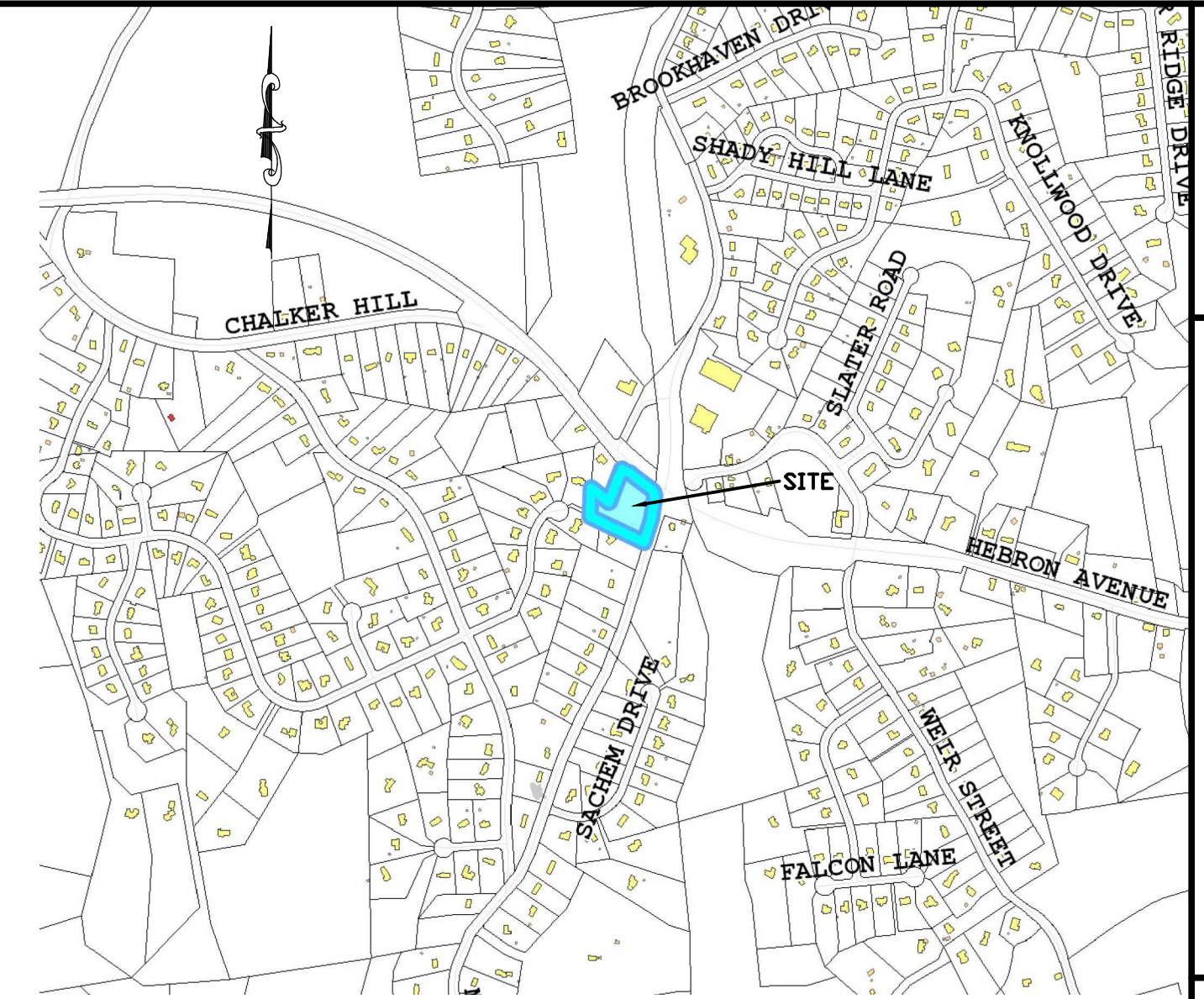
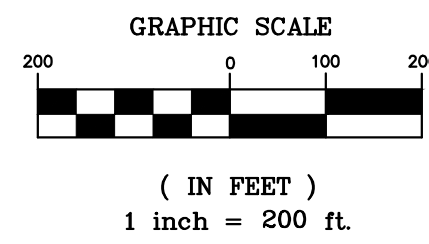


KEY MAP

SCALE: 1"=200'



LOCATION MAP

SCALE: 1"=1,000'

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

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 83 STANDARD
TOTAL:	74 SPACES	87 SPACES

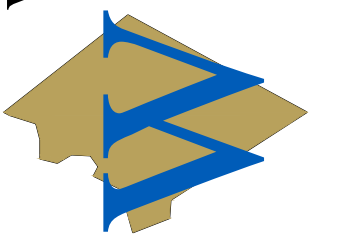
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONN.

