

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 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.
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- 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.)

UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455 OR 811.

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

TOWN 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	TP.&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.

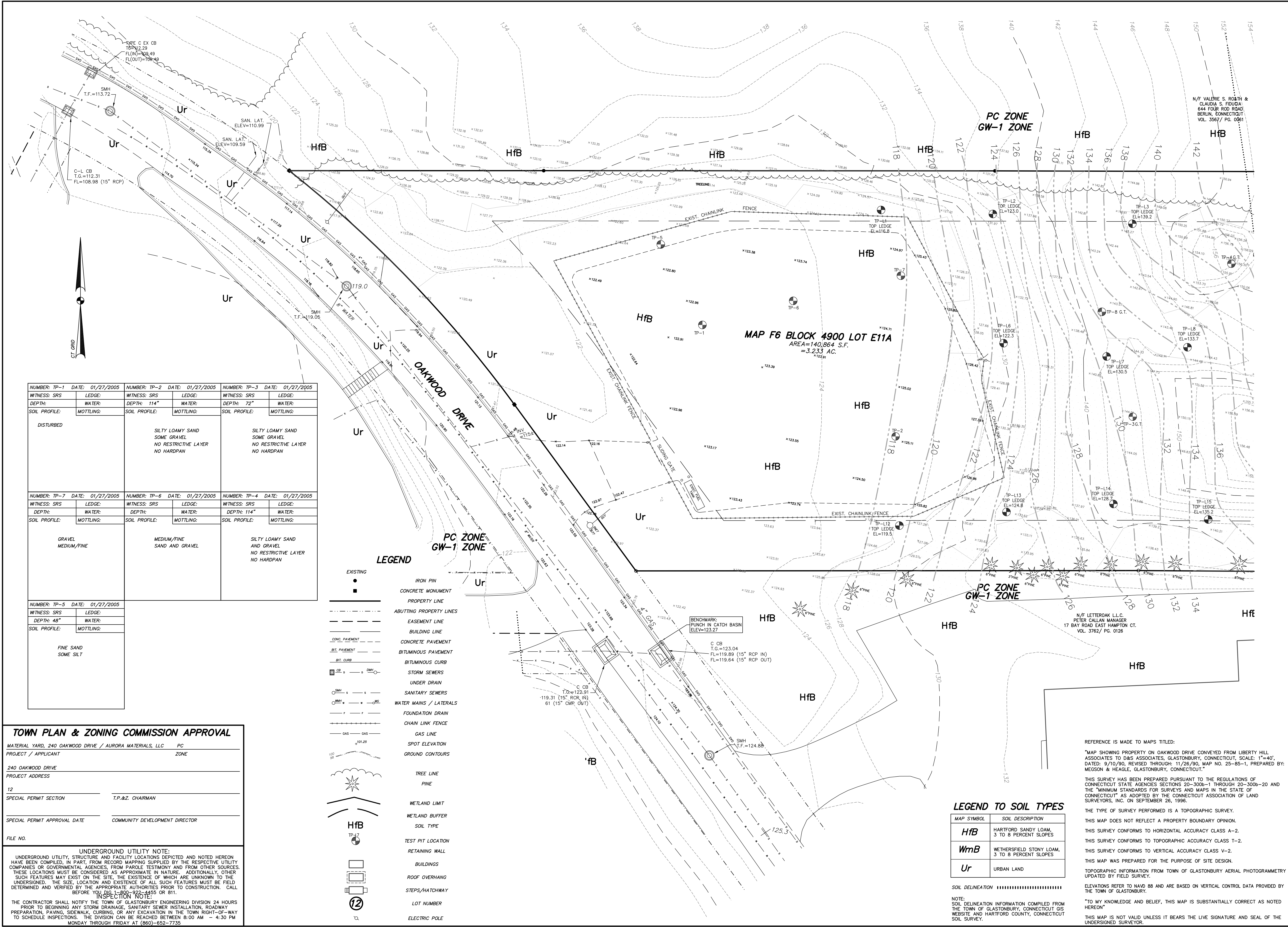
DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-9401 FAX: 860-633-8881
 EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074
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GRADING PLAN & SEDIMENTATION CONTROL PLAN
EROSION & SEDIMENTATION CONTROL YARD
 PROPOSED OAKWOOD DRIVE
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:	
06/10/2022 - UPDATE	
09/26/2022 - UPDATE	
10/21/2022 - COMMENTS	
10/31/2022 - UPDATE	
DATE: 02/07/2022	
SCALE: 1" = 20'	
SHEET 7 of 17	
A-20-054-GRD/ES	
FILE: 20054.DWG	



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

LEGEND

EXISTING	IRON PIN
CONCRETE MONUMENT	PROPERTY LINE
ABUTTING PROPERTY LINES	EASEMENT LINE
BUILDING LINE	CONCRETE PAVEMENT
BITUMINOUS PAVEMENT	BITUMINOUS CURB
BITUMINOUS CURB	STORM SEWERS
UNDER DRAIN	SANITARY SEWERS
WATER MAINS / LATERALS	FOUNDATION DRAIN
CHAIN LINK FENCE	GAS LINE
GAS LINE	SPOT ELEVATION
GROUND CONTOURS	TREE LINE
PINE	WETLAND LIMIT
WETLAND BUFFER	SOIL TYPE
TEST PIT LOCATION	RETAINING WALL
BUILDINGS	ROOF OVERHANG
STEPS/HATCHWAY	LOT NUMBER
ELECTRIC POLE	

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC	PC
PROJECT / APPLICANT	ZONE
240 OAKWOOD DRIVE	
PROJECT ADDRESS	
12	T.P.&Z. CHAIRMAN
SPECIAL PERMIT SECTION	
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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: 8/10/90, 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 TOPOGRAPHIC 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 V-2.
THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS T-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.
TOPOGRAPHIC INFORMATION FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY FIELD SURVEY.
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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SCALE IN FEET
0 20 40 60 80

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
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8881
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

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2-002 - DUTTON ASSOCIATES, LLC.

N/F LETTEROAK L.L.C.
PETER CALLAN MANAGER
17 BAY ROAD EAST HAMPTON CT.
VOL. 3782 / PG. 0126

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

REVISIONS:
06/10/2022 - UPDATE
09/26/2022 - UPDATE
10/21/2022 - COMMENTS
10/31/2022 - UPDATE

DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 4 of 17
A-20-054-T1
FILE: 20054.DWG

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LEGEND TO SOIL TYPES

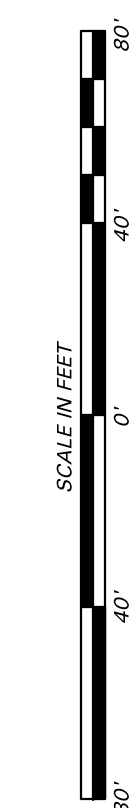
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SOIL DELINEATION [Dashed line symbol]

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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.	



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-9401 FAX: 860-633-8881
 EMAIL: JIM@DUTTONASSOCIATESLLC.COM

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

REFERENCE IS MADE TO MAPS TITLED:
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ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON VERTICAL CONTROL DATA PROVIDED BY THE TOWN OF GLASTONBURY.

