

SITE PLAN

#2610 MAIN STREET

PREPARED FOR

JAYS & TEE LLC

GLASTONBURY, CONN.



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

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

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

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.

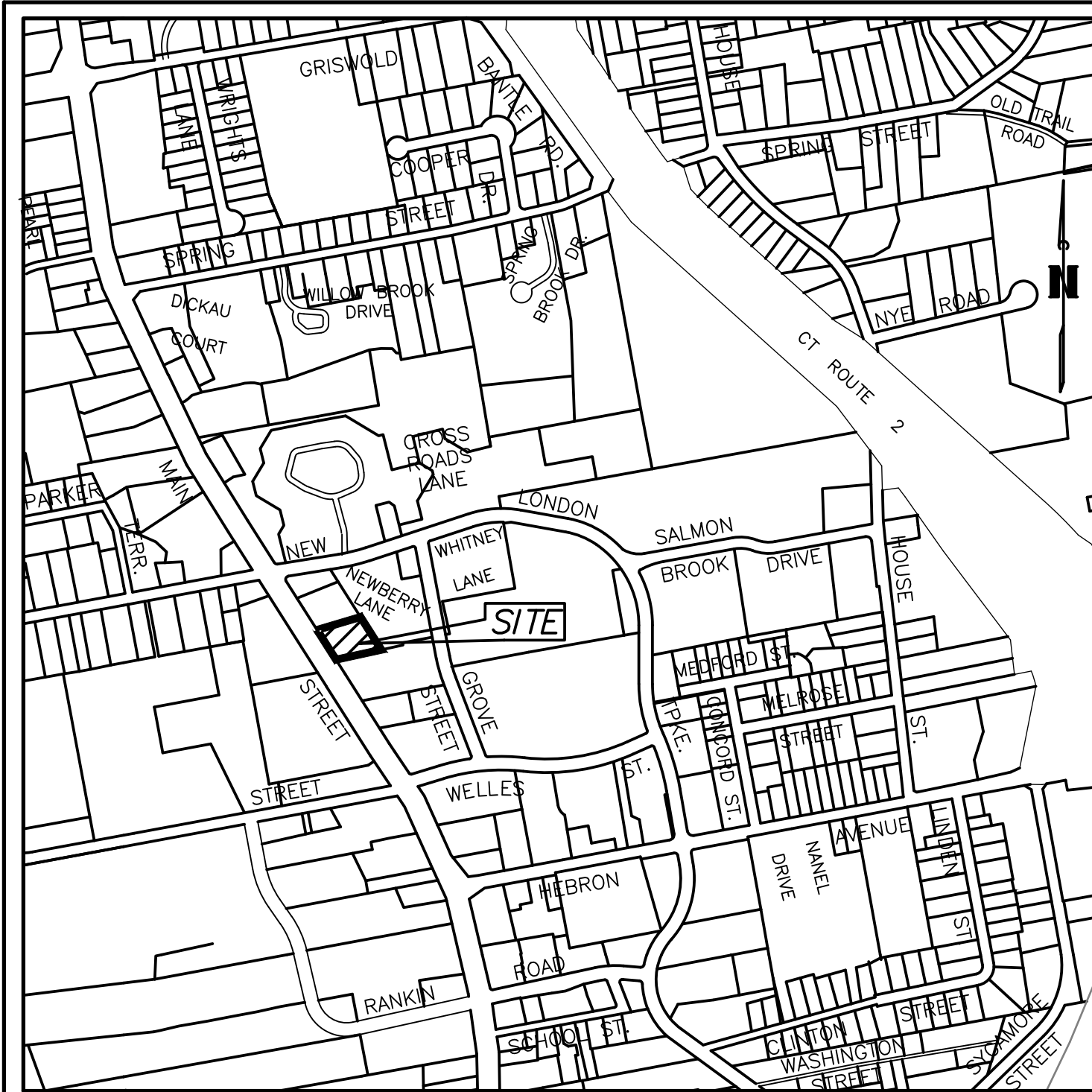
JONATHAN H. SZUREK P.E. # 26858

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.

