PROPOSED BUILDING ADDITION

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

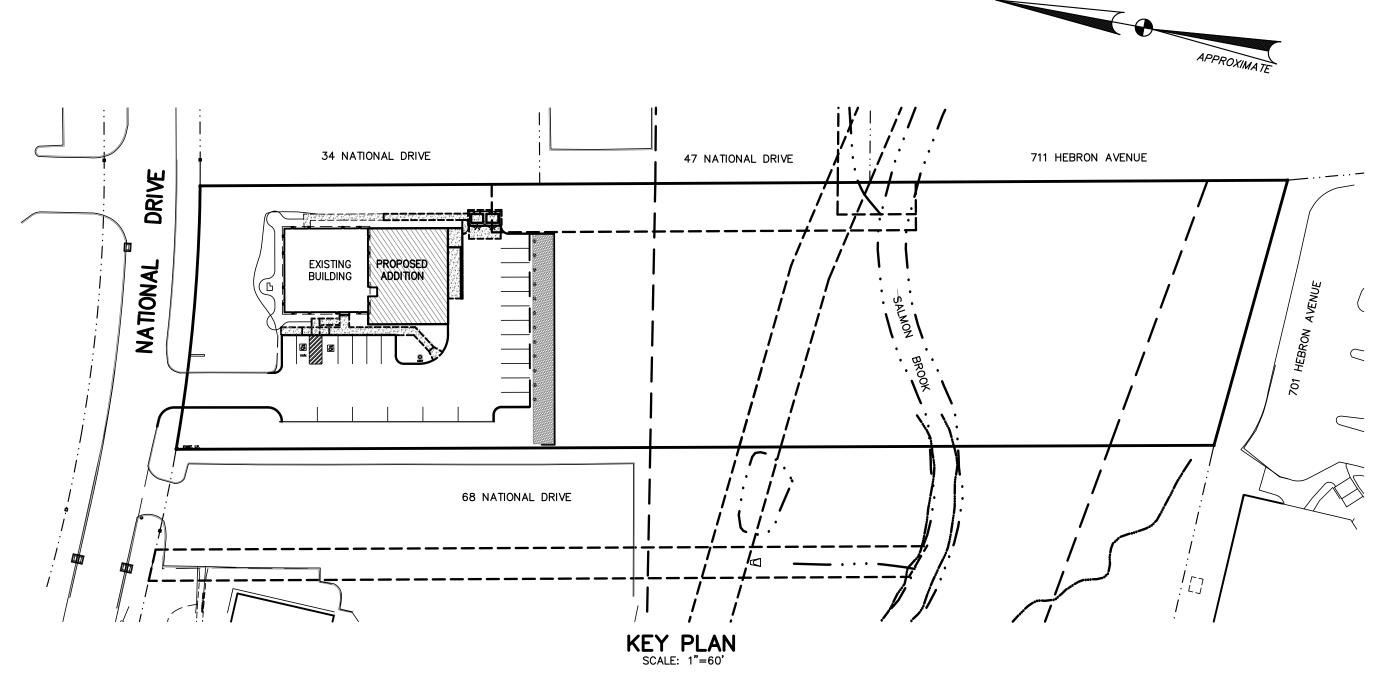
FIFTY TWO NATIONAL DRIVE, LLC

PREPARED FOR:

PREPARED BY

DUTTON ASSOCIATES, LLC

67 EASTERN BOULEVARD GLASTONBURY, CT



LEGEND EXISTING PROPOSED IRON PIN CONCRETE MONUMENT RAINAGE EASEMENT AREA SPOT ELEVATION TLAND LIMIT LINE $\sim\sim\sim\sim\sim$ TREE / SHRUB BUILDING BUILDING WITH OVERHANG STEPS/HATCHWAY — — — EDGE OF BITUMINOUS PAVEMENT — — — — ----- EDGE OF CONCRETE PAVEMENT -----CONCRETE SIDEWALK DOUBLE YELLOW LINE SOLID WHITE LINE — G — G — G — GAS LINE WATER SERVICE LINE WATER MAIN ____w ___w ____w ____ WATER GATE/CURB STOP HYDRANT SANITARY SEWER LINE — s — s — s — SANITARY MANHOLE

ABBREVIATIONS

STORM DRAIN LINE

DRAINAGE MANHOLE

CULVERT END

STORM DRAIN STRUCTURE

SEDIMENT BARRIER

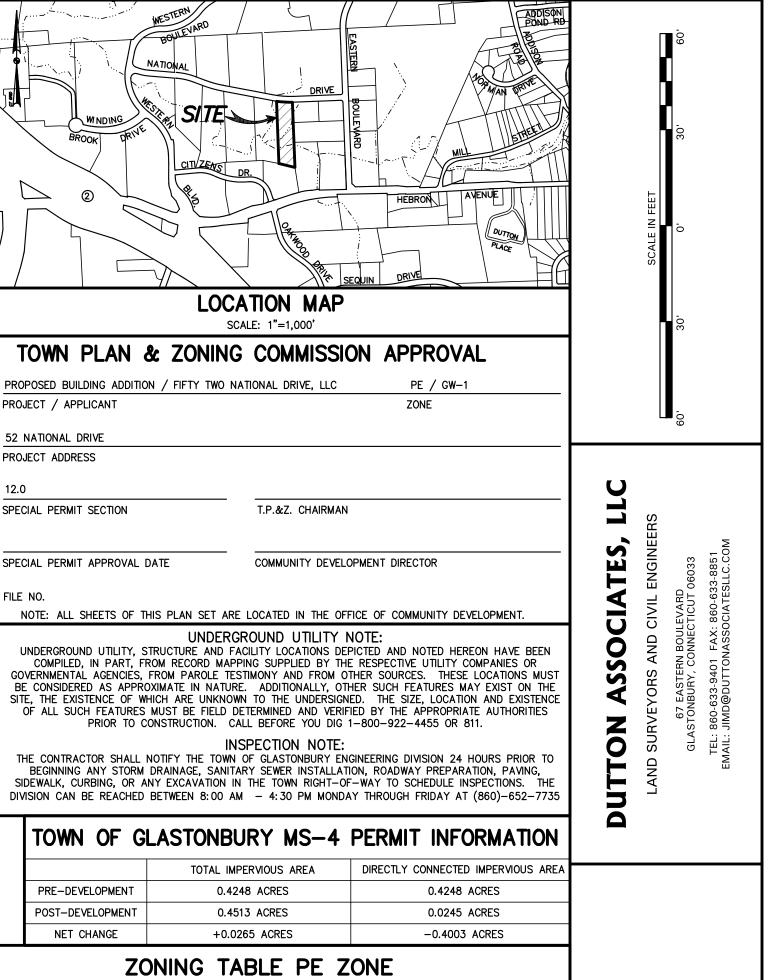
TOPSOIL STOCKPILE AREA
CRUSHED STONE

TSA

____ D ____ D ____ D ____

BITUMINOUS CONCRETE LIP CURB BITUMINOUS BSMT. FLR. BASEMENT FLOOR ELEVATION CATCH BASIN CONCRETE CURB CONCRETE EX. EXISTING FLOW LINE F.Y. GARAGE FLOOR ELEVATION HYDRANT INVERT NOW OR FORMERLY PAGE REAR YARD SANITARY MANHOLE SO. NEW ENGLAND TELE. S.Y. SIDE YARD TOP OF GRATE TOP OF FRAME TOP FND. TOP FOUNDATION ELEVATION VOLUME VOL.

WATER GATE



109,229 S.F. OT FRONTAGE 150 FT. 164.50 FT. 164.50 FT. 50 FT. 53.2 FT. 53.2 FT. 25 FT. 27.0 FT./ 79.6 FT. 27.07 FT./77.63 FT. 25 FT. 531.2 FT. 75% (29,420 S.F.) 2,778 S.F. (2.54%) 5,641 S.F. (5.16%) IPERVIOUS AREA 90,723 S.F. (83.1%) 89,570 S.F. (82.00%) OPEN SPACE 25 SPACES (SEE BELOW) 35 SPACES 30 SPACES

