

GRISWOLD GARDENS PARKING EXPANSION

239 GRISWOLD STREET
GLASTONBURY, CT

ISSUED FOR:
PLANNING & ZONING COMMISSION
SPECIAL PERMIT DESIGN REVIEW
OCTOBER 4, 2022

OWNER

SIMON KONOVER COMPANY

1800 Silas Deane Hwy.
Rocky Hill, CT 06067

CONSULTANTS



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Glastonbury, CT 06033
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LIST OF DRAWINGS

-	COVER SHEET
C0.0	GENERAL INFORMATION
C1.0	SITE DEVELOPMENT PLANS AND NOTES
C2.0	SITE DETAILS

LOCATION MAP



100 0 200 400 600 feet
SCALE: 1" = 200'

GENERAL LEGEND

- MATCH LINE
- CONTRACT LIMIT LINE
- PROPERTY LINE
- SAWCUT LINE
- CURB (SEE MATERIALS PLAN FOR TYPE)
- EXISTING CATCH BASIN
- YARD DRAIN
- SIGN (SEE MATERIALS PLAN FOR TYPE)

EROSION & SEDIMENTATION CONTROL LEGEND

- SF SILT FENCE
- HB HAYBALES
- SS SILT SACKS
- RIP RAP
- CONSTRUCTION ENTRANCE
- TEMPORARY DIVERSION
- TS1 TEMPORARY SEDIMENTATION TRAP
- ECB EROSION CONTROL BLANKET
- TSB TEMPORARY SEDIMENTATION BASIN

DEMOLITION & SITE PREPARATION LEGEND

- CURB TO BE REMOVED
- BIT. PAVEMENT TO BE REMOVED
- CONC. PAVEMENT TO BE REMOVED
- CF CONSTRUCTION FENCE
- X SITE ELEMENT TO BE REMOVED
- X SITE ELEMENT TO BE RELOCATED
- Wavy Fence WALL TO BE REMOVED
- X TREE TO BE REMOVED
- P TREE PROTECTION

MATERIALS LEGEND

- EL EXPANSION JOINT
- CONTRACTION JOINT
- PAINTED HANDICAP SYMBOL
- HANDICAP RAMP TYPE A
- HANDICAP RAMP TYPE B
- FIIC FLUSH INTEGRAL CONCRETE CURB
- ICC INTEGRAL CONCRETE CURB
- BCC BITUMINOUS CONCRETE CURB
- BITUMINOUS CONCRETE (HEAVY DUTY)
- CONCRETE PAVEMENT (LIGHT DUTY)

LAYOUT LEGEND

- 12 PARKING SPACE QUANTITY

PAVEMENT MARKINGS LEGEND

- WL WHITE LINE (4" WIDE)

GRADING LEGEND

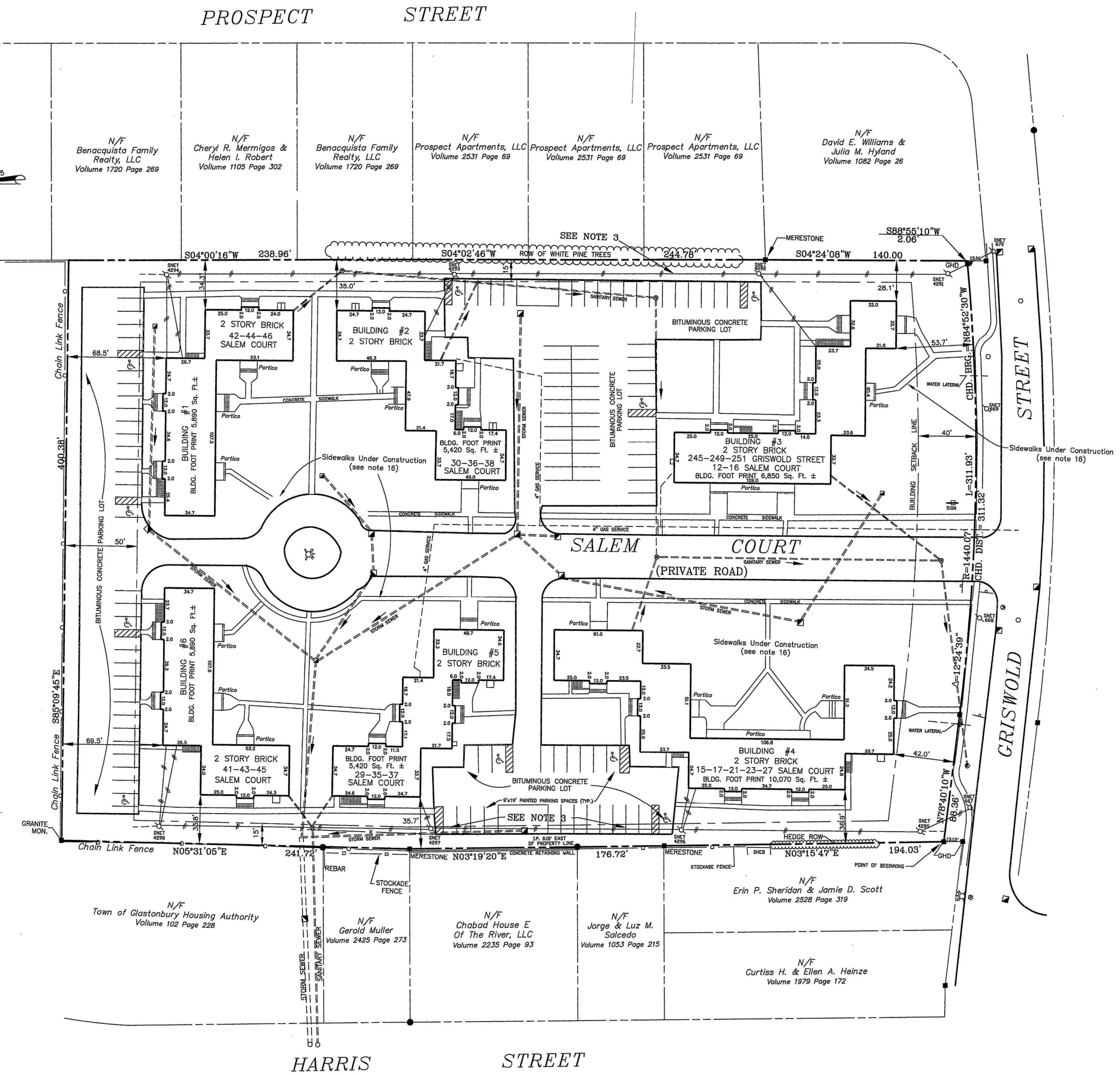
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- FLUSH CONDITION
- ACCESSIBLE ROUTE

DRAINAGE AND UTILITIES LEGEND

- EXISTING STORM DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL

PLANTING LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB PLANTINGS
- QUANTITY
- PLANT TYPE KEY



ALTA SURVEY

1"=50'

Prepared by:
 Alfred Benesch & Company
 120 Hebron Avenue, 2nd Floor
 Glastonbury, Connecticut 06033
 860-633-8341

Prepared for:
SIMON KONOVER COMPANY
 1800 Silas Deane Hwy.
 Rocky Hill, CT

KONOVER GRISWOLD GARDENS PARKING EXPANSION
 30 SALEM COURT GLASTONBURY, CONNECTICUT

DATE:	REVISION:

