

PC ZONE
GW-1 ZONE

MAP F6 BLOCK 4900 LOT E11A
AREA=140,864 S.F.
=3.233 AC.

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.0069 ACRES
POST-DEVELOPMENT	0.4432 ACRES	0.0069 ACRES
NET CHANGE	0.0184 ACRES	0.0000 ACRES

UNDERGROUND UTILITY NOTE:
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INSPECTION NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735.

TOWN PLAN & ZONING COMMISSION APPROVAL

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

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8881
EMAIL: JIM@DUTTONASSOCIATESLLC.COM

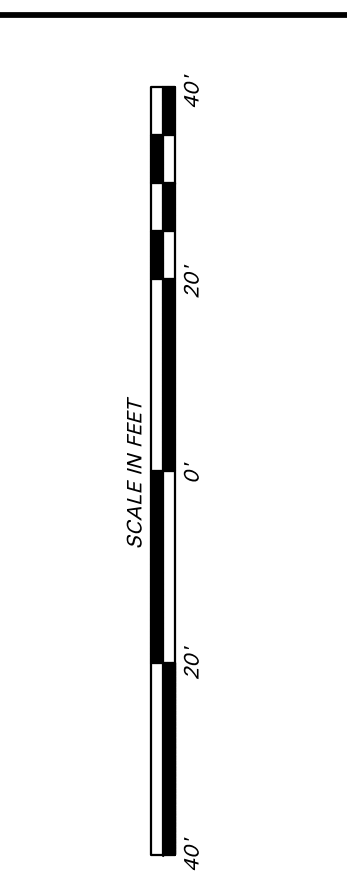
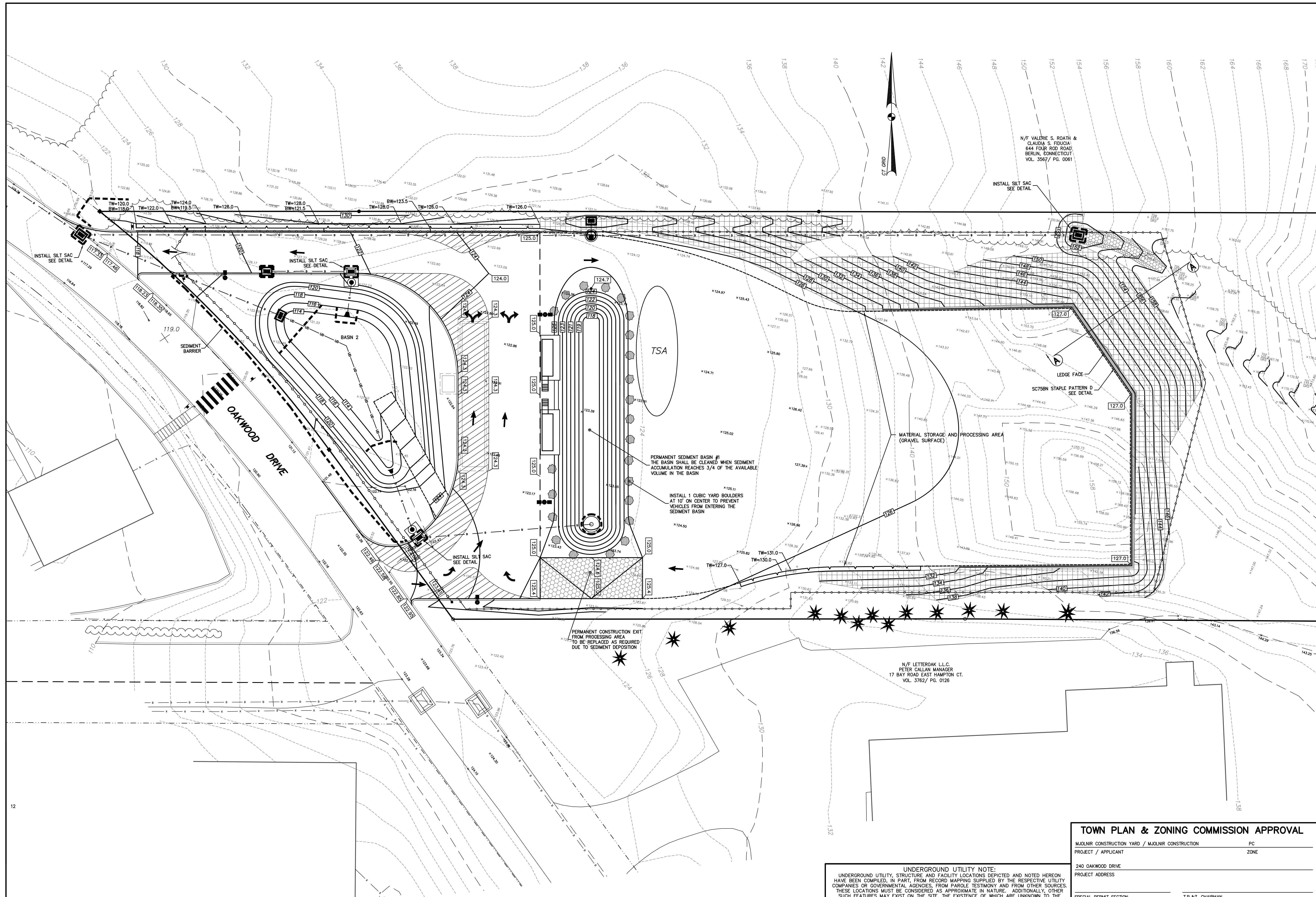
JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074
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**LAYOUT PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
MJOLNIR CONSTRUCTION**
GLASTONBURY, CONNECTICUT

