

PROPOSED BUILDING ADDITION

MAP E5 STREET 4680 LOT S0003A
52 NATIONAL DRIVE
GLASTONBURY, CONNECTICUT

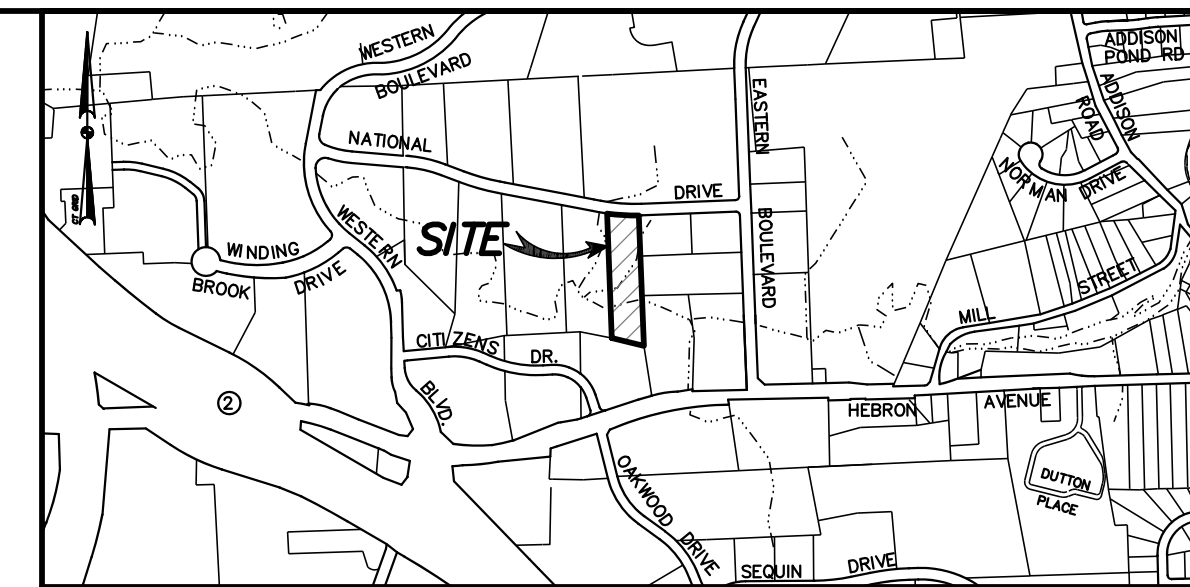
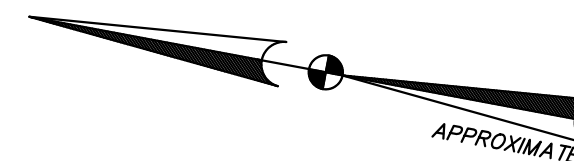
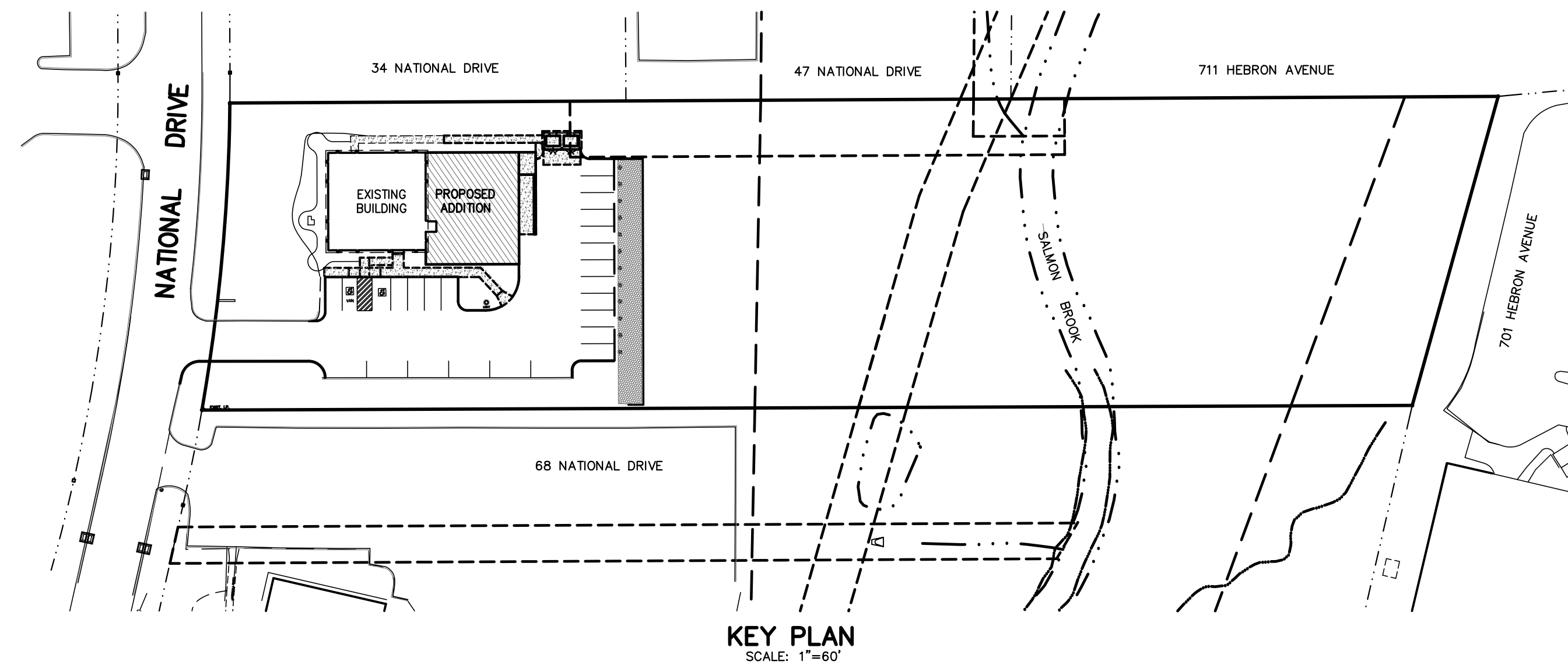
PREPARED FOR:
FIFTY TWO NATIONAL DRIVE, LLC

PREPARED BY
DUTTON ASSOCIATES, LLC
67 EASTERN BOULEVARD
GLASTONBURY, CT

LEGEND	
EXISTING	PROPOSED
● I.P. FND.	○ IRON PIN
■ MON. FND.	□ CONCRETE MONUMENT
—	— PROPERTY BOUNDARY LINE
- - -	- - - ABUTTING PROPERTY LINE
—	— BUILDING LINE
- - -	- - - FLOOD ZONE LINE
- - -	- - - EASEMENT LINE
[]	[] DRAINAGE EASEMENT AREA
[]	[] SEWER EASEMENT AREA
[]	[] CONSERVATION EASEMENT AREA
—	— GROUND CONTOUR LINES
—	— SPOT ELEVATION
—	— SOIL TYPE SYMBOL
—	— WETLAND LIMIT LINE
—	— WETLAND FLAG
—	— EDGE OF WATER
—	— TREE LINE
—	— TREE / SHRUB
—	— SIGNS
—	— LIGHT
—	— BUILDING
—	— BUILDING WITH OVERHANG
—	— STEPS/HATCHWAY
—	— CURBING
—	— EDGE OF BITUMINOUS PAVEMENT
—	— EDGE OF CONCRETE PAVEMENT
—	— CONCRETE SIDEWALK
—	— DOUBLE YELLOW LINE
—	— SOLID WHITE LINE
—	— UNDERGROUND ELECTRIC UTILITY
—	— GAS LINE
—	— WATER SERVICE LINE
—	— WATER MAIN
—	— WATER GATE/CURB STOP
—	— HYDRANT
—	— SANITARY SEWER LINE
—	— SANITARY MANHOLE
—	— STORM DRAIN LINE
—	— DRAINAGE MANHOLE
—	— CULVERT END
—	— STORM DRAIN STRUCTURE
—	— TEST PIT
—	— SEDIMENT BARRIER
—	— TOPSOIL STOCKPILE AREA
—	— CRUSHED STONE

ABBREVIATIONS

BCLC	BITUMINOUS CONCRETE LIP CURB
BIT.	BITUMINOUS
BSMT. FLR.	BASEMENT FLOOR ELEVATION
CB	CATCH BASIN
CC	CONCRETE CURB
CONC.	CONCRETE
EX.	EXISTING
FL	FLOW LINE
F.Y.	FRONT YARD
GAR. FLR.	GARAGE FLOOR ELEVATION
HYD	HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
PG.	PAGE
R.Y.	REAR YARD
SMH	SANITARY MANHOLE
SNET	SO. NEW ENGLAND TELE.
S.Y.	SIDE YARD
TO	TOP OF GRATE
TF	TOP OF FRAME
TOP FND.	TOP FOUNDATION ELEVATION
VOL.	VOLUME
WG	WATER GATE



TOWN PLAN & ZONING COMMISSION APPROVAL

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

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.4248 ACRES
POST-DEVELOPMENT	0.4513 ACRES	0.0245 ACRES
NET CHANGE	+0.0265 ACRES	-0.4003 ACRES

ZONING TABLE PE ZONE

ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED / PROVIDED
LOT AREA	40,000 S.F.	109,229 S.F.	109,229 S.F.
LOT FRONTAGE	150 FT.	164.50 FT.	164.50 FT.
FRONT YARD	50 FT.	53.2 FT.	53.2 FT.
SIDE YARD	25 FT.	27.0 FT./ 79.6 FT.	27.0 FT./77.63 FT.
REAR YARD	25 FT.	531.2 FT.	478.53 FT.
BLDG COVERAGE	75% (29,420 S.F.)	2,778 S.F. (2.54%)	5,641 S.F. (5.16%)
IMPERVIOUS AREA	65% (70,969 S.F.)	18,506 S.F. (16.9%)	19,659 S.F. (18.00%)
OPEN SPACE	35% (38,260 S.F.)	90,723 S.F. (83.1%)	89,570 S.F. (82.00%)
PARKING	25 SPACES (SEE BELOW)	35 SPACES	30 SPACES

PARKING COMPUTATION
(PROPOSED CONDITIONS)
1,979 S.F. OFFICE @ 1 SPACE/200 S.F.=10 SPACES
972 S.F. RETAIL @ 1 SPACE/150 S.F.=7 SPACES
1,024 S.F. MANUFACTURING @ 1 SPACE/500 S.F.=3 SPACES
2,920 S.F. WAREHOUSE @ 1 SPACE/2,500 S.F.=2 SPACES
TOTAL REQUIRED = 22, PROVIDED = 25

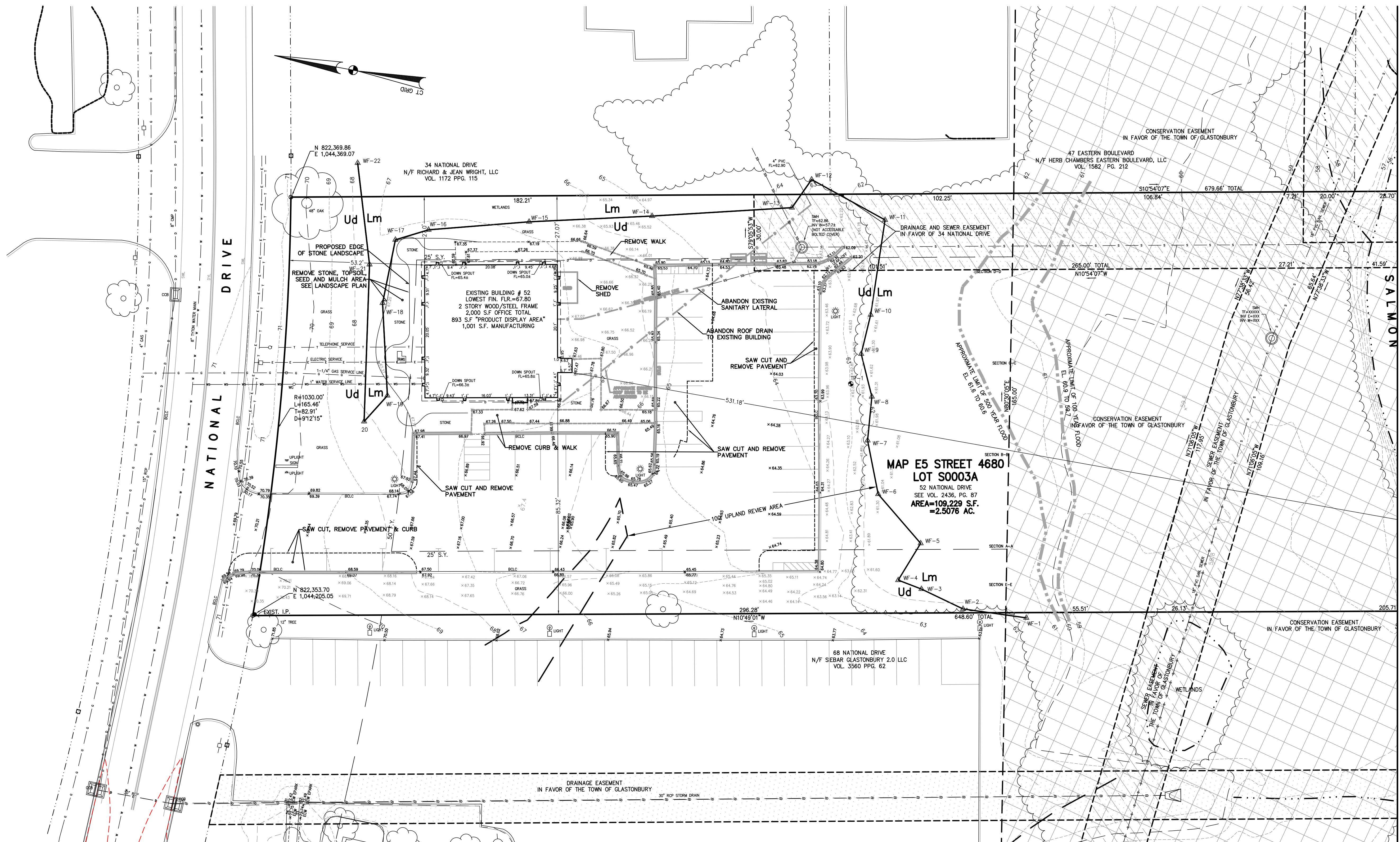
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TITLE SHEET AND INDEX PLAN
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
PREPARED FOR
NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