REQUIRED / ALLOWED

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

JAMES W. DUTTON, L.S. #70074

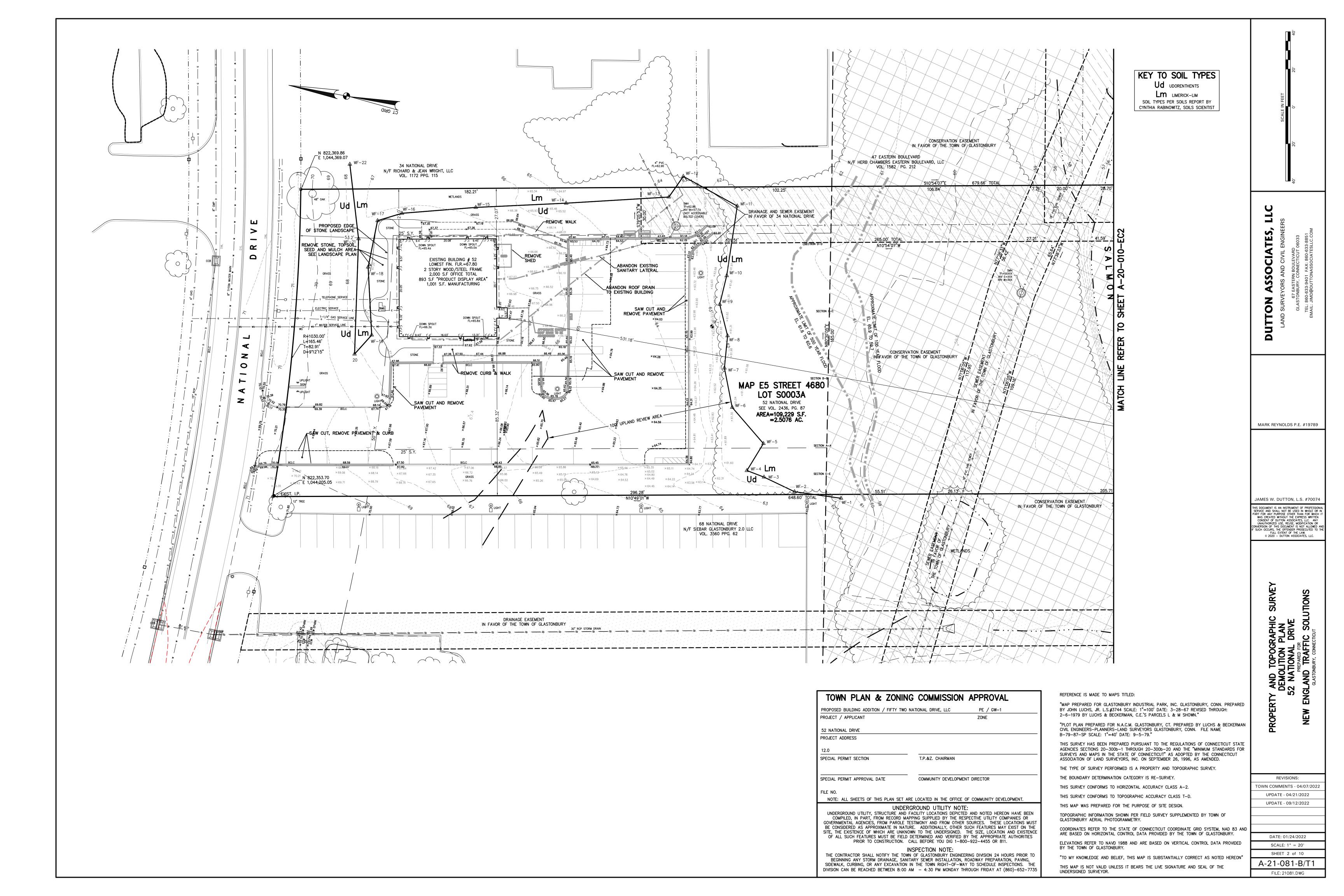
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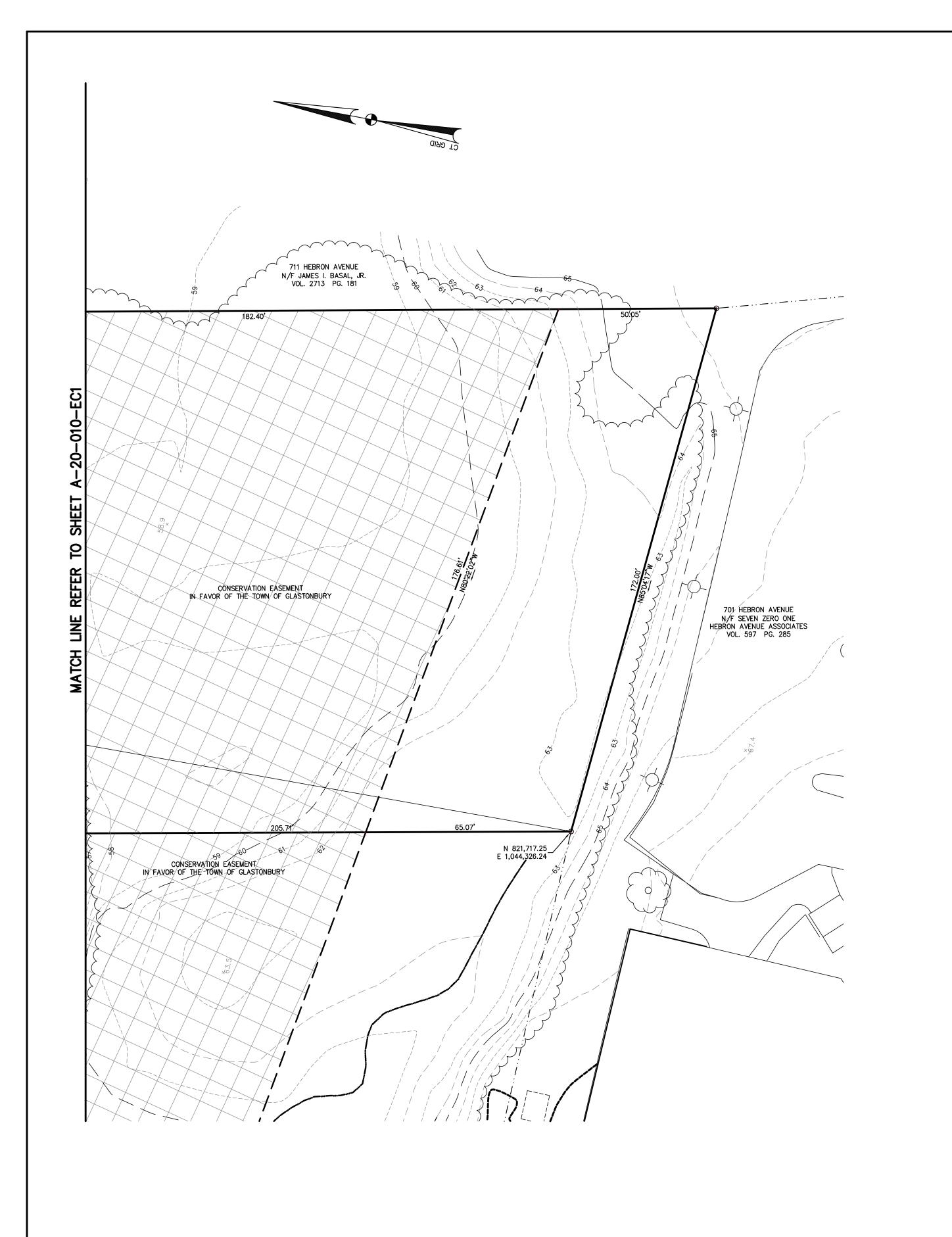
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MARK REYNOLDS P.E. #19789

TLE SHEET AND INDEX PLAN ROPOSED BUILDING ADDITION 52 NATIONAL DRIVE PREPARED FOR ENGLAND TRAFFIC SOLUTIONS

	PLAN INDEX		
PLAN	DESCRIPTION	SHEET	REVISIONS:
A-21-081-I	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-I
			FILE: 21081.DWG





TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PROJECT / APPLICANT ZONE 52 NATIONAL DRIVE

PROJECT ADDRESS

SPECIAL PERMIT APPROVAL DATE

T.P.&Z. CHAIRMAN SPECIAL PERMIT SECTION

COMMUNITY DEVELOPMENT DIRECTOR

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 AGENCIÉS, 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



Dutton Associates, LLC 67 Eastern Boulevard Glastonbury, CT 06033 LOCATION: 52 National Drive, Glastonbury Connecticut

ASSOCIATES,

UTTON

SOILS AND WETLANDS REPORT

INSPECTION DATE: 9/26/2011 MAP PROVIDED: topographic CONTOUR INTERVAL SHOWN: SCALE SHOWN:

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.

This document is an instrument of professional service and shall not be used in whole or in the parking area, the land drops another few feet into was created without the Express written consent of Dutton Associates, luc. Any unauthorized use, reuse, modification or conversion of this document is not allowed an if such occurs, the offender prosecuted to the full extent of the Law.

Wetlands were identified in the woodlands and in the east and north of the site.

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 DEPTH TO REDOXIMORPHIC FEATURES: DEPTH TO BEDROCK: DEPTH TO SEASONAL HIGH WATER TABLE: 0"-8"