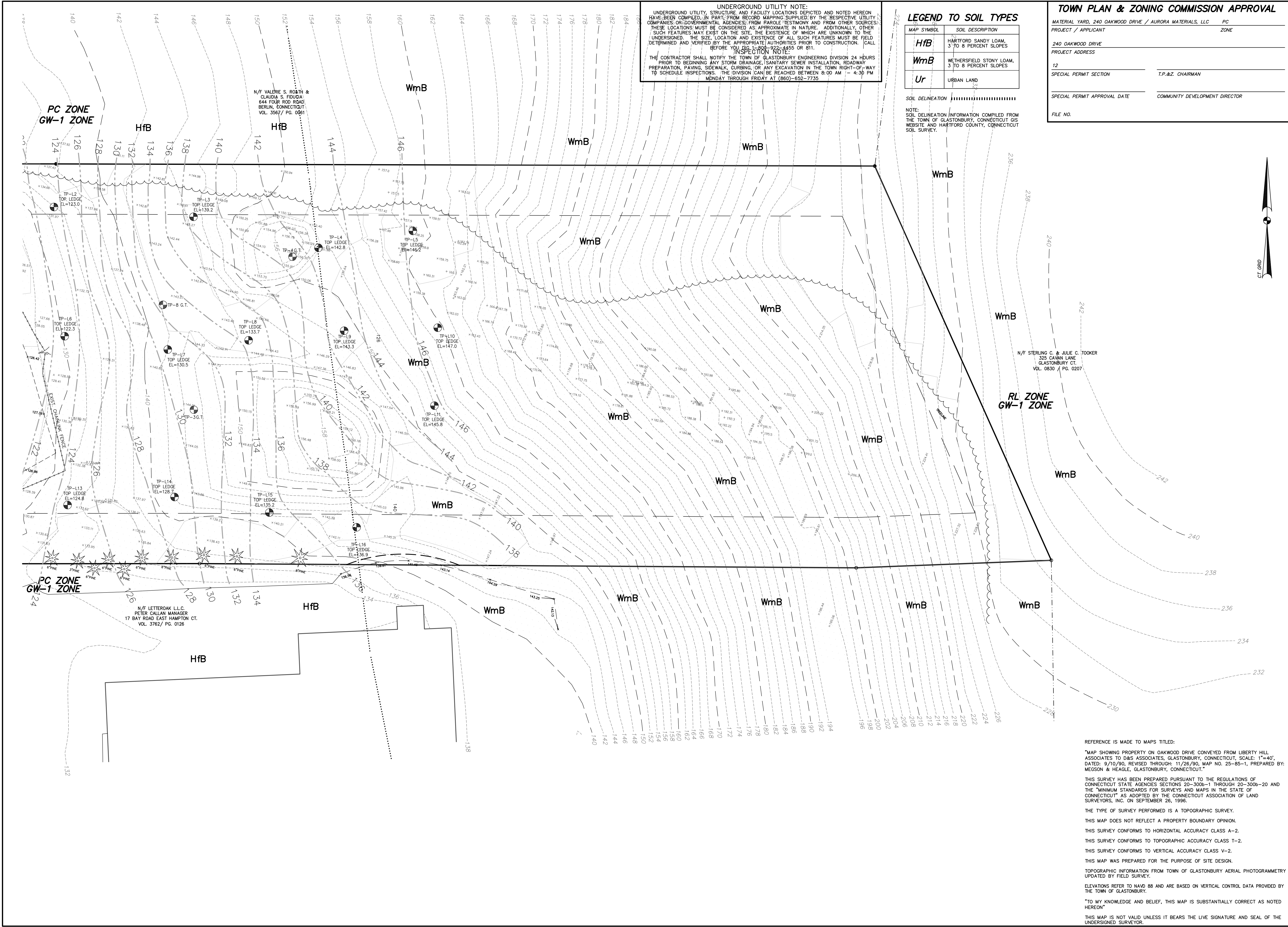
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06/10/2022 - UPDATE
08/26/2022 - UPDATE
10/21/2022 - COMMENTS
10/31/2022 - UPDATE

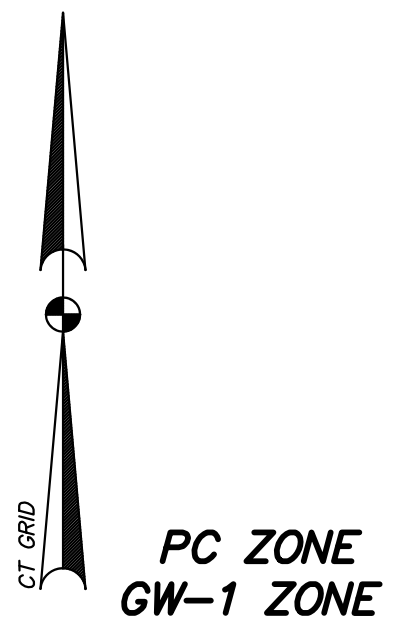
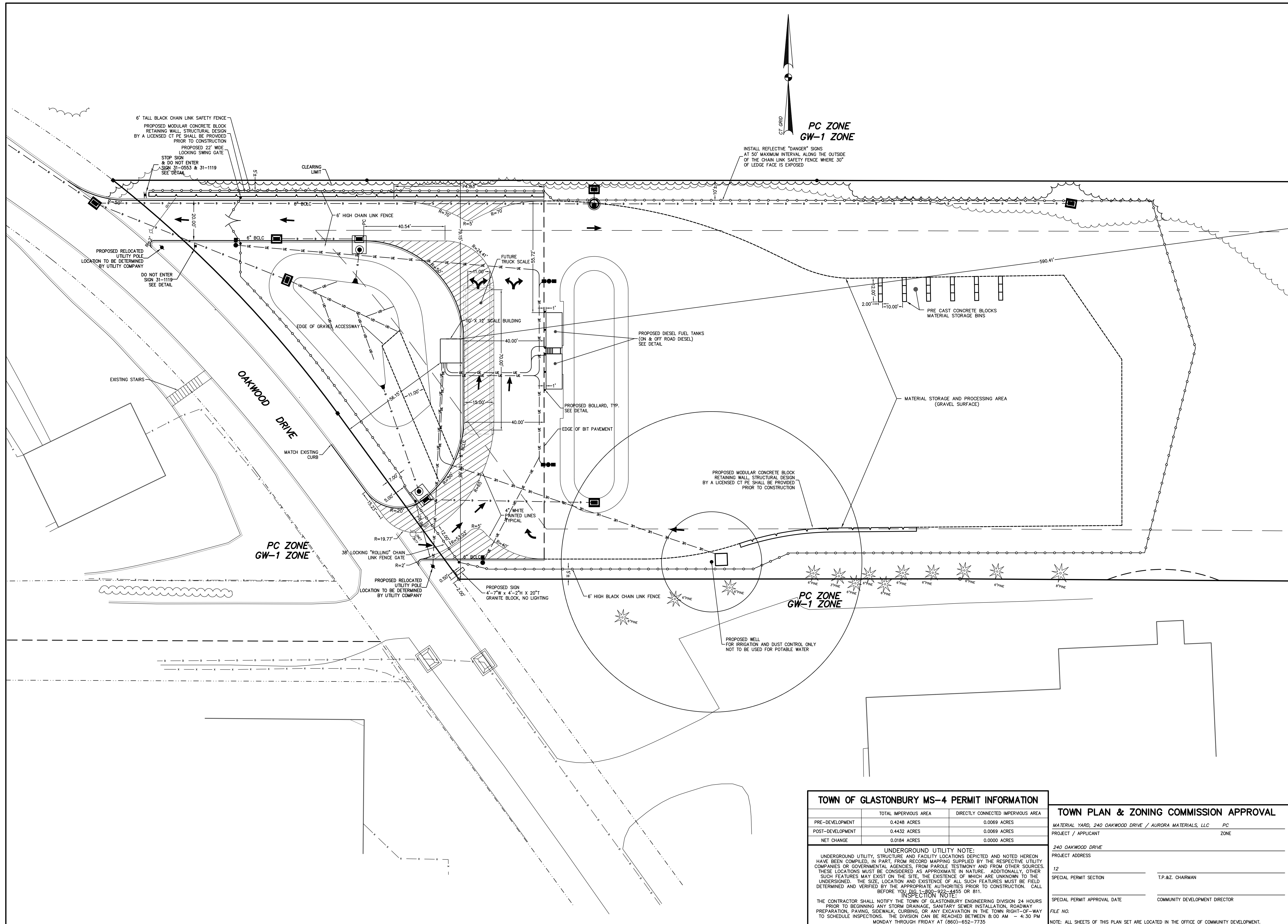
DATE: 02/07/2022
 SCALE: 1" = 20'
 SHEET 5 of 17
A-20-054-T2
 FILE: 202054.DWG



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

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

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



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-9401 FAX: 860-633-8881
 EMAIL: JMD@DUTTONASSOCIATESL.LC.COM

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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

