

PROPOSED MATERIAL PROCESSING YARD

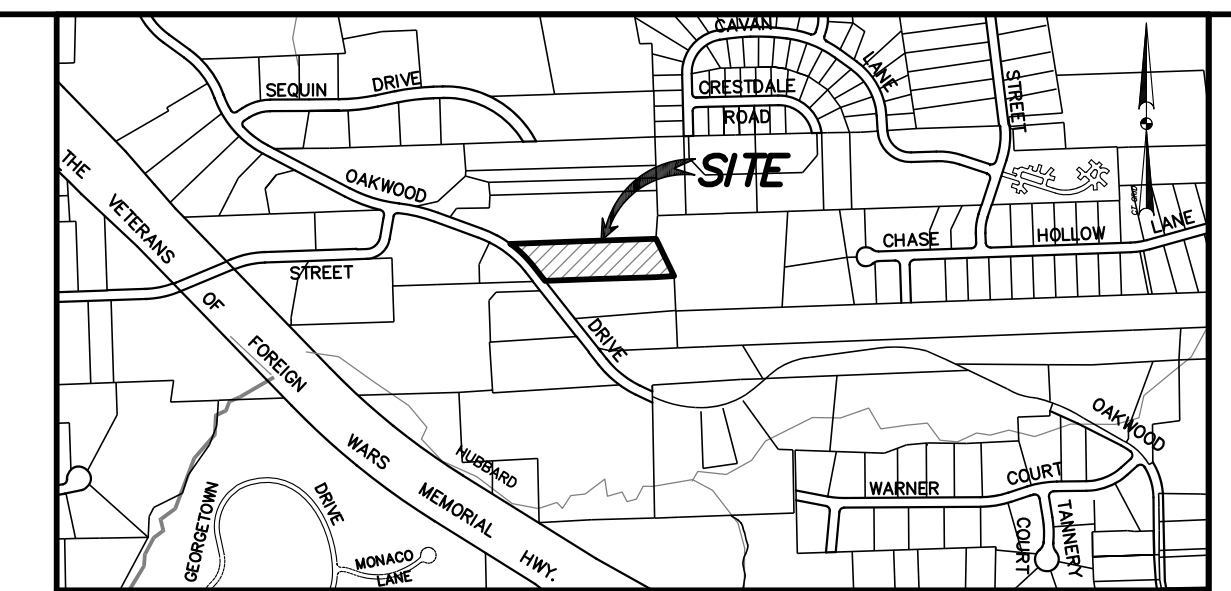
240 OAKWOOD DRIVE

GLASTONBURY, CONNECTICUT

PREPARED FOR
**AURORA MATERIALS, LLC &
 240 OAKWOOD DRIVE, LLC**

(PROPERTY OWNER)
 GLASTONBURY, CONNECTICUT

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



LOCATION MAP
 SCALE: 1"=1,000'

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE

240 OAKWOOD DRIVE
 PROJECT ADDRESS

12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

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: 800-922-4455 OR 811.

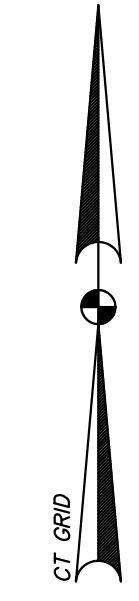
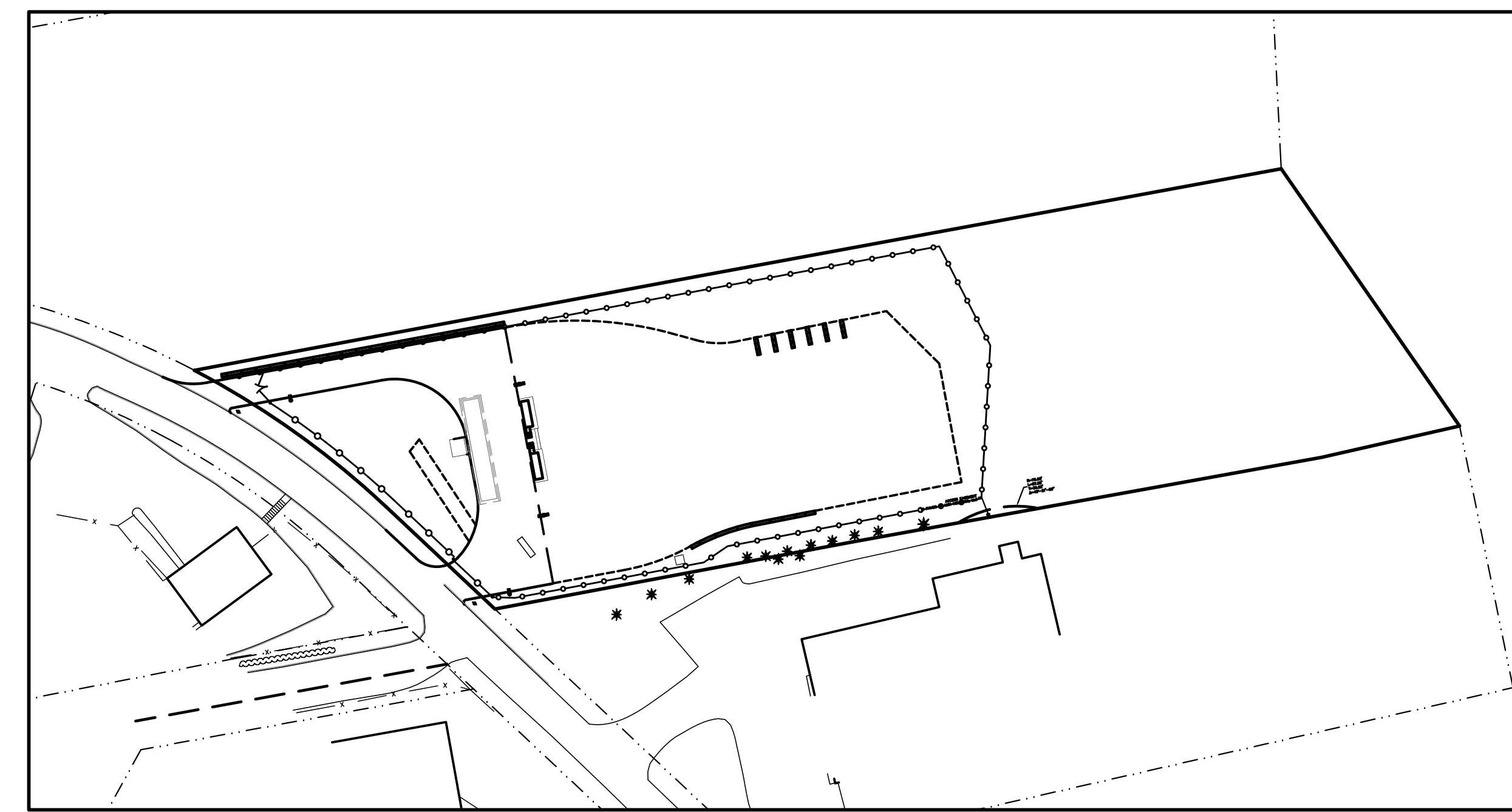
INSPECTION NOTE:
 THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN 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	0.0069 ACRES
POST-DEVELOPMENT	0.4432 ACRES	0.0069 ACRES
NET CHANGE	0.0184 ACRES	0.0000 ACRES

LEGEND

EXISTING	PROPOSED
● IRON PIN	○
■ CONCRETE MONUMENT	□
— PROPERTY LINE	
- - - ABUTTING PROPERTY LINES	
- - - EASEMENT LINE	
- - - BUILDING LINE	
— CONCRETE PAVEMENT	— CONCRETE PAVEMENT
— BIT. PAVEMENT	— BITUMINOUS PAVEMENT
— BIT. CURB	— BITUMINOUS CURB
— STORM SEWERS	— BCLC
— SANITARY SEWERS	
— WATER MAINS / LATERALS	
— FOUNDATION DRAIN	
— CHAIN LINK FENCE	
— GAS	— GAS LINE
— SPOT ELEVATION	222.2
— GROUND CONTOURS	222
— TREE LINE	
— TREE	SEE LANDSCAPE PLAN
— SOIL TYPE	
— TEST PIT LOCATION	
— RETAINING WALL	
— BUILDINGS	
— ROOF OVERHANG	
— STEPS/HATCHWAY	
— SEDIMENT BARRIER	
— CONSTRUCTION ENTRANCE	
— SOIL STOCKPILE	TSA
— PAVEMENT PAINT	
— ELECTRIC POLE	
— SLOPE STABILIZATION MATTING	



SUBMISSION 09/26/2022

ZONING INFORMATION - PLANNED COMMERCE ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	140,864 S.F.	140,864 S.F.
LOT FRONTAGE	150 FT.	198.96 FT.	198.96 FT.
FRONT YARD	50 FT.	N/A	60.96 FT.
SIDE YARD	25 FT.	N/A	39.12 FT. / 89.81 FT.
REAR YARD	25 FT.	N/A	498.86 FT.
BLDG. COVERAGE	20% (28,172 S.F.)	0	120 S.F. <1%
BLDG. HEIGHT	2-1/2 STRY. / 35 FT.	N/A	1 STRY. <35'
IMPERVIOUS AREA	N/A	616 S.F. (0.44%)	16,250 S.F. (11.54%)
OPEN SPACE	N/A	140,248 S.F. (0.56%)	124,614 S.F. (88.46%)
PARKING		NO MARKED SPACES	NO MARKED SPACES*

* STAF AND OPERATOR PARKING ACROSS THE STREET AT THE MAINTENANCE YARD.
 ** OPEN SPACE DOES NOT INCLUDE GRAVEL PARKING AREA

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DUTTON ASSOCIATES, LLC
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MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074

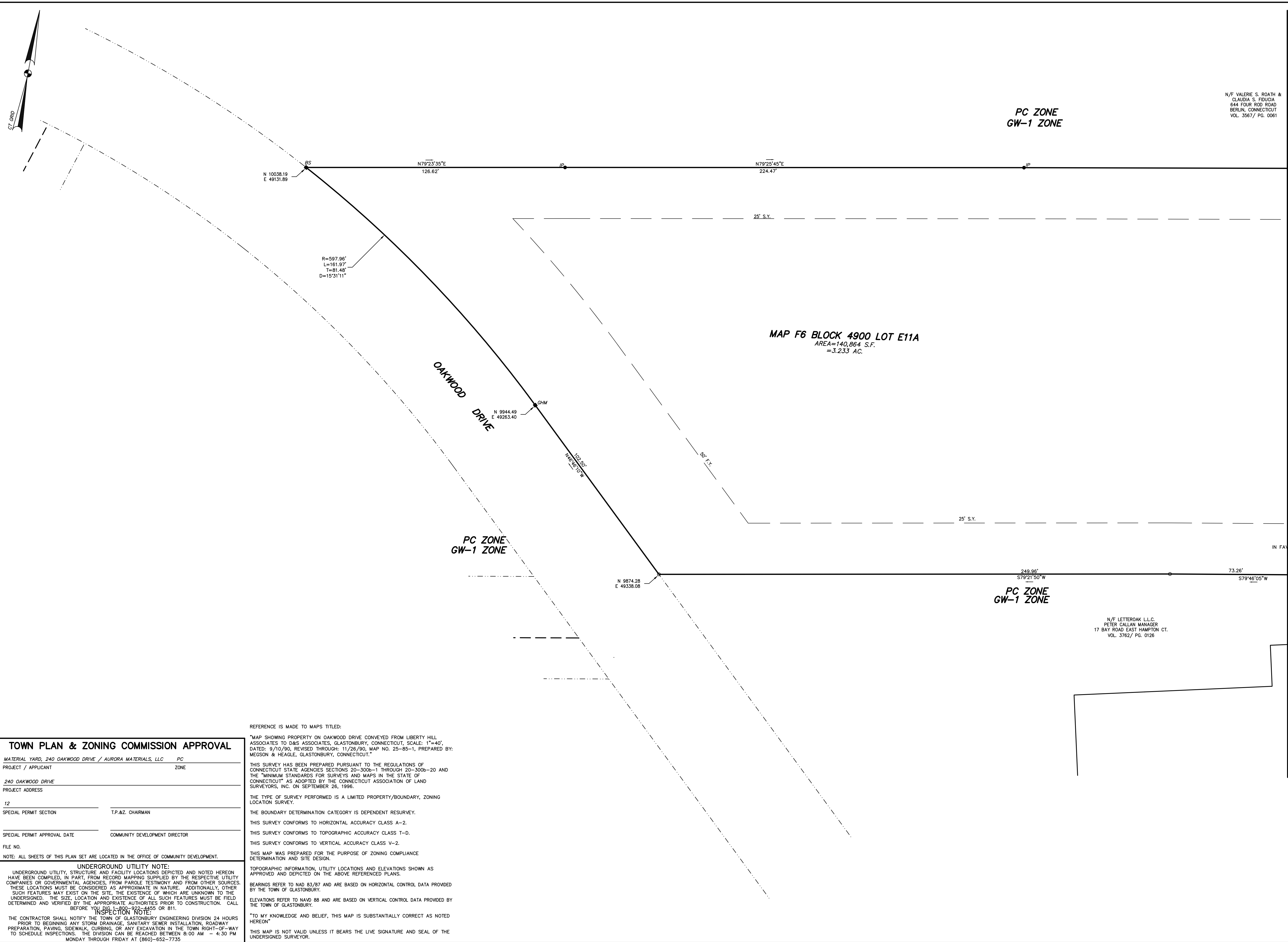
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TITLE SHEET AND INDEX PLAN
PROPOSED MATERIAL YARD
240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE	DESCRIPTION
06/10/2022	UPDATE
09/26/2022	UPDATE

DATE: 02/07/2022
 SCALE: AS SHOWN
 SHEET 1 of 17
A-20-054-1
 FILE: 20054-DWG



N/F VALERIE S. ROATH &
CLAUDIA S. FIDUCIA
644 FOUR ROD ROAD
BERLIN, CONNECTICUT
VOL. 3567 / PG. 0061

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
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JAMES W. DUTTON, L.S. #70074

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**PROPERTY BOUNDARY SURVEY
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE**
PREPARED FOR
AURORA MATERIALS, LLC
GLASTONBURY, CONNECTICUT

REVISIONS:
08/10/2022 - UPDATE
09/26/2022 - UPDATE
DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 2 of 17
A-20-054-B1
FILE: 20054.DWG

REFERENCE IS MADE TO MAPS TITLED:
"MAP SHOWING PROPERTY ON OAKWOOD DRIVE CONVEYED FROM LIBERTY HILL ASSOCIATES TO D&S ASSOCIATES, GLASTONBURY, CONNECTICUT, SCALE: 1"=40', DATED: 9/10/90, REVISED THROUGH: 11/26/90, MAP NO. 25-85-1, PREPARED BY: MEGSON & HEAGLE, GLASTONBURY, CONNECTICUT."

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.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY.
THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND SITE DESIGN.

TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND ELEVATIONS SHOWN AS APPROVED AND DEPICTED ON THE ABOVE REFERENCED PLANS.
BEARINGS REFER TO NAD 83/87 AND ARE BASED ON HORIZONTAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.
ELEVATIONS REFER TO NAVD 88 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"
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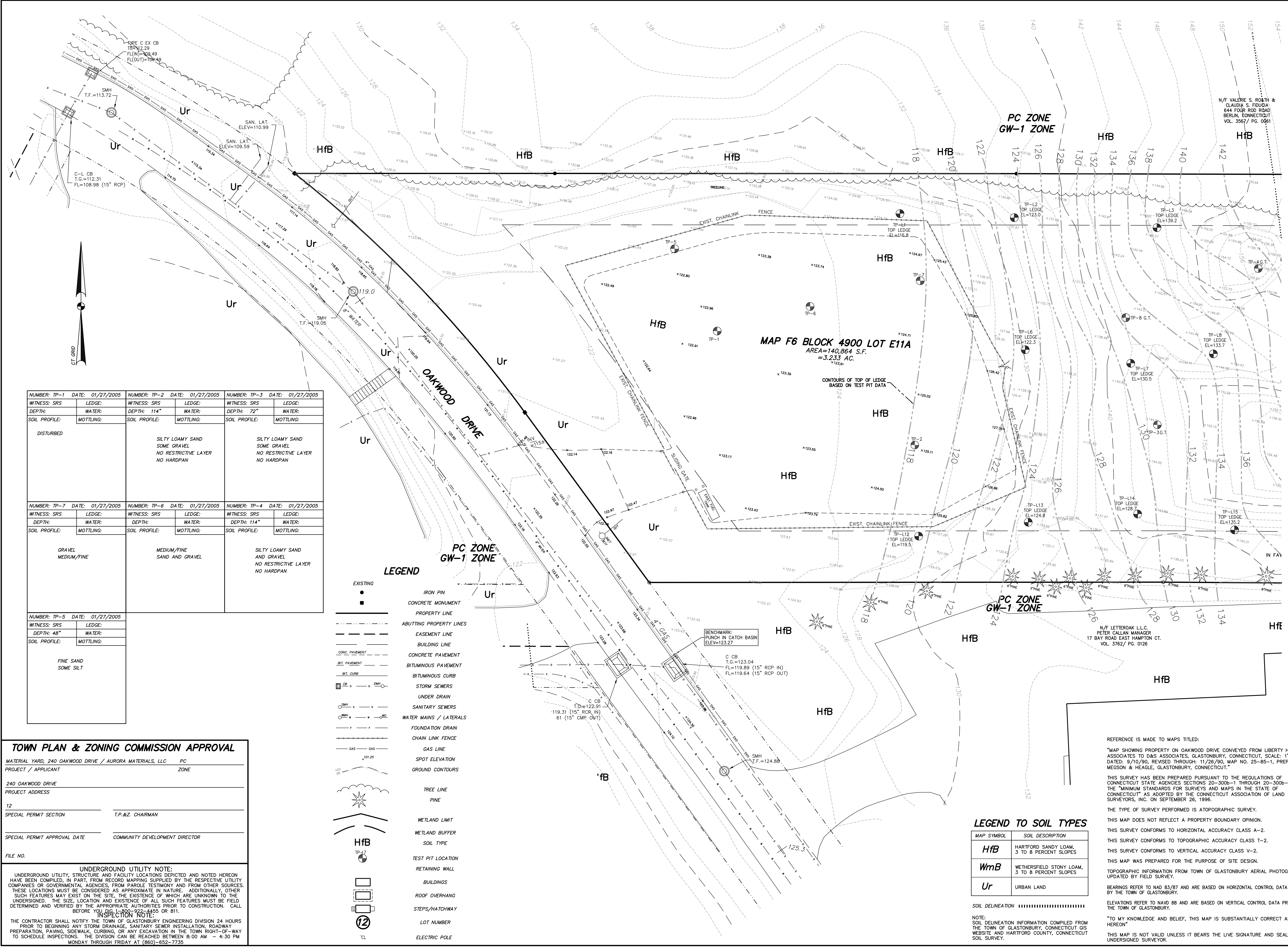
TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
12	
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:
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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.