LIMERICK-LIM 9 INCHES 10 FEET

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

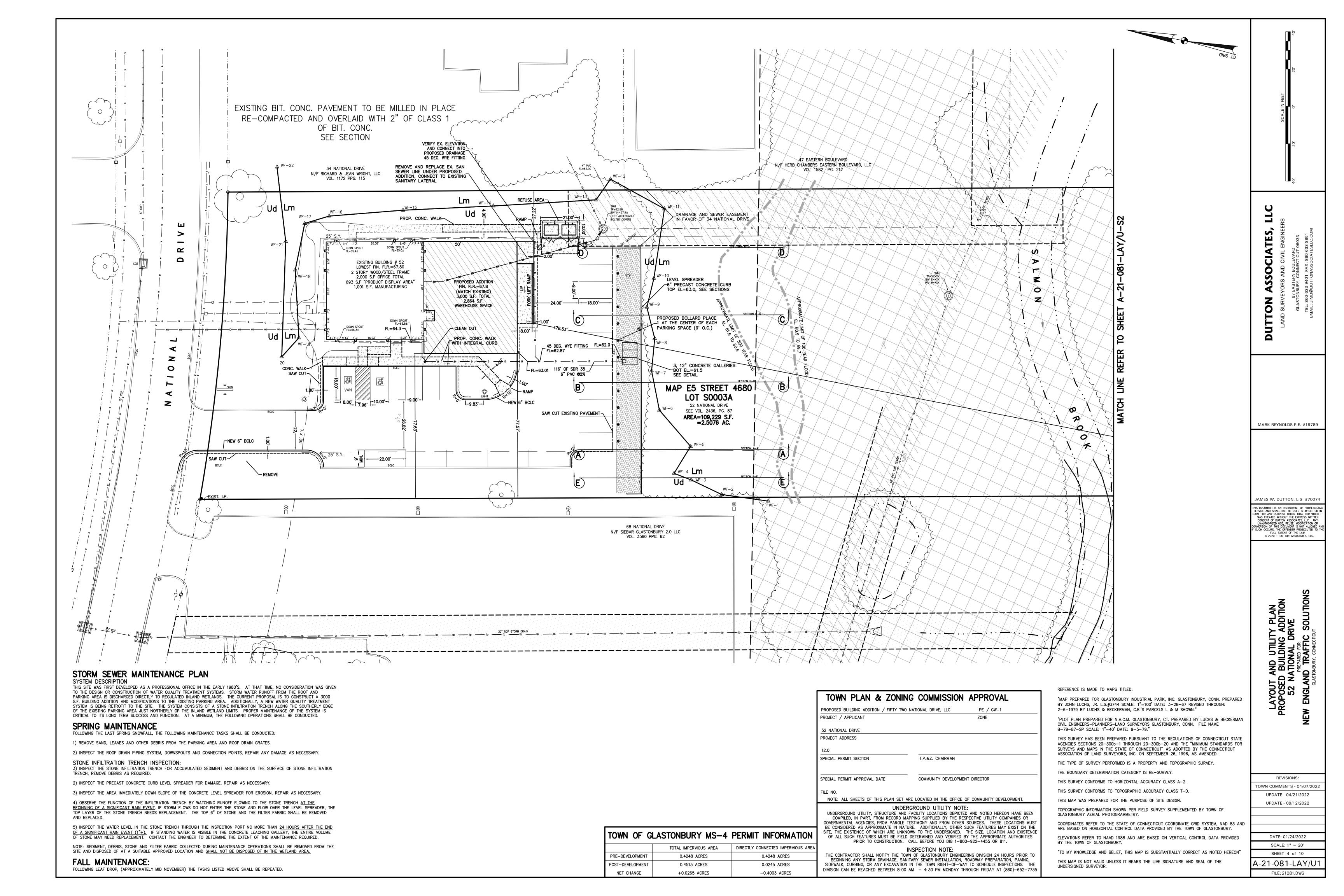
Permaculture Design Consultant

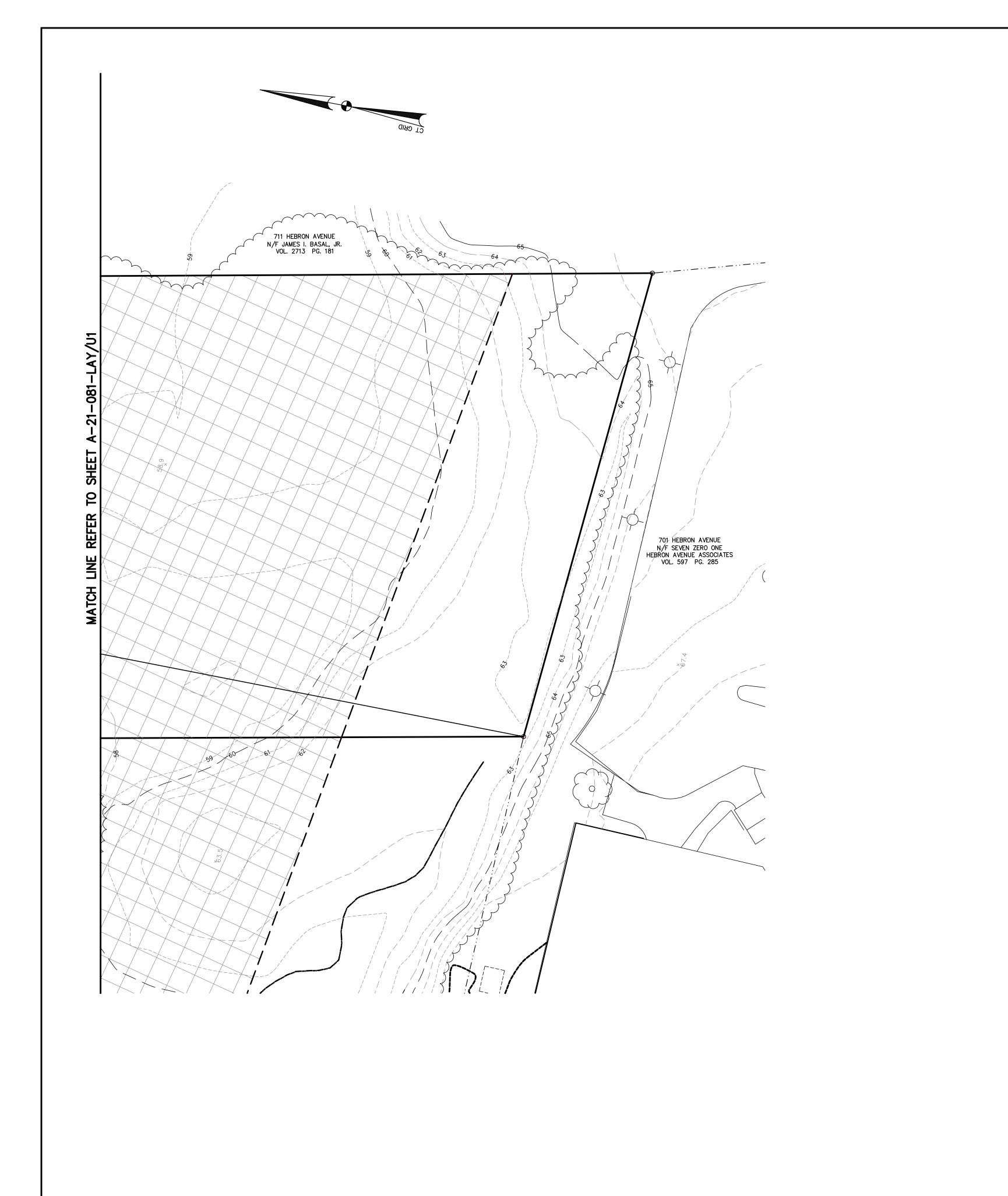
TOWN COMMENTS - 04/07/2022 UPDATE - 04/21/2022

> DATE: 01/24/2022 SCALE: 1" = 20' SHEET 3 of 10

A-21-081-B/T2 FILE: 21081.DWG

UPDATE - 09/12/2022





TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC PE / GW-1 52 NATIONAL DRIVE PROJECT ADDRESS SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

COMMUNITY DEVELOPMENT DIRECTOR SPECIAL PERMIT APPROVAL DATE

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ASSOCIATES, DUTTON

MARK REYNOLDS P.E. #19789

JAMES W. DUTTON, L.S. #70074

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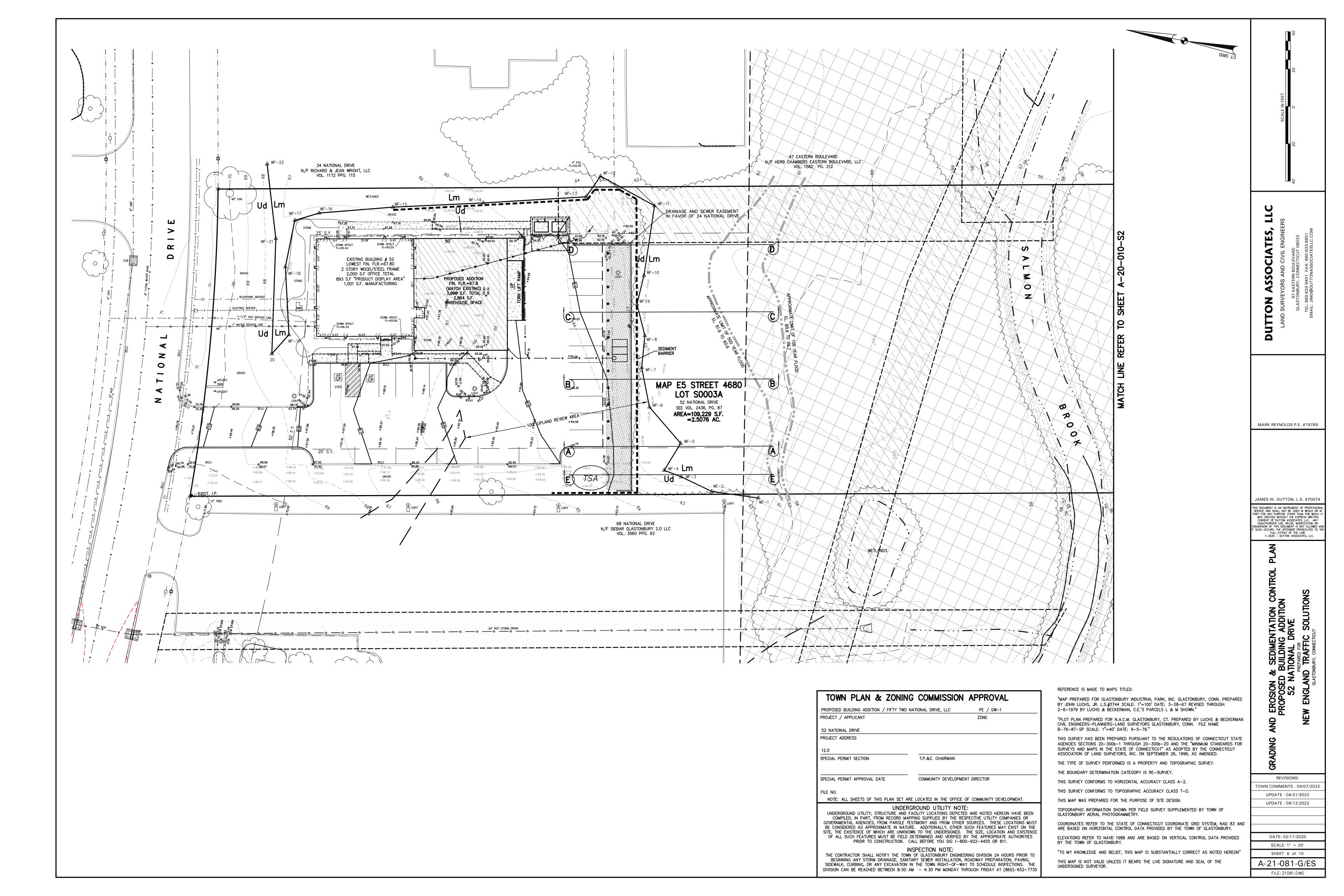
REVISIONS: TOWN COMMENTS - 04/07/2022

UPDATE - 04/21/2022 UPDATE - 09/12/2022

SCALE: 1" = 20' SHEET 5 of 10

DATE: 01/24/2022

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



TOPSOILING:

TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM OR SILT LOAM) AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION AND CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY AND SHALL MEET THE FOLLOWING REQUIREMENTS:

ORGANIC MATTER: NOT LESS THAN 1.5% BY WEIGHT. Ph RANGE: 6.0-7.5 (IF LESS THAN 6.0, LIME SHALL BE APPLIED AS REQUIRED).

SOLUBLE SALTS: SHALL NOT EXCEED 500 ppm.

GOOD CONDITION PRIOR TO PLACING TOPSOIL.

APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE IN PLACE AND IN

TOPSOIL SHALL NOT BE APPLIED WHILE IN A FROZEN OR MUDDY CONDITION.

TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4". SURFACE IRREGULARITIES SHALL BE CORRECTED AT TIME OF PLACEMENT TO AVOID DEPRESSIONS AND WATER POCKETS. TOPSOIL SHALL BE COMPACTED ONLY ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND

PERMANENT VEGETATIVE COVER:

TO OBTAIN A UNIFORM SEEDBED. OVER COMPACTING SHALL BE AVOIDED.

THE PURPOSE OF PERMANENT VEGETATIVE COVER IS TO STABILIZE EXPOSED SOIL, REDUCE DAMAGE FROM WIND & WATER EROSION AND ENHANCE THE ENVIRONMENT.

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL SOIL STOCKPILE AREAS WHICH WILL BE IN PLACE FOR MORE THAN 21 DAYS BETWEEN AUGUST 1 AND JUNE 15.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS SOON AS POSSIBLE ON AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES OF APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 15.

IF TEMPORARY VEGETATIVE COVER CANNOT BE ESTABLISHED BETWEEN THE PRIME SEEDING DATES. THE AREA SHALL BE STABILIZED TO THE EXTENT POSSIBLE WITH TEMPORARY MULCH UNTIL THE NEXT PRIME SEEDING

REFER TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL INFORMATION.

1. APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE INSTALLED PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. REMOVE LOOSE ROCK AND LARGE STONES, DEBRIS, TRASH, STUMPS AND OTHER NOXIOUS MATERIALS.

3. UNLESS HYDROSEEDED, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.

4. UNLESS HYDROSEEDED, APPLY FERTILIZER PER SOIL TEST OR AT THE RATE OF 7.5 LB PER 1000 S.F. OF 10-10-10 FERTILIZER AND 7 LB PER 1000 S.F. OF 38-0-0 OF SLOW RELEASE NITROGEN FOR TOPDRESSING.