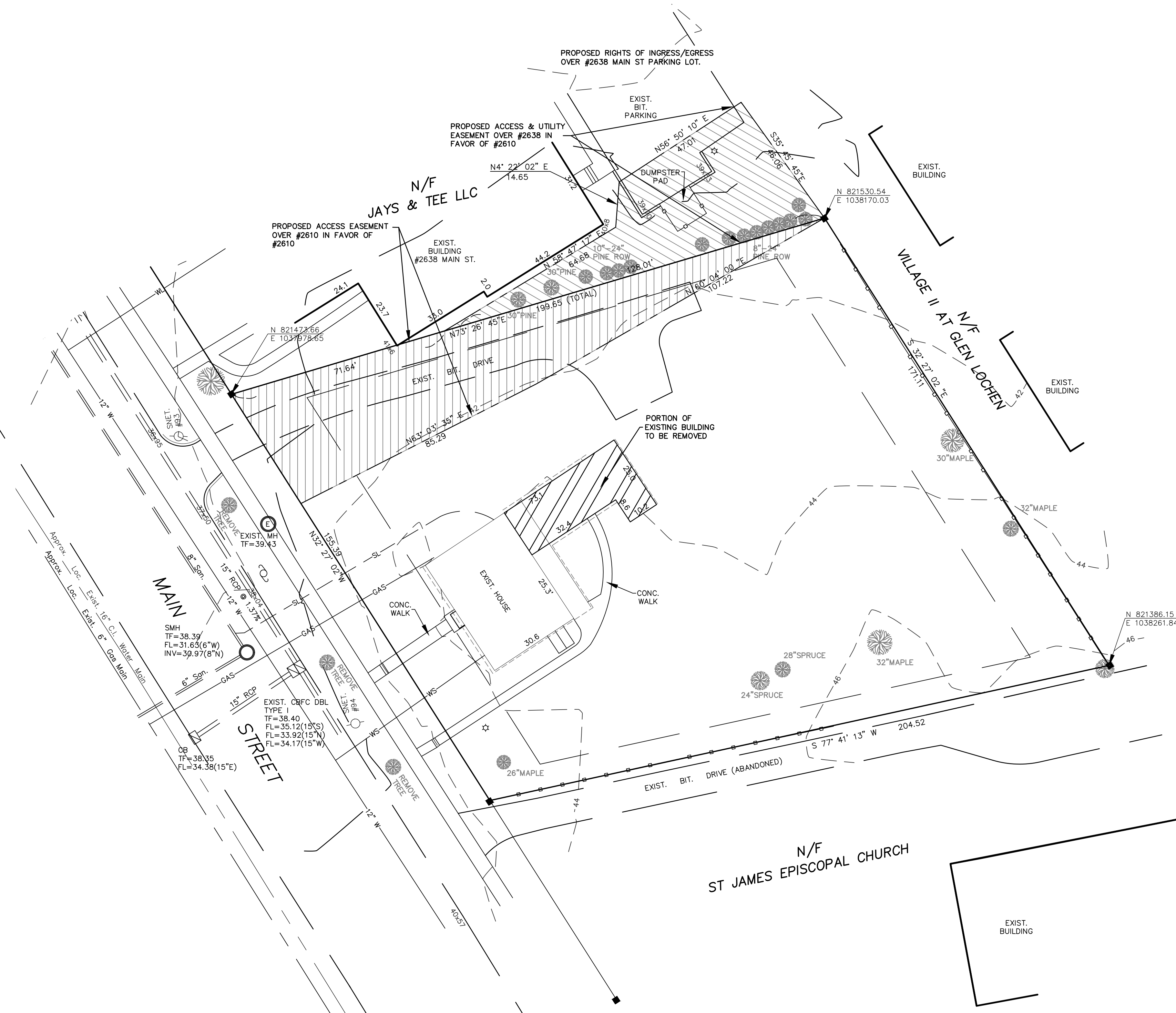
REV. 7-26-22 ENGINEERING REVIEW COMMENTS
REV. 6-2-22 REVIEW COMMENTS

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'

