

LOCATION MAP
SCALE: 1"=1000'

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
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

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.

REFERENCE MADE TO MAP TITLED:
"RECORD DRAWING" SITE DEVELOPMENT & TOPOGRAPHIC MAP
OAK STREET INDUSTRIAL SUBDIVISION PREPARED FOR MGM ASSOCIATES GLASTONBURY, CONN. BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 2-7-86 REV. 10-26-88 SCALE: 1"=40' MAP NO. 94-84-1A

"PROPOSED EASEMENT BRUCE J. BEMER PREPARED FOR EDWARD J. & JANIS I. PRELI GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 6-22-88 REV. 10-3-88 SCALE: 1"=40' MAP NO. 331-87-3

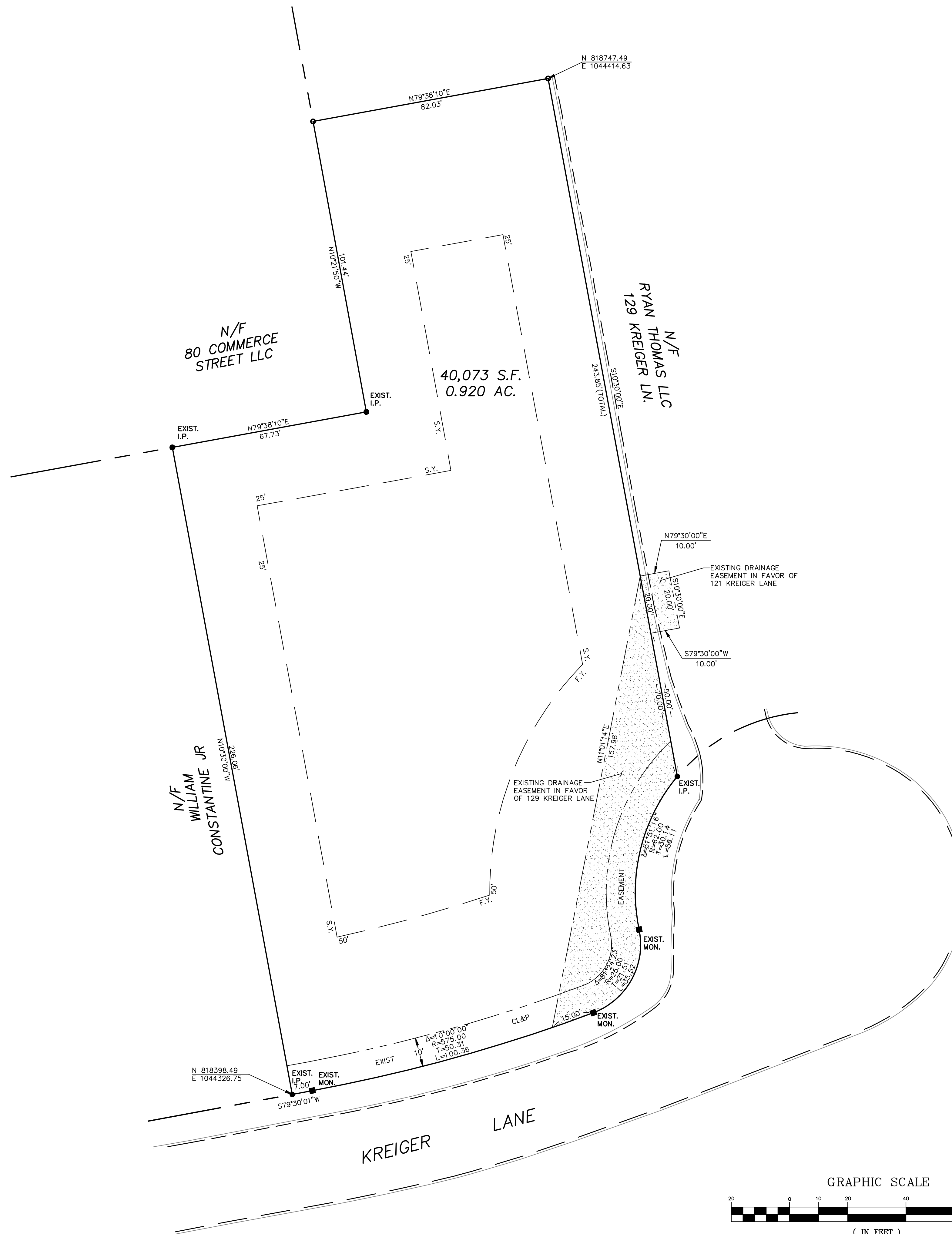
"SUBDIVISION PLAN OAK STREET INDUSTRIAL SUBDIVISION PREPARED FOR MGM ASSOCIATES GLASTONBURY, CONN." BY MEGSON & HEAGLE C.E. & L.S. GLASTONBURY, CONN. DATE: 2-7-86 REV. 8-5-86 SCALE: 1"=40' MAP NO. 94-84-1

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

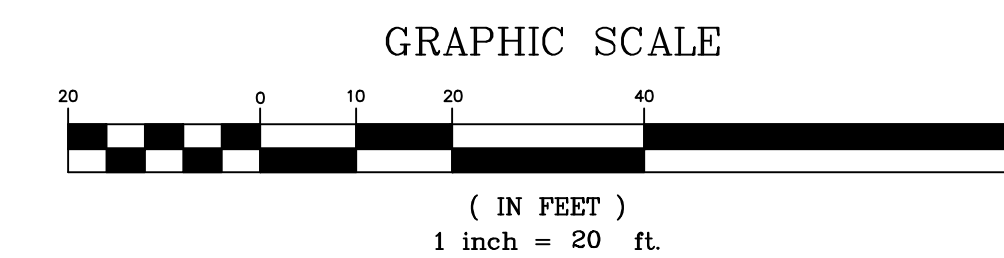
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" REVISED OCTOBER 26, 2018 AND AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

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

Sank E. Aeschliman
SANDS E. AESCHLIMAN L.S. # 14201



ZONING INFORMATION
ZONE: PLANNED COMMERCE/GW-1
AREA = 0.92 AC.



LEGEND

- EXIST. IRON PIN
- PROP. IRON PIN
- EXIST. CHD MONUMENT
- EXISTING EDGE OF PAVEMENT
- EXIST. 6" BITUMINOUS CURB
- EXISTING DRAINAGE EASEMENT
- EXIST. I.P.
- EXIST. MON.

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

BOUNDARY MAP
121 KREIGER LANE
PREPARED FOR
GENERAL LANDSCAPING, LLC
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: TCJ
DATE: 2-18-22
SCALE: 1"=20'
SHEET 1 OF 6
MAP NO.131-20-1BDY

P:\2020\PROJ\13120\dwg\BASE\13120-PT.dwg 5/24/2022 2:42:38 PM UEDT

REV. 5-18-22 CHAIN LINK FENCE, LANDSCAPE BERM
REV. 4-6-21 PROPOSED STORAGE BIN LOCATIONS

Required Water Quality Volume

$WQV = \frac{I \cdot A \cdot R}{12}$ Where
 $R = 0.05 + 0.009(I)$ $0.05 + 0.009(70) = 0.680$
 $I = \% \text{ Impervious} = \frac{22,878 \text{ S.F.}}{40,073 \text{ S.F.}} = 70\%$
 $A = \text{area of the catchment} = 0.92 \text{ AC}$

$WQV = \frac{I \cdot A \cdot R}{12} = \frac{0.70 \cdot 0.92 \cdot 0.680}{12} = 0.035 \text{ AC-FT} = 2,271 \text{ CF}$

WQV provided = 3,609 CF > 2,271 CF

Conclusions

- The existing Town drainage system will adequately convey a 10 year return frequency storm without surcharge in accordance with the Town of Glastonbury Engineering Department requirements. This is consistent with the original design of the Kreiger Lane drainage system which anticipated full development of the industrial lots.
- The proposed SWMB will provide a storage capacity in excess of 150% of the Water Quality Volume (WQV) which is 2,271 CF.
- No adverse impacts from development will be created for downstream areas.
- The Water Quality Volumes from the project will be collected and infiltrated within the SWMB proposed.
- The proposed Stormwater Management Measures exceed the goals of the 2004 Connecticut Stormwater Quality Manual.



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

Date: May 2, 2022
 Re: GI, Properties
 131 Kreiger Lane
 Glastonbury, CT 06033
 Zone: PC

GI, Properties, LLC
 100 Kreiger Lane
 Glastonbury, CT 06033

Dear Mr. Pell,

During a public hearing on your application on May 2, 2022 the following resolution was passed:

The Glastonbury Zoning Board of Appeals approves the application by GI, Properties, LLC for variance with respect to 121 Kreiger Lane in Planned Commerce Zone from Sections 4.15.1 and 4.15.3 to allow accessory uses without principal use structures, including accessory structures, on the grounds that a hardship exists which is the regulations itself. The requirements of Section 13.9 are satisfied.

The approval will become effective when it is recorded by the property owner in the Town Clerk's Office and receipt of filing given to the Building Official/Zoning Enforcement Office. This decision is based upon and subject to the representations made and evidence produced by the applicant(s) at the Public Hearing. Please be advised that prior to the issuance of a building permit for the activity approved herein, review or approval may be required by the Glastonbury Health Department, Inland Wetlands and Watercourses Agency, Town Planning and Zoning Commission or other local or State agencies.

*Please note that the cost to record this letter with the Town Clerk has an additional fee payable only by cash or check at the time of filing.

Glastonbury Zoning Board of Appeals
 For the Secretary

Lincoln White
 Building Official
 by

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
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.	