5. UNLESS HYDROSEEDED, LIME AND FERTILIZER SHALL BE WORKED INTO SOIL TO A DEPTH OF 4".

WHEN HYDROSEEDING, THE SOIL SHALL BE TILLED AS DESCRIBED BELOW. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED.

6. TILLAGE SHALL RESULT IN A UNIFORM CONTOUR, FREE FROM DEPRESSIONS AND WATER POCKETS.

1. SELECT AN APPROPRIATE SEED MIXTURE FROM THE LIST BELOW. ALTERNATE SEED MIXES SHALL BE

APPROVED BY THE ENVIRONMENTAL PLANNER. APPLY PROPER INOCULANT WHEN USING LEGUME SEED.

2. SEED SHALL BE APPLIED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRAULIC APPLICATION.

3. UNLESS HYDROSEEDED OR "CULTIPACKER" TYPE SEEDER IS USED, COVER THE SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL. THE SEEDBED SHALL BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.

4. UNLESS HYDROSEEDED, APPLY MULCH AS REQUIRED IMMEDIATELY AFTER SEEDING.

5. SEEDING SHALL OCCUR BETWEEN APRIL 15 TO JUNE 15 AND / OR AUGUST 15 TO SEPTEMBER 15. 6. WHEN HYDROSEEDING, SEEDING RATES SHALL BE INCREASED BY 10 % (400% FOR LEGUMES).

FIBER MULCH SHALL BE USED WHEN HYDROSEEDING EXCEPT FOR CRITICAL AREAS WHICH SHALL BE MULCHED WITH STRAW MULCH.

RECOMMENDED SEED MIXES:

SHADY SITE: SUNNY / PARTIAL SHADE CREEPING RED FESCUE - 1.10 LB/1000 S.F. KENTUCKY BLUEGRASS - 0.50 LB/1,000 S.F. PERENNIAL RYEGRASS - 0.10 LB/1000 S.F. CREEPING RED FESCUE - 0.50 LB/1,000 S.F. PERENNIAL RYEGRASS - 0.1 LB/1,000 S.F.

MULCHING:

GENERAL: THE PURPOSE OF MULCHING IS TO PROTECT THE SOIL, CONTROL RUNOFF AND PROMOTE PLANT GROWTH.

ALL AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

MULCH SHALL BE USED ON ALL DISTURBED AREAS FOR PROTECTION FROM EROSION WHICH WILL BE EXPOSED FOR MORE THAN 21 DAYS AND CANNOT BE SEEDED WITHIN THE PRIME SEEDING DATES.

THE MATERIALS USED FOR MULCHING SHALL BE STRAW OR HAY FREE FROM COARSE MATTER AND WEEDS. WHEN HYDROSEEDING, MULCH SHALL BE APPLIED SIMULTANEOUSLY WITH THE SEED. MULCH MATERIAL AND APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

MULCH SHALL BE APPLIED UNIFORMLY BY HAND OR BLOWER AT A RATE OF 90 LB/1000 S.F.

CRITICAL AREAS (SLOPES OVER 3 HORIZ. TO 1 VERT.) AND/OR AREAS IDENTIFIED ON THE PLAN SHALL BE MULCHED WITH HAY OR STRAW MULCH.

1. IF REQUIRED, MULCH SHALL BE ANCHORED IMMEDIATELY FOLLOWING APPLICATION.

2. STRAW AND HAY MULCH ON SLOPES IN EXCESS OF 5% SLOPE AND/OR AREAS AS DIRECTED BY THE ENVIRONMENTAL PLANNER SLOPE BE ANCHORED IN ACCORDANCE WITH CHAPTER 7 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, REVISED 1988..

EROSION CONTROL NOTES:

ALL EROSION AND SEDIMENTATION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, JAN. 2002 UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE PROPER SEQUENCE DURING CONSTRUCTION (I.E. SEDIMENT BARRIERS INSTALLED DOWNSLOPE OF AREAS TO BE DISTURBED PRIOR TO DISTURBANCE).

ALL DISTURBED AREAS SHALL BE COVERED WITH 6 INCHES OF TOPSOIL, SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.

ALL SOIL STOCKPILE AREAS SHALL BE ENCIRCLED WITH SEDIMENT BARRIERS. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ANY

ALL CATCH BASIN GRATES SHALL BE PROTECTED FROM SEDIMENT ENTERING THE INLET BY USE OF FILTER FABRIC AROUND THE GRATE OF RINGED WITH SEDIMENT BARRIERS.

STOCKPILE AREA WHICH IS TO REMAIN MORE THAN 21 DAYS. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION AND SEDIMENTATION CONTROL TOOLS AND SUPPLIES ON SITE (HAY BALES, STONE, SHOVELS,

THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENTATION CONTROLS WEEKLY AND PRIOR TO A PREDICTED RAIN EVENT. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE REPAIRED OR MAINTAINED AS REQUIRED.

EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF GLASTONBURY ENVIRONMENTAL

ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER TO ADDRESS FIELD CONDITIONS.

SUGGESTED SEED MIXES:

PERMANENT SEEDING: 60% (BARON) KENTUCKY BLUEGRASS 20% (JAMESTOWN II) CHEWINGS FESCUE 20% (PALMER II) PERENNIAL RYEGRASS APPLY AT 170 LB/AC.

TEMPORARY SEEDING: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) APPLY AT 40 LB/ACRE.

EROSION CONTROL NARRATIVE:

PROJECT INFORMATION:

TOTAL PROJECT AREA: 109,229 S.F. TYPE OF DEVELOPMENT: ADDITION TO THE EXISTING BUILDING, AND AN UPDATED PARKING LOT. UNDERLYING ZONE: PLANNED EMPLOYMENT (PE)

AREA OF DISTURBANCE: 24,853 S.F. REGULATED ACTIVITY: NONE

TOPOGRAPHY: DRAINS PRETTY UNIFORMLY FROM THE STREET IN THE NORTHERLY PART OF THE SITE TO THE WETLANDS IN THE SOUTHERLY SECTION OF THE SITE. THERE ARE NO CONCERNING HIGH OR LOW SPOTS ON THE SITE. SOILS: UDORENTHENTS (UD), LIMERICK-LIM (LM)

VEGETATION: THERE ARE A COUPLE OF TREES ON THE NORTHERLY PART OF THE SITE. THEE IS A CONSERVATION EASEMENT ON THE SOUTHERLY SECTION OF THE SITE WITH THE FOREST EXTENDING PAST THE WETLANDS BUT NOT REACHING THE EXISTING PARKING LOT. THE SITE HAS SOME LANDSCAPING AROUND THE EXISTING BUILDING AND THE REST OF THE SITE IS GRASS/LAWN.

DRAINAGE: THE DRAINAGE SYSTEM WILL MOSTLY CONSIST OF 2" CRUSHED STONE ALONG THE SOUTHERLY LINE OF THE PARKING LOT. THE STONE WILL HAVE A PRE-CAST CONCRETE LEVEL SPREADER. A NEW ROOF DRAIN WILL BE INSTALLED FROM THE EXISTING DOWN SPOUT AND LEAD INTO A CONCRETE GALLEY ON THE WESTERLY SIDE OF THE CRUSHED STONE. THE WATER WILL DRAIN INTO THE WETLANDS JUST SOUTH OF THE LEVEL SPREADER.

EROSION & SEDIMENTATION CONCERNS:

WIND EROSION

TOPSOIL AND OTHER SIGNIFICANT MATERIAL EXCAVATED FROM THE SITE WILL NEED TO BE STOCKPILED AT A SUITABLE LOCATION ON SITE. PROPER WIND EROSION CONTROLS (SEEDING OR PLASTIC COVERS, ETC.) SHALL BE PROVIDED AT THE ON SITE STOCKPILE AREA AS REQUIRED. ADDITIONALLY, DURING THE MASS EXCAVATION PROCESS, EQUIPMENT AND SUPPLIES (SUCH AS A WATER TRUCK AND CALCIUM CHLORIDE) SHALL BE KEPT ON SITE TO MANAGE DUST AND WIND EROSION.

2. WATER EROSION

EROSION FROM WATER IS ALWAYS A CONCERN ON ANY CONSTRUCTION PROJECT. THE CONTRACTOR SHALL BE WATCHFUL OF PREDICTED RAIN EVENTS AND BE PREPARED TO ADDRESS ISSUES AS THEY ARISE. THE PLAN INCLUDES CONTROL MEASURES WHICH SHOULD ADDRESS ALL EVENTS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED.

SOIL STOCKPILE

ALL EXCAVATED SOILS SHALL BE STOCKPILED ON SITE AT A SUITABLE LOCATION.

KEY ELEMENTS TO SUCCESS:

1. PROPER INSTALLATION.

EROSION AND SEDIMENTATION CONTROLS CANNOT BE EFFECTIVE IF THEY ARE NOT INSTALLED CORRECTLY. THE CONTRACTOR SHOULD BE FAMILIAR WITH THE PROPOSED INSTALLATION PROCEDURES FOR EROSION AND SEDIMENTATION

2. BE PREPARED

THE EROSION AND SEDIMENTATION CONTROL PLAN REQUIRES THE CONTRACTOR TO KEEP ON SITE A SUPPLY OF TOOLS AND MATERIALS FOR EROSION AND SEDIMENTATION CONTROL EMERGENCIES. ADDITIONALLY, THE PLAN REQUIRES THE CONTRACTOR TO MONITOR THE WEATHER AND INSPECT THE EROSION & SEDIMENTATION CONTROLS PRIOR TO A PREDICATED RAIN EVENT. FAILURE TO BE PREPARED WILL RESULT IN AN EROSION & SEDIMENTATION CONTROL DISASTER.

3. EFFICIENT AND TIMELY CONSTRUCTION

THIS IS ONE OF THE MOST EFFECTIVE WAYS TO REDUCE THE DAMAGE FROM EROSION AND SEDIMENTATION. EFFICIENT CONSTRUCTION REDUCES THE TIME PERIOD IN WHICH THE SITE IS SUBJECT TO EROSIVE FORCES AND THE POTENTIAL FOR DAMAGE. PROPER SEQUENCING OF CONSTRUCTION IS ALSO VERY IMPORTANT. PROPER SEQUENCE OF CONSTRUCTION REDUCES THE NEED TO DISTURB AREAS MULTIPLE TIMES.

THE CONTRACTOR SHOULD REVIEW THE PLAN AND DETERMINE THE EQUIPMENT AND MANPOWER NEEDS TO COMPLETE THE CONSTRUCTION IN THE MOST EFFICIENT MANOR. A SAMPLE CONSTRUCTION SCHEDULE AND SEQUENCE IS PROVIDED BELOW.