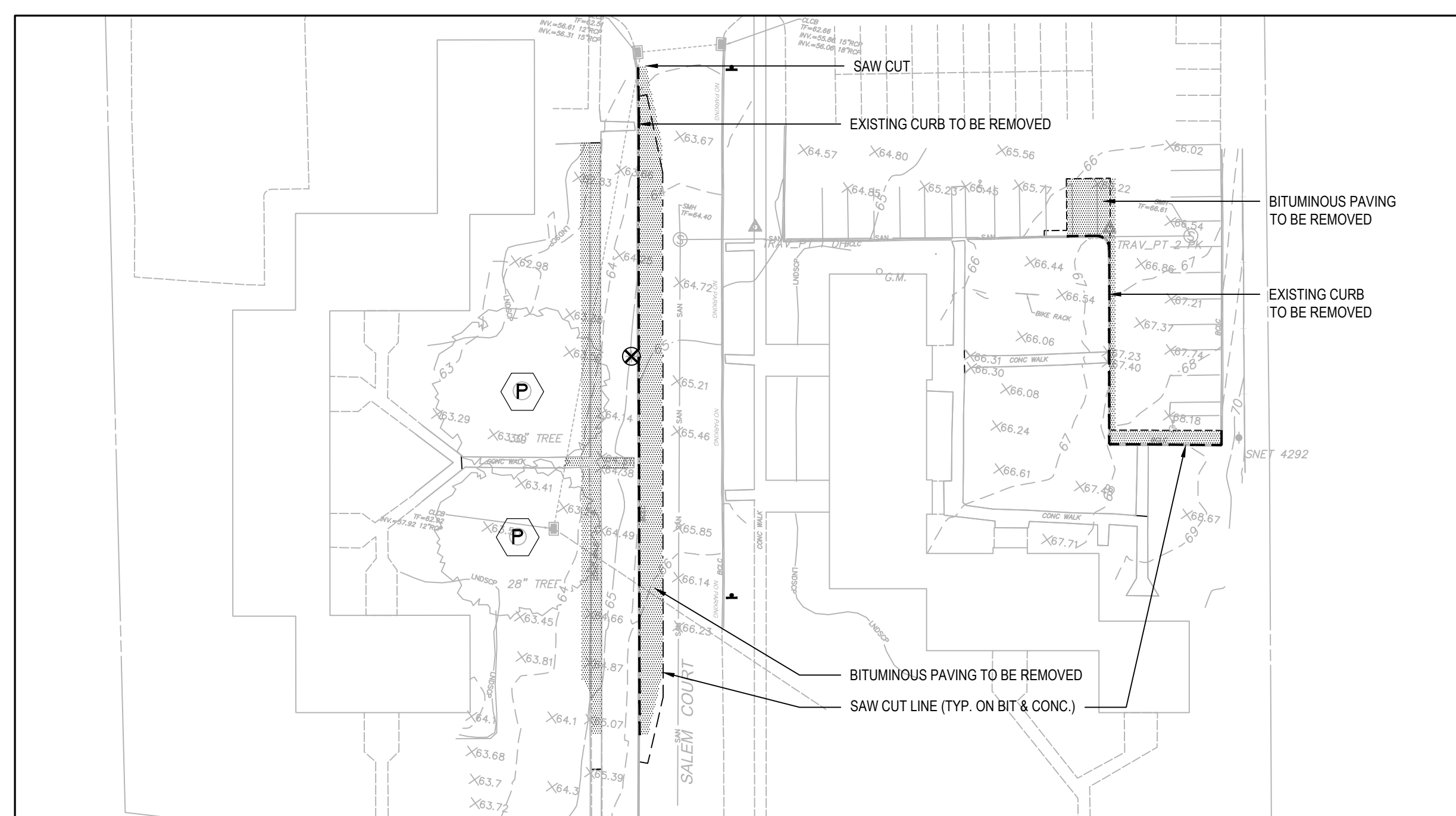
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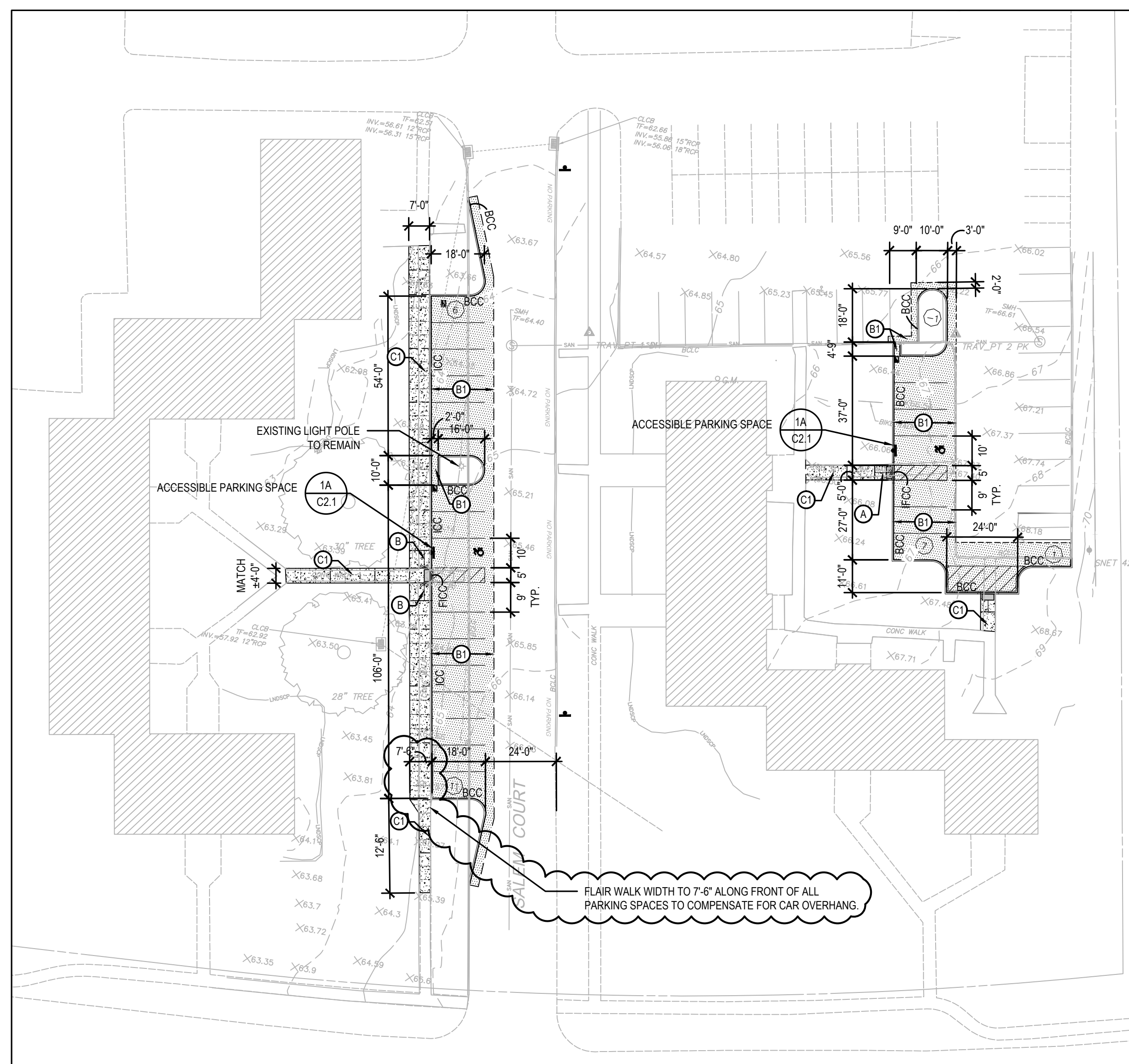
PROJECT NO.: 70637.00 DRAWN BY: TRS
 SCALE: NOT TO SCALE CHECKED BY: RGS
 DATE: 6/03/2022