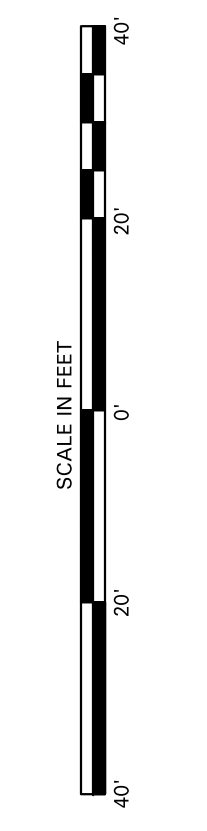
PLAN INDEX

PLAN	DESCRIPTION	SHEET	REVISIONS:
A-21-081-1	INDEX PLAN	1 OF 10	TOWN COMMENTS - 03/22/2022
A-21-081-B/T1 & B/T2	PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY	2 & 3 OF 10	TOWN COMMENTS - 04/07/2022
A-21-081-LAY/U1 & LAY/U2	LAYOUT & UTILITY PLAN	4 & 5 OF 10	UPDATE - 04/21/2022
A-21-081-G/ES	GRADING & SEDIMENT AND EROSION PLAN	6 OF 10	UPDATE - 09/12/2022
A-21-081-D1 THRU D3	CONSTRUCTION NOTES AND DETAILS	7, 8 & 9 OF 10	
A-21-081-APP	APPROVALS	10 OF 10	
LANDSCAPE PLAN		1 OF 1	

DATE: 01/24/2022
SCALE: AS SHOWN
SHEET 1 of 10
A-21-081-1
FILE: 21081.DWG



KEY TO SOIL TYPES
 Ud UDORMENTS
 Lm LIMERICK-LM
 SOIL TYPES PER SOILS REPORT BY
 CYNTHIA RABINOWITZ, SOILS SCIENTIST



DUTTON ASSOCIATES, LLC
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**PROPERTY AND TOPOGRAPHIC SURVEY
 DEMOLITION PLAN
 52 NATIONAL DRIVE
 PREPARED FOR
 NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT**

REVISIONS:	TOWN COMMENTS - 04/07/2022
	UPDATE - 04/21/2022
	UPDATE - 09/12/2022
DATE: 01/24/2022	
SCALE: 1" = 20'	
SHEET 2 of 10	
A-21-081-B/T1	
FILE: 21081.DWG	

TOWN PLAN & ZONING COMMISSION APPROVAL

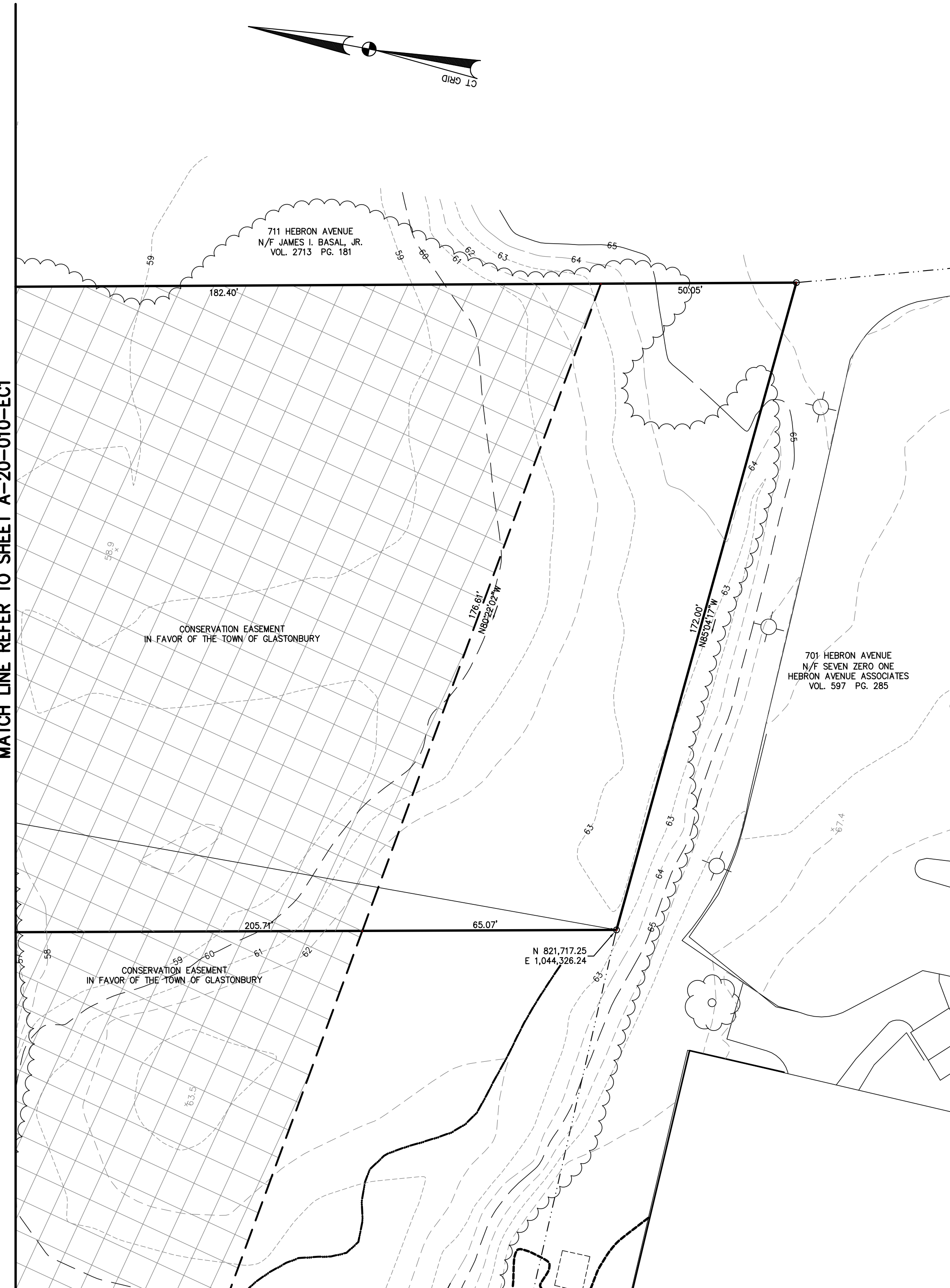
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PROJECT / APPLICANT	ZONE
52 NATIONAL DRIVE	
PROJECT ADDRESS	
12.0	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	
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REFERENCE IS MADE TO MAPS TITLED:
 *MAP PREPARED FOR GLASTONBURY INDUSTRIAL PARK, INC. GLASTONBURY, CONN. PREPARED BY JOHN LUCHS, JR. L.S.#3744 SCALE: 1"=100' DATE: 3-28-67 REVISED THROUGH: 2-6-1979 BY LUCHS & BECKERMAN, C.E.'S PARCELS L & M SHOWN.
 *PLOT PLAN PREPARED FOR N.A.C.M. GLASTONBURY, CT. PREPARED BY LUCHS & BECKERMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GLASTONBURY, CONN. FILE NAME B-79-87-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.

MATCH LINE REFER TO SHEET A-20-010-EC2

N O W T Y S

MATCH LINE REFER TO SHEET A-20-010-EC1



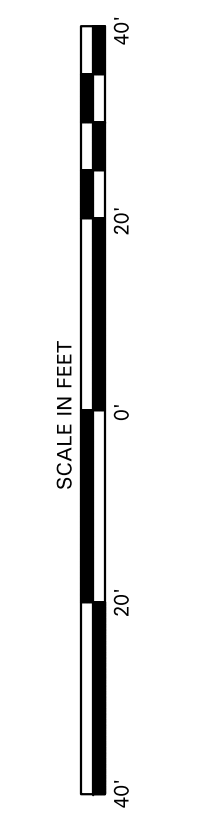
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Job No. 9-11-32

Dutton Associates, LLC
 67 Eastern Boulevard
 Glastonbury, CT 06033

26 September 2011

LOCATION: 52 National Drive, Glastonbury Connecticut

SOILS AND WETLANDS REPORT

INSPECTION DATE:	9/26/2011
MAP PROVIDED:	topographic
CONTOUR INTERVAL SHOWN:	no
SCALE SHOWN:	no
SOIL MOISTURE CONDITIONS:	moist to wet
PROPERTY LINES IDENTIFIABLE:	approximate
NUMBERING OF WETLAND FLAGS:	#1-#11, #12-22

This site inspection was conducted to evaluate the presence of inland-wetlands and watercourses. A detailed classification of the soils was not part of this study. Field observations of the wetland and upland soils together with the classification system of the National Cooperative Soil Survey, USDA, and the County Soil Legend were used in this investigation to identify the soil series names.

In conducting field investigations, soil borings are taken from which many important soil properties are observed, as follows: seasonal soil moisture condition OR the presence of free water and its depth, for each horizon in the soil profile, the thickness, color and texture are also observed. The areas shown on soil maps are called soil map units. Some map units consist of one kind of soil while others consist of two or more kinds of soil. A few have little or no soil material at all. The information in this report is based on examination and interpretation of soils with the use of a hand auger and shovel. Wetland delineation is based on prevailing conditions at the time of investigation and best professional judgment. Field conditions may change over time.

COMMENTS: This property is situated on the south side of National Drive and comprises a front portion with an existing commercial building surrounded by mowed grass and a paved parking area. The parcel is below the grade of National Drive by 6-7 feet. South of the parking area, the land drops another few feet into woodland which continues to the south to the Salmon Brook.

Wetlands were identified in the woodlands and in the east and north of the site. Disturbed wetland soils were found in the northerly and easterly areas. Wetland soils associated with Salmon Brook are mapped as Limerick and Lim series.

Most of the soils at the site are disturbed except for the soils in the wooded areas. Soil descriptions are provided below for your information.

SOIL SERIES	LIMERICK-LIM
DEPTH TO REDOXIMORPHIC FEATURES:	9 INCHES
DEPTH TO BEDROCK:	10 FEET
DEPTH TO SEASONAL HIGH WATER TABLE:	0"-8"

The Limerick and Lim soils developed in sediment deposited on flood plains along the major rivers. The texture is dominantly silt loam but may be very fine sandy loam. It is not uncommon to find buried surface horizons or layers of muck below 30 inches.

SOIL TYPE: UDORTHENTS

Sometimes known as "Made Land", this map unit consists of areas ranging from excessively drained to very poorly drained. It is composed of cut or borrow areas, filled areas, and areas consisting of both cut and fill. These soils may be found in urban, sub-urban or rural areas. The cut or borrow areas consist of places where the surface layer and the subsoil have been removed.

If there are any questions, please do not hesitate to contact me.