NUMBER: TP-1 DATE: 01/27/2005	NUMBER: TP-2 DATE: 01/27/2005	NUMBER: TP-3 DATE: 01/27/2005
WITNESS: SRS	WITNESS: SRS	WITNESS: SRS
DEPTH: 114"	DEPTH: 72"	DEPTH: 72"
SOIL PROFILE: MOTTLING:	SOIL PROFILE: MOTTLING:	SOIL PROFILE: MOTTLING:
DISTURBED	SILTY LOAMY SAND SOME GRAVEL NO RESTRICTIVE LAYER NO HARDPAN	SILTY LOAMY SAND SOME GRAVEL NO RESTRICTIVE LAYER NO HARDPAN
NUMBER: TP-7 DATE: 01/27/2005	NUMBER: TP-6 DATE: 01/27/2005	NUMBER: TP-4 DATE: 01/27/2005
WITNESS: SRS	WITNESS: SRS	WITNESS: SRS
DEPTH: 48"	DEPTH: 114"	DEPTH: 114"
SOIL PROFILE: MOTTLING:	SOIL PROFILE: MOTTLING:	SOIL PROFILE: MOTTLING:
GRAVEL MEDIUM/FINE	MEDIUM/FINE SAND AND GRAVEL	SILTY LOAMY SAND AND GRAVEL NO RESTRICTIVE LAYER NO HARDPAN
NUMBER: TP-5 DATE: 01/27/2005		
WITNESS: SRS		
DEPTH: 48"		
SOIL PROFILE: MOTTLING:		
FINE SAND SOME SILT		

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC ZONE

PROJECT / APPLICANT

240 OAKWOOD DRIVE

PROJECT ADDRESS

12

SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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LEGEND TO SOIL TYPES

MAP SYMBOL	SOIL DESCRIPTION
HfB	HARTFORD SANDY LOAM, 3 TO 8 PERCENT SLOPES
WmB	WETHERSFIELD STONY LOAM, 3 TO 8 PERCENT SLOPES
Ur	URBAN LAND

SOIL DELINEATION

NOTE:
SOIL DELINEATION INFORMATION COMPILED FROM THE TOWN OF GLASTONBURY, CONNECTICUT GIS WEBSITE AND HARTFORD COUNTY, CONNECTICUT SOIL SURVEY.

REFERENCE IS MADE TO MAPS TITLED:

"MAP SHOWING PROPERTY ON OAKWOOD DRIVE CONVEYED FROM LIBERTY HILL ASSOCIATES TO DAS ASSOCIATES, GLASTONBURY, CONNECTICUT, SCALE: 1"=40', DATED: 9/10/90, REVISED THROUGH: 11/26/90, MAP NO. 25-85-1, PREPARED BY: MEGSON & HEAGLE, GLASTONBURY, CONNECTICUT."

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THE TYPE OF SURVEY PERFORMED IS ATOPOGRAPHIC SURVEY.

THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.

TOPOGRAPHIC INFORMATION FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY FIELD SURVEY.

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SCALE IN FEET

0' 40' 80'

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TOPOGRAPHIC SURVEY
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:

06/10/2022 - UPDATE
09/28/2022 - UPDATE

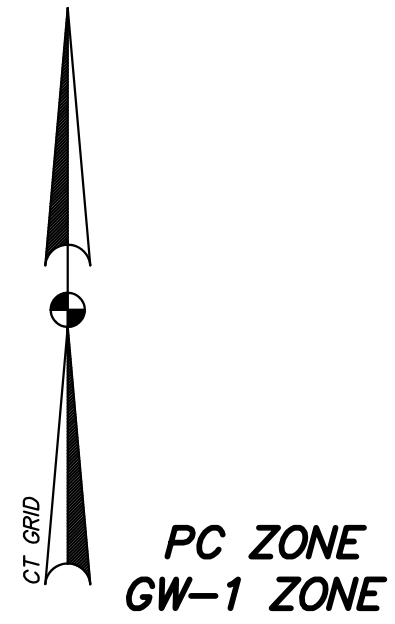
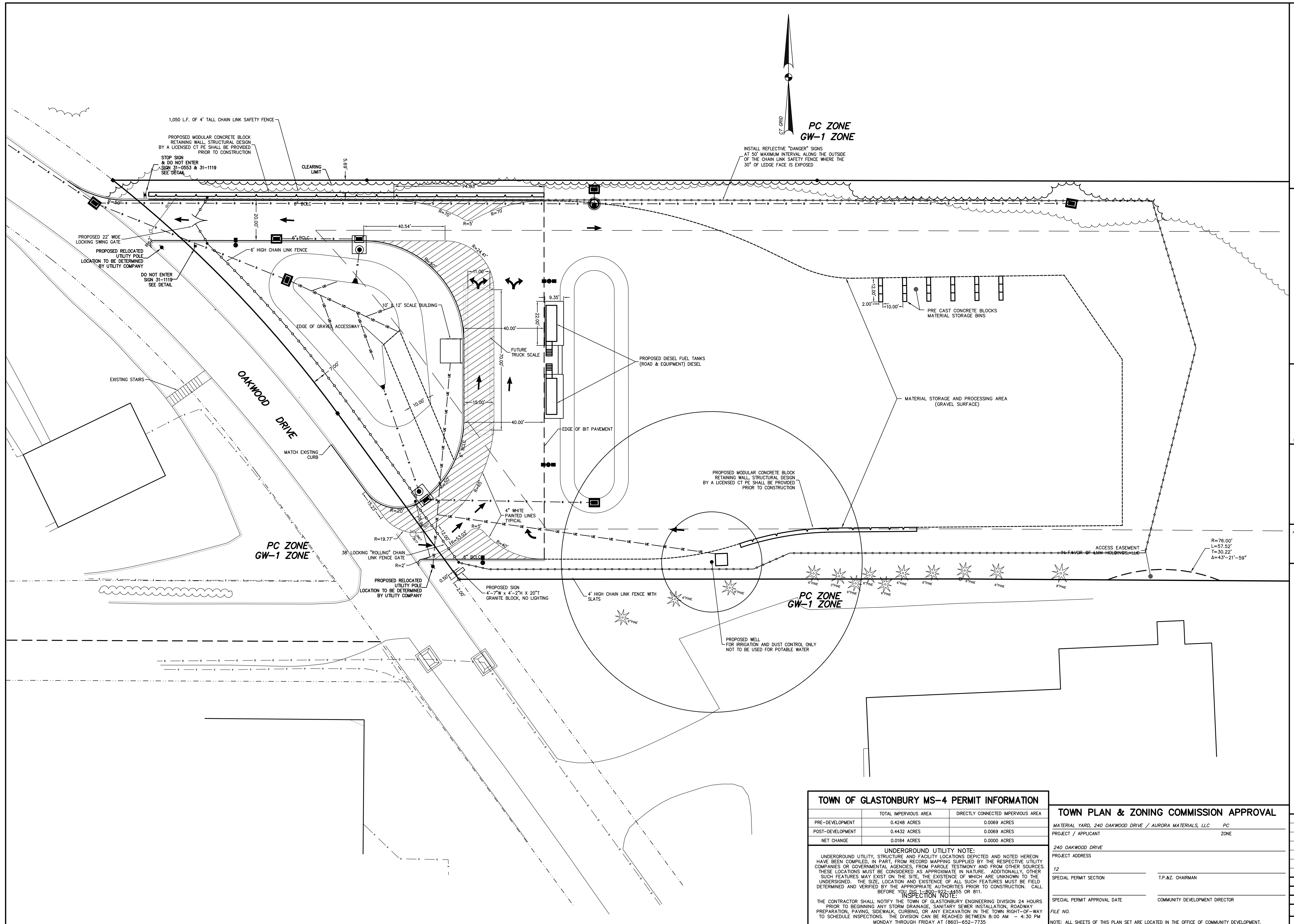
DATE: 02/07/2022

SCALE: 1" = 20'

SHEET 4 of 17

A-20-054-T1

FILE: 20254-DWG



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LAYOUT PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
AURORA MATERIALS, LLC
GLASTONBURY, CONNECTICUT

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

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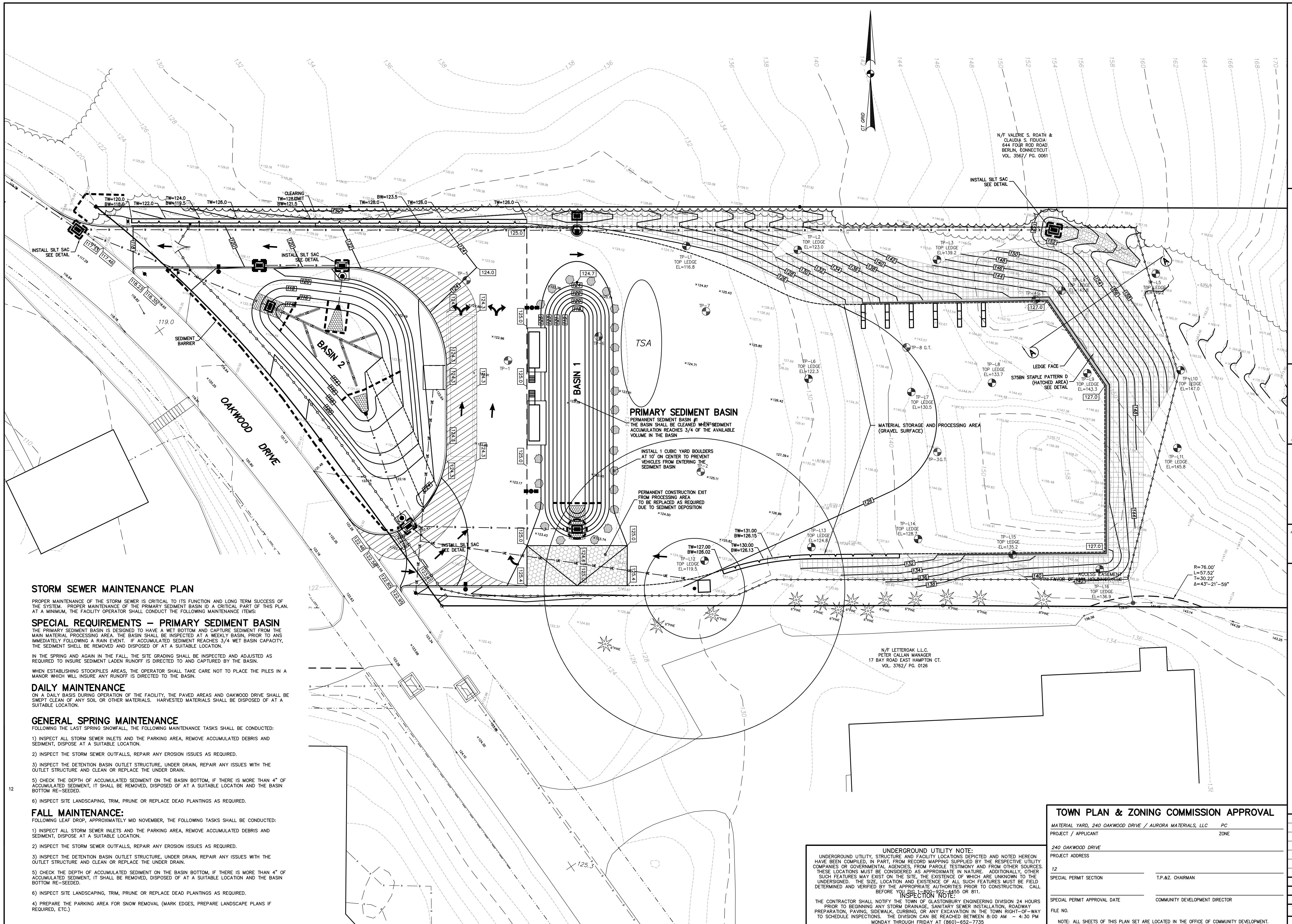
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240 OAKWOOD DRIVE
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SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.
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REVISIONS:

06/10/2022 - UPDATE
09/28/2022 - UPDATE
DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 6 of 17
A-20-054-LAY
FILE: 20254-DWG



STORM SEWER MAINTENANCE PLAN

PROPER MAINTENANCE OF THE STORM SEWER IS CRITICAL TO ITS FUNCTION AND LONG TERM SUCCESS OF THE SYSTEM. PROPER MAINTENANCE OF THE PRIMARY SEDIMENT BASIN IS A CRITICAL PART OF THIS PLAN. AT A MINIMUM, THE FACILITY OPERATOR SHALL CONDUCT THE FOLLOWING MAINTENANCE ITEMS:

SPECIAL REQUIREMENTS – PRIMARY SEDIMENT BASIN

THE PRIMARY SEDIMENT BASIN IS DESIGNED TO HAVE A WET BOTTOM AND CAPTURE SEDIMENT FROM THE MAIN MATERIAL PROCESSING AREA. THE BASIN SHALL BE INSPECTED AT A WEEKLY BASIS, PRIOR TO AND IMMEDIATELY FOLLOWING A RAIN EVENT. IF ACCUMULATED SEDIMENT REACHES 3/4 WET BASIN CAPACITY, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF AT A SUITABLE LOCATION.

IN THE SPRING AND AGAIN IN THE FALL, THE SITE GRADING SHALL BE INSPECTED AND ADJUSTED AS REQUIRED TO INSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AND CAPTURED BY THE BASIN.

WHEN ESTABLISHING STOCKPILES AREAS, THE OPERATOR SHALL TAKE CARE NOT TO PLACE THE PILES IN A MANNER WHICH WILL INSURE ANY RUNOFF IS DIRECTED TO THE BASIN.

DAILY MAINTENANCE

ON A DAILY BASIS DURING OPERATION OF THE FACILITY, THE PAVED AREAS AND OAKWOOD DRIVE SHALL BE SWEEPED CLEAN OF ANY SOIL OR OTHER MATERIALS. HARVESTED MATERIALS SHALL BE DISPOSED OF AT A SUITABLE LOCATION.

GENERAL SPRING MAINTENANCE

FOLLOWING THE LAST SPRING SNOWFALL, THE FOLLOWING MAINTENANCE TASKS SHALL BE CONDUCTED:

- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
- 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
- 3) INSPECT THE DETENTION BASIN OUTLET STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTLET STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
- 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
- 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.

FALL MAINTENANCE:

FOLLOWING LEAF DROP, APPROXIMATELY MID NOVEMBER, THE FOLLOWING TASKS SHALL BE CONDUCTED:

- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
- 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
- 3) INSPECT THE DETENTION BASIN OUTLET STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTLET STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
- 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
- 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.
- 4) PREPARE THE PARKING AREA FOR SNOW REMOVAL (MARK EDGES, PREPARE LANDSCAPE PLANS IF REQUIRED, ETC.)

PRIMARY SEDIMENT BASIN

PERMANENT SEDIMENT BASIN #1
THE BASIN SHALL BE CLEANED WHEN SEDIMENT ACCUMULATION REACHES 3/4 OF THE AVAILABLE VOLUME IN THE BASIN

INSTALL 1 CUBIC YARD BOULDERS AT 10' ON CENTER TO PREVENT VEHICLES FROM ENTERING THE SEDIMENT BASIN

PERMANENT CONSTRUCTION EXIT FROM PROCESSING AREA TO BE REPLACED AS REQUIRED DUE TO SEDIMENT DEPOSITION

MATERIAL STORAGE AND PROCESSING AREA (GRAVEL SURFACE)

N/F LETTERAK LLC
PETER GALLAN MANAGER
17 BAY ROAD EAST HAMPTON CT.
VOL. 3762 / PG. 0126

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 MAY 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. (860)-652-4555 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 PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
12	
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.	

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

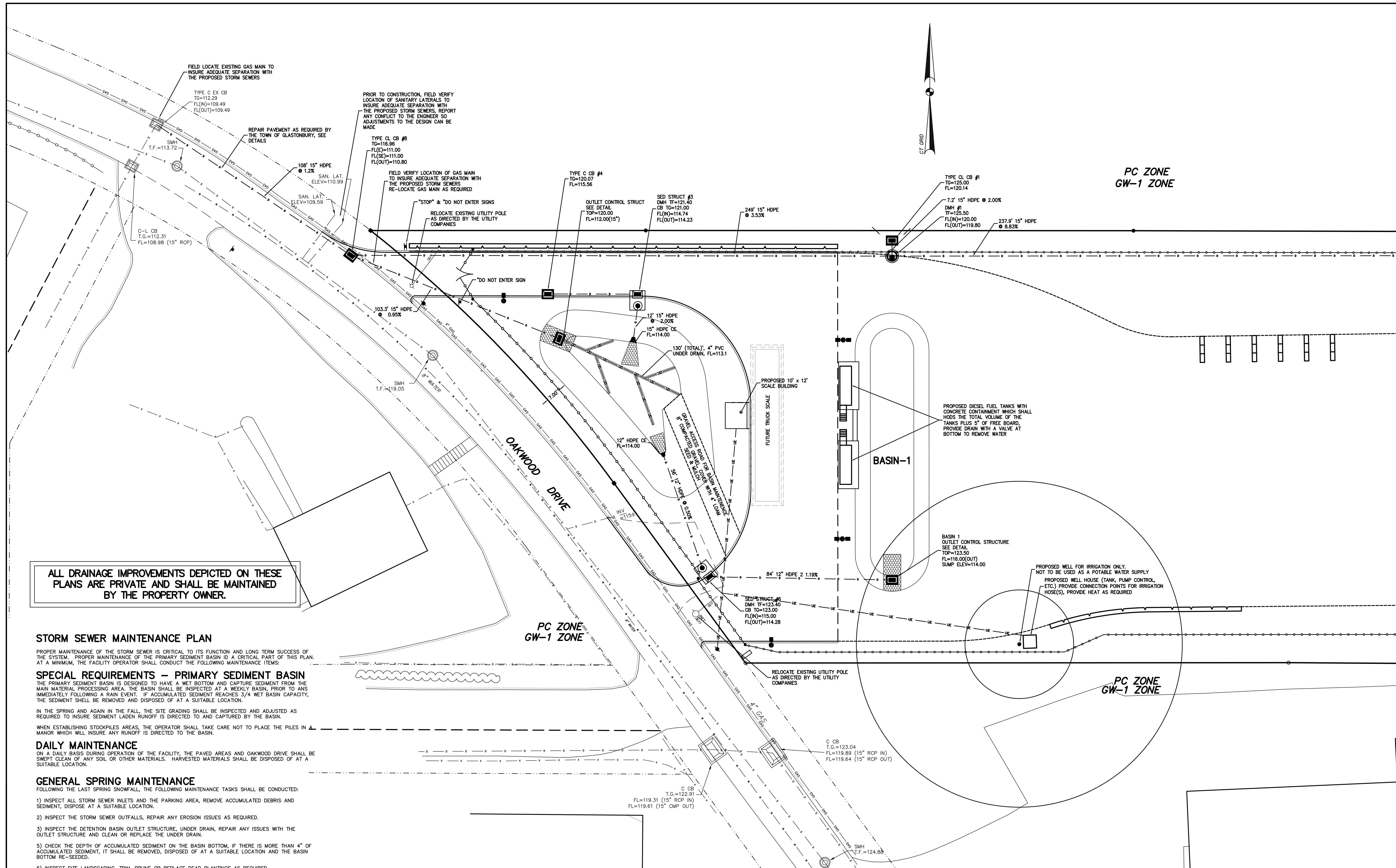
MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074

