & SEDIMENTATION CONTROL PLAN		SHEETS SP-5 THRU SP-7
LANDSCAPING PLAN		SHEET SP-8
ACCESS MANAGEMENT PLAN		SHEET SP-9
SITE ILLUMINATION PLAN		SHEET SP-10
GENERAL NOTES & DETAILS		SHEETS SP-11 THRU SP-13

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) 642-2745
FAX: (860) 642-1796
web: wentworthcivil.com



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

REV. 5-20-22 TOWN COMMENTS
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
- EXISTING TOWN TOPOGRAPHIC CONTOUR
- EXISTING TREELINE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING TELEPHONE MANHOLE

SLOPE RIGHT NOTE:
1. LIMIT OF SLOPE RIGHTS SHOWN ON THIS PLAN AS DESCRIBED IN A "TEMPORARY CONSTRUCTION AND GRADING EASEMENT AGREEMENT" BETWEEN SHAH PROPERTIES, LLC AND MANCHESTER/HEBRON, LLC ON FILE IN THE GLASTONBURY TOWN CLERKS OFFICE, VOL. 2578, PAGE 189.
2. THE EXTENT OF THE SLOPE RIGHTS, AS SHOWN, HAVE BEEN TAKEN FROM THE PLAN REFERENCED IN THE ABOVE AGREEMENT DOCUMENT.
3. TOPOGRAPHY ON THE SHAH PROPERTY IN THIS AREA HAS BEEN TAKEN FROM TOWN TOPOGRAPHIC MAPPING.

TOPOGRAPHIC INFORMATION DEPICTED ON SUBJECT PARCEL HAS BEEN GATHERED FROM ACTUAL FIELD TOPOGRAPHIC SURVEY OF THE PROPERTY, 8-19-21.

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:

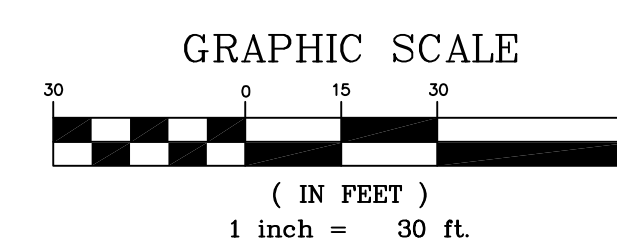
1. "1199 MANCHESTER ROAD GLASTONBURY, CONNECTICUT. ALTA/ASC LAND TITLE SURVEY. TOPOGRAPHIC SURVEY, SV-2 SHEET 2 OF 2, PROJECT NUMBER 40811.04. SCALE: 1"=30'. DATE: FEBRUARY 2, 2004." VHB 54 TUTTLE PLACE MIDDLETOWN, CONNECTICUT 06457.
2. "1199 MANCHESTER ROAD GLASTONBURY, CONNECTICUT. ALTA/ASC LAND TITLE SURVEY. PROPERTY SURVEY, SV-1 SHEET 1 OF 2, PROJECT NUMBER 40811.04. SCALE: 1"=30'. DATE: FEBRUARY 2, 2004." VHB 54 TUTTLE PLACE MIDDLETOWN, CONNECTICUT 06457.
3. "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 24531658.dgn." STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OFFICE OF ENGINEERING.
4. "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."
5. "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."
6. "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 TRAZ APPROVAL OF LOT 7 B.L. SCALE: 1"=40'. MAP NO. 23-82-1. SHEET 2 OF 2 SHEETS." MEGSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN.
7. "TOPOGRAPHIC MAP 2066 HEBRON AVENUE SUBDIVISION PREPARED FOR BRUCE REMER 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.

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

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.

Sando E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201

NOT VALID WITHOUT EMBOSSED SEAL



REV. 5-20-22
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 5V-1

**AREA
104,570 S.F.
2.401 A.C.**

**N/F
SHAH PROPERTIES LLC**
ASSESSOR #: J5-2920-50086
2088 HEBRON AVENUE

**N/F
DOUGLAS E. ZELISKO**
ASSESSOR #: J5-6560-E0037
478 STANLEY DRIVE

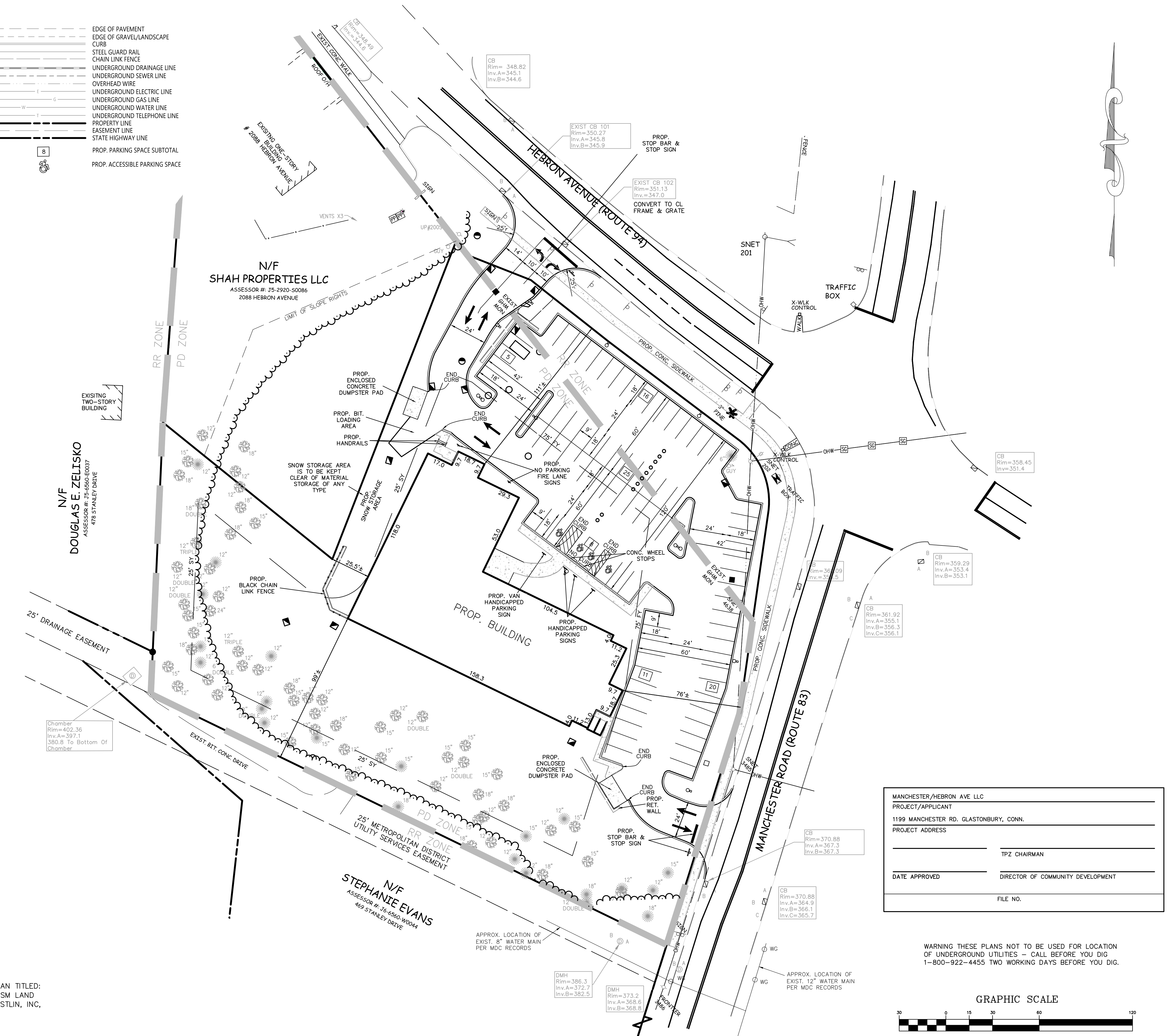
**N/F
STEPHANIE EVANS**
ASSESSOR #: J6-6560-W0044
469 STANLEY DRIVE

NOTE: DRIVEWAY ENCROACHMENT

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

- 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 GAS METER
 - HAND HOLE

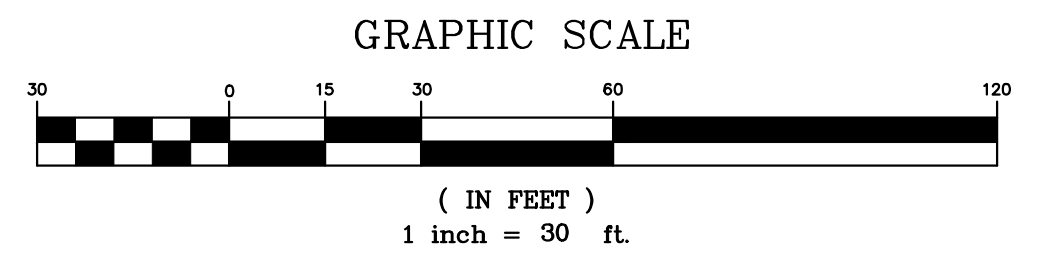
- SPAN POLE
- MAST ARM
- SHRUB
- DECIDUOUS TREE
- CATCH BASIN
- FLARED END SECTION
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- WATER MANHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- BOLLARD/POST
- BORING
-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

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) 642-7235
FAX (860) 642-4794
web: wentworthcivil.com

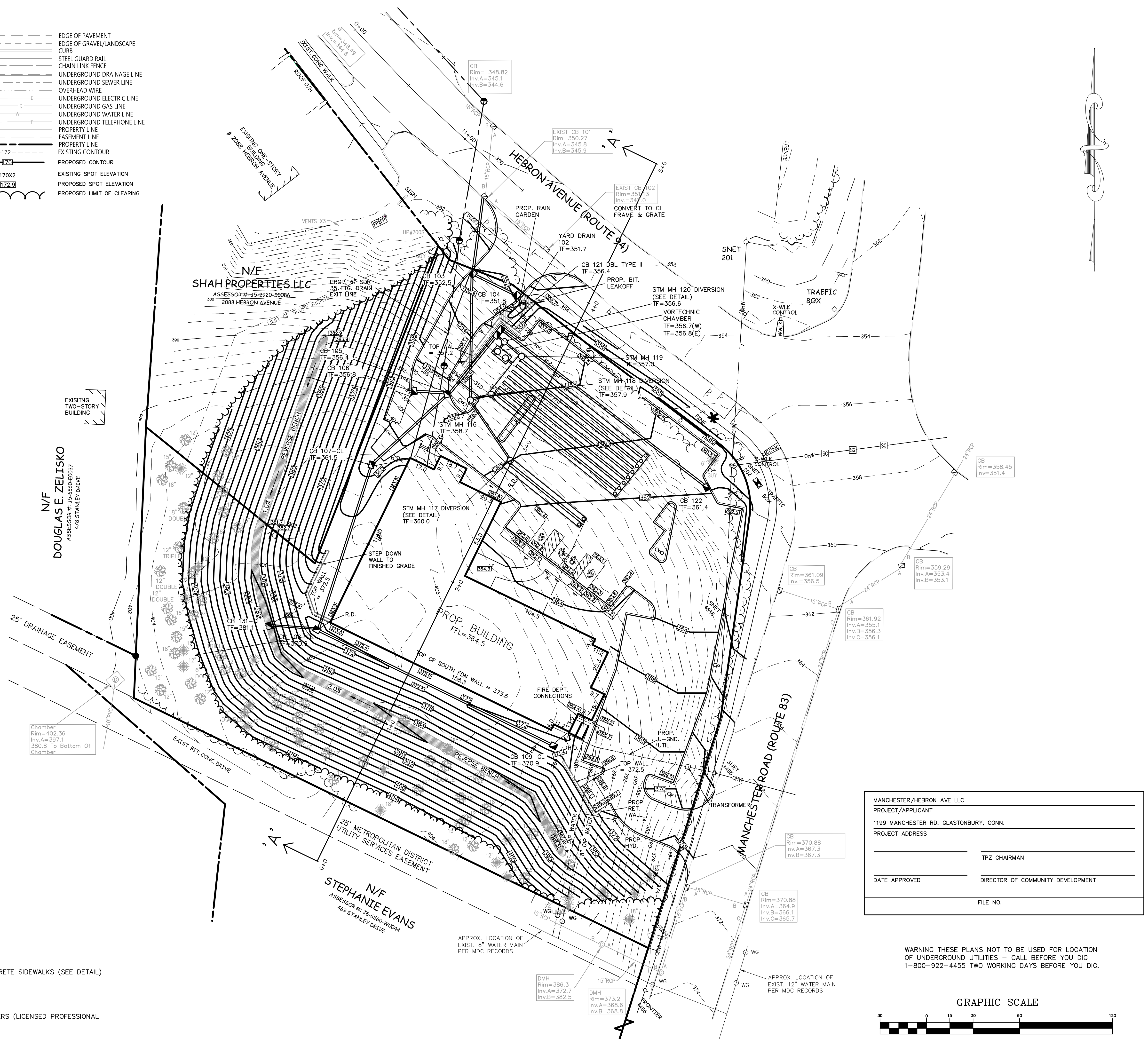
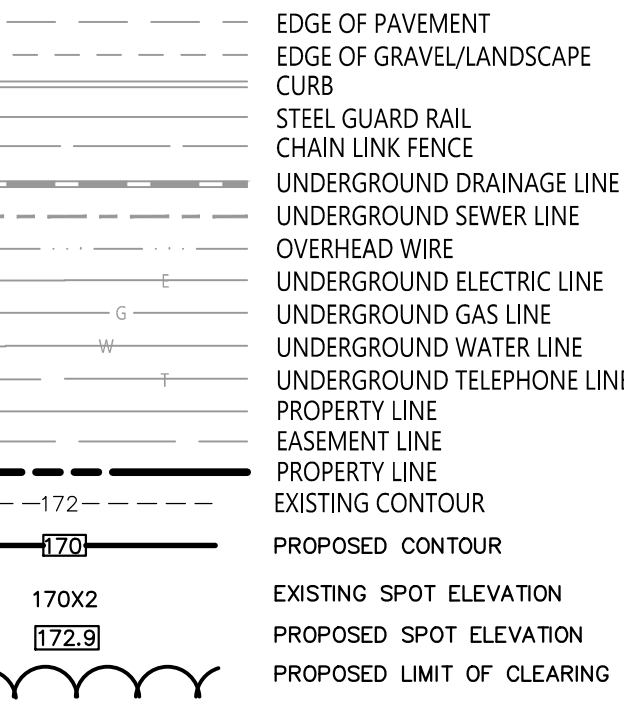
SITE LAYOUT PLAN
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONNECTICUT

REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS
DATE: 11-08-21
SCALE: 1"=30'
SHEET: SP-1
MAP NO. 21-002-1L

LEGEND

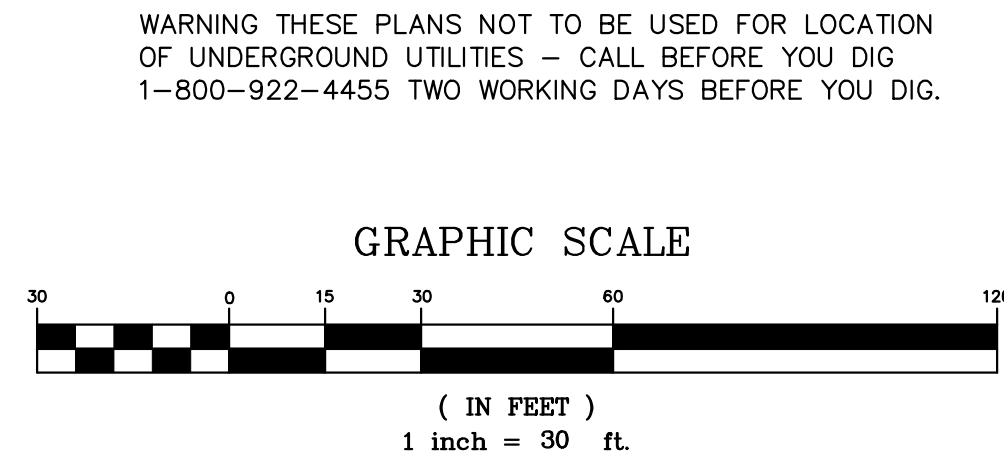
- CC CONCRETE CURB
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- CLF CHAIN-LINK FENCE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- OHW OVERHEAD WIRE
- MW MONITORING WELL
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- TYP. TYPICAL
- WQU WATER QUALITY UNIT
- GAS 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



NOTES:
 ALL PROPOSED CURBING TO BITUMINOUS LIP CURB - EXCEPT ALONG CONCRETE SIDEWALKS (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	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE APPROVED	FILE NO.



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 P.E. # 20360

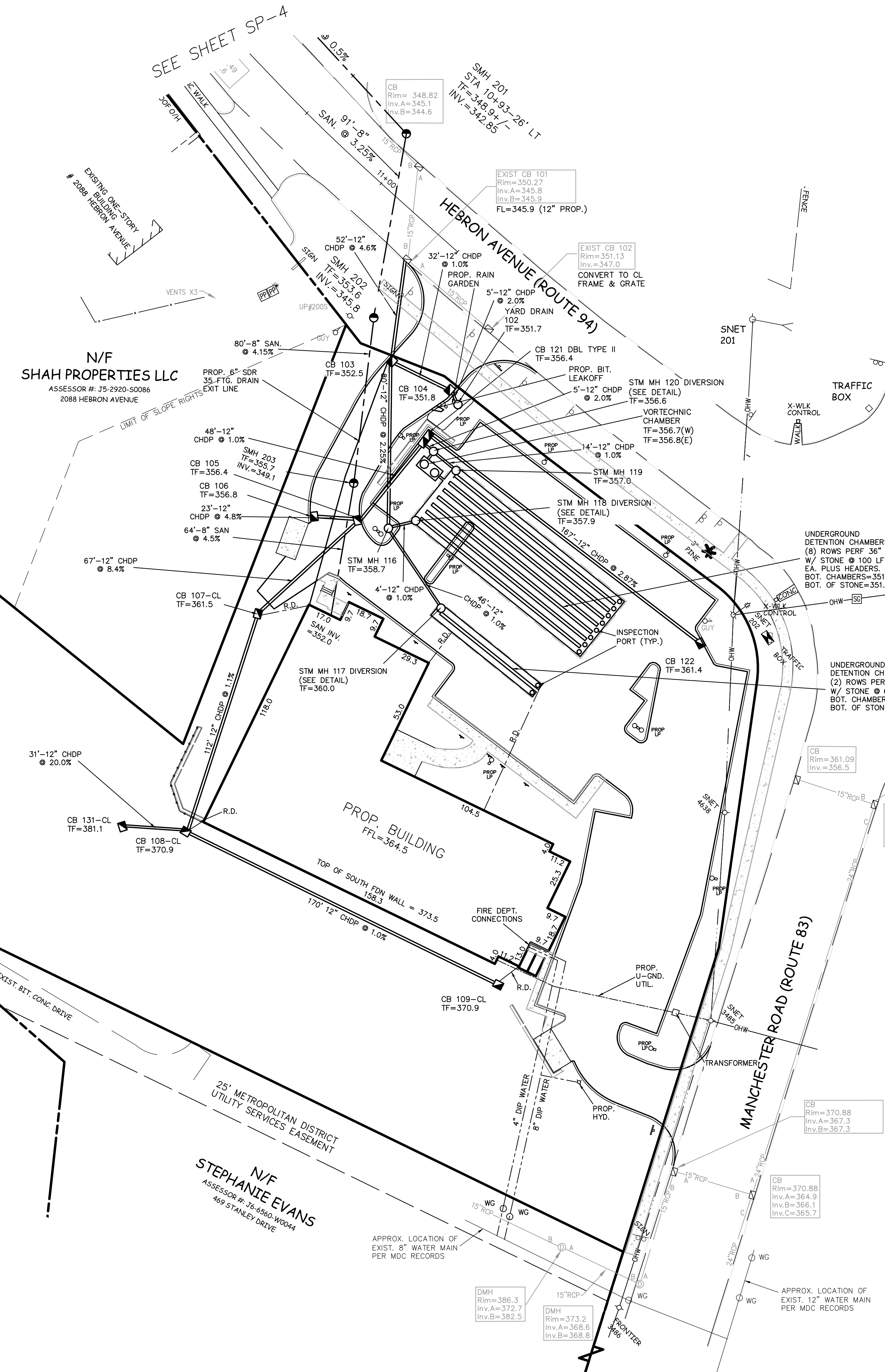
WENTWORTH CIVIL ENGINEERS LLC
 177 WEST TOWN ST.
 LEBANON, CT 06249
 TEL. (860) 642-7235
 FAX (860) 642-4794
 web: wentworthcivil.com

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

REV. 5-20-22 TOWN COMMENTS
 REV. 3-23-22 TOWN COMMENTS
 DATE: 11-08-21
 SCALE: 1" = 30'
 SHEET: SP-2
 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	PROPERTY LINE
CB CATCH BASIN	FIRE HYDRANT	EASEMENT LINE
DMH DRAIN MANHOLE	GAS GATE	STATE HIGHWAY LINE
SMH SEWER MANHOLE	STREET SIGN	
OHW OVERHEAD WIRE	LIGHT POLE	
MW MONITORING WELL	UTILITY POLE	
RIM= RIM ELEVATION	UTILITY POLE W/LIGHT	
INV= INVERT ELEVATION	GUY POLE	
ELEV. ELEVATION	BOLLARD/POST	
TYP. TYPICAL	BORING	
WQU WATER QUALITY UNIT	GAS METER	
□	HAND HOLE	
	MW MONITORING WELL	
	100.0 x SPOT ELEVATION	



PROPOSED DRAINAGE STRUCTURES

YD 102 TF=351.7 FL=348.9
CB 103 TF=352.2 FL=348.3 (12" N&S) FL=348.5 (12" E)
CB 104 TF=351.8 FL=348.8 (12" E&W)
CB 105 TF=356.4 FL=352.7
CB 106 TF=356.8 FL=353.8
CB 107 C-L TF=361.5 FL=358.3
CB 108 C-L TF=370.9 FL=359.5 (N) FL=365.3 (E) FL=367.9 (S)
CB 109 C-L TF=370.9 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 FL=358.2
CB 131 C-L

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 OF 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 OF OFFSITE AT A PERMITTED SOLID WASTE FACILITY.

