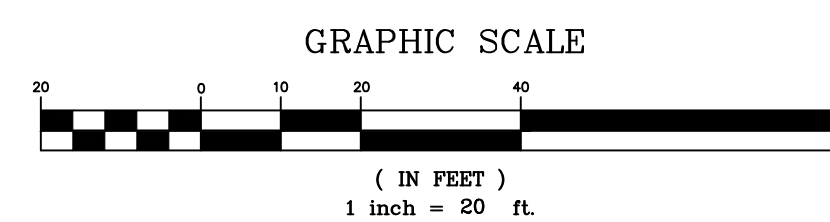


NOTE: THIS PLAN IS FOR PLANNING PURPOSES ONLY.

REFERENCE MADE TO MAP TITLED:

"IMPROVEMENT LOCATION PLAN - RECORD PREPARED FOR H374, LLC
GLASTONBURY COMMONS 400 HEBRON AVE. GLASTONBURY, CONNECTICUT"
BY ALFRED BENESCH & COMPANY GLASTONBURY, CT DATE: FEB, 2020
SCALE: 1"=30' PROJECT NO. 70447.01 SHEET 1 OF 1



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

CONCEPTUAL SITE PLAN - PROPOSED DELIVERY AREA
400 HEBRON AVENUE
PREPARED FOR
H374, LLC
GLASTONBURY, CONN.

CK. BY: MWF
DRW. BY: JHS
DATE: 2-1-22
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 134-21-1CP