TEST PIT DATA

TEST PIT 1
 DATE: 9-15-21
 MATERIAL:
 0.0 - 108" RED FINE SAND
 MOTTLING: NONE
 GROUNDWATER: NONE

VARIANCE APPROVED ON MAY 2, 2022 FROM SECTIONS 4.15.1-4.15.2 TO ALLOW ACCESSORY USES WITHOUT PRINCIPAL USE STRUCTURES, INCLUDING ACCESSORY STRUCTURES.

NOTES:

NO BITUMINOUS CURBING IS PROPOSED ON THIS SITE
 EXISTING ELEVATIONS FROM ACTUAL FIELD SURVEY

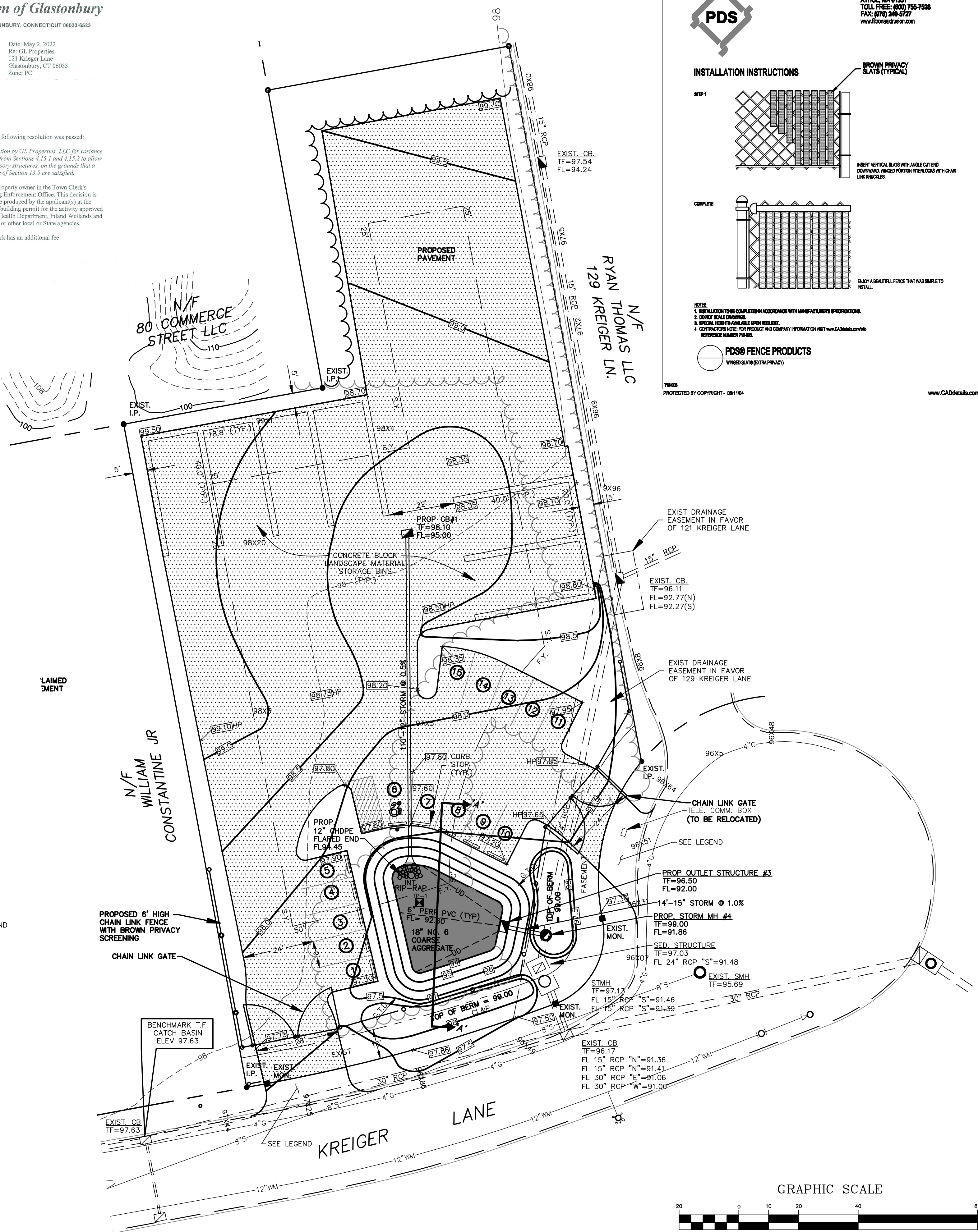
PARKING SPACES ARE PROPOSED WITHIN THE REQUIRED FRONT YARD.

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. DOT FORM 818 AND/OR THE TOWN STANDARD SPECIFICATION

HORIZONTAL DATUM REFERS TO NAD83
 VERTICAL DATUM REFERS TO NGVD88

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.

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.



PDS

INSTALLATION INSTRUCTIONS

STEP 1

COMPLETE

NOTE:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- INSTALL TO FACE OF CONCRETE.
- SPECIAL REPAIRS AVAILABLE UPON REQUEST.
- CONTRACTOR MUST OBTAIN PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDETAILS.COM REFERENCE NUMBER PDS06.

PDS06 FENCE PRODUCTS
 (VINYL COATED STEEL PRIVACY)

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ZONING INFORMATION
 ZONE: PLANNED COMMERCE/GW-1
 AREA = 40,073 S.F.
 = 0.92 AC.
 PROPOSED USE: LANDSCAPE MATERIAL STORAGE & EMPLOYEE PARKING

ZONING TABLE

PLANNED COMMERCE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	40,073 S.F. (0.920) AC.
LOT FRONTAGE	150 FT	150.0 FT.
FRONT YARD SETBACK	50 FT	N/A
SIDE YARD SETBACK	25 FT	N/A
REAR YARD SETBACK	25 FT	N/A
OPEN SPACE	30% (12,022 S.F.)	30.2% (12,103 S.F.)

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION

	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.00 AC	0.000 AC
POST-DEVELOPMENT	0.64 AC	0.015 AC
NET CHANGE (+ OR -)	0.64 AC	0.015 AC

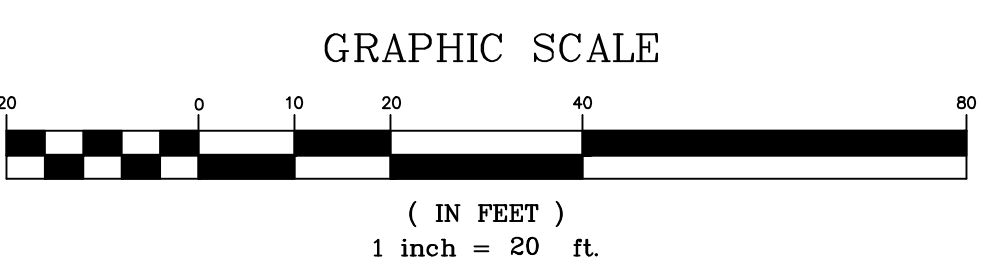
PARKING TABLE

PROPOSED STORAGE AREA = 12,928 S.F.

1 SPACE/2500 S.F. REQUIRED
 12,928/2500 = 5.1 SPACES REQUIRED
 15 SPACES PROVIDED (1 H.C. VAN SPACE)

LEGEND

PROP. CONTOUR	25'±
EXIST. 4" GAS MAIN	4" G
EXIST. 12" WATER MAIN	12" WM
EXIST. 8" SANITARY SEWER	8" S
EXIST. CONTOUR MINOR	---
EXIST. CONTOUR MAJOR	---
EXISTING LIMIT OF CLEARING	---
PROPOSED LIMIT OF CLEARING	---
EXISTING EDGE OF PAVEMENT	---
EXIST. 6" BITUMINOUS CURB	---
PROPOSED HANDICAPPED SIGN	---
PROP. SPOT ELEVATIONS	53.60
PROPOSED UNDERDRAIN	UD
PROPOSED CATCH BASIN	CB
PROPOSED BITUMINOUS DRIVE TO TOWN OF GLASTONBURY STANDARDS	---
PROPOSED 6" HIGH CHAIN LINK FENCE WITH BROWN PRIVACY SCREENING	---



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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

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

SITE PLAN
 121 KREIGER LANE
 PREPARED FOR
GENERAL LANDSCAPING, LLC
 GLASTONBURY, CONN.

CK. BY: MWF
 DRW. BY: TCJ
 DATE: 2-18-22
 SCALE: 1"=20'
 SHEET 2 OF 6
 MAP NO. 131-20-1SP

EROSION & SEDIMENT CONTROL NOTES

GENERAL

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.
 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.
 CONSTRUCTION METHODS, IN GENERAL, SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 7 (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN A MANNER THAT MINIMIZE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, AS FAR 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.
 THE POINT OF ACCESS TO THE SITE SHALL BE WELL DEFINED.
 AN APRON OF 2" TRAP ROCK AT A MINIMUM DEPTH OF 6 INCHES AND 50 FEET IN LENGTH SHALL BE INSTALLED AND MAINTAINED TO THE SITE. ALL VEHICULAR ACTIVITIES SHALL BE SERVED VIA THIS LOCATION.
 THE TRAP ROCK IS TO BE REPLACED WHEN SILTED IN TO THE EXTENT THAT IT IS NO LONGER EFFECTIVE FOR ANTI-TRACKING.

