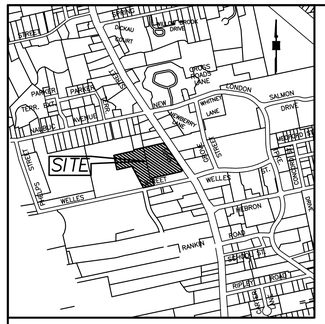

LOCATION MAP

SCALE: 1"=1000'

SITE PLAN
#2577 MAIN STREET
&
LOT W-38A MAIN STREET
PREPARED FOR
SAINTS ISIDORE
AND MARIA PARISH CORPORATION
GLASTONBURY, CONN.

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
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81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

COVER SHEET
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISIDORE AND MARIA PARISH CORPORATION
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: PEJ
DATE: 8-15-20
SCALE: NONE
SHEET 1 OF 12
MAP NO. 86-16-1CS

ZONING INFORMATION

2577 & LOT W-38A MAIN STREET
ZONE: TOWN CENTER ZONE/ FLOOD ZONE
AREA = 315,674 S.F. = 7.246 AC.
TOWN CENTER ZONE AREA = 296,715 S.F.
FLOOD ZONE AREA = 18,959 S.F.

LOT COVERAGE

EXISTING BUILDING COVERAGE	=21,057± S.F. 6.7%
FUTURE BUILDING COVERAGE	= 9,988± S.F. 3.1%
EXISTING PAVEMENT COVERAGE	=78,980± S.F. 25.0%
PROPOSED PAVEMENT COVERAGE	=30,880± S.F. 9.8%
PAVEMENT TO BE REMOVED	=-6,837± S.F. -2.1% (FOR FUTURE ADDITION)
OPEN SPACE	=181,892± S.F. 57.5% (15% MIN.)
	315,674 S.F. 100.0%

F.A.R. = 51,221 S.F./315,674 S.F. = 0.17 (0.5 MAX)

EXISTING BUILDING FLOOR AREA	=25,257± S.F.
FUTURE BUILDING FLOOR AREA (3 STORY @ 9988 S.F.)	=29,964± S.F.
TOTAL BUILDING FLOOR AREA	=55,221± S.F.

PARKING CALCULATIONS

EXISTING PARKING SPACES	=154
PROPOSED PARKING SPACES	=119
TOTAL PARKING SPACES PROVIDED	=273 (7 HANDICAP)

HANDICAP PARKING REQUIRED =7 SPACES (2 VAN)

THE COMMUNITY OF SAINTS ISODIRE AND MARIA PARISH CORPORATION	TOWN CENTER ZONE /
PROJECT/APPLICANT	FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET	
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.

INDEX TO SHEETS

The Community of Saints Isidore and Maria at St. Paul Church Parking Chart

Existing Site Uses - 2020

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Existing
Knights of Columbus	Club	1st floor	814 s.f.	§9.11.h - 1 sp. per 100 s.f.	8.14	
	Club	2nd floor	674 s.f.	§9.11.h - 1 sp. per 100 s.f.	6.74	
	Office	2nd floor	220 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.1	
Rectory	Religious Quarters	2nd floor	3 Beds	§9.11.c - 1 sp. per each 2 beds	1.5	
Church	Place of Worship	1st floor - sanctuary	400 seats	§9.11.i - 1 sp. per 4 seats	100	
	Place of Worship	1st floor - wing	140 seats	§9.11.i - 1 sp. per 4 seats	35	
	Office	1st floor	1,122 s.f.	§9.11.e - 1 sp. per 200 s.f.	5.61	
	Classroom	1st floor	5 classrooms	§9.11.f - 3 spaces per classroom	15	
	Office	Basement	878 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.39	
	Public Assembly	Basement	40 seats	§9.11.f - 1 sp. per 3 seats in public assembly space	13.3	
					191	154

Proposed Future Addition

Name	Use		Floor Area of Use for Parking Calculation	Parking Requirement	Parking Spaces Required	Parking Spaces Proposed
Church	Classroom	1st floor	6 classrooms	§9.11.f - 3 spaces per classroom	18	
	Office	1st floor	973 s.f.	§9.11.e - 1 sp. per 200 s.f.	4.87	
	Office	Basement	289 s.f.	§9.11.e - 1 sp. per 200 s.f.	1.45	
	Public Assembly	Basement	140 seats	§9.11.f - 1 sp. per 3 seats in public assembly space	46.6	
					71	
				TOTAL	262	272

Note: Based on the Parking Regulations, the Church is currently under parked by 37 parking spaces (191 parking spaces required; 154 parking spaces existing). The Church Expansion Project will occur in two phases. Phase 1 involves the expansion and redevelopment of the existing parking lot to the rear of the Church. Phase 2 involves the construction of a multi-level addition to the westerly side of the Church for additional needed classroom, office and public assembly space. As Phase 2 will require additional parking, the Church is proposing to construct most of the parking needed for the Phase 2, during Phase 1. If additional parking is required at the time of approval of Phase 2 then additional parking will be proposed at that time.

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

LEGEND

POROPOSED H.C. PARKING SIGN	⊥
PROPOSED BIT/CONC CURBING	═
PROPOSED TREELINE	⌒⌒⌒⌒
PROPOSED SINGLE LIGHT POLE	-▭
PROPOSED DOUBLE LIGHT POLE	▭-▭
PROPOSED UNDERDRAIN	——UD——
PROPOSED PAVEMENT	░
PROPOSED CONS. EASE.	▨

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH   TOWN CENTER ZONE /
PROJECT/APPLICANT   FLOOD ZONE

#2577 MAIN ST. & LOT W-38A MAIN STREET
PROJECT ADDRESS

SPECIAL PERMIT SECTION   TPZ CHAIRMAN

DATE SPECIAL PERMIT APP'D   DIRECTOR OF COMMUNITY DEVELOPMENT

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MWFriend
MARK W. FRIEND   P.E. # 15818

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GENERAL OVERALL PLAN

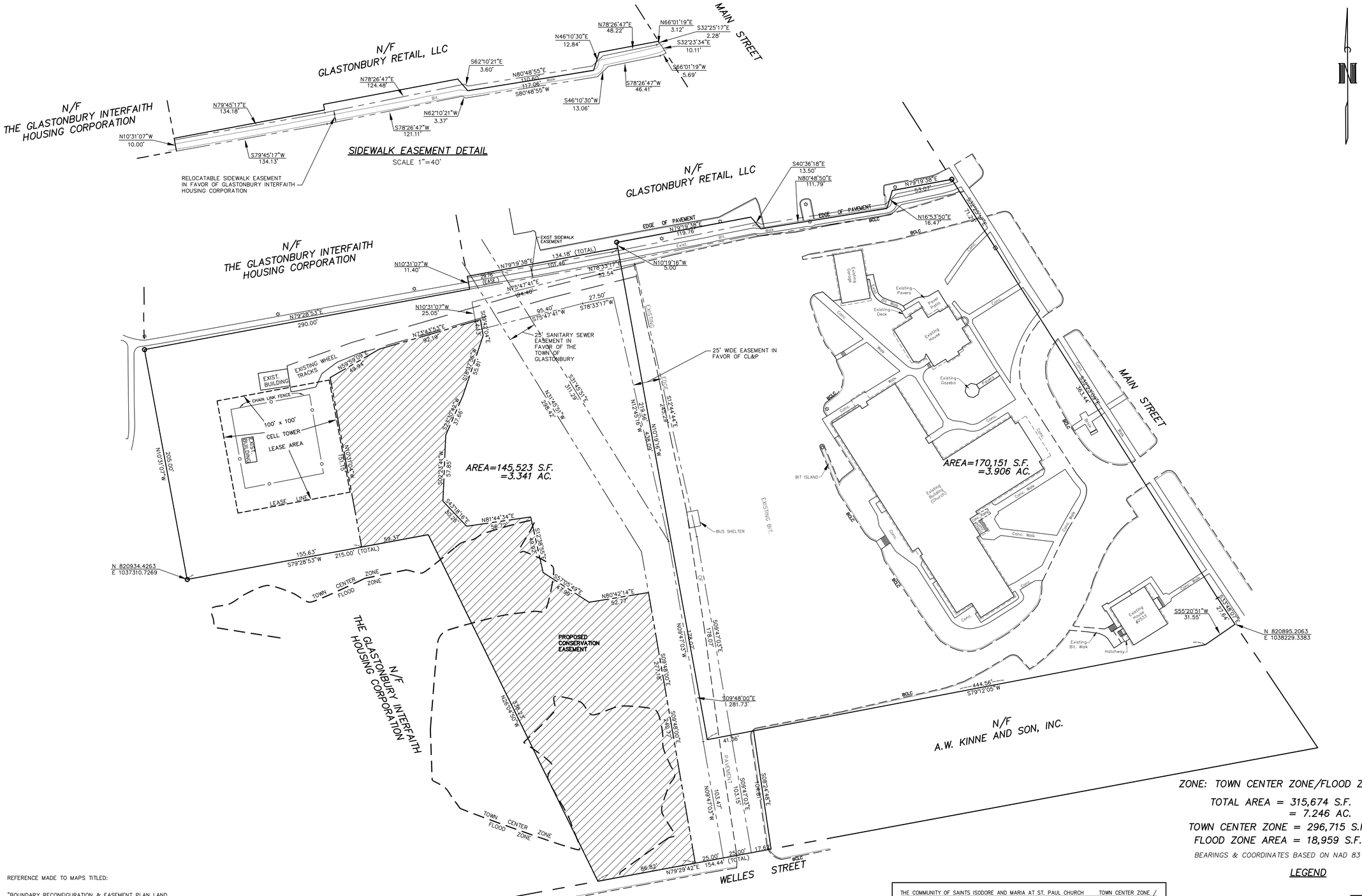
#2577 & LOT W-38A MAIN STREET

PREPARED FOR

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH

GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	1"=40'
SHEET	2 OF 12
MAP NO.	86-16-10A



REFERENCE MADE TO MAPS TITLED:

"BOUNDARY RECONFIGURATION & EASEMENT PLAN LAND BETWEEN GLASTONBURY RETAIL, LLC & ST. PAUL'S CHURCH OF GLASTONBURY, CONNECTICUT 2627–2639 MAIN STREET GLASTONBURY, CONNECTICUT" BY J.R. RUSSSO & ASSOCIATES DATE: MARCH 15, 2016 REV. 7–25–16 SCALE: SEE NOTATIONS JOB NO 2014–059 SHEET 2 OF 8

"BOUNDARY MAP ST. PAULS ROMAN CATHOLIC CHURCH PREPARED FOR ST. PAUL'S CHURCH OF GLASTONBURY GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E & L.S. GLASTONBURY, CONN. DATE: 11–1–05 SCALE: 1"=40' MAP NO. 113–05–1BDY

"LIMITED PROPERTY/BOUNDARY SURVEY MAP SHOWING EASEMENT AREA ACROSS THE PROPERTY OF ST. PAULS ROMAN CATHOLIC CHURCH #2577 MAIN STREET WELLES STREET GLASTONBURY, CONNECTICUT SCALE: 1"=40' JUNE 2000 CL&P FILE # E0195" BY SAMUAEL P. BERTACCINI JR. RLS#10383 LITCHFIELD, CT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH	TOWN CENTER ZONE /
PROJECT/APPLICANT	FLOOD ZONE
#2577 MAIN ST. & LOT W–38A MAIN STREET	
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.

ZONE: TOWN CENTER ZONE/FLOOD ZONE

TOTAL AREA = 315,674 S.F.
= 7.246 AC.

TOWN CENTER ZONE = 296,715 S.F.

FLOOD ZONE AREA = 18,959 S.F.

