

MATCH LINE REFER TO SHEET A-20-010-S2
 Town of Glastonbury
 Office of Community Development
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DUTTON ASSOCIATES, LLC
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GRADING AND EROSION & SEDIMENTATION CONTROL PLAN
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
 PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:
 TOWN COMMENTS - 04/07/2022
 UPDATE - 04/21/2022
 DATE: 02/11/2020
 SCALE: 1" = 20'
 SHEET 6 of 10
A-21-081-G/ES
 FILE: 21081.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / CW-1

PROJECT / APPLICANT ZONE

52 NATIONAL DRIVE

PROJECT ADDRESS

12.0

SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.

UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

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

REFERENCE IS MADE TO MAPS TITLED:

"MAP PREPARED FOR GLASTONBURY INDUSTRIAL PARK, INC. GLASTONBURY, CONN. PREPARED BY JOHN LUCHS, JR. L.S.#3744 SCALE: 1"=100' DATE: 3-28-87 REVISED THROUGH: 2-6-1978 BY LUCHS & BECKERMAN, C.E.'S PARCELS L & M SHOWN."

"PLOT PLAN PREPARED FOR H.A.C.M. GLASTONBURY, CT. PREPARED BY LUCHS & BECKERMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GLASTONBURY, CONN. FILE NAME B-78-87-SP SCALE: 1"=40' DATE: 9-5-79."

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, AS AMENDED.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY AND TOPOGRAPHIC SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS RE-SURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.

THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.

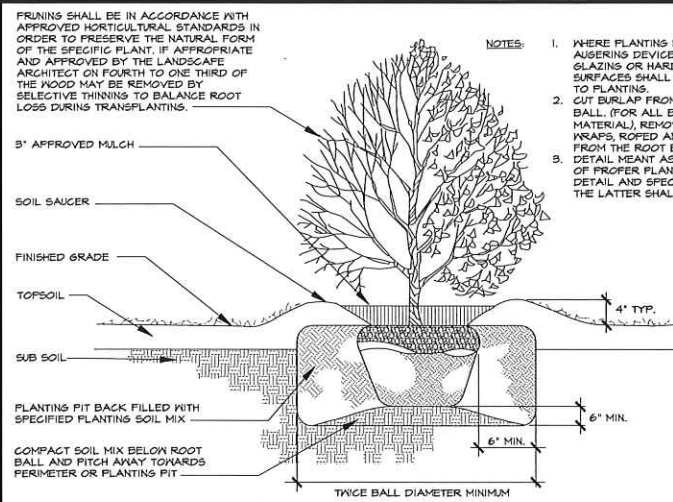
TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY SUPPLEMENTED BY TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY.

COORDINATES REFER TO THE STATE OF CONNECTICUT COORDINATE GRID SYSTEM, NAD 83 AND ARE BASED ON HORIZONTAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.

ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON VERTICAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.

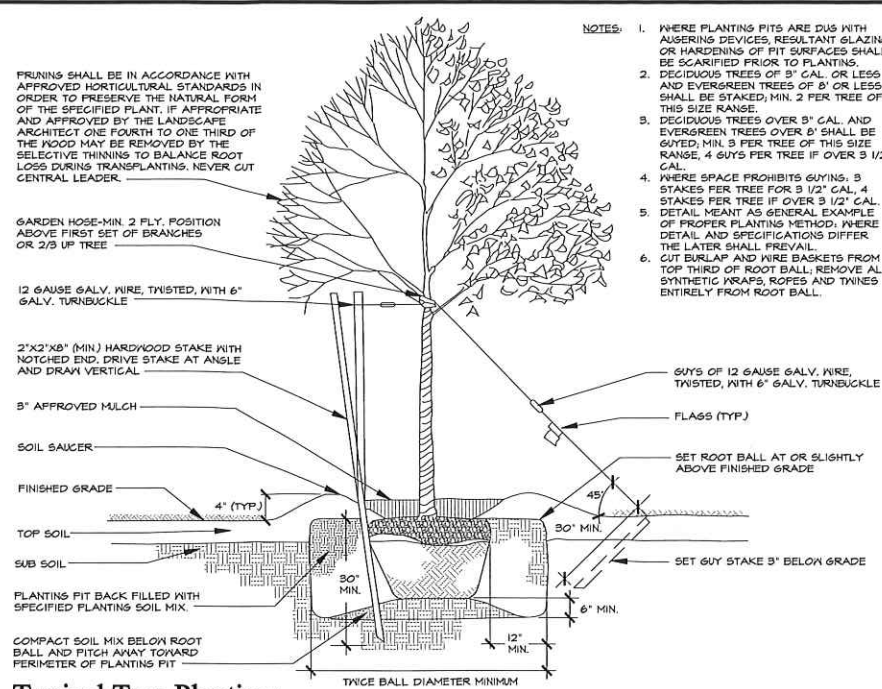
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.