Yours truly,

 Cynthia M. Rabinowitz
 Soil Scientist/Landscape Designer
 Permaculture Design Consultant

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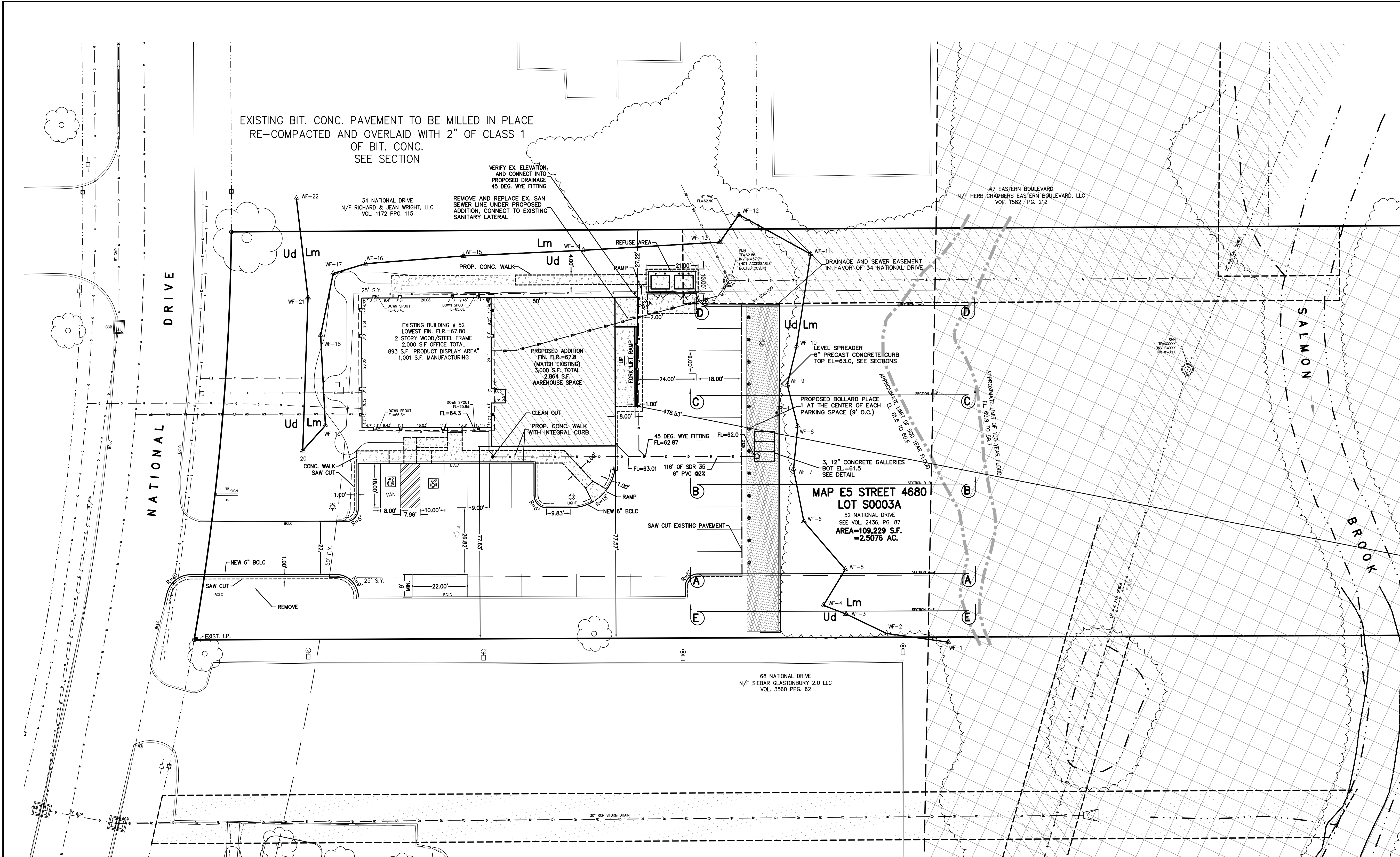
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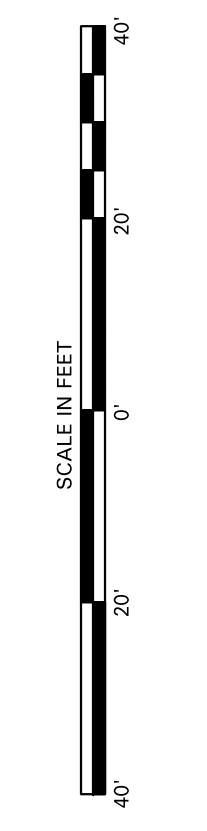
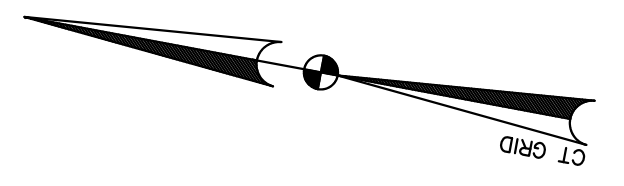
REVISIONS:

TOWN COMMENTS - 04/07/2022
UPDATE - 04/21/2022
UPDATE - 09/12/2022

DATE: 01/24/2022
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 SHEET 3 of 10
A-21-081-B/T2
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MATCH LINE REFER TO SHEET A-21-081-LAY/U-S2



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**LAYOUT AND UTILITY PLAN
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 GLASTONBURY, CONNECTICUT**

REVISIONS:
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 SHEET 4 of 10
A-21-081-LAY/U1
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STORM SEWER MAINTENANCE PLAN

SYSTEM DESCRIPTION
 THIS SITE WAS FIRST DEVELOPED AS A PROFESSIONAL OFFICE IN THE EARLY 1980'S. AT THAT TIME, NO CONSIDERATION WAS GIVEN TO THE DESIGN OR CONSTRUCTION OF WATER QUALITY TREATMENT SYSTEMS. STORM WATER RUNOFF FROM THE ROOF AND PARKING AREA IS DISCHARGED DIRECTLY TO REGULATED INLAND WETLANDS. THE CURRENT PROPOSAL IS TO CONSTRUCT A 3000 S.F. BUILDING ADDITION AND MODIFICATIONS TO THE EXISTING PARKING AREA. ADDITIONALLY, A NEW WATER QUALITY TREATMENT SYSTEM IS BEING RETIRED TO THE SITE. THE SYSTEM CONSISTS OF A STONE INFILTRATION TRENCH ALONG THE SOUTHERLY EDGE OF THE EXISTING PARKING AREA JUST NORTHERLY OF THE INLAND WETLAND LIMITS. PROPER MAINTENANCE OF THE SYSTEM IS CRITICAL TO ITS LONG TERM SUCCESS AND FUNCTION. AT A MINIMUM, THE FOLLOWING OPERATIONS SHALL BE CONDUCTED.

SPRING MAINTENANCE

- FOLLOWING THE LAST SPRING SNOWFALL, THE FOLLOWING MAINTENANCE TASKS SHALL BE CONDUCTED:
- 1) REMOVE SAND, LEAVES AND OTHER DEBRIS FROM THE PARKING AREA AND ROOF DRAIN GRATES.
 - 2) INSPECT THE ROOF DRAIN PIPING SYSTEM, DOWNSPOUTS AND CONNECTION POINTS, REPAIR ANY DAMAGE AS NECESSARY.

STONE INFILTRATION TRENCH INSPECTION:

- 3) INSPECT THE STONE INFILTRATION TRENCH FOR ACCUMULATED SEDIMENT AND DEBRIS ON THE SURFACE OF STONE INFILTRATION TRENCH, REMOVE DEBRIS AS REQUIRED.
- 2) INSPECT THE PRECAST CONCRETE CURB LEVEL SPREADER FOR DAMAGE, REPAIR AS NECESSARY.
- 3) INSPECT THE AREA IMMEDIATELY DOWN SLOPE OF THE CONCRETE LEVEL SPREADER FOR EROSION, REPAIR AS NECESSARY.
- 4) OBSERVE THE FUNCTION OF THE INFILTRATION TRENCH BY WATCHING RUNOFF FLOWING TO THE STONE TRENCH AT THE BEGINNING OF A SIGNIFICANT RAIN EVENT. IF STORM FLOWS DO NOT ENTER THE STONE AND FLOW OVER THE LEVEL SPREADER, THE TOP LAYER OF THE STONE TRENCH NEEDS REPLACEMENT. THE TOP 6" OF STONE AND THE FILTER FABRIC SHALL BE REMOVED AND REPLACED.
- 5) INSPECT THE WATER LEVEL IN THE STONE TRENCH THROUGH THE INSPECTION PORT NO MORE THAN 24 HOURS AFTER THE END OF A SIGNIFICANT RAIN EVENT (1"). IF STANDING WATER IS VISIBLE IN THE CONCRETE LEACHING GALLERY, THE ENTIRE VOLUME OF STONE MAY NEED REPLACEMENT. CONTACT THE ENGINEER TO DETERMINE THE EXTENT OF THE MAINTENANCE REQUIRED.

NOTE: SEDIMENT, DEBRIS, STONE AND FILTER FABRIC COLLECTED DURING MAINTENANCE OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A SUITABLE APPROVED LOCATION AND SHALL NOT BE DISPOSED OF IN THE WETLAND AREA.

FALL MAINTENANCE:

FOLLOWING LEAF DROP, (APPROXIMATELY MID NOVEMBER) THE TASKS LISTED ABOVE SHALL BE REPEATED.

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TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.4248 ACRES
POST-DEVELOPMENT	0.4513 ACRES	0.0245 ACRES
NET CHANGE	+0.0265 ACRES	-0.4003 ACRES

MATCH LINE REFER TO SHEET A-21-081-LAY/U1



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-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.
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DUTTON ASSOCIATES, LLC

LAND SURVEYORS AND CIVIL ENGINEERS
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 TEL: 860-633-8401 FAX: 860-633-8851
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK REYNOLDS P.E. #19789

JAMES W. DUTTON, L.S. #70074

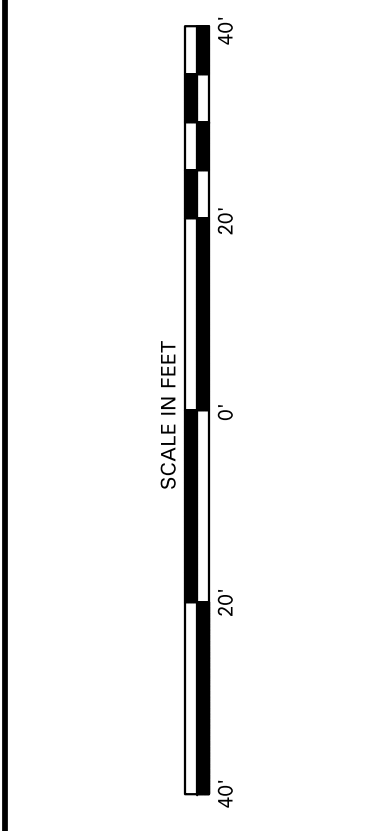
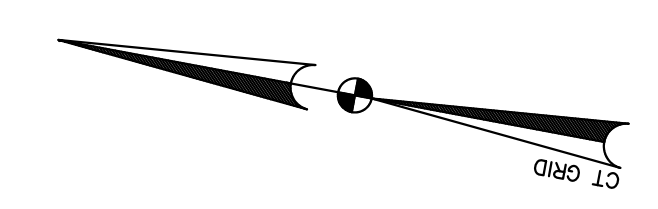
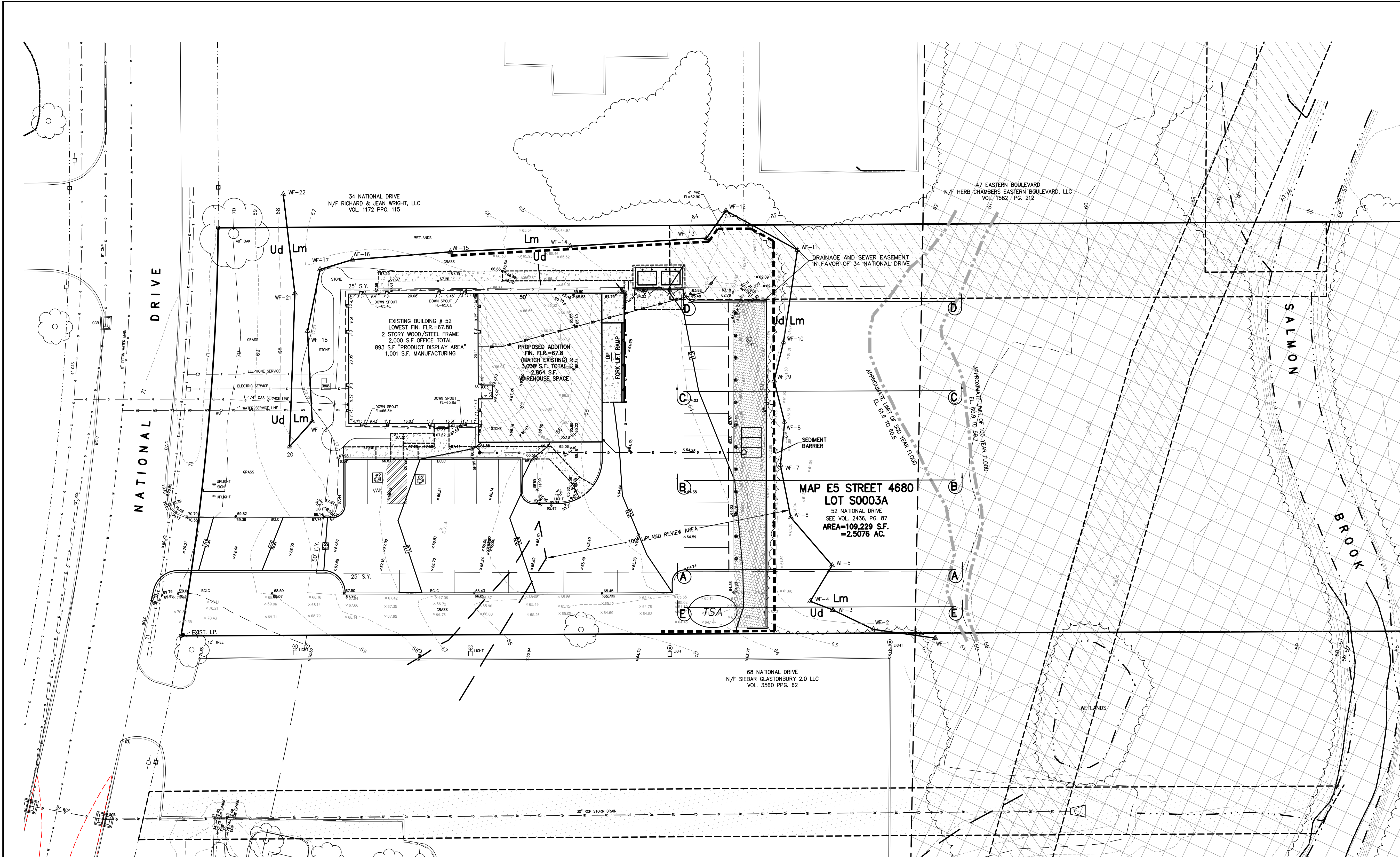
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LAYOUT AND UTILITY PLAN
 PROPOSED BUILDING ADDITION
 52 NATIONAL DRIVE
 PREPARED FOR
 NEW ENGLAND TRAFFIC SOLUTIONS
 GLASTONBURY, CONNECTICUT

REVISIONS:
 TOWN COMMENTS - 04/07/2022
 UPDATE - 04/21/2022
 UPDATE - 09/12/2022

DATE: 01/24/2022
 SCALE: 1" = 20'
 SHEET 5 of 10

A-21-081-LAY/U2
 FILE: 21081.DWG



MATCH LINE REFER TO SHEET A-20-010-S2

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
UPDATE - 09/12/2022
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 / GW-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.