REVISIONS:
06/10/2022 - UPDATE
DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 6 of 14
A-20-054-LAY
FILE: 20054.DWG





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

REVISIONS:	PC
06/10/2022 - UPDATE	ZONE
DATE: 02/07/2022	T.P.&Z. CHAIRMAN
SCALE: 1" = 20'	COMMUNITY DEVELOPMENT DIRECTOR
SHEET 7 of 15	
A-20-054-GRD/ES	
FILE: 20054.DWG	

TOWN PLAN & ZONING COMMISSION APPROVAL	
M/JOLNIR CONSTRUCTION YARD / M/JOLNIR CONSTRUCTION	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
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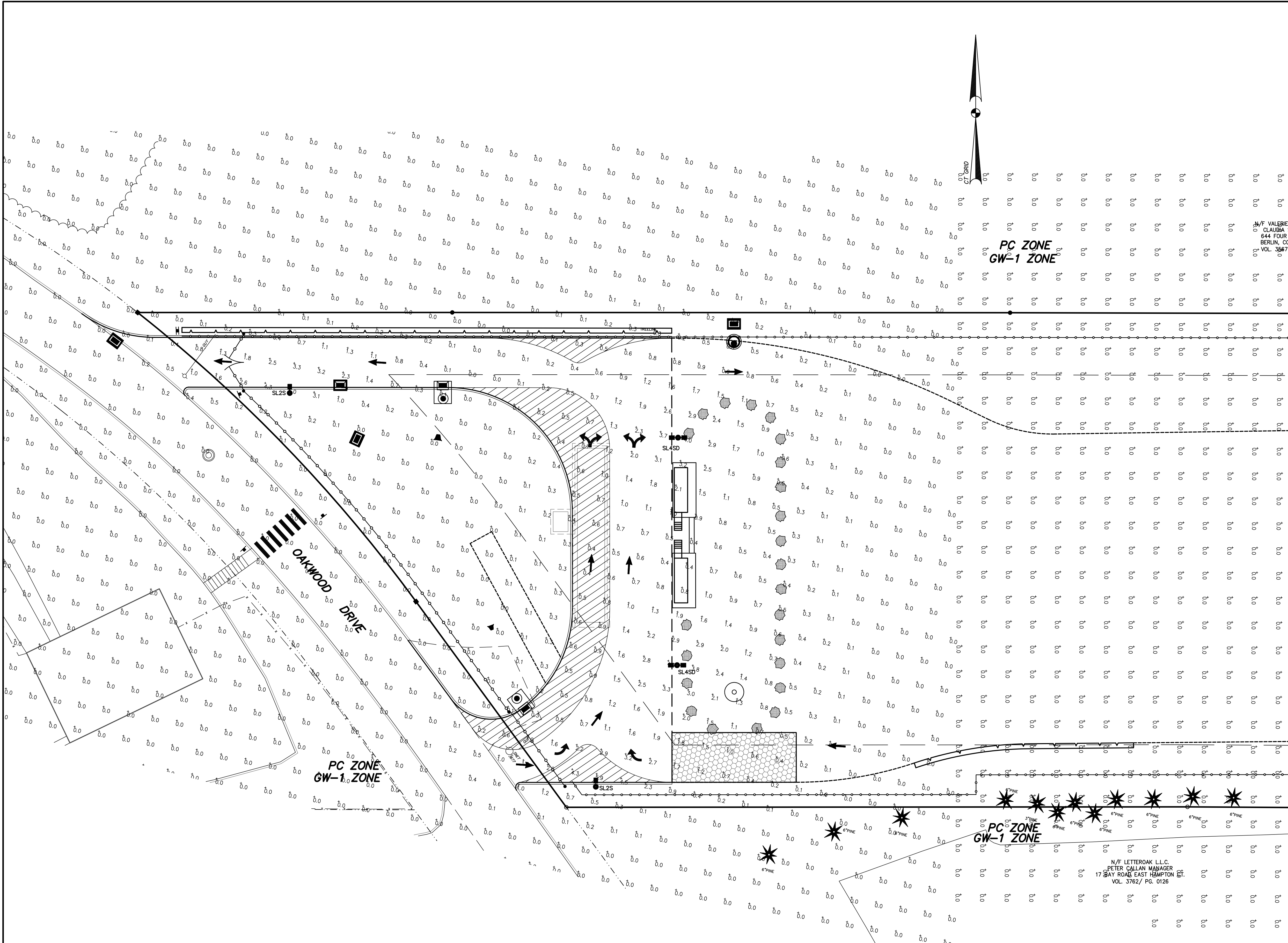
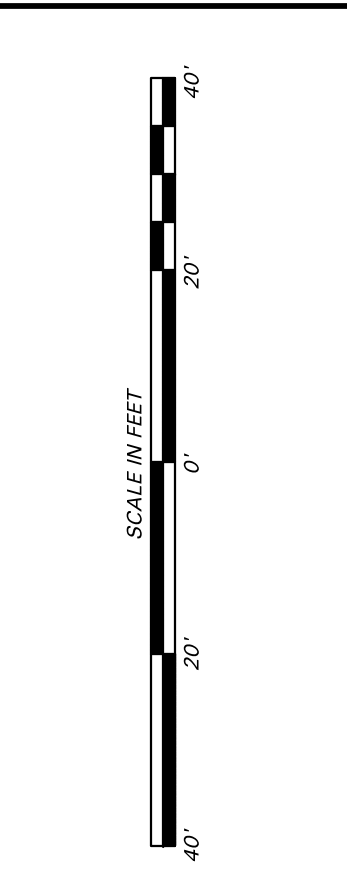
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NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