PROPOSED CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT BARRIERS WHERE POSSIBLE.

2. INSTALL CONSTRUCTION ENTRANCE.

3. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL REMOVE EXISTING BIT. CONC. PAVEMENT AND OTHER SITE ITEMS AS INDICATED ON THE PLAN.

4. INSTALL SITE LIGHTING AND OTHER UTILITIES AS REQUIRED

5. BEGIN BUILDING ADDITION CONSTRUCTION AND RENOVATIONS.

6. INSTALL PAVEMENT BASE

7. PAVE NEW BIT. CONC PARKING AS REQUIRED.

8. SPREAD TOPSOIL, SEED, MULCH AND INSTALL LANDSCAPING.

9. FINAL SITE CLEAN-UP.

SUGGESTED CONSTRUCTION SEQUENCE & SCHEDULE

OPERATION / WEEKS	1	2	3	4	5	6	7	8	9	10	11	12
E & S CONTROLS												
STRIP TOPSOIL/DEMO												Í
BUILDING ADDITION/RENOVATION												
LIGHTING & UTILITIES						*************	************	************	***********	***********	************	
PAVEMENT BASE												
PAVING												
TOPSOIL, SEED, MULCH												
LANDSCAPING												
FINAL CLEAN-UP												

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PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AT CROSSING AND CONNECTION POINTS. ANY CONFLICT OR DISCREPANCY WITH THE PLANS SHALL BE REPORTED TO THE ENGINEER SO THAT ADJUSTMENTS TO THE DESIGN CAN BE MADE.

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REQUEST AN UNDERGROUND UTILITY MARK OUT BY CALLING THE CONNECTICUT UNDERGROUND UTILITY PROTECTION PLAN (PHONE 1-800-922-4455).

THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND ARRANGE FOR ALL NECESSARY INSPECTIONS FOR THE WORK TO BE

THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL PERMIT AND/OR INSPECTION FEES.

THE CONDITIONS OF APPROVAL ARE A PART OF THIS PLAN, THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CONDITIONS.

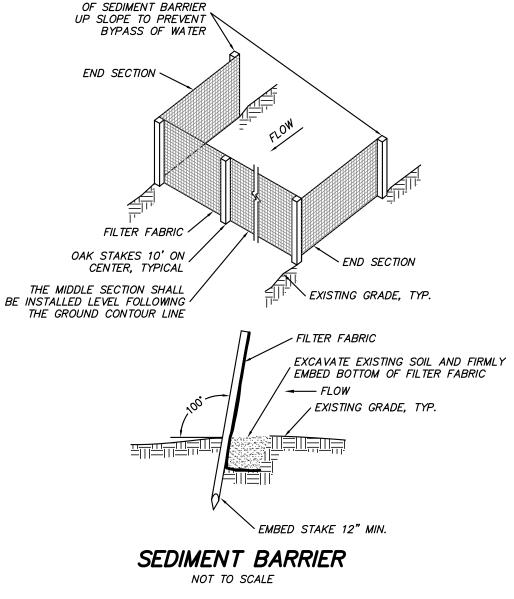
CONSTRUCTION WASTE AND/OR DEBRIS SHALL BE DISPOSED OF ONLY AT APPROVED LOCATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND/OR REGULATIONS.

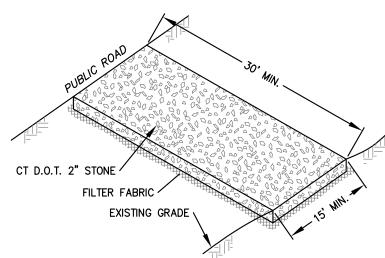
CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH; THE NOTES AND DETAILS ON THESE PLANS, IF NOT ON SAID PLAN THE TOWN OF GLASTONBURY STANDARD DETAILS AND SPECIFICATIONS AND IF NOT INCLUDED IN ABOVE, THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 814A AS APPLICABLE.

THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES, SERVICES AND/OR PROPERTY CAUSED BY HIM DURING CONSTRUCTION. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER OF THE DAMAGED PROPERTY AT THE CONTRACTORS EXPENSE.

TURN END SECTIONS

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OUTSIDE UTILITY COMPANIES PROVIDING SERVICE TO THE SITE. CONFLICTS WITH SUCH UTILITIES SHALL BE REPORTED TO THE ENGINEER SO THAT ADJUSTMENTS TO THE DESIGN CAN BE MADE.





CONSTRUCTION ENTRANCE

TOWN PLAN & ZONING COMMISSION APPROVAL

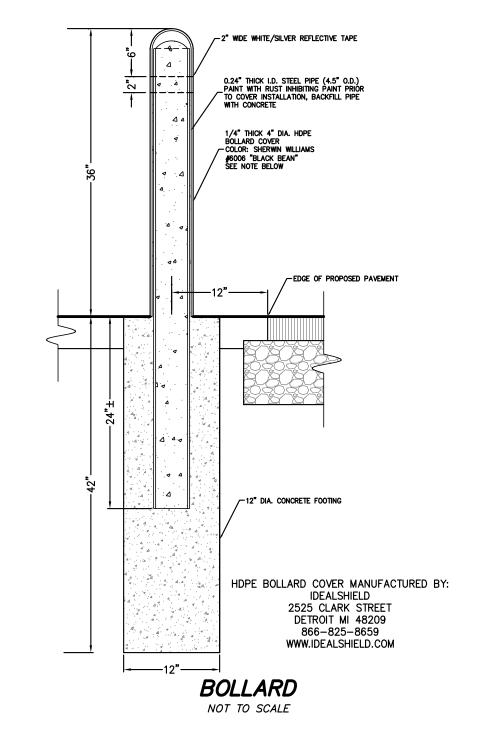
PROPOSED BUILDING ADDITION / FIFTY TWO NAT	ΠΟΝΑL DRIVE, LLC	PE / GW-1
PROJECT / APPLICANT		ZONE
52 NATIONAL DRIVE		
PROJECT ADDRESS		
12.0		
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN	
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DI	RECTOR
FILE NO.		

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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

TEST #: 1	DATE: 11/17/2	2021	NUMBER: T	P-1	DATE:	03/09/2020		
DEPTH OF H	OLE: 36"		WITNESS:	JWD/DH	LEDGE:	NONE		
DEPTH OF W	ATER, PRESOAK: 2	?9.5"±	DEPTH:	62"	WATER:	© 56"		
DEPTH OF W	ATER, TEST: 27"±		SOIL PROFIL	E:	MOTTLI	NG: NONE		
TIME	READING	CHANGE	0"-36"	SILTY LOA	AM			
10:30	<u>5-1/2"</u>	<i>8"</i>	36"-56"	GREY MEI	DIUM SAND			
10: 40	13-1/2 " _	<u> </u>	56"-62"	GREY CO	ARSE SA	ND/GRAVEL		
10: 50	<u> 16-1/2"</u>	2"				,		
11:00	18-1/2 " _	2"						
11:10	20-1/2"_	2"						
11: 20	22-1/4"	1"						
11: 30	23-1/4"	1/2"						
11: 40		1/2"						
11:50	24-1/4"	3/4"	GI	Rouni	DWA	TER		
12:00	<i>25"</i>	1/2"	MON	NITORI	NG	DATA		
12:10	<u>25-1/2"</u>	1/2"	TP#1 TOP OF PIPE ELEVATION = 66.0					
12: 20	<i>26"</i>	1/2"	"#' '		DING			
12:30	<u>26-1/2"</u>	1/2"	DATE		T)	GROUNDWATE ELEVATION		
12: 40	27"	1/2"	03/16/202	20 6.	83	59.2		
12:50	<u>27-1/2"</u>	1/2"	03/23/202	20 6.	55	59.4		
1:00	28"	1/2"	03/30/202	20 5.	71	60.3		
1:10	<u>28-1/2"</u>	1/2"	04/06/202	20 6	 37	59.6		
1:20			04/13/202		09	59.9		
1:30	 RATE=20_MIN/ING	~⊔	04/20/202			60.3		
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MARK REYNOLDS P.E. #19789

