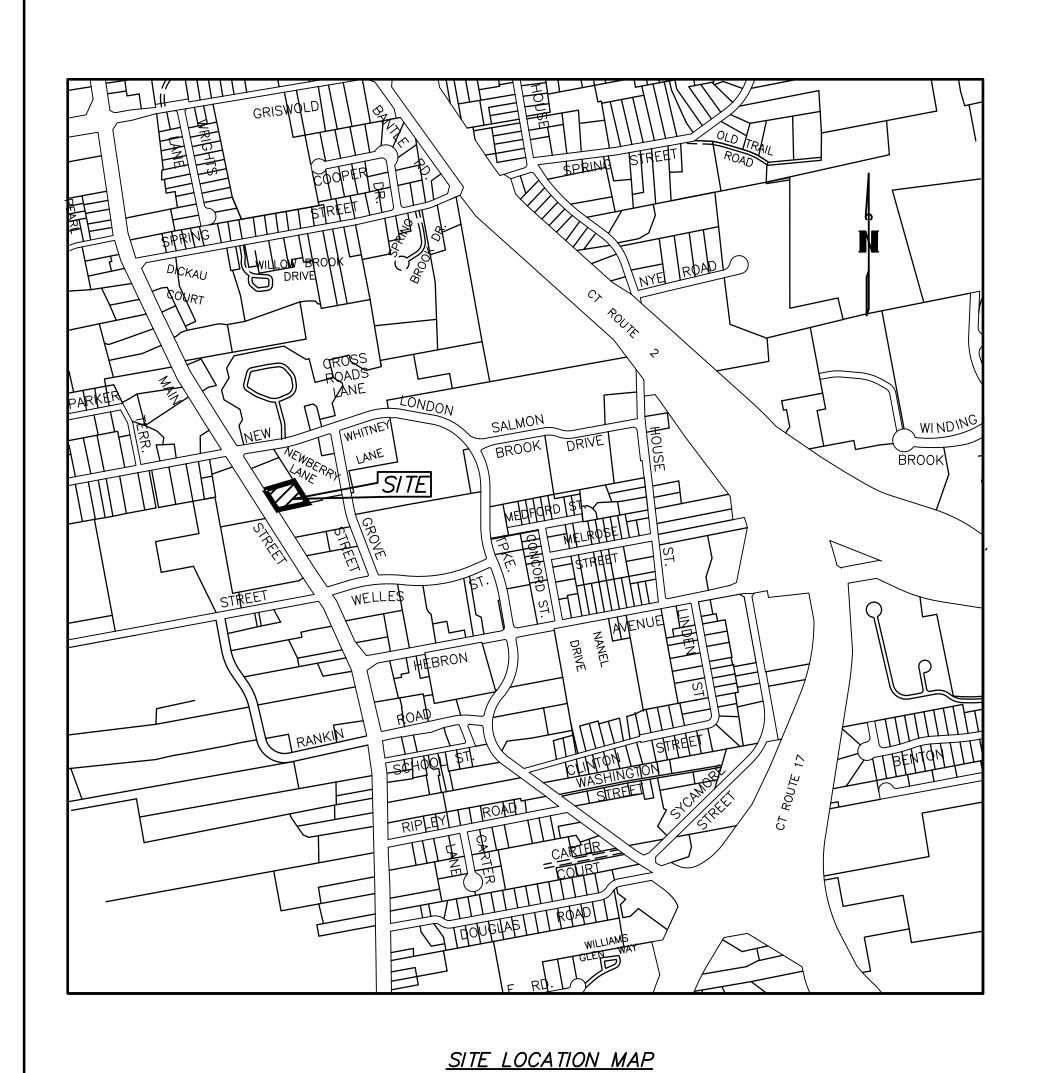
SITE PLAN #2610 MAIN STREET PREPARED FOR JAYS & TEE LLC GLASTONBURY, CONN.



INDEX TO SHEETS

COVER SHEET	SHEET 1
BOUNDARY & EXISTING CONDITIONS PLAN	SHEET 2
SITE PLAN	SHEET 3
EROSION & SEDIMENTATION CONTROL PLAN	SHEET 4
EROSION CONTROL NOTES & DETAILS	SHEET 5
GENERAL NOTES & DETAILS	SHEET 6 & 7
LANDSCAPE PLAN	SHEET 8
LIGHTING PLAN	SHEET 9
CONDITIONS OF APPROVAL	SHEET 10

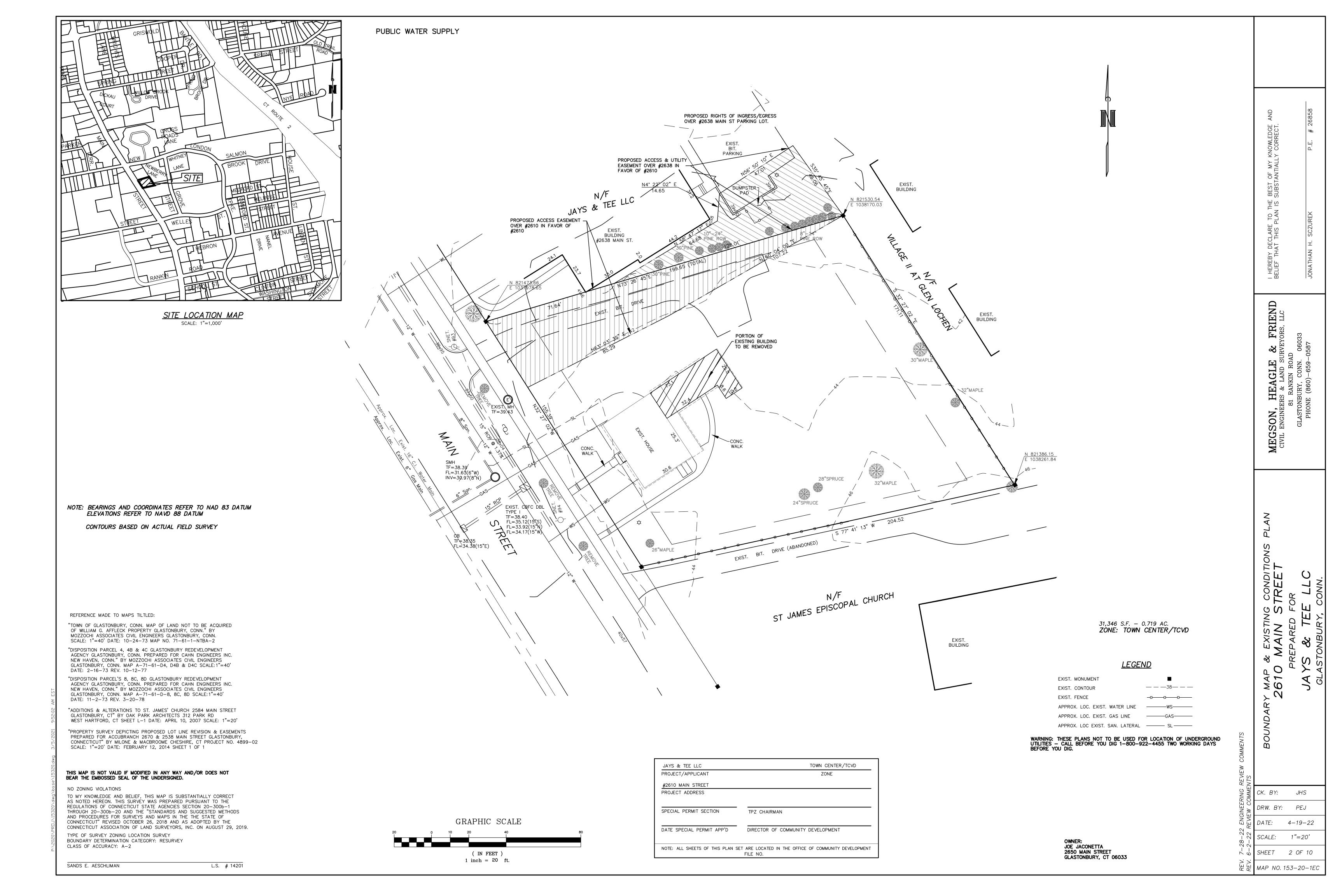
JAYS & TEE LLC	TOWN CENTER/TCVD
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN S	ET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPME

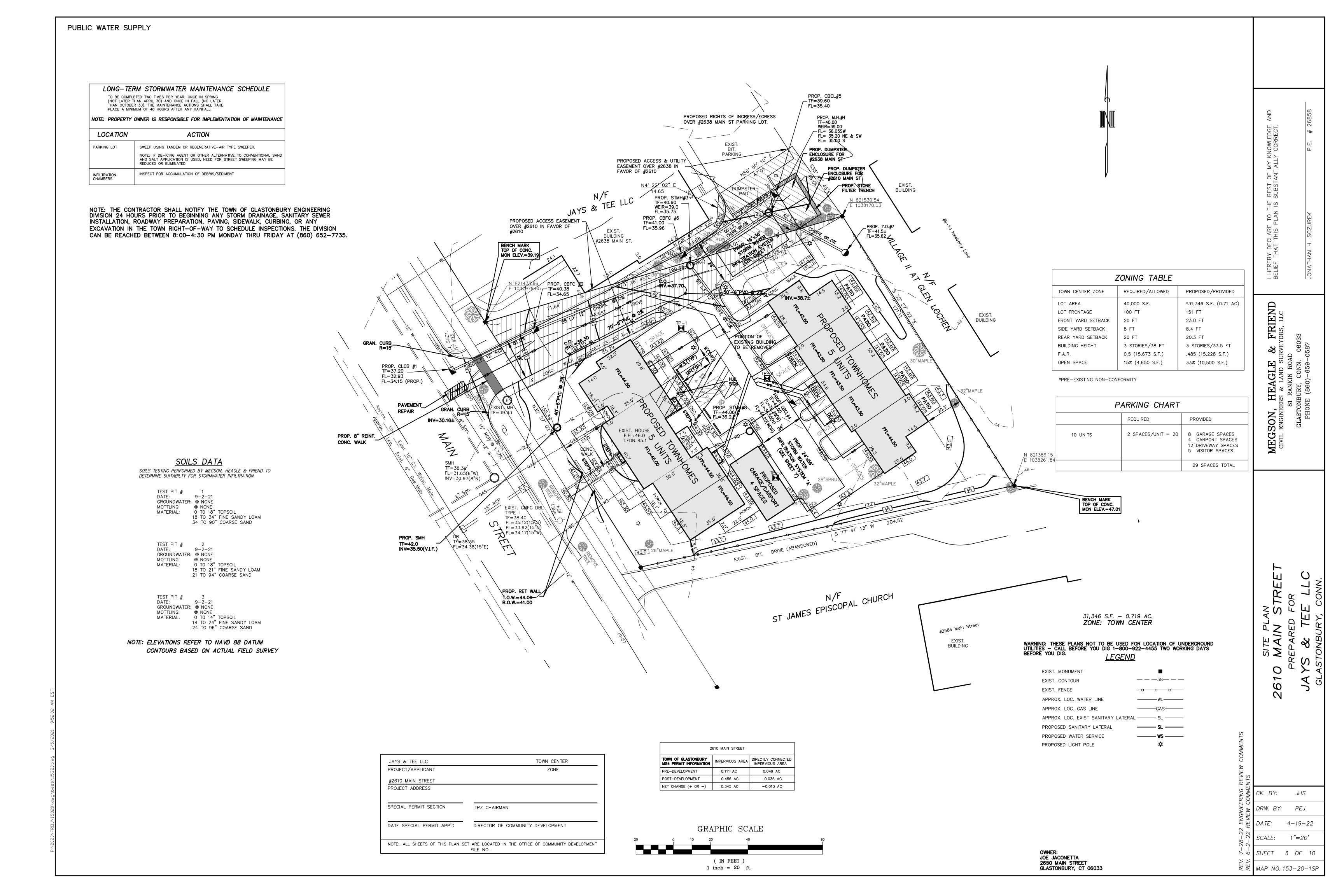
ZONING TABLE					
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED			
LOT AREA	40,000 S.F.	*31,346 S.F. (0.71 AC)			
LOT FRONTAGE	100 FT	151 FT			
FRONT YARD SETBACK	20 FT	23.0 FT			
SIDE YARD SETBACK	8 FT	8.4 FT			
REAR YARD SETBACK	20 FT	20.3 FT			
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/33.5 FT			
F.A.R.	0.5 (15,673 S.F.)	.489 (15,334 S.F.)			
OPEN SPACE	15% (4,650 S.F.)	33% (10,400 S.F.)			

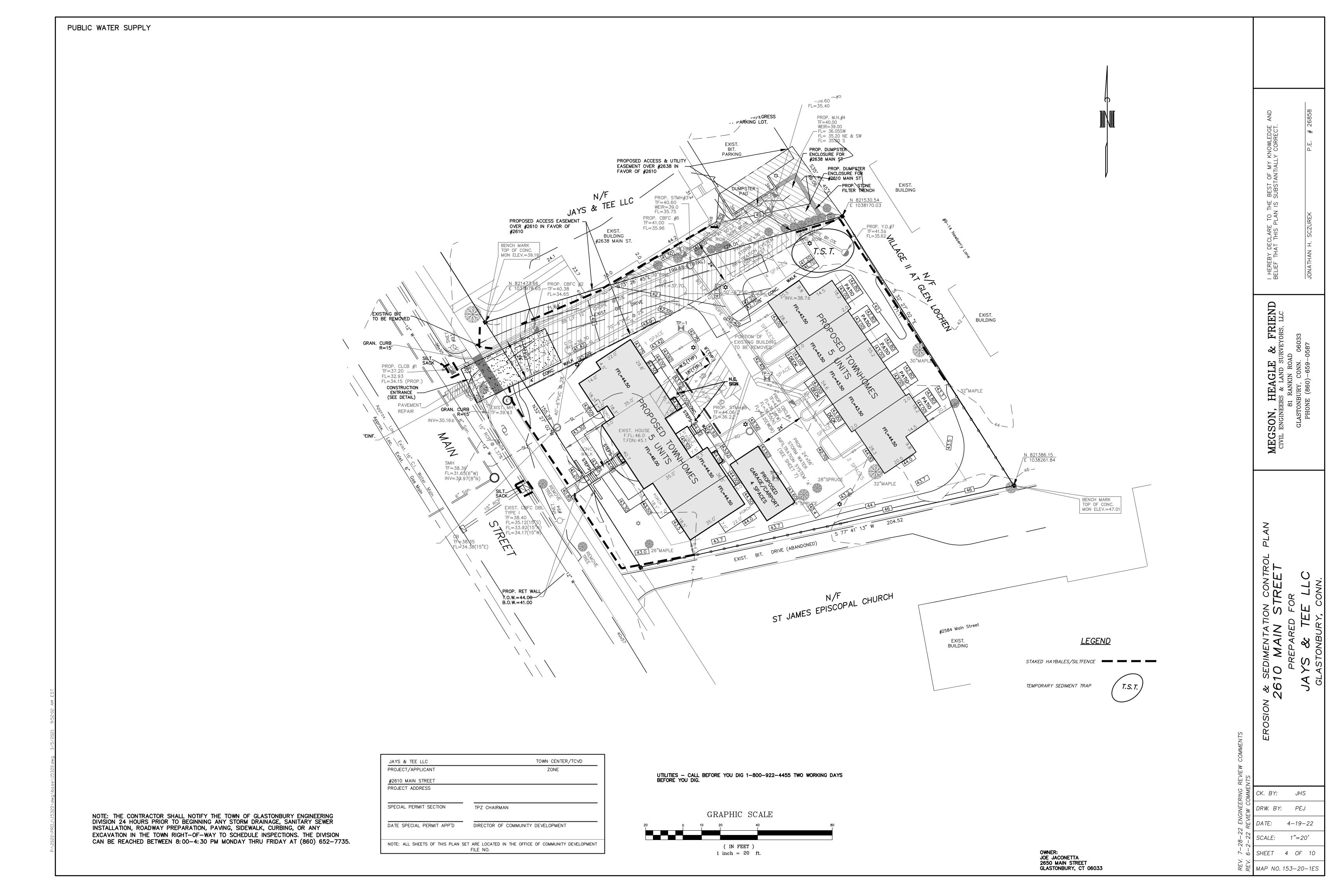
*PRE-EXISTING NON-CONFORMITY

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				

DRW. BY: PEJ 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.

