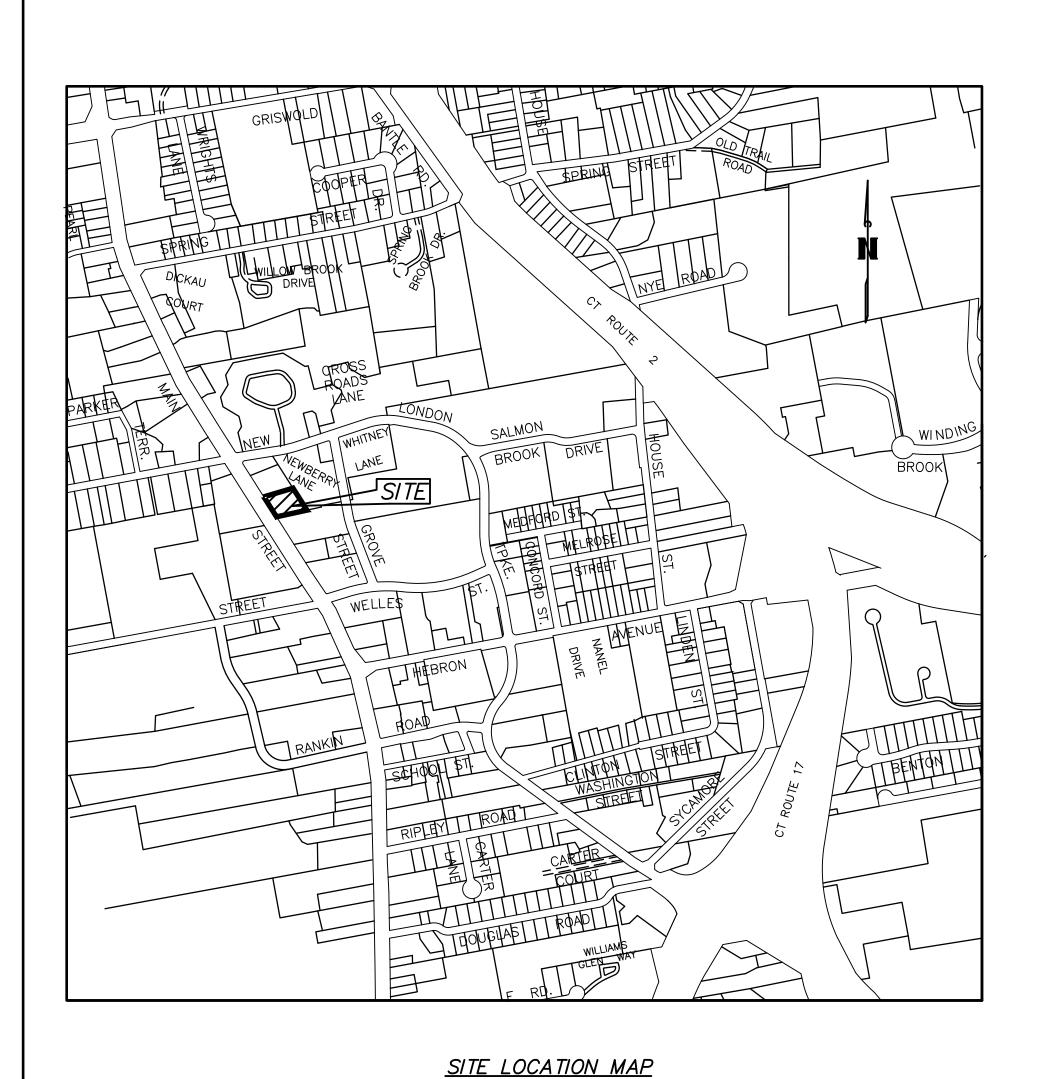
SITE PLAN #2610 MAIN STREET PREPARED FOR JAYS & TEE LLC GLASTONBURY, CONN.



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OPEN SPACE	15% (4,650 S.F.)	33% (10,500 S.F.)
*PRE-EXISTING NON-CON	FORMITY	
F	PARKING CHART	-
	REQUIRED	PROVIDED
10 UNITS	2 SPACES/UNIT = 20	8 GARAGE SPACES 4 CARPORT SPACES 12 DRIVEWAY SPACES 5 VISITOR SPACES
	·	

ZONING TABLE							
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED					
LOT AREA	40,000 S.F.	*31,346 S.F. (0.71 AC)					
LOT FRONTAGE	100 FT	151 FT					
FRONT YARD SETBACK	20 FT	23.0 FT					
SIDE YARD SETBACK	8 FT	8.4 FT					
REAR YARD SETBACK	20 FT	20.3 FT					
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/33.5 FT					
F.A.R.	0.5 (15,673 S.F.)	.485 (15,228 S.F.)					
OPEN SPACE	15% (4,650 S.F.)	33% (10,500 S.F.)					
	1	1					

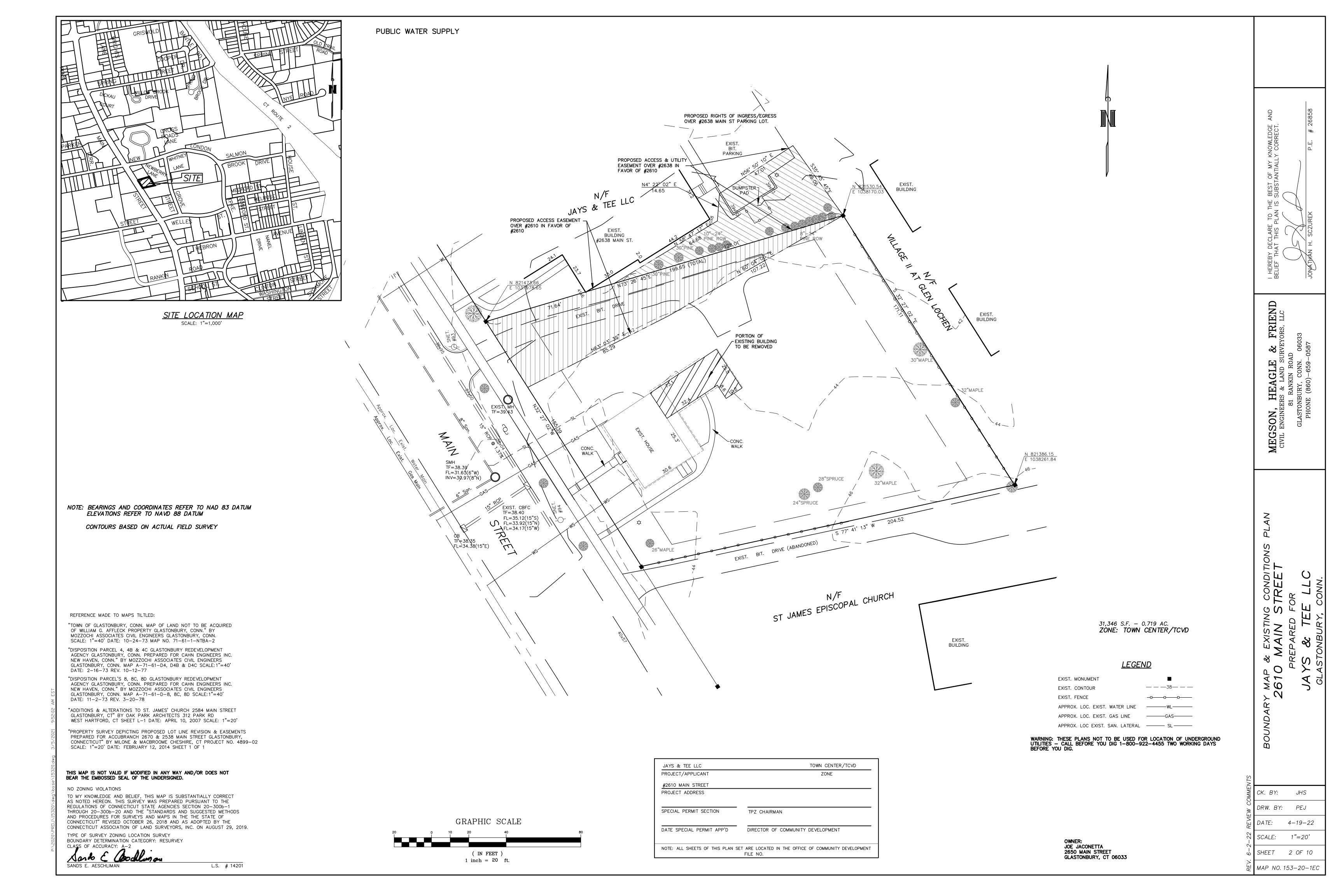
PARKING CHART						
	REQUIRED	PROVIDED				
10 UNITS	2 SPACES/UNIT = 20	8 GARAGE SPACES 4 CARPORT SPACES 12 DRIVEWAY SPACES 5 VISITOR SPACES				
		29 SPACES TOTAL				