	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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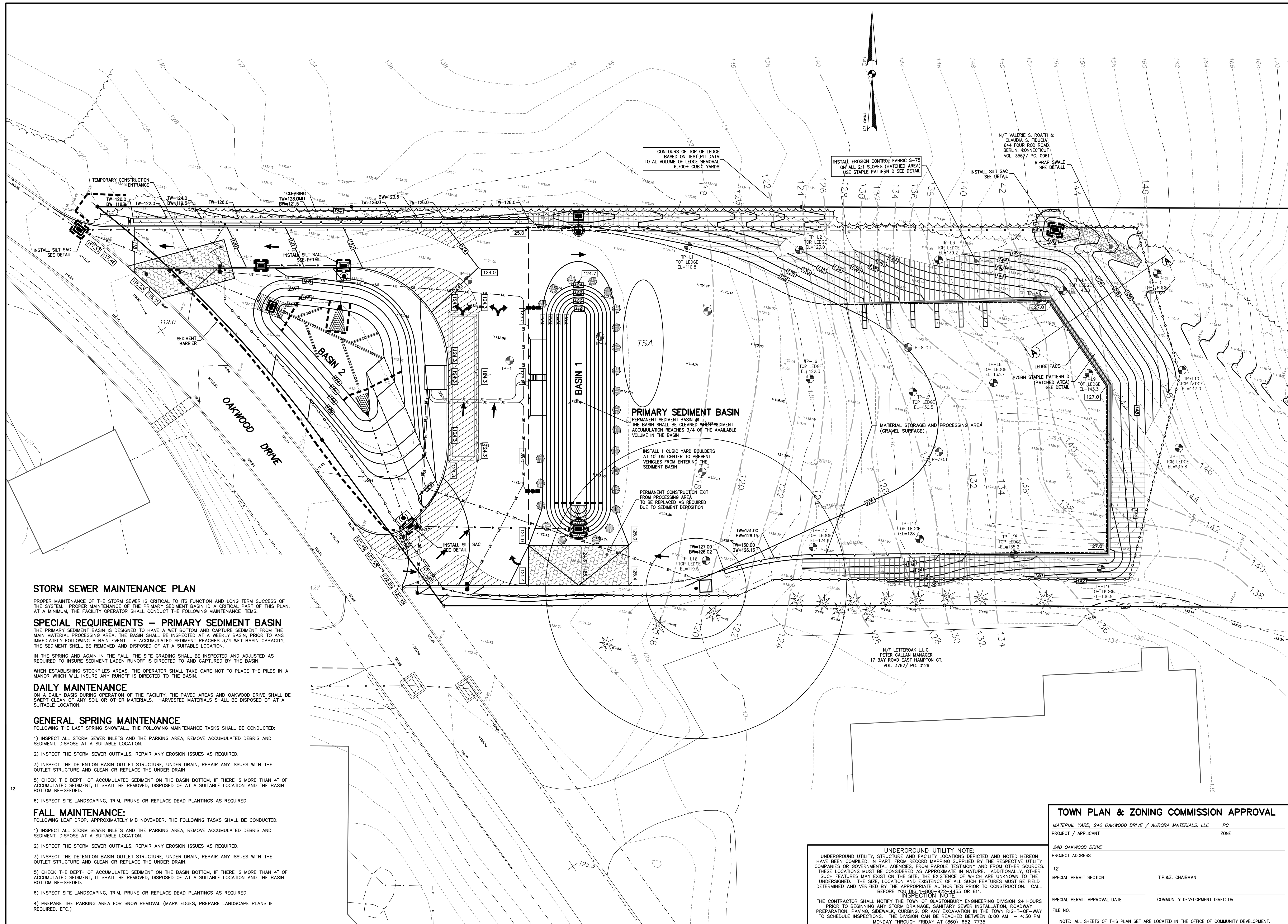
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MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE
 240 OAKWOOD DRIVE
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 12
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 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
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SHEET 6 of 17
A-20-054-LAY
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 7-2022 - DUTTON ASSOCIATES, LLC

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

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:

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- 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.)

CONTOURS OF TOP OF LEDGE BASED ON TEST PIT DATA TOTAL VOLUME OF LEDGE REMOVAL 6,700± CUBIC YARDS

INSTALL EROSION CONTROL FABRIC S-75 ON ALL 2:1 SLOPES (HATCHED AREA) USE STAPLE PATTERN D SEE DETAIL

N/F VALERIE S. ROATH & CLAUDIA S. TUDICA 644 FOUR ROD ROAD BERLIN, CONNECTICUT VOL. 3567 / PG. 0081

INSTALL SILT SAC SEE DETAIL

RIPRAP SWALE SEE DETAIL

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 LETTEROK L.L.C. PETER CALLAN MANAGER 17 BAY ROAD EAST HAMPTON CT. VOL. 3762 / PG. 0129

UNDERGROUND UTILITY NOTE:
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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	TP.&Z. CHAIRMAN
SPECIAL PERMIT SECTION	
SPECIAL PERMIT APPROVAL DATE	COMMUNITY DEVELOPMENT DIRECTOR
FILE NO.	

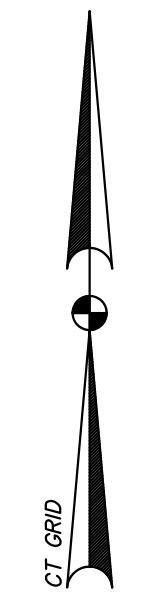
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06/10/2022 - UPDATE
09/26/2022 - UPDATE
10/21/2022 - COMMENTS
10/31/2022 - UPDATE
DATE: 02/07/2022
SCALE: 1" = 20'
SHEET 7 of 17
A-20-054-GRD/ES
FILE: 20054.DWG

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TOWN PLAN & ZONING COMMISSION APPROVAL