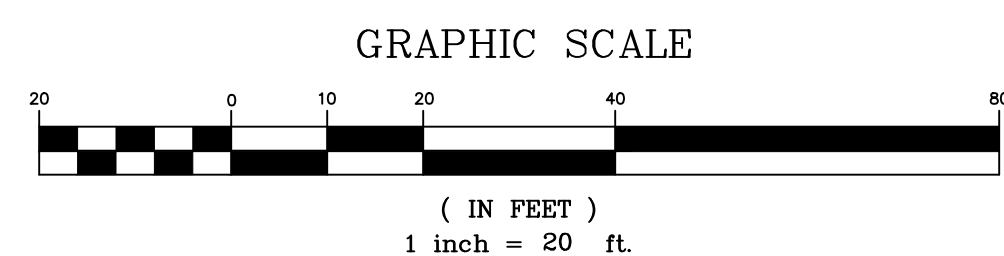
"PROPERTY SURVEY DEPICTING PROPOSED LOT LINE REVISION & EASEMENTS PREPARED FOR ACCUBRANCH 2670 & 2538 MAIN STREET GLASTONBURY, CONNECTICUT" BY MILONE & MACBROOME CHESHIRE, CT PROJECT NO. 4899-02 SCALE: 1"=20' DATE: FEBRUARY 12, 2014 SHEET 1 OF 1

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

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 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. 7-28-22 ENGINEERING REVIEW COMMENTS
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.

NOTE: PROPERTY OWNER IS RESPONSIBLE FOR IMPLEMENTATION OF MAINTENANCE

LOCATION	ACTION
PARKING LOT	SWEEP USING TANDEM OR REGENERATIVE-AIR TYPE SHEEPER. 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

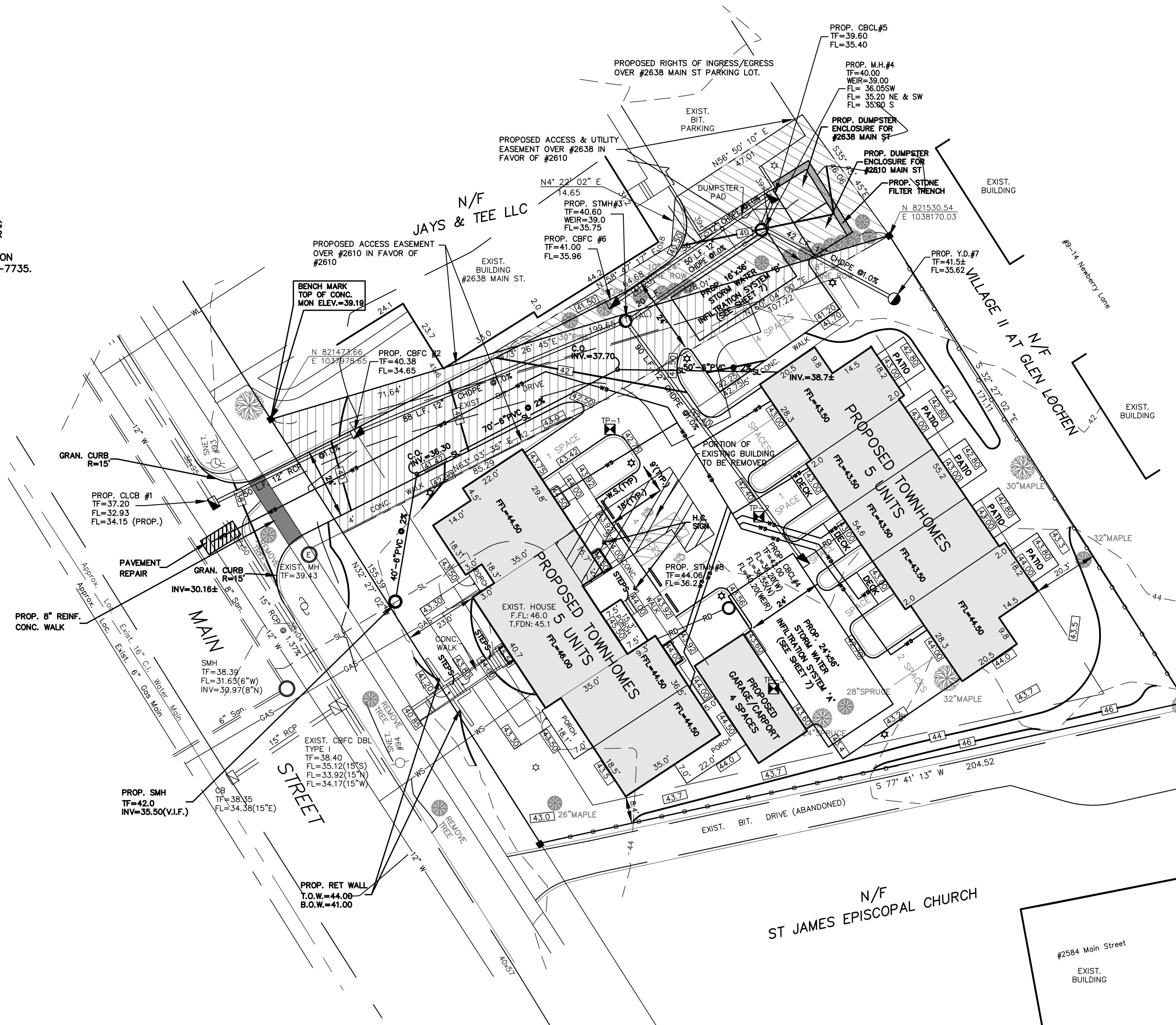
SOILS TESTING PERFORMED BY MEGSON, HEAGLE & FRIEND TO DETERMINE SUITABILITY FOR STORMWATER INFILTRATION.

