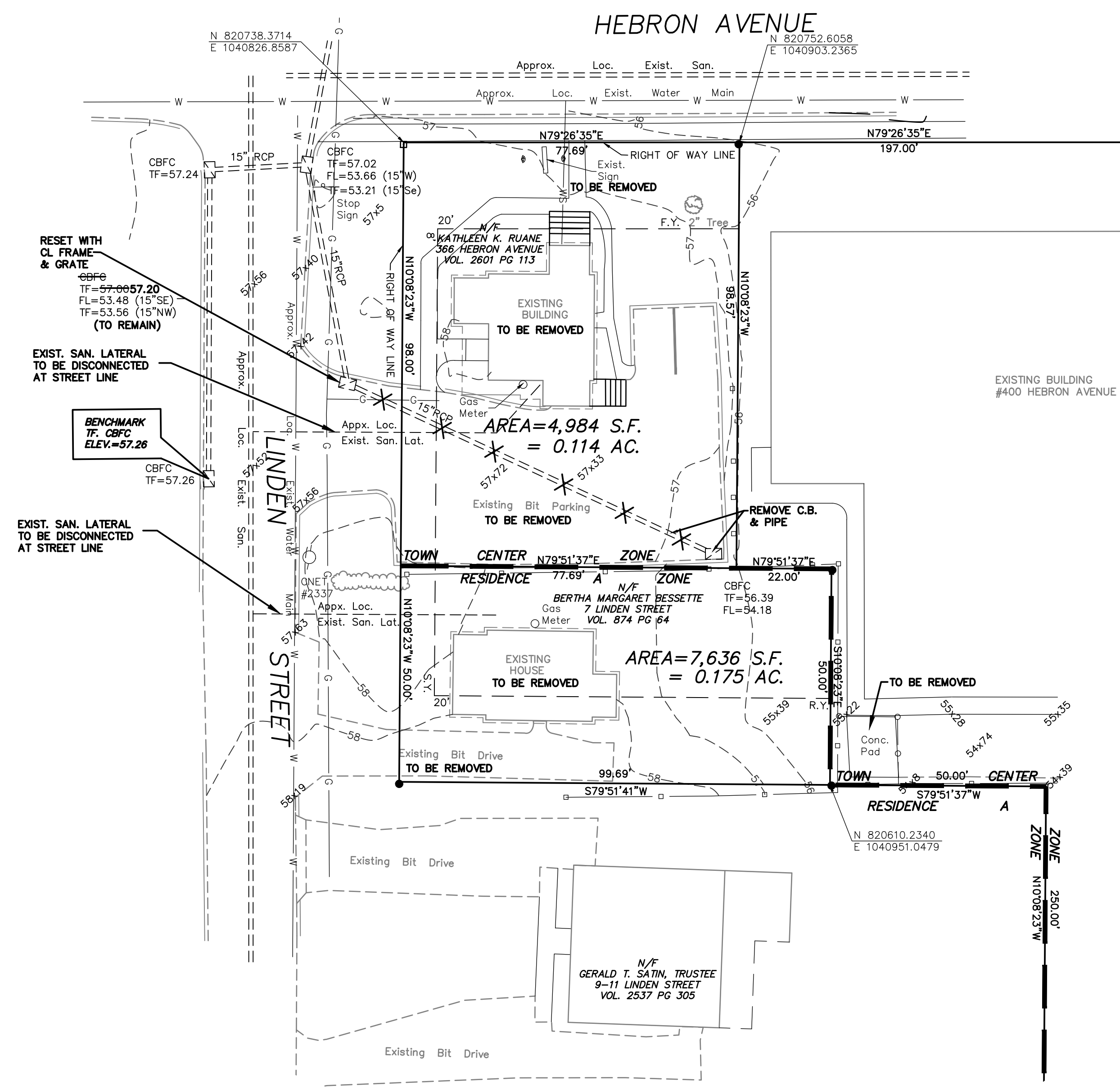
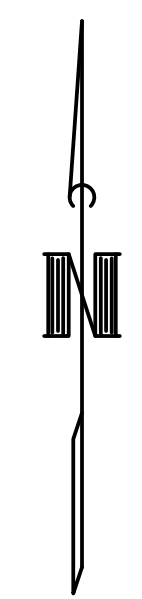


H374, LLC	TOWN CENTER/RESIDENCE A
PROJECT/APPLICANT	ZONE
400 HEBRON AVENUE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	

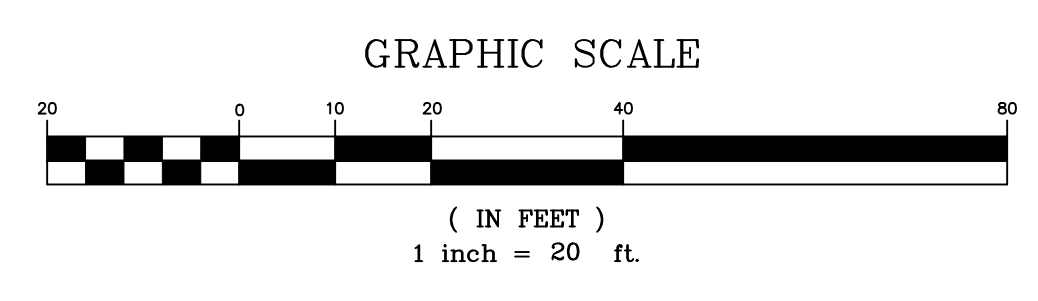


NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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.

NOTE: DISCONNECT ALL UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AUTHORITY.