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**GRADING PLAN
& SEDIMENTATION CONTROL PLAN**
EROSION & SEDIMENTATION CONTROL PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
AURORA MATERIALS, LLC
GLASTONBURY, CONNECTICUT

REVISIONS:	
06/10/2022 - UPDATE	
09/28/2022 - UPDATE	
DATE: 02/07/2022	
SCALE: 1" = 20'	
SHEET 7 of 17	
A-20-054-GRD/ES	
FILE: 20254-DWG	



ALL DRAINAGE IMPROVEMENTS DEPICTED ON THESE PLANS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

- STORM SEWER MAINTENANCE PLAN**
 PROPER MAINTENANCE OF THE STORM SEWER IS CRITICAL TO ITS FUNCTION AND LONG TERM SUCCESS OF THE SYSTEM. PROPER MAINTENANCE OF THE PRIMARY SEDIMENT BASIN IS A CRITICAL PART OF THIS PLAN. AT A MINIMUM, THE FACILITY OPERATOR SHALL CONDUCT THE FOLLOWING MAINTENANCE ITEMS:
- SPECIAL REQUIREMENTS – PRIMARY SEDIMENT BASIN**
 THE PRIMARY SEDIMENT BASIN IS DESIGNED TO HAVE A WET BOTTOM AND CAPTURE SEDIMENT FROM THE MAIN MATERIAL PROCESSING AREA. THE BASIN SHALL BE INSPECTED AT A WEEKLY BASIS, PRIOR TO ANS IMMEDIATELY FOLLOWING A RAIN EVENT. IF ACCUMULATED SEDIMENT REACHES 3/4 WET BASIN CAPACITY, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF AT A SUITABLE LOCATION.
- IN THE SPRING AND AGAIN IN THE FALL, THE SITE GRADING SHALL BE INSPECTED AND ADJUSTED AS REQUIRED TO INSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AND CAPTURED BY THE BASIN.
- WHEN ESTABLISHING STOCKPILES AREAS, THE OPERATOR SHALL TAKE CARE NOT TO PLACE THE PILES IN A MANOR WHICH WILL INSURE ANY RUNOFF IS DIRECTED TO THE BASIN.
- DAILY MAINTENANCE**
 ON A DAILY BASIS DURING OPERATION OF THE FACILITY, THE PAVED AREAS AND OAKWOOD DRIVE SHALL BE SWEEPED CLEAN OF ANY SOIL OR OTHER MATERIALS. HARVESTED MATERIALS SHALL BE DISPOSED OF AT A SUITABLE LOCATION.
- GENERAL SPRING MAINTENANCE**
 FOLLOWING THE LAST SPRING SNOWFALL, THE FOLLOWING MAINTENANCE TASKS SHALL BE CONDUCTED:
- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
 - 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
 - 3) INSPECT THE DETENTION BASIN OUTFALL STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTFALL STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
 - 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
 - 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.
- FALL MAINTENANCE:**
 FOLLOWING LEAF DROP, APPROXIMATELY MID NOVEMBER, THE FOLLOWING TASKS SHALL BE CONDUCTED:
- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
 - 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
 - 3) INSPECT THE DETENTION BASIN OUTFALL STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTFALL STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
 - 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
 - 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.
- 4) PREPARE THE PARKING AREA FOR SNOW REMOVAL (MARK EDGES, PREPARE LANDSCAPE PLANS IF REQUIRED, ETC.)

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	TOTAL IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.4248 ACRES	0.0069 ACRES
POST-DEVELOPMENT	0.4432 ACRES	0.0069 ACRES
NET CHANGE	0.0184 ACRES	0.0000 ACRES

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TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE

240 OAKWOOD DRIVE
 PROJECT ADDRESS

12
 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.

REVISIONS:
 06/10/2022 - UPDATE
 09/26/2022 - UPDATE

DATE: 02/07/2022
 SCALE: 1" = 20'
 SHEET 8 of 17
A-20-054-U1
 FILE: 20054.DWG

DUTTON ASSOCIATES, LLC
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UTILITY PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE
 240 OAKWOOD DRIVE
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**UTILITY PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 AURORA MATERIALS, LLC**
 GLASTONBURY, CONNECTICUT

REVISIONS:
 06/10/2022 - UPDATE
 09/26/2022 - UPDATE

DATE: 02/07/2022
 SCALE: 1" = 20'
 SHEET 9 of 17
A-20-054-U2
 FILE: 20054.DWG

**PC ZONE
 GW-1 ZONE**

N/F VALERIE S. ROATH &
 CLAUDIA S. FIDUCIA
 644 FOUR ROD ROAD
 BERLIN, CONNECTICUT
 VOL. 3567 / PG. 0061

TYPE CL CB #2
 TO=151.00
 FL(OUT)=141.00

N/F STERLING C. & JULIE C. TOOKER
 325 CAVAN LANE
 GLASTONBURY CT.
 VOL. 0830 / PG. 0207

**RL ZONE
 GW-1 ZONE**

ATION ONLY.
 STABLE WATER SUPPLY
 TION POINTS FOR IRRIGATION
 T AS REQUIRED

ACCESS EASEMENT
 IN FAVOR OF LHM HOLDINGS, LLC
 R=76.00'
 L=57.52'
 T=30.22'
 Δ=43°-21'-59"

**PC ZONE
 GW-1 ZONE**

N/F LETTEROAK L.L.C.
 PETER CALLAN MANAGER
 17 BAY ROAD EAST HAMPTON CT.
 VOL. 3762 / PG. 0126

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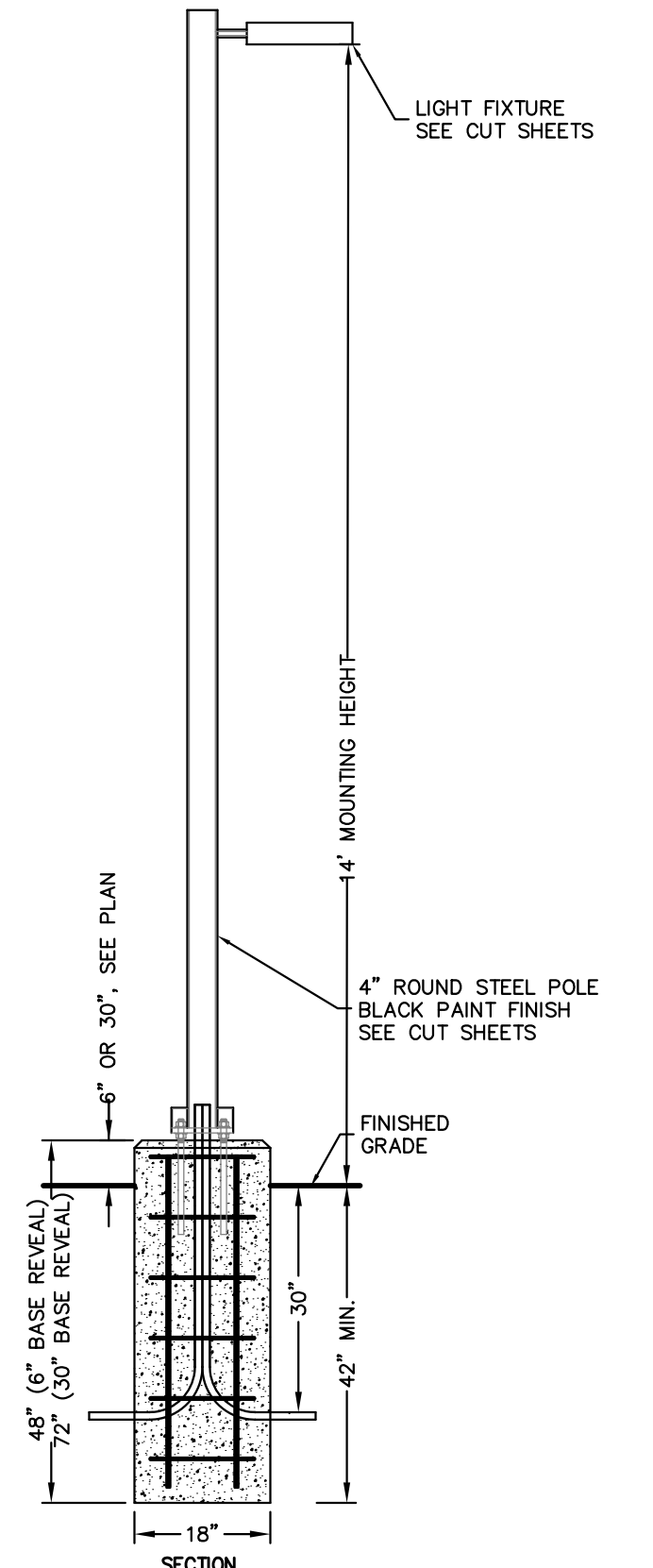
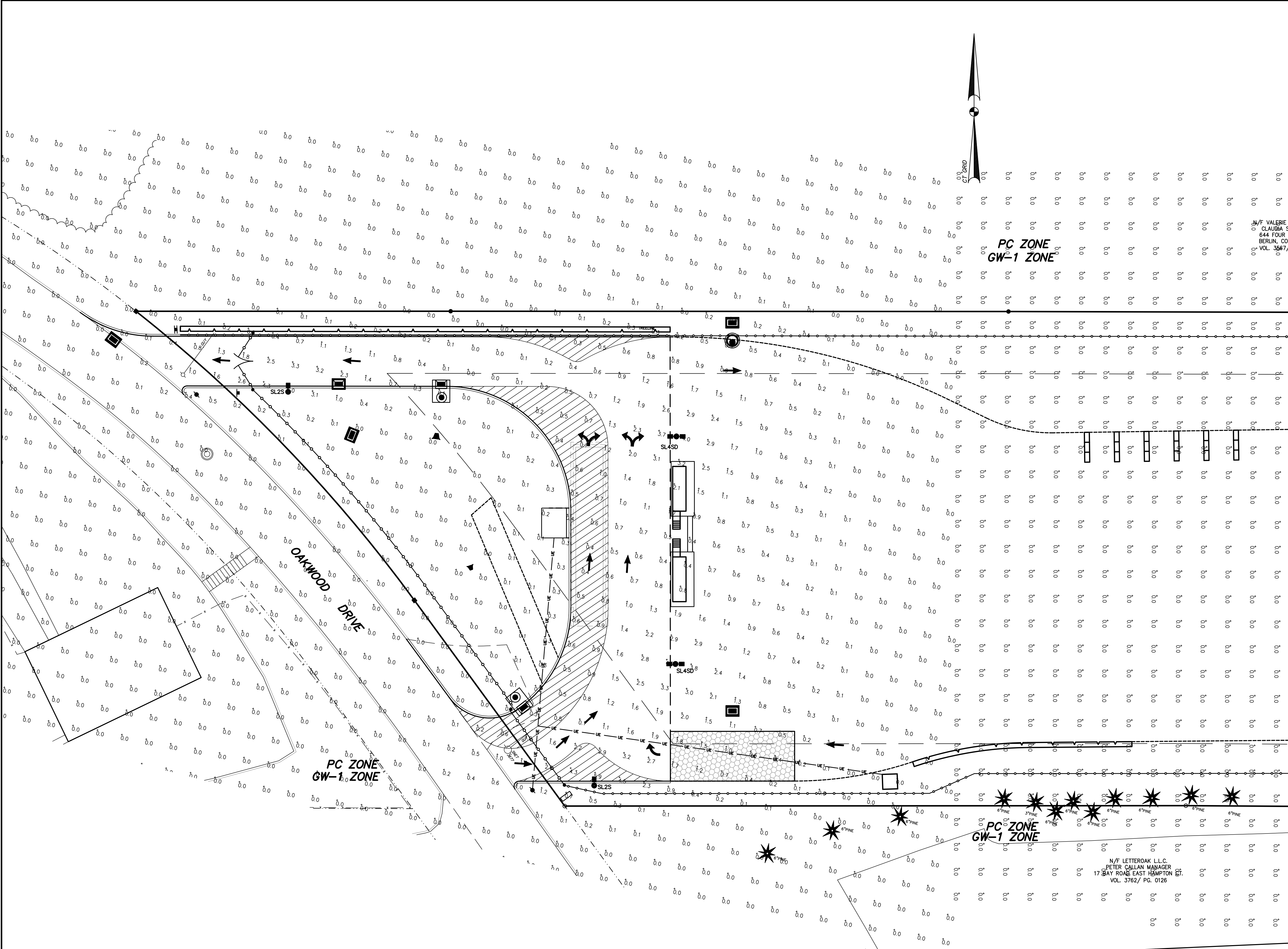
DUTTON ASSOCIATES, LLC
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LIGHTING PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GASTONBURY, CONNECTICUT



PLAN
LIGHT POLE & BASE
 NOT TO SCALE

- # 3 REBARS, 8" ON CENTER MOUNTING BOLT PER POLE MANUFACTURER
- BOLT CIRCLE PER POLE MANUFACTURER
- CLASS F CONCRETE BASE
- # 4 REBAR, TYP.
- PVC CONDUIT AS REQUIRED BY CODE

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
2	SL2S	Single	5772	55.7	0.850	B1-U0-G1
GARDCO ECF-S-32L-530-NW-G2-SF-2-UNV-HIS-FINISH / MOUNTED TO SBRKT-SAB-L1-4-WA-XX / FIXTURE MOUNTED @ 16FT AFG ON BRACKET TO OWNER SUPPLIED WOOD POLE						
2	SL4SD	Back-Back	6048	55.7	0.850	B1-U0-G2
GARDCO ECF-S-32L-530-NW-G2-SF-4-UNV-HIS-FINISH / MOUNTED TO (2)SBRKT-SAB-L1-4-WA-XX / FIXTURE MOUNTED @ 16FT AFG ON BRACKET TO OWNER SUPPLIED WOOD POLE						

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
FLAT HIGH	26	0.00	0.0	0.0	N.A.	N.A.
FLAT LOW	0	0.19	6.0	0.0	N.A.	N.A.
SLOPE	0 to 26	0.00	0.0	0.0	N.A.	N.A.
DRIVE LANE		1.50	5.9	0.0	N.A.	N.A.

JOB NAME: OAKWOOD DRIVE - MATERIAL PROCESSING PLANT - ALTERNATE
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: RT
 SPECIFIER: DUTTON ASSOCIATES LLC

N/F LETTEROAK LLC,
 PETER COLLAN MANAGER
 17 BAY ROAD EAST HAMPTON CT.
 VOL. 3762 / PG. 0126

LIGHTING DESIGN BY
 20-30 BEAVER RD.
 WETHERSFIELD, CT 06109
 TELEPHONE 860.632.8766
 FACSIMILE 860.632.8236
 WWW.APEXLTG.COM

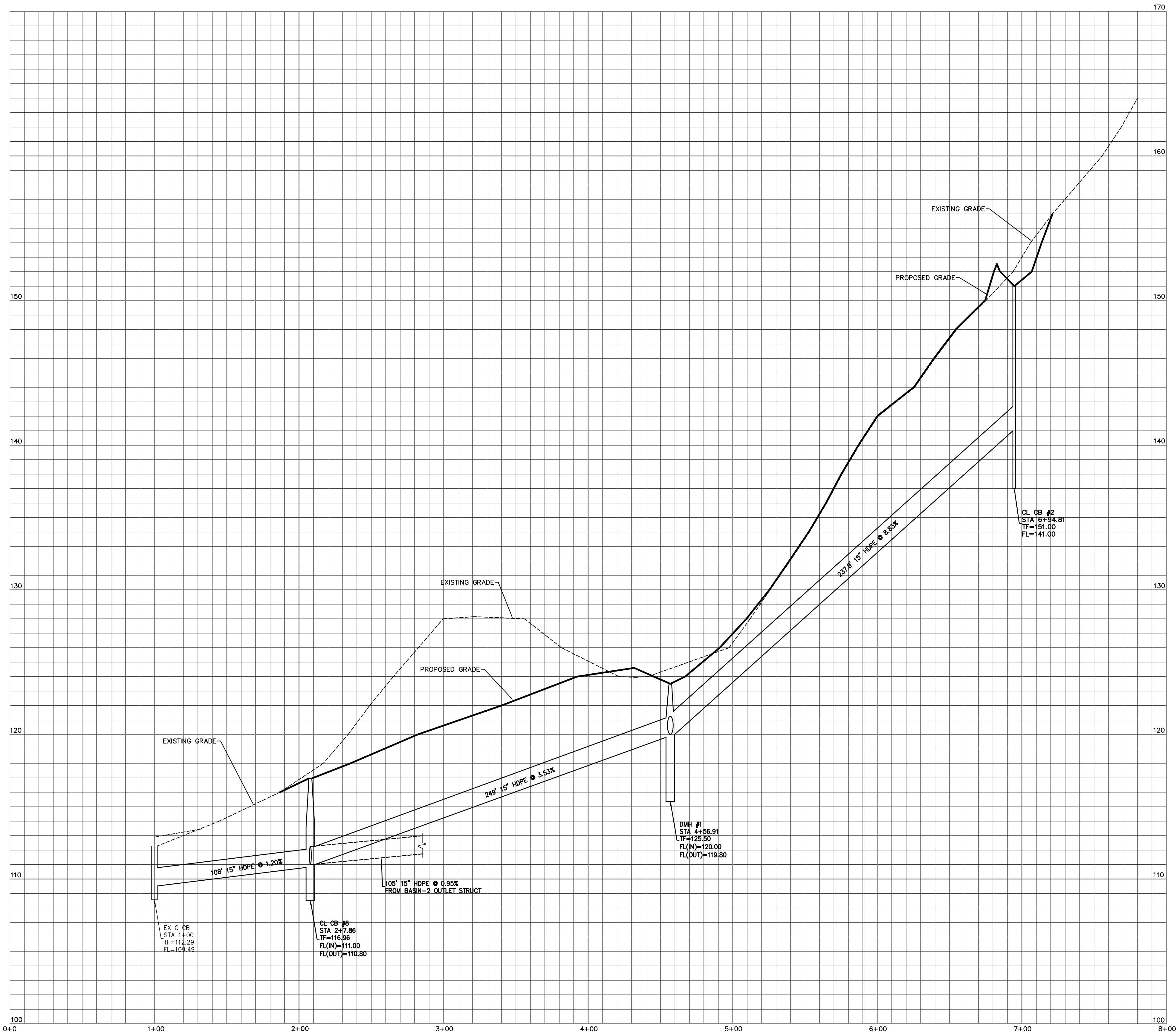
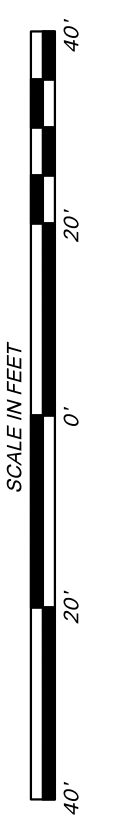
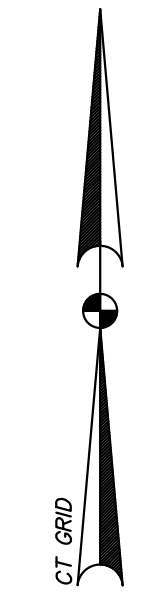
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06/10/2022	UPDATE
09/28/2022	UPDATE
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SHEET 10 of 17	
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FILE: 20054-DWG	