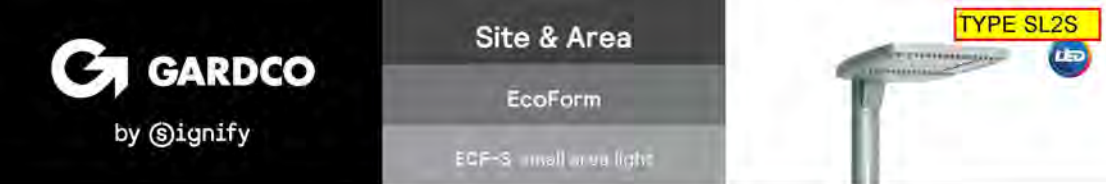
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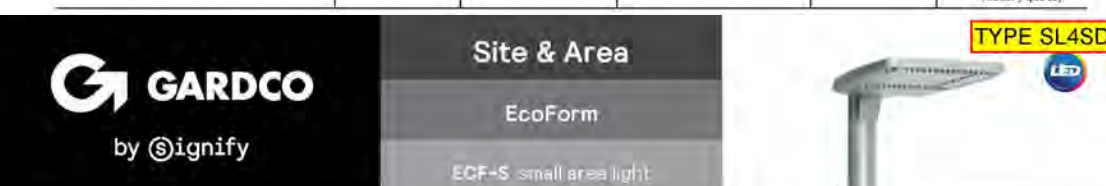
Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide	ECF-S	ECF-L	ECF-M	ECF-H
Ordering guide	ECF-S EcoForm small area luminaire	ECF-L EcoForm luminaire	ECF-M EcoForm medium area luminaire	ECF-H EcoForm high area luminaire
Ordering guide	ECF-S EcoForm small area luminaire	ECF-L EcoForm luminaire	ECF-M EcoForm medium area luminaire	ECF-H EcoForm high area luminaire
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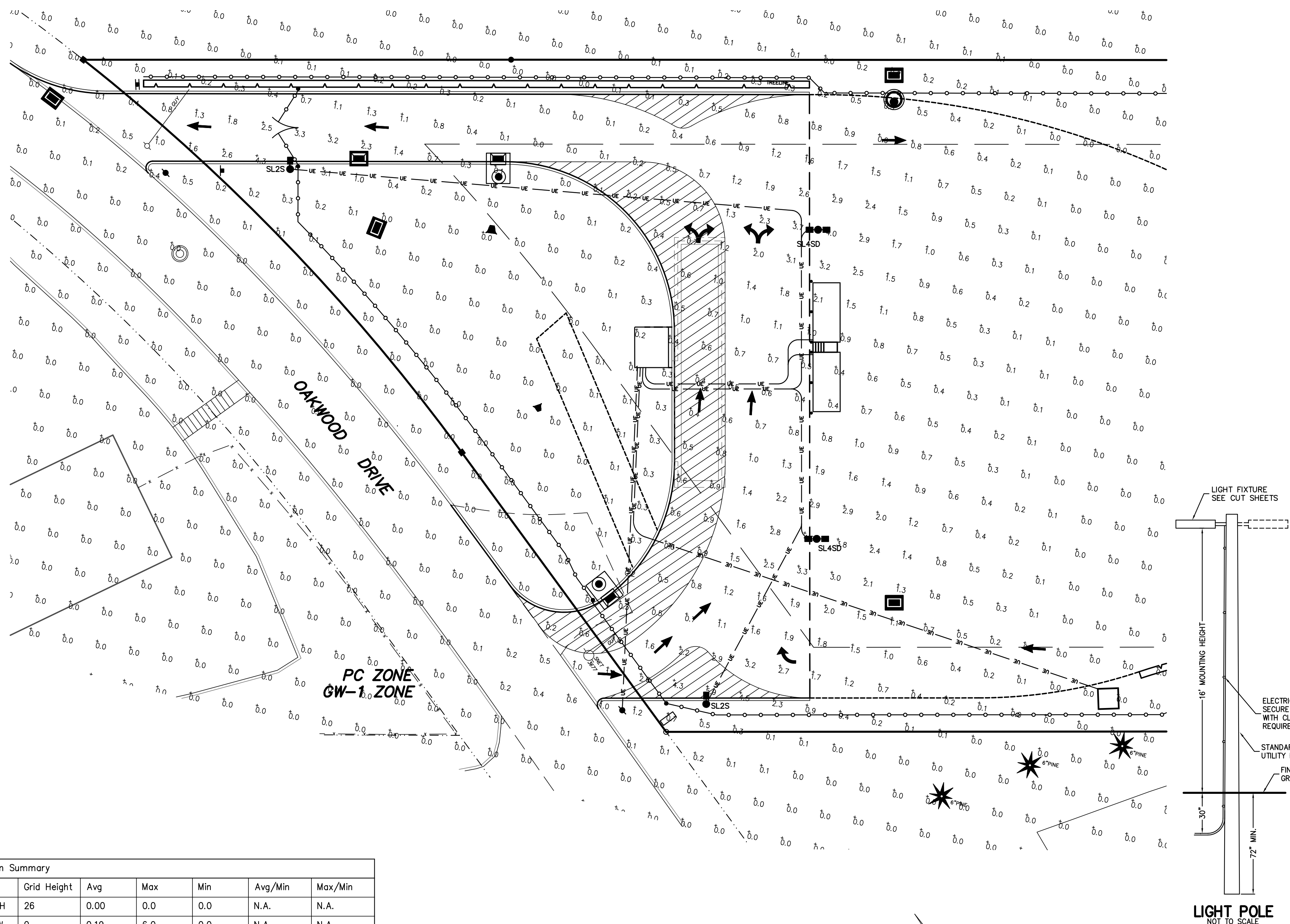
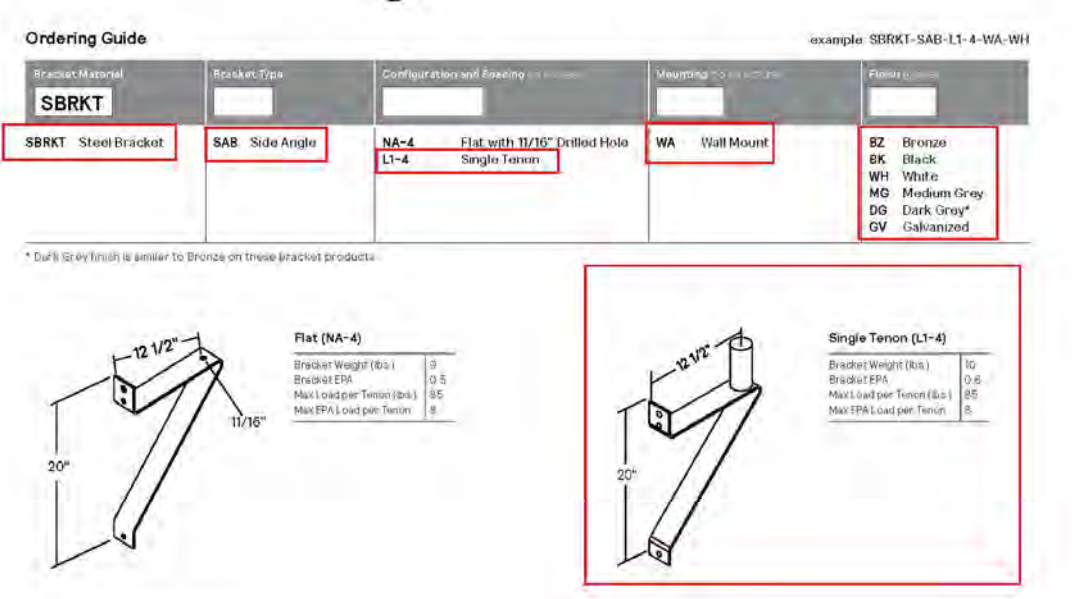
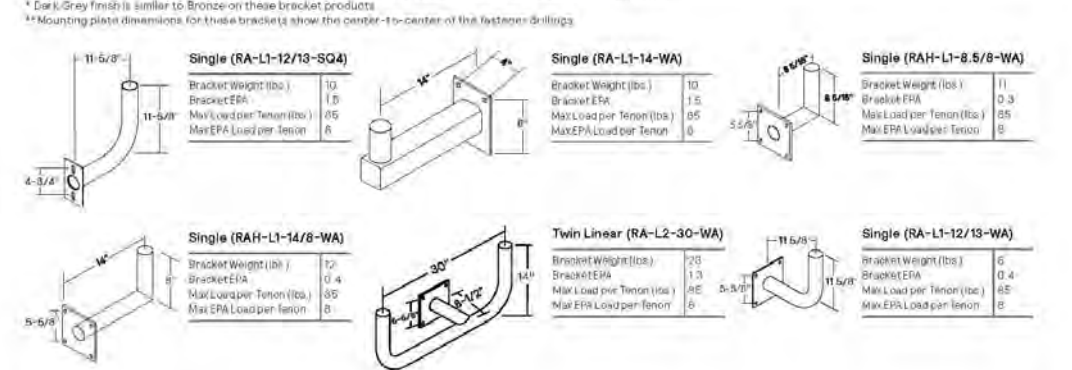


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Ordering guide	ECF-S EcoForm small area luminaire	ECF-L EcoForm luminaire	ECF-M EcoForm medium area luminaire	ECF-H EcoForm high area luminaire

SBRKT Steel Brackets

Ordering guide	SBRKT	SBRKT	SBRKT	SBRKT
Ordering guide	SBRKT Steel Bracket	SBRKT Steel Bracket	SBRKT Steel Bracket	SBRKT Steel Bracket
Ordering guide	SBRKT Steel Bracket	SBRKT Steel Bracket	SBRKT Steel Bracket	SBRKT Steel Bracket
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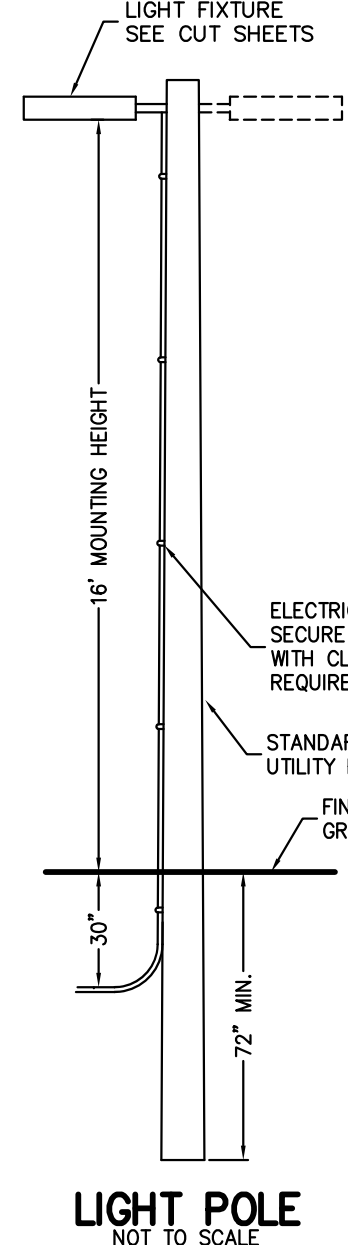


Calculation Summary

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.