Typical Shrub Planting:

Scale: N.T.S.



Typical Tree Planting:

Scale: N.T.S.

Site Plant List

Key	Quantity	Botanical Name	Common Name	Size	Comments
Trees:					
Aru	# 2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" - 2-1/2" Cal.	B & B
Aab	# 4	Amelanchier x. 'Autumn Brilliance'	Autumn Brilliance Shadblow	2" - 2-1/2" Cal.	B & B
Lst	# 1	Liquidamber styraciflua	Sweetgum	2" - 2-1/2" Cal.	B & B
Nsy	# 3	Nyssa sylvatica	Black Tupelo	2" - 2-1/2" Cal.	B & B
Tpl	# 5	Thuja plicata 'Green Giant'	Green Giant Western Arb.	5' - 6' Ht., 12" O.C.	B & B
Shrubs:					
Cal	# 2	Clethra alnifolia	Summersweet	6 Gal., 6' O.C.	Container
Ihg	# 5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 Gal., 5' O.C.	Container
Vco	# 3	Vaccinium corymbosum	Highbush Blueberry	6 Gal., 6' O.C.	Container
Ornamental Grasses / Ground Cover / Perennials:					
Psh	# 9	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 Gal., 4' O.C.	Container
Pmo	# 8	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	3 Gal., 1.5' O.C.	Container

Typical Groundcover / Perennial Bed Planting:

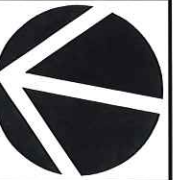
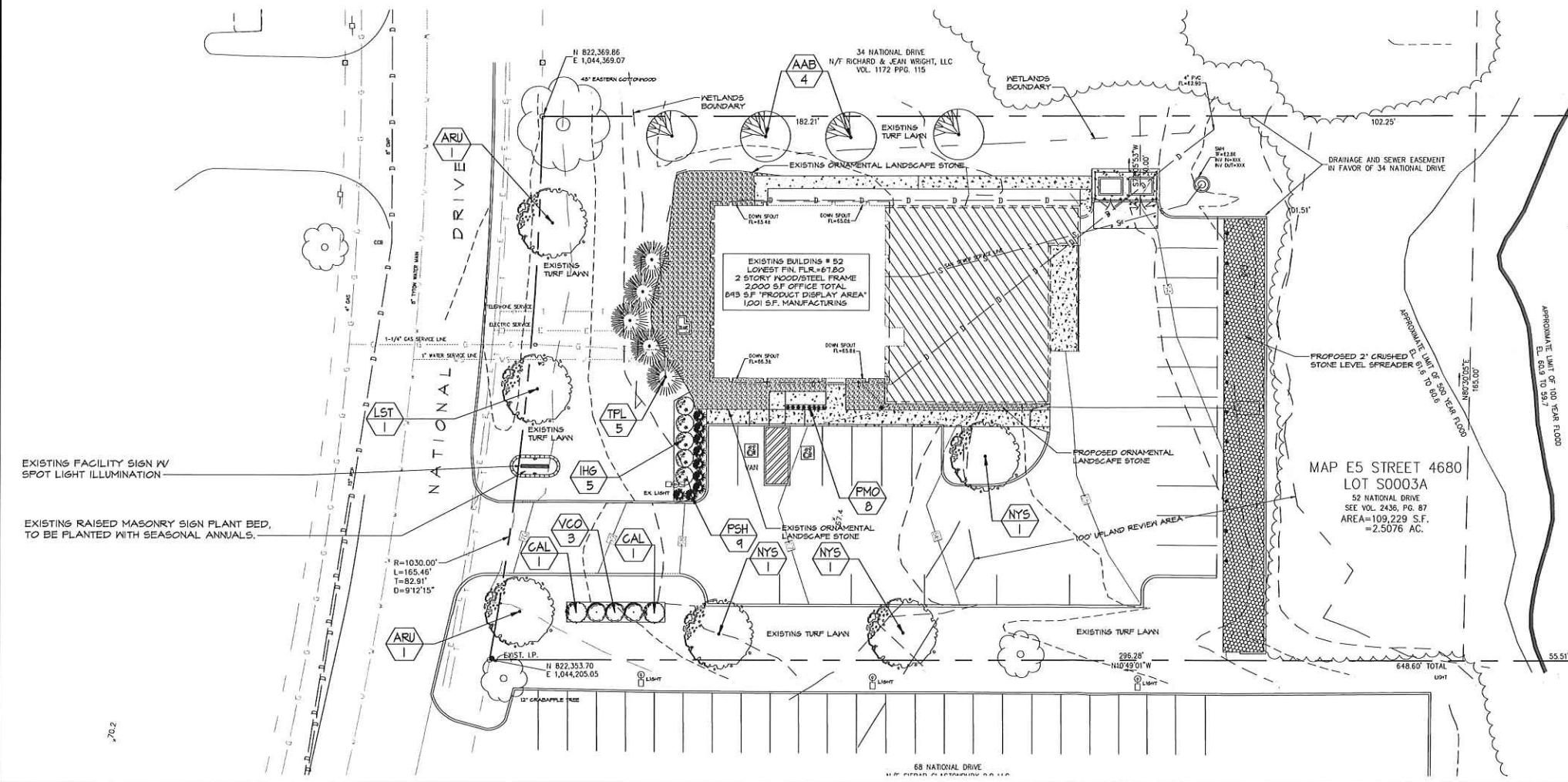
Scale: N.T.S.