RAIN GARDEN

- INSPECT FOR SEDIMENT ACCUMULATION TWICE PER YEAR. -SWEEP / REMOVE SAND FROM PAVED LEAKOFF, RAIN GARDEN & ADJACENT VEGETATED AREAS ANNUALLY (SPRING) BY APRIL 30th. SWEEPINGS ARE TO BE DISPOSED OF OFFSITE AT A PERMITTED SOLID WASTE FACILITY.

- REMOVE LEAVES PAVED LEAKOFF AND RAIN GARDEN ROUTINELY UNTIL FINAL LEAF FALL AND PRIOR TO SNOWFALL.

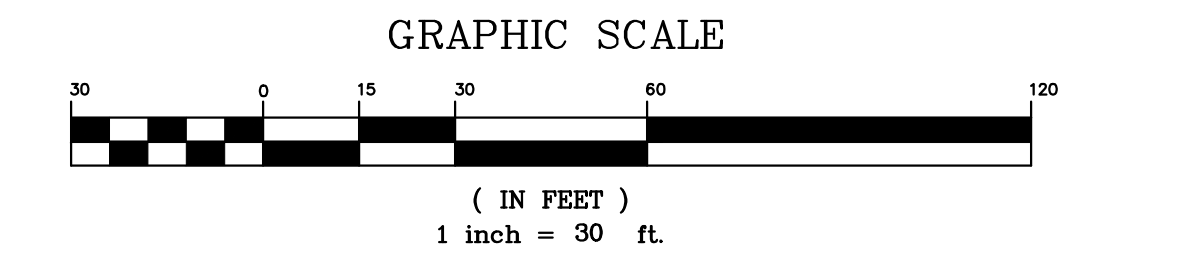
- REPAIR ANY SCOURED AREAS WITH SOIL AND SEEDING OR CRUSHED STONE AS REQUIRED.

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

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.000 AC.	0.000 AC.
POST-DEVELOPMENT	1.175 AC.	.014 AC.
NET CHANGE(+ OR-)	+1.175 AC.	+ .014 AC.

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.



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

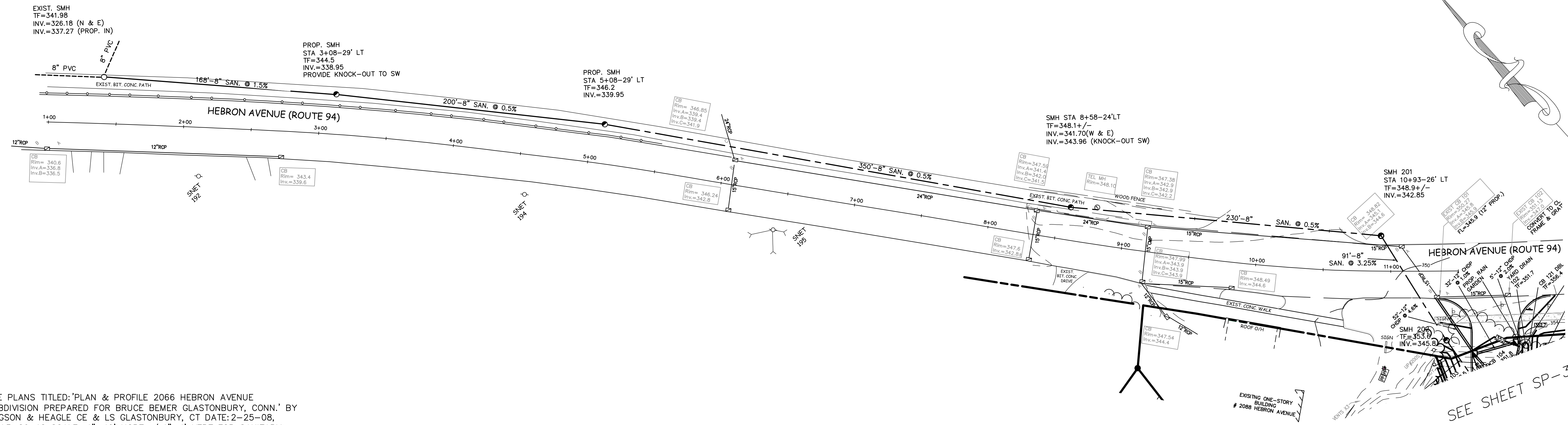
WESLEY J. WENTWORTH
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177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com

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

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

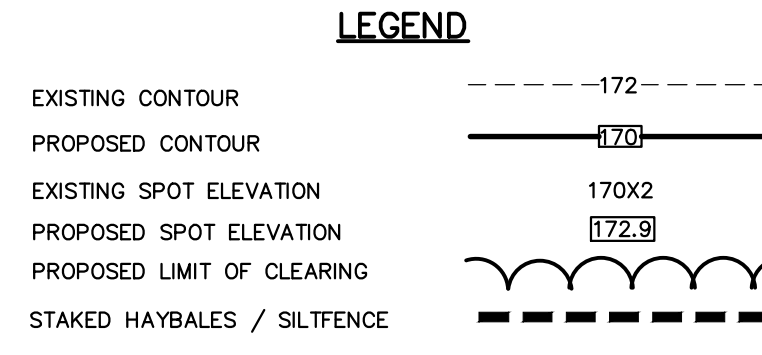
REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS



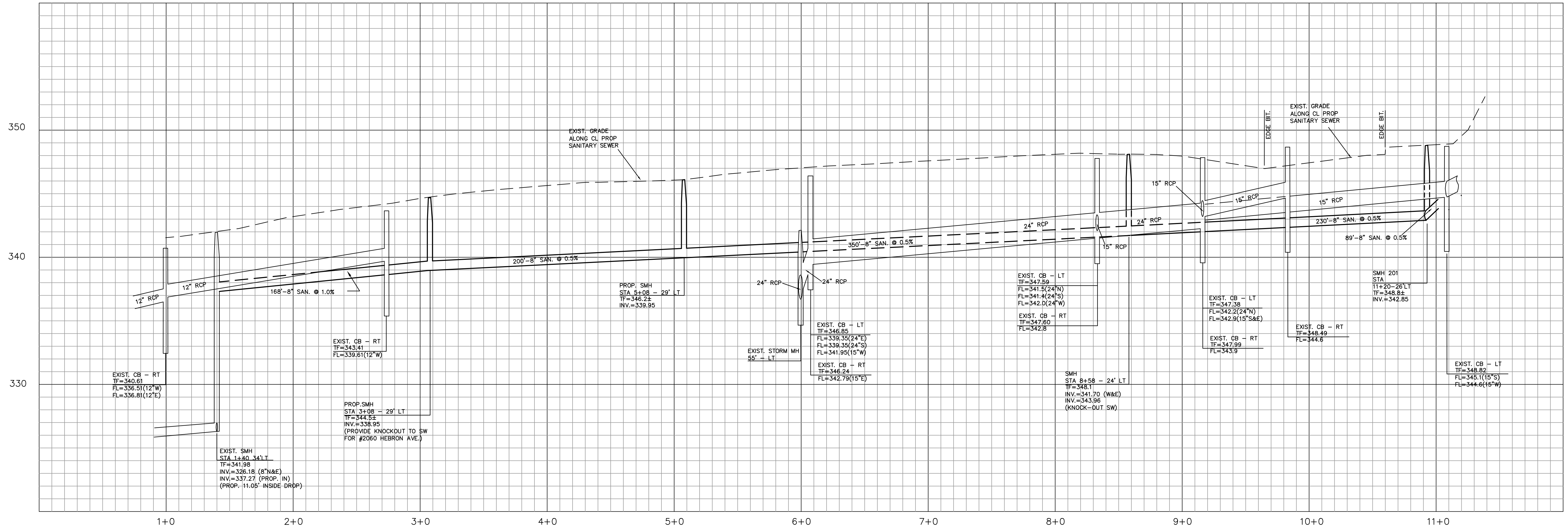
SEE PLANS TITLED: 'PLAN & PROFILE 2066 HEBRON AVENUE SUBDIVISION PREPARED FOR BRUCE BEMER GLASTONBURY, CONN.' BY MEGSON & HEAGLE CE & LS GLASTONBURY, CT DATE: 2-25-08, REV. 3-26-12 SCALE: 1"=40' HORIZ. / 1"=4' VERT FOR SANITARY SEWER DESIGN OF 718 LINEAR FEET OF OFFSITE SANITARY SEWER. DEVELOPER'S AGREEMENT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



SCALE:
PLAN: 1"=40'



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

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

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

OFFSITE SANITARY PLAN & PROFILE
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONNECTICUT

REV. 5-20-22 TOWN COMMENTS
REV. 3-5-05-22 TOWN COMMENTS
DATE: 11-08-21
SCALE: SHOWN
SHEET SP-4
MAP NO. 21-002-1L

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 - PHASE I

EROSION CONTROLS FOR SITE CONSTRUCTION:

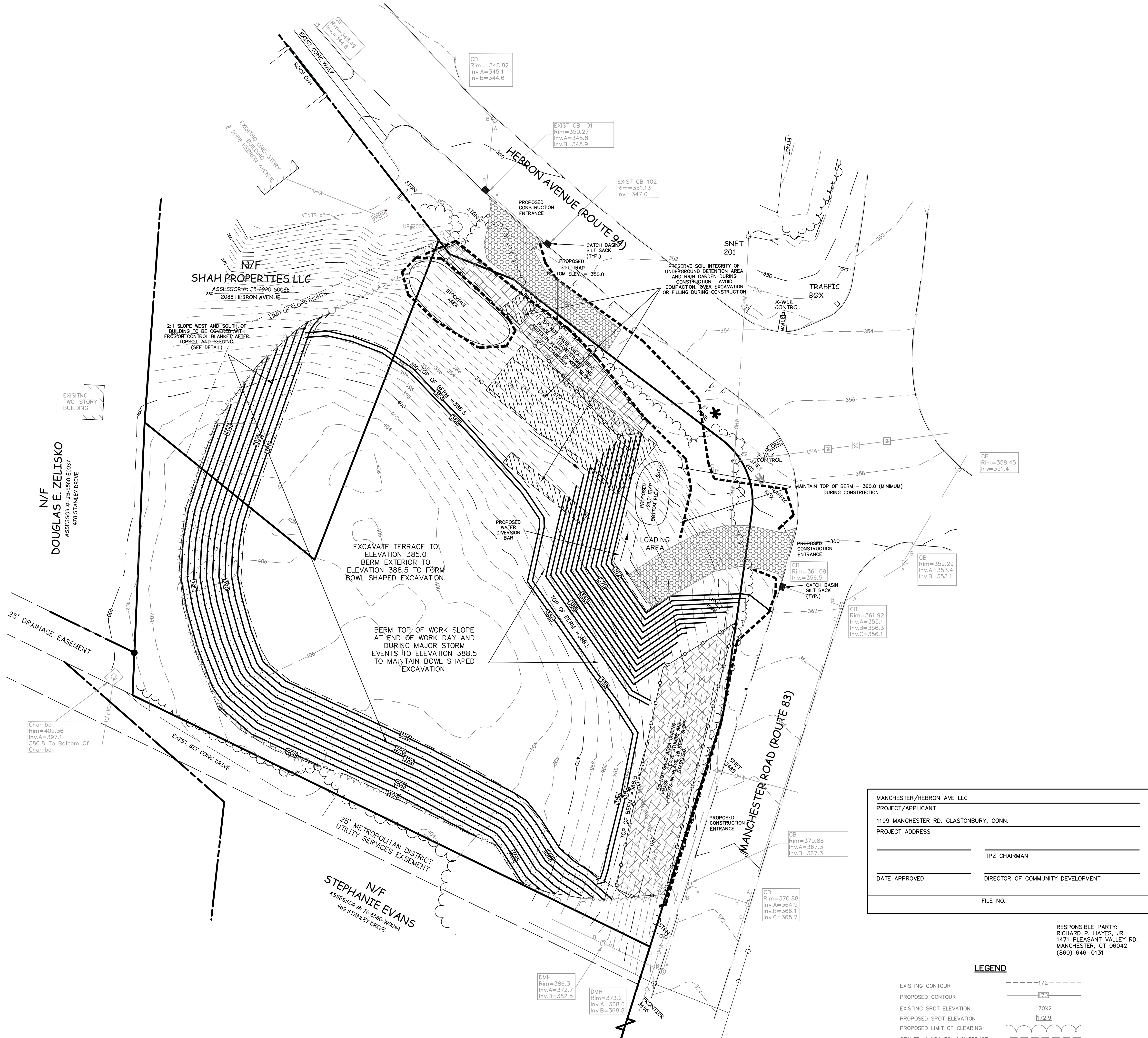
LOT DISTURBANCE WILL BE KEPT TO A MINIMUM. SILT FENCING OR STAKED HAYBALES TO BE PLACED BELOW ANY DISTURBED AREAS AND INSPECTED REGULARLY. SILTFENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES.

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 SEEDED 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 WILL BE PERFORMED AS OUTLINED IN REPORT PREPARED BY WELTI 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 THE NORTHEAST CORNER OF THE SITE FOR LOADING OF TRUCKS. EXCAVATION WILL PROCEED SOUTHERLY AND WESTERLY IN 15' TO 20' FOOT STEPS IN A TOP DOWN MANNER. MATERIAL WILL BE PUSHED TO THE NORTHEAST FOR LOADING ONTO TRUCKS. SEDIMENTATION TRAPS WILL BE INSTALLED ALONG WITH DIVERSION SWALES TO ENTRAP SEDIMENT ONSITE. THE EXCAVATION WILL PROCEED IN A MANNER TO CREATE A BOWL SHAPE 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 SLOPE OF 2:1 DURING CONSTRUCTION. 1.5:1 TEMPORARY SLOPES WILL BE UTILIZED DURING THE INITIAL EXCAVATION PROCESS IN THE NORTHEAST CORNER OF THE SITE.

SITE CONSTRUCTION SEQUENCING AS FOLLOWS:

- INSTALLATION OF CONSTRUCTION ENTRANCES
- CLEAR ENTIRE SITE
- INSTALL ADDITIONAL E&S MEASURES
- CLEAR AND GRUB MAJORITY OF SITE - DO NOT STUMP AND GRUB AREAS SHOWN AT NORTHWEST CORNER AND SOUTHEAST CORNER ALONG ROAD FRONTAGE.
- STRIP TOPSOIL AND STOCKPILE AT NORTHWEST CORNER OF SITE AS SHOWN. SEED AND MULCH TO ALLOW TEMPORARY VEGETATION TO ESTABLISH. RING STOCKPILE WITH SILT FENCE OR HAY BALES
- BEGIN EXCAVATION OF LOADING AREA IN NORTHEAST CORNER OF SITE. INSTALL WATER DIVERSION BAR AND SEDIMENT TRAP. REMOVE EXCESS MATERIAL OFFSITE. TRUCK TRAFFIC TO ENTER AT HEBRON AVENUE CONSTRUCTION ENTRANCE AND EXIT ONTO MANCHESTER ROAD
- CONTINUE INSTALLATION AND MAINTENANCE OF ADDITIONAL E&S MEASURES
- EXCAVATION TO PROCEED IN A TOP DOWN MANNER TO ELEVATION 385.
- EXCAVATION TO CONTINUALLY TO PROCEED IN A BOWL SHAPED MANNER WITH A BERM IN PLACE AROUND PERIMETER AT A MINIMUM ELEVATION OF 388.5. BERM TO BE IN PLACE AT THE END OF EVERY WORK DAY AND PRIOR TO AND DURING MAJOR RAIN EVENTS.
- BEGIN SHAPING 2:1 SLOPE FROM ELEVATION 406 TO 385. TOPSOIL, FINAL GRADE, SEED, MULCH AND INSTALL EROSION CONTROL BLANKET. THIS SLOPE TO BE COMPLETELY ESTABLISHED PRIOR TO PROCEEDING TO NEXT PHASE OF EXCAVATION



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. 5-20-22 TOWN COMMENTS
 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
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WESLEY J. WENTWORTH
 P.E. # 20360

PHASE I

EROSION & SEDIMENTATION CONTROL RESPONSIBLE PARTY:
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 1471 PLEASANT VALLEY RD.
 MANCHESTER, CT 06042
 (860) 646-0131

1199 MANCHESTER ROAD CONSTRUCTION SEQUENCING NARRATIVE – PHASE II

EROSION CONTROLS FOR SITE CONSTRUCTION:

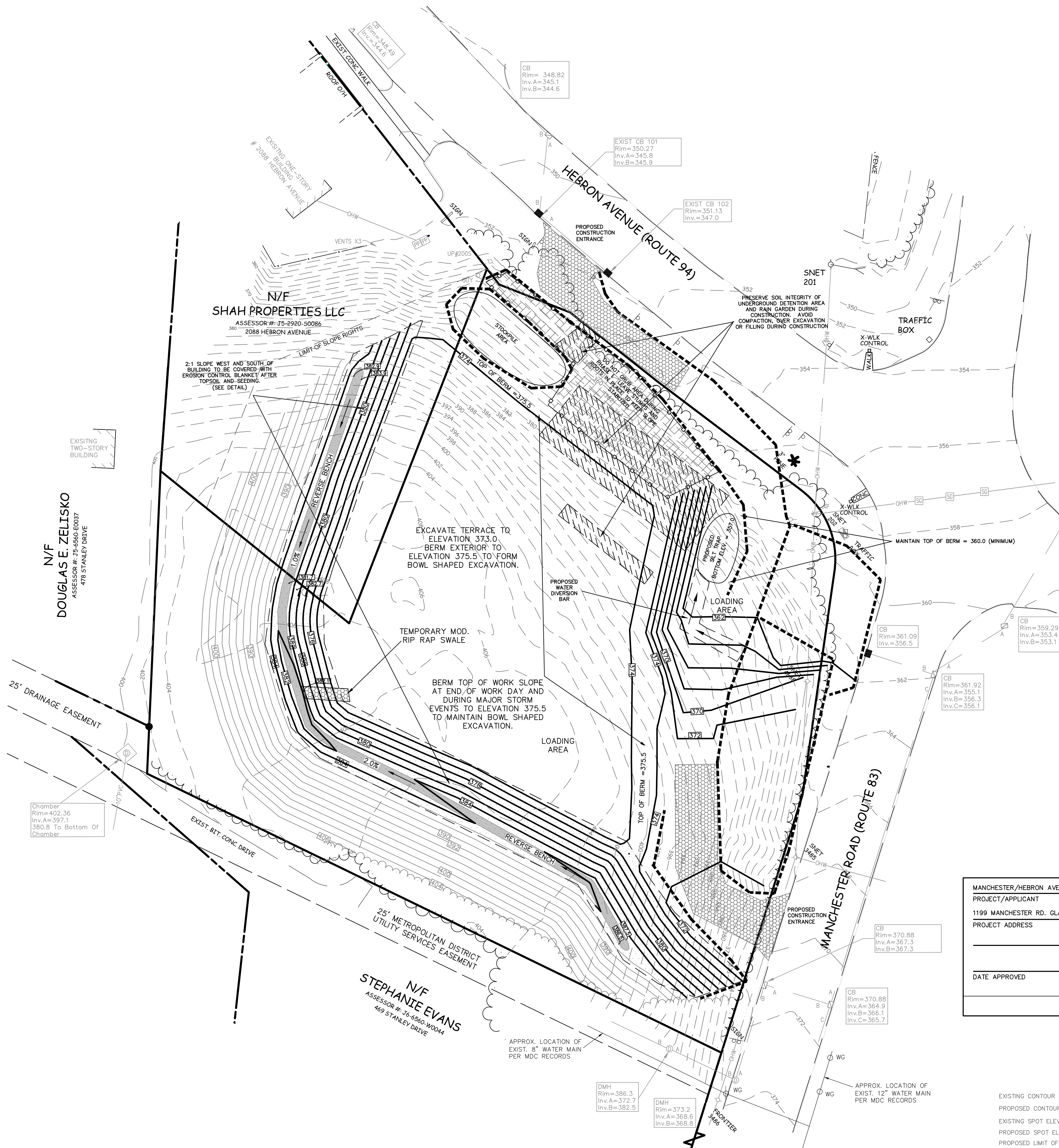
LOT DISTURBANCE WILL BE KEPT TO A MINIMUM. SILT FENCING OR STAKED HAYBALES TO BE PLACED BELOW ANY DISTURBED AREAS AND INSPECTED REGULARLY. SILTFENCE AND CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES.