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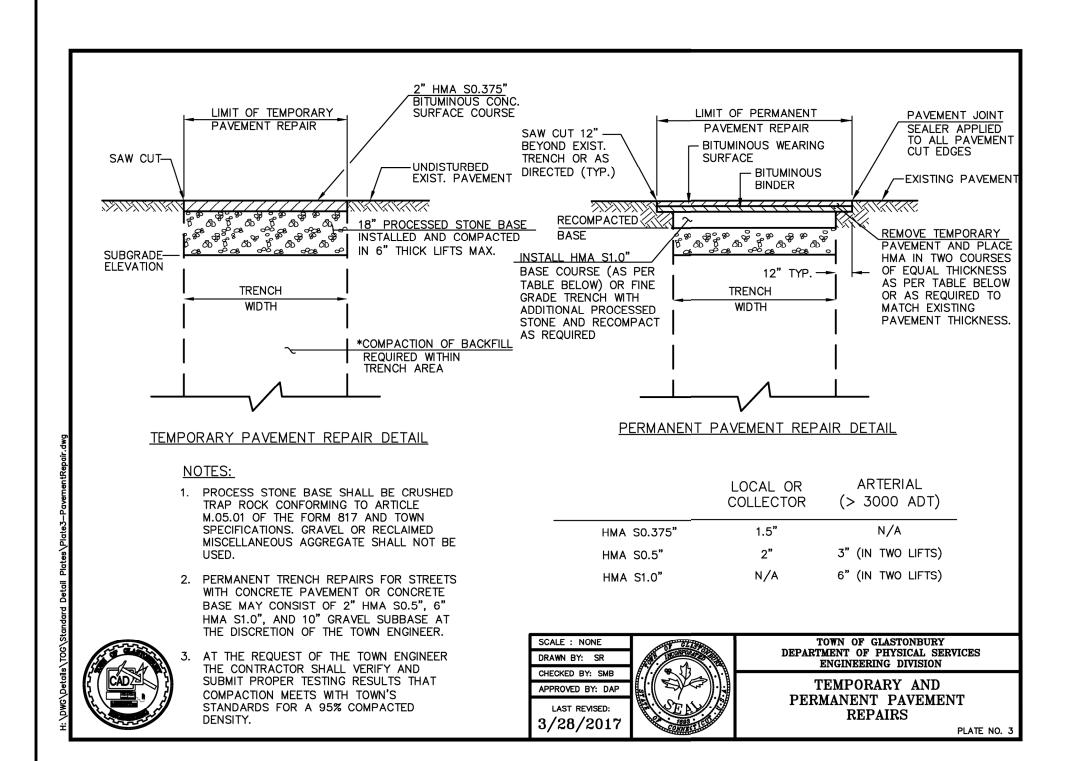
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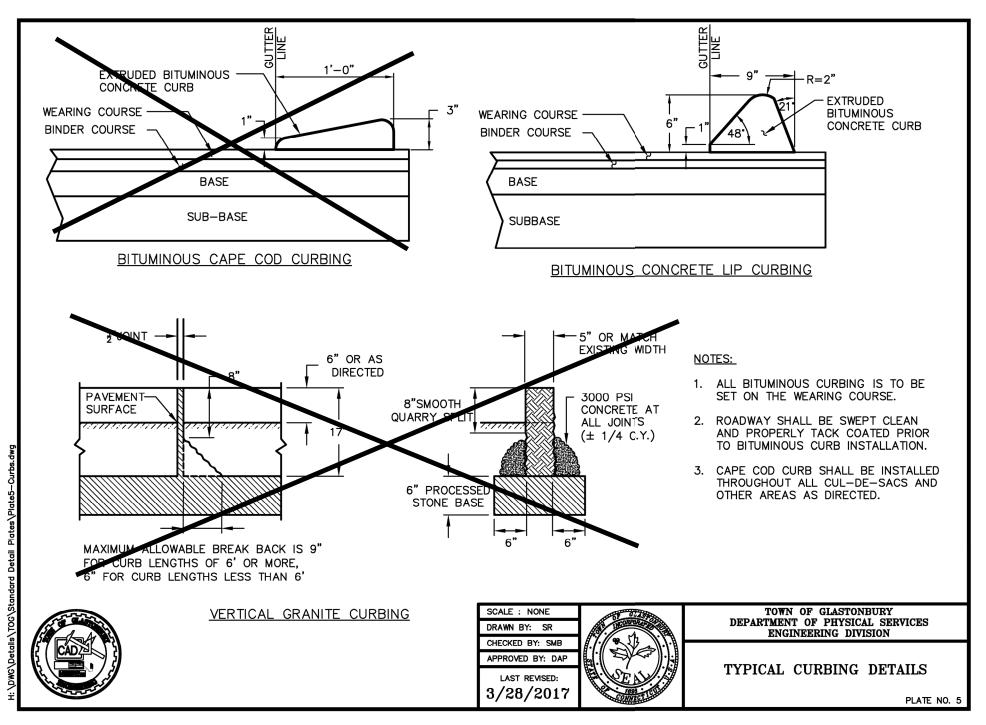
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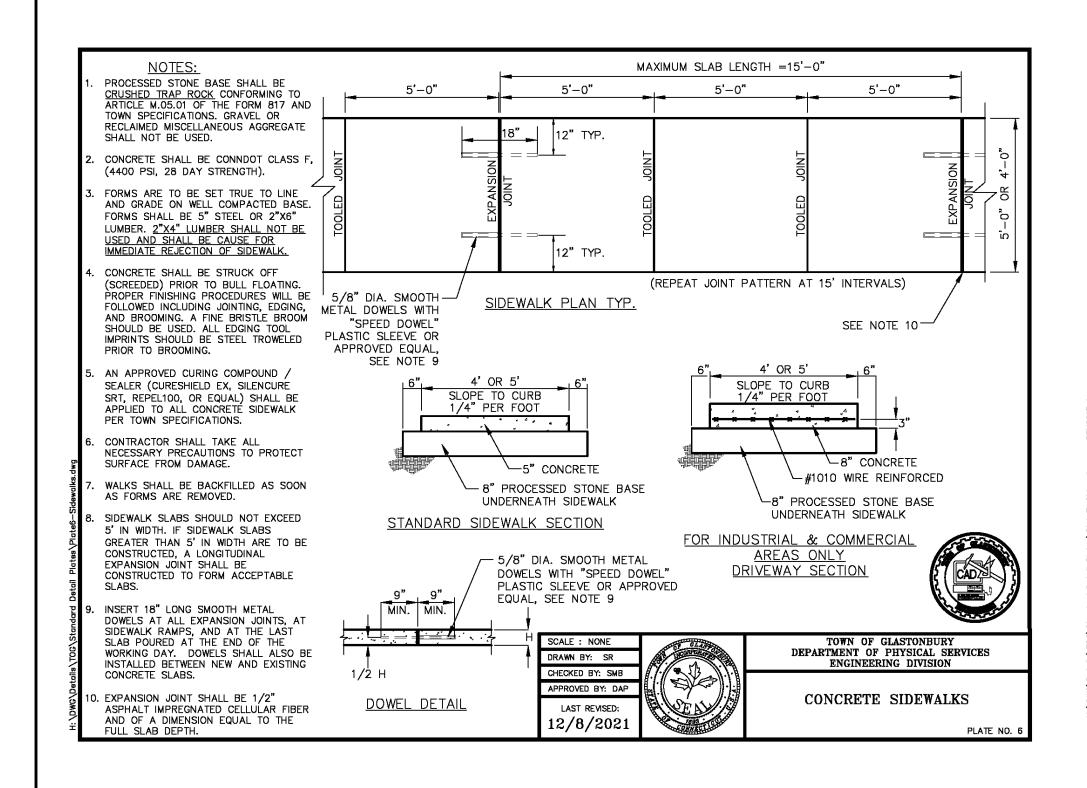
REVISIONS: TOWN COMMENTS - 04/07/202 UPDATE - 04/21/2022 UPDATE - 09/12/2022 DATE: 01/24/2022

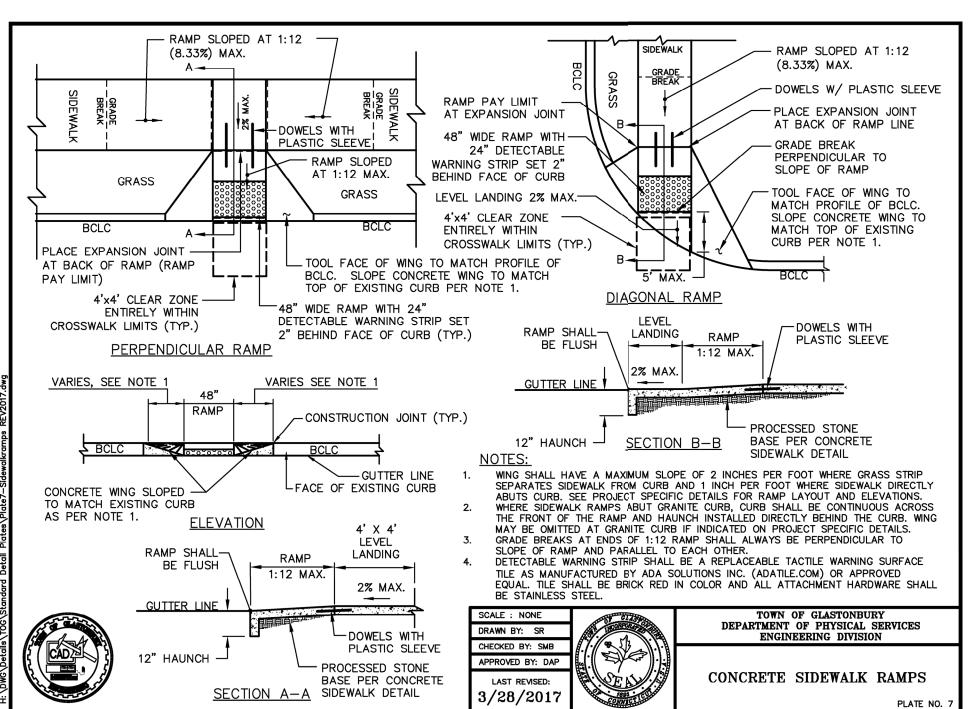
SCALE: AS SHOWN SHEET 7 of 10 A-21-081-D1

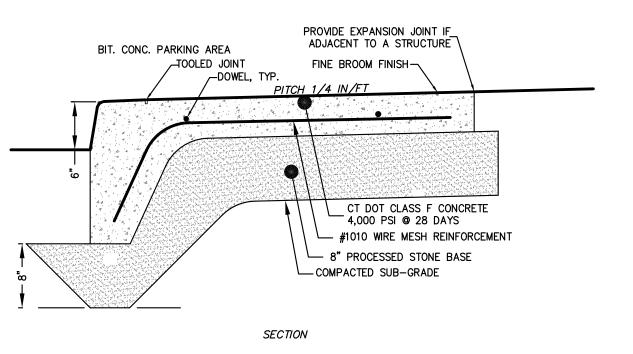
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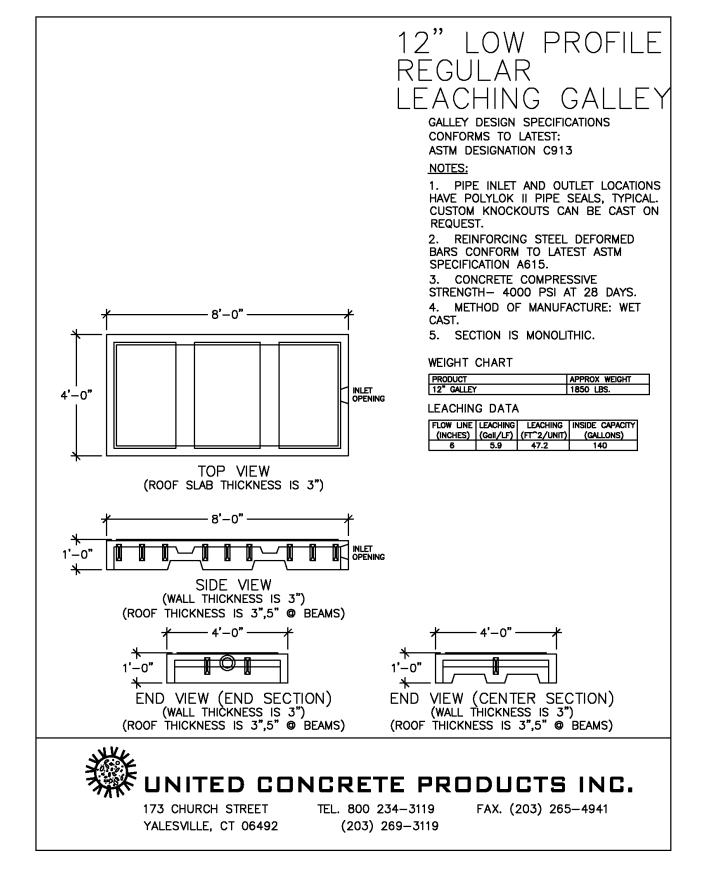