GOALS OF THE E&SCP:

- REDUCE MOVEMENT OF SOIL FROM EXPOSED SURFACES UTILIZING TEMPORARY MULCH.
- SLOW RUNOFF VELOCITIES AND TRAP SEDIMENTS WITH SEDIMENT BARRIERS UTILIZING SILT FENCE AND/OR HAY BALES.
- CONTAIN OFF SITE TRACKING OF SEDIMENTS FROM TIRES WITH ANTI-TRACKING PADS.
- DIRECT ALL SURFACE WATER FROM DISTURBED AREA TO TEMPORARY SEDIMENT TRAP.
- WINTER STABILIZATION MEASURES SHALL BE PLANNED IN ADVANCE OF THE END OF THE GROWING SEASON TO ALLOW FOR ADEQUATE EROSION AND SEDIMENTATION CONTROL FOR THE WINTER MONTHS.

PROJECT DESCRIPTION
 THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A NEW PAVED PARKING LOT, 15 PARKING SPACES ARE PROPOSED AS WELL AS BULK STORAGE AREAS. THE LOT WILL DRAIN TO A CATCH BASIN IN THE MIDDLE OF THE LOT AND ALSO VIA SHEET FLOW TO THE PROPOSED STORMWATER MANAGEMENT BASIN ON THE SOUTH SIDE OF THE PARCEL. THE RUNOFF COLLECTED IN THE CATCHBASIN WILL BE DIRECTED TO THE STORMWATER MANAGEMENT BASIN. THIS BASIN IS SIZED TO RETAIN & INFILTRATE THE WATER QUALITY VOLUME (SHORT TERM). THIS BASIN WILL ALSO PROVIDE SIGNIFICANT EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION AS A TEMPORARY SEDIMENT TRAP.

SITE DISTURBANCE
 THIS SITE WILL HAVE A DISTURBED AREA OF APPROXIMATELY 0.9 ACRES FOR CONSTRUCTION OF THE PARKING LOT AND STORMWATER MANAGEMENT BASIN. THE TOTAL IMPERVIOUS COVER WILL BE 4.6 ACRES.
AVERAGE RUNOFF COEFFICIENT AFTER CONSTRUCTION 0.2
SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

- PREVENT SEDIMENT INTO THE EXISTING STORM DRAINAGE SYSTEM ON KREIGER LANE.
- PREVENT CLOGGING OF COARSE AGGREGATE INFILTRATION BED IN BOTTOM OF STORMWATER MANAGEMENT BASIN.
- PREVENT TRACKING OF SEDIMENTS ONTO KREIGER LANE.
- DUST CONTROL.

SCHEDULING
 THE ENTIRE CONSTRUCTION IS EXPECTED TO TAKE APPROXIMATELY 3 - 4 MONTHS. THE INITIAL PHASE OF CONSTRUCTION SHALL CONSIST OF CONSTRUCTING THE STORMWATER MANAGEMENT BASIN TO PROVIDE A TEMPORARY SEDIMENT TRAP. THE BOTTOM COARSE AGGREGATE INFILTRATION LAYER SHOULD NOT BE INSTALLED AT THIS TIME TO AVOID CLOGGING AND REDUCTION OF FUTURE INFILTRATION RATE.

CONSTRUCTION SEQUENCE

- CLEARING AND GRUBBING
- INSTALL CONSTRUCTION ENTRANCE
- STRIPPING OF TOPSOIL
- ROUGH GRADE STORMWATER MANAGEMENT BASIN TO BE USED AS A TEMPORARY SEDIMENT TRAP (DO NOT INSTALL COARSE GRADE AGGREGATES IN BOTTOM)
- INSTALL CATCH BASIN OUTLET STRUCTURE & STORM PIPE
- SITE GRADING
- INSTALLATION OF RECLAIMED ASPHALT PAVEMENT
- INSTALLATION OF LANDSCAPE MATERIALS
- TOPSOILING AND SEEDING SHOULDERS
- CLEAN OUT ANY ACCUMULATED SEDIMENTS IN STORMWATER MANAGEMENT BASIN
- INSTALL UNDERDRAINS, CRUSHED STONE AND COARSE AGGREGATE IN BOTTOM OF STORMWATER MANAGEMENT BASIN
- FINISH GRADE BASIN
- TOPSOILING AND SEEDING OF BASIN AREA

LAND GRADING

GENERAL:

- 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:

- THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
- NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
- 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.
- IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION.
- HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
- 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.
- PROVISIONS SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS, TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- 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.

EROSION CHECKS

GENERAL:

- 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:

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
- 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.
- 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:

- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- 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.
- ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 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:

- 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:

- WATER IS ACCEPTABLE AND MUST BE APPLIED OFTEN IN HOT, DRY WEATHER. CALCIUM CHLORIDE IS NOT ACCEPTABLE.
- CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

TEMPORARY VEGETATIVE COVER

GENERAL:

- 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:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- APPLY LIME ACCORDING TO SOIL TEST.
- APPLY FERTILIZER ACCORDING TO SOIL TEST. SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS SHALL BE USED.
- UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

- USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
- 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.
- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRASSES WITH 1/2 INCH SOIL.
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

- 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:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- APPLY FERTILIZER ACCORDING TO SOIL TEST. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

ESTABLISHMENT:

- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- 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	1.00	40	
TALL FESCUE	0.50	20	
TOTAL	60	1.50	

TOPSOILING

GENERAL:

- 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.
- REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
- APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- AN ORGANIC MATTER CONTENT BETWEEN 6 & 20 PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

- AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
- SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX (6") INCHES.

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.

- WEED
- REMOVE STICKS AND DEBRIS
- PRUNE SHRUBS IF NECESSARY
- WHERE PLANTS ARE TOO CROWDED, DIVIDE AND MOVE PLANTS TO DIFFERENT AREA
- REFRESH MULCH TO 3-5" LAYER