BEARINGS & COORDINATES BASED ON NAD 83 DATUM

LEGEND

PROPOSED CONSERVATION EASEMENT

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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND COMPLIES WITH 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 OCTOBER 26, 1996.
TYPE OF SURVEY: PROPERTY – BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A–2

JOHN J. HEAGLE L.S. # 9396

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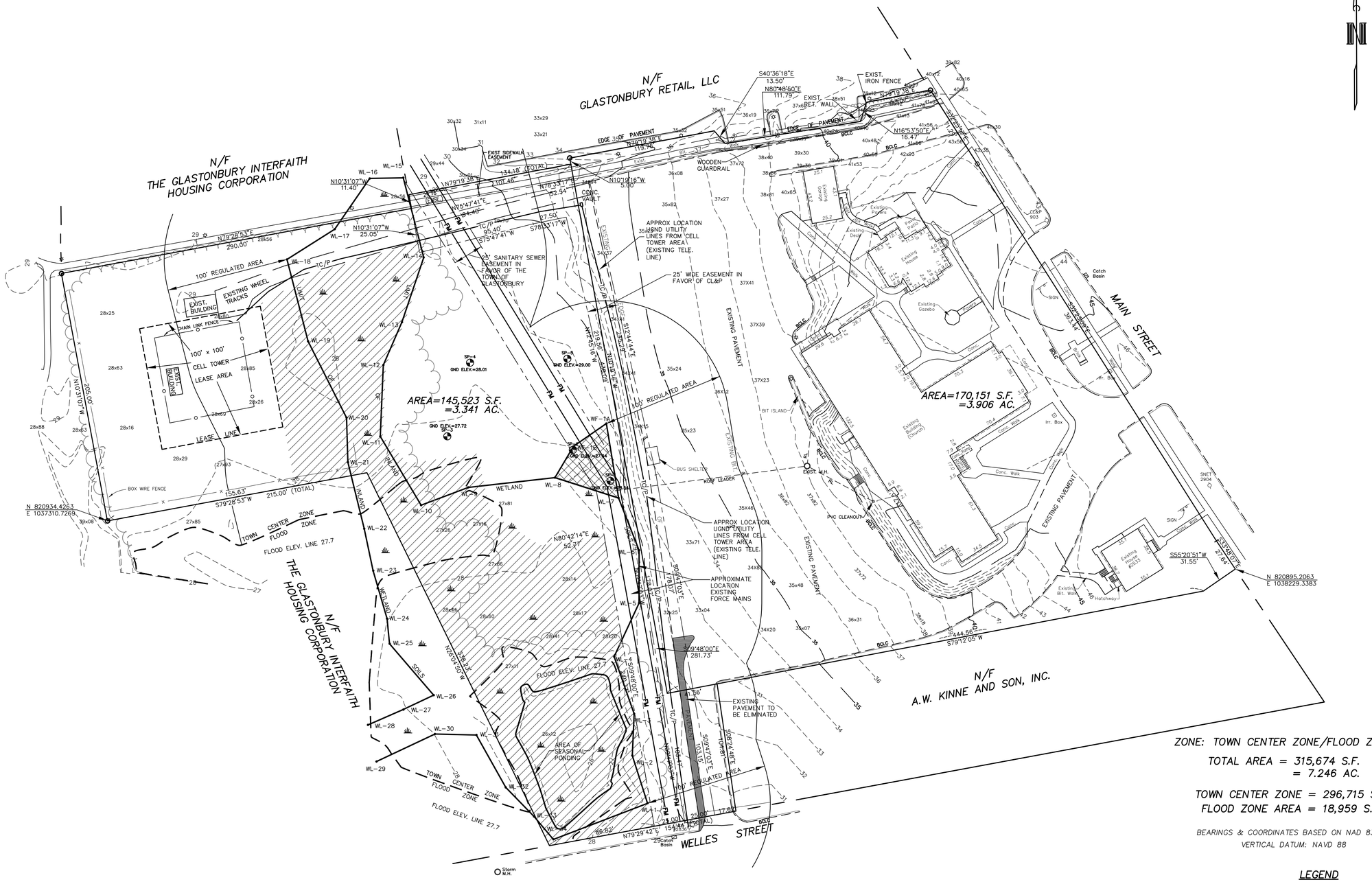
GLASTONBURY, CONN. 06033
PHONE (860)–659–0587

BOUNDARY MAP
#2577 & LOT W–38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	ZTA
DATE:	8–15–20
SCALE:	1"=40'
SHEET	3 OF 12
MAP NO.	86–16–1BDY



REFERENCE MADE TO MAPS TITLED:

"BOUNDARY RECONFIGURATION & EASEMENT PLAN LAND BETWEEN GLASTONBURY RETAIL, LLC & ST. PAUL'S CHURCH OF GLASTONBURY, CONNECTICUT 2627-2639 MAIN STREET GLASTONBURY, CONNECTICUT" BY J.R. RUSSSO & ASSOCIATES DATE: MARCH 15, 2016 REV. 7-25-16 SCALE: SEE NOTATIONS JOB NO 2014-059 SHEET 2 OF 8

"BOUNDARY MAP ST. PAULS ROMAN CATHOLIC CHURCH PREPARED FOR ST. PAUL'S CHURCH OF GLASTONBURY GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E & L.S. GLASTONBURY, CONN. DATE: 11-1-05 SCALE: 1"=40' MAP NO. 113-05-1BDY

ZONE: TOWN CENTER ZONE/FLOOD ZONE

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= 7.246 AC.

TOWN CENTER ZONE = 296,715 S.F.
FLOOD ZONE AREA = 18,959 S.F.

BEARINGS & COORDINATES BASED ON NAD 83 DATUM
VERTICAL DATUM: NAVD 88

LEGEND

EXISTING TREE LINE

EXISTING LIGHT POLES

EXISTING TELECOMMUNICATION & POWER LINES —TC—

EXISTING SANITARY FORCE MAIN —FM—

AREA OF HYDRIC GROUNDWATER CONDITIONS & OBLIGATE WETLAND VEGETATION

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH PROJECT/APPLICANT	TOWN CENTER ZONE / FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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TYPE OF SURVEY: PROPERTY - BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

JOHN F. MEGSON L.S. # 9396

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GLASTONBURY, CONN. 06033
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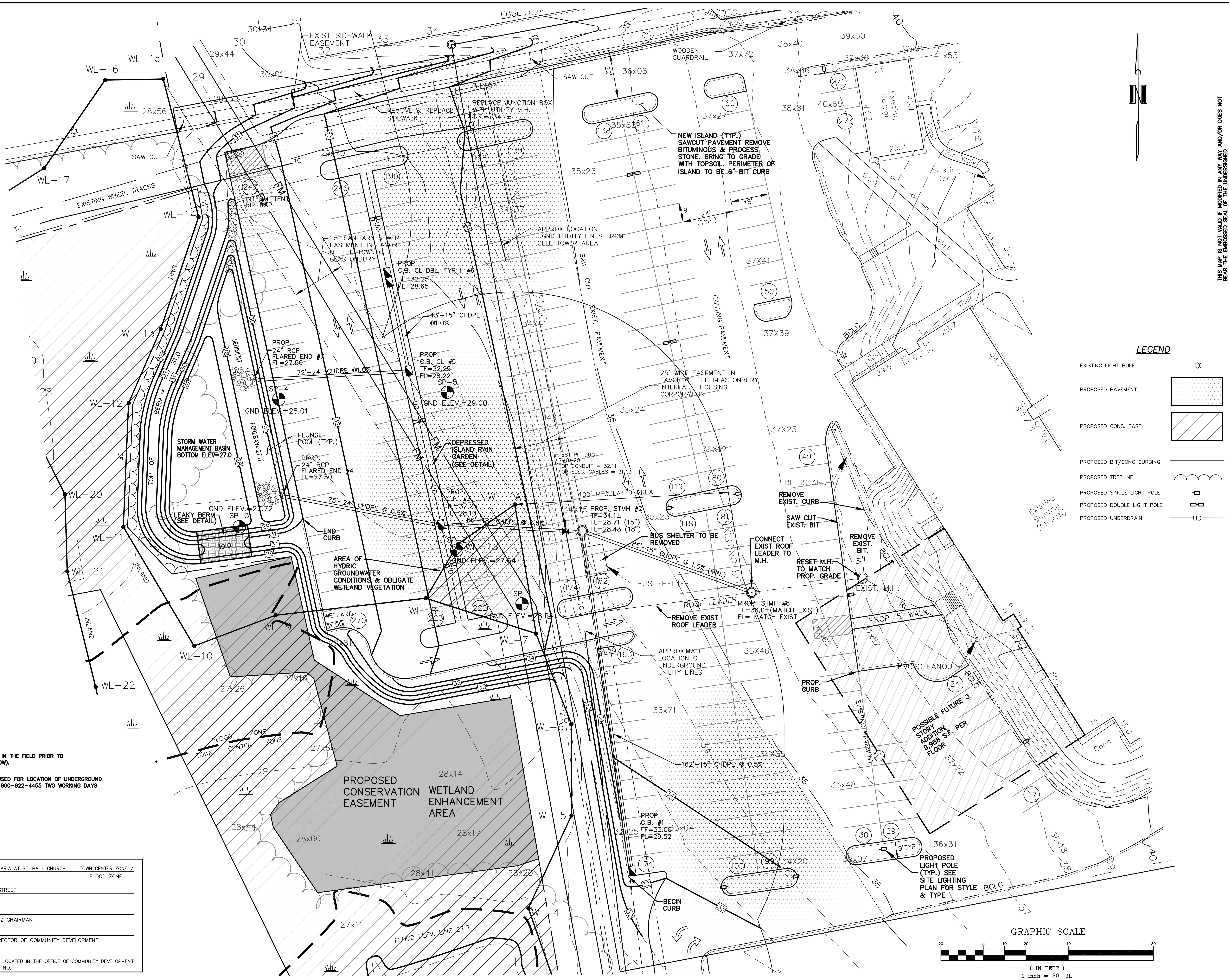
CK. BY:	MWF
DRW. BY:	ZTA
DATE:	8-15-20
SCALE:	1"=40'
SHEET	4 OF 12
MAP NO.	86-16-1EC



NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH PROJECT/APPLICANT	TOWN CENTER ZONE / FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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MARK W. FRIEND P.E. #15818

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SITE PLAN
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	1"=20'
SHEET	5 OF 12
MAP NO.	86-16-1SP

* UTILIZE STORMWATER MANAGEMENT BASIN AS A TEPORARY SEDIMENT BASIN DURING CONSTRUCTION

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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

LEGEND

STAKED HAY BALES/SILT FENCE

GRADE TO DRAIN AS PRACTICAL DURING CONSTRUCTION — G.T.D.

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH	TOWN CENTER ZONE /
PROJECT/APPLICANT	FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET	
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.

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EROSION & SEDIMENTATION CONTROL PLAN
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	1"=20'
SHEET	6 OF 12
MAP NO.	86-16-1ES

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 50' 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

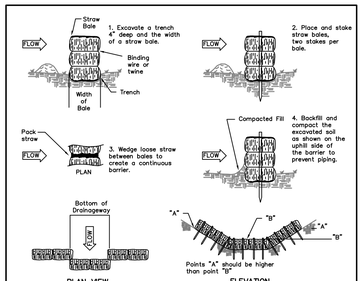
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH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

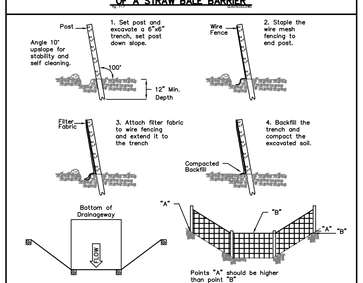
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

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



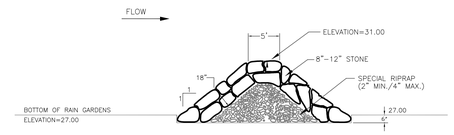
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER

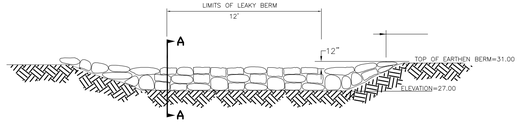


Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



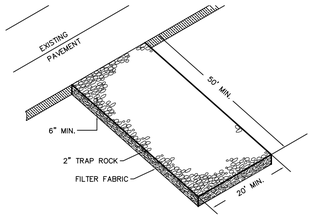
SECTION A – A



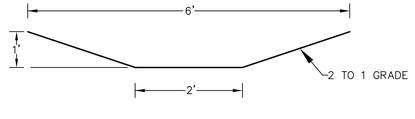
VIEW LOOKING UPSTREAM

LEAKY BERM DETAIL

NOT TO SCALE

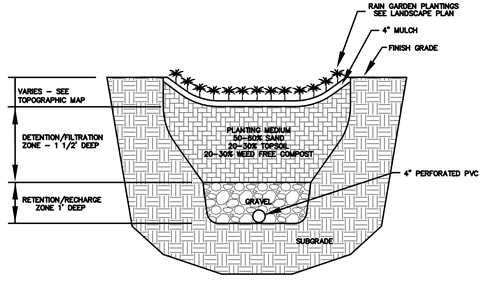


CONSTRUCTION ENTRANCE



TYPICAL CROSS SECTION

RAIN GARDEN
NOT TO SCALE



RAIN GARDEN DETAIL

NOT TO SCALE

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

MAINTENANCE OF STORMWATER MANAGEMENT BASIN

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

STORMWATER MAINTENANCE PROGRAM

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 annually 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. 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.

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.

