TO: Town Plan and Zoning Commission

FROM: Alter & Pearson, LLC

DATE: July 1, 2020

RE: Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for 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. On December 2, 2019, the Zoning Board of Appeals approved a use variance to §4.14.2 and §2.36 of the Building-Zone Regulations to permit an accessory use of a parking lot without a principle use on the Site. At its meeting held on June 25, 2020, the Conservation Commission (Inland Wetlands & Watercourses Agency) issued a wetland permit for the proposed disturbance within the upland review area located on Site.

The Site currently slopes from the south (elevation 120) to the north (elevation 110). The Applicant is proposing to construct a landscape berm with a maximum height of 3-feet, 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. A proposed sidewalk between 233 and 259 Eastern Boulevard creates a pedestrian connection between the two parking lots. A bike rack exists adjacent the existing 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 northerly toward the adjacent wetland. 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 a

possible condition that could be added to an approved that "sidewalks should be installed if the lot is ever developed to anything besides a parking lot." The Applicant and Owner are wiling to accept this as a condition of approval.

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.

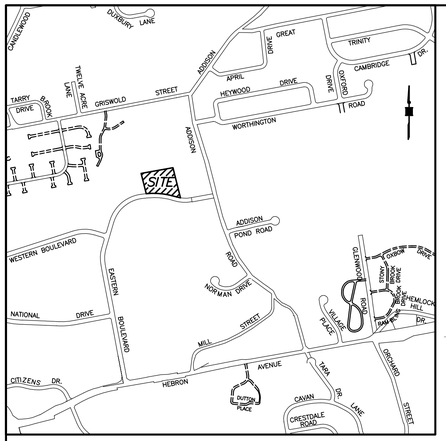
A lighting plan appears as the fourth sheet in the plan set, and shows the location of the four proposed light poles which are 12 feet tall on a 2-foot concrete base. A detail of the proposed light fixture appears Sheet 2 of the plan set.

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%.

Consistency with 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 = % IMPERVIOUS = $\frac{38,333 \text{ S.F.}}{70,132 \text{ S.F.}}$ =55%

A = AREA = 1.61 AC.

WQV = $\frac{(1")(0.545)(1.61 \text{ AC})}{12}$ = 0.073 AC-FT

= 3,185 CF

= 3828 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

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.

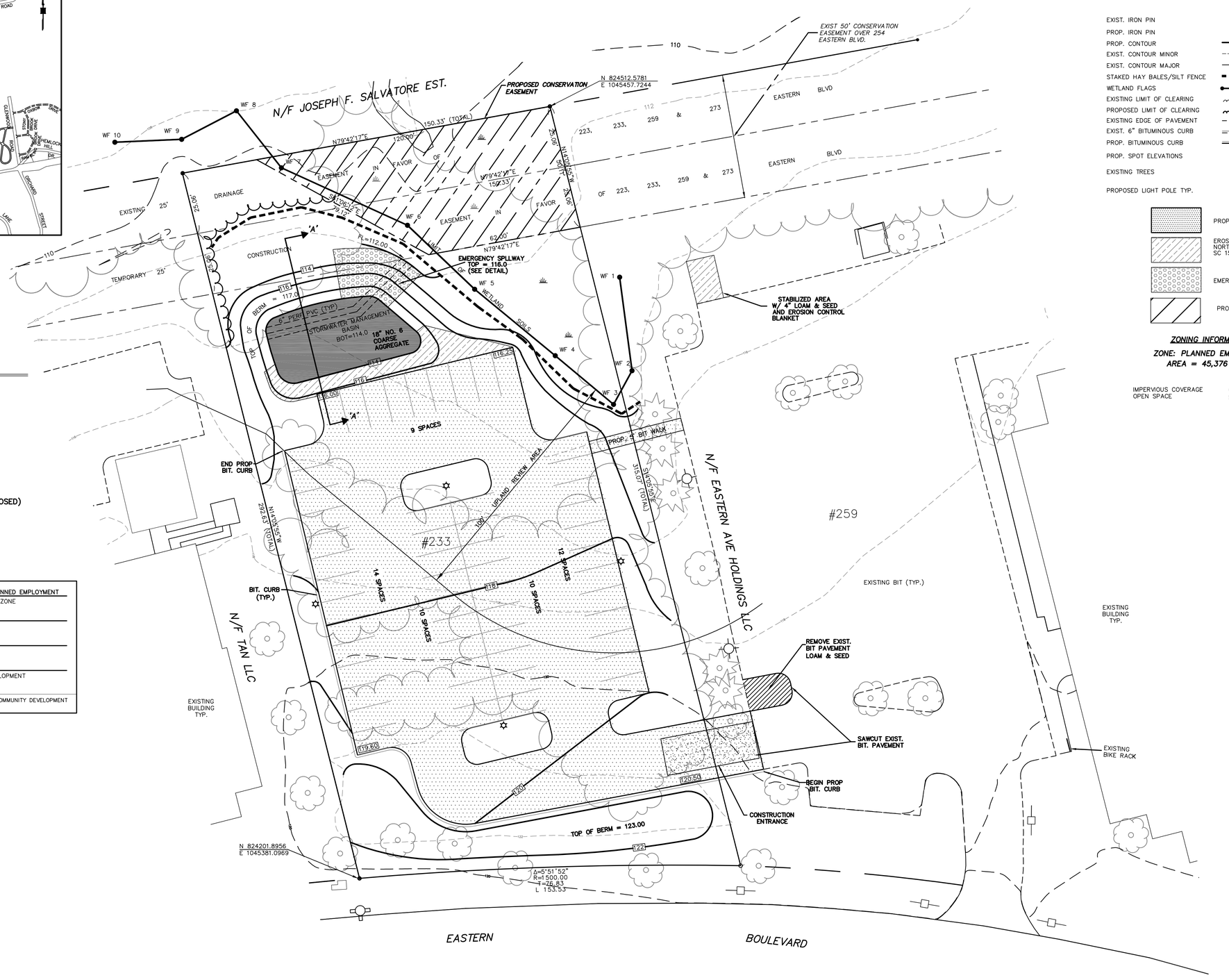
THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.