GENERAL PLANTING NOTES:

- All plant material to be nursery grown stock subject to applicable A.A.N. standards.
- The Contractor shall supply all plants in quantities sufficient to complete the work shown on the drawings and listed in the plant list. In the event of a discrepancy between quantities shown in the plant lists and those required by the drawings, the larger number shall apply.
- All plants shall be inspected by the Landscape Architect. Any plant material that is deemed unsatisfactory shall be immediately removed from the Site and replaced with acceptable specimens at the Contractor's expense.
- Prior to installation, plant material shall be located on site by the Contractor for approval by the Landscape Architect. Any installations which were not approved by the Landscape Architect, and which are requested to be moved, will be done so at the Contractor's expense. Precise location of items not dimensioned on the plan to be scaled off the plan and field staked by the Contractor, for approval, as per note # 3 above.
- All shrub massing plantings and tree pits shall be mulched to a min. depth of 3" with shredded pine bark or hardwood mulch, as detailed.
- All trees under 3" caliper shall be staked. All trees 3" caliper and greater shall be guyed, as detailed.
- The Contractor is responsible for any damaged vegetation and shall replace or repair any damage at his own expense. Unless otherwise specified, all plant material shall be under guarantee for a minimum of one year for formal acceptance by the Owner.
- The Contractor should contact "Call Before You Dig" at 1-800-922-4455, (811), and not commence with construction activity unless they have field verified the existence of subsurface utilities and demarcated their location within the development envelope.
- Regardless of the results by adherence to activities described in Item 8. above, the Contractor is responsible for locating all utilities in the field. Where plant materials may interfere with utilities, the Contractor shall notify the Owner and Landscape Architect to coordinate their relocation prior to the installation of that material. Approval of plant material relocation must conform to the conditions dictated in Item 4. above.
- All shrub and groundcover planting areas shall have minimum continuous beds of topsoil, 18" deep. Bare Root plantings shall have a minimum topsoil bed of 12", unless otherwise specified.
- For planting soil mix, see specifications and/or planting details.
- All existing rill, gully and or channel erosion shall be filled with appropriate backfill material, fine raked, scarified and stabilized with appropriate vegetative material and / or appropriate sedimentation and erosion control measures, as required. Refer to appropriate Stabilization Seed Mix and / or Sedimentation and Erosion Control Plans, Details and Specifications for site-specific requirements.
- Adjustments in the location of proposed plant material, as a result of existing vegetation determined in the field to remain, shall be approved by the Landscape Architect prior to installation, pursuant to the conditions dictated in Item 4. above.
- Bare Root and Sprig planting areas shall be hydro-seeded first with specified Seed Mix for immediate stabilization. Once hydro-seed activity has been successfully completed, clear a 1' diameter area around each proposed Sprig and / or Bare Root planting bed, prior to installation of that specified plant material.
- Additional Planting material and / or increased seeding rates may be required by the Owner, Landscape Architect as site conditions dictate. Additional materials shall be compensated, to the mutual agreement of the Owner and the Contractor, and shall be approved and located as directed by the Landscape Architect, and pursuant to the conditions specified in these General Notes.