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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: 3-28-67 REVISED THROUGH: 2-6-1979 BY LUCHS & BECKERMAN, C.E.'S PARCELS L & M SHOWN."

"PLOT PLAN PREPARED FOR N.A.C.M. GLASTONBURY, CT. PREPARED BY LUCHS & BECKERMAN CIVIL ENGINEERS-PLANNERS-LAND SURVEYORS GLASTONBURY, CONN. FILE NAME B-79-87-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 1-D.

THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.

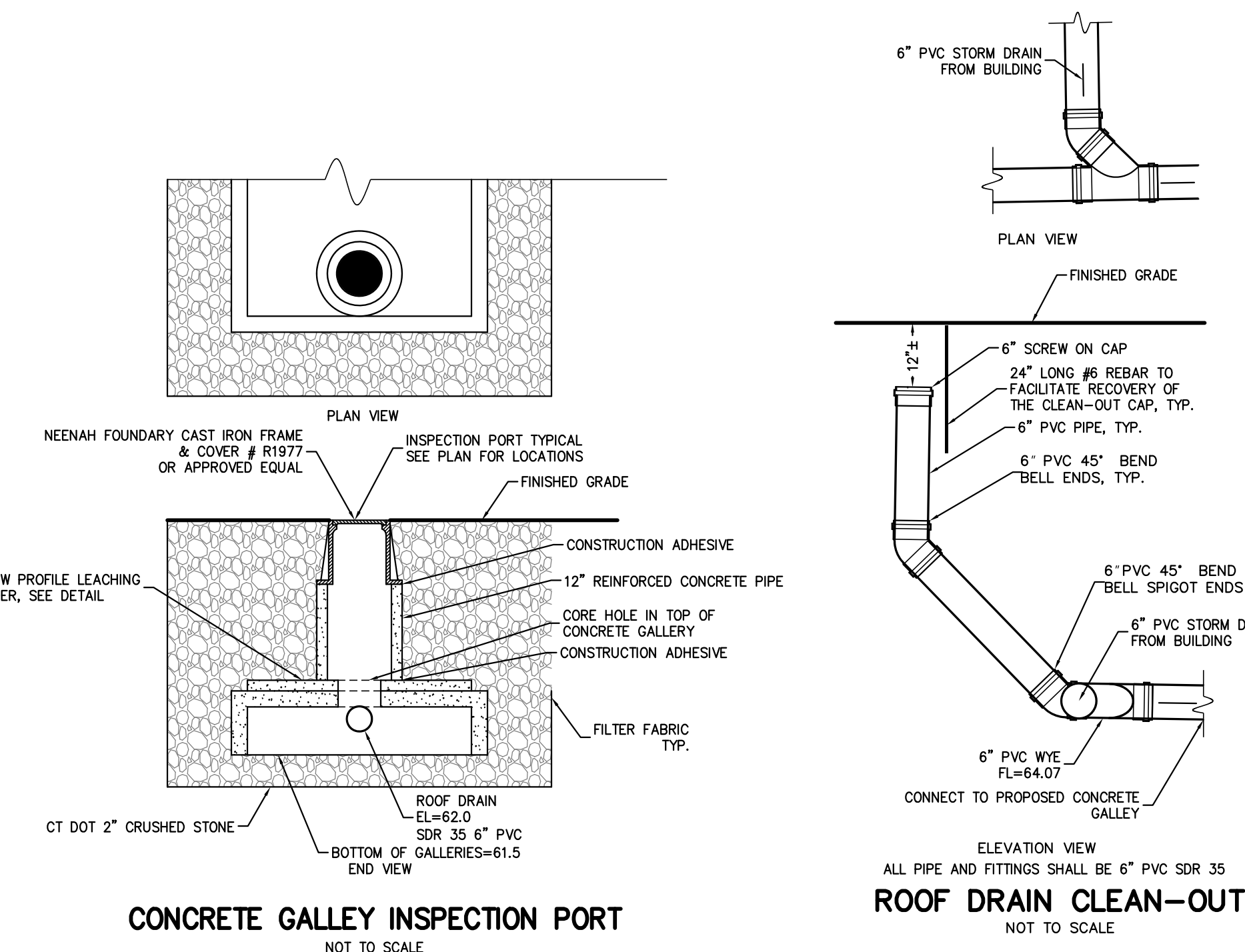
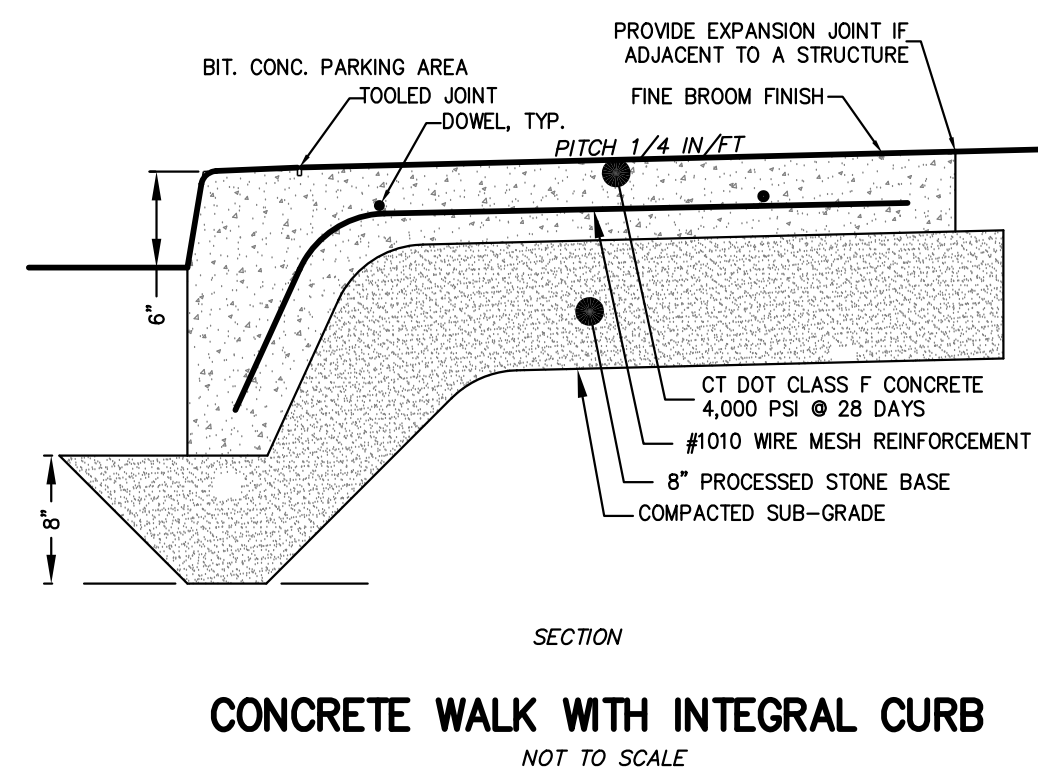
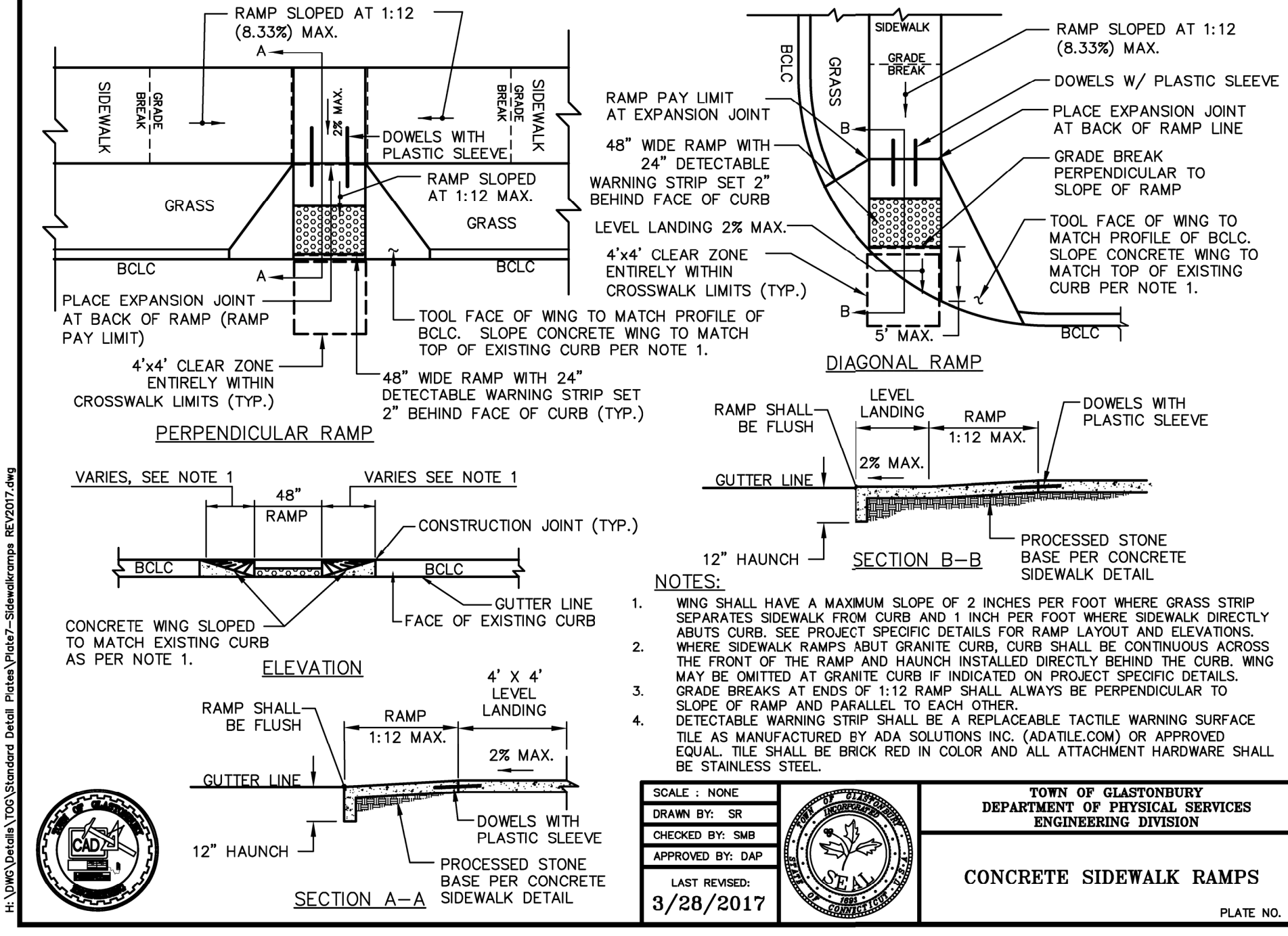
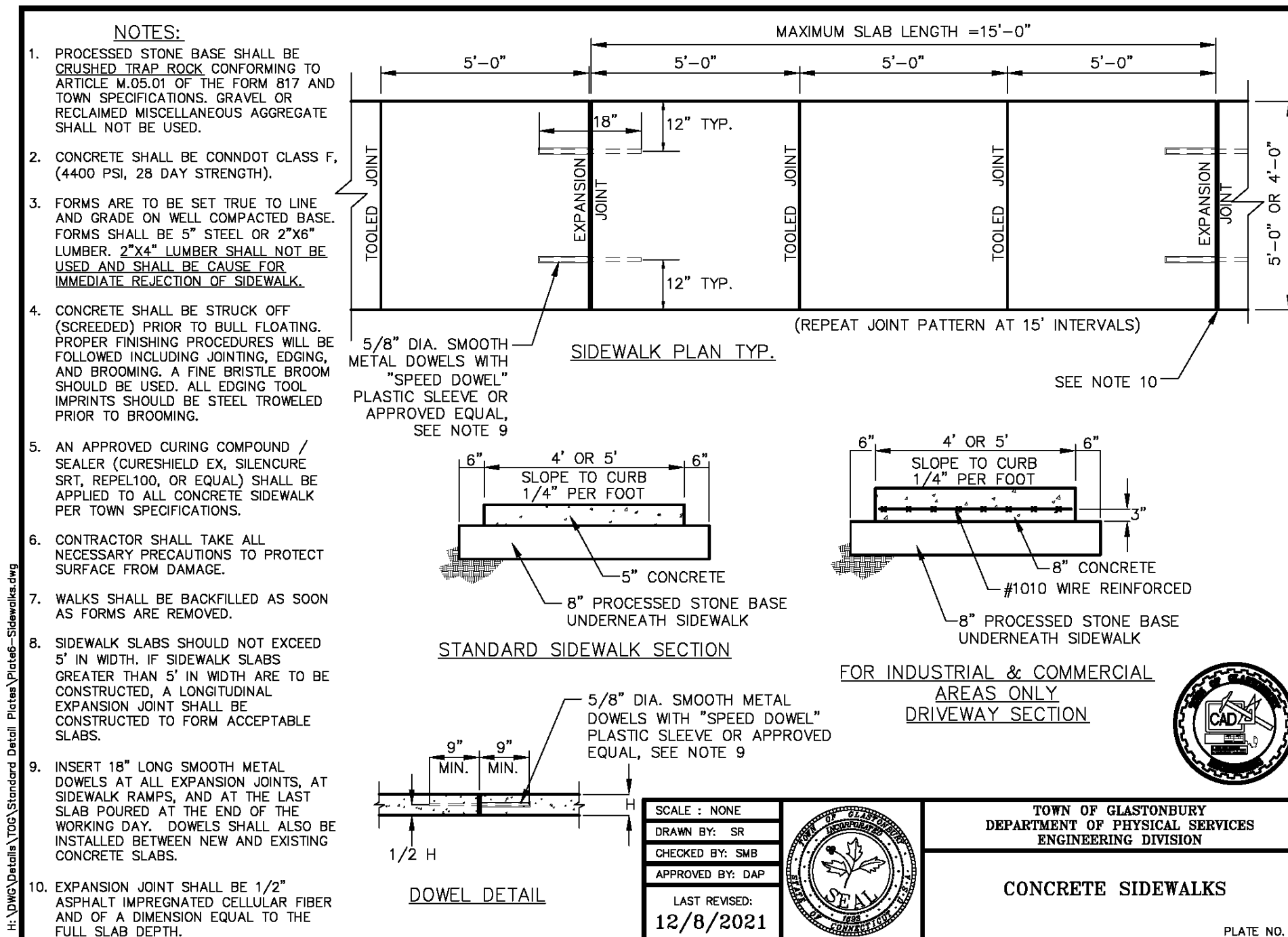
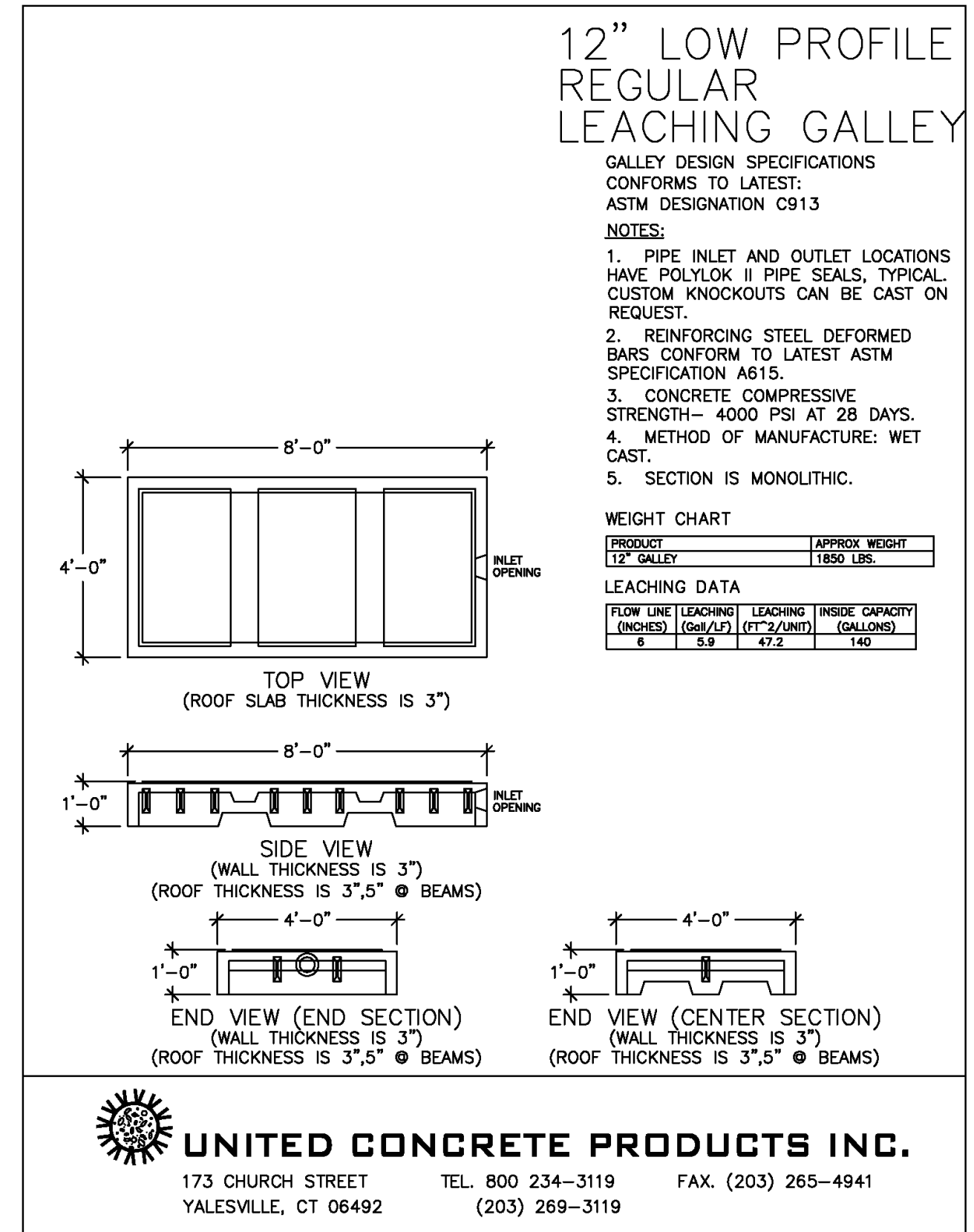
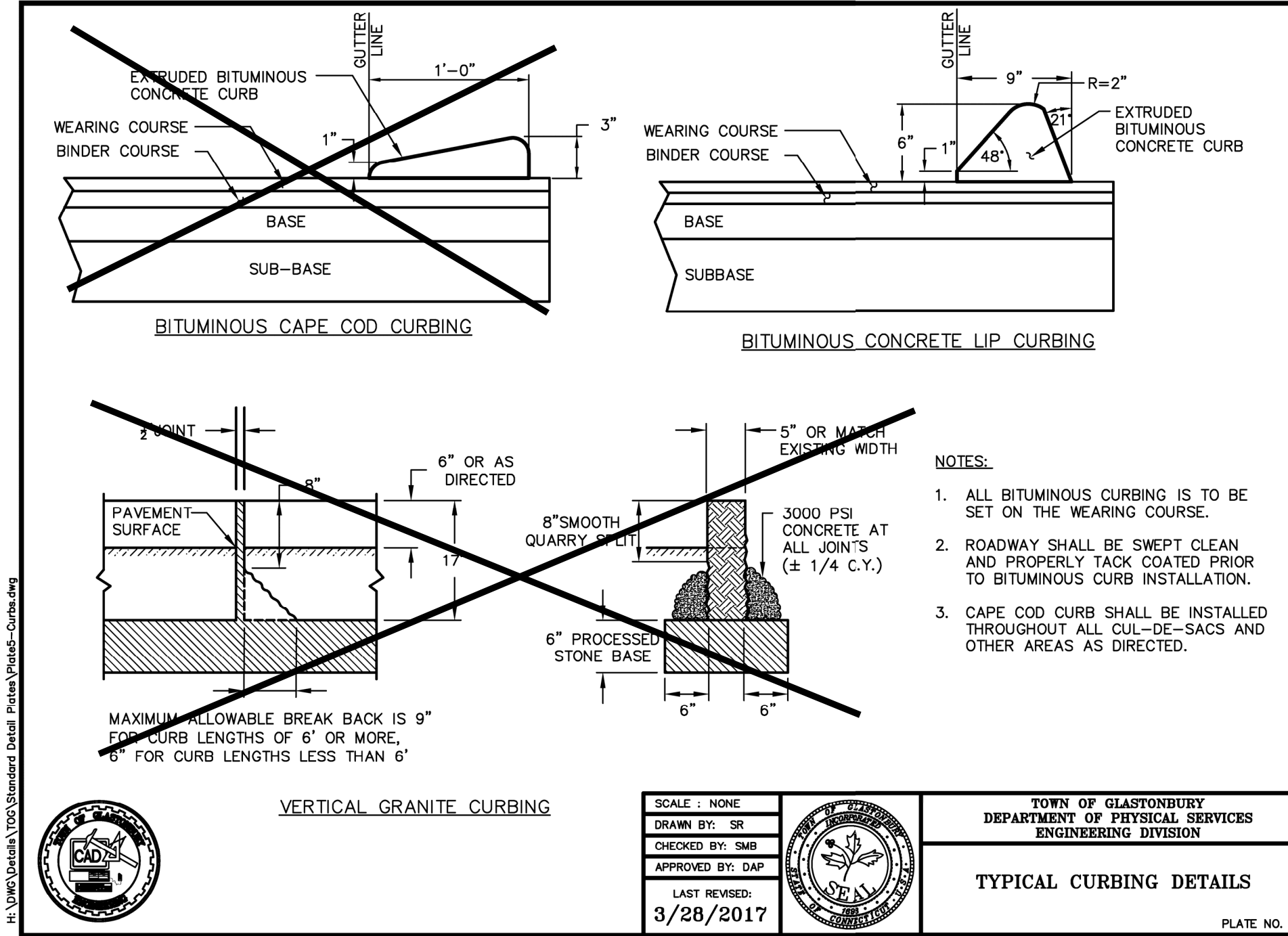
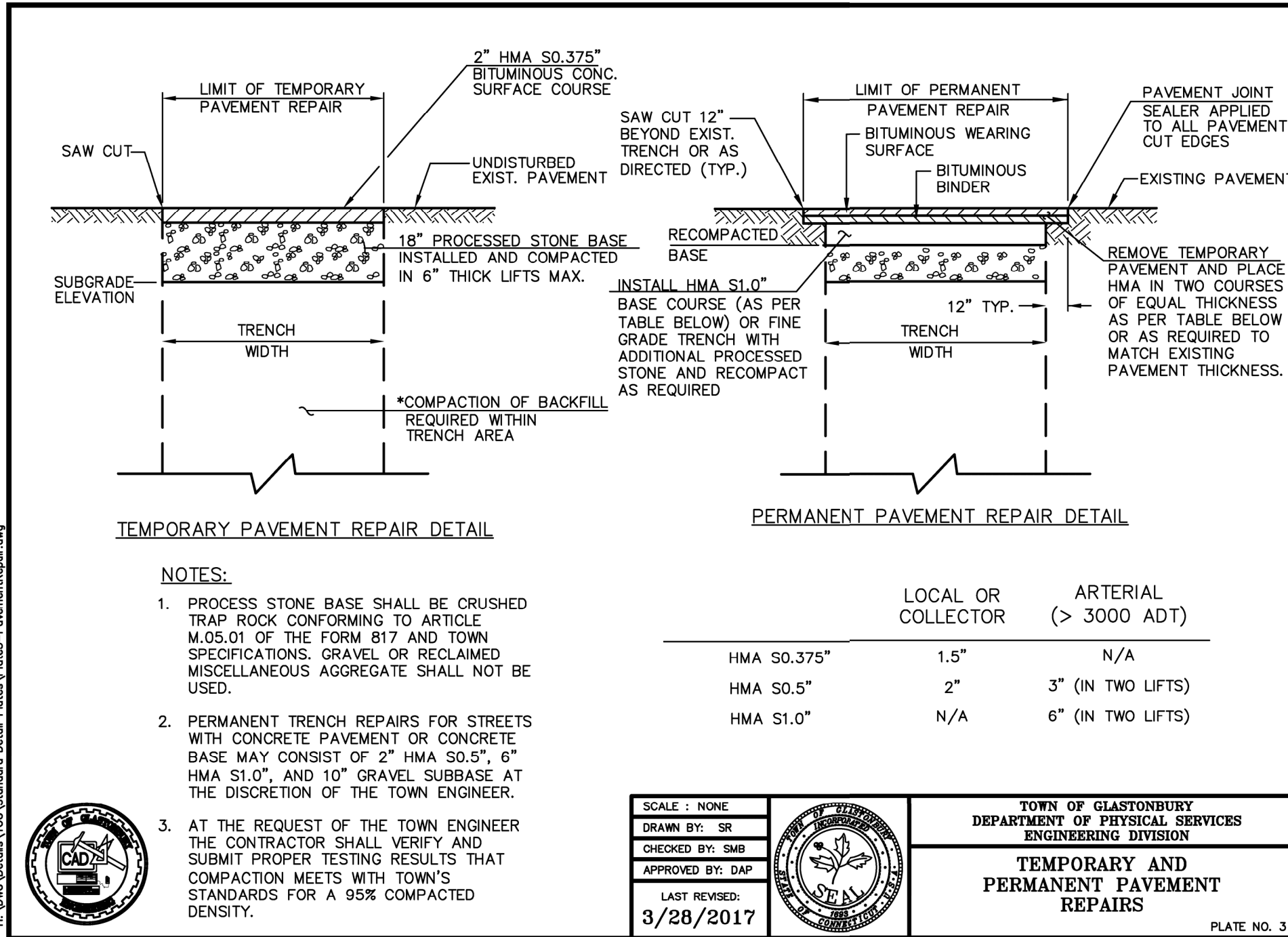
TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY SUPPLEMENTED BY TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY.