EXISTING BUILDINGS TO BE DEMOLISHED IN ACCORDANCE WITH ALL APPROPRIATE CODES & REGULATIONS



LEGEND

EXISTING MONUMENT	□
IRON PIN FOUND	●
EXISTING FENCE	—
EXISTING CATCH BASIN	⊞

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

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

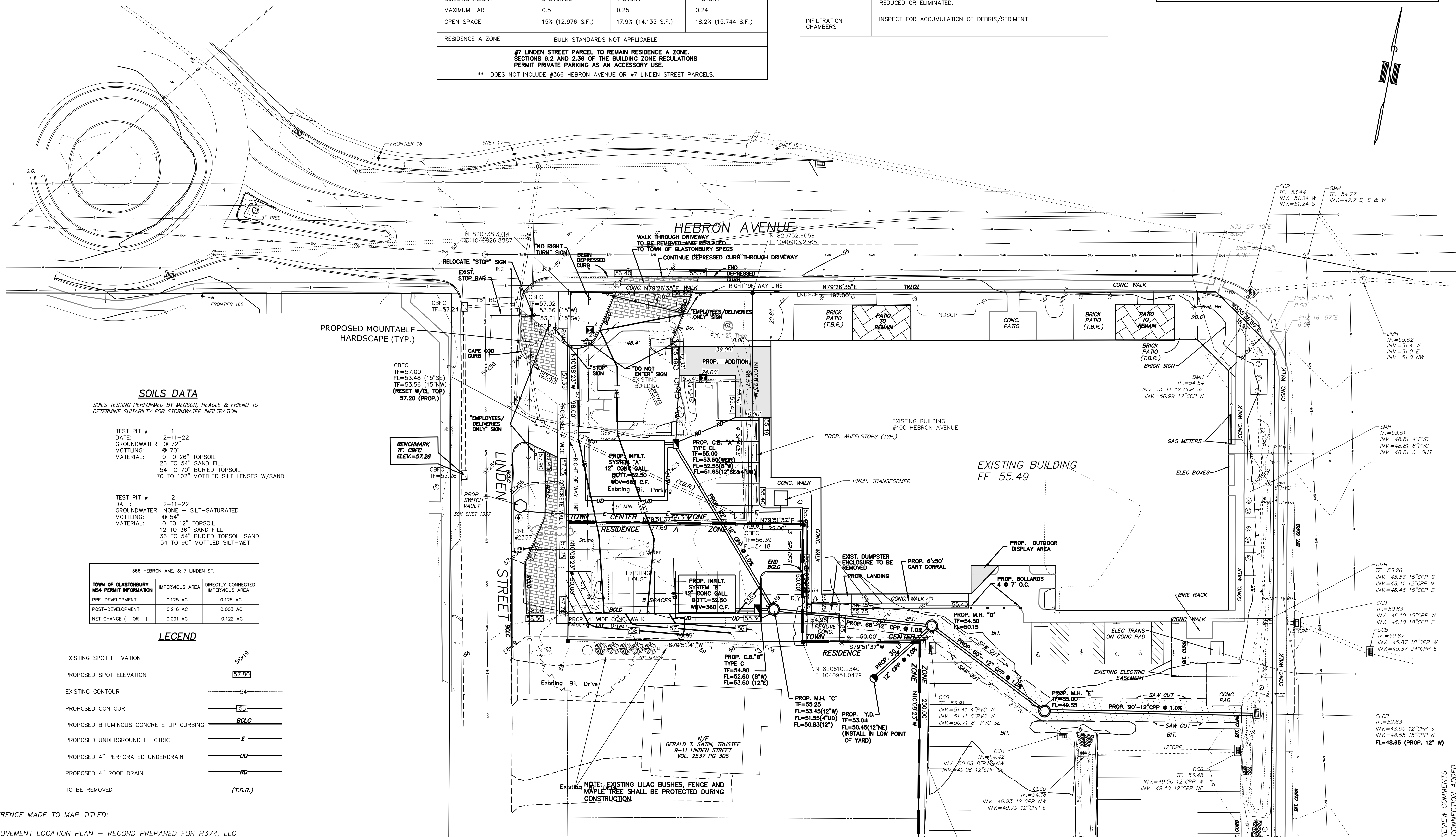
6-8-22 ENGINEERING REVIEW COMMENTS
 REV. 5-27-22 PEDESTRIAN CONNECTION ADDED
 REV. 5-10-22 SITE REVISIONS
 REV. 4-26-22 BUILDING ADDITION

CK. BY:	MWF
DRW. BY:	JHS
DATE:	3-30-22
SCALE:	1"=20'
SHEET:	3 OF 11
MAP NO.	134-21-1DP

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.			

LONG-TERM STORMWATER MAINTENANCE SCHEDULE	
TO BE COMPLETED TWO TIMES PER YEAR, ONCE IN SPRING (NOT LATER THAN APRIL 30) AND ONCE IN FALL (NO LATER THAN OCTOBER 30). THE MAINTENANCE ACTIONS SHALL TAKE PLACE A MINIMUM OF 48 HOURS AFTER ANY RAINFALL.	
NOTE: PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE.	
LOCATION	ACTION
PARKING LOT	SWEEP USING TANDEM OR REGENERATIVE-AIR TYPE SWEEPER.
	NOTE: IF DE-ICING AGENT OR OTHER ALTERNATIVE TO CONVENTIONAL SAND AND SALT APPLICATION IS USED, NEED FOR STREET SWEEPING MAY BE REDUCED OR ELIMINATED.
INFILTRATION CHAMBERS	INSPECT FOR ACCUMULATION OF DEBRIS/SEDIMENT

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: @ 70"
MATERIAL: 0 TO 26" TOPSOIL
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

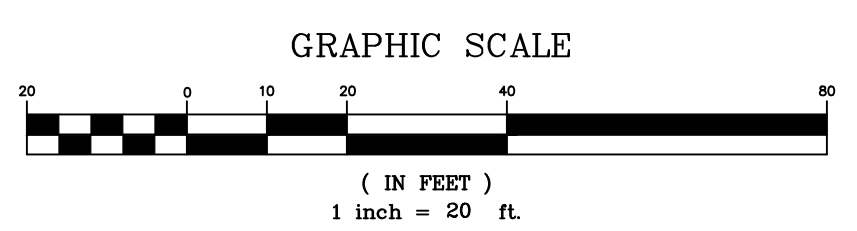
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BITUMINOUS CONCRETE LIP CURBING
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED 4" PERFORATED UNDERDRAIN
- PROPOSED 4" ROOF DRAIN
- TO BE REMOVED

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.



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 8:00-4:30 PM MONDAY THRU FRIDAY AT (860) 652-7735.