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
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



APEX LIGHTING SOLUTIONS
 LIGHTING DESIGN BY APEX LIGHTING SOLUTIONS
 JOB NAME: 240 OAKWOOD DRIVE
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LED
 SALES: RT
 SPECIFIER: DUTTON ASSOCIATES LLC
 20-30 BEAVER RD.
 WETHERSFIELD, CT 06109
 TELEPHONE 860.632.8766
 FACSIMILE 860.632.8766
 WWW.APEXLTG.COM

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: (860) 653-9401 FAX: (860) 653-8881
 EMAIL: JIM@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074

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

REVISIONS:

06/10/2022	- UPDATE
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SHEET 10 of 17	
A-20-054-LGT	
FILE:	20054.DWG

TOWN PLAN & ZONING COMMISSION APPROVAL

MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
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DUTTON ASSOCIATES, LLC
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 87 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-653-8407 FAX: 860-653-8851
 EMAIL: DUTTONALC@GMAIL.COM

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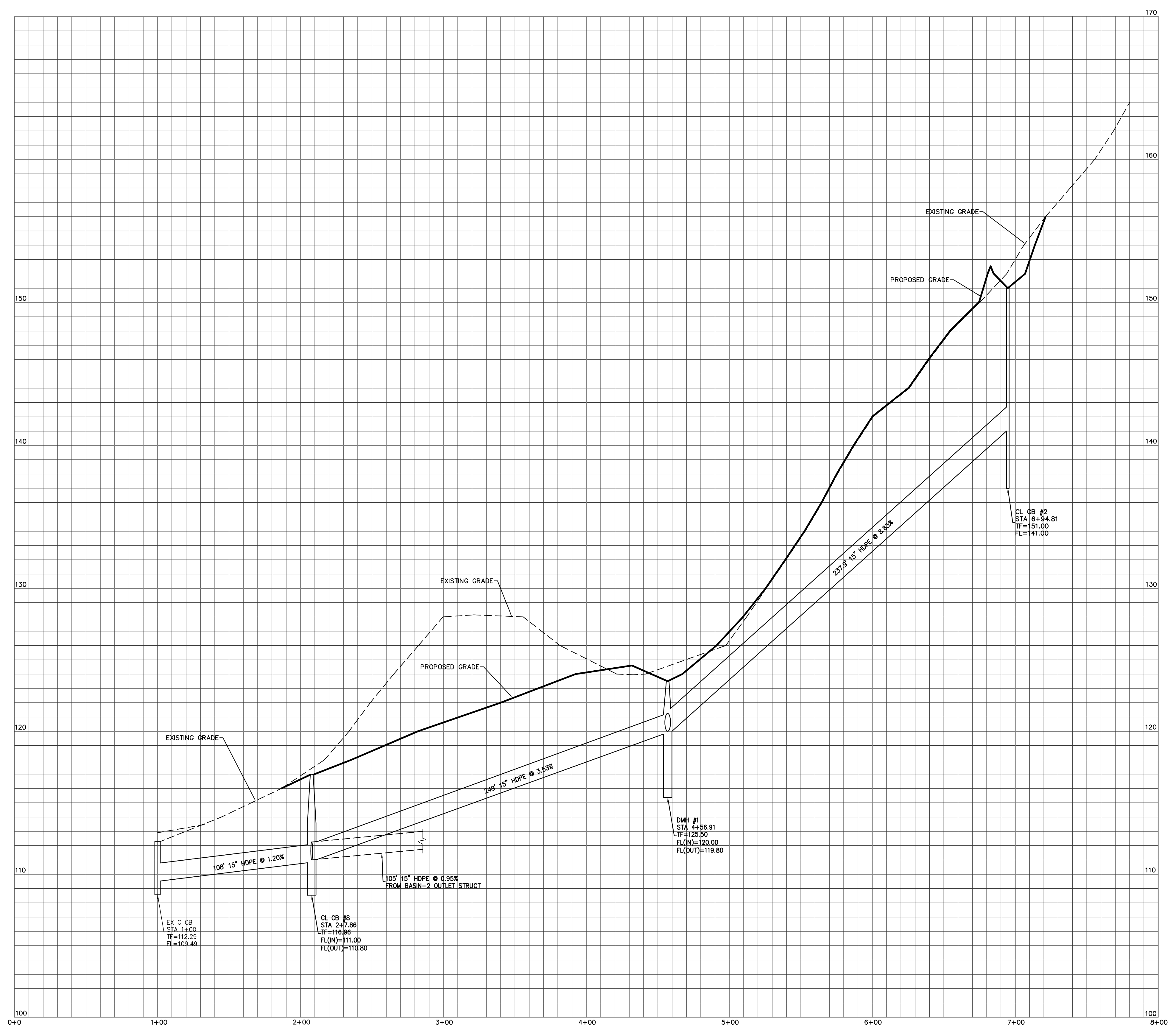
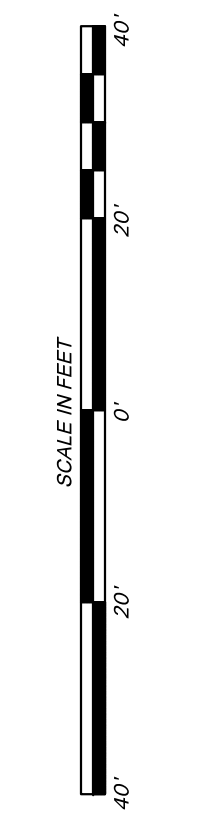
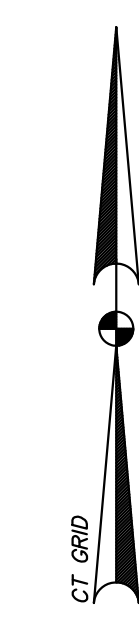
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**PROFILE PLAN
 PROPOSED CONTRACTOR YARD
 240 OAKWOOD DRIVE**
 PREPARED FOR
AURORA MATERIALS, LLC
 GLASTONBURY, CONNECTICUT

REVISIONS:

06/10/2022	- UPDATE
09/26/2022	- UPDATE
10/21/2022	- COMMENTS
10/31/2022	- UPDATE

DATE: 02/07/2022
 SCALE: 1" = 40'
 SHEET 11 of 17
A-20-054-PRO-1
 FILE: 20054.DWG

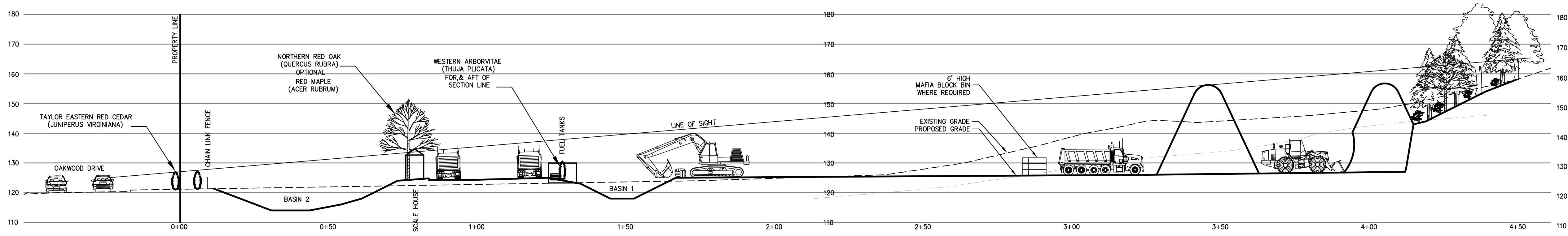
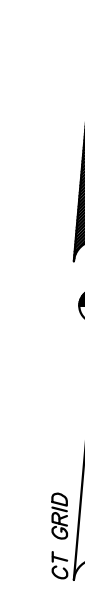


TOWN PLAN & ZONING COMMISSION APPROVAL

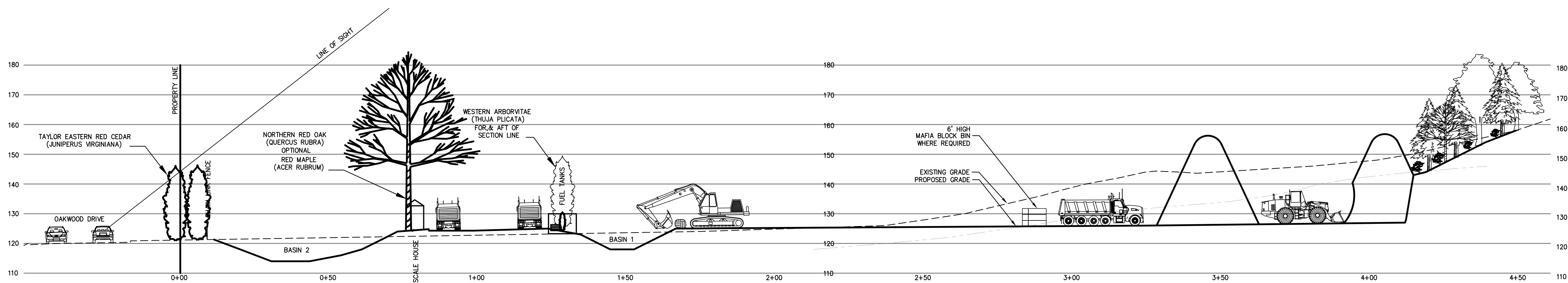
MATERIAL YARD, 240 OAKWOOD DRIVE / AURORA MATERIALS, LLC PC
 PROJECT / APPLICANT ZONE
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SECTION AT TIME OF INSTALL