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.



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
 PROJECT / APPLICANT ZONE

52 NATIONAL DRIVE
 PROJECT ADDRESS

12.0
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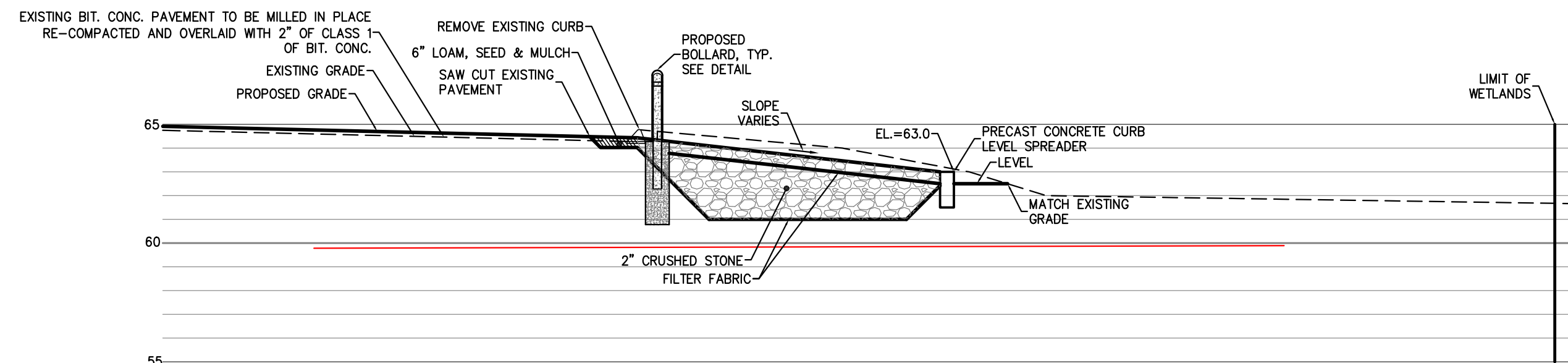
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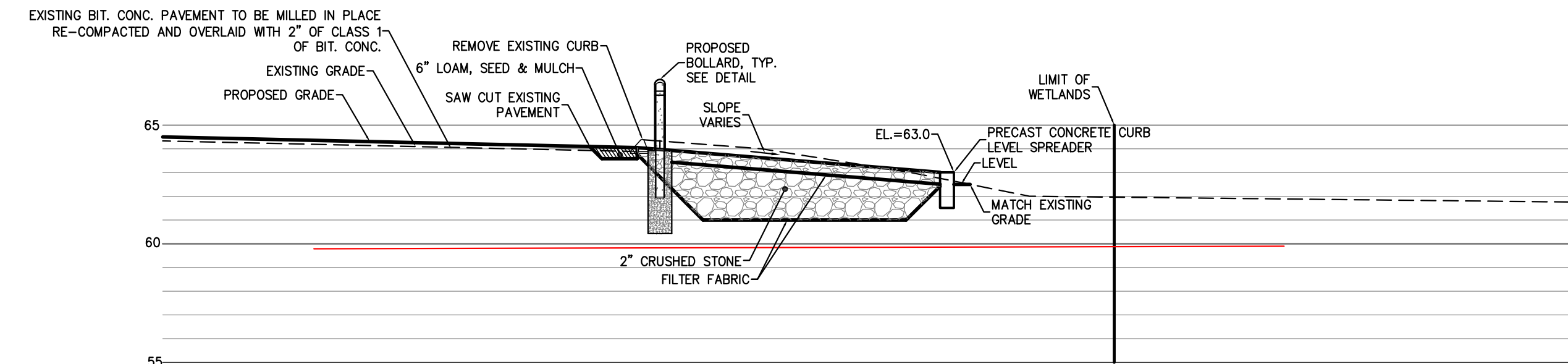
GENERAL NOTES AND DETAILS
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
NEW ENGLAND TRAFFIC SOLUTIONS
 GASTONBURY, CONNECTICUT

REVISIONS:
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 UPDATE - 09/12/2022

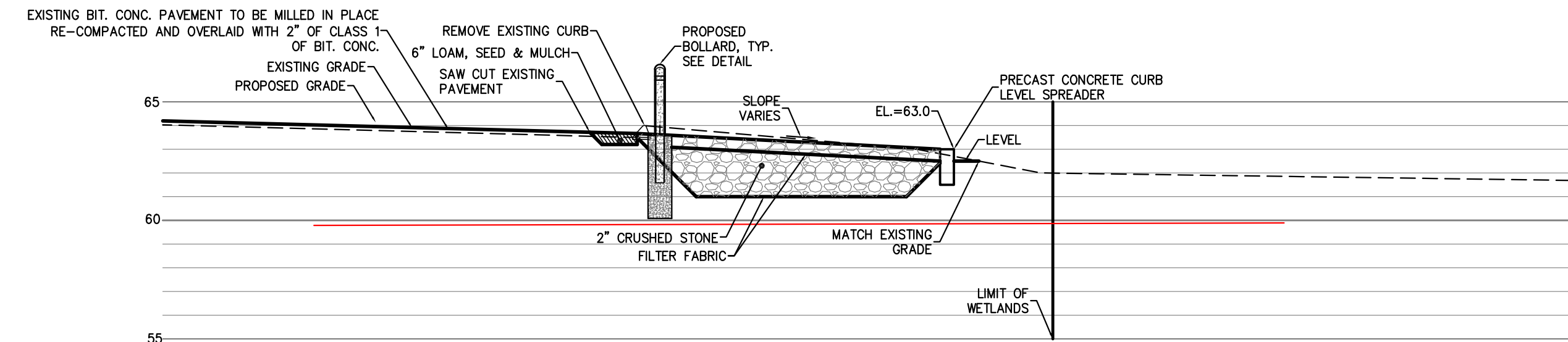
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 SCALE: AS SHOWN
 SHEET 8 of 10
 A-21-081-D-2
 FILE: 21081.DWG



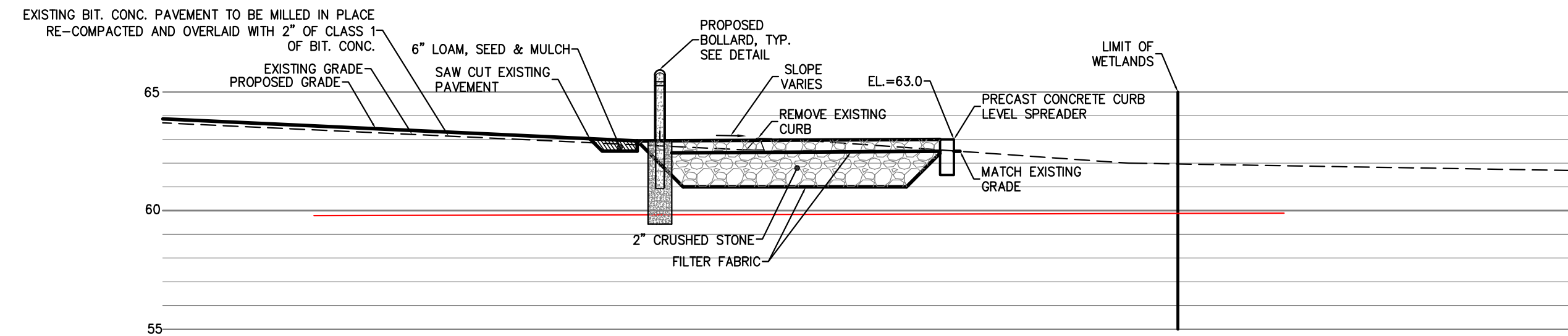
SECTION A-A
SCALE 1"=4'



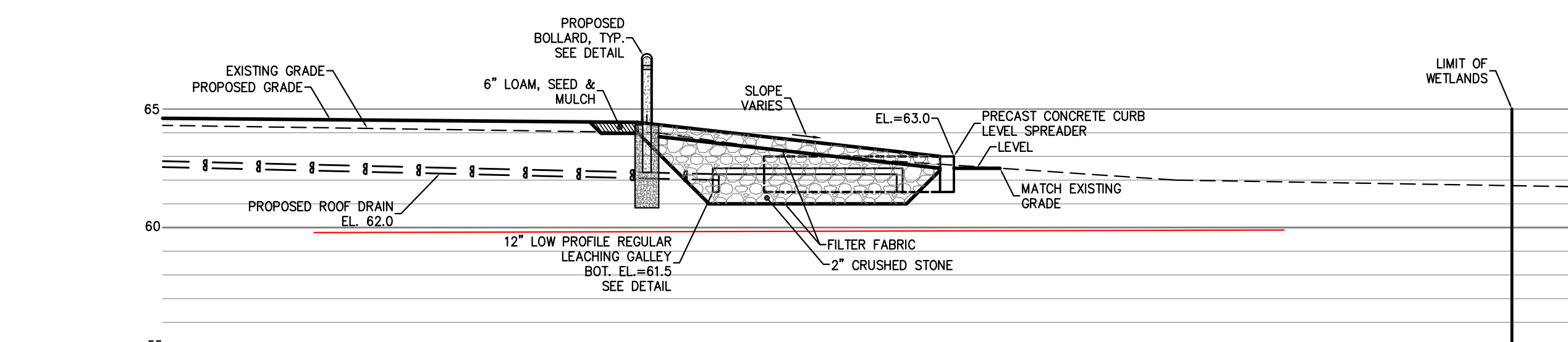
SECTION B-B
SCALE 1"=4'