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, T-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 264
- EXIST. CONTOUR MINOR 264
- EXIST. CONTOUR MAJOR 264
- STAKED HAY BALES/SILT FENCE
- WETLAND FLAGS WF 3
- EXISTING LIMIT OF CLEARING
- PROPOSED LIMIT OF CLEARING
- EXISTING EDGE OF PAVEMENT
- EXIST. 6" BITUMINOUS CURB
- PROP. BITUMINOUS CURB BCLC
- PROP. SPOT ELEVATIONS 53.60
- 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%

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.	85-19-1SP

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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.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

I) PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.

J) EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING OR CRACKING.

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 MATERIAL.

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 IMPEDE STORMWATER FLOW OR DRAINAGE.

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. PREDETERMINED 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 HYDROSEEDED, 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 HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS 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 CULTIPACKER 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

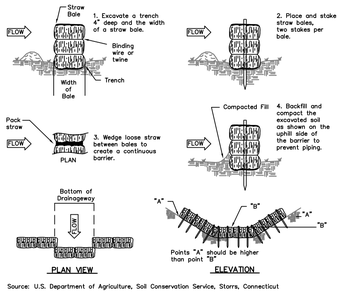
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.

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

5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).

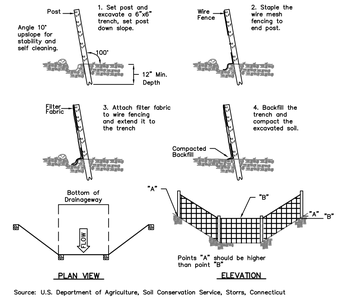
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

Stormwater Maintenance Program
233 Eastern Boulevard
Glastonbury, CT 06033

The following stormwater maintenance program shall be followed.

A. Litter Removal:
All paved surfaces and landscaped areas are to be maintained free of litter and accumulation debris. Litter and debris are to be removed (hand picked) from all landscaped areas, and parking areas. This cleaning service will be performed as site conditions warrant.

B. Parking Lot Sweeping:
The sweeping program is intended to mitigate sediment accumulation from sanding parking areas during the winter months. By far, most of the sand applied remains on or adjacent to the paved surfaces. Accumulated fall foliage is another potentially recurring material that can negatively affect the stormwater system. These materials will be removed twice each year, once in November and once in April. Should more frequent sweepings be required, the program will be adjusted accordingly.