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 SEEDED 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 WILL BE PERFORMED AS OUTLINED IN REPORT PREPARED BY WELTI 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. TRUCK ACCESS WAY IS TO BE EXCAVATED AND SHAPED TO THE SOUTHEAST CORNER AS SHOWN. INSTALL NEW CONSTRUCTION ENTRANCE AT SOUTHEAST CORNER OF PROPERTY TO ALLOW TRUCKS TO EXIT ONTO MANCHESTER ROAD AT THIS LOCATION. ABANDON AND REMOVE PHASE I CONSTRUCTION ENTRANCE ON MANCHESTER ROAD AND STABILIZE WITH LOAM, SEED AND MULCH. THE NEXT STEP OF EXCAVATION WILL PROCEED SOUTHERLY AND WESTERLY IN A SECOND TO 15 FOOT STEP IN A TOP DOWN MANNER. MATERIAL WILL BE PUSHED AND EXCAVATED WORKING FROM EAST TO WEST FOR LOADING ONTO TRUCKS. SEDIMENTATION TRAPS WILL BE INSTALLED ALONG WITH DIVERSION SWALES TO ENTRAP SEDIMENT ON SITE. THE EXCAVATION WILL PROCEED IN A MANNER TO CREATE A BOWL SHAPE 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 UTILIZED DURING THE INITIAL EXCAVATION PROCESS IN THE EASTERLY PORTION OF THE SITE.

SITE CONSTRUCTION SEQUENCING AS FOLLOWS:

- INSTALL / MAINTAIN CONSTRUCTION ENTRANCES AND ADDITIONAL E&S MEASURES
- CLEAR AND GRUB SOUTHEAST CORNER OF SITE ALONG MANCHESTER ROAD – DO NOT STUMP AND GRUB AREA SHOWN AT NORTHWEST CORNER ALONG ROAD FRONTAGE.
- BEGIN EXCAVATION OF TRUCK ACCESS ROAD FROM NORTHEAST CORNER TO SOUTHEAST CORNER OF SITE. INSTALL NEW CONSTRUCTION ENTRANCE AT SOUTHEAST CORNER TO ALLOW TRUCKS TO EXIT ONTO MANCHESTER ROAD. CONTINUE INSTALLATION AND MAINTENANCE OF ADDITIONAL E&S MEASURES
- ABANDON AND REMOVE CONSTRUCTION ENTRANCE AT NORTHEAST CORNER OF SITE ONTO MANCHESTER ROAD. LOAM, SEED AND MULCH AREA TO STABILIZE AND INSTALL ADDITIONAL E&S MEASURES AS REQUIRED.
- SECOND STEP PHASE OF EXCAVATION TO PROCEED IN A TOP DOWN MANNER TO ELEVATION 373 WORKING EAST TO WEST.
- EXCAVATION TO CONTINUALLY PROCEED IN A BOWL SHAPED MANNER WITH A BERM IN PLACE AROUND PERIMETER AT A MINIMUM ELEVATION OF 375.5. BERM TO BE IN PLACE AT THE END OF EVERY WORK DAY AND PRIOR TO AND DURING MAJOR RAIN EVENTS.
- BEGIN SHAPING 2:1 SLOPE FROM ELEVATION ±385 TO 373. SHAPE IN AND FINAL GRADE REVERSE BENCH AS SHOWN. TOPSOIL, FINAL GRADE, SEED, MULCH AND INSTALL EROSION CONTROL BLANKET. INSTALL TEMPORARY MODIFIED RIP RAP SWALE FROM LOW POINT OF REVERSE BENCH TO ELEVATION 373 AS SHOWN. RIP RAP TO STAY IN PLACE UNTIL PIPE AND CATCH BASINS INSTALLED TO COLLECT RUNOFF AT THIS POINT. THIS SLOPE TO BE COMPLETELY ESTABLISHED PRIOR TO PROCEEDING TO NEXT PHASE OF EXCAVATION



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

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

LEGEND

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

REV. 5-20-22 TOWN COMMENTS
 REV. 3-05-22 TOWN COMMENTS

DATE: 11-08-21
 SCALE: 1"=30'
 SHEET: SP-6
 MAP NO. 21-002-1ES

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

WENTWORTH CIVIL ENGINEERS LLC
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 LEBANON, CT 06249
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 WESLEY J. WENTWORTH
 P.E. # 20360

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1199 MANCHESTER ROAD CONSTRUCTION SEQUENCING NARRATIVE - PHASE III

THIS PHASE OF THE DEVELOPMENT 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:

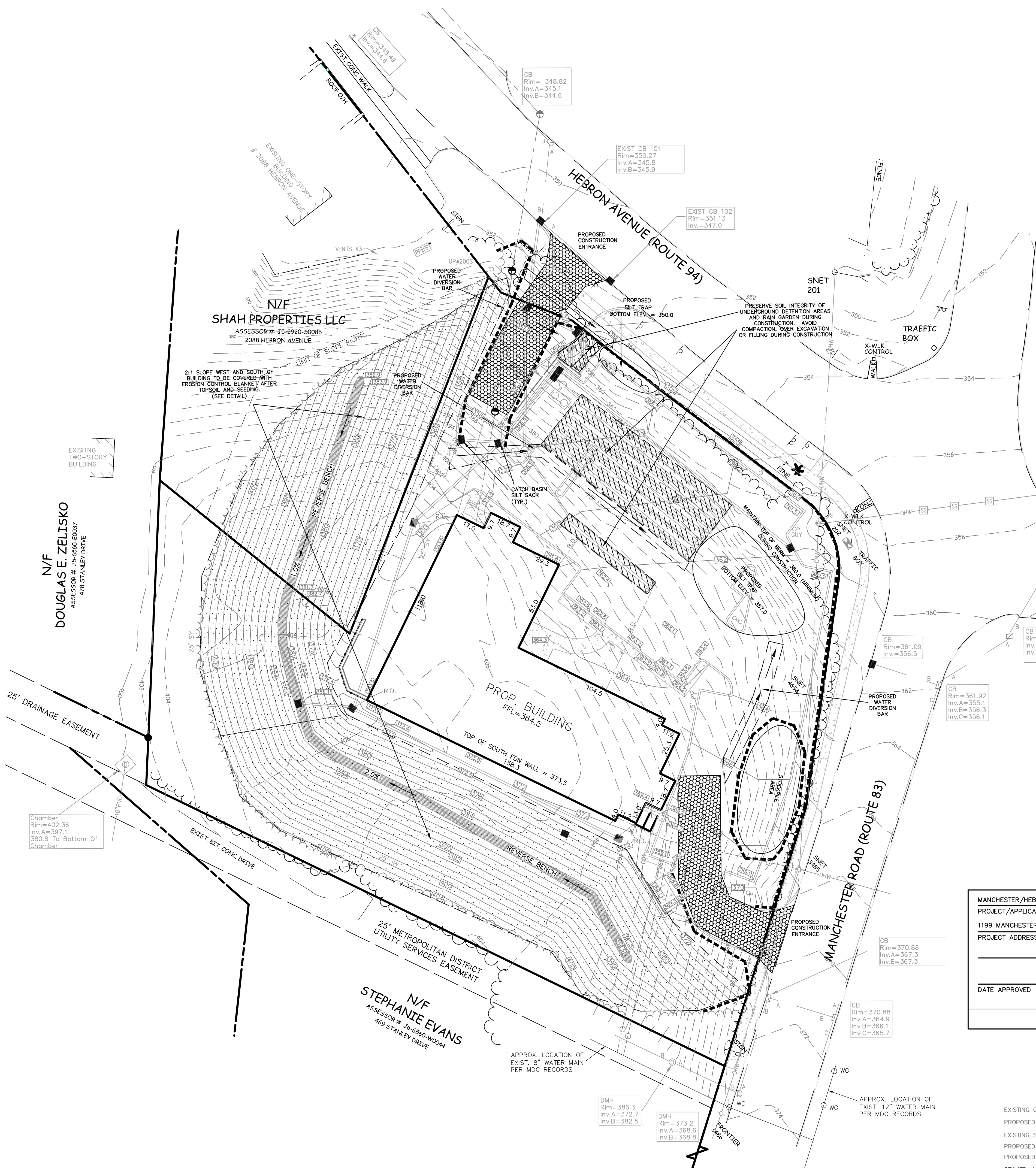
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INSPECT AND INSTALL ADDITIONAL SILTFENCE / HAYBALES AS NEEDED. INSPECT ALL E&S CONTROLS REGULARLY (WEEKLY AND AFTER RAIN EVENTS OF 1/2" OR GREATER). LONG TERM STOCKPILES ARE TO BE SEEDED IN ADDITION TO BEING RINGED WITH SILTFENCE. REMOVE ALL EROSION CONTROL MEASURES AT END OF CONSTRUCTION ONCE ENTIRE SITE IS VEGETATED AND STABILIZED.

MASS GRADING ACTIVITIES WILL BE PERFORMED AS OUTLINED IN REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. AND DATED 1/20/22 (AS REVISED). DURING THE INITIAL PORTION OF THIS PHASE OF CONSTRUCTION, EXCESS MATERIAL WILL CONTINUE TO BE HAULED OFF SITE TO PREPARE THE BUILDING AND PARKING AREA PAD. TRUCK ACCESS WAY IS TO BE EXCAVATED AND SHAPED TO THE SOUTHEAST CORNER AS SHOWN. INSTALL NEW CONSTRUCTION ENTRANCE AT NORTHWEST CORNER OF PROPERTY TO ALLOW TRUCKS TO ENTER INTO SITE FROM HEBRON AVENUE AT THIS LOCATION. ABANDON AND REMOVE PHASE I CONSTRUCTION ENTRANCE ALONG THE SHOULDER OF HEBRON AVENUE AND STABILIZE WITH LOAM, SEED AND MULCH. THE NEXT STEP OF EXCAVATION WILL PROCEED SOUTHERLY FROM THE HEBRON AVENUE ENTRANCE EXCAVATE AND REMOVE REMAINING MATERIAL FROM SITE TO ACHIEVE ROUGH FINAL BUILDING PAD AND PARKING AREA GRADES. SEDIMENTATION TRAPS WILL BE INSTALLED ALONG WITH DIVERSION SWALES TO ENTRAP SEDIMENT ONSITE. THE PROPOSED CUTS TO THE WEST OF THE PROPOSED BUILDING WILL HAVE A SLOPE OF 2:1 DURING CONSTRUCTION. 1.5:1 TEMPORARY SLOPES WILL BE UTILIZED DURING THE CONSTRUCTION OF THE BUILDING FOUNDATION AND ATTACHED RETAINING WALL AT THE SOUTHWEST CORNER. TEMPORARY SOIL NAILING WILL BE UTILIZED ON THIS 1.5:1 SLOPE TO STABILIZE IT DURING CONSTRUCTION. ONCE MASS GRADING IS COMPLETED, THE REMAINING ONSITE INFRASTRUCTURE DEVELOPMENT CAN COMMENCE AND CONTINUE TO COMPLETION.

SITE CONSTRUCTION SEQUENCING AS FOLLOWS:

- INSTALL / MAINTAIN CONSTRUCTION ENTRANCES AND ADDITIONAL E&S MEASURES
- CLEAR AND GRUB NORTHEAST CORNER OF SITE ALONG HEBRON AVENUE
- BEGIN EXCAVATION OF TRUCK ACCESS ROAD FROM NORTHWEST CORNER INTO SITE AND INSTALL NEW CONSTRUCTION ENTRANCE PAD IN THIS AREA AT HEBRON AVENUE. INSTALL WATER DIVERSION BAR AND SEDIMENT TRAP IN THIS AREA.
- ABANDON AND REMOVE PHASE I CONSTRUCTION ENTRANCE ALONG THE SHOULDER OF HEBRON AVENUE AND STABILIZE WITH LOAM, SEED AND MULCH.
- CONTINUE INSTALLATION AND MAINTENANCE OF ADDITIONAL E&S MEASURES
- FINAL STEP PHASE OF EXCAVATION TO PROCEED IN A TOP DOWN MANNER TO FINAL SITE ROUGH GRADES WORKING NORTH TO SOUTH FROM HEBRON AVENUE ENTRANCE.
- EXCAVATION TO CONTINUALLY PROCEED IN A BOWL SHAPED MANNER WITH A BERM IN PLACE AROUND PERIMETER AT 2.5 FEET HIGHER THAN ROUGH GRADE ELEVATIONS. BERM TO BE IN PLACE AT THE END OF EVERY WORK DAY AND PRIOR TO AND DURING MAJOR RAIN EVENTS. AS FINAL ROUGH GRADE ELEVATIONS ARE ACHIEVED, INSTALL ADDITIONAL WATER DIVERSION BARS AND SEDIMENTATION TRAPS PRIOR TO REMOVAL OF PERIMETER BERMING.
- CONTINUE SHAPING 2:1 SLOPE FROM ELEVATION 373 TO FINAL ROUGH GRADES. TOPSOIL, FINAL GRADE, SEED, MULCH AND INSTALL EROSION CONTROL BLANKET ALONG 2:1 SLOPE.
- TEMPORARILY GRADE SLOPE TO SOUTH OF BUILDING FOUNDATION AND RETAINING WALL AT 1.5 TO 1 SLOPE. WORK WITH GEOTECHNICAL ENGINEER TO INSTALL SLOPE STABILIZATION MEASURES (TEMPORARY SOIL NAILING, ETC.) TO DEVELOP FINAL EXCAVATION OF BUILDING FOUNDATION AND RETAINING WALL AREAS.
- INSTALLATION OF FOUNDATION AND ABUTTING RETAINING WALL - COMMENCE BUILDING CONSTRUCTION
- GRADE ACCESS DRIVES AND PARKING AREAS TO SUBGRADE. INSTALL REMAINING RETAINING WALLS
- INSTALL STORM DRAINAGE INFRASTRUCTURE, WATER, ROOF DRAINS, SITE LIGHTING AND UNDERGROUND UTILITIES. INSTALL ONSITE AND OFFSITE SANITARY SEWER.
- INSTALL BANK RUN AND PROCESSED GRAVEL AND SIDEWALKS
- INSTALL BITUMINOUS ASPHALT BASE COARSE AND CURBING.
- FINE GRADE SITE, LOAM, SEED & FERTILIZE DISTURBED AREAS
- INSTALL DUMPSTER SCREENING AND FINISH COARSE BITUMINOUS ASPHALT
- LANDSCAPE SITE
- REMOVE EROSION CONTROLS



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

N/F
SHAH PROPERTIES LLC
 ASSESSOR # 35-2920-50086
 300 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.

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

LEGEND

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

REV. 5-20-22 TOWN COMMENTS
 REV. 3-05-22 TOWN COMMENTS

PHASE III

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

DATE: 11-08-21
 SCALE: 1"=30'
 SHEET: SP-7
 MAP NO. 21-002-1ES

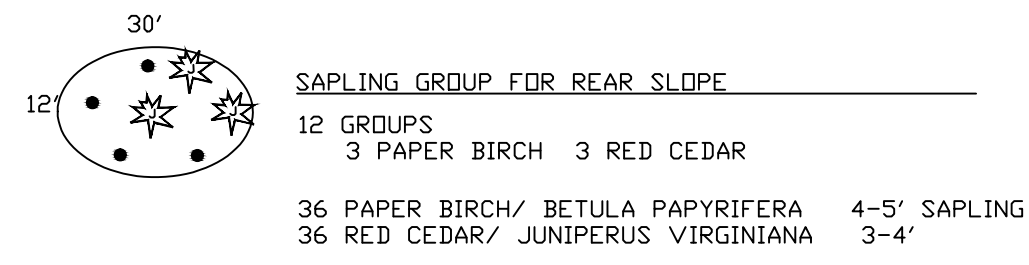
WENTWORTH CIVIL ENGINEERS LLC
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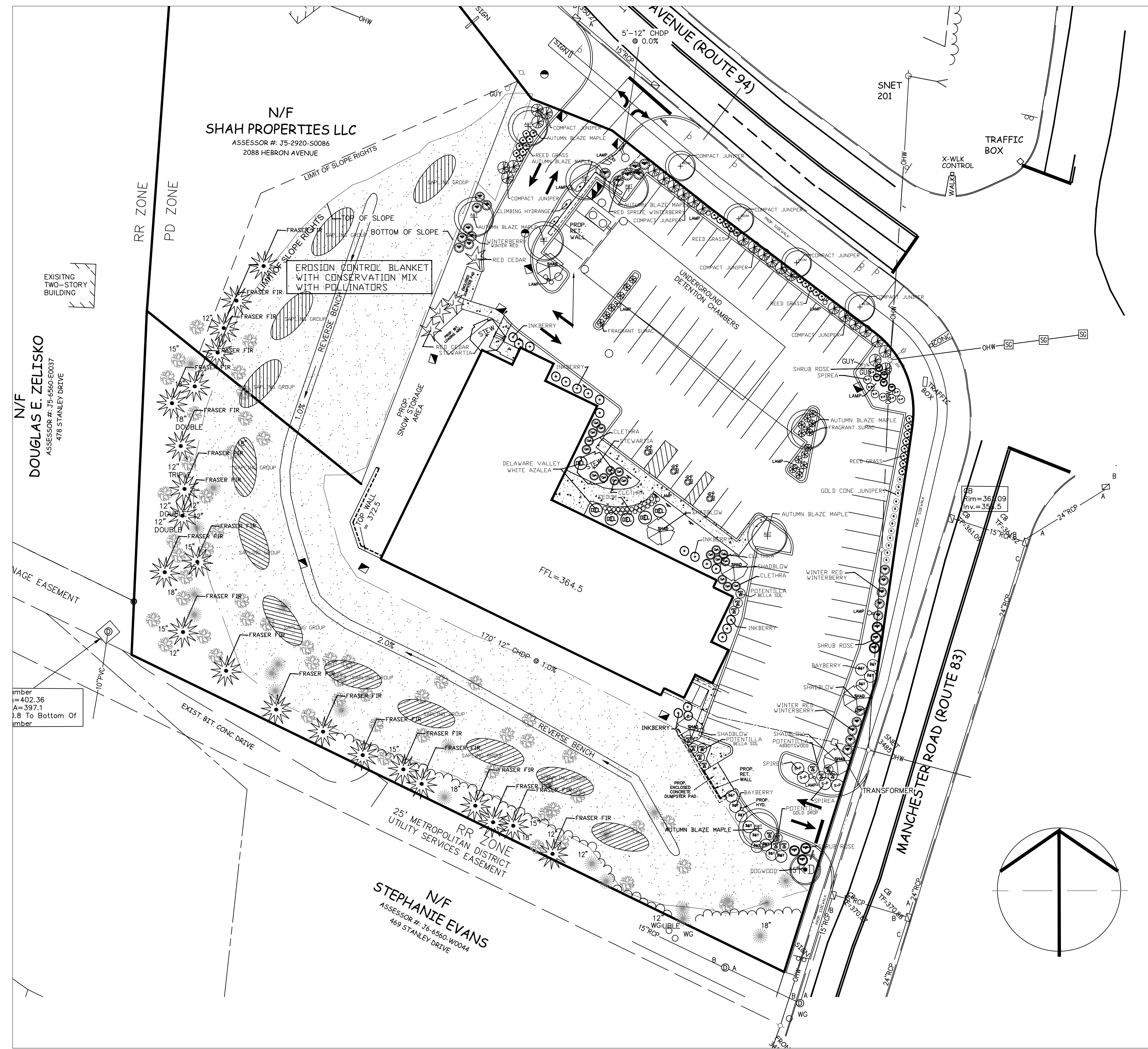
PLANTING SPECIFICATIONS

SYMBOL	SCIENTIFIC/ COMMON NAME	QUANTITY	SIZE	POLLINATOR	NATIVE
(*)	ACER X FREEMANII 'JEFFERSRED'/ AUTUMN BLAZE MAPLE	8	3 - 3 1/2" CALIPER		N
(*)	ACER RUBRUM 'COLUMNARE'/ COLUMNAR RED MAPLE	4	3 - 3 1/2" CALIPER		N
(*)	AMELANCHIER CANADENSIS/ SHADBLow, SERVICEBERRY	5	3 - 3 1/2" CALIPER	P	N
(*)	CORNUS KOUSA/ KUSA DOGWOOD	1	3 - 3 1/2" CALIPER	P	
(*)	STEWARTIA KOREANA/ STEWARTIA	3	5 - 6'		P
(*)	ABIES FRASERI/ FRASER FIR	22	5 - 6'		N
(*)	JUNIPERUS VIRGINIANA/ RED CEDAR	4	5 - 6'		N
(*)	CLETHRA ALNIFOLIA 'HUMMINGBIRD'/ SUMMERSWEET CLETHRA	19	18 - 21'	P	N
(*)	HYDRANGEA ANDMYLA PETIOLARIS/ CLIMING HYDRANGEA	3	5 GAL.		P
(*)	ILEX GLABRA 'SHAMROCK'/ SHAMROCK HOLLY	19	3 - 4'	P	N
(*)	ILEX VERTICILLATA 'RED SPRITE'/ WINTERBERRY	6	18 - 21'	P	N
(*)	ILEX VERTICILLATA 'WINTER RED'/ WINTER RED WINTERBERRY	17	18 - 21'	P	N
(*)	JUNIPERUS CHINENSIS PF. PLUMOSA/ COMPACT JUNIPER	19	24"-36"		N
(*)	JUNIPERUS COMMUNIS 'GOLD CONE'/ GOLD CONE JUNIPER	12	24"-36"		N
(*)	MYRICA PENNSYLVANICUM/ BAYBERRY	13	24"-36"	P	N
(*)	POTENTILLA FRUTICOSA 'ABBOTSWOOD'/ ABBOTSWOOD POTENTILLA	4	18 - 21'	P	N
(*)	POTENTILLA FRUTICOSA 'BELLA SOL'/ BELLA SOL POTENTILLA	8	18 - 21'	P	N
(*)	POTENTILLA FRUTICOSA 'GOLD DROP'/ GOLD DROP POTENTILLA	4	18 - 21'	P	N
(*)	RHOENDELANDRON 'DELAWARE VAL. WH.'/ DEL. VALLEY WH. AZALEA	6	24"-36"		P
(*)	RHUS ARDMATICA 'GRO-LOW'/ FRAGRANT SUMAC	35	24"-36"		N
(*)	ROSA 'KNOCKOUT'/ KNOCKOUT SHRUB ROSE	11	24"-36"	P	N
(*)	SPIRAEA BIMALDA 'ANTHONY WATERER'/ SPIRAEA	12	24"-36"	P	
(*)	CALAMAGROSTIS KARL FOERSTER/ FEATHER REED GRASS	27	2 Gal.		P
(*)	SEDUM 'BRILLIANT'/ SEDUM	26	1 Gal.		P

