

LOCATION MAP SCALE: 1"=1000'

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN S	SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

HORIZONTAL DATUM REFERS TO NAD83

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.

REFERENCE MADE TO MAP TITLED:
""RECORD DRAWING" SITE DEVELOPMENT & TOPOGRAPHIC MAP OAK STREET INDUSTRIAL SUBDIVISION PREPARED FOR MGM ASSOCIATES GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 2-7-86 REV. 10-26-88 SCALE: 1"=40' MAP NO. 94-84-1A

"PROPOSED EASEMENT BRUCE J. BEMER PREPARED FOR EDWARD J. & JANIS I. PRELI GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY. CONN. DATE: 6-22-88 REV. 10-3-88 SCALE: 1"=40' MAP NO. 331-87-3

"SUBDIVISION PLAN OAK STREET INDUSTRIAL SUBDIVISION PREPARED FOR MGM ASSOCIATES GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY. CONN. DATE: 2-7-86 REV. 8-5-86 SCALE: 1"=40' MAP NO. 94-84-1

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

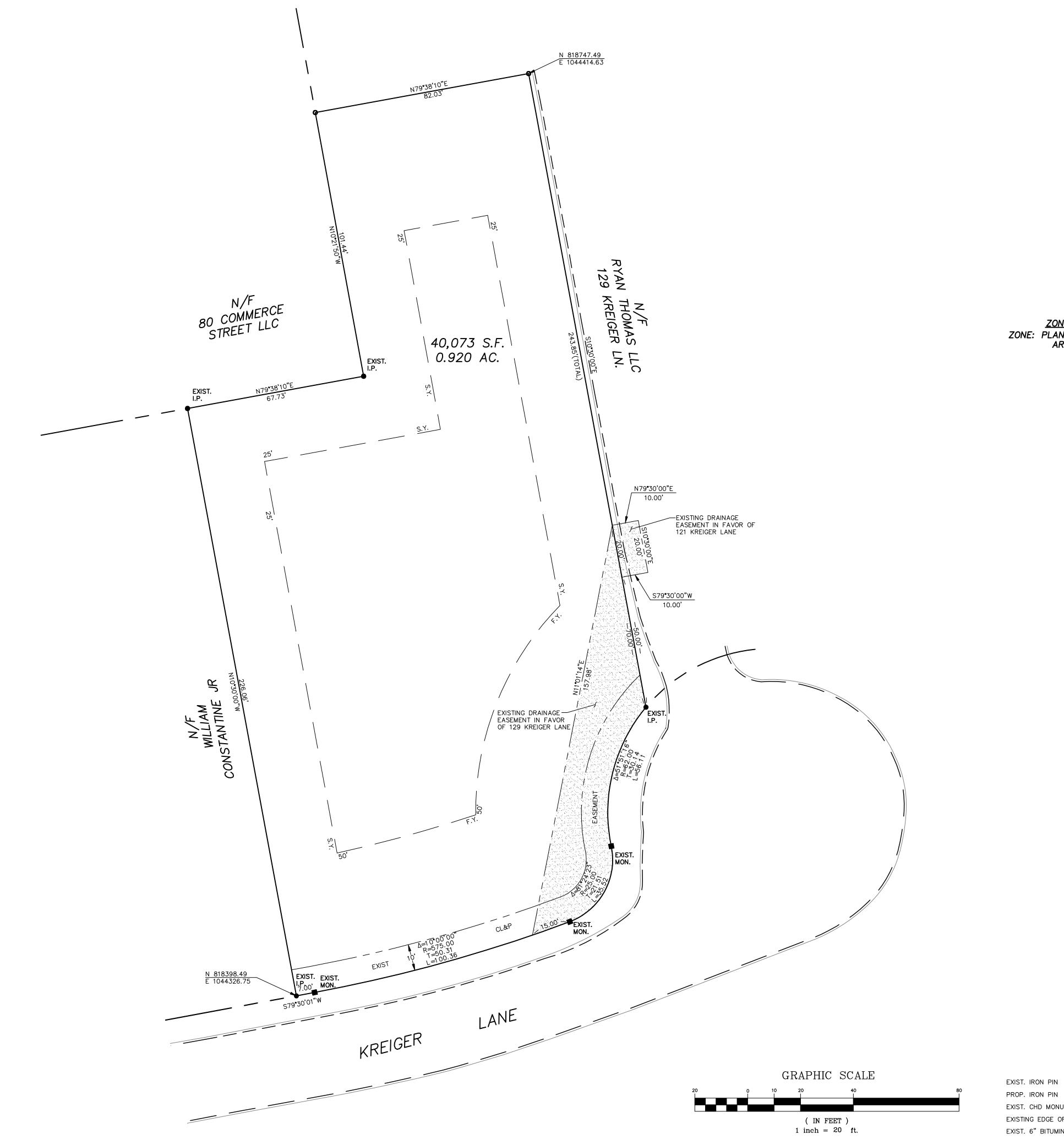
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: ZONING LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

SANDS E AESCHLIMAN

L.S. # 14201



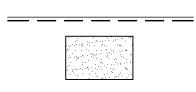
ZONING INFORMATION ZONE: PLANNED COMMERCE/GW-1 AREA = 0.92 AC.