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH	TOWN CENTER ZONE /
PROJECT/APPLICANT	FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET	
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)-659-0587

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	NONE
SHEET	7 OF 12
MAP NO.	86-16-1ESN

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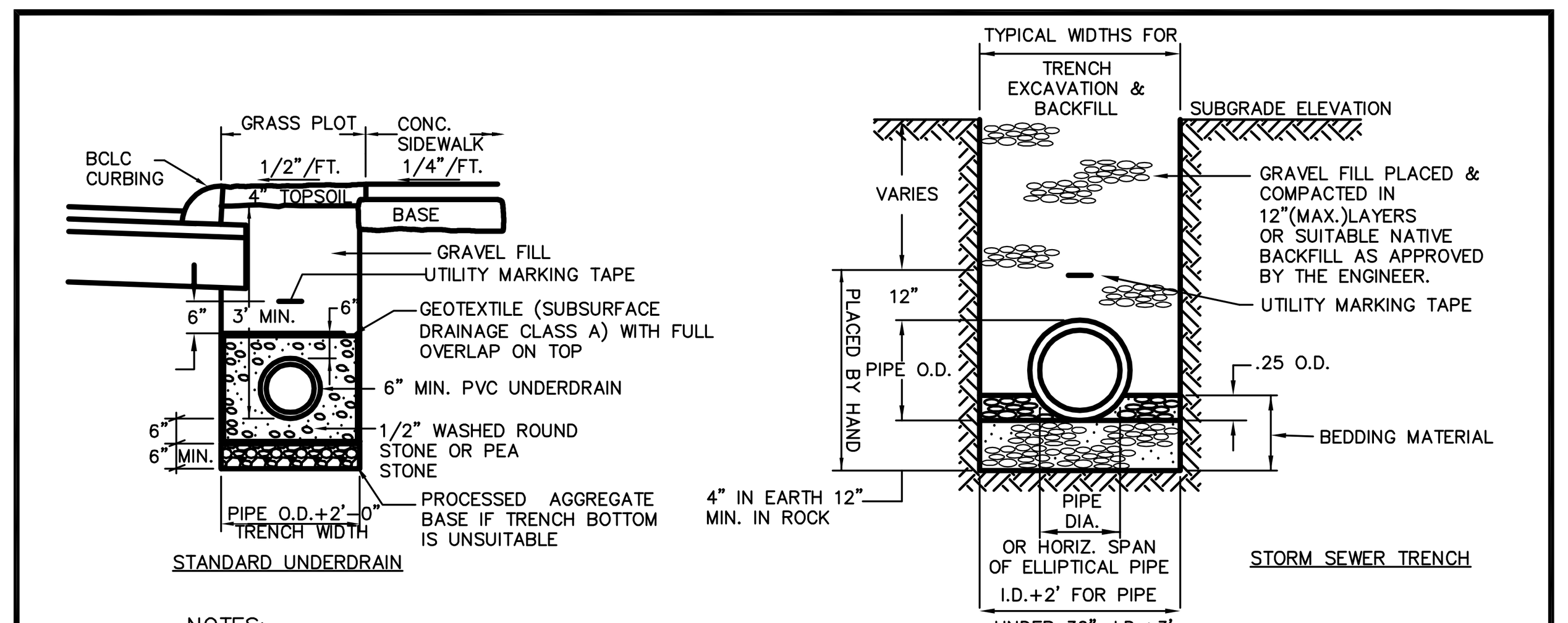


NOTES:

1. PERFORATIONS TO BE PLACED UP OR DOWN AS SPECIFIED BY THE ENGINEER
2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.
3. PIPE SHALL BE MIN. 6" DIA.
4. SLOTTED REINFORCED CONC. PIPE (SRCP) CAN BE USED AS A COMBINED STORM AND UNDERDRAIN SYSTEM.
5. ALL UNDERDRAIN TO BE OUTLETTED DIRECTLY INTO A CATCH BASIN.THE TOP OF THE UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE OUTLET PIPE.
6. INCLUDE CLEANOUTS AT SPACING NOT TO EXCEED 150 FEET.

NOTES:

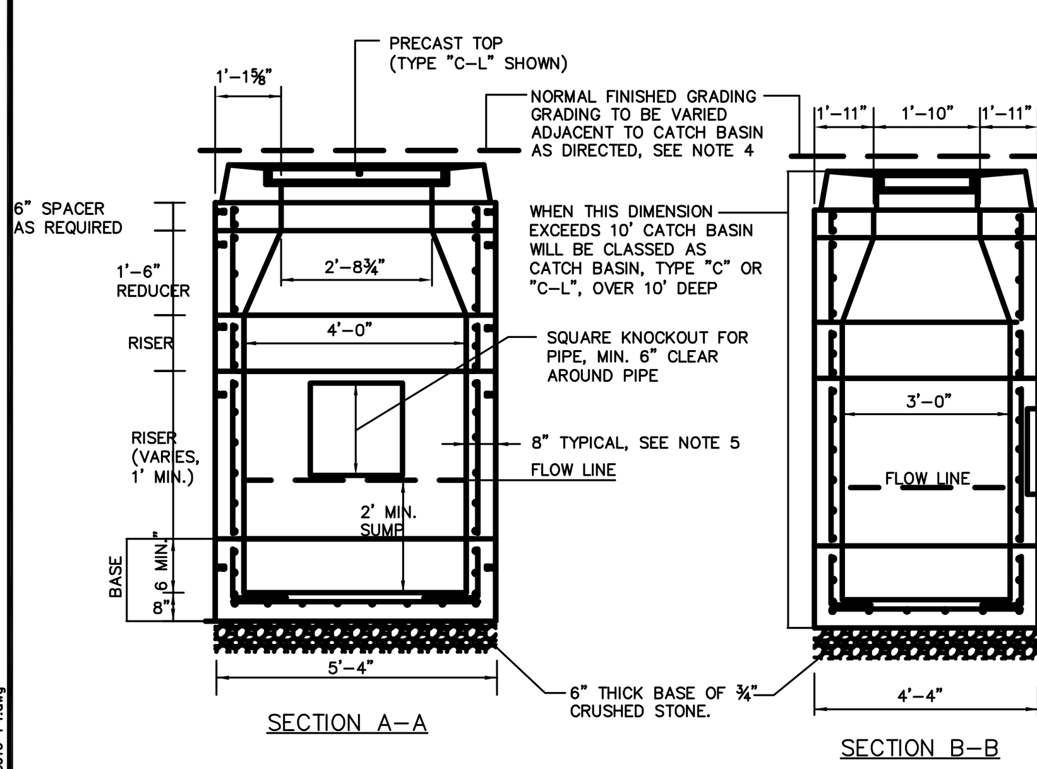
1. ALL STORM DRAIN INSTALLED WITHIN TOWN RIGHT-OF-WAY SHALL BE CONCRETE PIPE. ALL CONCRETE PIPE SHALL BE MINIMUM CLASS IV UNLESS OTHERWISE SPECIFIED.
2. USE WATERTIGHT RUBBER GASKETS IN ALL PIPE JOINTS.
3. PIPE BEDDING MATERIALS SHALL BE SAND OR SANDY SOIL, ALL OF WHICH PASSES 3/8" SIEVE AND <10% PASSING NO. 200 SIEVE.
4. WHEN GROUND WATER IS ENCOUNTERED, 3/4" STONE SHALL BE SUBSTITUTED FOR PIPE BEDDING, AND BACKFILLED TO 12" ABOVE THE TOP OF PIPE.

SCALE : NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

TRENCH FOR STORM DRAIN AND UNDER DRAIN

PLATE NO. 20



NOTES

1. ALL CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507_1 AND HW-507_04 EXCEPT AS OTHERWISE NOTED ON THIS DETAIL. DOUBLE GRATE CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD SHEETS HW-507_05 AND HW-507_06.

2. PRECAST CATCH BASIN TOPS MUST BE PROPERLY ALIGNED AS SHOWN AND SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507_07. CAPE COD CATCH BASIN TOPS SHALL HAVE AN OPEN THROAT.

3. ALL FRAMES AND GRATES SHALL BE GALVANIZED. FOR DETAILS OF FRAMES AND GRATES, SEE CONNDOT STANDARD DETAIL SHEET HW-507_08.

4. WHEN TYPE 'C' CATCH BASINS ARE CONSTRUCTED IN PAVEMENT, THE NORMAL GUTTER OF THE ROADWAY SHALL BE VARIED TO PROVIDE AN ADDITIONAL 2-INCH DEPRESSED GUTTER AT THE CATCH BASIN.

5. WALL THICKNESS TO BE 12 INCHES WHEN HEIGHT OF STRUCTURE EXCEEDS 10 FEET FROM TOP OF FRAME TO BOTTOM OF BASE. THICKER WALLS APPLY ONLY TO PORTION OF STRUCTURE BELOW 10' DEEP.

6. PRECAST RISER SECTIONS SHALL NEVER HAVE CORNER PIPE ENTRIES. WHEN PIPE ALIGNMENT CANNOT BE CHANGED, A ROUND STRUCTURE SHALL BE USED PER CONNDOT DETAIL HW-507_04.

7. CATCH BASINS LEFT ABOVE THE FINISHED GUTTER GRADE FOR THE WINTER MUST BE PROPERLY SHIMMED FOR PLOWING AS SHOWN IN PLATE 4.

8. MORTAR MIX SHALL NOT CONTAIN LIME.

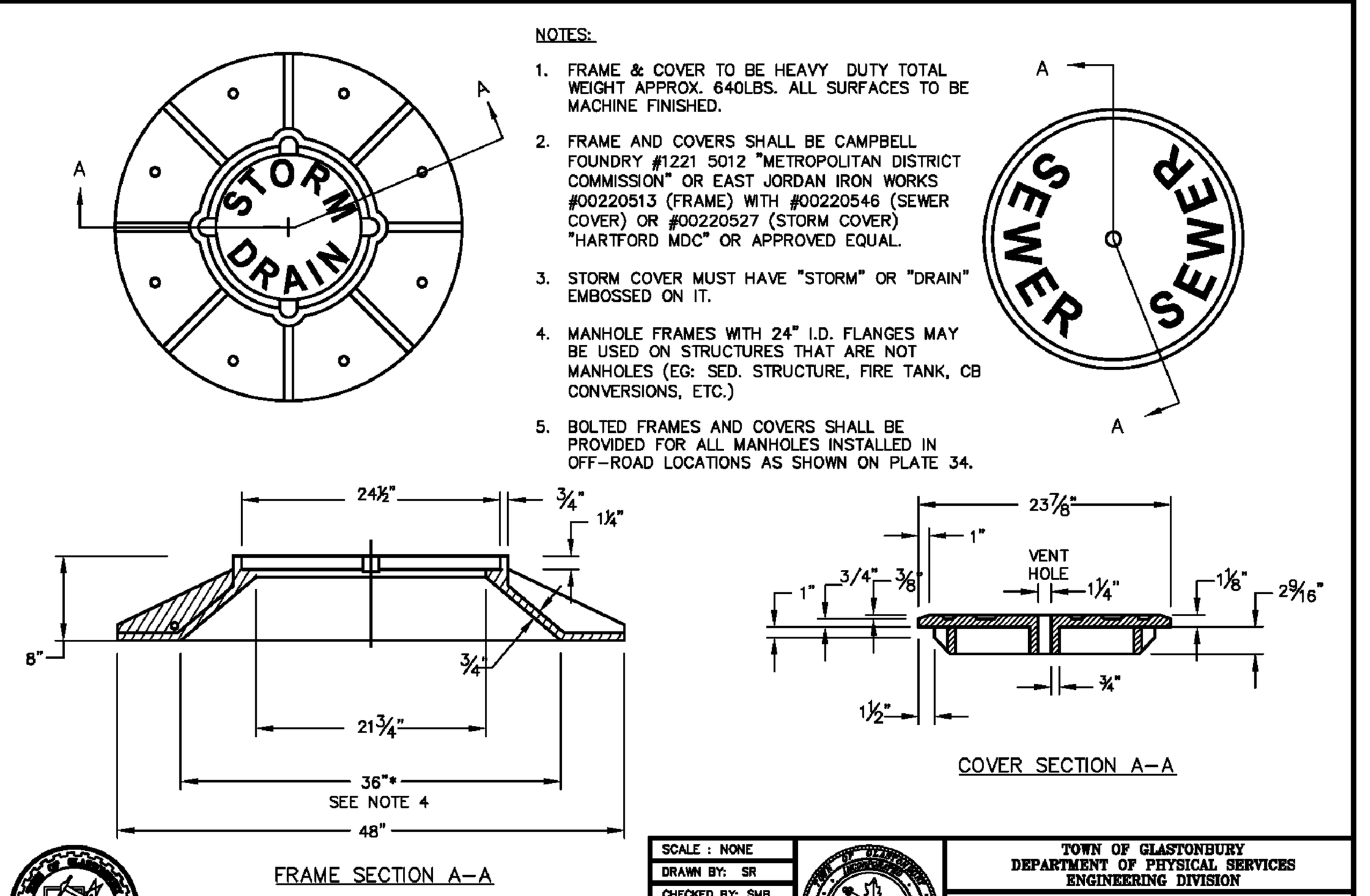
9. ENDS OF PIPE SHALL BE SAWCUT FLUSH WITH INSIDE WALLS.