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
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 87 EASTERN BOULEVARD
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 TEL: (860) 652-7735
 EMAIL: DUTTON.LC@DACL.COM

MARK A. REYNOLDS, P.E. #19789

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**PROFILE PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
 AURORA MATERIALS, LLC**
 GLASTONBURY, CONNECTICUT

REVISIONS:
 08/10/2022 - UPDATE
 09/26/2022 - UPDATE

DATE: 02/07/2022
 SCALE: 1" = 40'

SHEET 11 of 17
A-20-054-PRO-1
 FILE: 20054.DWG

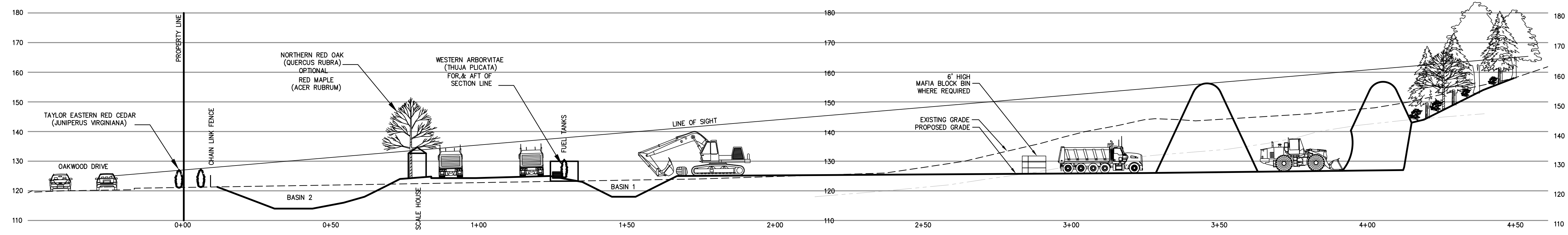
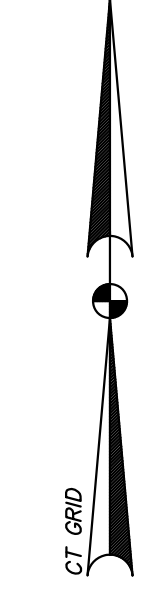
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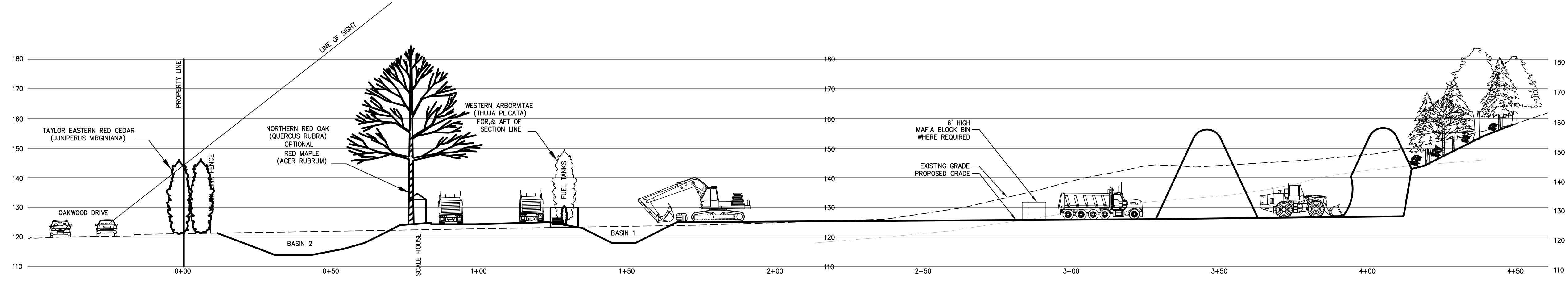
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SECTION AT TIME OF INSTALL



SECTION AT TIME OF MATURITY

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
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 TEL: 860-633-9407 FAX: 860-633-9851
 EMAIL: DUTTONLLC@GMAIL.COM

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 AURORA MATERIALS, LLC**
 GLASTONBURY, CONNECTICUT

REVISIONS:
 06/10/2022 - UPDATE
 09/28/2022 - UPDATE

DATE: 02/07/2022
 SCALE: 1"=40'
 SHEET 12 of 17
A-20-054-PRO-2
 FILE: 20054.DWG

TOPSOILING:

MATERIALS:
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.

APPLICATION:
APPLICABLE EROSION AND SEDIMENTATION CONTROLS (SEDIMENT BARRIERS, ETC.) SHALL BE IN PLACE AND IN GOOD CONDITION PRIOR TO PLACING TOPSOIL.
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 TO OBTAIN A UNIFORM SEEDBED. OVER COMPACTING SHALL BE AVOIDED.

PERMANENT VEGETATIVE COVER:

GENERAL:
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 DATE.

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

SITE PREPARATION:
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 HYDROSEEDING, APPLY LIME PER SOIL TEST OR AT THE RATE OF 135 LB PER 1000 S.F.

4. UNLESS HYDROSEEDING, 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 HYDROSEEDING, 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.

SEEDING:
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 HYDROSEEDING OR "OUTLIFACKER" 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 HYDROSEEDING, 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:
CREEPING RED FESCUE - 1.10 LB/1000 S.F.
PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.

SUNNY / PARTIALLY SUNNY SITE:
KENTUCKY BLUEGRASS - 0.50 LB/1000 S.F.
CREEPING RED FESCUE - 0.50 LB/1000 S.F.
PERENNIAL RYEGRASS - 0.10 LB/1000 S.F.

DRY SITES:
CREEPING RED FESCUE - 1.00 LB/1000 S.F.
TALL FESCUE - 0.50 LB/1000 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 SEEDDED 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 WITH THE PRIME SEEDING DATES.

MATERIALS:
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.

APPLICATION:
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.

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

ALL SOIL STOCKPILE AREAS SHALL BE ENCLOSED WITH SEDIMENT BARRIERS. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ANY 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, ETC.).

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 PLANNER.

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 (LOLUM MULTIFLORUM)
APPLY AT 40 LB/AC.

EROSION CONTROL NARRATIVE

SITE / PROJECT DESCRIPTION:
SITE AREA: 140,864 S.F.
AREA OF DISTURBANCE: 74,500 S.F.±
TOPOGRAPHY: FLAT TO STEEP
VEGETATION: BRUSH WOODS
DRAINAGE: PIPE SYSTEM AND SHEET FLOW TO DETENTION BASIN.
PROPOSAL: CONSTRUCTION TRUCK SCALE AND SCALE HOUSE, GRAVEL PARKING/STORAGE AREA, AND DETENTION BASINS
SOILS: HARTFORD SANDY LOAM, WETHERSFIELD STONY LOAM AND URBAN LAND.

POTENTIAL E. & S. PROBLEMS / MITIGATION

THE FOLLOWING IS A DISCUSSION OF EROSION AND SEDIMENTATION CONCERNS AND THE SUGGESTED METHODS OF MITIGATION AND CONTROL. ALL EROSION AND SEDIMENTATION METHODS AND MATERIALS ARE SUBJECT TO THE REVIEW AND APPROVAL OF TOWN STAFF. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS.

1) SEDIMENT ENTERING THE EXISTING STORM SEWERS.

THE PLAN CALLS FOR ANY EXISTING STORM SEWER INLET SUBJECT TO RUNOFF FROM THE DISTURBED AREA HAVE ITS INLET PROTECTED WITH FILTER FABRIC. THE FILTER FABRIC PROTECTION SHOULD BE CHECKED AT REGULAR INTERVALS, THE ACCUMULATED SEDIMENT REMOVED AND THE FILTER FABRIC REPLACED TO AVOID EXCESSIVE PONDING AT THE INLETS.

2) WIND EROSION.

BECAUSE THE SITE IS SMALL AND SOMEWHAT PROTECTED BY TREES, WIND EROSION SHOULD NOT BE A MAJOR PROBLEM. IF WIND EROSION DOES OCCUR, THE SITE SHOULD BE WATERED OR STABILIZED BY OTHER MEANS TO REDUCE THE WIND EROSION.

3) INSPECTION AND MAINTENANCE OF E. & S. CONTROLS

INSPECTION AND PROPER MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IS CRITICAL TO THE ULTIMATE SUCCESS OF THE PROJECT. THE PLAN REQUIRED THE SITE CONTRACTOR TO INSPECT AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROL SYSTEMS ON AT LEAST A WEEKLY BASIS AND PRIOR TO A PREDICTED RAIN EVENT.

4) EFFICIENT CONSTRUCTION AND TIMING

TO MINIMIZE THE EROSION AND SEDIMENTATION CONTROL PROBLEMS, THE SITE CONTRACTOR SHOULD CAREFULLY PLAN THEIR CONSTRUCTION ACTIVITIES TO MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSION FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES.

CONSTRUCTION NOTES:

UNDERGROUND UTILITY STRUCTURE FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND INFORMATION PROVIDED BY OTHERS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES AND STRUCTURES MAY EXIST IN THE AREA. THE EXISTENCE OF WHICH IS UNKNOWN TO DUTTON ASSOCIATES, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

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 PERFORMED.

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, TOWN 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 816 AS AMENDED.

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.

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 SEQUENCE

THIS SITE REQUIRES REMOVAL OF A SIGNIFICANT VOLUME OF ROCK TO CREATE THE PROCESSING AREA. FOLLOWING CONSTRUCTION SEQUENCE BELOW IS CRITICAL TO THE SUCCESS (FROM A SOIL EROSION AND SEDIMENTATION PERSPECTIVE) IS CRITICAL. ANY MODIFICATIONS TO THE BELOW SHALL BE REVIEWED AND APPROVED BY THE TOWN OF GLASTONBURY ENVIRONMENTAL PLANNER.

- 1) CLEAR SITE AS REQUIRED AND INSTALL SEDIMENT BARRIERS ALONG OAKWOOD DRIVE AND SILT SACS TO EXISTING STORM STRUCTURES AS DISTURBANCE.
- 2) STRIP AND STOCKPILE, SURROUND THE STOCKPILE WITH A SEDIMENT BARRIER. SEED THE STOCKPILE WITH ANNUAL RYE GRASS. SEEDING IS IMPORTANT DUE TO THE LENGTH OF TIME IT WILL TAKE TO COMPLETE THE EXCAVATION.

DO NOT REMOVE ALL SOIL OVERBURDEN FROM THE LEDGE EXCAVATION AREA.

- 3) INSTALL CONSTRUCTION ENTRANCE AND EXCAVATE BASIN #1 AND INSTALL OUTLET STRUCTURE AND PIPING FROM BASIN #2. PLACE LOAM, SEED AND MULCH IN BASIN #2. INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.
- 4) ROUGH GRADE LOWER AREA OF THE SITE (BETWEEN OAKWOOD DRIVE AND THE EASTERLY SIDE OF BASIN #1). INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.

- 5) EXCAVATE BASIN #1 AND INSTALL THE OUTLET STRUCTURE AND PIPING. INSTALL ADDITIONAL SEDIMENT BARRIERS AS REQUIRED.
- 6) INSTALL REMAINING STORM SEWER STRUCTURES, PIPING AND SILT SACS. NOTE: INSTALLATION OF CB#2, RIP RAP INLET SWALE AND PIPING MUST BE INSTALLED PRIOR TO BLASTING AND GRADING OF THE "MATERIAL PROCESSING AREA".

- 7) INSTALL SITE LIGHTING ON LOWER AREA OF THE SITE AND ELECTRIC SERVICE TO THE WELL AND ELECTRIC PANEL.
- 8) FINE GRADE LOWER AREA OF THE SITE, INSTALL PAVEMENT BASE, PAVEMENT AND CURBING.

- 9) SPREAD TOPSOIL, SEED AND MULCH LOWER AREA OF THE SITE
- 10) INSTALL SAFETY FENCING AND GATES.

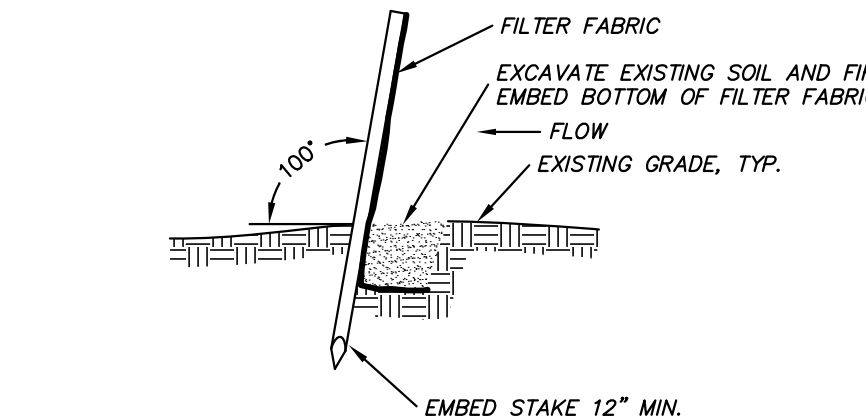
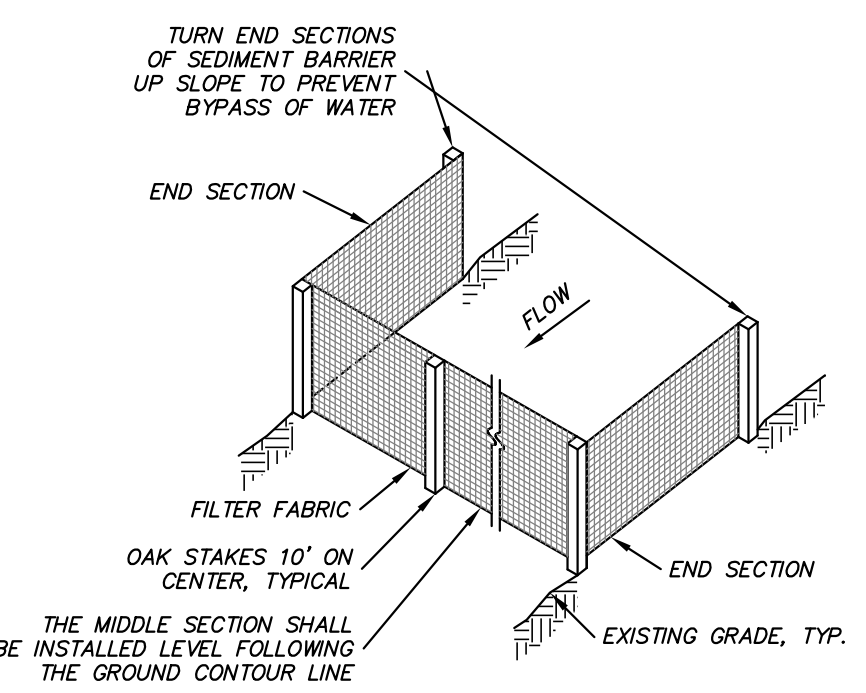
- 11) CONDUCT PRE-BLAST SURVEY AS REQUIRED, EXCAVATE THE MATERIAL PROCESSING AREA.
- 12) INSTALL REMAINING SITE LIGHTING.

- 13) SPREAD TOPSOIL, SEED & MULCH ON UPPER REACHES OF SITE.
- 14) FINE GRADE PROCESSING AREA, INSTALL GRAVEL SURFACE COURSE.

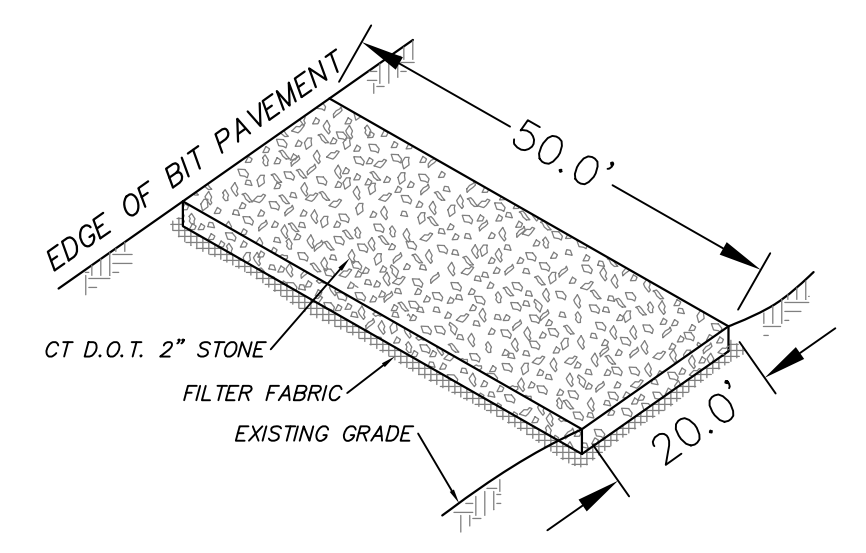
- 15) CONDUCT FINAL SITE CLEAN-UP AND REMOVE SEDIMENT BARRIERS.

CONSTRUCTION SCHEDULE

OPERATION / WEEKS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1) CLEARING & E&S CONTROLS															
2) STRIP & STOCKPILE TOPSOIL															
3) EXCAVATE BASIN 2															
4) ROUGH GRADE LOWER END OF SITE															
5) EXCAVATE BASIN 1															
6) INSTALL REMAINING STORM SEWERS															
7) INSTALL SITE LIGHTING															
8) FINE GRADE, PAVEMENT & CURB															
9) TOPSOIL SEED & MULCH															
10) INSTALL SAFETY FENCE															
11) BRE-BLAST SURVEY & BLASTING															
12) INSTALL REMAINING LIGHTING															
13) TOPSOIL SEED & MULCH															
14) FINE GRADE PROCESSING AREA															
15) FINAL CLEAN-UP															



SEDIMENT BARRIER
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

Instructions

1. Prepare job before installing rolled erosion control products (RECPs) including an necessary application of lime, fertilizer, and seed. Consider surface must be free of debris, rocks, etc. Use stake directly adjacent to allow intrusion contact of the RECP with soil over the entire length of the lead-in.
2. Begin at the top of the slope by anchoring the RECPs to a 4\"/>

Staple Pattern Guide

Material Content

Material	Quantity
100% Straw Fiber	0.5 bushels (0.27 cu yd)
Top side only, lightweight polydegradable	1.5 bu/1000 sq ft (0.73 bu/1000 sq ft)

Standard Roll Sizes

Width	Length	Weight
6.67 ft (2.02 m)	102 ft (31.4 m)	88 sq yd (84.9 sq m)
6.67 ft (2.02 m)	132 ft (40.5 m)	114 sq yd (106.3 sq m)
6.67 ft (2.02 m)	162 ft (49.7 m)	140 sq yd (132.0 sq m)

Weight & Area

Weight	Area
100% (88 sq yd)	88 sq yd (84.9 sq m)
100% (114 sq yd)	114 sq yd (106.3 sq m)
100% (140 sq yd)	140 sq yd (132.0 sq m)

Application

Apply to slopes of 1:1 to 3:1. Anchor to soil with staples. Do not use staples on rock or other hard surfaces. Do not use staples on soil with less than 1/4\"/>

Notes

- * See Notes / Instructions for appropriate fasteners for field conditions.
- * Minimum 2\"/>

Western Green
10201 E. Riverside North Highway Rd
Evanston, IL 60205
800-772-2940

North American Green
10201 E. Riverside North Highway Rd
Evanston, IL 60205
800-772-2940

Project: Standard Slope/Rainfall Layout - EGB or TRM
Show: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlay, NTS

Date: 4/19/2022
WEG: 880-540-8620
www.westerngreen.com
www.northamericangreen.com

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC **PC**

PROJECT / APPLICANT **ZONE**

240 OAKWOOD DRIVE

PROJECT ADDRESS

12

SPECIAL PERMIT SECTION **T.P.&Z. CHAIRMAN**

SPECIAL PERMIT APPROVAL DATE **COMMUNITY DEVELOPMENT DIRECTOR**

FILE NO.