O EXIST.

EXIST. CHD MONUMENT EXISTING EDGE OF PAVEMENT EXIST. 6" BITUMINOUS CURB

<u>LEGEND</u>

EXISTING DRAINAGE EASEMENT



CK. BY: MWF DRW. BY: TCJ DATE: 2-18-22 SCALE: 1"=20' SHEET 1 OF 6 분 분 분 MAP NO.131-20-1BDY

MEGSON, E

 $WQV = \underbrace{(1")(R)(A)}_{12} \quad \text{Where}$

 $R = 0.05 + 0.009(I) \qquad 0.05 + 0.009(70) = 0.680$

 $I = \% \text{ Impervious} = \underline{27,878 \text{ S.F.}} = 70\%$

A = area of the catchment = 0.92 AC

WQV = (1")(0.680)(0.92) = 0.052 AC-FT = 2,271 CF

WQV provided -3,609 CF > 2,271 CF

- The existing Town drainage system will adequately convey a 10 year return frequency storm without surcharge in accordance with the Town of Glastonbury Engineering Department requirements. This is consistent with the original design of the Kreiger Lane drainage system which anticipated full development of the industrial lots
- The proposed SWMB will provide a storage capacity in excess of 150% of the Water Quality Volume (WQV) which is 2,271 CF.
- No adverse impacts from development will be created for downstream areas.
- The Water Quality Volumes from the project will be collected and infiltrated within the SWMB proposed.
- The proposed Stormwater Management Measures exceed the goals of the 2004 Connecticut Stormwater Quality Manual.

GENERAL LANDSCAPING, LLC PLANNED COMMERCE/GW-1 PROJECT/APPLICANT PROJECT ADDRESS SPECIAL PERMIT SECTION TPZ CHAIRMAN DIRECTOR OF COMMUNITY DEVELOPMENT DATE SPECIAL PERMIT APP'D NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT

VARIANCE APPROVED ON MAY 2, 2022 FROM SECTIONS 4.15.1-4.15.2 TO ALLOW ACCESSORY USES WITHOUT PRINCIPAL USE STRUCTURES, INCLUSING ACCESSORY STRUCTURES.

NO BITUMINOUS CURBING IS PROPOSED ON THIS SITE

EXISTING ELEVATIONS FROM ACTUAL FIELD SURVEY

PARKING SPACES ARE PROPOSED WITHIN THE REQUIRED

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. DOT FORM 818 AND/OR THE TOWN STANDARD SPECIFICATION HORIZONTAL DATUM REFERS TO NAD83

THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOP 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 THRU FRIDAY AT (860)652-7735.

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.



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

Date: May 2, 2022 Re: GL Properties 121 Krieger Lane Glastonbury, CT 06033 Zone: PC

LAIMED EMENT

PROPOSED 6' HIGH —— CHAIN LINK FENCE WITH BROWN PRIVACY SCREENING

BENCHMARK T.F.

CATCH BASIN ELEV 97.63

GL Properties, LLC 100 Krieger Lane Glastonbury, CT 06033

Dear Mr. Pell, During a public hearing on your application on May 2, 2022 the following resolution was passed:

 ${\it The~Glastonbury~Zoning~Board~of~Appeals~approves~the~application~by~GL~Properties,~LLC~for~variance}$ with respect to 121 Krieger Lane in Planned Commercial Zone from Sections 4.15.1 and 4.15.2 to allow accessory uses without principal use structures, including accessory structures, on the grounds that a hardship exists which is the regulations itself. The requirements of Section 13.9 are satisfied.

The approval will become effective when it is recorded by the property owner in the Town Clerk's Office and receipt of filing given to the Building Official/Zoning Enforcement Office. This decision is based upon and subject to the representations made and evidence produced by the applicant(s) at the Public Hearing. Please be advised that prior to the issuance of a building permit for the activity approved herein, review or approval may be required by the Glastonbury Health Department, Inland Wetlands and Watercourses Agency, Town Planning and Zoning Commission or other local or State agencies.

*Please note that the cost to record this letter with the Town Clerk has an additional fee payable only by cash or check at the time of filing.