INDEX TO SHEETS

COVER SHEET	SHEET C-1
SURVEY PLANS	
A-2 BOUNDARY SURVEY TOPOGRAPHIC MAP - EXISTING CONDITIONS SURVEY	SHEET SV-1
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

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

WENTWORTH CIVIL ENGINEERS LLC
177 WEST TOWN ST.
LEBANON, CT 06249
TEL: (860) 642-2745
FAX: (860) 642-1796
web: wentworthcivil.com



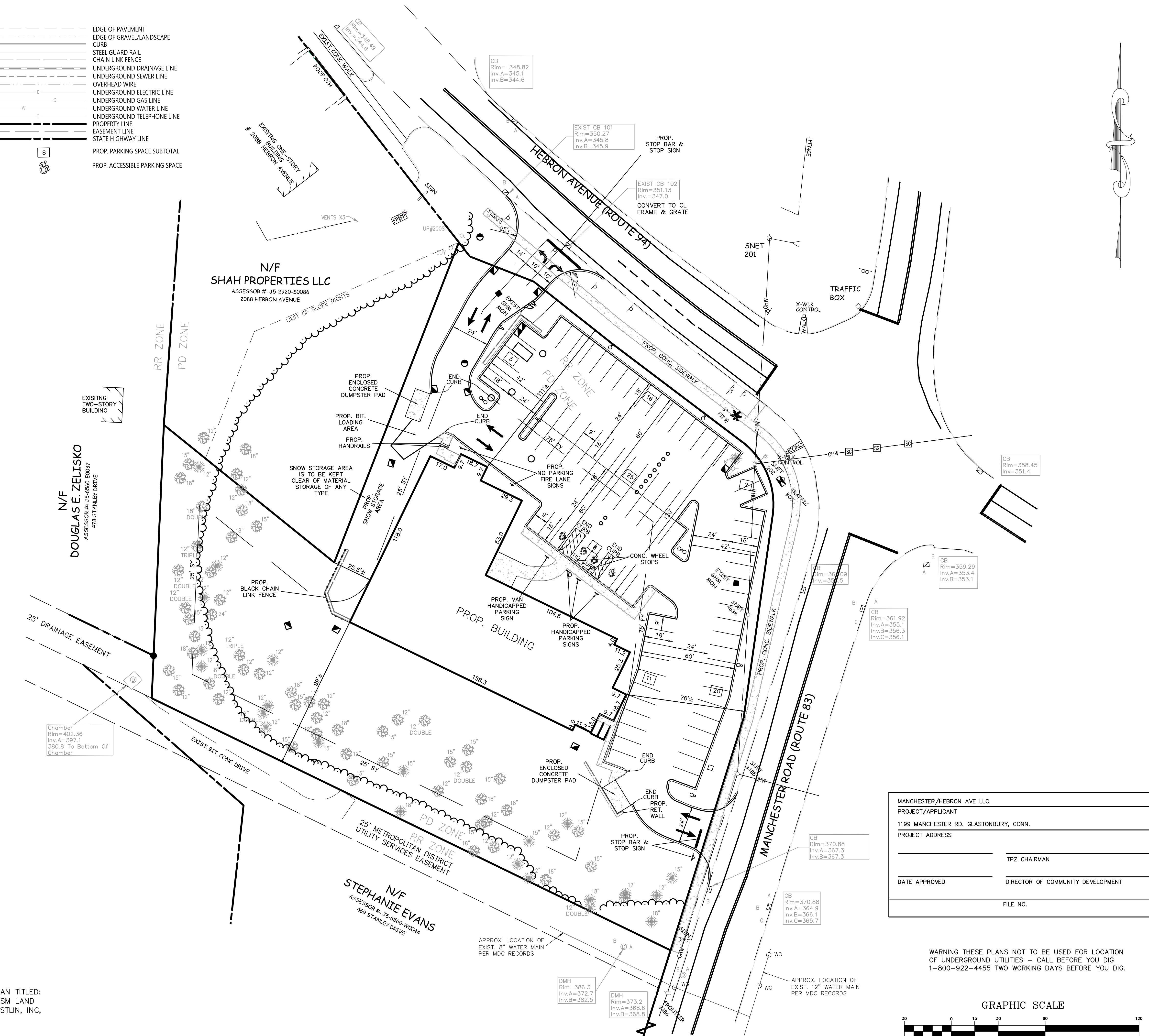
COVER SHEET
1199 MANCHESTER ROAD
PREPARED FOR
MANCHESTER/HEBRON AVE LLC
GLASTONBURY, CONNECTICUT