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

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS

67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8861
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

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NOTES & DETAILS
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
AURORA MATERIALS, LLC
GLASTONBURY, CONNECTICUT

ROLLMAX™
ROLLED EROSION CONTROL

EroNet® S75® Erosion Control Blanket

DESCRIPTION
The short stem single net erosion control blanket shall be a machine-produced mat of 100% polypropylene straw with a functional longevity of up to 12 months. NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation. The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a lightweight photodegradable polypropylene netting having an approximate 0.50 x 0.50 in. (1.27 x 1.27 cm) mesh. The blanket shall be sewn together on 150 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a calendered smooth finished along both outer edges approximately 2.5 inches (6.35 cm) from the edge as an overlap guide for adjacent mats.

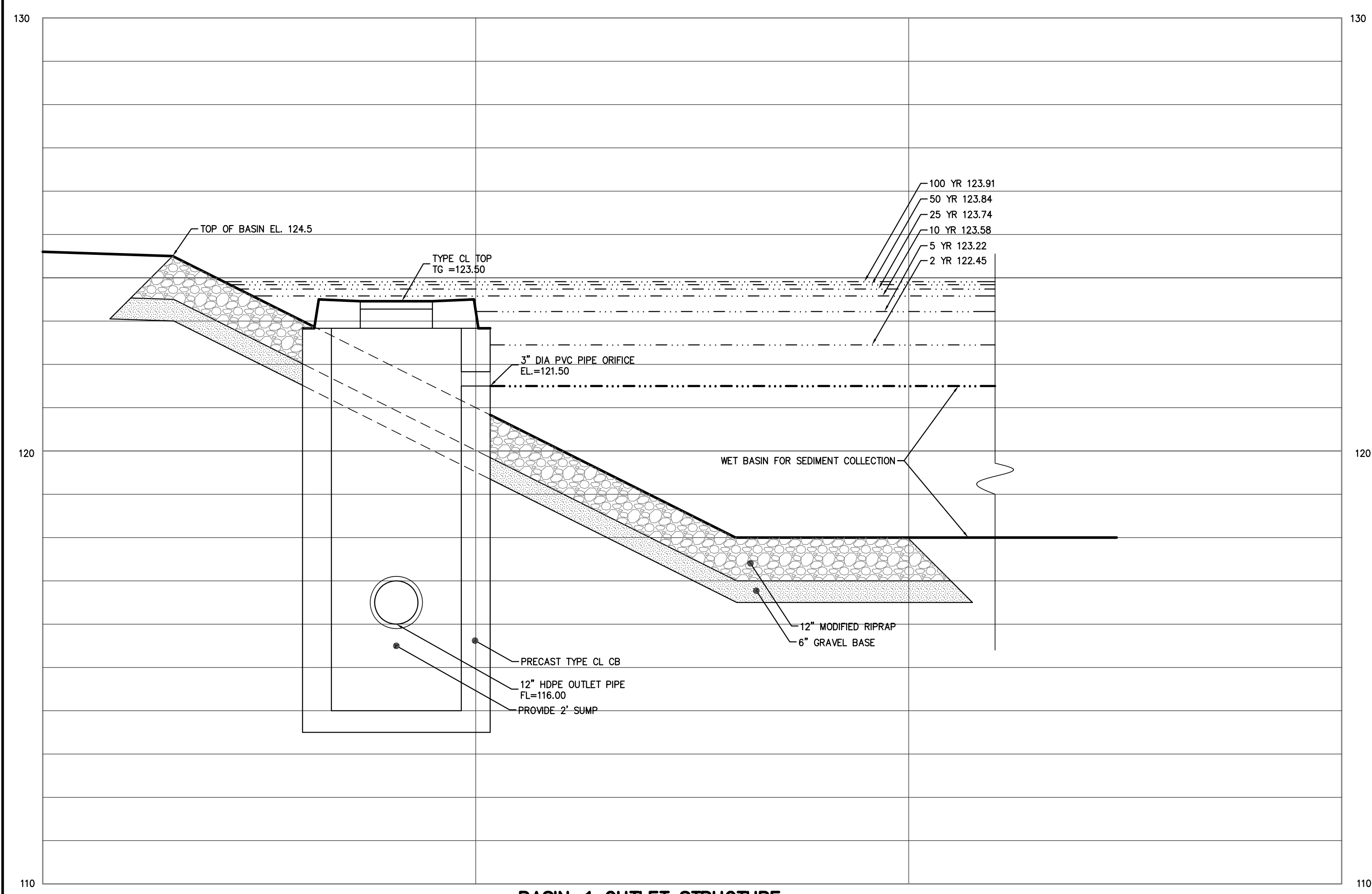
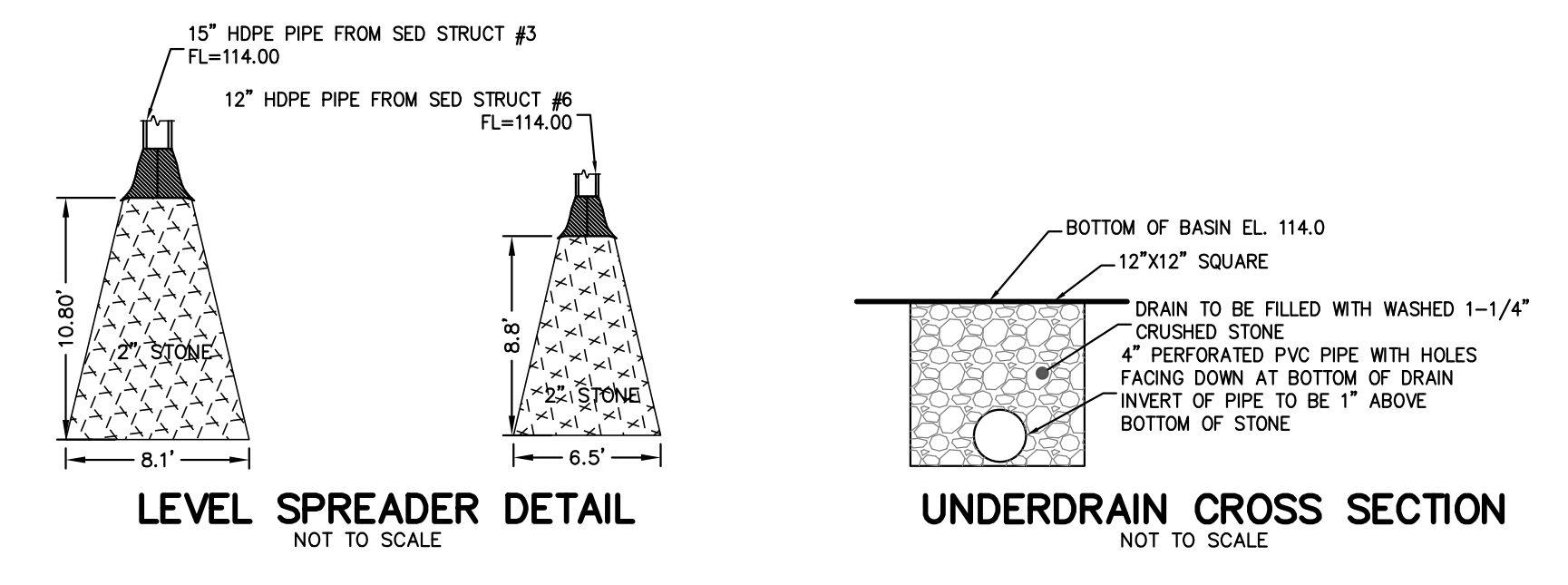
Index Property Test Method Typical

Index Property	Test Method	Typical
Thickness	ASTM D2925	0.28 in. (7.1 mm)
Resiliency	ECTC Guidelines	78.8%
Water Absorbency	ASTM D1907	30%
Mass/Unit Area	ASTM D845	9.76 oz/sy (332 g/m ²)
Swell	ECTC Guidelines	1%
Smolder Resistance	ECTC Guidelines	765
Stiffness	ASTM D1988	6.31 oz-in
Light Penetration	ASTM D4567	6.0%
Tensile Strength - MD	ASTM D882	102.4 lbs/ft (137.9 N/m)
Elongation - MD	ASTM D882	36.1%
Tensile Strength - TD	ASTM D882	79.2 lbs/ft (107.9 N/m)
Elongation - TD	ASTM D882	26.8%

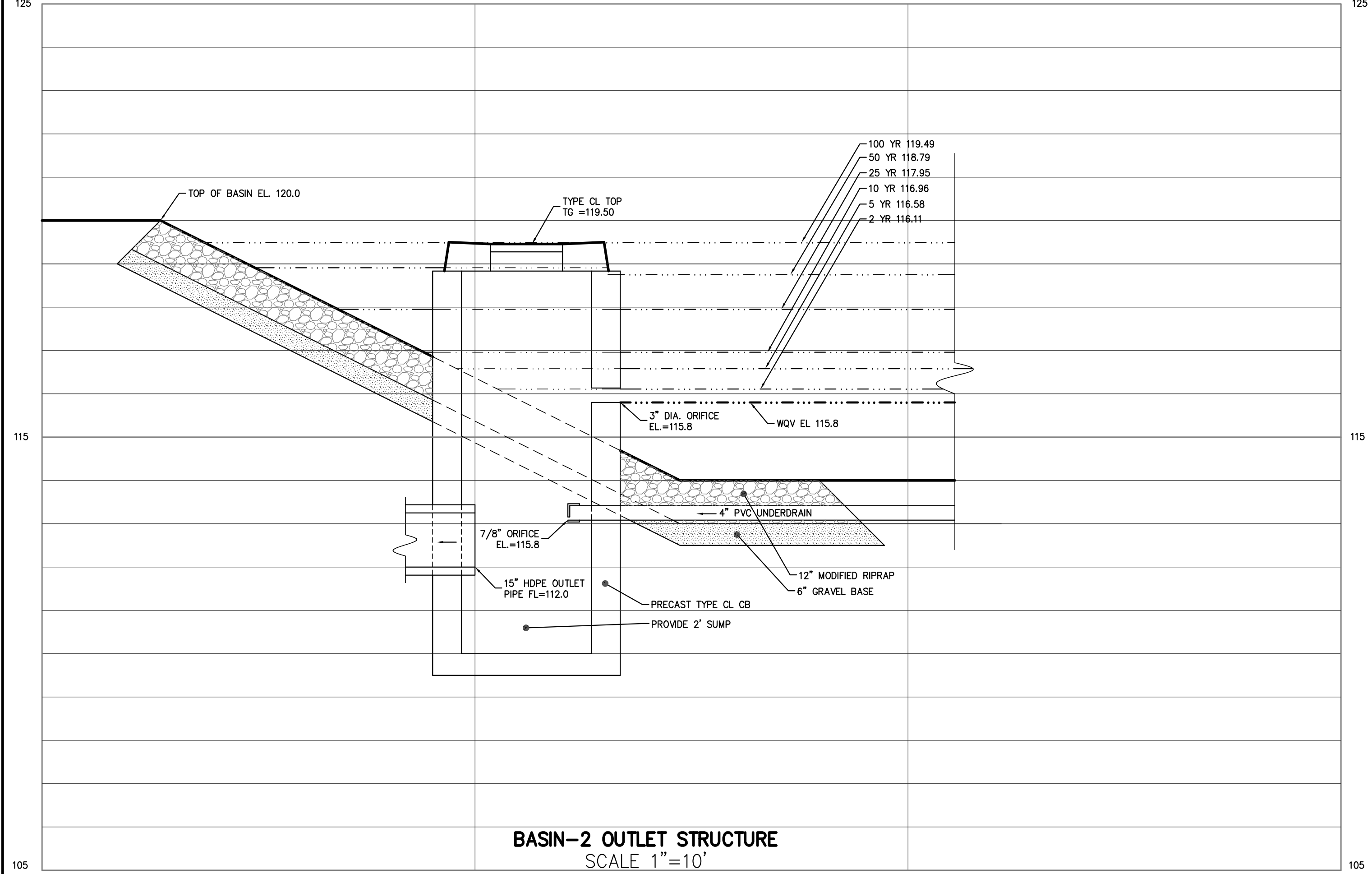
TOWN PLAN & ZONING COMMISSION APPROVAL	
MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
12	
SPECIAL PERMIT SECTION	T.P.&Z. CHAIRMAN
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	

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BASIN-1 OUTLET STRUCTURE
 SCALE 1"=10'



BASIN-2 OUTLET STRUCTURE
 SCALE 1"=10'

STORM SEWER MAINTENANCE PLAN

PROPER MAINTENANCE OF THE STORM SEWER IS CRITICAL TO ITS FUNCTION AND LONG TERM SUCCESS OF THE SYSTEM. PROPER MAINTENANCE OF THE PRIMARY SEDIMENT BASIN IS A CRITICAL PART OF THIS PLAN. AT A MINIMUM, THE FACILITY OPERATOR SHALL CONDUCT THE FOLLOWING MAINTENANCE ITEMS:

SPECIAL REQUIREMENTS - PRIMARY SEDIMENT BASIN
 THE PRIMARY SEDIMENT BASIN IS DESIGNED TO HAVE A WET BOTTOM AND CAPTURE SEDIMENT FROM THE MAIN MATERIAL PROCESSING AREA. THE BASIN SHALL BE INSPECTED AT A WEEKLY BASIS, PRIOR TO ANY IMMEDIATELY FOLLOWING A RAIN EVENT. IF ACCUMULATED SEDIMENT REACHES 3/4 WET BASIN CAPACITY, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF AT A SUITABLE LOCATION.

IN THE SPRING AND AGAIN IN THE FALL, THE SITE GRADING SHALL BE INSPECTED AND ADJUSTED AS REQUIRED TO INSURE SEDIMENT LADEN RUNOFF IS DIRECTED TO AND CAPTURED BY THE BASIN.
 WHEN ESTABLISHING STOCKPILES AREAS, THE OPERATOR SHALL TAKE CARE NOT TO PLACE THE PILES IN A MANOR WHICH WILL INSURE ANY RUNOFF IS DIRECTED TO THE BASIN.

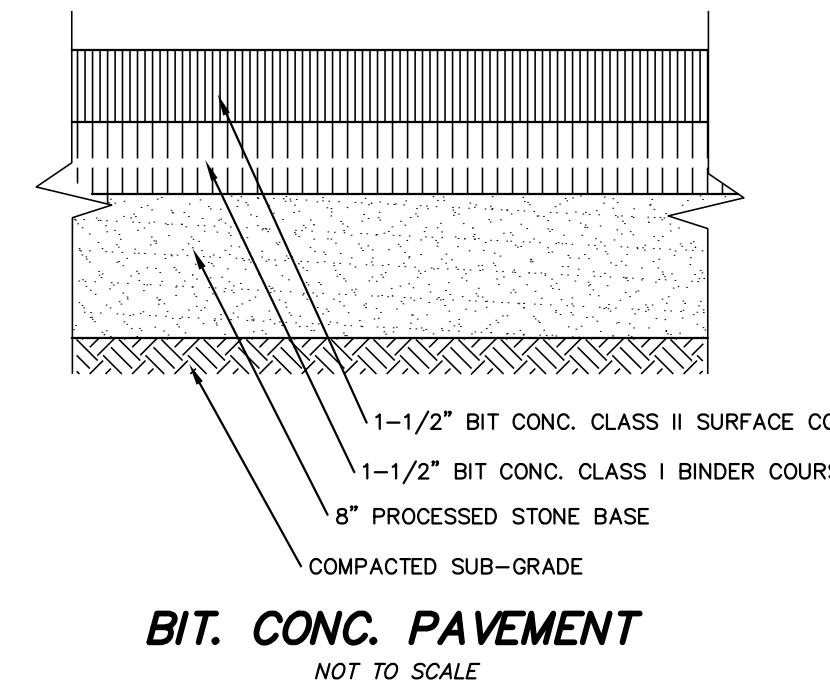
DAILY MAINTENANCE
 ON A DAILY BASIS DURING OPERATION OF THE FACILITY, THE PAVED AREAS AND OAKWOOD DRIVE SHALL BE SWEEPED CLEAN OF ANY SOIL OR OTHER MATERIALS. HARVESTED MATERIALS SHALL BE DISPOSED OF AT A SUITABLE LOCATION.

GENERAL SPRING MAINTENANCE
 FOLLOWING THE LAST SPRING SNOWFALL, THE FOLLOWING MAINTENANCE TASKS SHALL BE CONDUCTED:

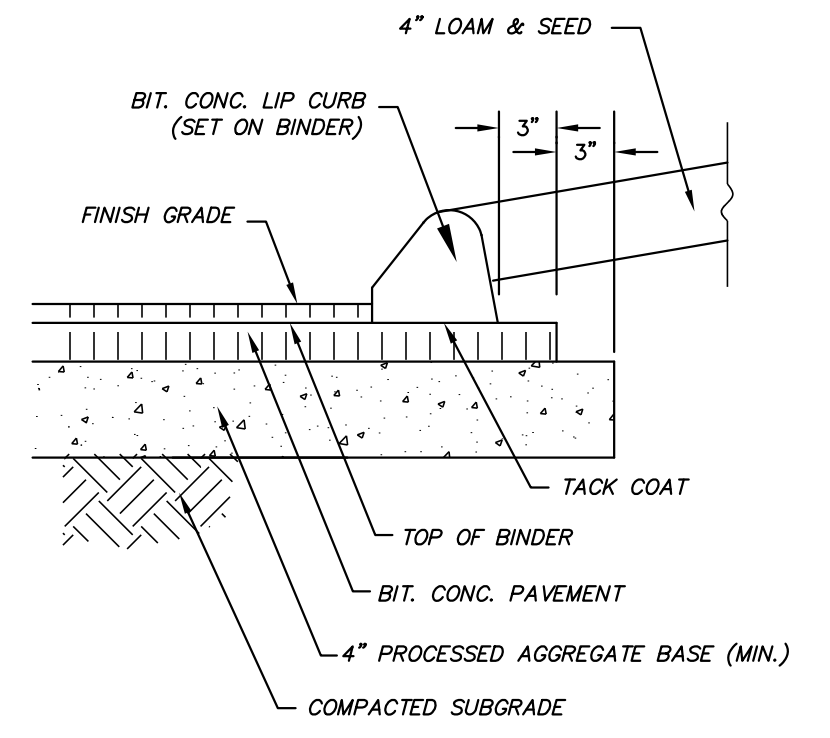
- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
- 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
- 3) INSPECT THE DETENTION BASIN OUTLET STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTLET STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
- 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
- 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.