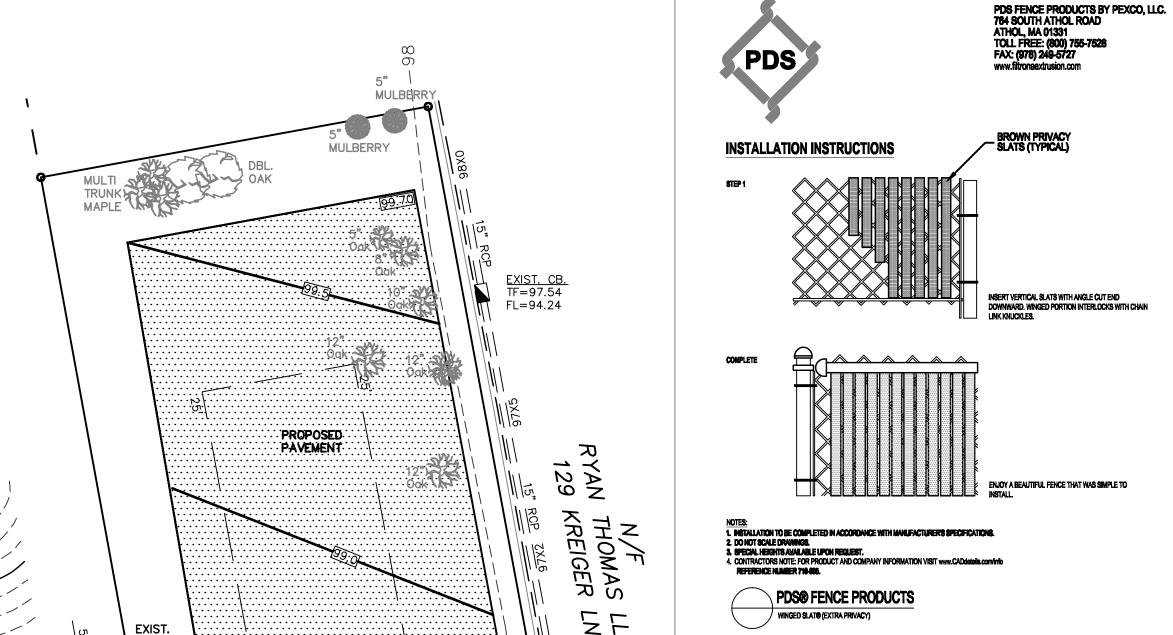
TEST PIT DATA

DATE: 9-15-21
MATERIAL:
0.0 - 108" RED FINE SAND

TEST PIT 1

MOTTLING: NONE GROUNDWATER: NONE

Lincoln White Building Official



PROP CB#1

TF=98:10 FL=95:00

CONCRETE BLOCK LANDSCAPE MATERIAL ... STORAGE BINS

10 MAX THEIGHT

EXIST DRAINAGE

\ FL=92.77(N) FL=92.27(S)

EASEMENT IN FAVOR

OF 121 KREIGER LANE

EXIST DRAINAGE - EASEMENT IN FAVOR

OF 129 KREIGER LANE

(TO BE RELOCATED)

- PROP OUTLET STRUCTURE #3 TF=96.50

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

✓ SEE LEGEND

16 3 1-14'-15" STORM @ 1.0%

PROP. STORM MH #4 TF=99.00 FL=91.86

96 FL 24" RCP "S"=91.48

FL 15" RCP "N"=91.36 FL 15" RCP "N"=91.41

FL 30" RCP "E"=91.06 FL 30" RCP "W"=91.08

ZONING INFORMATION ZONE: PLANNED COMMERCE/GW-1 AREA = 40,073 S.F.= 0.92 AC.PROPOSED USE: LANDSCAPE MATERIAL STORAGE & EMPLOYEE PARKING

ZONING TABLE			
PLANNED COMMERCE	REQUIRED/ALLOWED	PROPOSED/PROVIDED	
LOT AREA LOT FRONTAGE FRONT YARD SETBACK SIDE YARD SETBACK REAR YARD SETBACK OPEN SPACE	40,000 S.F. 150 FT 50 FT 25 FT 25 FT 30% (12,022 S.F.)	40,073 S.F. (0.920) AC 150.0 FT. N/A N/A N/A 30.2% (12,103 S.F.)	

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.00 AC	0.000 AC
POST-DEVELOPMENT	0.64 AC	0.015 AC
NET CHANGE (+ OR -)	0.64 AC	0.015 AC

PARKING TABLE

PROPOSED STORAGE AREA = 12,928 S.F.

1 SPACE/2500 S.F. REQUIRED 12,928/2500 = 5.1 SPACES REQUIRED

15 SPACES PROVIDED (1 H.C. VAN SPACE)

LEGEND

LEG	<u>ENU</u>
PROP. CONTOUR	264
EXIST. 4" GAS MAIN	4"G
EXIST. 12" WATER MAIN	12"WM
EXIST. 8" SANITARY SEWER	8"S
EXIST. CONTOUR MINOR	
EXIST. CONTOUR MAJOR	
EXISTING LIMIT OF CLEARING	.~~~~~~~~
PROPOSED LIMIT OF CLEARING	.mmmmm.
EXISTING EDGE OF PAVEMENT	
EXIST. 6" BITUMINOUS CURB	
PROPOSED HANDICAPPED SIGN	

PROPOSED BITUMINOUS DRIVE TO TOWN OF GLASTONBURY STANDARDS PROPOSED 6' HIGH CHAIN LINK FENCE WITH BROWN PRIVACY

PROP. SPOT ELEVATIONS

PROPOSED UNDERDRAIN

SCREENING

PROPOSED CATCH BASIN

CK. BY: DRW. BY: TCJ

VERTICAL DATUM REFERS TO NGVD88

DATE: 2-18-22 SCALE: 1"=20'

MWF

0

MEGSON,

APING CONN.

