

TO: Conservation Commission/Inland Wetlands and Watercourses Agency

FROM: Alter & Pearson, LLC

DATE: April 24, 2020 (*revised June 4, 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. A bike rack currently exists adjacent the building on 259 Eastern Boulevard.

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 basin. The basin will treat the water quality volume and dissipate the water into a coarse aggregate layer of material. The basin will be drained by an underdrain system and discharged to the adjacent wetland. The project engineer pulled the basin 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 and a Hydrology and Hydraulics Engineering Report prepared by Mark W. Friend, PE, Soil Scientist, LEED AP and May, 2020 has been submitted to Town Staff. 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, further the issue of the financial burden of the installation of sidewalks for this project was discussed at the Plans Review Subcommittee meeting on May 13, 2020. While the Subcommittee agreed that this topic would be reviewed before the full Commission, Vice Chairman Purtill suggested that a condition could be added to an approved that "sidewalks should be installed if the lot is ever developed to anything besides a parking lot."

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%. Finally, attached to this narrative please find an email dated June 4, 2020, sent to Mr. Mocko addressing the questions from Mr. Kaputa from the Informal Meeting. Please see the wetland application for additional information regarding this proposal.

Rock Gym - Response to Commissioner Kaputa's Questions

Meghan Hope <mhope@alterpearson.com>
To: Thomas Mocko <thomas.mocko@glastonbury-ct.gov>
Cc: Mark Friend <mwf@megsonandheagle.com>

Thu, Jun 4, 2020 at 5:24 PM

Tom:

At the Conservation Commission/IWWA's meeting on February 13, 2020, Commission Kaputa asked the below questions regarding an apparent disturbance in the upland review area on the existing Central Rock Gym site located at 259 Eastern Boulevard.

"Commissioner Kaputa asked the question about the existing parking on the northwest corner and pointed out it looks like erosion is going into the wetlands. Attorney Alter responded he had no idea but would find out. Commissioner Kaputa also noted that on the same property in the northeast corner there is a drive with cuttings and trees knocked down near wetlands. He asked Attorney Alter what was going on there."

Following the meeting, I discussed this issue with my client. He indicated that over the past several months patrons of the gym began to park on the shoulders of the parking lot due to the lack of available parking within the existing lot. The manager was unaware that these areas were in the upland review area. Mark Friend did review the Site in person and indicated to me that the area that was disturbed did not extend into the existing Conservation Easement area. With the approval of the new parking lot, the owner does not see this issue happening again.

On May 29th, the areas that were disturbed were cleared of any piled brush, and loamed and seeded. The areas are currently being watered twice a day and grass is already growing in those areas. Mark indicated that there is a very small area in the northwest corner of 259 Eastern Boulevard that will require an E & S blanket in order for grass to grow - he has added this detail to Plan.

Please let me know if you would like any additional information on this.

Thank you,

Meg

Meghan Alter Hope
Associate

Alter & Pearson, LLC
Attorneys at Law
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033
860.652.4020 telephone
860.977.9909 mobile
860.652.4022 fax

COVER SHEET TO BE LEGIBLY COMPLETED AND SUBMITTED ALONG WITH ALL OTHER APPLICATION MATERIALS (Parts I, II, III and IV as applicable)

Applicant's name: Eastern Ave Holdings LLC, 299 Barber Avenue, Worcester, MA 01606-2437
Ed Hardy, Owner, Central Rock Gym, 508-579-2760

1. **Title of project:** Parking lot expansion
2. **Address or descriptive location of proposed project or regulated activity:**
233 Eastern Boulevard (F4/2100/W0008)

3. **Please check/indicate all that apply with regard to the application being submitted:**

Circumstance	check	requirements
• application for only a regulated activity	<u> X </u>	complete Part I
• application also involves a proposed subdivision, <u>special permit</u> or planned area development	<u> X </u>	complete Part II
• application also involves a "significant" impact activity (see definition)	<u> </u>	complete Part III
• application for renewal or time extension for or amendment to an issued permit	<u> </u>	complete Part IV

4. **Certification by applicant**

By my signature I hereby certify that:

- i. the applicant is familiar with all of the information provided in the application and is aware of the penalties for obtaining a permit by deception or by inaccurate or misleading information; and
- ii. the Agency members and their designated agents are authorized to inspect the property, at reasonable times, both before and after a final decision has been issued, and after completion of the project.

Signature of Applicant:

Date:



3/16/20

Ed Hardy, Owner, Central Rock Gym

PART I

All applications to authorize proposed regulated activities shall legibly include the following information in writing and on maps and plans or drawings:

- A. The applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number. **Eastern Ave Holdings LLC, 299 Barber Ave, Worcester, MA 01606-2437, Ed Hardy, Owner, Central Rock Gym, 508-579-2760.**
- B. The landowner's name, mailing address and telephone number and a signed written consent letter from the landowner if the applicant is not the owner of the land upon which the subject activity is proposed. **Tammy Villamizar, 810 Neipsic Road, Glastonbury, CT 06033, 860-633-7855. A consent letter is submitted with this Application. See Attached Part I.B.**
- C. The applicant's interest in the land. **Lessee.**
- D. Using the appropriate United States Geological Survey quadrangle topographic map, a location map at a scale of 1 inch = 2,000 feet identifying the geographical location of the land which is the subject of the proposed activity. **See Attached Part I.D.**
- E. A description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed by the proposed regulated activity, soil type(s), and wetland vegetation. **See Attached Part I.E.**
- F. A written narrative on the purpose and a description of the proposed regulated activity. **See Attached Part I.F.**
- G. The proposed erosion and sedimentation controls and other management practices and mitigation measures, such as but not limited to, any measures to detain or retain stormwater runoff or recharge groundwater, any plantings for habitat improvements, and any other measures proposed to mitigate the potential environmental impacts, which may be considered as a condition of issuing a permit or license for the proposed regulated activity including, but not limited to measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance, and create productive, functional wetland or watercourse resources. **See *Plan Set.***
- H. A map at a scale of 1 inch equals 100 feet identifying the topographical features of the property to be affected by the proposed activity, adjacent lands, adjacent regulated areas, such as upstream and/or downstream areas as may be identified by the Agency or its designated agent, and other pertinent features including, but not limited to, existing and proposed property lines, roads, and drives, existing and proposed buildings and their utilities, topography, soil types, the limits of inland wetlands, watercourses and upland review areas, existing and proposed lands protected as open space or by conservation easements, and types of vegetative cover. **See *Plan Set.***
- I. A site plan at a scale that provides sufficient detail showing existing and proposed measures to mitigate the potential environmental impacts, including, but not limited to dedicated open space areas, along with their computed land area(s), and areas protected by conservation easements or restrictions, along with their computed land area(s). **See *Plan Set.***
- J. A site plan showing the existing and proposed impervious surfaces, along with their computed land

area(s), and the existing and proposed management practices that serve to mitigate the hydrologic, thermal and other adverse effects caused by such impervious surfaces. **See Plan Set and Water Quality Volume Calculations on Sheet I of 2.**

- K. A site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and upland review area(s) and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses. **See Plan Set.**
- L. A title block and legend of symbols used for each plan or map or drawing indicating the name of plan or map or drawing, date prepared and subsequent revision dates, and scale. **See Plan Set.**
- M. Names and addresses of abutting property owners as shown in the records of the tax assessor of the municipality as of a date no earlier than thirty (30) days before the date the application is submitted to the Agency. **See Attached Part I.M.**
- N. Certification by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information. **See Cover Page, No. 5, i.**
- O. An alternative to the submitted application which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the submitted application was chosen; all such alternatives shall be diagramed on a site plan or drawing. **See Attached Part I.O – Alternatives.**
- P. The calculated (1) total area (square feet) of wetlands and watercourses on the subject property and (2) total area (square feet) of regulated area that would be potentially disturbed by the proposed regulated activities. **(1) total area of wetland or waterbodies on the Site = 5460 s.f.; (2) total area of potential disturbance in the upland review area is 20,800± s.f. (0.48± acres).**
- Q. Authorization for the members and designated agent(s) of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the license or permit. **See Cover Page, No. 5, ii.**
- R. A completed CT DEEP reporting form (such form and instructions provided with these forms) whereby the Agency or its designated agent shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with Section 22a-39-14 of the Regulations of Connecticut State Agencies. **A completed CT DEEP Reporting Form is included with this Application.**
- S. Submission of the appropriate filing fee based on the fee schedule established in Section 15-22 of Town Code of Ordinances (fee schedule attached). **A check in the amount of \$206.26 is enclosed with this application, please see below fee calculation:**
 - 5460 s.f. wetlands on Site x \$1.00 per 1,000 s.f. = **\$5.46**
 - 20,080 s.f. URA on Site to be disturbed x \$10 per \$1,000 s.f. = **\$200.80**
- T. The applicant shall certify whether:
 - a. any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality; **No.**

- b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; *No*.
 - c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or *No*.
 - d. water runoff from the improved site will impact streets or any other property within the adjoining municipality. *No*.
- U. If the Agency deems that a peer review of any information submitted by the applicant is warranted, the applicant will be required to pay the cost of that peer review prior to a final decision. Pursuant to Section 22a-22a(e) of the Connecticut General Statutes, the Agency may require a filing fee to be deposited with the Agency in an amount sufficient to cover the reasonable cost of reviewing and acting upon the application including, but not limited to, the cost of peer reviews of information submitted by the applicant.
- V. Any other information the Agency deems necessary to understand exactly what the applicant is proposing.

PART II.