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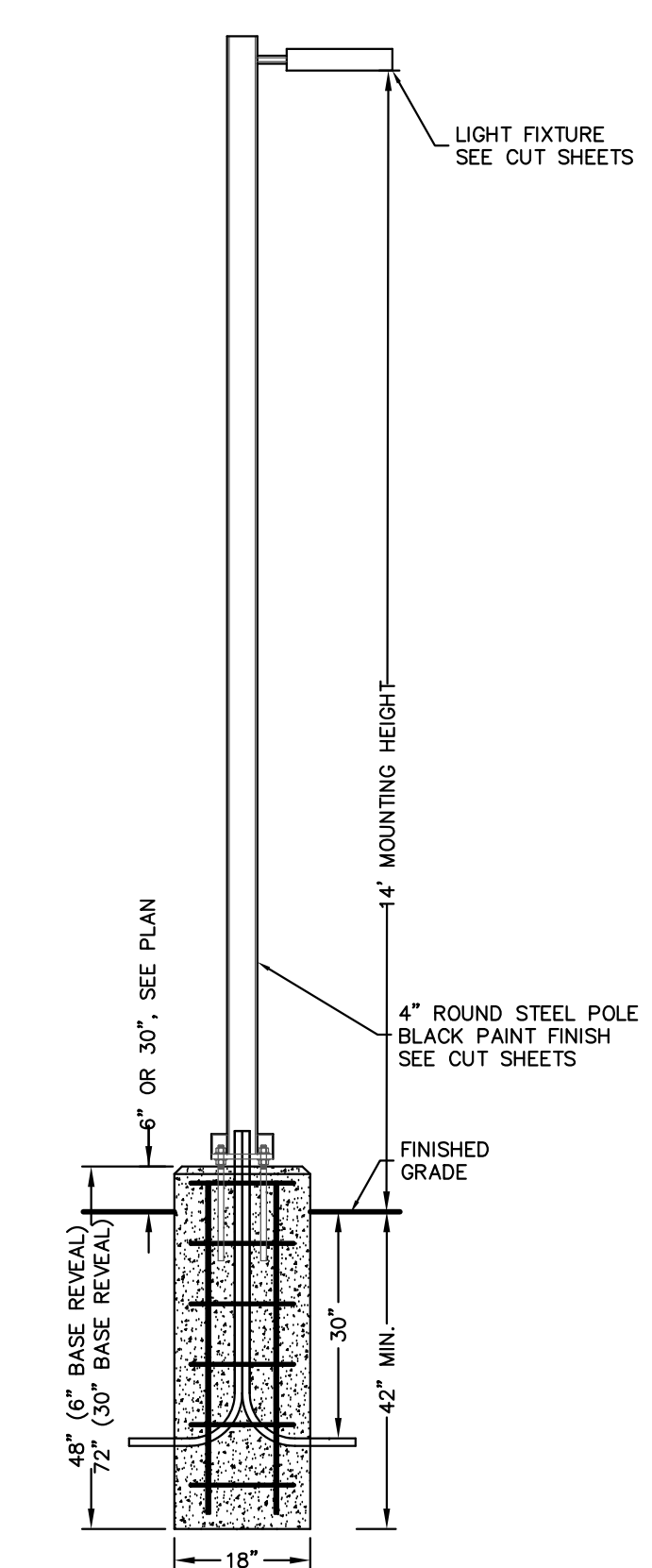
M/F VALERIE S. CLAUBA S. 644 FOUR R. BERLIN, CONN. VOL. 35847/

N/F LETTEROK LLC. PETER CALLAN MANAGER 17 BAY ROAD EAST HAMPTON CT. VOL. 3762/ PG. 0126

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PLAN LIGHT POLE & BASE
 NOT TO SCALE

- # 3 REBAR, 8" ON CENTER
- MOUNTING BOLT PER POLE MANUFACTURER
- BOLT CIRCLE PER POLE MANUFACTURER
- CLASS F CONCRETE BASE
- # 4 REBAR, TYP.
- PVC CONDUIT AS REQUIRED BY CODE

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
2	SL2S	Single	5772	55.7	0.850	B1-U0-G1	GARDCO ECF-S-32L-530-NW-G2-SF-2-UNV-HIS-FINISH / MOUNTED TO SBRKT-SAB-L1-4-WA-XX / FIXTURE MOUNTED @ 16FT AFG ON BRACKET TO OWNER SUPPLIED WOOD POLE
2	SL4SD	Back-Back	6048	55.7	0.850	B1-U0-G2	GARDCO ECF-S-32L-530-NW-G2-SF-4-UNV-HIS-FINISH / MOUNTED TO (2)SBRKT-SAB-L1-4-WA-XX / FIXTURE MOUNTED @ 16FT AFG ON BRACKET TO OWNER SUPPLIED WOOD POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
FLAT HIGH	26	0.00	0.0	0.0	N.A.	N.A.
FLAT LOW	0	0.19	6.0	0.0	N.A.	N.A.
SLOPE	0 to 26	0.00	0.0	0.0	N.A.	N.A.
DRIVE LANE		1.50	5.9	0.0	N.A.	N.A.