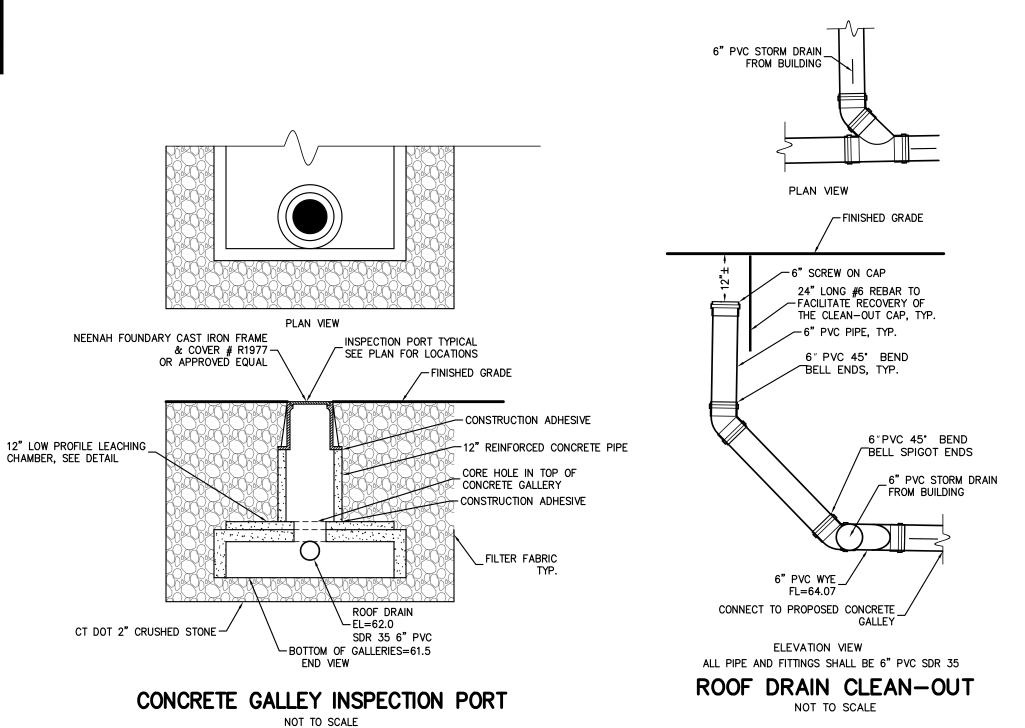






CONCRETE WALK WITH INTEGRAL CURB





ATES, LLC

IL ENGINEERS

UT 06033

TOWN PLAN & ZONING COMMISSION APPROVAL

T.P.&Z. CHAIRMAN

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COMMUNITY DEVELOPMENT DIRECTOR

PE / GW-1 ZONE

PROPOSED BUILDING ADDITION / FIFTY TWO NATIONAL DRIVE, LLC

52 NATIONAL DRIVE

SPECIAL PERMIT SECTION

SPECIAL PERMIT APPROVAL DATE

PROJECT ADDRESS

DUTTON ASSOCIATES, LI

LAND SURVEYORS AND CIVIL ENGINEERS

67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033

MARK REYNOLDS P.E. #19789

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GENERAL NOTES AND DETIALS
PROPOSED BUILDING ADDITION
52 NATIONAL DRIVE
PREPARED FOR
JEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

REVISIONS:

FOWN COMMENTS - 04/07/2022

UPDATE - 04/21/2022

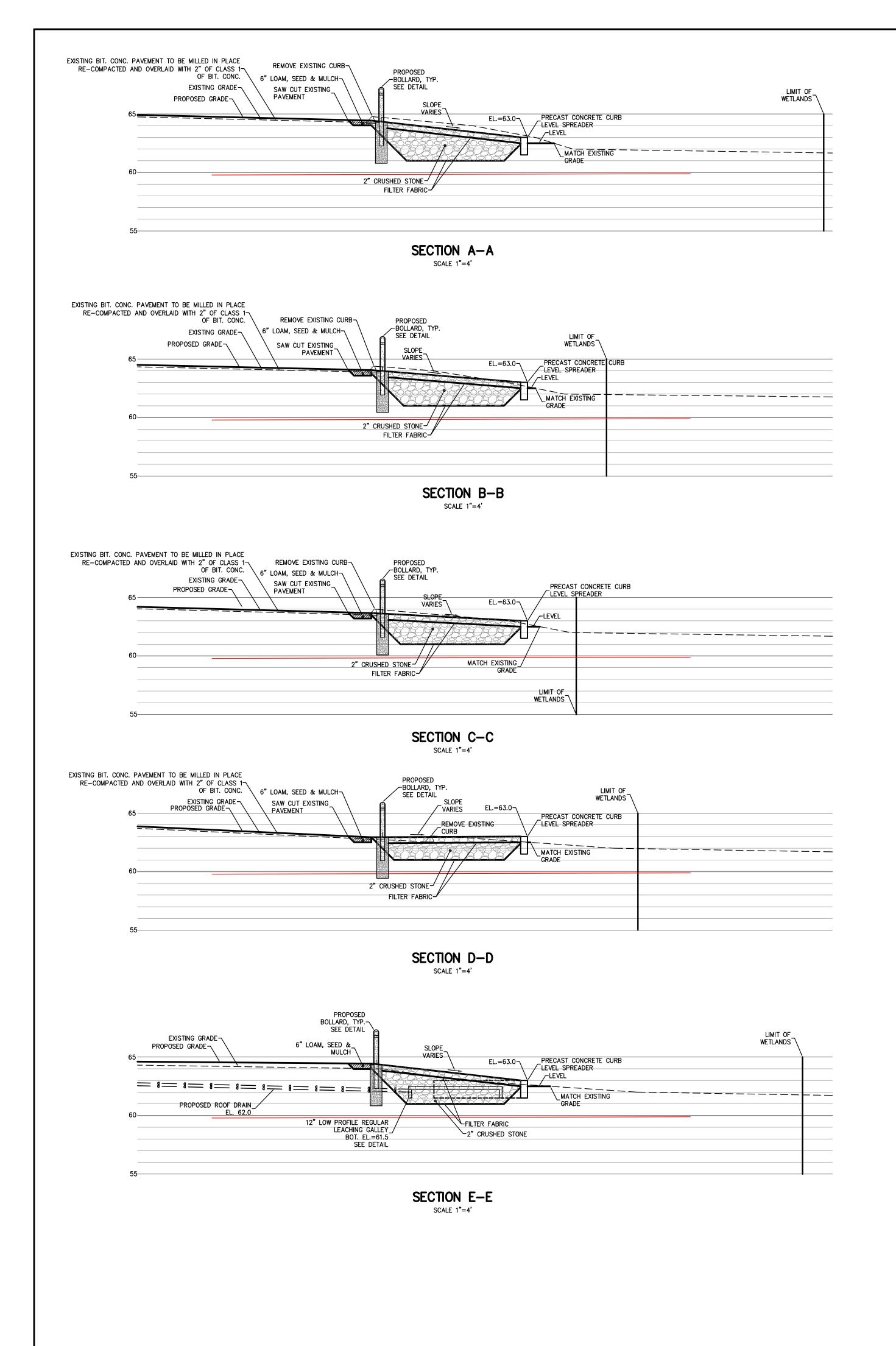
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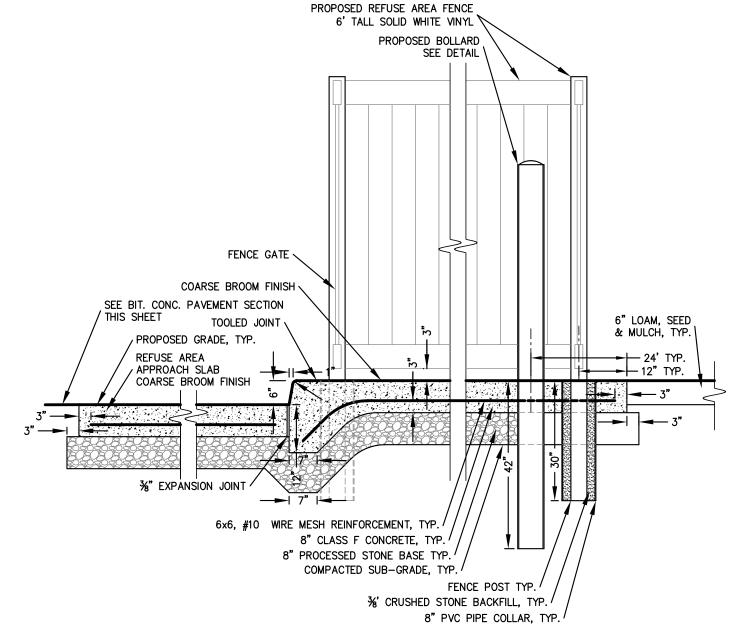
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SHEET 8 of 10

A-21-081-D2

FILE: 21081.DWG





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 T.P.&Z. CHAIRMAN SPECIAL PERMIT SECTION SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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> DATE: 01/24/2022 SCALE: AS SHOWN SHEET 9 of 10

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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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S2 NATIONAL DRIVE
PREPARED FOR

NEW ENGLAND TRAFFIC SOLUTIONS
GLASTONBURY, CONNECTICUT

EVISIONS: MENTS - 04/07/2022

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ET 10 of 10

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DETAIL MEANT AS GENERAL EXAMPLE

OF PROPER PLANTING METHOD: WHERE

CUT BURLAP AND WIRE BASKETS FROM

SYNTHETIC WRAPS, ROPES AND TWINES

DETAIL AND SPECIFICATIONS DIFFER

THE LATER SHALL PREVAIL.

olution ement TOP THIRD OF ROOT BALL; REMOVE ALL S

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Impr 0 S eq ropo 田 O **6**

DRIV, CT 06

obert C. Schechinger, Jr. ASLA 772 Farmington Avenue armington, CT 06032 elephone: (860) 478 - 7839 Email: Biff.Design@sbcglobal.net Website: BiffLandDesign.com