Any application involving a land use proposal subject to these regulations and also subject to subdivision or special permit or planned area development application shall be required to contain the following additional information and to explain how the proposal meets the goals and objectives referenced in L and M within this Part II:

- A. All wetland boundaries on the property shall be identified by a soil scientist using blue survey tape and located by a Licensed Land Surveyor; the soil scientist shall consecutively number the survey tapes that mark boundary lines of all wetlands on the subject property; the survey tape shall be located by a Licensed Land Surveyor using field survey techniques and each tape location and number shall be plotted onto the site plan. *See Plans, the wetlands located within the drainage easement and nearby area have been identified by a soil scientist and located, the location has been placed on the plans.*
- B. All watercourses identified on the property shall be located and accurately identified on the site plan to the satisfaction of the Agency or its designated agent.
- C. In the situation where an upland review area may extend onto the subject property due to the likelihood of the presence of wetlands or watercourses on a neighboring property, then one of the following shall occur.
1. preferably, permission to identify and survey the wetlands boundary or watercourse limits from the neighboring landowner shall be sought by the applicant; in which case if permission is granted, then the wetlands boundary and/or watercourse identification processes as presented in A and B above shall apply; or
 2. alternatively, a best-educated approximation method utilizing resource maps and other interpretive techniques shall be taken to approximate the wetlands boundary or watercourse limits on the neighboring property and the limits of the regulated area on the subject property; the person responsible for approximating such boundaries and limits shall provide a report on the rationale used in approximating such boundaries and limits.
- D. A written report by the soil scientist that includes the names of the applicant and project, the location of and limits of the property investigated, the dates of the soil investigations, certification that the mapping of soil types is consistent with the categories established by the national Cooperative Soil Survey of the USDA Natural Resources Conservation Service, a description of each soil mapping unit investigated, the set of the consecutive numbers used on the survey tapes to identify the wetland boundaries, and a certified statement that the wetland boundaries and the mapping of soil types appearing on the site plan are, to the best of the soil scientist's knowledge, true and accurate. *See attached Part II.D.*
- E. A map of sufficient scale shall be submitted indicating each surficial drainage area influencing each distinct wetland area or watercourse on the property. *See exhibit within Stormwater Report prepared by Megson, Heagle & Friend C.E. & L.S., LLC.*
- F. A wetlands and/or watercourses report, prepared by a qualified person, that contains a written description for each distinct wetland area and watercourse on the subject property, including, but not limited to wetland and watercourse characteristics related to physical features, vegetation, wildlife, ecological communities, wetland/watercourse functions and values, its/their relationship to adjacent upland areas, and effects of the proposed activity on these wetlands and watercourse characteristics. *See attached Part II.F.*

- G. A site plan at a scale of 1 inch= 40 feet, or at a scale that exhibits greater detail, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state or by such other qualified person indicating the following: ***See Plan Set.***
1. the location and limits of all wetlands, watercourses and upland review areas;
 2. the proposed alterations and uses of wetlands, watercourses and upland review areas;
 3. all proposed activities on the property (e.g. grading, filling and excavation of the land, removal of vegetation, surface and subsurface measures to manage the drainage of water, construction or placement of structures, landscaping, outdoor lighting) and existing and proposed conditions in relation to wetlands and watercourses, including activities and/or conditions located outside of the regulated area(s) that may have an impact on wetlands and/or watercourses; the details of any proposed outdoor lighting shall be shown on a separate lighting plan which also represents the estimated levels of light extending beyond the proposed source(s) of light;
 4. the land contours;
 5. the locations of other prominent features such as bedrock outcrops, stone walls, old woods roads, existing structures and drives, and trees deemed by the Agency or its designated agent to be of noteworthy value; and
 6. the boundaries of land ownership for the subject land and for the abutting properties along with the names of all such landowners.
- H. A written description of the alternatives considered and subsequently rejected by the applicant and why the alternative set forth in the application was chosen with all such alternatives diagrammed on a separate plan or drawing. ***See Attached Part II.H – Alternatives.***
- I. A written description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and for each alternative. ***See Attached Part II.I – Ecological Enhancements.***
- J. A written description of the management practices and other measures designed to mitigate the impact of the proposed activity. ***See Attached Part II.J – Management Practices.***
- K. A written description of the intended or required physical and chemical characteristics of any fill material proposed within the regulated area. ***See Attached Part II.K – Fill Material.***
- L. Goals and objectives which shall be demonstrated in the application:
1. for just those targeted watersheds identified within subsection 1 under the definition of "upland review area" found within Section 2.1 of the regulations, the land use proposal related to the proposed regulated activity should not result in the effective impervious surface coverage exceeding ten (10) percent on the subject property; public road reconstruction projects within established public right-of-ways are exempt from the goal and objective within this subsection; and

2. the land use proposal should be brought into existence utilizing the following policy as expressed in the following hierarchy:
 - a) avoid encroachment into all regulated areas;
 - b) avoid encroachment into all wetlands and watercourses;
 - c) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of high value;
 - d) avoid encroachment into any wetland and watercourse that exhibits multiple wetland and watercourse functions that are of moderate value;
 - e) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of high value;
 - f) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function that is of moderate value;
 - g) avoid encroachment into any wetland and watercourse that exhibits one wetland and watercourse function of low value; and
 - h) encroachments that cannot be avoided must be minimized.

M. A written summary of how the proposal complies with the environmental policies contained within the Town of Glastonbury's adopted and in-force Plan of Conservation and Development (<http://www.glasct.org/index.aspx?page=122>). **See Attached Part II.M – Plan of Conservation and Development.**

N. The Agency may require applicants and/or Permittees to develop and implement a water quality testing program (before and after development) that assesses the impacts or affects on downgradient wetlands and/or watercourses from the land use associated with the regulated activity; the results from such a required water quality testing program are solely intended for the collection and analysis of data for educational and scientific purposes.

PART III.

If the proposed activity involves a significant impact, as determined by the Agency, then additional information (in addition to all other information required within Parts I and II), based on the nature and anticipated effects of the activity, including but not limited to the following, shall be required:

- A. A comprehensive written environmental impact statement report for the entire land use proposal, including, but not limited to a description of how the application will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent.
- B. Maps and descriptions that identify downstream and downgradient regulated areas which are off-site and their condition, existing off-site structures on adjacent properties and watershed or drainage area boundaries which influence the subject regulated area.
- C. Engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan.
- D. Site specific, high intensity soils mapping that identifies the entire site's soil types consistent with the categories established by the National Cooperative Soil Survey of the United States Department of Agriculture's Natural Resources Conservation Service.

PART IV.

Any **application to renew or amend an existing license or permit** shall be filed with the Agency in accordance with Section 8 of the regulations at least sixty-five (65) days prior to the expiration date of the license or permit. Any application to renew or amend such an existing license or permit shall contain the following information:

- A. The application shall incorporate the documentation and record of the prior/original application.
- B. The application shall describe the extent of work completed at the time of filing and the anticipated time schedule for completing the activities authorized in the license or permit.
- C. The application shall state the reason why the authorized activity was not initiated or completed within the time specified in the license or permit.
- D. The application shall describe any changes in facts or circumstances involved with or affecting wetlands or watercourses or use of the land for which the license or permit was issued.
- E. The Agency may, prior to the expiration of a license or permit, accept an untimely application to renew such license or permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if, in its judgment, the license or permit is likely to be renewed and the public interest or environment will be best served by not interrupting the activity.

FEE SCHEDULE
for Applications pursuant to the
Inland Wetlands and Watercourses Regulations

Fee Schedule. Application fees shall be based on the following:

- a) Permitted Uses as of Right and Nonregulated Uses (Section 4 of the Regulations) shall be at NO CHARGE.
- b) Regulated Uses and Activities (Section 6 of the Regulations). The total fee shall be the cumulative amount of the following factors, when applicable:
 1. the total wetlands and/or watercourses area (in square feet) on the subject property multiplied by the rate of \$1.00 per 1,000 square feet; plus
 2. the total regulated area (in square feet) to be disturbed by regulated activities multiplied by the rate of \$10.00 per 1,000 square feet; plus
 3. \$400.00 if the proposed activity is declared a significant activity by the Agency.
- c) Map Amendment Petitions (Section 14.3 of the Regulations) shall be \$200.00.
- d) Renewals or Extensions of the Expiration Date to a previously issued permit (Sections 7.10 and 11.7 of the Regulations) shall be \$100.00.
- e) Amendment of a Previous Approval (Section 7.10 of the Regulations) that is not deemed a significant activity shall be the prescribed amount as determined in b.2 above.
- f) Transfer or assignment of a previously issued permit (Section 11.8 of the Regulations) shall be \$25.00.
- g) Exemption. Boards, commissions, councils and departments of the Town of Glastonbury are exempt from all fee requirements.
- h) Waiver. The applicant may petition the Agency to waiver, reduce or allow delayed payment of the fee required. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:
 1. the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee; or
 2. the amount of the application fee is clearly excessive in relation to the cost to the Town for reviewing and processing the application.

The Agency shall state upon its record the basis for all actions pertaining to a request for a waiver.

TOM MOCKO, ENVIRONMENTAL PLANNER 06-23-89

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

In accordance with Public Act 09-03 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.

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 Eastern Ave Holdings LLC, c/o Ed Hardy, Owner, Central Rock Gym
 Address 299 Barber Avenue
Worcester, MA 06106-2437
 Name of Project Parking lot expansion
 Address 233 Eastern Blvd
(F4/2100/W0010)

Type of Application:

Special Permit Section Number	<input type="text"/>
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	XX
Special Exceptions and Variances	_____

Date Fee Received _____ By _____

Project Number _____

PART I.B

Landowner Consent Letter

April 14, 2020

Glastonbury Conservation Commission &
Inlands Wetlands and Watercourses Agency
c/o Mr. Thomas Mocko, Environmental Planner
2155 Main Street
Glastonbury, CT 06033

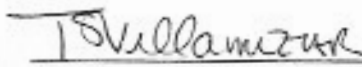
RE: Landowner Consent and Authorization Letter - Application of EASTERN AVE HOLDINGS LLC for an Inland Wetlands and Watercourses Permit and Recommendation to the Town Plan and Zoning Commission Concerning a Section 12 Special Permit with Design Review for a Proposed Parking Lot Expansion at 233 Eastern Boulevard.

Mr. Mocko:

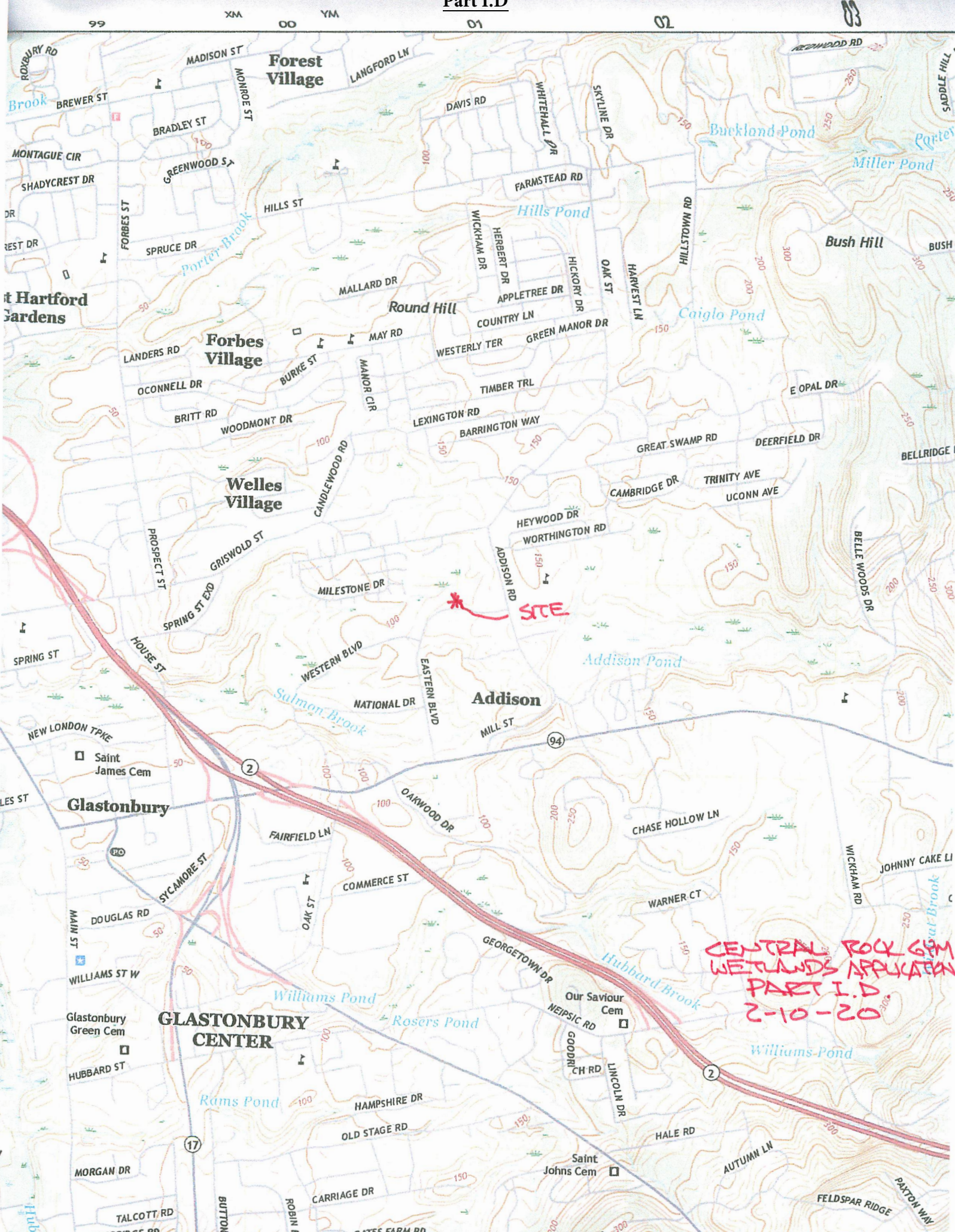
I, Tammy Villamizar, am a Member of **233 EASTERN BLVD ASSOCIATES, LLC**, having a business address of 810 Neipsic Road, Glastonbury, CT, which limited liability company is the owner of **233 Eastern Boulevard, Glastonbury, Connecticut (Map/Street/Lot F4/2100/W0008)**. My telephone number is 860-633-7855.