REV. 2-15-22

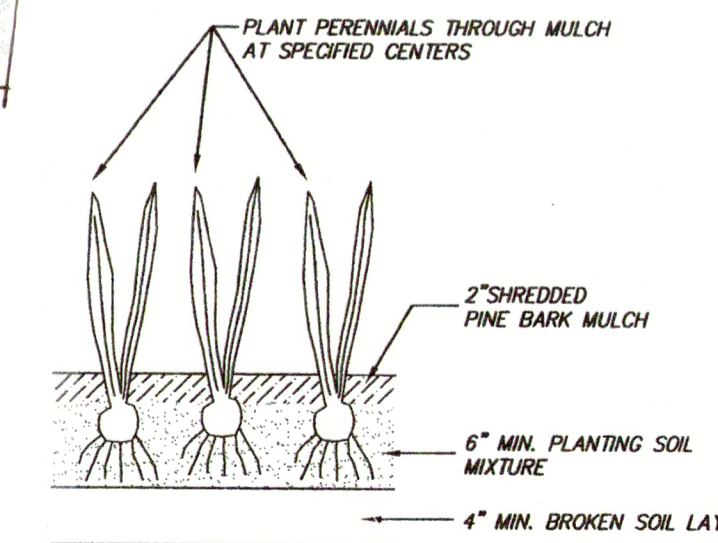
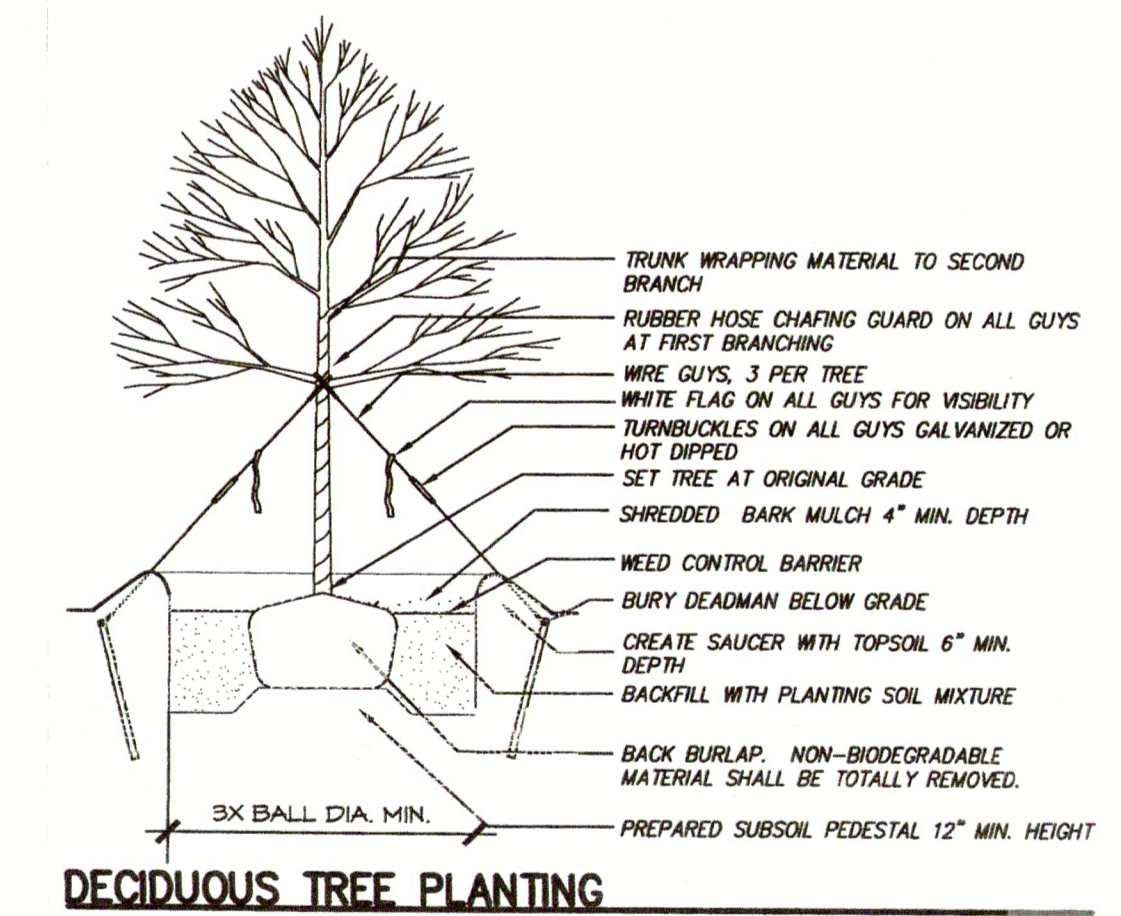
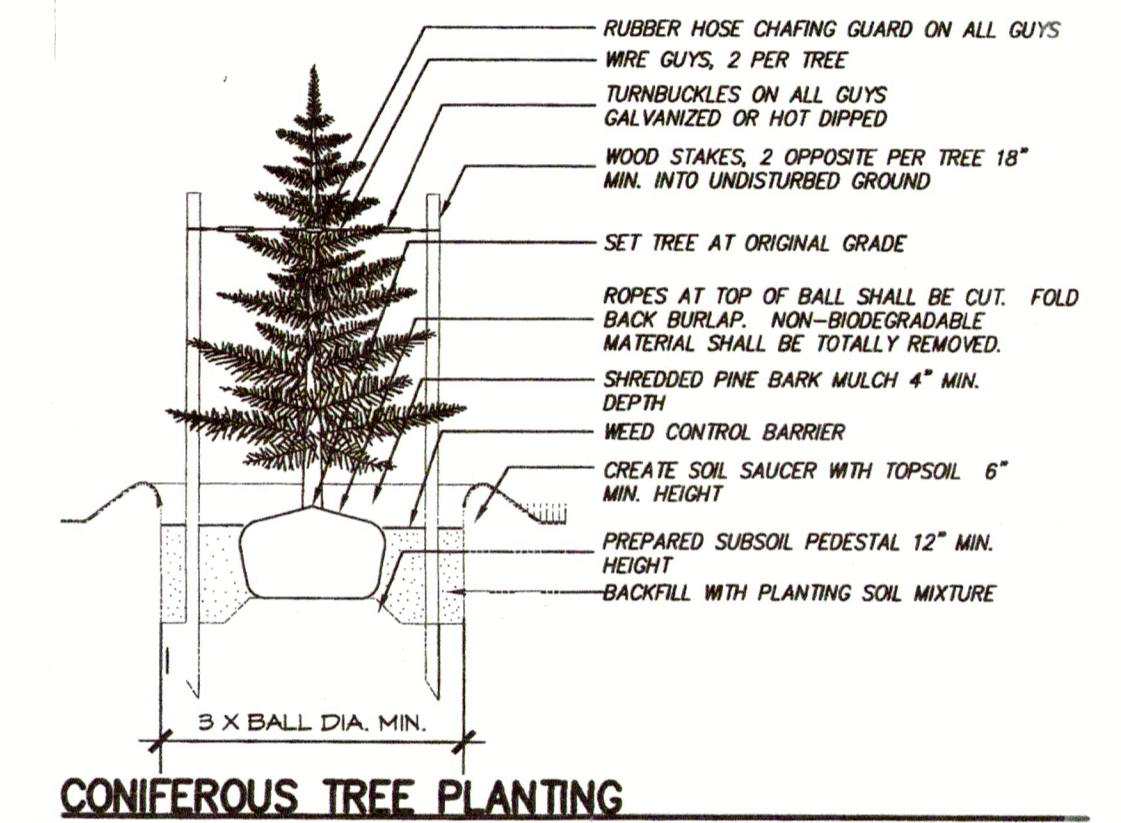
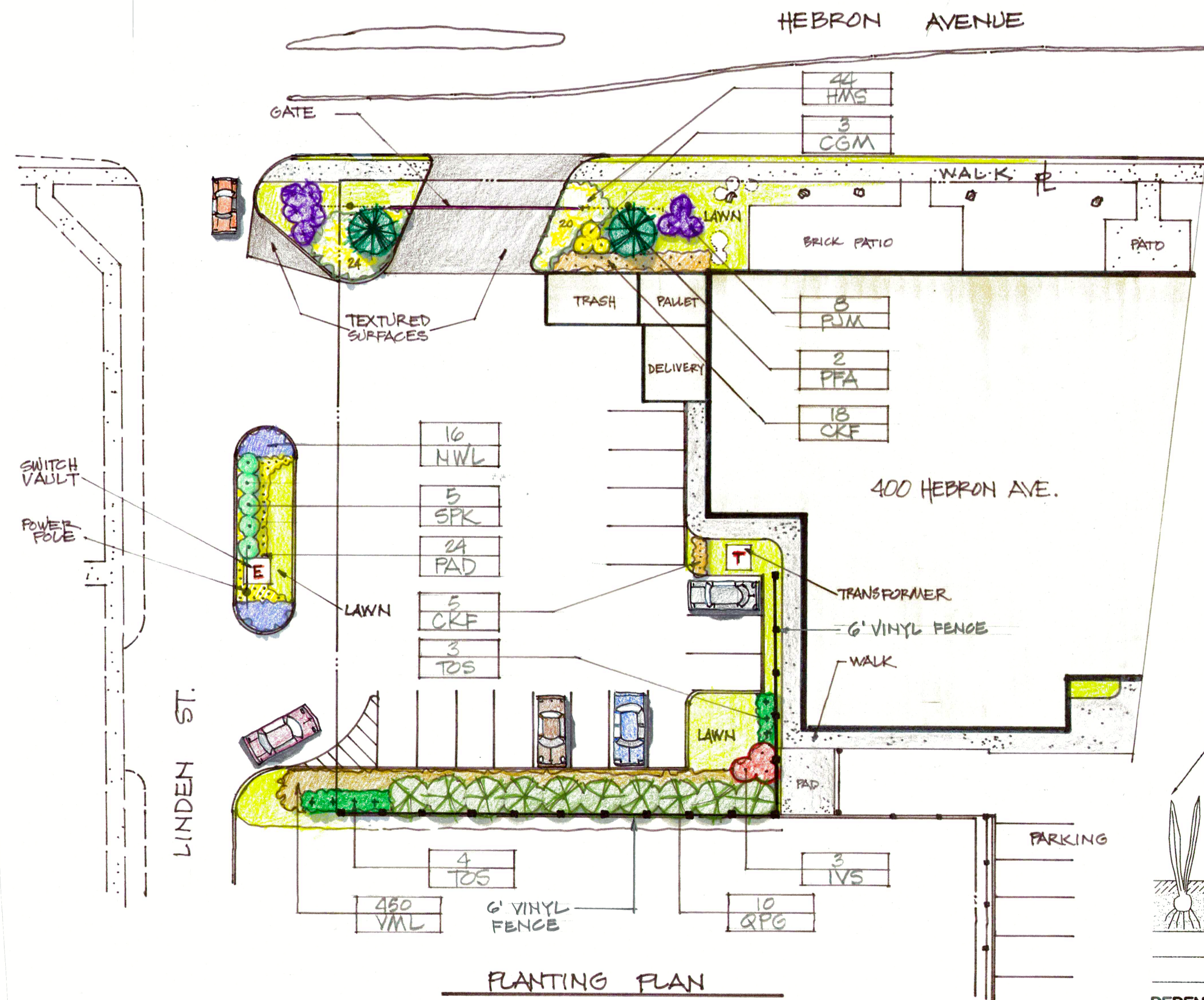
PLANTING NOTES

- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, OR PLANTING SHALL BE SODDED LAWN. NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 8" TOPSOIL OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS. CONTRACTOR WILL BE RESPONSIBLE FOR MOWING AND WATERING DURING THE GUARANTEE PERIOD. LAWN AREAS SHALL BE GUARANTEED FOR 60 DAYS OR SECOND CUTTING, WHICHEVER IS LATER.
- CONTRACTOR SHALL SET PLANTS OUT IN FIELD FOR APPROVAL OF LOCATIONS BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SPADE EDGE ALL PLANTING BEDS WITHIN LAWN AREAS. PROVIDE CLEAN 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.
- ALL PLANTING BEDS AND BITS TO RECEIVE APPROVED MULCH TO DEPTHS INDICATED IN PLANTING DETAILS.
- WHERE DISCREPANCIES OCCUR BETWEEN PLANTING QUANTITIES OR TYPES SHOWN ON PLAN AND IN THE PLANT LIST, THE QUANTITY OF PLANTINGS SHOWN ON PLAN SHALL PREVAIL.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. PROPER LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- SHADE TREES SHALL HAVE THE BRANCHING HEIGHT OF FIVE (5) MINIMUM.
- ALL TREE AND SHRUB PITS SHALL BE AT LEAST 2 FEET WIDER AND 2 FEET DEEPER THAN THE TREE OR SHRUB ROOT BALL TO BE PLANTED IN IT. BACKFILL SHALL BE HIGH QUALITY LOAM OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
- ALL AREAS TO BE MULCHED SHALL RECEIVE 4 INCHES MINIMUM 100% SHREDDED BARK MULCH WITHIN 48 HOURS OF PLANTING UNLESS OTHERWISE NOTED IN PLANTING DETAILS.
- PLANTS SHALL BE HANDLED AT ALL TIMES IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICES. PLANTS IN-LEAF SHALL BE SPRAYED WITH ANTI-DESICCANT BEFORE DIGGING. PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS AND SHALL CONFORM TO THE RATIOS AND SIZES SPECIFIED IN 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.
- ALL TRUNKS OF DECIDUOUS TREES SHALL BE WRAPPED IMMEDIATELY AFTER PLANTING WITH TREE WRAP. WRAP SHALL BE WOUND SPIRALLY, FROM THE BOTTOM OF THE TRUNK TO THE SECOND BRANCHES. ALL TREES IN WINDY AREAS SHALL BE STAKED OR GUYED IMMEDIATELY AFTER PLANTING.
- THE PERIOD FOR PLANTING SHALL BE FROM MARCH 15 TO MAY 15 AND FROM SEPTEMBER 15 TO NOVEMBER 15, WEATHER PERMITTING.
- ALL LOCATIONS OF EXISTING UTILITIES MAY NOT BE SHOWN ON THIS PLAN. SEE OTHER PLAN SHEETS FOR UTILITY LOCATIONS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF EXISTING UTILITIES. UTILITY CONFLICTS MAY REQUIRE ADJUSTMENTS TO PROPOSED CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. CONTACT CALL BEFORE YOU DIG 1-800-922-4465 WWW.CBYD.COM TWO (2) WORKING DAYS BEFORE STARTING.