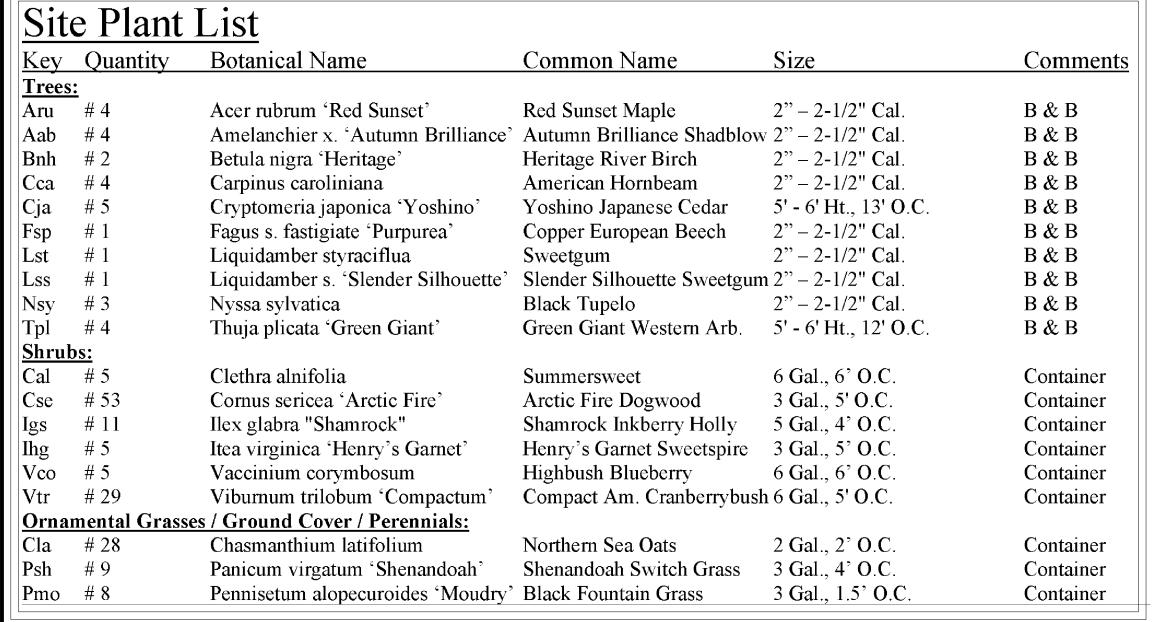
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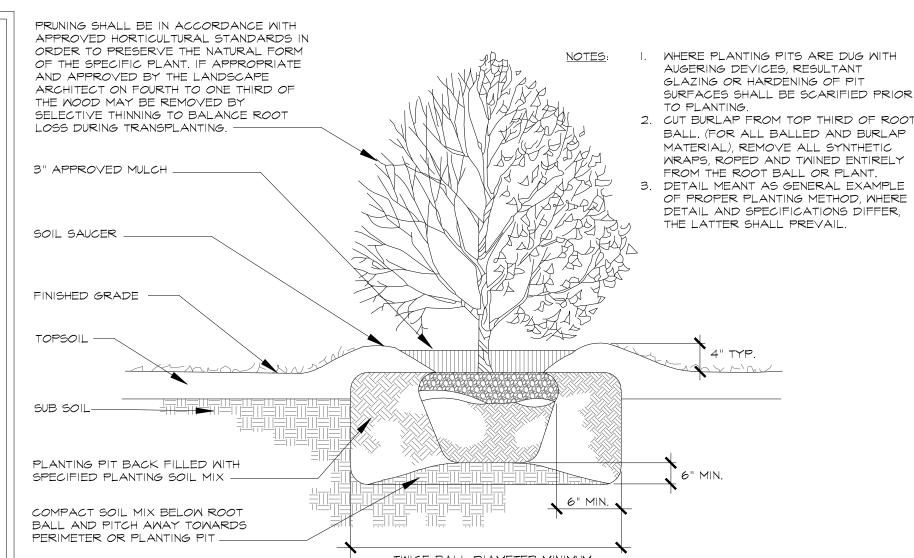
GROUND COVER PLANTS, PLANT ON CENTER AS SPECIFIED (SEE PLANTING PLAN) APPROVED MULCH, 2" TYP. FINISHED GRADE AS DETAILED, (BACKFILL WIT APPROPRIATE MATERIAL AS REQUIRED) 18" PLANTING SOIL MIX AS SPECIFIED, (OR APPROVED) COMPACTED SUBGRADE, OR APPROVED EQUAL BEDDING MATERIAL BY LANDSCAPE ARCHITECT

Typical Groundcover / Perennial Bed Planting: Scale: N.T.S.

TYPICAL CURB EDGING FOR PLANTING BED

/ LANDSCAPED ISLAND, (AS DETAILED)





12 GAUGE GALV. WIRE, TWISTED, WITH 6" ENTIRELY FROM ROOT BALL. GALV. TURNBUCKLE 2"X2"X8" (MIN.) HARDWOOD STAKE WITH NOTCHED END. DRIVE STAKE AT ANGLE AND DRAW VERTICAL -GUYS OF 12 GAUGE GALV. WIRE, TWISTED, WITH 6" GALV. TURNBUCKLE 3" APPROVED MULCH FLAGS (TYP.) SOIL SAUCER-SET ROOT BALL AT OR SLIGHTLY ABOVE FINISHED GRADE FINISHED GRADE -SET GUY STAKE 3" BELOW GRADE PLANTING PIT BACK FILLED WITH SPECIFIED PLANTING SOIL MIX. COMPACT SOIL MIX BELOW ROOT BALL AND PITCH AWAY TOWARD PERIMETER OF PLANTING PIT TWICE BALL DIAMETER MINIMUM **Typical Tree Planting:**

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

GARDEN HOSE-MIN. 2 PLY. POSITION

ABOVE FIRST SET OF BRANCHES

CENTRAL LEADER .

OR 2/3 UP TREE

Scale: N.T.S.

SELECTIVE THINNING TO BALANCE ROOT

LOSS DURING TRANSPLANTING. NEVER CUT

GENERAL PLANTING NOTES:

1. All plant material to be nursery grown stock subject to applicable A.A.N. standards.

2. 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.

3. 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.

4. 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 Contractors 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

5. 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.

6. All trees under 3" caliper shall be staked. All trees 3" caliper and greater shall be guyed, as detailed. 7. 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.

8. 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.

9. 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

10. 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.

11. For planting soil mix, see specifications and/or planting details. 12. All existing rill, gulley 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. 13. 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.

14. 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. 15. 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.

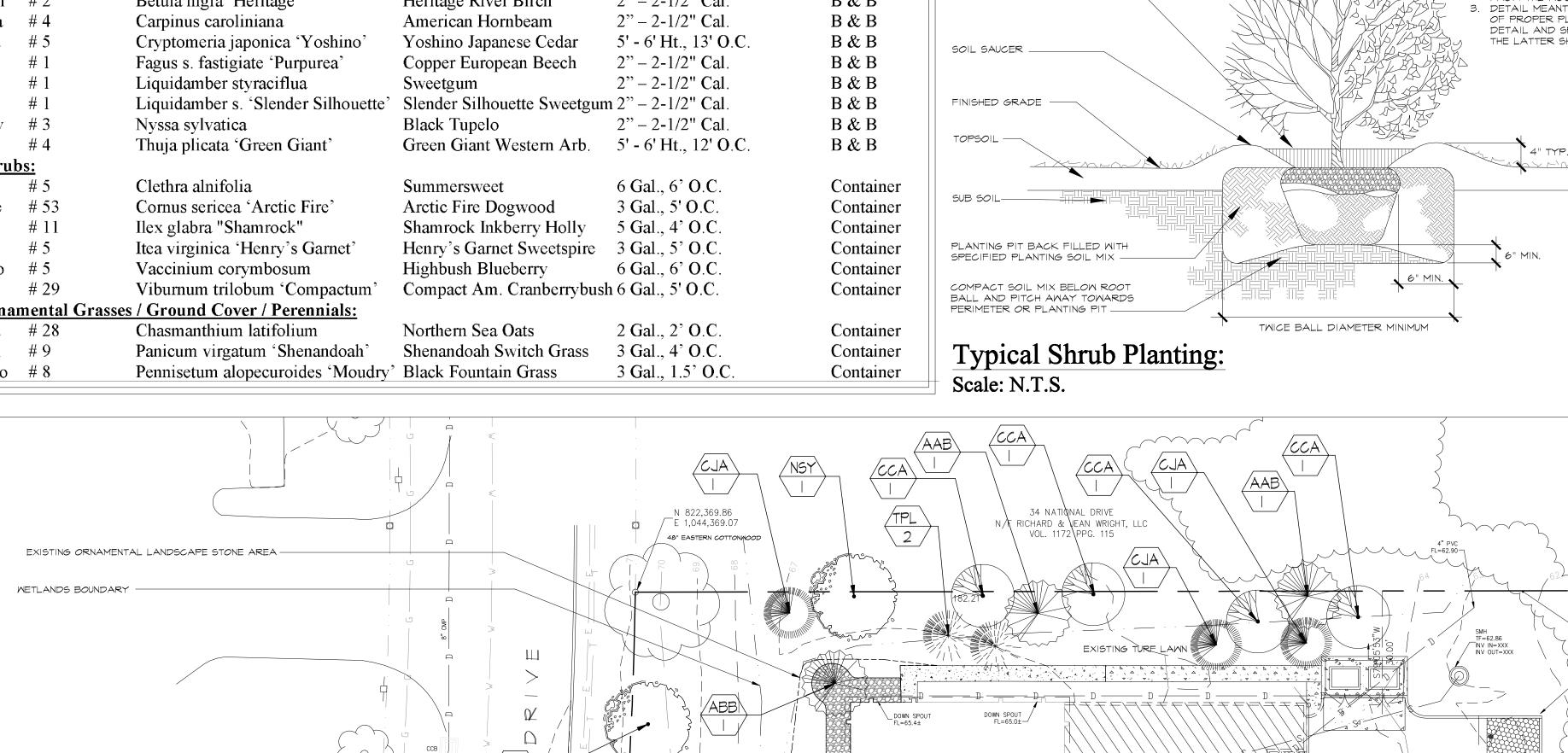
General Turf Establishment and Management Narrative:

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.

2. 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.

3. 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.

4. 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



DRAINAGE AND SEWER EASEMENT EXISTING BUILDING # 52 LOWEST FIN. FLR.=67.80 STORY WOOD/STEEL FRAME 2,000 S.F OFFICE TOTAL PROPOSED ORNAMENTAL LANDSCAPE STONE AREA-5.F "PRODUCT DISPLAY AREA" ,001 S.F. MANUFACTURING 1-1/4" GAS SERVICE LINE 1" WATER SERVIÇE L PROPOSED 2" CRUSHED 🤇 STONE LEVEL SPREADER 9 -PROPOSED ORNAMENTAL LANDSCAPE STONE AREA EXISTING FACILITY SIGN W/ MAP E5 STREET 4680 SPOT LIGHT ILLUMINATION -LOT S0003A 52 NATIONAL DRIVE SEE VOL. 2436, PG. 87 AREA=109,229 S.F EXISTING RAISED MASONRY SIGN PLANT BED, TO BE PLANTED WITH SEASONAL ANNUALS. R=1030.00'-L=165.46' T=82.91' D=9'12'15 EXISTING TURF LAWN

68 NATIONAL DRIVE