JOB NAME: OAKWOOD DRIVE - MATERIAL PROCESSING PLANT - ALTERNATE
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: RT
 SPECIFIER: DUTTON ASSOCIATES LLC

LIGHTING DESIGN BY
 20-30 BEAVER RD.
 WETHERSFIELD, CT 06109
 TELEPHONE 860.632.8766
 FACSIMILE 860.632.8236
APEX
 LIGHTING SOLUTIONS
 THE POINT WHERE ALL ASCENDING LINES CONVERGE
 WWW.APEXLTG.COM

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SHEET 10 of 15
A-20-054-LGT
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STEEP SLOPE RESTORATION PLANTING NOTES Oakwood Drive

- Area is approximately 12,500 S.F. Assume that all planting areas on slope have 4" minimum depth of organic soil. Make area smooth and remove any large stones or debris.
- Fertilize entire area with 10-10-10 granular product at manufacturer's recommended rate. Using the shingle method, start at base of slope and install erosion blanket. Overlap a minimum of 18" for each layer. Fasten to soil per manufacturer's recommendations taking into account the 2:1 slope.

Blanket should be a plastic grid with adhered straw and annual seed (grass). Assume all edges will withstand wind and storm rainfall. Top blanket with topsoil, if needed.
- Plant specified tree and shrub species in sloped area, through the erosion blanket. Space plants randomly 6'-12' apart. Use wood stakes, if necessary, to keep plants upright. Take care to avoid straight lines of plants.
- Mulch ground area at base of plant. Water often and as needed for establishing root system.

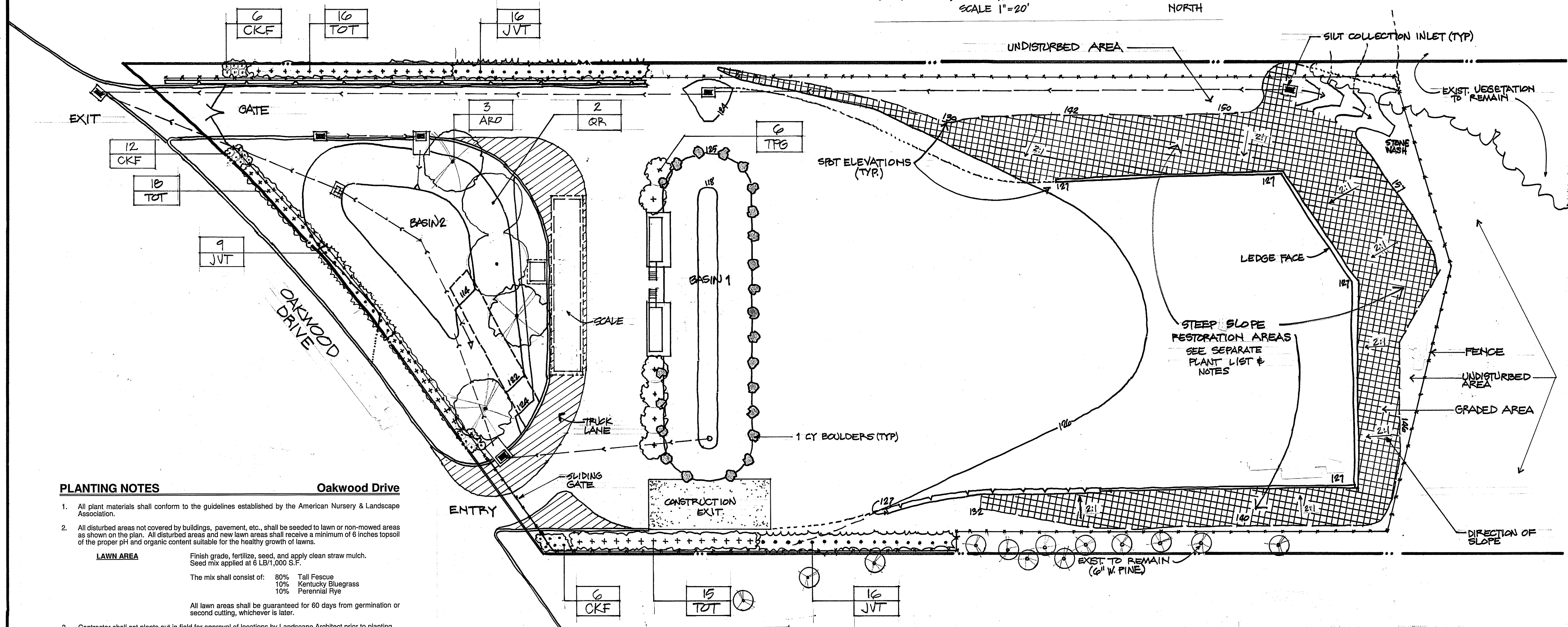
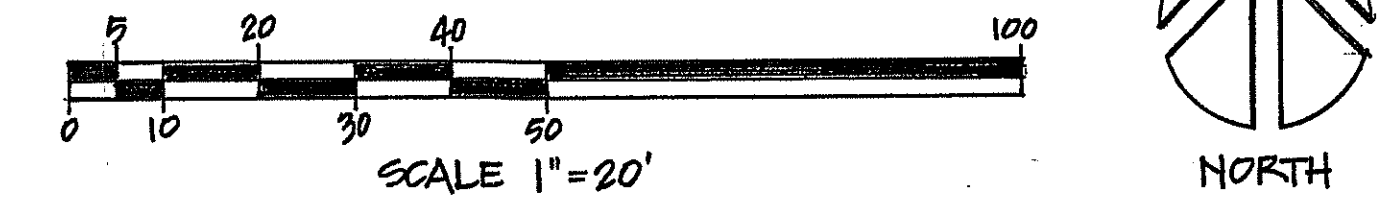
STEEP SLOPE RESTORATION PLANT LIST Oakwood Drive