FALL MAINTENANCE:
 FOLLOWING LEAF DROP, APPROXIMATELY MID NOVEMBER, THE FOLLOWING TASKS SHALL BE CONDUCTED:

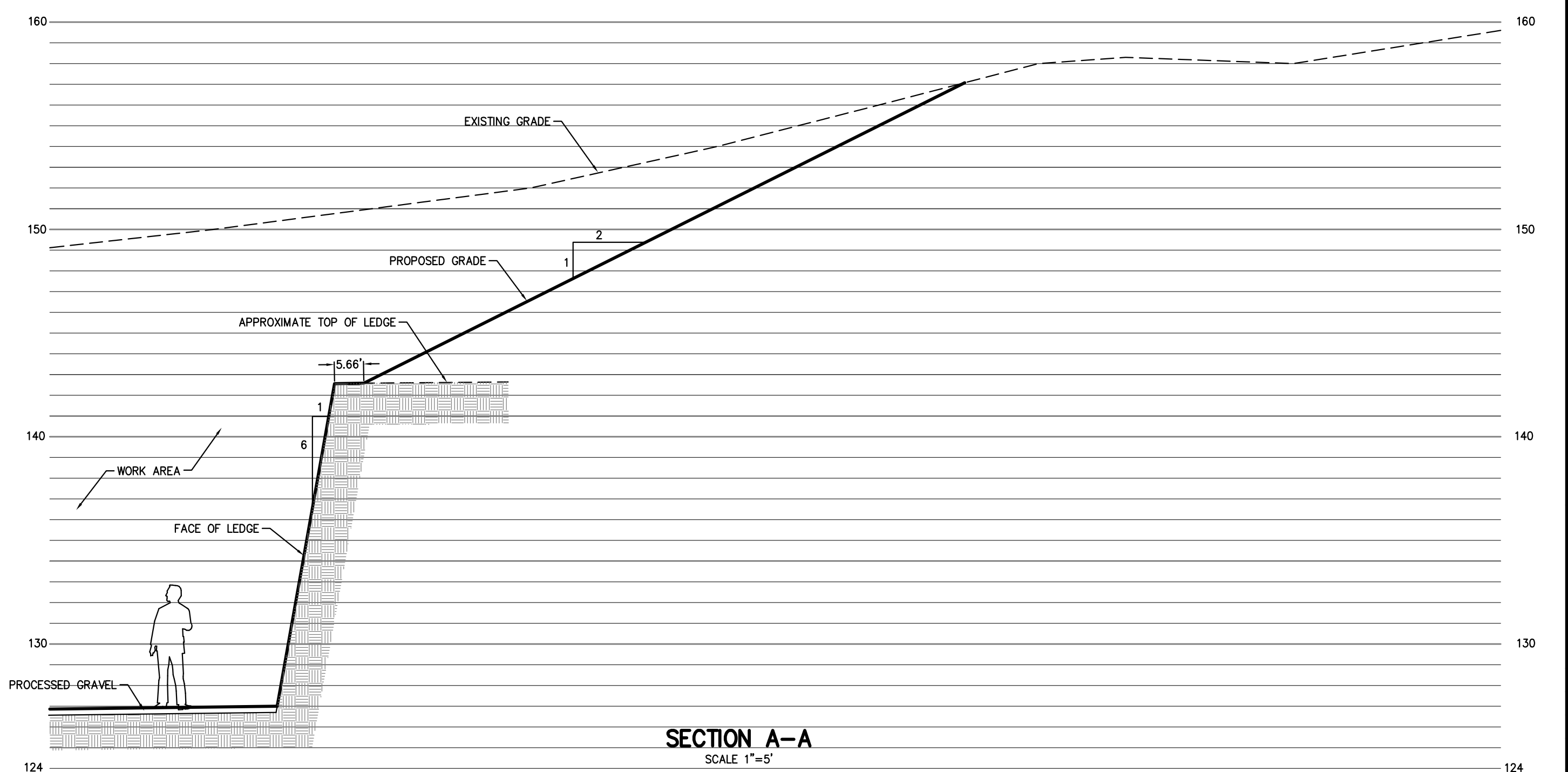
- 1) INSPECT ALL STORM SEWER INLETS AND THE PARKING AREA, REMOVE ACCUMULATED DEBRIS AND SEDIMENT, DISPOSE AT A SUITABLE LOCATION.
- 2) INSPECT THE STORM SEWER OUTFALLS, REPAIR ANY EROSION ISSUES AS REQUIRED.
- 3) INSPECT THE DETENTION BASIN OUTLET STRUCTURE, UNDER DRAIN, REPAIR ANY ISSUES WITH THE OUTLET STRUCTURE AND CLEAN OR REPLACE THE UNDER DRAIN.
- 5) CHECK THE DEPTH OF ACCUMULATED SEDIMENT ON THE BASIN BOTTOM, IF THERE IS MORE THAN 4" OF ACCUMULATED SEDIMENT, IT SHALL BE REMOVED, DISPOSED OF AT A SUITABLE LOCATION AND THE BASIN BOTTOM RE-SEEDED.
- 6) INSPECT SITE LANDSCAPING, TRIM, PRUNE OR REPLACE DEAD PLANTINGS AS REQUIRED.
- 4) PREPARE THE PARKING AREA FOR SNOW REMOVAL (MARK EDGES, PREPARE LANDSCAPE PLANS IF REQUIRED, ETC.)



BIT. CONC. PAVEMENT
 NOT TO SCALE



SETTING METHOD BITUMINOUS CONCRETE CURBING
 NOT TO SCALE



SECTION A-A
 SCALE 1"=5'

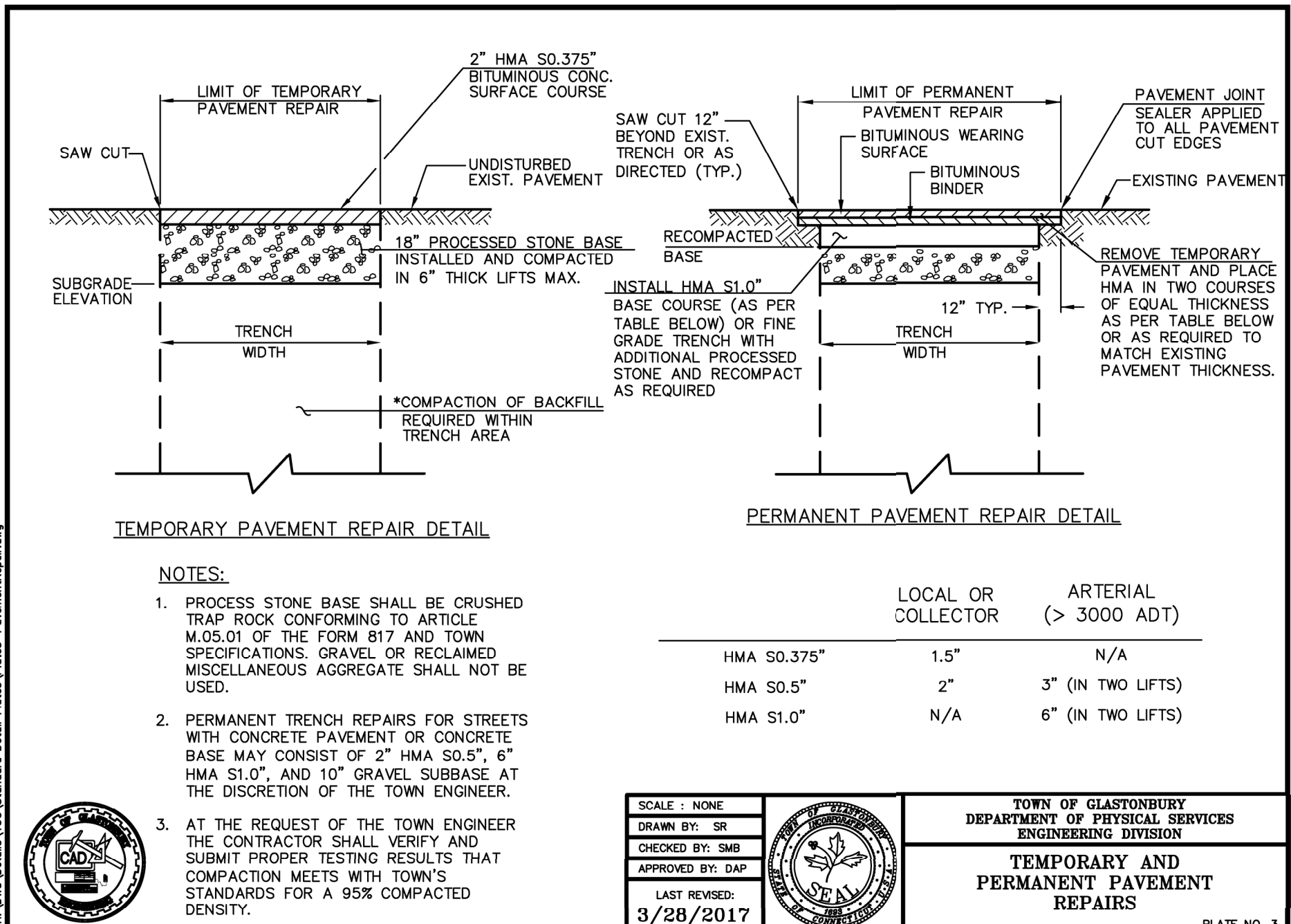
DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-653-9401 FAX: 860-653-8851
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MARK A. REYNOLDS, P.E. #19789

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NOTES & DETAILS
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:
06/10/2022 - UPDATE
09/28/2022 - UPDATE
DATE: 02/07/2022
SCALE: AS SHOWN
SHEET 14 of 17
A-20-054-D2
FILE: 20054-DWG

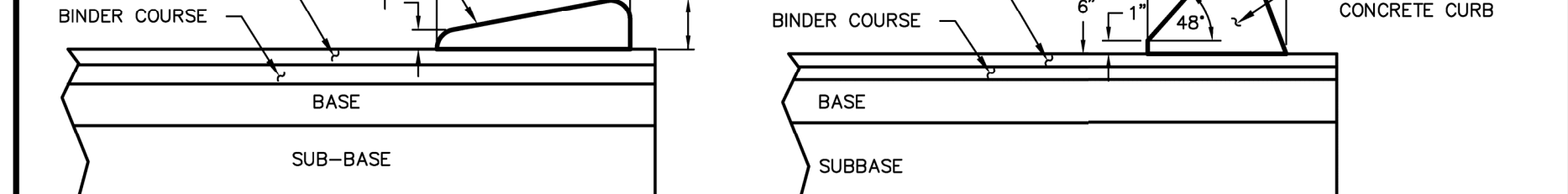


TEMPORARY PAVEMENT REPAIR DETAIL

PERMANENT PAVEMENT REPAIR DETAIL

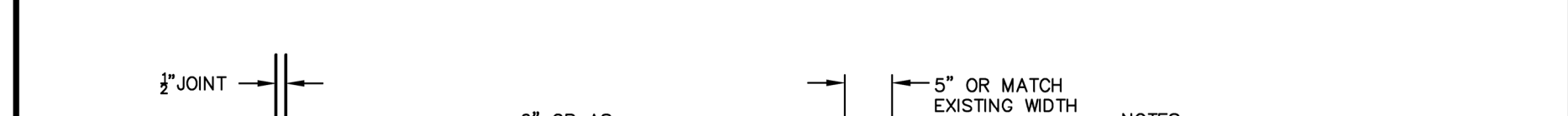
- NOTES:
1. PROCESS STONE BASE SHALL BE CRUSHED TRAP ROCK CONFORMING TO ARTICLE M.05.01 OF THE FORM B17 AND TOWN SPECIFICATIONS. GRAVEL OR RECLAIMED MISCELLANEOUS AGGREGATE SHALL NOT BE USED.
 2. PERMANENT TRENCH REPAIRS FOR STREETS WITH CONCRETE PAVEMENT OR CONCRETE BASE MAY CONSIST OF 2" HMA S0.5", 6" HMA S1.0", AND 10" GRAVEL SUBBASE AT THE DISCRETION OF THE TOWN ENGINEER.
 3. AT THE REQUEST OF THE TOWN ENGINEER THE CONTRACTOR SHALL VERIFY AND SUBMIT PROPER TESTING RESULTS THAT COMPACTION MEETS WITH TOWN'S STANDARDS FOR A 95% COMPACTION DENSITY.

	LOCAL OR COLLECTOR	ARTERIAL (> 3000 ADT)
HMA S0.375"	1.5"	N/A
HMA S0.5"	2"	3" (IN TWO LIFTS)
HMA S1.0"	N/A	6" (IN TWO LIFTS)



BITUMINOUS CAPE COD CURBING

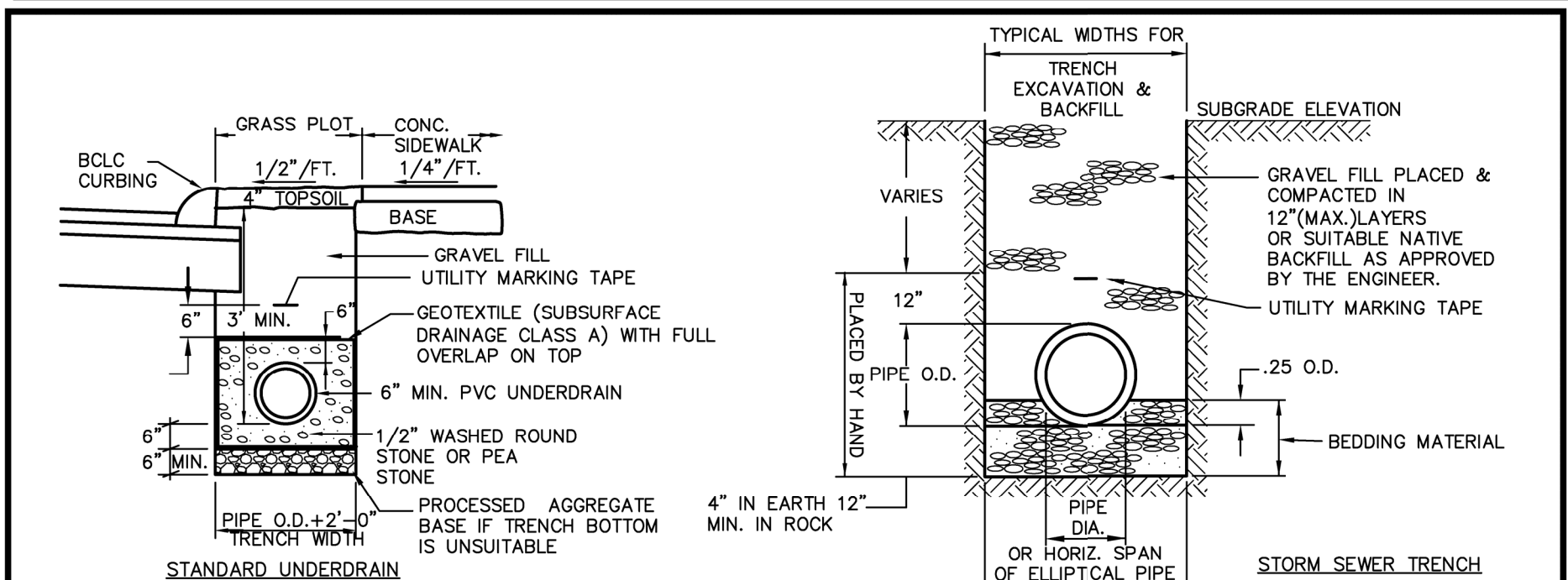
BITUMINOUS CONCRETE LIP CURBING



VERTICAL GRANITE CURBING

- NOTES:
1. ALL BITUMINOUS CURBING IS TO BE SET ON THE WEARING COURSE.
 2. ROADWAY SHALL BE SWEEP CLEAN AND PROPERLY TACK COATED PRIOR TO BITUMINOUS CURB INSTALLATION.
 3. CAPE COD CURB SHALL BE INSTALLED THROUGHOUT ALL CUL-DE-SACS AND OTHER AREAS AS DIRECTED.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
TEMPORARY AND PERMANENT PAVEMENT REPAIRS	
SCALE: NONE	DATE: 3/28/2017
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 3/28/2017