GENERAL INFORMATION

DRAWING NO.:
CO.0



1 DEMOLITION AND PREPARATION PLAN
 1"=40'
 SCALE: 1"=40'



2 MATERIALS AND LAYOUT PLAN
 1"=30'
 SCALE: 1"=30'

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	REMARKS
	ASAS	4	ACER SACCHARUM 'AUTUMN SPLENDOR' / CADDO SUGAR MAPLE	B & B	3-3.5" CAL.	14-16' HT.
	QP	1	QUERCUS PALUSTRIS / PIN OAK	B & B	7-8" CAL.	20' MIN.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	REMARKS
	BP	1	BETULA PAPIRIFERA / PAPER BIRCH	B & B	MULTI-TRUNK	12-14' HT.
	PSK	2	PRUNUS SERRULATA 'KWANZAN' / KWANZAN CHERRY	B & B	4-4.5" CAL.	12-14' HT.



3 GRADING, DRAINAGE AND PLANTING PLAN
 1"=30'
 SCALE: 1"=30'

PARKING DATA TABLE

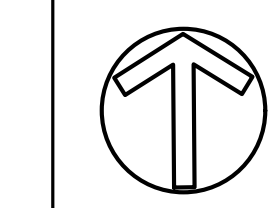
SPACES	TYPE
99	EXISTING STANDARD PARKING SPACES
10	EXISTING ACCESSIBLE PARKING SPACES
24	PROPOSED STANDARD PARKING SPACES
2	PROPOSED ACCESSIBLE PARKING SPACES
(-1)	EXISTING STANDARD SPACE LOST TO RECONFIGURATION
134	TOTAL PROVIDED SPACES
148	REQUIRED PARKING (100 SPACES + 48 SPACES) (50) 2 BEDROOM UNITS X 2 SPACES = 100 SPACES (32) 1 BEDROOM UNITS X 1.5 = 48 SPACES

DESCRIPTION	CHANGE IN IMPERVIOUS SURFACE AREA		CHANGE
	ADDED IMPERVIOUS	REDUCED IMPERVIOUS	
WEST NEW PARKING AREA	2,163 SF	191 SF	+1,972 SF
EAST NEW PARKING AREA	1,867 SF	173 SF	+1,694 SF
TOTAL	4,030 SF	-364 SF	+3,666 SF

SEE SHEET C0.0
 FOR LEGENDS & NOTES
 RELATED TO THIS SHEET

DATE:	REVISION:
10/04/2022	CURB CHANGES PER TOWN ENGINEER/ASDC COMMENTS

ISSUED FOR SPECIAL PERMIT DESIGN REVIEW



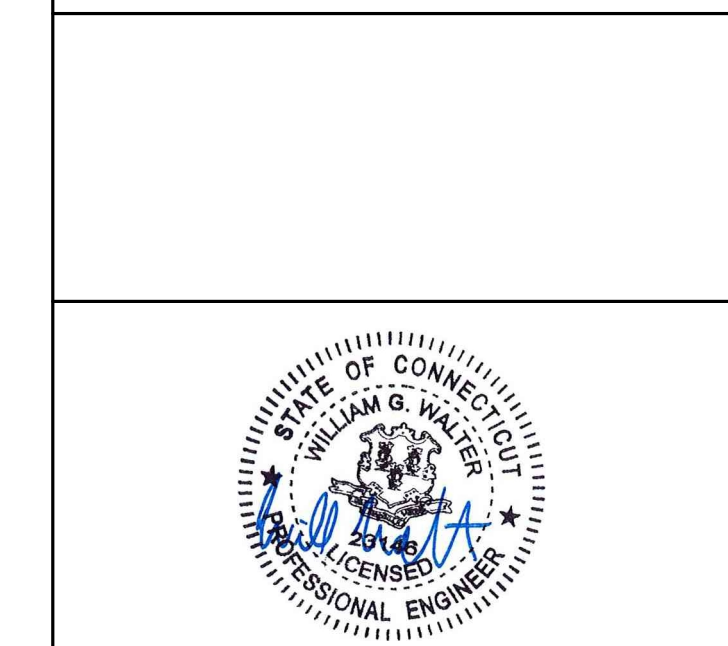
PROJECT NO.: 70637.00 DRAWN BY: RCD
 SCALE: 1"=30' CHECKED BY: RCD
 DATE: 6/03/2022

SITE DEVELOPMENT PLANS & NOTES

DATE:	REVISION:

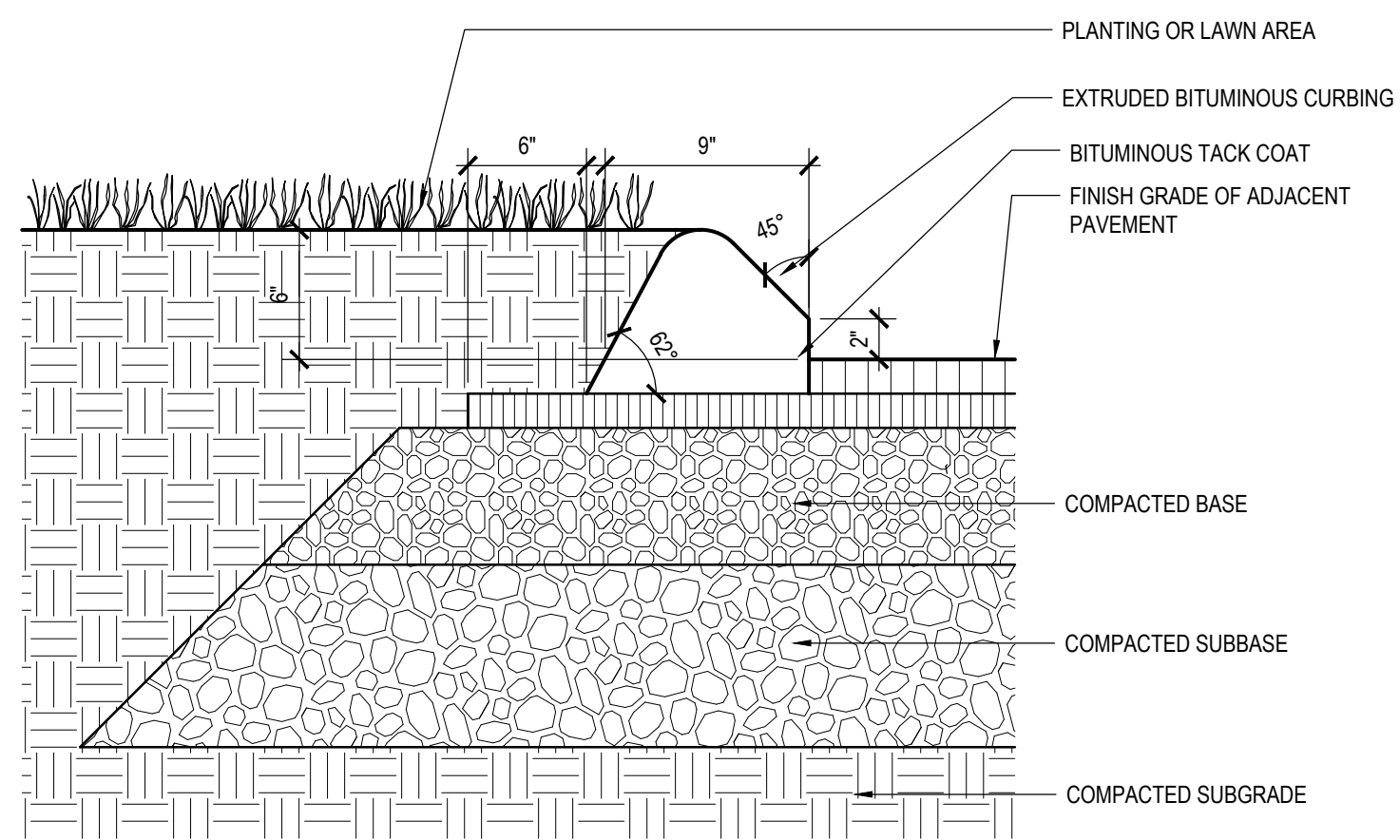
ISSUED FOR SPECIAL PERMIT DESIGN REVIEW

PROJECT NO.: 70637.00
 SCALE: AS SHOWN
 DATE: 6/03/2022

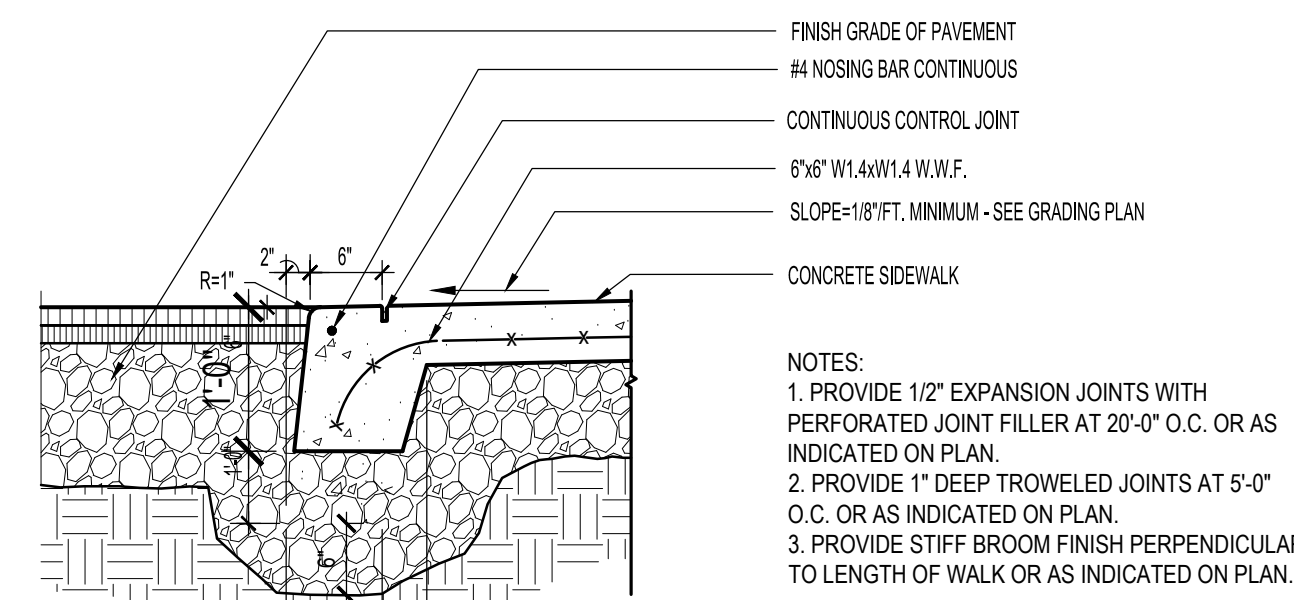


DRAWN BY: GSL
 CHECKED BY: RCD

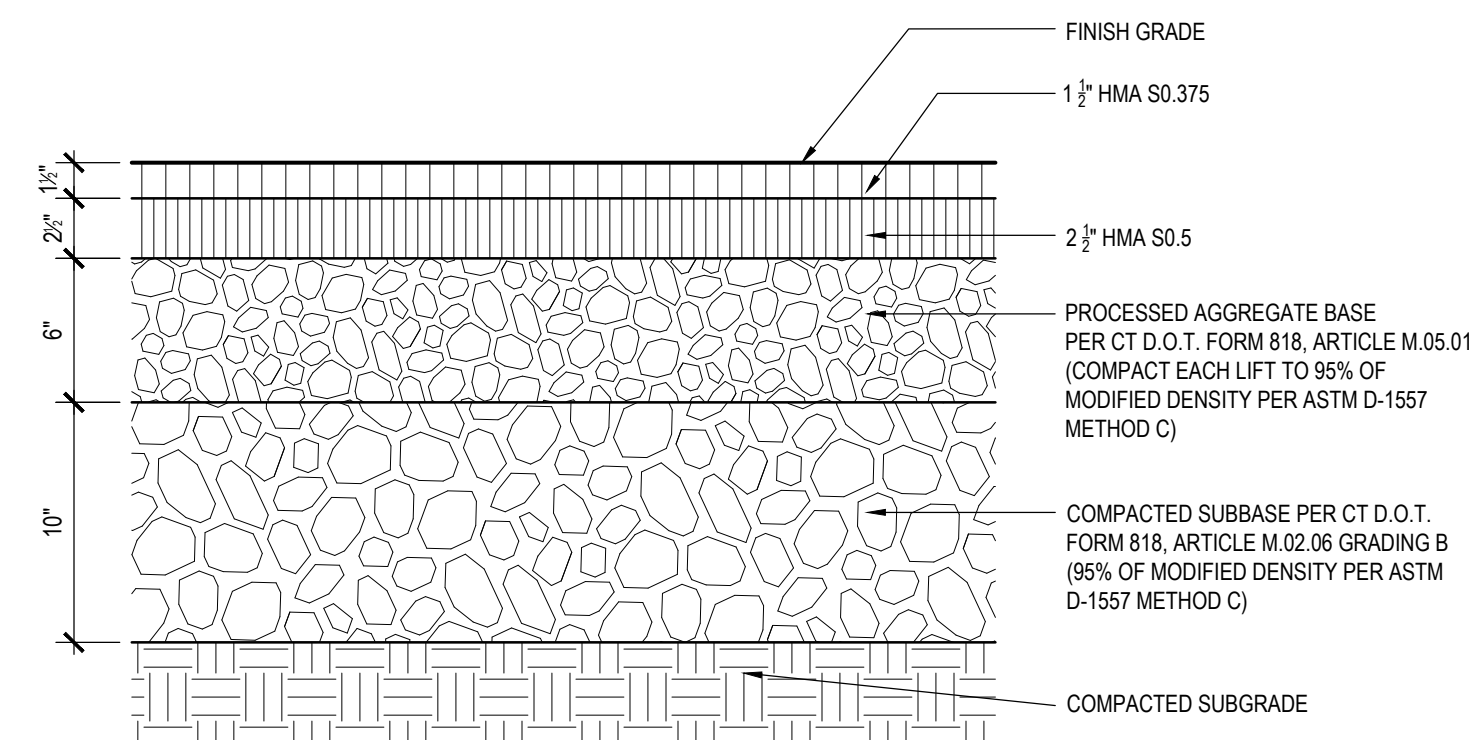