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

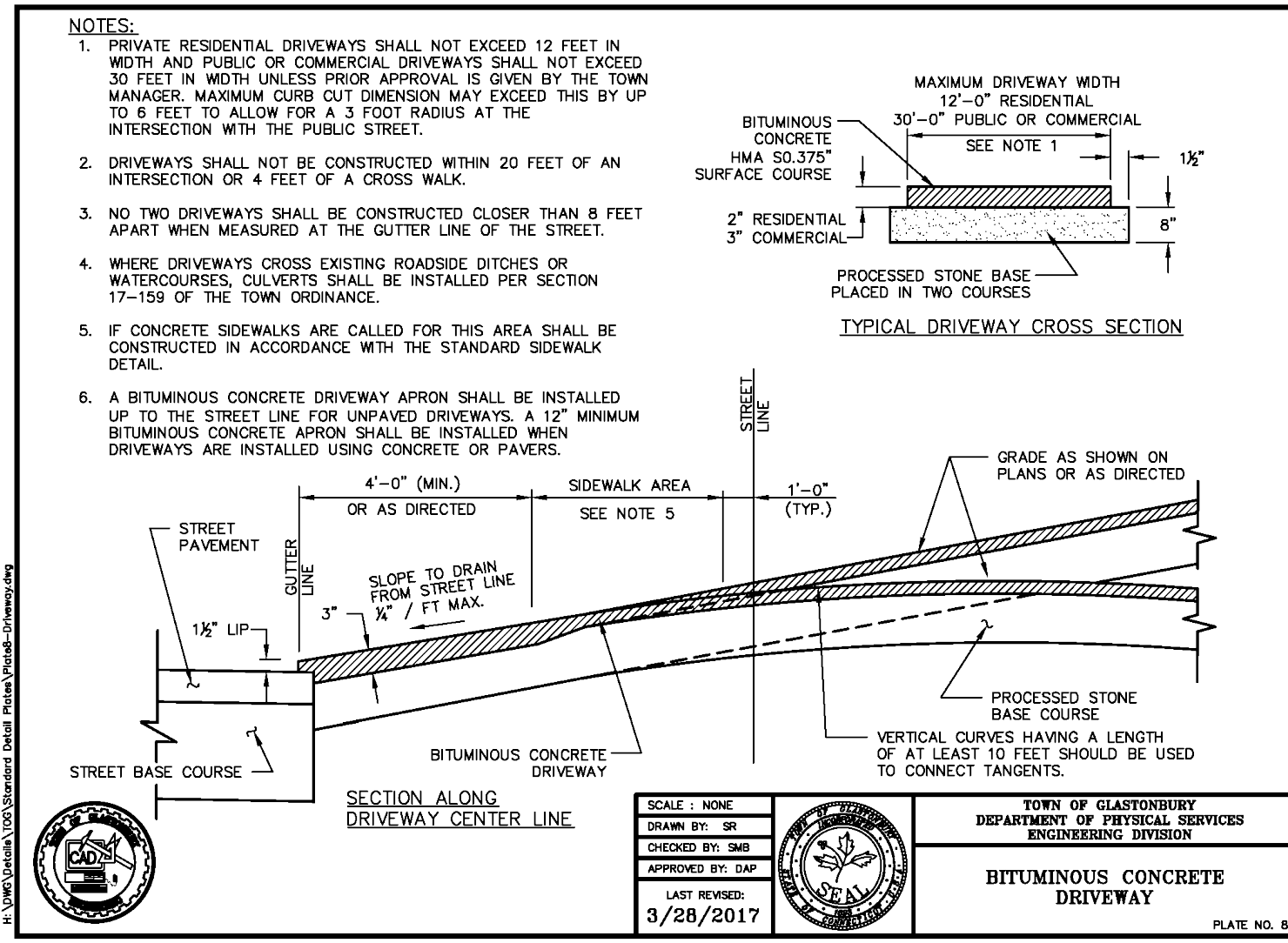
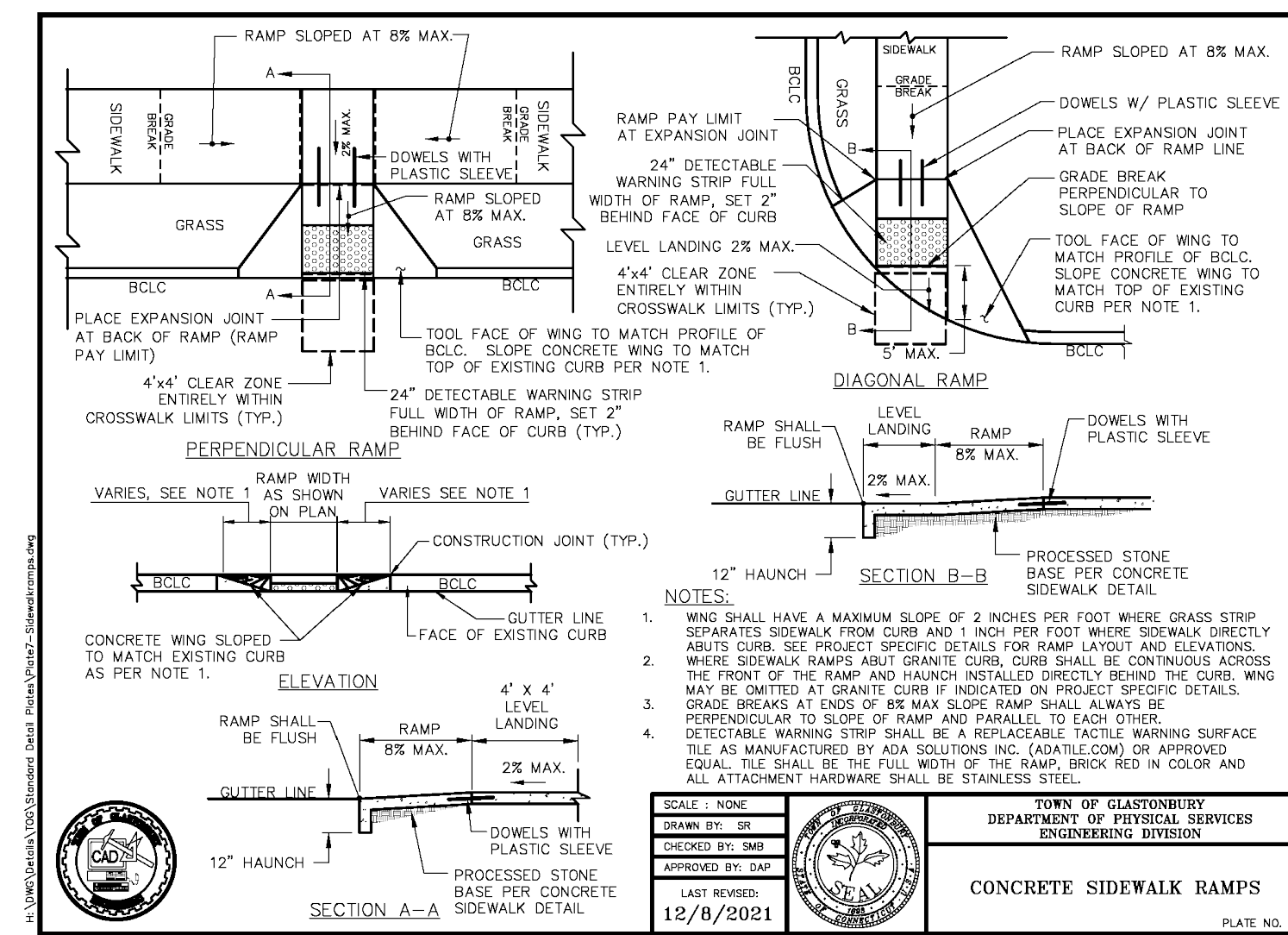
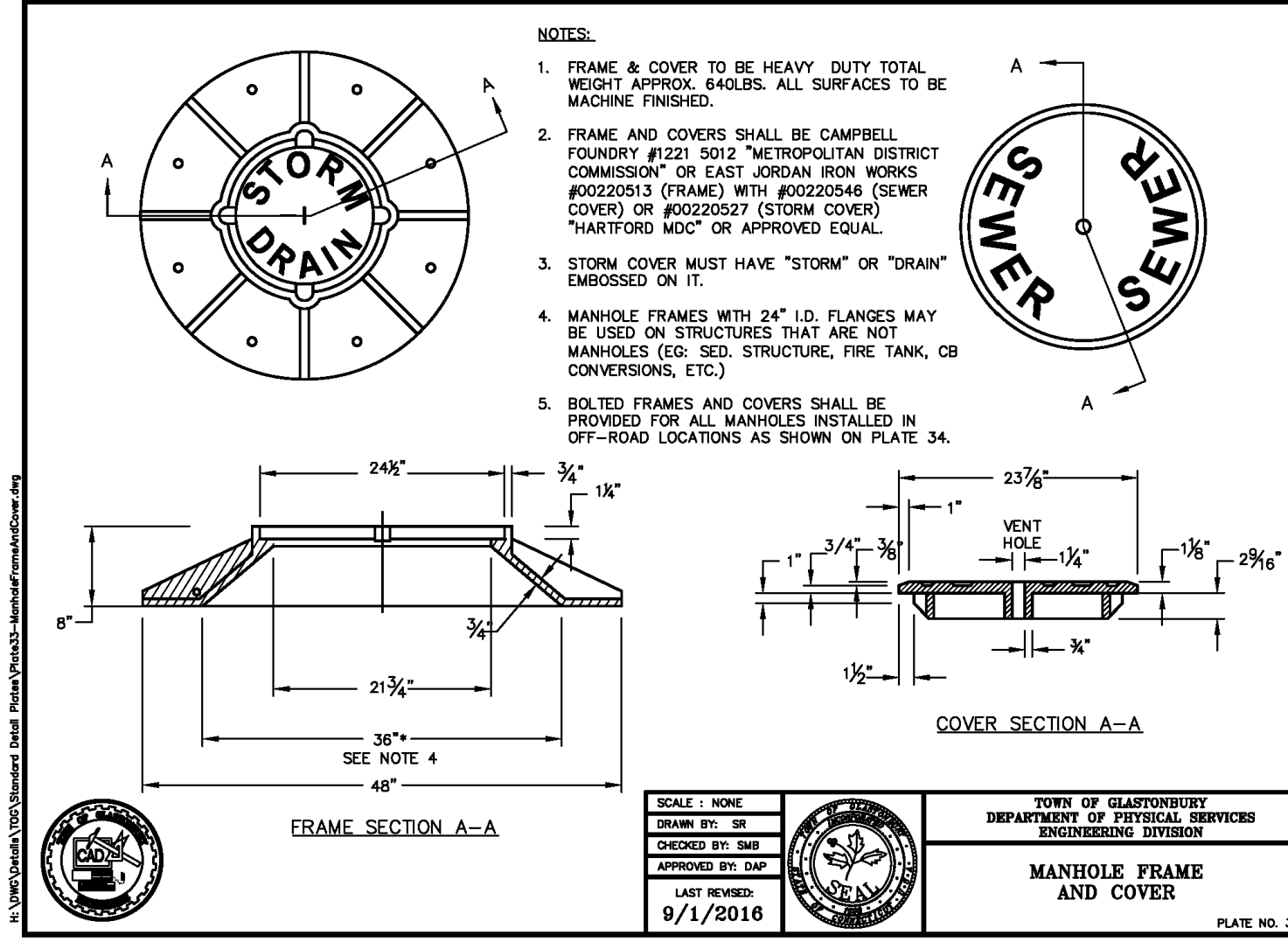
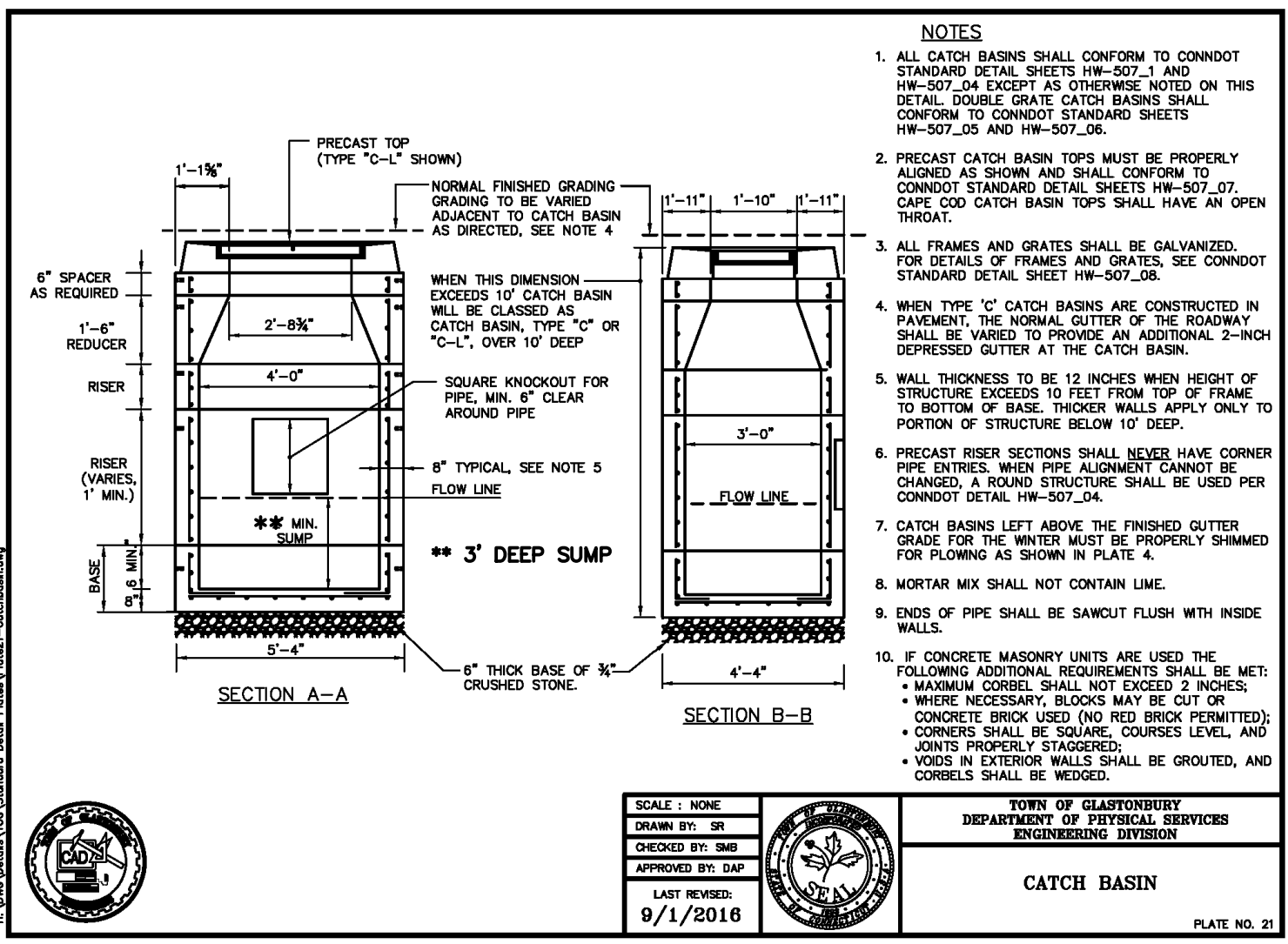
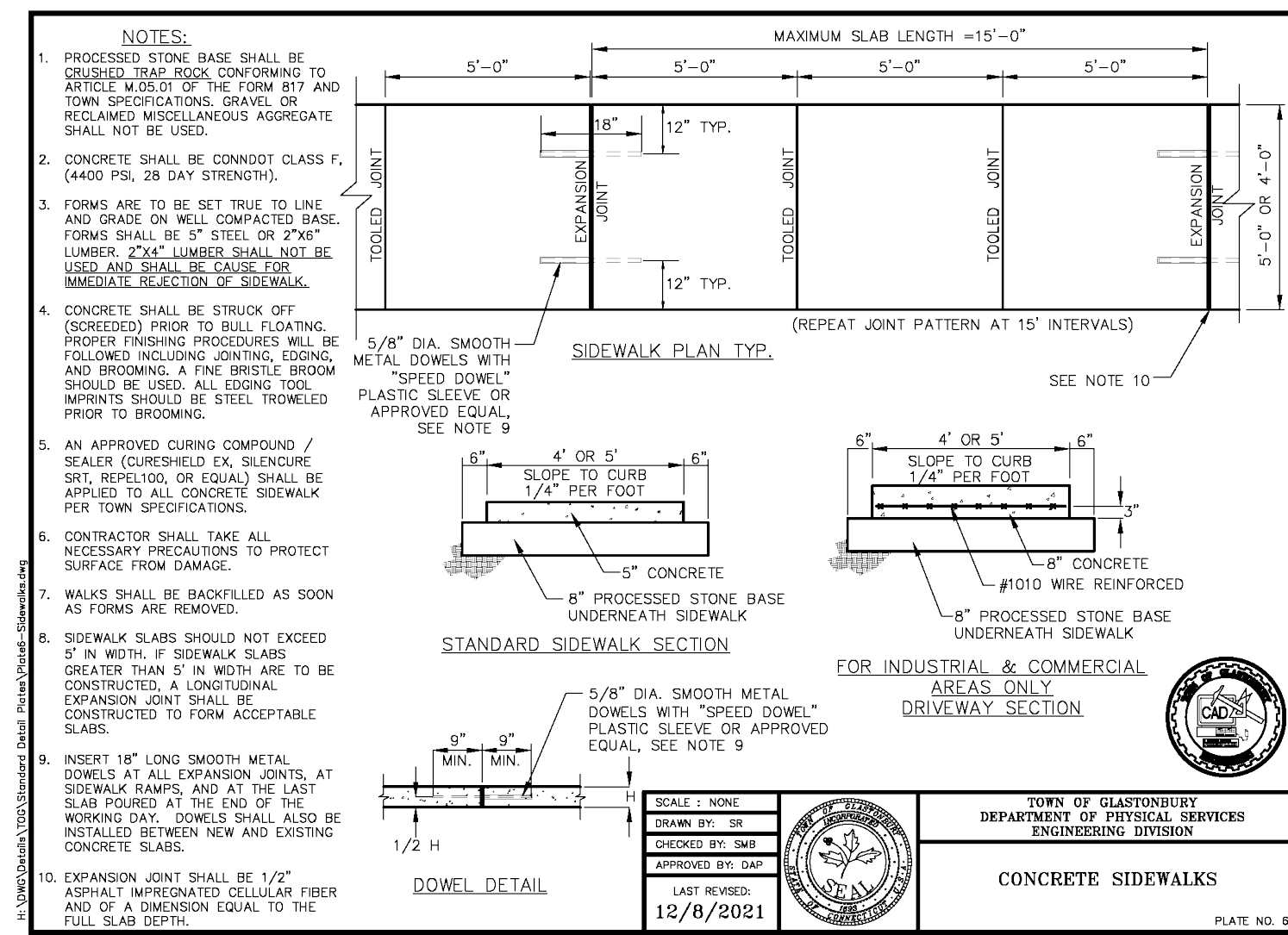
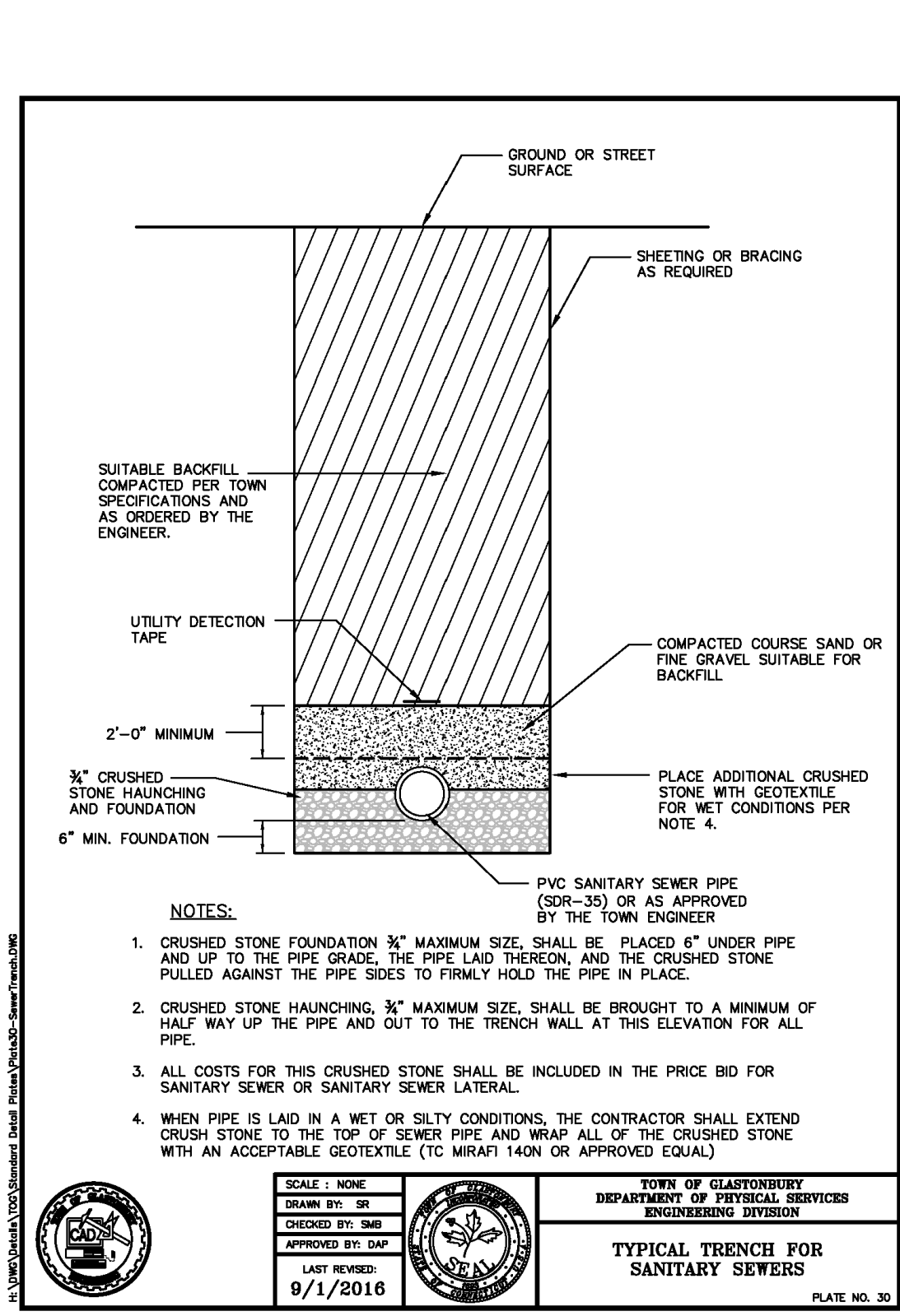
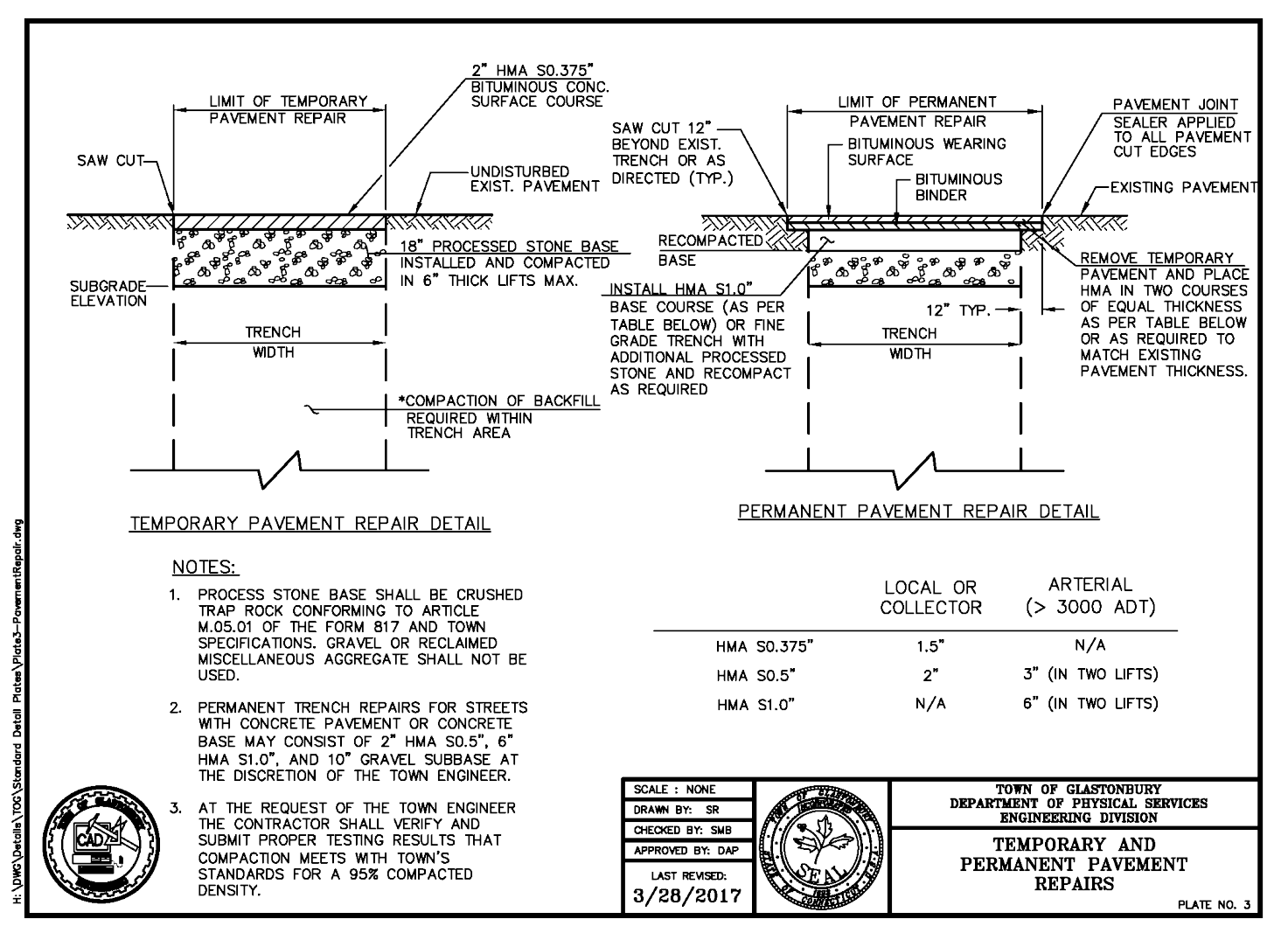