SPRING AND SUMMER - WEED

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

FALL

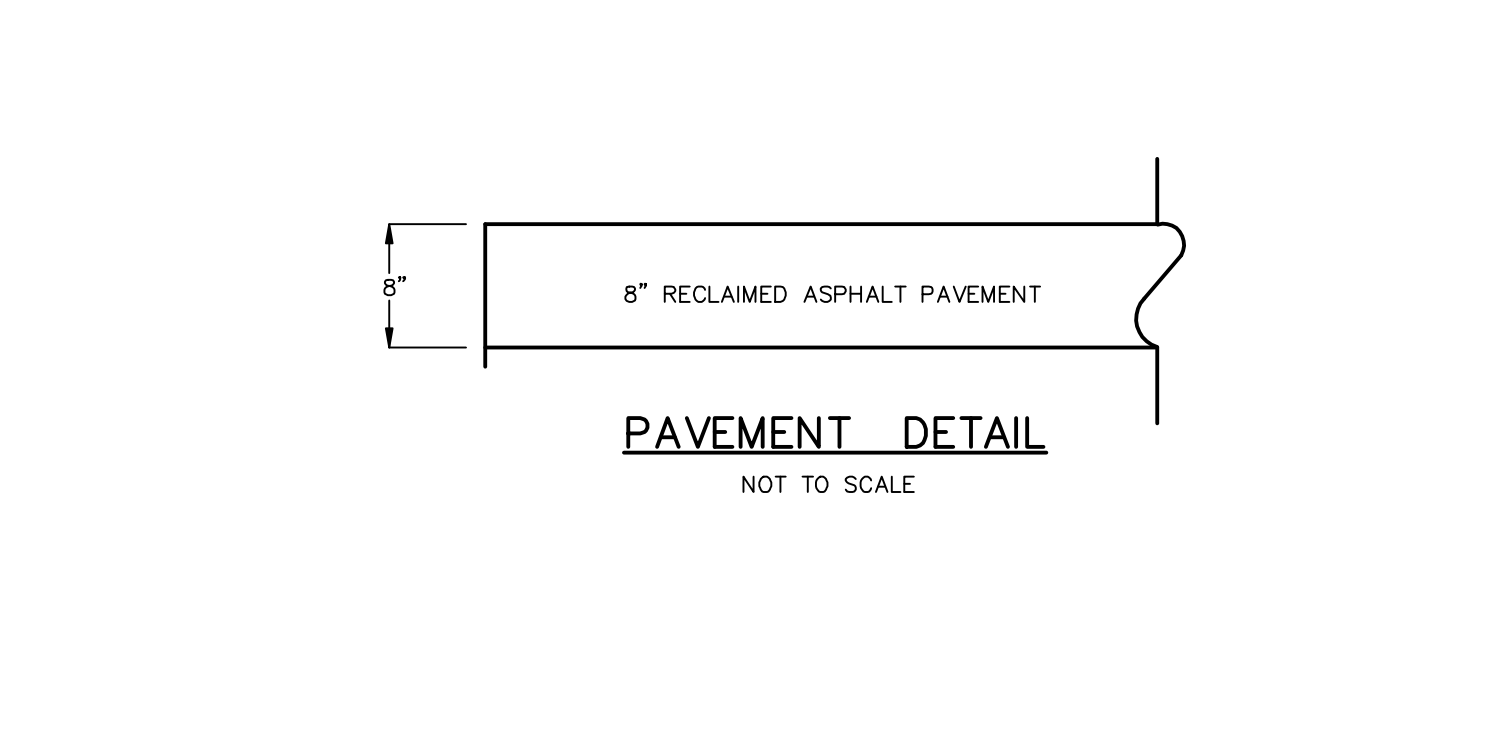
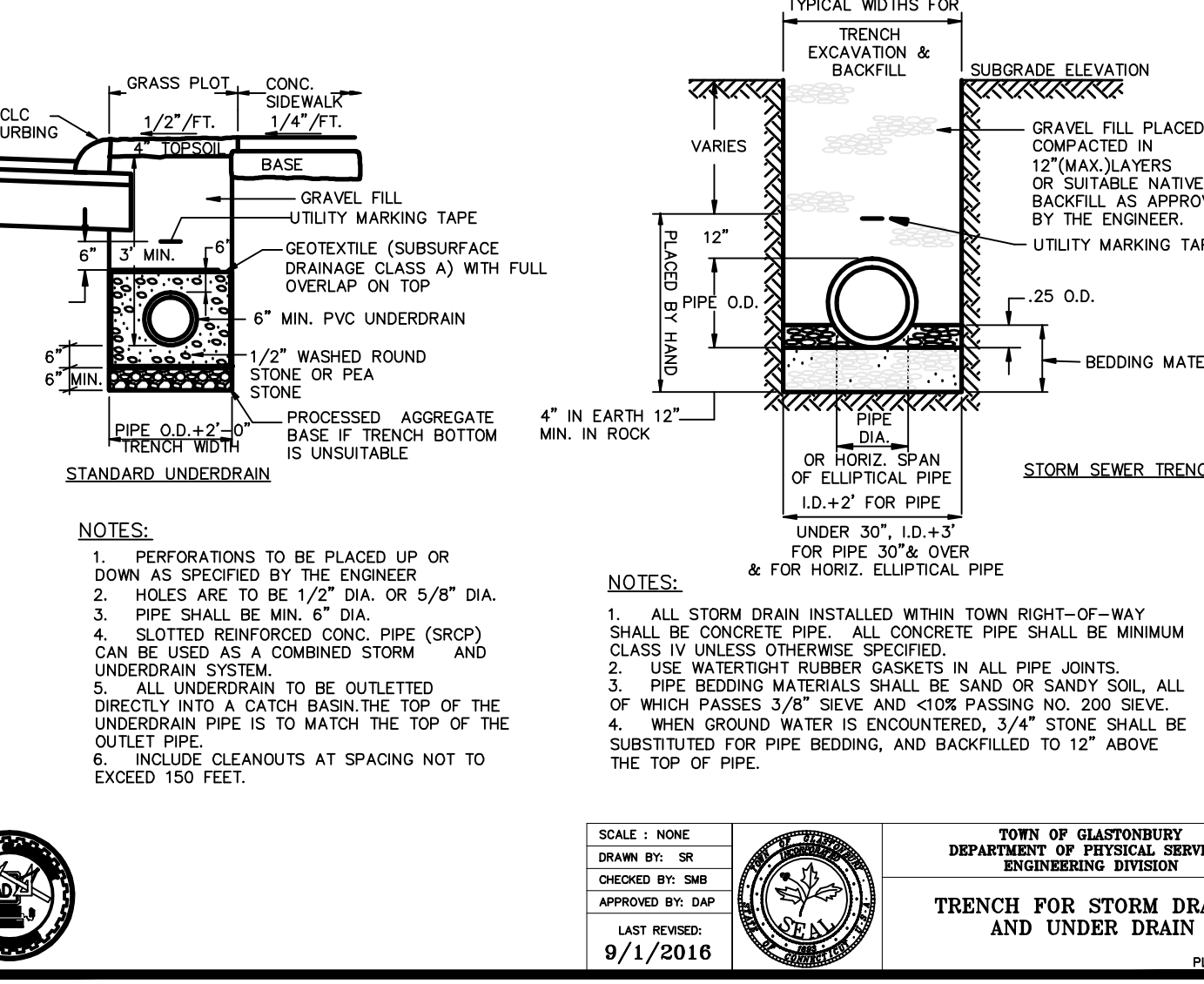