10. IF CONCRETE MASONRY UNITS ARE USED THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE MET:
- MAXIMUM CORBEL SHALL NOT EXCEED 2 INCHES;
- WHERE NECESSARY, BLOCKS MAY BE CUT OR CONCRETE BRICK USED (NO RED BRICK PERMITTED);
- CORNERS SHALL BE SQUARE, COURSES LEVEL, AND JOINTS PROPERLY STAGGERED;
- VOIDS IN EXTERIOR WALLS SHALL BE GROUTED, AND CORBELS SHALL BE WEDGED.

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

CATCH BASIN

PLATE NO. 21



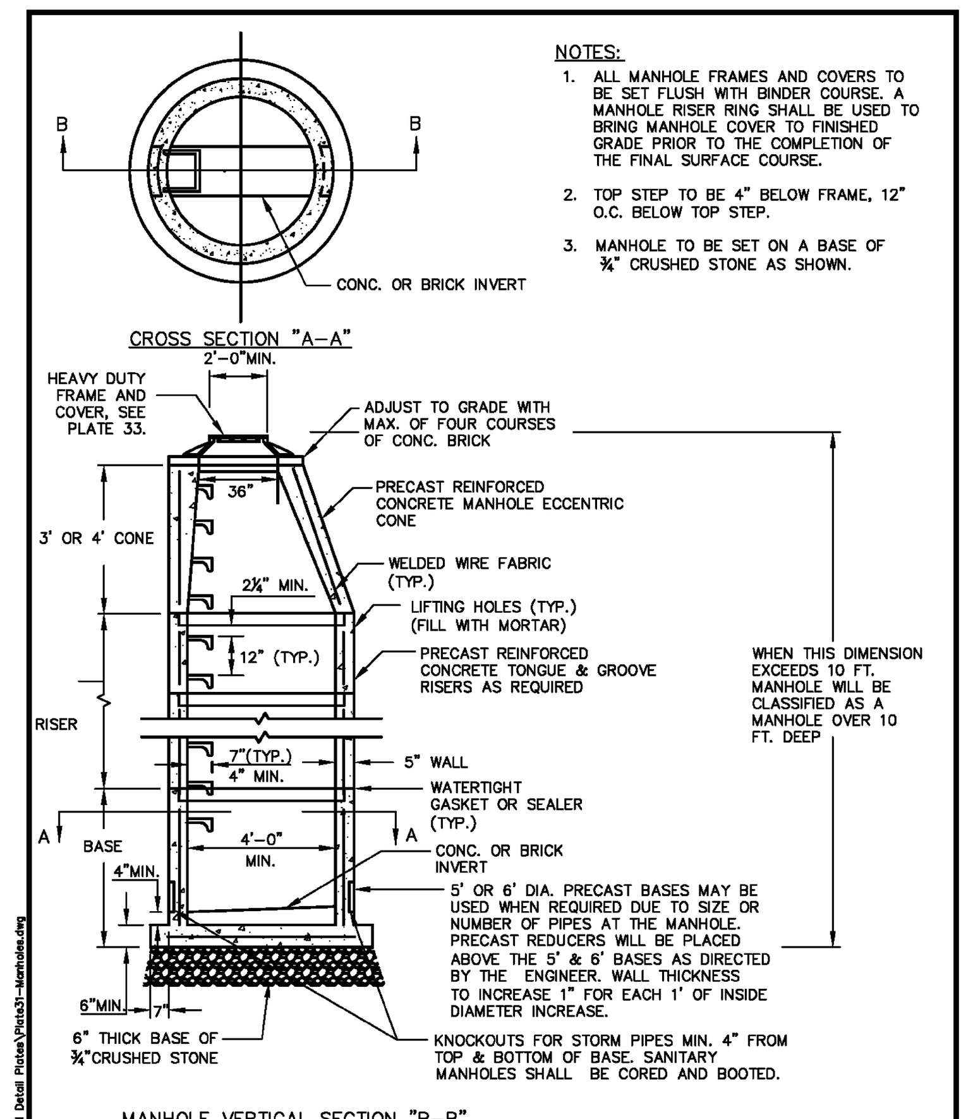
NOTES:

1. FRAME & COVER TO BE HEAVY DUTY TOTAL WEIGHT APPROX. 640LBS. ALL SURFACES TO BE MACHINE FINISHED.
2. FRAME AND COVERS SHALL BE CAMPBELL FOUNDRY #1221 5012 "METROPOLITAN DISTRICT COMMISSION" OR EAST JORDAN IRON WORKS #00220513 (FRAME) WITH #00220546 (SEWER COVER) OR #00220527 (STORM COVER) "HARTFORD MDC" OR APPROVED EQUAL.
3. STORM COVER MUST HAVE "STORM" OR "DRAIN" EMBOSSED ON IT.
4. MANHOLE FRAMES WITH 24" I.D. FLANGES MAY BE USED ON STRUCTURES THAT ARE NOT MANHOLES (EG: SED. STRUCTURE, FIRE TANK, CB CONVERSIONS, ETC.)
5. BOLTED FRAMES AND COVERS SHALL BE PROVIDED FOR ALL MANHOLES INSTALLED IN OFF-ROAD LOCATIONS AS SHOWN ON PLATE 34.

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

MANHOLE FRAME AND COVER

PLATE NO. 33

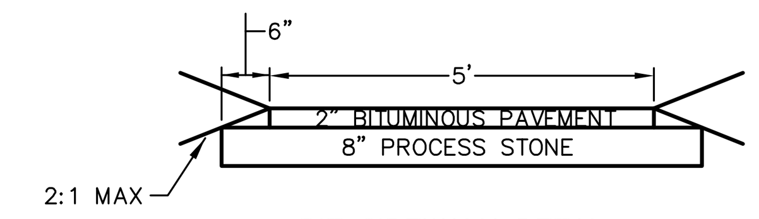


NOTES:

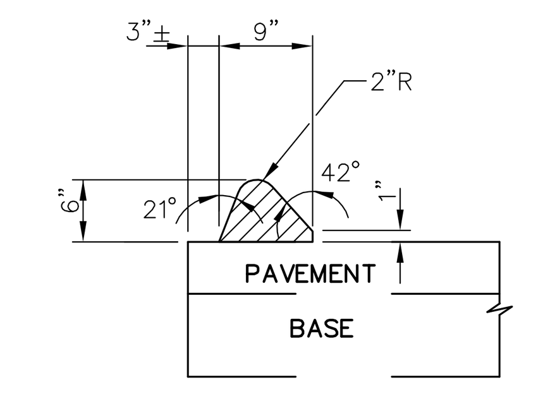
1. ALL MANHOLE FRAMES AND COVERS TO BE SET FLUSH WITH BINDER COURSE. A MANHOLE RISER RING SHALL BE USED TO BRING MANHOLE COVER TO FINISHED GRADE PRIOR TO THE COMPLETION OF THE FINAL SURFACE COURSE.
2. TOP STEP TO BE 4" BELOW FRAME, 12" O.C. BELOW TOP STEP.
3. MANHOLE TO BE SET ON A BASE OF ¾" CRUSHED STONE AS SHOWN.

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

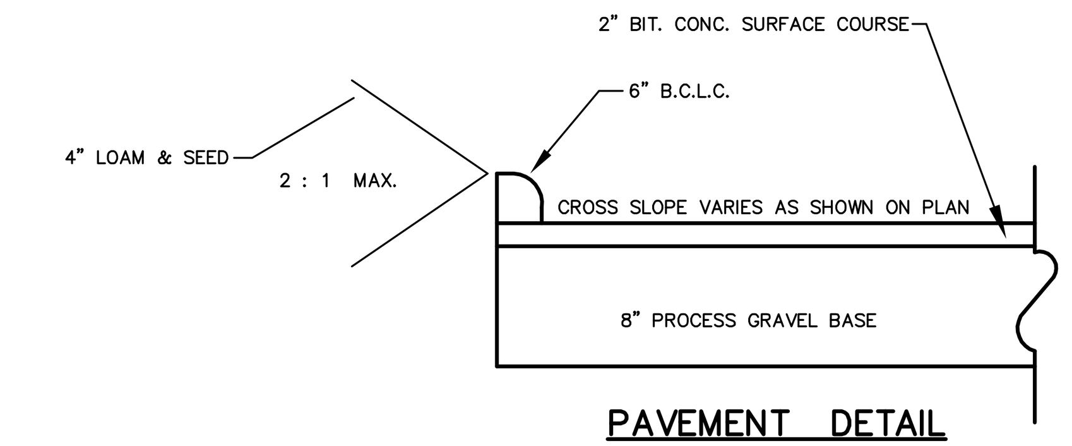
PRECAST CONCRETE MANHOLE (STORM & SANITARY)



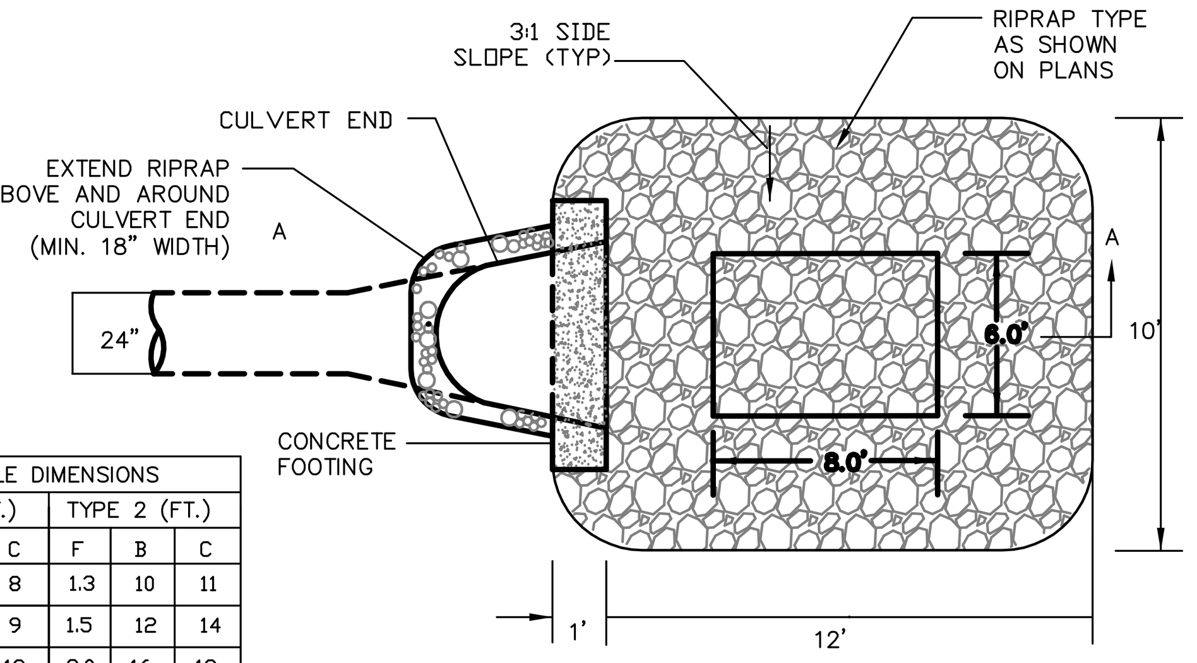
BIT SIDEWALK DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE



PAVEMENT DETAIL
NOT TO SCALE

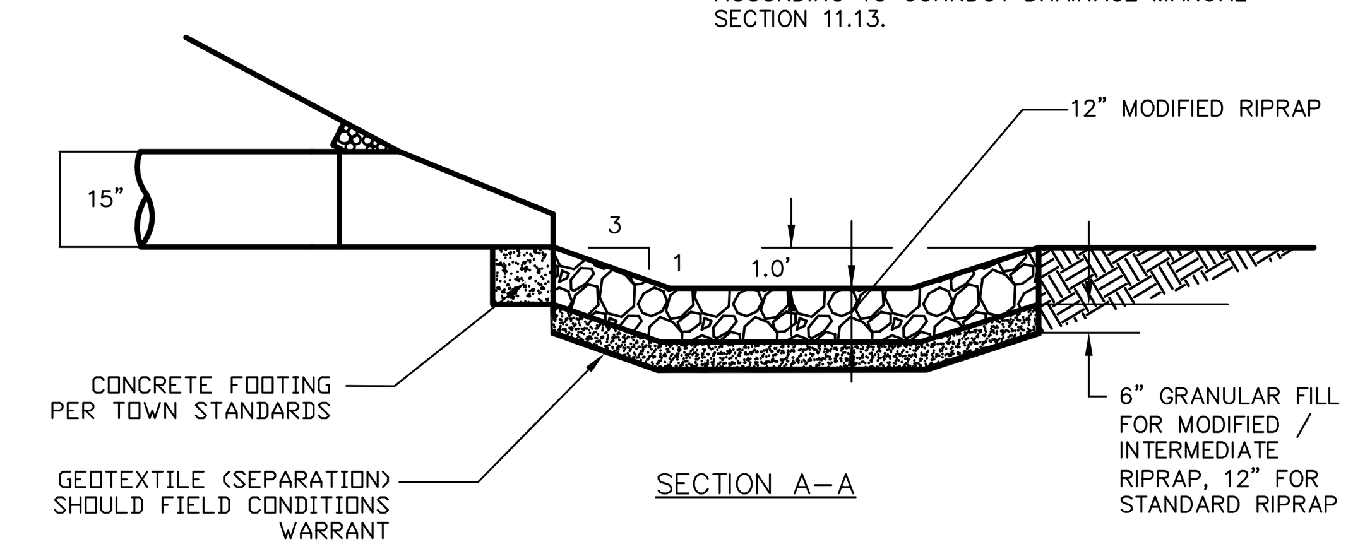


PLAN VIEW

SCOUR HOLE DIMENSIONS						
(IN.)	TYPE 1 (FT.)			TYPE 2 (FT.)		
D	F	B	C	F	B	C
15	0.63	6	8	1.3	10	11
18	0.75	8	9	1.5	12	14
24	1.00	10	12	2.0	16	18
30	1.25	13	15	2.5	20	23
36	1.50	15	18	3.0	24	27
42	1.75	18	21	3.5	28	32
48	2.00	20	24	4.0	32	36
54	2.25	23	27	4.5	36	41
60	2.50	25	30	5.0	40	45

NOTES:

1. DETAIL TO BE USED IN LOCATIONS WHERE FLOWS EXCEED CAPACITY OF RIPRAP APRONS AS PER CONNDOT DRAINAGE MANUAL.
2. RIPRAP SIZE SHALL BE COMPUTED ACCORDING TO CONNDOT DRAINAGE MANUAL SECTION 11.13.



