

- SYMBOL LEGEND**
- D NEW BOLLARDS
- AREA LEGEND**
- [Shaded Box] AREA OF NEW ADDITION
  - [White Box] EXISTING BUILDING
- WALL LEGEND**
- [Thin Line] EXISTING STUD WALL
  - [Thick Line] EXISTING STUD WALL AND BRICK VENEER
  - [Dashed Line] NEW STUD WALL
  - [Patterned Box] 4"x3-1/8"x8" OVERSIZED BRICK VENEER BY LEE BRICK (COLOR: SUBRED) ON NEW METAL STUD WALL

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

MIXED USE DEVELOPMENT  
PREPARED FOR H374, LLC  
400 HEBRON AVENUE  
GLASTONBURY, CT

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

FLOOR PLAN

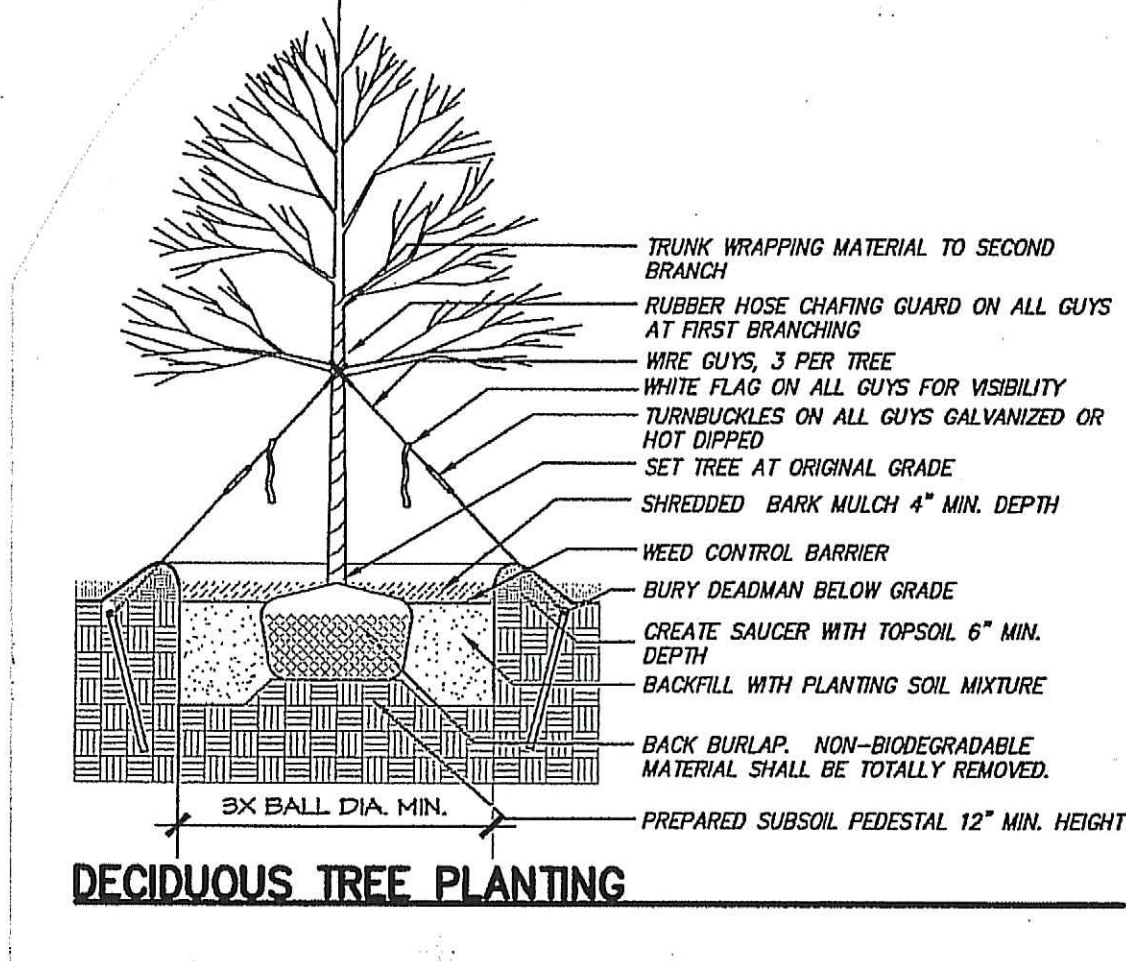
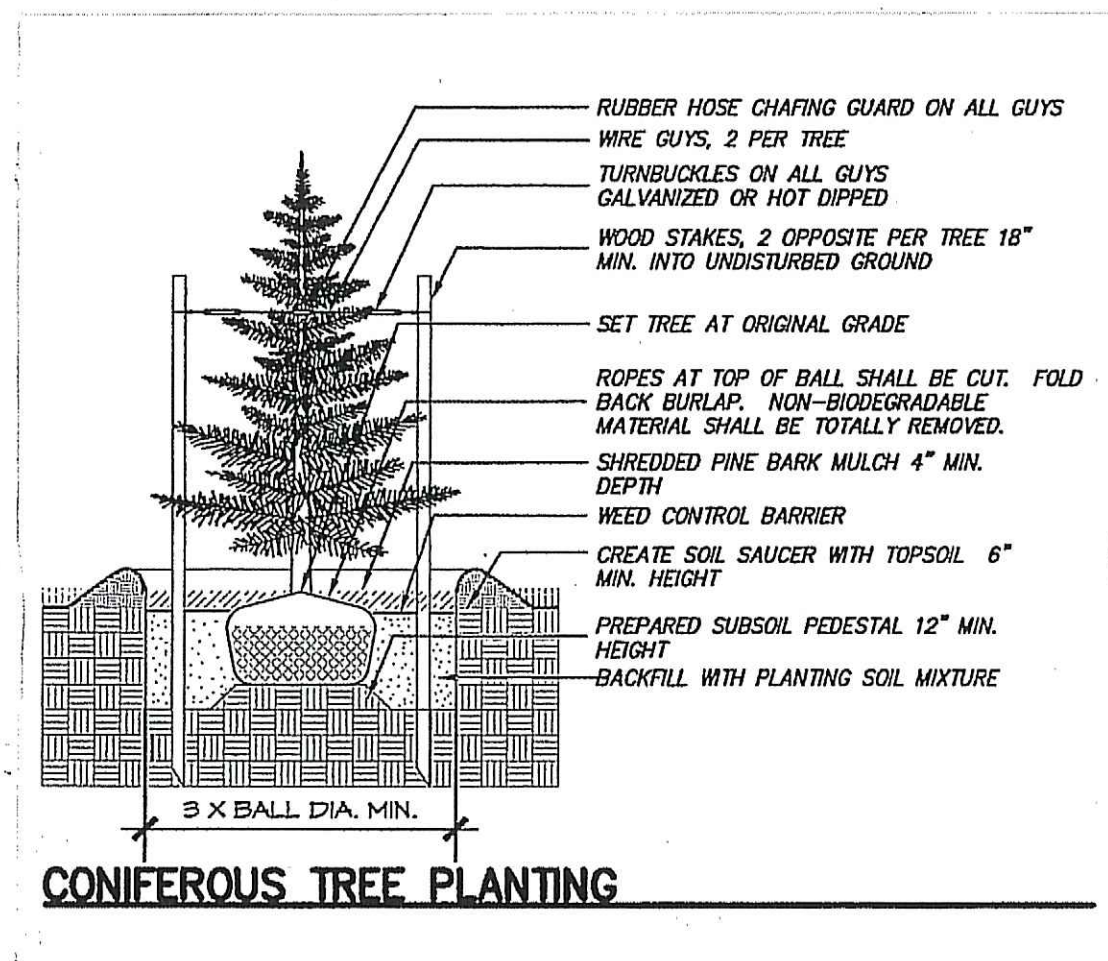
DATE: 04-25-2012

REVISED:

COM # 2012-01

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

A-1  
SHEET

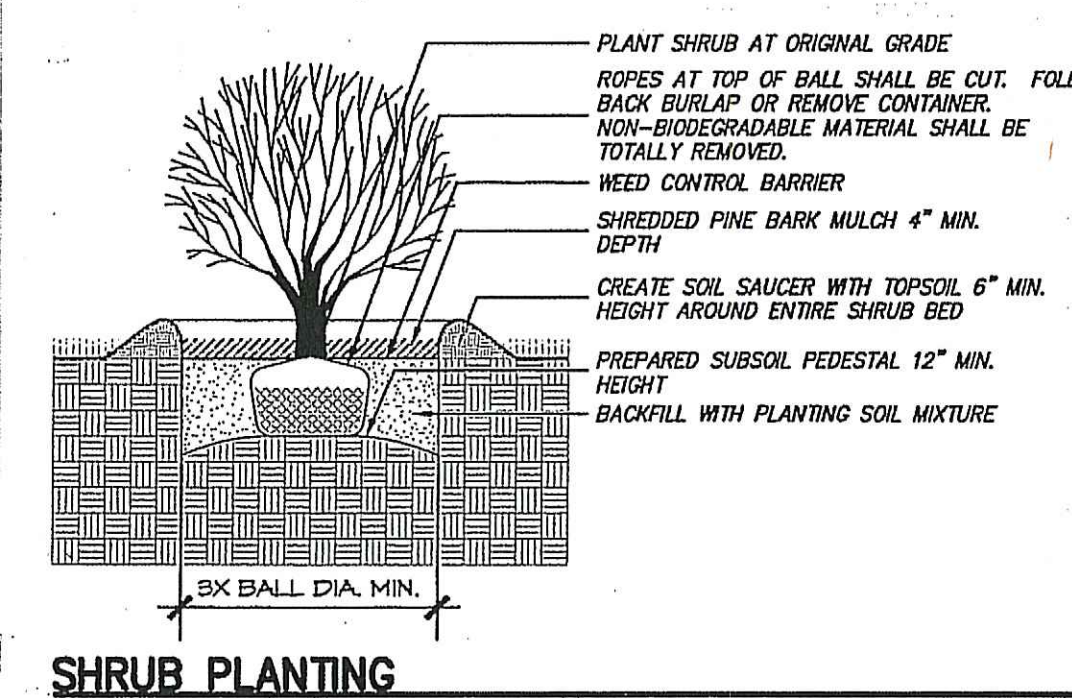
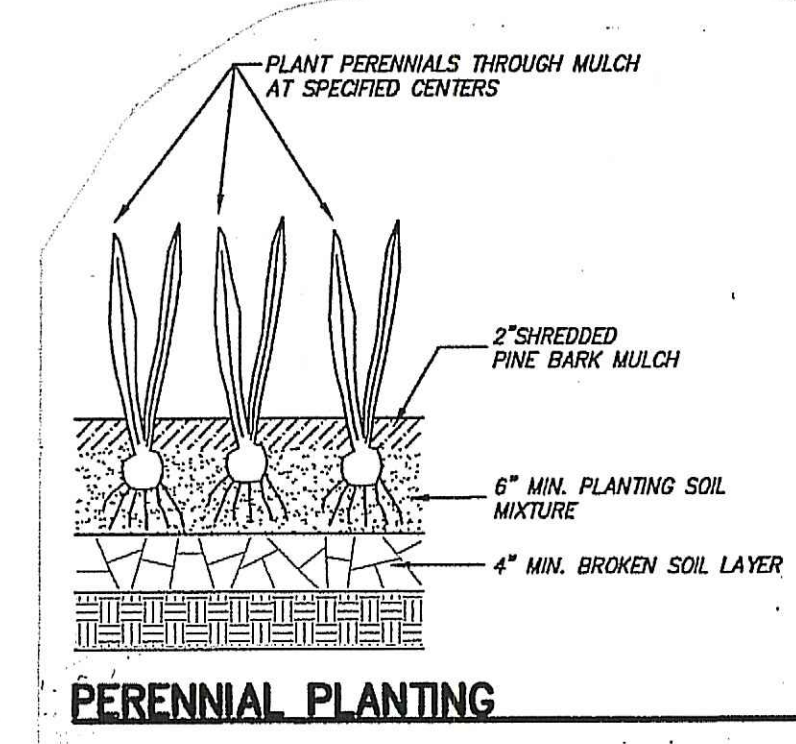
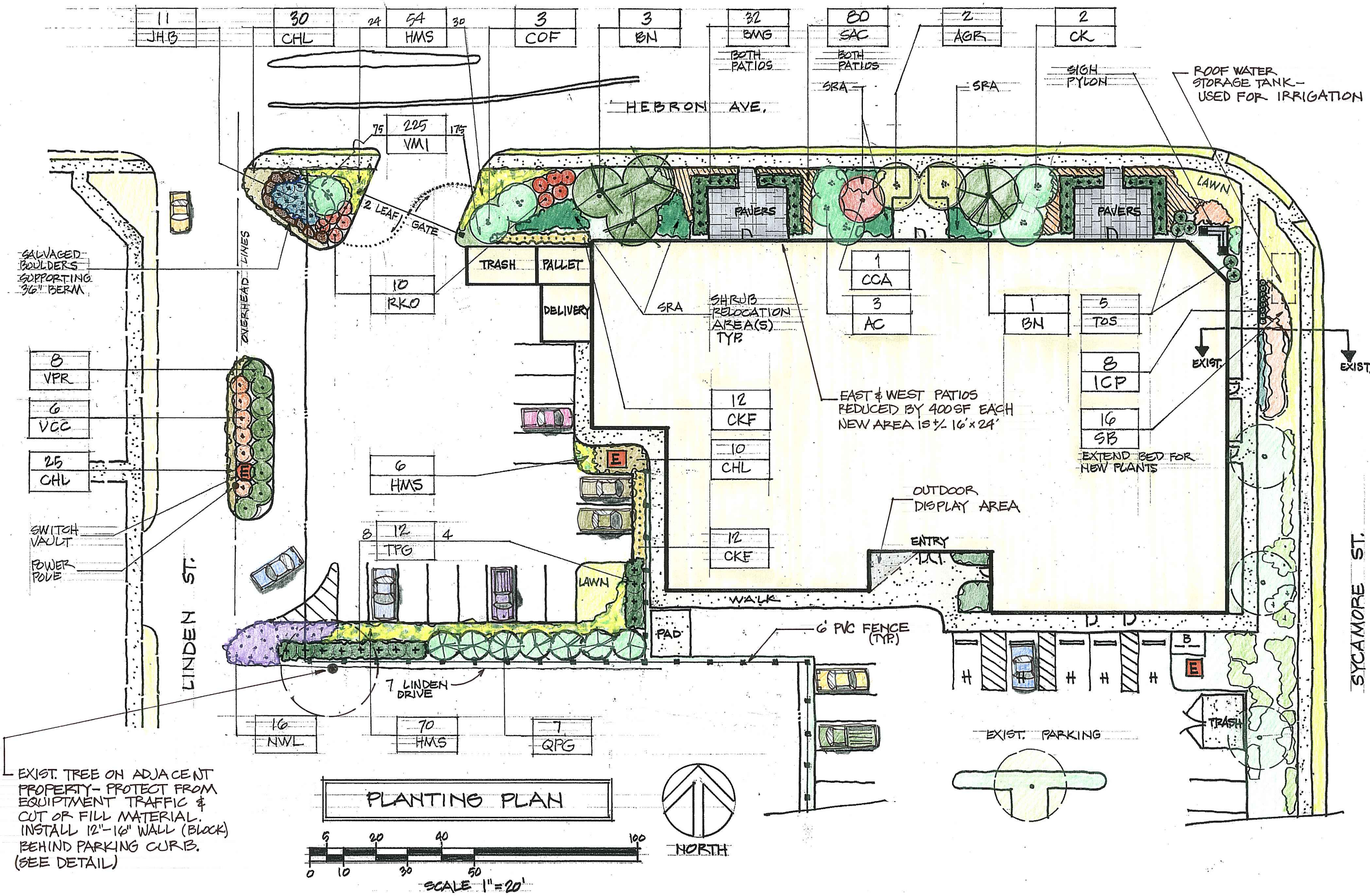


**PLANTING NOTES**

- 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 6" 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 trees, shrubs, and perennial beds to receive approved mulch to depths indicated in planting details.
- Install 4" plastic (snow fence) at dripline of all existing trees to remain. Insure no heavy vehicle traffic or storage of soil or building materials occur. Remove fencing for final grading.
- 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 a branching height of five (5) minimum. 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.
- All tree and shrub pits shall be at least 3X wider and 2X deeper than the tree or shrub root ball to be planted in it. Backfill planting soil mix shall be: 4 parts topsoil, 1 part peat moss, and 1 part compost. Topsoil will be of the proper pH and organic content suitable for healthy plant growth.
- 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.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact call before you dig 1-800-922-4455 [www.ctvtd.com](http://www.ctvtd.com) at least two (2) working days before starting construction to locate utilities.

**PLANT LIST**

| 400 Hebron |     |  |            |                |
|------------|-----|--|------------|----------------|
| KEY        | QTY | BOTANIC NAME<br>COMMON NAME  | SIZE       | REMARKS        |
| AC         | 3   | Amelanchier canadensis<br>SHADBLow SERVICEBERRY                      | 6'-7"      | LOW BRANCHED   |
| AGR        | 2   | Acer griseum<br>PAPERBARK MAPLE                                      | 8'-10" B&B | MULTI-STEM     |
| BMG        | 32  | Buxus 'Green Velvet'<br>GREEN VELVET BOXWOOD                         | 18" #3     | 30" O.C.       |
| BN         | 4   | Betula nigra<br>RIVER BIRCH  | 8'-10" B&B | 3, 4 & 5 STEM  |
| CCA        | 1   | Cercis canadensis<br>EASTERN REDBUD                                  | 6'-7"      | MULTI-STEM     |
| CK         | 2   | Cornus kousa<br>JAPANESE DOGWOOD                                     | 8" B&B     | MULTI-STEM     |
| CKF        | 24  | Calamagrostis acutiflora 'Karl Foerster'<br>KARL FOERSTER REED GRASS | 2 GAL      |                |
| COF        | 3   | Cornus florida<br>FLOWERING DOGWOOD                                  | 6'-7" B&B  | MULTI-STEM     |
| HMS        | 130 | Hemerocallis 'Stella-de-oro'<br>STELLA-DE-ORO DAYLILY                | 1 GAL      |                |
| ICP        | 8   | Ilex crenata 'Sky Pencil'<br>SKY PENCIL HOLLY                        | 4" B&B     | MATCHED        |
| JHB        | 11  | Juniperus horizontalis 'Buffalo'<br>BUFFALO JUNIPER                  | 2 GAL      |                |
| NWL        | 16  | Nepeta racemosa 'Walker's Low'<br>WALKER'S LOW CATMINT               | 2 GAL      |                |
| OPG        | 7   | Quercus pauciflora 'Green Pillar'<br>GREEN PILLAR OAK                | 3"         | MATCHED HEIGHT |
| RKO        | 10  | Rosa 'Knock Out'<br>KNOCK OUT SHRUB ROSE                             | 24" #2     |                |
| SAC        | 80  | Sedum acre<br>GOLDMOSS SEDUM   | 1 GAL      |                |
| SB         | 16  | Sedum 'Brilliant'<br>SEDEM   | 1 GAL      |                |
| TPG        | 12  | Thuja plicata 'Green Giant'<br>WESTERN ARBORVITAE GREEN GIANT        | 6" B&B     |                |
| VCC        | 6   | Viburnum carlesii 'Compactum'<br>COMPACT KOREANSPICE VIBURNUM        | 3" B&B     |                |
| VMI        | 225 | Vinca minor<br>PERIWINKLE  | 4" POT     |                |
| VPR        | 8   | Viburnum prunifolium<br>BLACK HAW VIBURNUM                           | 5'-6" B&B  |                |



HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.  
THOMAS G. GRACEFFA  
PLAN # 1487

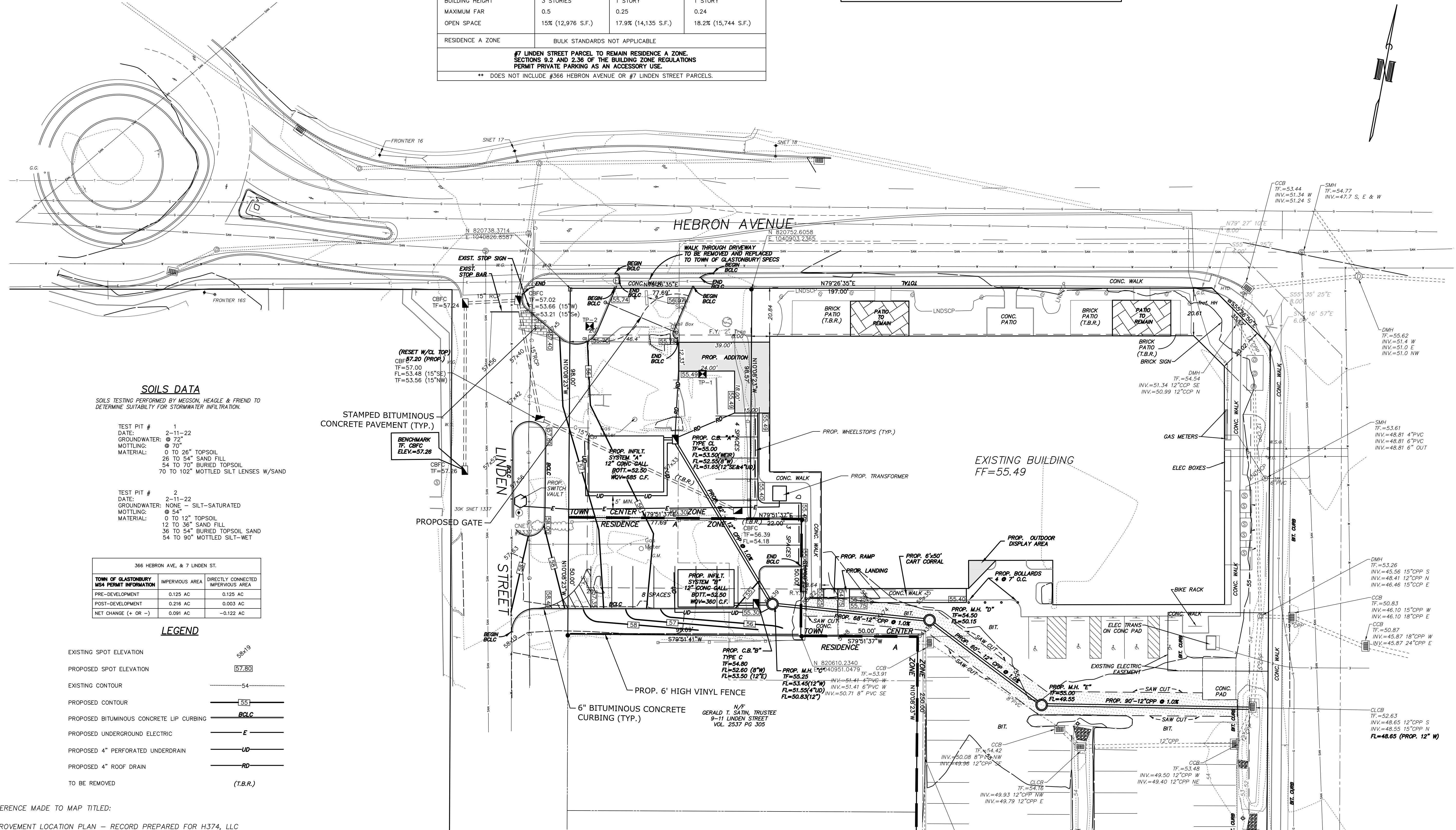
THOMAS GRACEFFA  
LANDSCAPE ARCHITECT, LLC  
19 FLAG DRIVE  
MANCHESTER, CT 06042

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

BASE INFORMATION PROVIDED BY  
MEGSON HEAGLE & FRIEND, GLASTONBURY, CT  
SEE ARCH. & ENGINEERING PLANS FOR  
COORDINATING WORK.

| ZONING TABLE   |                   |                       |                        |
|--|-------------------|-----------------------|------------------------|
| #400 HEBRON AVENUE AREA = 78870 S.F. 1.811 AC.   |                   |                       |                        |
| #366 HEBRON AVENUE AREA = 7636 S.F. 0.175 AC.  |                   |                       |                        |
| #7 LINDEN STREET AREA = 4984 S.F. 0.114 AC.  |                   |                       |                        |
| TOTAL COMBINED LOT AREA = 91,490 S.F. 2.100 AC.  |                   |                       |                        |
| TOWN CENTER ZONE   | REQUIRED/ALLOWED  | **EXISTING            | PROPOSED/PROVIDED      |
| LOT AREA   | 40,000 S.F.       | 78870 S.F. (1.811 AC) | 86,506 S.F. (1.985 AC) |
| LOT FRONTAGE   | 100 FT            | 197.0 FT              | 280.00 FT              |
| FRONT YARD SETBACK   | 20 FT             | 20.02 FT              | 20.02 FT               |
| SIDE YARD SETBACK  | 8 FT              | 8.1 FT                | 46.61 FT               |
| REAR YARD SETBACK  | 20 FT             | 20.10 FT              | 20.10 FT               |
| BUILDING HEIGHT  | 3 STORIES         | 1 STORY               | 1 STORY                |
| MAXIMUM FAR  | 0.5               | 0.25                  | 0.24                   |
| OPEN SPACE   | 15% (12,976 S.F.) | 17.9% (14,135 S.F.)   | 18.2% (15,744 S.F.)    |
| RESIDENCE A ZONE BULK STANDARDS NOT APPLICABLE   |                   |                       |                        |
| #7 LINDEN STREET PARCEL TO REMAIN RESIDENCE A ZONE. SECTIONS 9.2 AND 2.36 OF THE BUILDING ZONE REGULATIONS PERMIT PRIVATE PARKING AS AN ACCESSORY USE. |                   |                       |                        |
| ** DOES NOT INCLUDE #366 HEBRON AVENUE OR #7 LINDEN STREET PARCELS.  |                   |                       |                        |

|   |                                   |
|---|-----------------------------------|
| H374, LLC   | TOWN CENTER/RESIDENCE A           |
| PROJECT/APPLICANT   | ZONE                              |
| 400 HEBRON AVENUE   |                                   |
| 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. |                                   |



**SOILS DATA**  
 SOILS TESTING PERFORMED BY MEGSON, HEAGLE & FRIEND TO DETERMINE SUITABILITY FOR STORMWATER INFILTRATION.

- TEST PIT # 1  
 DATE: 2-11-22  
 GROUNDWATER: @ 72"  
 MOTTLING: 0 TO 26" TOPSOIL  
 MATERIAL: 26 TO 54" SAND FILL  
 54 TO 70" BURIED TOPSOIL  
 70 TO 102" MOTTLED SILT LENSES W/SAND
- TEST PIT # 2  
 DATE: 2-11-22  
 GROUNDWATER: NONE - SILT-SATURATED  
 MOTTLING: @ 54"  
 MATERIAL: 0 TO 12" TOPSOIL  
 12 TO 36" SAND FILL  
 36 TO 54" BURIED TOPSOIL SAND  
 54 TO 90" MOTTLED SILT-WET

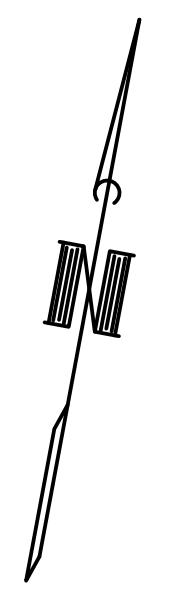
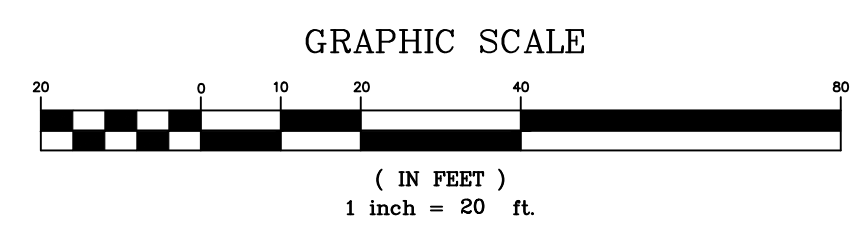
| 366 HEBRON AVE. & 7 LINDEN ST.             |                 |                                    |
|--|-----------------|------------------------------------|
| TOWN OF GLASTONBURY MS4 PERMIT INFORMATION | IMPERVIOUS AREA | DIRECTLY CONNECTED IMPERVIOUS AREA |
| PRE-DEVELOPMENT                            | 0.125 AC        | 0.125 AC                           |
| POST-DEVELOPMENT                           | 0.216 AC        | 0.003 AC                           |
| NET CHANGE (+ OR -)                        | 0.091 AC        | -0.122 AC                          |

**LEGEND**

|  |          |
|--|----------|
| EXISTING SPOT ELEVATION                  | 58.19    |
| PROPOSED SPOT ELEVATION                  | 57.80    |
| EXISTING CONTOUR                         | 54       |
| PROPOSED CONTOUR                         | 55       |
| PROPOSED BITUMINOUS CONCRETE LIP CURBING | BCLC     |
| PROPOSED UNDERGROUND ELECTRIC            | E        |
| PROPOSED 4" PERFORATED UNDERDRAIN        | UD       |
| PROPOSED 4" ROOF DRAIN                   | RD       |
| TO BE REMOVED                            | (T.B.R.) |

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

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.



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.  
 JONATHAN K. SZUREK P.E. # 26588

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

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

REV. 4-26-22 BUILDING ADDITION  
 CK. BY: MWF  
 DRW. BY: JHS  
 DATE: 3-30-22  
 SCALE: 1"=20'  
 SHEET 4 OF 11  
 MAP NO. 134-21-15P