General Turf Establishment and Management Narrative:

- Soil Testing**
A composite soil sample from the subject property will be collected and delivered to a University of Connecticut Cooperative Extension office for testing of soil nutrient levels (i.e., pH, nitrogen, phosphorus, calcium, magnesium, potassium) prior to a fertilizer application. The Extension office will recommend a fertilizer application rate based upon these test results. The actual fertilizer application rate will follow this recommendation. This will ensure against an excessive fertilizer application, which could lead to chemical leaching or export.
- Slow-Release Fertilizers**
Slow-release fertilizers will be applied to lawns, planted trees and shrubs. These can include, but are not limited to, organic-based fertilizers. A variety of commercial slow-release nitrogen fertilizer products are available (e.g., Milorganite, isobutylidene diurea, coated ureas, etc.). Advantages of slow-release fertilizers include the supply of a steady nitrogen source, and reduced nitrogen leaching. By combining small amounts of soluble nitrogen sources with slow-release nitrogen products, nitrogen availability can be extended without a threat of leaching.
- Fertilizer Application Schedule**
Fertilizer will be applied three times annually to the subject property: early to late May (after the threat of cool, wet weather has passed), late August to early September, and mid-September to mid-October. If the soil test indicates a need for lime, it will be applied at the last fertilization date.
- Integrated Pest Management (IPM)**
IPM is an integrated, preventative approach to maintaining healthy turf and landscape plants. IPM recognizes that, although chemicals are an important component of a turf management plan, other strategies are available to maintain a healthy lawn. A central premise of IPM is to treat pest problems as they arise on an as-needed basis only, using a variety of biological (e.g., natural predators), chemical and cultural (e.g., disease-resistant seed) practices.



New England Traffic Solutions:
Proposed Site Improvements
LANDSCAPE PLAN

FIFTY TWO NATIONAL DRIVE, LLC.
52 NATIONAL DRIVE,
GLASTONBURY, CT 06033

Scale: 1" = 20'
0' 10' 20' 30' 40' 60'

Date: 28 February 2022

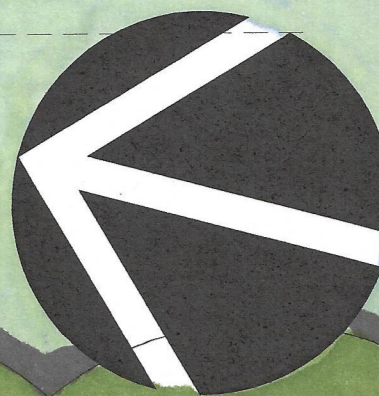
Revisions: 3/28/2022, 5/20/2022



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Sheet No.
L.1

34 NATIONAL DRIVE
N/F RICHARD & JEAN WRIGHT, LLC
VOL. 1172 PPG. 115



EXISTING BUILDING # 52
LOWEST FIN. FLR.=67.80
2 STORY WOOD/STEEL FRAME
2,000 S.F. OFFICE TOTAL
893 S.F. "PRODUCT DISPLAY AREA"
1,001 S.F. MANUFACTURING

PROPOSED
ADDITION
FIN. FLR.=67.8
(MATCH EXISTING)
3,000 S.F. TOTAL
2,864 S.F.
WAREHOUSE
SPACE

MAP E5 STREET 4680
LOT S0003A
52 NATIONAL DRIVE
SEE VOL. 2436, PG. 87
AREA=109,229 S.F.
=2.5076 AC.

Scale: 1" = 10'
0' 5' 10' 15' 20' 30'
Date: 28 February 2022

New England Traffic Solutions:
Proposed Site Improvements
LANDSCAPE PLAN

68 NATIONAL DRIVE
N/F SIEBAR GLASTONBURY 2.0 LLC
VOL. 3560 PPG. 62



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