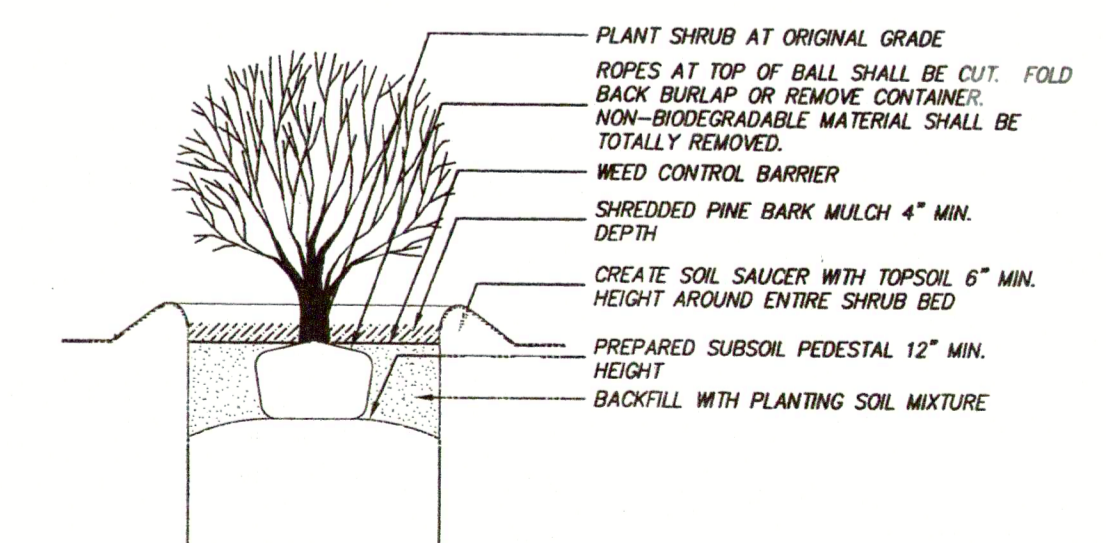
PLANT LIST

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
CGM	3	Chamaecyparis psifera 'Golden Mop' GOLDEN MOP CYPRESS	#6 POT	
CKF	23	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	3 GAL	
HMS	44	Hemerocallis 'Stella-de-oro' STELLA-DE-ORO DAYLILY	2 GAL	
HQM	3	Hydrangea quercifolia 'Mutchkin' OAKLEAF HYDRANGEA	24"-30"	
IVS	3	Itea virginica 'Scarlet Beauty' SCARLET BEAUTY ITEA	24"-30"	
NWL	16	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	2 GAL	
PAD	24	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	2 GAL	
PFA	2	Picea pungens 'Fat Albert' FAT ALBERT SPRUCE	6'-7"	MATCHED FORM
QPG	10	Quercus paullustris 'Green Pillar' GREEN PILLAR OAK	2 1/2"-3"	MATCHED HEIGHT
RPJ	3	Rhododendron 'P.J.M.' P.J.M. RHODODENDRON	24"-30"	
SPK	5	Syringa patula 'Miss Kim' MISS KIM DWARF LILAC	36"	
TOS	7	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5'	
VMI	450	Vinca minor PERIWINKLE	2" POT	

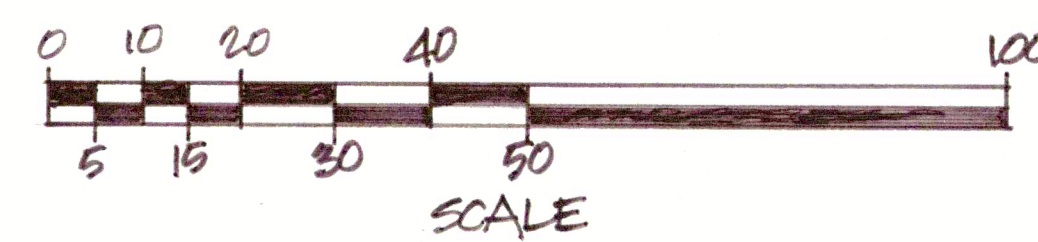
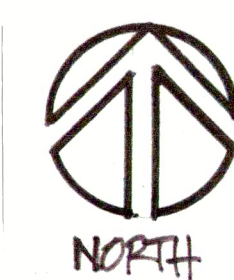
400 Hebron Avenue



PERENNIAL PLANTING



SHRUB PLANTING



BASE INFORMATION FOR THIS WORK PROVIDED BY
MEGON HEAGLE & FRIEND, GLASTONBURY, CT
SEE ARCHITECTURAL & ENGINEERING PLANS FOR
COORDINATED WORK.