SHEET 2 OF 6 ™ MAP NO. 131-20-1SP

EROSION & SEDIMENT CONTROL NOTES

GENERAL

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.

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. CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE ?GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL ? (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNERTGASPONDUTE 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 POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.

AN APRON OF 2? TRAP ROCK AT A MINIMUM DEPTH OF 6 INCHES AND 50 FEET IN LENGTH SHALL BE INSTALLED AND MAINTAINED TO THE SITE. ALL VEHICULAR ACTIVITIES SHALL BE SERVED VIA THIS LOCATION

THE TRAP ROCK IS TO BE REPLACED WHEN SILTED IN TO THE EXTENT THAT IT IS NO LONGER EFFECTIVE FOR ANTI-TRACKING. GOALS OF THE E&SCP

REDUCE MOVEMENT OF SOIL FROM EXPOSED SURFACES UTILIZING TEMPORARY MULCH.

- SLOW RUNOFF VELOCITIES AND TRAP SEDIMENTS WITH SEDIMENT BARRIERS UTILIZING SILT FENCE AND/OR HAY BALES.
- CONTAIN OFF SITE TRACKING OF SEDIMENTS FROM TIRES WITH ANTI-TRACKING PADS.
- DIRECT ALL SURFACE WATER FROM DISTURBED AREA TO TEMPORARY SEDIMENT TRAP
- WINTER STABILIZATION MEASURES SHALL BE PLANNED IN ADVANCE OF THE END OF THE GROWING SEASON TO ALLOW FOR ADEQUATE EROSION AND SEDIMENTATION CONTROL FOR THE WINTER MONTHS.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A NEW PAVED PARKING LOT. 15 PARKING SPACES ARE PROPOSED AS WELL AS BULK STORAGE AREAS. THE LOT WILL DRAIN TO A CATCH BASIN IN THE MIDDLE OF THE LOT AND ALSO VIA SHEET FLOW TO THE PROPOSED STORMWATER MANAGEMENT BASIN ON THE SOUTH SIDE OF THE PARCEL. THE RUNOFF COLLECTED IN THE CATCHBASIN WILL BE DIRECTED TO THE STORMWATER MANAGEMENT BASIN. THIS BASIN IS SIZED TO RETAIN & INFILTRATE THE WATER QUALITY VOLUME. SHORT TERM. THIS BASIN WILL ALSO PROVIDE SIGNIFICANT EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION AS A TEMPORARY SEDIMENT TRAP.

THIS SITE WILL HAVE A DISTURBED AREA OF APPROXIMATELY 0.9 ACRES FOR CONSTRUCTION OF THE PARKING LOT AND STORMWATER MANAGEMENT BASIN. THE TOTAL IMPERVIOUS COVER WILD. 69 ACRES.

AVERAGE RUNOFF COEFFICIENT AFTER CONSTRUCTION 05/2

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

- 1. PREVENT SEDIMENT INTO THE EXISTING STORM DRAINAGE SYSTEM ON KREIGER LANE.
- 2. PREVENT CLOGGING OF COARSE AGGREGATE INFILTRATION BED IN BOTTOM OF STORMWATER MANAGEMENT BASIN
- 3. PREVENT TRACKING OF SEDIMENTS ONTO KREIGER LANE DUST CONTROL

THE ENTIRE CONSTRUCTION IS EXPECTED TO TAKE APPROXIMATELY 3 - 4 MONTHS. THE INITIAL PHASE OF CONSTRUCTION SHALL CONSIST OF CONSTRUCTING THE STORMWATER MANAGEMENT BASIN TO PROVIDE A TEMPORARY SEDIMENT TRAP. THE BOTTOM COARSE AGGREGATE INFILTRATION LAYER SHOULD NOT BE INSTALLED AT THIS TIME TO AVOID CLOGGING AND REDUCTION OF FUTURE INFILTRATION RATE.

CONSTRUCTION SEQUENCE

- CLEARING AND GRUBBING
- 2. INSTALL CONSTRUCTION ENTRANCE
- STRIPPING OF TOPSOIL
- ROUGH GRADE STORMWATER MANAGEMENT BASIN TO BE USED AS A TEMPORARY SEDIMENT TRAP (DO NOT INSTALL COURSE GRADE AGGREGATES IN BOTTOM)
- 5. INSTALL CATCH BASIN OUTLET STRUCTURE & STORM PIPE
- SITE GRADING
- 7. INSTALLATION OF RECLAIMED ASPHALT PAVEMENT
- 8. INSTALLATION OF LANDSCAPE MATERIALS
- TOPSOILING AND SEEDING SHOULDERS
- 10. CLEAN OUT ANY ACCUMULATED SEDIMENTS IN STORMWATER MANAGEMENT BASIN
- * 11. INSTALL UNDERDRAINS, CRUSHED STONE AND COARSE AGGREGATE IN BOTTOM OF STORMWATER MANAGEMENT BASIN 12. FINISH GRADE BASIN
- 13. TOPSOILING AND SEEDING OF BASIN AREA

LAND GRADING

- 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) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
- D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
- E) 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.
- F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.
- G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
- H) 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.
- PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES. J) 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.