NOTE: SLOPES ARE SEEDED WITH CONSERVATION MIX WITH POLLINATORS --HART SEED CO. WETHERSFIELD, CT
NOTE: ALL PLANT BEDS TO BE MULCHED WITH SHREDDED BARK TO A MAXIMUM DEPTH OF 3"



N/F
DOUGLAS E. ZELISKO
ASSESSOR # J5-690-00037
478 STANLEY DRIVE



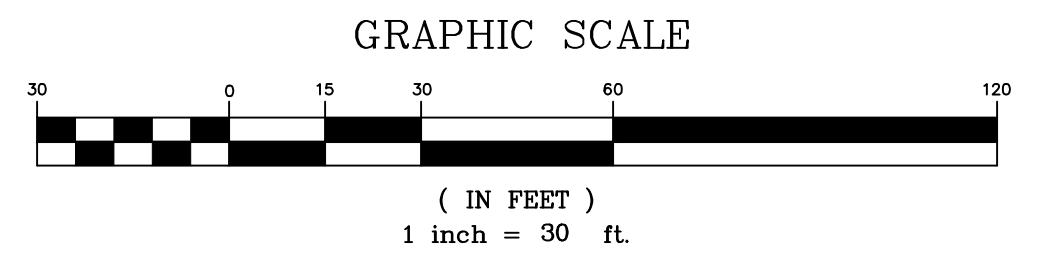
LEGEND

- | | | |
|------------------------------|----------------------|--------------------------------|
| 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 |
| CPP 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 | LIGHT POLE | |
| MW MONITORING WELL | UTILITY POLE | |
| RIM= RIM ELEVATION | UTILITY POLE W/LIGHT | |
| INV= INVERT ELEVATION | GUY POLE | |
| ELEV. ELEVATION | GUY WIRE | |
| TYP. TYPICAL | BOLLARD/POST | |
| WQU WATER QUALITY UNIT | BORING | |
| WQ METER | MONITORING WELL | |
| HAND HOLE | | |

MANCHESTER/HEBRON AVE LLC
PROJECT/APPLICANT _____ ZONE _____
1199 MANCHESTER RD. GLASTONBURY, CONN.
PROJECT ADDRESS FILE NO. _____

TPZ CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT



JOHN
ALEXOPOULOS
LANDSCAPE
ARCHITECT

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

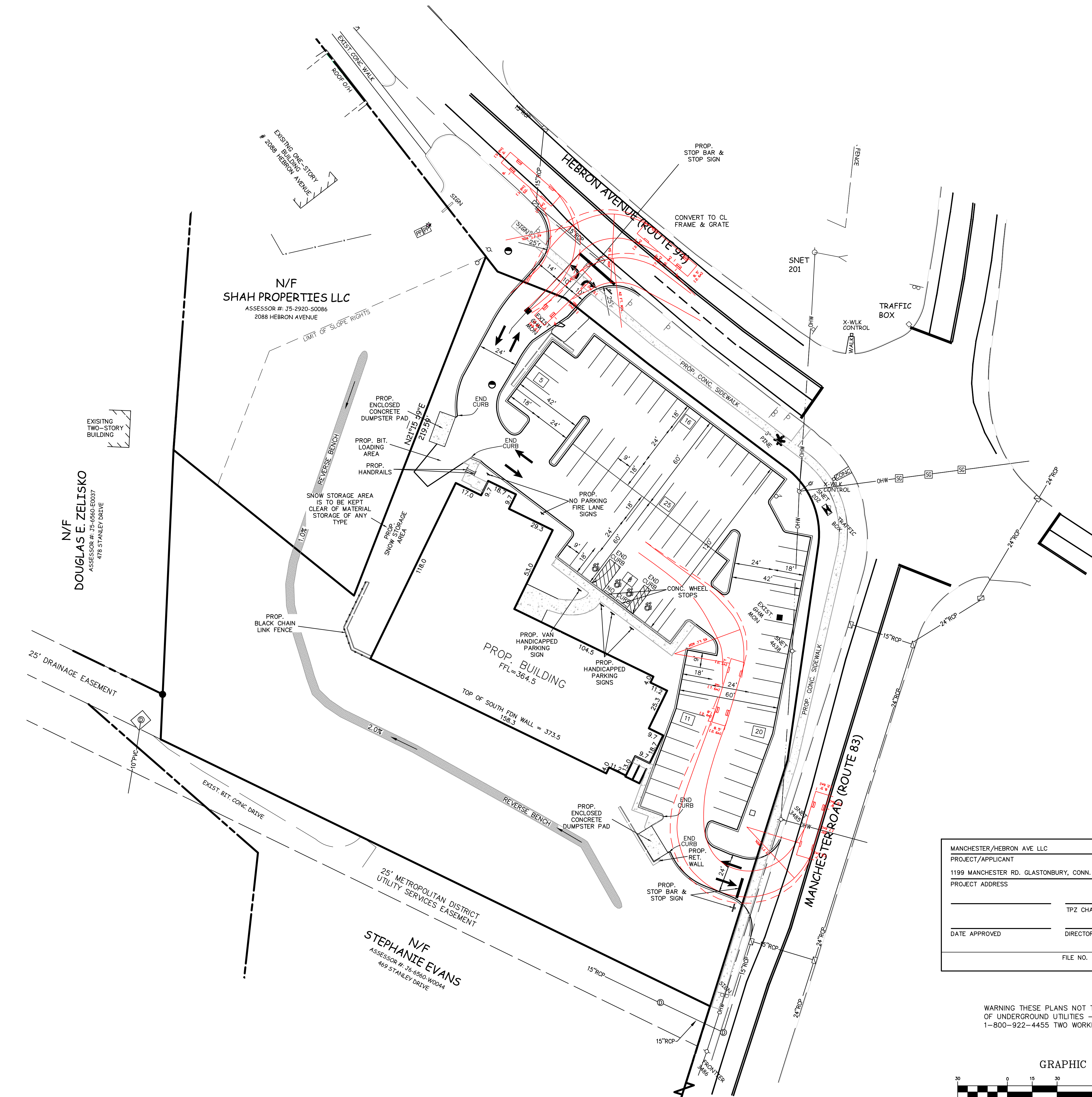
REV: 1-3-22
3-25-22
6-2-22

DATE: 11-08-21

SCALE: 1"=30'

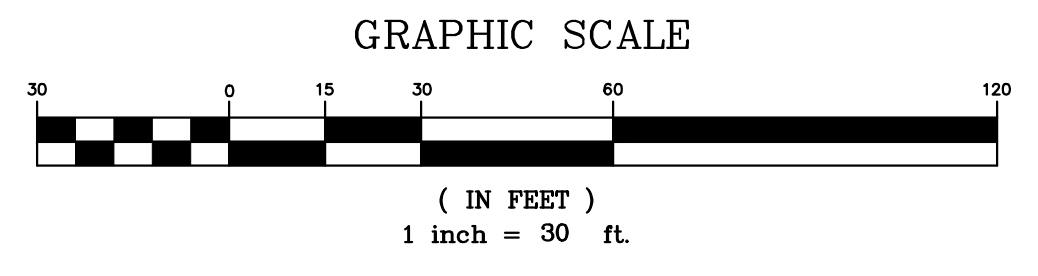
SHEET SP-8

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.	

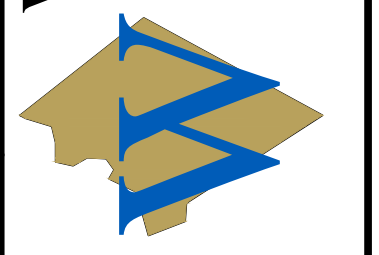
WARNING THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG
1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS

DATE: 11-08-21
SCALE: 1"=30'
SHEET SP-9
MAP NO. 21-002-1V

SITE ACCESS MANAGEMENT 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

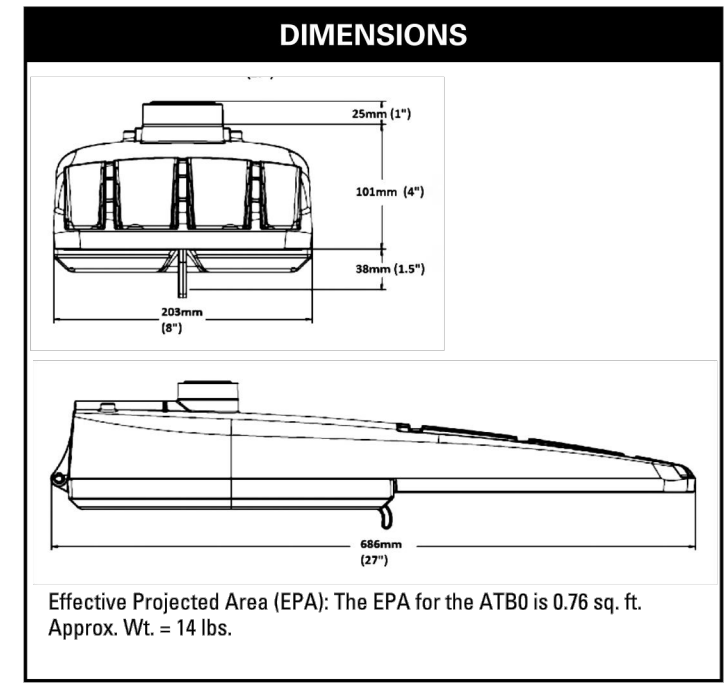
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

WESLEY J. WENTWORTH
P.E. # 20380

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

0.0

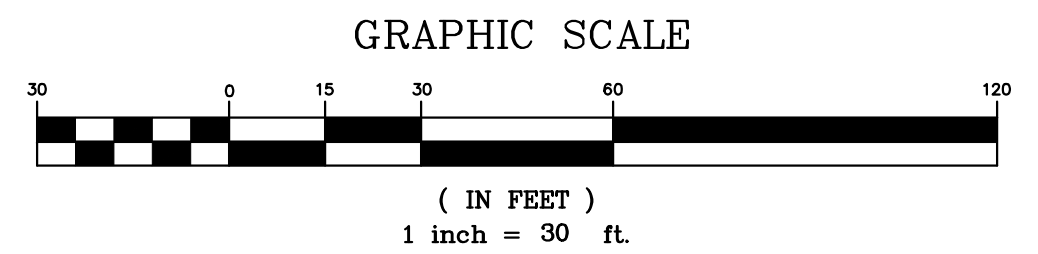
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
□	6	A	SINGLE	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K	72
□	1	C	SINGLE	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K HSS	72
□□	2	D	BACK-BACK	0.903	ATB0 20BLEDE10 XXXXX R4 4K 5K	72



AMERICAN ELECTRIC LIGHTING
 AUTOBAHN ATB0 SERIES
 LED FULL CUTOFF POLE FIXTURE
TYPICAL LIGHT POLE FIXTURE
 NOT TO SCALE

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.



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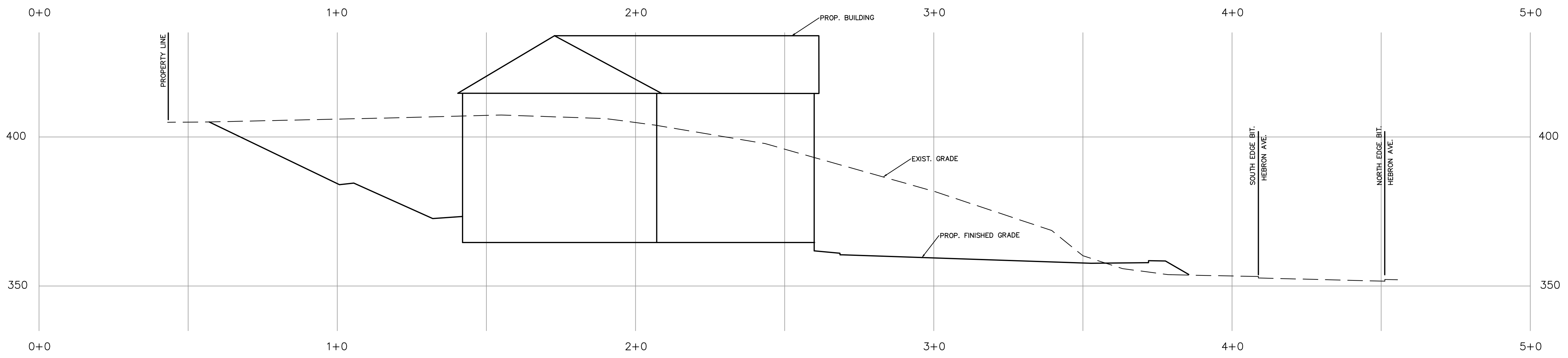
Wesley J. Wentworth
 WESLEY J. WENTWORTH
 P.E. # 20380

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

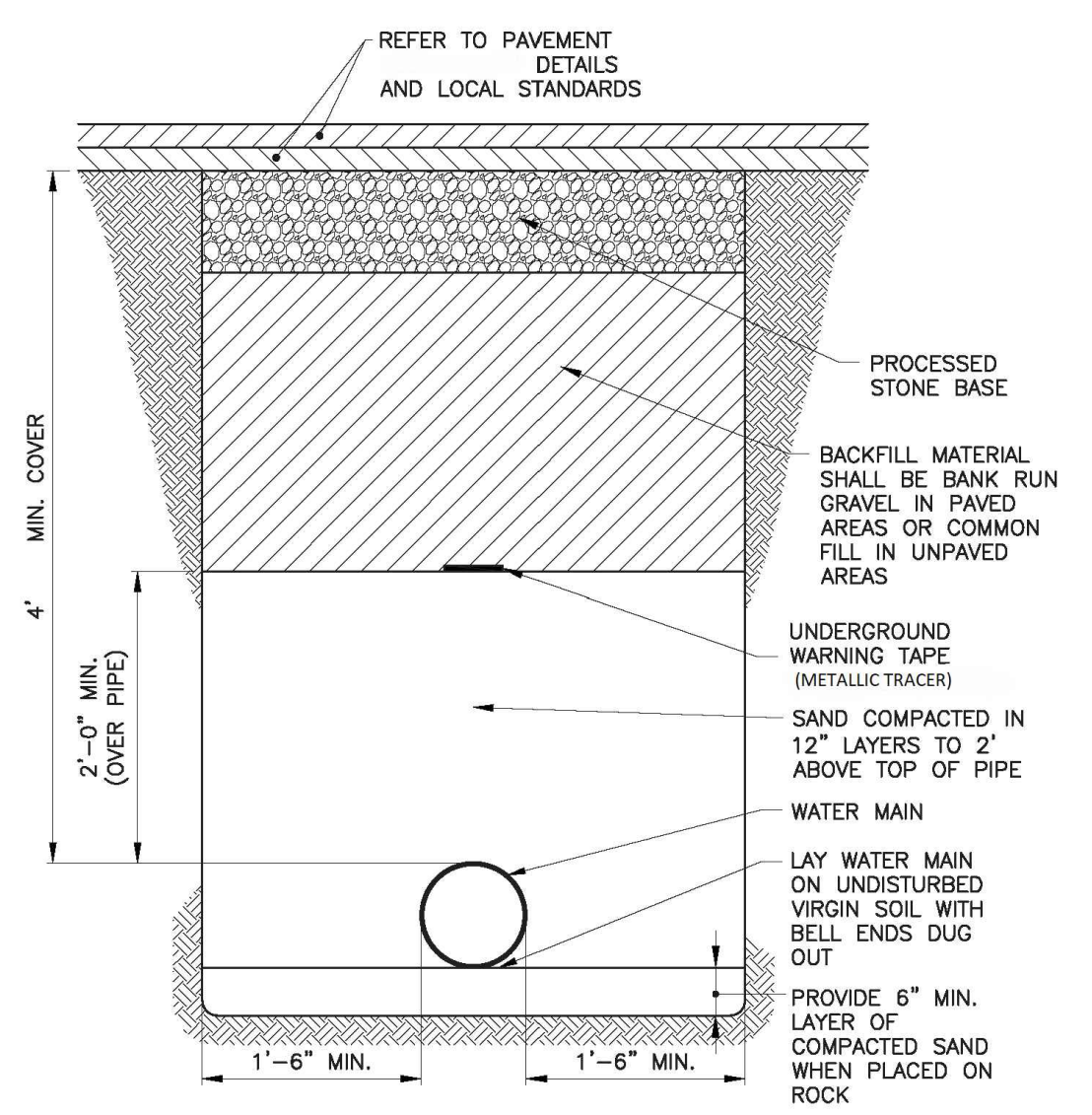
REV. 5-20-22 TOWN COMMENTS
 REV. 3-23-22 TOWN COMMENTS

DATE: 11-08-21
 SCALE: 1" = 30'
 SHEET: SP-10
 MAP NO. 21-002-1LP

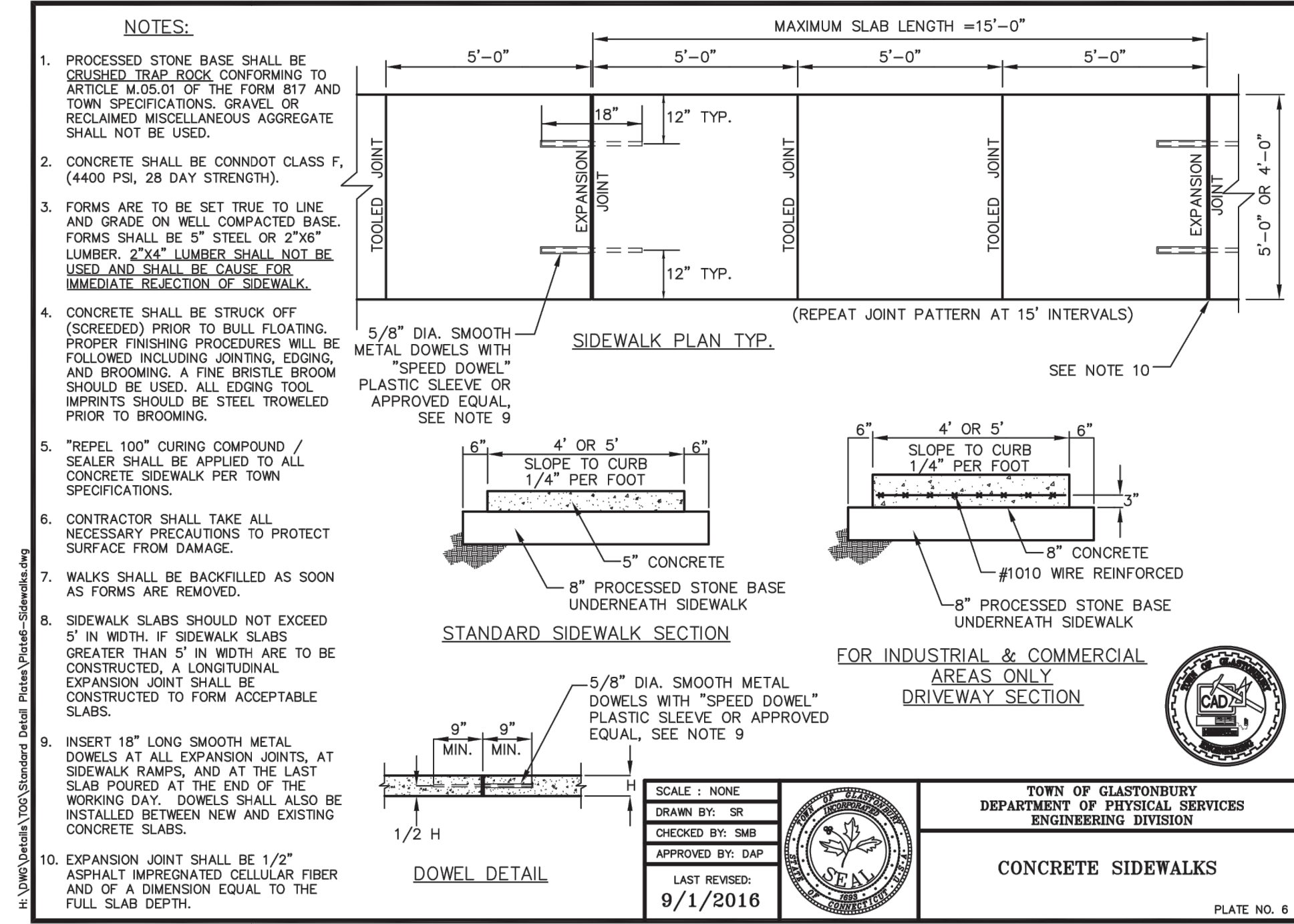


CROSS SECTION 'A' - 'A'