REV. 6-22-22 TWO ADDITIONAL PARKING SPACES
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

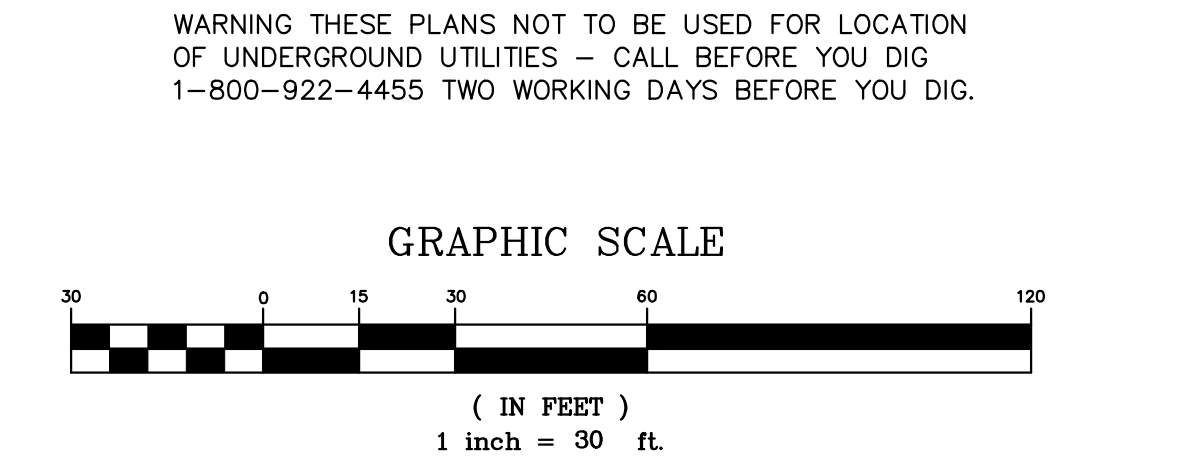
- LEGEND**
- CC CONCRETE CURB
 - VGC VERTICAL GRANITE CURB
 - BB BITUMINOUS BERM
 - BC BITUMINOUS CURB
 - EP EDGE OF PAVEMENT
 - BIT. BITUMINOUS PAVEMENT
 - CONC. CONCRETE
 - UP UTILITY POLE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC 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

- EDGE OF PAVEMENT
- EDGE OF GRAVEL/LANDSCAPE 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
- PROP. PARKING SPACE SUBTOTAL
- PROP. ACCESSIBLE PARKING SPACE



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.