EROSION CHECKS

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. STRAW SHALL BE USED RATHER THAN HAY BALES TO PREVENT INTRODUCTION OF INVASIVE PLANT SPECIES TO THE SENSITIVE WETLAND AREAS.

- 1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- 4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

- 1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- 2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED
- 3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- 4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERM TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

- WATER IS ACCEPTABLE AND MUST BE APPLIED OFTEN IN HOT, DRY WEATHER. CALCIUM CHLORIDE IS NOT ACCEPTABLE.
- 2. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES. 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- 3. APPLY LIME ACCORDING TO SOIL TEST
- 4. APPLY FERTILIZER ACCORDING TO SOIL TEST. SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS SHALL BE USED.
- 5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- 6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR

ESTABLISHMENT:

- 1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
- SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES
- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING,
- DRILLING, OR HYDRAULIC APPLICATION. 4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL
- WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL
- 5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

- 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. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

- 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.

SUNNY TO PARTIALLY SUNNY SITES KENTUCKY BLUEGRASS

KENTUCKY BLUEGRASS CREEPING RED FESCUE PERENNIAL RYEGRASS		20 20 05	0.50 0.50 0.10
ТО	TAL	45	1.10
SHADY SITES			
CREEPING RED FESCUE PERENNIAL RYEGRASS		50 05	1.00 0.10
тот	AL	55	1.10
DROUGHTY SITES			
CREEPING RED FESCUE TALL FESCUE		00 40 50 20	
TO	ΤΔΙ	60	1.50

- 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
- 4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING,
- 5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
- 7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

TOPSOILING

- 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.
- 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 BETWEEN 6 & 20 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 SIX (6") INCHES.

STORMWATER MAINTENANCE PROGRAM

A.Litter Removat: MAINTENANCE OF STORMWATER MANAGEMENT BASIN

NOTES:

1. PRIVATE RESIDENTIAL DRIVEWAYS SHALL NOT EXCEED 12 FEET IN WIDTH AND PUBLIC OR COMMERCIAL DRIVEWAYS SHALL NOT EXCEED 30 FEET IN WIDTH UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN MANAGER. MAXIMUM CURB CUT DIMENSION MAY EXCEED THIS BY UP TO 6 FEET TO ALLOW FOR A 3 FOOT RADIUS AT THE

DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN 20 FEET OF AN INTERSECTION OR 4 FEET OF A CROSS WALK.

3. NO TWO DRIVEWAYS SHALL BE CONSTRUCTED CLOSER THAN 8 FEET APART WHEN MEASURED AT THE GUTTER LINE OF THE STREET.

4. WHERE DRIVEWAYS CROSS EXISTING ROADSIDE DITCHES OR WATERCOURSES, CULVERTS SHALL BE INSTALLED PER SECTION 17-159 OF THE TOWN ORDINANCE.

5. IF CONCRETE SIDEWALKS ARE CALLED FOR THIS AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SIDEWALK

6. A BITUMINOUS CONCRETE DRIVEWAY APRON SHALL BE INSTALLED UP TO THE STREET LINE FOR UNPAVED DRIVEWAYS. A 12" MINIMUM BITUMINOUS CONCRETE APRON SHALL BE INSTALLED WHEN DRIVEWAYS ARE INSTALLED USING CONCRETE OR PAVERS.

(TYPE "C-L" SHOWN)

AS DIRECTED, SEE NOTE 4

- GRAVEL FILL

-UTILITY MARKING TAPE

' MIN. PVC UNDERDRAIN

TONE OR PEA

PERFORATIONS TO BE PLACED UP OR

SLOTTED REINFORCED CONC. PIPE (SRCP)

CAN BE USED AS A COMBINED STORM AND

5. ALL UNDERDRAIN TO BE OUTLETTED
DIRECTLY INTO A CATCH BASIN.THE TOP OF THE

UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE

6. INCLUDE CLEANOUTS AT SPACING NOT TO EXCEED 150 FEET.

DOWN AS SPECIFIED BY THE ENGINEER 2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.

PIPE SHALL BE MIN. 6" DIA.

V. **19999999999**

STANDARD UNDERDRAIN

UNDERDRAIN SYSTEM.

OUTLET PIPE.

-GEOTEXTILE (SUBSURFACE DRAINAGE CLASS A) WITH FULL OVERLAP ON TOP

PIPE O.D. + 2'_O" PROCESSED AGGREGATE 4" IN EARTH 12"

TRENCH WIDTH
IS UNSUITABLE

4" IN EARTH 12"

MIN. IN ROCK
IS UNSUITABLE

EXCEEDS 10' CATCH BASIN WILL BE CLASSED AS CATCH BASIN, TYPE "C" OR

SQUARE KNOCKOUT FOR

' TYPICAL, SEE NOTE 5

─ 6" THICK BASE OF ¾"— CRUSHED STONE.