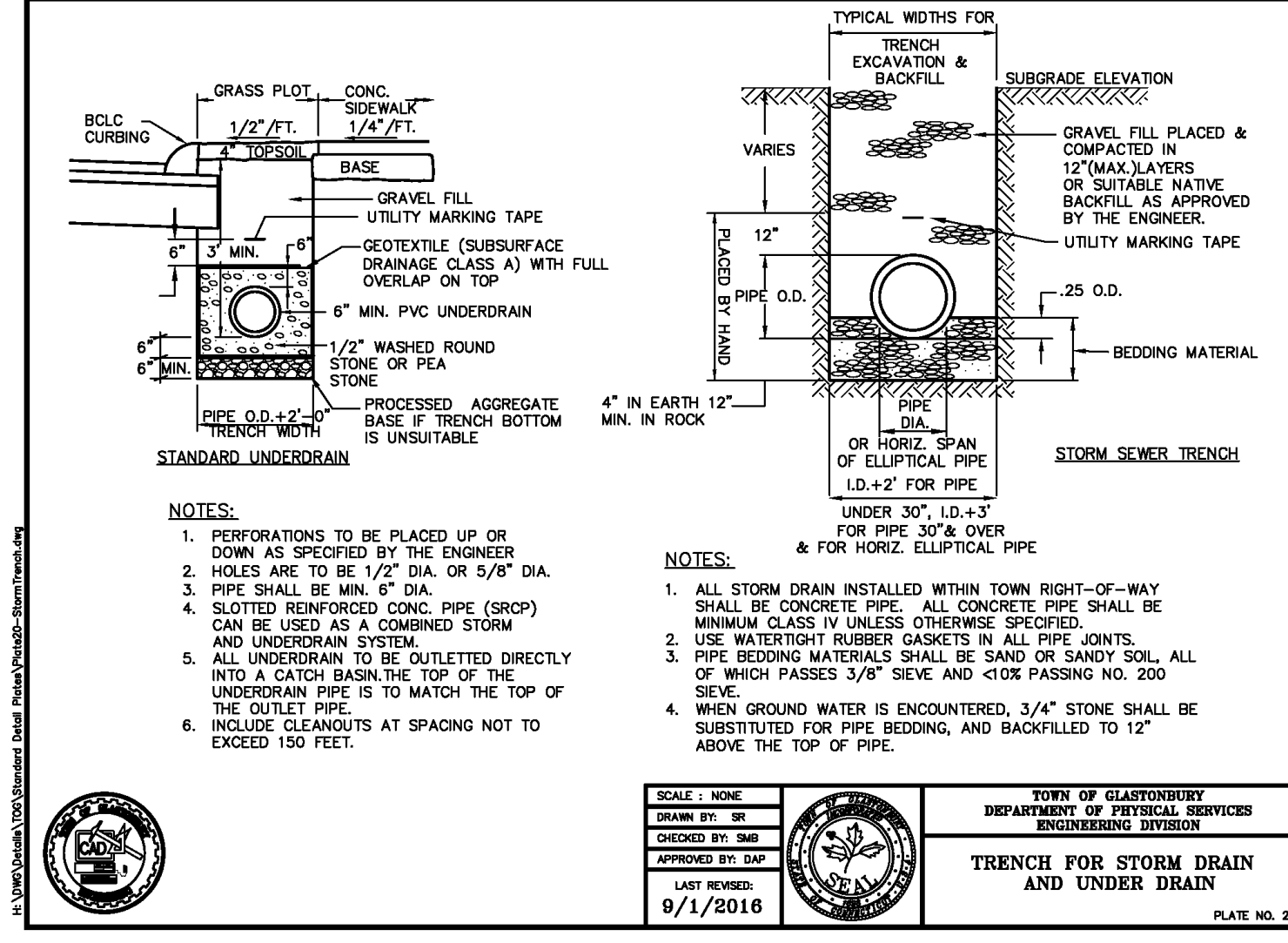
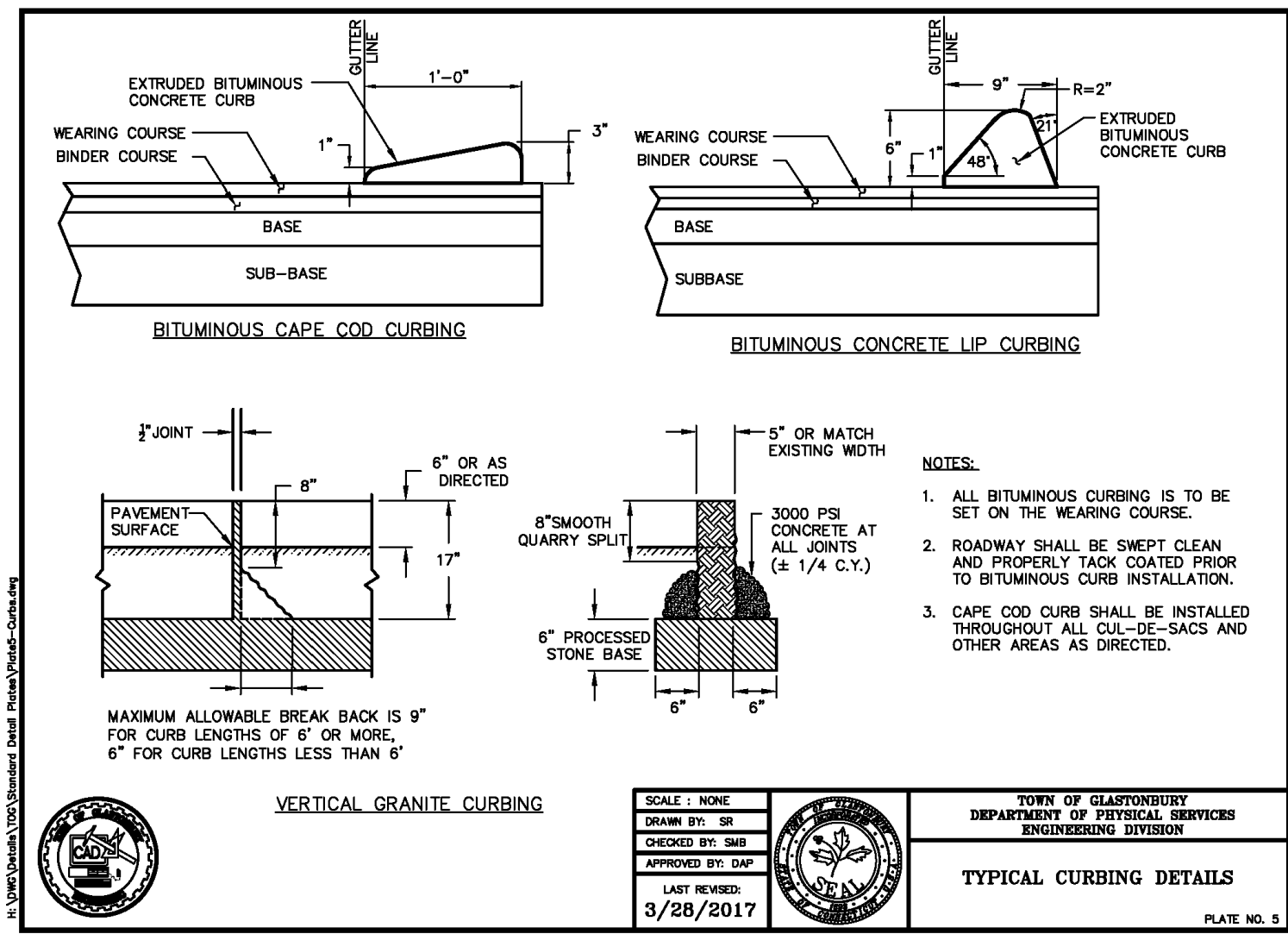
JONATHAN H. SZCZUREK P.E. # 26858

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.

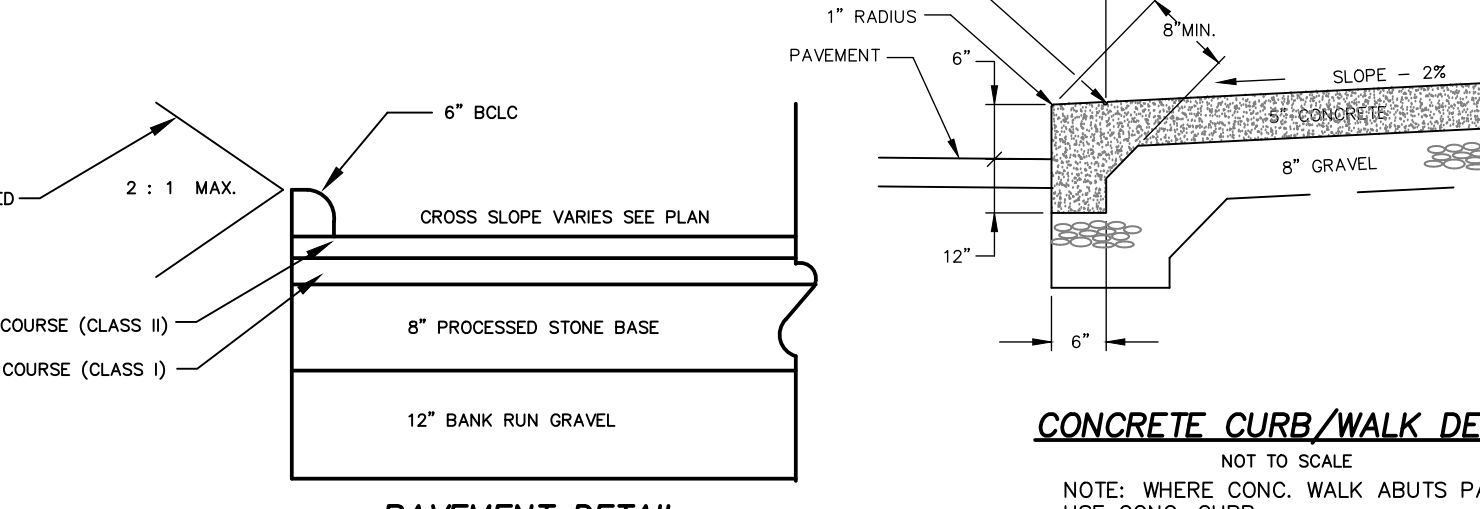
CK. BY: MWF
DRW. BY: JHS
DATE: 3-30-22
SCALE: 1"=20'
SHEET 4 OF 11
MAP NO. 134-21-15P