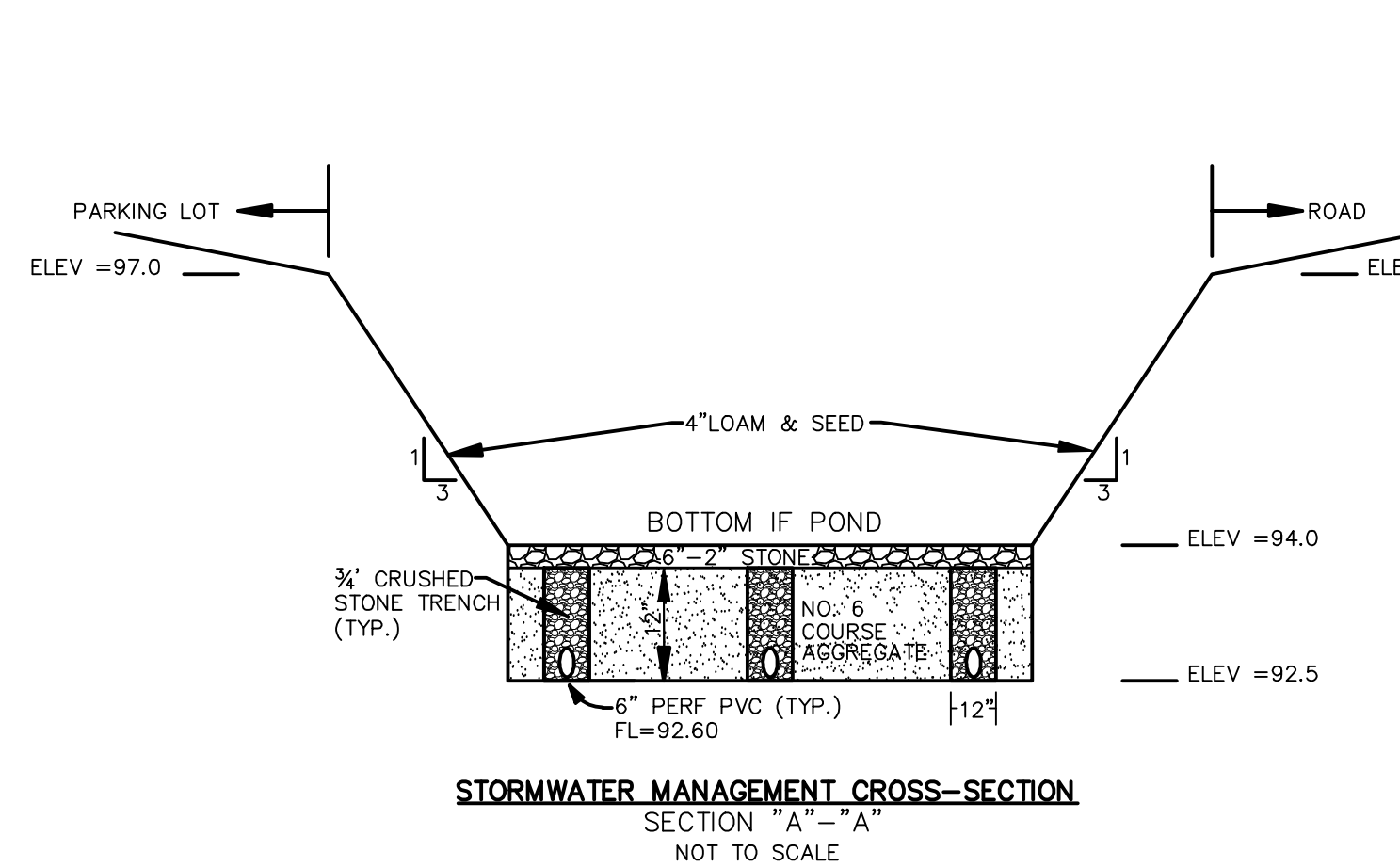
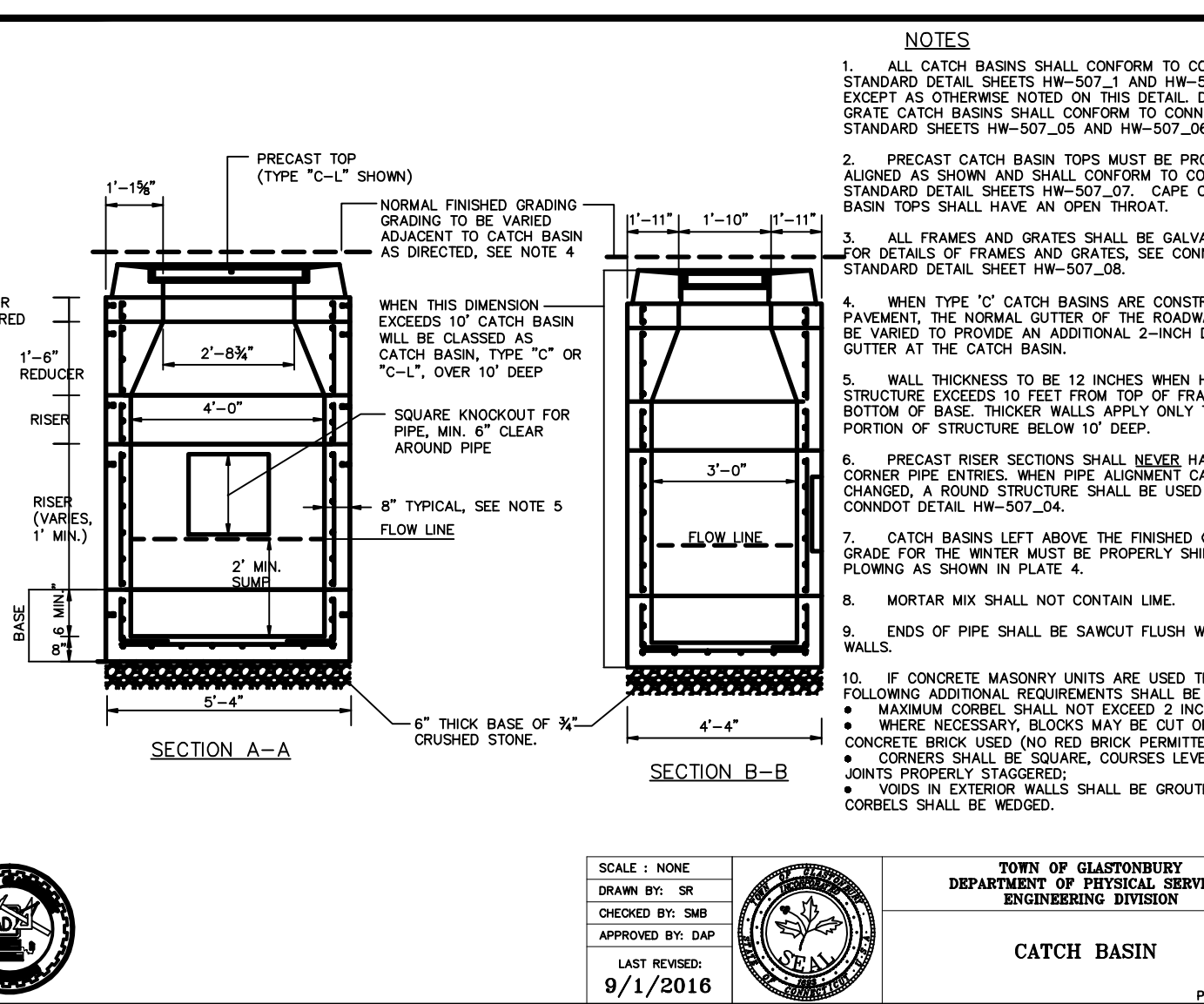
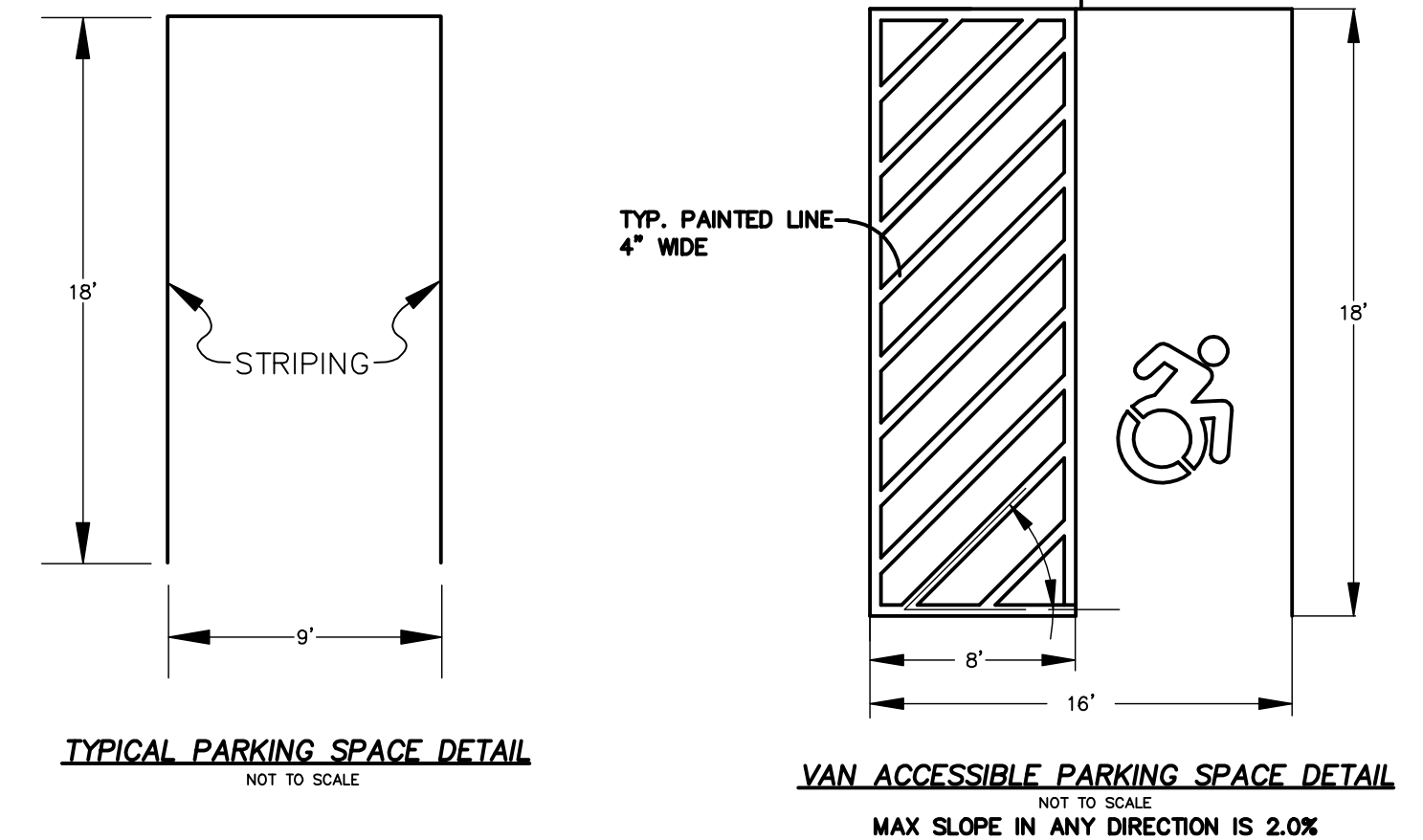
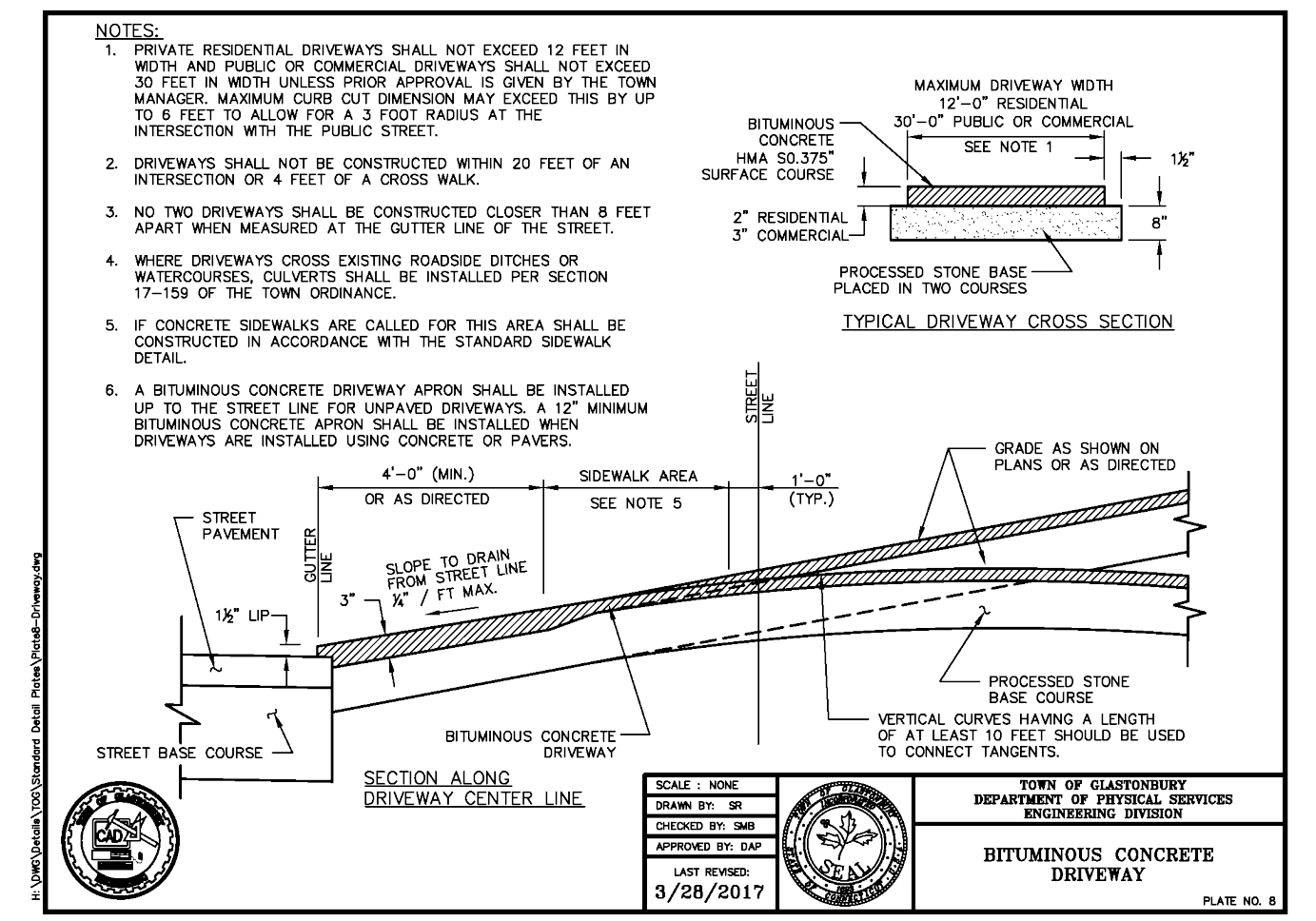