SECTION A-A

PREFORMED SCOUR HOLE TYPE 1
NOT TO SCALE

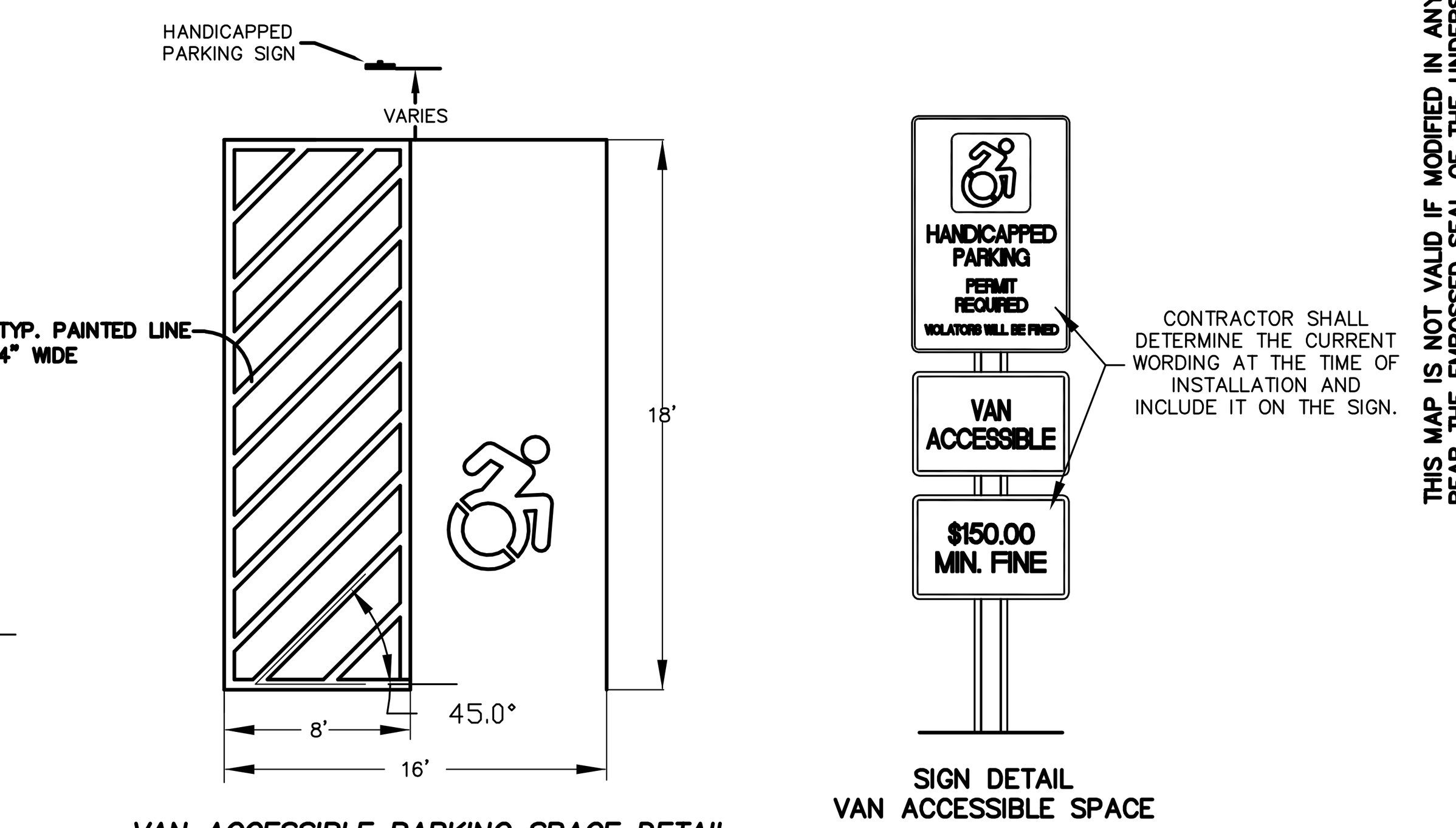
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH — TOWN CENTER ZONE / FLOOD ZONE
PROJECT/APPLICANT

#2577 MAIN ST. & LOT W-38A MAIN STREET
PROJECT ADDRESS

SPECIAL PERMIT SECTION — TPZ CHAIRMAN

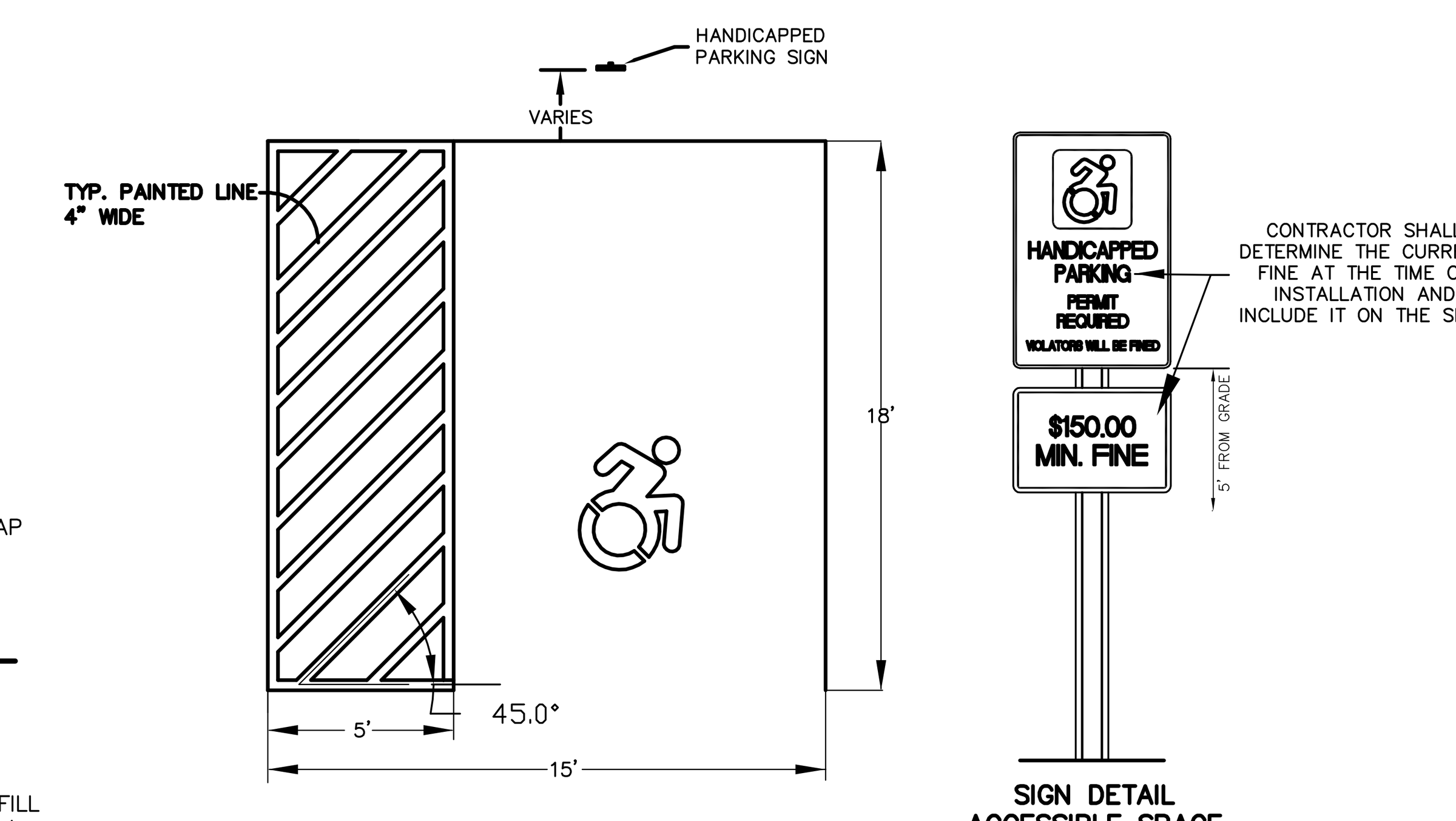
DATE SPECIAL PERMIT APP'D — DIRECTOR OF COMMUNITY DEVELOPMENT

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



VAN ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

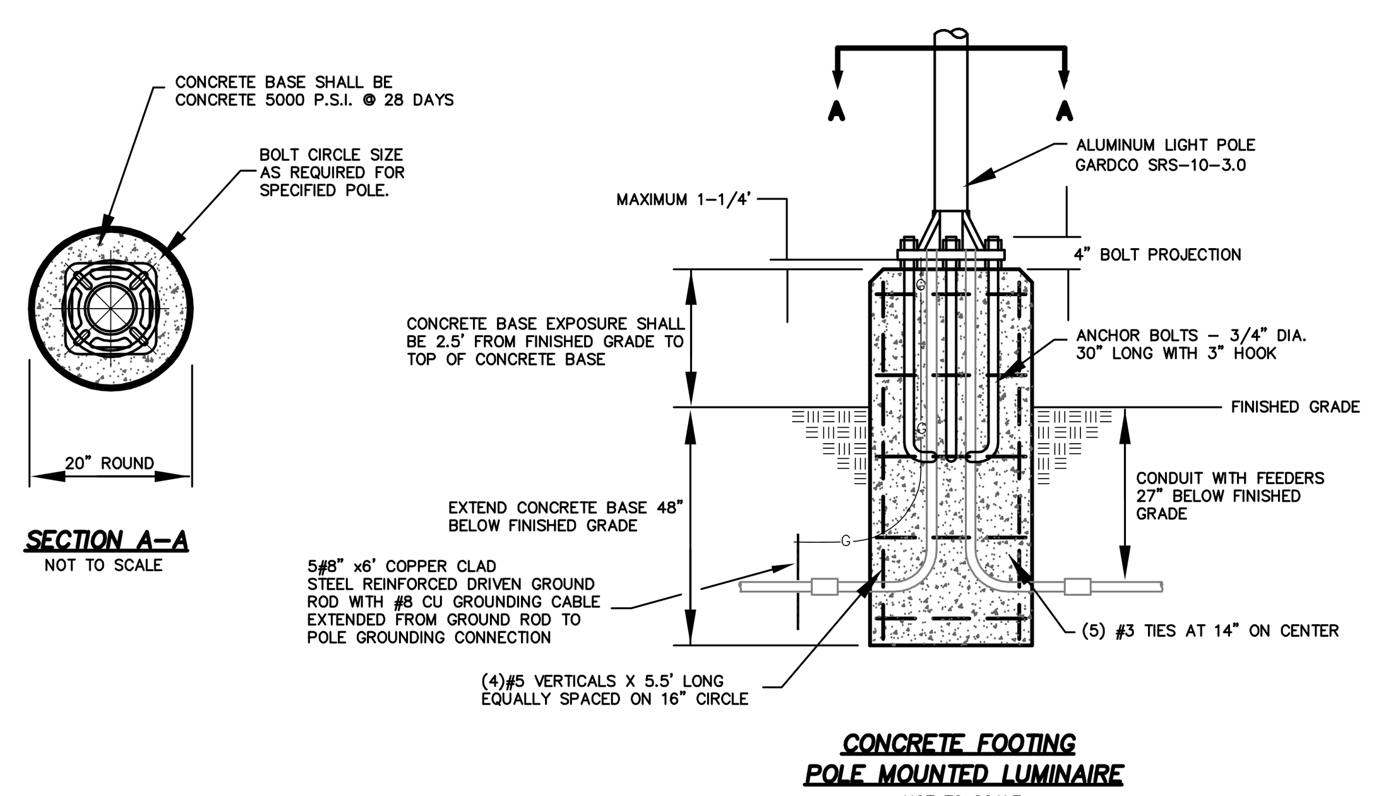
SIGN DETAIL
VAN ACCESSIBLE SPACE
NOT TO SCALE