I hereby consent and authorize **EASTERN AVE HOLDINGS, LLC**, to file an application and any and all associated plans and materials with the Town of Glastonbury Conservation Commission & Inlands Wetlands and Watercourses Agency for an Inland Wetlands and Watercourses Permit and recommendation to the Town Plan and Zoning Commission concerning a Section 12 Special Permit with Design Review, for a proposed parking lot expansion on the above-stated property and as more particularly described in the plans and materials submitted with the application.

233 EASTERN BLVD ASSOCIATES, LLC



Tammy Villamizar, Member



CENTRAL ROCK GYM
WETLANDS APPLICATION
PART I.D
2-10-20

Hartford
Gardens

Forest
Village

Round Hill

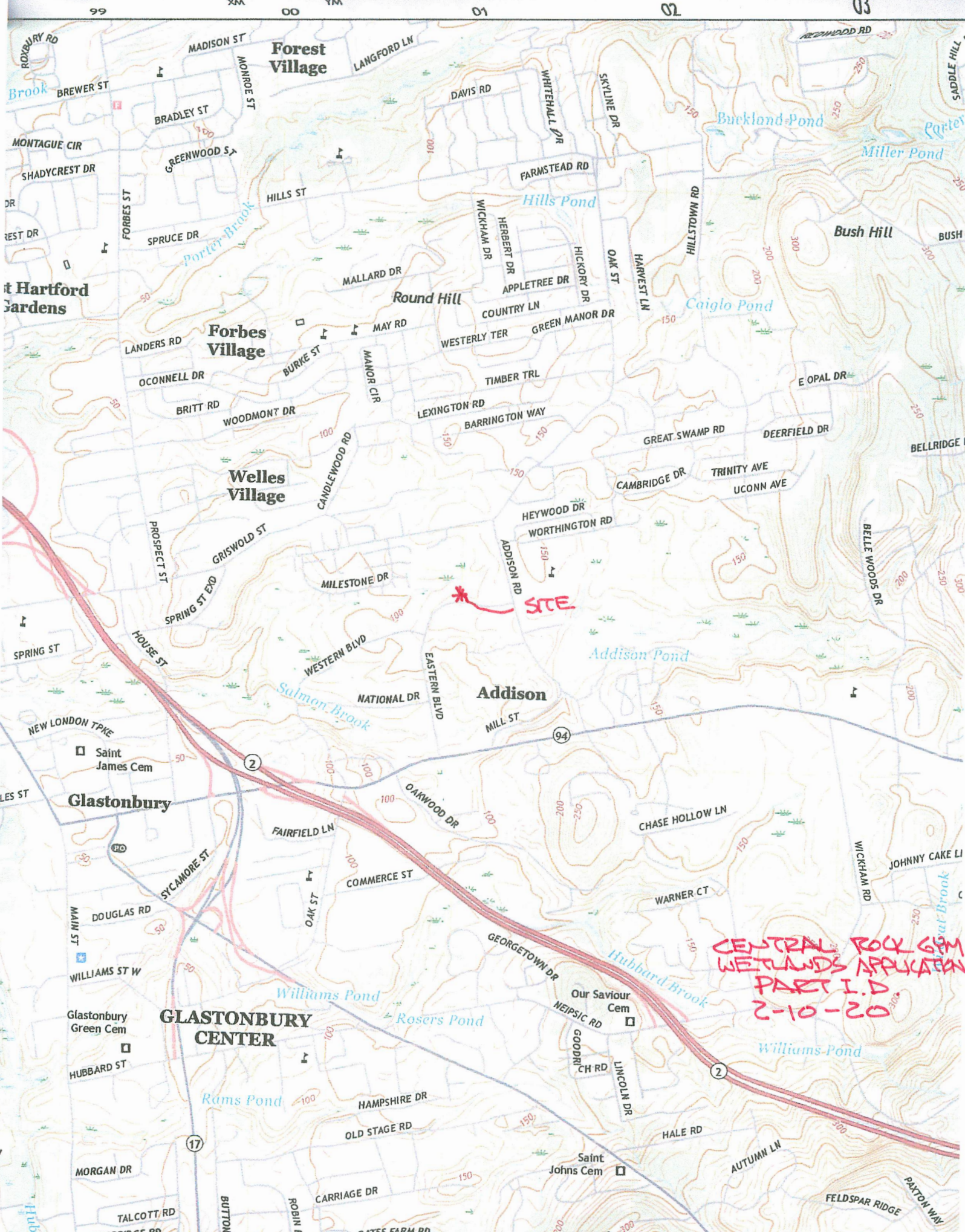
Forbes
Village

Welles
Village

Addison

Glastonbury

GLASTONBURY
CENTER



PART I.E

Description of Land

THE PARCEL IS 1.04 ACRES IN SIZE AND LOCATED ON THE NORTH SIDE OF EASTERN BOULEVARD. IT GENERALLY SLOPES DOWN IN A NORTH EASTERLY DIRECTION. THE WETLAND ON THE PROPERTY IS LOCATED IN THE NORTHEAST CORNER WHICH IS THE LOWEST PORTION IN TERMS OF ELEVATION. IT IS POSITIONED ALONG THE EDGE OF A LARGER WETLAND AREA TO THE NORTH. THE SOIL TYPE IS A RAYPOLE SILT LOAM.

A WATERCOURSE ORIGINATES ON THE NORTHERLY PROPERTY LINE WHICH FLOWS TO THE NORTH AND CONVERGES WITH OTHER WATERCOURSES IN THE LARGER WETLAND AREA. THESE EVENTUALLY LEAD TO HUBBARD BROOK.

THE PROPERTY HAS 5460 SF OF WETLAND AREA. THIS WETLAND IS NOT PROPOSED TO BE DISTURBED. THE PROPERTY HAS 21,080 SF OF UPLAND REVIEW AREA. THE PROPOSED ACTIVITIES WILL DISTURB 20,080 SF OF THIS AREA.

FOR A DESCRIPTION OF SOIL TYPES PLEASE SEE THE **Part II.D – Soil Scientist’s Report.**

PART I.F

Purpose and Description of Proposed Regulated Activity

THE PURPOSE OF THE ACTIVITY IS TO CONSTRUCT A 55 SPACE PARKING LOT TO SERVE THE EXISTING BUILDING LOCATED ON 259 EASTERN BOULEVARD. THIS WILL CONSIST OF CLEARING THE LOT OF EXISTING SCRUB/SHRUB VEGETATION, STRIPPING OF TOPSOIL, GRADING, FILLING WITH PROCESS STONE, PAVING AND CONSTRUCTING A STORMWATER MANAGEMENT BASIN.

PART I.M

Abutting Property Owners

223 EASTERN BOULEVARD:

TAN LLC
C/O NICOLA YESTER & CO PC
223 EASTERN BOULEVARD
GLASTONBURY, CT 06033

259 EASTERN BOULEVARD:

EASTERN AVENUE HOLDINGS
299 BARBER AVE
WORCESTER, MA 06106-2437

249 ADDISON ROAD

ESTATE OF JOSEPH F SALVATORE
JOSEPH A SULLO ADMINISTRATOR
PO BOX 290589
WETHERSFIELD, CT 06129-0589

PART I.O

Alternatives

There is no direct impact to the wetlands located on the Site or north of the Site; therefore, no alternatives are proposed by the Applicant.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions, only use one code): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Glastonbury
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Glastonbury or number: 53
subregional drainage basin number: 4006
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Eastern Ave Holdings LLC
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 233 Eastern Blvd, Glastonbury, CT
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of a bituminous parking lot
- ACTIVITY PURPOSE CODE (see instructions, only use one code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 9, 10, _____
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.48 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

PART II.D. – SOIL SCIENTIST’S REPORT

GENERAL

This property is located in an industrial park. It is 1.04 acres in size and located on the north side of Eastern Boulevard. It is thickly vegetated primarily with Russian Olive and pole sized tree growth. It generally slopes down in a south to north direction. The front of the site is approximately at elevation 122 and the rear is approximately at elevation 110 with most slopes falling between 4 and 6%. The wetland on the property is located in the northeast corner which is the lowest portion in terms of elevation. It is positioned along the edge of a larger wetland area to the north.

SOILS

Wetland

The wetland boundaries on this property were delineated with the aid of a Dutch Hand auger. The soil profiles were examined along the wetland boundary to determine the limits of the poorly drained soils. This work was performed on 8-4-19. Blue flagging numbered WL 1 through WL 10 was used to demarcate the boundaries.