6-22-22 TWO ADD'L. PARKING SPACES
 REV. 1-20-22 TOWN COMMENTS
 REV. 3-03-22 TOWN COMMENTS

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

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

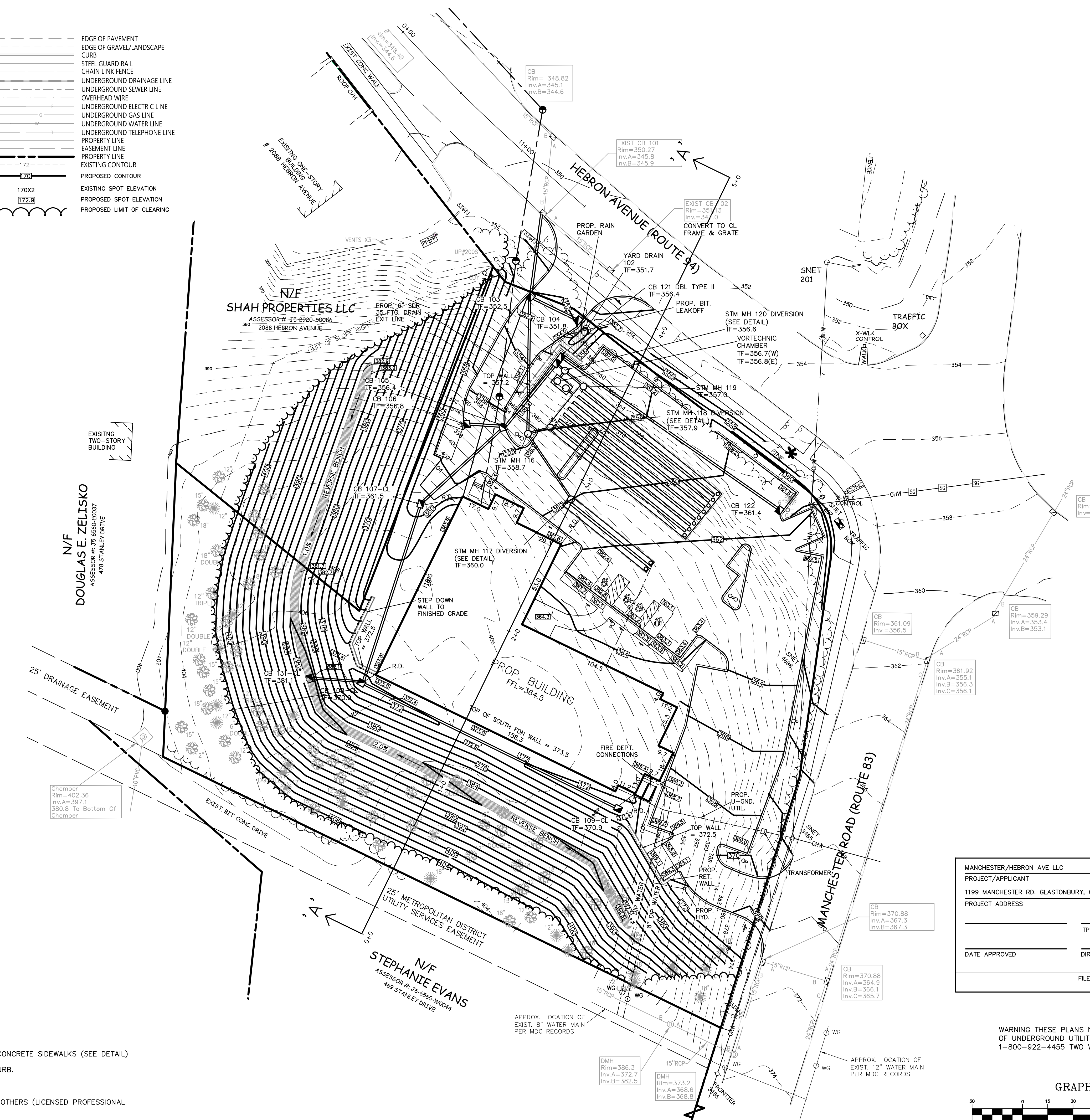
WESLEY J. WENTWORTH
 P.E. # 20380

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

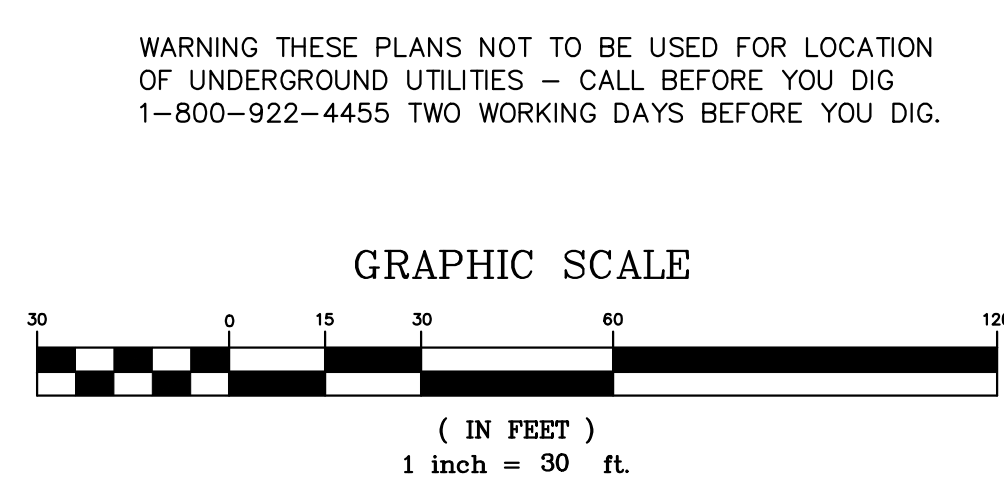
LEGEND

- | | | | |
|-------|--------------------------|----------------------|----------------------------|