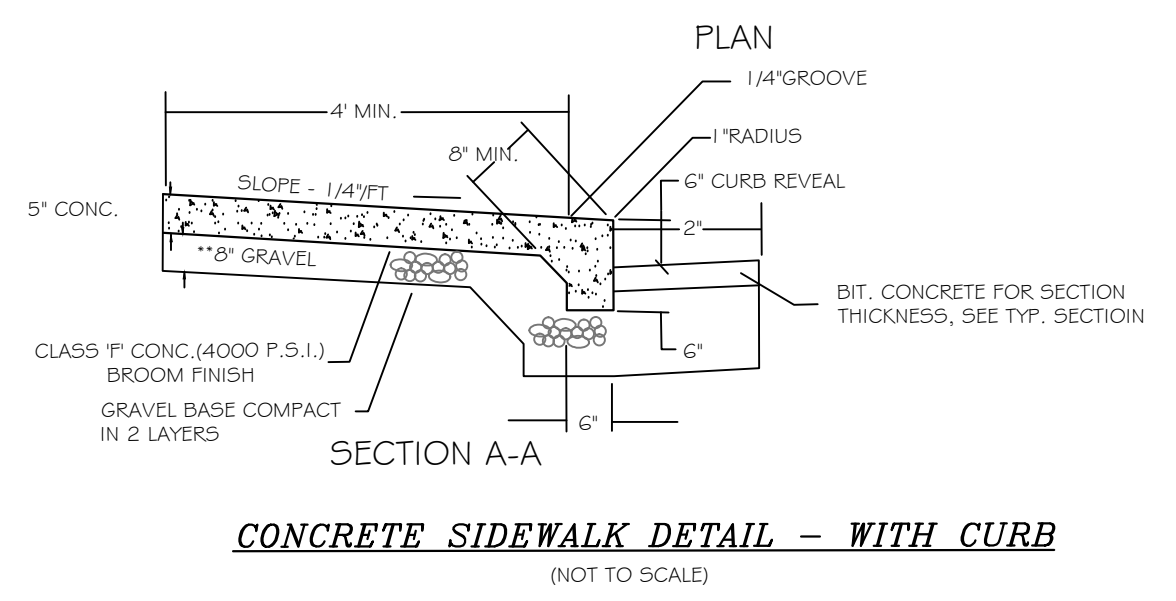
SCALE: 1"=20'



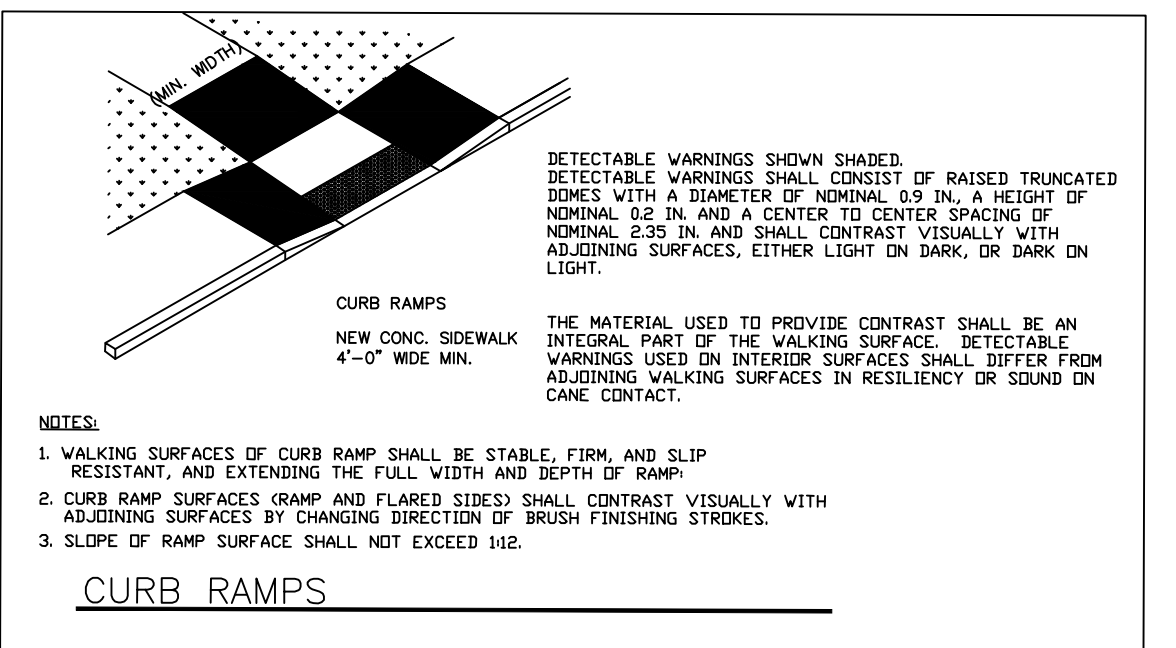
WATER MAIN TRENCH
NO SCALE



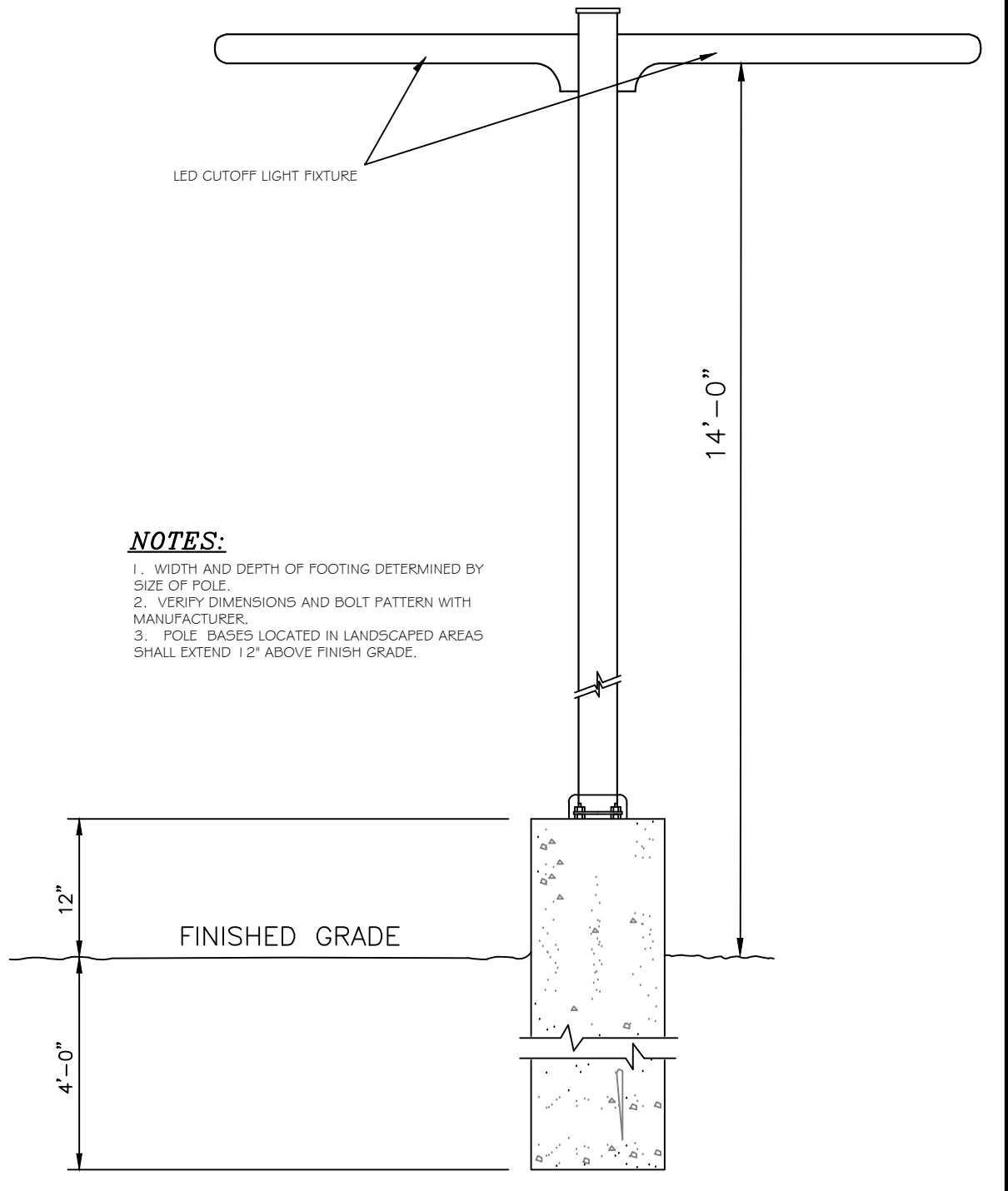
CONCRETE SIDEWALKS
PLATE NO. 6



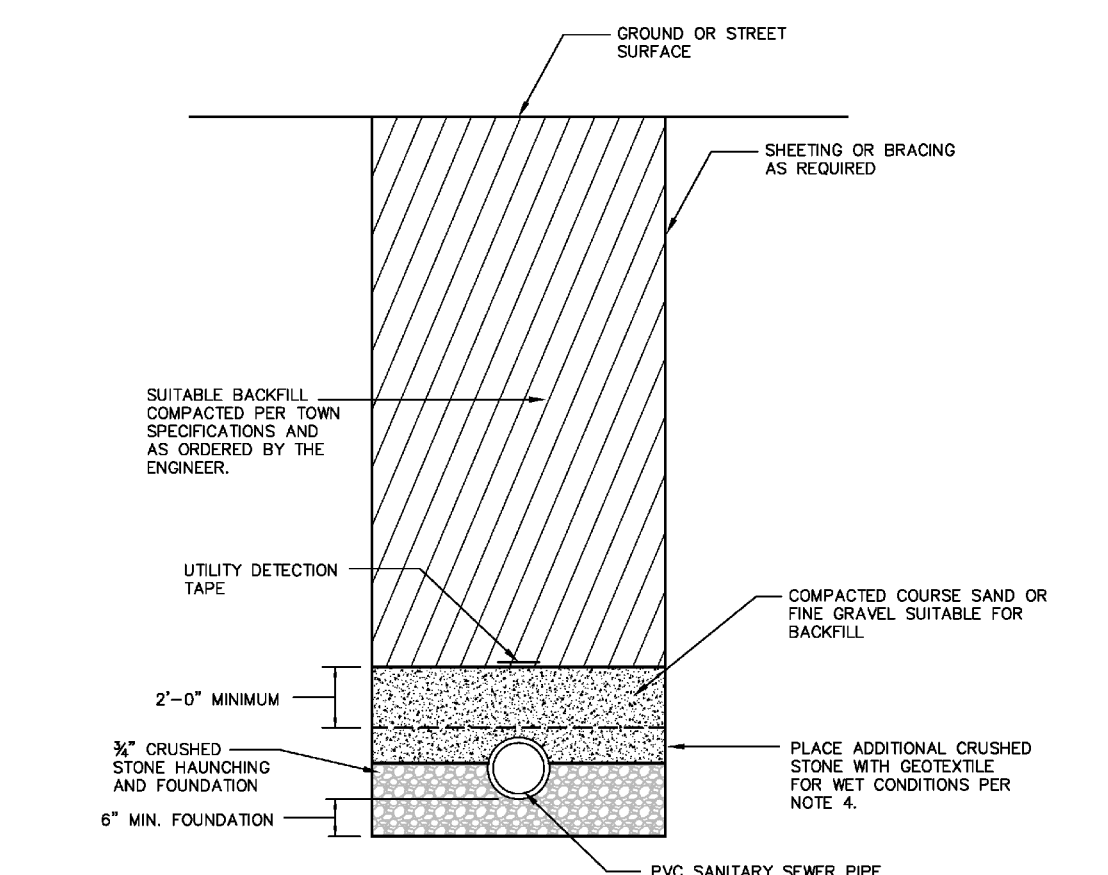
CONCRETE SIDEWALK DETAIL - WITH CURB
(NOT TO SCALE)



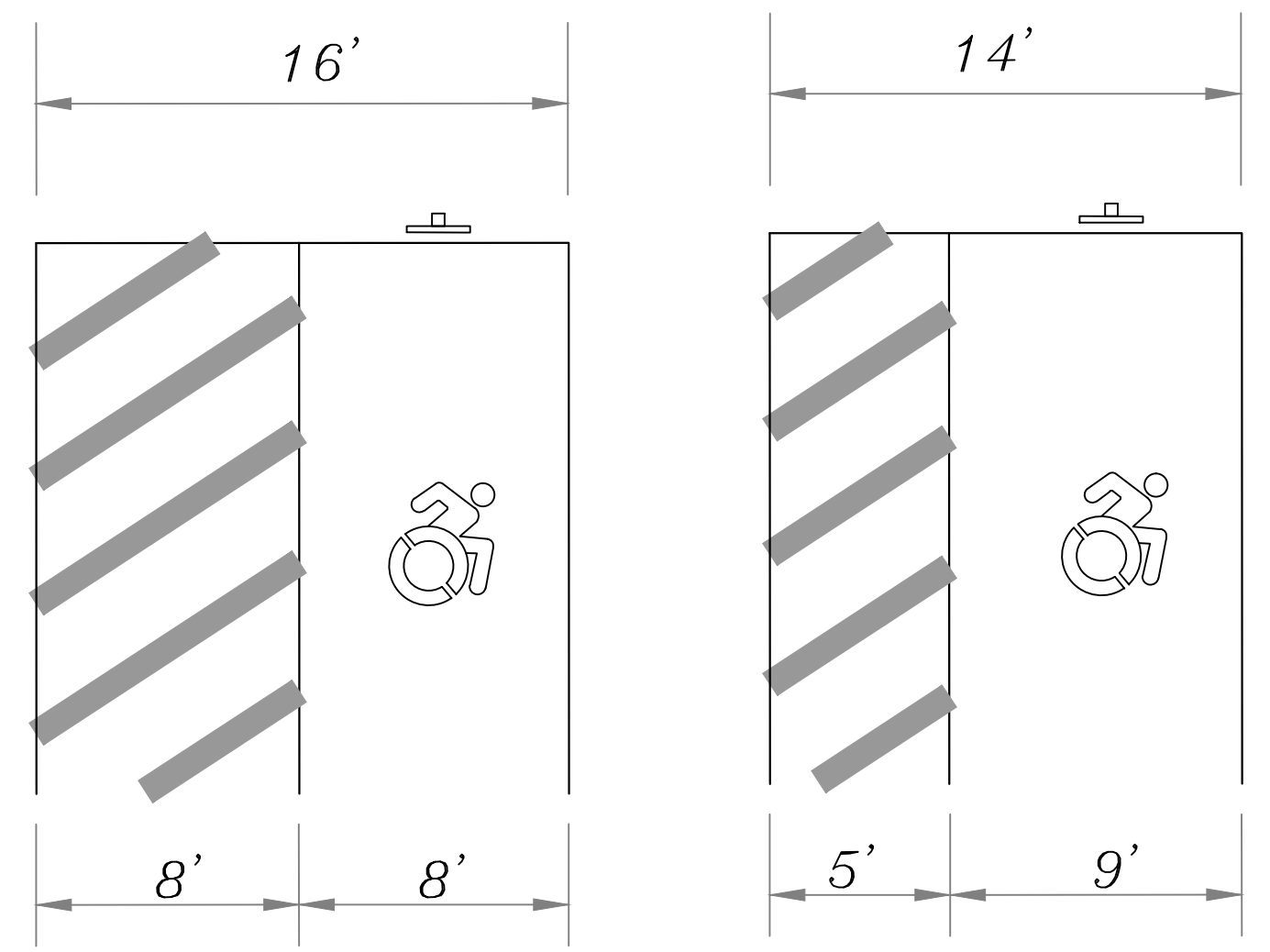
CURB RAMPS



LIGHT POLE DETAIL
NOT TO SCALE

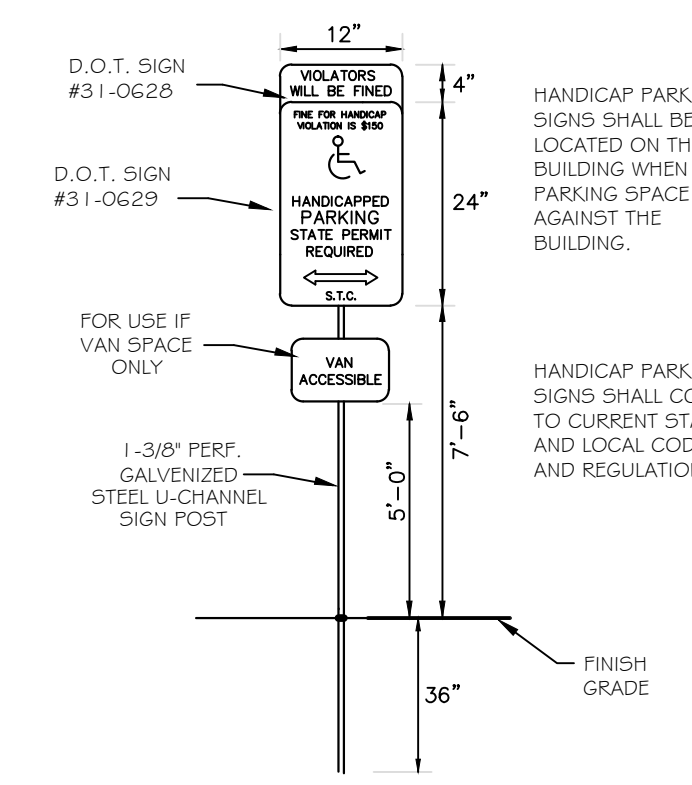


SANITARY TRENCH DETAIL
NO SCALE

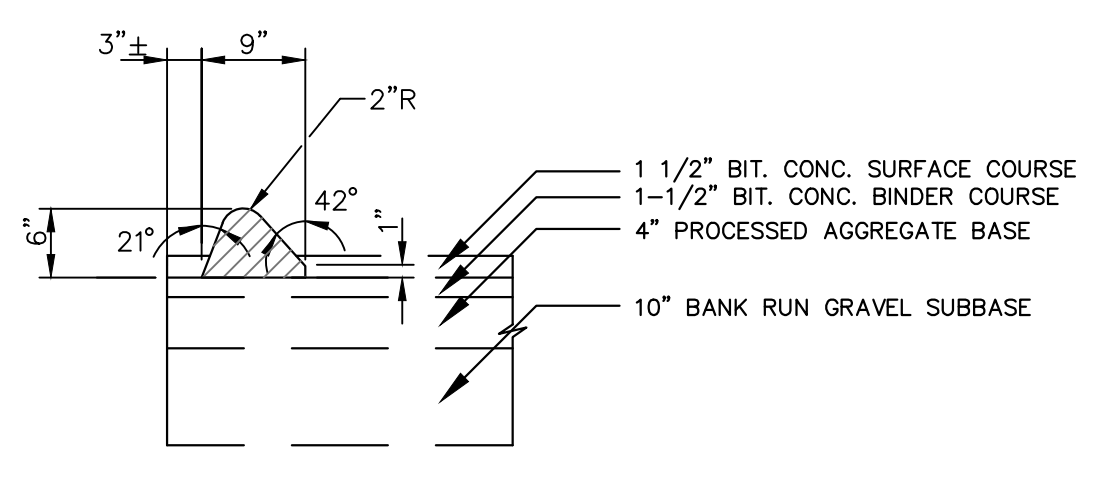


HANDICAP VAN ACCESS STALL(TYP)

HANDICAP STANDARD STALL(TYP)



HANDICAP PARKING SIGN DETAIL
(NOT TO SCALE)



BITUMINOUS CONCRETE PAVEMENT & CURBING
NOT TO SCALE

MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
1199 MANCHESTER RD. GLASTONBURY, CONN.	
PROJECT ADDRESS	
TP2 CHAIRMAN	
DATE APPROVED	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

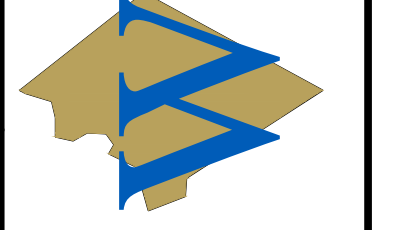
REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS

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

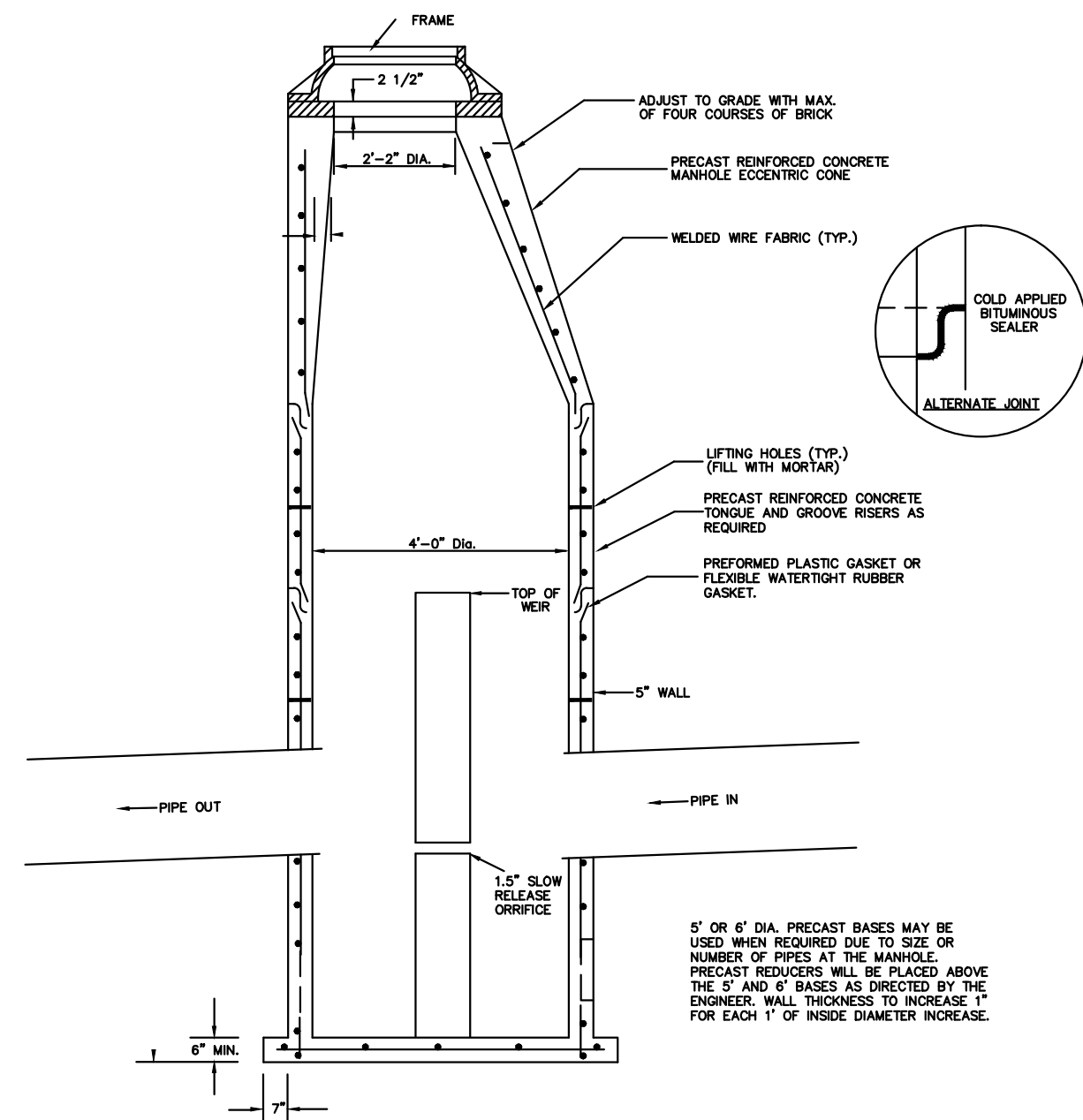
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WESLEY J. WENTWORTH
P.E. # 20380

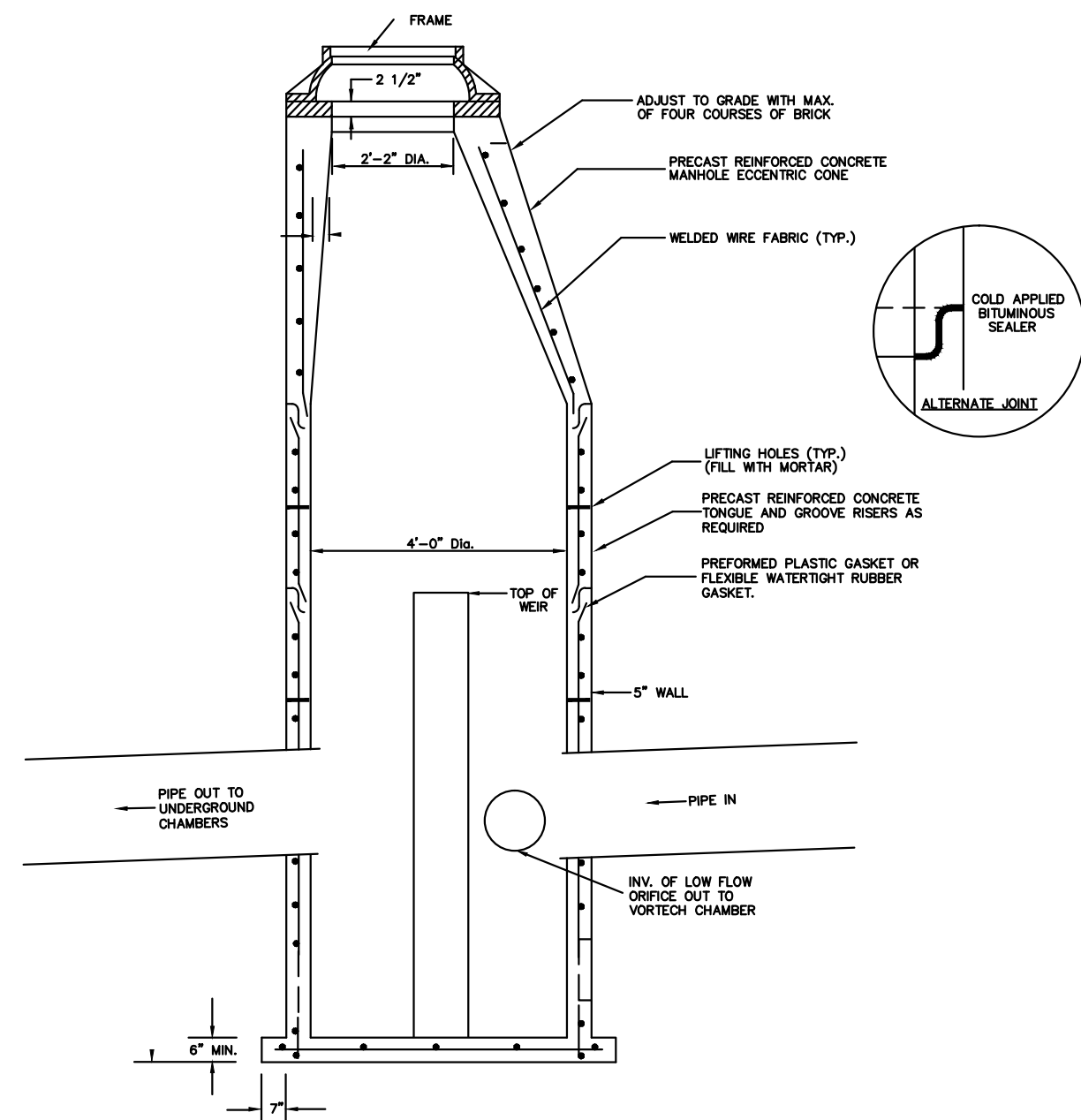
WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com



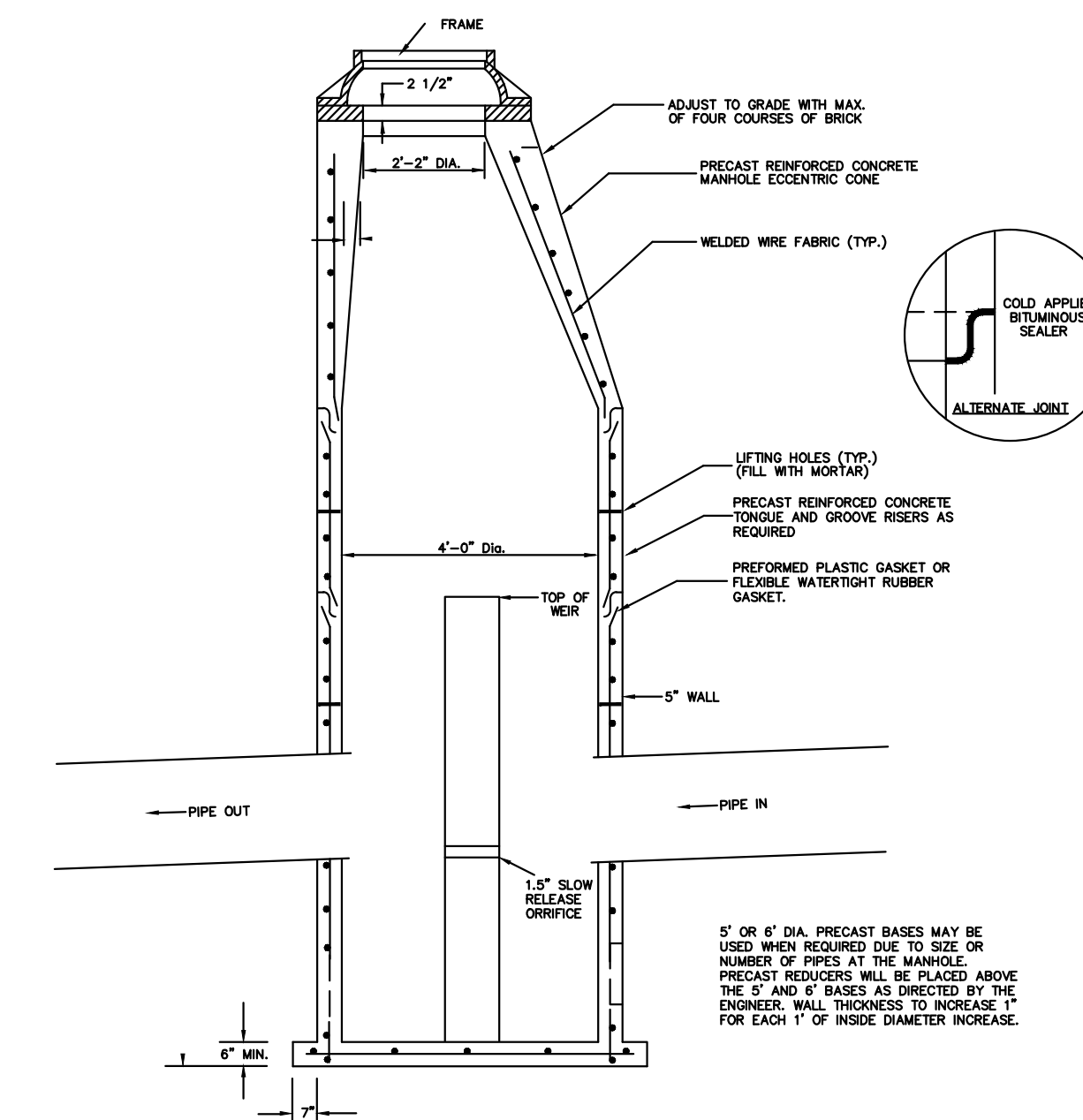
GENERAL NOTES & DETAILS
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONNECTICUT



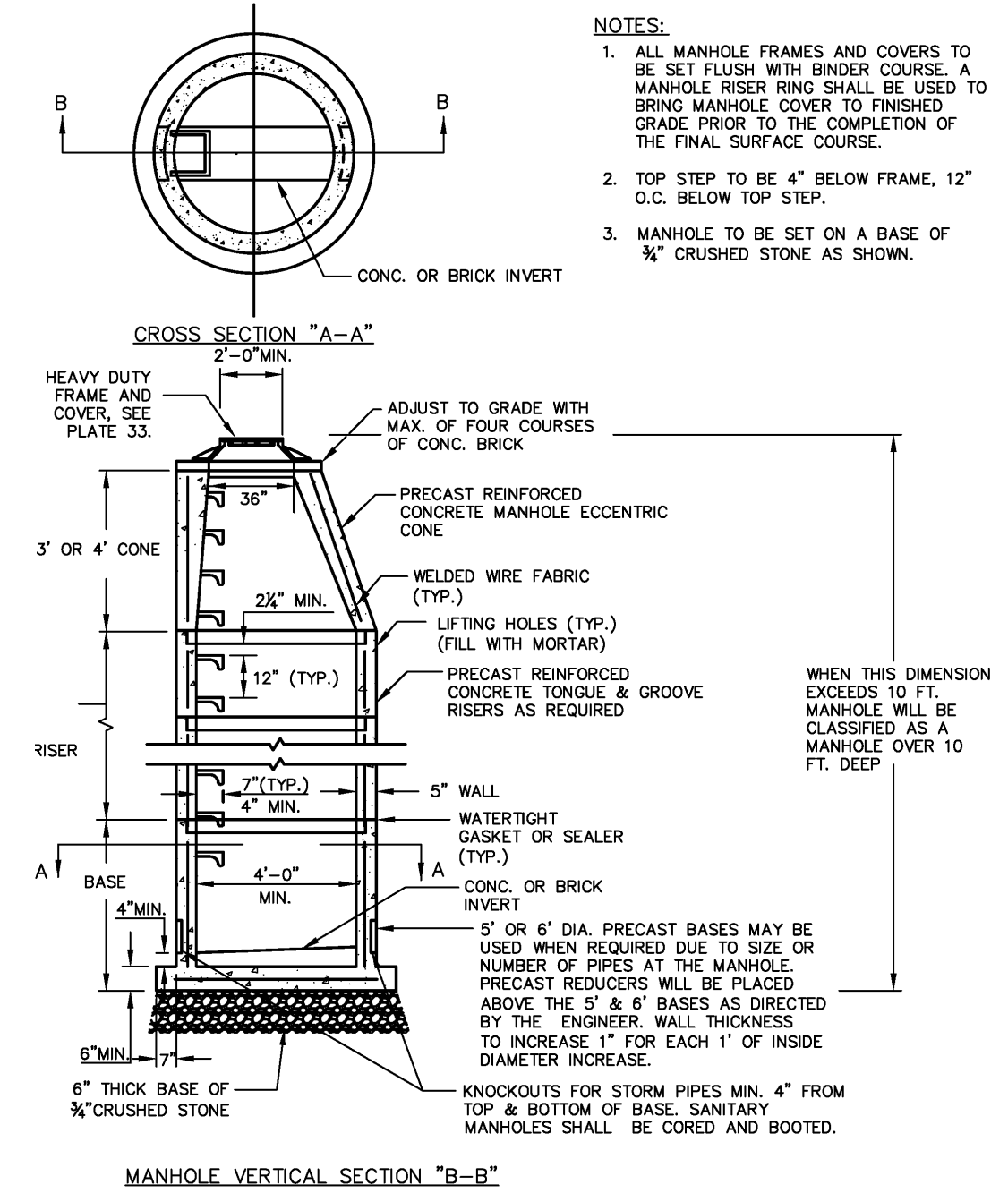
DIVERSION STORM WATER MANHOLE DETAIL
STM MH 117
NOT TO SCALE



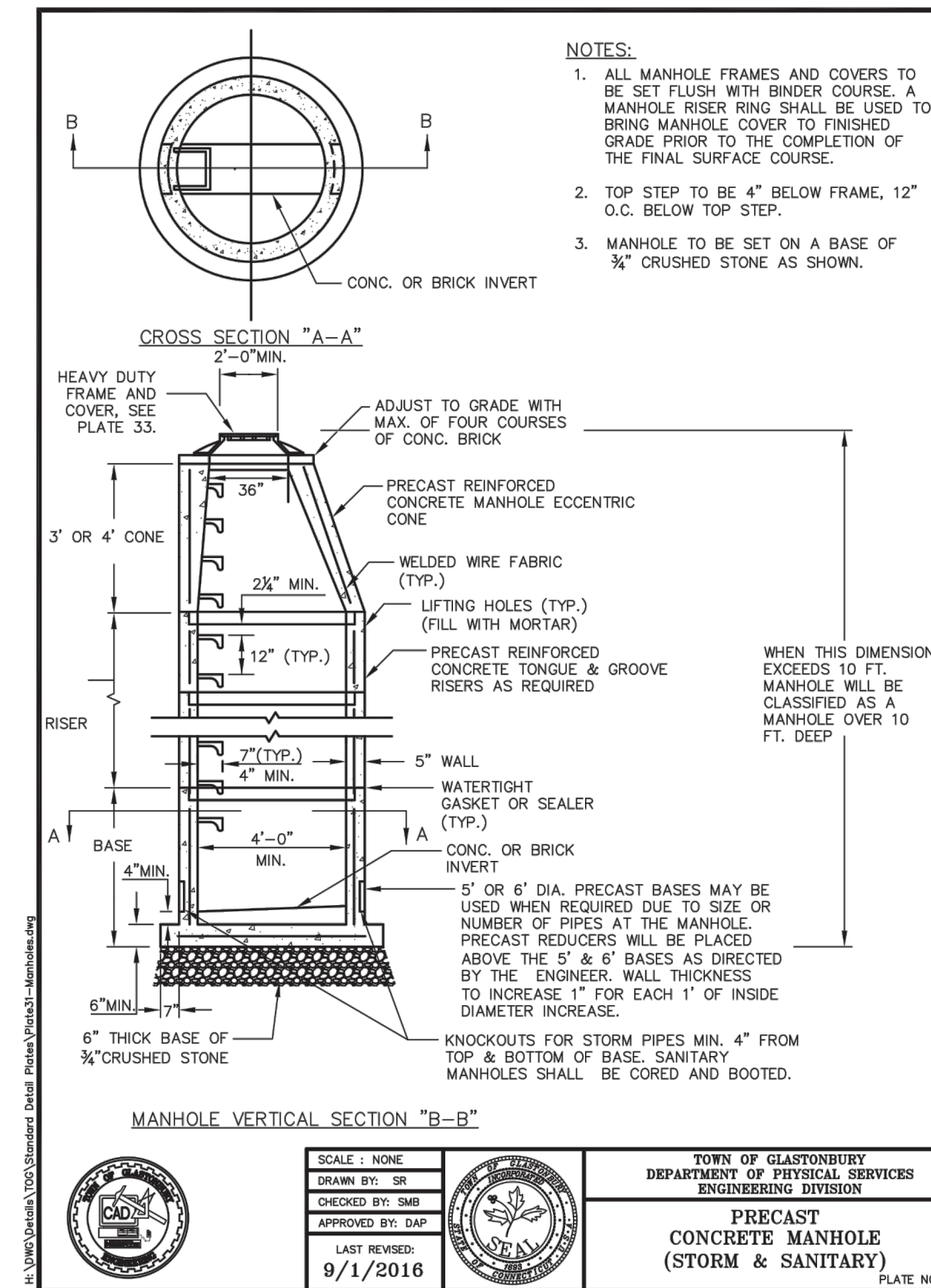
DIVERSION STORM WATER MANHOLE DETAIL
STM MH 120
NOT TO SCALE



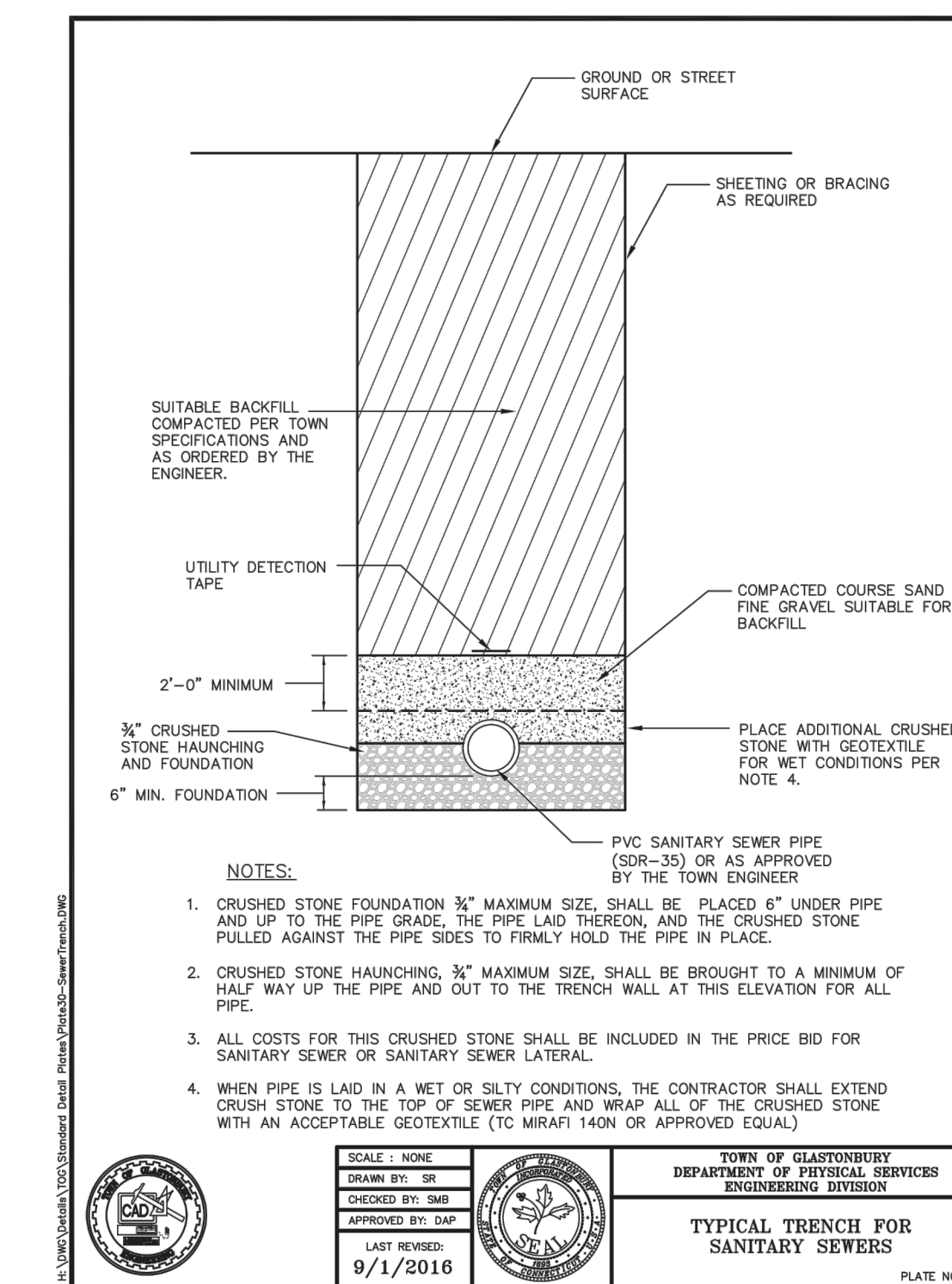
DIVERSION STORM WATER MANHOLE DETAIL
STM MH 118
NOT TO SCALE



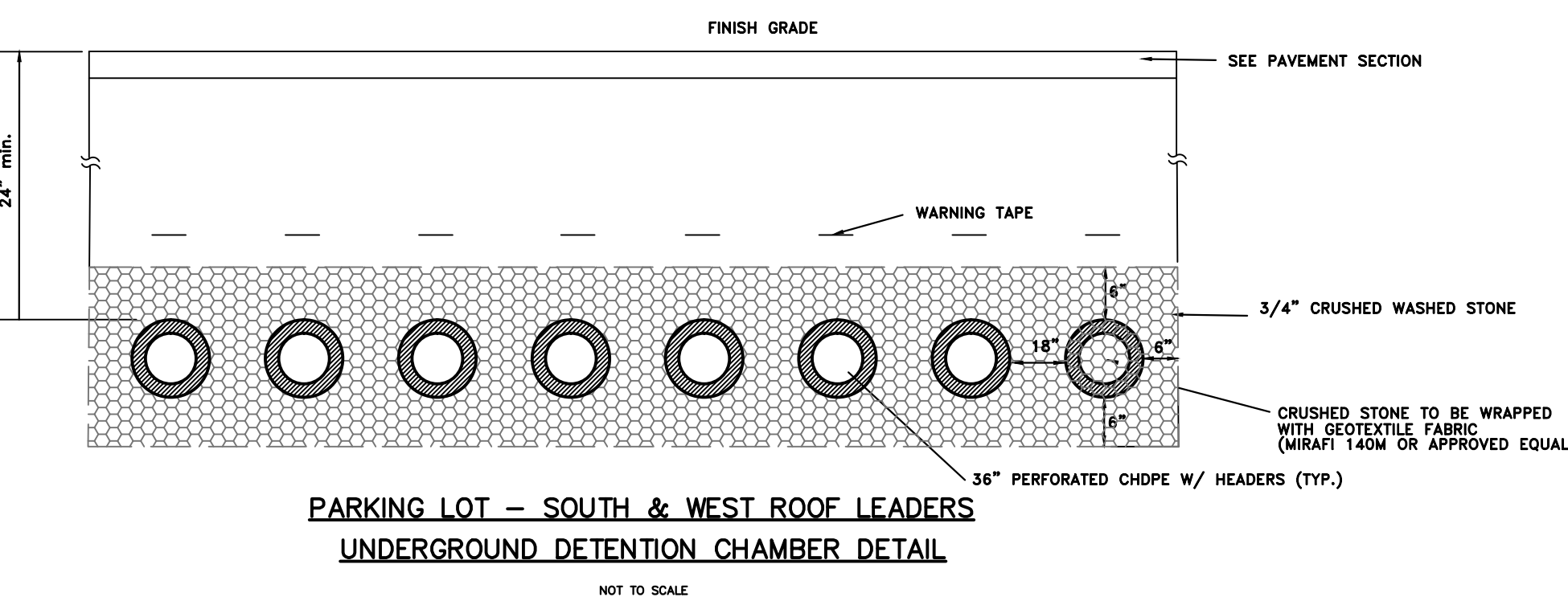
STORM MANHOLE DETAIL
NO SCALE



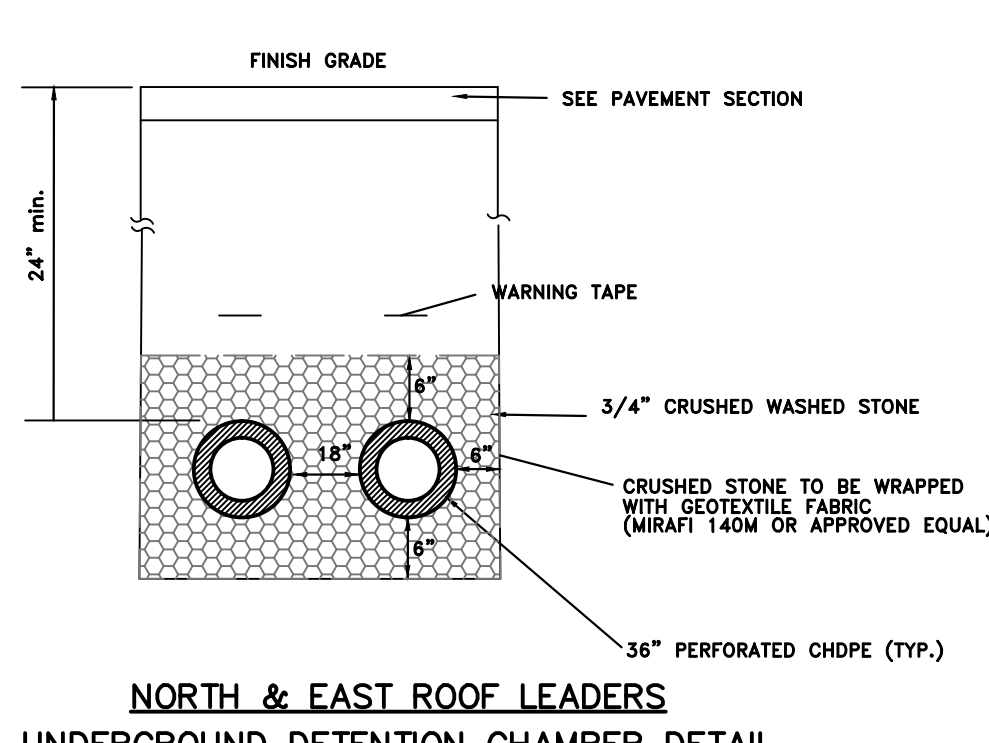
STORM TRENCH DETAIL
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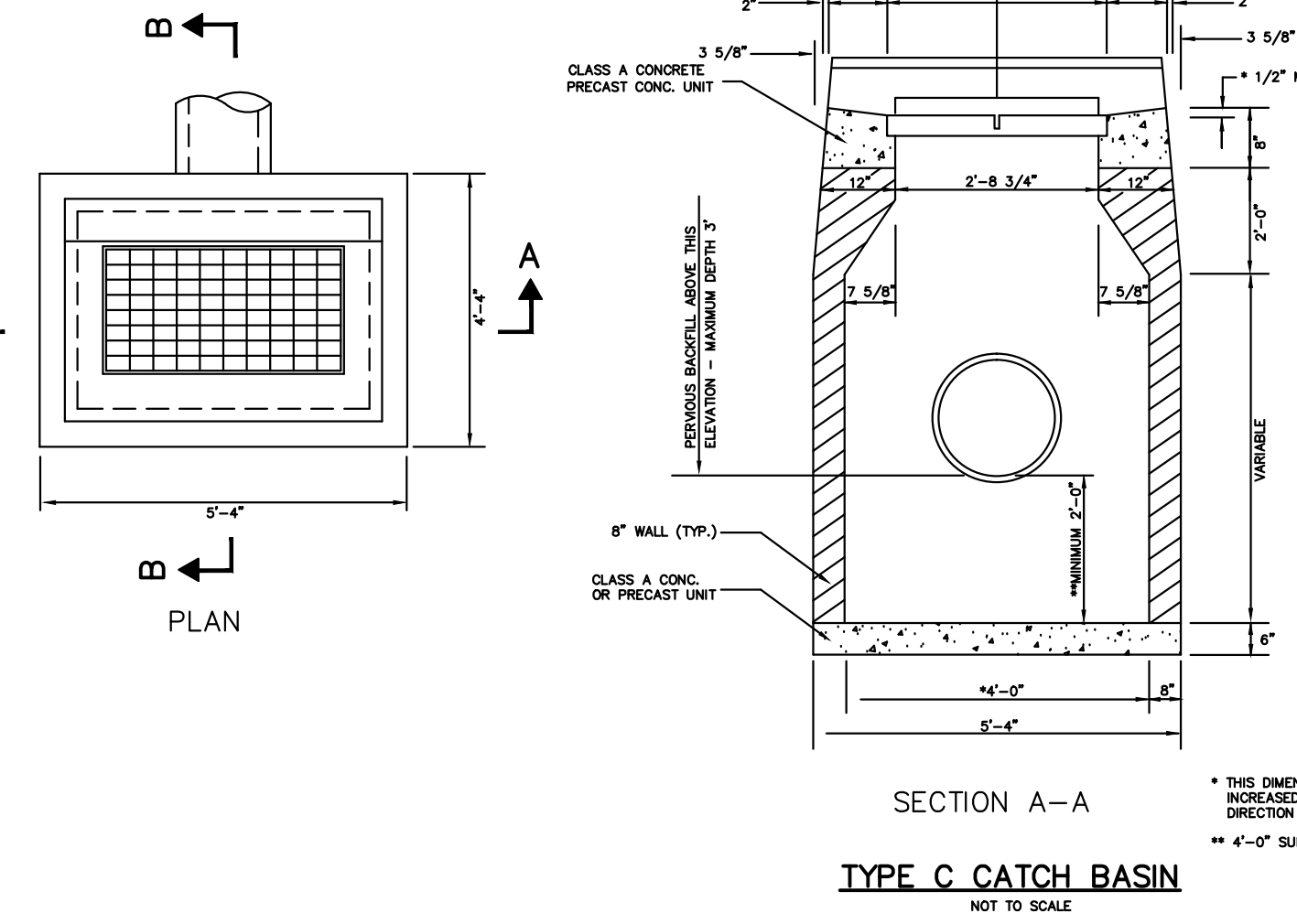
RAIN GARDEN DETAIL
NOT TO SCALE



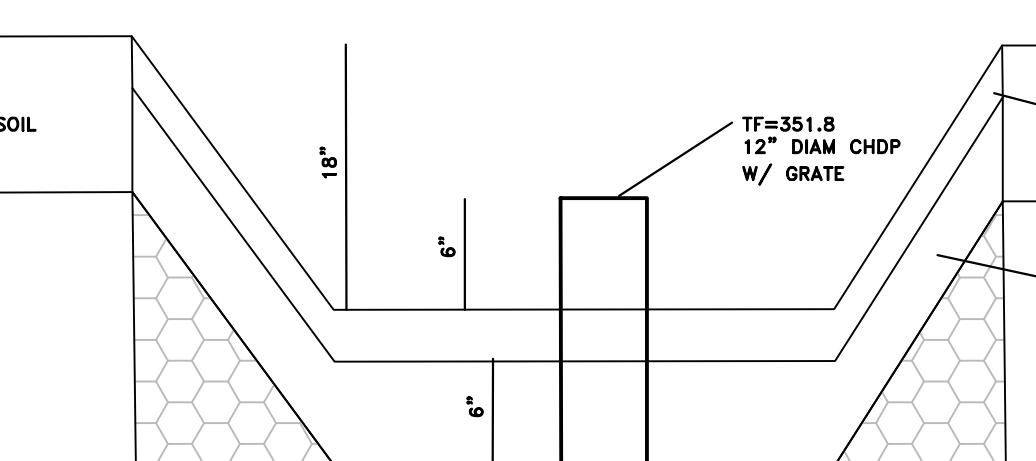
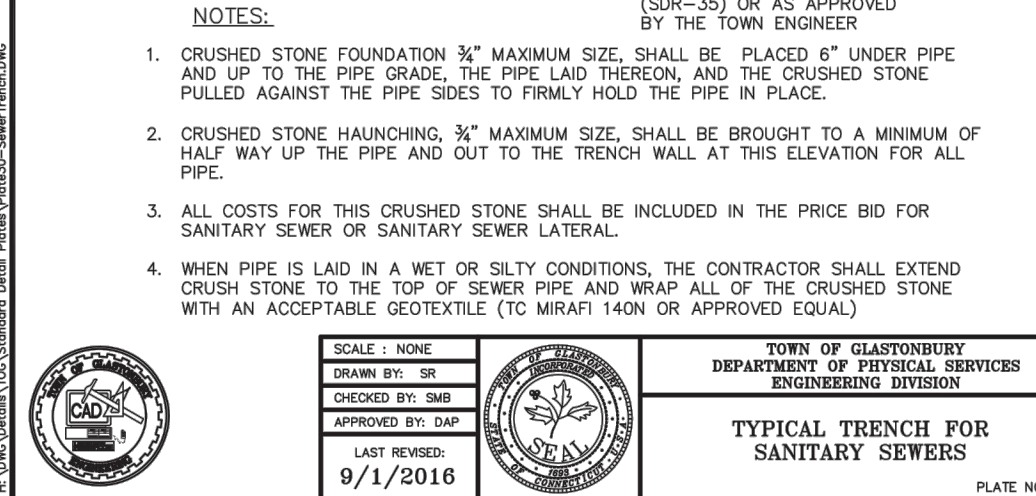
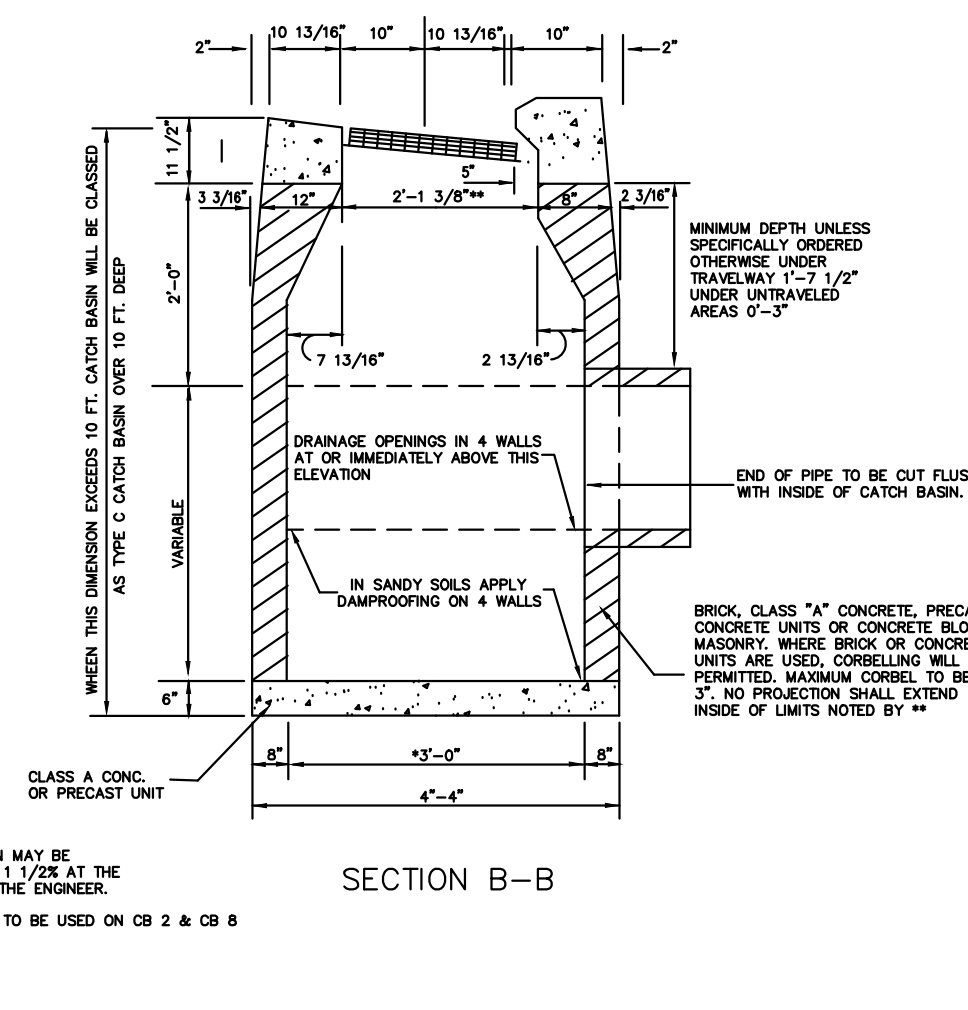
PARKING LOT - SOUTH & WEST ROOF LEADERS
UNDERGROUND DETENTION CHAMBER DETAIL
NOT TO SCALE



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



TYPE C CATCH BASIN
NOT TO SCALE



RAIN GARDEN DETAIL
NOT TO SCALE

NOTE: RAIN GARDEN TO BE PLANTED WITH FESCUE

MANCHESTER/HEBRON AVE LLC	
PROJECT/APPLICANT	
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PROJECT ADDRESS	
TPZ CHAIRMAN	
DATE APPROVED	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

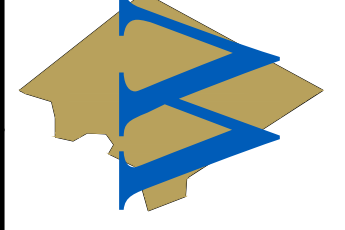
REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS

DATE:	11-08-21
SCALE:	SHOWN
SHEET:	SP-12
MAP NO. 21-002-1CA	

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

WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL. (860) 642-7255
FAX (860) 642-4794
web: wentworthcivil.com
P.E. # 20360

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LEBANON, CT 06249
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NOTES & DETAILS
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONNECTICUT

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 NONCE STABILIZATION MEASURES ARE ESTABLISHED.

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

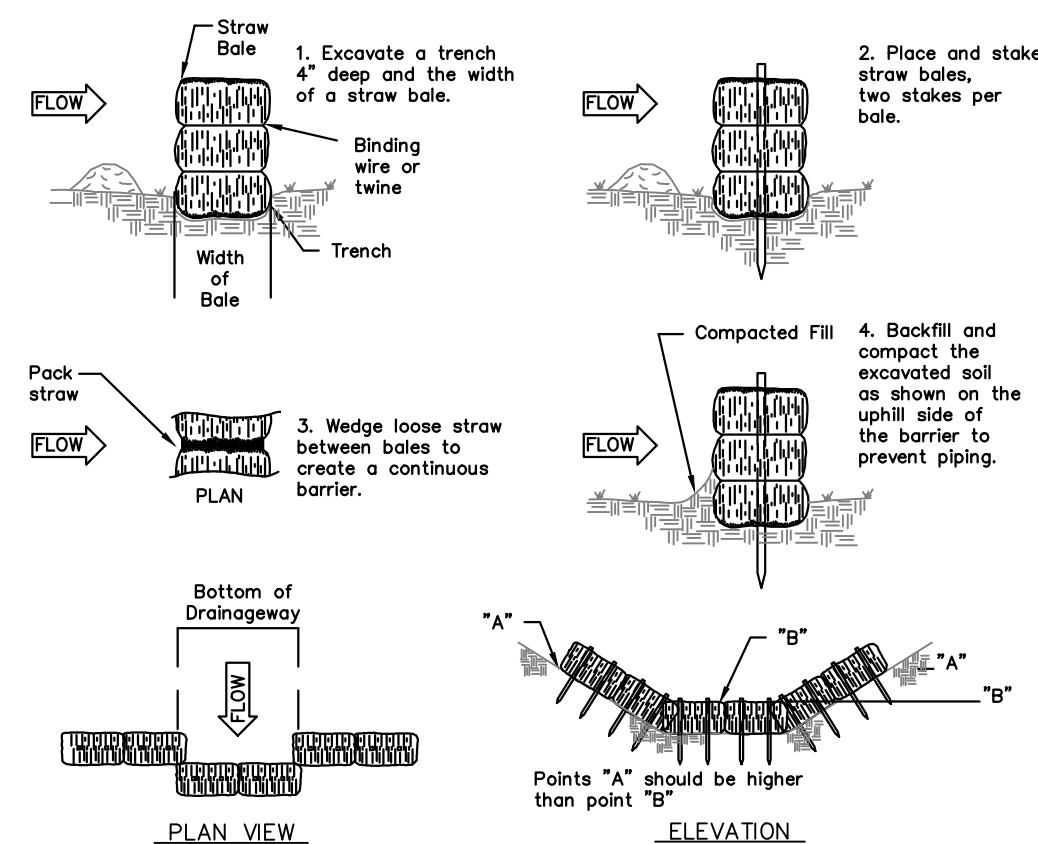
TREE STUMPS AND BLASTED ROCK MATERIAL SHALL NOT BE BURIED ONSITE.