SECTION AT TIME OF MATURITY

DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-653-8407 FAX: 860-653-8851
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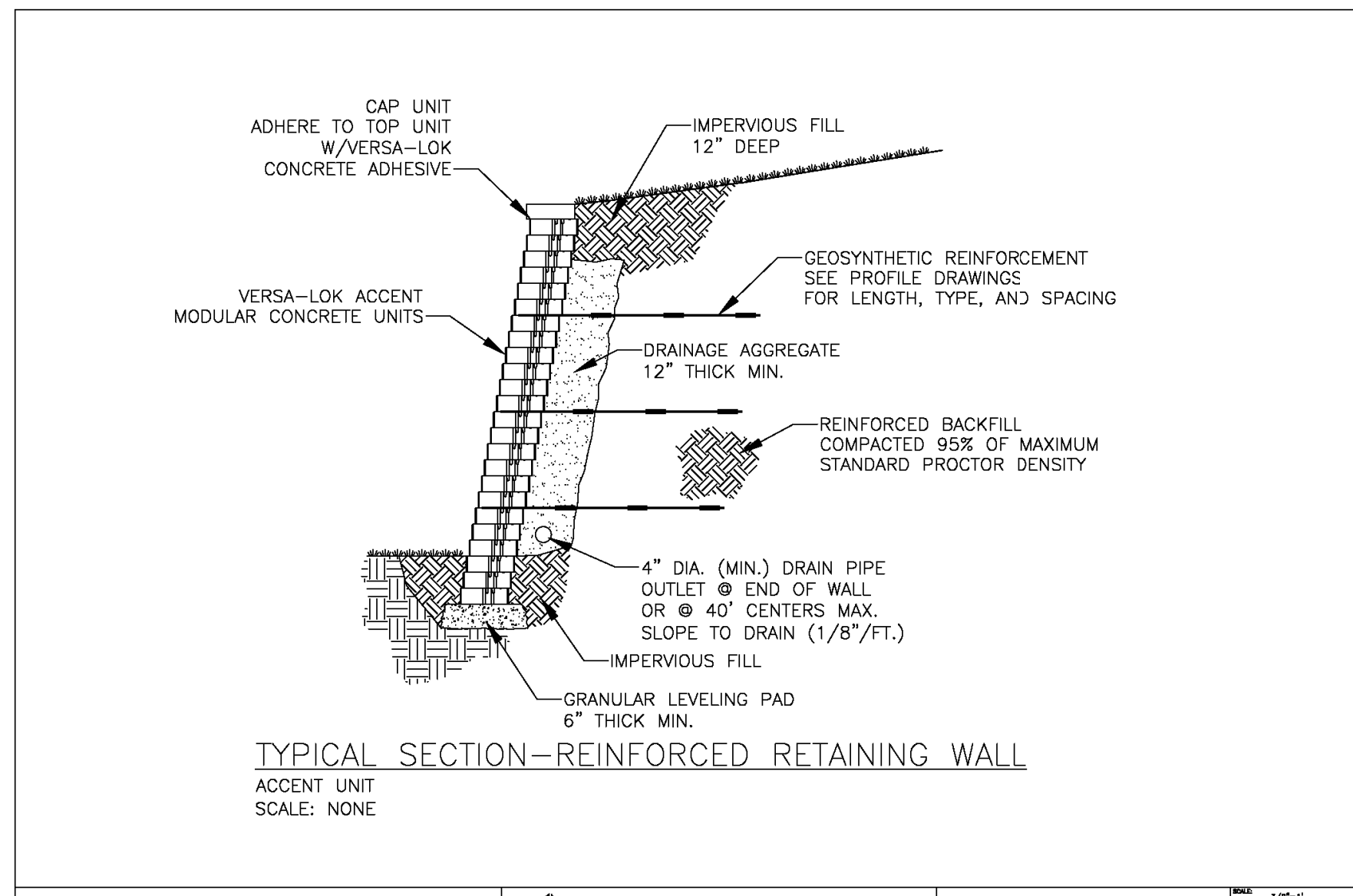
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 SHEET 12 of 17
A-20-054-PRO-2
 FILE: 20054.DWG



THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSA-LOK®
Retaining Wall Systems
Solid Solutions™

VERSA-LOK ACCENT DETAILS
REINFORCED SECTION

TYPICAL RETAINING WALL SECTION
NOT TO SCALE



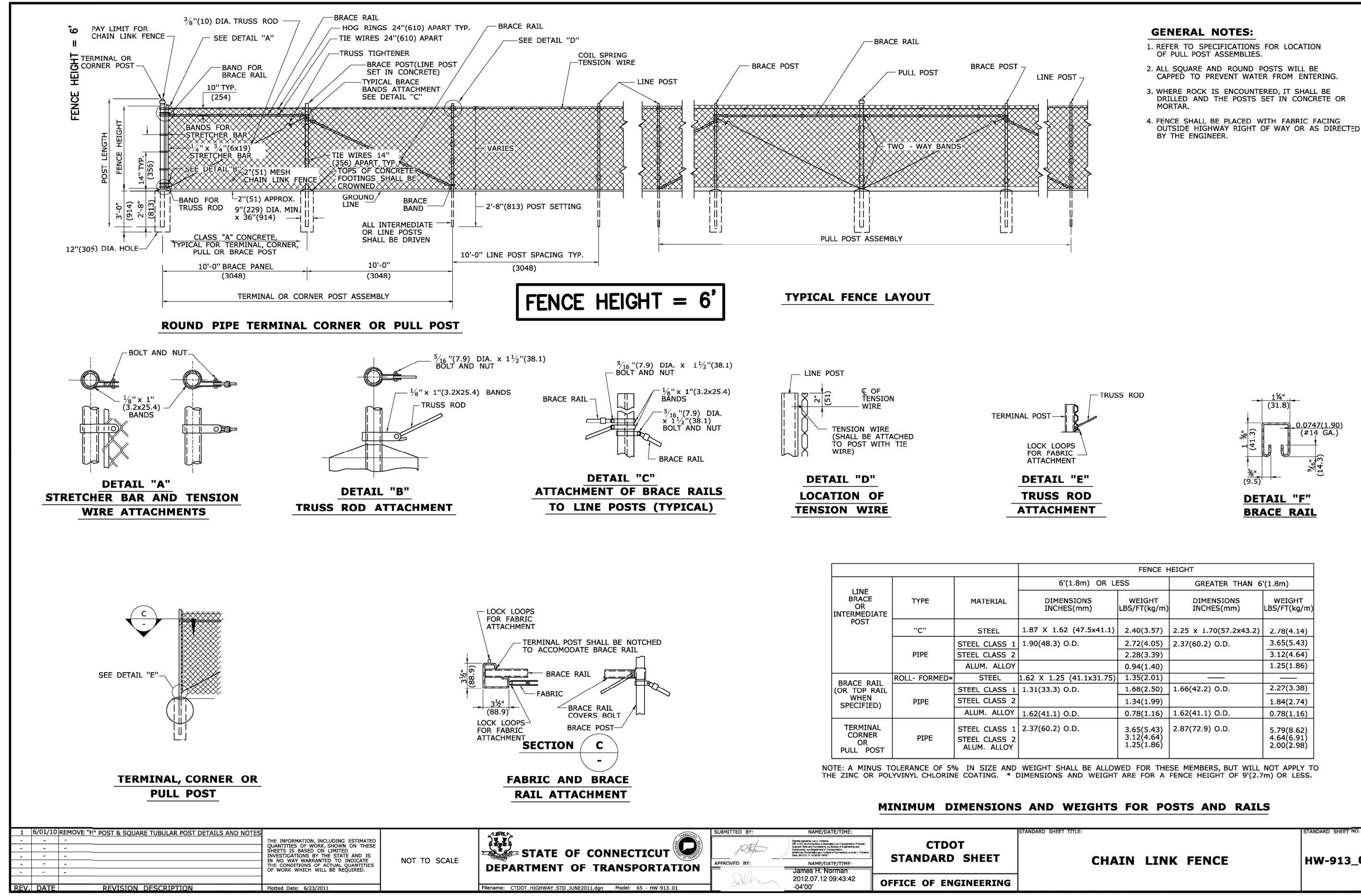
STONE FOR SIGN IS 4"-7" WIDE, 4"-2" HIGH, 20" THICK WITH RAISED METAL LETTERS



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



COLOR: BARN RED WITH WHITE TRIM
SCALE HOUSE STRUCTURE
NOT TO SCALE



STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
CDOT STANDARD SHEET
CHAIN LINK FENCE
HW-913.01