'C-L", OVER 10' DEEP

AROUND PIPE

FLOW LINE

4'-0" (MIN.)

OR AS DIRECTED

INTERSECTION WITH THE PUBLIC STREET.

STREET PAVEMENT

STREET BASE COURSE —

5'-4"

SECTION A-A

REQUIRED

- WEED (3-5" LAYER OF MULCH WILL LIMIT WEEDS)

- WHERE PLANTS ARE TOO CROWDED, DIVIDE AND

- CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM

<u>ANNUAL</u>

PREVIOUS SEASON.

SPRING AND SUMMER

CUT BACK DEAD STALKS

WEED

- REMOVE STICKS AND DEBRIS

- PRUNE SHRUBS IF NECESSAR'

MOVE PLANTS TO DIFFERENT AREA

- REMOVE WEEDS AND DISEASED PLANTS

- REMOVE EXCESS TREE LEAVES FROM GARDEN

- REPLENISH MULCH TO 3-5" LAYER

All paved surfaces and landscaped areas are to be maintained free of litter and iulation debrie. Litter and debrie are to be removed (hand picked) from all landscaped areas, and parking areas. This cleaning service will be performed

B. Parking Lot Sweeping:

The eweeping program is intended to mitigate sediment accumulation from sanding parting areas during the winter months. By far, most of the sand applied remains on or edjacent to the paved surfaces. Accumulated fall follage is another annually recurring material that can negatively affect the elements avalam. These materials will be removed tolos each year, once in November and once in April. Should more frequent exceptings be required, the program will

C. Discossi of Sediment and Debris

3" COMMERCIAL-

SIDEWALK AREA

3/28/2017

SECTION B-B

VARIES

THE TOP OF PIPE.

DRAWN BY: SR CHECKED BY: SMB

APPROVED BY: DAP

LAST REVISED: 9/1/2016

CHECKED BY: SMB

APPROVED BY: DAP

LAST REVISED: 9/1/2016

SEE NOTE 5

be adjusted accordingly.

Disposal of debris and sediment removed from any of the structures must be in ance with all applicable local, state and federal regulations. On-elle disposal of sediment and debris shall not occur.

MAXIMUM DRIVEWAY WIDTH

0'-0" PUBLIC OR COMMERCIAL

TYPICAL DRIVEWAY CROSS SECTION

VERTICAL CURVES HAVING A LENGTH OF AT LEAST 10 FEET SHOULD BE USED

3. ALL FRAMES AND GRATES SHALL BE GALVANIZED.
FOR DETAILS OF FRAMES AND GRATES, SEE CONNDOT
STANDARD DETAIL SHEET HW-507_08.

BITUMINOUS CONCRETE

ALL CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507_1 AND HW-507_04 EXCEPT AS OTHERWISE NOTED ON THIS DETAIL. DOUBLE

ALIGNED AS SHOWN AND SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507_07. CAPE COD CATC BASIN TOPS SHALL HAVE AN OPEN THROAT.

4. WHEN TYPE 'C' CATCH BASINS ARE CONSTRUCTED IN PAVEMENT, THE NORMAL GUTTER OF THE ROADWAY SHALL BE VARIED TO PROVIDE AN ADDITIONAL 2—INCH DEPRESSE GUTTER AT THE CATCH BASIN.

5. WALL THICKNESS TO BE 12 INCHES WHEN HEIGHT OF STRUCTURE EXCEEDS 10 FEET FROM TOP OF FRAME TO BOTTOM OF BASE. THICKER WALLS APPLY ONLY TO

6. PRECAST RISER SECTIONS SHALL <u>NEVER</u> HAVE CORNER PIPE ENTRIES. WHEN PIPE ALIGNMENT CANNOT BE CHANGED, A ROUND STRUCTURE SHALL BE USED PER CONNDOT DETAIL HW-507_04.

7. CATCH BASINS LEFT ABOVE THE FINISHED GUTTER GRADE FOR THE WINTER MUST BE PROPERLY SHIMMED FOR PLOWING AS SHOWN IN PLATE 4.

ENDS OF PIPE SHALL BE SAWCUT FLUSH WITH INSID

FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE MET:

MAXIMUM CORBEL SHALL NOT EXCEED 2 INCHES;

WHERE NECESSARY, BLOCKS MAY BE CUT OR

WHERE NECESSARY, BLOCKS MAY BE CUT OR
CONCRETE BRICK USED (NO RED BRICK PERMITTED);
 CORNERS SHALL BE SQUARE, COURSES LEVEL, AND
JOINTS PROPERLY STAGGERED;
 VOIDS IN EXTERIOR WALLS SHALL BE GROUTED, AND
CORDELS SHALL BE WEDGED.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES

CATCH BASIN

- GRAVEL FILL PLACED &

12"(MAX.)LAYERS

BY THE ENGINEER. - UTILITY MARKING TAPE

OR SUITABLE NATIVE

- BEDDING MATERIAL

STORM SEWER TRENCH

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

TRENCH FOR STORM DRAIN

AND UNDER DRAIN

PORTION OF STRUCTURE BELOW 10' DEEP.