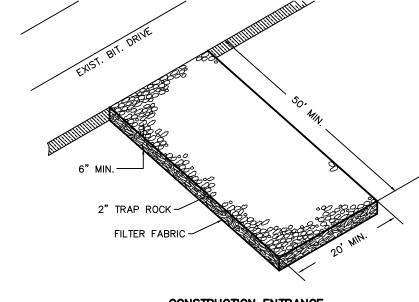
The project will involve the grading of the site and the construction of all the site improvements. The primary erosion control measure proposed during construction is the utilization of the northeast corner of the site in the area of the proposed yard drain as a temporary sediment trap during construction. 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

- 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 actions or field changes to the plan.
- 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. ILL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED 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.
- 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.

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

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

PHOSPHORUS FERTILIZERS.

OR HYDRAULIC APPLICATION.

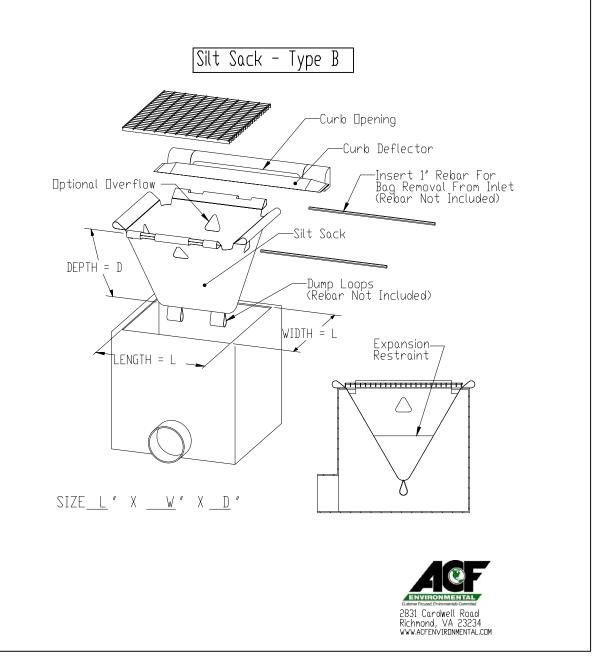
THE "GUIDELINES"

- 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.

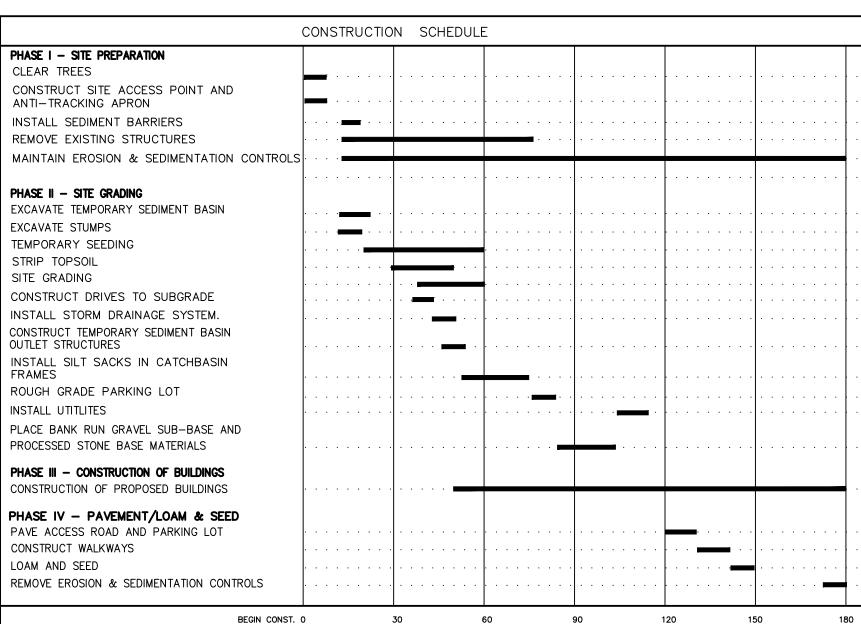
SUNNY TO PARTIALLY	SUNNY SITES		
KENTUCKY BLUEGRASS CREEPING RED FESCUE PERENNIAL RYEGRASS		20 20 05	0.50 0.50 0.10
	TOTAL	45	1.10
SHADY SITES			
CREEPING RED FESCUE PERENNIAL RYEGRASS		50 05	1.00 0.10
	TOTAL	55	1.10
DROUGHTY SITES			
CREEPING RED FESCUE TALL FESCUE		40 20	1.00 0.50

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

6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN



SILTSACK DETAIL

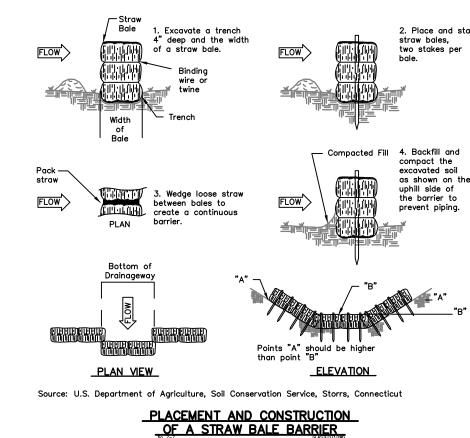


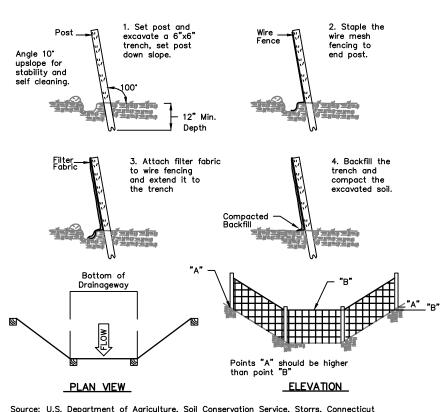
CONST. STARTING DATE DEPENDS ON APPROVAL DATE OF PROJECT, BONDING & WEATHER CONDITIONS.

** 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





PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

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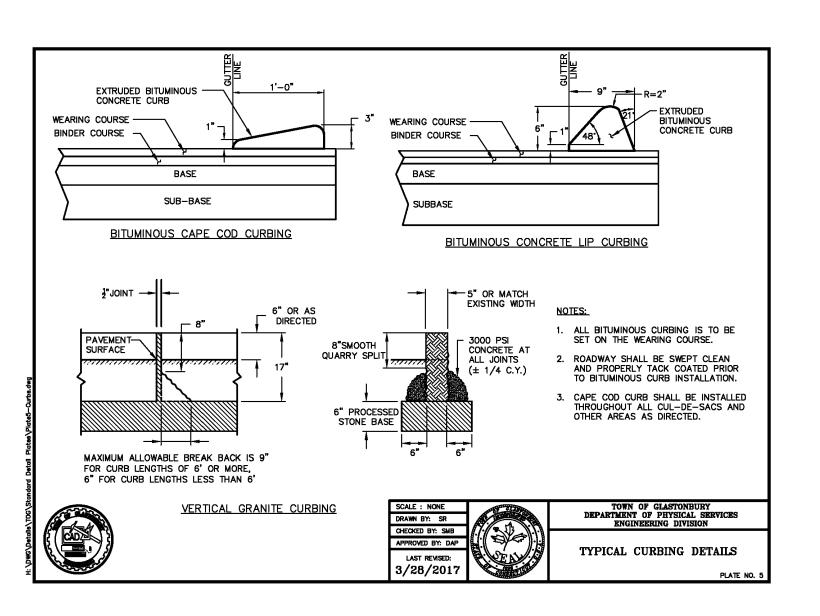
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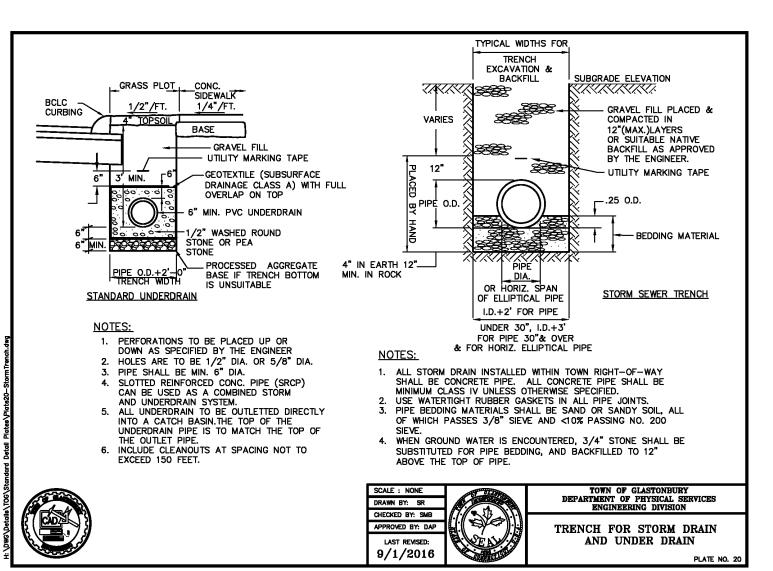
CK. BY: JHS DRW. BY: PEJ DATE: 4-19-22 SCALE: NONE

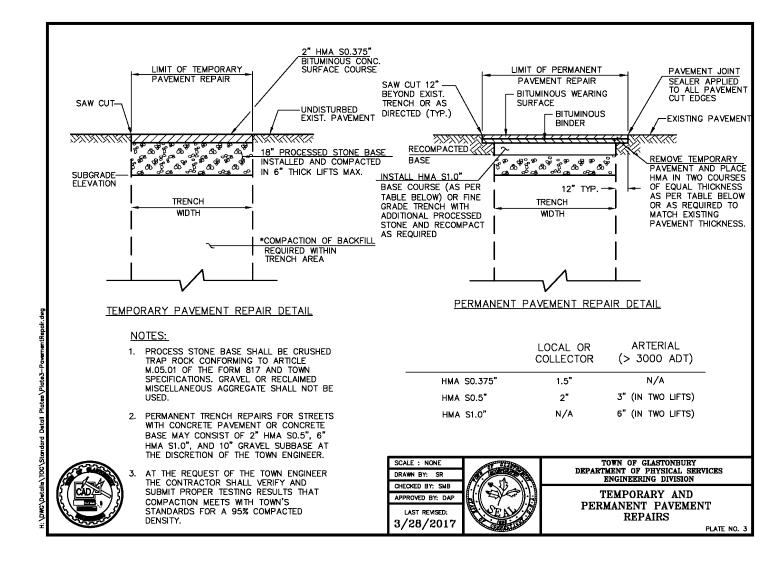
SHEET 5 OF 10

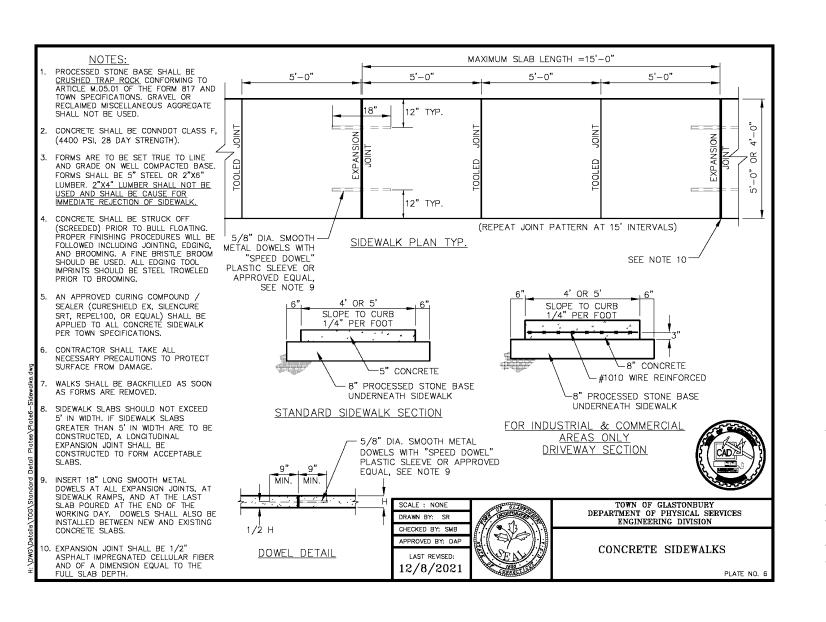
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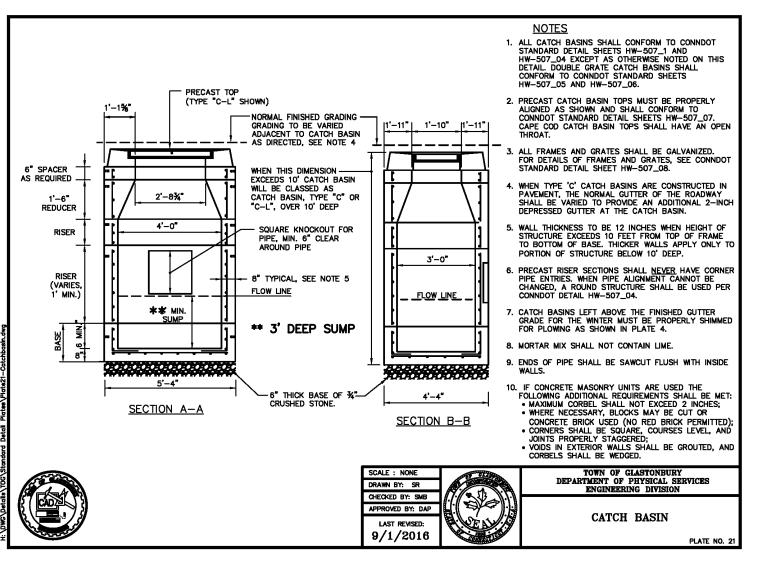
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET. INSTALLATION AND MAINTENANCE: 1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED 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. CONSTRUCTION ENTRANCE 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.

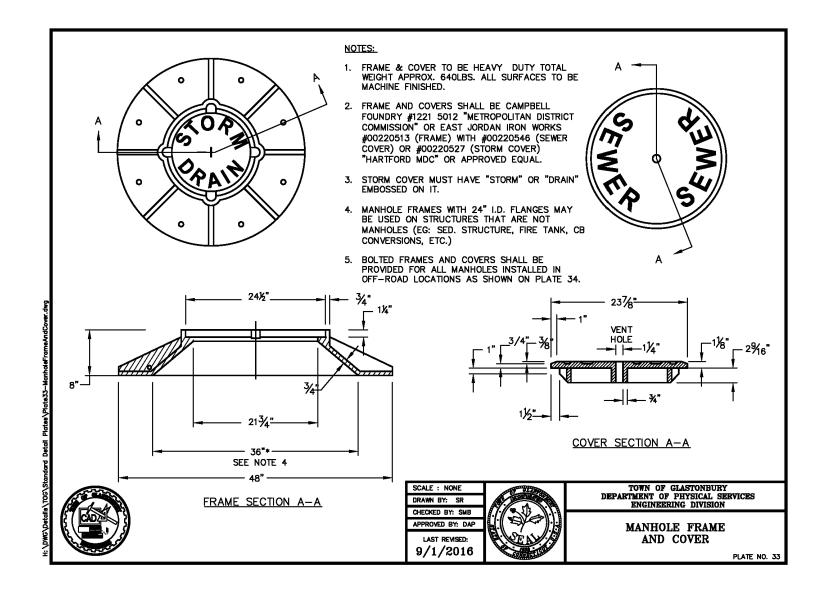


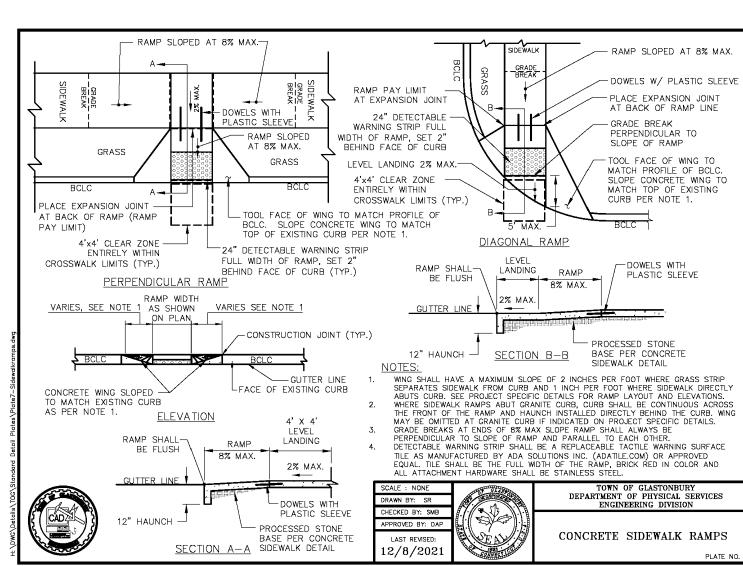


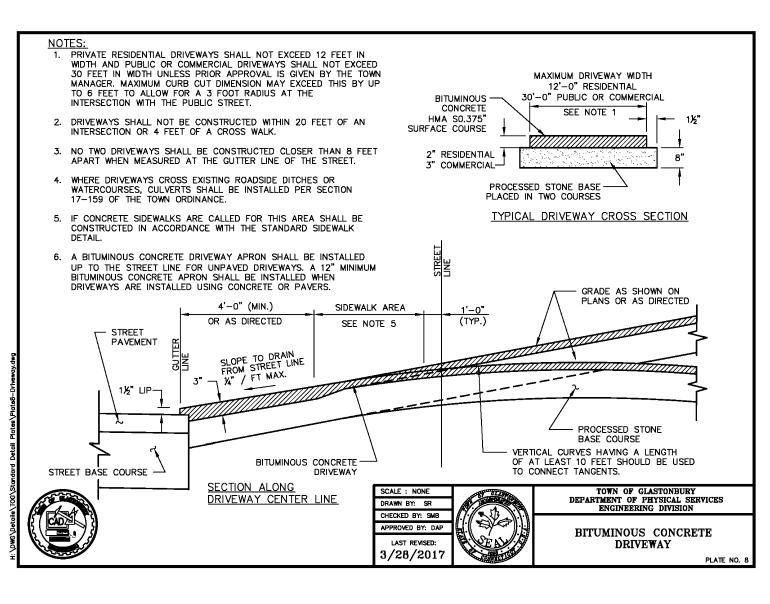


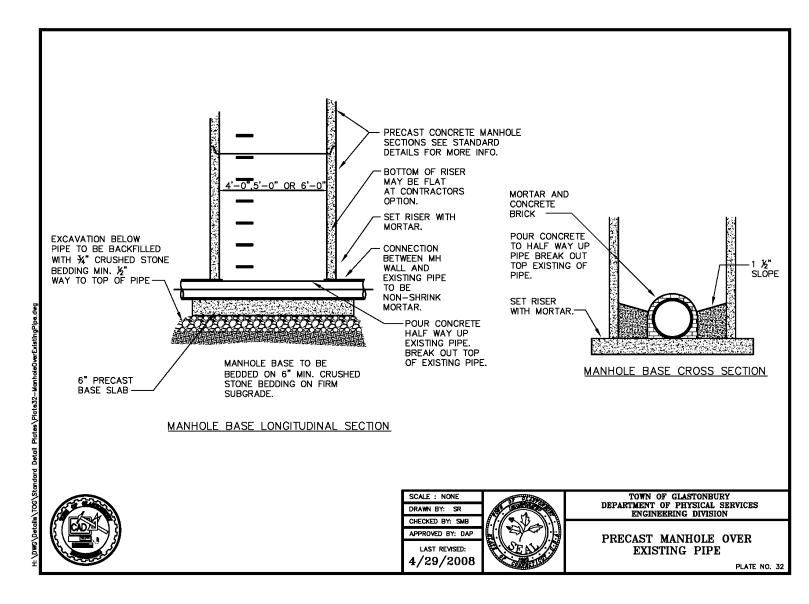


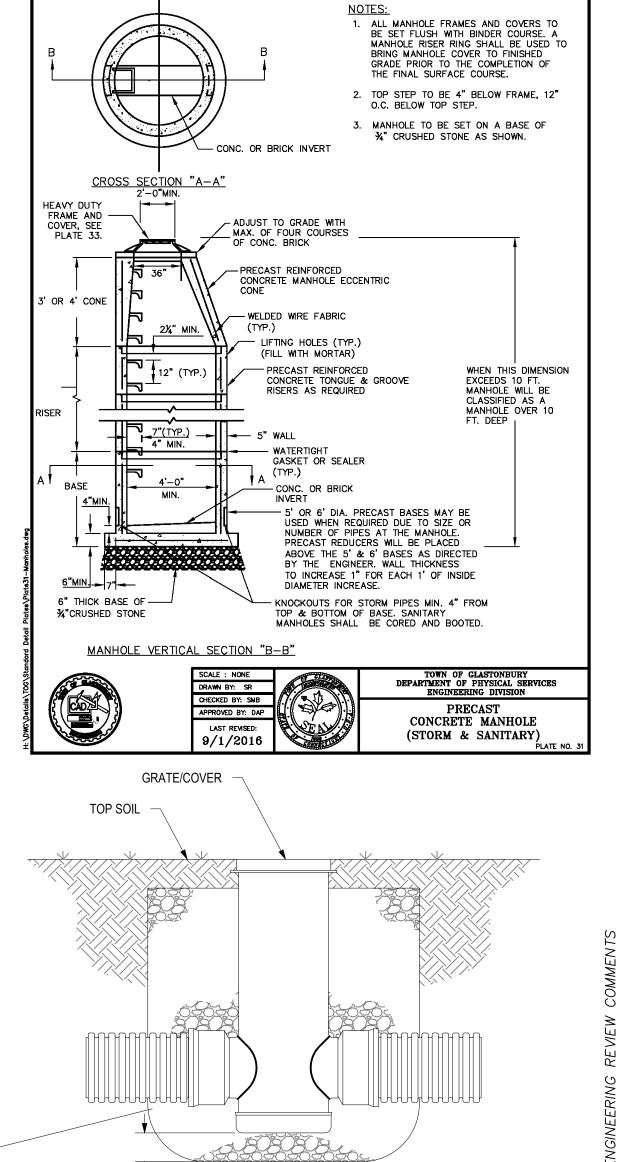












NYLOPLAST YARD DRAIN

NOT TO SCALE

- GROUND OR STREET

COMPACTED PER TOWN SPECIFICATIONS AND

UTILITY DETECTION -

AS ORDERED BY THE

2'-0" MINIMUM

STONE HAUNCHING AND FOUNDATION

6" MIN. FOUNDATION

AS REQUIRED

FINE GRAVEL SUITABLE FOR

STONE WITH GEOTEXTILE FOR WET CONDITIONS PER

TYPICAL TRENCH FOR

SANITARY SEWERS

- 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.

 CRUSHED STONE HAUNCHING, ¾" 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

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

WITH AN ACCEPTABLE GEOTEXTILE (TC MIRAFI 140N OR APPROVED EQUAL)

DRAWN BY: SR

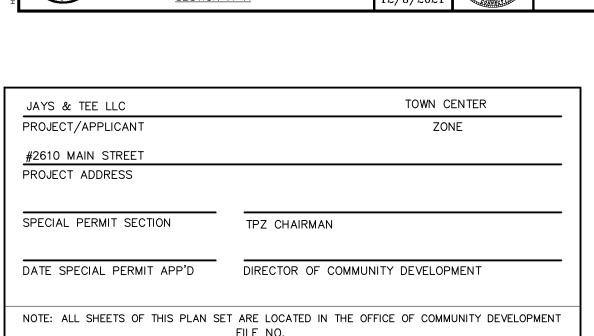
APPROVED BY: DAP

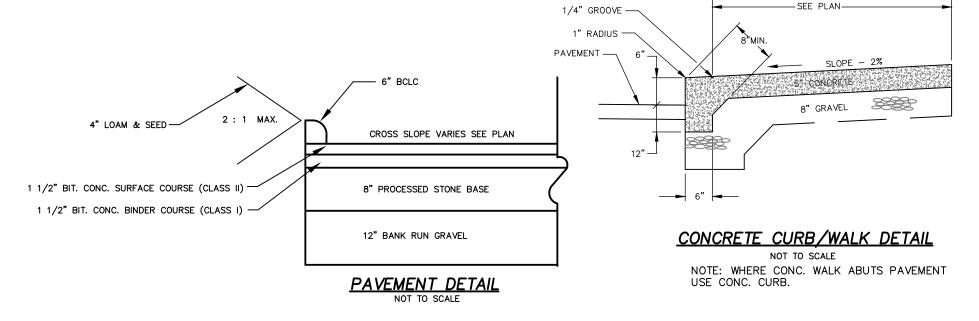
9/1/2016

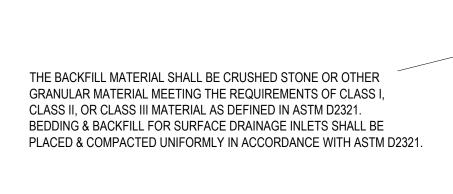
4. WHEN PIPE IS LAID IN A WET OR SILTY CONDITIONS, THE CONTRACTOR SHALL EXTEND CRUSH STONE TO THE TOP OF SEWER PIPE AND WRAP ALL OF THE CRUSHED STONE 무으

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EG

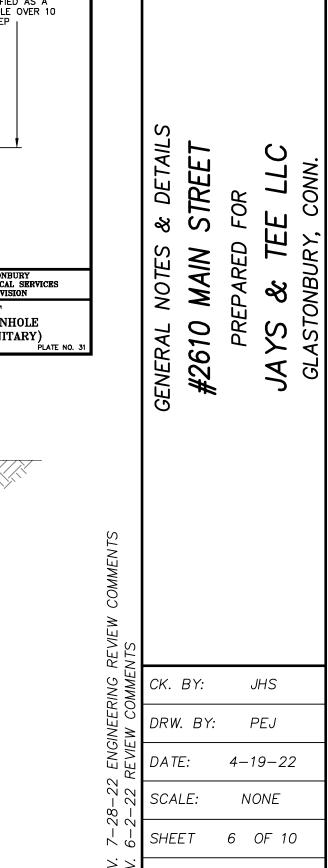




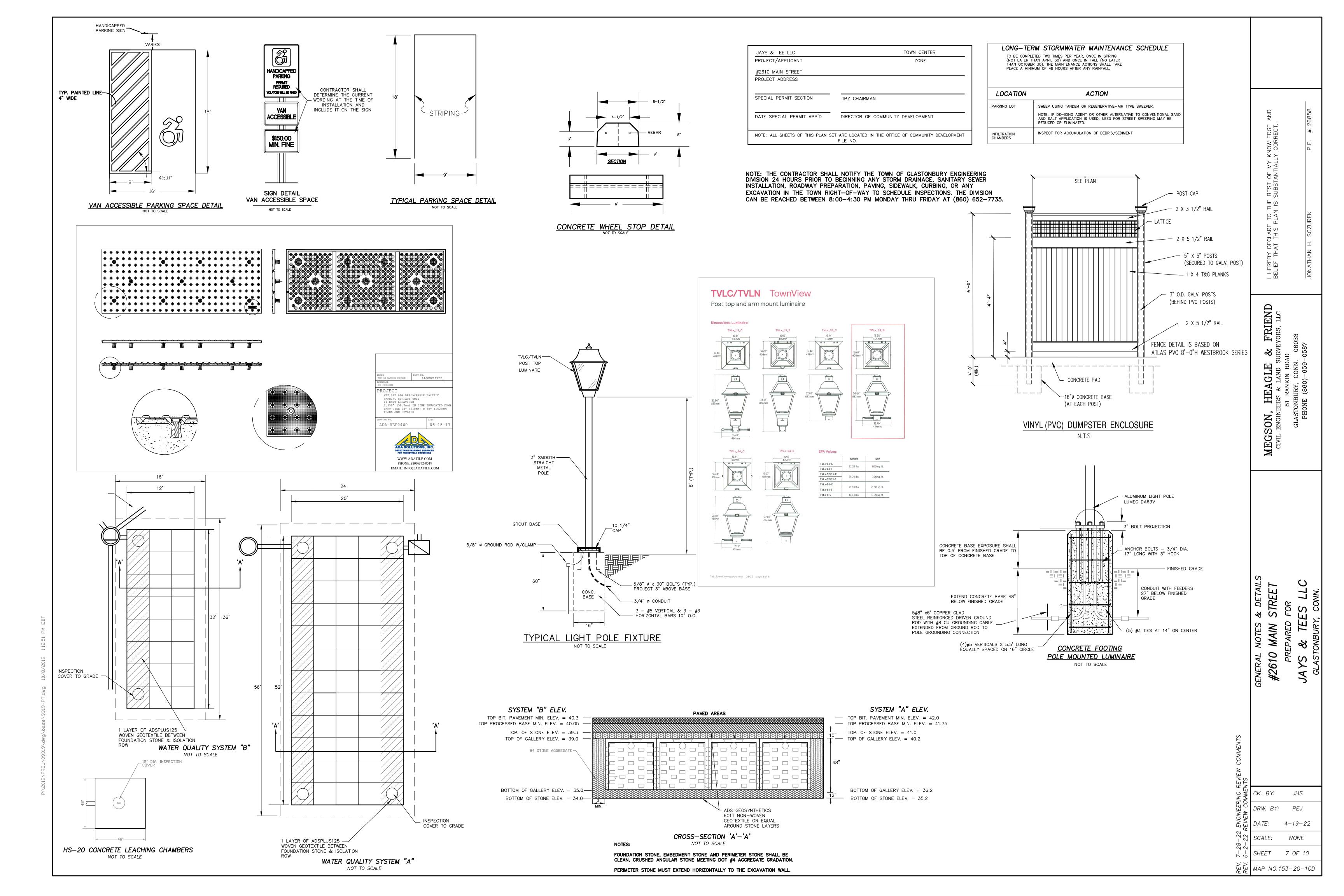


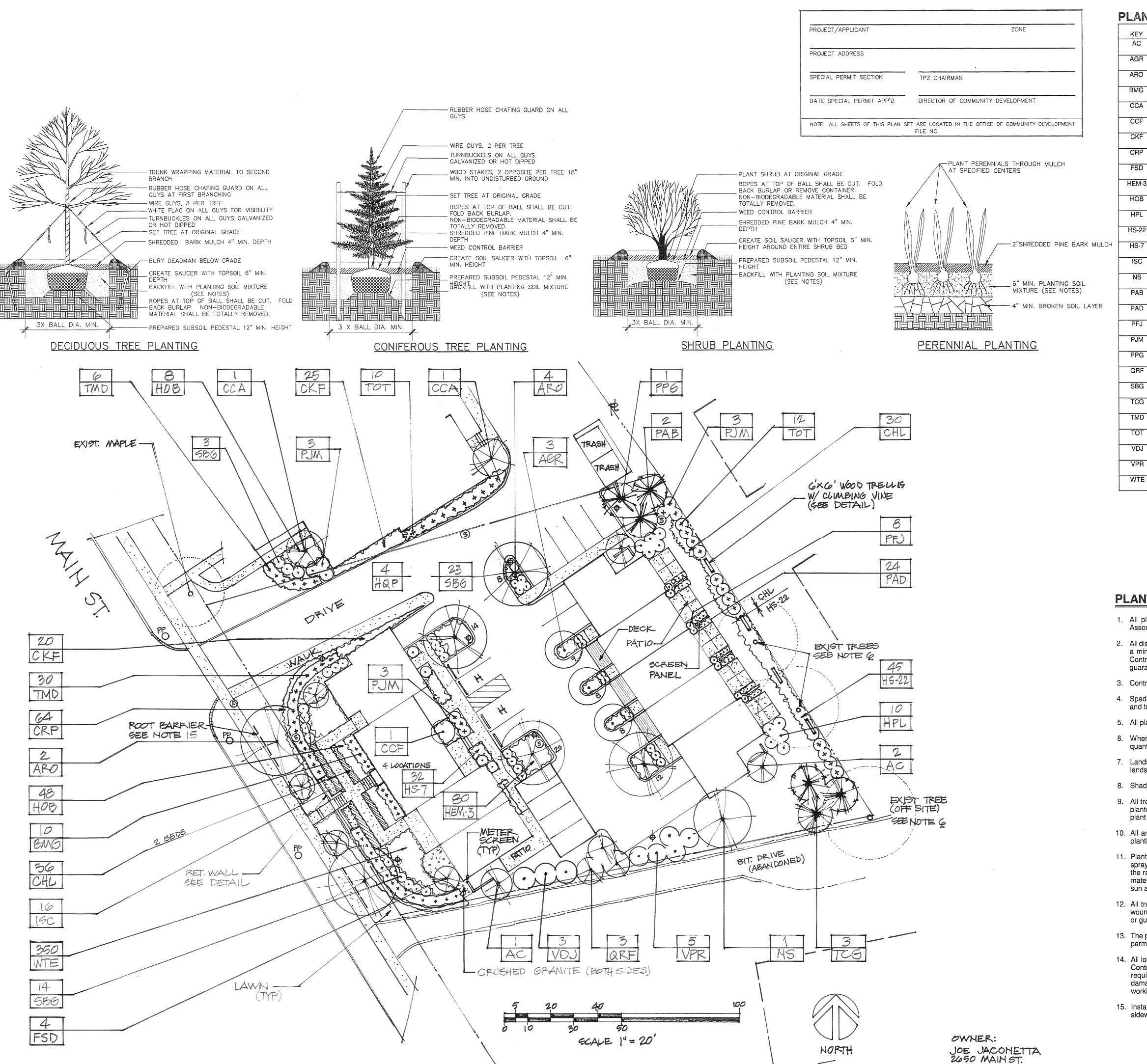
4" MIN ON 8" - 24"

6" MIN ON 30"



MAP NO.153-20-1GN





KEA	QTY	BOTANIC NAME	SIZE	REMARKS
KEY AC	3	COMMON NAME Amelanchier canadensis	6'-8'	MULTI-STEM
AGR	3	SHADBLOW SERVICEBERRY Acer griseum	2" CAL	SINGLE STEM
ARO	6	PAPERBARK MAPLE Acer rubrum 'October Glory'	2½" CAL	MATCHED
DNO	40	OCTOBER GLORY RED MAPLE	24"	
BMG	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD		
CCA	2	Cercis canadensis EASTERN REDBUD	6'-8'	MULTI-STEM
CCF	1	Cerus canadensis 'Forest Pansy' PURPLE REDBUD	6'-8'	MULTI-STEM
CKF	30	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	
CRP	100	Coreopsis permathread 'Red Satin' RED SATIN COREOPSIS	2 GAL	
FSD	4	Fagus sylvatica 'Dawyck Purple' DAWYCK PURPLE BEECH	31/2"	MATCHED
НЕМ-3	80	Hemerocallis species 'Woodside Fire Dance' WOODSIDE FIRE DANCE DAYLILY	2 GAL	
НОВ	56	Heuchera micrantha 'Obsidian' OBSIDIAN CORAL BELLS	2 GAL	
HPL	10	Hydrangea paniculata 'Limelight' LIMELIGHT PANICLE HYDRANGEA	24"-30"	
HS-22	45	Hosta 'Patriot' PATRIOT HOSTA	1 GAL	2' O.C.
HS-7	32	Hosta fortunei 'Francee' FRANCEE HOSTA	1 GAL	
ISC	16	Iris siberica 'Caesar's Brother' CAESAR'S BROTHER SIBERIAN IRIS	2 GAL	
NS	1	Nyssa sylvatica 'Wild Fire' WILD FIRE SOUR GUM	2½"	
PAB	2	Picea abies NORWAY SPRUCE	6'-8'	
PAD	24	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	1 GAL	30" O.C.
PFJ	8	Potentilla fruticosa 'Jackmanii' JACKMAN'S POTENTILLA	18"-24"	
PJM	6	Rhododendron 'P.J.M.' P.J.M. RHODODENDRON	24"	
PPG	1	Picea pungens 'Glauca' COLORADO BLUE SPRUCE	7'	
QRF	3	Quercus rubrum 'Fastigiata' COLUMNAR ENGLISH OAK	31/2" CAL	MATCHED
SBG	14	Spiraea x bumalda 'Goldflame' GOLDFLAME SPIREA	18"-24"	
TCG	3	Tsuga canadensis 'Geneva' GENEVA HEMLOCK	6'-7'	UNSHEARED
TMD	36	Taxus x media densiformis DENSE YEW	24"	
ТОТ	22	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	6'	
VDJ	3	Viburnum dentatum 'Autumn Jazz' AUTUMN JAZZ VIBURNUM	5'	
VPR	5	Viburnum prunifolium BLACK HAW VIBURNUM	5'-6'	
WTE	350	Waldsteinia ternata BARREN STRAWBERRY	2" PLUGS	12" O.C.

PLANTING NOTES

GLASTONBURY, CT 06033

2610 Main Street

1. 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.
- 3. 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.
- 5. All planting beds and pits to receive approved mulch to depths indicated in planting details.
- 6. Where discrepancies occur between planting quanities or types shown on plan and in the Plant List, the quantity of plantings shown on plan shall prevail.
- 7. 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.
- 8. Shade trees shall have a branching height of five (5') minimum.
- All tree and shrub pits shall be at least 2 feet wider and 2feet 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 plant growth of plant materials.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- 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.
- 15. Install NDS root barrier SM-3620 36"x20 per manufacturer's instructions, centered at 4 locations between sidewal and property line (see plan).

AND BELIEF THAT THIS
IS SUBSTANTIALLY CORR.

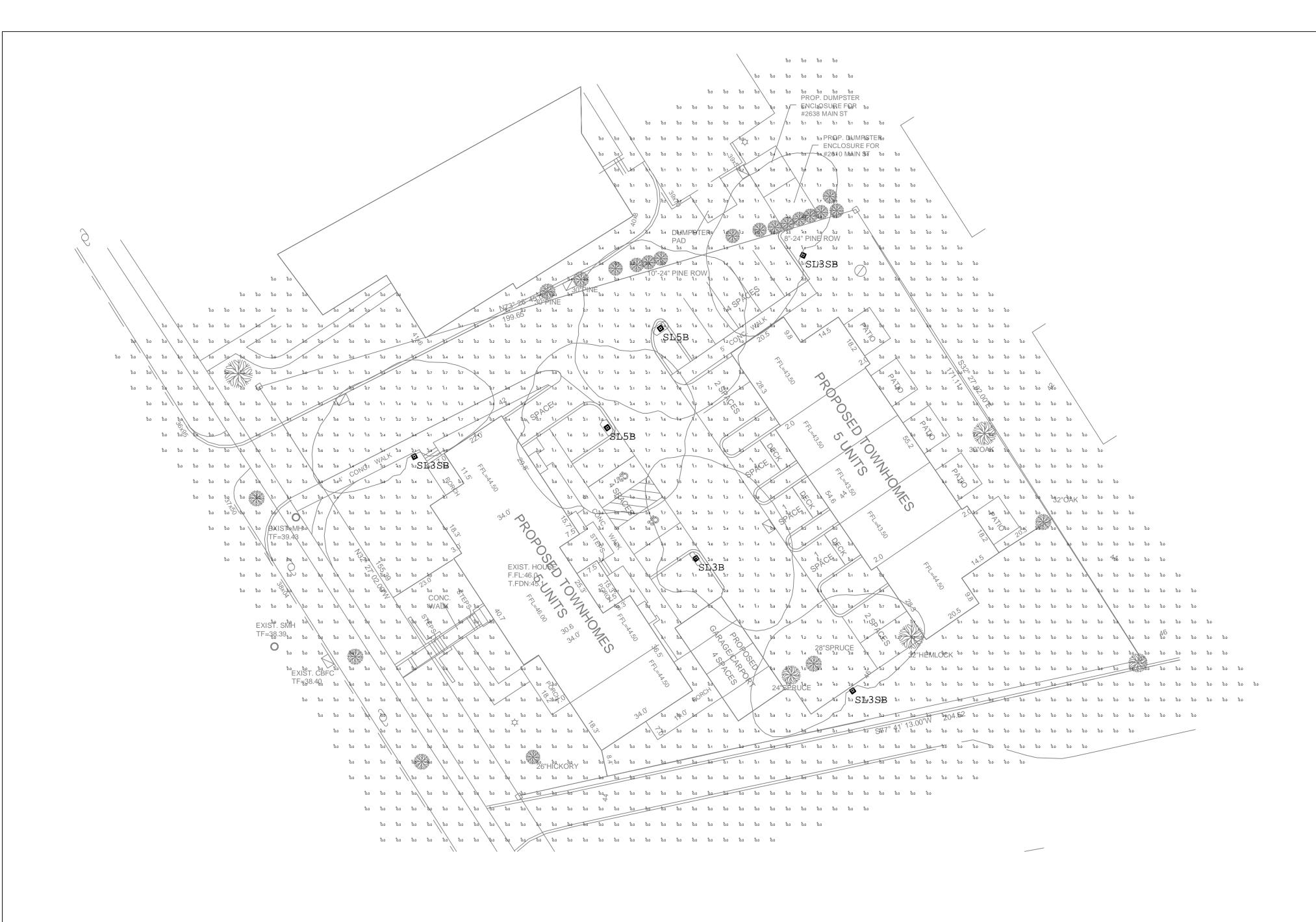
Thomas Graceffa Landscape Architect, 19 Flag Drive Manchester, Connecticut 06042 815-742-1930

2610 MAIN STREET
PREPARED FOR
JAYS and TEE, 110

REVISED

DATE 8/26/2022

SHEET



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

Lumir	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-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-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-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

* LLF Determined Usir

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

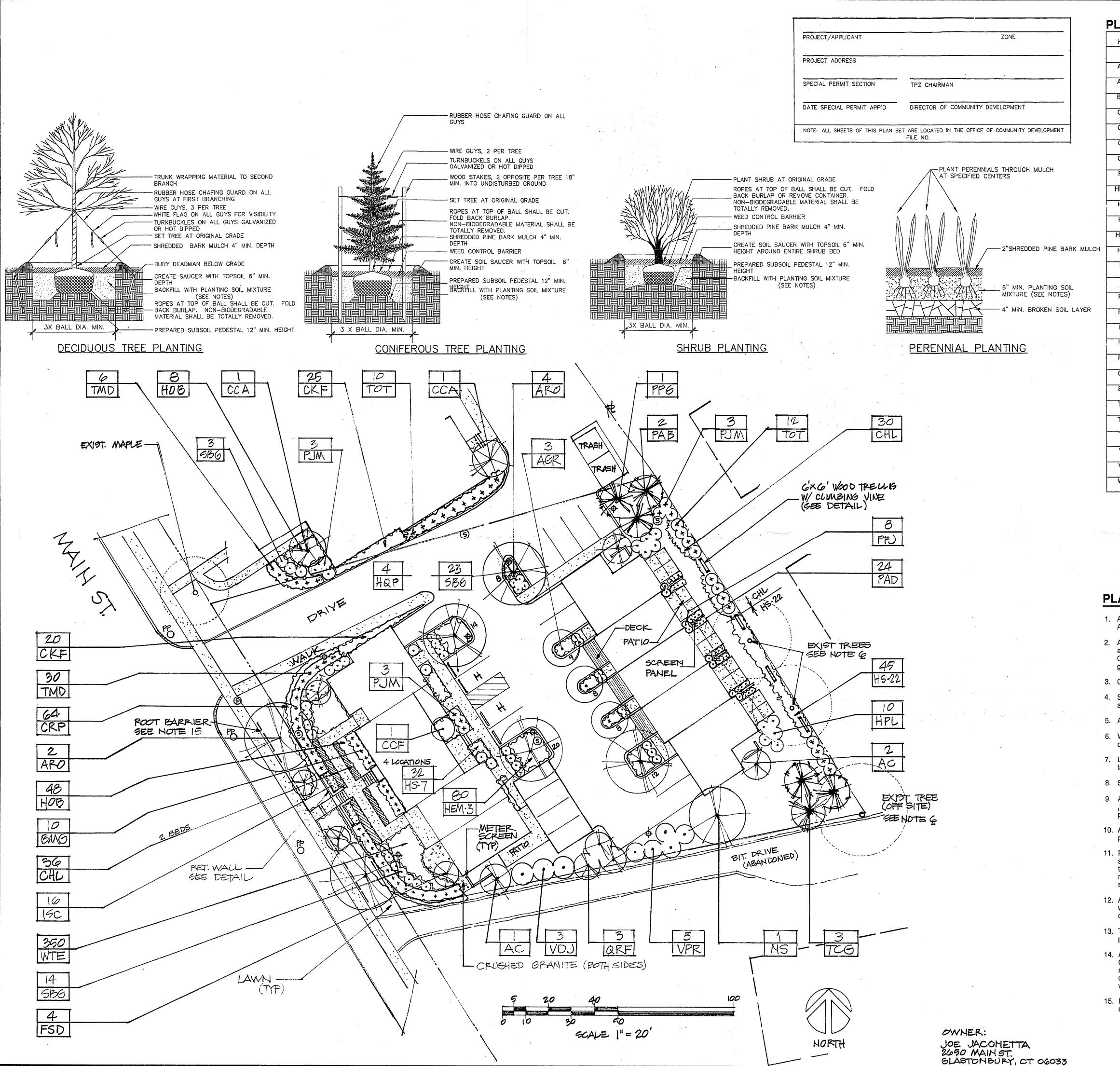
FILE NAME: SL-1D 2610 MAIN STREET - GLASTONBURY 06-07-2022 LED.dwg

SCALE: 1"=20' 0"

DATE: 6/7/22

DRAWN BY: LED

SHEET:



KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	
AC	3	Amelanchier canadensis SHADBLOW SERVICEBERRY	6'-8'	REMARKS MULTI-STEM
AGR	3	Acer griseum PAPERBARK MAPLE	2" CAL	SINGLE STEN MATCHED
ÁRO	6	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	21/2" CAL	With Other
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CCF	1	Cerus canadensis 'Forest Pansy' PURPLE REDBUD	6'-8'	MULTI-STEM
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2610 Main Street

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610 MAIN STREET
PREPARED FOR
JAYS and TEE, 110

REVISED

DATE 8/26/2022

HEET :

\2019\PRDJ\09319\dwg\base\9319-PT.dwg 10/8/2019 1:12:51 PM EDT

JAYS & TEE LLC

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.

		MEGSON, HEAGLE & FRIEND CIVIL ENGINEERS & LAND SURVEYORS, LLC	81 RANKIN ROAD	GLASTONBURY, CONN. 06033 PHONE (860)-659-0587	
	CONDITIONS OF APPROVAL	#2610 MAIN STREET	PREPARED FOR	JAYS & TEE LLC	GLASTONBURY, CONN.
W COMMENIS	CK.	BY: '. BY:		IHS PEJ	

DATE: 4-19-22

SCALE: NONE

SHEET 10 OF 10

MAP NO.153-20-1COA