

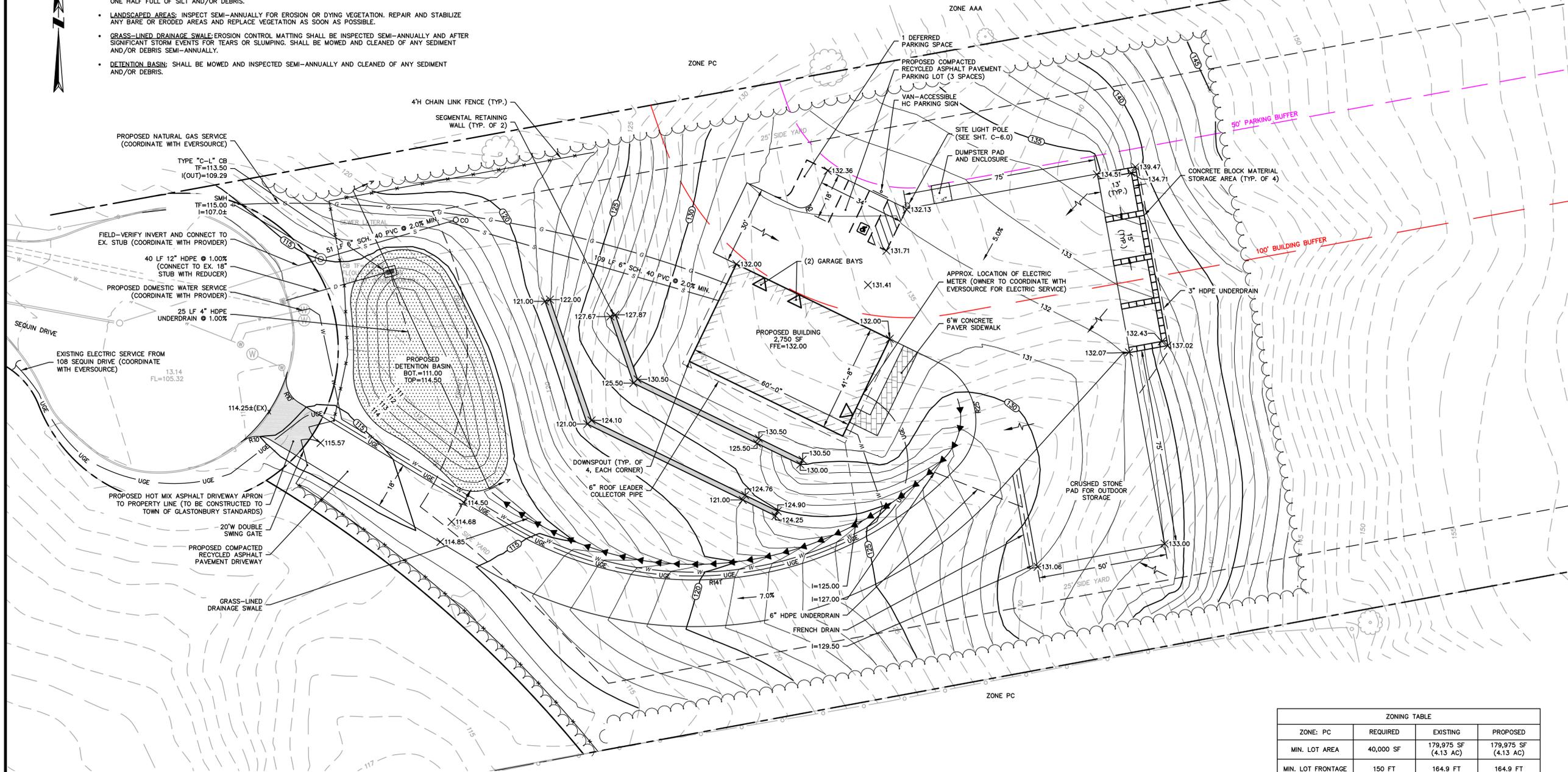
BMP MAINTENANCE SCHEDULE:

AFTER CONSTRUCTION IS COMPLETE, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL BEST MANAGEMENT PRACTICES (BMP'S). ADDITIONALLY, THE FOLLOWING INSPECTION AND MAINTENANCE GUIDELINES SHALL BE THE RESPONSIBILITY OF THE OWNER BEGINNING THE FIRST YEAR PERIOD FOLLOWING CONSTRUCTION COMPLETION AND ACCEPTANCE, AND SHALL BE FOLLOWED EACH YEAR THEREAFTER:

- PARKING LOT AND SITE CLEANUP:** INSPECT ON A REGULAR BASIS NOT TO EXCEED WEEKLY FOR LITTER AND DEBRIS.
- PARKING LOT AND DRIVEWAY SWEEPING:** AT LEAST TWICE A YEAR, WITH THE FIRST OCCURRING AS SOON AS POSSIBLE AFTER SNOW MELT AND THE SECOND NOT LESS THAN 90 DAYS FOLLOWING THE FIRST.
- OUTLET CONTROL STRUCTURE SUMP:** SHALL BE INSPECTED SEMI-ANNUALLY AND CLEANED WHEN THE SUMP IS ONE HALF FULL OF SILT AND/OR DEBRIS.
- LANDSCAPED AREAS:** INSPECT SEMI-ANNUALLY FOR EROSION OR DYING VEGETATION. REPAIR AND STABILIZE ANY BARE OR ERODED AREAS AND REPLACE VEGETATION AS SOON AS POSSIBLE.
- GRASS-LINED DRAINAGE SWALE:** EROSION CONTROL MATTING SHALL BE INSPECTED SEMI-ANNUALLY AND AFTER SIGNIFICANT STORM EVENTS FOR TEARS OR SLUMPING. SHALL BE MOWED AND CLEANED OF ANY SEDIMENT AND/OR DEBRIS SEMI-ANNUALLY.
- DETENTION BASIN:** SHALL BE MOWED AND INSPECTED SEMI-ANNUALLY AND CLEANED OF ANY SEDIMENT AND/OR DEBRIS.

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.000 AC	0.000 AC
POST-DEVELOPMENT	0.440 AC	0.010 AC
NET CHANGE (+ OR -)	+0.440 AC	+0.010 AC ¹

1. PAVED DRIVEWAY APRON RATED TO STREET FROM PROPERTY LINE. REMAINDER OF SITE IMPERVIOUS CAPTURED ON-SITE PRIOR TO DISCHARGE.



Approved by the Town Planning and Zoning Commission under
Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by:



MATTHEW R. STEPHAN, PE No. 34678

PROPOSED WAREHOUSE

115 SEQUIN DRIVE
IN
GLASTONBURY CONNECTICUT

SITE DEVELOPMENT PLAN

MARCH 23, 2023

REVISIONS:

NO.	DATE	REVISION
1	04/19/2023	REVISED PER IWMC COMMENTS

ZONING TABLE			
ZONE: PC	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	179,975 SF (4.13 AC)	179,975 SF (4.13 AC)
MIN. LOT FRONTAGE	150 FT	164.9 FT	164.9 FT
MAX. LOT COVERAGE	30%	0 SF (0%)	19,550 SF (10.9%)
FRONT YARD	50 FT	N/A	135.98 FT
SIDE YARD	25 FT	N/A	66.17 FT
REAR YARD	25 FT	N/A	542.61 FT
MAX. BUILDING HEIGHT	4 STORIES (57 FT)	N/A	1 STORY
MIN. OPEN SPACE	30%	N/A	103,712 SF (57.6%)
MIN. DISTANCE FROM RESIDENTIAL ZONE	100 FT (BUILDING) 50 FT (PARKING)	N/A	100.4 FT (BLDG) 52.4 FT (PRKG)

- PARKING CALCULATIONS:**
- LAND USE: WAREHOUSING
 - REQUIRED PARKING (SEC. 9.11.k): 1 SPACE PER 2,500 SF STORAGE AREA PLUS 1 SPACE PER 250 SF OF FINISHED OFFICE SPACE.
 - PROPOSED STORAGE AREA: 2,000 SF
 - PROPOSED OFFICE SPACE: 750 SF
 - MINIMUM PARKING: 1 SPACE / 2,500 SF x 2,000 SF + 1 SPACE / 250 SF x 750 SF = 4 SPACES.
 - PROVIDED PARKING: 2 SPACES + 1 VAN-ACCESSIBLE SPACE = 3 SPACES.
 - DEFERRED PARKING SPACES (SEC. 9.8): 1 SPACE (25% OF TOTAL)

NOTES:

- 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 THRU FRIDAY AT (860) 652-7735.
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER. ENSURE COMPLIANCE WITH CONNECTICUT BUILDING CODE FOR ALL NEW CONSTRUCTION.
- IMPLEMENT WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF PROPOSED IMPROVEMENTS, DIMENSIONS, AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. BLEND RESTORED AREAS INTO ADJACENT UNDISTURBED AREAS.
- PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
- VERIFY ALL GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
- THE CROSS-SLOPE OF ANY SIDEWALK, WALKWAY, OR OTHER PEDESTRIAN SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%).
- ACCESSIBLE ROUTES SHALL COMPLY WITH CONNECTICUT BUILDING CODE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2%). GRADING CONTOURS AND SPOT GRADES INDICATE DESIGN INTENT. CONFIRM THE GRADE AND SLOPE OF NEW WORK BASED ON ACTUAL FIELD CONDITIONS BEFORE PROCEEDING WITH INSTALLATION. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
- GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
- UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 1V:2H AND RESTORE WITH SIX (6) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.

- DIMENSIONS INDICATED ARE TO FACE OF CURB, PAVEMENT EDGE, EDGE OR CENTERLINE OF IMPROVEMENT, OR AS OTHERWISE NOTED, UNLESS OTHERWISE INDICATED, LINES ARE PARALLEL OR PERPENDICULAR TO LINE FROM WHICH THEY ARE MEASURED.
- PROVIDE FOR THE LAYOUT AND STAKING/MARKING OF THE PROPOSED LOCATION OF ALL PROPOSED SITE IMPROVEMENTS, INCLUDING FURNISHINGS. OBTAIN ENGINEER'S APPROVAL OF THE LAYOUT PRIOR TO PROCEEDING WITH THE WORK.
- THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
- ALL WORK ASSOCIATED WITH THE DOMESTIC WATER SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL WATER UTILITY.
- ALL WORK ASSOCIATED WITH ELECTRICAL SERVICE SHALL CONFORM TO THE STANDARDS OF EVERSOURCE. IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS INDICATED HEREON AND EVERSOURCE STANDARDS, EVERSOURCE STANDARDS SHALL PREVAIL.
- ALL WORK ASSOCIATED WITH TELECOMMUNICATIONS SHALL CONFORM TO THE STANDARDS OF THE LOCAL PROVIDER.
- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM, INCLUDING NEW WORK AND EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM.

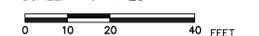
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- MAJOR ELEVATION CONTOUR
- MINOR ELEVATION CONTOUR
- LIMIT OF CLEARING & GRUBBING
- DRAINAGE SWALE
- FENCING
- PROPOSED STORM DRAINAGE
- PROPOSED SEWER SERVICE
- PROPOSED NATURAL GAS SERVICE
- PROPOSED DOMESTIC WATER SERVICE
- DRAINAGE SLOPE DIRECTION
- PROPOSED DETENTION BASIN
- HOT MIX ASPHALT (HMA) PAVEMENT
- PROPOSED SITE LIGHT POLE

ISSUED FOR PERMITTING

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SCALE: 1" = 20'



FILE: 8387700-SITE.DWG

DWG. NO:

JOB. NO: 83877.00

C-3.0

PROPOSED WAREHOUSE - MARCH 23, 2023