C. Catch Basins:
The catch basins to be installed are of a deign that includes a three foot sump to trap solids before they enter the infiltration system. All catch basins will be cleaned twice per year, in the spring and fall or more frequently if necessary. Catch basins will be inspected regularly, and cleaned if they are found to have tapped 50% or more of their total capacity.

D. Disposal of Sediment and Debris
Disposal of debris and sediment removed from any of the structures must be in accordance with all applicable local, state and federal regulations. On-site disposal of sediment and debris shall not occur.

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 OF 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 SHALL 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 (I.E. 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 LOAMED, 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.

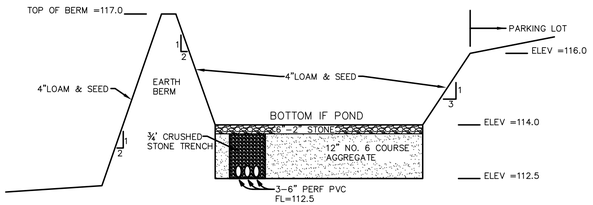
CONTOURS TAKEN FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
ALL PROPOSED ELEVATIONS ARE IN RELATION TO CONTOURS SHOWN.
FINAL ELEVATIONS MAY BE ADJUSTED AS FIELD CONDITIONS WARRANT.
VERIFY ALL GRADES IN FIELD.

*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.

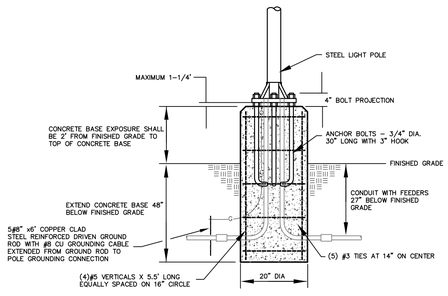
NOTE:
THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN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

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.

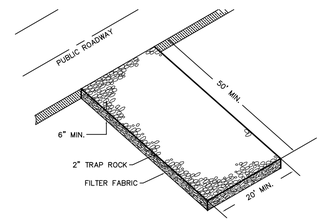


RAIN GARDEN CROSS-SECTION
SECTION "A – A"
1"=10' HORIZ
1"=2' VERT.

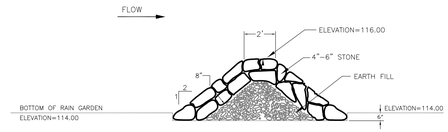


CONCRETE FOOTING POLE MOUNTED LUMINAIRE
NOT TO SCALE

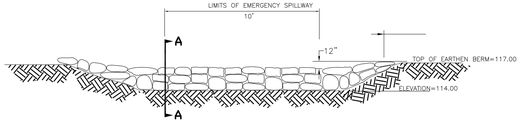
* CONCRETE BASE SHALL BE CONCRETE 5000 P.S.I. @ 28 DAYS