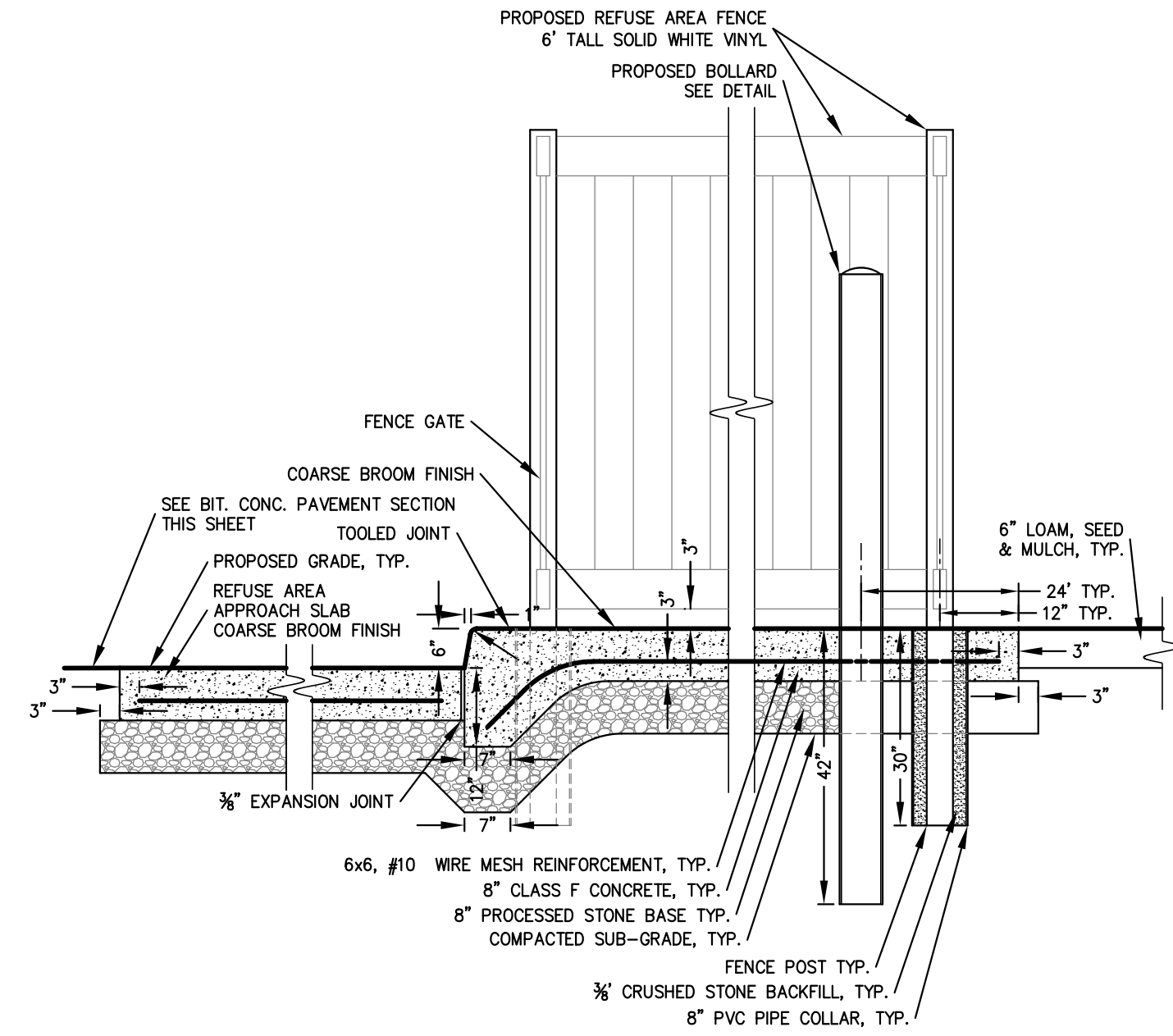
SECTION C-C
SCALE 1"=4'



SECTION D-D
SCALE 1"=4'



SECTION E-E
SCALE 1"=4'



SEE "CONCRETE WALK NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION
SECTION REFUSE AREA & APPROACH SLAB
NOT TO SCALE

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-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
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MARK REYNOLDS P.E. #19789

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GENERAL NOTES AND DETAILS
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
PROJECT FOR
NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

REVISIONS:
TOWN COMMENTS - 04/07/2022
UPDATE - 04/21/2022
UPDATE - 09/12/2022

DATE: 01/24/2022
SCALE: AS SHOWN
SHEET 9 of 10
A-21-081-D3
FILE: 21081.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1
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APPROVALS
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52 NATIONAL DRIVE
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NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

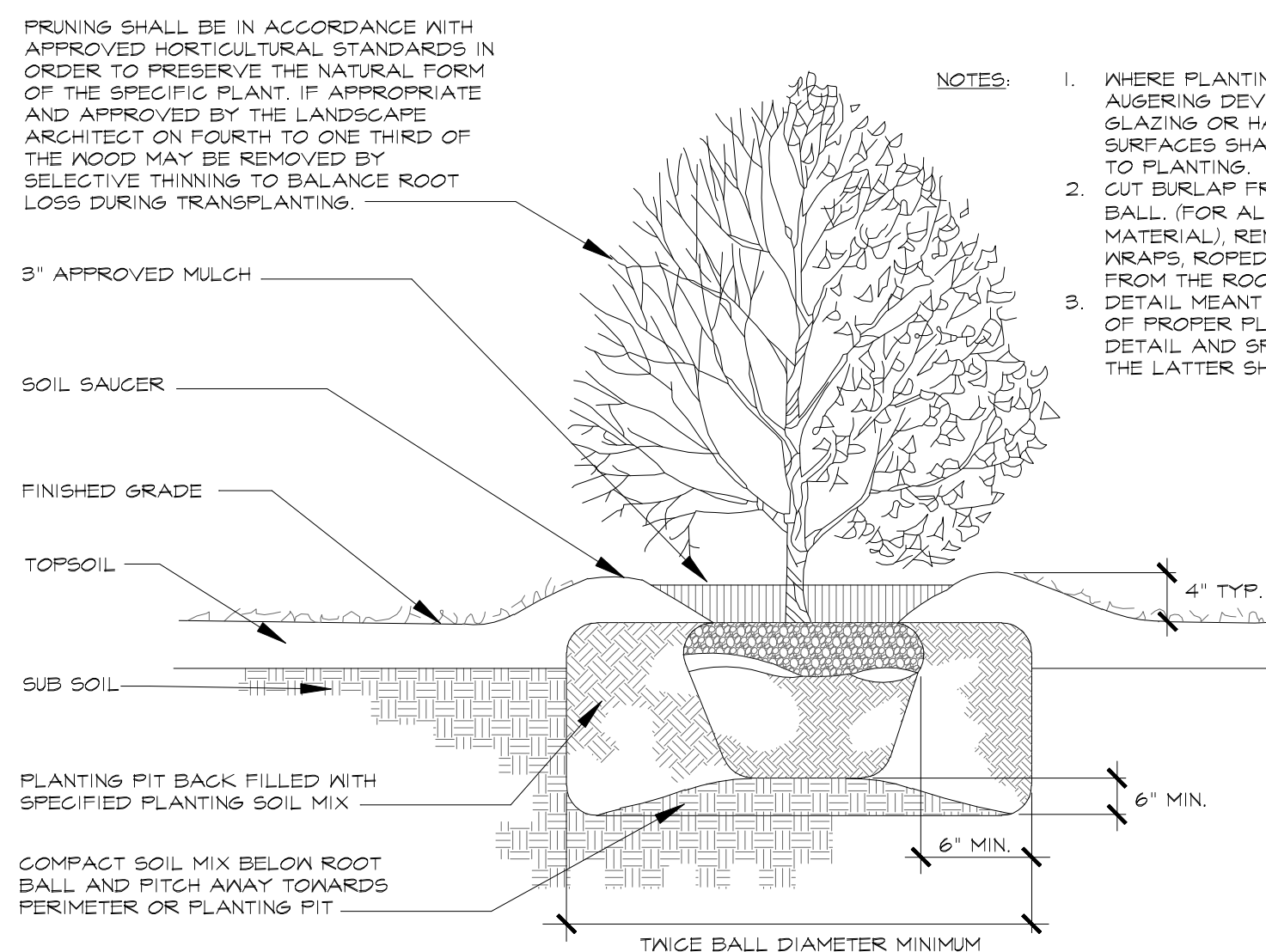
REVISIONS:
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UPDATE - 09/12/2022

DATE: 01/24/2022
SCALE: N/A
SHEET 10 of 10
A-21-081-APP
FILE: 21081.DWG

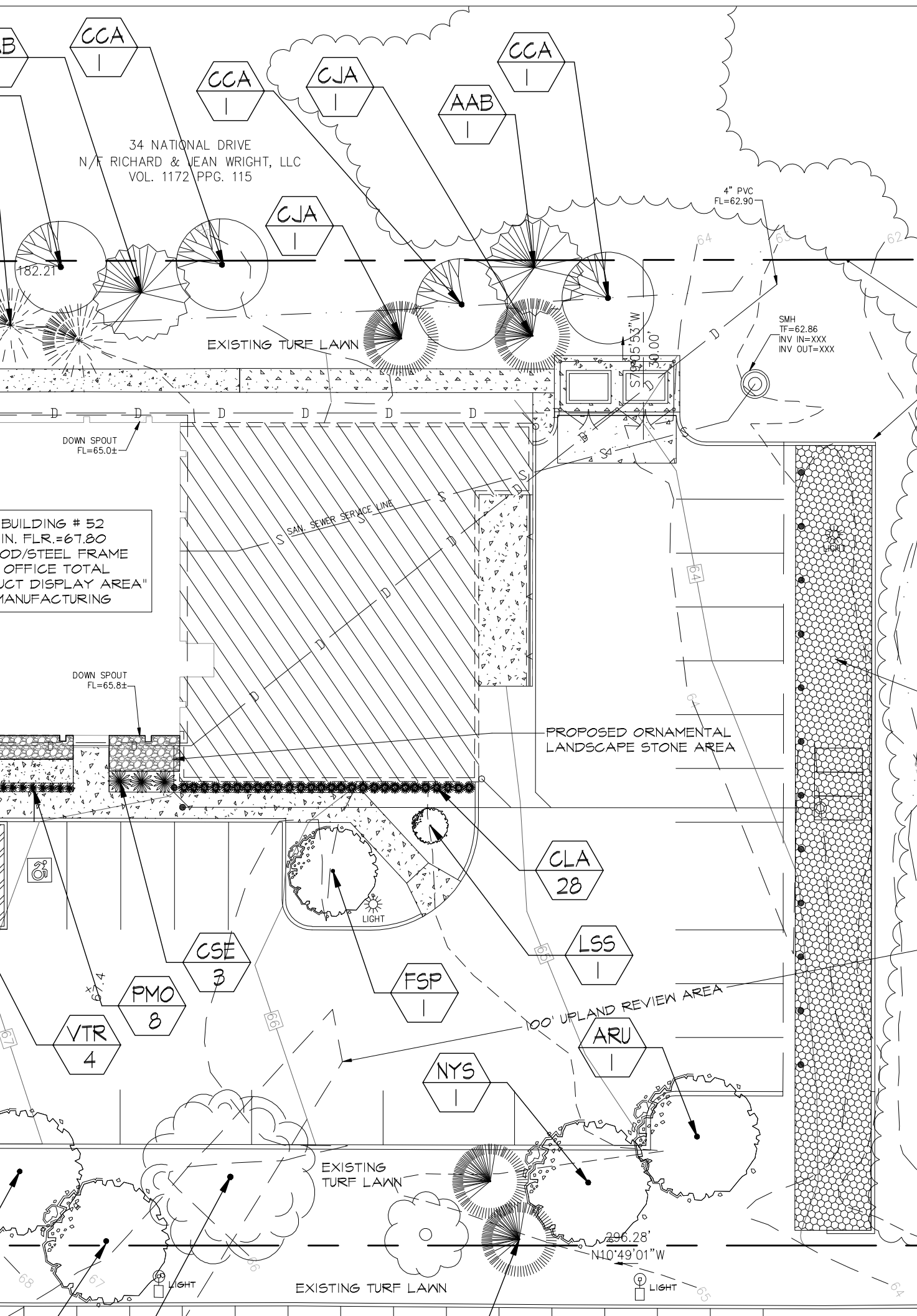
Site Plant List

Key	Quantity	Botanical Name	Common Name	Size	Comments
Trees:					
Aru	# 4	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
Bnh	# 2	Betula nigra 'Heritage'	Heritage River Birch	2" - 2-1/2" Cal.	B & B
Cca	# 4	Carpinus caroliniana	American Hornbeam	2" - 2-1/2" Cal.	B & B
Cja	# 5	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	5' - 6' Ht., 13' O.C.	B & B
Fsp	# 1	Fagus s. fastigiata 'Purpurea'	Copper European Beech	2" - 2-1/2" Cal.	B & B
Lst	# 1	Liquidamber styraciflua	Sweetgum	2" - 2-1/2" Cal.	B & B
Lss	# 1	Liquidamber s. 'Slender Silhouette'	Slender Silhouette Sweetgum	2" - 2-1/2" Cal.	B & B
Nsy	# 3	Nyssa sylvatica	Black Tupelo	2" - 2-1/2" Cal.	B & B
Tpl	# 4	Thuja plicata 'Green Giant'	Green Giant Western Arb.	5' - 6' Ht., 12' O.C.	B & B
Shrubs:					
Cal	# 5	Clethra alnifolia	Summersweet	6 Gal., 6' O.C.	Container
Cse	# 53	Comus sericea 'Arctic Fire'	Arctic Fire Dogwood	3 Gal., 5' O.C.	Container
Igs	# 11	Ilex glabra "Shamrock"	Shamrock Inkberry Holly	5 Gal., 4' O.C.	Container
Ihg	# 5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 Gal., 5' O.C.	Container
Vco	# 5	Vaccinium corymbosum	Highbush Blueberry	6 Gal., 6' O.C.	Container
Vtr	# 29	Viburnum trilobum 'Compactum'	Compact Am. Cranberrybush	6 Gal., 5' O.C.	Container
Ornamental Grasses / Ground Cover / Perennials:					
Cla	# 28	Chasmanthium latifolium	Northern Sea Oats	2 Gal., 2' O.C.	Container
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.