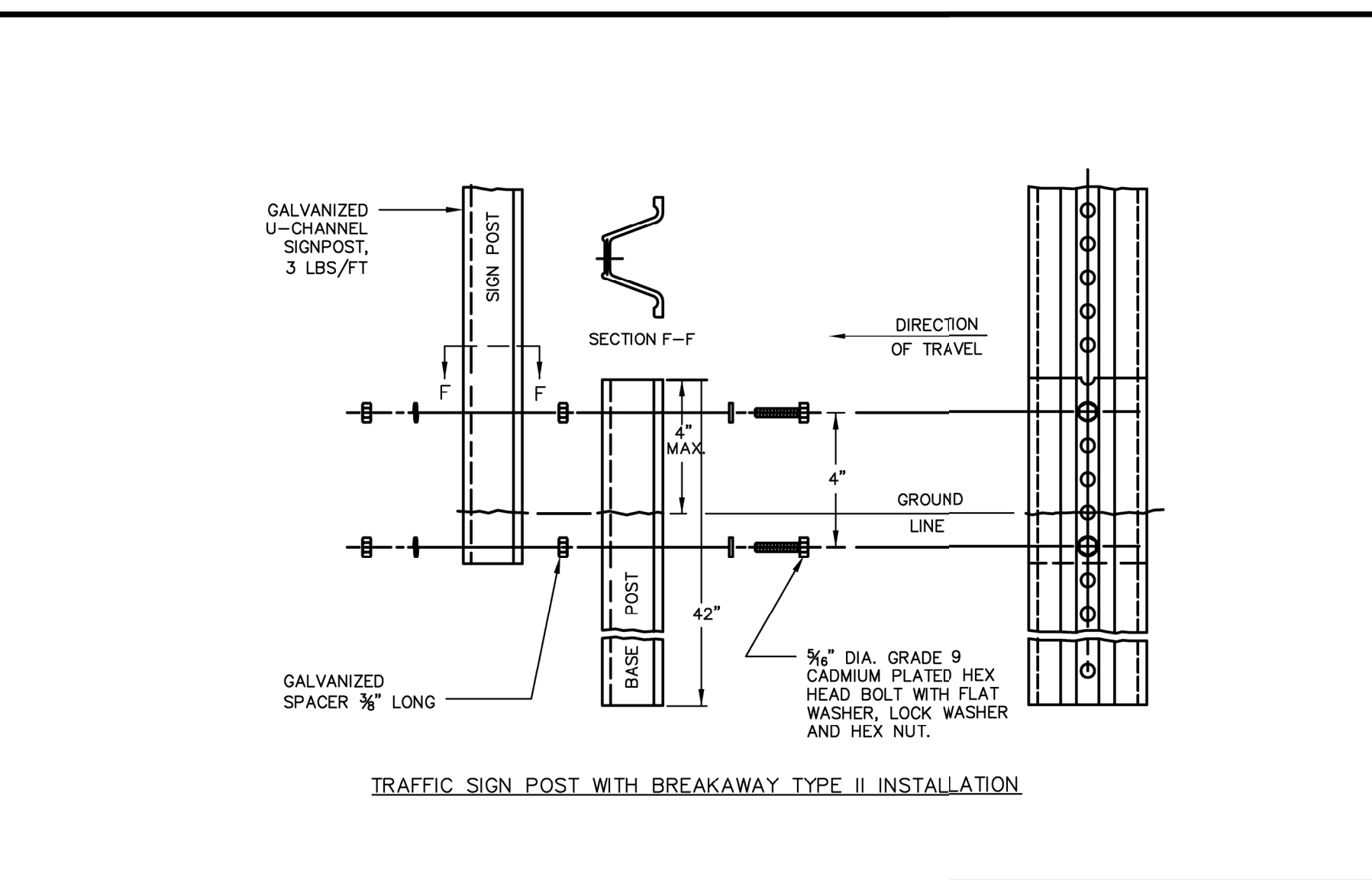


STANDARD UNDERDRAIN

TYPICAL WIDTHS FOR TRENCH EXCAVATION & BACKFILL

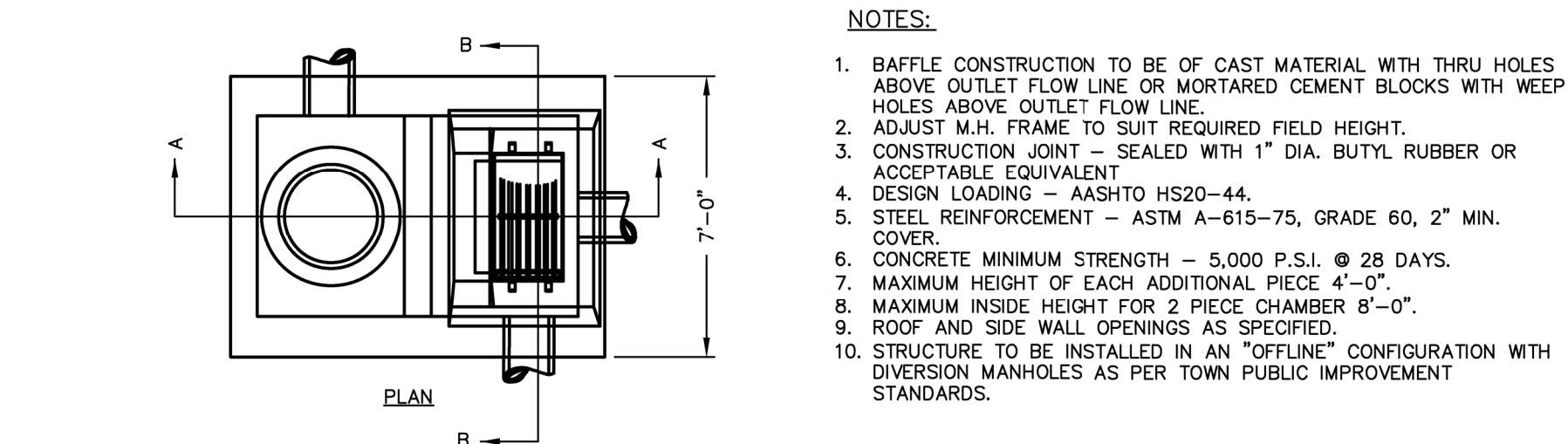
- NOTES:
1. PERFORATIONS TO BE PLACED UP OR DOWN AS SPECIFIED BY THE ENGINEER
 2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.
 3. PIPE SHALL BE MIN. 6" DIA.
 4. SLOTTED REINFORCED CONC. PIPE (SRCP) CAN BE USED AS A COMBINED STORM AND UNDERDRAIN SYSTEM
 5. ALL UNDERDRAIN TO BE OUTLETTED DIRECTLY INTO A CATCH BASIN. THE TOP OF THE UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE OUTLET PIPE.
 6. INCLUDE CLEANOUTS AT SPACING NOT TO EXCEED 150 FEET.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
TRENCH FOR STORM DRAIN AND UNDER DRAIN	
SCALE: NONE	DATE: 9/1/2016
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 9/1/2016



TRAFFIC SIGN POST WITH BREAKAWAY TYPE II INSTALLATION

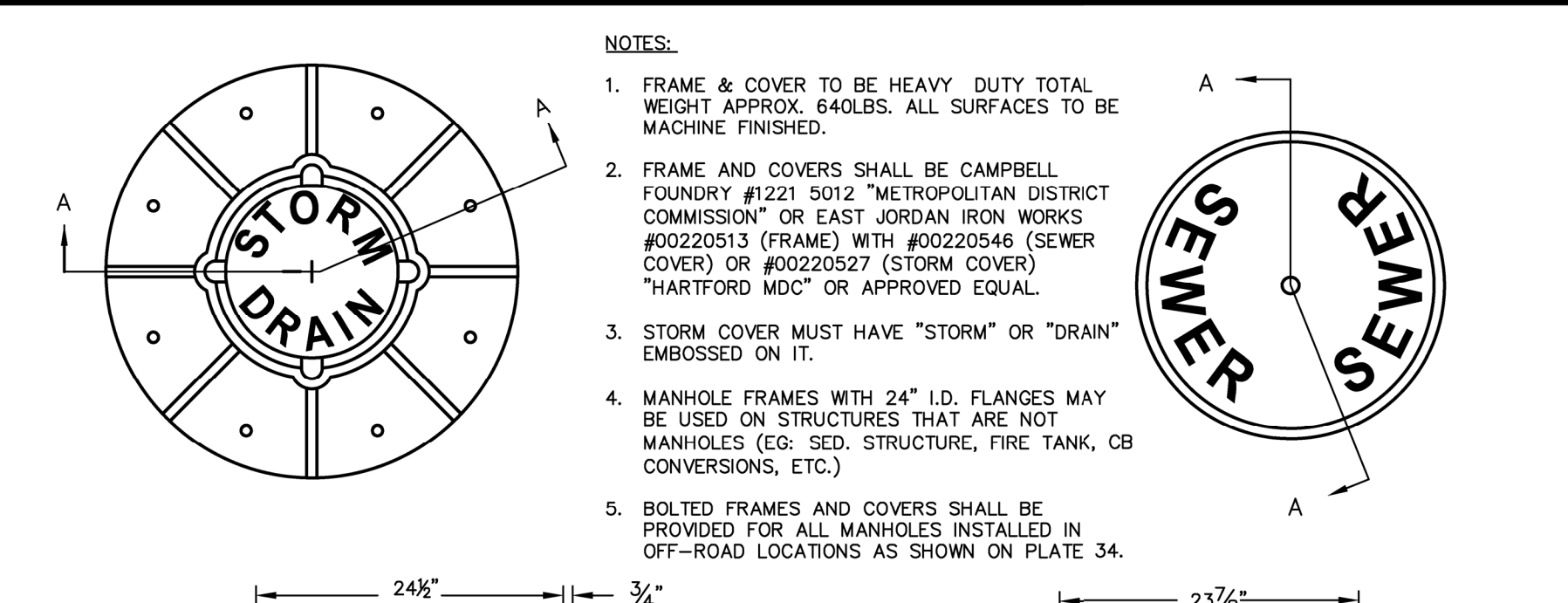
TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
TRAFFIC SIGN POST WITH BREAKAWAY BASE	
SCALE: NONE	DATE: 3/11/2008
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 3/11/2008



SEDIMENTATION STRUCTURE

- NOTES:
1. Baffle construction to be of cast material with thru holes above outlet flow line or mortared cement blocks with weep holes above outlet flow line.
 2. ADJUST M.H. FRAME TO SUIT REQUIRED FIELD HEIGHT.
 3. CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR ACCEPTABLE EQUIVALENT
 4. DESIGN LOADING - AASHTO HS20-44.
 5. STEEL REINFORCEMENT - ASTM A-615-75, GRADE 60, 2" MIN. COVER.
 6. CONCRETE MINIMUM STRENGTH - 5,000 P.S.I. @ 28 DAYS.
 7. MAXIMUM HEIGHT OF EACH ADDITIONAL PIECE 4'-0".
 8. MAXIMUM INSIDE HEIGHT FOR 2 PIECE CHAMBER 8'-0".
 9. ROOF AND SIDE WALL OPENINGS AS SPECIFIED.
 10. STRUCTURE TO BE INSTALLED IN AN "OFFLINE" CONFIGURATION WITH DIVERSION MANHOLES AS PER TOWN PUBLIC IMPROVEMENT STANDARDS.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
SEDIMENTATION STRUCTURE	
SCALE: NONE	DATE: 9/1/2016
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 9/1/2016



FRAME SECTION A-A

MANHOLE FRAME AND COVER

- NOTES:
1. FRAME & COVER TO BE HEAVY DUTY TOTAL WEIGHT APPROX. 640LBS. ALL SURFACES TO BE MACHINE FINISHED.
 2. FRAME AND COVERS SHALL BE CAMPBELL FOUNDRY #1221 5012 "METROPOLITAN DISTRICT COMMISSION" OR EAST JORDAN IRON WORKS #00220513 (FRAME) WITH #00220548 (SEWER COVER) OR #00220527 (STORM COVER) "HARTFORD MDC" OR APPROVED EQUAL.
 3. STORM COVER MUST HAVE "STORM" OR "DRAIN" EMBOSSED ON IT.
 4. MANHOLE FRAMES WITH 24" I.D. FLANGES MAY BE USED ON STRUCTURES THAT ARE NOT MANHOLES (EG. SED. STRUCTURE, FIRE TANK, CB CONVERSIONS, ETC.)
 5. BOLTED FRAMES AND COVERS SHALL BE PROVIDED FOR ALL MANHOLES INSTALLED IN OFF-ROAD LOCATIONS AS SHOWN ON PLATE 34.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
MANHOLE FRAME AND COVER	
SCALE: NONE	DATE: 9/1/2016
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 9/1/2016

TOWN PLAN & ZONING COMMISSION APPROVAL

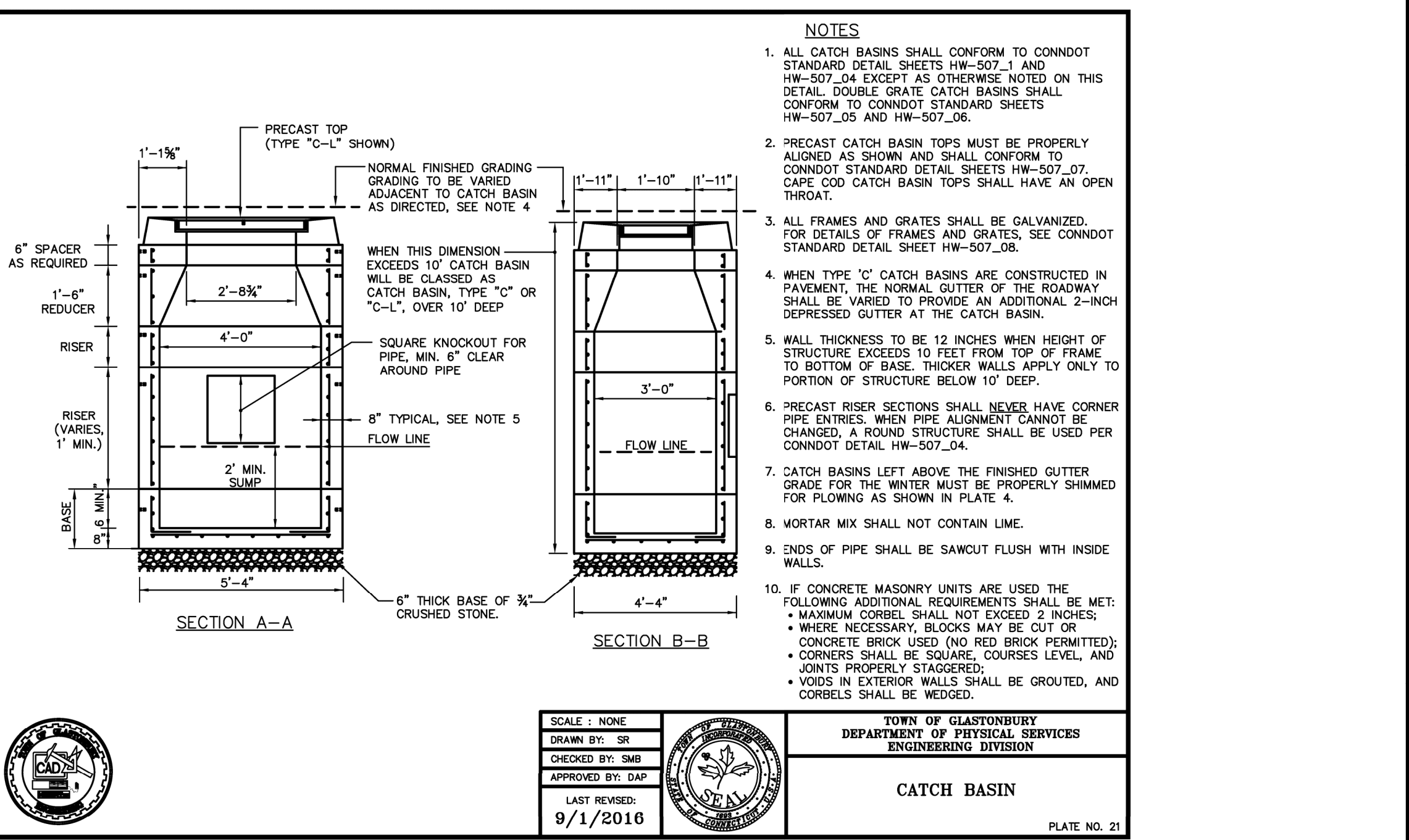
MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE

240 OAKWOOD DRIVE
 PROJECT ADDRESS

12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.



CATCH BASIN

- NOTES:
1. ALL CATCH BASINS SHALL CONFORM TO CONDOT STANDARD DETAIL SHEETS HW-507.1 AND HW-507.04 EXCEPT AS OTHERWISE NOTED ON THIS DETAIL. DOUBLE GRATE CATCH BASINS SHALL CONFORM TO CONDOT STANDARD SHEETS HW-507.05 AND HW-507.06.
 2. PRECAST CATCH BASIN TOPS MUST BE PROPERLY ALIGNED AS SHOWN AND SHALL CONFORM TO CONDOT STANDARD DETAIL SHEETS HW-507.07. CAPE COD CATCH BASIN TOPS SHALL HAVE AN OPEN THROAT.
 3. ALL FRAMES AND GRATES SHALL BE GALVANIZED. FOR DETAILS OF FRAMES AND GRATES, SEE CONDOT STANDARD DETAIL SHEET HW-507.08.
 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 DEEPRESSED 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 PORTION OF STRUCTURE BELOW 10' DEEP.
 6. PRECAST RISER SECTIONS SHALL NEVER HAVE CORNER PIPE ENTRIES. WHEN PIPE ALIGNMENT CANNOT BE CHANGED, A ROUND STRUCTURE SHALL BE USED PER CONDOT DETAIL HW-507.04.
 7. CATCH BASINS LEFT ABOVE THE FINISHED GUTTER GRADE FOR THE WINTER MUST BE PROPERLY SHIMMED FOR FLOWING AS SHOWN IN PLATE 4.
 8. MORTAR MIX SHALL NOT CONTAIN LIME.
 9. ENDS OF PIPE SHALL BE SAWCUT FLUSH WITH INSIDE WALLS.
 10. IF CONCRETE MASONRY UNITS ARE USED THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE MET:
 - MAXIMUM CORBEL SHALL NOT EXCEED 2 INCHES;
 - 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 CORBELS SHALL BE WEDGED.

TOWN OF GLASTONBURY DEPARTMENT OF PHYSICAL SERVICES ENGINEERING DIVISION	
CATCH BASIN	
SCALE: NONE	DATE: 9/1/2016
DRAWN BY: SR	CHECKED BY: SMB
APPROVED BY: DAP	LAST REVISION: 9/1/2016

DUTTON ASSOCIATES, LLC
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 GLASTONBURY, CONNECTICUT 06033
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NOTES & DETAILS
PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:

06/10/2022	- UPDATE
09/26/2022	- UPDATE

DATE: 02/07/2022
 SCALE: AS SHOWN
 SHEET 15 of 17
 A-20-054-D.3
 FILE: 20054-DWG



SCALE BUILDING TO BE A 6'(MAX) x 6'(MAX) MODULAR WOOD FRAME STRUCTURE
 COLOR: BARN RED WITH WHITE TRIM
WELL HOUSE
 NOT TO SCALE