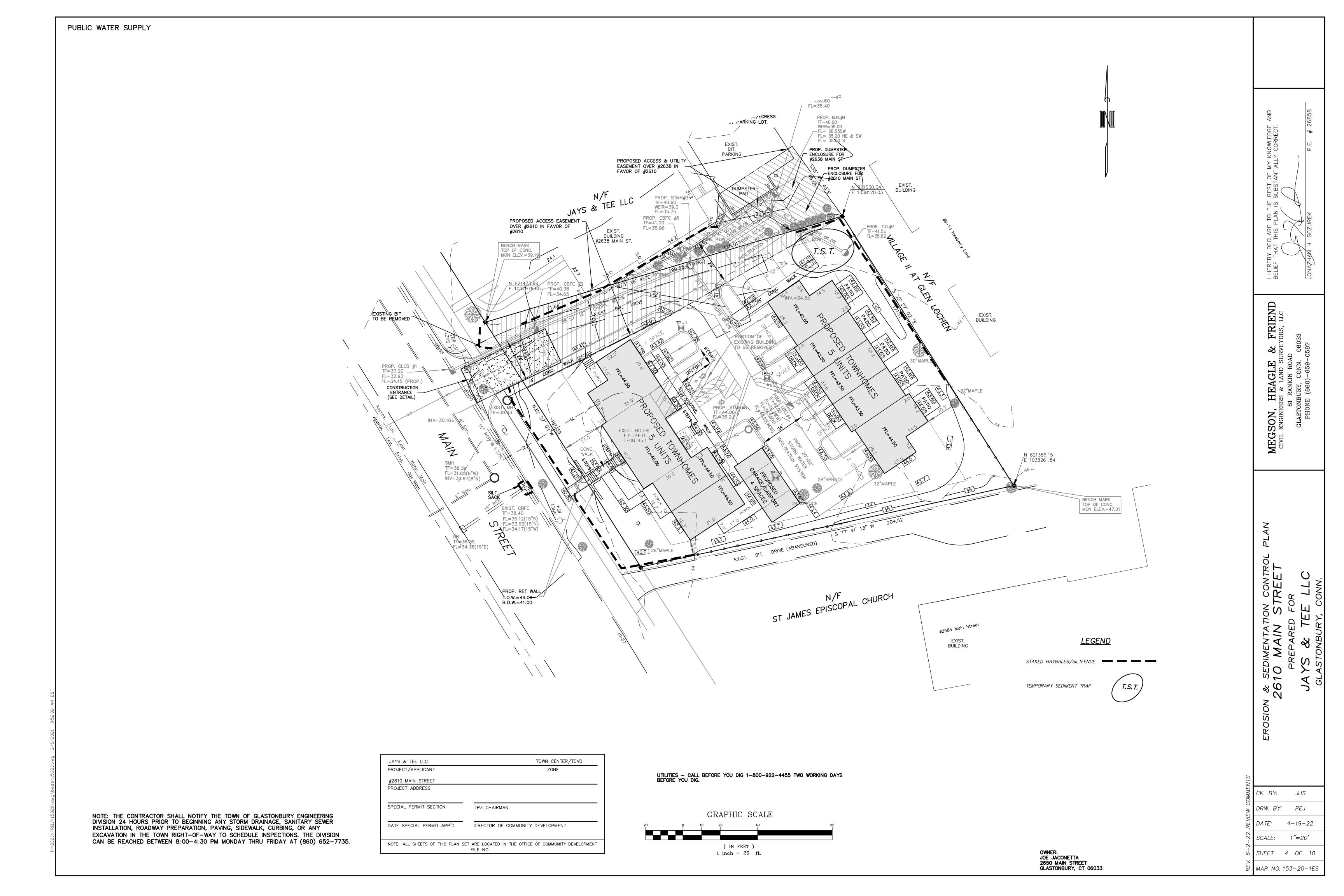
#2610 MAIN STREET PROJECT ADDRESS TPZ CHAIRMAN DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT

JAYS & TEE LLC PROJECT/APPLICANT TOWN CENTER/TCVD

DRW. BY: PEJ SCALE: SHEET 1 OF 10 MAP NO. 153-20-1CS





This site will have a disturbed area of approximately 30,550 s.f. for construction of the building addition, parking facilities and other site improvements. there is an additional 1,855 s.f. of disturbance on #2638 Main Street within the proposed easement area for construction of parking & drainage

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

- CONSTRUCTION SCHEDULI
- 2. AREA OF DISTURBANCE
- 3. MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION.
- 5. QUICK STABILIZATION OF DISTURBED AREAS
- 6. MINIMIZE TOTAL DISTURBED AREAS WITH MULCH AND TEMPORARY VEGETATION

This project is proposed to occur in one phase.

The entire construction for the site is expected to take 18 months. One of the more critical issues relating to E&S control during site construction is with regard to timing. Primarily, that disturbed areas of the site be finish graded and the paved areas be constructed to the point of installing the bank run gravel prior to winter shutdown. Installation of the bank run gravel pavement base will stabilize these surfaces minimizing erosion. The remaining areas need to be stabilized with permanent or temporary seeding or mulched for the winter.

The project will involve the grading of the site and the construction of all the site improvements. The primary erosion control measure proposed during construction is the utilization of the northeast corner of the site in the area of the proposed yard drain as a temporary sediment trap during construction. This would include frequent inspection and removal of sediment once it is more than 50% full of sediment.

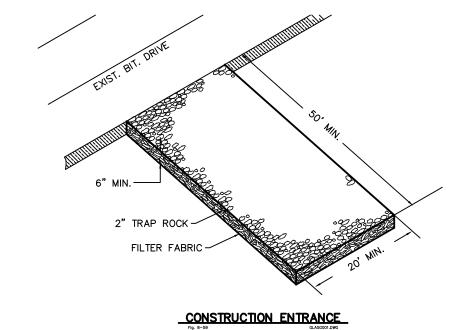
DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

The storm water management system is designed for a 10 year frequency storm event. (See Drainage Calculations by Megson, Heagle & Friend). The infiltration structures are sized to handle the proper water quality volume according the CT Water Quality Manual and increases due to development. The stormwater management system is designed to remove the suspended solids and floatable pollutants due to incorporation of deep sumps catch basins and isolator rows in the infiltration systems.

MAINTENANCE OF EROSION & SEDIMENTATION CONTROL MEASURES

actions or field changes to the plan.

- Land disturbance will be kept to a minimum; re—stabilization will be scheduled as soon as
- Silt fence will be installed along the toe of all critical cut and fill slopes, soil stockpile areas, and in those areas shown on the plan.
- Silt fence not installed parallel to the slope shall have five foot long wings installed every 100 feet to intercept and diffuse flows along the silt fence.
- All erosion & sediment control measures will be constructed in accordance with the standards and specifications of the state of Connecticut guidelines for soil erosion and sediment control. 2002.
- Erosion & sediment control measures will be installed prior to land disturbance.
- All temporary erosion & sedimentation control measures shall be properly maintained until stabilization has been achieved
- Additional control measures will be installed during the construction period if necessary or required. A minimum of 300 feet of silt fence shall be stored at the site for emergency use.
- The site contractor shall inspect all erosion & sediment controls weekly, before an anticipated storm greater than 0.5 inches and following a significant storm event. A field report shall be prepared identifying the progress of site development, effectiveness of the measures, any remedial
- Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed vegetated area.
- 10. Water and or calcium chloride shall be applied to unpaved access ways to prevent wind generated sediments and dust.
- Debris and other wastes resulting from equipment maintenance and construction activities will
- Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
- Silt fences shall have sediment removed when the depth of the sediment is equal to 1/3 to 1/2 the height of the fence. Fences shall be properly installed and ripped fence or broken posts repaired as soon as practical.
- Sediment attenuation devices shall be cleaned when sediment levels reach 1/3 the depth of the
- structure or 2 feet. Hay bales shall be replaced every six weeks or sooner as conditions warrant. Anti—tracking pads and gravel check dams shall be replaced when void spaces are full or structures are breached, as applicable.
- Temporary erosion control measures shall be removed and the soil surface stabilized when construction is complete and the soil surfaces are permanently stabilized. Structural components shall be cleaned of all sediment upon completion of construction.
- The Site Super is assigned the responsibility for implementing this erosion & sediment control plan. This responsibility includes installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Town of Glastonbury Office of Community Development of any transfer of this responsibility and for conveying a copy of the erosion & sediment plan, if and when the title of land is transferred.



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

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

TOWN MAY REQUIRE CHANGES TO THE PLAN TO ADDRESS PROBLEMS THAT MAY RESULT IN 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.

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

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 0 A DEPTH OF MINIMUM 6 INCHES AND 25' 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

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
- 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
- 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.
- 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.

ILL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED

- 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. 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

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

EROSION CHECKS

 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.

- 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

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.

- . 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

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.

- 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- 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
- 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

- . USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS
- 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

PHOSPHORUS FERTILIZERS.

OR HYDRAULIC APPLICATION.

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.

- 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

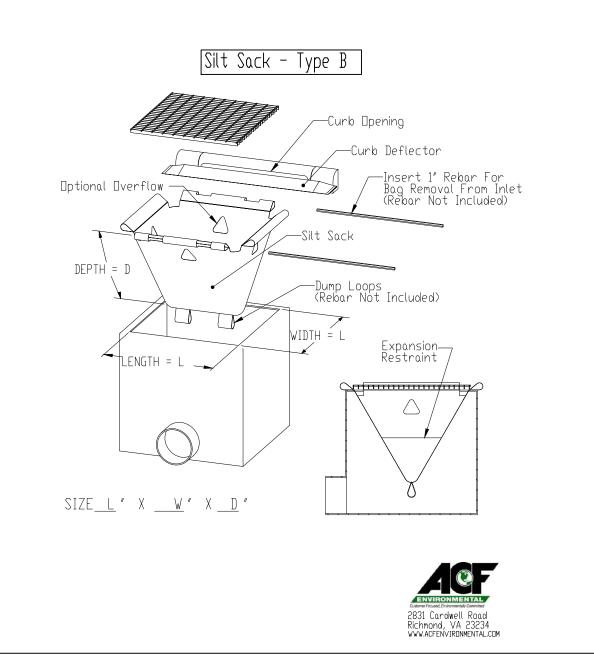
- 1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO
- 2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY	SITES	
KENTUCKY BLUEGRASS CREEPING RED FESCUE PERENNIAL RYEGRASS	20 20 05	0.50 0.50 0.10
TOTAL	45	1.10
SHADY SITES		
CREEPING RED FESCUE PERENNIAL RYEGRASS	50 05	1.00 0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREEPING RED FESCUE TALL FESCUE	40 20	1.00 0.50

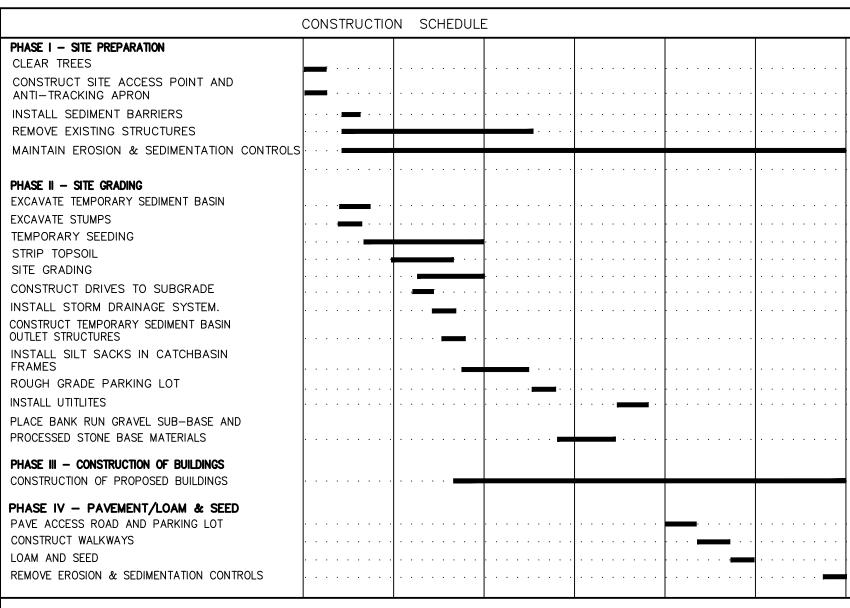
- 3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER
- 4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING,
- 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

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

THE "GUIDELINES"



SILTSACK DETAIL

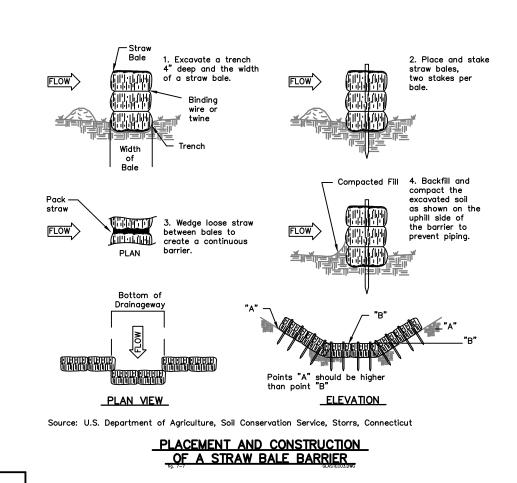


BEGIN CONST. 0 CONST. STARTING DATE DEPENDS ON APPROVAL DATE OF PROJECT, BONDING & WEATHER CONDITIONS.

** EROSION CONTROL MEASURES TO BE REMOVED ONCE DISTURBED SOIL

HAS BEEN STABILIZED WITH NEW GROWTH

JAYS & TEE LLC TOWN CENTER/TCVD PROJECT/APPLICANT #2610 MAIN STREE PROJECT ADDRESS SPECIAL PERMIT SECTION TPZ CHAIRMAN DIRECTOR OF COMMUNITY DEVELOPMENT NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT



Points "A" should be higher ELEVATION

Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticu-PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

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CK. BY: JHS SCALE:

MAP NO.153-20-1ESN

DRW. BY: PEJ DATE: 4-19-22

NONE SHEET 5 OF 10

JAYS & TEE LLC

PROJECT/APPLICANT

#2610 MAIN STREET

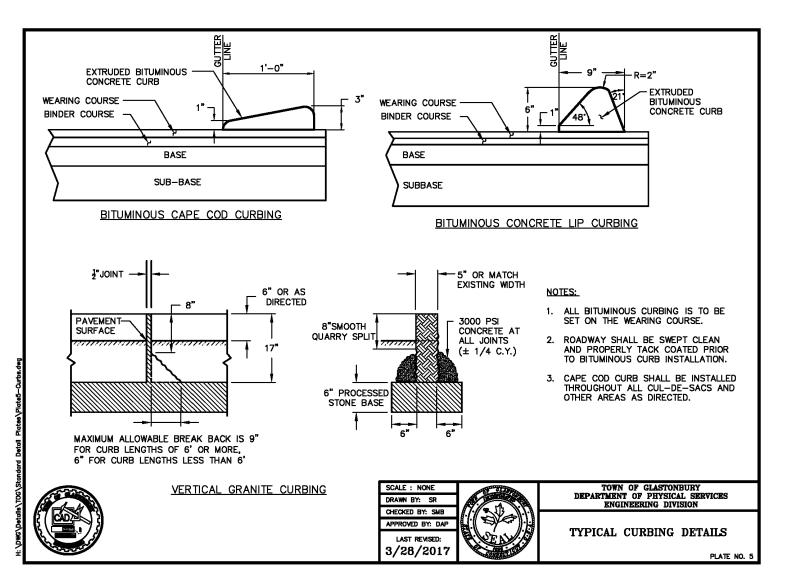
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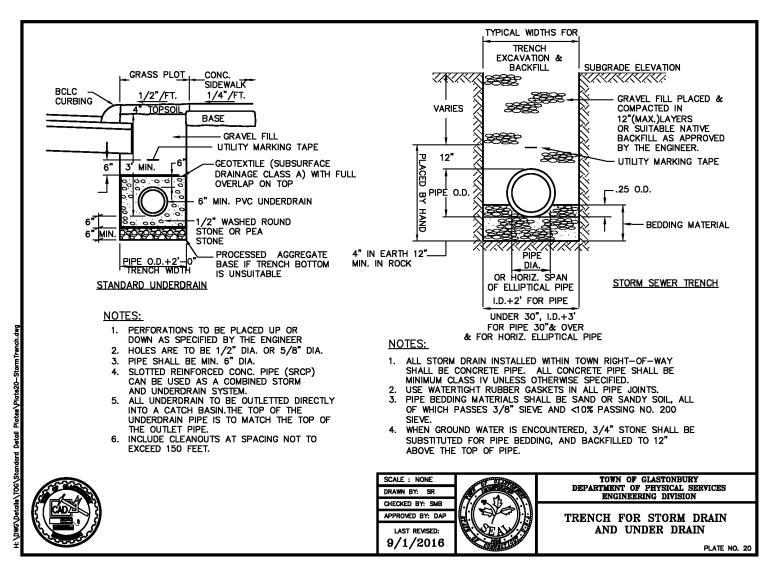
DATE SPECIAL PERMIT APP'D

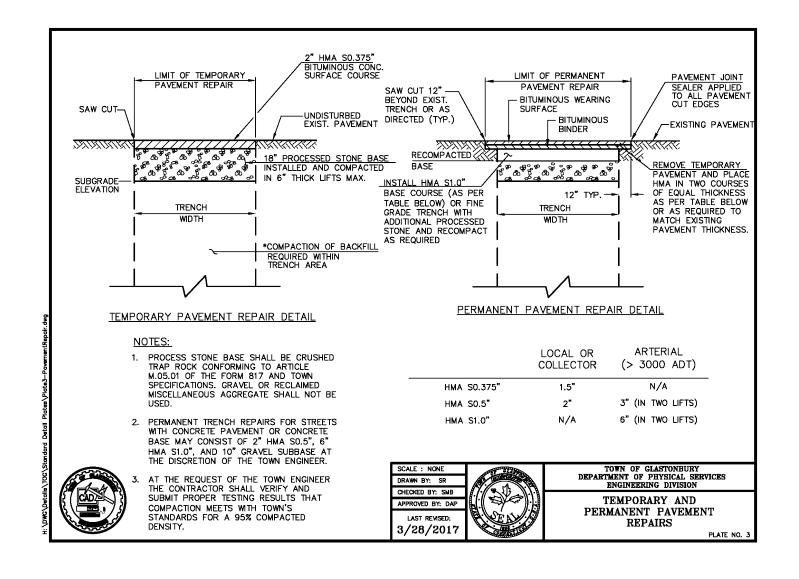
TPZ CHAIRMAN

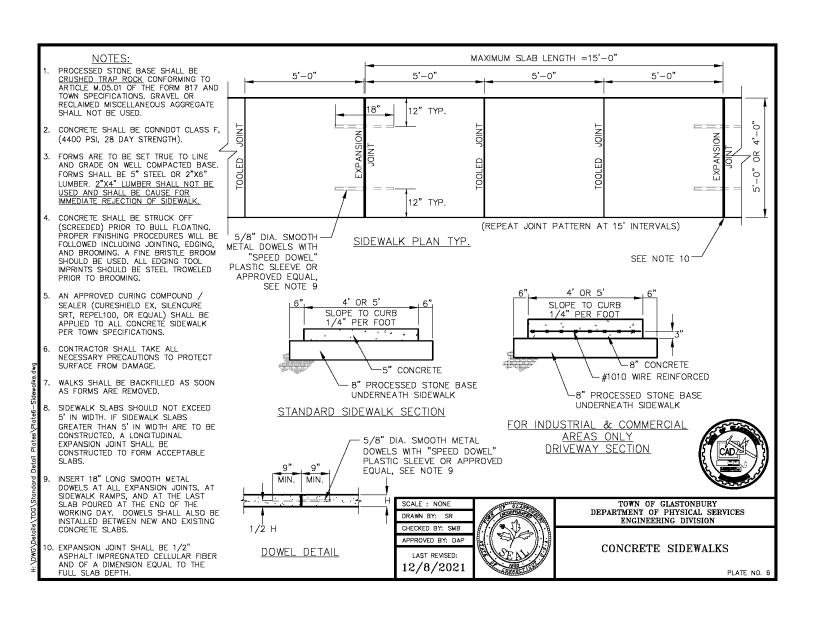
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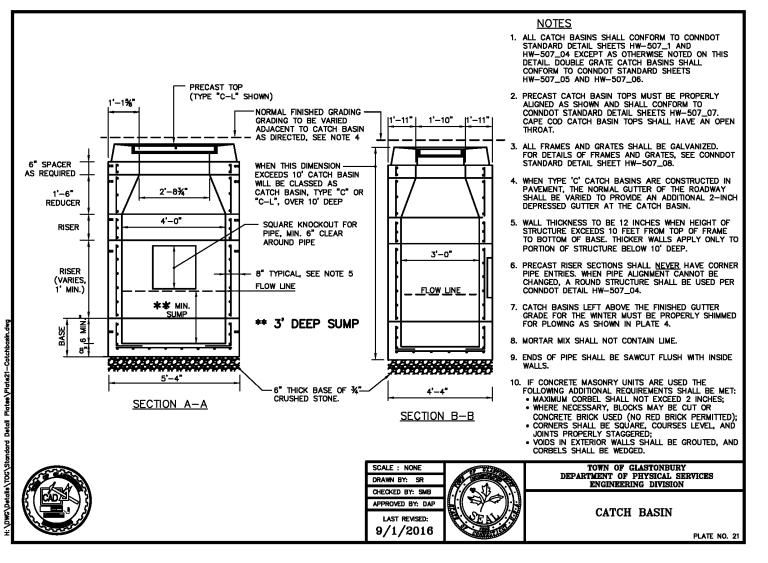
PROJECT ADDRESS

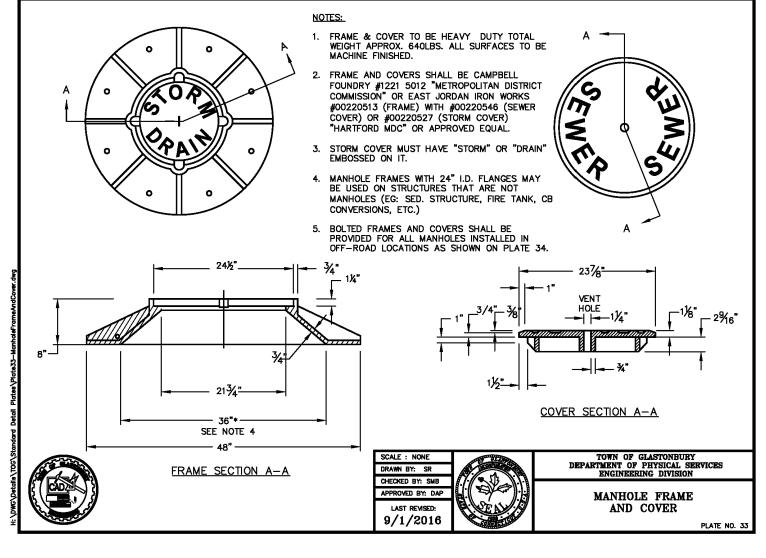


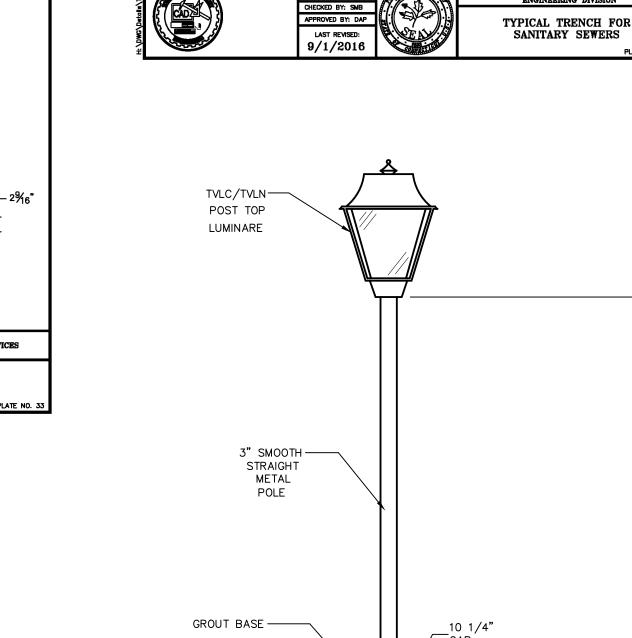












5/8" Ø GROUND ROD W/CLAMP ---

COMPACTED PER TOWN SPECIFICATIONS AND

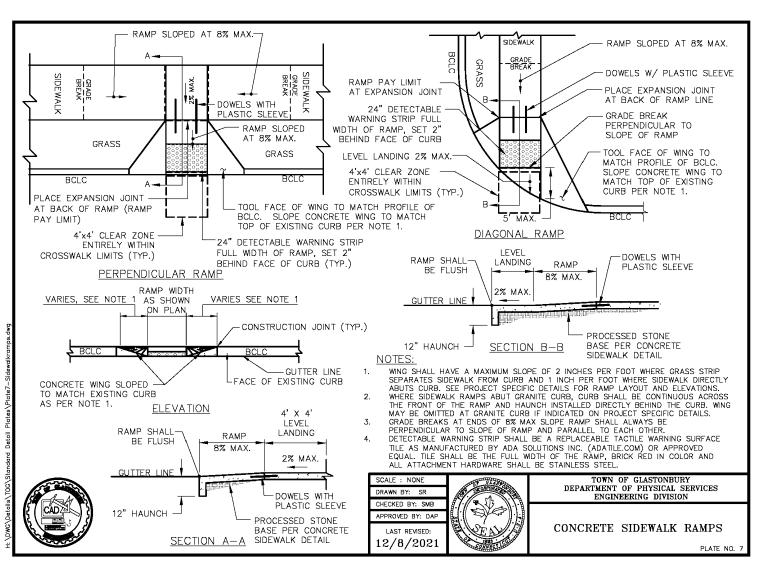
UTILITY DETECTION -

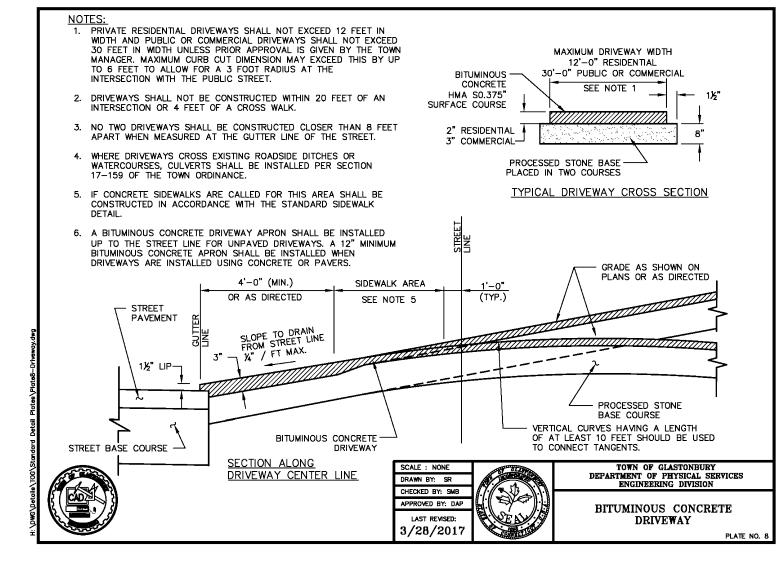
AS ORDERED BY THE

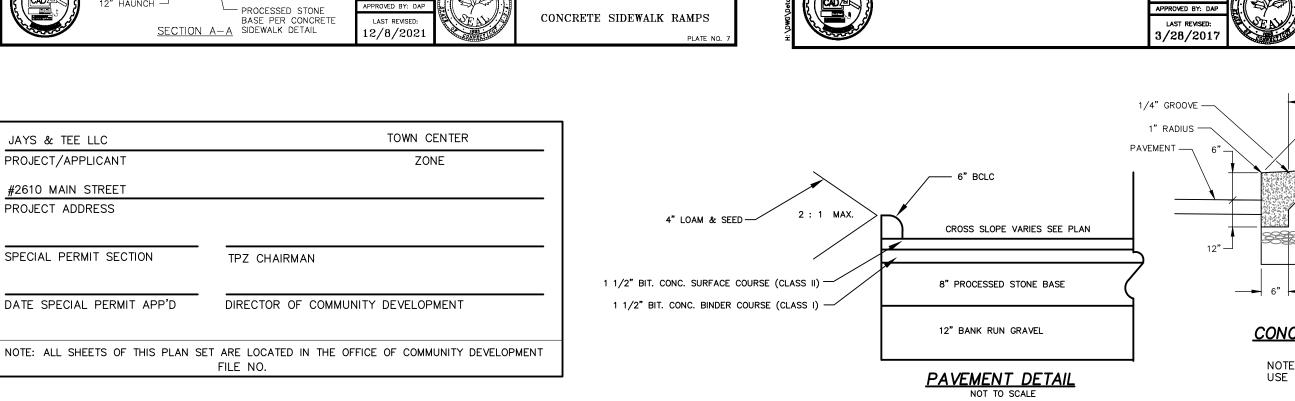
2'-0" MINIMUM -

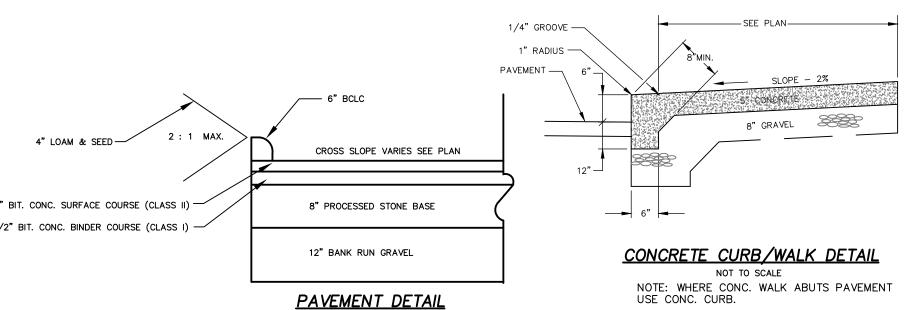
STONE HAUNCHING

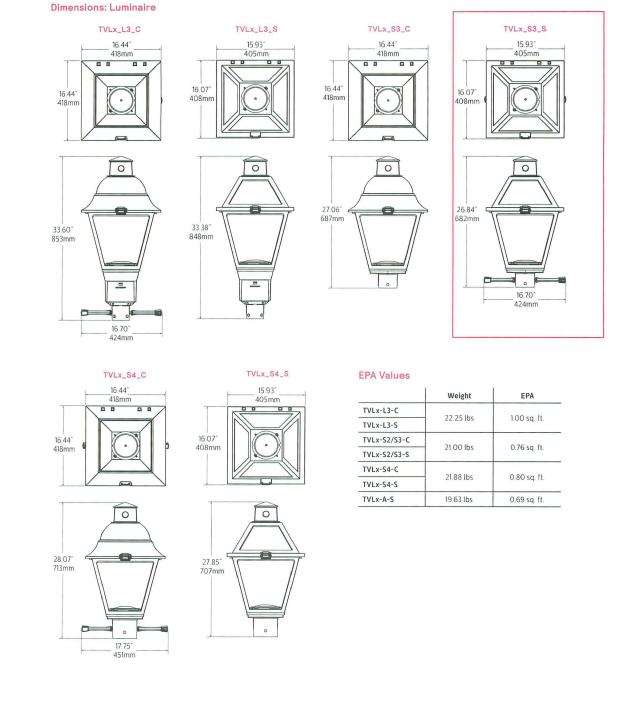
6" MIN. FOUNDATION







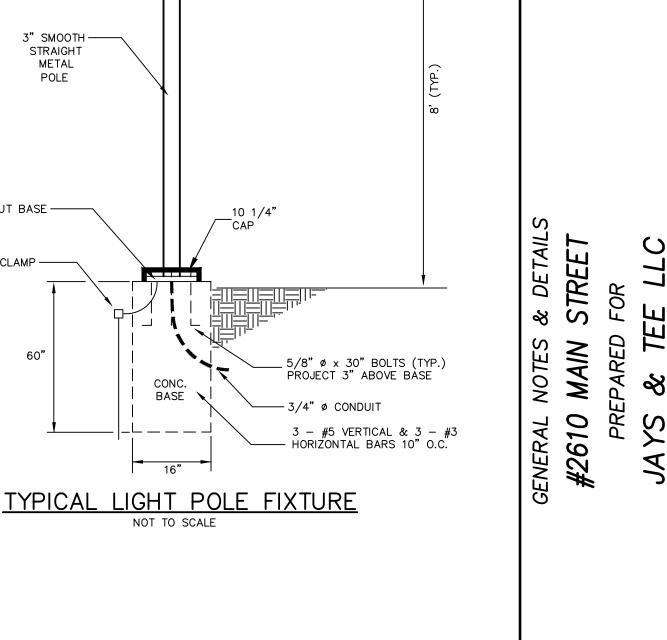




TVLC/TVLN TownView

Post top and arm mount luminaire

TVL_TownView-spec-sheet 03/22 page 3 of 8



- GROUND OR STREET

AS REQUIRED

COMPACTED COURSE SAND OF FINE GRAVEL SUITABLE FOR BACKFILL

STONE WITH GEOTEXTILE FOR WET CONDITIONS PER

- PVC SANITARY SEWER PIPE (SDR-35) OR AS APPROVED BY THE TOWN ENGINEER

. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER PIPE AND UP TO THE PIPE GRADE, THE PIPE LAID THEREON, AND THE CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.

2. CRUSHED STONE HAUNCHING, 3/4" MAXIMUM SIZE, SHALL BE BROUGHT TO A MINIMUM OF HALF WAY UP THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL

. WHEN PIPE IS LAID IN A WET OR SILTY CONDITIONS, THE CONTRACTOR SHALL EXTEND CRUSH STONE TO THE TOP OF SEWER PIPE AND WRAP ALL OF THE CRUSHED STONE

3. ALL COSTS FOR THIS CRUSHED STONE SHALL BE INCLUDED IN THE PRICE BID FOR SANITARY SEWER OR SANITARY SEWER LATERAL.

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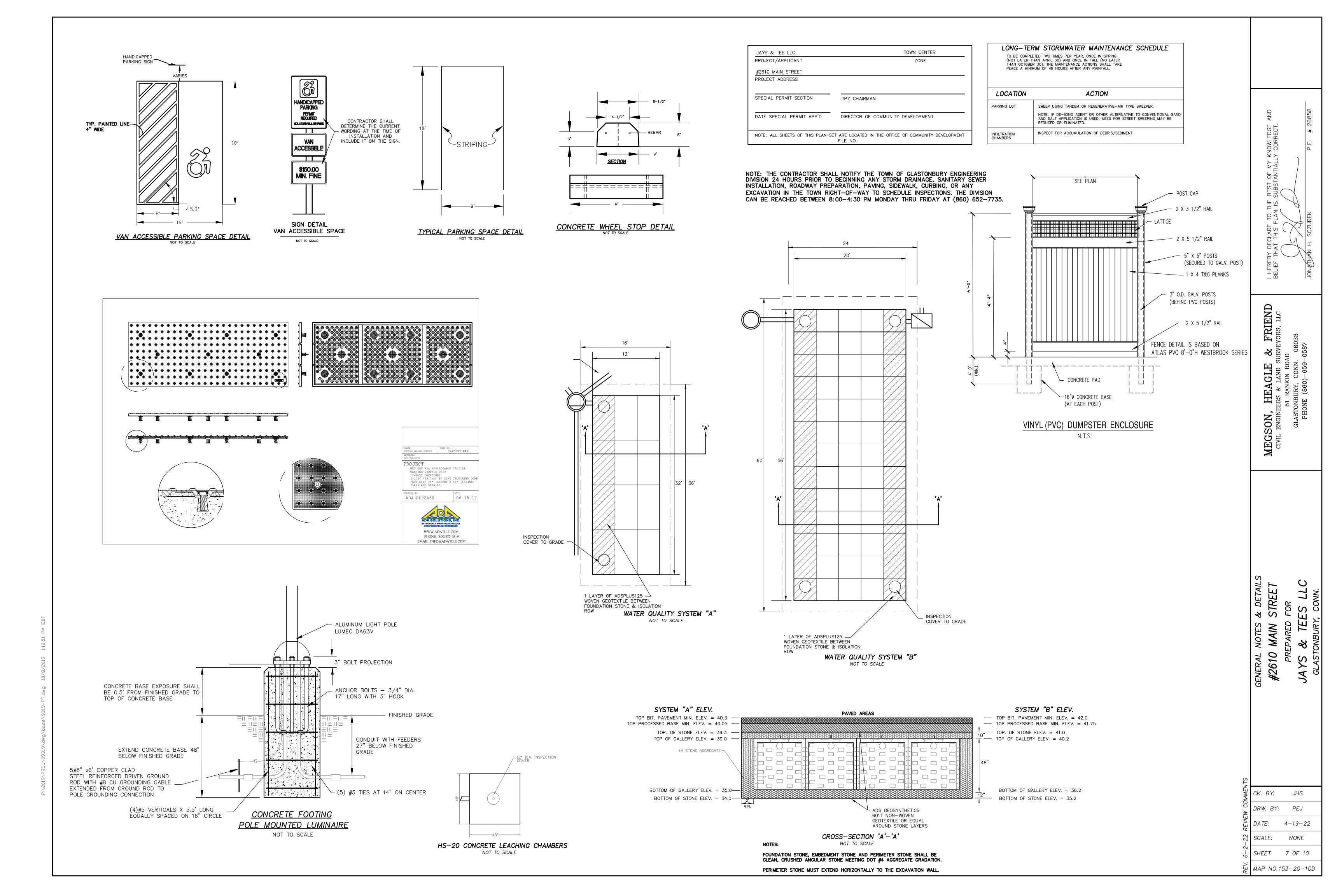
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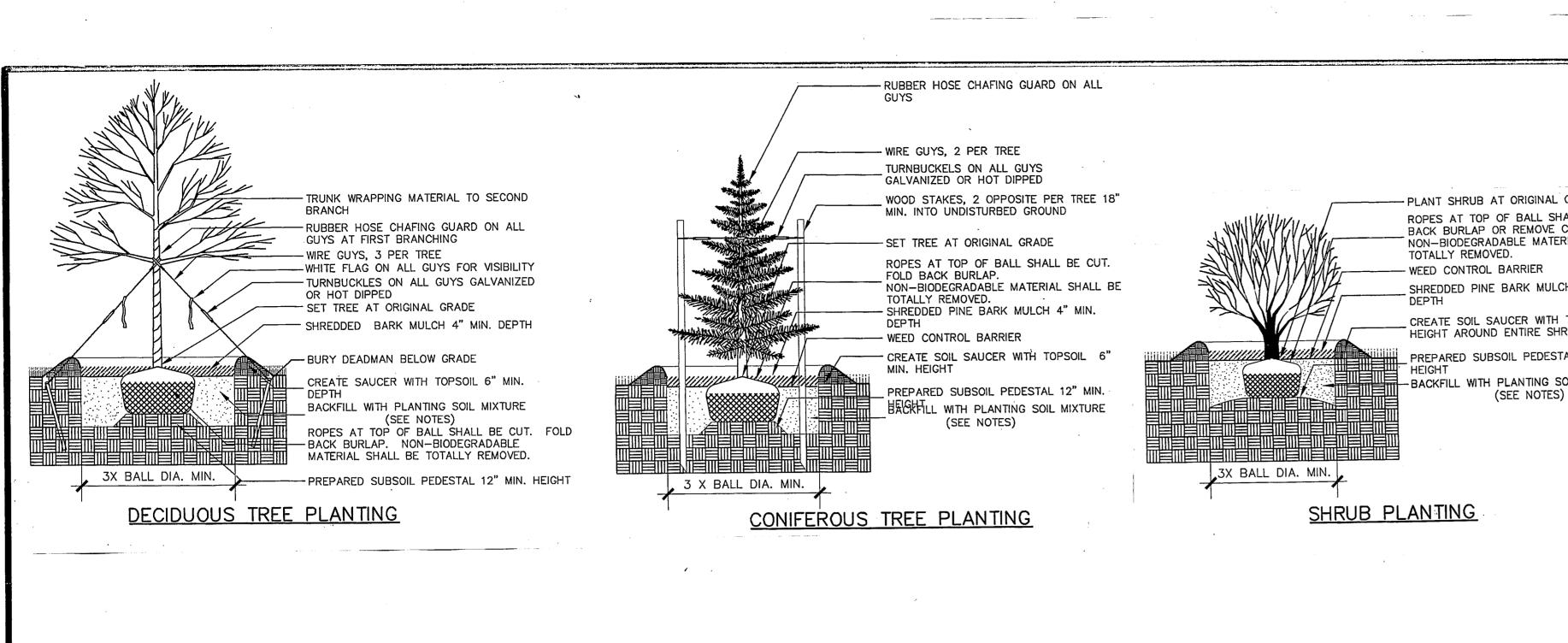
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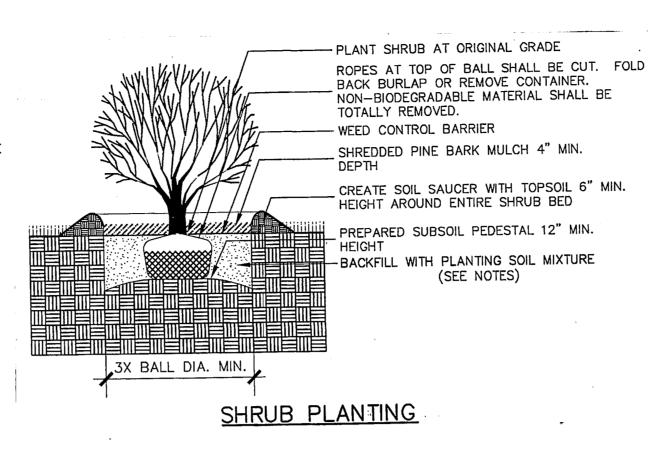
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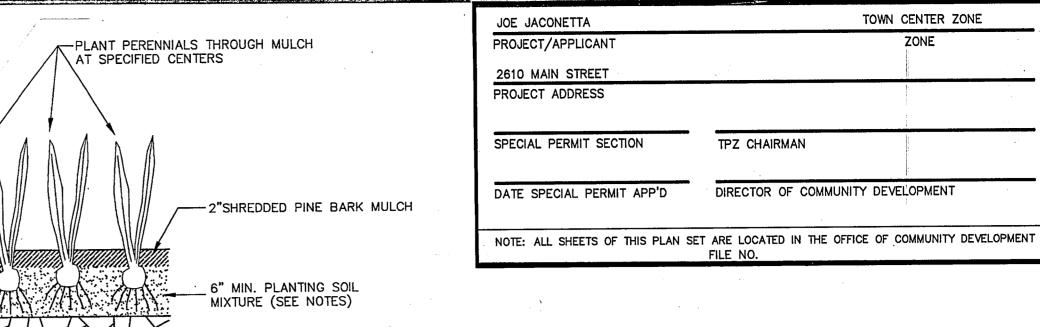
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VTS		
6-2-22 REVIEW COMMENTS	CK. BY:	JHS
JM CC	DRW. BY:	PEJ
REVIE	DATE:	4-19-22
-22	SCALE:	NONE
6-2	SHEET	6 OF 10
REV.	MAP NO.1	53-20-1GN









PLANTING NOTES

PERENNIAL PLANTING

Main St. Townhouses

- 1. All plant materials shall conform to the guidelines established by the American Nursery & Landscape
- 2. All disturbed areas not covered by buildings, or planting shall be **sodded lawn**. New lawn areas shall receive a minimum of 6" 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.
- 3. Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
- 4. 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.
- 5. All trees, shrubs, and perennial beds to receive approved mulch to depths indicated in planting details.
- 6. 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.
- 7. 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.
- 8, 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather
- 14. 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.cbyd.com at least two (2) working days before starting construction to locate utilities.

Main Street Townhouses PLANT LIST BOTANIC NAME COMMON NAME SIZE REMARKS QTY KEY Amalanchier Canadensis SHADBLOW SERVICEBERRY MULTI-STEM Acer Grigeum Paperbark Maple AGR SINGHESTERM 2" cal. 21/2" cal. ARO BUXUS 'GREEN VELVET BOXWOOD

COM'S CAMADENSIS 24" BMG 6-8 CCA MULTI-STEM EASTERN REDEXID

CEVOIS CANADONSIS FOREST PONSY
PURPLE REDBUD

Chasmontheum Latifolium
NORTHERN SEA OATS

CALAMAGYOSTIS ACT. (KAN FORTSTON)
KARL FOR. PLED GRASS

COTEOPSIS PERMATHREAD'R, SATIN
RED SATIN COREDPSIS

HEMENOCALIS WOODSIDE F. D. DAYLILY
HEUCHEVA MICRANTHA OBSICHAM'
OBSIDIAN CORAL PELLS

HYDRANGEA

HYDRANGEA

HYDRANGEA

HOSTA FATTUNG! FVANCEO' EASTERN REDEALD 6-8' MULTI-STEM CCF CHL 20al. CKF 20al. 26al. HEM-3 2 Gal. 80 HOB 2 Gal. 24-30 HPL 24"-30" 1 Gal. 2' 0.0. Hosta fartune l'Francec'
FRANCES HOSTA

Iris Sitemca Caesar's Brother'
CAESARS BRO, SIB. IRIS

Hyssa Sylvatica Wild Fire'
WILDFIRE SOUR GUM

Picea Aloies
NORWAY STRUCE

Pennisetum alopec, 'Hamelin'
DWARF FOUNTAIN GRASS

Pyrus Calleryana 'Chanticleer'
CLEVELAND SELECT PEAR

Potentilla Fruiticosa (Jackmanii) HS-T 1 Gal 32 2Gal. ISC 21/2" cal. NS PAB 6-8 PAD 1 Gal. 30" o.c. 21/2"Cal PCP MATCHED Potentilla fruiticosa Jackmanii JACKMAN FOTENTILLA Rhododenctivon PJM' PJM RHODODENDRON Pica Pungens Glauca COOPADO BLUE SPRUCE 18" 24" PFJ RJM Quercus Robur 'Fastigiata'
COUMNAR ENGL. OAK
Spireax burn. 'Goldflame'
GOLDFLAME SPIREA 3/2 CAL MATCHED 18-24" SBG TSUGA CAMADENSIS 'GENEVA'

ŒNEVA HEMLOCK

TEMES MEDIA DENSIFORMIS

DENSE YEW

TIMINA OCCIDENTALIS TECHNY'

MIGGION ARBORVITAE

VIBURNUM DENTATAM 'AUT, JAZZ'

AUTUMN JAZZ VIBURNUM

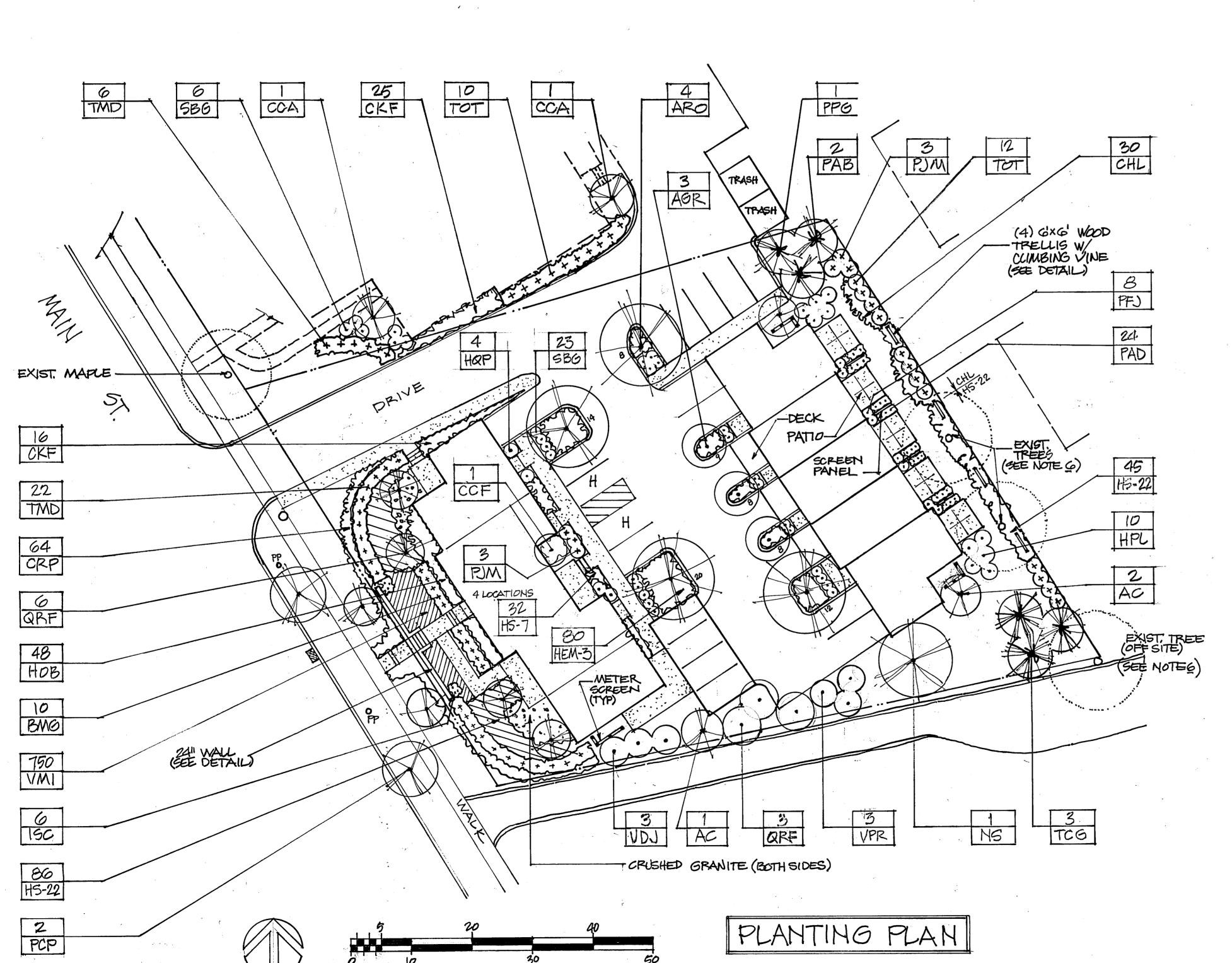
VINCU MINOY 'ROWLES'

BOWLES PERIWINKLE

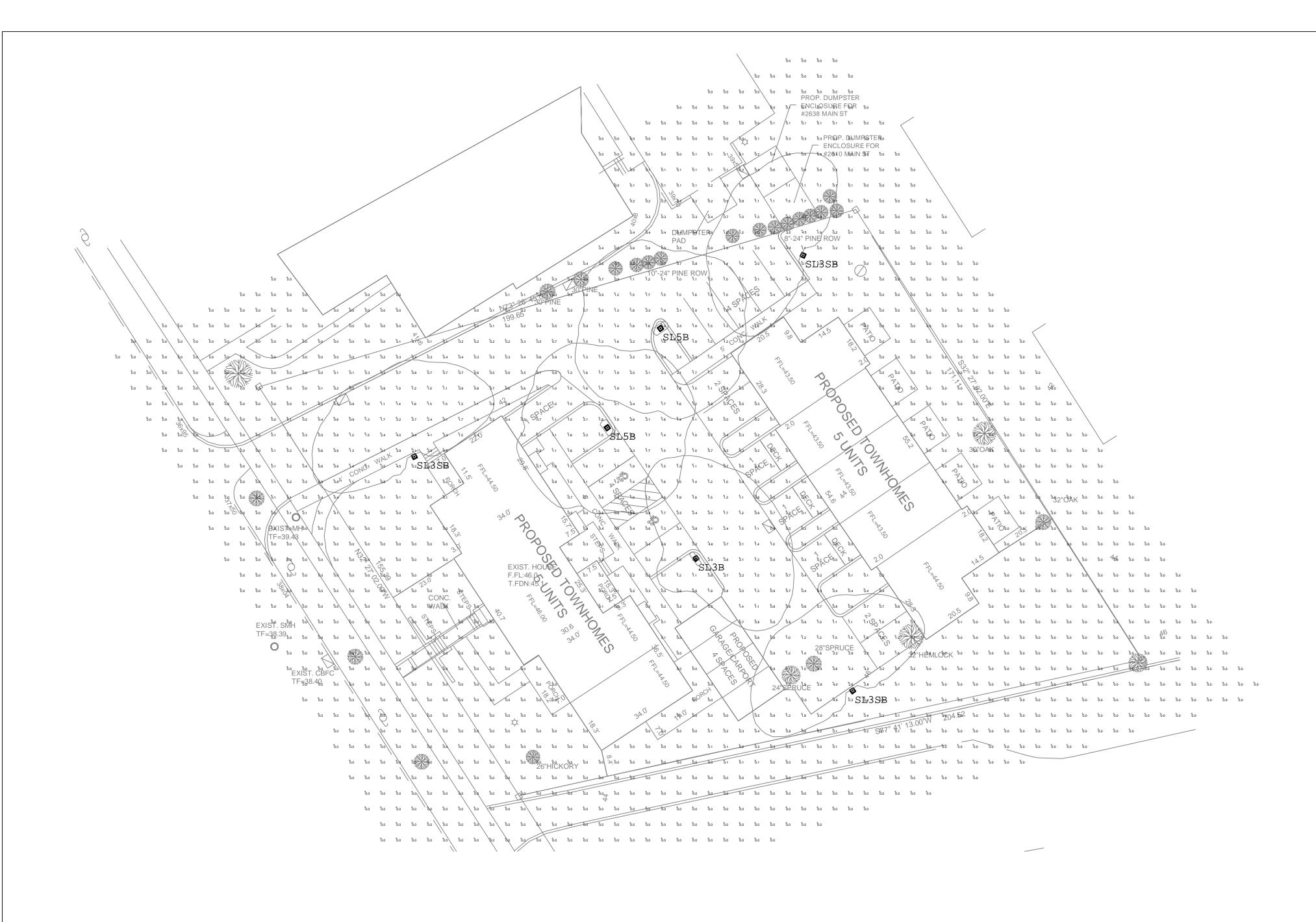
UIBURNUM BLACKHAW VIBURNUM 700 UNSHEAPED TWD TOT VDJ VMI 21/2" pots VPR 5-6'

SHEET

MAIN REVISION DATE 6/3/2022



SCALE | = 201



JOB NAME: 2610 MAIN STREET - GLASTONBURY, CT APEX LIGHTING SOLUTIONS WORKPLANE/CALC PLANE: AT FINISH GRADE CEILING HEIGHT: SEE LUMINAIRE SCHEDULE APPS: LED SALES: SP SPECIFIER: MEGSON, HEAGLE & FRIEND

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL3B	Single	4184	38.52177	0.850	B1-U0-G1	HADCO TVLN-S3-S-16-G1-7-3S-740-A-N-PH9-N-SP1-N-N-N-FINISH / MOUNTED TO P150-10-FINISH
3	SL3SB	Single	3471	38.52177	0.850	B0-U0-G1	HADCO TVLN-S3-S-16-G1-7-3SH-740-A-N-PH9-N-SP1-N-N-N-FINISH / MOUNTED TO P150-10-FINISH
2	SL5B	Single	4436	38.52177	0.850	B3-U0-G1	HADCO TVLN-S3-S-16-G1-7-5-740-A-N-PH9-N-SP1-N-N-N-FINISH / MOUNTED TO P150-10-FINISH

Calculation Summary							
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min	
SITE	0	0.38	5.6	0.0	N.A.	N.A.	
PARKING LOT		1.48	4.9	0.1	14.80	49.00	

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

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.



PROJECT TITLE:

DRAWING TITLE:

2610 MAIN STREET GLASTONBURY, CT

DATE: 6/7

DATE: 6/7/22

DRAWN BY: LED

SHEET:

SCALE: 1"=20' 0"

FILE NAME: SL-1D 2610 MAIN STREET - GLASTONBURY 06-07-2022 LED.dwg

SITE LIGHTING PHOTOMETRIC CALCULATION