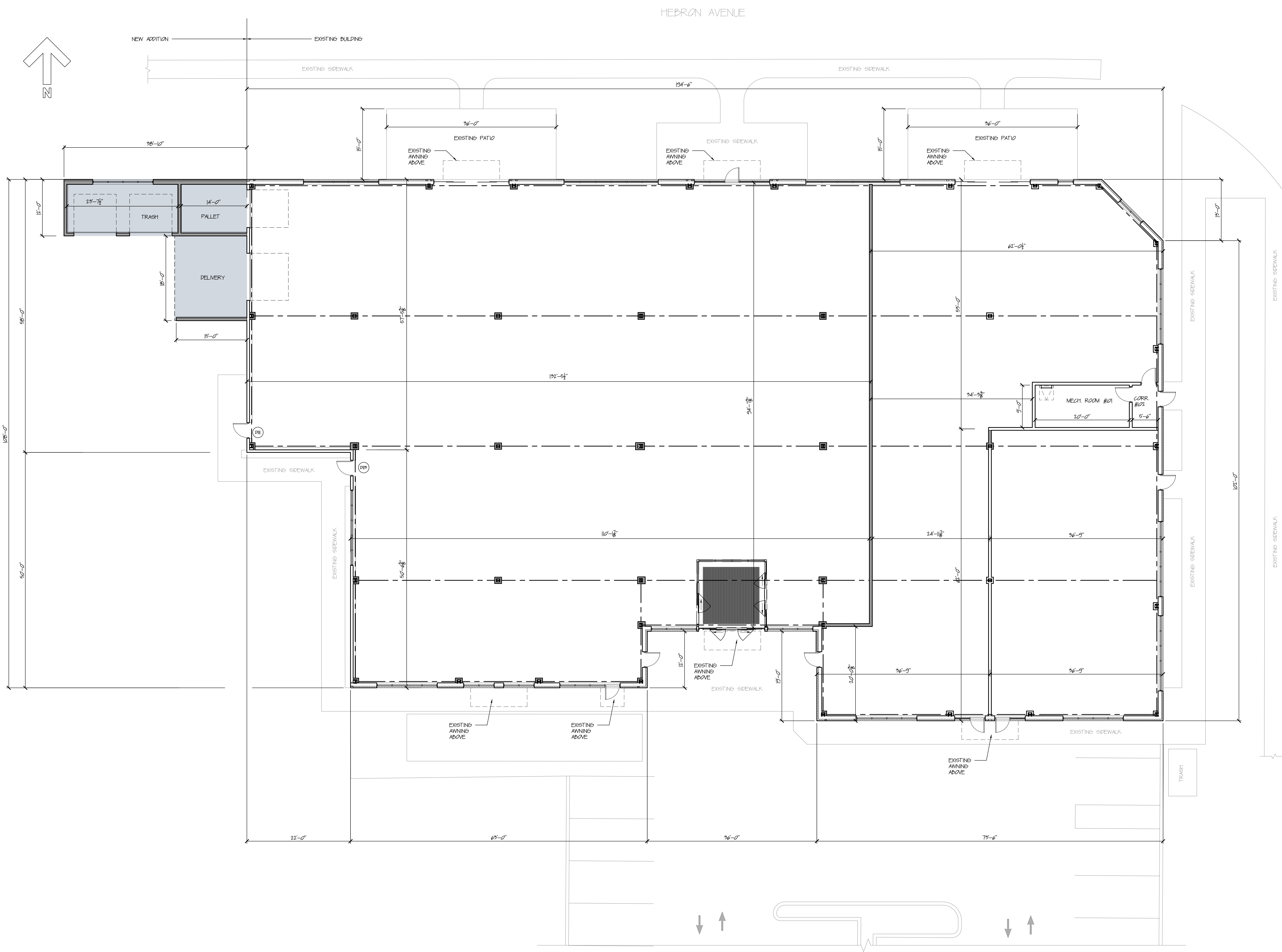
THOMAS GRACIEFFA
LANDSCAPE ARCHITECT, LLC
19 FLAG DRIVE
MANCHESTER, CT 06042

PLANTING PLAN AT DELIVERY AREA
400 HEBRON AVENUE
PREPARED FOR
H374, LLC
GLASTONBURY, CONNECTICUT

REVISED: 2/15/22

FEB. 14, 2022

SHEET 1/1



HEBRON AVENUE

SYCAMORE STREET

MIXED USE DEVELOPMENT
 PREPARED FOR H1374, LLC
 400 HEBRON AVENUE
 GLASTONBURY, CT

HRA
 HIBBARD & ROSA
 ARCHITECTS, LLC
 100 RIVERVIEW CENTER
 MIDDLETOWN, CT
 PHONE: (860) 346-1809
 EMAIL: hra@hraz.com

FLOOR PLAN

DATE: 2-14-22

REVISED:

COM. # 202102

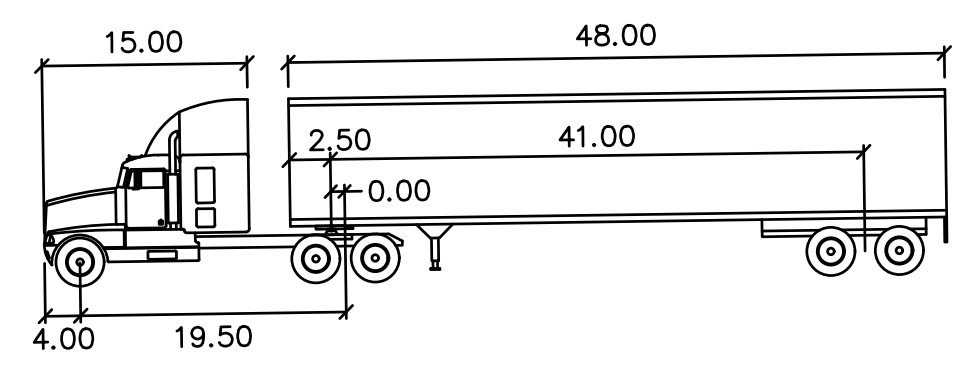
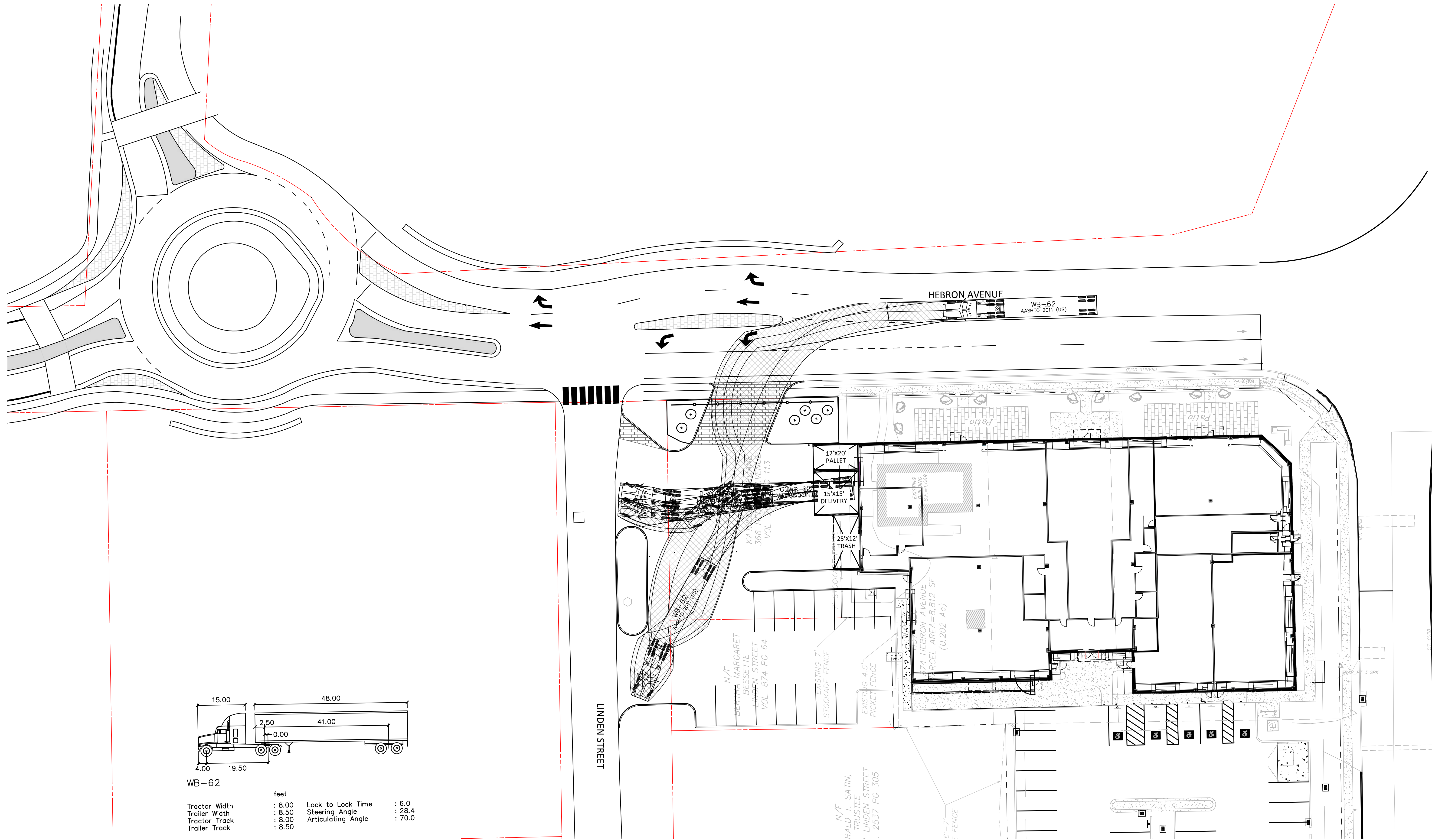
SCALE: 1/8" = 1'-0"

A-1

SHEET

FLOOR PLAN
 1/8" = 1'-0"

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 LAYER STATE:



WB-62

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

FOR INFORMATION PURPOSES ONLY.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

SEAL

SCALE:

HORIZ.:	1" = 20'
VERT.:	

DATUM:

HORIZ.:	
VERT.:	

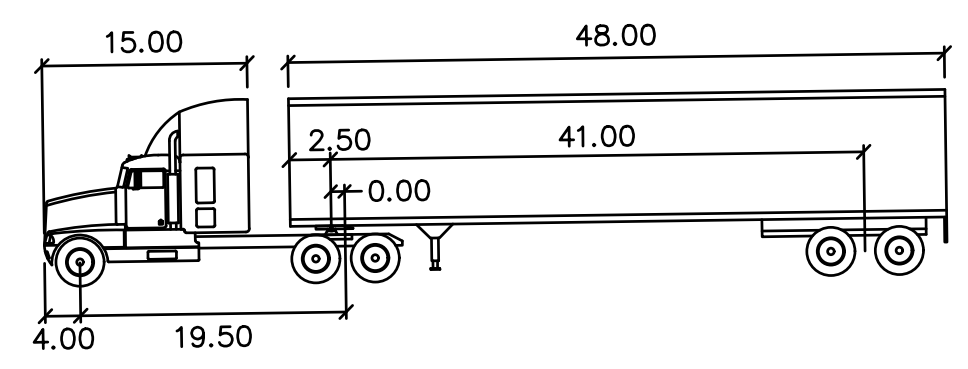
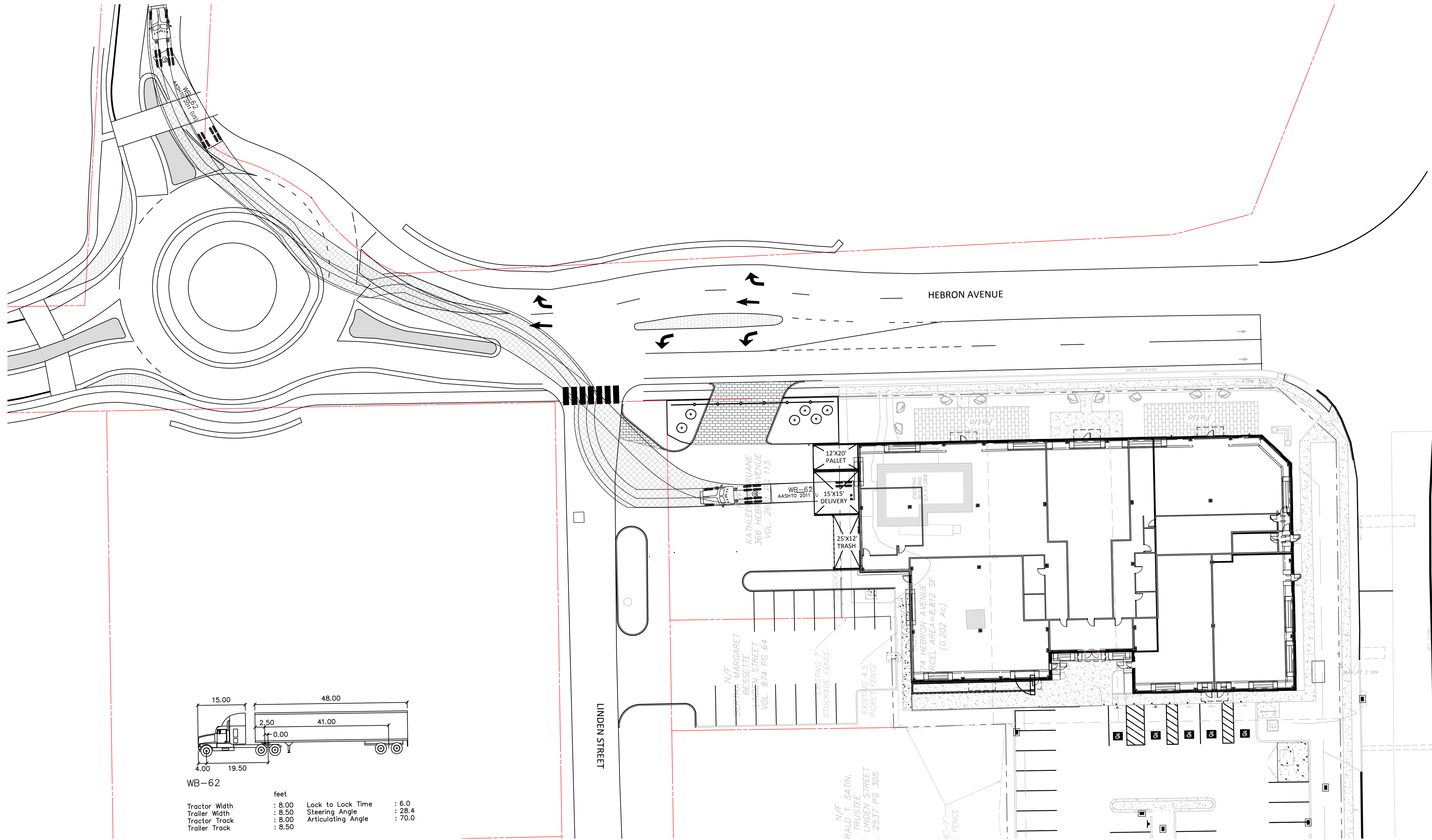
GRAPHIC SCALE

FUSS & O'NEILL
 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2469
 www.fando.com

SCHWARTZ REALTY CORPORATION
 WB-62 TURNING MOVEMENT PLAN
 400 HEBRON AVENUE
 GLASTONBURY CONNECTICUT

PROJ. No.: 20220306 A10
 DATE: JANUARY 2022
AUTO-01

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 LAYER STATE:



WB-62

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

FOR INFORMATION PURPOSES ONLY.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			xx/xx	xx

SEAL

SEAL

SCALE:

HORIZ.:	1" = 20'
VERT.:	

DATUM:

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VERT.:	

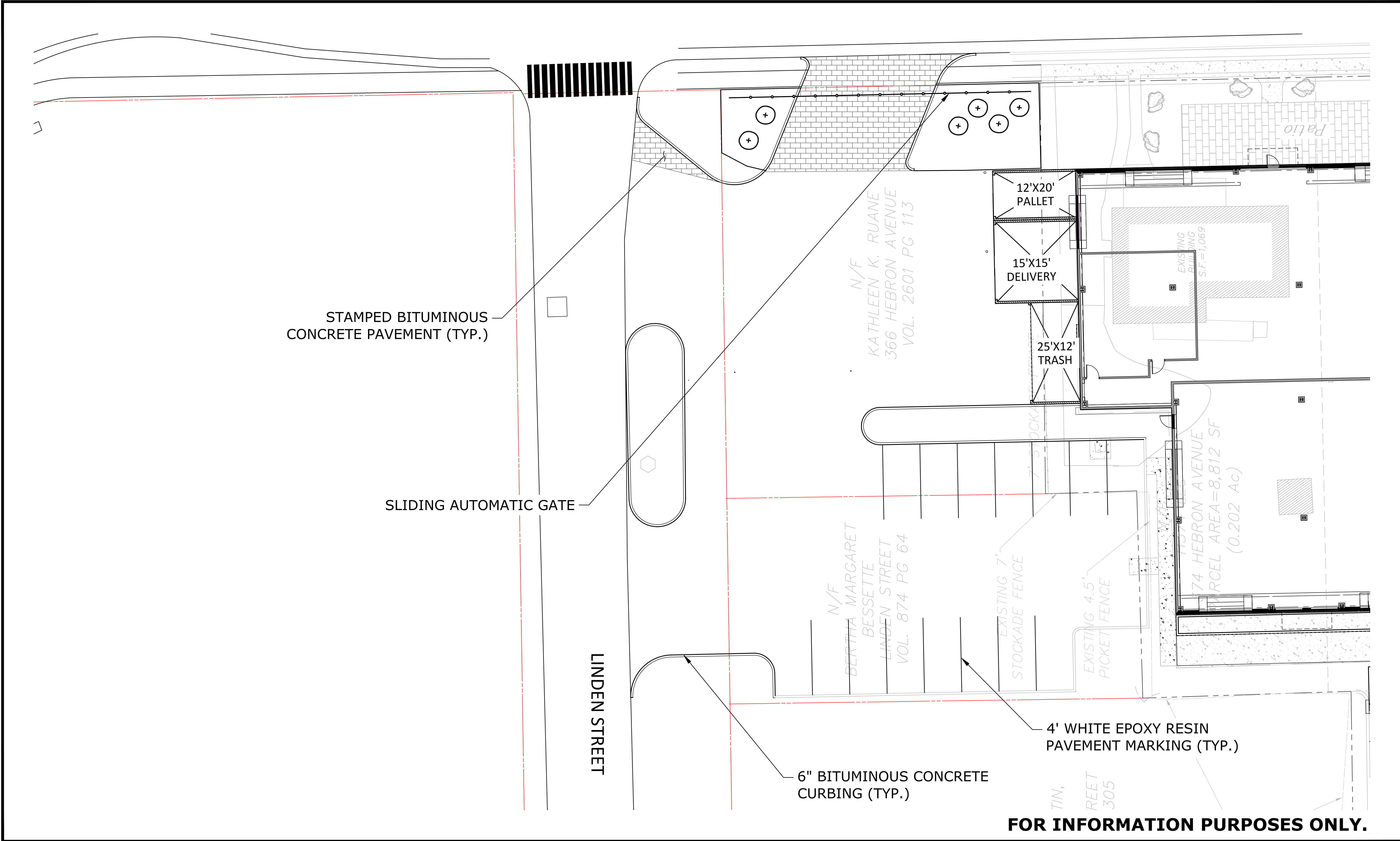
GRAPHIC SCALE

FUSS & O'NEILL
 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2469
 www.fando.com

SCHWARTZ REALTY CORPORATION
 WB-62 TURNING MOVEMENT PLAN
 400 HEBRON AVENUE
 GLASTONBURY CONNECTICUT

PROJ. No.: 20220036.A10
 DATE: JANUARY 2022
AUTO-02

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FOR INFORMATION PURPOSES ONLY.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			xx/xx	xx

SEAL

SEAL

SCALE:
 HORZ.: 1" = 10'
 VERT.:
 DATUM:
 HORZ.:
 VERT.:
 GRAPHIC SCALE

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 146 HARTFORD ROAD
 MANCHESTER, CONNECTICUT 06040
 860.646.2469
 www.fando.com

SCHWARTZ REALTY CORPORATION
 CONCEPTUAL DRIVEWAY LAYOUT PLAN
 400 HEBRON AVENUE
 GLASTONBURY CONNECTICUT

PROJ. No.: 2022036A10
 DATE: JANUARY 2022
CON-01