CONSTRUCTION ENTRANCE



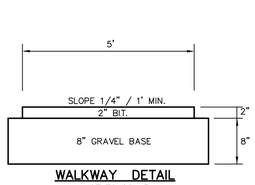
SECTION A – A



VIEW LOOKING UPSTREAM

EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



WALKWAY DETAIL
NOT TO SCALE

ECF-S EcoForm small

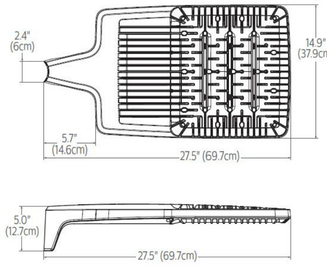
Area luminaire

*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

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

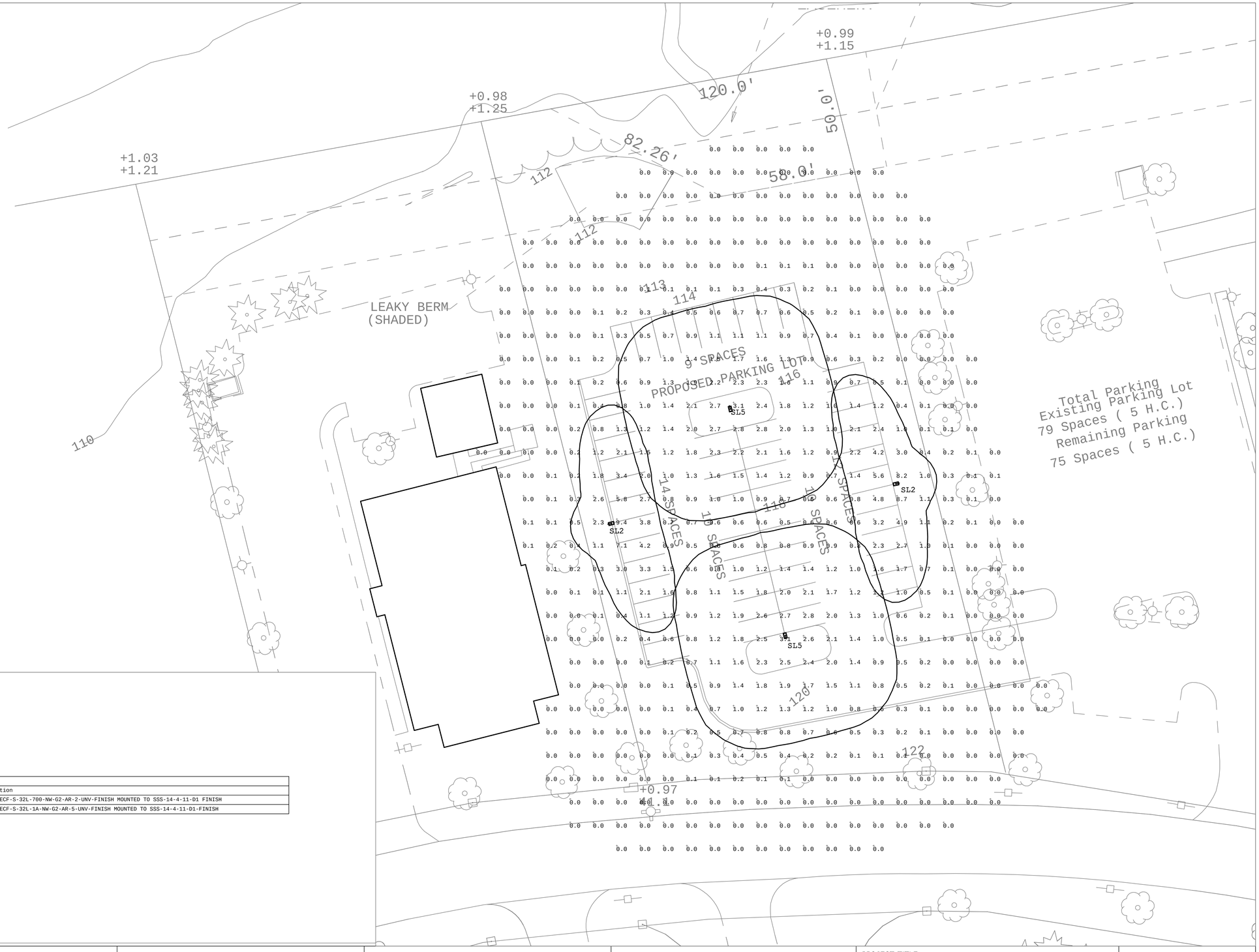
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

MARK W. FRIEND
P.E. #15818

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

NOTES & DETAILS
#259 & #233 EASTERN BOULEVARD
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.	85-19-1SP



JOB NAME: 223 EASTERN BOULEVARD
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: @ GRADE
MOUNTING HEIGHT: 14FT AFG
APPS: DD
SALES: SP

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	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

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE

20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766
FACSIMILIE 860.632.8236
www.apexltg.com

PROJECT TITLE:

233 EASTERN BOULEVARD
14FT POLES

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: SL-ID 233 EASTERN BOULEVARD SITE CALC 03-02-2020 DD.dwg