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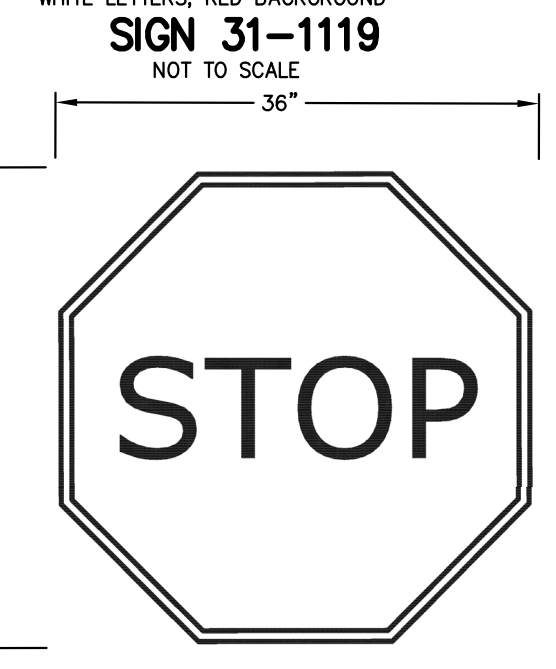
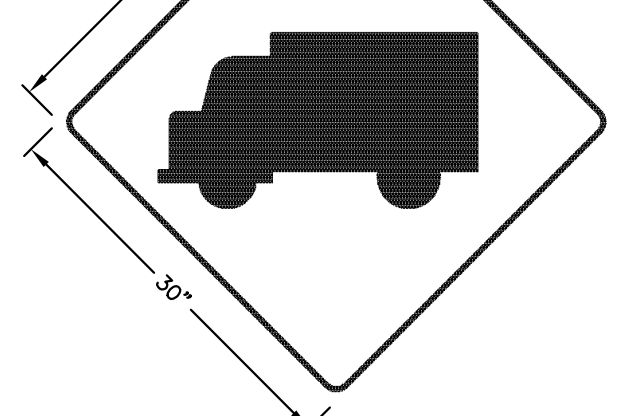
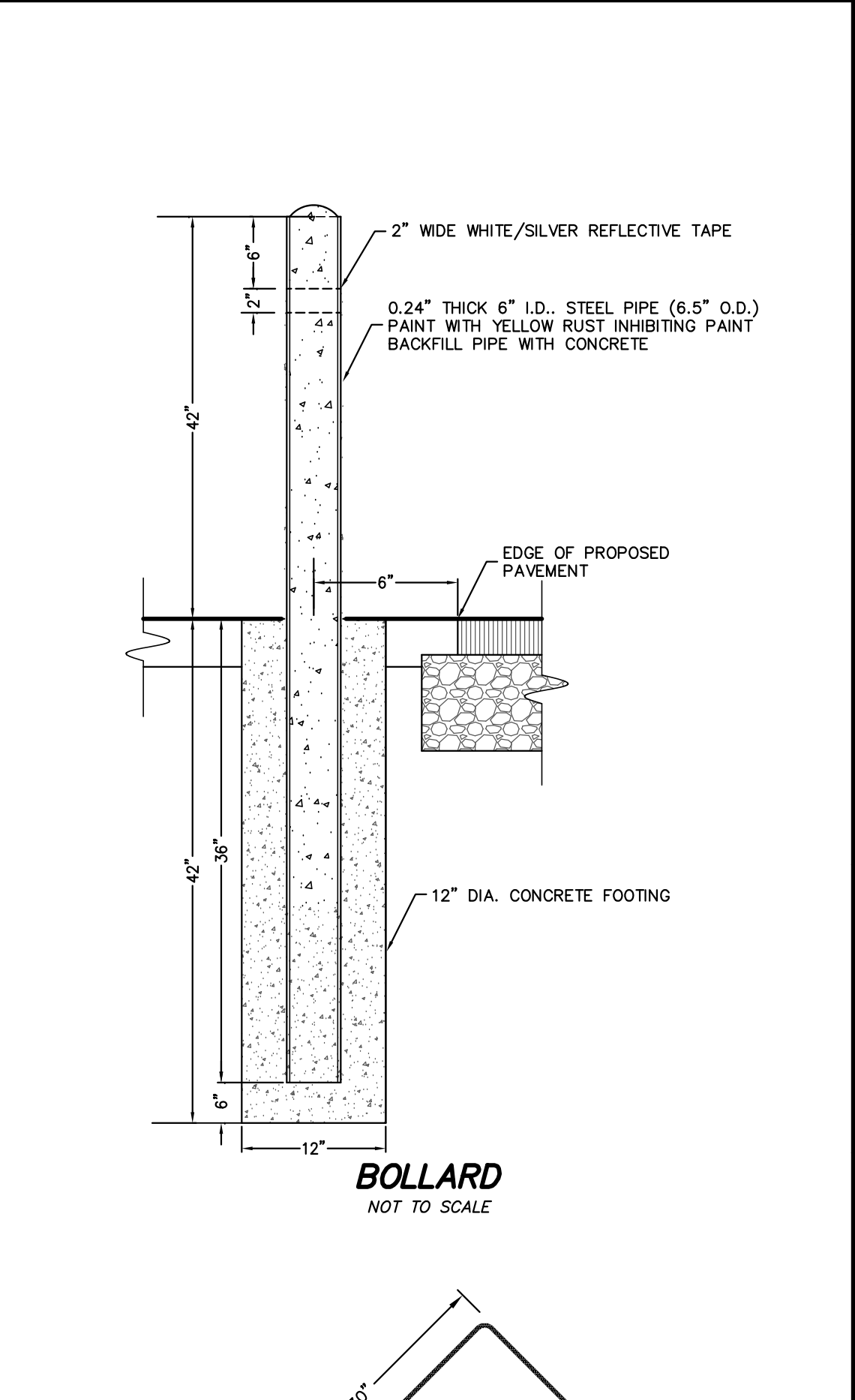
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SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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EMAIL: JMD@DUTTONASSOCIATESLLC.COM

MARK A. REYNOLDS, P.E. #19789

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NOTES & DETAILS
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
AURORA MATERIALS, LLC
GASTONBURY, CONNECTICUT

REVISIONS:
06/10/2022 - UPDATE
09/26/2022 - UPDATE
10/21/2022 - COMMENTS
10/31/2022 - UPDATE

DATE: 02/07/2022
SCALE: AS SHOWN
SHEET 16 of 17
A-20-054-D4
FILE: 20054-DWG

STEEP SLOPE RESTORATION PLANTING NOTES **Oakwood Drive**

- Area is approximately 12,500 S.F. Assume that all planting areas on slope have 4" minimum depth of organic soil. Rake area smooth and remove any large stones or debris.
- Fertilize entire area with 10-10-10 granular product at manufacturer's recommended rate. Using the shingle method, start at base of slope and install erosion blanket. Overlap a minimum of 18" for each layer. Fasten to soil per manufacturer's recommendations taking into account the 2:1 slope.

Blanket should be a plastic grid with adhered straw and annual seed (grass). Assume all edges will withstand wind and storm rainfall. Top blanket with topsoil, if needed.
- Plant specified tree and shrub species in sloped area, through the erosion blanket. Space plants randomly 6'-12' apart. Use wood stakes, if necessary, to keep plants upright. Take care to avoid straight lines of plants.
- Mulch ground area at base of plant. Water often and as needed for establishing root system.