| 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 | |
| GAS | GAS METER | MONITORING WELL | |
| □ | HAND HOLE | 100.0 × | 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	_____
DATE APPROVED	_____
DIRECTOR OF COMMUNITY DEVELOPMENT	_____
FILE NO.	_____



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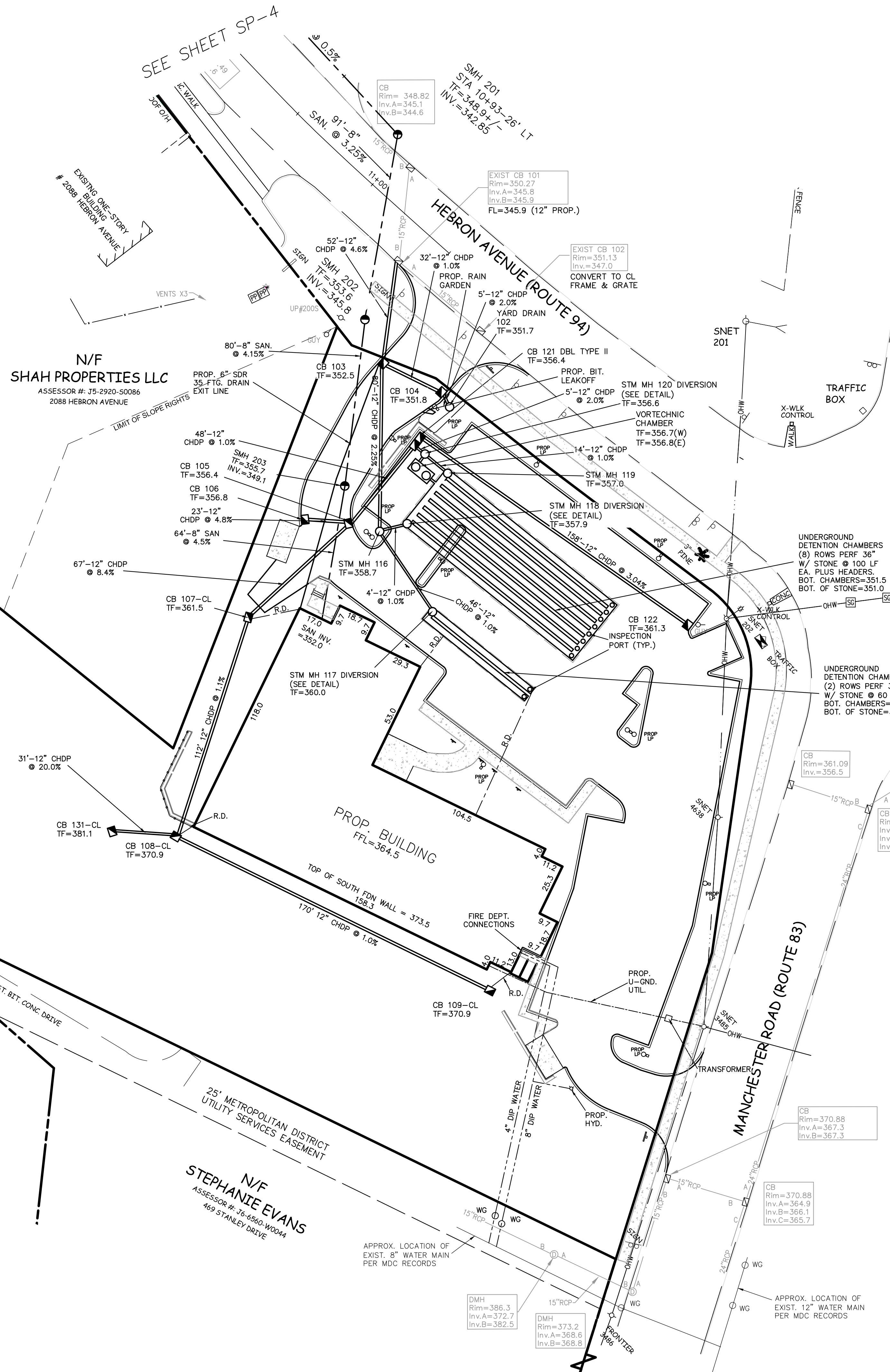
SITE GRADING PLAN
 1199 MANCHESTER ROAD
 PREPARED FOR
MANCHESTER/HEBRON AVE LLC
 GLASTONBURY, CONNECTICUT