REV. 6-8-22 ENGINEERING REVIEW COMMENTS
REV. 5-27-22 PEDESTRIAN CONNECTION ADDED
REV. 4-26-22 BUILDING ADDITION



H374, LLC	TOWN CENTER/RESIDENCE A
PROJECT/APPLICANT	ZONE
400 HEBRON AVE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TP2 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.



BEACON
VIPER S
SMALL VIPER LUMINAIRE

FEATURES

- Small size comparable to Viper Large
- Wide choice of different LED lighting configurations
- Nine optical distributions
- Designed to replace HD lighting up to 400W MH or HPS
- Suitable for wet locations

CONTROL TECHNOLOGY
NX DISTRIBUTED INTELLIGENCE | wISCAPe | emergent | SiteSight

SPECIFICATIONS

CONSTRUCTION

- Corrosion resistant, die-cast aluminum housing with powder coat paint finish rated for 1000 hour salt spray
- External hardware is corrosion resistant

OPTICAL

- Package is held together with internal brass standoffs soldered to the board to that it can be held replaced. Steel
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical output system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal and vertical
- Mounting on traditional arm mounting available. Mounted hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input (50 to 60 Hz)
- Ambient operating temperature: -40°C to 25°C
- Power factor is > .90 at full load
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Most specify if wiring leads are to be greater than the 4' standard.

ELECTRICAL CONTINUED

- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600VAC, 15A or higher, 125A rating options to LED driver only
- Free electrical compartment contains all primary (AC) side only
- Compatible with ANSI C136-41 commercial luminaire control devices
- Surge protection: 200A
- UL954-rated ANSI C136.31 high vibration applications with MAF mounting

CONTROLS (CONTINUED)

- This product qualifies as a "designated energy conservation product" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5-year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA

Lumen Range	4,045-16,276
Wattage Range	39-136
Efficacy Range (LPW)	100-124
Reported Life (Hours)	170,000,000
Input Current Range (Amper)	0.1-1.1

HUBBELL Lighting

HUBBELL Lighting
Outdoor Lighting

RATIO Wall
RUL/RWL LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of BS distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Heli-Strike Optics which maximize light throw, illumination with minimal glare and spill light, increasing light output
- Valid control selected
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wireless and 0-10V dimmable control
- Heavy-duty cast aluminum housing with emergency code compliance
- Quick install: allows easy field and indoor terrace
- 34V and 480V versions for indoor applications and Canada
- Black versions available in 3500K and 5000K color temperatures at 4000K

INSTALLATION

- Direct housing with backless vertical face
- Fixing rail optional or free distribution while meeting a clean, smooth exterior surface
- Commissioning: install and test all wiring in accordance with applicable electrical codes
- Powerline pin-in provides a quality in outdoor environments. Tested to meet IEC 60529 IP67 weather rating
- IP67 weather rating
- 34V and 480V versions for indoor applications and Canada
- Black versions available in 3500K and 5000K color temperatures at 4000K

RELATED PRODUCTS

- Viper Large
- Ratio Family
- Ratio Area
- Ratio Flood

SiteSight | NX DISTRIBUTED INTELLIGENCE | wISCAPe

GENERAL NOTES & DETAILS

CK. BY: MWF

DRW. BY: JHS

DATE: 3-30-22

SCALE: 1"=20"

SHEET 8 OF 11

MAP NO. 134-21-1GN

GENERAL NOTES & DETAILS
PROPOSED DELIVERY AREA - 400 HEBRON AVENUE
PREPARED FOR
H374, LLC
GLASTONBURY, CONN.

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

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6-8-22 ENGINEERING REVIEW COMMENTS
5-27-22 PEDESTRIAN CONNECTION ADDED
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