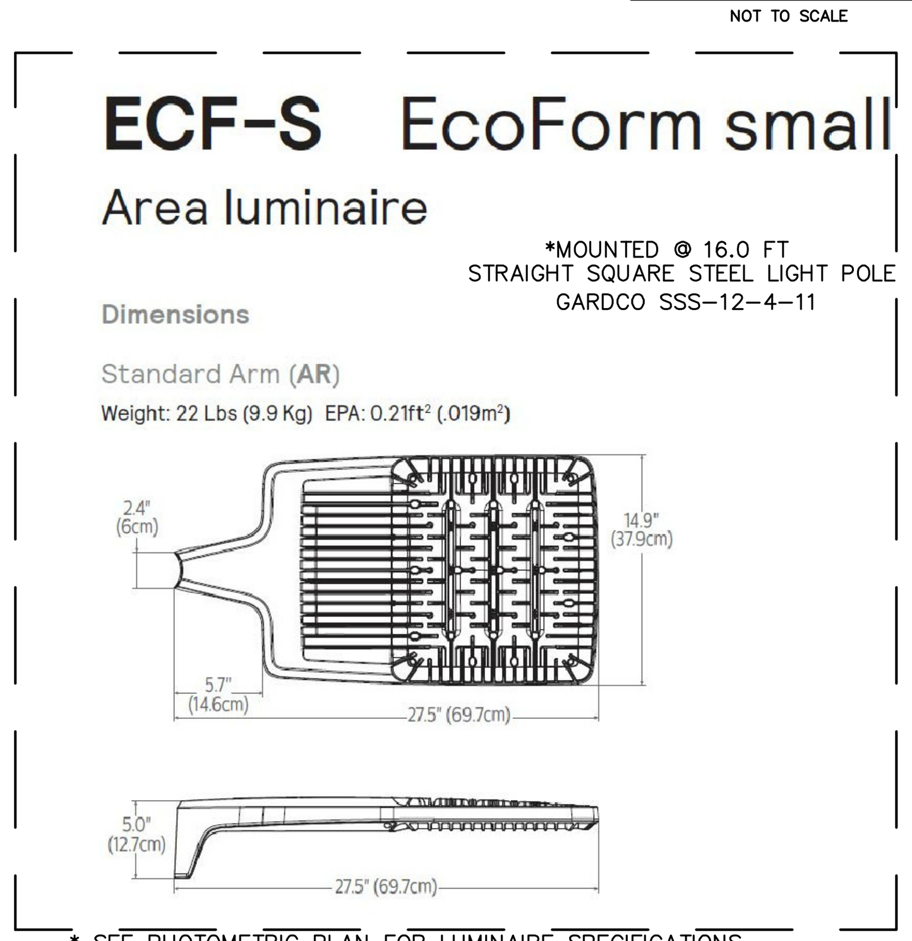
ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE

SIGN DETAIL
ACCESSIBLE SPACE
NOT TO SCALE

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



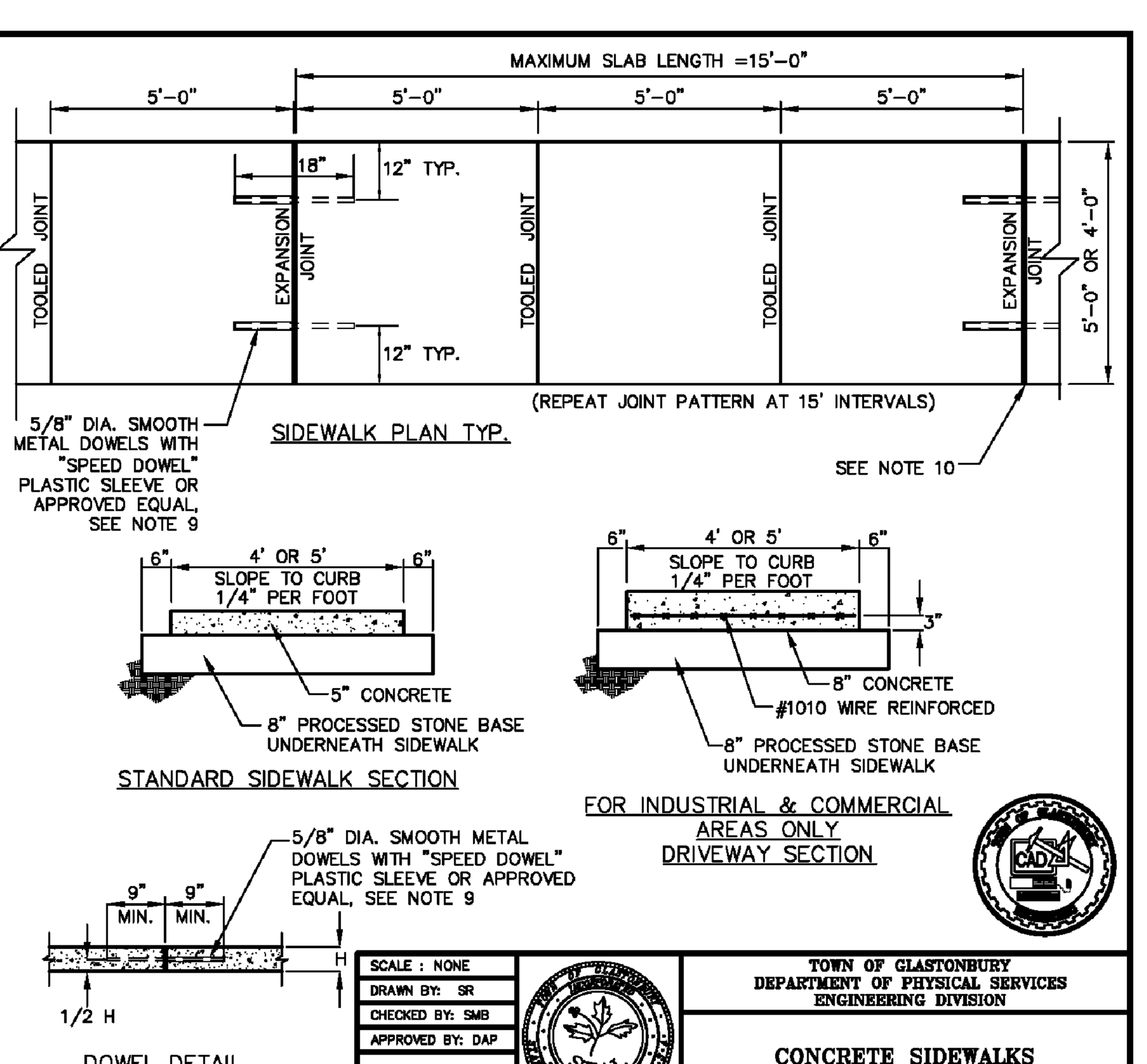
CONCRETE FOOTING
POLE MOUNTED LUMINAIRE
NOT TO SCALE



* SEE PHOTOMETRIC PLAN FOR LUMINAIRE SPECIFICATIONS

NOTES:

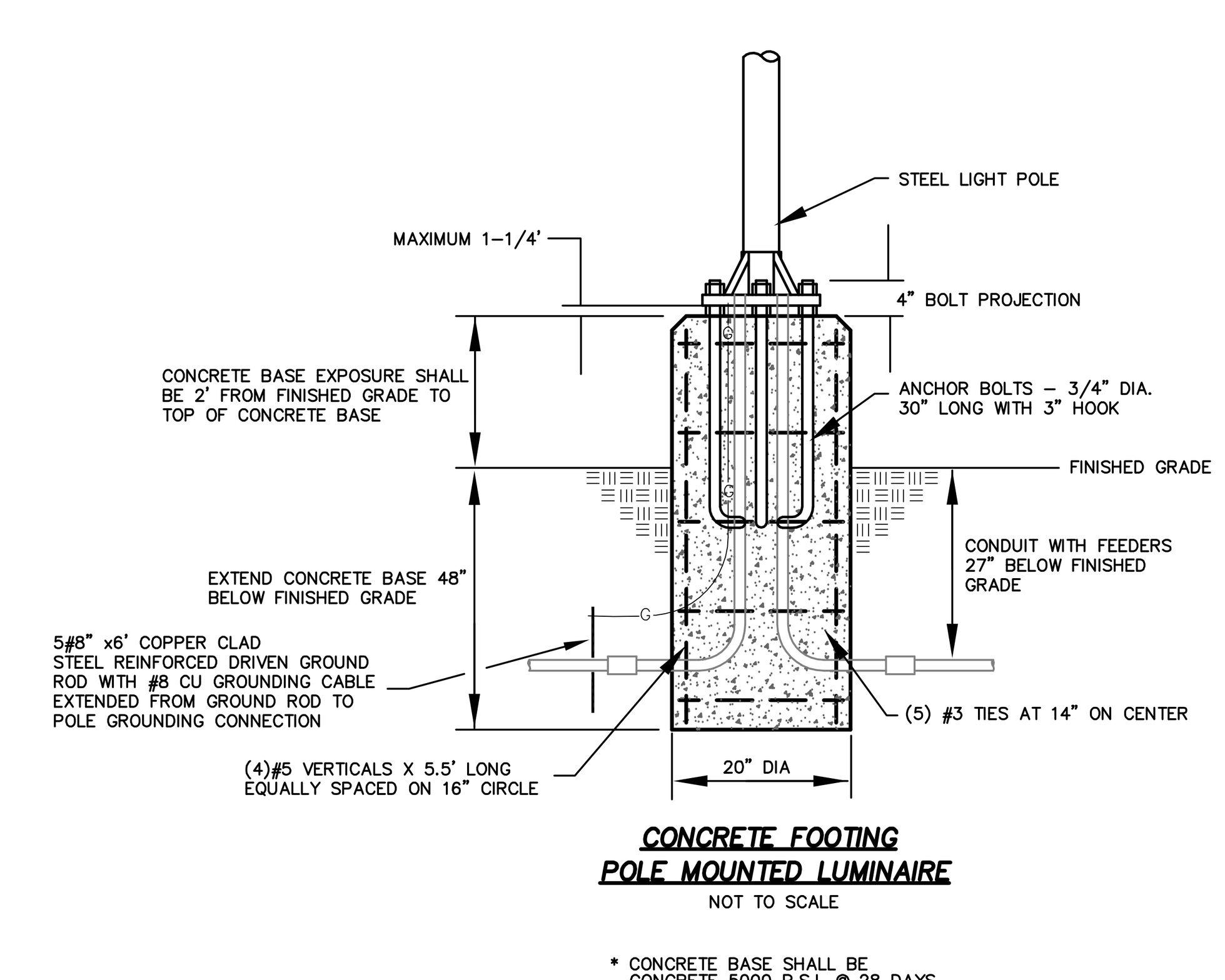
1. PROCESSED STONE BASE SHALL BE CRUSHED TRAP ROCK CONFORMING TO ARTICLE M.05.01 OF THE FORM 817 AND TOWN SPECIFICATIONS. GRAVEL OR RECLAIMED MISCELLANEOUS AGGREGATE SHALL NOT BE USED.
2. CONCRETE SHALL BE CONNDOT CLASS F, (4400 PSI, 28 DAY STRENGTH).
3. FORMS ARE TO BE SET TRUE TO LINE AND GRADE ON WELL COMPACTED BASE. FORMS SHALL BE 5" STEEL OR 2"X6" LUMBER. 2"X4" LUMBER SHALL NOT BE USED AND SHALL BE CAUSE FOR IMMEDIATE REJECTION OF SIDEWALK.
4. CONCRETE SHALL BE STRUCK OFF (SCREEDED) PRIOR TO BULL FLOATING. PROPER FINISHING PROCEDURES WILL BE FOLLOWED INCLUDING JOINTING, EDGING, AND BROOMING. A FINE BRISTLE BROOM SHOULD BE USED. ALL EDGING TOOL IMPRINTS SHOULD BE STEEL TROWELED PRIOR TO BROOMING.
5. "REPEL 100" CURING COMPOUND / SEALER SHALL BE APPLIED TO ALL CONCRETE SIDEWALK PER TOWN SPECIFICATIONS.
6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT SURFACE FROM DAMAGE.
7. WALKS SHALL BE BACKFILLED AS SOON AS FORMS ARE REMOVED.
8. SIDEWALK SLABS SHOULD NOT EXCEED 5' IN WIDTH. IF SIDEWALK SLABS GREATER THAN 5' IN WIDTH ARE TO BE CONSTRUCTED, A LONGITUDINAL EXPANSION JOINT SHALL BE CONSTRUCTED TO FORM ACCEPTABLE SLABS.
9. INSERT 18" LONG SMOOTH METAL DOWELS AT ALL EXPANSION JOINTS, AT SIDEWALK RAMPS, AND AT THE LAST SLAB POURED AT THE END OF THE WORKING DAY. DOWELS SHALL ALSO BE INSTALLED BETWEEN NEW AND EXISTING CONCRETE SLABS.
10. EXPANSION JOINT SHALL BE 1/2" ASPHALT IMPREGNATED CELLULAR FIBER AND OF A DIMENSION EQUAL TO THE FULL SLAB DEPTH.



TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

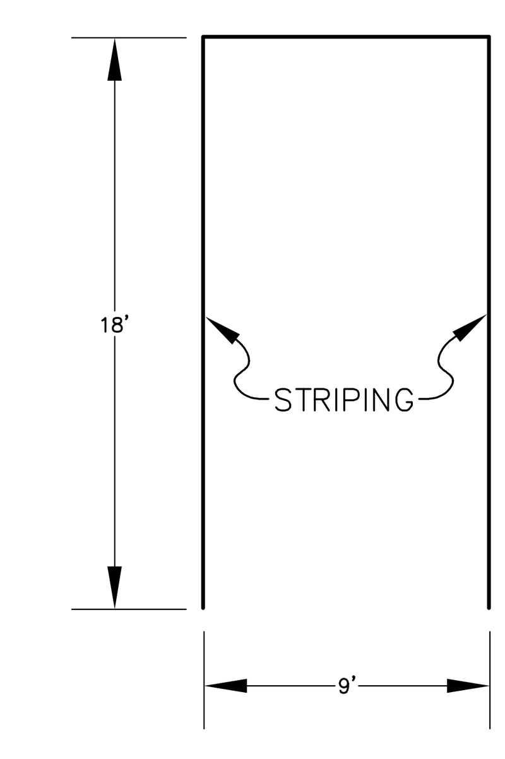
CONCRETE SIDEWALKS

PLATE NO. 6

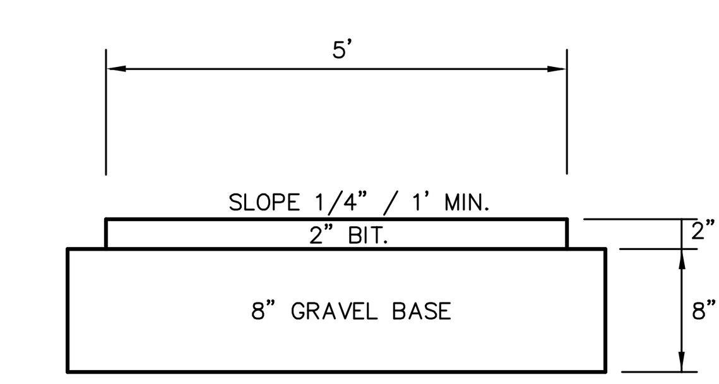


CONCRETE FOOTING
POLE MOUNTED LUMINAIRE
NOT TO SCALE

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



TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



WALKWAY DETAIL
NOT TO SCALE

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

GENERAL NOTES & DETAILS
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: PEJ
DATE: 8-15-20
SCALE: NONE
SHEET 8 OF 12
MAP NO. 86-16-1GN

SLOPE/EDGE SHRUB ZONE
(SEE PLANT SCHEDULE)

WETLAND TREES
(SEE PLANT SCHEDULE)

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH PROJECT/APPLICANT	TOWN CENTER ZONE / FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET 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.

P:\2016\proj\08616\DWG\BASE\08616-SPLANT.dwg 8/26/2020 1:24:47 PM EDT

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

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

SITE PLANTING PLAN
#2577 & LOT W-38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	1"=20'
SHEET	9 OF 12
MAP NO.	86-16-1ES

All Habitat Services, LLC.

CT DEP # B-2020
NYSDEC# 13326

P.O. Box 874 Madison, CT 06443
Phone:203.245.1212
Fax:203.245.2981
www.allhabitat.com

March 25, 2020

Mark W. Friend
Megson, Heagle & Friend
Civil Engineers & Land Surveyors
81 Rankin Road
Glastonbury, Connecticut 06033

Dear Mark,

Thank you for your interest in All Habitat Services, LLC for the Japanese Knotweed (*Fallopia japonica)* management project behind St. Paul Church. The site is located at 2577 Main Street in Glastonbury, CT. Based on our previous experience, site walk and discussions, we are pleased to submit the following proposal for your consideration.

In order to restore the wetland adjacent to the parking lot, we must first control the current infestation of Japanese Knotweed (*Fallopia japonica*). Japanese Knotweed is best controlled by applying the aquatic herbicide Polaris AC Complete® (Imazapyr) using a thin invert emulsion application technique. The herbicide will efficiently translocate into the plant's rhizome system, immediately arresting the growth cycle and limiting the extent of their above ground biomass. It will significantly reduce stem density and effectively control these stands. The herbicide will be selectively applied to avoid non-target injury. This will allow any suppressed species to flourish once these competitive species are eliminated. Application is conducted by spot spray on foot using low-pressure backpack sprayers. This is to avoid any possible drift or overspray that could harm the native vegetation.

Due to the maturity of this stand, we anticipate continued re-growth in following years. We strongly recommend planning for a minimum of three years of management, with ongoing monitoring and maintenance in the years to follow. Year One will significantly reduce the current population by roughly 80-90%. This will provide a more suitable surface for reintroducing native plants/seed to the site. After the initial year's management, and the native plant reintroduction, All Habitat Services will transition to a more selective hand-wipe method to ensure only invasive regrowth is treated and no recently introduced species are harmed.

After the third year of management, we anticipate being prepared for a smooth transition to our "Early Detection, Rapid Response (EDRR) Monitoring and Maintenance Program". This program provides multiple visits throughout the growing season to ensure no new invasive species have encroached or been re-introduced to the site. It avoids the concern of re-infestation to the site; maximizing the results of the original restoration plan.

We are confident that we can provide highly effective control services and that further management needs should decline significantly in the following seasons. Knotweed has been identified as persistent invasive

species known for recovering from its prolific seed production and underground perennial rhizomes. It is prudent to plan for a multi-year control commitment to ensure a successful program for this site.

2577 Main Street Glastonbury, CT Knotweed Management Plan 2020-2022		
Activity	**Timing**	**Total Cost**
Early Season Treatment	Late May/Early June	$800.00
Late Season Treatment	Late July/Early August	$800.00
	Total Cost 2020	**$1,600.00**
Early Season Treatment	Late May/Early June	$600.00
Late Season Treatment	Late July/Early August	$600.00
	Total Cost 2021	**$1,200.00**
Early Season Treatment	Late May/Early June	$600.00
Late Season Treatment	Late July/Early August	$600.00
	Total Cost 2022	**$1,200.00**

*All prices subject to CT state sales tax (not included in this pricing) unless a tax exemption is applicable.

The above prices are inclusive of all labor, materials, specialized equipment, GIS support, and spray mapping, mobilization and demobilization costs, unless otherwise specified.

It is a pleasure to have the opportunity to continue with this project and hope that this proposal meets with your approval. Please feel free to contact us again if you should have any questions or if we may be of any further assistance to you.

Best regards,

Luke Johnson S-6145
Project Supervisor
All Habitat Services

Planting Installation Notes

1. A pre-construction meeting shall be conducted including site contractor, landscape contractor, and the project wetland scientist to coordinate invasive removal with grading and construction sequence.
2. All installed plants shall be native species from New England sources to the extent feasible. Cultivars or hybrids are not acceptable. Substitutions can be made if approved the wetland scientist.
3. Invasive non-native plant species in the basin area and associated upland review area shall be identified and/or tagged by the project wetland scientist to aid in eradicated and removed.
4. Herbicide applications necessary for invasive control shall be performed by a State licensed herbicide applicator.
5. Disposal of invasive plant material shall comply with CT DEEP "Guidelines for Disposal of Terrestrial Invasive Plants" . Such material may be chipped and composted on site if done prior to flowering. If after flowering shall be disposed of offsite by being bagged, transported securely, and incinerated.
6. At limit of disturbance protect existing native trees to the extent feasible. Use orange construction fencing or equivalent as needed.
7. If the stormwater basin is used for a sediment trap during construction it shall be cleaned out before placement of soil mixes and/or topsoil.
8. The stormwater basin shall be amended with at least 6" of organic enriched topsoil (minimum 10% OM) in the basin bottom, which shall be free from Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), or Reed Canarygrass (Phalaris arundinacea).
9. Stormwater basin slopes shall be amended with 6" of topsoil, which shall be free from Purple Loosestrife (Lythrum salicaria), Common Reed (Phragmites australis), or Reed Canarygrass (Phalaris arundinacea).
10. A 50:50 mix of weed-free leaf compost and sand shall be an acceptable substitute for natural topsoil. If used, the compost shall be tested for germination of weed seeds.
11. Rain Garden soil mix shall consist of 50-60% sand, 20-30% topsoil, and 20-30% weed free leaf compost or equivalent. The soil mix shall be placed 18" deep in the rain garden bottom. Allow soil mixture to settle naturally through rain events or presoak after placement.
12. Do not add lime or fertilizer unless soil testing indicates a deficiency. Application rates shall be approved by project wetland scientist prior to placement.
13. Hydrology of basin shall be confirmed by project wetland scientist before wetland herbs are ordered. Species and quantities may be adjusted by the wetland scientist according to field conditions.
14. Maintain water level no higher than top of vegetative growth of plugs for 10 days minimum.
15. Compaction of rain garden and required backfill shall be minimized to the maximum extent feasible by the use of excavation hoes, light equipment with turf type tires, or wide track equipment. If compaction does occur in basins, the compacted zone shall be tilled to refracture at least 12" of natural soil before backfilled with soil mix.
16. Plant at least one male Winterberry in the background of each Winterberry grouping at a ratio of approximately 1 male per 5 female.
17. Plant trees and shrubs around existing native vegetation in beds and mulch with pine bark mulch. Do not renew unless directed by the wetland scientist. Do not mulch shrubs planted in the basin.
18. Average density of shrubs shall be in groupings 4-6 feet o.c.
19. Install herbs in basin bottom at an average density of approx. 3' o.c. in natural groupings under the direction of project wetland scientist.
20. The plantings will be monitored for a period of three growing seasons and will be assessed using the following success standards: Standard 1: At least 75% of the surface area of the mitigation area shall be established with indigenous species within two growing seasons. Standard 2: The mitigation area is properly stabilized.
21. Annual monitoring reports, remedial action plan (if required) and implementation results (if required) shall be submitted to the Town of Glastonbury on or about December 31 of each year.

SEED MIXES

STORMWATER MANAGEMENT BASIN SIDE SLOPES

- NEW ENGLAND EROSION CONTROL/RESTORATION MIX – 1LB./1245 S.F.

STORMWATER MANAGEMENT BASIN BOTTOM

- NEW ENGLAND WET MIX – 1LB./2,500 S.F.

PARKING LOT SLOPES & RAINGARDEN

- NEW ENGLAND CONSERVATION/WILDLIFE MIX – 1LB./2,500 S.F.

