

TO: Conservation Commission/Inland Wetlands and Watercourses Agency

FROM: Alter & Pearson, LLC

DATE: April 24, 2020

RE: Narrative for Application of Eastern Ave Holdings, LLC for a Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1

The Site is a 1.04± acre (43,376± s.f.) vacant lot located on the northerly side of Eastern Boulevard, directly west of the existing Central Rock Gym located at 259 Eastern Boulevard. The Applicant is also the owner of Central Rock Gym. The Applicant entered into a 10-year long-term lease with the owner of the property, 233 EASTERN BLVD ASSOCIATES, LLC, and after the expiration of the initial 10-year term has the right to either buy the Site or extend the lease for an additional 10 years. The Applicant is proposing to construct a fifty-five (55) space bituminous parking lot which will address the parking shortage associated with the Central Rock Gym. Wetlands are located on Site in the northeast corner of the lot and total 5,460± s.f. (0.13± acres). The Site has 21,080± s.f. (0.48± acres) of upland review area, and 20,080± s.f. (0.46± acres) will be disturbed as part of this proposal.

The Site currently slopes from the south (elevation 120) to the north (elevation 110). The Applicant is proposing to construct a 3-foot landscape berm along Eastern Boulevard (top of berm elevation is 123) to screen the parking area from the street. The proposed parking lot does not have direct access to Eastern Boulevard and will instead connect to the gym's existing parking lot by both a driveway connection and a 5-foot bituminous pedestrian walk. Additionally, lawn areas will straddle the property line between 233 and 259 Eastern Boulevard creating a green pathway between the two parking lots. The Applicant is amenable to a condition of approval that a bike rack be added to the plan.

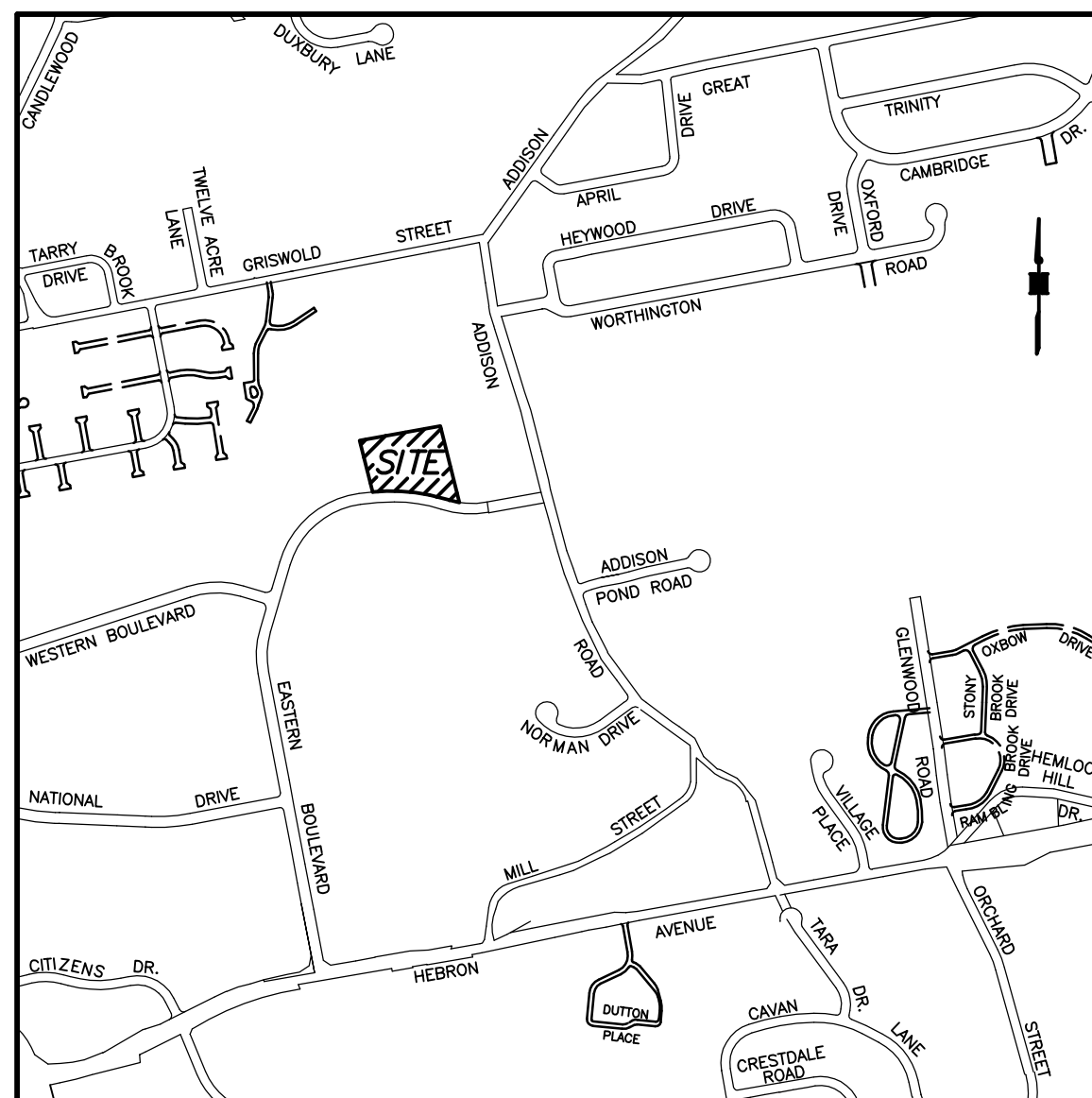
The proposed parking lot has curbs on both the south and west sides allowing the stormwater to sheet flow off the parking lot into a proposed raingarden which has a leaky berm directed towards the wetlands. The project engineer pulled the raingarden away from the existing easements in the northern portion of the Site to greatest extent possible. As noted at the informal meeting, these easements were part of the original subdivision of Eastern Boulevard and contemplated a unified drainage system for the lots in this area. As nearly all lots have been developed and have not utilized this drainage easement, the Applicant anticipates that the potential for the raingarden to be disturbed in the future is minimal. Water quality volume calculations are provided on Sheet 1 of 2 of the plan set. The Landowner has consented to placing a 50-foot Conservation Easement in the northeast corner of the site. The proposed Conservation Easement is contiguous to the existing Conservation Easement on the adjacent gym property. The landowner will *not* consent to installation of sidewalks along the frontage of the Site.