The NRCS Web Soil Survey depicts the wetland soils west of the site to be of the Raypole silt loam Series. The NRCS Official Soil Series Description is as follows:

Raypol Series

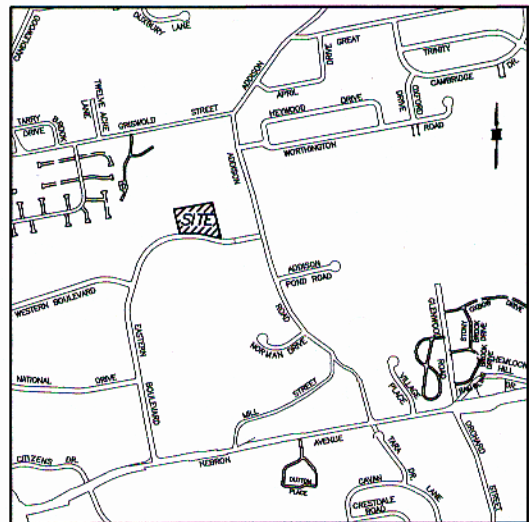
The Raypol series consists of very deep, poorly drained soils formed in loamy over sandy and gravelly outwash. They are nearly level to gently sloping soils in shallow drainage ways and low-lying positions on terraces and plains. Slope ranges from 0 to 5 percent. The soils have a water table at or near the surface much of the year. Permeability of the Raypol soils is moderate in the surface layer and subsoil and rapid or very rapid in the substratum.

Upland

The upland soils of the site are in the Hartford sandy loam series. The NRCS Official Soil Series Description is as follows:

Hartford Series

The Hartford series consists of very deep, somewhat excessively drained soils formed in sandy glacial outwash. They are nearly level to strongly sloping soils on plains and terraces. Slope ranges from 0 to 8 percent. Saturated hydraulic conductivity is high in the surface layer and subsoil and high or very high in the substratum.



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

WATER QUALITY VOLUME

$WQV = \frac{(1") \cdot (R) \cdot (A)}{12}$ WHERE
 $R = 0.05 + 0.009(I)$ $0.05 + 0.009(62) = 0.608$
 $I = \% \text{ IMPERVIOUS} = \frac{19,232 \text{ S.F.}}{31,100 \text{ S.F.}} = 62\%$
 $A = \text{AREA} = 1.04 \text{ AC.}$
 $WQV = \frac{(1") \cdot (0.608) \cdot (0.71 \text{ AC})}{12} = 0.036 \text{ AC-FT}$
 $= 1,568 \text{ CF}$
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 28, 1996.
TYPE OF SURVEY: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2, T-2

JOHN L. HEAGLE L.S. # 9396



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%



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

**PART II. E.
DRAINAGE AREA MAP**

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)-659-0587

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. 85-19-15P

PART II.F – WETLANDS/WATERCOURSES REPORT

GENERAL

The subject property is 1.04 acres in size and located on the north side of Eastern Boulevard. It is a vacant lot that is a remnant of an overgrown field. It is located in an industrial park and has developed industrial lots on both sides.

A small area of wetland is located on the north east corner of the site which is adjacent to a larger wetland to the north. Due to the presence of the wetland, the 100' upland review area extends onto most of the site.

TOPOGRAPHY, PHYSICAL FEATURES & GEOLOGY

The topography of the property generally slopes consistently down in a south to north direction. The front of the site is approximately at elevation 122 and the rear is approximately at elevation 110 with most slopes falling between 4 and 6%.

According to the "Surficial Geologic Map of The Glastonbury Quadrangle, Hartford and Middlesex Counties, Connecticut" this area consists of High Level Glacial Lake Hitchcock Deposits consisting of yellowish-brown to light reddish-brown lacustrine sands generally 10 feet thick overlying reddish-brown to light-gray very fine sand and/or silt and clay.

VEGETATION, ECOLOGICAL COMMUNITIES & WATERCOURSE CHARACTERISTICS

A majority of the property is heavily vegetated with Russian Olive which is a non-native invasive shrub. A small number of pole size deciduous trees exist on the lot. The general area of the industrial subdivision was previously agricultural fields as recent as the late 1980's and early 1990's. The vegetation of the property is typical for an overgrown field. A majority of the growth is less than 20 years old. The vegetation in the rear of the property near the wetland and northerly boundary is primarily tall weeds, grasses and briars. The wetland to the north of the property has a mature canopy of deciduous trees. It is characterized by being predominately vegetated with red maples.

A watercourse originates on the northerly property line which flows to the north and converges with other watercourses in the larger wetland area. These eventually lead west to Hubbard Brook.

PART II.H

Alternatives

There is no direct impact to the off-site wetlands located on the Site or to the north of the Site; therefore, no alternatives are proposed by the Applicant.

PART II.I

Ecological Enhancements

The proposal includes a comprehensive landscape plan to make the site aesthetically pleasing as well as beneficial to the environment. This plan incorporates the following components into the design:

A landscaped berm along the southern edge of the parking lot to provide buffering and screening as viewed from Eastern Boulevard.

Larger canopy trees in landscaped islands, as well as around the parking lot, to provide shading of the pavement.

Conservation seed mixes around the west side of the lot and north of the lot around the rain garden and in the wetland area.

PART II.J

Management Practices and Mitigation Measures

Management practices relating to erosion and sedimentation control will be utilized for the development of the Site. E&S plans and notes are included directly on the plans submitted with this permit application. The stormwater system design includes best management practices; see the submitted Stormwater Management Report, for additional information.

The following “green design” and/or sustainable elements are also proposed:

1. Construction Pollution Prevention - ESC measures that prevent soil erosion, sedimentation
2. Stormwater Design Quality
3. Light Pollution Reduction - Site Lighting dark-sky compliant fixtures
4. Storage and collection of recyclables
5. Bicycle Rack
6. Use of Native Trees and Plant Materials in Landscaping Plan

PART II.K

Fill Material

Fill material includes the following:

- crushed stone and clean gravel for the rain garden berm
- bituminous pavement and processed gravel for the parking lot
- topsoil for the raingarden and lawn areas

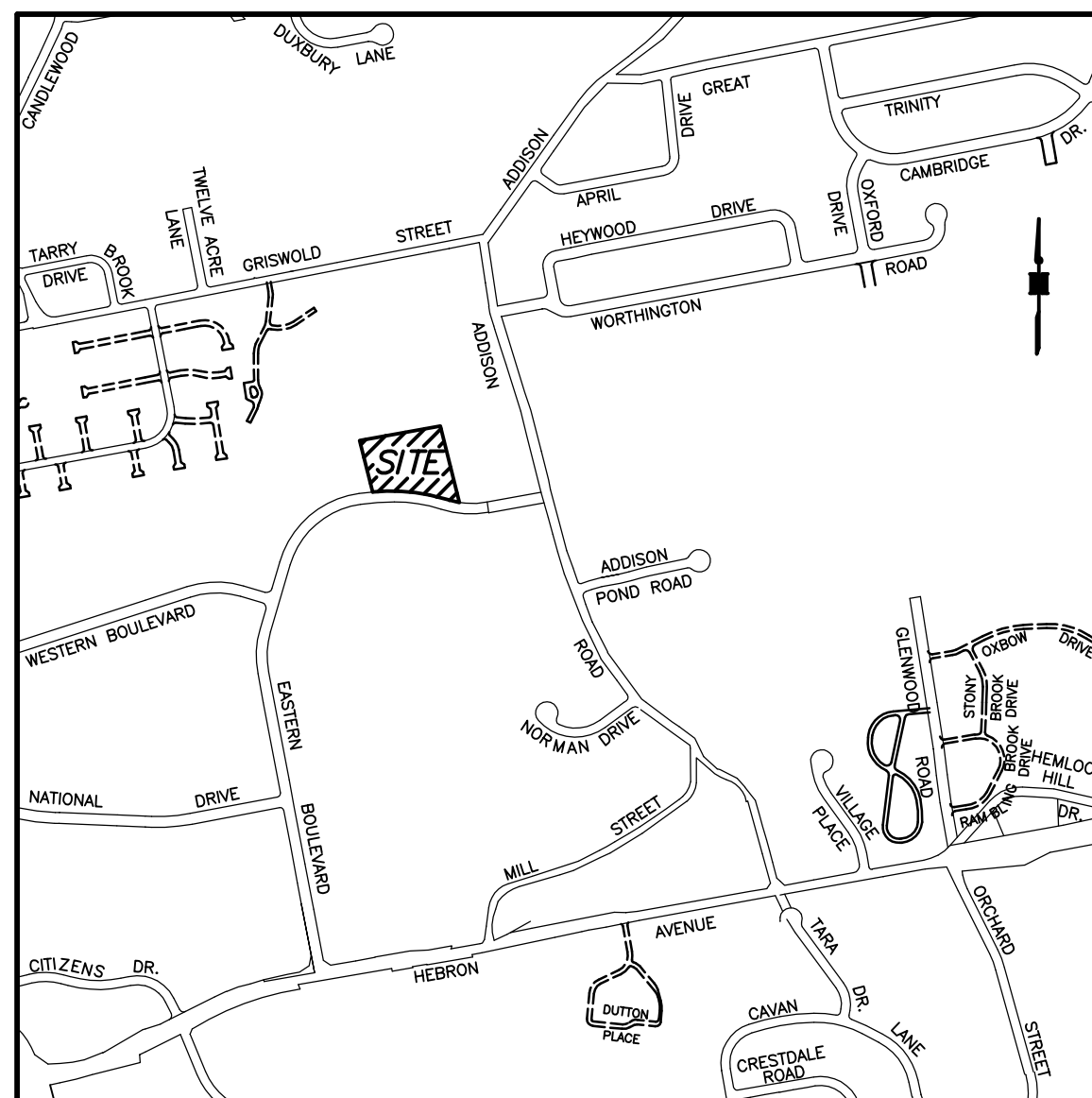
PART II.M

Consistency with Town of Glastonbury 2018-2028 Plan of Conservation and Development

Town of Glastonbury 2018-2028 Plan of Conservation and Development:

Please note that the Site is within the Employment Area (Planning Area 6).

1. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
2. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 23 – Town Wide Policies, 6. Commercial Development, a.*
3. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction. *Page 23 – Town Wide Policies, 6. Commercial Development, c.*
4. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 49 – Planning Area Six, Policies, Land Use and Development, 8.*
5. Storm drainage systems to be upgraded. *Page 50 - Planning Area Six, Policies, Stormwater Management, 1.*



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

WATER QUALITY VOLUME

$WQV = \frac{(1")(R)(A)}{12}$ WHERE
 $R = 0.05 + 0.009(I)$ $0.05 + 0.009(55) = 0.545$
 $I = \% \text{ IMPERVIOUS} = \frac{38,333 \text{ S.F.}}{70,132 \text{ S.F.}} = 55\%$
 $A = \text{AREA} = 1.61 \text{ AC.}$
 $WQV = \frac{(1")(0.545)(1.61 \text{ AC})}{12} = 0.073 \text{ AC-FT}$
 $= 3,185 \text{ CF}$
 $= 3828 \text{ CF (PROPOSED)}$

CENTRAL ROCK GYM	PLANNED EMPLOYMENT
PROJECT/APPLICANT	ZONE
233 EASTERN BOULEVARD	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

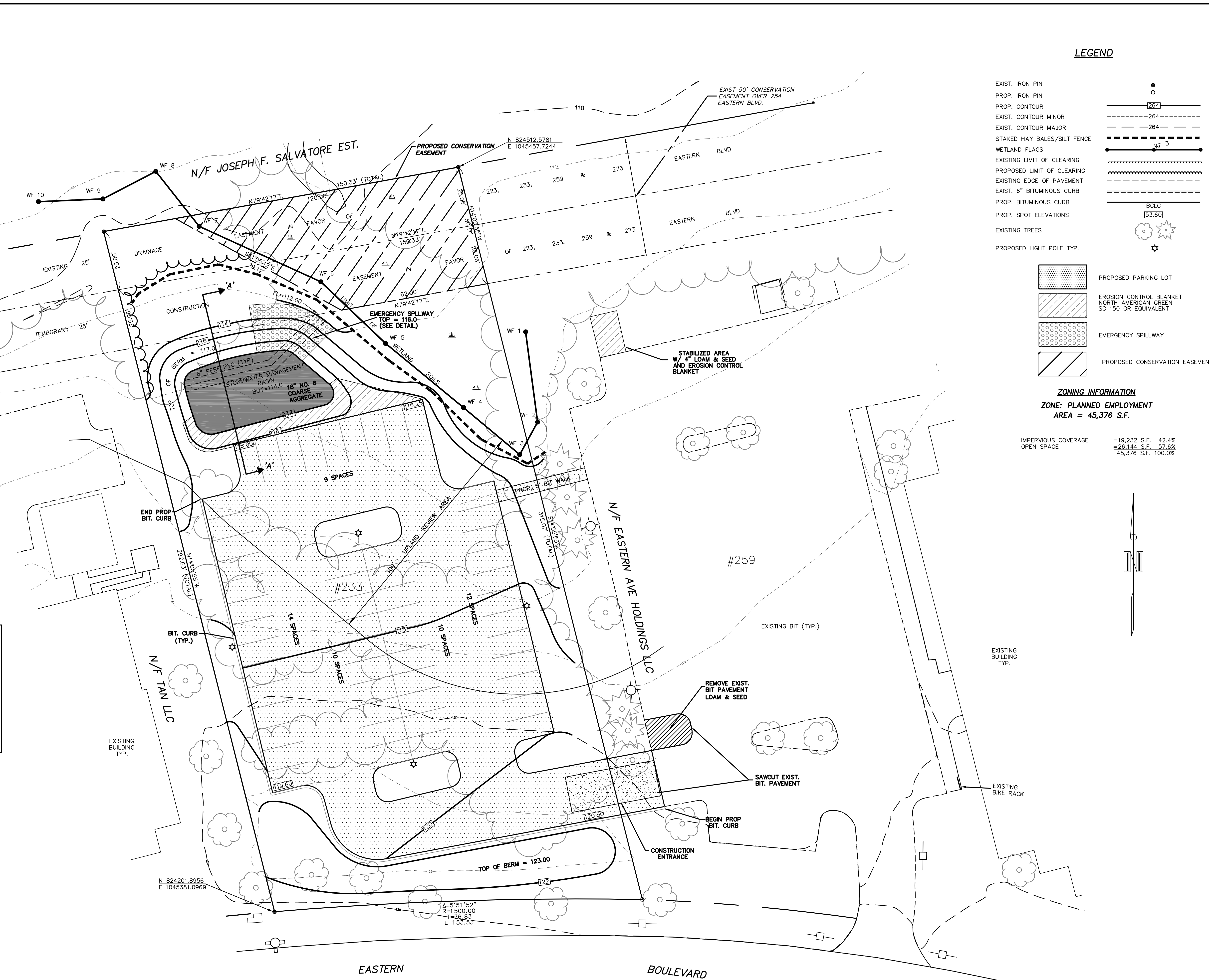
HORIZONTAL DATUM REFERS TO NAD83
 VERTICAL DATUM REFERS TO NGVD88
 NOTE: CONTOURS TAKEN FROM ACTUAL FIELD SURVEY AND TOWN OF GLASTONBURY AERIAL TOPO MAPS
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 TYPE OF SURVEY: ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 CLASS OF ACCURACY: A-2, 1-2

JOHN L. HEAGLE L.S. # 9396



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 BLANKET NORTH AMERICAN GREEN SC 150 OR EQUIVALENT
- EMERGENCY SPILLWAY
- PROPOSED 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%

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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. 85-19-15P

GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 818 AND/OR THE TOWN STANDARD SPECIFICATIONS.

ALL UTILITIES TO BE INSTALLED UNDERGROUND OTHER THAN AS SHOWN.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND FOR COORDINATING ANY CONFLICTS WITH EXISTING UTILITIES.

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN THE FIELD.

ALL UNDERGROUND UTILITIES TO BE INSTALLED/DIRECTED BY APPROPRIATE AUTHORITIES.

CONTOURS TAKEN FROM ACTUAL FIELD TOPOGRAPHIC SURVEY. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

CONSTRUCTION DEBRIS SHALL NOT BE BURIED ON SITE.

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE A DUMPSTER DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

THE POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.

AN APRON OF CRUSHED STONE @ A DEPTH OF MINIMUM 6 INCHES AND 25' IN LENGTH SHALL BE INSTALLED AND MAINTAINED TO THE SITE.

ALL VEHICULAR ACTIVITIES SHALL BE SERVED VIA THIS DRIVE.

CRUSHED STONE IS TO BE REPLACED WHEN SILTED INTO THE GROUND TO THE EXTENT THAT IT IS NO LONGER EFFECTIVE FOR ANTI-TRACKING.

CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION BY STAKED HAY BALES OR SILT FENCES UNTIL ALL AREAS ARE PERMANENTLY VEGETATED OR STABILIZED.

CATCH BASIN SUMPS SHALL BE CLEANED OF SILT PERIODICALLY DURING CONSTRUCTION.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PRE-DETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. WATER IS ACCEPTABLE AND MUST BE APPLIED OFTEN IN HOT, DRY WEATHER. CALCIUM CHLORIDE IS NOT ACCEPTABLE.

2. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.

2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.

3. APPLY LIME ACCORDING TO SOIL TEST.

4. APPLY FERTILIZER ACCORDING TO SOIL TEST. SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS SHALL BE USED.

5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.

6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".

2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.

3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.

4. UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDAGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.

5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL. REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.

2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.

3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.

4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.

5. APPLY FERTILIZER ACCORDING TO SOIL TEST. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULT/PACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).

2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES			
KENTUCKY BLUEGRASS	20	0.50	
CREeping RED FESCUE	20	0.50	
PERENNIAL RYEGRASS	05	0.10	
TOTAL	45	1.10	
SHADY SITES			
CREeping RED FESCUE	50	1.00	
PERENNIAL RYEGRASS	05	0.10	
TOTAL	55	1.10	
DROUGHTY SITES			
CREeping RED FESCUE	40	1.00	
TALL FESCUE	20	0.50	
TOTAL	60	1.50	

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.

2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.

3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.

2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.

3. AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIALS.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.

2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX (6") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION. STRAW SHALL BE USED RATHER THAN HAY BALES TO PREVENT INTRODUCTION OF INVASIVE PLANT SPECIES TO THE SENSITIVE WETLAND AREAS.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.

3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.

4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

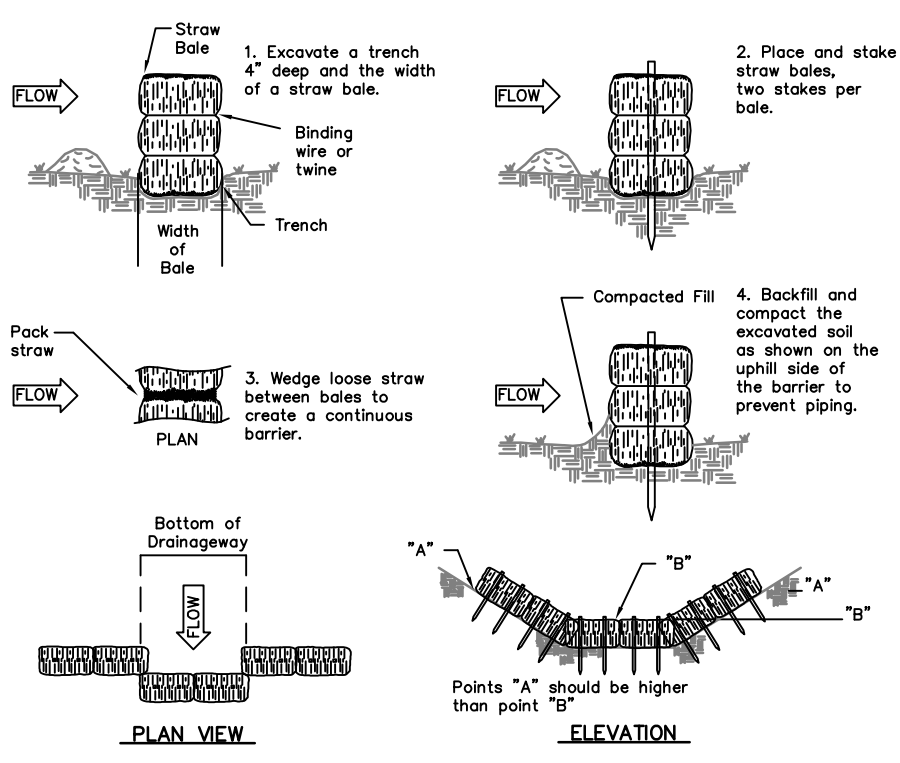
1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.

2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.

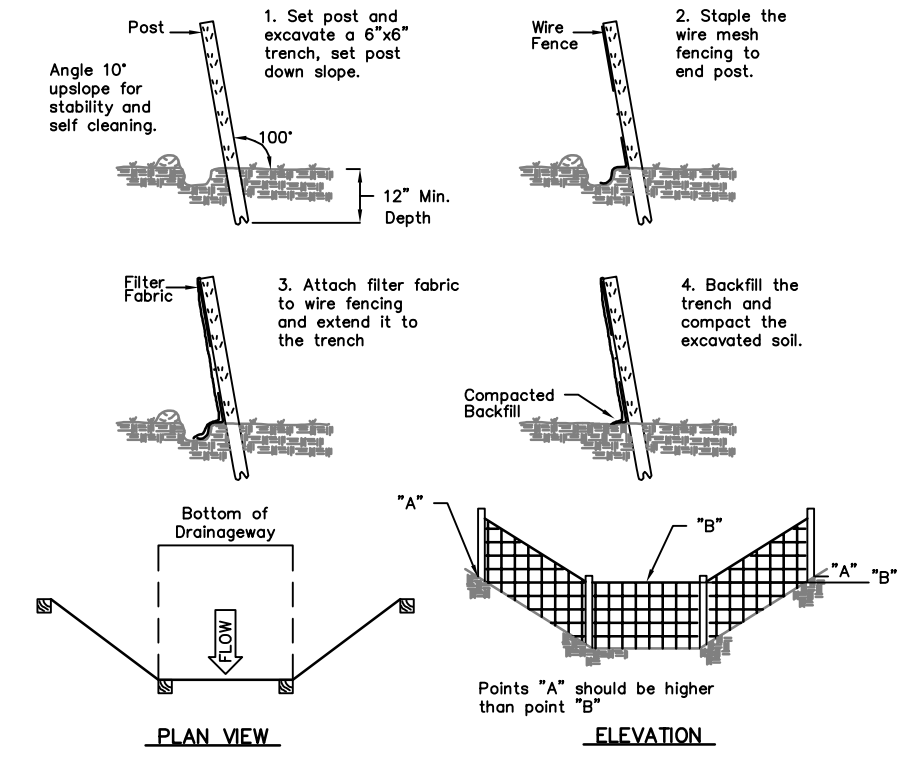
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.

4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPIDE STORMWATER FLOW OR DRAINAGE.



PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

MAINTENANCE OF RAIN GARDENS

FIRST SEASON

WEED (3"-5" LAYER OF MULCH WILL LIMIT WEEDS)

ANNUAL

EARLY SPRING

- CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM PREVIOUS SEASON.
- REMOVE STICKS AND DEBRIS
- WEED
- PRUNE SHRUBS IF NECESSARY
- WHERE PLANTS ARE TOO CROWDED, DIVIDE AND MOVE PLANTS TO DIFFERENT AREA
- REPLENISH MULCH TO 3"-5" LAYER

SPRING AND SUMMER

- WEED

FALL

- REMOVE WEEDS AND DISEASED PLANTS
- CUT BACK DEAD STALKS
- REMOVE EXCESS TREE LEAVES FROM GARDEN

NOTES

PROPOSED SPOT ELEVATIONS DENOTE BOTTOM OF CURB WHERE CURBING IS PROPOSED

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

SITE DEVELOPMENT

SITE PLANS FOR BUILDING PERMIT SHALL INDICATE PROPOSED SEDIMENTATION AND EROSION CONTROLS. THE PROPOSED BUILDING LOCATION, LOT GRADING, LIMIT TREE CLEARING, DRIVEWAY DESIGN, AND SITE DRAINAGE PLAN SHALL ALSO BE SHOWN. THESE PLANS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD FOLLOW THE GENERAL NOTES PROVIDED. HAY BALES OR FILTER FABRIC SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADBEDS MUST BE STABILIZED WITH COMPACTED ROAD AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND EXCAVATED SUBSOIL FROM THE PAVEMENT AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (E.G. HAY BALES AND/OR FILTER FABRIC FENCE.)

ANY ADDITIONAL STOCKPILING OF LUMBER OR BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHOULD BE DIRECTED TO ESTABLISHED PARKING AREAS.

CONTRACTOR SHALL PROVIDE A DUMPSTER DURING CONSTRUCTION FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS. THERE SHALL BE NO OUTSIDE STOCKPILES OF CONSTRUCTION WASTE MATERIALS OR DEBRIS.

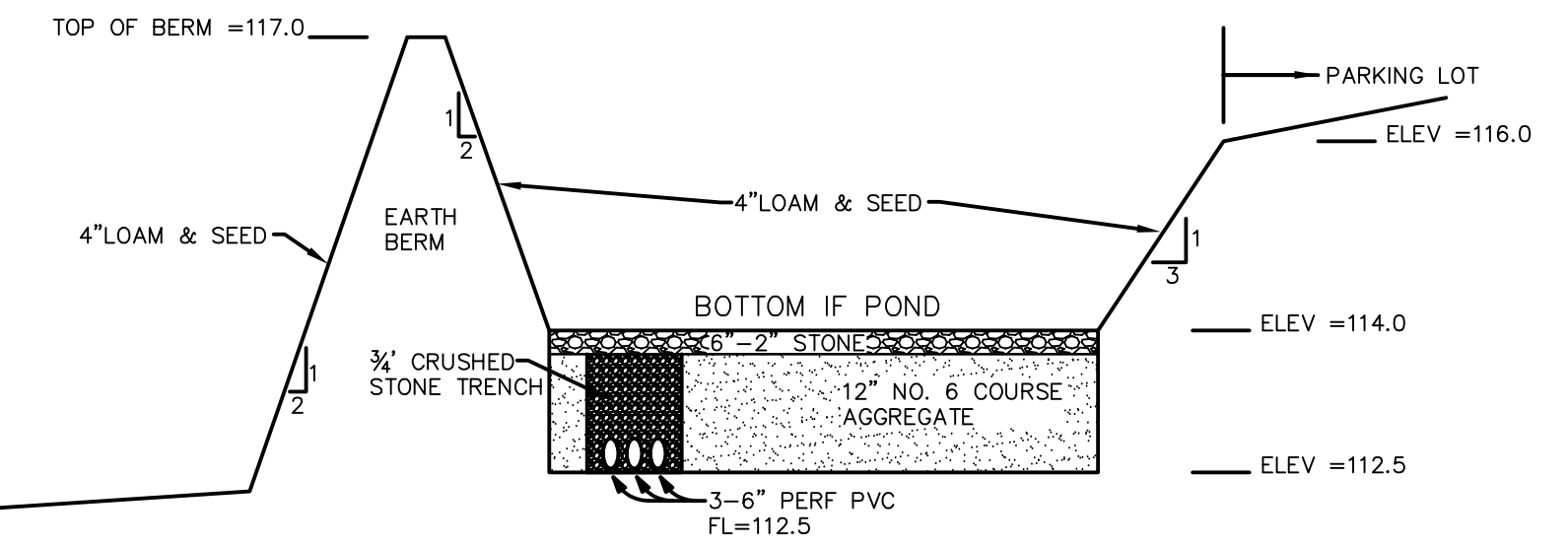
THE BUILDING LOT SHALL BE LOADED, SEEDED AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF A C.O. IF THE SEASON DOES NOT PERMIT SEEDING - THEN THE LOT MUST BE STABILIZED WITH STRAW OR NETTING TO PREVENT WINTER AND SPRING EROSION. THE ENVIRONMENTAL PLANNER WILL CHECK LOTS FOR NONCOMPLIANCE WITH EROSION CONTROLS AND STABILIZATION REQUIREMENTS. IF NECESSARY, THE C.O. WILL BE WITHHELD UNTIL THE LOT IS DEEMED STABLE.

PLEASE NOTE - THE BUILDER/OWNER IS RESPONSIBLE FOR ALL EROSION CONTROL AND STABILIZATION REQUIREMENTS. PLEASE REVIEW THE APPROVED PLAN FOR EROSION CONTROL REQUIREMENTS.

CONTOURS TAKEN FROM ACTUAL FIELD TOPOGRAPHIC SURVEY. ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN. FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT. VERIFY ALL GRADES IN FIELD.

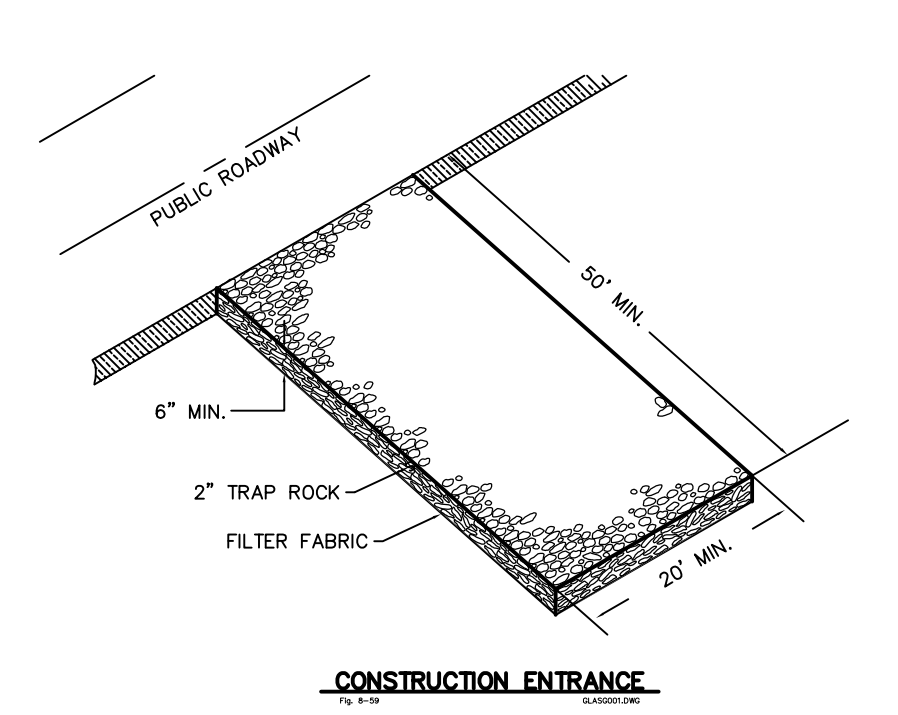
*EXISTING UTILITY SERVICES PREVIOUSLY SERVING THE LOT SHALL BE UTILIZED IF THE SIZES, MATERIALS, CONDITIONS, AND DEPTHS ARE SUITABLE. THESE SERVICES ARE ASSUMED TO BE TERMINATED AT THE STREETLINE. LOCATIONS TO BE FIELD DETERMINED.

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 THRU FRIDAY AT (860) 652-7735.

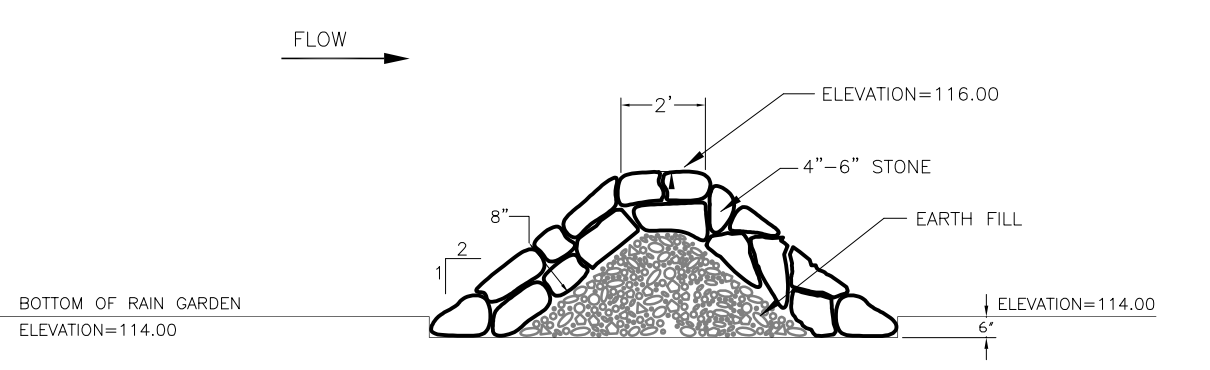


RAIN GARDEN CROSS-SECTION SECTION "A"- "A"

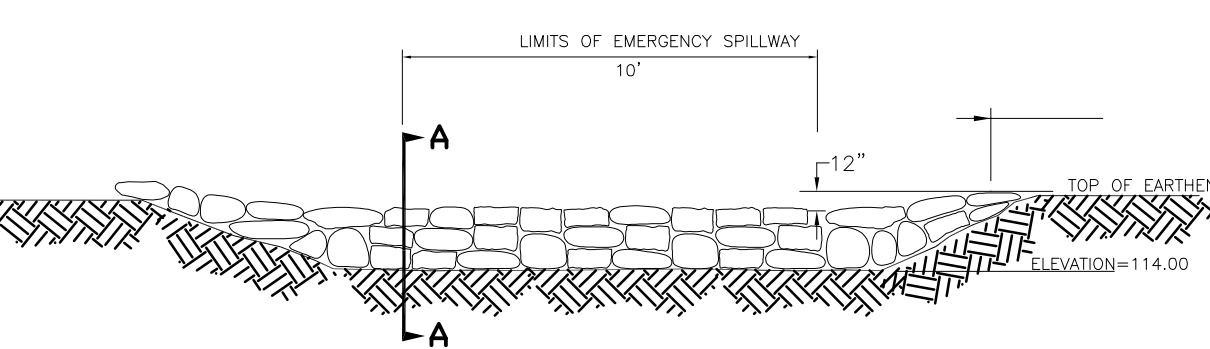
1" - 10' HORIZ
1" - 2' VERT.



CONSTRUCTION ENTRANCE



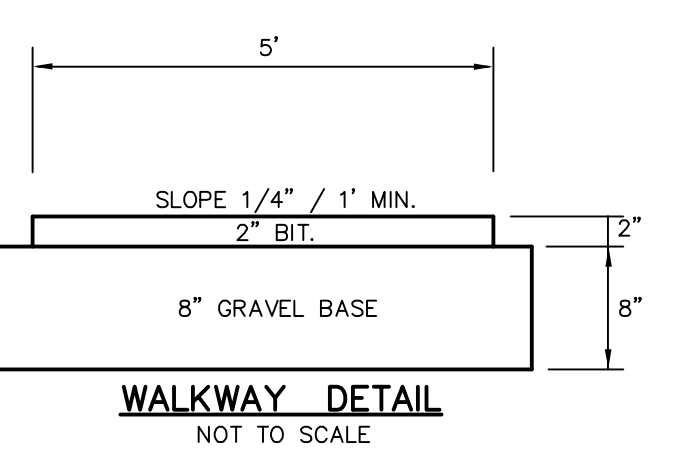
SECTION A - A



VIEW LOOKING UPSTREAM

EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



WALKWAY DETAIL

NOT TO SCALE

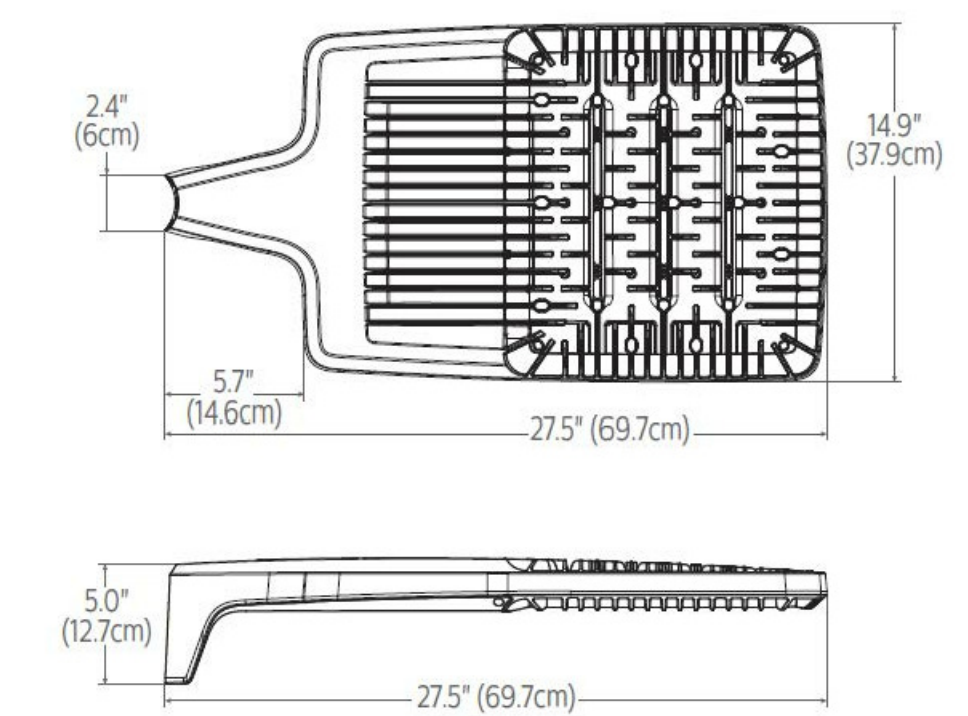
ECF-S EcoForm small

Area luminaire

*MOUNTED @ 14.0 FT
STRAIGHT SQUARE STEEL LIGHT POLE
GARDCO SSS-12-4-11

Dimensions

Standard Arm (AR)
Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



* SEE PHOTOMETRIC PLAN FOR LUMINAIRE SPECIFICATIONS

CENTRAL ROCK GYM PROJECT/APPLICANT	PLANNED EMPLOYMENT ZONE
233 EASTERN BOULEVARD PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

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

#259 & #233 EASTERN BOULEVARD

NOTES & DETAILS
PREPARED FOR
CENTRAL ROCK GYM
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: TCJ
DATE: 2-20-20
SCALE: NONE
SHEET 2 OF 2
MAP NO. 85-19-15P

TOWN OF GLASTONBURY
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

APPROVAL DATE: _____
EXPIRATION DATE: _____
CHAIRMAN: _____

NOTE: THE DEVELOPER SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, STREET LINE MONUMENTATION, PROPERTY CORNER PINS, ETC., TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM AT 1-860-652-7735.

Thomas Graceffa Landscape Architect, LLC
19 Flag Drive Manchester, Connecticut 06042
815-742-1970
thomasgraceffa@gmail.com

THOMAS GRACEFFA LA #1487
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LANDSCAPE PLAN
PROPOSED PARKING LOT
PREPARED FOR
CENTRAL ROCK GYM
GLASTONBURY, CONNECTICUT

REVISIONS:
DATE: 04/18/2020
SCALE: 1" = 20'
SHEET 1 of 1
A-XX-XXX-LS
FILE:19050.DWG



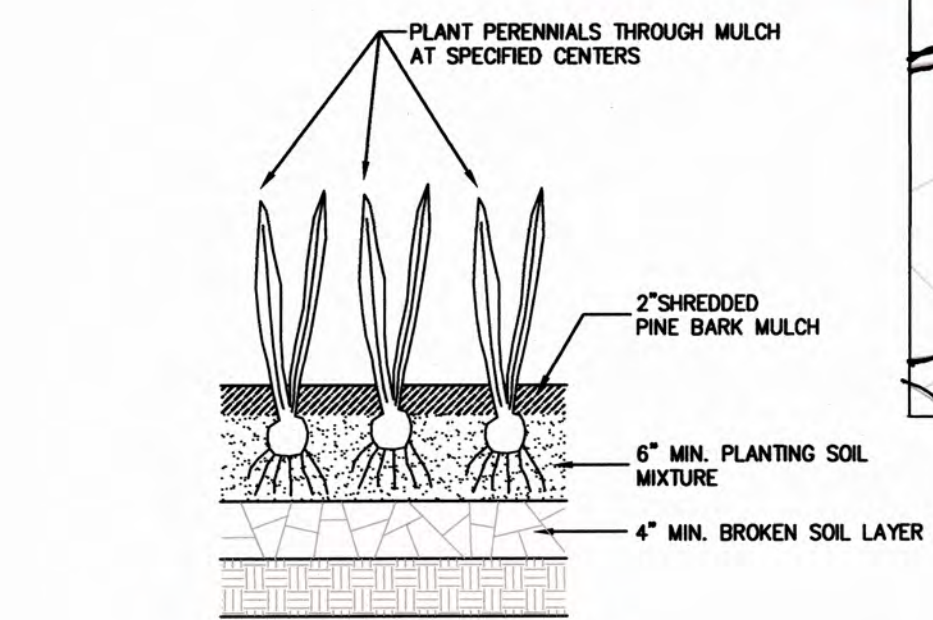
PLANT LIST

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	2	Amelanchier canadensis SHADBLow SERVICEBERRY	6'-7' ht.	MULTI-STEM
ACC	1	Abies concolor WHITE FIR	6'-7' ht.	UNSHEARED
AV	5	Rhododendron viscosum SWAMP AZALEA	24"-30"	
EP	18	Echinacea purpurea PURPLE CONEFLOWER	2 gal	
IV	5	Ilex verticillata WINTERBERRY	24"-30"	
LB	3	Lindera benzoin NORTHERN SPICEBUSH	36" ht.	
NS	4	Nyssa sylvatica BLACK GUM	2 1/2" cal.	B&B MATCHED SHAPE
PO	2	Picea omorika SERBIAN SPRUCE	5' / 7' ht.	UNSHEARED
SS	20	Schizachyrium scoparium 'Carouse'	2 gal	30"-36" O.C.
SSO	35	Schizachyrium scoparium 'Standing Ovation'	2 gal	30"-36" O.C.
VD	5	Viburnum dentatum ARROW WOOD VIBURNUM	4' ht.	
VT	3	Viburnum trilobum CRANBERRY BUSH VIBURNUM	4' ht.	
UP	1	Ulmus parvifolia 'Allee'	3" cal.	

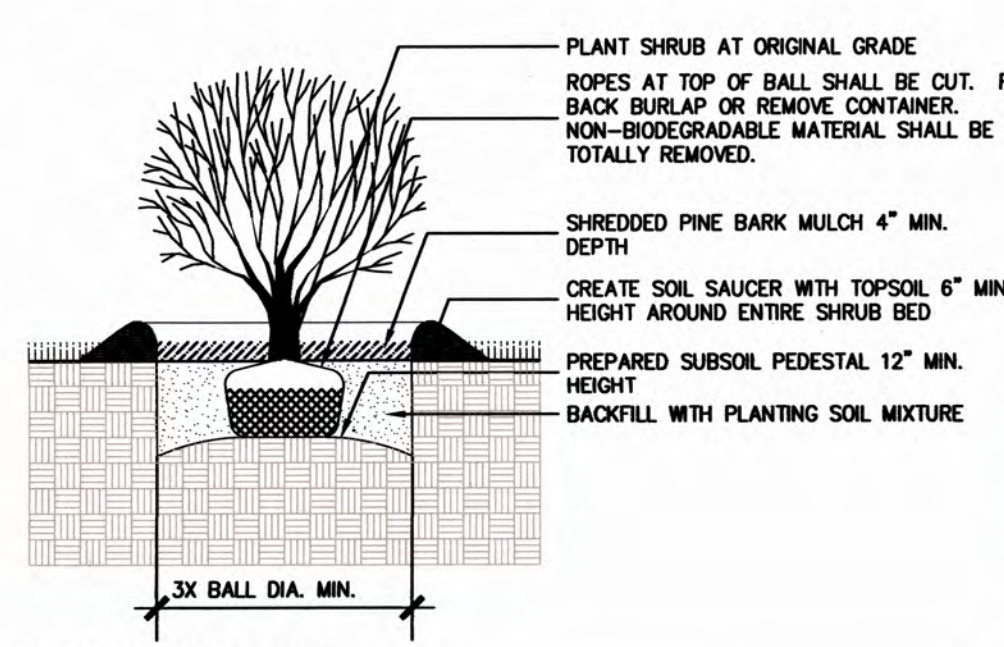
PLANTING NOTES

- ALL PLANT MATERIALS SHALL CONFIRM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN BURSERY & LANDSCAPE ASSOCIATION.
 - ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, ETC., SHALL BE SEEDED TO LAWN OR NON-MOWED AREAS AS SHOWN ON THE PLAN. ALL DISTURBED AREAS AND NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES TOPSOIL OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS.
 - LAWN AREA** FINISH GRADE, FERTILIZE, SEED, AND APPLY CLEAN STRAW MULCH. SEED MIX APPLIED AT 6 LB/1,000 S.F. THE MIX SHALL CONSIST OF: 80% TALL FESCUE, 10% KENTUCKY BLUEGRASS, 10% PERENNIAL RYE. ALL LAWN AREAS SHALL BE GUARANTEED FOR 60 DAYS FROM GERMINATION OR SECOND CUTTING, WHICHEVER IS LATER.
 - NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR MOIST SITES
 - NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES
 - NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX
- *FINISH GRADE, SEED, AND APPLY CLEAN STRAW MULCH. SEED MIX SHALL BE APPLIED AT 1 LB / 1,250 S.F. SAVE ALL BAG TAGS FROM SEED MIXES. ALL SEED MIX AREAS FOR MOIST AND DRY SITES SHALL BE GUARANTEED FOR 60 DAYS FROM GERMINATION. ALL NEW DISTURBED AREAS AND NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS.
- SOURCE FOR MIXES: NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 848-8000

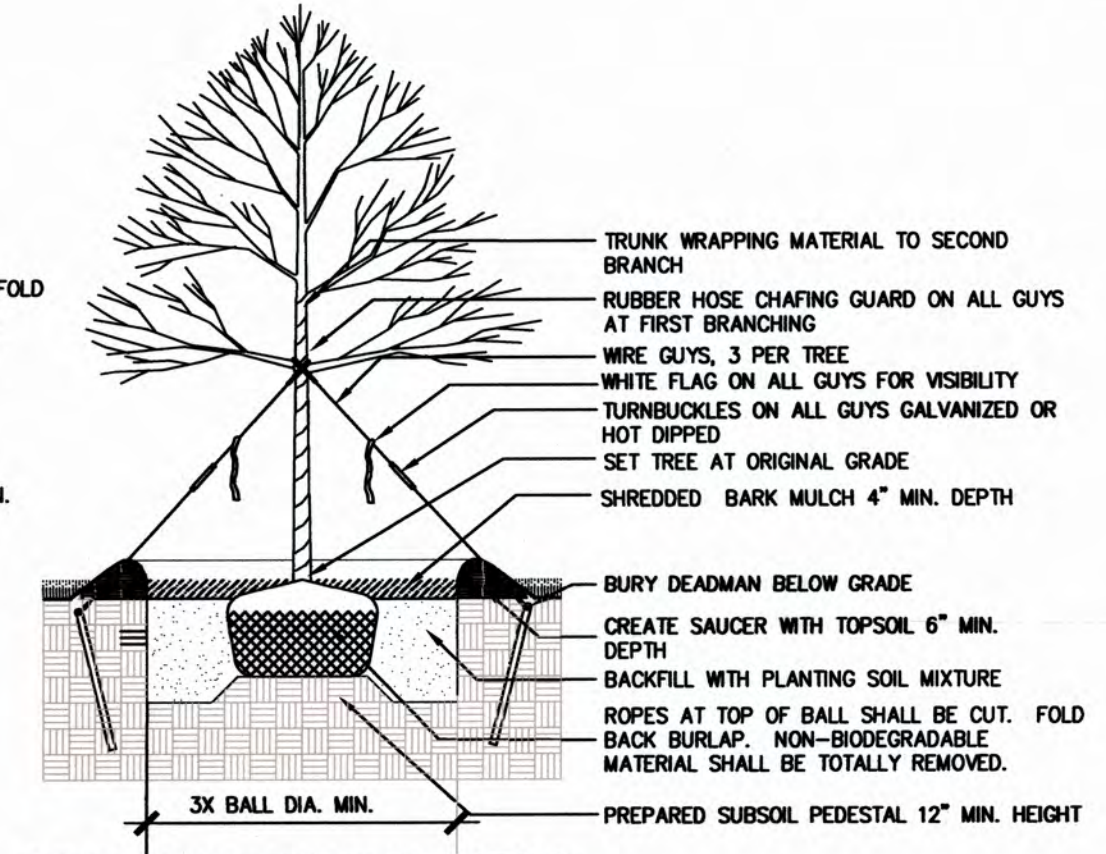
- IN ORDER TO INSURE PROPER FUNCTION OF THE STORM WATER QUALITY SYSTEMS, THE SITE CONTRACTOR SHALL MAKE PROVISIONS TO AVOID OVER-COMPACTING THE EXISTING SOILS IN THE AREA OF THE PROPOSED RAIN GARDEN AND PERFORATED STORM WATER DRAINS.
- CONTRACTOR SHALL SET PLANTS OUT IN FIELD FOR APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SPADE EDGE ALL PLANTING BEDS WITHIN LAWN AREAS. PROVIDE CLEAN SPADE 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 AND BITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.
- 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 FOOT 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 SHALL RECEIVE 4 INCHES MINIMUM 100% SHREDDED BARK MULCH WITHIN 48 HOURS OF PLANTING UNLESS OTHERWISE NOTED IN PLANTING DETAILS.
- 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 ANS 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.CSYD.COM TWO (2) WORKING DAYS BEFORE STARTING CONSTRUCTION TO LOCATE UTILITIES.



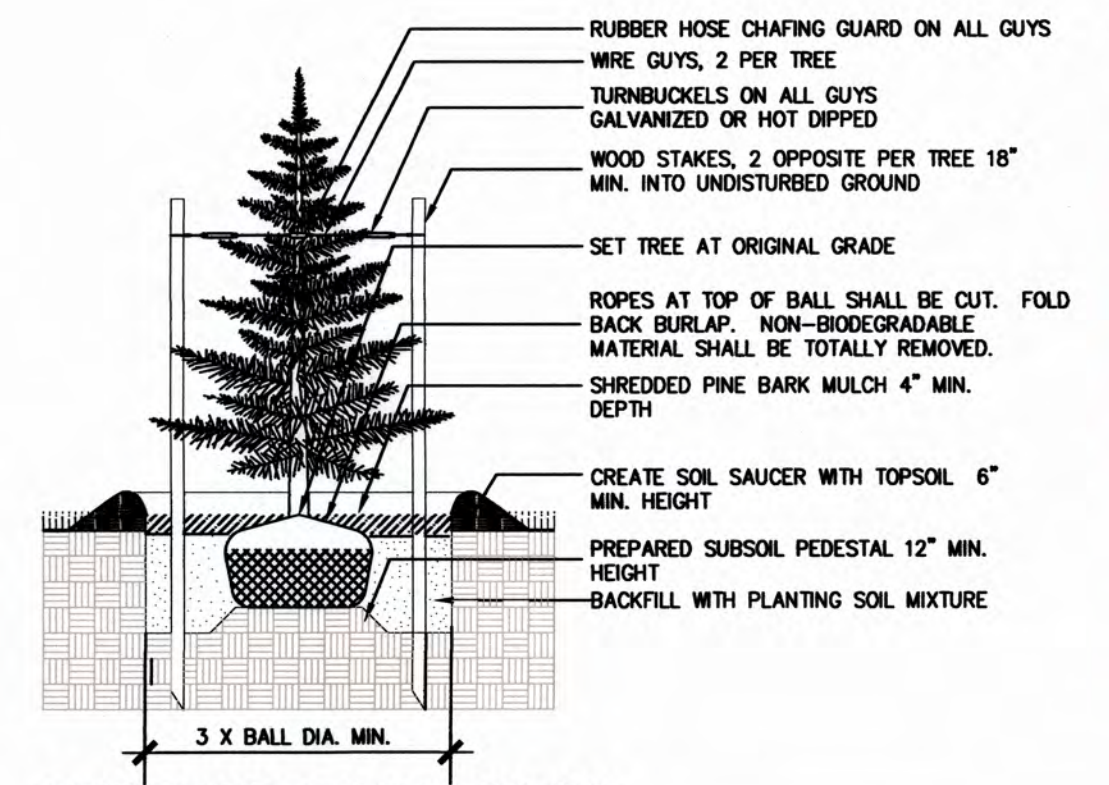
PERENNIAL PLANTING



SHRUB PLANTING



DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING

LEGEND

SYMBOL	QUANTITY & PLANT SYMBOL	DESCRIPTION
6 MS	6 MS	PROPOSED CONIFEROUS TREES
1	1	BASIN
2	2	PROPOSED SEEDED AREA
3	3	PROPOSED SEEDED AREA DISTURBED
(Green circle with cross)		PROPOSED SHRUBS
(Green circle with dots)		PROPOSED GRASS/PERENNIAL
(Green circle with vertical lines)		EXISTING SHADE TREE
(Green circle with horizontal lines)		EXISTING ORNAMENTAL TREE
(Green circle with diagonal lines)		EXISTING EVERGREEN



JOB NAME: 233 EASTERN BOULEVARD
 APEX LIGHTING SOLUTIONS
 REFLECTANCES: N/A
 WORKPLANE/CALC PLANE: @ GRADE
 MOUNTING HEIGHT: 14FT APG
 APPS: DD
 SALES: SP

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	Description
2	SL2	SINGLE	8854	72.9	0.850	B2-U0-G2 GARDCO ECF-S-32L-700-NW-G2-AR-2-UNV-FINISH MOUNTED TO SSS-14-4-11-D1 FINISH
2	SL5	SINGLE	13030	105.6	0.850	B4-U0-G2 GARDCO ECF-S-32L-1A-NW-G2-AR-5-UNV-FINISH MOUNTED TO SSS-14-4-11-D1-FINISH

Calculation Summary						
Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE CALC	0	0.62	9.4	0.0	N.A.	N.A.
PROPOSED PARKING LOT		1.50	9.4	0.2	7.50	47.00

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

REVISIONS:

REV. X	XX-XX-XX	XXXXX



PROJECT TITLE:
 233 EASTERN BOULEVARD
 14FT POLES

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE: 1"=20'-0"
 DATE: 3/2/20
 DRAWN BY: DD
 SHEET:

SL-1.D