6-22-22 TWO ADDNL. PARKING SPACES
 REV. 1-20-22 TOWN COMMENTS
 REV. 3-03-22 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=361.3 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.
- 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.

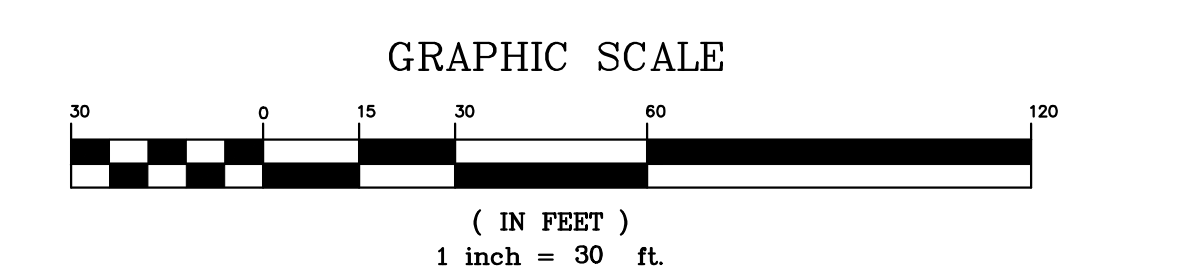
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.000 AC.	0.000 AC.
POST-DEVELOPMENT	1.175 AC.	.014 AC.
NET CHANGE(+ OR-)	+1.175 AC.	+ .014 AC.

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
P.E. # 20380

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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