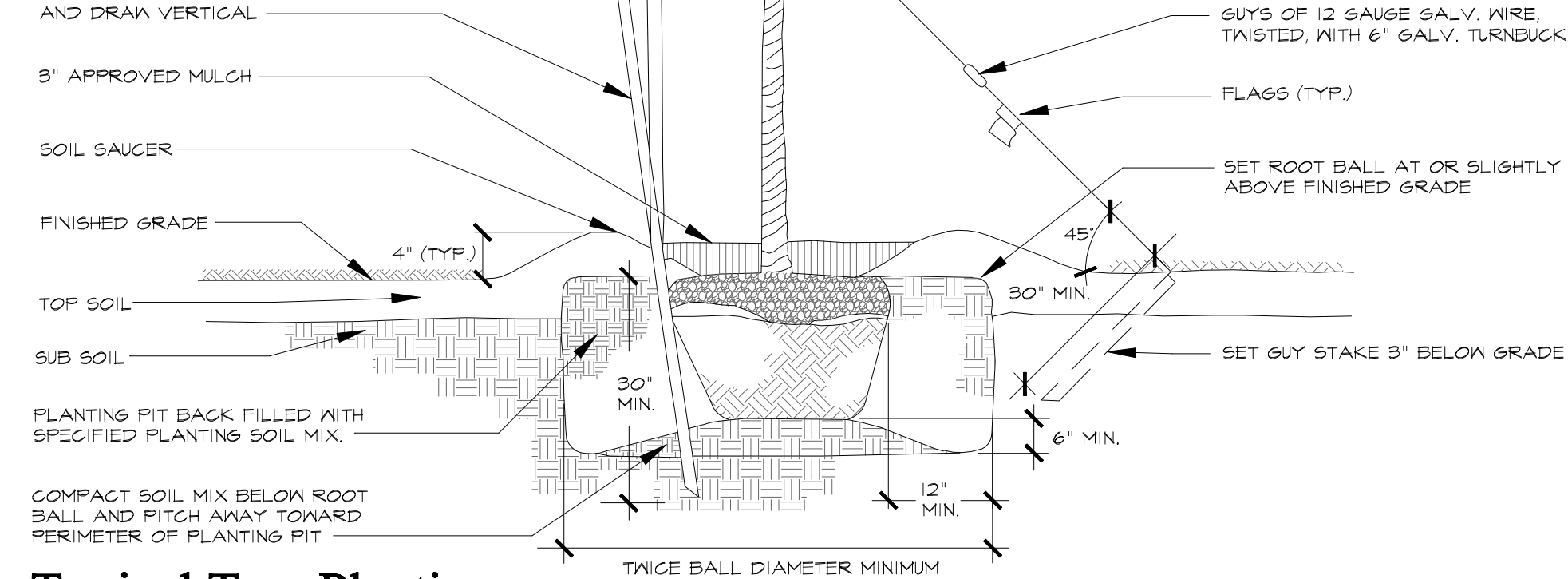
Typical Shrub Planting: Scale: N.T.S.



PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIED PLANT. IF APPROPRIATE AND APPROVED BY THE LANDSCAPE ARCHITECT ONE FOURTH TO ONE THIRD OF THE WOOD MAY BE REMOVED BY THE SELECTIVE THINNING TO BALANCE ROOT LOSS DURING TRANSPLANTING. NEVER CUT CENTRAL LEADER.

GARDEN HOSE-MIN. 2 PLY. POSITION ABOVE FIRST SET OF BRANCHES OR 2/3 UP TREE

Typical Tree Planting: Scale: N.T.S.



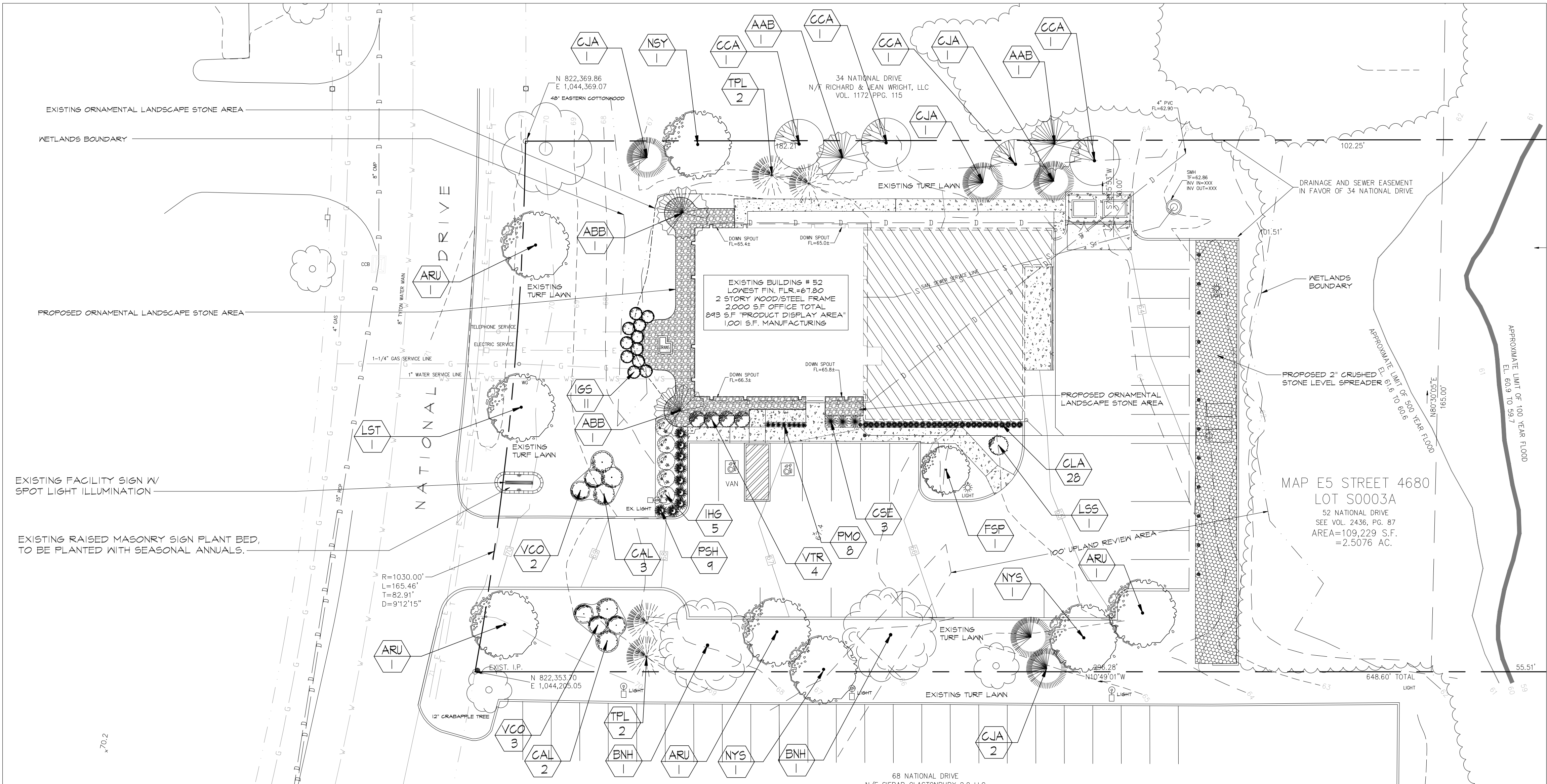
- NOTES:**
- WHERE PLANTING PITS ARE DUG WITH AUGERING DEVICES, RESULTANT GLAZING OR HARDENING OF PIT SURFACES SHALL BE SCARIFIED PRIOR TO PLANTING.
 - DECIDUOUS TREES OF 3" CAL. OR LESS AND EVERGREEN TREES OF 8" OR LESS SHALL BE STAKED, MIN. 2 PER TREE OF THIS SIZE RANGE.
 - DECIDUOUS TREES OVER 3" CAL. AND EVERGREEN TREES OVER 8" SHALL BE STAKED, MIN. 3 PER TREE OF THIS SIZE RANGE. 4 GUYS PER TREE IF OVER 3 1/2" CAL.
 - WHERE SPACE PROHIBITS GUYS, 3 STAKES PER TREE FOR 3 1/2" CAL. 4 STAKES PER TREE IF OVER 3 1/2" CAL.
 - DETAIL MEANT AS GENERAL EXAMPLE OF PROPER PLANTING METHOD, WHERE DETAIL AND SPECIFICATIONS DIFFER, THE LATTER SHALL PREVAIL.
 - CUT BURLAP AND WIRE BASKETS FROM TOP THIRD OF ROOT BALL REMOVE ALL SYNTHETIC WRAPS, ROPES AND TAINES ENTIRELY FROM ROOT BALL.

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

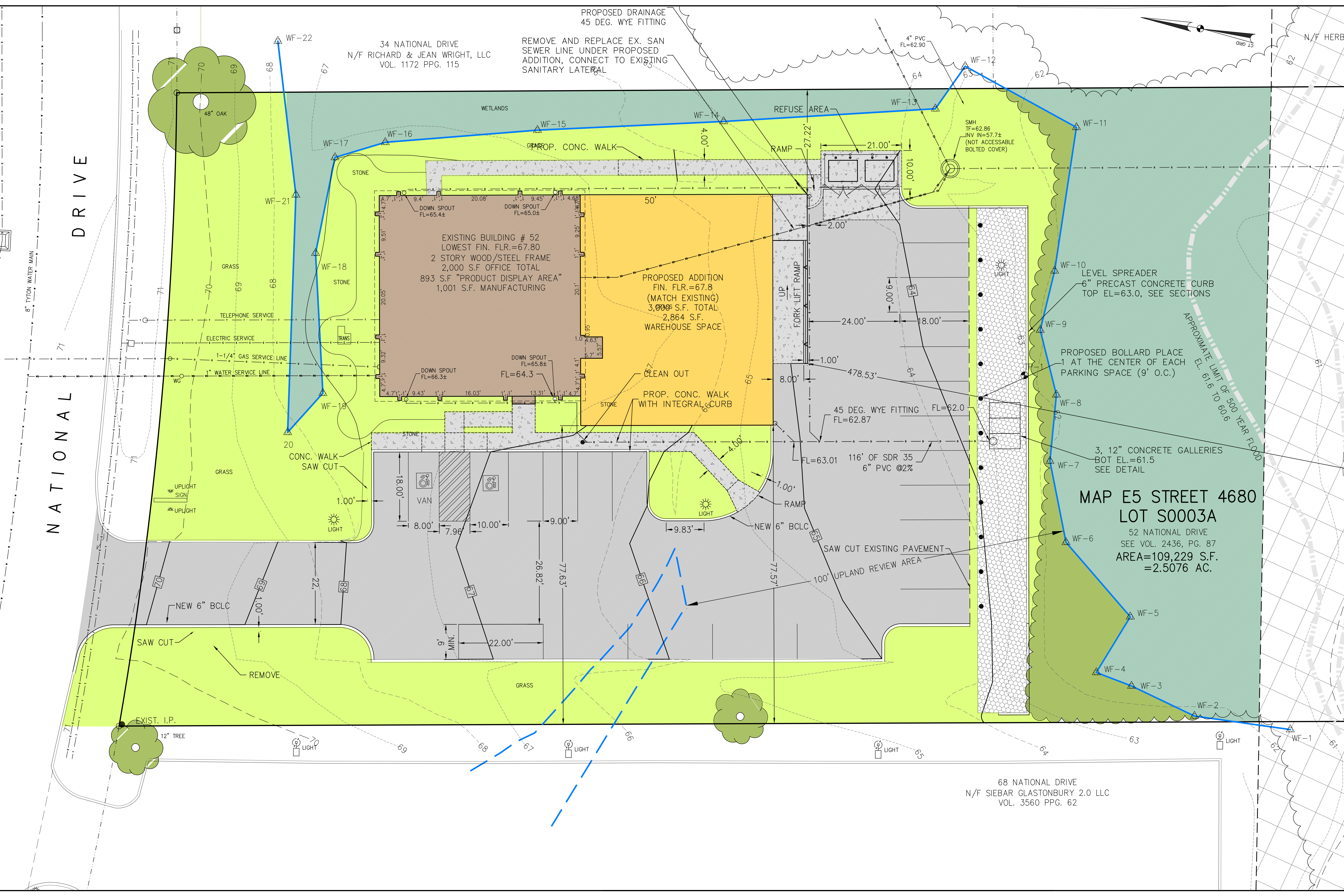
FIFTY TWO NATIONAL DRIVE, LLC.
52 NATIONAL DRIVE,
GLASTONBURY, CT 06033

Prepared For:
1" = 20'
0' 10' 20' 30' 40' 60'
Date: 28 February 2022
Revisions: 3/28/2022, 5/20/2022,
10/4/2022

Seal:
ROBERT C. SCHECHINGER, JR., ASLA
No. 550
Landscape Architect

Prepared By:
Robert C. Schechinger, Jr. ASLA
772 Farmington Avenue
Farmington, CT 06032
Telephone: (860) 478 - 7839
Email: Biff.Design@bcgglobal.net
Website: BiffAndDesign.com

Sheet No.
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34 NATIONAL DRIVE
N/F RICHARD & JEAN WRIGHT, LLC
VOL. 1172 PPG. 115

REMOVE AND REPLACE EX. SAN
SEWER LINE UNDER PROPOSED
ADDITION, CONNECT TO EXISTING
SANITARY LATERAL

SMH
TF=62.86
INV IN=57.7±
(NOT ACCESSIBLE
BOLTED COVER)

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.

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