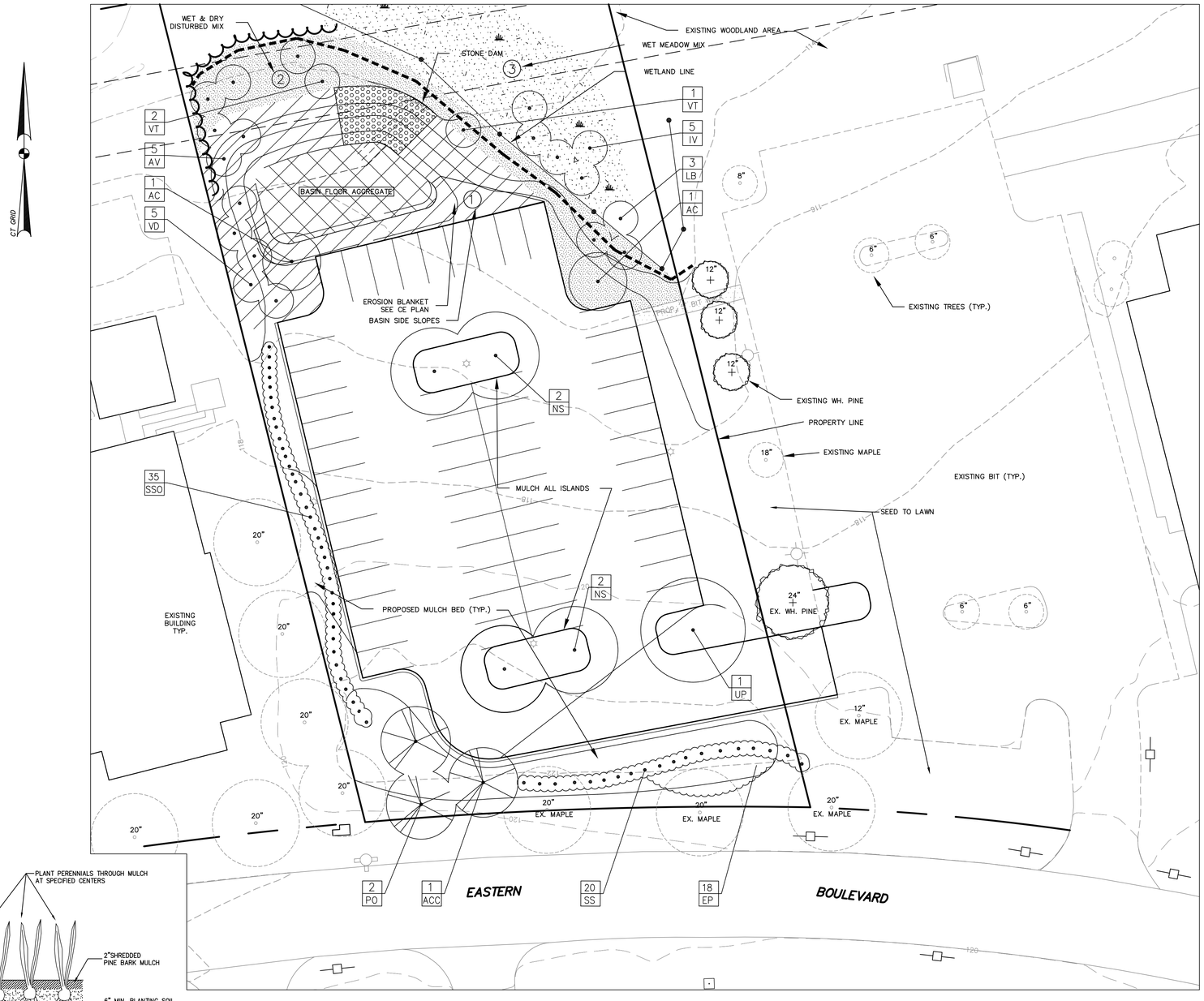
SCALE : 1"=20'-0"

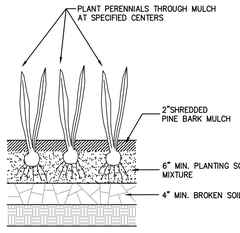
DATE: 3/2/20

DRAWN BY: DD

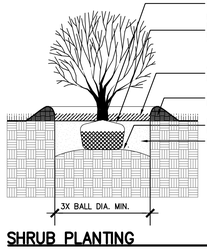
SHEET:

SL-1.D

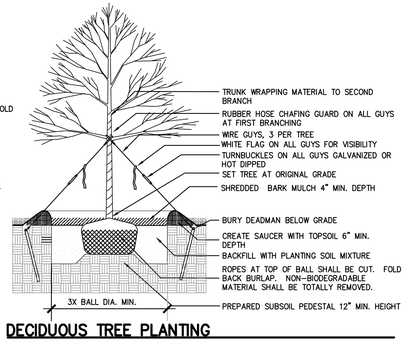




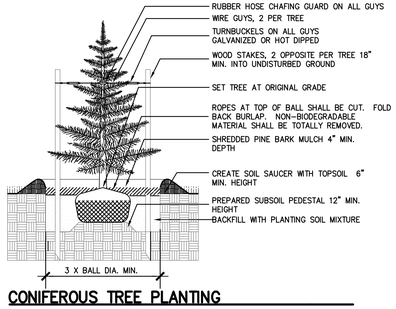
PERENNIAL PLANTING



SHRUB PLANTING

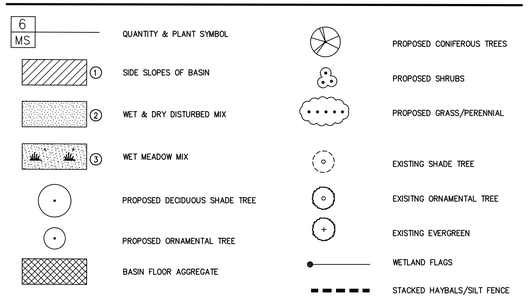


DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING

LEGEND



TOWN OF GLASTONBURY
TOWN PLANNING AND ZONING COMMISSION

APPROVAL DATE: _____

SPECIAL PERMIT SECTION: 12

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.

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	2½" cal.	B&B MATCHED SHAPE
PO	2	Picea omorika SERBIAN SPRUCE	5' / 7' ht.	UNSHEARED
SS	20	Schizachyrium scoparium 'Carousel' CAROUSEL LITTLE BLUESTEM	2 gal	30"-36" O.C.
SSO	35	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	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' ALLEE ELM	3" cal.	

PLANTING NOTES

1. ALL PLANT MATERIALS SHALL CONFIRM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN BURSERY & LANDSCAPE ASSOCIATION.
2. 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.
(1) SIDE SLOPES*	NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR MOIST SITES
(2) WET & DRY RECENTLY DISTURBED AREAS*	NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES
(3) WET MEADOW*	NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX
(SEE SITE SEED MIX LIST) (AND APPLICATION RATE)	*FINISH GRADE, SEED, AND APPLY CLEAN STRAW MULCH. SEED MIX SHALLBE 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

3. 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.
4. CONTRACTOR SHALL SET PLANTS OUT IN FIELD FOR APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. SPADE EDGE ALL PLANTING BEDS WITHIN LAWN AREAS. PROVIDE CLEAN SPADED EDGE AT PERIMETER OF ALL PLANTING BEDS AND TREE PITS ADJACENT TO LAWN AREAS. SPADE EDGE OF NEWLY PLANTED LAWN AREAS FOLLOWING SECOND MOWING.
6. ALL PLANTING BEDS AND BITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.
7. 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.
8. 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.
9. SHADE TREES SHALL HAVE THE BRANCHING HEIGHT OF FIVE (5') MINIMUM.
10. ALL TREE AND SHRUB PITS SHALL BE AT LEAST 2 FEET WIDER AND 2 FOOT DEEPER THAN THE TREE OR SHRUB ROO 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.
11. 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.
12. PLANTS SHALL BE HANDLED AT ALL TIMES IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICES. PLANTS IN-LEAF SHALL BE SPRAYED WITH ANTI-DESICCANT BEFORE DIGGING. PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS AND SHALL CONFORM TO THE RATIOS AND SIZES SPECIFIED IN ANSI Z60.1. B&B PLANTS SHALL BE WRAPPED IN BURLAP AND TIED FIRMLY. PLANT MATERIALS SHALL BE DELIVERED IMMEDIATELY PRIOR TO PLACEMENT, SHALL BE KEPT MOIST, AND SHALL BE PROTECTED FROM SUN AND WIND. PLANTS HAVING BROKEN OR CRACKED BALLS PRIOR TO OR DURING PLANTING WILL NOT BE ACCEPTED.
13. 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.
14. THE PERIOD FOR PLANTING SHALL BE FROM MARCH 15 TO MAY 15 AND FROM SEPTEMBER 15 TO NOVEMBER 15, WEATHER PERMITTING.
15. 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.CBYD.COM** TWO (2) WORKING DAYS BEFORE STARTING CONSTRUCTION TO LOCATE UTILITIES.

SCALE IN FEET: 40' 20' 0' 20' 40'

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

THOMAS GRACEFFA LA #1487

LANDSCAPE PLAN
PROPOSED PARKING LOT
259 & 233 EASTERN BOULEVARD
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