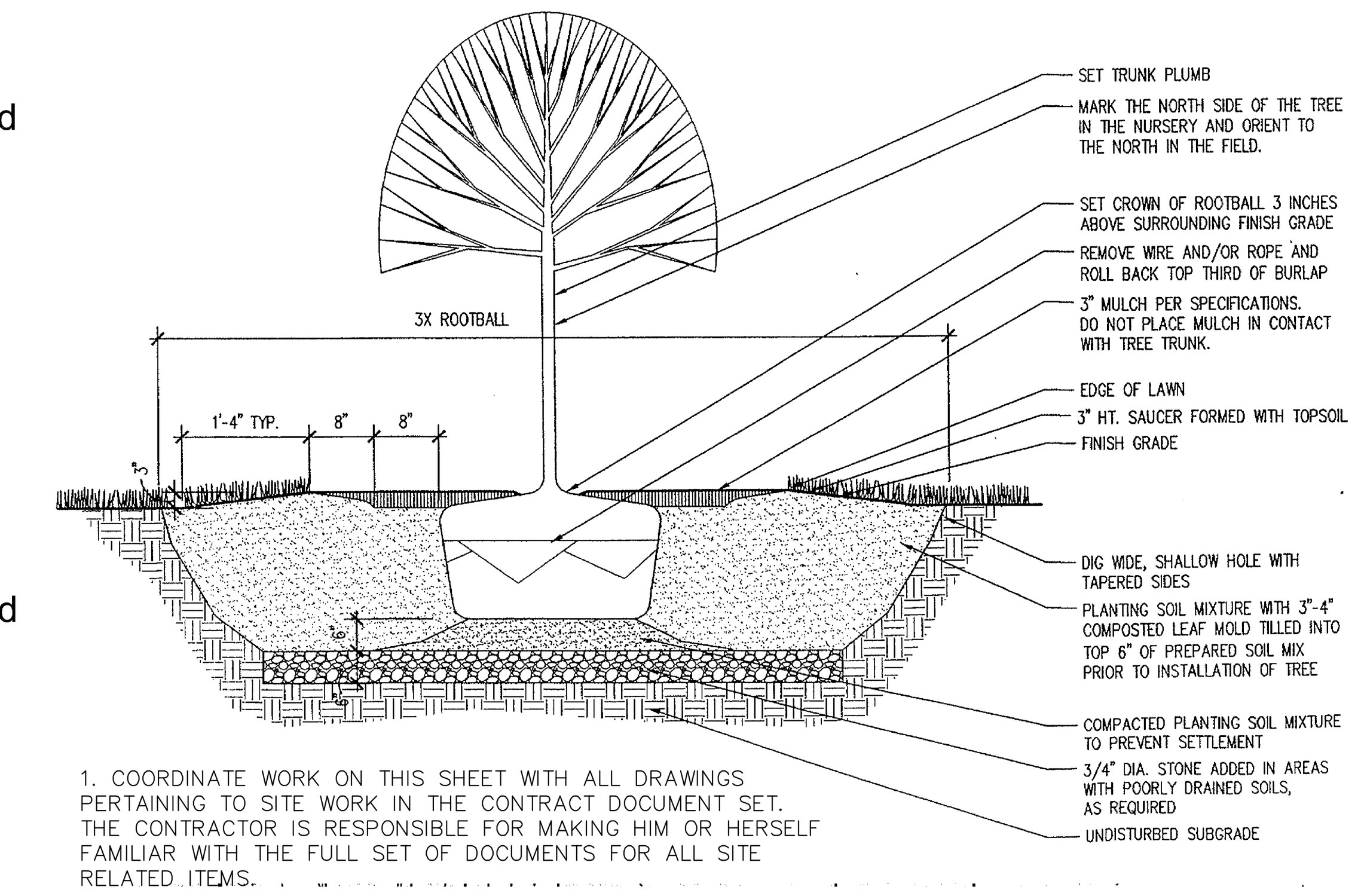
Rain Garden Maintenance Notes

1. Remove sediment greater than 1" deep in a manner to minimize damage to vegetation in March-April.
2. Remove excess leaves as necessary and cut or mow grasses between November 15-April 1. Plant matter shall be left in place over winter months to insulates the soil and add organic matter to the soil. Removal criteria shall include when plant matter is smothering or killing vegetation and aesthetics.
3. Prune trees and shrubs as needed.
4. Do not add lime, fertilizer, herbicide or pesticides. The use of herbicide is restricted to invasive non-native plant control under the direction of a licensed herbicide applicator.

Invasive Plant Monitoring

Invasive species control requires adaptive management and there must be an ongoing part of the landscape management program. Best invasive plant species control practices shall be determined and implemented from a periodic review of the growing body of scientific literature on management of these species such as The Nature Conservancy website or the Connecticut Invasive Plant Working Group. These methods may include physical, chemical and biological The monitoring phase shall consist of:

1. Three-years of post-construction invasive species inspections by a qualified wetland scientist. Inspections will occur within areas of treatment (i.e., the portions of the wetland bordering the limits of disturbance, portions of the URA in and around the proposed plantings, and the stormwater basin and rain garden).
2. Monitoring will determine percent cover of invasive plant species in these areas. If invasive cover exceeds 20% a remedial action plan will be developed.
3. Annual monitoring reports, remedial action plan (if required) and implementation results (if required) shall be submitted to the Town of Glastonbury on or about December 31 of each year.



1. COORDINATE WORK ON THIS SHEET WITH ALL DRAWINGS PERTAINING TO SITE WORK IN THE CONTRACT DOCUMENT SET. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIM OR HERSELF FAMILIAR WITH THE FULL SET OF DOCUMENTS FOR ALL SITE RELATED ITEMS.

2. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVEMENTS, MULCHES, PLANTING BEDS OR TREE PITS SHALL BE SEEDED LAWN.

3. ALL PLANTING BEDS AND PITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.

4. WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES OR TYPES SHOWN ON PLAN AND IN THE PLANT LIST, THE QUANTITY OF PLANTINGS SHOWN ON THE PLANT LIST SHALL PREVAIL.

PLANT SCHEDULE

PARKING LOT TREES						
Key	**Scientific Name**	**Common Name**				
Trees			**Size**	**Spacing**	**COND**	**QTY**
AOG	ACER RUBRUM	October Glory	2-2½	N/A	B+B	**9**
	'October Glory'	Red Maple				
WETLAND TREES						
Trees	*(select minimum 3 species)*		**Size**	**Spacing**	**COND**	
AR	Acer rubrum	Red Maple	6'	25'	B+B	17 TOTAL
CF	Cornus florida	Flowering Dogwood	6'	25'	B+B	
NS	Nyssa sylvatica	Black Gum	6'	25'	B+B	
pv	Prunus virginiana	Chokecherry	3-4'	25'	B+B	
QB	Quercus bicolor	Swamp White Oak	6'	25'	B+B	
SLOPE/EDGE SHRUB ZONE						
Shrubs	*(select minimum 10 species)*		**Size**	**Spacing**	**COND**	
Ac	Amelanchier canadensis	Shadblow	3-4'	10'	CONT.	50 TOTAL
AA	Aronia arbutifolia	Red Chokeberry	3-4'	10'	CONT.	
CEA	Ceanothus americana	New Jersey Tea	18-24"	10'	CONT.	
CO	Cephalanthus occidentalis	Buttonbush	3-4'	10'	CONT.	
CL	Clethra alnifolia	Sweet Pepperbush	3-4'	10'	CONT.	
CS	Cornus sericea	Red-osier Dogwood	3-4'	10'	CONT.	
DL	Diervilla lonicera	Northern Bush Honeysuckle	18-24"	10'	CONT.	
IV	Ilex verticillata (female)	Winterberry	3-4'	10'	CONT.	
IVM	Ilex verticillata (male)	Winterberry	3-4'	10'	CONT.	
MP	Morella pensylvanica	Bayberry	18-24"	10'	CONT.	
SC	Sambucus canadensis	Common Elderberry	3-4'	10'	CONT.	
SD	Salix discolor	Pussy Willow	3-4'	10'	CONT.	
SL	Spiraea latifolia	Meadowsweet	3-4'	10'	CONT.	
Vc	Vaccinium corymbosum	Highbush Blueberry	3-4'	10'	CONT.	
VD	Viburnum dentatum	Arrowwood	3-4'	10'	CONT.	
VL	Viburnum lentago	Nannyberry	3-4'	10'	CONT.	
RAIN GARDEN & STORMWATER BASIN						
Herbs	*(select minimum 10 species)*		**Size**	**Spacing**		
	Asclepias tuberosa	Butterfly Weed	2" plugs	3'	FACU	rain garden
	Lupinus perennis	Lupine	2" plugs	3'	UPL	rain garden
	Asclepias incarnata	Swamp Milkweed	2" plugs	3'	OBL	basin
	Aster novae angliae	New England Aster	2" plugs	3'	FACW-	basin
	Carex crinita	Fringed Sedge	2" plugs	3'	OBL	basin
	Carex vulpinoidea	Fox Sedge	2" plugs	3'	OBL	basin
	Eupatorium maculatum	Spotted Joe-pye Weed	2" plugs	3'	FACW	rain garden
	Iris versicolor	Blue Flag	2" plugs	3'	OBL	basin
	Juncus effusus	Soft Rush	2" plugs	3'	OBL	basin
	Lobelia cardinalis	Cardinal Flower	2" plugs	3'	FACW+	rain garden or basin
	Monarda fistulosa	Wild Bergamot	2" plugs	3'	UPL	rain garden
	Penstemon digitalis	Smooth Beardtongue	2" plugs	3'		rain garden
	Rudbeckia laciniata	Cut-leaf Coneflower	2" plugs	3'	FACW	basin
	Vernonia noveboracensis	New York Ironweed	2" plugs	3'	FACW	basin
	Zizia aurea	Golden Alexanders	2" plugs	3'	FAC	rain garden or basin
	Pontederia cordata	Pickerelweed	2" plugs	3'	OBL	basin
	Sagittaria latifolia	Northern Arrowhead	2" plugs	3'	OBL	basin
	Scirpus cyperinus	Wool Sedge	2" plugs	3'	OBL	basin
	Sparganium americanum	Burreed	2" plugs	3'	OBL	basin
	Area	**Size (square feet)**	**Total**			
	Basin botton	4750	609			
	rain garden	1990	166			

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH — TOWN CENTER ZONE / FLOOD ZONE
PROJECT/APPLICANT

#2577 MAIN ST. & LOT W–38A MAIN STREET
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.

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

MARK W. FRIEND — P.E. # 15818

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GLASTONBURY, CONN. 06033
PHONE (860)–659–0587

SITE PLANTING NOTES & DETAILS
#2577 & LOT W–38A MAIN STREET
PREPARED FOR
THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH
GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8–15–20
SCALE:	NONE
SHEET	10 OF 12
MAP NO.	86–16–1SPN

JOB NAME: 2577 MAIN ST - ST PAUL'S CHURCH, GLASTONBURY, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: @ FINISH GRADE
MOUNTING HEIGHT: 16FT
APPS: BD
SALES: SP

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
3	SL2	SINGLE	6178	55.7	0.850	B2-U0-G1	GARDCO ECF-S-32L-530-WW-G2-AR-2-VOLT-FINISH / MOUNTED TO SSS-14-4-11-D1-X ON 2FT CONCRETE BASE
3	SL3	SINGLE	6044	55.7	0.850	B1-U0-G2	GARDCO ECF-S-32L-530-WW-G2-AR-3-VOLT-FINISH / MOUNTED TO SSS-14-4-11-D1-X ON 2FT CONCRETE BASE
1	SL4	SINGLE	6323	55.7	0.850	B1-U0-G2	GARDCO ECF-S-32L-530-WW-G2-AR-4-VOLT-FINISH / MOUNTED TO SSS-14-4-11-D1-X ON 2FT CONCRETE BASE
5	SL5	SINGLE	6458	55.7	0.850	B3-U0-G2	GARDCO ECF-S-32L-530-WW-G2-AR-5W-VOLT-FINISH / MOUNTED TO SSS-14-4-11-D1-X ON 2FT CONCRETE BASE
6	SL5A	BACK-BACK	6458	55.7	0.850	B3-U0-G2	GARDCO ECF-S-32L-530-WW-G2-AR-5W-VOLT-FINISH / MOUNTED TO SSS-14-4-11-D1-X ON 2FT CONCRETE BASE

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.13	5.1	0.0	N.A.	N.A.
StatArea_1		1.03	4.6	0.0	N.A.	N.A.

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.

APEX
LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
TELEPHONE 860.632.8766
WWW.APEXLIGHTINGSOLUTIONS.COM

PROJECT TITLE:

2577 MAIN ST
ST. PAUL'S CHURCH
GLASTONBURY, CT

DRAWING TITLE:

EXTERIOR LIGHTING
PHOTOMETRIC CALCULATION

SCALE: 1"=30'-0"
DATE: 8/13/20
DRAWN BY: BD
SHEET:
SL-1

FILE NAME: SL1 2577 MAIN ST - ST PAULS CHURCH, GLASTONBURY, CT 08-13-2020 BD.dwg

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH PROJECT/APPLICANT	TOWN CENTER ZONE / FLOOD ZONE
#2577 MAIN ST. & LOT W-38A MAIN STREET 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)-659-0587

CONDITIONS OF APPROVAL

#2577 & LOT W-38A MAIN STREET

PREPARED FOR

THE COMMUNITY OF SAINTS ISODORE AND MARIA AT ST. PAUL CHURCH

GLASTONBURY, CONN.

CK. BY:	MWF
DRW. BY:	PEJ
DATE:	8-15-20
SCALE:	NONE
SHEET	12 OF 12
MAP NO.	86-16-1COA

P:\2016\proj\08616\dwg\BASE\08616-PT.dwg 8/26/2020 3:25:52 PM EDT