SITE DETAILS



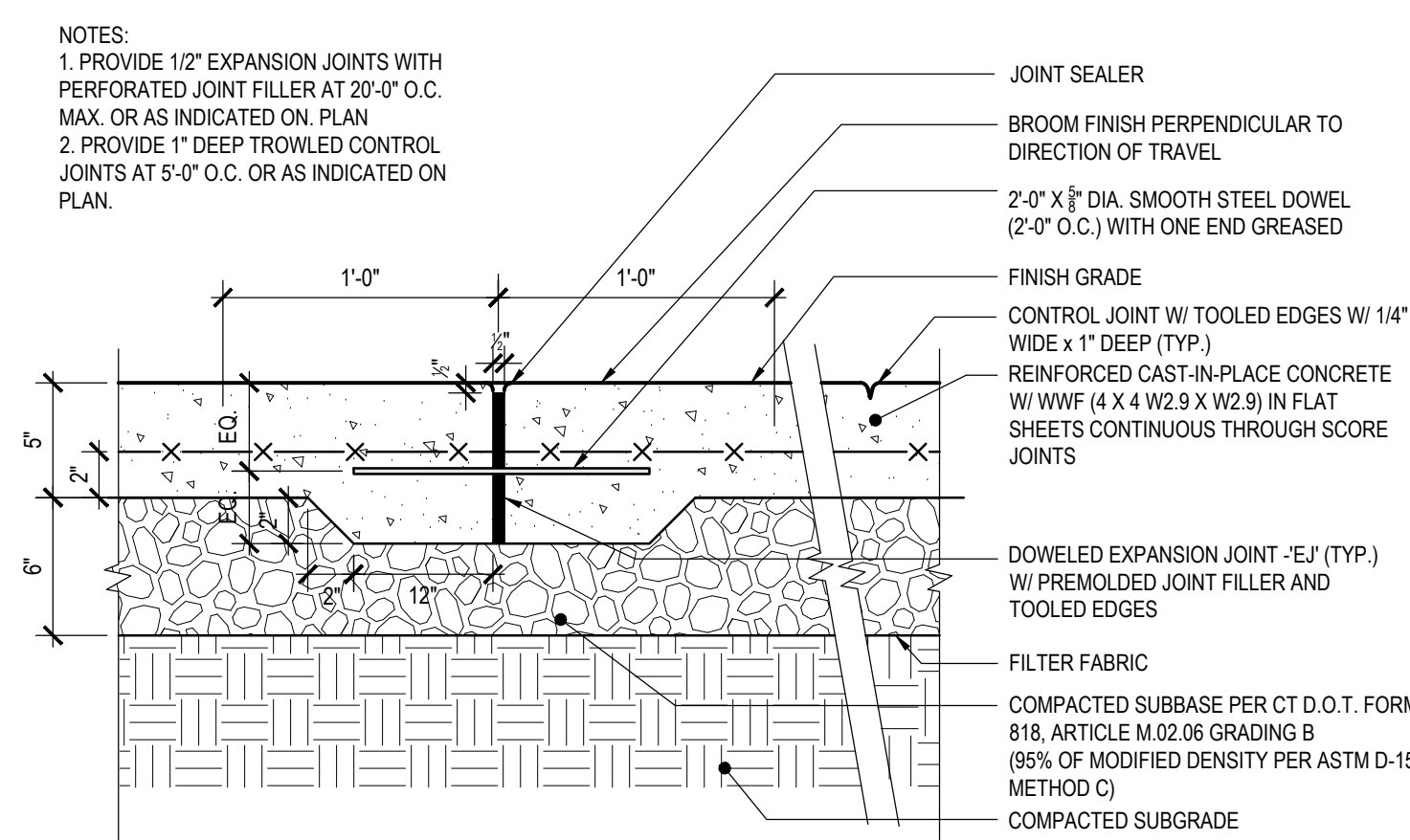
1A BITUMINOUS CONCRETE LIP CURBING (BCLC)
 1 1/2" = 1'-0"



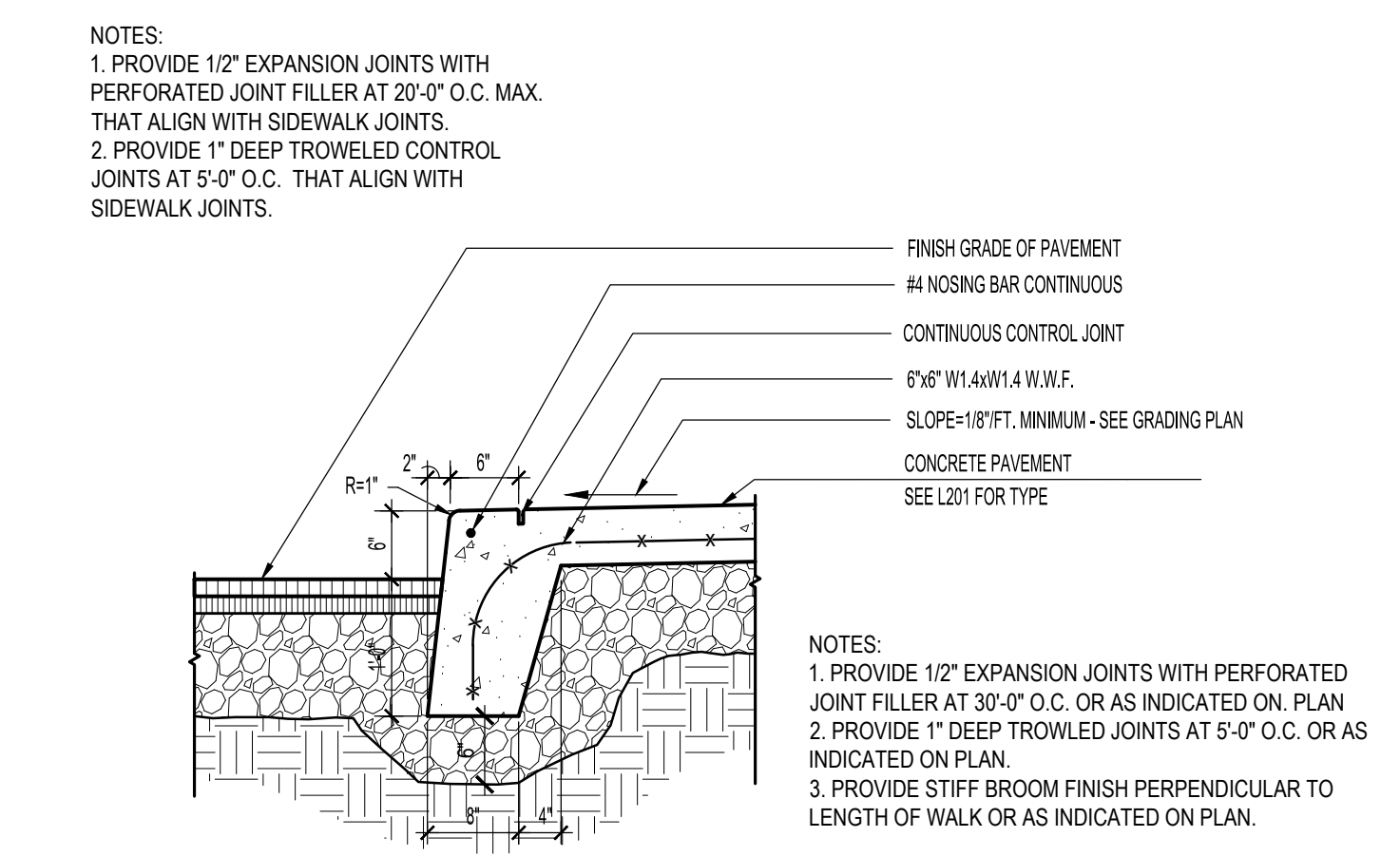
2A CAST-IN-PLACE CONCRETE FLUSH INTEGRAL CURB (FICC)
 3/4" = 1'-0"



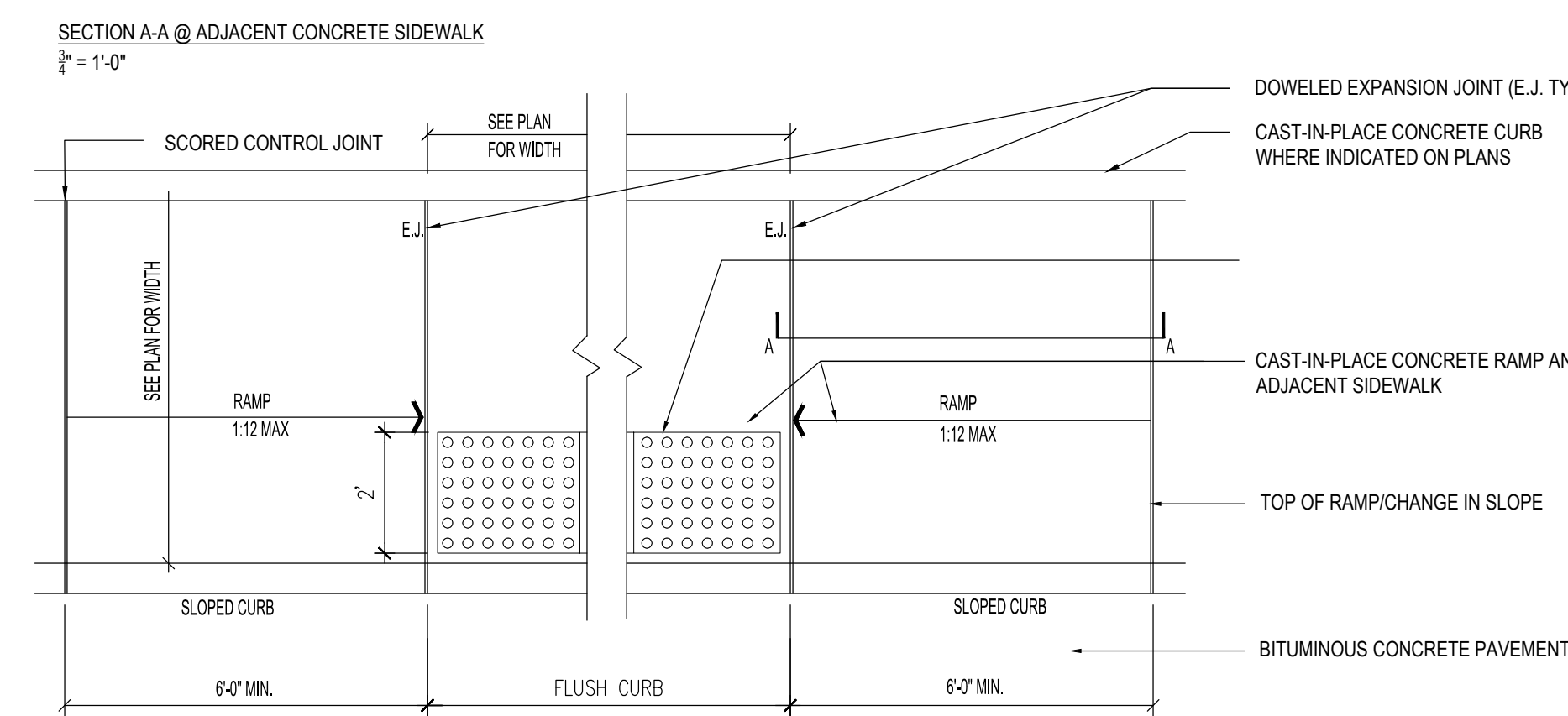
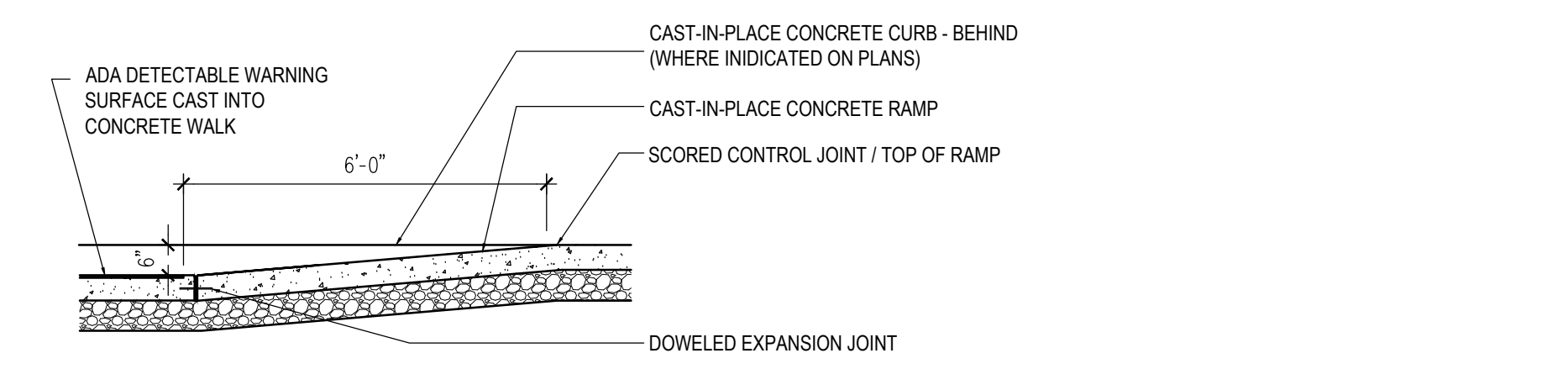
1B HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
 1 1/2" = 1'-0"



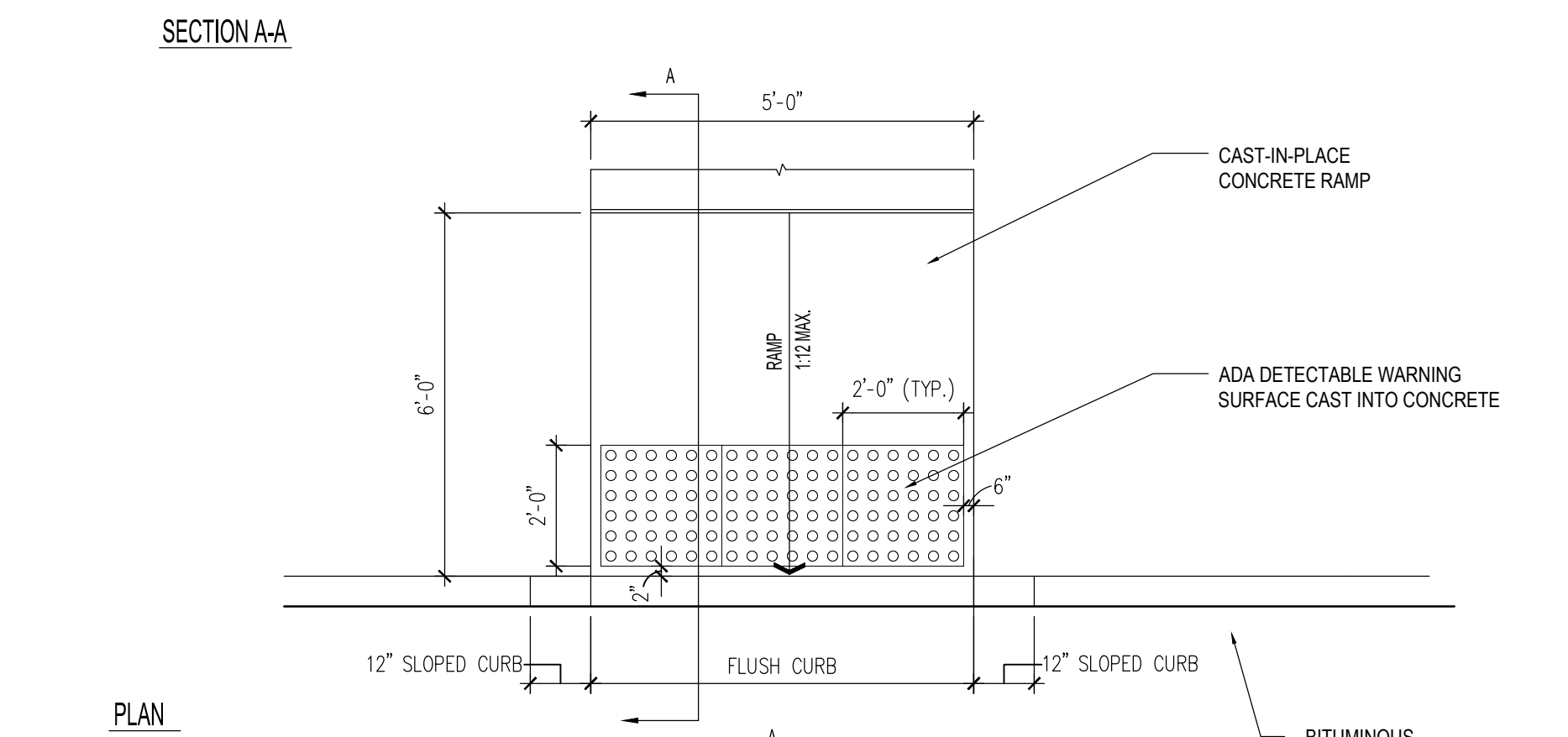
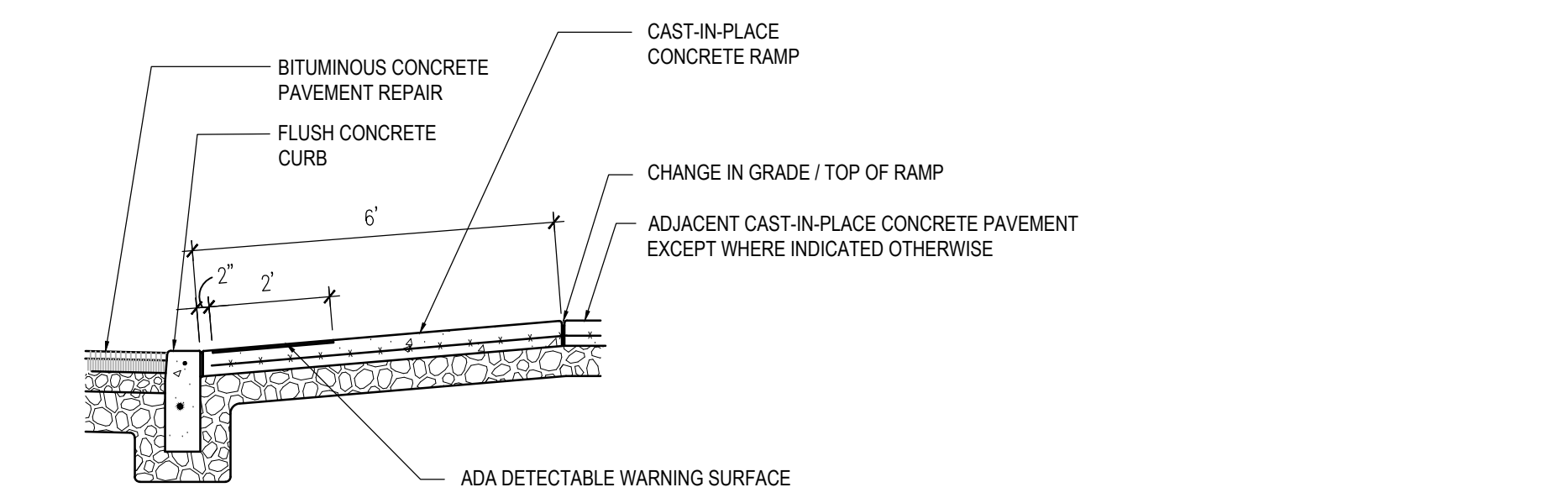
1C LIGHT DUTY CONCRETE PAVEMENT
 1 1/2" = 1'-0"