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.

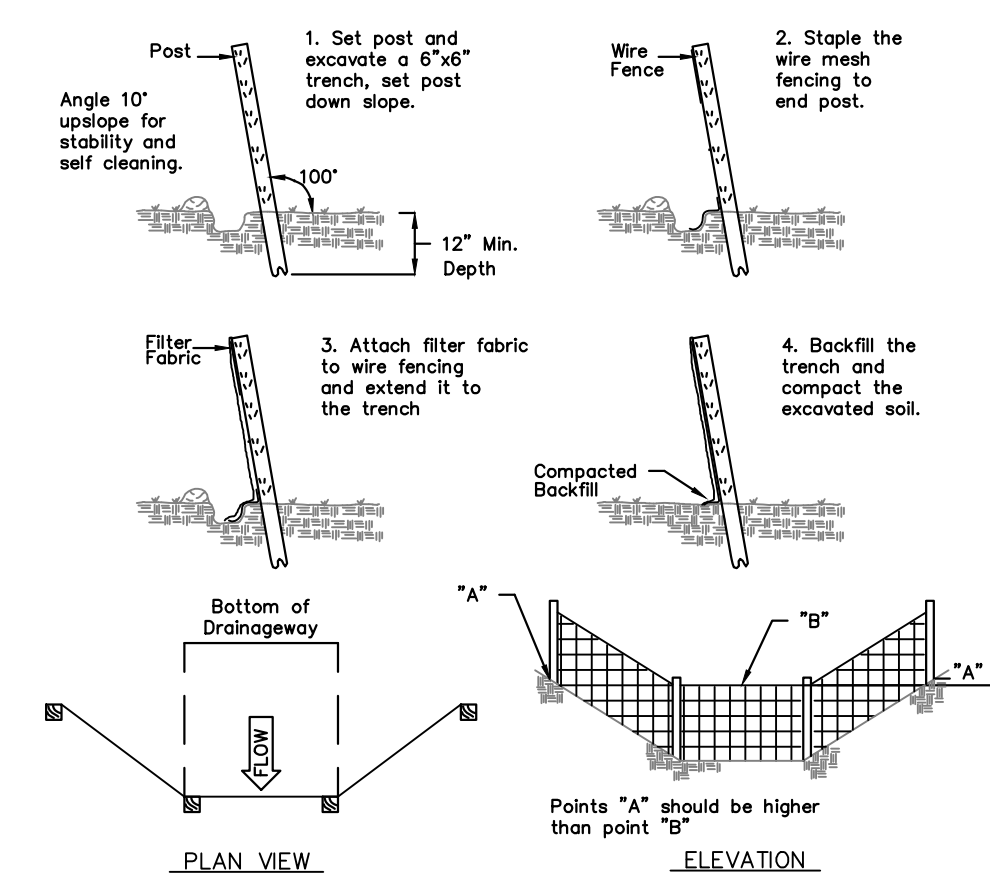
THE DEVELOPER SHALL INFORM ALL CONTRACTORS THAT THE DISPOSAL OF CONSTRUCTION DEBRIS BY OPEN BURNING IS NOT PERMITTED. THIS INCLUDES ANY VEGETATION THAT MIGHT BE CLEARED AS PART OF THIS PROPOSAL.

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 APPLIED 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

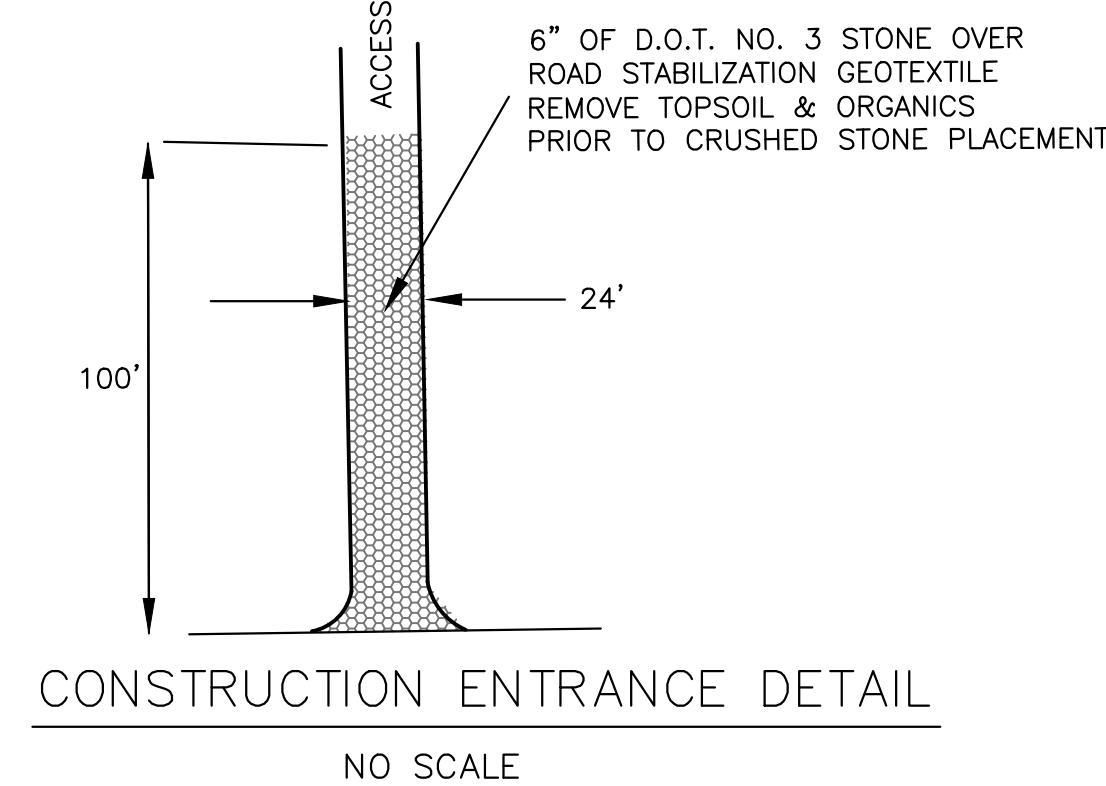
- SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.

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

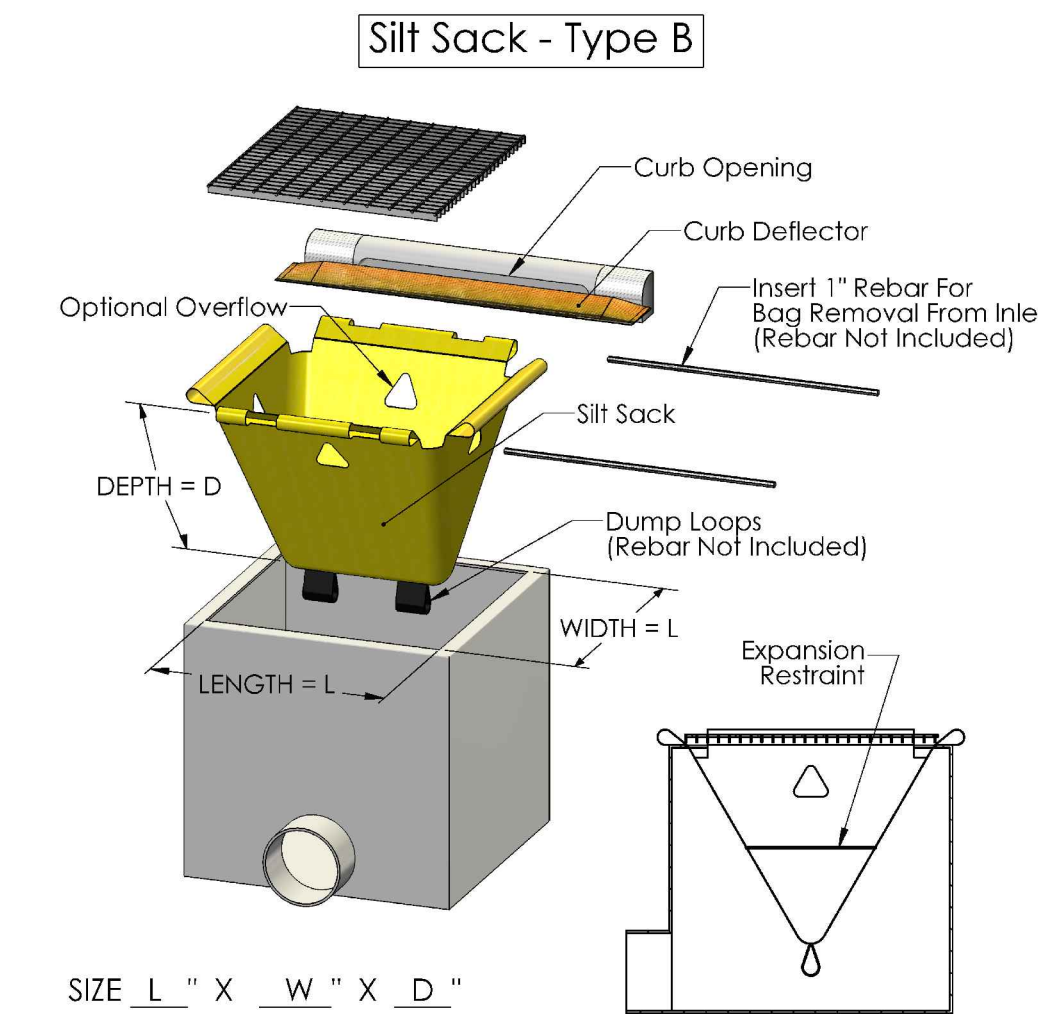
ESTABLISHMENT:

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.

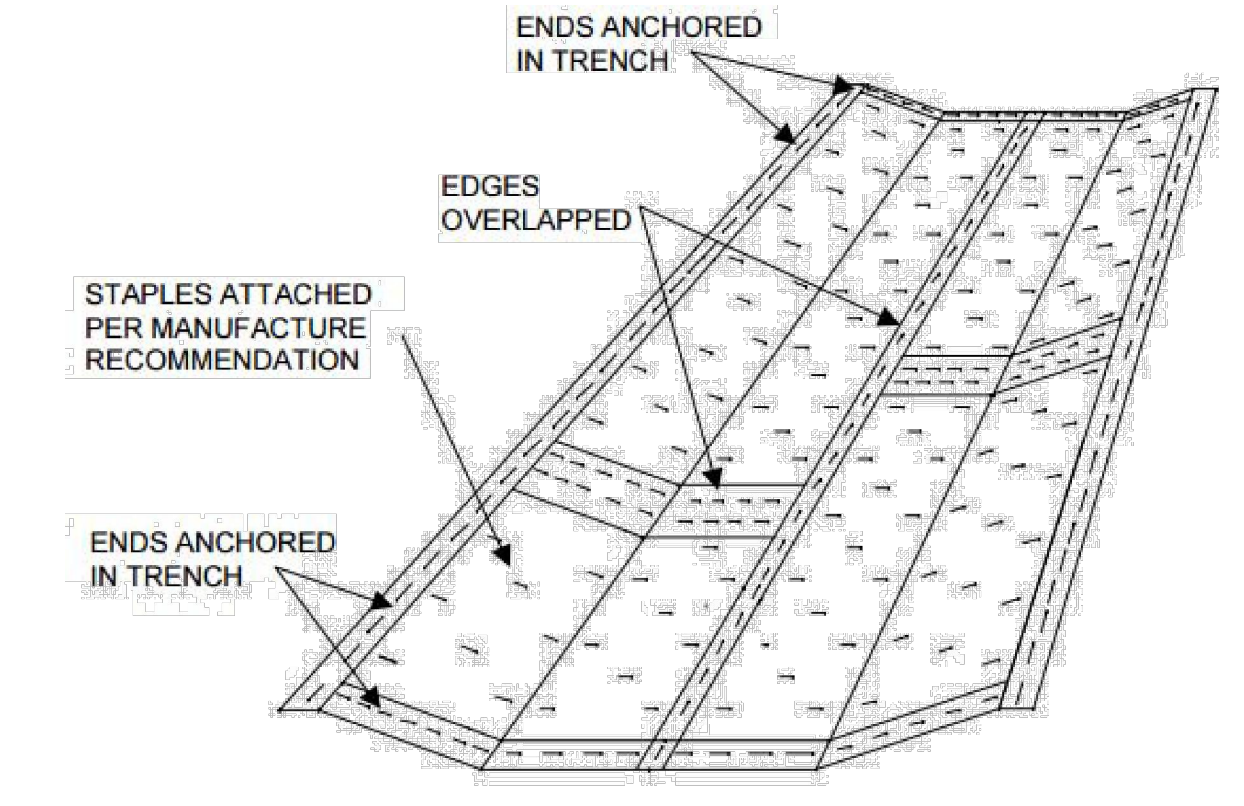
LBS./ACRE	LBS./1000 S.F.	
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 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
NO SCALE



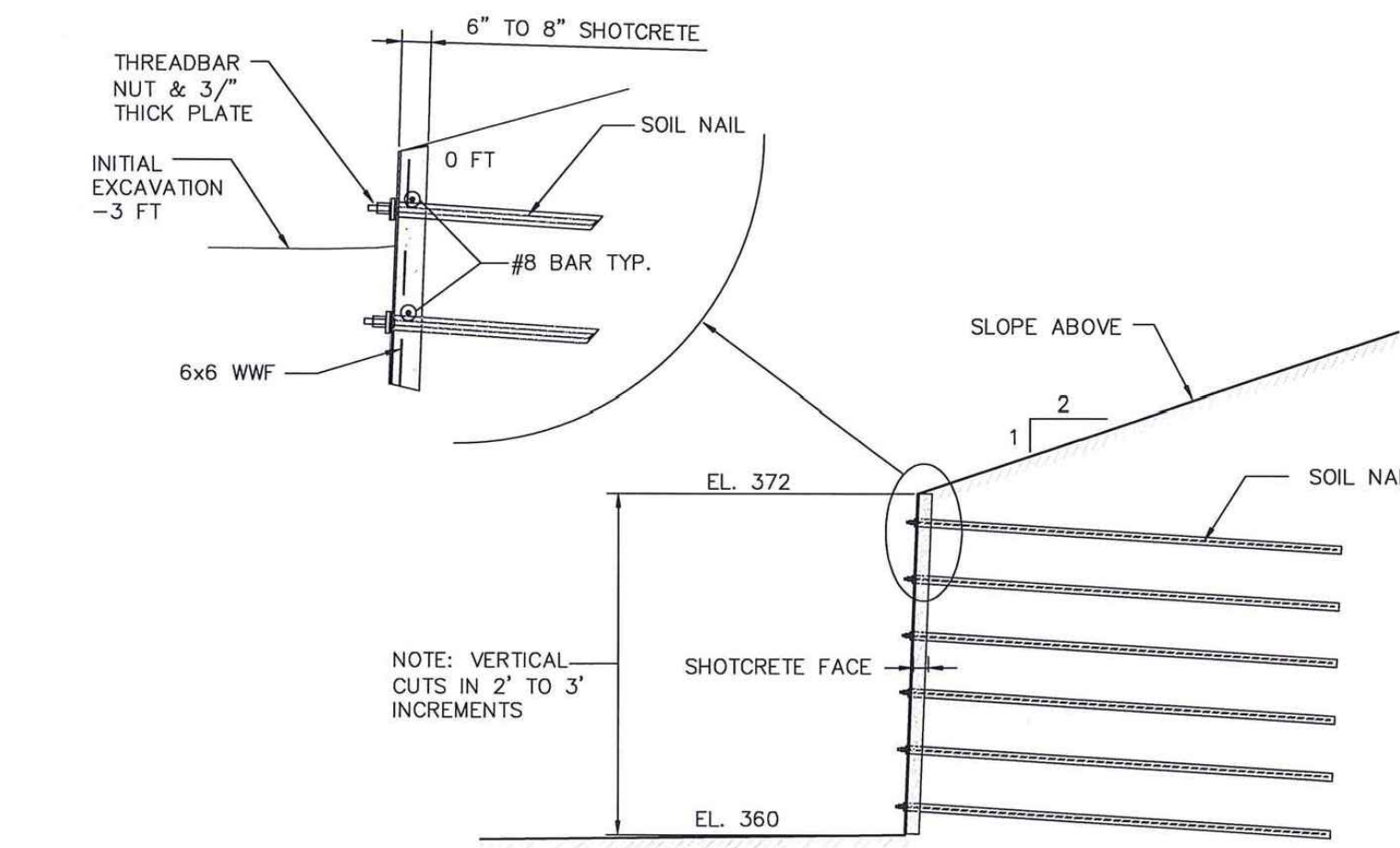
CATCH BASIN SILT SACK DETAIL
NOT TO SCALE



EROSION CONTROL BLANKET DETAIL
NOT TO SCALE

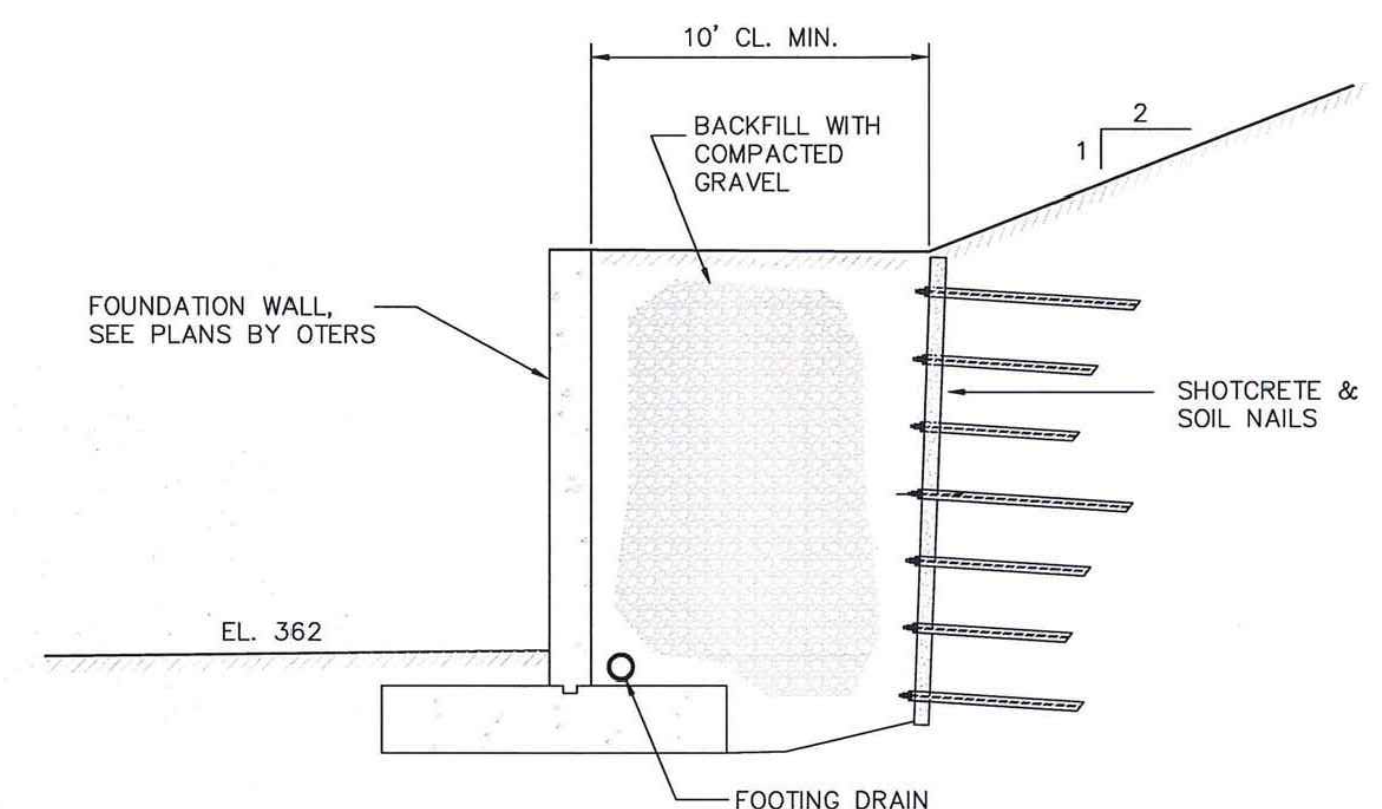
List of Common Placement/Installation Mistakes to Avoid

- 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.



SOIL NAILING DETAIL - DURING EXCAVATION
NOT TO SCALE

NOTE: SOIL NAILING PROCEDURES TO BE OVERSEEN BY WELTI GEOTECHNICAL, P.C.



BUILDING WALL
SOIL NAILING DETAIL - BUILDING WALL INSTALLATION / BACKFILL
NOT TO SCALE

NOTE: SOIL NAILING PROCEDURES TO BE OVERSEEN BY WELTI GEOTECHNICAL, P.C.

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

REV. 5-20-22 TOWN COMMENTS	DATE: 11-08-21
REV. 3-03-22 TOWN COMMENTS	SCALE: SHOWN
	SHEET SP-13
	MAP NO. 21-002-1CA

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
FAX (860) 642-4794
web: wentworthcivil.com

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