STEEP SLOPE RESTORATION PLANT LIST **Oakwood Drive**

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
KL	60	Kalmia latifolia MOUNTAIN LAUREL	1 GAL	RANDOM SPACE 4' - 12'
PGA	80	Picea glauca WHITE SPRUCE	24"	RANDOM SPACE 4' - 12'
PS	80	Pinus strobus EASTERN WHITE PINE	24"	RANDOM SPACE 4' - 12'
TC	80	Tsuga canadensis CANADIAN HEMLOCK	24"	RANDOM SPACE 4' - 12'

(SEE NOTES)

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPLETED, 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 GASTONBURY 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

PROJECT / APPLICANT: PC
PC ZONE

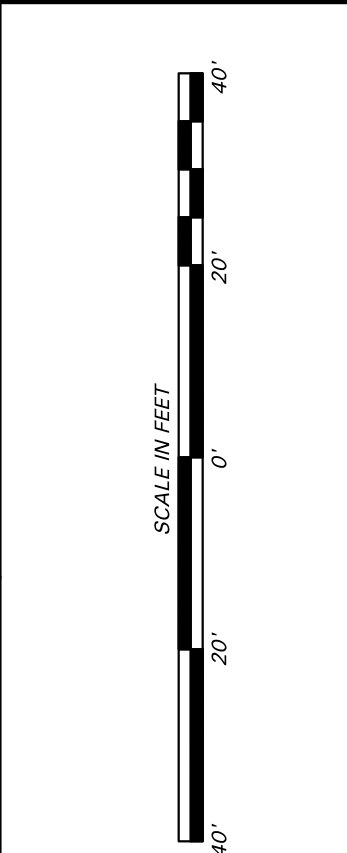
240 OAKWOOD DRIVE
PROJECT ADDRESS

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

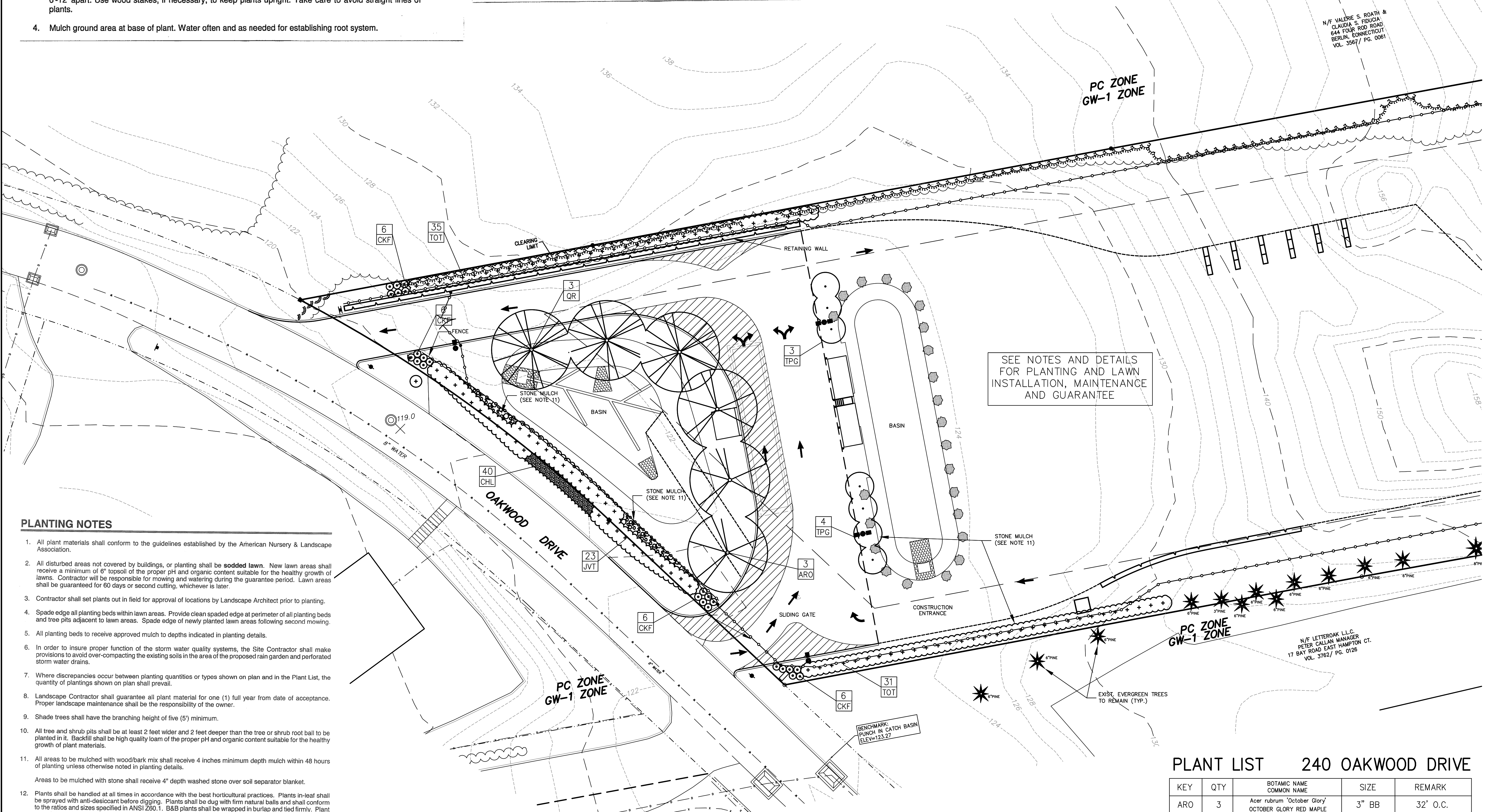
SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

FILE NO.

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



Thomas Graceffa Landscape Architect, LLC
19 Flag Drive Manchester, Connecticut 06042
815-742-1930
thomasgraceffa1@gmail.com



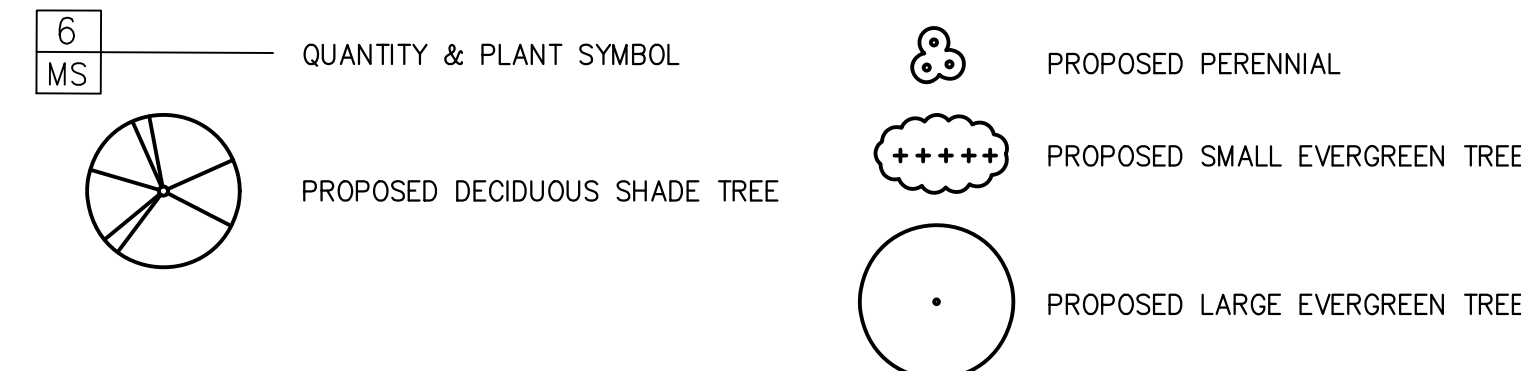
SEE NOTES AND DETAILS FOR PLANTING AND LAWN INSTALLATION, MAINTENANCE AND GUARANTEE

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	Chosamthium 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.

THOMAS GRACEFFA LA #1487
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LANDSCAPING PLAN
PROPOSED CONTRACTOR YARD
240 OAKWOOD DRIVE
PREPARED FOR
MJOLNIR CONSTRUCTION
GASTONBURY, CONNECTICUT

REVISIONS:

DATE: 10/21/2022
SCALE: 1" = 20'
SHEET 1 of 1
A-20-054-LND
FILE: 20054-LNDSCP.DWG

ABOVEGROUND



FUEL TANKS



Safe
Convenient
Cost-effective