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
KL	60	Kalmia latifolia MOUNTAIN LAUREL	1 GAL	RANDOM SPACE 4' - 12'
PGA	80	Picea glauca WHITE SPRUCE	24"	RANDOM SPACE 4' - 12'
PS	80	Pinus strobus EASTERN WHITE PINE	24"	RANDOM SPACE 4' - 12'
TC	80	Tsuga canadensis CANADIAN HEMLOCK	24"	RANDOM SPACE 4' - 12' (SEE NOTES)

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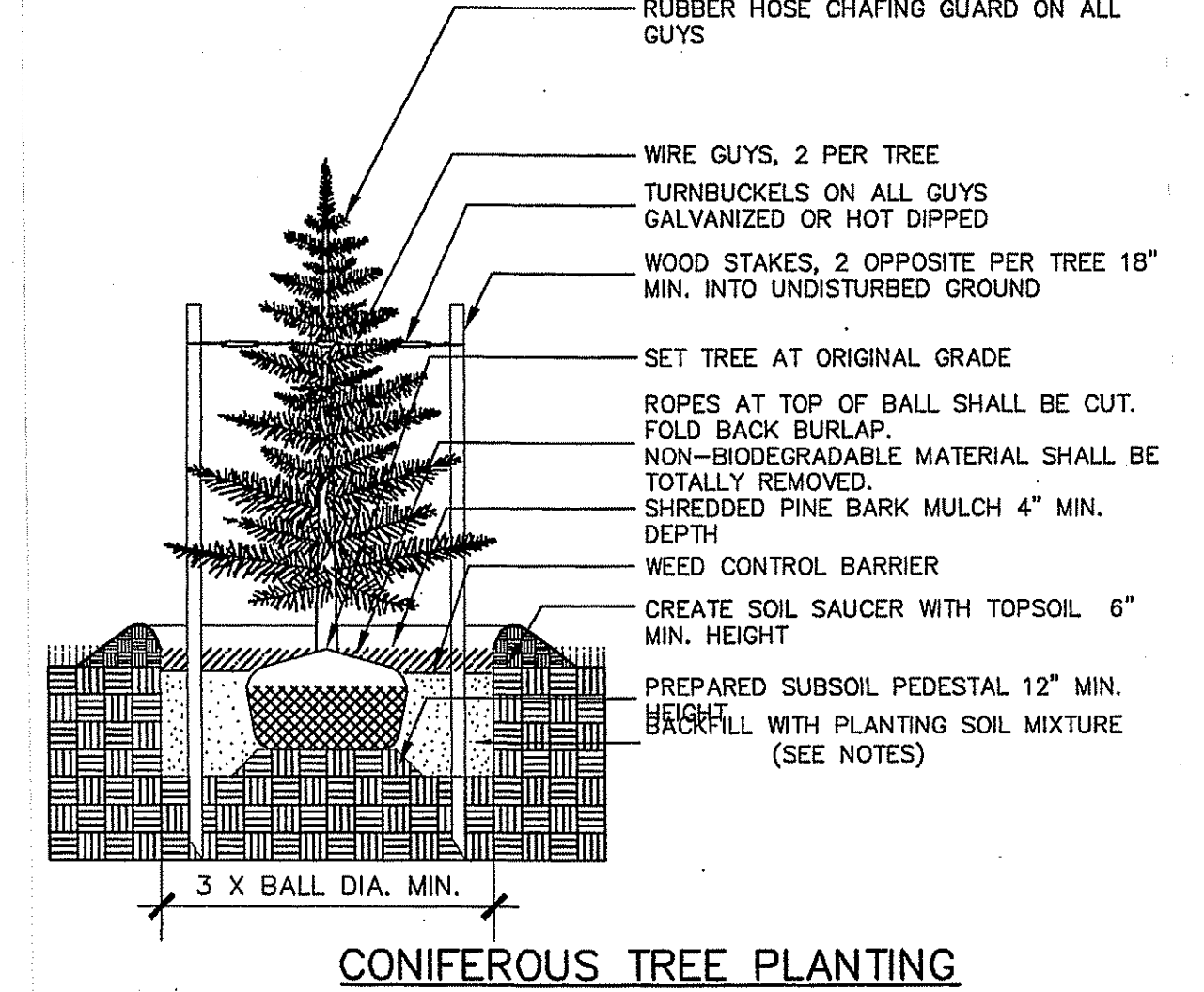
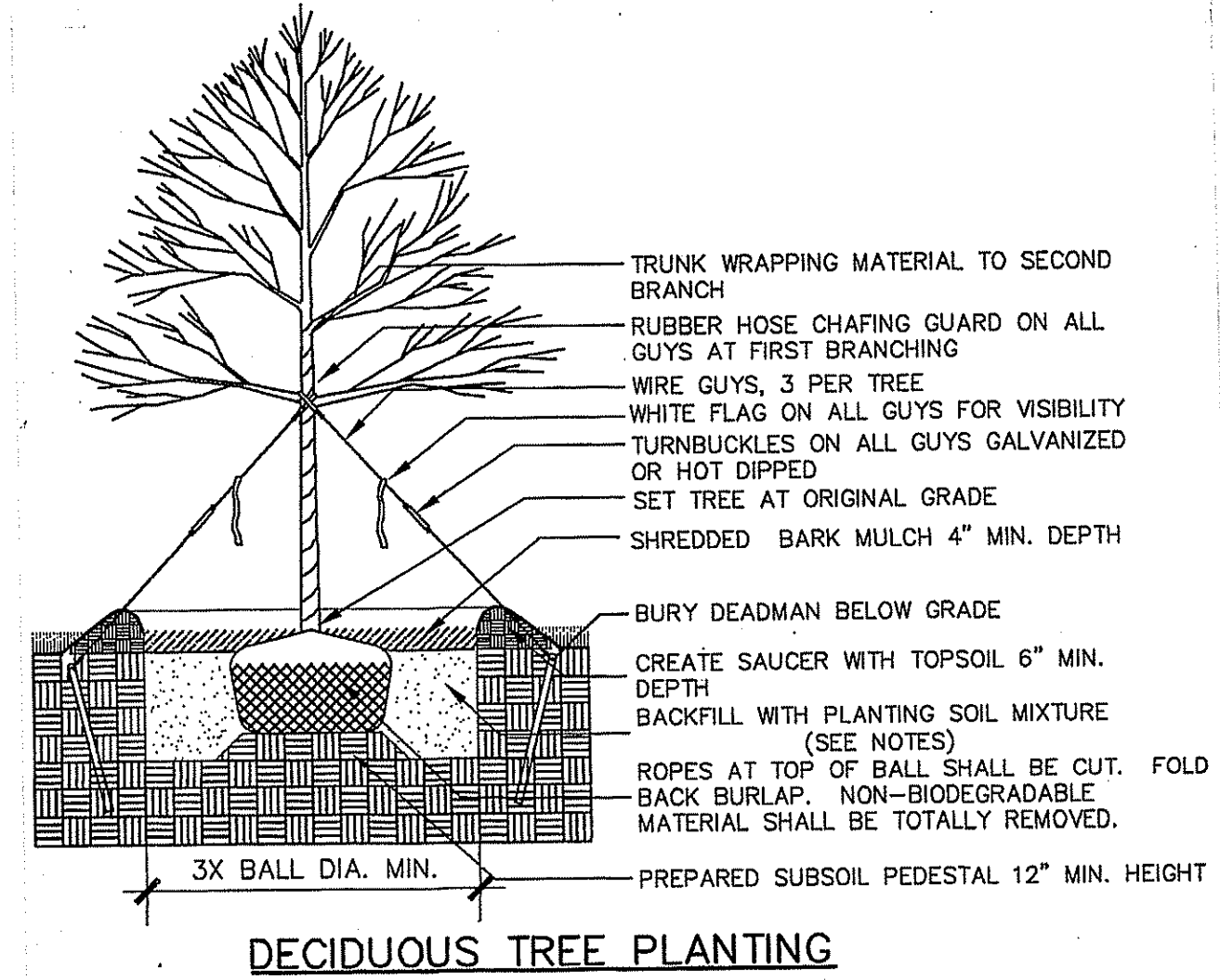