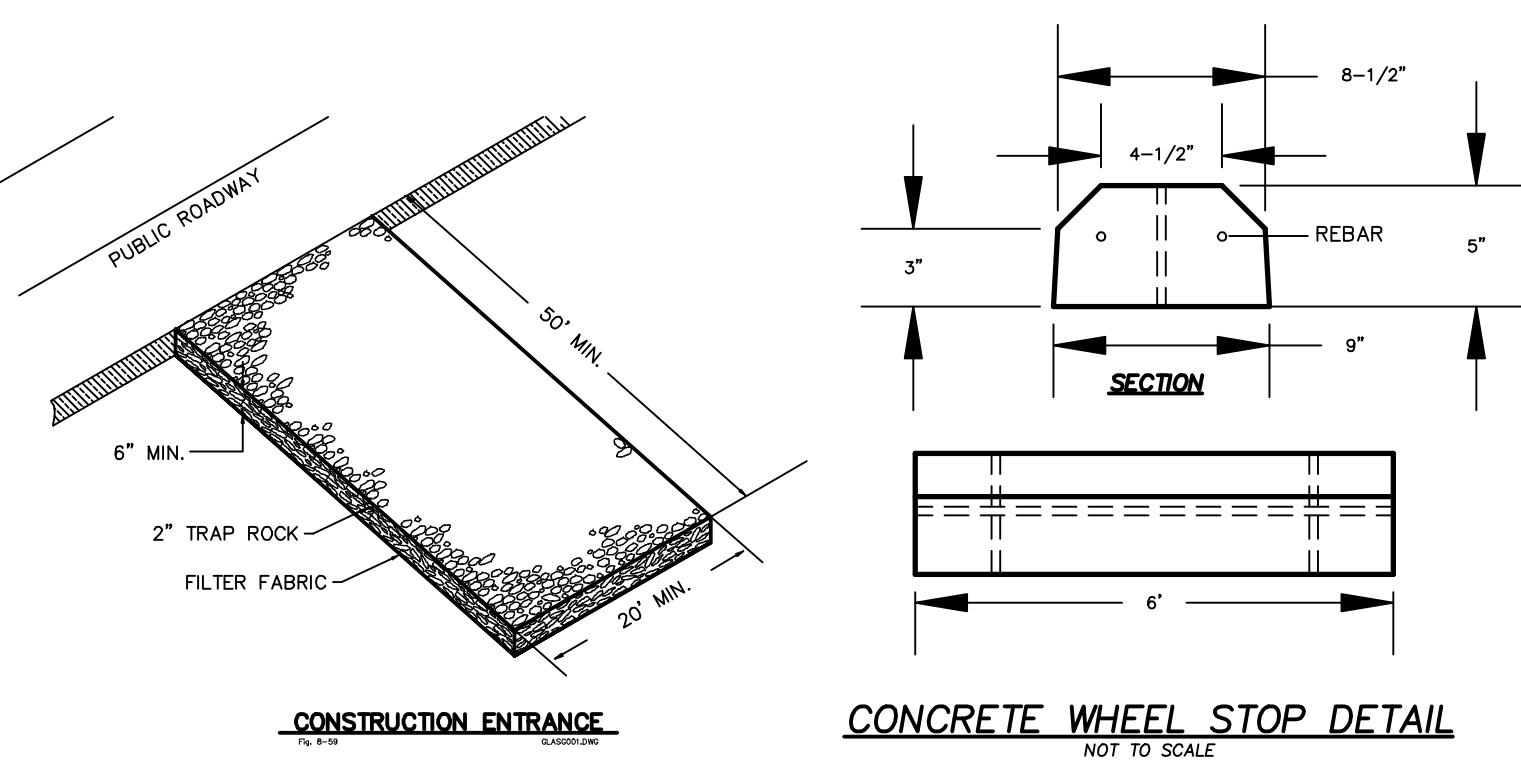
- REMOVE WEEDS AND DISEASED PLANTS
- CUT BACK DEAD STALKS
- REMOVE EXCESS TREE LEAVES FROM GARDEN