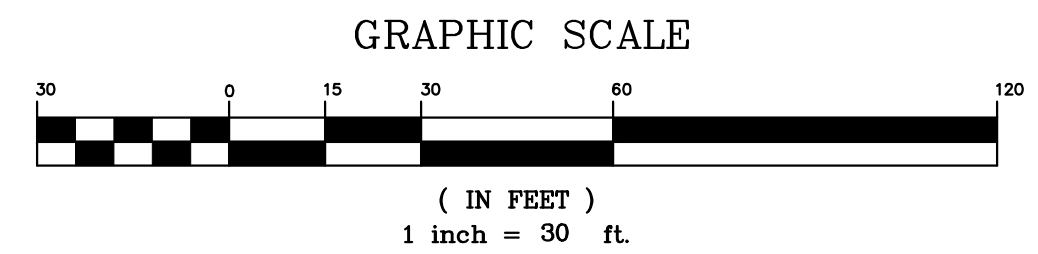
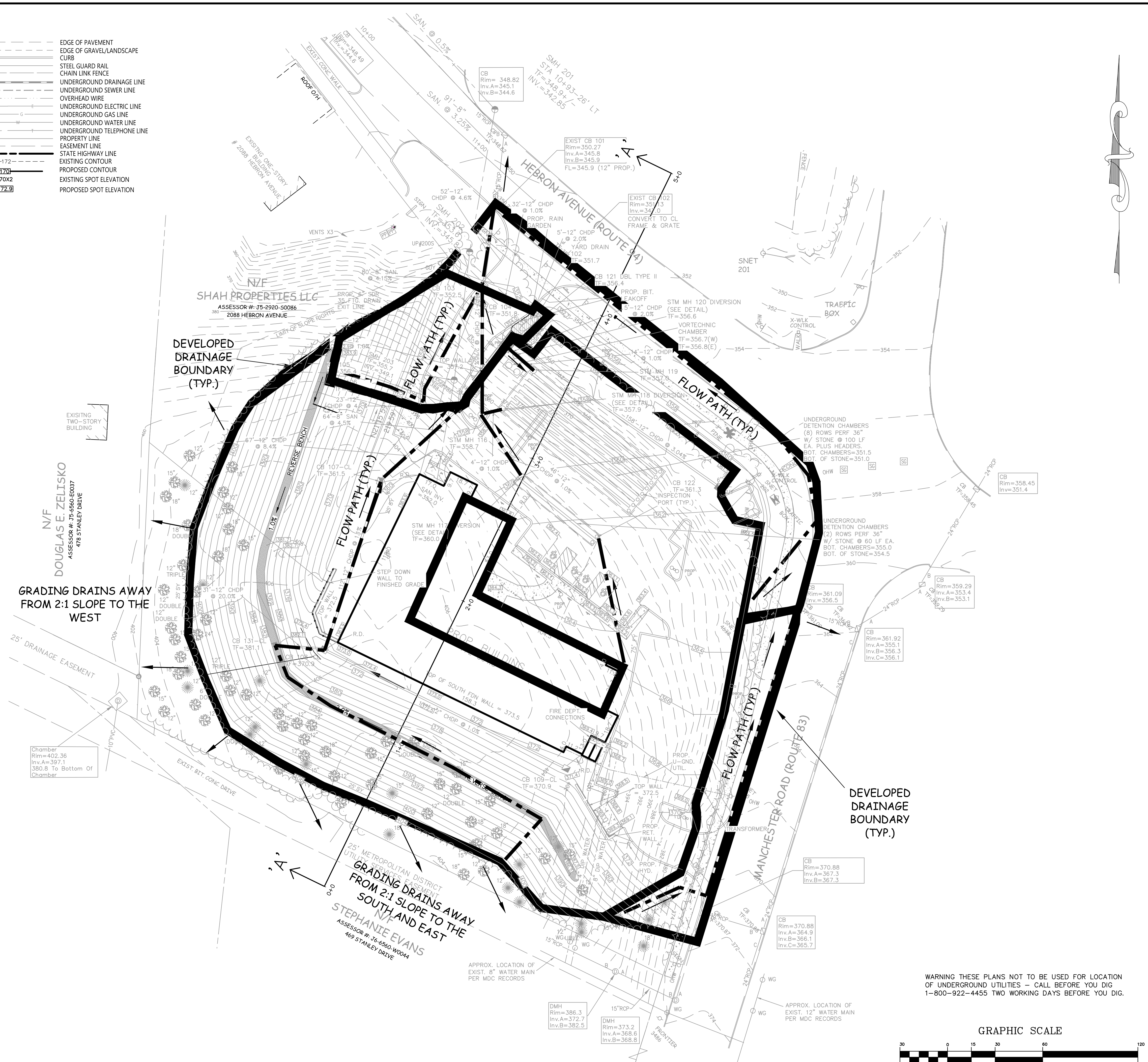
REV. 5-20-22 TOWN COMMENTS
REV. 3-03-22 TOWN COMMENTS

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

- EDGE OF PAVEMENT
- EDGE OF GRAVEL/LANDSCAPE
- CURB
- STEEL GUARD RAIL
- CHAIN LINK FENCE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND SEWER LINE
- OVERHEAD WIRE
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- UNDERGROUND TELEPHONE LINE
- PROPERTY LINE
- EASEMENT LINE
- STATE HIGHWAY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

- 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
- DRAIN MANHOLE
- GAS GATE
- STREET SIGN
- LIGHT POLE
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- GUY WIRE
- BOLLARD/POST
- BORING
- MONITORING WELL
- SPOT ELEVATION



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APPENDIX B

DRAINAGE MAP - DEVELOPED CONDITIONS
 1199 MANCHESTER ROAD
 PREPARED FOR
MANCHESTER/HEBRON AVE LLC
 GLASTONBURY, CONNECTICUT

DATE: 11-08-21
 SCALE: 1" = 30'
 SHEET: D-2
 MAP NO. 21-002-1DD

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