PLANTING NOTES Oakwood Drive

- All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
- All disturbed areas not covered by buildings, pavement, etc., shall be seeded to lawn or non-mowed areas as shown on the plan. All disturbed areas and new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns.
LAWN AREA Finish grade, fertilize, seed, and apply clean straw mulch. Seed mix applied at 6 LB/1,000 S.F.
The mix shall consist of: 80% Tall Fescue, 10% Kentucky Bluegrass, 10% Perennial Rye.
All lawn areas shall be guaranteed for 60 days from germination or second cutting, whichever is later.
- Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All planting beds and bits to receive approved mulch to depths indicated in planting details.
- Where discrepancies occur between planting quantities or types shown on plan and in the Plant List, the quantity of plantings shown on plan shall prevail.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- Shade trees shall have the branching height of five (5') minimum.
- All tree and shrub pits shall be at least 2 feet wider and 2 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
- All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting unless otherwise noted in planting details.
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- All trees of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig 1-800-922-4455 www.cbvtd.com two (2) working days before starting construction to locate utilities.

PLANT LIST Oakwood Drive

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
ARO	3	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	3" CAL	
CKF	24	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	4" O.C.
JVT	41	Juniperus virginiana 'Taylor' TAYLOR RED CEDAR	5'-6'	5" O.C.
QR	2	Quercus rubrum RED OAK	3" CAL	
TOT	49	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	6'-0" BB	5" O.C.
TPG	6	Thuja plicata 'Green Giant' WESTERN ARBORVITAE	6'-7'	10" O.C.



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
THOMAS G. GRACEFFA PLA# 1457

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

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

SITE CONDITIONS
PREPARED BY
DUTTON ASSOCIATES
GLASTONBURY, CT
REVISIONS

05/03/2022
SHEET 1/1