MORTAR MIX SHALL NOT CONTAIN LIME.

CORBELS SHALL BE WEDGED.

TYPICAL WIDTHS FOR

EXCAVATION &

OF ELLIPTICAL PIPE

UNDER 30", I.D.+3'

& FOR HORIZ. ELLIPTICAL PIPE

FOR PIPE 30"& OVER

ALL STORM DRAIN INSTALLED WITHIN TOWN RIGHT-OF-WAY

SHALL BE CONCRETE PIPE. ALL CONCRETE PIPE SHALL BE MINIMUM CLASS IV UNLESS OTHERWISE SPECIFIED.

OF WHICH PASSES 3/8" SIEVE AND <10% PASSING NO. 200 SIEVE.

4. WHEN GROUND WATER IS ENCOUNTERED, 3/4" STONE SHALL BE

SUBSTITUTED FOR PIPE BEDDING, AND BACKFILLED TO 12" ABOVE

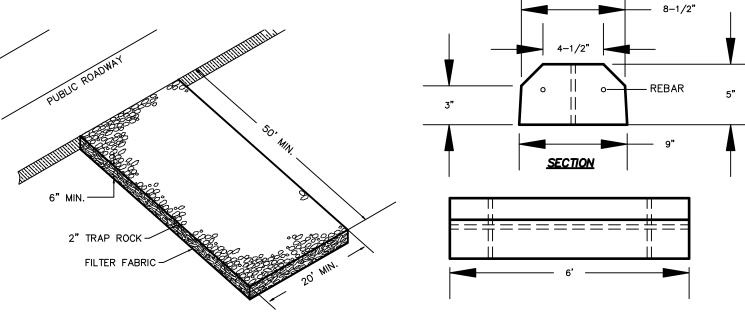
USE WATERTIGHT RUBBER GASKETS IN ALL PIPE JOINTS.
PIPE BEDDING MATERIALS SHALL BE SAND OR SANDY SOIL, ALL

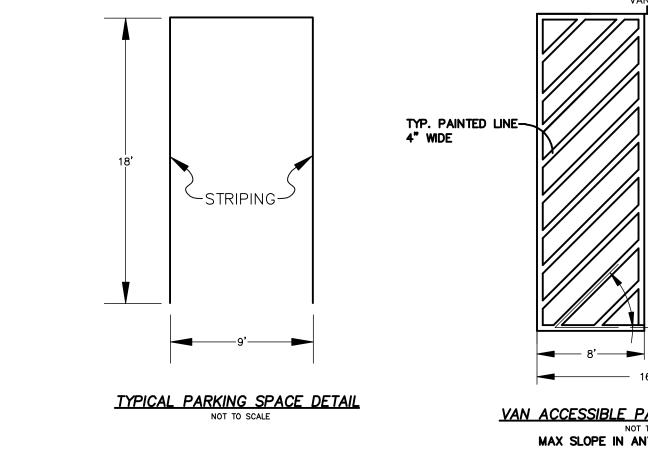
GRATE CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD SHEETS HW-507_05 AND HW-507_06.