The landscaping plan was presented to the Beautification Committee on March 11, 2020, and received a positive recommendation. The Applicant included all requested changes from that Committee in the landscape plan which appears as the third sheet in the plan set. The plan includes shade trees in the parking islands, wetland plantings adjacent to the raingarden and three types of seed mixes – a basin mix, wet meadow mix and wet & dry disturbed mix.

A lighting plan appears as the fourth sheet in the plan set, and shows the location of the four proposed light poles which are 12 feet tall on a 2-foot concrete base. A detail of the proposed light fixture appears Sheet 2 of the plan set.

After development, impervious coverage for the Site will be 42.4% (19,232 s.f.) and open space will total be 57.6% (26,144 s.f.) – which exceeds the minimum requirement of open space in the zone of 35%.

Please see the wetland application for additional information regarding this proposal.



SITE LOCATION MAP
SCALE: 1"=1,000'

WATER QUALITY VOLUME

$WQV = \frac{(1")(R)(A)}{12}$ WHERE
 $R = 0.05 + 0.009(I)$ $0.05 + 0.009(62) = 0.608$
 $I = \% \text{ IMPERVIOUS} = \frac{19,232 \text{ S.F.}}{31,100 \text{ S.F.}} = 62\%$
 $A = \text{AREA} = 1.04 \text{ AC.}$
 $WQV = \frac{(1")(0.608)(0.71 \text{ AC})}{12} = 0.036 \text{ AC-FT}$
 $ = 1,568 \text{ CF}$
VOLUME PROPOSED = 4150 CF

HORIZONTAL DATUM REFERS TO NAD83
VERTICAL DATUM REFERS TO NGVD88

NOTE: CONTOURS TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY AERIAL TOPO MAPS

REFERENCE IS MADE TO MAPS TITLED:

"TOWN OF GLASTONBURY PROPOSED RIGHT OF WAY #233, #247, #259 AND #273 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE 1"=40' DATE 2-7-2000 REV. 7-17-2000

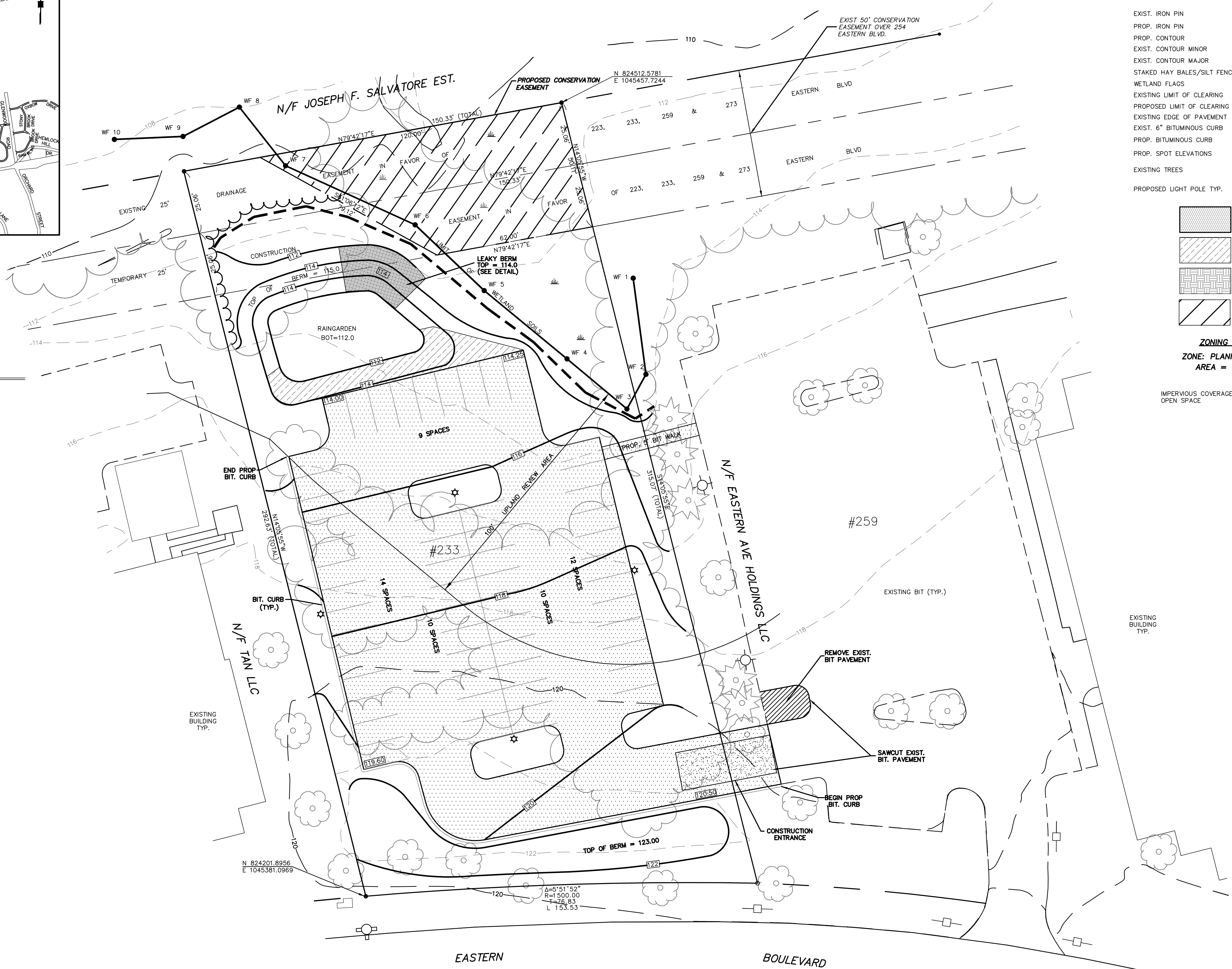
THE SURVEY STATEMENTS BELOW ONLY REFER TO 233 EASTERN BOULEVARD. ALL OTHER INFORMATION DEPICTED TAKEN FROM TOWN OF GLASTONBURY RESOURCE INFORMATION.

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

NO ZONING VIOLATIONS
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
TYPE OF SURVEY: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2, 1-2

JOHN L. HEAGLE L.S. # 9396

I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.
MARK W. FRIEND
SOIL SCIENTIST



LEGEND

- EXIST. IRON PIN
- PROP. IRON PIN
- PROP. CONTOUR
- EXIST. CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- STAKED HAY BALES/SILT FENCE
- WETLAND FLAGS
- EXISTING LIMIT OF CLEARING
- PROPOSED LIMIT OF CLEARING
- EXISTING EDGE OF PAVEMENT
- EXIST. 6" BITUMINOUS CURB
- PROP. BITUMINOUS CURB
- PROP. SPOT ELEVATIONS
- EXISTING TREES
- PROPOSED LIGHT POLE TYP.

- PROPOSED PARKING LOT
- EROSION CONTROL MAT
- LEAKY BERM
- CONSERVATION EASEMENT

ZONING INFORMATION

ZONE: PLANNED EMPLOYMENT
AREA = 45,376 S.F.

IMPERVIOUS COVERAGE	= 19,232 S.F.	42.4%
OPEN SPACE	= 26,144 S.F.	57.6%
	45,376 S.F.	100.0%

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
MARK W. FRIEND P.E. #15818

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0687

SITE PLAN/EROSION & SEDIMENTATION CONTROL PLAN
#259 & #233 EASTERN BOULEVARD
PREPARED FOR
CENTRAL ROCK GYM
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: PEJ
DATE: 2-20-20
SCALE: 1"=20'
SHEET 1 OF 2
MAP NO. 85-19-1SP