

TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit**
- ** Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations
- Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

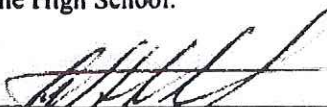
Applicant	Property Owner
Name <u>Albert Costa, Director of Facilities</u>	Name <u>Town - BOE</u>
Address <u>330 Hubbard St</u> <u>Glastonbury CT 06033</u>	Address <u>628 Hebron Ave</u> <u>Glastonbury CT 06033</u>
Telephone <u>860 652-7992</u>	Telephone <u>860 652-7992</u>
Fax _____	Fax _____

Location of proposed use High School N/W of existing Field House
(include street address if applicable)

Map/Street/Lot ___/___/___ Zoning District of proposal E4

Nature of request, including type of use, reasons for application, etc.

STATEMENT OF INTENT: The facility is needed to provide a permanent, year-round conditioning facility for athletes 9-12. This promotes the growth and development of student athletes. On site facility provides the equal access to all students, approximately 1,000 students who participate in over 30 sports offered by the High School.

Signature <u></u>	Signature _____
Applicant or Authorized Representative	Owner or Authorized Representative
Date <u>11/21/23</u>	_____

Fees:

Special Permits:

**Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other**

**\$200.00
plus \$60.00 State of Connecticut Fee = \$260.00**

**Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required**

**Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres**

Sec. 12.9 Minor Change

**\$50.00
plus \$60.00 State of Connecticut Fee = \$110.00**

For Office Use

Date Received: _____

Fee Paid: _____ Cash / Check

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant _____

Address _____

Name of Project _____

Address _____

Type of Application:

Special Permit Section Number _____

Subdivision and Resubdivision _____

Change of Zone _____

Planned Area Development _____

Final Development Plan and/or Zone Change _____

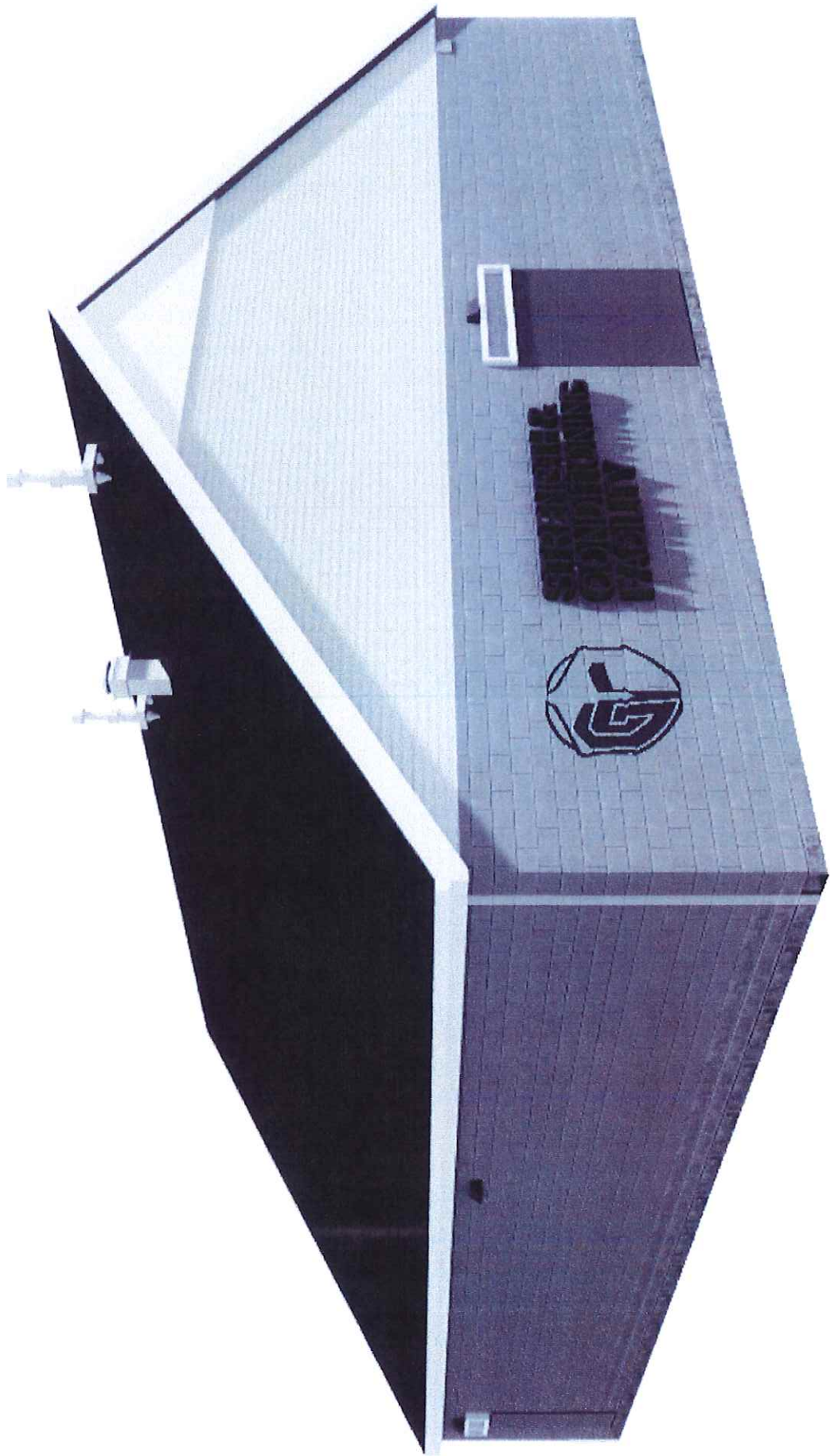
Inland Wetlands and Watercourses Permit _____

Special Exceptions and Variances _____

Date Fee Received _____

By _____

Project Number _____



STAFF REPORT

Staff Contact: Gary Haynes, Planner

OFFICE OF COMMUNITY DEVELOPMENT

Tel: (860) 652-7510

Email: planning@glastonbury-ct.gov

Meeting Date: January 30, 2024

Submittal Date: November 21, 2023

Agenda Item: Regular Meeting #3

Date of Receipt: December 12, 2023

Application Type: Section 12.9 Minor Change

Proposal Address:

330-360 Hubbard Street

Applicant: Board of Education for Town of Glastonbury

Owner: Board of Education for Town of Glastonbury

Proposal:

Construct Strength and Conditioning Facility

Zone: Reserved Land (RL)

Existing Land Use:

Government Services: High School

Prior Reviews/ Permits:

- Conservation Commission: 12/7/23 – Favorable Recommendation
- Architectural and Site Design Review Committee: 1/16/24 - Reviewed

Attached for Review:

- Draft Motion
- Department Memos
- Applicant Packet / Plan Set

Executive Summary

- The Town is proposing to construct 52 ft x 662 ft Strength and Conditioning Facility.
- Building will be 3224 sq ft.
- The land is zoned Reserved Land (RL).



Site location and surrounding land uses



Site Description

The site is located on the east side of the High School Campus off of the entrance drive accessed via New London Turnpike adjacent to the athletic fields and the existing fieldhouse. Parking will be served by the adjacent parking areas.

Proposal

The proposal is to construct a 52 ft x 62 ft for total of 3224 sq ft building to be used as a Strength and Conditioning Facility.

Commission and Board Reviews

- The Conservation Commission reviewed the proposal at their December 7, 2023 meeting and provided a favorable recommendation as documented in the Memo dated December 7, 2023 from Suzanne Simone, Environmental Planner.
- The Architectural and Site Design Review Committee reviewed the proposal at their January 16, 2024 meeting to review the project architecture and landscape design and provided a favorable recommendation as documented in the Memo dated January 16, 2024 from Gary Haynes, Planner .

Department Reviews:

- Town Engineer Comments dated 11/29/23 and 1/22/24
- Police Department Comments dated 1/22/24
- Health Department Comments dated 1/23/24

Planning and Zoning Comments

- Use of the building for Government Services as a Strength and Conditioning Facility for the High School is an allowed use of the zone.
- Proposed building meets all bulk requirements for the zone.
- Building is serviced by water and sewer.
- Proposal will be served by existing parking spaces on site.
- Proposal includes (4) wall pack lights on the building by the building entrances and (3) 12 ft light posts with full cutoff fixtures located along the proposed pedestrian pathway and applicant has provide photometric plan demonstrating no light pollution off site.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT/

OWNER: TOWN OF GLASTONBURY
2155 MAIN STREET
GLASTONBURY, CT 06033

FOR: 330-360 HUBBARD STREET

MOVED, that the Town Plan & Zoning Commission APPROVE the application of the Board of Education for a Section 12.9 Minor Change concerning to construct a conditioning facility for student athletes, in accordance with plans dated 11/22/23 with the Office of Community Development, and in accordance with the following conditions of approval necessary to protect substantial public interests in health and safety:

1. Compliance with:
 - a. The recommendations of the Architectural and Sites Design Review Committee (ASDRC) from their meeting on January 16, 2024, documented in the ASDRC Committee Report memorandum dated January 16, 2024.
 - b. The conditions set forth by the Conservation Commission/Inland Wetlands and Watercourses Agency in their recommendation for approval to the Town Plan and Zoning Commission, documented in the Environmental Planner's memorandum dated December 7, 2023.
2. Adherence to:
 - a. The Town Engineer's memorandum dated November 29, 2023, and January 22, 2024.
 - b. The Director of Health's memorandum dated January 23, 2024.
 - c. The Police Department memorandum dated January 22, 2024.
3. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
JANUARY 30, 2024

ROBERT J. ZANLUNGO JR., CHAIRMAN



Architectural & Site Design Review Committee Report

MEETING DATE: 1/16/24

APPLICANT: Glastonbury Public Schools

PROPERTY ADDRESS: 330-360 Hubbard Street

ZONE: Reserved Land (RL)

APPLICATION TYPE: Regulatory Advisory Courtesy

REVIEW TYPE: Preliminary/Conceptual Review Final Review

DESIGN AREA: Town Center Village District Town Center Upper Main Street

Putnam/Glastonbury Blvd Naubuc Ave/ Pratt St Lower New London Tpke

Reserved Land Other Area

ADSRC MEMBERS PRESENT:

M. Branse B. Davis D. DeVries-Dalton D. Flinchum J. Kamm

A. Luzi R. Shipman

APPLICATION: New Construction Addition Exterior Renovation Demolition

Other: _____

ACTION: ASDRC forwards a favorable recommendation with regard to architectural and landscape design as noted

ASDRC forwards a non-favorable recommendation with regard to architectural and landscape design as noted

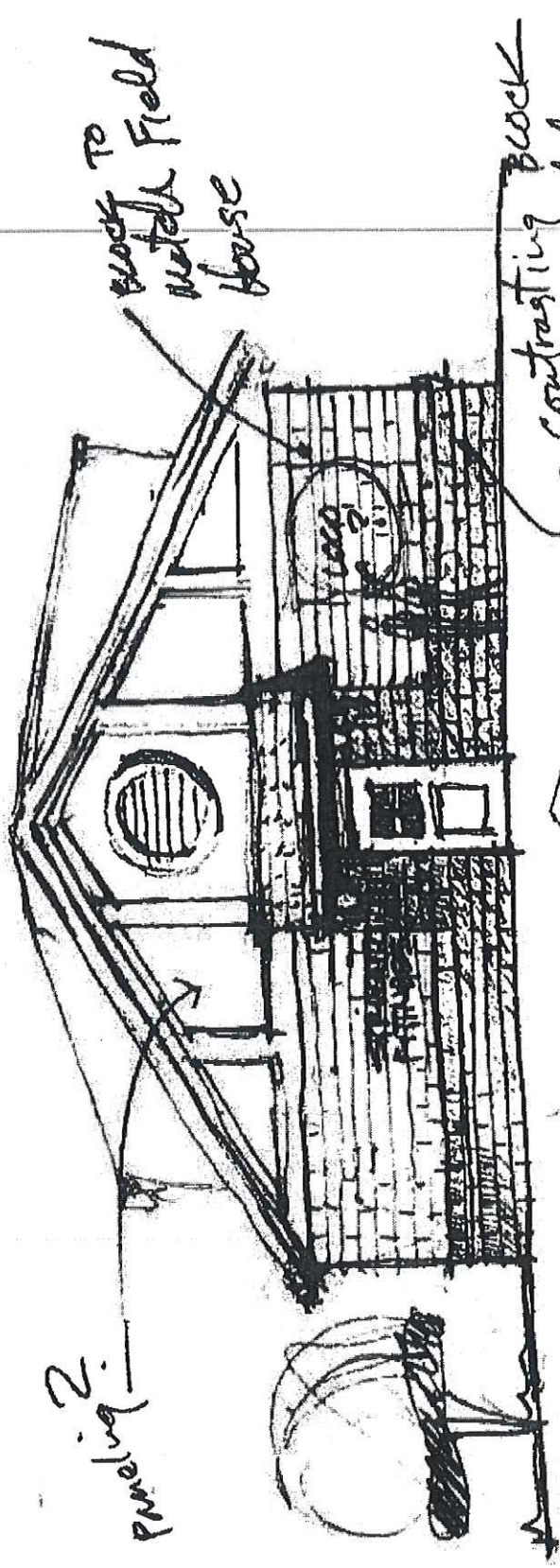
Additional design studies/information requested

Other: _____

COMMENTS and RECOMMENDATIONS:

The following recommendations are requested to be added to the bid documents as ASDRC believes this building deserves to be constructed in a more attractive manner as it serves a prominent location and serves as a gateway to the New London Turnpike entrance and a significant building upon entry to the High School athletic areas.

- Ensure detached sign does not interfere with sight lines along the campus drives.
- Proposed wall signage should be much smaller.
- Consider locating logo on the right side of doorway providing better visual prominence upon entry along entrance drive.
- Consider using two-tone concrete block pattern to define base and provide architectural rhythm along the side walls.
- Consider adding sconce lighting to provide architectural rhythm on the long sides of the building to enhance the facade.
- The proposed louvre and material change on the gable end give it more prominence.
- Covered doorway provides sense of entry and protection from the elements.
- Consider adding shed dormers to add architectural interest to the building.
- Consider adding windows which would not only enhance and provide visual interest to the building elevation but would provide natural light.
- ASDRC would like to review final landscape plan prior to construction.



paneling?

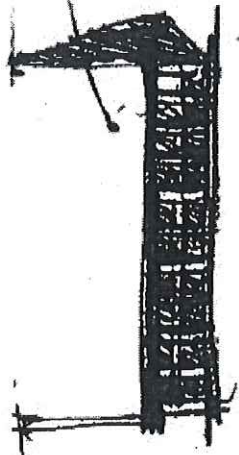
wood to
metal Field
house

Contrasting brick

ENTRY

(Brick to match
HS. would be
great!)

shed?
garage?



shed do
port?



Seabees

Contrasting or
black

SHB STRENGTH & FITNESS

CONSERVATION COMMISSION RECOMMENDATION

To: Town Plan & Zoning Commission

From: Commission Staff

Date: December 7, 2023

Re: Recommendation to the Town Plan & Zoning Commission: 330-360 Hubbard Street

MOVED at the December 7, 2023 regular meeting of the Conservation Commission:

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of construction of a strength and conditioning facility building in accordance with plans entitled "Glastonbury High School, Strength and Conditioning Facility, 330 Hubbard Street, Glastonbury CT, Dated November 22, 2023". 10 Sheets, with the following recommendations:

1. Erosion controls shall be installed and maintained in proper working condition and shall be repaired and replaced and inspected a minimum of once per week and within 24 hours prior to a forecasted rain event, and within 24 hours of the end of a weather event producing a rainfall amount of 0.5 inch or greater, to be conducted throughout the construction phase and until the site is vegetatively stabilized.
2. The property is identified on the CT DEEP NDDDB recent map edition. A request for reviews shall be submitted to the CT DEEP NDDDB and the best management practices provided by the CT DEEP NDDDB in support of species protection shall be stringently adhered to.
3. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
4. The revised plan set submitted for TPZ approval shall address the November 29, 2023 Engineering Department comments, to the satisfaction of the town engineer.
5. In order to promote future conservation and building operations economy the applicant shall explore the potential to incorporate heat pumps and explore feasibility to include solar panels in the future.

November 29, 2023

MEMORANDUM

To: Suzanne Simone, Environmental Planner
Conservation Commission

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services 

Re: GHS Strength and Conditioning Facility
330-360 Hubbard Street

The Engineering Division has reviewed the plans for the proposed construction of a new strength and conditioning building located on the Glastonbury High School parcel at 330-360 Hubbard Street prepared by Silver Petrucelli + Associates and Benesch dated November 22, 2023 and offers the following comments:

1. Applicant must submit water quality volume computations to demonstrate that the required and proposed stormwater volumes to be retained on site are in compliance with the Town's MS4 Permit and the 2023 DEEP Stormwater Quality Manual. DCIA mapping and computations supporting the MS4 table on sheet C-2.0 should also be provided.
2. Test pit data is required to demonstrate that proposed drywells will function as intended with respect to infiltration rates and separation from seasonal high groundwater. An alternate design for retention of water quality volume may be required based on test pit data.
3. The proposed 8-foot diameter drywells with surrounding stone envelope should be depicted to scale on the site plan to clearly demonstrate the 16-foot-diameter footprint of these facilities. Revisions will be required to provide necessary separating distance from the building and sewer pump chamber, or consideration should be given to selecting an alternate infiltration system or surface treatment design that can fit within the required areas. Proposed drywell pipe flow lines should also be reviewed and revised to match proposed pipe lengths and slopes.
4. The Erosion and Sediment Control plan must include the area of disturbance and responsible party on sheet C1.1.
5. A stormwater maintenance plan and schedule for the proposed stormwater management system must be provided including responsible party. A maintenance schedule for the sanitary sewer pump chamber should also be included on the plans.
6. The limits of field survey completed for the project are unclear. Sheet C-2.0 has notes pointing to certain utilities stating "survey acquired from others". Plan set should include an existing conditions plan signed by a licensed land surveyor indicating class of survey, horizontal and vertical datums used, map references,

and providing appropriate benchmarks that can be utilized by the contractor during construction.

7. Provide north arrows on all applicable sheets.
8. Provide a Town approval block on all applicable sheets. Provide a separate sheet for approval motions and add this sheet to the cover sheet.
9. Provide the Town Engineering Division standard inspection note on all applicable plans.
10. The proposed building foundation and finish floor elevations should be labeled on sheet C-2.0.
11. Provide specifications and details for the proposed sanitary sewer pump chamber and ejector pump sizing in compliance with Section 5.11.2 and 5.11.3 of the Town of Glastonbury Standards for Public Improvements Manual. The wet well must retain 300-gallon capacity below the invert per Town standards.
12. Provide 10-foot separation distance between proposed water service and sanitary force main. Depict and label limits of bituminous concrete full depth patching required for the proposed utility connections on all applicable sheets.
13. Label proposed sanitary sewer manhole top of frame elevation and inverts. Label existing sanitary sewer lateral from the Concession Stand as 6" PVC.
14. Review and revise proposed plantings in the vicinity of the proposed sewer service to avoid future root intrusion.
15. Review the extent to which any existing irrigation system will be required to be removed from the project area and describe as part of the demolition notes.
16. Consider if any new ADA accessible parking spaces are required near the proposed building. If so, appropriate signing and marking details should be incorporated.
17. Provide ADA Warning Tile(s) at the reconstructed sidewalk ramp from the parking lot. Provide spot grades demonstrating compliance with current ADA regulations.
18. Provide additional Town standard construction details as follows: Sewer Trench Detail (Remove conflicting detail), Concrete Sidewalk Ramp, Sanitary Sewer Pump Chamber and Ejector Pump, Sewer Manhole, Sewer Manhole Frame and Cover, Sewer Manhole Inverts, Force Lateral Connection to Gravity Sewer, and Bituminous Concrete Patch. A detail for the Light Pole and Fixture is also required.

January 22, 2024

MEMORANDUM

To: Town Plan and Zoning Commission
Shelley Caltagirone, Director of Community Development

From: Daniel A. Pennington, Town Engineer / Manager of Physical Services



Re: GHS Strength and Conditioning Facility
330-360 Hubbard Street

The Engineering Division has reviewed the plans for proposed construction of a new strength and conditioning building location on the Glastonbury High School parcel at 330-360 Hubbard Street prepared by Silver Petrucelli + Associates and Benesch dated November 22, 2023 and offers the following comments:

1. Previous comments in a memorandum dated November 29, 2023 from this office to Suzanne Simone and the Conservation Commission have not been addressed on the application materials and must be resolved.
2. Applicant shall provide a copy of final stamped and signed plans and water quality volume computations in PDF form to the Town Engineer.



Memo

January 23, 2024

To: Shelley Caltagirone, Director Planning and Land Use Services

Fr: Wendy S. Mis, Director of Health 

Re: 330 Hubbard Street
GHS Strength and Conditioning Facility

This office has reviewed plans from SP+A dated 11/22/23 for construction of a new strength and conditioning facility at Glastonbury High School.

The new structure is to be serviced by public water and sewer.

Approval of the plan is recommended with respect to public health concerns.



Town of Glastonbury

GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE
Marshall S. Porter

CAPTAIN
Mark Catania


MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police

DATE: 01/22/24

RE: Board of Ed Strength and Conditioning Facility, 330-360 Hubbard St



Members of the Police Department have reviewed the application for the Strength and Conditioning Facility. The Police Department has no objection to the proposal.

MSP/ns



Submission # 2936772
IP Address 68.191.43.252
Submission Recorded On 01/14/2024 6:57 PM
Time to Take Survey 11 minutes, 23 seconds

Page 1

*** 1. First Name**

Katie

*** 2. Last Name**

Egan

*** 3. Street Address**

270 Hartford Ave, Wethersfield, CT

*** 4. My comments are directed to the following Board/Commission/Committee**

Town Plan & Zoning Commission

*** 5. Meeting Date and Time**

01/16/2024 7:00 PM

*** 6. Comments**

Hello, I am a Health and Physical Education teacher at Glastonbury High School. While I am not a resident of Glastonbury, I am 100% committed to a quality program for Glastonbury students. My main concern for the new strength and conditioning facility is that it will accommodate large classes (adequate space for 30 students to safely work) and that it will include a space to hold group exercise classes (cardio, yoga, etc). My second concern is windows. Windows offer natural light and views of nature, and go a long way in creating a welcoming and motivating space. Thank you! Katie Egan 860-810-6504

PROJECT TITLE:

Glastonbury High School:

Strength and Conditioning Facility

330 Hubbard Street
Glastonbury, CT 06033

ARCHITECT
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com



DRAWING LIST

COVER SHEET

CIVIL/ SURVEY/ LANDSCAPE:

- C-1.0 EROSION & SEDIMENT CONTROL PLAN
- C-1.1 EROSION & SEDIMENT DETAILS
- C-2.0 SITE PLAN
- C-3.0 DETAILS
- C-3.1 SITE DETAILS

ARCHITECTURAL:

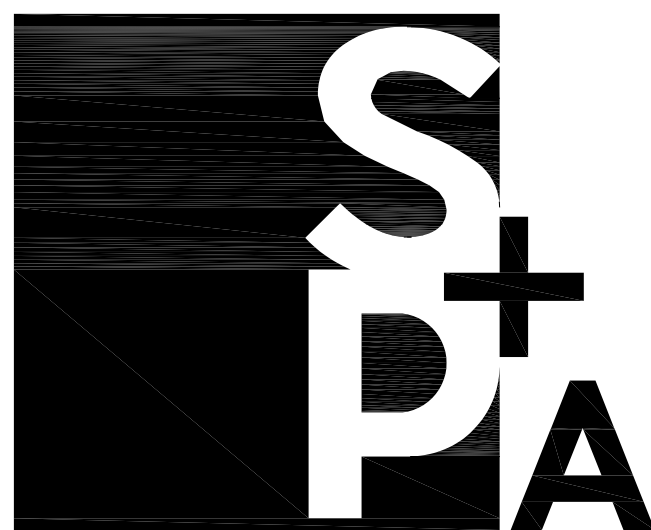
- A110 FIRST FLOOR AND ATTIC FLOOR PLANS
- A300 EXTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS

ELECTRICAL:

- E1.0 ELECTRICAL SITE PLAN

M/E/P/FP

SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com

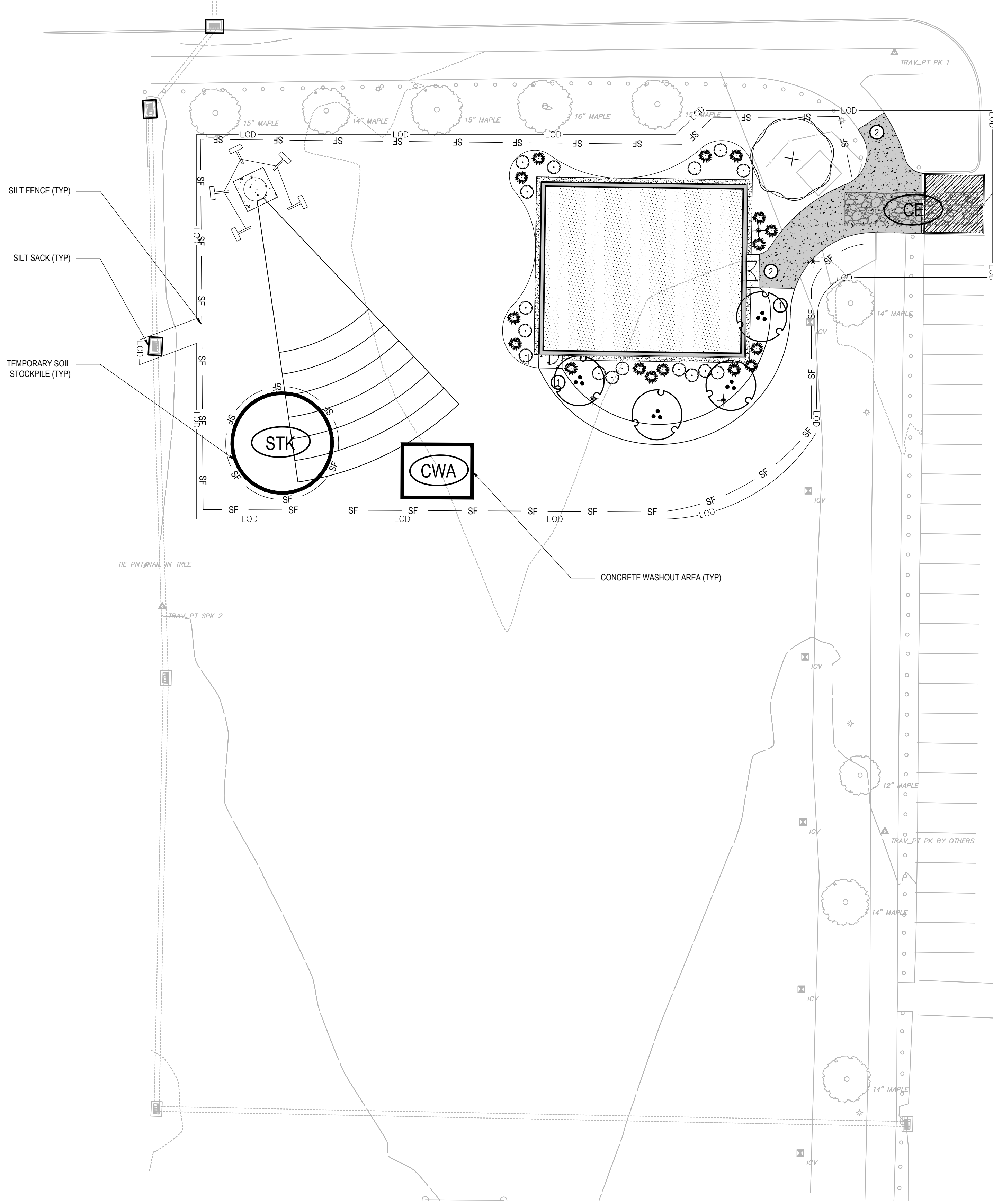


SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

TOWN PERMIT SET

ISSUED: 11/22/2023



EROSION AND SEDIMENT CONTROL NOTES:

- THIS PLAN IS FOR SITE PREPARATION & EROSION AND SEDIMENTATION CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
- IT IS ANTICIPATED THAT CONSTRUCTION WILL OCCUR BETWEEN SPRING 2024 AND FALL 2024 AND FINAL STABILIZATION WILL BE COMPLETE BY NOVEMBER 2024.
- THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
- MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
- ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2002 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
- PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
- NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
- FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
- SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.

SITE PREPARATION NOTES:

- 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.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- DURING DEMOLITION, PROTECT ALL ADJACENT PAVEMENT, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- 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. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPLEMENTING 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.
- PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH FOUR (4) INCHES OF LOAM, SEED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
- PORTABLE TOILETS AND DUMPSTER BOXES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY STRUCTURE, TRAILER OR MATERIAL STOCKPILE.
- THERE SHALL BE NO OPEN BURNING OF CONSTRUCTION DEBRIS, WASTE, OR VEGETATION.
- ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE POLICE DEPARTMENT.

EROSION CONTROL NARRATIVE

THE PROJECT PROPOSES TO CONSTRUCT A WEIGHT ROOM ON HIGH SCHOOL PROPERTY. PUBLIC WATER AND SEWER ARE AVAILABLE. SITE TOPOGRAPHY IS FLAT. THIS PROJECT WILL INCLUDE IMPROVEMENTS SUCH AS SIDEWALKS, LANDSCAPING, EARTHWORK, DRAINAGE AND UTILITY CONNECTIONS.

THE SPECIFIC EROSION CONCERNS, AND ASSOCIATED SOLUTIONS, ARE AS FOLLOWS:

- AIRBORNE DUST MIGRATION - IT IS CRITICAL THAT DUST MIGRATION BE MITIGATED BY PERIODICALLY DAMPENING EXPOSED SOILS WITH WATER TO PREVENT DUST FROM MIGRATING TO NEIGHBORING PROPERTIES. ADDITIONALLY, STOCKPILES NOT IN USE FOR 30 DAYS OR LONGER SHOULD BE COVERED WITH TARP OR TEMPORARILY SEEDED TO PREVENT RUNOFF TO THE MUNICIPAL SYSTEM.
- SEDIMENT-LADEN WATER - ALL EXISTING CATCH BASINS SUBJECT TO SITE FLOW ON THE SITE, SHALL BE FITTED WITH INLET PROTECTION. AS NEW CATCH BASINS ARE CONSTRUCTED ON THE SITE, THEY SHALL BE FITTED WITH INLET PROTECTION. ADDITIONALLY, SEDIMENT BARRIER PROTECTION, EITHER IN THE FORM OF HAY BALES, OR FILTER SOCKS, SHALL BE MAINTAINED ON THE SOUTH SIDE OF THE SITE. ALL SEDIMENT PROTECTION ITEMS SHALL BE CHECKED ON A WEEKLY BASIS, AND AFTER A STORM GENERATING A RUNOFF, TO ENSURE THEY ARE IN GOOD, WORKING CONDITION, AND FUNCTIONING AS DESIGNED.

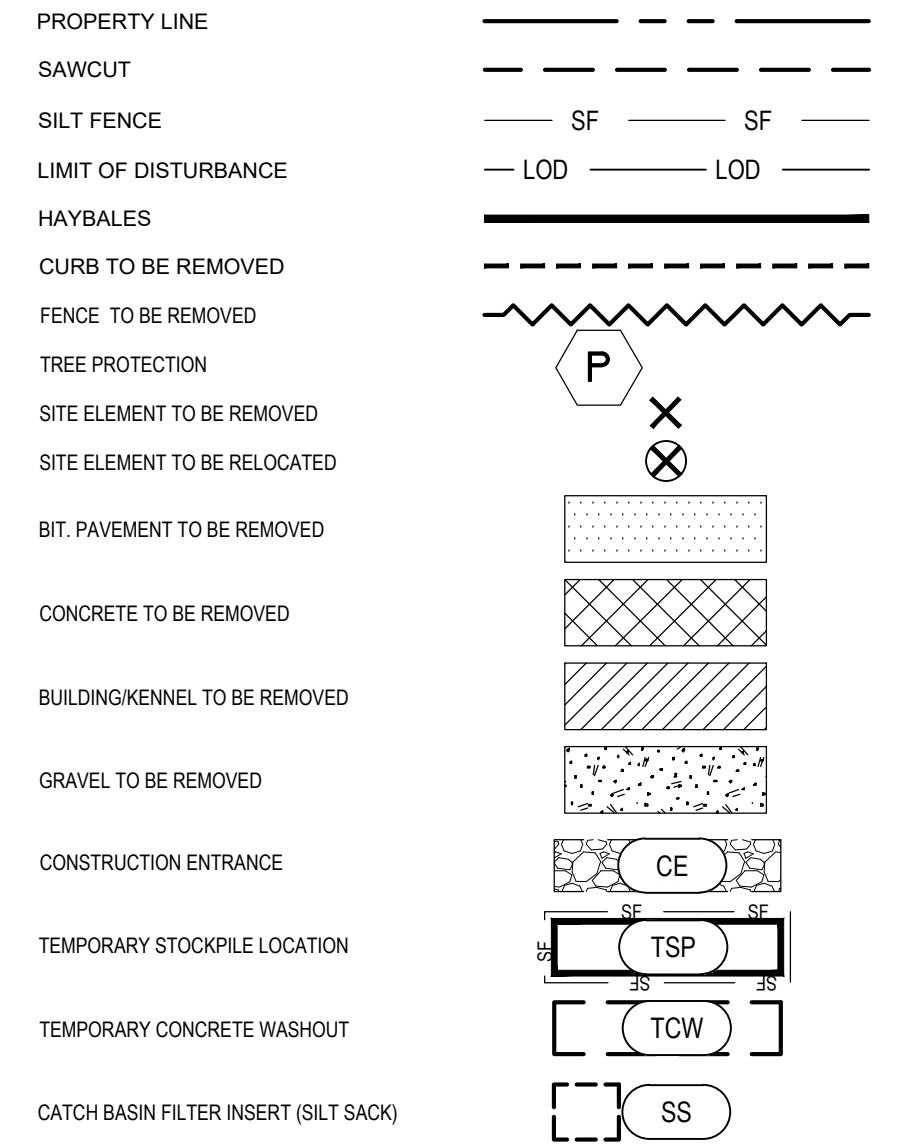
THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE PLACEMENT AND UPKEEP OF THE EROSION CONTROL MEASURES, AS WELL AS ENSURING SEDIMENT-LADEN WATER DOES NOT ENTER THE RESOURCE AREAS AND AIRBORNE DUST DOES NOT AFFECT NEIGHBORING PROPERTIES.

IT IS HEREBY CERTIFIED THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS IN COMPLIANCE WITH SECTION 19 OF THE GLASTONBURY BUILDING-ZONE REGULATIONS OR SECTION 5.7.b (13) OF THE GLASTONBURY SUBDIVISION AND RESUBDIVISION REGULATIONS, AS APPLICABLE, AND THAT IT SATISFIES THE MINIMUM STANDARDS ESTABLISHED IN CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1985), AS AMENDED.

THE PERMITTEE UNDER THIS PLAN IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THIS PLAN. THE TOWN OF GLASTONBURY SHALL NOT BE HELD LIABLE FOR IMPROPER INSTALLATION, LACK OF MAINTENANCE OR OTHER NEGLECT ON BEHALF OF THE PERMITTEE.

DATE: _____
 CHAIRMAN OF SECRETARY OF THE TOWN
 PLAN AND ZONING COMMISSION

SITE PREPARATION LEGEND

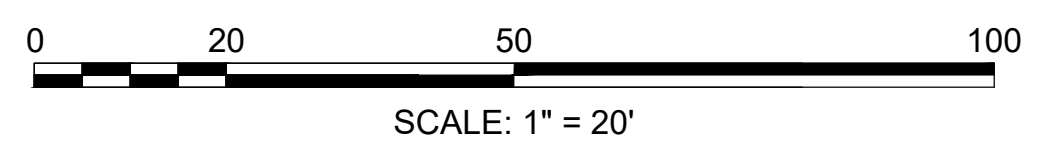


TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TARP TEMPORARY STOCKPILES	ENSURE TARP IS SECURED OVER STOCKPILE AT THE END OF EACH DAY	DAILY
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY

SUGGESTED CONSTRUCTION SEQUENCE:

- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER E&S CONTROLS.
- PERFORM BULK EARTHWORK OPERATIONS.
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
- CONSTRUCT UTILITIES.
- CONSTRUCT LANDSCAPE AREAS.
- CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES.
- AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS.



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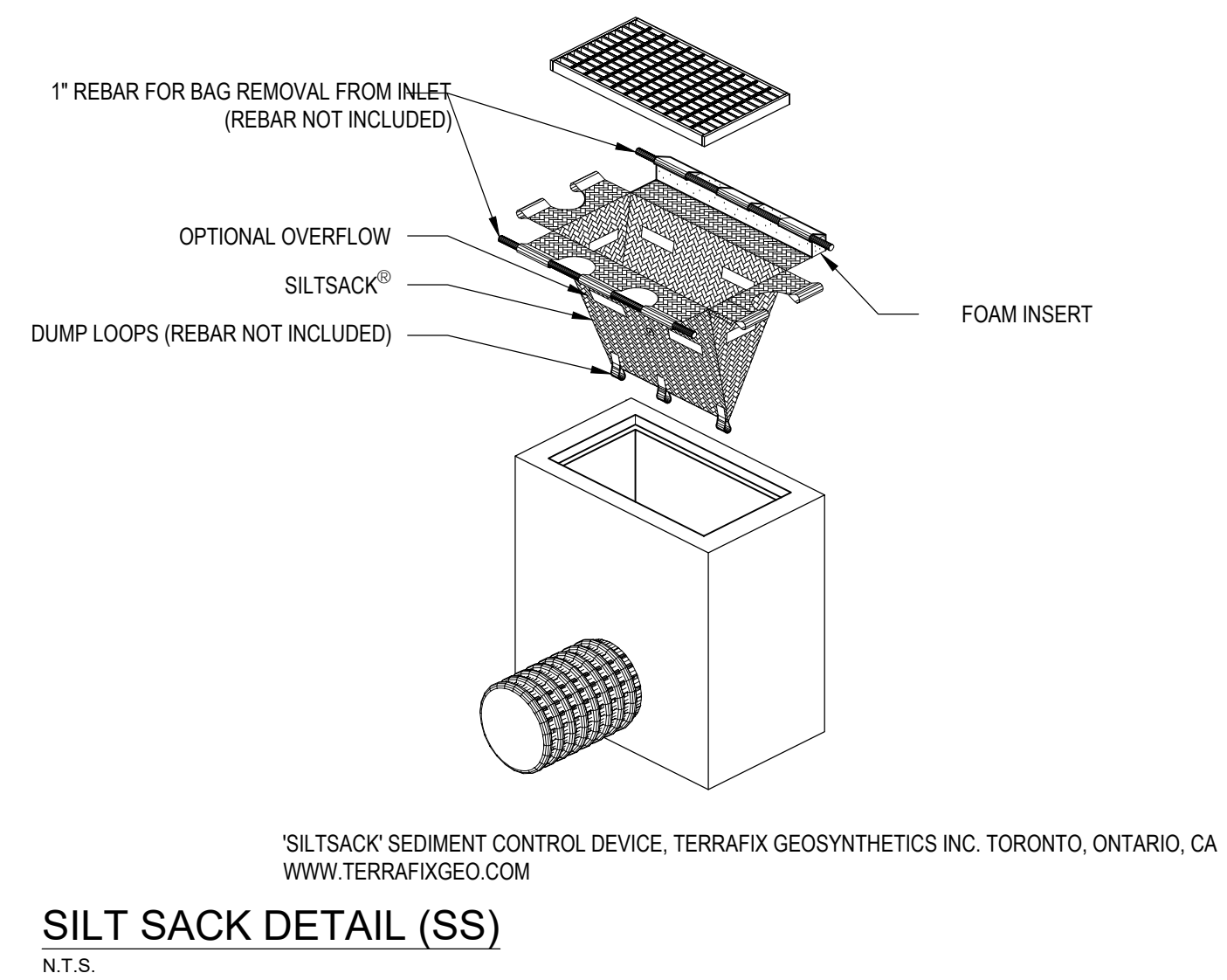
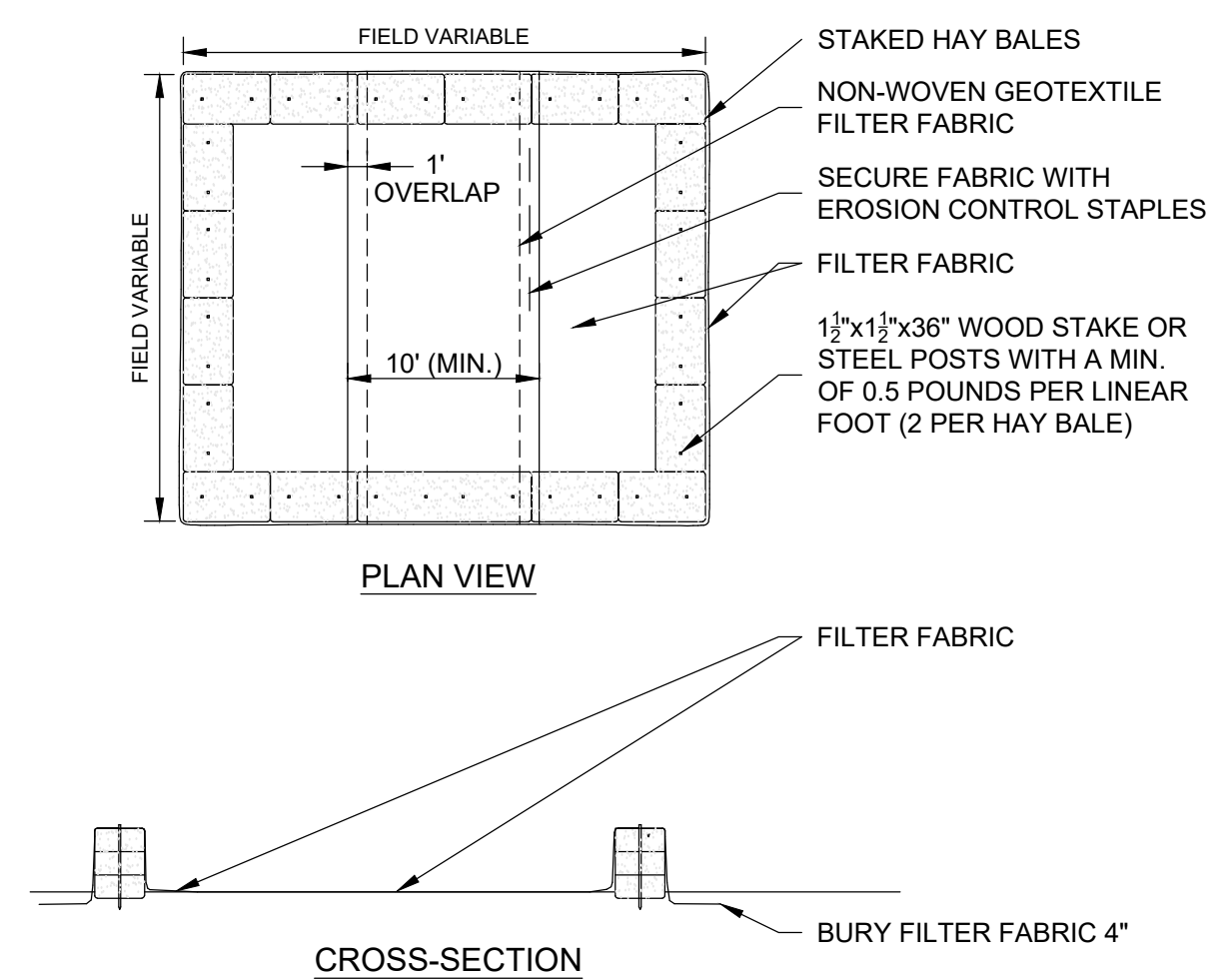
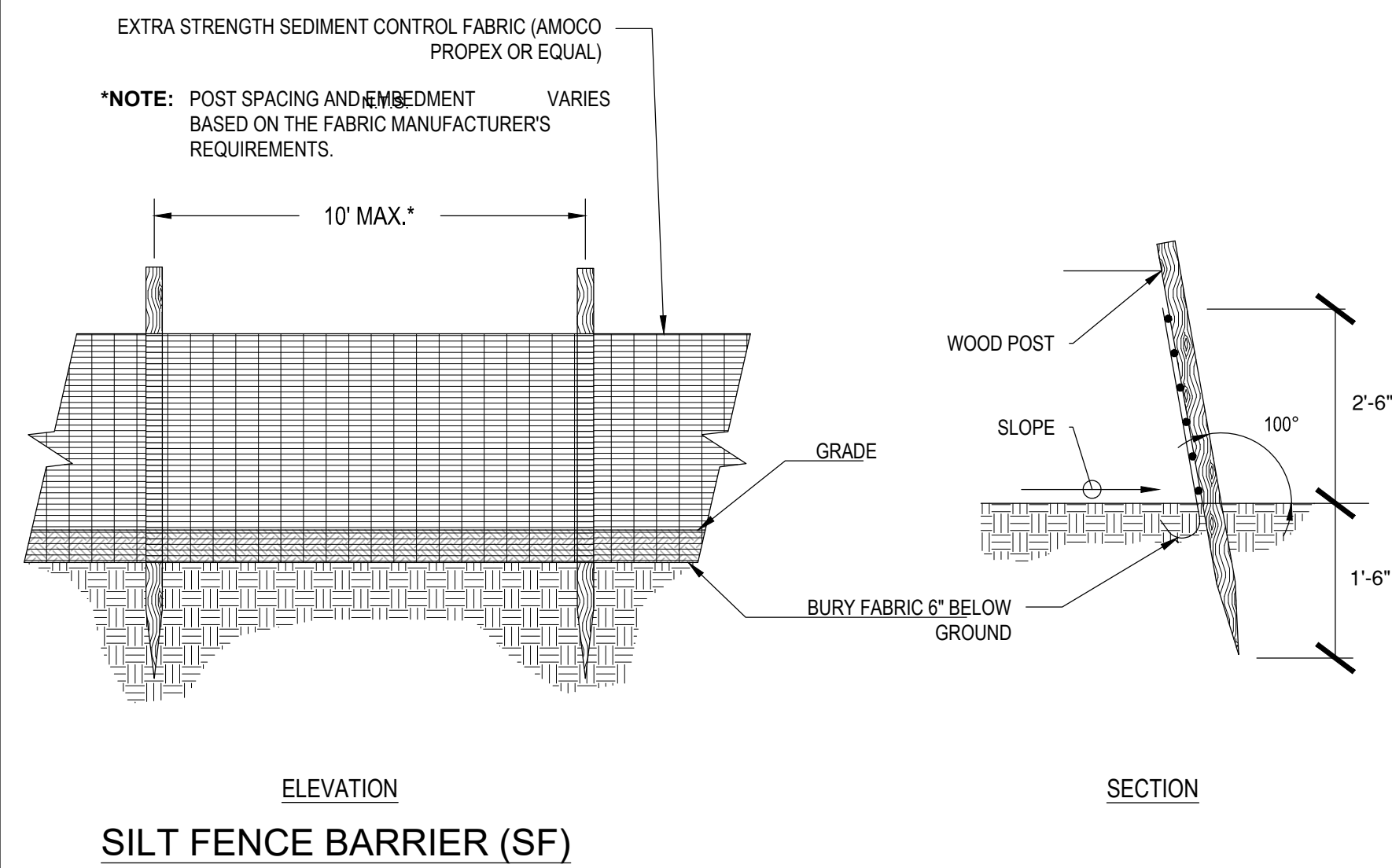
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Revision:	Description:	Date:	Revised By:



Drawing Title:
**EROSION & SEDIMENT
 CONTROL PLAN**

Date: 11/22/2023
 Scale: AS SHOWN
 Project Number: 23.105
 Drawing Number: **C-1.0**

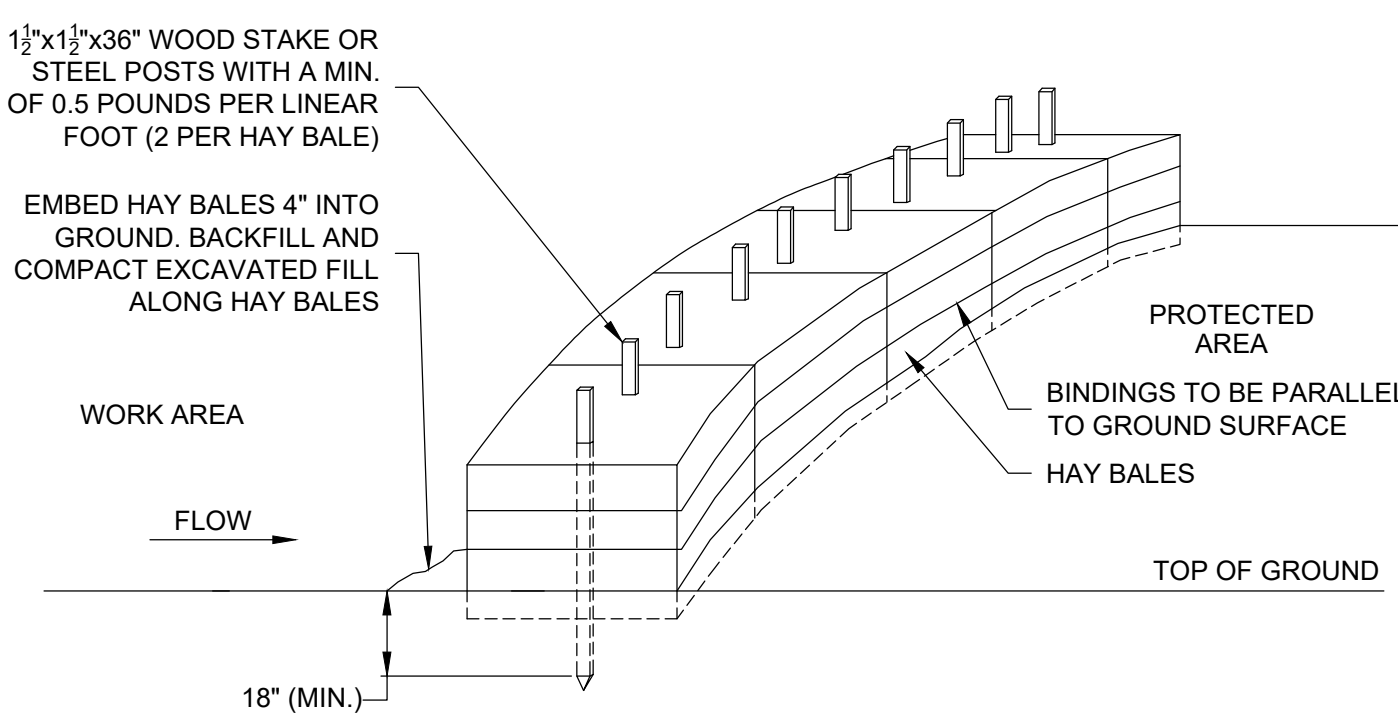


NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA (CWA)

N.T.S.

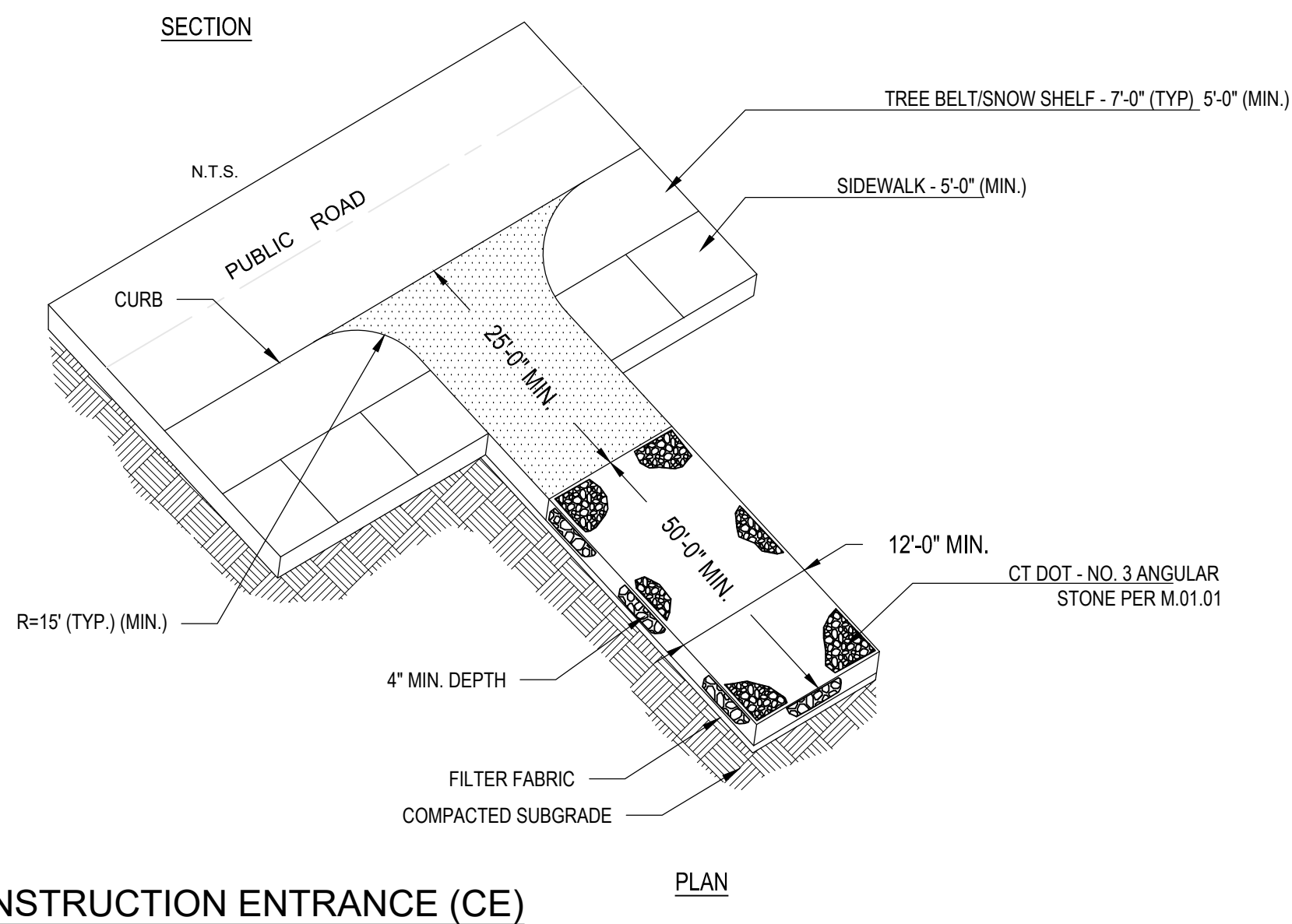
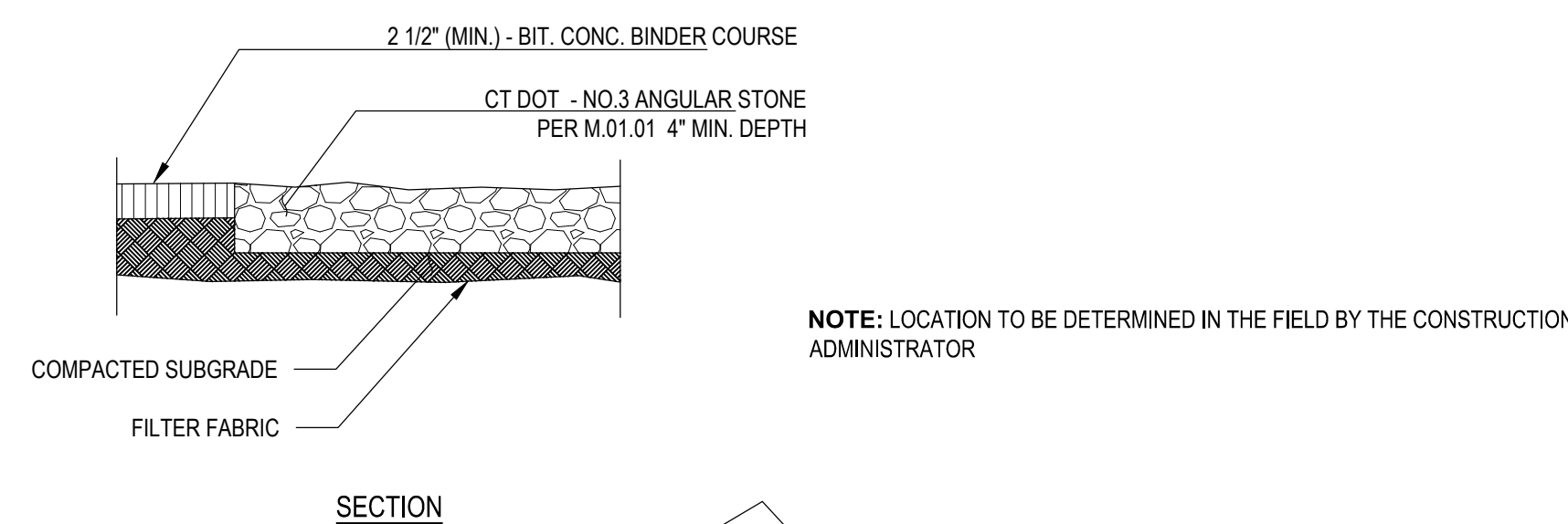
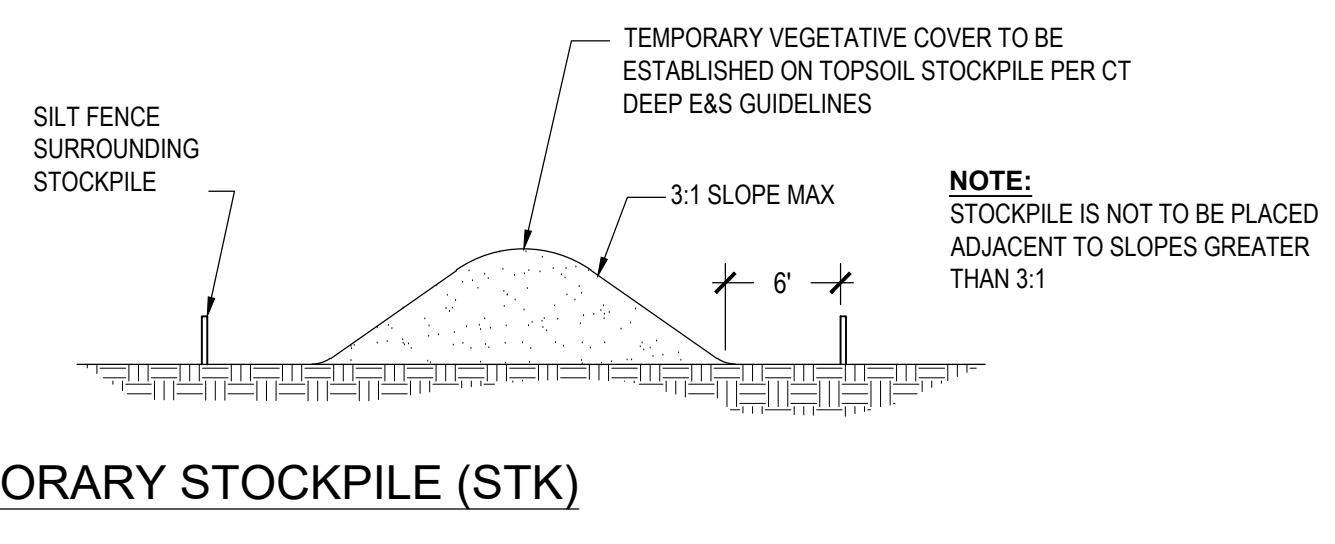


NOTES:

1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER (HB)

N.T.S.



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Drawing Title:
**EROSION & SEDIMENT
 DETAILS**

Date:
 ISSUED: 11/22/2023
 Scale:
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 Drawn By:
 Project Number:
 23.105

C-1.1

PLANT SCHEDULE

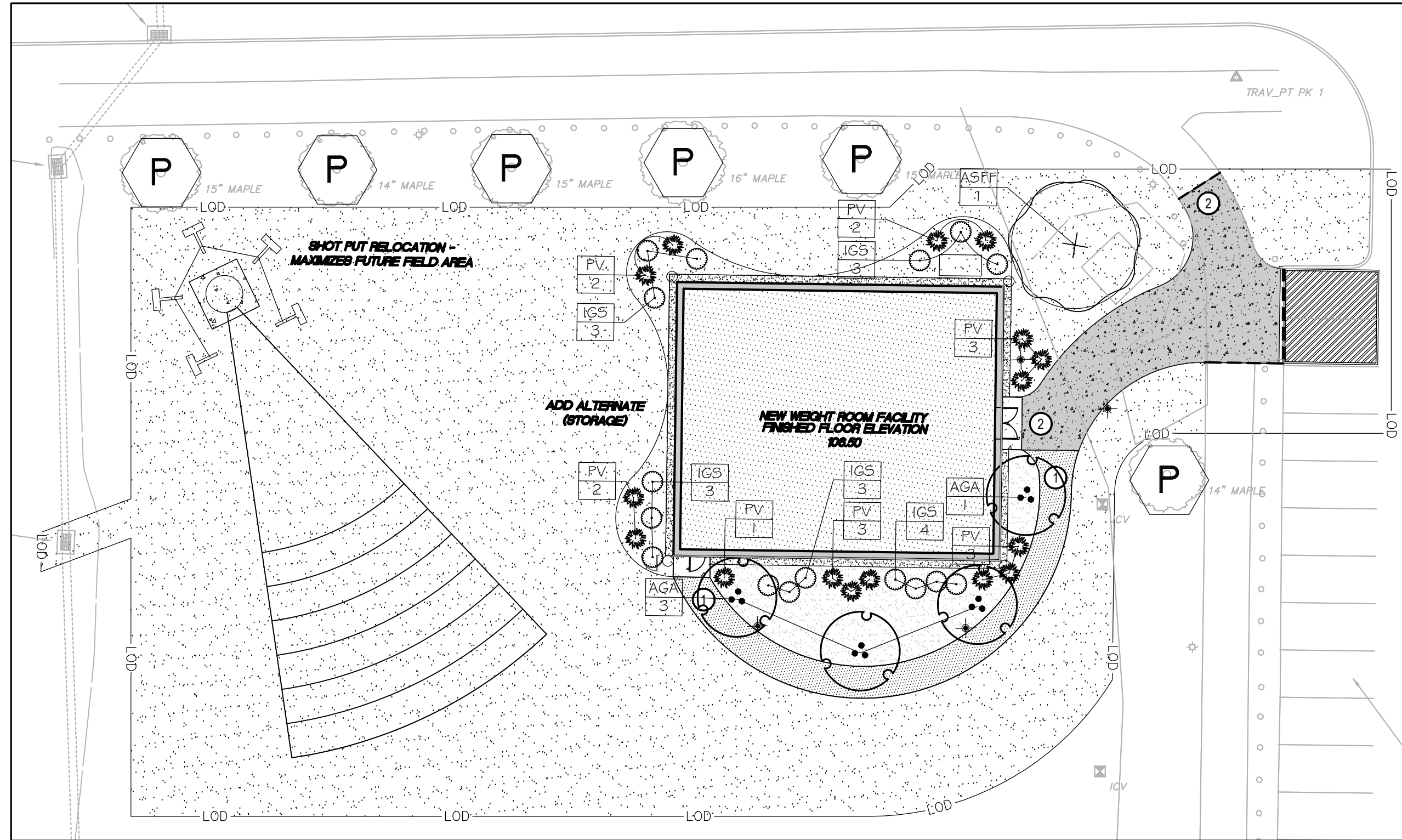
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREES						
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	6-7" CAL.	20' MIN.	1
ORNAMENTAL TREES						
	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	12-14' HT.	4
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	QTY
GRASSES						
	PV	PANICUM VIRGATUM / SWITCH GRASS	#5 CONT.	24-30"	18-24" SPR.	16
EVERGREEN SHRUBS						
	IGS	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	#5 CONT.	24-30" HT.	24-30" SPR.	16

DRY WELL	TF	DIA	H	BOTTOM OF UNIT EL	I (OUT)	I (IN)
1	105.5000	8'-0"	6'-0"	198.0000	101.5000	101.5000
2	105.0000	8'-0"	6'-0"	97.5000	101.0000	101.0000
3	105.0000	8'-0"	6'-0"	97.6500	101.1500	100.7700

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	1250 SF	1250 SF
POST-DEVELOPMENT	5750 SF	1260 SF
PRE-NET CHANGE (+ OR -)	+ 4500 SF	+ 10 SF

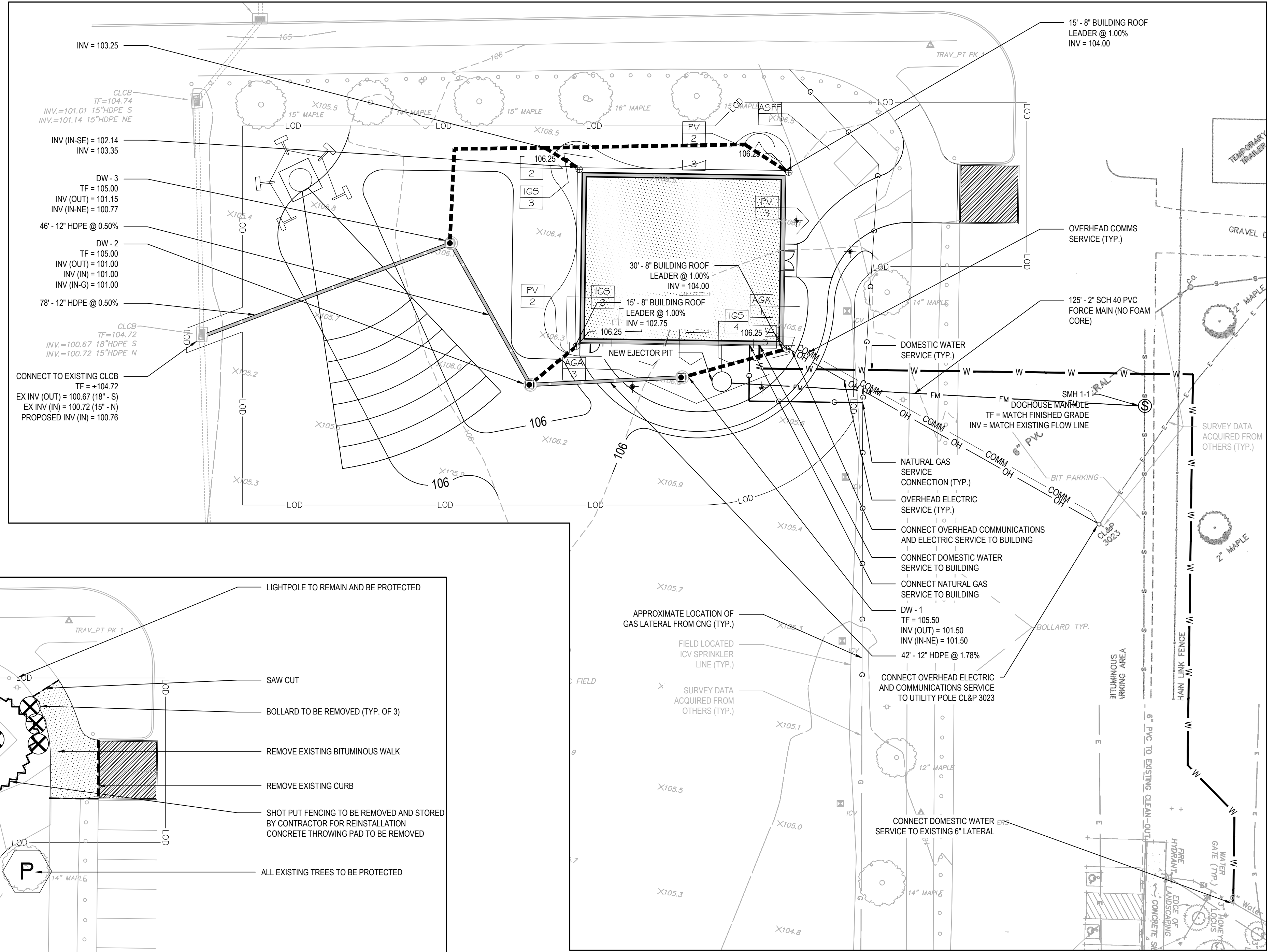
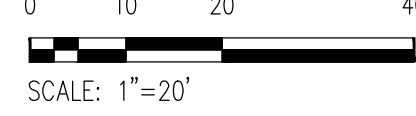
LEGEND

- BITUMINOUS CONCRETE
- HEAVY DUTY CONCRETE
- CONCRETE FROST SLAB
- GRASS
- PLANTING BED (MULCH)
- 18" RIVER JACK MAINT. STRIP



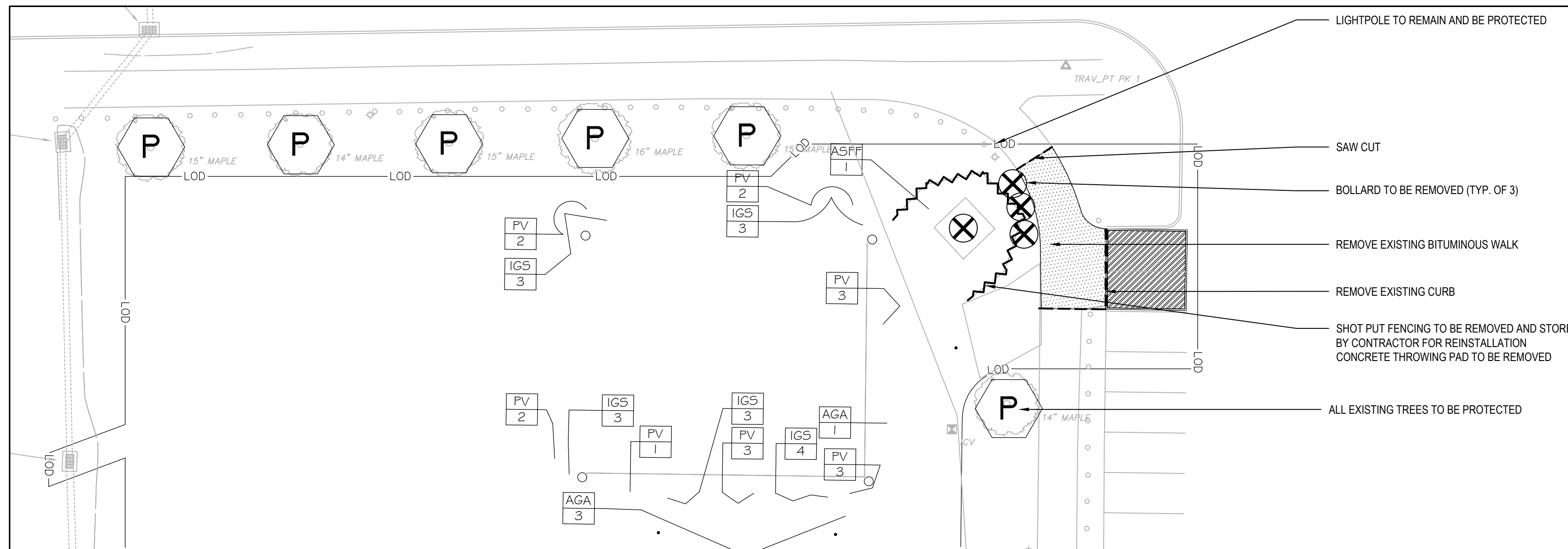
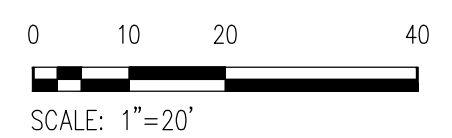
2 MATERIALS LAYOUT AND PLANTING PLAN

1"=20'



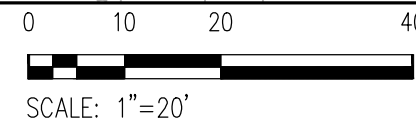
3 GRADING, DRAINAGE AND UTILITY PLAN

1"=20'



1 DEMOLITION AND PREPARATION PLAN

1"=20'

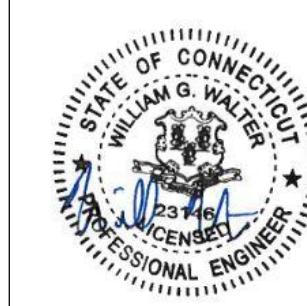


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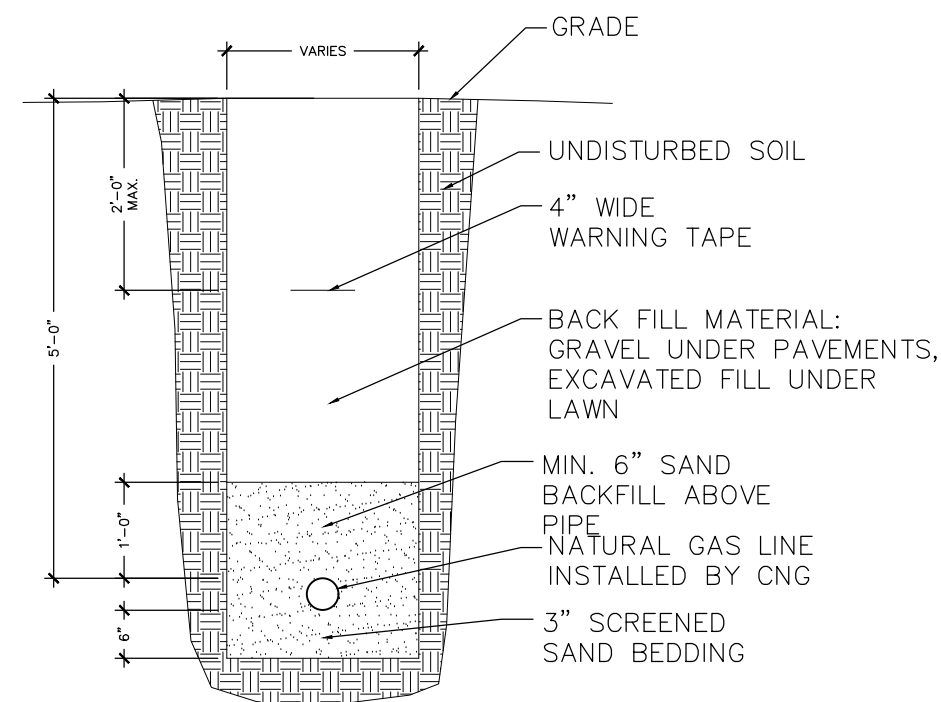
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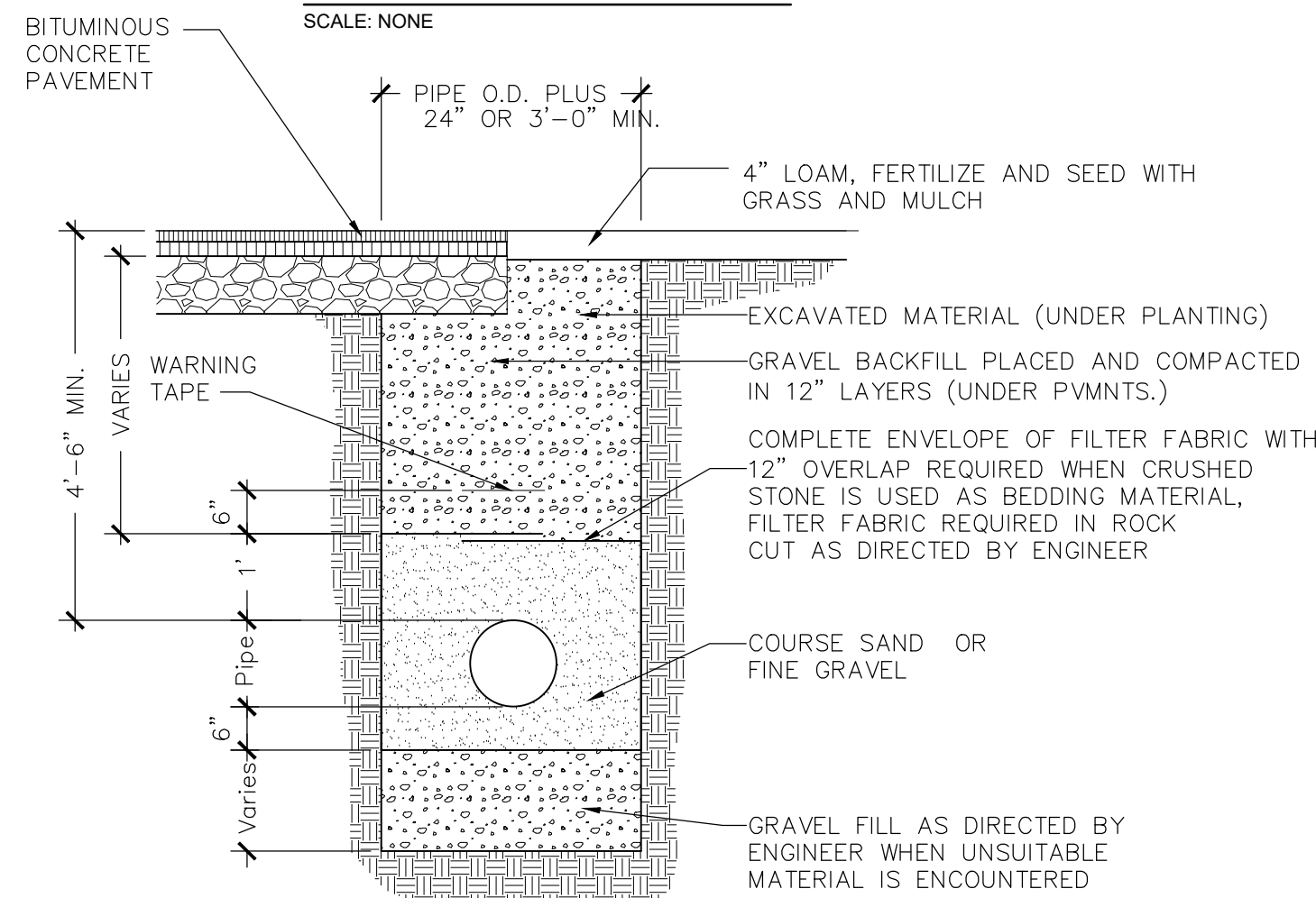
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SITE PLAN

Date:
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 Project Number:
 23.105

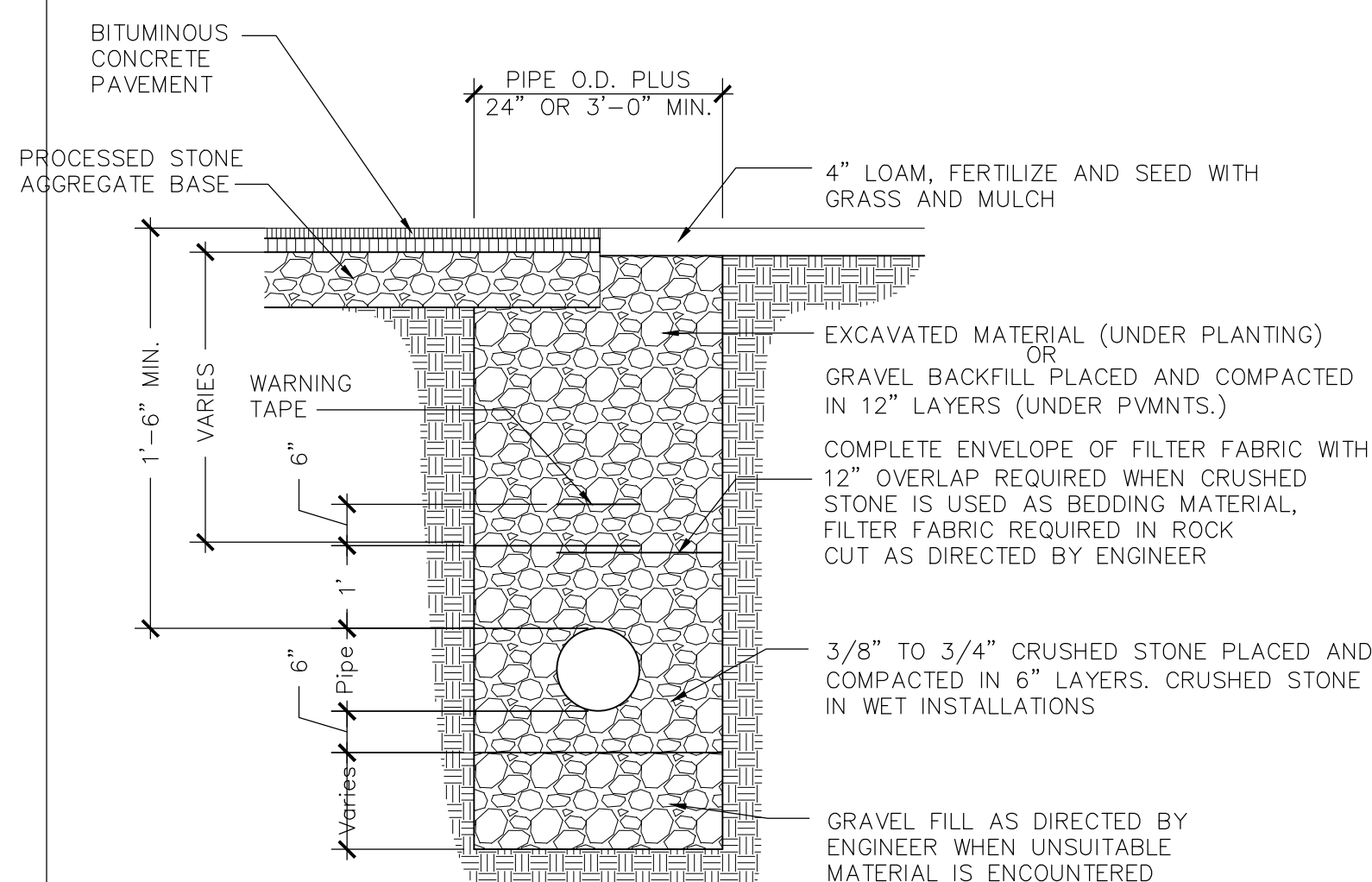
C-2.0



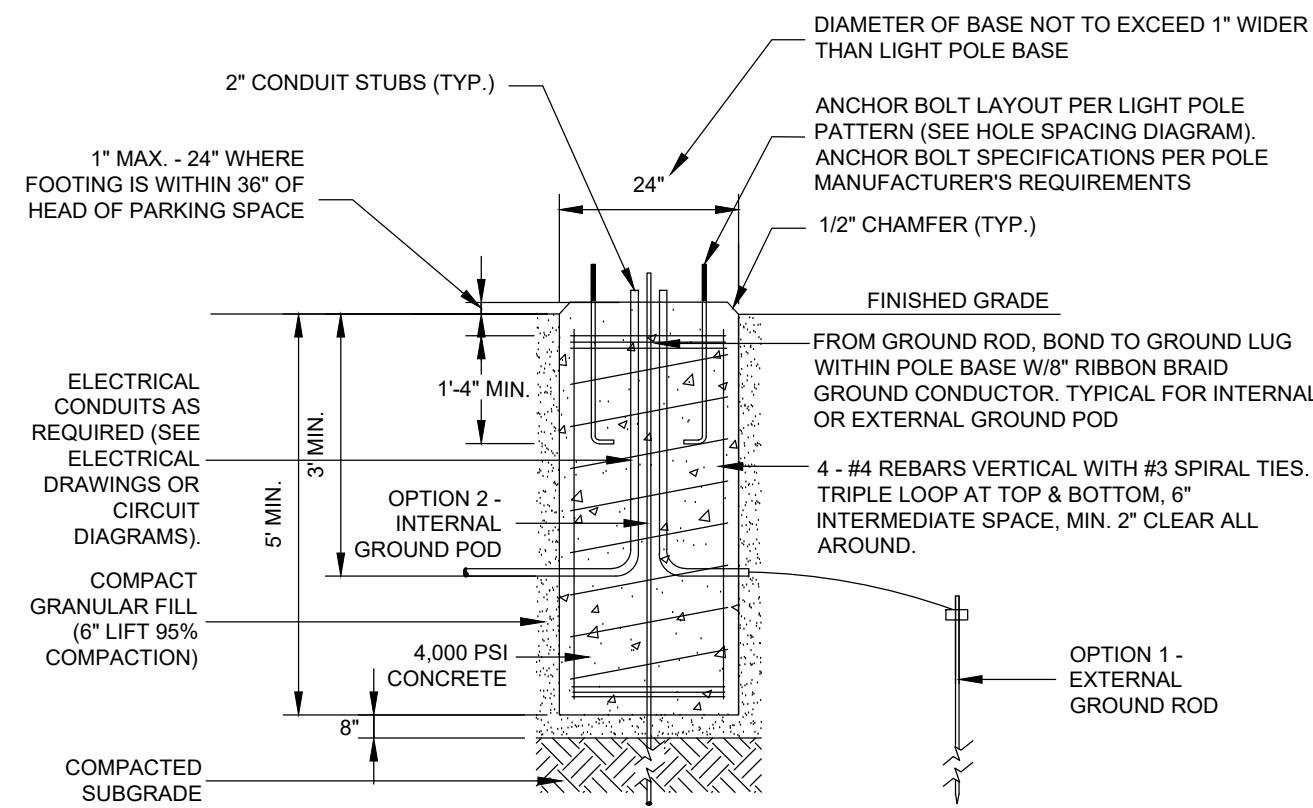
NATURAL GAS TRENCH
SCALE: NONE



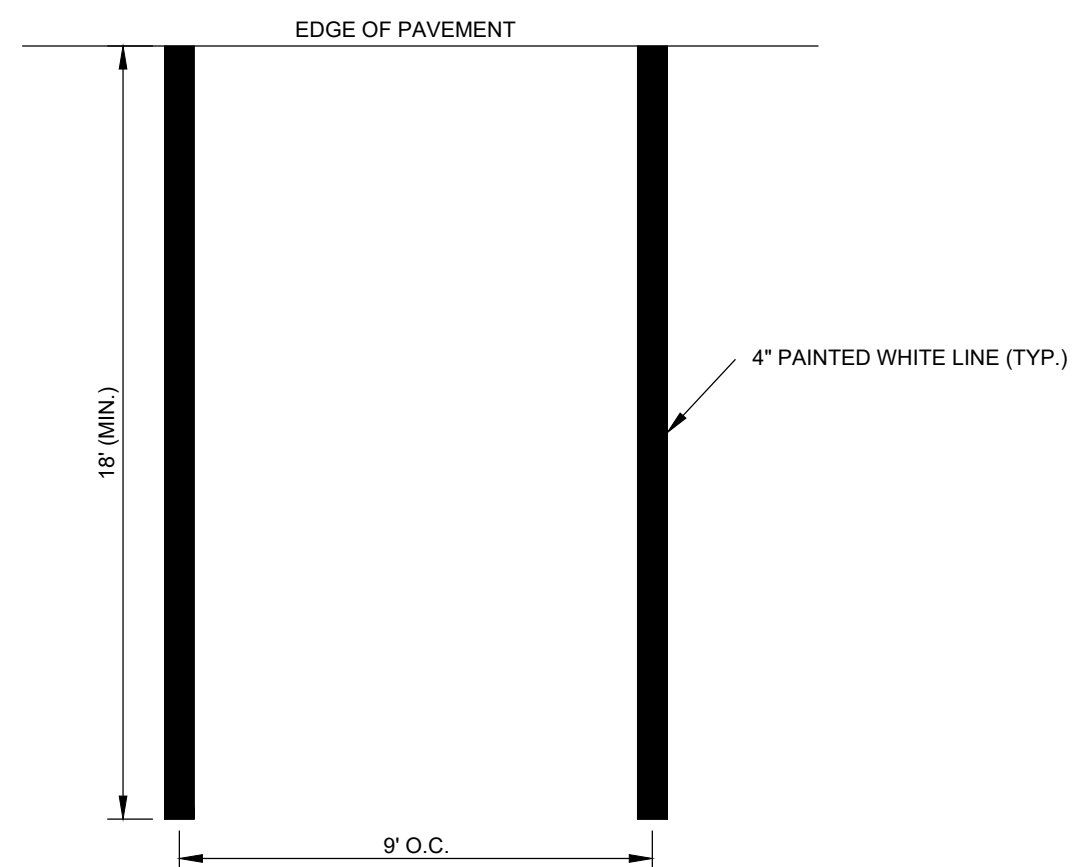
WATER TRENCH
SCALE: NONE



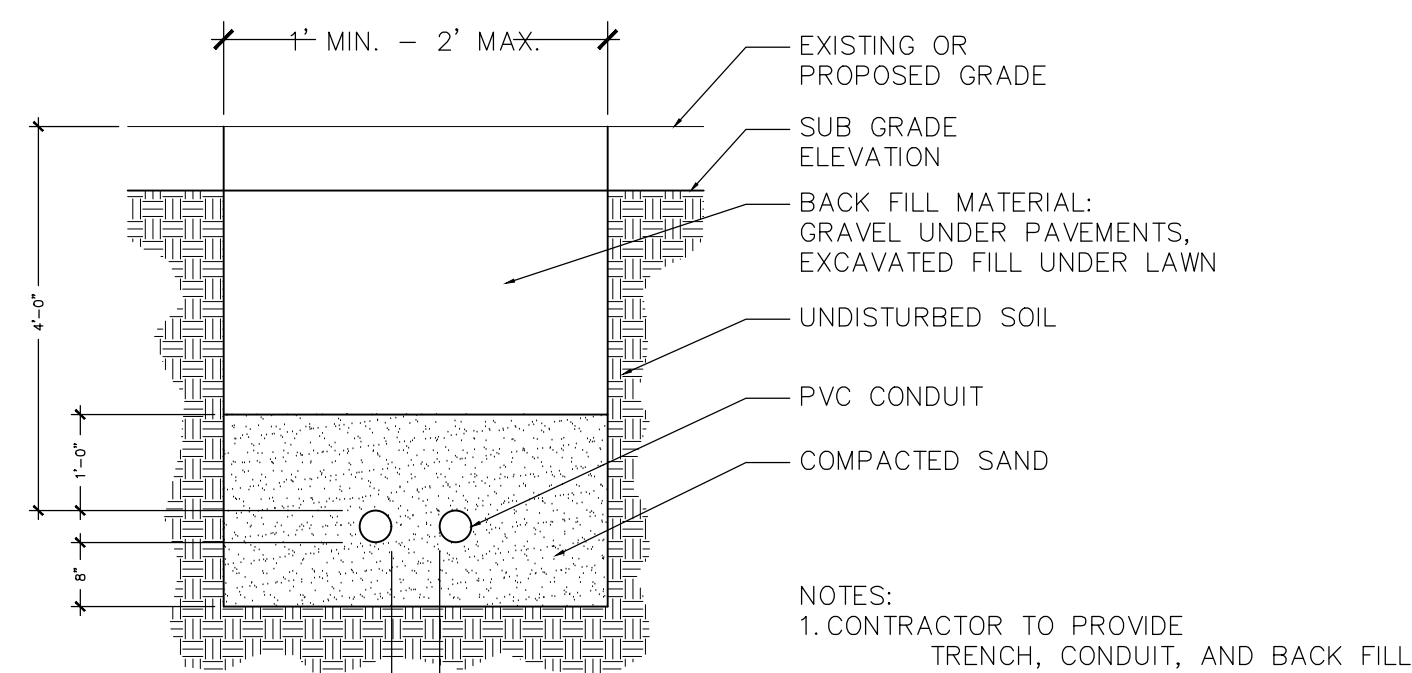
SANITARY TRENCH
SCALE: NONE



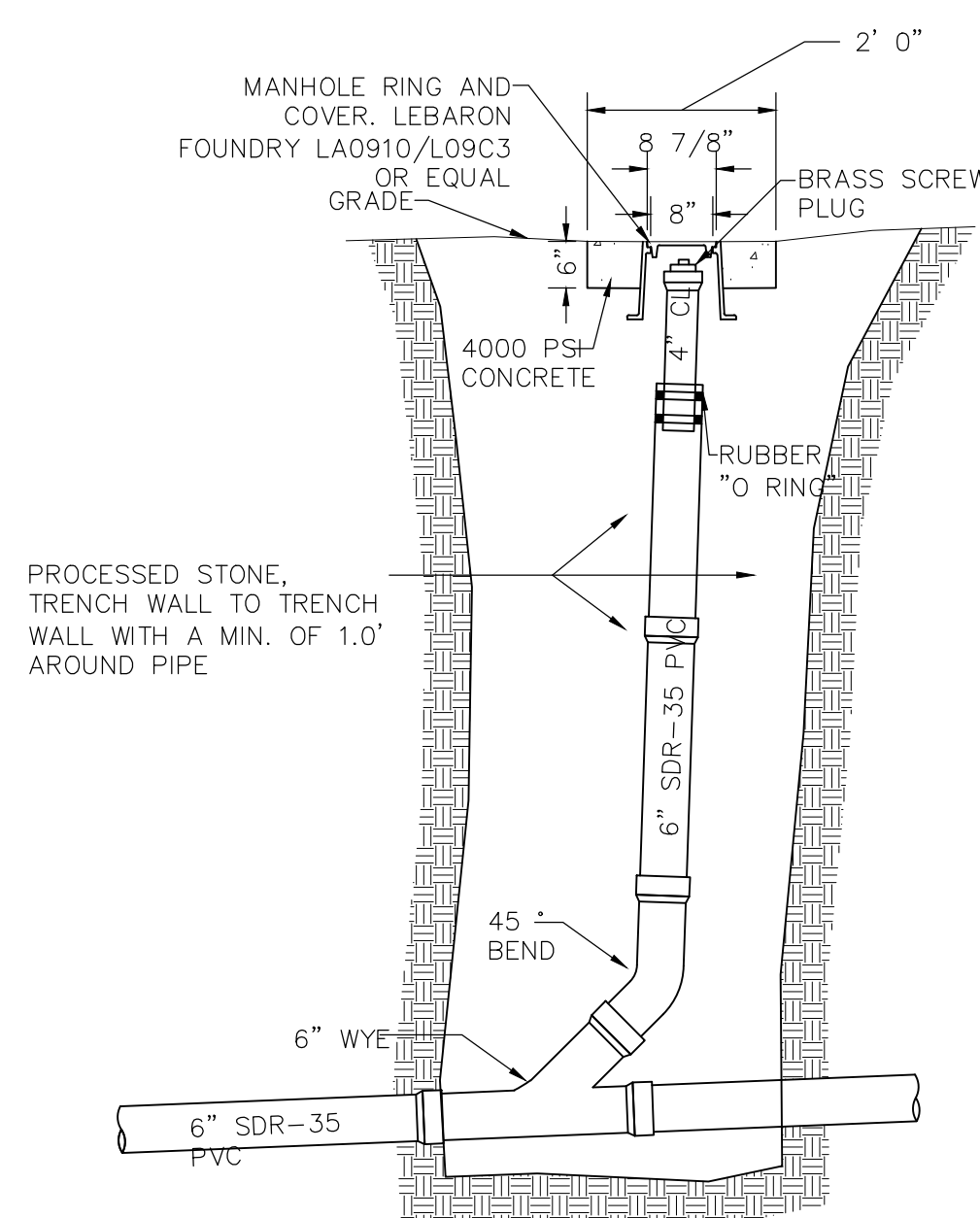
LIGHT POLE BASE
SCALE: NONE



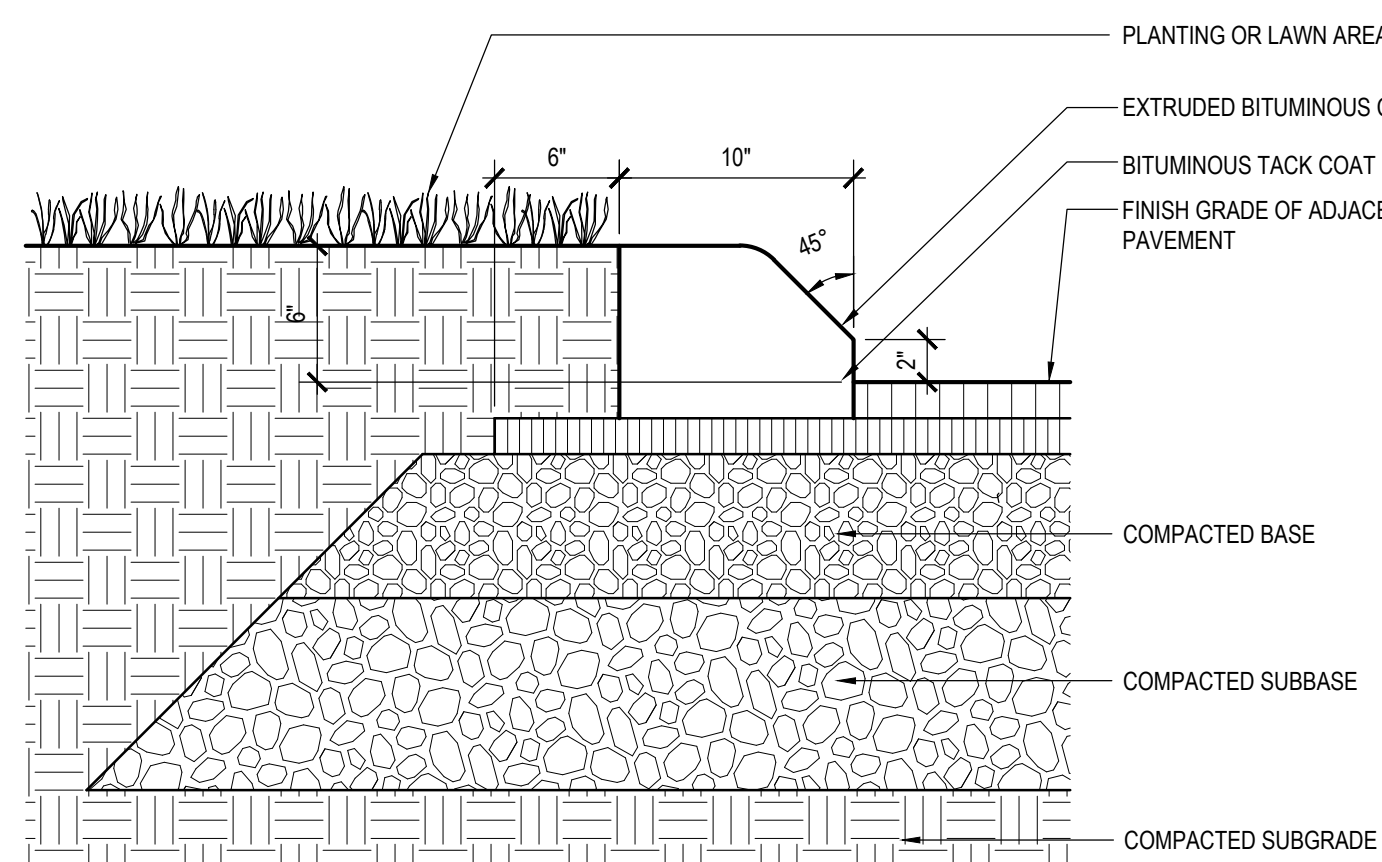
STANDARD PAINTED PARKING MARKINGS
SCALE: NONE



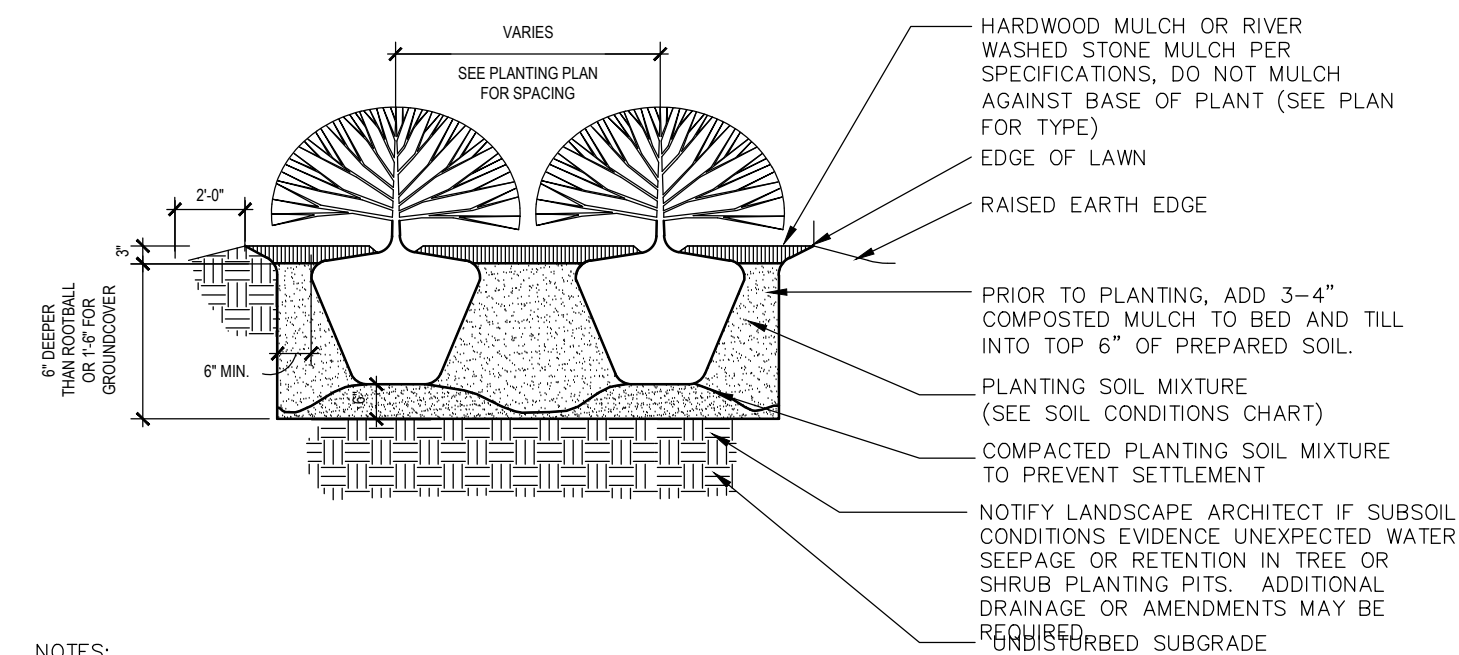
ELECTRICAL CONDUIT TRENCH
SCALE: NONE



CLEANOUT TO GRADE
SCALE: NONE

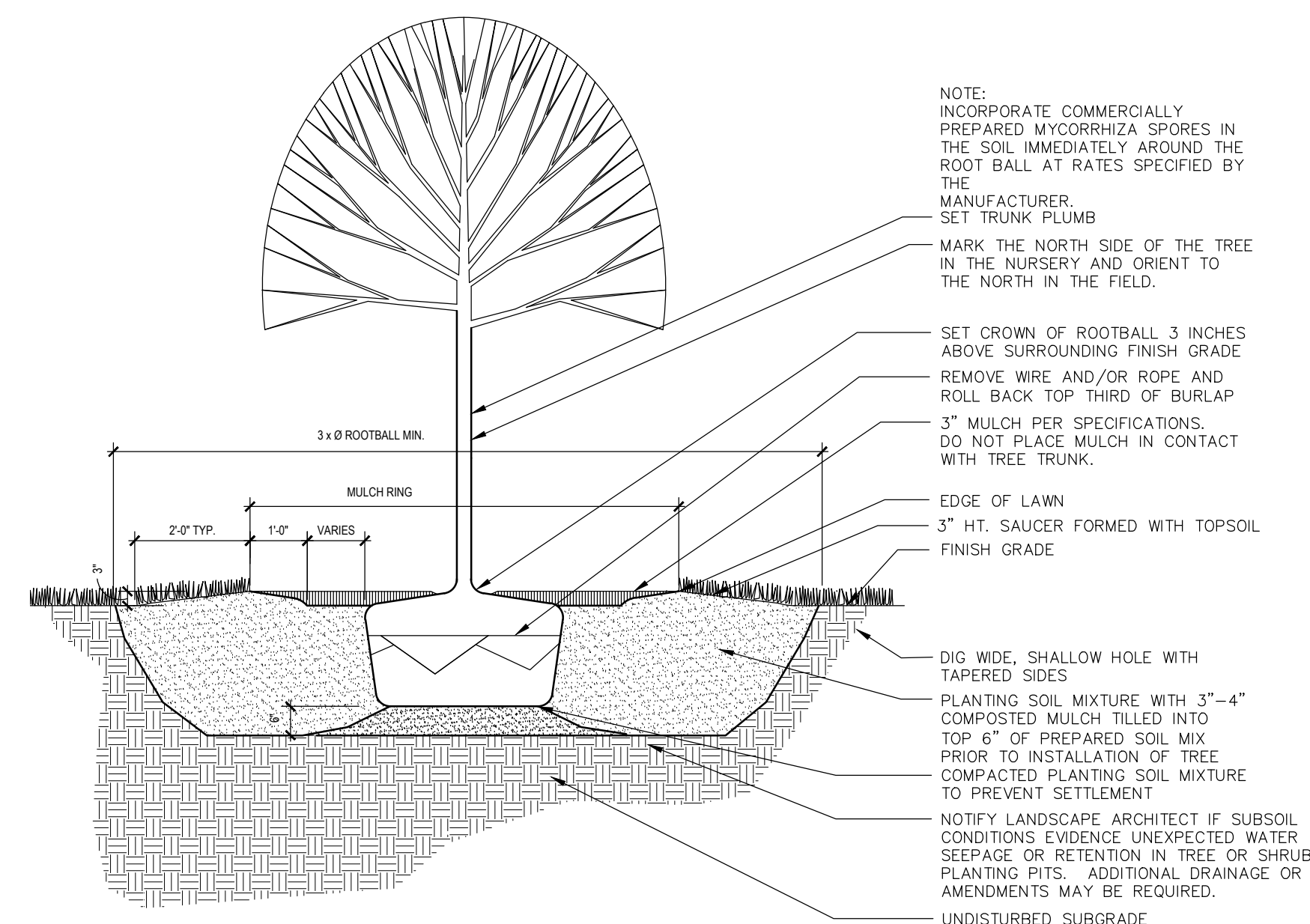


BITUMINOUS CONCRETE CURBING (BCC)
1 1/2\"/>

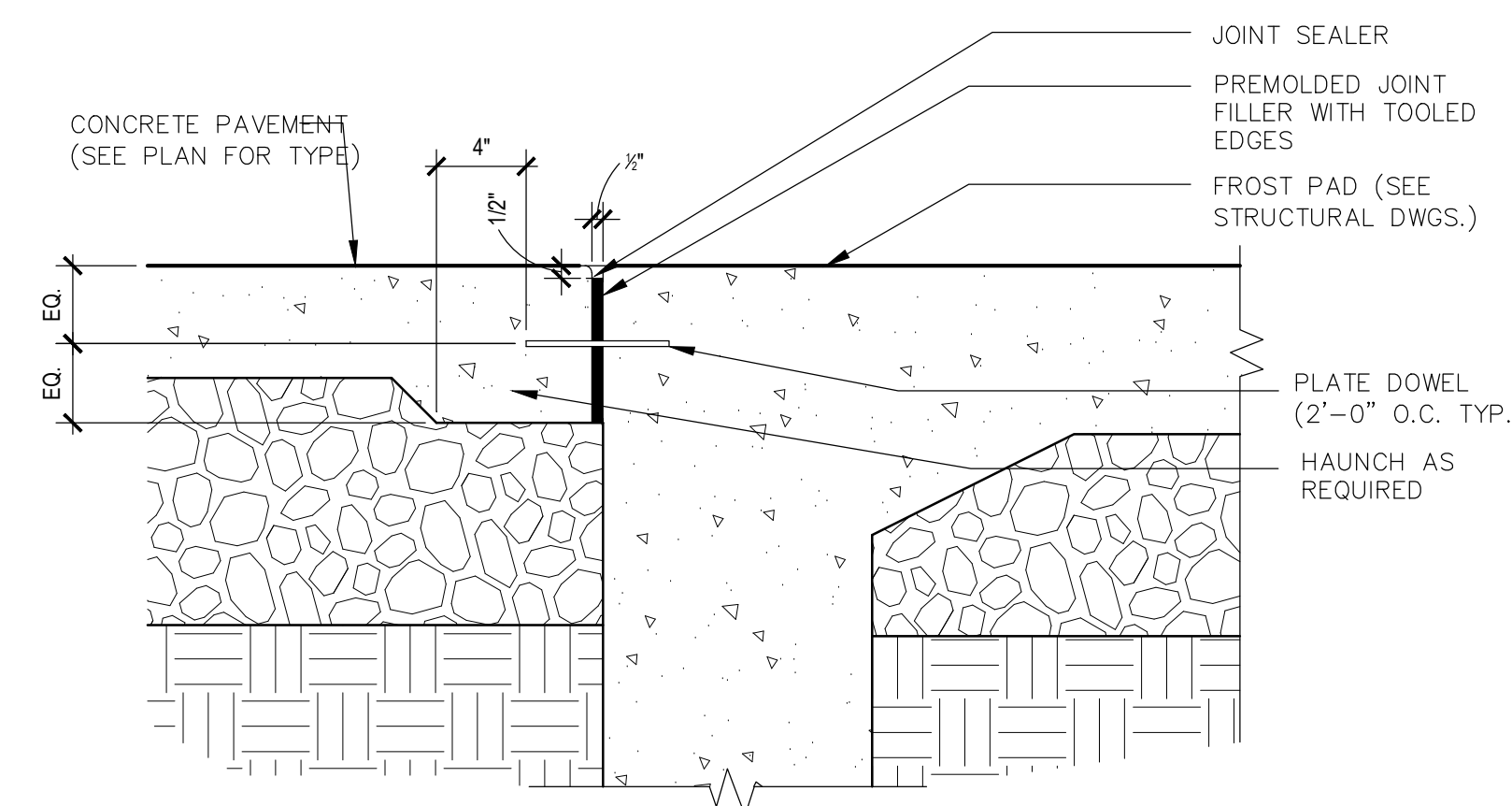


- NOTES:
- FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
 - FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
 - INCORPORATE COMMERCIALY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
 - CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE, DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.

SHRUB PLANTING BED
SCALE: NONE



DECIDUOUS TREE PLANTING
SCALE: 1/2\"/>



DOWELED EXPANSION JOINT AT FROST WALL
1 1/2\"/>

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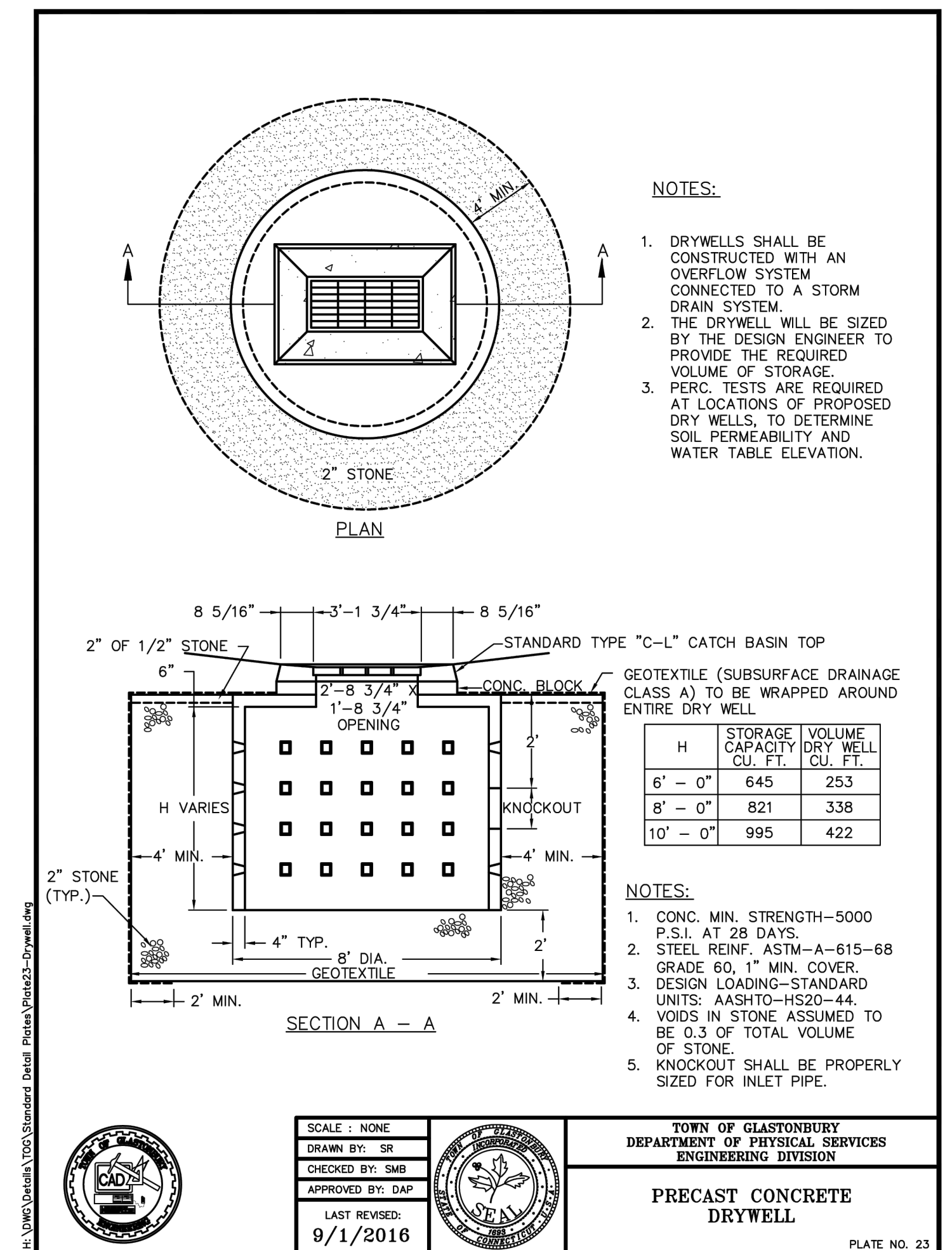
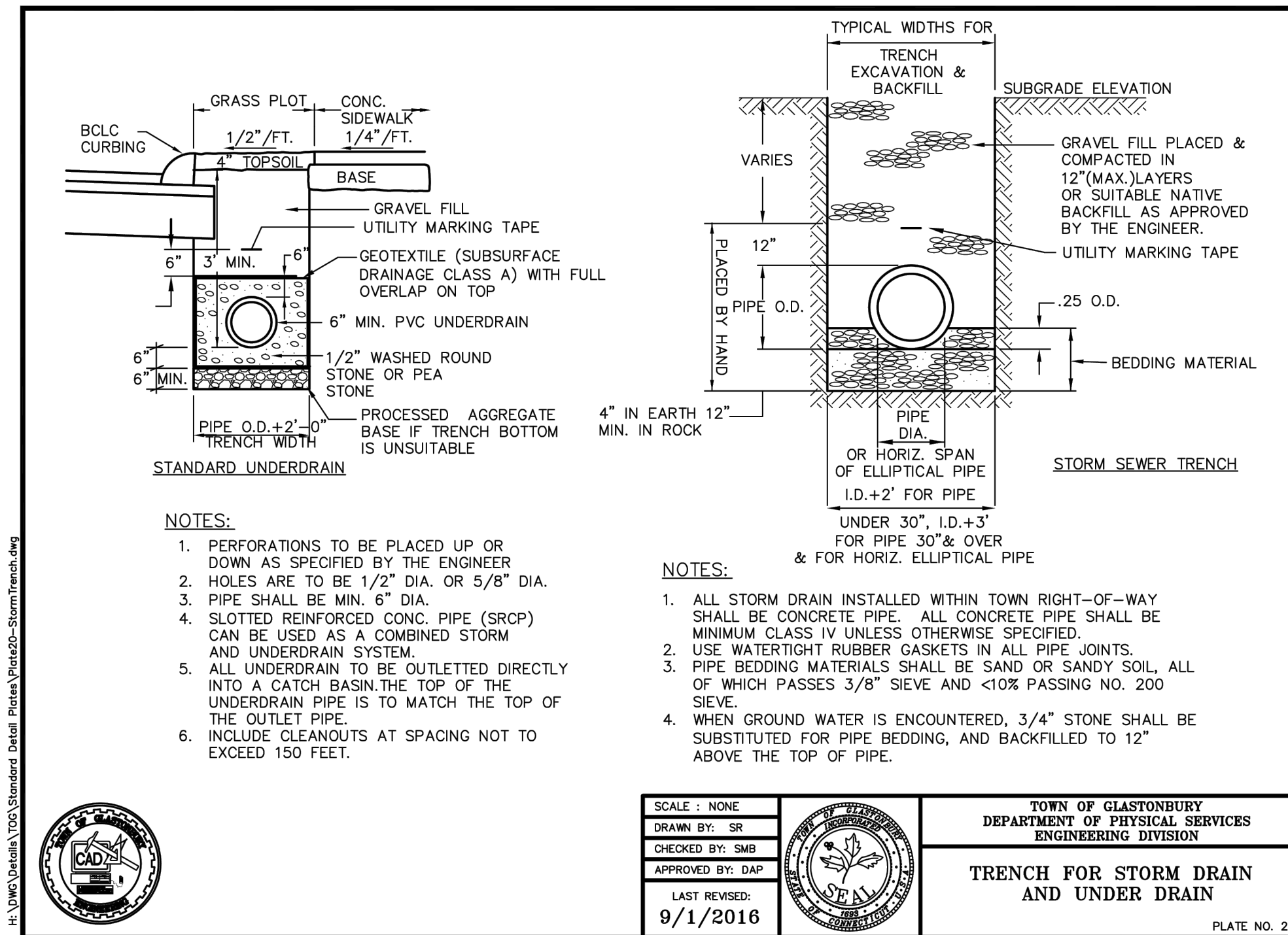
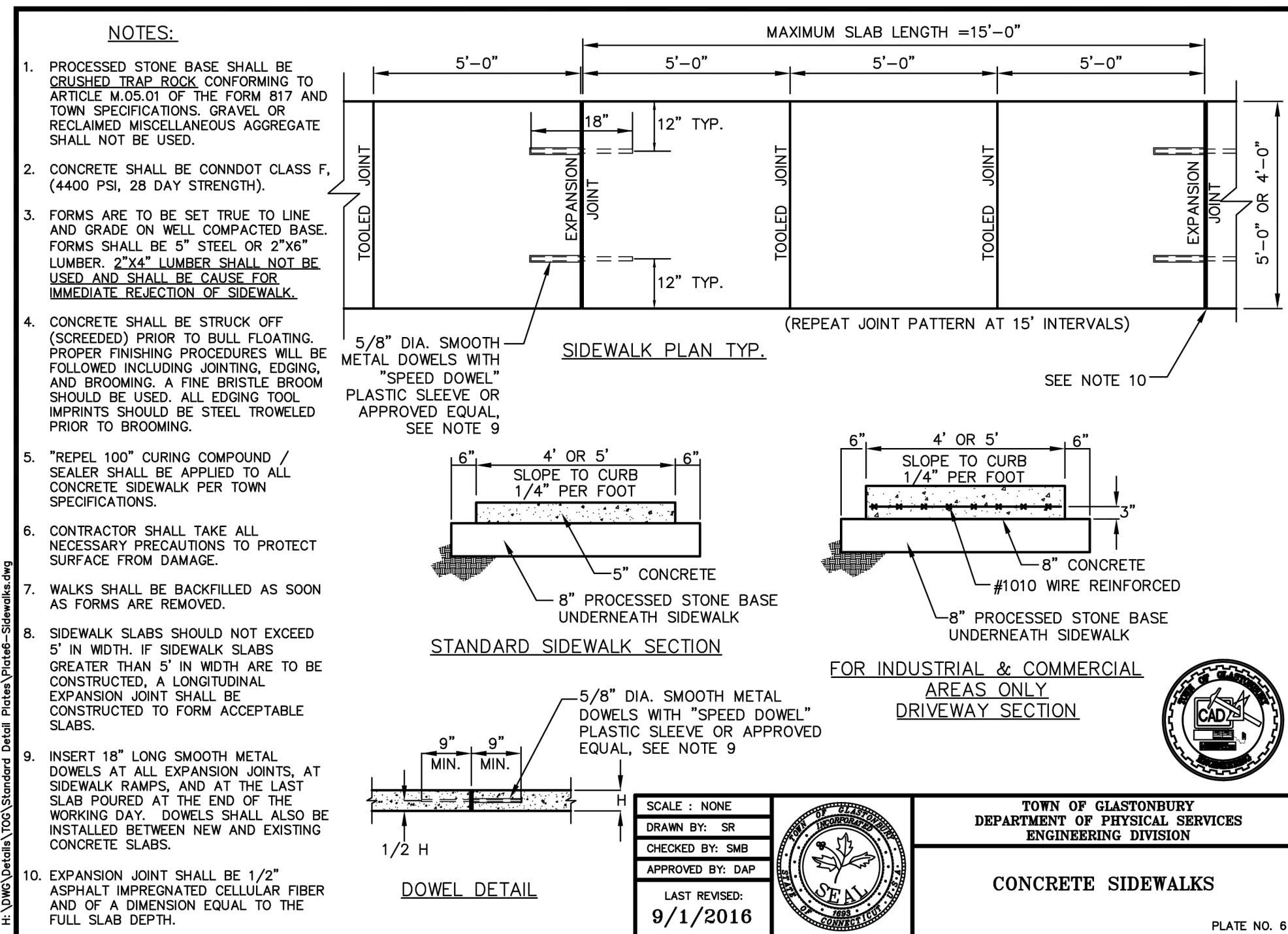
Revision:	Description:	Date:	Revised By:



Drawing Title:
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Date:
ISSUED: 11/22/2023
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Drawn By:
Project Number:
23.105

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Project Title:
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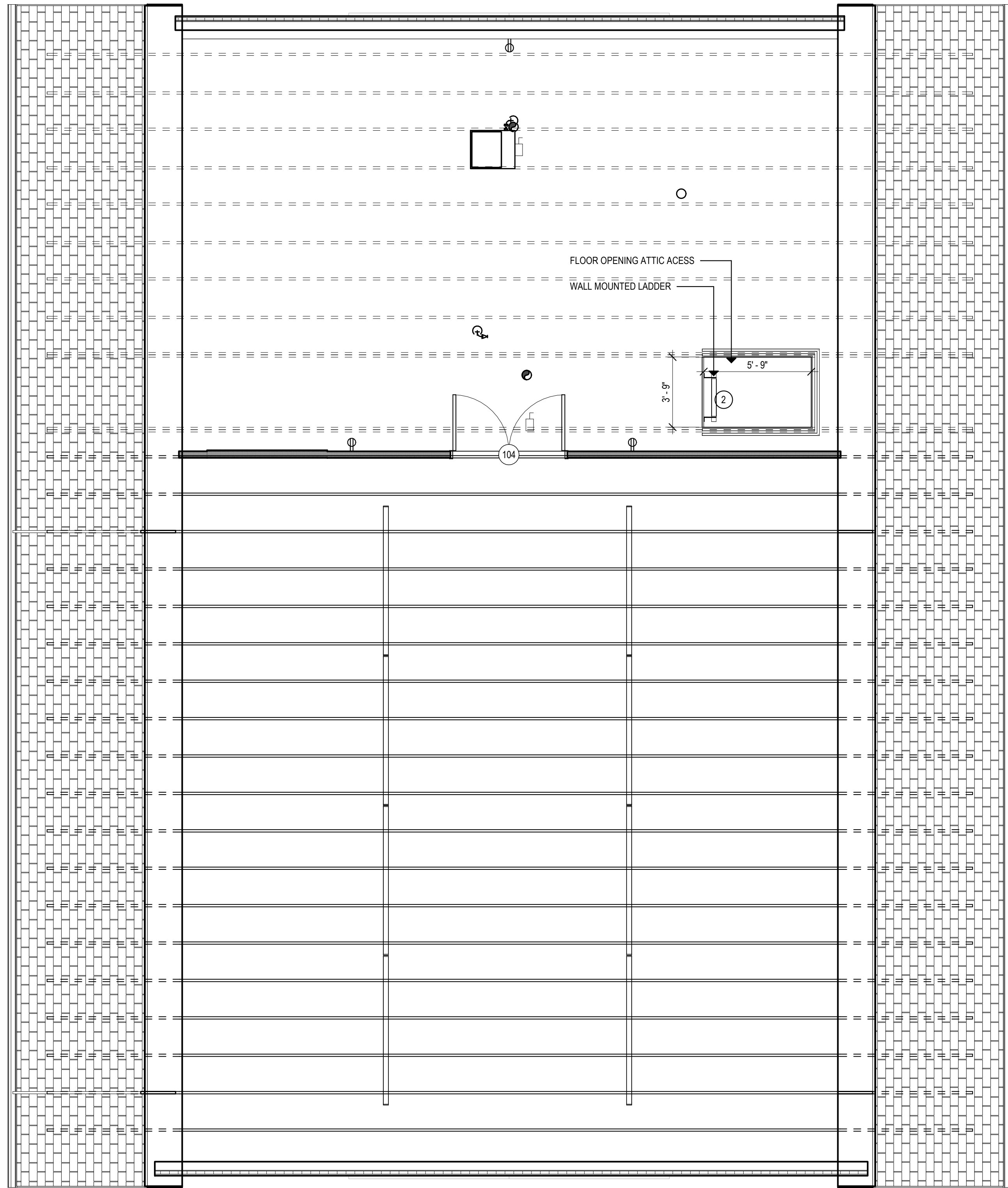
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Date:
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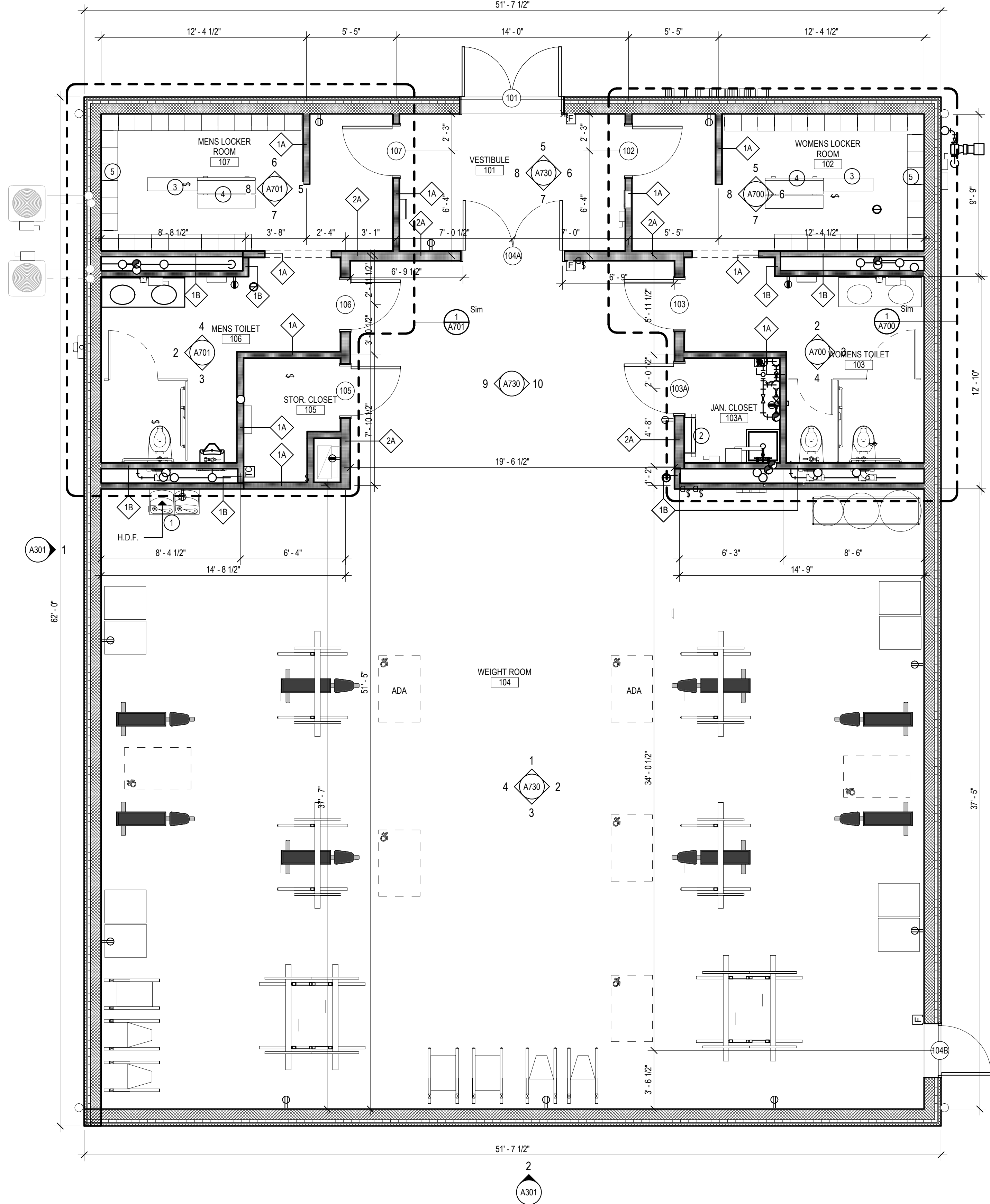
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C-3.1

Project Number:
23.105



2 ATTIC LEVEL FLOOR PLAN
1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

SYMBOL LEGEND

- NEW METAL STUD PARTITIONS
- NEW MASONRY WALL
- NEW CMU WALL
- DOOR NUMBER
- WINDOW TYPE
- ROOM NAME
- ROOM NUMBER
- PARTITION TYPE
- CONSTRUCTION NOTE
- EXTERIOR ELEVATION NUMBER
- SHEET NUMBER
- INTERIOR ELEVATION NUMBER
- SHEET NUMBER
- BUILDING SECTION NUMBER
- SHEET NUMBER
- WALL SECTION NUMBER
- SHEET NUMBER
- FIRE EXTINGUISHER CABINET
- FLOOR DRAIN - SLOPE TO DRAIN
- HANDICAPPED DRINKING FOUNTAIN

GENERAL NOTES

1. READ ALL GENERAL NOTES ON DRAWING A001.
2. CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
3. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK, CONCRETE MASONRY UNITS AND METAL FRAMING UNLESS OTHERWISE NOTED.
4. ALL NEW WALL AND PARTITION ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED.
5. PROVIDE CMU WITH PRE-MANUFACTURED BULLNOSE AT ALL EXPOSED CORNERS.
6. WHERE THE WORD "ALIGN" IS INDICATED IT SHALL MEAN TO ALIGN BOTH SIDES OF WALL.

CONSTRUCTION NOTES (#)

1. PROVIDE HANDICAP DRINKING FOUNTAIN.
2. PROVIDE WALL MOUNTED LADDER TO ACCESS ATTIC LEVEL.
3. PROVIDE 10" DEEP BENCH WITH LEGS BOLTED TO FLOOR LENGTH OF BENCH INDICATED IN FT ON PLAN.
4. PROVIDE 20" ACCESSIBLE BENCH WITH LEGS BOLTED TO FLOOR.
5. PROVIDE 27 QTY LOCKERS. SEE OTHER DRAWINGS AND PROJECT MANUAL FOR LOCKER TYPE AND DESIGN.

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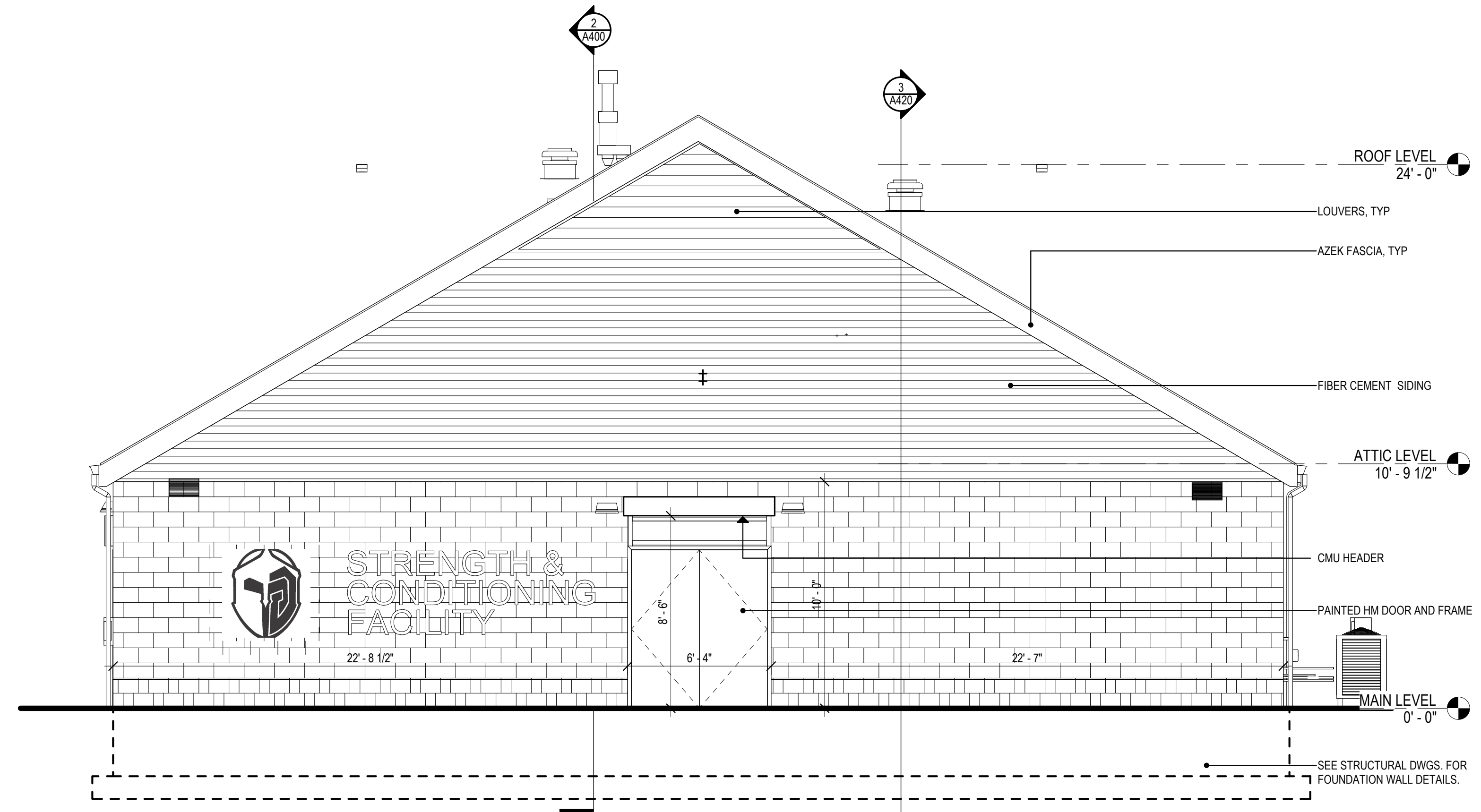


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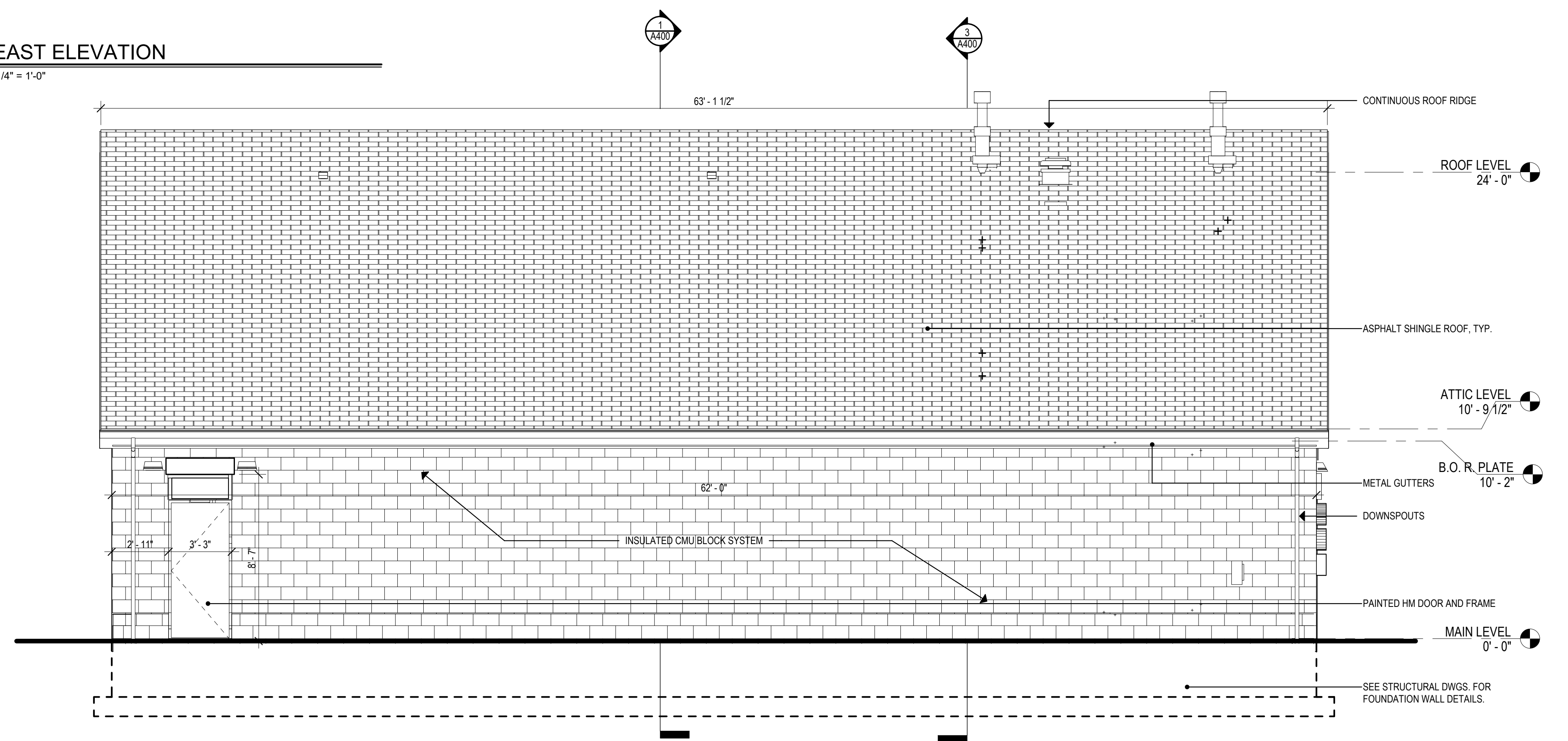
Revision:	Description:	Date:	Revised By:

Drawing Title:
**FIRST FLOOR AND ATTIC FLOOR
 PLANS**

Date: ISSUED: 11/22/2023
 Scale:
 As indicated
 Drawn By: DKB
 Project Number: 23.105
 Drawing Number: **A110**



2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

Project Title:
**Glastonbury High School:
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 Glastonbury, CT 06033

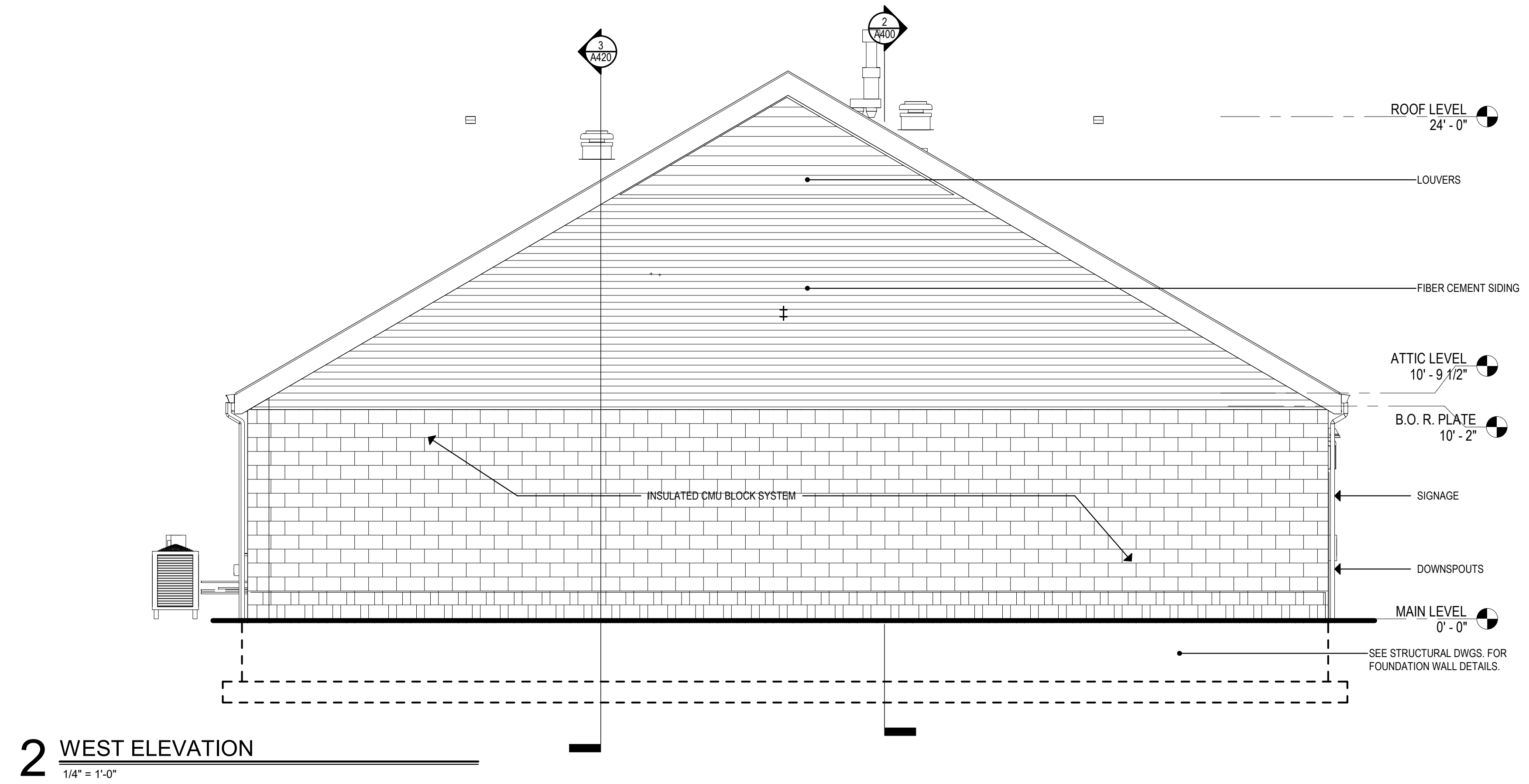


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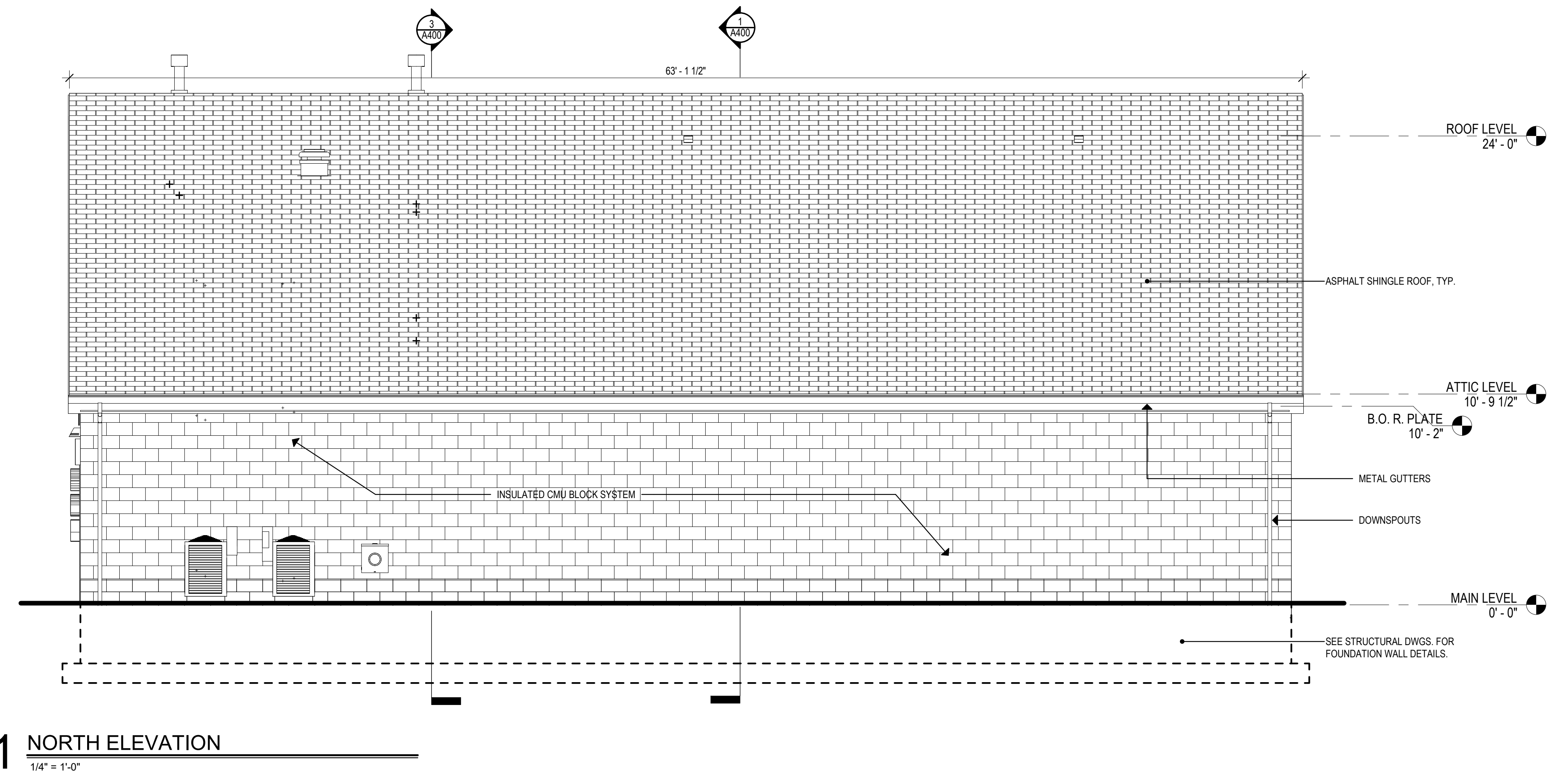
Revision:	Description:	Date:	Revised By:

Drawing Title:
EXTERIOR ELEVATIONS

Date: ISSUED: 11/22/2023
 Scale: 1/4" = 1'-0"
 Drawn By: DKB
 Project Number: 23.105
 Drawing Number: **A300**



2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

Project Title:
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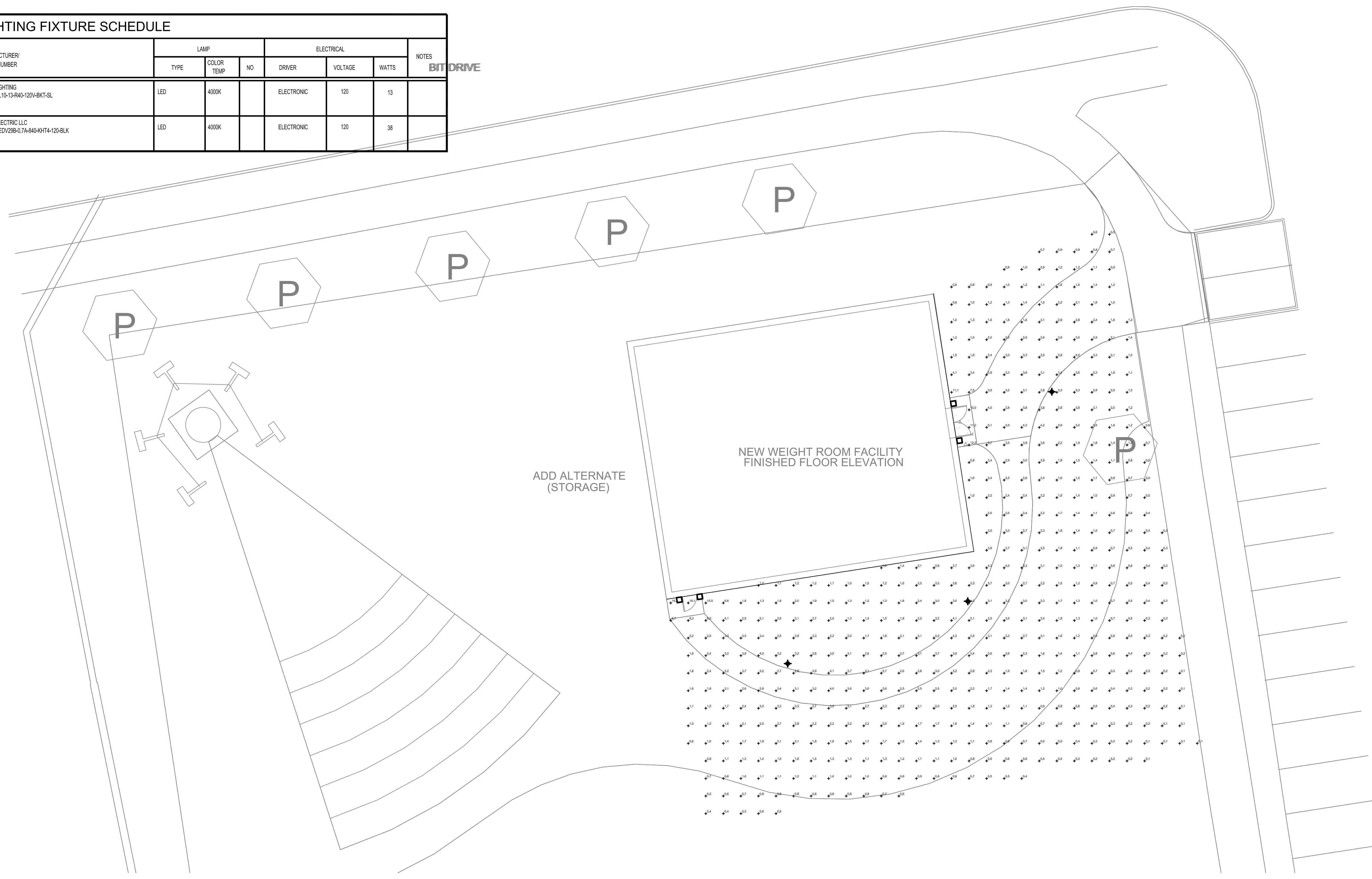
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Revision:	Description:	Date:	Revised By:

Drawing Title:
EXTERIOR ELEVATION

Date: 11/22/2023
 Drawing Number: **A301**
 Scale: 1/4" = 1'-0"
 Drawn By: DKB
 Project Number: 23.105

LIGHTING FIXTURE SCHEDULE									
DESIGNATION	DESCRIPTION	MANUFACTURER/ MODEL NUMBER	LAMP			ELECTRICAL			NOTES
			TYPE	COLOR TEMP	NO	DRIVER	VOLTAGE	WATTS	
□	WALL MOUNTED FULL CUTOFF EXTERIOR LED LIGHT FIXTURE WITH BLACK FINISH.	LUMINIS LIGHTING #SQ6004-L110-13-R40-120V-BKT-SL	LED	4000K		ELECTRONIC	120	13	
✦	POST TOP MOUNTED FULL CUTOFF EXTERIOR LED LIGHT FIXTURE WITH BLACK FINISH, NO GLOBE, TYPE 4 DISTRIBUTION AND MOUNTED ON A 12 FOOT ORNAMENTAL POLE.	SENTRY ELECTRIC LLC #SBR-YB4-EDV258-0.7A-8404HT4-120-BLK	LED	4000K		ELECTRONIC	120	38	



1 ELECTRICAL SITE PLAN
1"=10'-0"

Project Title:
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Revision:	Description:	Date:	Revised By:

Drawing Title:
**ELECTRICAL SITE PLAN - LIGHTING
 CALCULATION**

Date: _____ Drawing Number:
 Scale: _____ **E1.0**
 Drawn By: _____
 PCC _____
 Project Number:
 23.105