DRIVEWAY

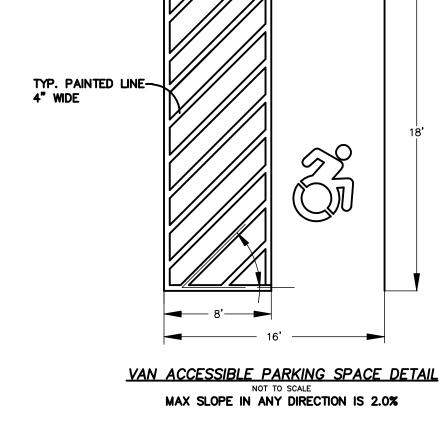
GRADE AS SHOWN ON PLANS OR AS DIRECTED

SEE NOTE 1



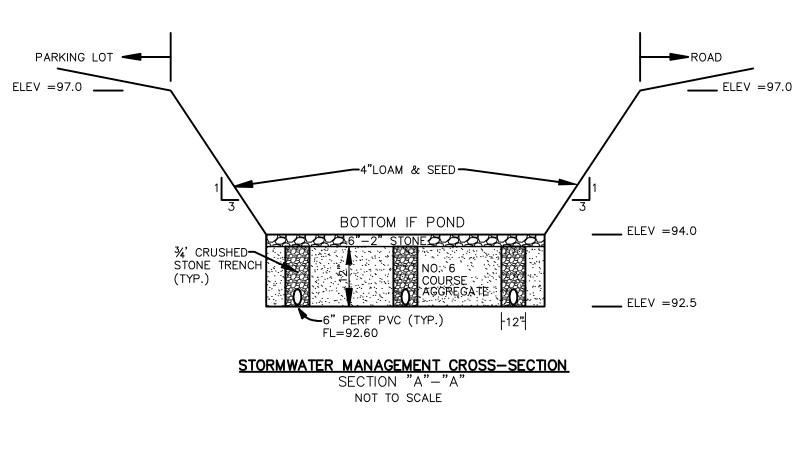


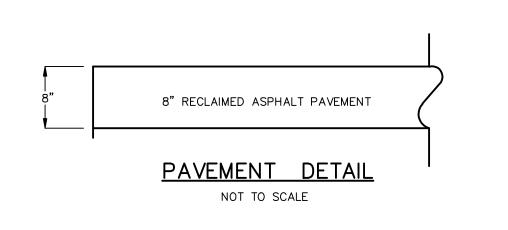
CONSTRUCTION ENTRANCE



HANDICAPPED

PARKING SIGN





PROJECT/APPLICANT	ZONE
233 EASTERN BOULEVARD	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

XR KR 0 Y: MWF

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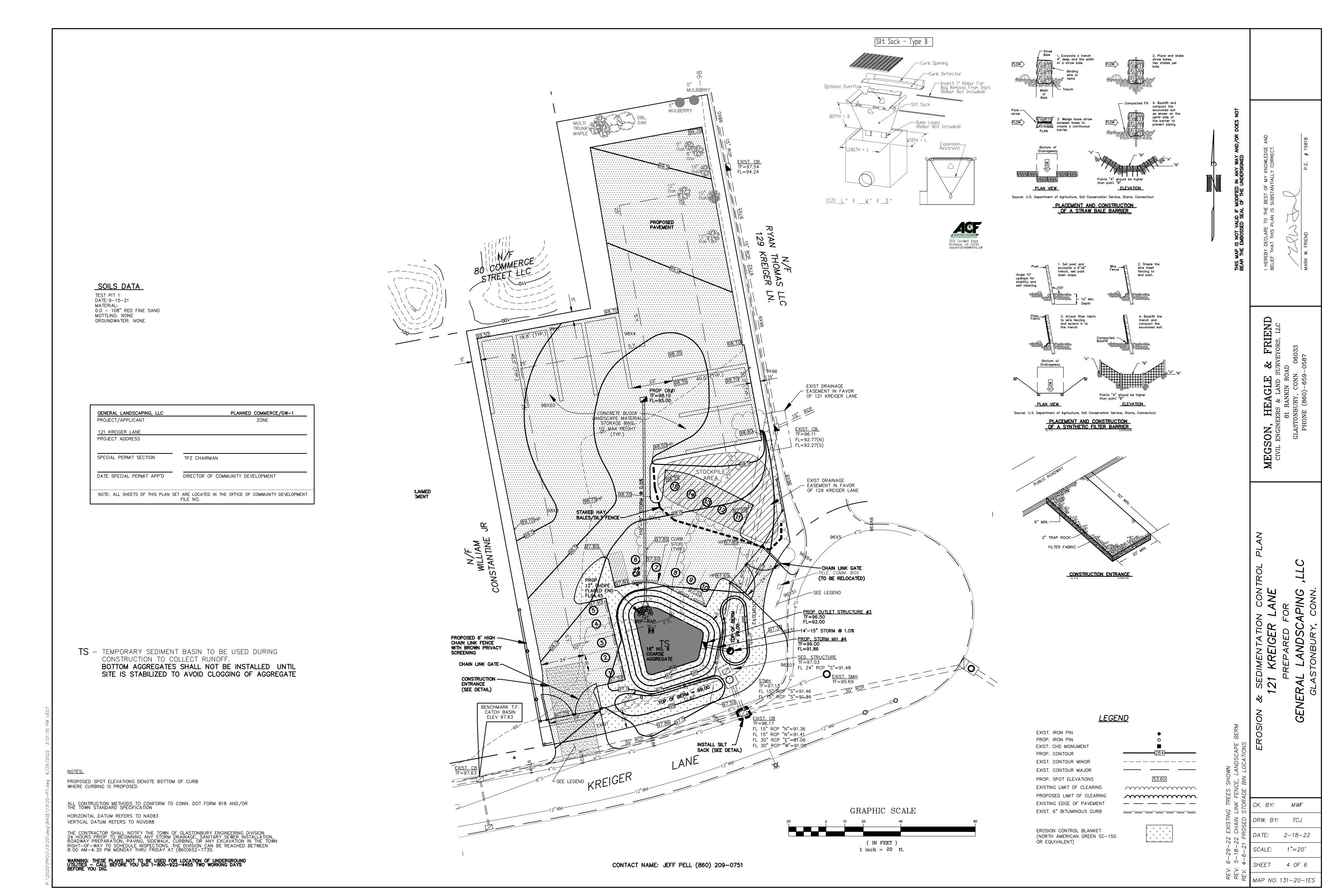
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BY: TCJ 2-18-22 1"=20' 3 OF 6



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6/29/2022

L-001 Revision #: