

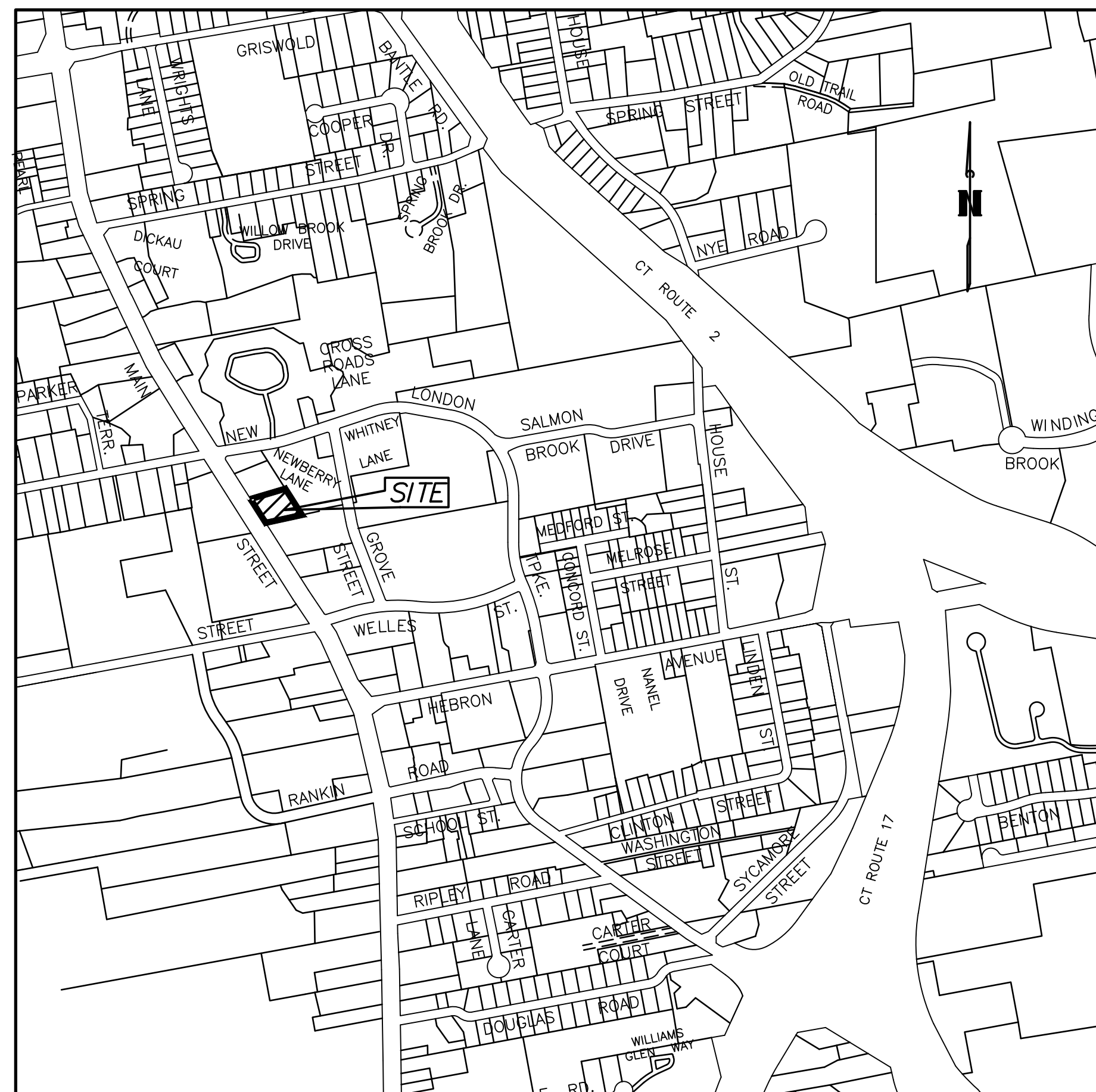
# SITE PLAN

## #2610 MAIN STREET

### PREPARED FOR

# JAYS & TEE LLC

## GLASTONBURY, CONN.



**SITE LOCATION MAP**  
SCALE: 1"=1,000'

### INDEX TO SHEETS

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GENERAL NOTES & DETAILS	SHEET 6 & 7
LANDSCAPE PLAN	SHEET 8
LIGHTING PLAN	SHEET 9
CONDITIONS OF APPROVAL	SHEET 10

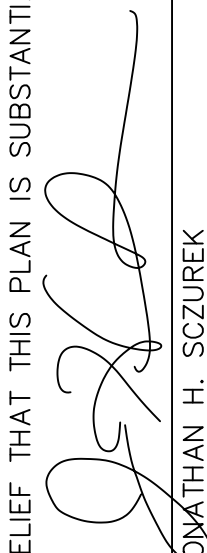
ZONING TABLE		
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	*31,346 S.F. (0.71 AC)
LOT FRONTAGE	100 FT	151 FT
FRONT YARD SETBACK	20 FT	23.0 FT
SIDE YARD SETBACK	8 FT	8.4 FT
REAR YARD SETBACK	20 FT	20.3 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/33.5 FT
F.A.R.	0.5 (15,673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

\*PRE-EXISTING NON-CONFORMITY

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

JAYS & TEE LLC	TOWN CENTER/TCVD
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	
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.	

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

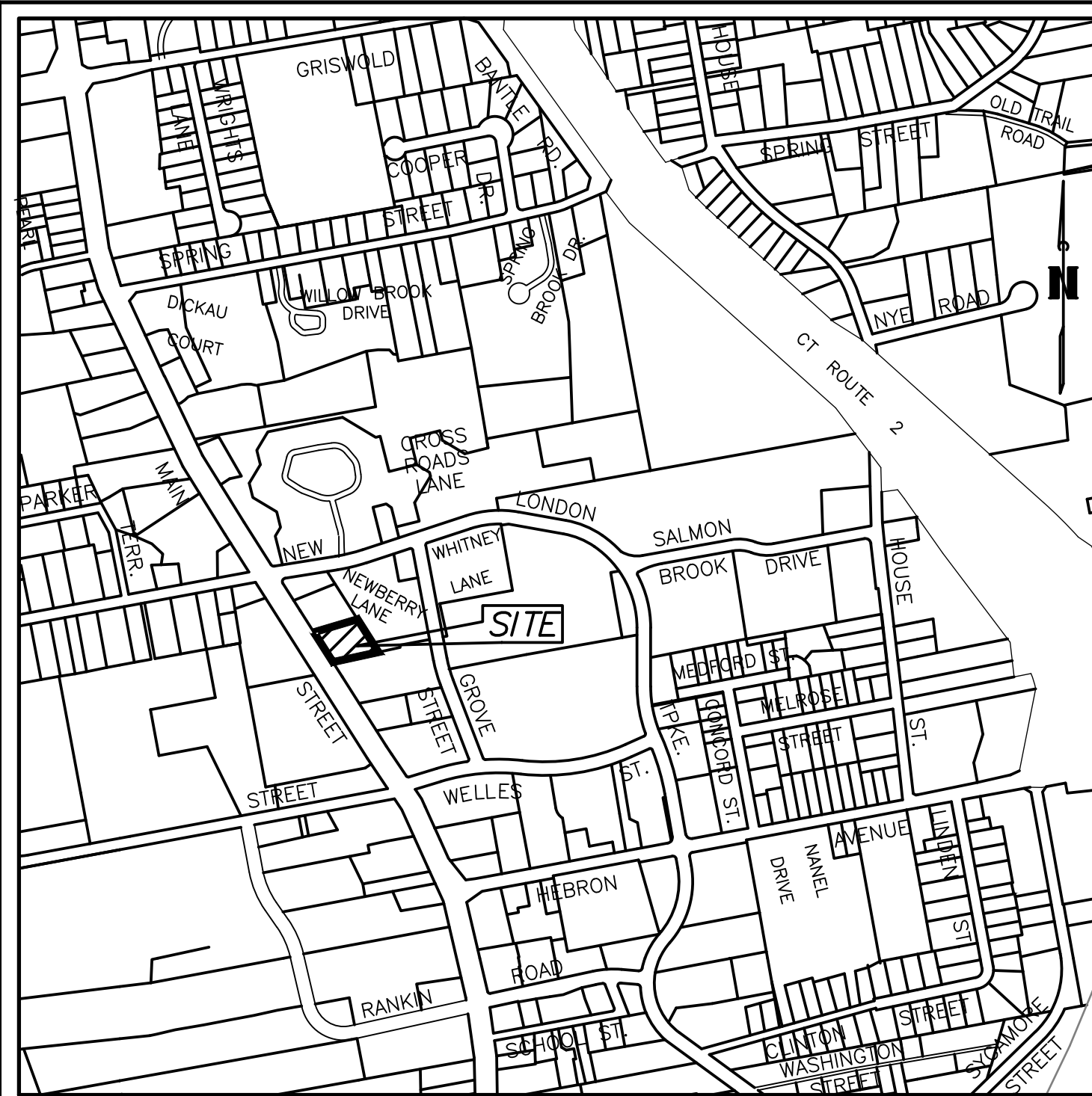
  
 JONATHAN H. SCZUREK  
 P.E. # 26858

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

COVER SHEET  
**#2610 MAIN STREET**  
 PREPARED FOR  
**JAYS & TEE LLC**  
 GLASTONBURY, CONN.

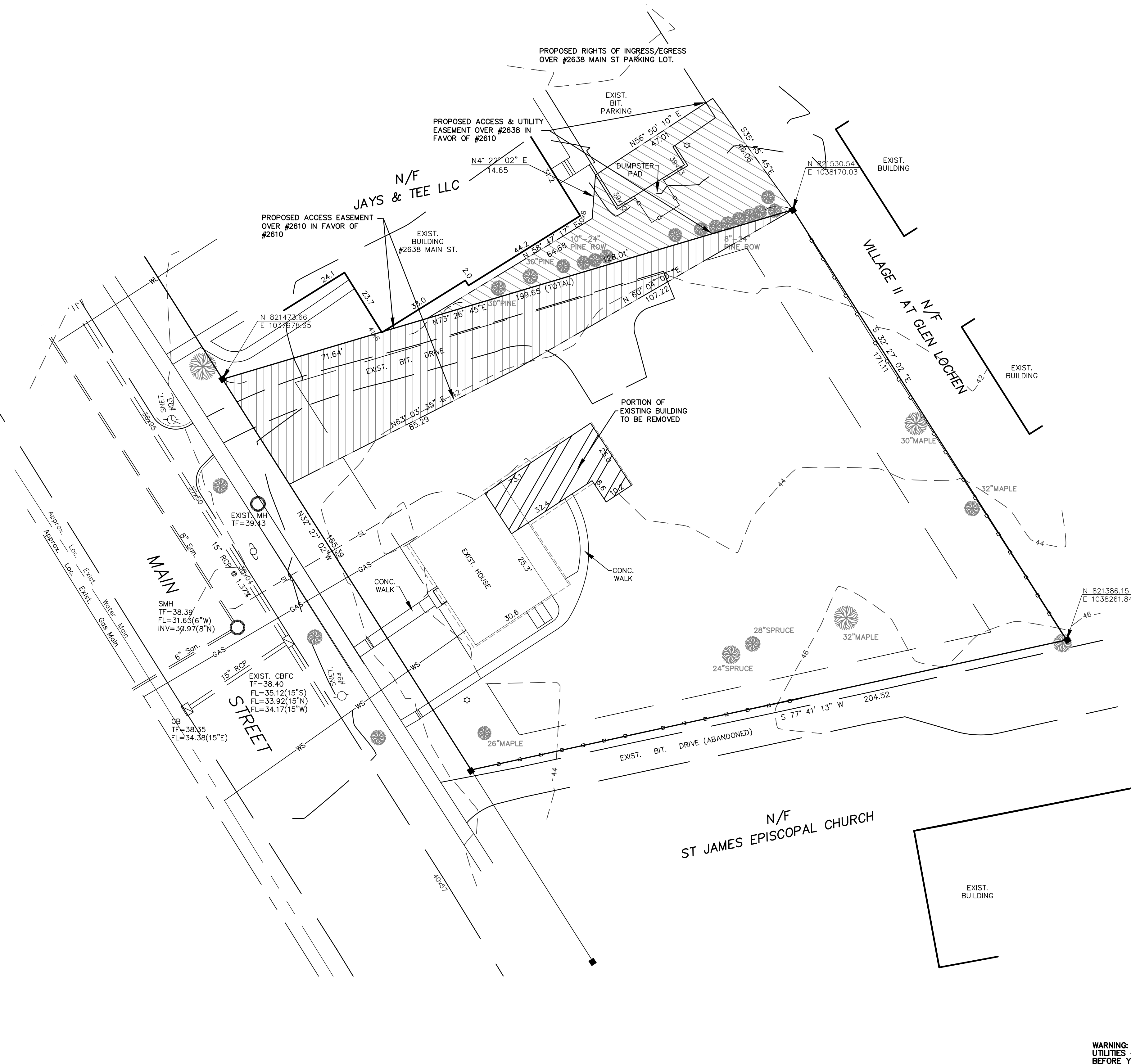
REV. 6-2-22 REVIEW COMMENTS

CK. BY:	JHS
DRW. BY:	PEJ
DATE:	4-19-22
SCALE:	NONE
SHEET	1 OF 10
MAP NO.	153-20-1CS



**SITE LOCATION MAP**  
SCALE: 1"=1,000'

**PUBLIC WATER SUPPLY**



**NOTE: BEARINGS AND COORDINATES REFER TO NAD 83 DATUM  
ELEVATIONS REFER TO NAVD 88 DATUM**

CONTOURS BASED ON ACTUAL FIELD SURVEY

**REFERENCE MADE TO MAPS TITLED:**

"TOWN OF GLASTONBURY, CONN. MAP OF LAND NOT TO BE ACQUIRED OF WILLIAM G. AFFLECK PROPERTY GLASTONBURY, CONN." BY MOZZOCHI ASSOCIATES CIVIL ENGINEERS GLASTONBURY, CONN. SCALE: 1"=40' DATE: 10-24-73 MAP NO. 71-61-1-NBTA-2

"DISPOSITION PARCEL 4, 4B & 4C GLASTONBURY REDEVELOPMENT AGENCY GLASTONBURY, CONN. PREPARED FOR CAHN ENGINEERS INC. NEW HAVEN, CONN." BY MOZZOCHI ASSOCIATES CIVIL ENGINEERS GLASTONBURY, CONN. MAP A-71-61-D-4, D4B & D4C SCALE: 1"=40' DATE: 2-16-73 REV. 10-12-77

"DISPOSITION PARCEL'S 8, 8C, 8D GLASTONBURY REDEVELOPMENT AGENCY GLASTONBURY, CONN. PREPARED FOR CAHN ENGINEERS INC. NEW HAVEN, CONN." BY MOZZOCHI ASSOCIATES CIVIL ENGINEERS GLASTONBURY, CONN. MAP A-71-61-D-8, 8C, 8D SCALE: 1"=40' DATE: 11-2-73 REV. 3-20-78

"ADDITIONS & ALTERATIONS TO ST. JAMES' CHURCH 2584 MAIN STREET GLASTONBURY, CT" BY OAK PARK ARCHITECTS 312 PARK RD WEST HARTFORD, CT SHEET L-1 DATE: APRIL 10, 2007 SCALE: 1"=20'

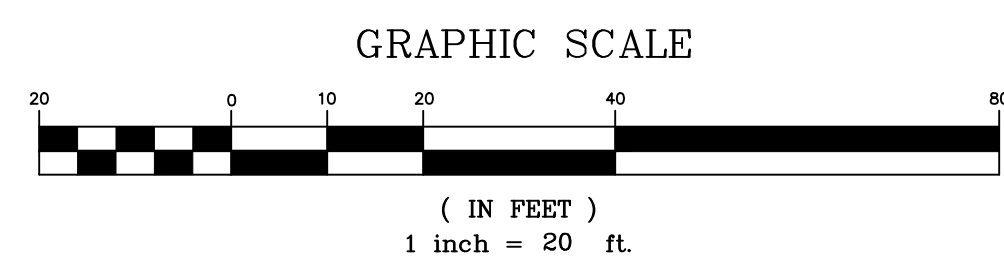
"PROPERTY SURVEY DEPICTING PROPOSED LOT LINE REVISION & EASEMENTS PREPARED FOR ACCUBRANCH 2670 & 2538 MAIN STREET GLASTONBURY, CONNECTICUT" BY MILONE & MACBROOME CHESHIRE, CT PROJECT NO. 4899-02 SCALE: 1"=20' DATE: FEBRUARY 12, 2014 SHEET 1 OF 1

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

NO ZONING VIOLATIONS  
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

*Sando E. Aeschliman*  
SANDS E. AESCHLIMAN L.S. # 14201



JAYS & TEE LLC	TOWN CENTER/TCVD
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	
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.	

31,346 S.F. - 0.719 AC.  
ZONE: TOWN CENTER/TCVD

**LEGEND**

- EXIST. MONUMENT
- EXIST. CONTOUR
- EXIST. FENCE
- APPROX. LOC. EXIST. WATER LINE
- APPROX. LOC. EXIST. GAS LINE
- APPROX. LOC. EXIST. SAN. LATERAL

**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 H. Sczurek*  
JONATHAN H. SCZUREK P.E. # 26858

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

**BOUNDARY MAP & EXISTING CONDITIONS PLAN  
2610 MAIN STREET  
PREPARED FOR  
JAYS & TEE LLC  
GLASTONBURY, CONN.**

REV. 6-2-22 REVIEW COMMENTS

CK. BY: JHS  
DRW. BY: PEJ  
DATE: 4-19-22  
SCALE: 1"=20'  
SHEET 2 OF 10  
MAP NO. 153-20-1EC

OWNER:  
JOE JACONETTA  
2850 MAIN STREET  
GLASTONBURY, CT 06033

**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.

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

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.

**SOILS DATA**

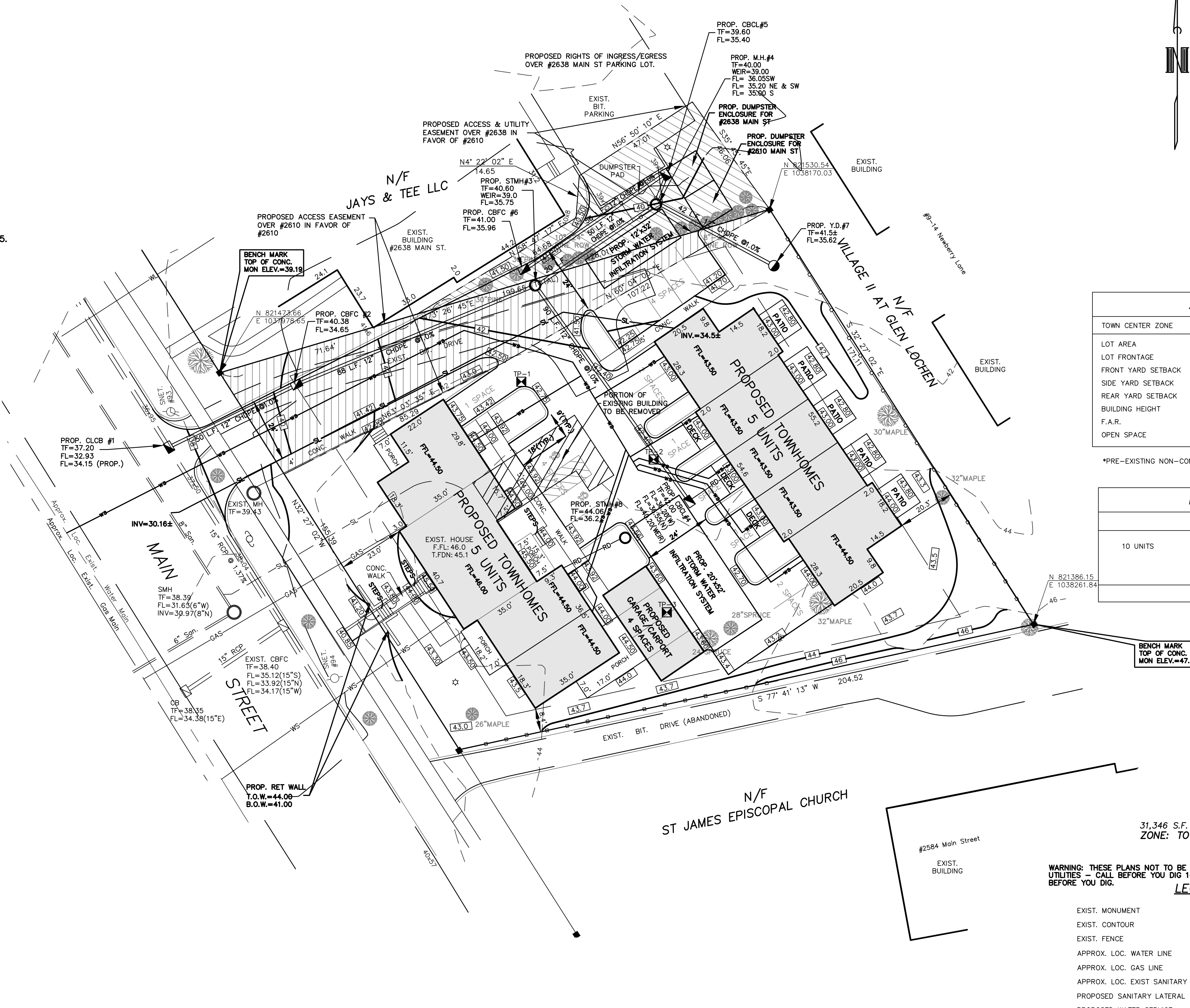
SOILS TESTING PERFORMED BY MEGSON, HEAGLE & FRIEND TO DETERMINE SUITABILITY FOR STORMWATER INFILTRATION.

TEST PIT # 1  
DATE: 9-2-21  
GROUNDWATER: NONE  
MOTTLING: NONE  
MATERIAL: 0 TO 18" TOPSOIL  
18 TO 34" FINE SANDY LOAM  
34 TO 90" COARSE SAND

TEST PIT # 2  
DATE: 9-2-21  
GROUNDWATER: NONE  
MOTTLING: NONE  
MATERIAL: 0 TO 18" TOPSOIL  
18 TO 21" FINE SANDY LOAM  
21 TO 94" COARSE SAND

TEST PIT # 3  
DATE: 9-2-21  
GROUNDWATER: NONE  
MOTTLING: NONE  
MATERIAL: 0 TO 14" TOPSOIL  
14 TO 24" FINE SANDY LOAM  
24 TO 96" COARSE SAND

NOTE: ELEVATIONS REFER TO NAVD 88 DATUM  
CONTOURS BASED ON ACTUAL FIELD SURVEY



**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
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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.)

\*PRE-EXISTING NON-COMFORMITY

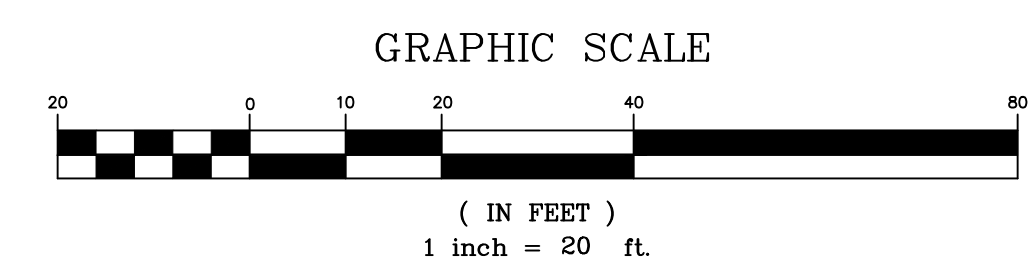
**PARKING CHART**

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

JAYS & TEE LLC	TOWN CENTER
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	
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.	

2610 MAIN STREET

TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.111 AC	0.049 AC
POST-DEVELOPMENT	0.456 AC	0.036 AC
NET CHANGE (+ OR -)	0.345 AC	-0.013 AC



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. MONUMENT	■
EXIST. CONTOUR	---38---
EXIST. FENCE	□-□-□
APPROX. LOC. WATER LINE	-WL-
APPROX. LOC. GAS LINE	-GAS-
APPROX. LOC. EXIST. SANITARY LATERAL	-SL-
PROPOSED SANITARY LATERAL	-SL-
PROPOSED WATER SERVICE	-WS-

OWNER:  
JOE JACONETTA  
2650 MAIN STREET  
GLASTONBURY, CT 06033

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

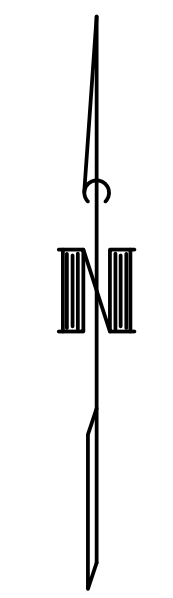
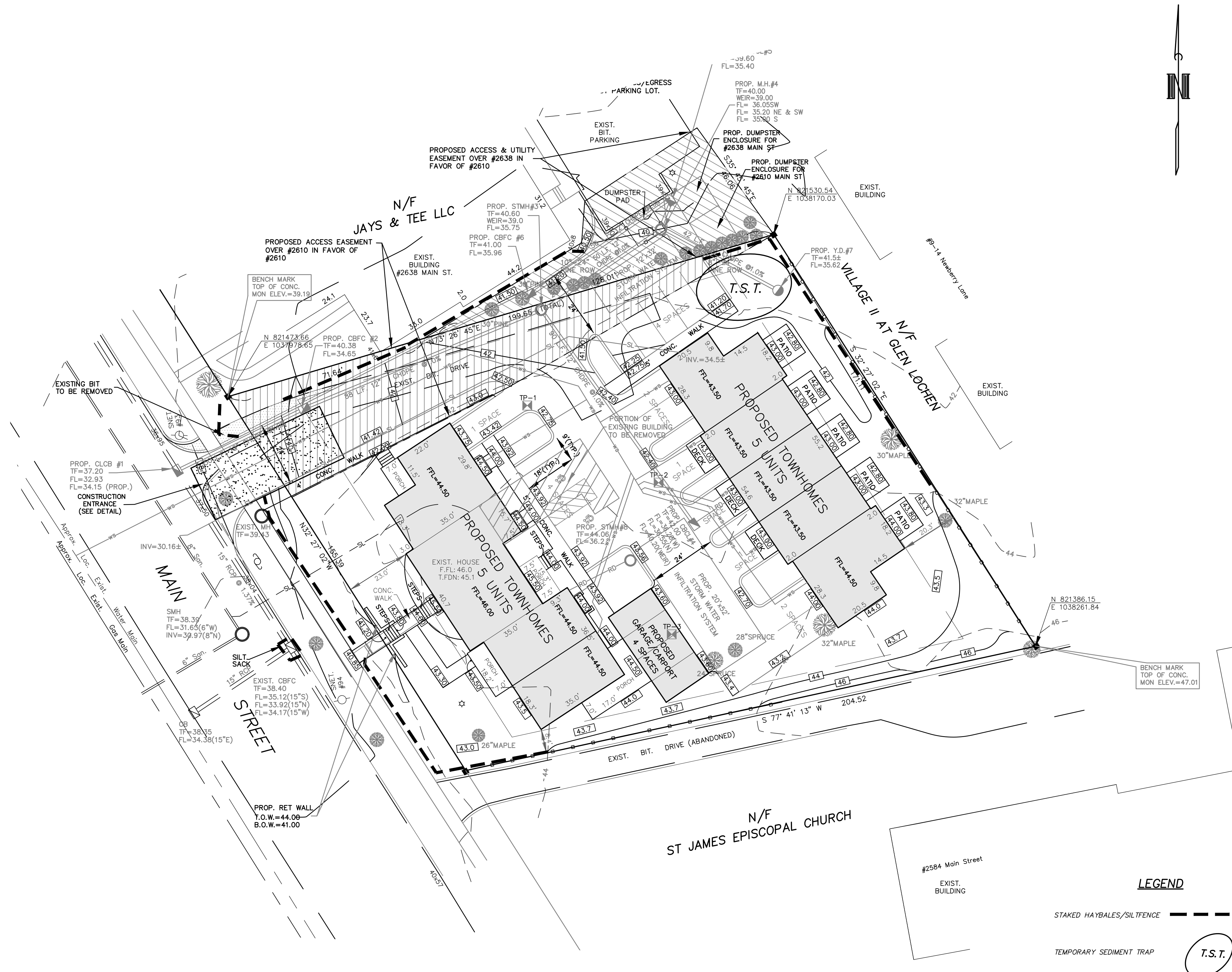
JOHN H. H. SZUREK  
P.E. # 26858

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

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

REV. 6-2-22 REVIEW COMMENTS

CK. BY: JHS  
DRW. BY: PEJ  
DATE: 4-19-22  
SCALE: 1"=20'  
SHEET 3 OF 10  
MAP NO. 153-20-1SP

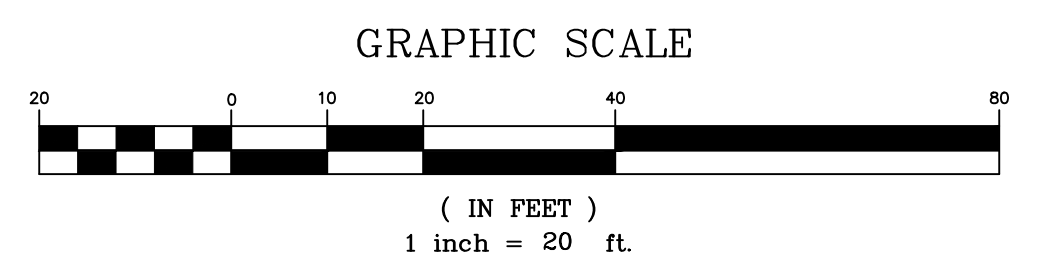


**LEGEND**

- STAKED HAYBALES/SILTFENCE
- TEMPORARY SEDIMENT TRAP

JAYS & TEE LLC	TOWN CENTER/TCVD
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	
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.	

UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.



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*[Signature]*  
 JONATHAN H. SZUREK  
 P.E. # 26858

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

EROSION & SEDIMENTATION CONTROL PLAN  
 2610 MAIN STREET  
 PREPARED FOR  
**JAYS & TEE LLC**  
 GLASTONBURY, CONN.

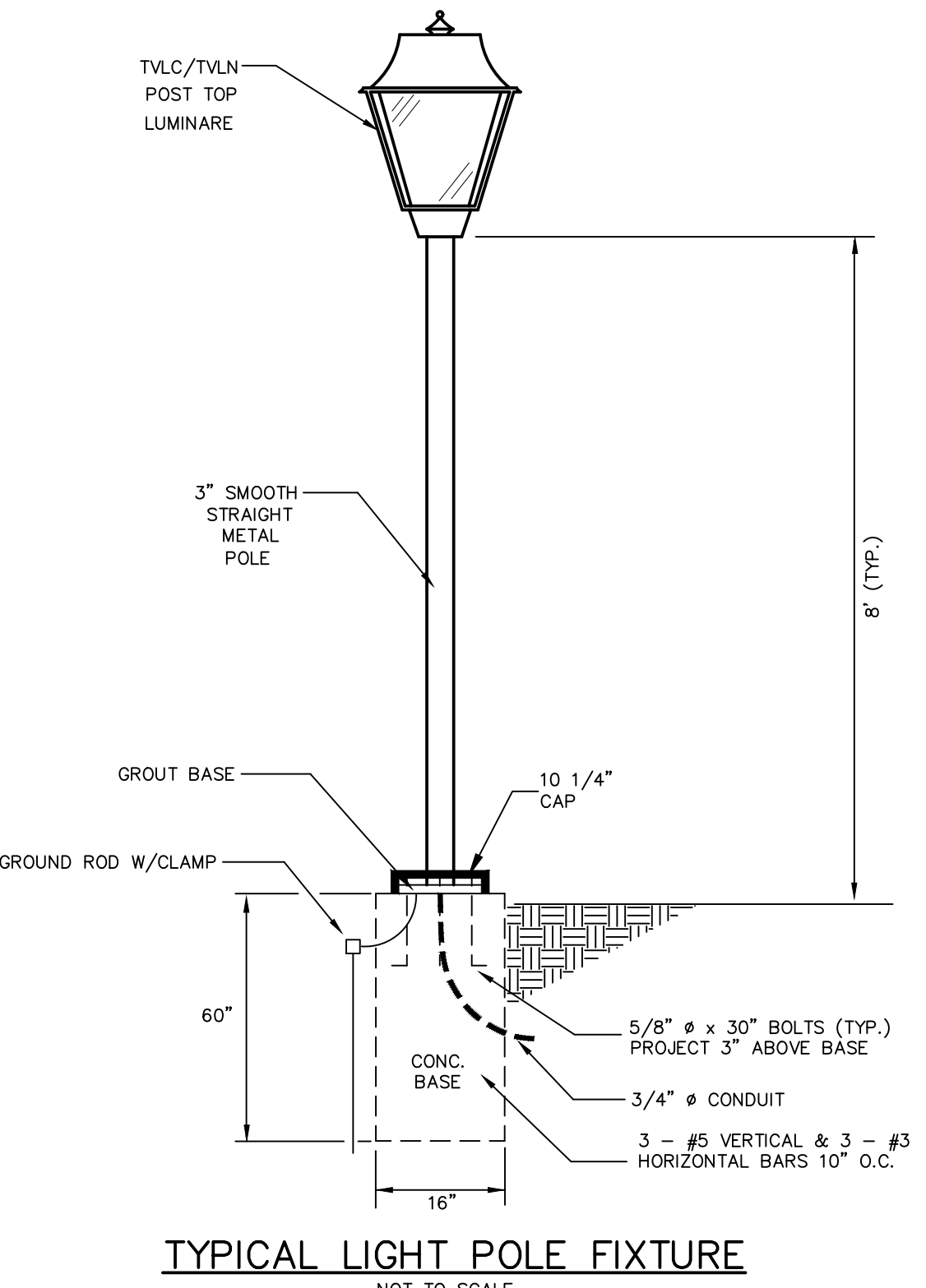
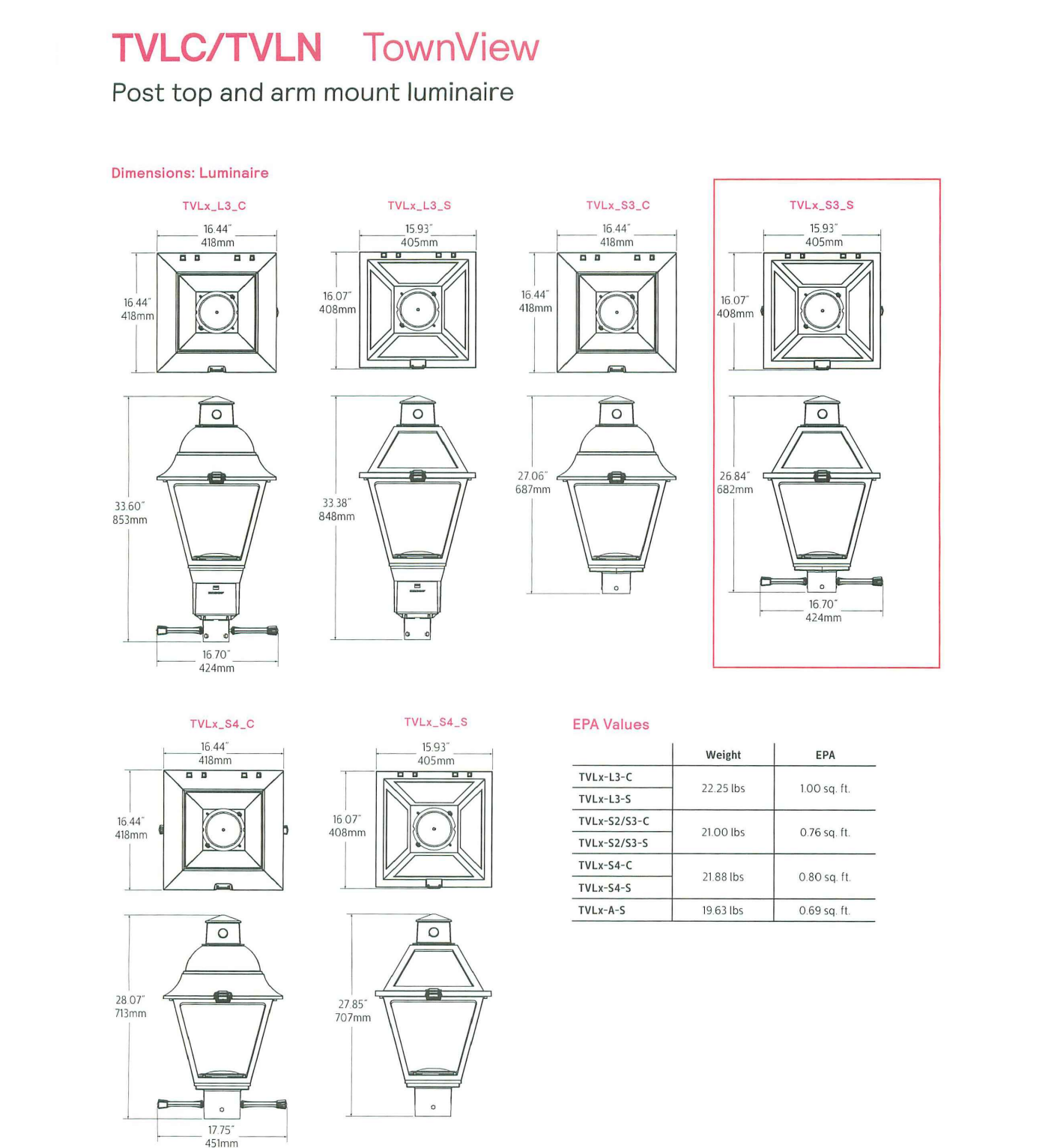
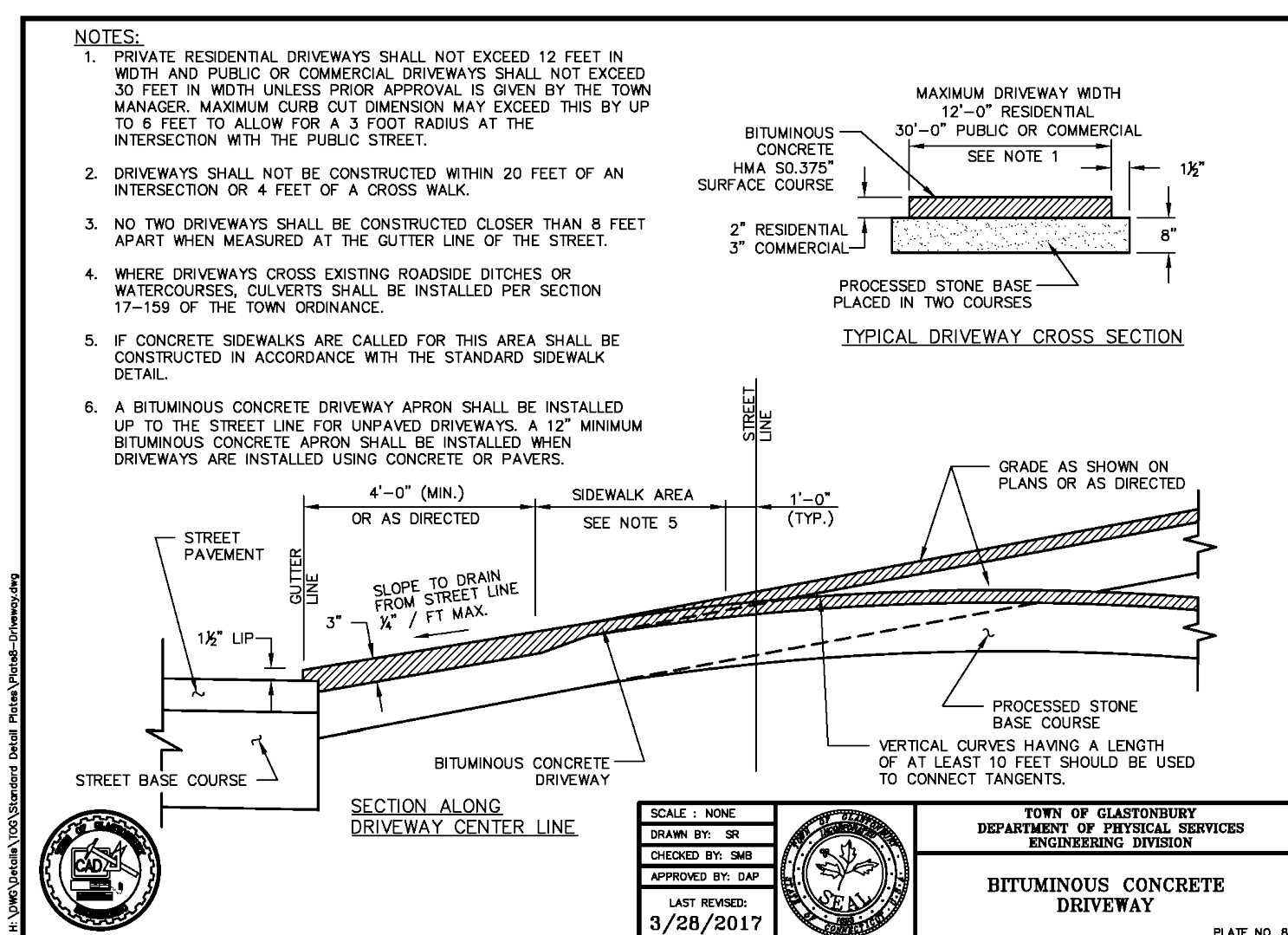
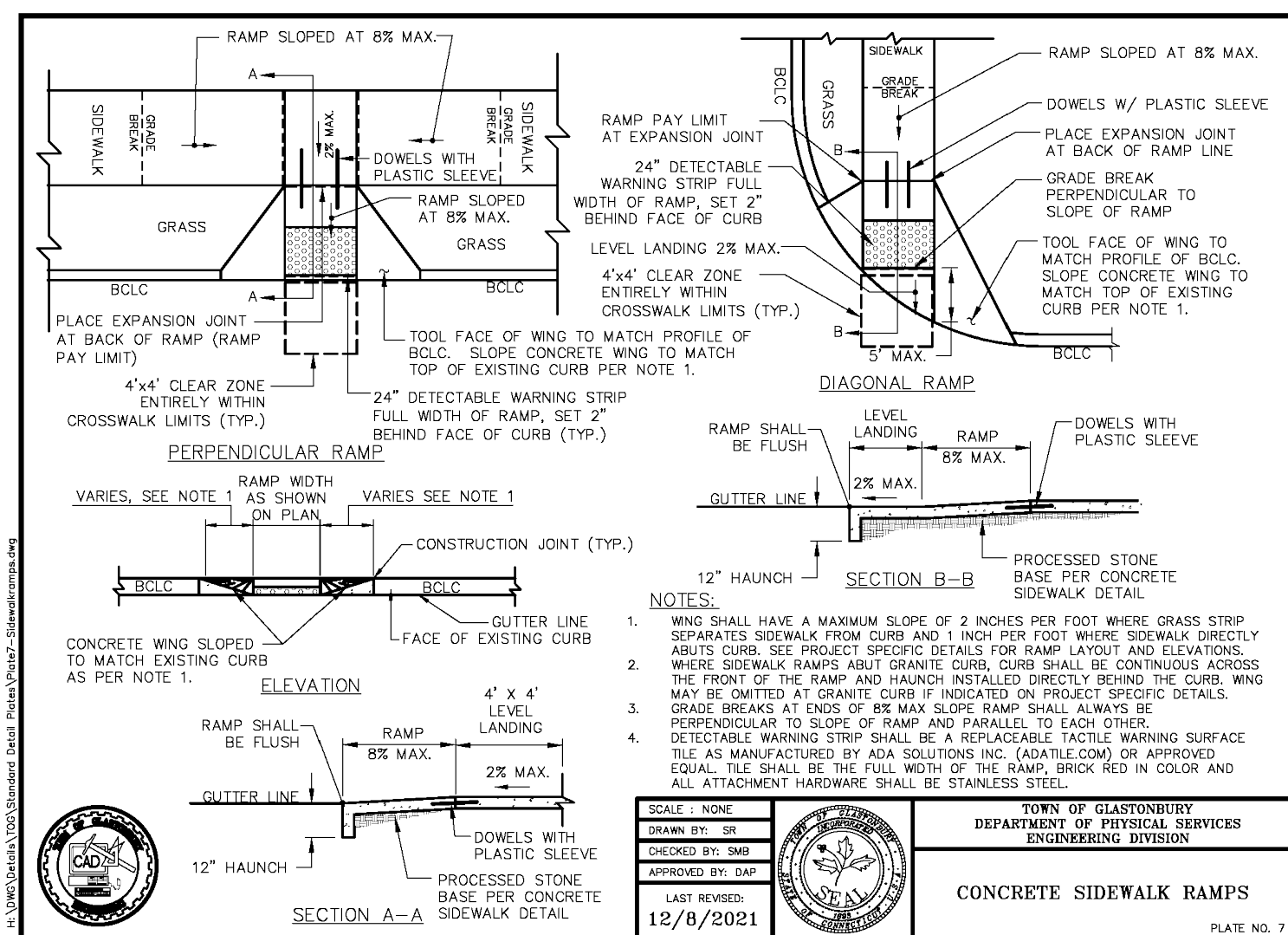
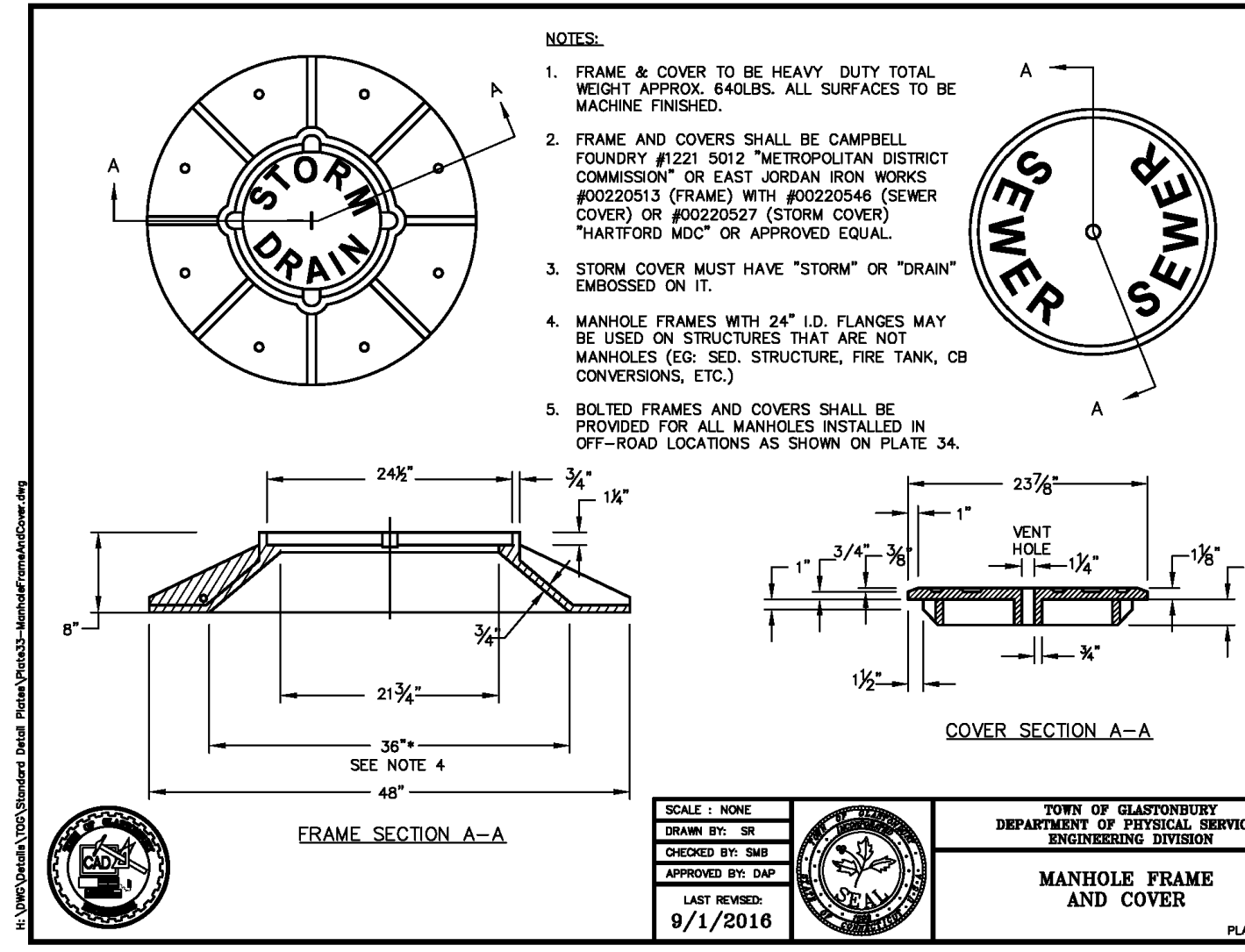
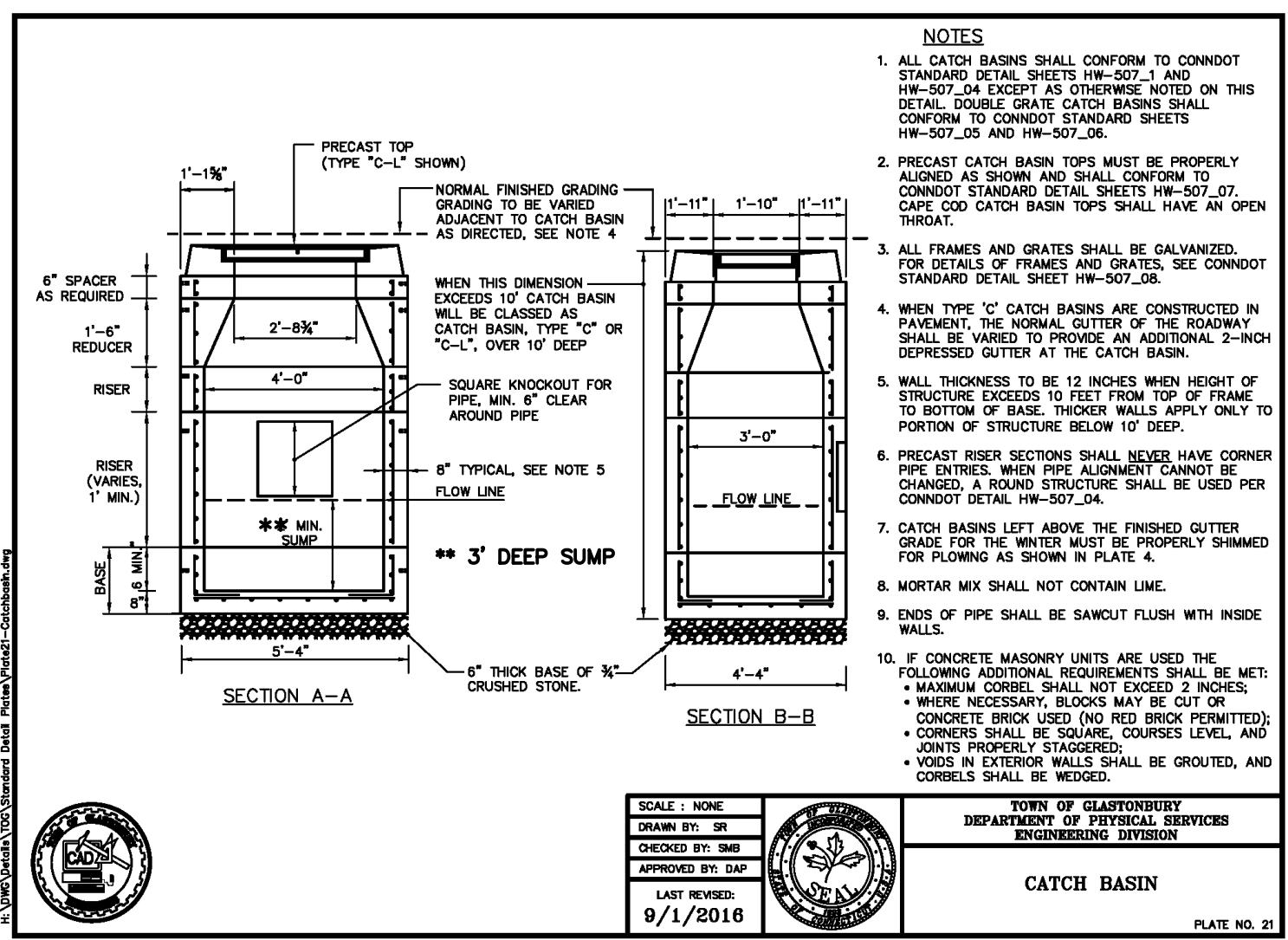
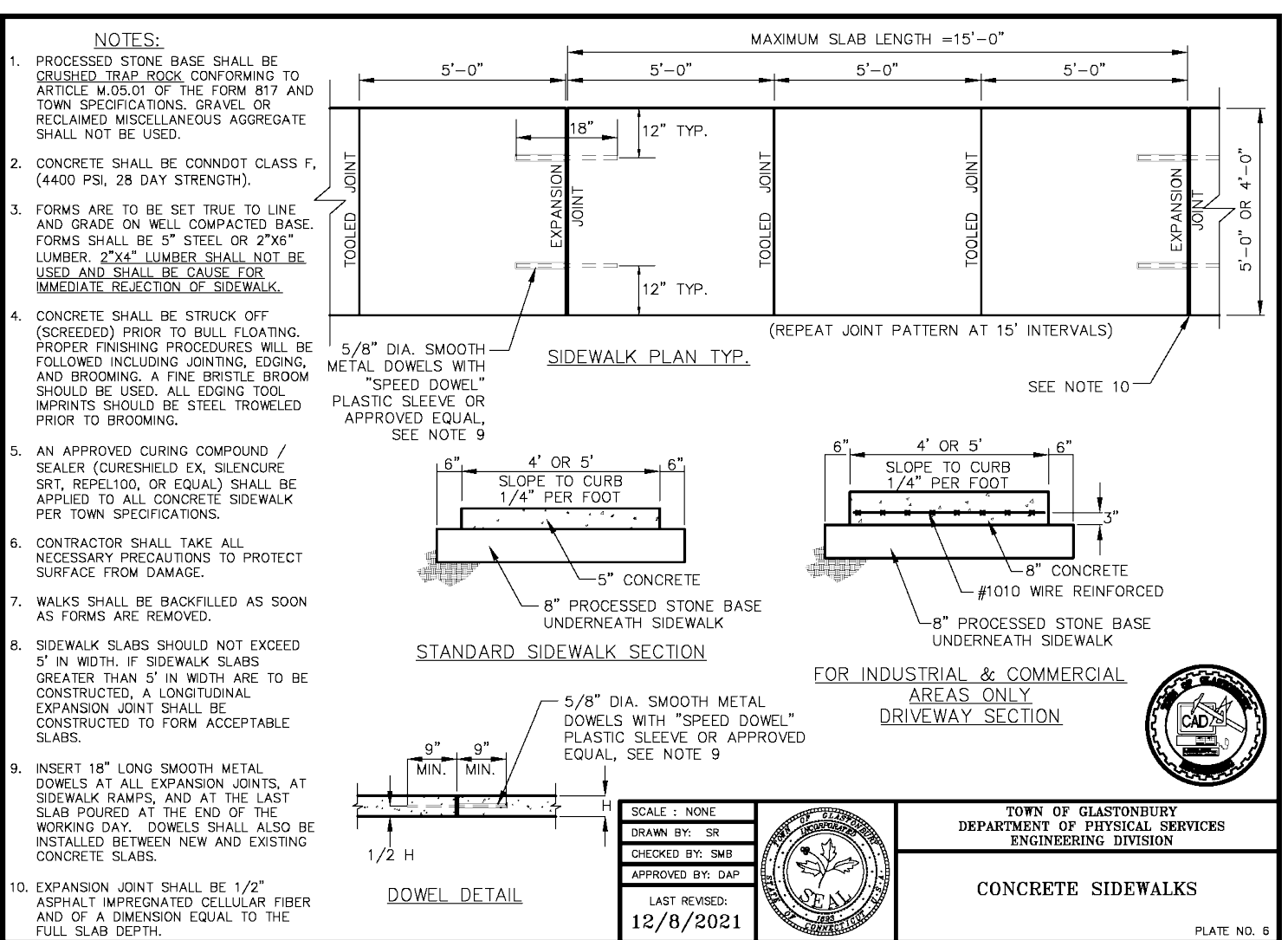
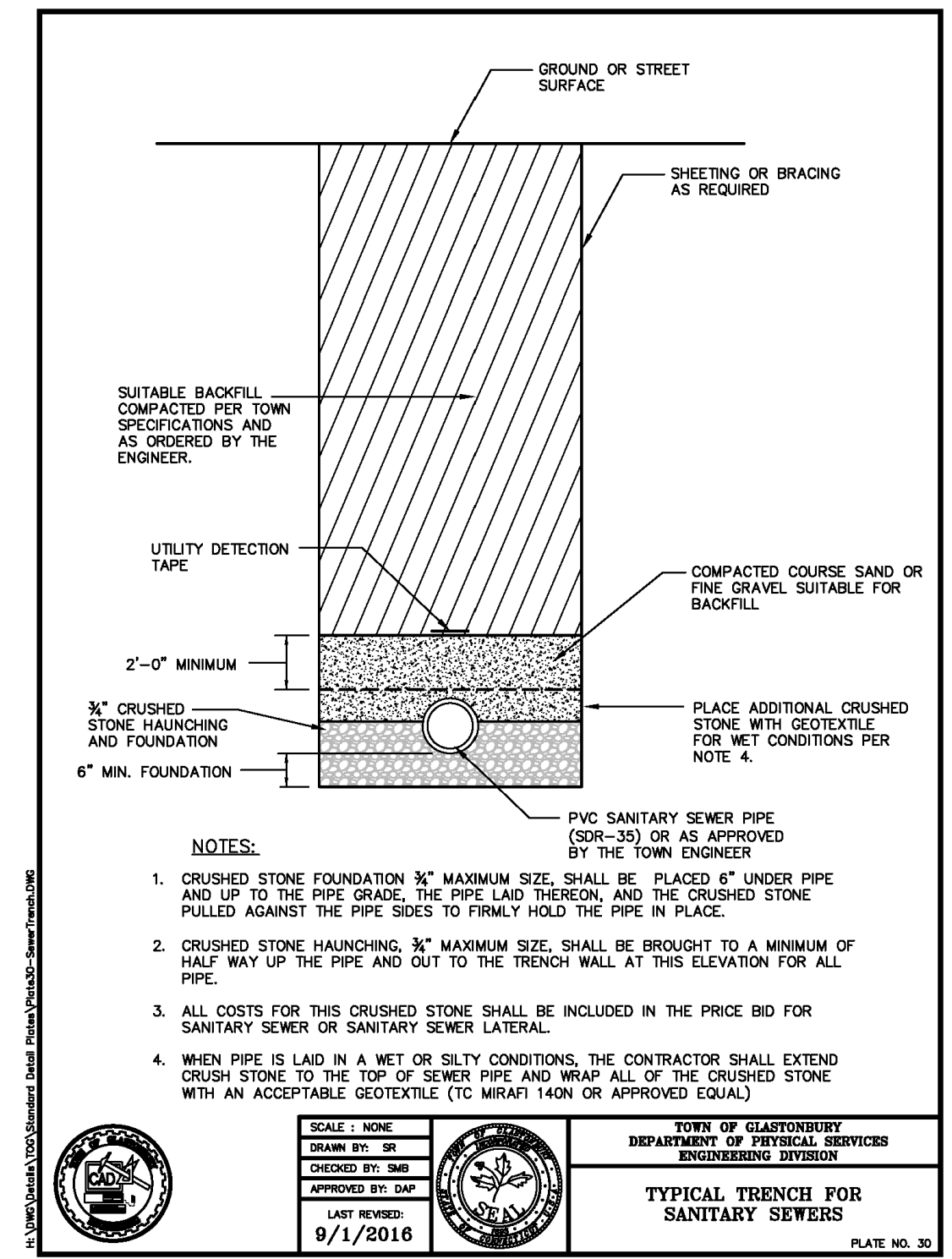
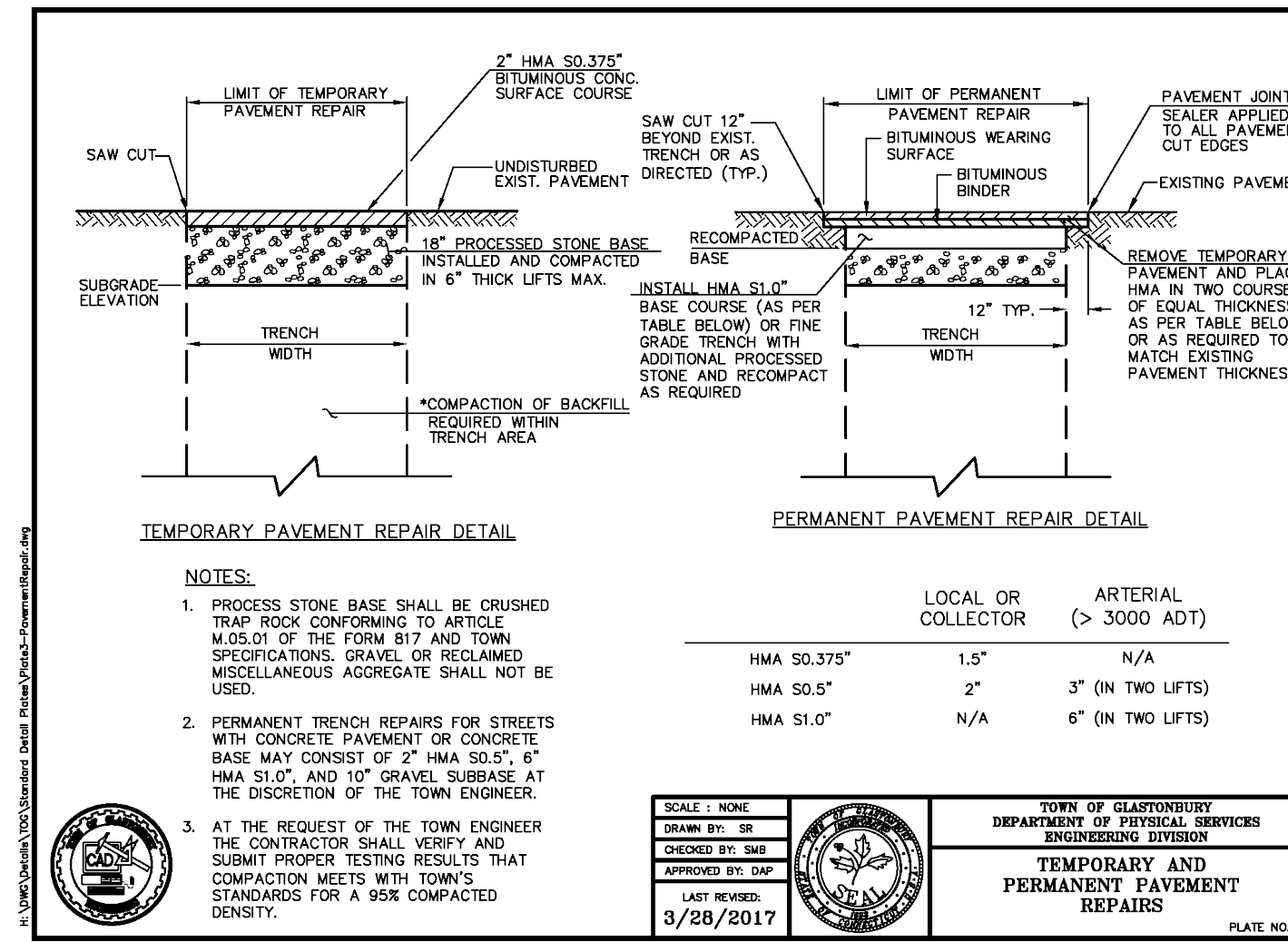
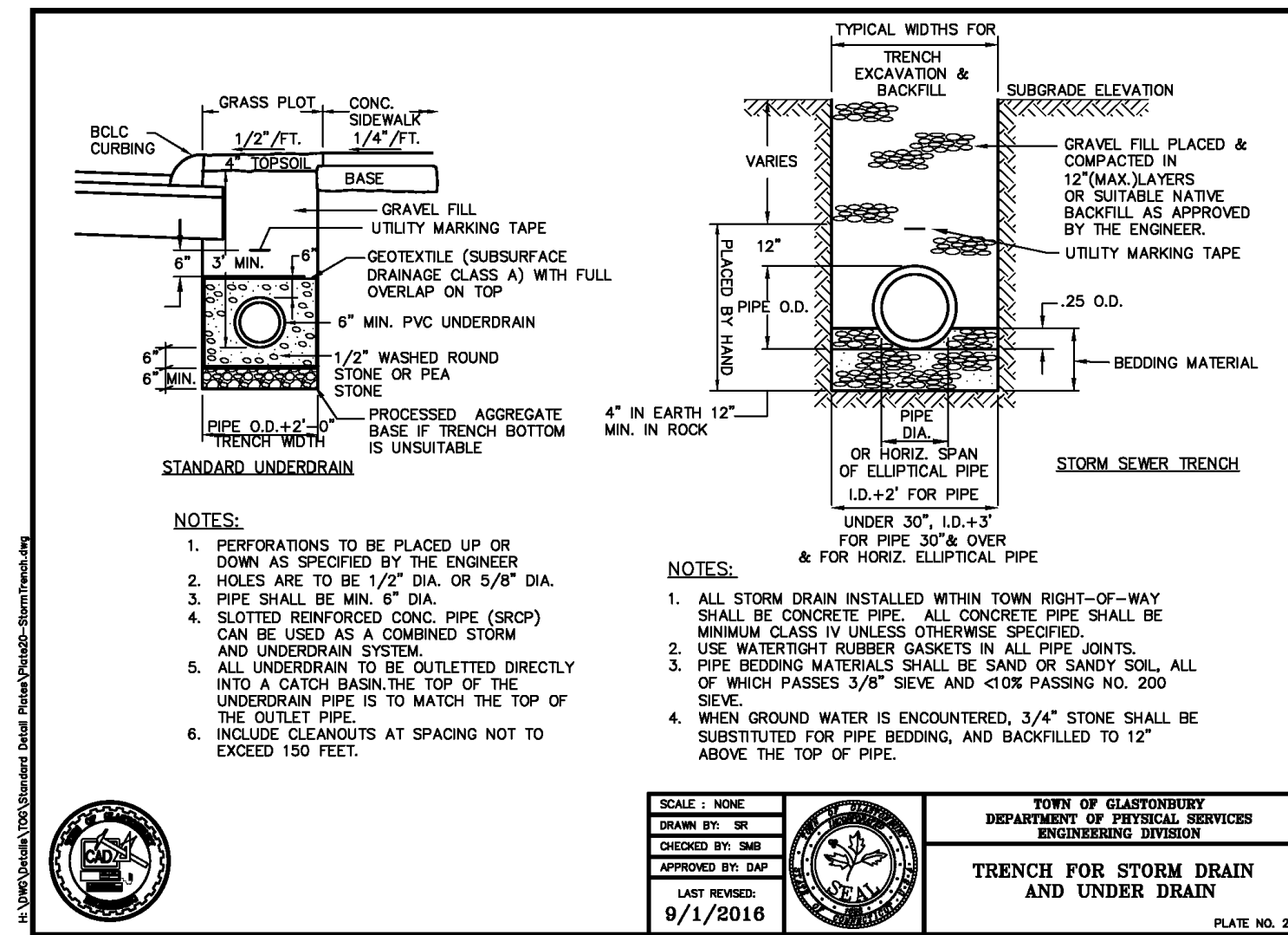
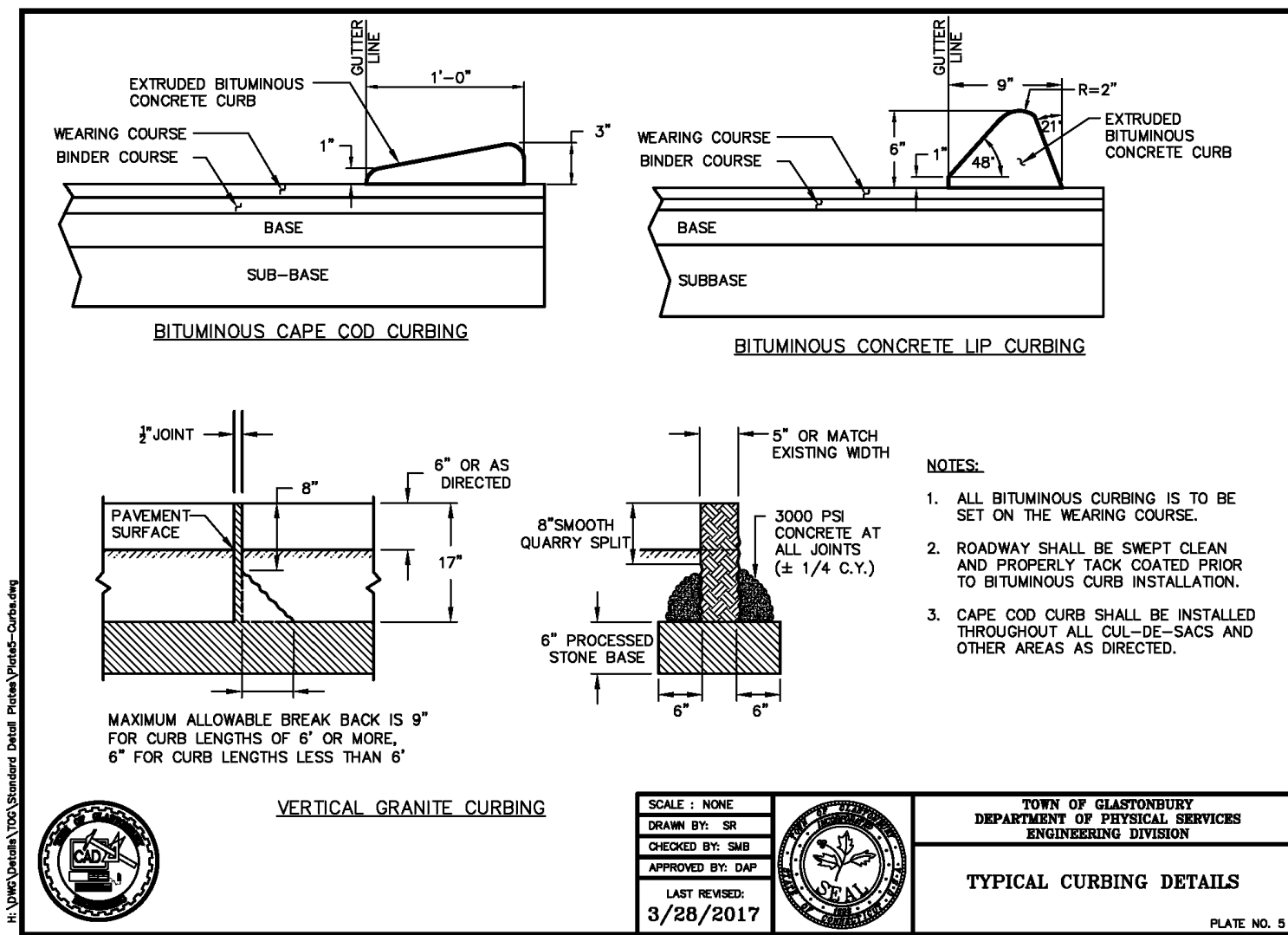
REV. 6-2-22 REVIEW COMMENTS

OK. BY: JHS  
 DRW. BY: PEJ  
 DATE: 4-19-22  
 SCALE: 1"=20'  
 SHEET 4 OF 10  
 MAP NO. 153-20-1ES

OWNER:  
 JOE JACONETTA  
 2650 MAIN STREET  
 GLASTONBURY, CT 06033

P:\2020\PROJECTS\15320-1ES\15320-1ES.dwg, 3/2/2021 9:55:02 AM EST

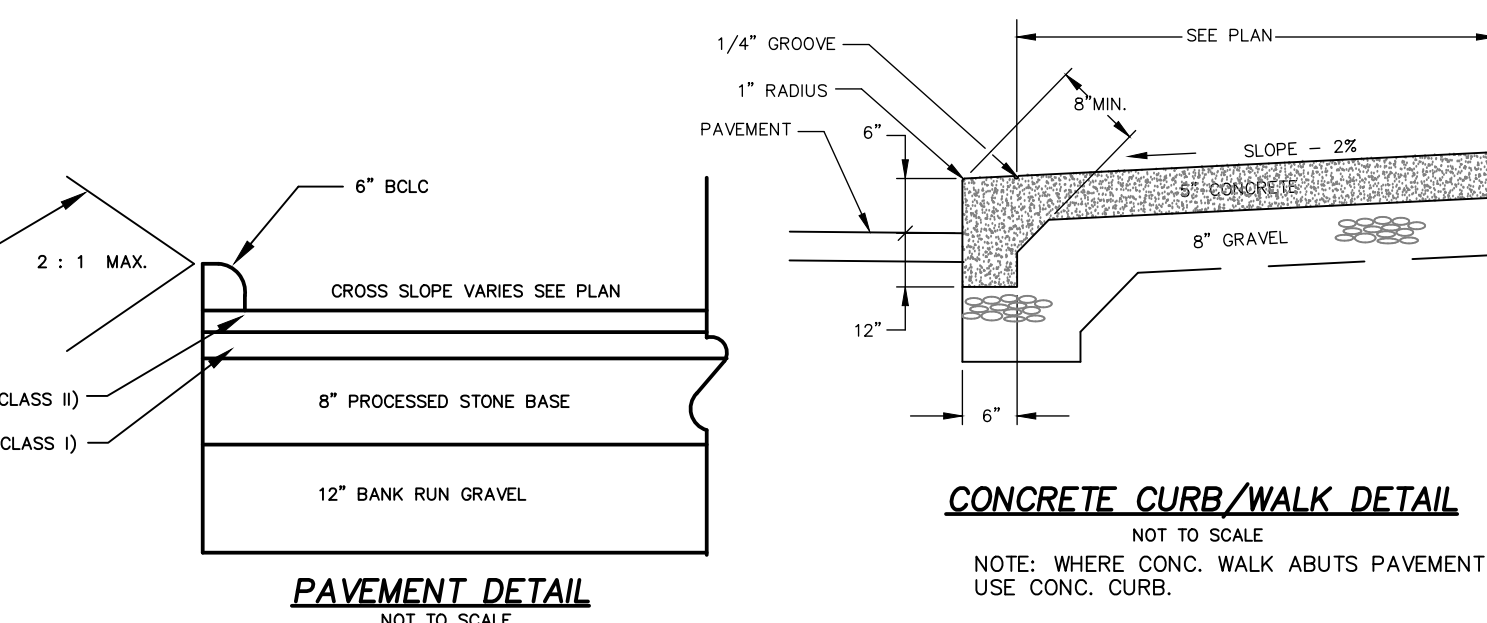




JAYS & TEE LLC  
 PROJECT/APPLICANT: TOWN CENTER  
 ZONE: #2610 MAIN STREET  
 PROJECT ADDRESS: PROJECT ADDRESS

SPECIAL PERMIT SECTION: TP2 CHAIRMAN  
 DATE SPECIAL PERMIT APP'D: DIRECTOR OF COMMUNITY DEVELOPMENT

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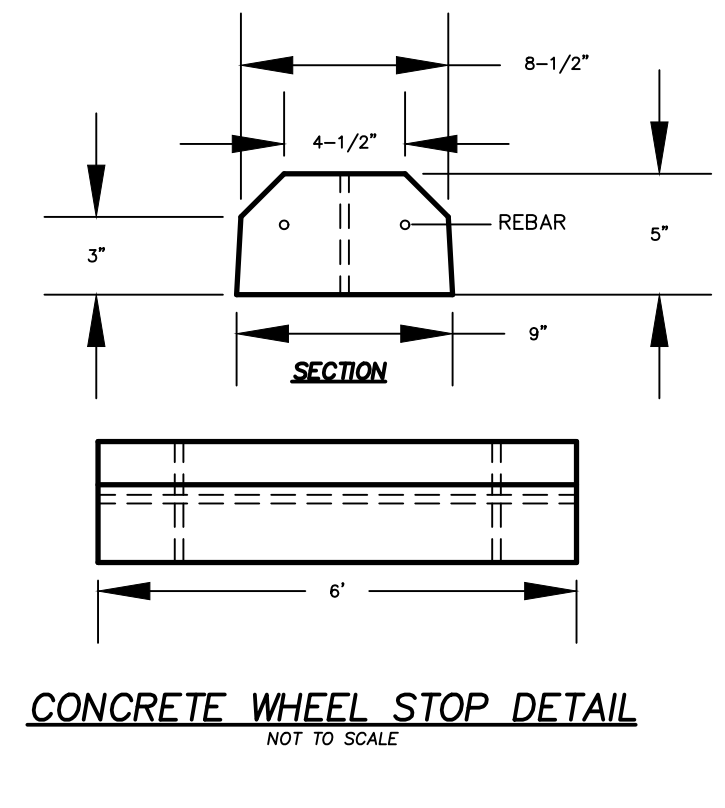
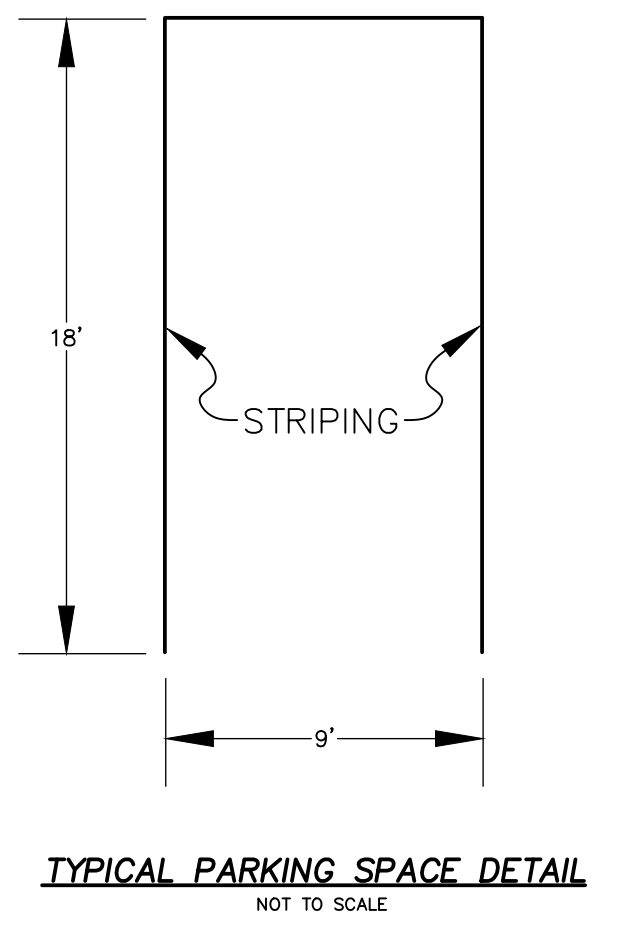
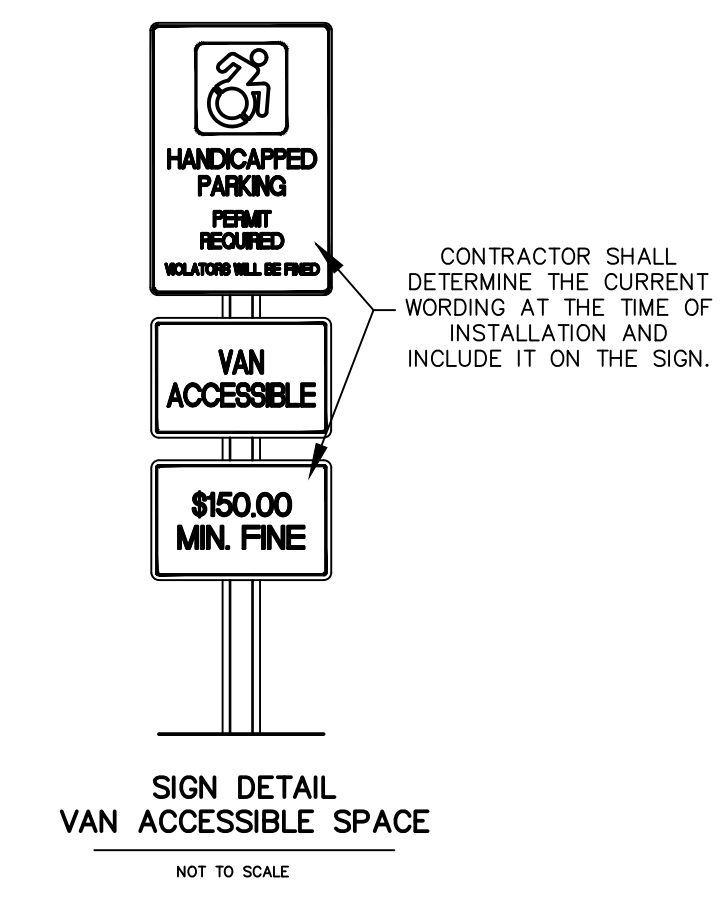
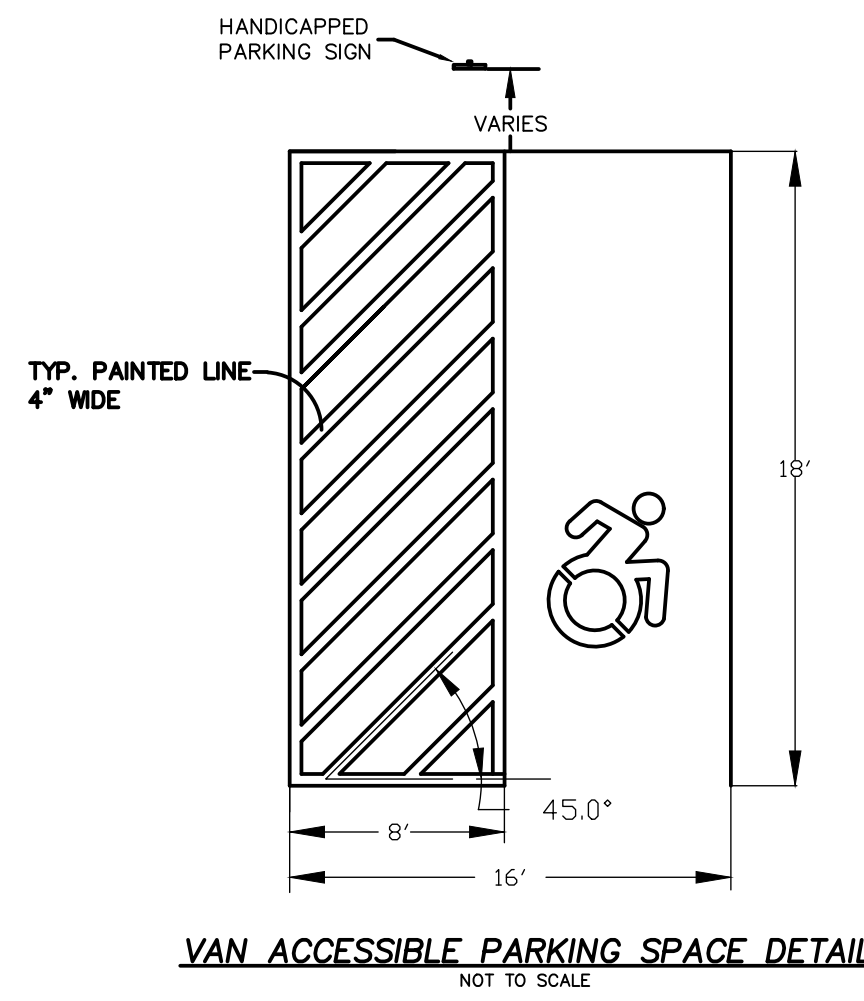
JONATHAN H. SZCZUREK  
 P.E. # 26558

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

GENERAL NOTES & DETAILS  
 #2610 MAIN STREET  
 PREPARED FOR  
 JAYS & TEE LLC  
 GLASTONBURY, CONN.

REV. 6-2-22 REVIEW COMMENTS

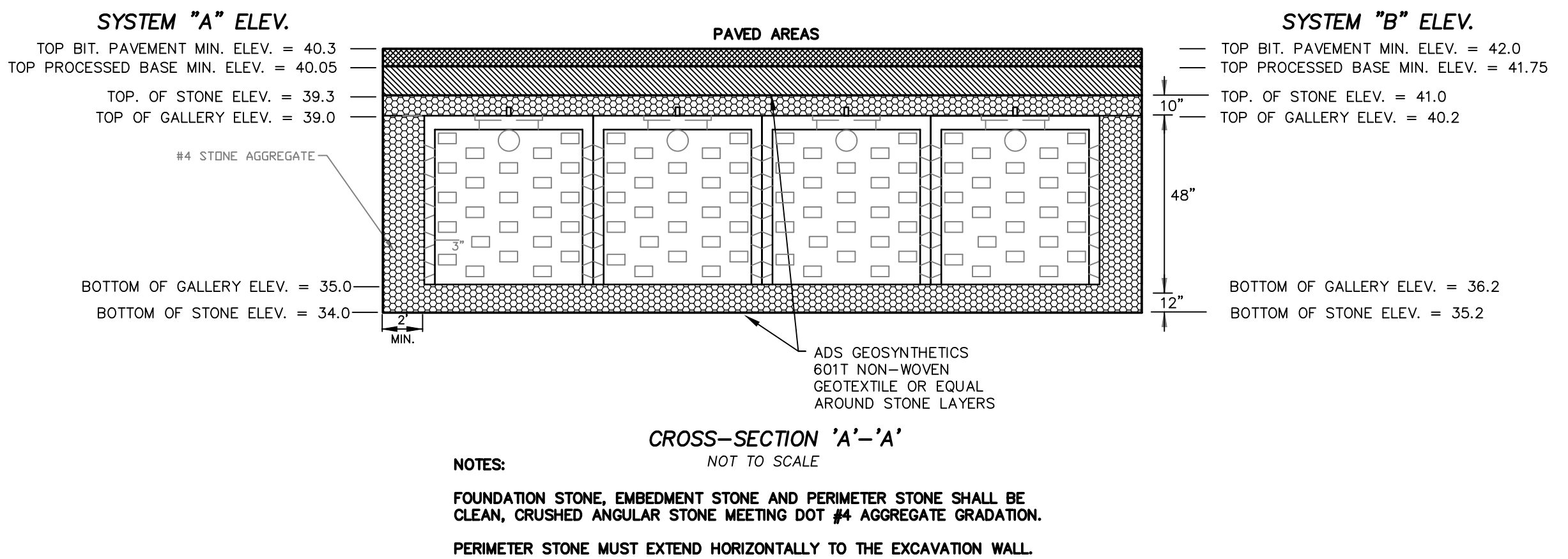
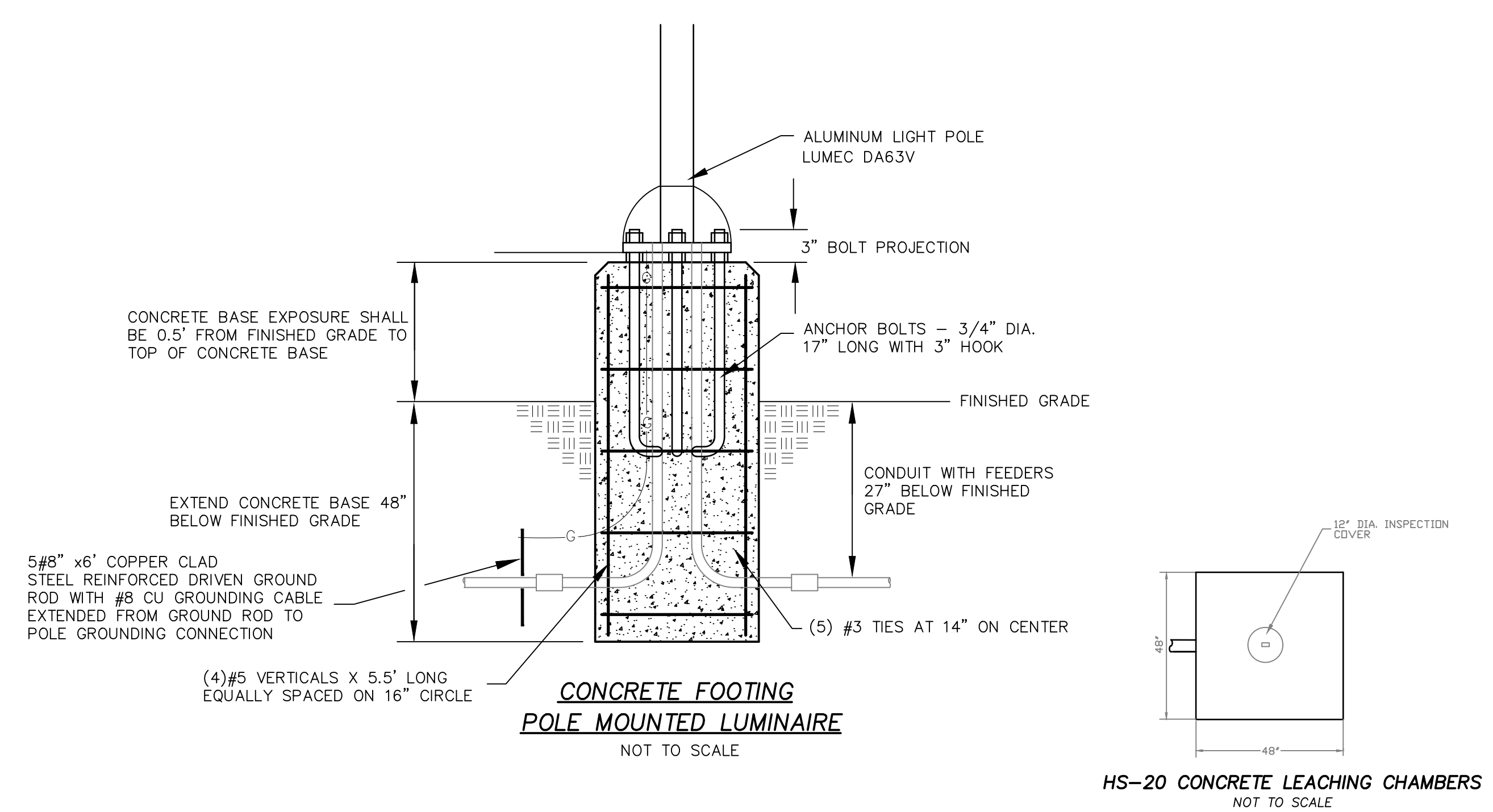
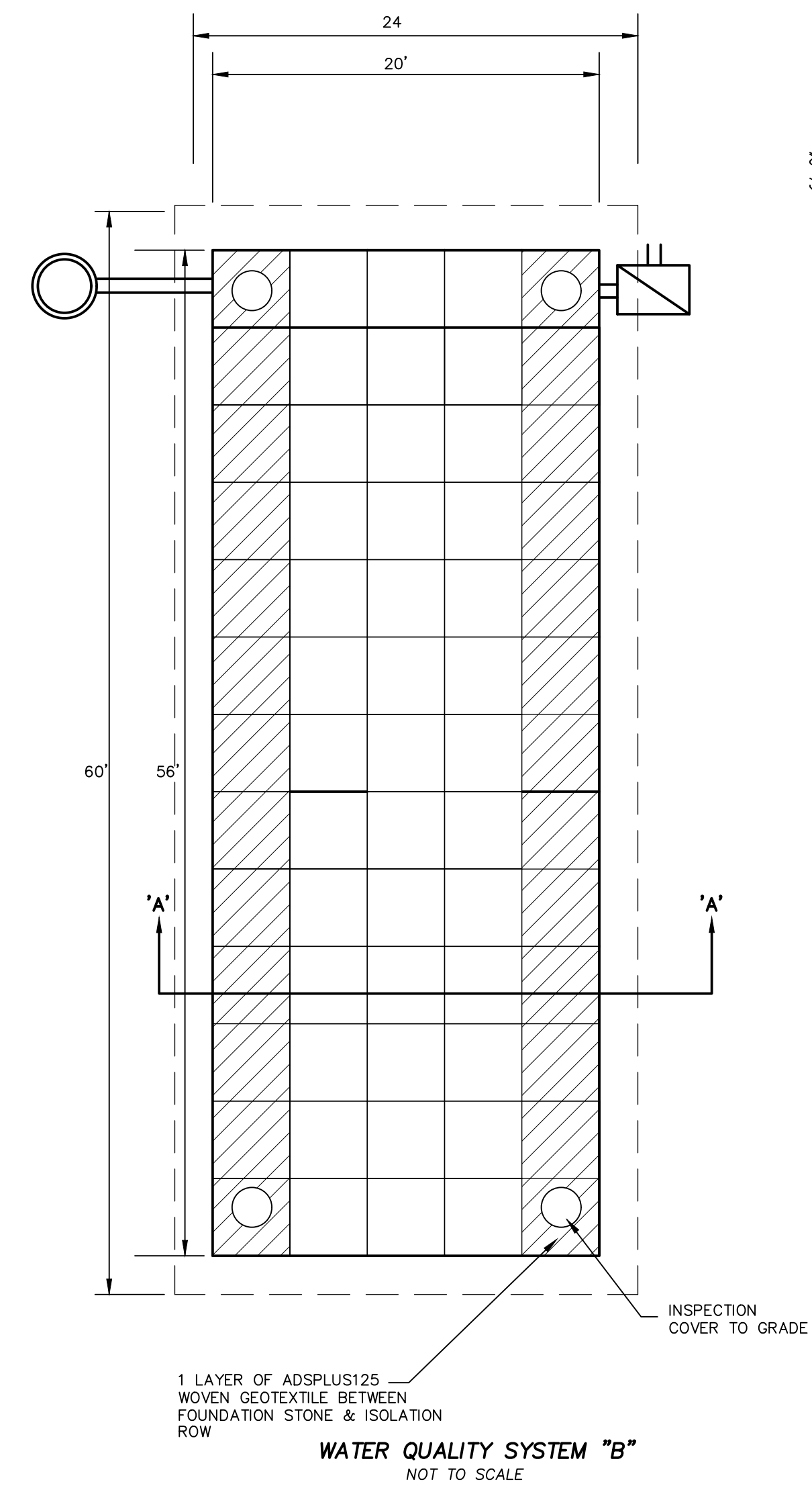
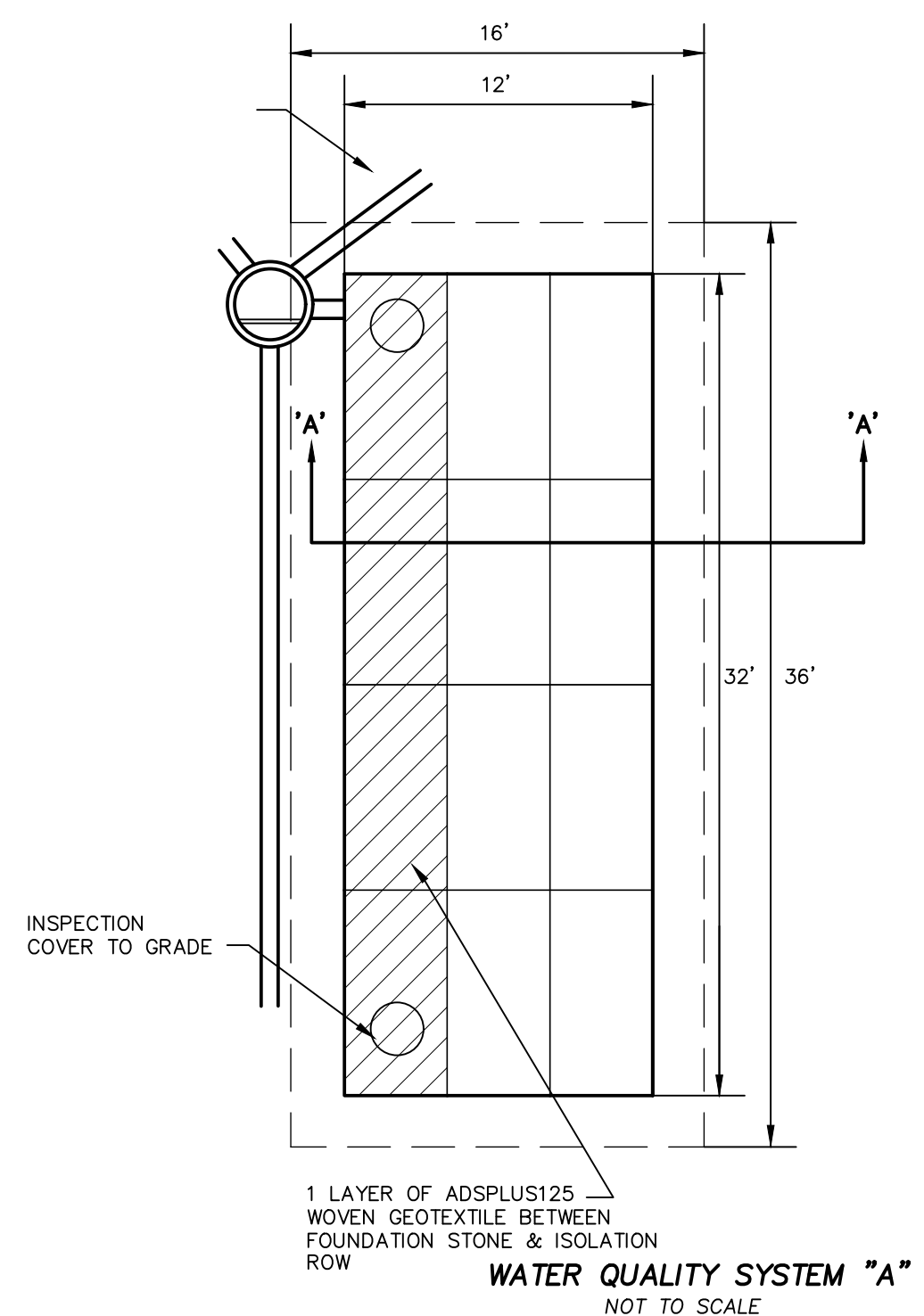
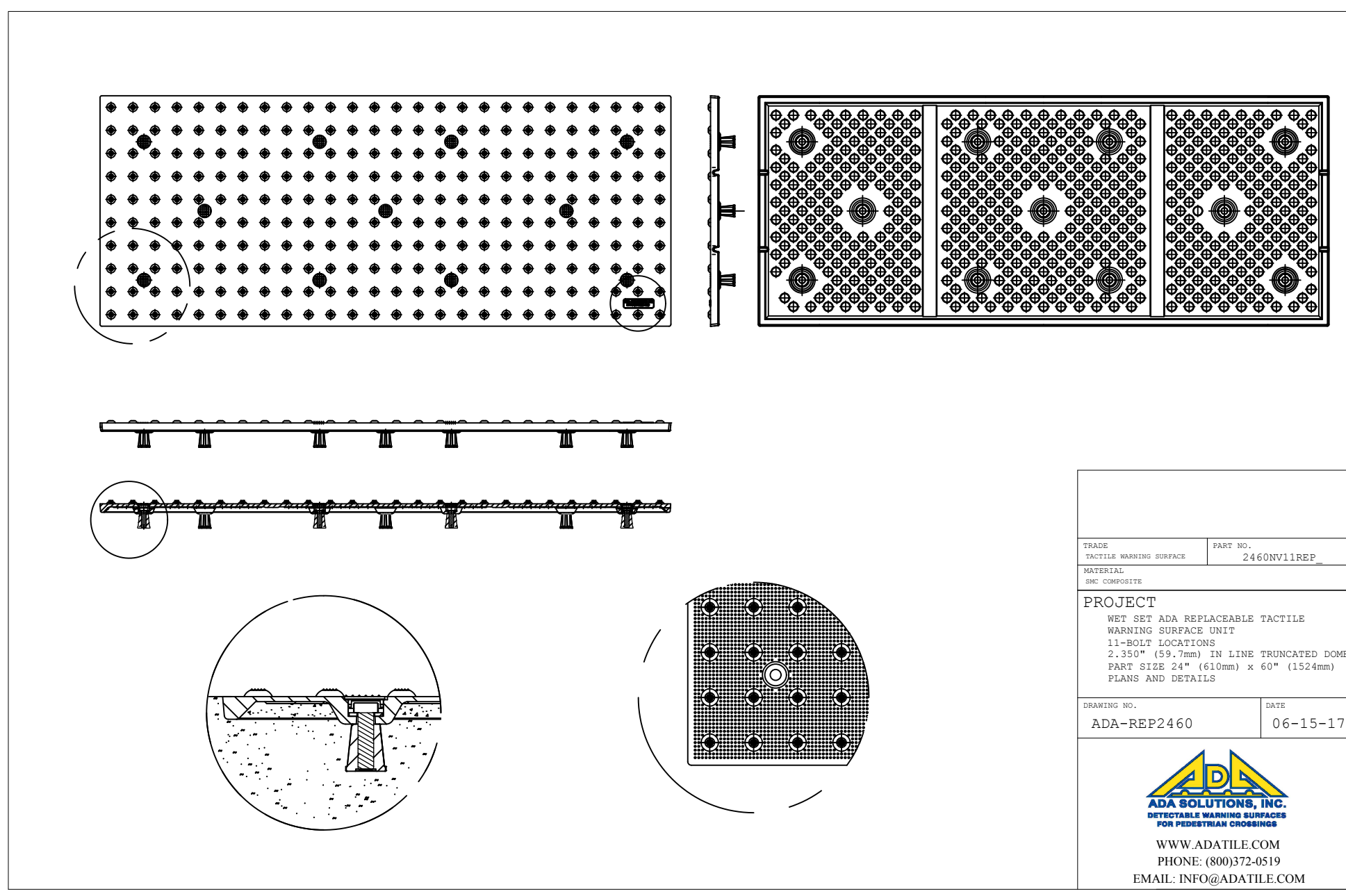
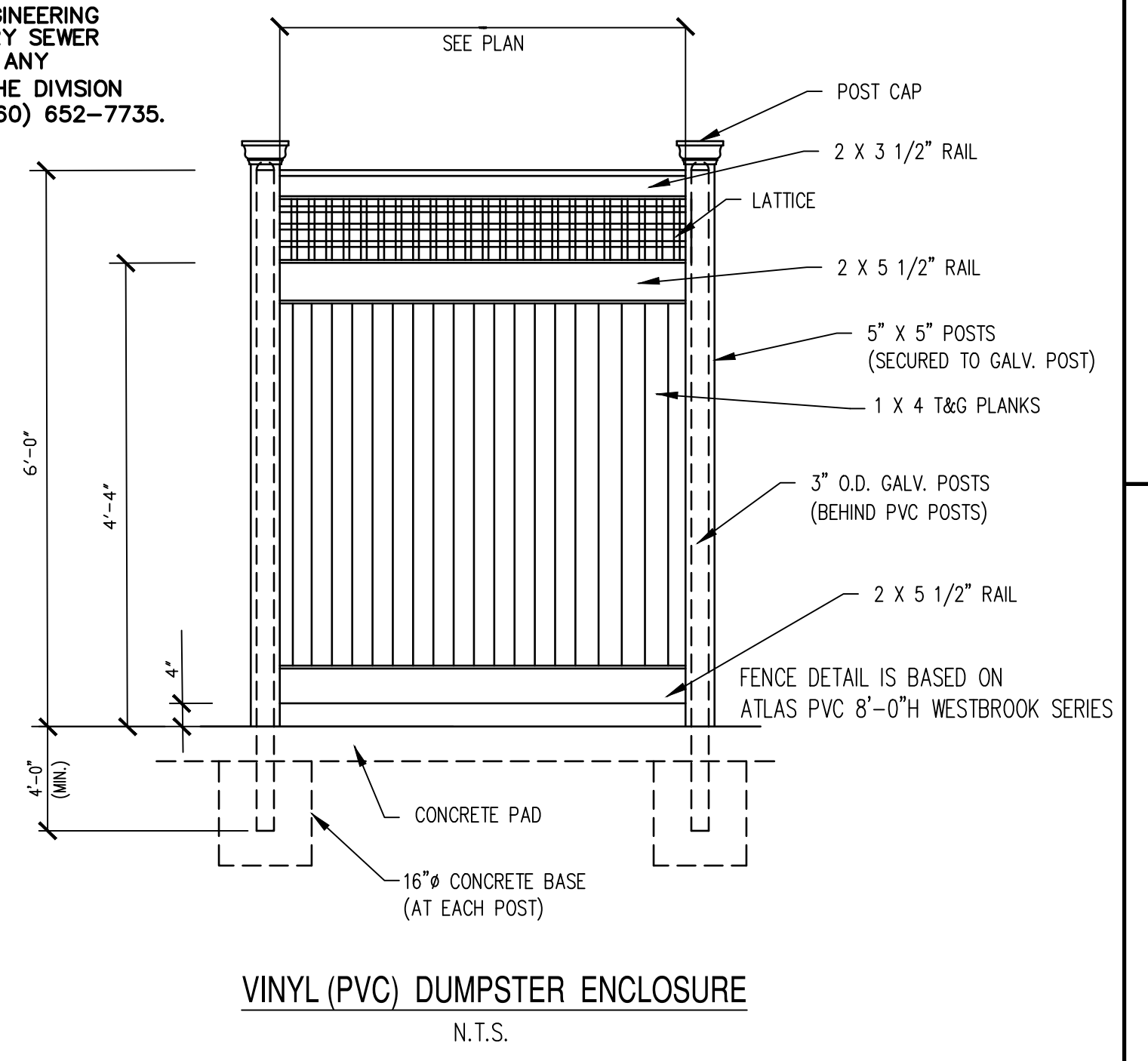
CK. BY: JHS  
 DRW. BY: PEJ  
 DATE: 4-19-22  
 SCALE: NONE  
 SHEET 6 OF 10  
 MAP NO. 153-20-1GN



JAYS & TEE LLC	TOWN CENTER
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	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.	

LONG-TERM STORMWATER MAINTENANCE SCHEDULE	
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INFILTRATION CHAMBERS	INSPECT FOR ACCUMULATION OF DEBRIS/SEDIMENT

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.

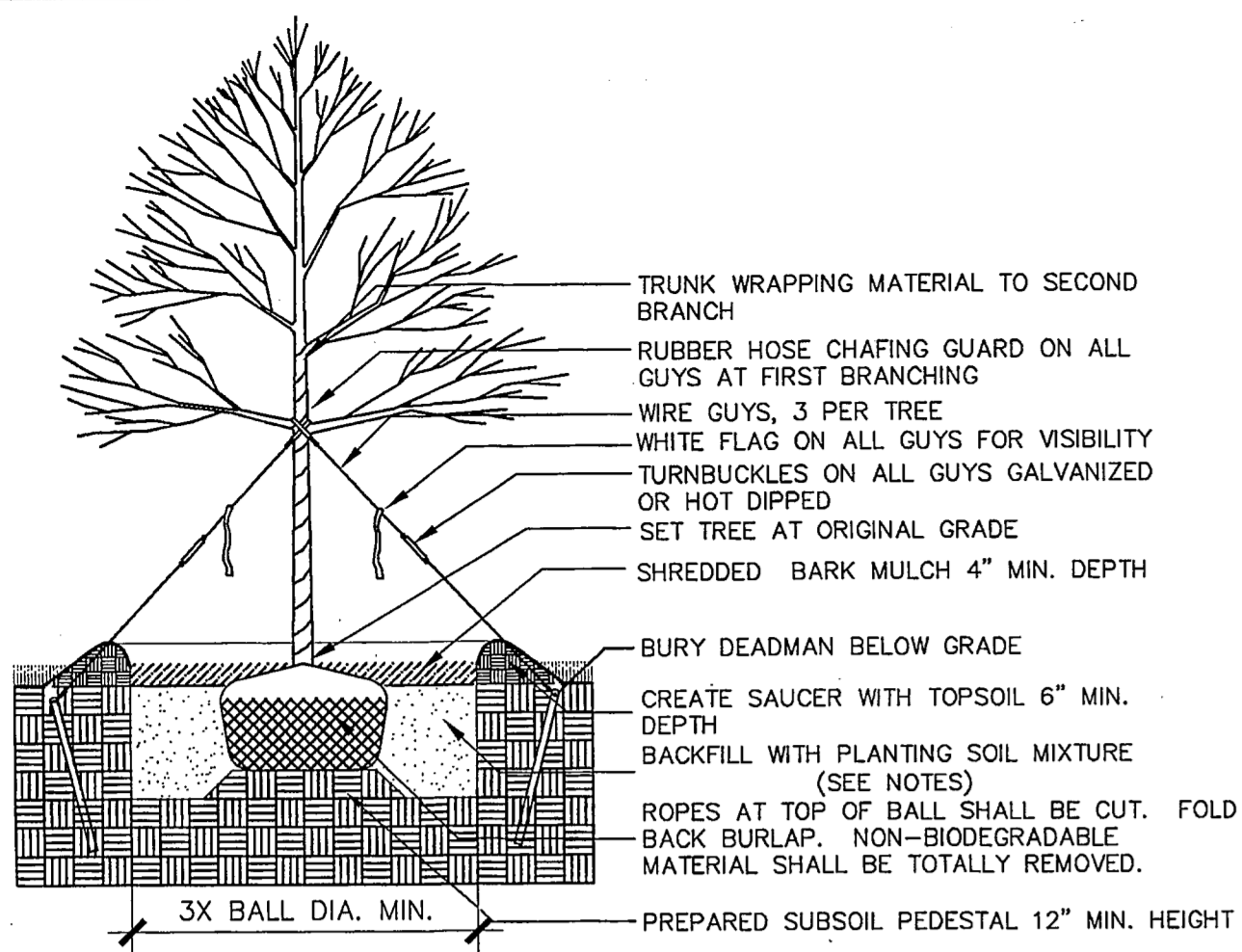
JONATHAN H. SZUREK  
P.E. # 26858

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

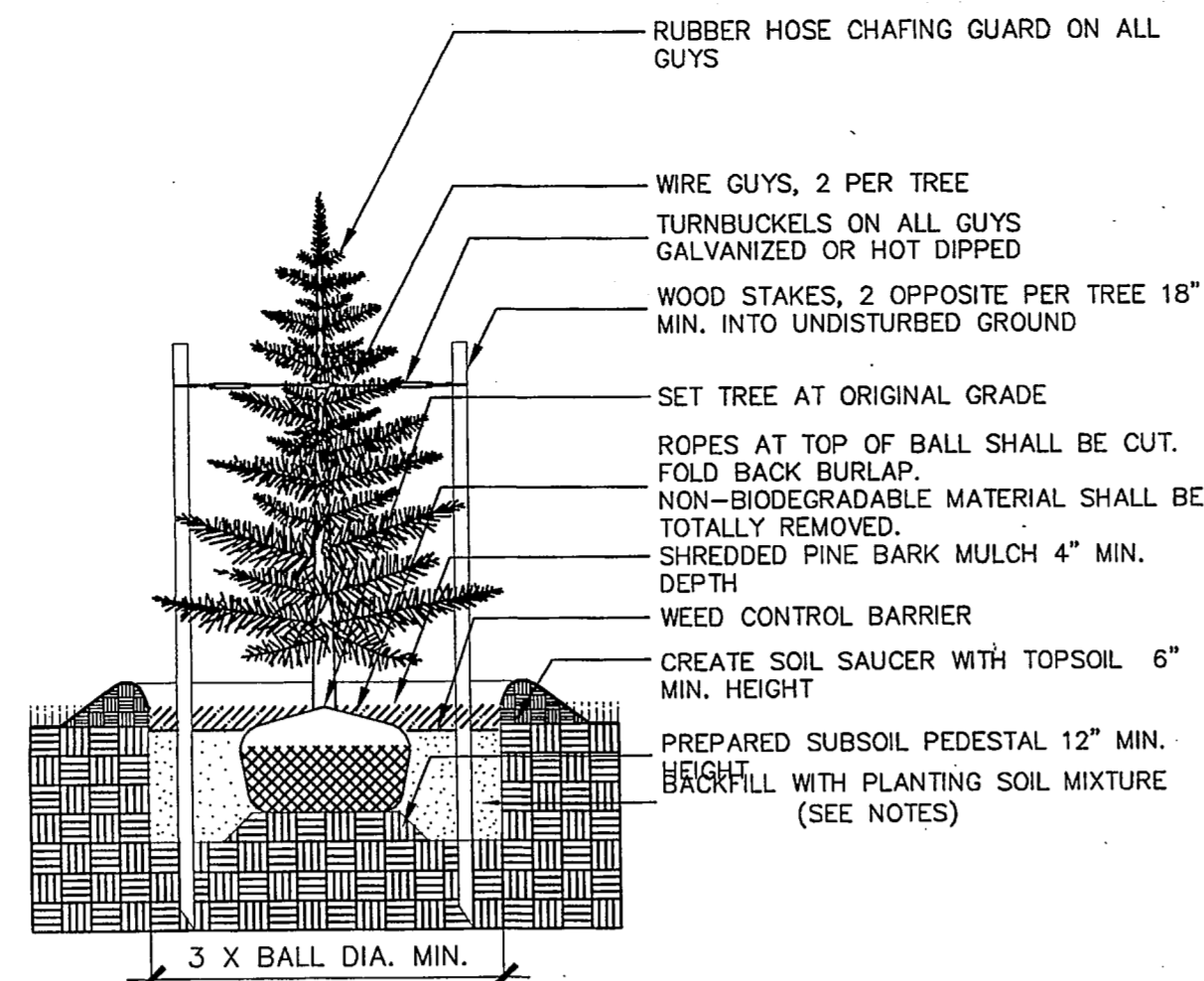
GENERAL NOTES & DETAILS  
#2610 MAIN STREET  
PREPARED FOR  
JAYS & TEES LLC  
GLASTONBURY, CONN.

REV. 6-2-22 REVIEW COMMENTS

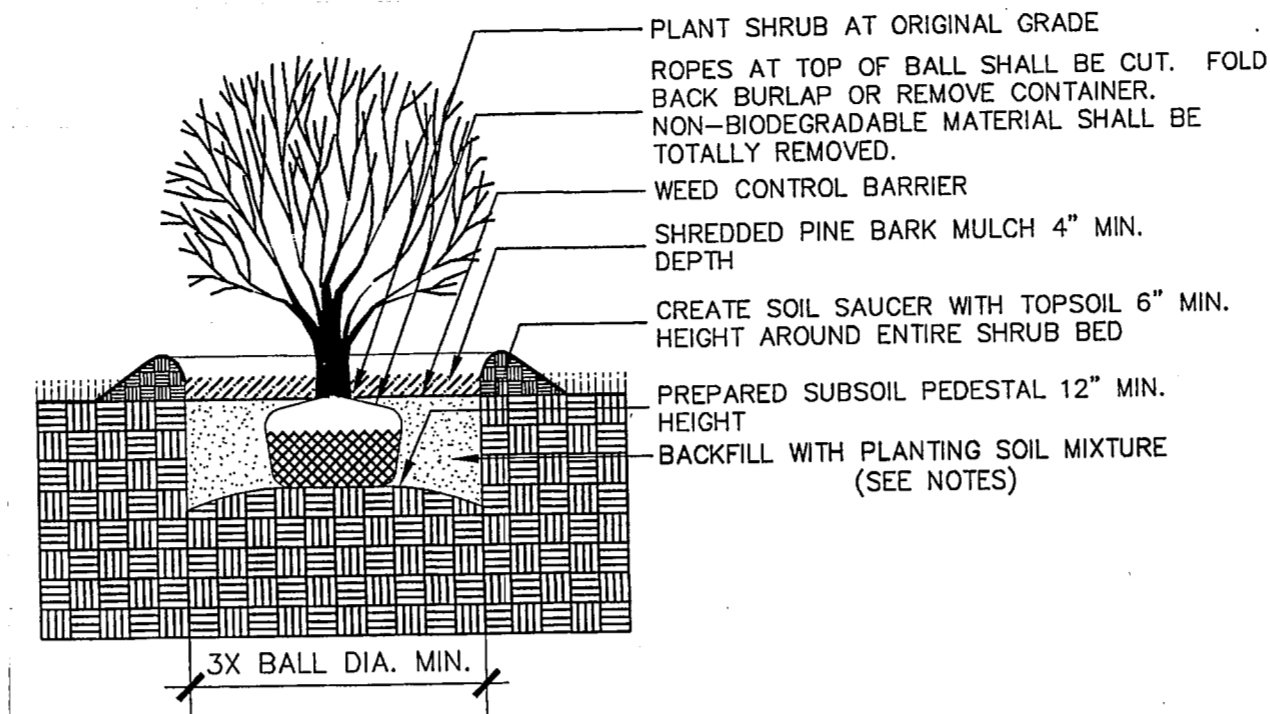
CK. BY: JHS  
DRW. BY: PEJ  
DATE: 4-19-22  
SCALE: NONE  
SHEET 7 OF 10  
MAP NO.153-20-1GD



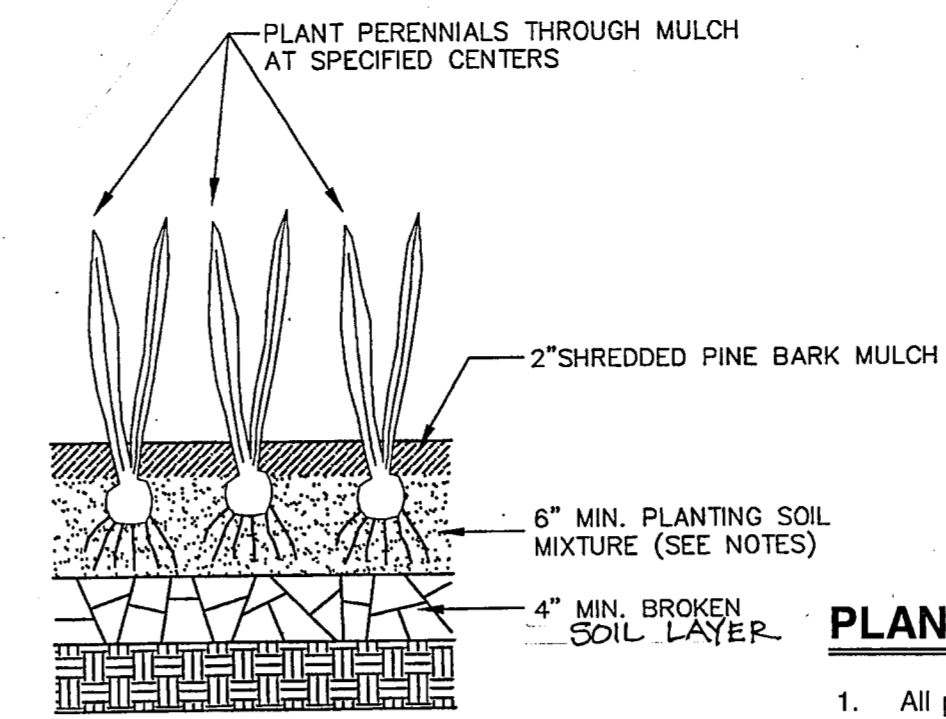
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING



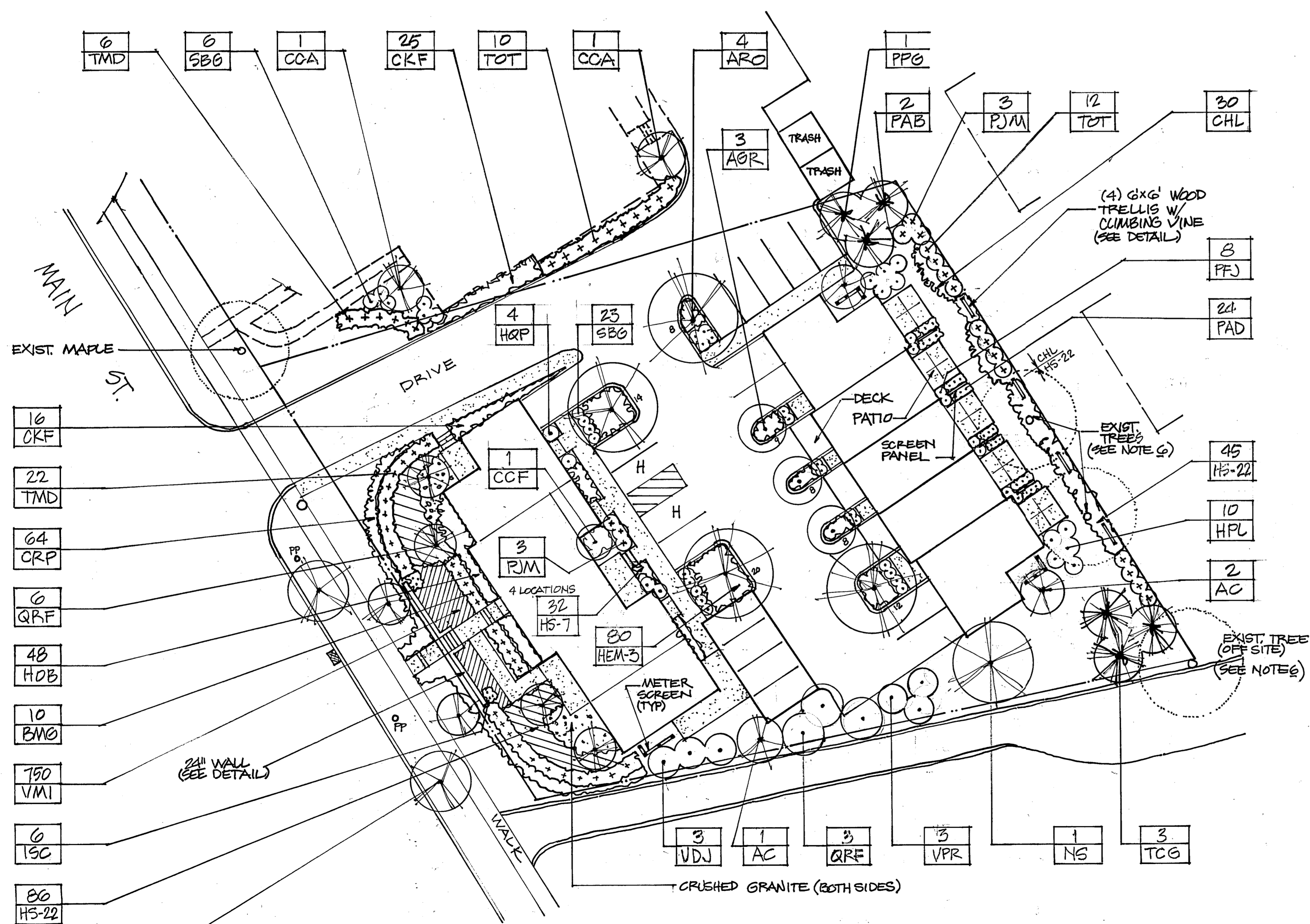
PERENNIAL PLANTING

JOE JACONETTA	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
2610 MAIN STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHARMAN
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.

PLANTING NOTES Main St. Townhouses

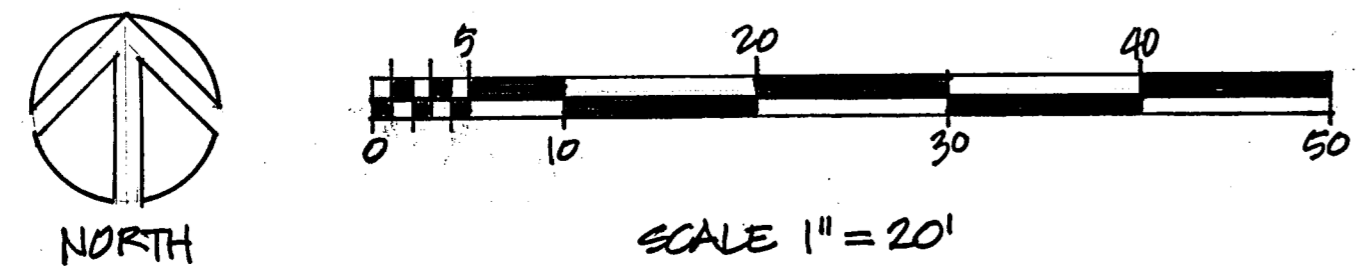
- All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
- All disturbed areas not covered by buildings, or planting shall be **sodded lawn**. New lawn areas shall receive a minimum of 6" topsoil of the proper pH and organic content suitable for 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 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.cbvd.com](http://www.cbvd.com) at least two (2) working days before starting construction to locate utilities.



PLANTING PLAN

PLANT LIST Main Street Townhouses

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	3	<i>Amelanchier canadensis</i> SHADBLOW SERVICEBERRY	6'-8'	MULTI-STEM
AOR	3	<i>Acer glabrum</i> PAPERBARK MAPLE	2" CR.	SINGLE STEM
ARO	4	<i>Acer rubrum</i> RED MAPLE	2 1/2" CR.	MATCHED
BMO	10	<i>Buxus</i> GREEN VIOLET BOXWOOD	24"	
COA	2	<i>Cercis canadensis</i> EASTERN REDBUD	6'-8'	MULTI-STEM
CCF	1	<i>Cercis canadensis</i> PURPLE REDBUD	6'-8'	MULTI-STEM
CHL	30	<i>Chamaenerium latifolium</i> NORTHERN SEA OATS	2 Gal.	
CKF	41	<i>Calamagrostis</i> RED FESCUE GRASS	2 Gal.	
CRP	64	<i>Carex permathecoides</i> RED SATIN CAREX	2 Gal.	
HEM-3	80	<i>Hemerocallis</i> WOODSIDE F.D. DAY LILY	2 Gal.	
HOB	48	<i>Heuchera micrantha</i> CREADIAN CORAL BELLS	2 Gal.	
HPL	10	<i>Hydrangea</i> LIMEGLO F.PAN. HYD.	24" x 30"	
HQP	4	<i>Hydrangea</i> FREE WEE HYDRANGEA	24" x 30"	
HS-22	131	<i>Hosta</i> PATRIOT HOSTA	1 Gal.	2' O.C.
HS-7	32	<i>Hosta</i> FRANCEE HOSTA	1 Gal.	
ISC	6	<i>Iris</i> IRIS	2 Gal.	
NS	1	<i>Nyssa</i> WILDFIRE SOUR GUM	2 1/2" CAL.	
PAB	2	<i>Picea</i> NORWAY SPRUCE	6'-8'	
PAD	24	<i>Pennisetum</i> MISSION PENSIVITAE	1 Gal.	30" O.C.
PCP	2	<i>Pyrus</i> CLEVELAND SELECT PEAR	2 1/2" CAL.	MATCHED
PFJ	8	<i>Potentilla</i> JACKMANI	18" x 24"	
PJM	6	<i>Rhododendron</i> EUM. RHODODENDRON	24"	
PPB	1	<i>Picea</i> COLORADO BLUE SPRUCE	7'	
QRF	9	<i>Quercus</i> COLUMNAR ENGL. OAK	3 1/2" CAL.	MATCHED
SBO	29	<i>Spiraea</i> GOLDFLAME SPIREA	18" x 24"	
TCG	3	<i>Thuja</i> GENOVA HEALOCK	6'-7'	UNSHEPARED
TMD	31	<i>Taxus</i> DENSE YEW	24"	
TOT	22	<i>Thuja</i> MISSION ARBORVITAE	6'	
VDJ	3	<i>Viburnum</i> AUTUMN JAZZ VIBURNUM	5'	
VMI	750	<i>Viola</i> BOWLES PERIWINKLE	2 1/2" POT.	
VPR	3	<i>Viburnum</i> BLACKHAW VIBURNUM	5'-6'	



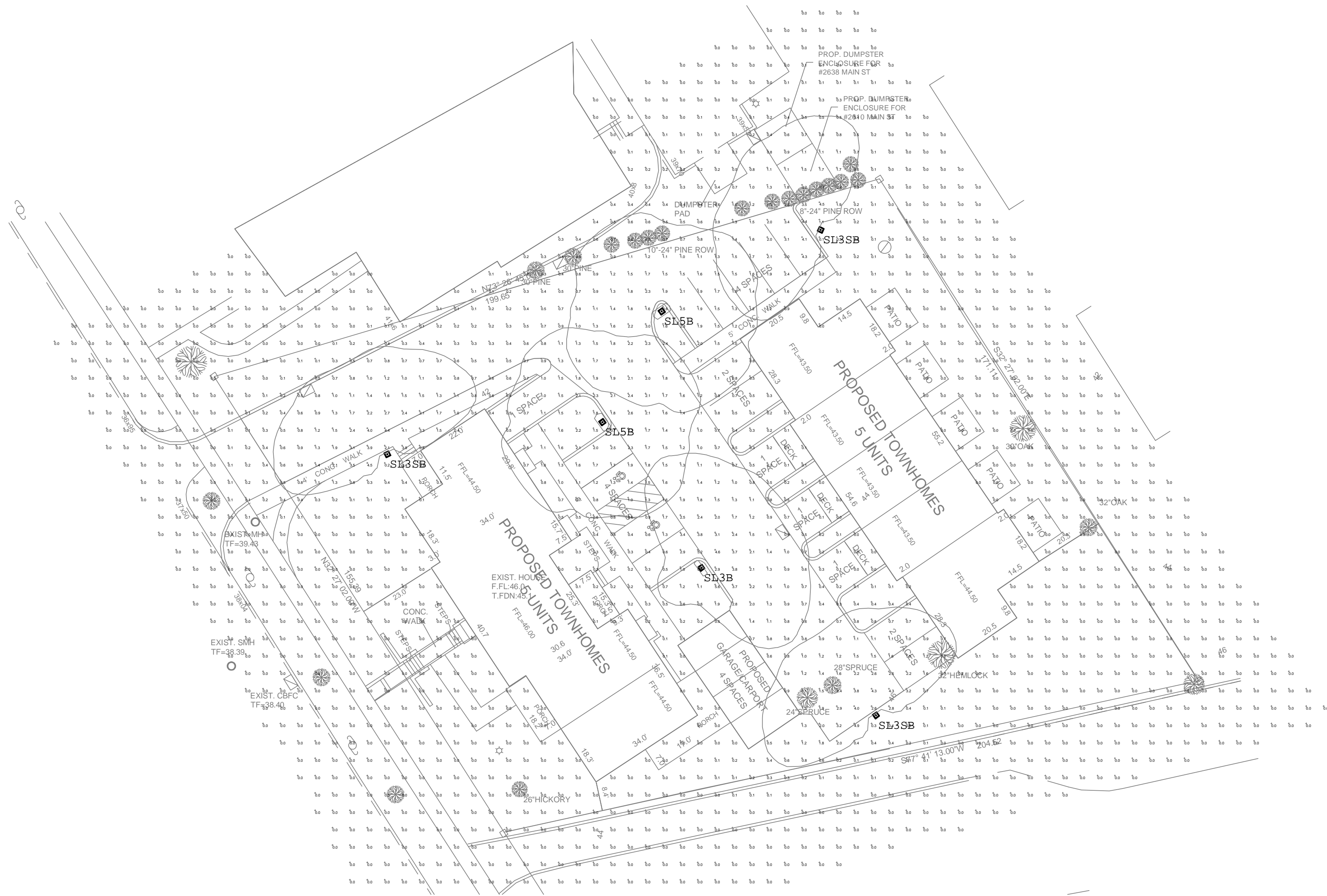
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

THOMAS GRACEFFA P.L.A.S.T.  
Thomas Graceffa Landscape Architect, LLC  
19 Flag Drive Manchester, Connecticut 06042  
815-742-1990  
thomasgraceffa1@gmail.com

PLANTING PLAN  
MAIN STREET TOWNHOUSES 2610 MAIN STREET  
PREPARED FOR  
JAYS & TEE LLC  
GLASTONBURY CONNECTICUT

REVISION  
DATE 6/3/2022  
SHEET 1/1





JOB NAME: 2610 MAIN STREET - GLASTONBURY, CT  
 APEX LIGHTING SOLUTIONS  
 WORKPLANS/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:  
 2610 MAIN STREET  
 GLASTONBURY, CT

DRAWING TITLE:  
 SITE LIGHTING  
 PHOTOMETRIC CALCULATION

SCALE : 1"=20' 0"  
 DATE : 6/7/22  
 DRAWN BY: LED  
 SHEET:  
**SL-1D**

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