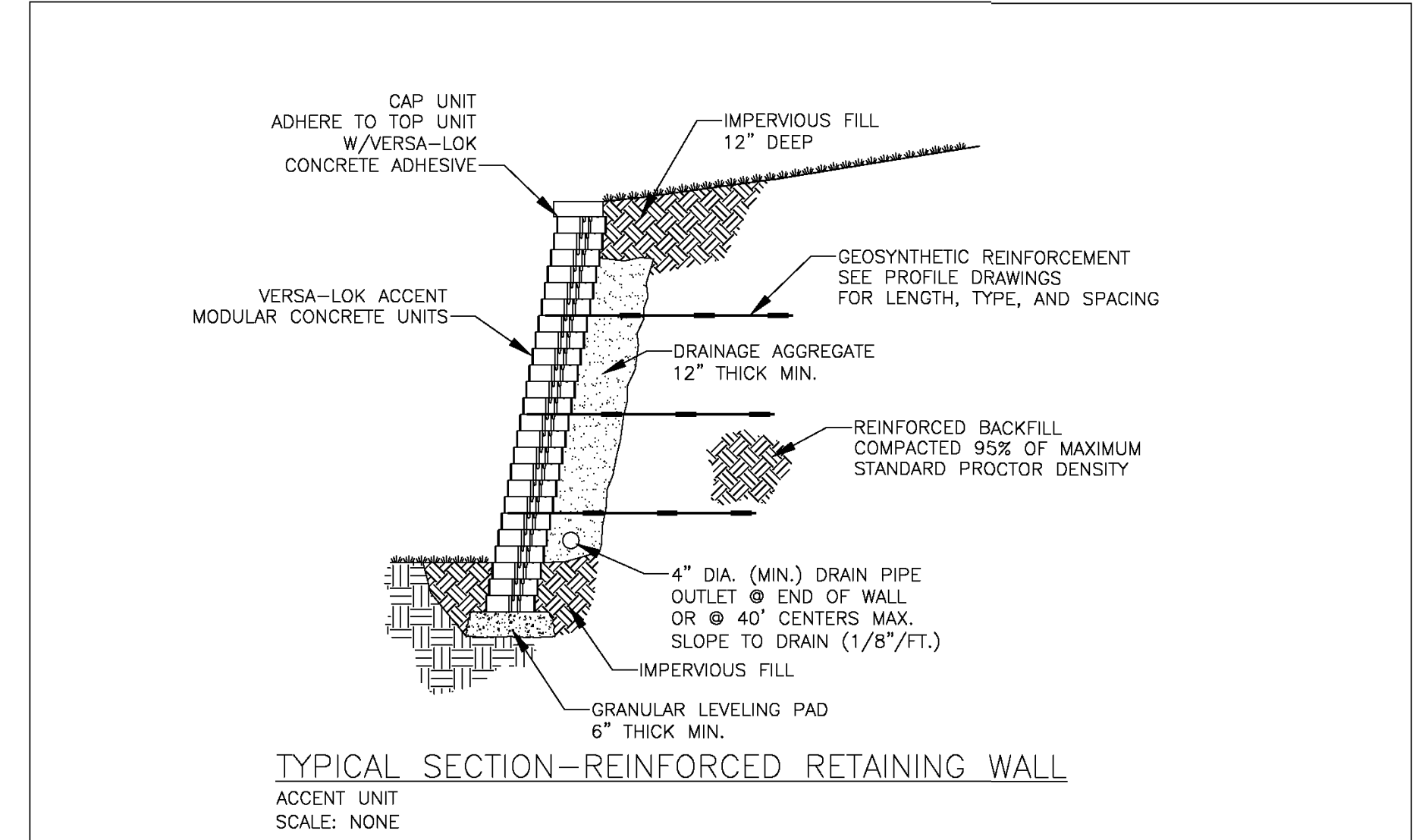


STONE FOR SIGN IS 4'-7" WIDE, 4'-2" HIGH, 20" THICK
 WITH RAISED METAL LETTERS
SITE SIGN
 NOT TO SCALE

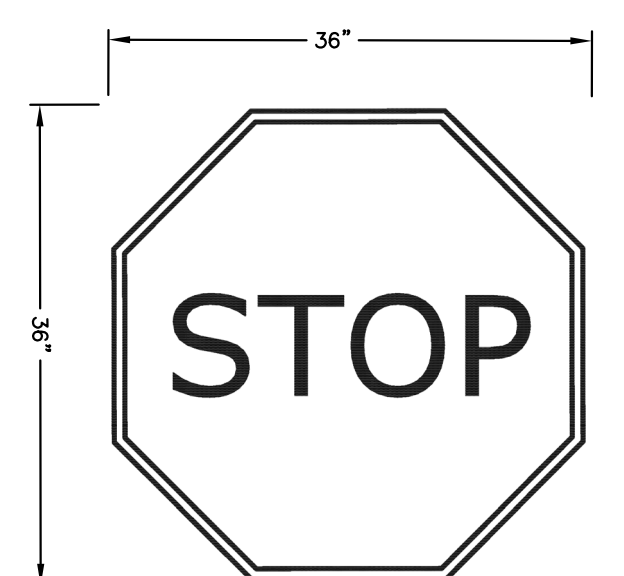
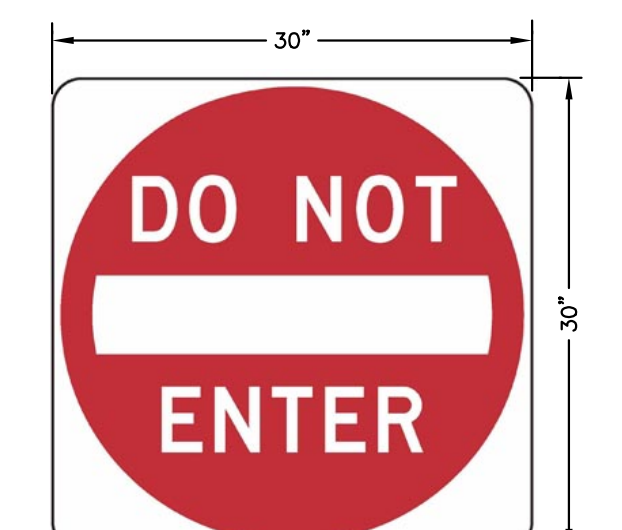
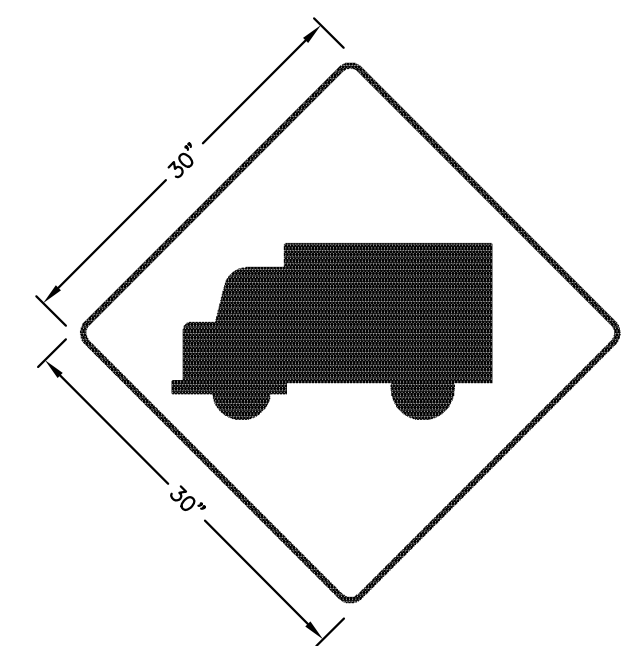
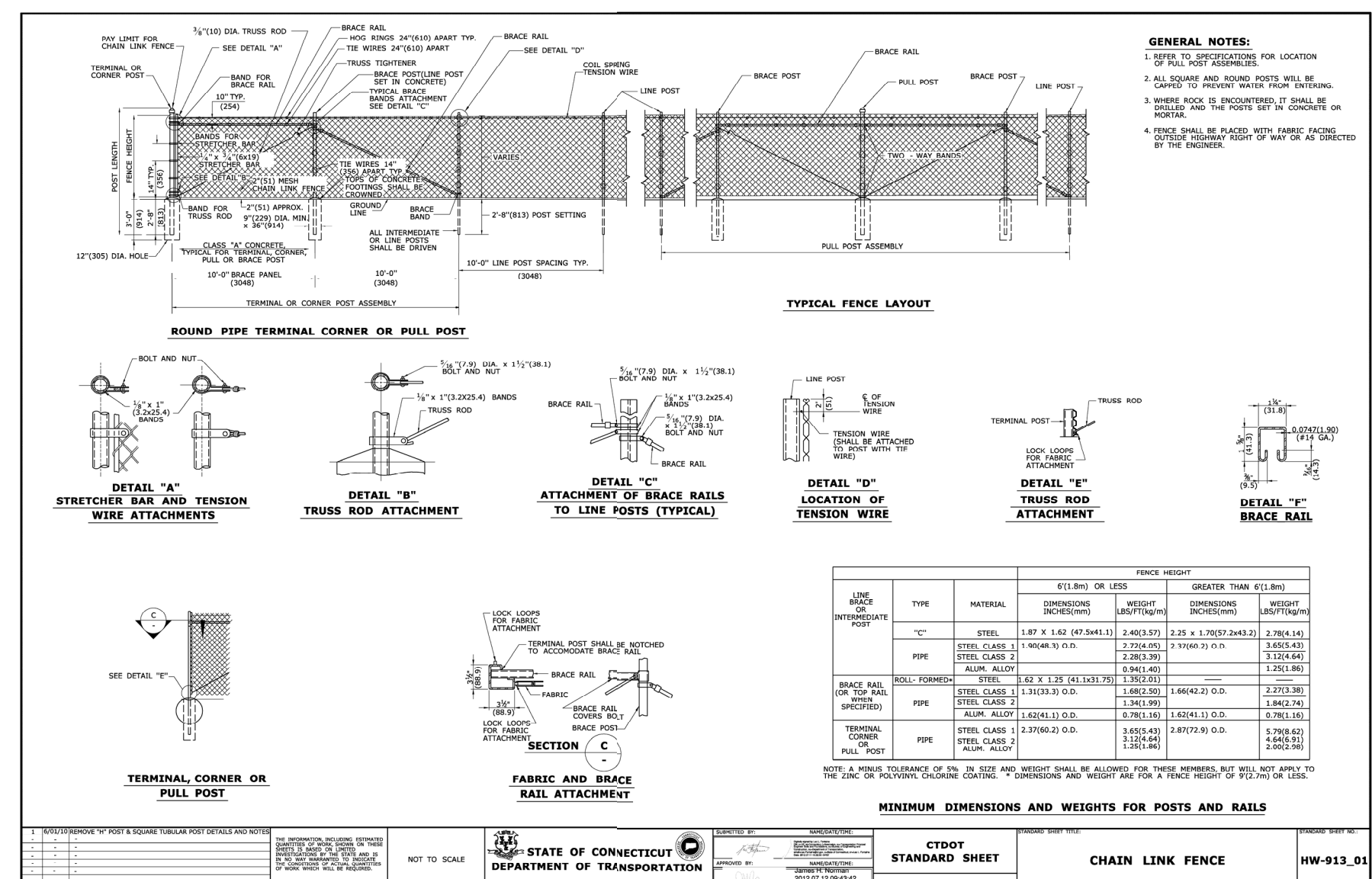


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 INSPECTION NOTE:
 THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

TOWN PLAN & ZONING COMMISSION APPROVAL
 MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE
 240 OAKWOOD DRIVE
 PROJECT ADDRESS
 12
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.



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VERSA-LOK Retaining Wall Systems Solid Solutions.
 (860)770-4455 FAX: (860)770-4488
 6348 Hwy 28 SW, Glastonbury CT 06033
 VERSA-LOK ACCENT DETAILS
 REINFORCED SECTION



BLACK LETTERS, YELLOW BACKGROUND, BLACK SYMBOL
 WHITE LETTERS, RED BACKGROUND
 WHITE LETTERS, RED BACKGROUND

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
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AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:
 08/10/2022 - UPDATE
 09/26/2022 - UPDATE
 DATE: 02/07/2022
 SCALE: AS SHOWN
 SHEET 16 of 17
A-20-054-D4
 FILE: 20054.DWG

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MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
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APPROVALS
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 GLASTONBURY, CONNECTICUT

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 SHEET 17 of 17
A-20-054-A
 FILE: 20054.DWG

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TOWN PLAN & ZONING COMMISSION APPROVAL

MJOLNIR CONSTRUCTION YARD / MJOLNIR CONSTRUCTION PC
 PROJECT / APPLICANT ZONE

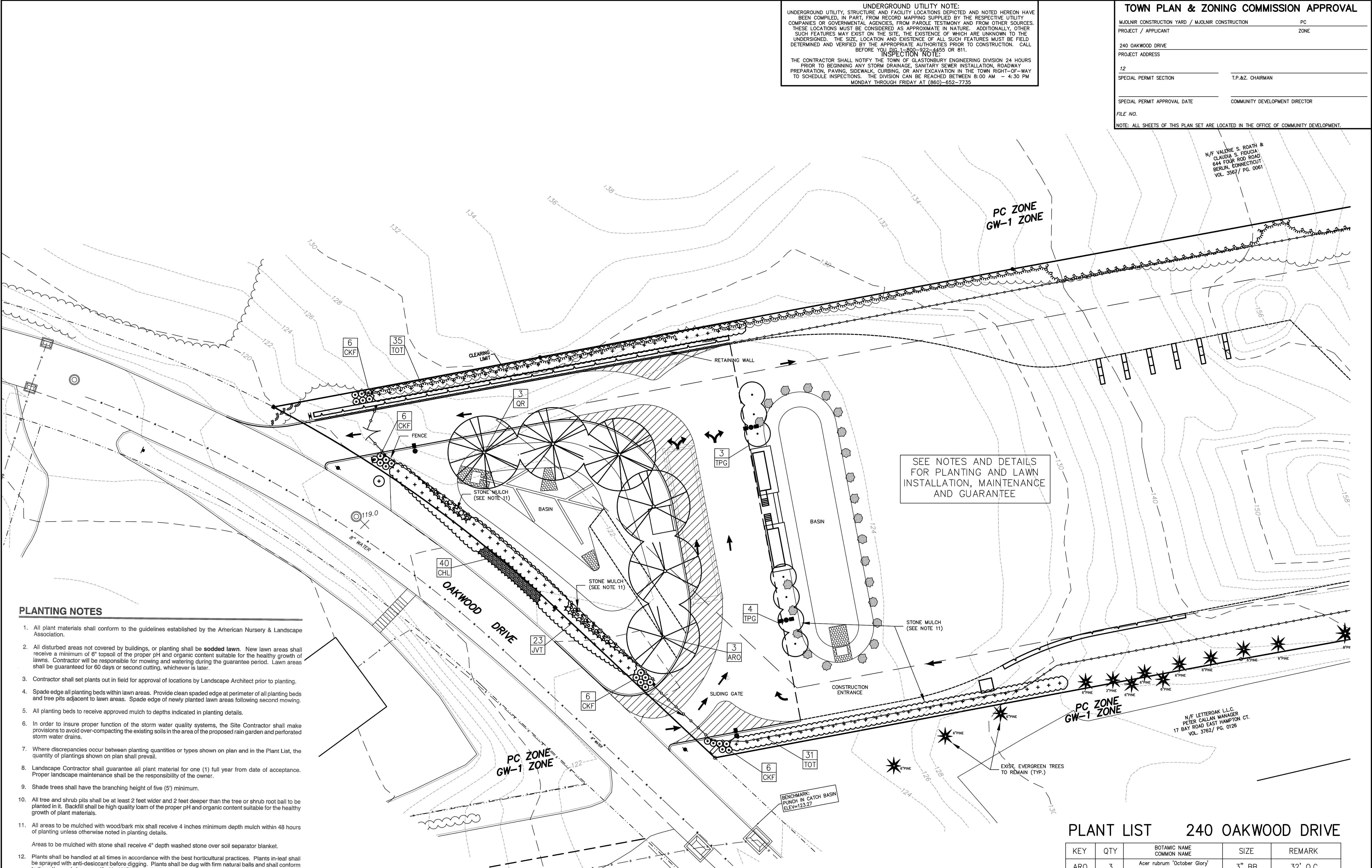
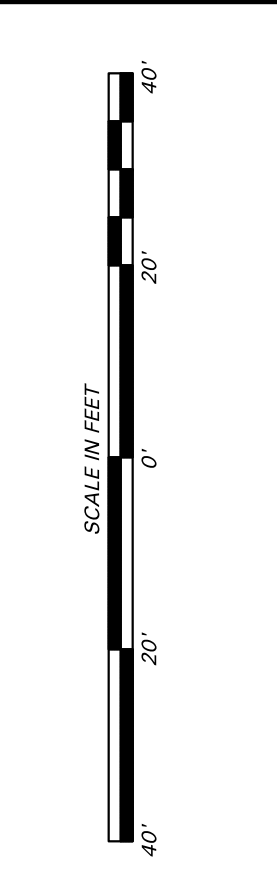
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SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

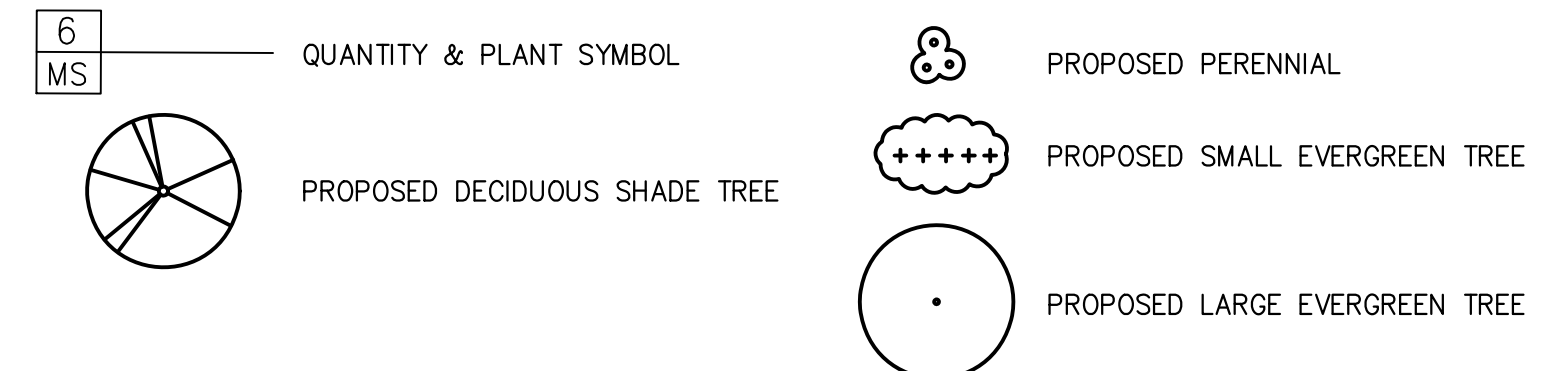
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT.



PLANTING NOTES

- All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
- All disturbed areas not covered by buildings, or planting shall be **sodded lawn**. New lawn areas shall receive a minimum of 6" topsoil of the proper pH and organic content suitable for the healthy growth of lawns. Contractor will be responsible for mowing and watering during the guarantee period. Lawn areas shall be guaranteed for 60 days or second cutting, whichever is later.
- Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
- Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
- All planting beds to receive approved mulch to depths indicated in planting details.
- In order to insure proper function of the storm water quality systems, the Site Contractor shall make provisions to avoid over-compacting the existing soils in the area of the proposed rain garden and perforated storm water drains.
- Where discrepancies occur between planting quantities or types shown on plan and in the Plant List, the quantity of plantings shown on plan shall prevail.
- Landscape Contractor shall guarantee all plant material for one (1) full year from date of acceptance. Proper landscape maintenance shall be the responsibility of the owner.
- Shade trees shall have the branching height of five (5') minimum.
- All tree and shrub pits shall be at least 2 feet wider and 2 feet deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
- All areas to be mulched with wood/bark mix shall receive 4 inches minimum depth mulch within 48 hours of planting unless otherwise noted in planting details.
 Areas to be mulched with stone shall receive 4" depth washed stone over soil separator blanket.
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist, and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig 1-800-922-4455 www.cbvd.com two (2) working days before starting construction to locate utilities.

LEGEND



PLANT LIST 240 OAKWOOD DRIVE

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARK
ARO	3	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	3" BB	32' O.C.
CHL	40	Chasanthium Latifolium NORTHERN SEA OATS	2 GAL.	24" O.C.
CKF	24	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL.	4' O.C.
JVT	23	Juniperus Virginiana Taylor TAYLOR RED CEDAR	5'-6' BB	5' O.C.
TOT	66	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	3'-0" BB	5' O.C.
TPG	7	Thuja plicata 'Green Giant' WESTERN ARBORVITAE	6'-7'	10' O.C.
QR	3	Quercus Rubra RED OAK	3" CAL	32' O.C.

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**LANDSCAPING PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE**
 PREPARED FOR
MJOLNIR CONSTRUCTION
 GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 09/25/2022
 SCALE: 1" = 20'
 SHEET 1 of 1
A-20-054-LND
 FILE: 20054-LNDSCP.DWG