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 on site conditions warrant.

B. Parking Lot Sweeping:
 The sweeping program is intended to mitigate sediment accumulation from existing 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.



GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
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.	

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.

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

NOTES & DETAILS

121 KREIGER LANE
 PREPARED FOR
 GENERAL LANDSCAPING, LLC
 GLASTONBURY, CONN.

REV. 5-18-22 CHAIN LINK FENCE, LANDSCAPE BERM
 REV. 4-6-21 PROSED STORAGE BIN LOCATIONS

CK. BY: MWF
 DRW. BY: TCJ
 DATE: 2-18-22
 SCALE: 1"=20'
 SHEET: 3 OF 6
 MAP NO. 131-20-1N

SOILS DATA

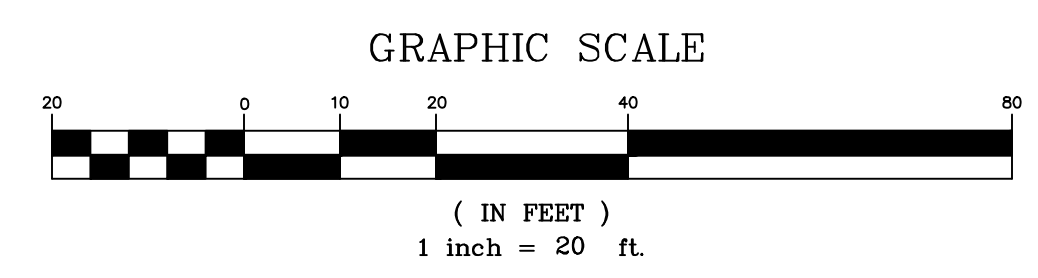
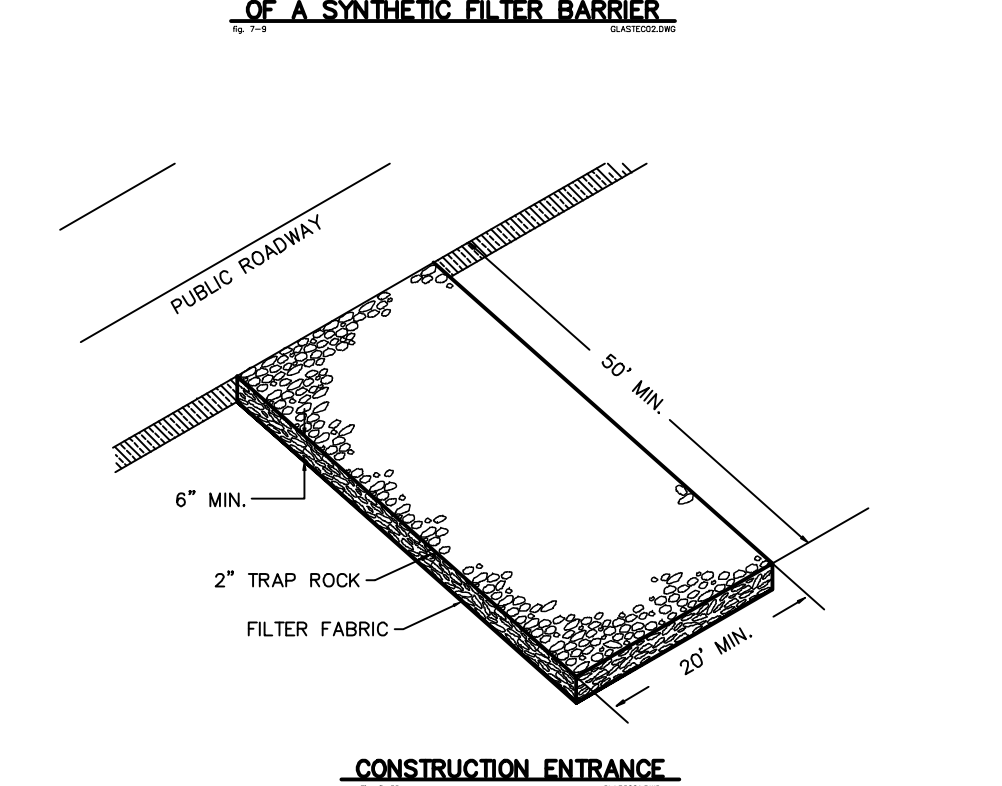
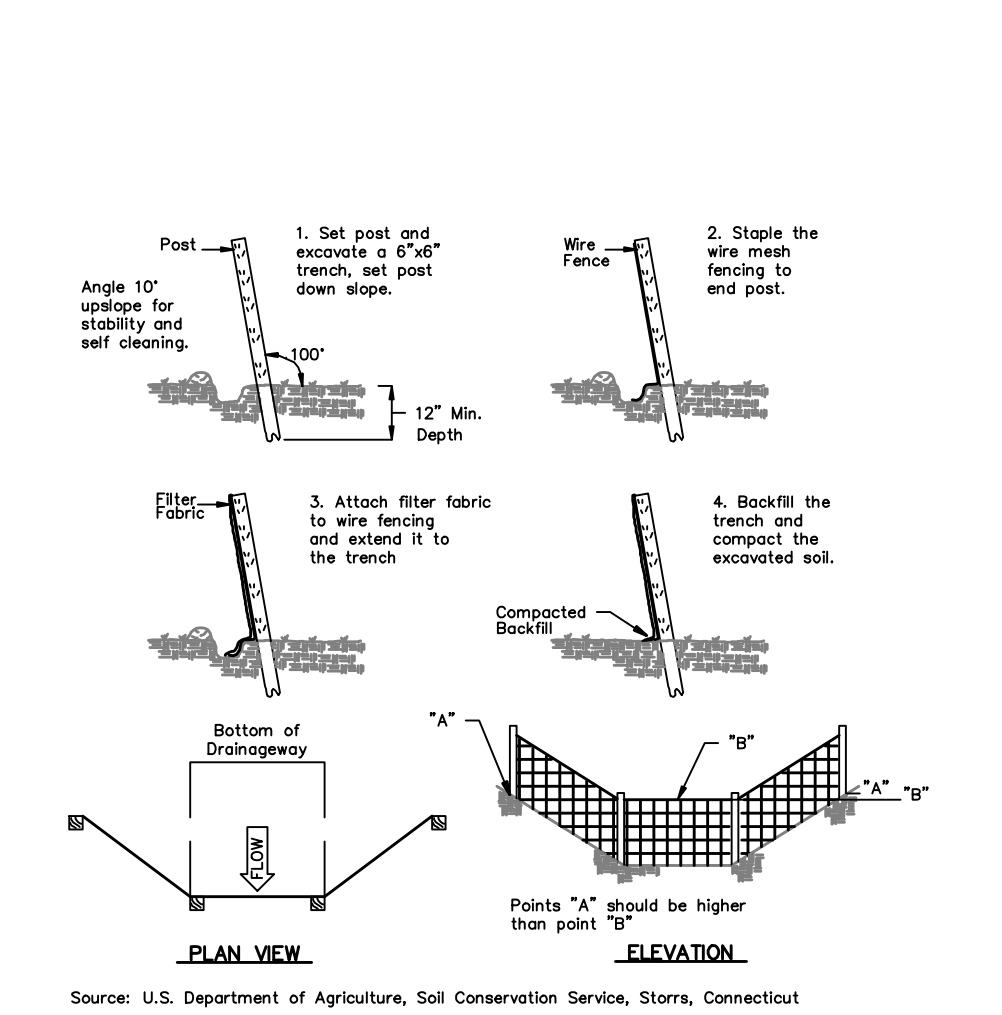
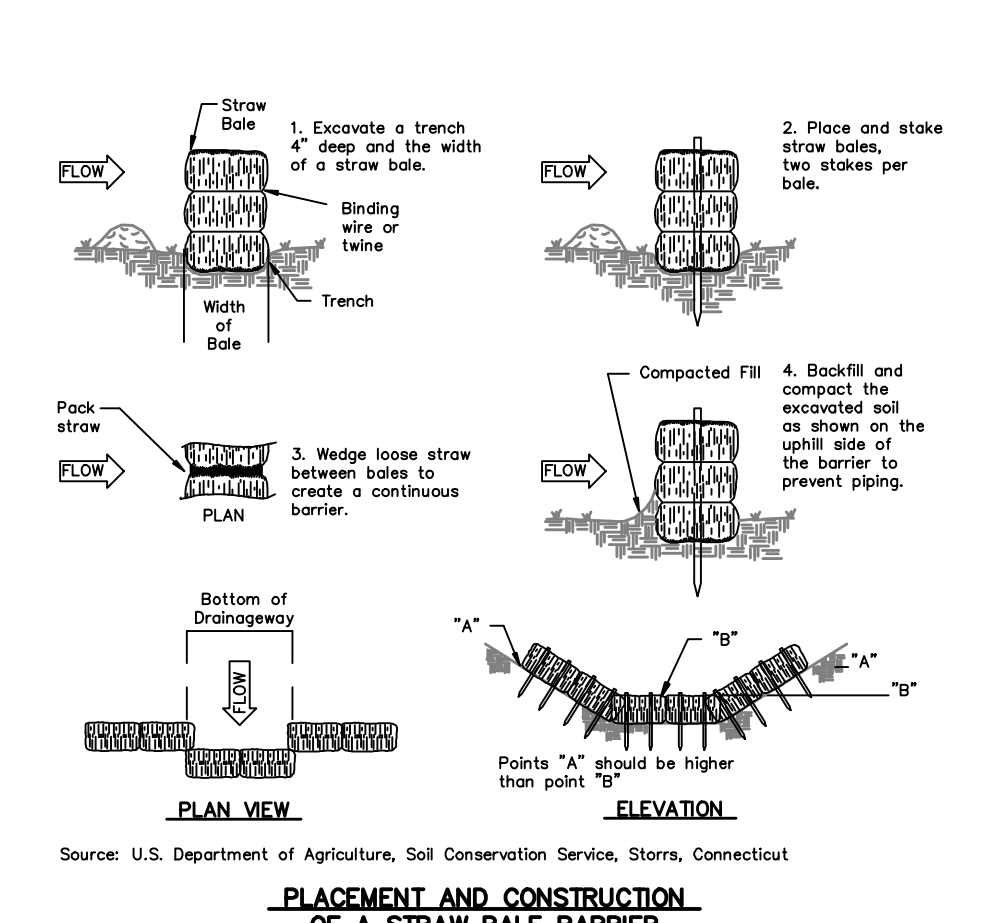
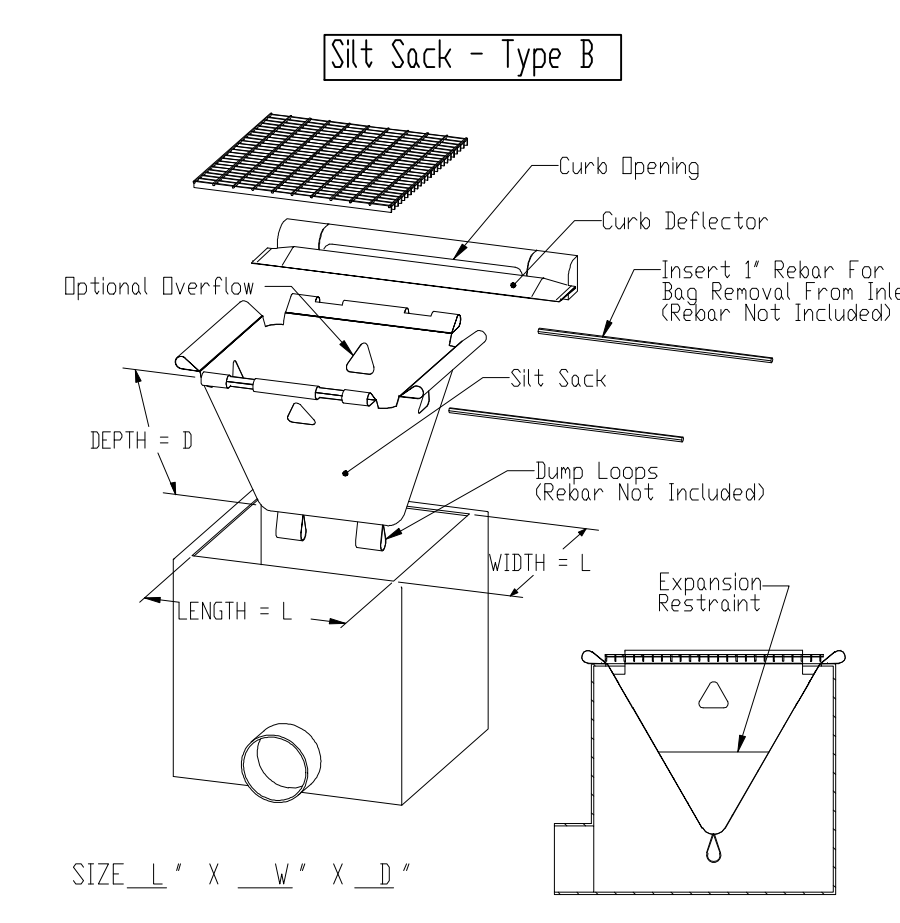
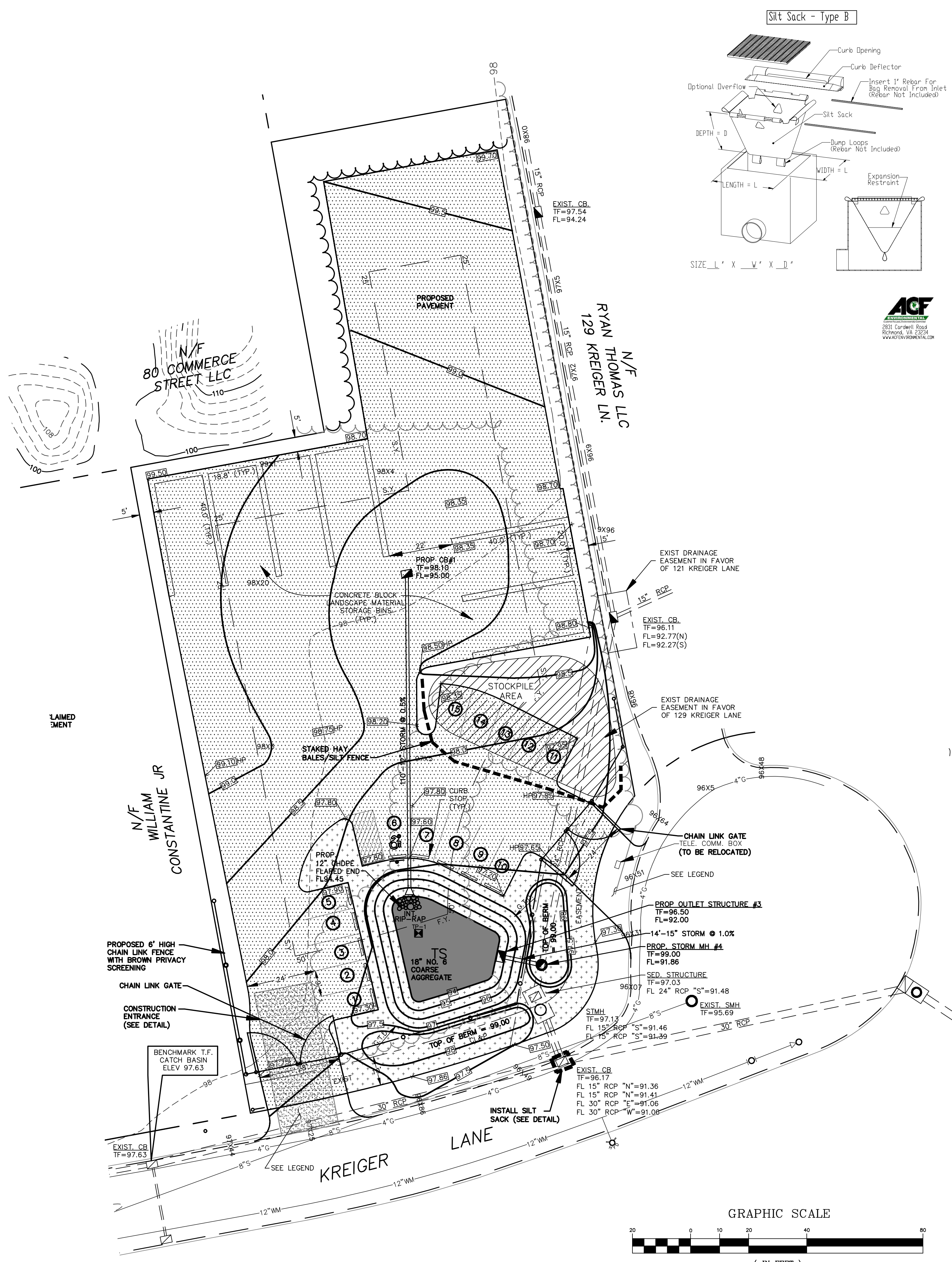
TEST PIT 1
 DATE: 9-15-21
 MATERIAL:
 0.0 - 108" RED FINE SAND
 MOTTLING: NONE
 GROUNDWATER: NONE

GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
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.	

TS - TEMPORARY SEDIMENT BASIN TO BE USED DURING CONSTRUCTION TO COLLECT RUNOFF. BOTTOM AGGREGATES SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED TO AVOID CLOGGING OF AGGREGATE

NOTES:
 PROPOSED SPOT ELEVATIONS DENOTE BOTTOM OF CURB WHERE CURBING IS PROPOSED
 ALL CONSTRUCTION METHODS TO CONFORM TO CONN. DOT FORM 818 AND/OR THE TOWN STANDARD SPECIFICATION
 HORIZONTAL DATUM REFERS TO NAD83
 VERTICAL DATUM REFERS TO NGVD88
 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.

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

EXIST. IRON PIN	●
PROP. IRON PIN	○
EXIST. CHD MONUMENT	■
PROP. CONTOUR	—
EXIST. CONTOUR MINOR	- - -
EXIST. CONTOUR MAJOR	— · — · —
PROP. SPOT ELEVATIONS	①
EXISTING LIMIT OF CLEARING	~~~~~
EXISTING EDGE OF PAVEMENT	— · — · —
EXIST. 6" BITUMINOUS CURB	— · — · —
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC-150 OR EQUIVALENT)	□

CONTACT NAME: JEFF PELL (860) 209-0751

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

EROSION & SEDIMENTATION CONTROL PLAN
 121 KREIGER LANE
 PREPARED FOR
 GENERAL LANDSCAPING, LLC
 GLASTONBURY, CONN.

REV. 5-18-22 CHAIN LINK FENCE, LANDSCAPE BERM
 REV. 4-6-21 PROPOSED STORAGE BIN LOCATIONS

CK. BY: MWF
 DRW. BY: TCJ
 DATE: 2-18-22
 SCALE: 1"=20'
 SHEET 4 OF 6
 MAP NO. 131-20-1ES



LEGEND		
COMMON NAME	QTY	
SHRUB, DECIDUOUS		
WINTERBERRY, APOLLIO	3	⊗
WINTERBERRY, BERRY HEAVY	6	⊗
SHRUB, EVERGREEN BROADLEAF		
RHODODENDRON P.J.M	12	⊗
SHRUB, EVERGREEN CONIFER		
ARBORVITAE, DARK AMERICAN	14	⊗
TREE, DECIDUOUS		
AMELANCHIER, AUTUMN BRILLIANCE	2	⊗
DOGWOOD, ARCTIC FIRE	6	⊗
MAPLE, AUTUMN BLAZE	1	⊗
MAPLE, COLUMNAR NORWAY	3	⊗
TREE, EVERGREEN		
ARBORVITAE, GREEN GIANT	3	⊗
CEDAR, EASTERN RED	2	⊗

Revision #: L-001

Date: 5/24/2022

Scale:

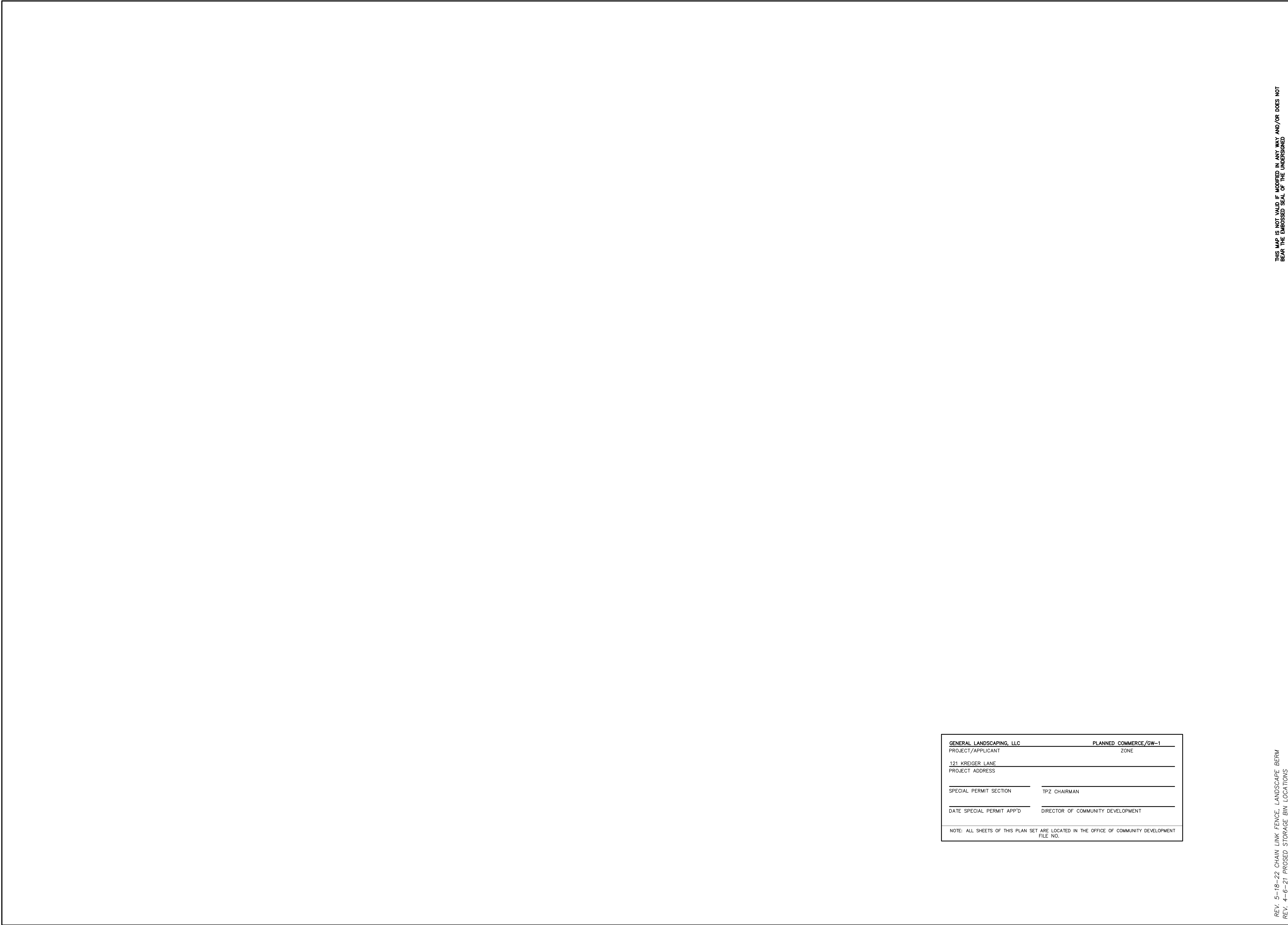
1" = 20'

Landscape Plan: Yard Lot

General Landscaping LLC

Landscape Design by: Jarrod Sansoucy

General Landscaping



GENERAL LANDSCAPING, LLC	PLANNED COMMERCE/GW-1
PROJECT/APPLICANT	ZONE
121 KREIGER LANE	
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.	

REV. 5-18-22 CHAIN LINK FENCE, LANDSCAPE BERM
REV. 4-6-21 PROSED STORAGE BIN LOCATIONS

CONDITIONS OF APPROVAL
121 KREIGER LANE
PREPARED FOR
GENERAL LANDSCAPING ,LLC
GLASTONBURY, CONN.

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
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MARK W. FRIEND P.E. # 15818

CK. BY: MWF
DRW. BY: TCJ
DATE: 2-18-22
SCALE: 1"=20'
SHEET 6 OF 6
MAP NO.131-20-1BDY