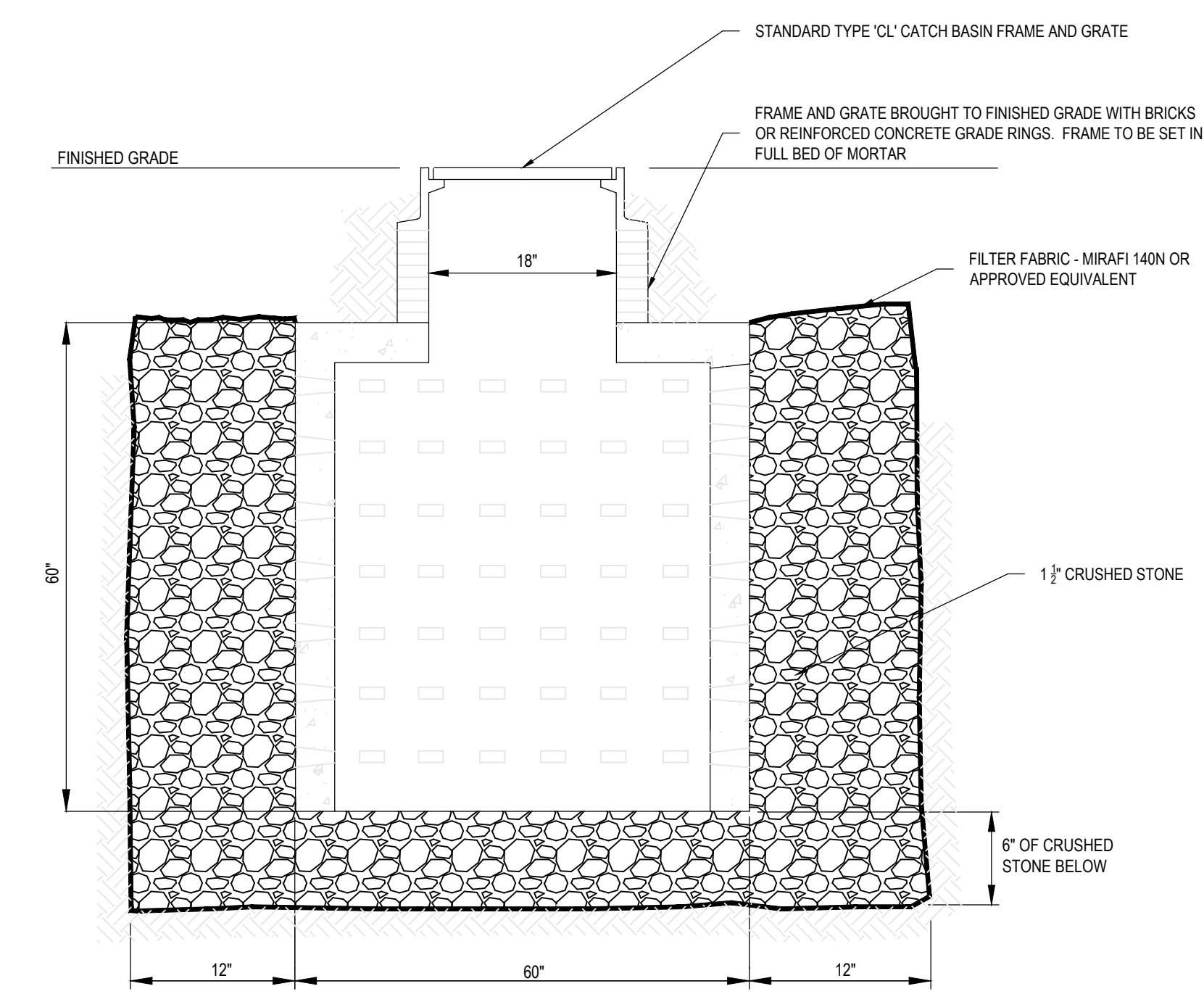
1D CAST-IN-PLACE CONCRETE INTEGRAL CURB (ICC)
 3/4" = 1'-0"



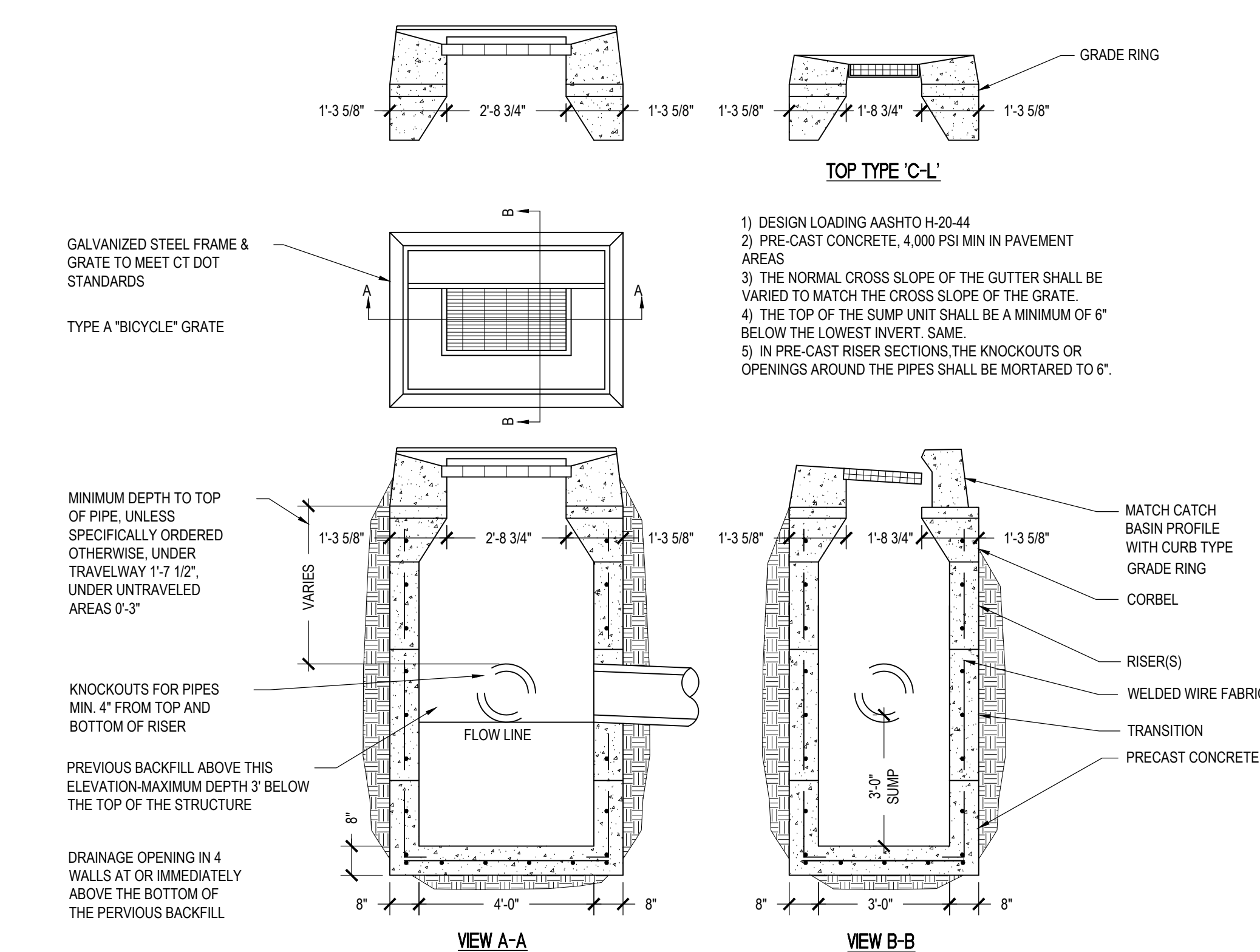
2B HANDICAP CURB RAMP - TYPE B
 3/8" = 1'-0"



2D HANDICAP CURB RAMP - TYPE A
 NOT TO SCALE



3B DRY WELL
 NONE



3D PRECAST CATCH BASIN
 3/8" = 1'-0"