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
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.)

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

31,346 S.F. = 0.719 AC.
ZONE: TOWN CENTER

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.

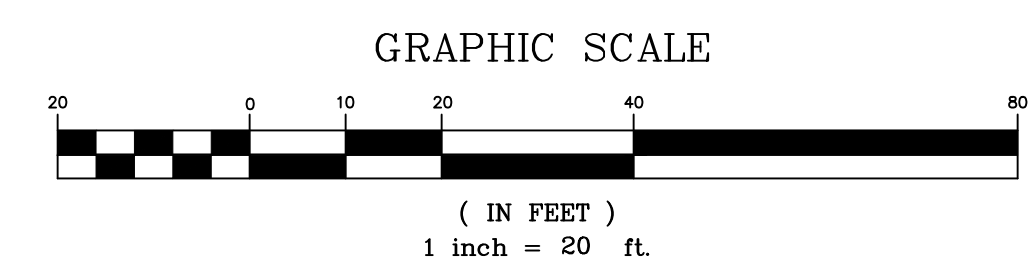
LEGEND

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
PROPOSED LIGHT POLE	☆

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



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

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

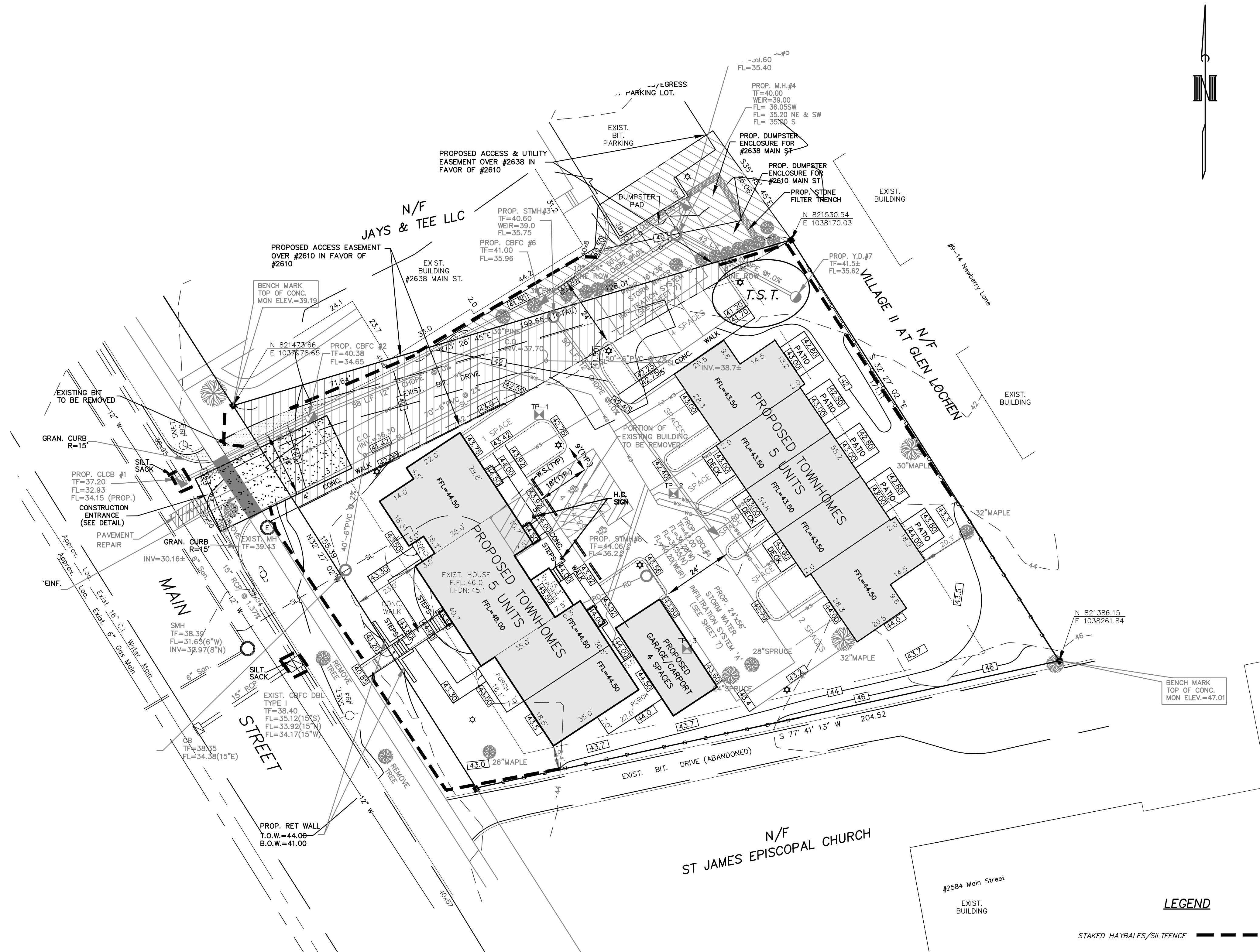
**SITE PLAN STREET
2610 MAIN STREET
PREPARED FOR
JAYS & TEE LLC
GLASTONBURY, CONN.**

REV. 7-28-22 ENGINEERING REVIEW COMMENTS
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

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

OWNER:
JOE JACONETTA
2650 MAIN STREET
GLASTONBURY, CT 06033

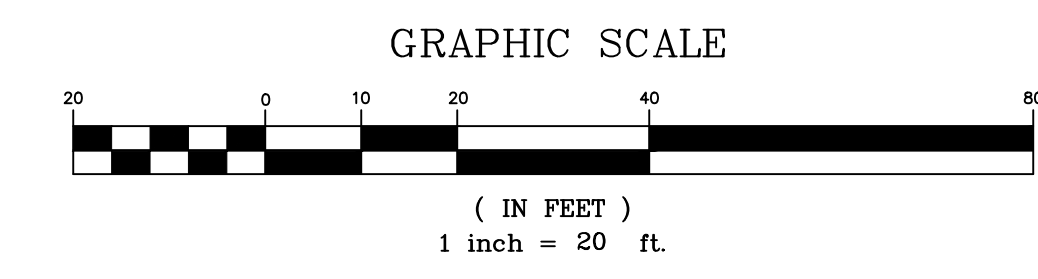


LEGEND

- 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.



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. SCZUREK P.E. # 26858

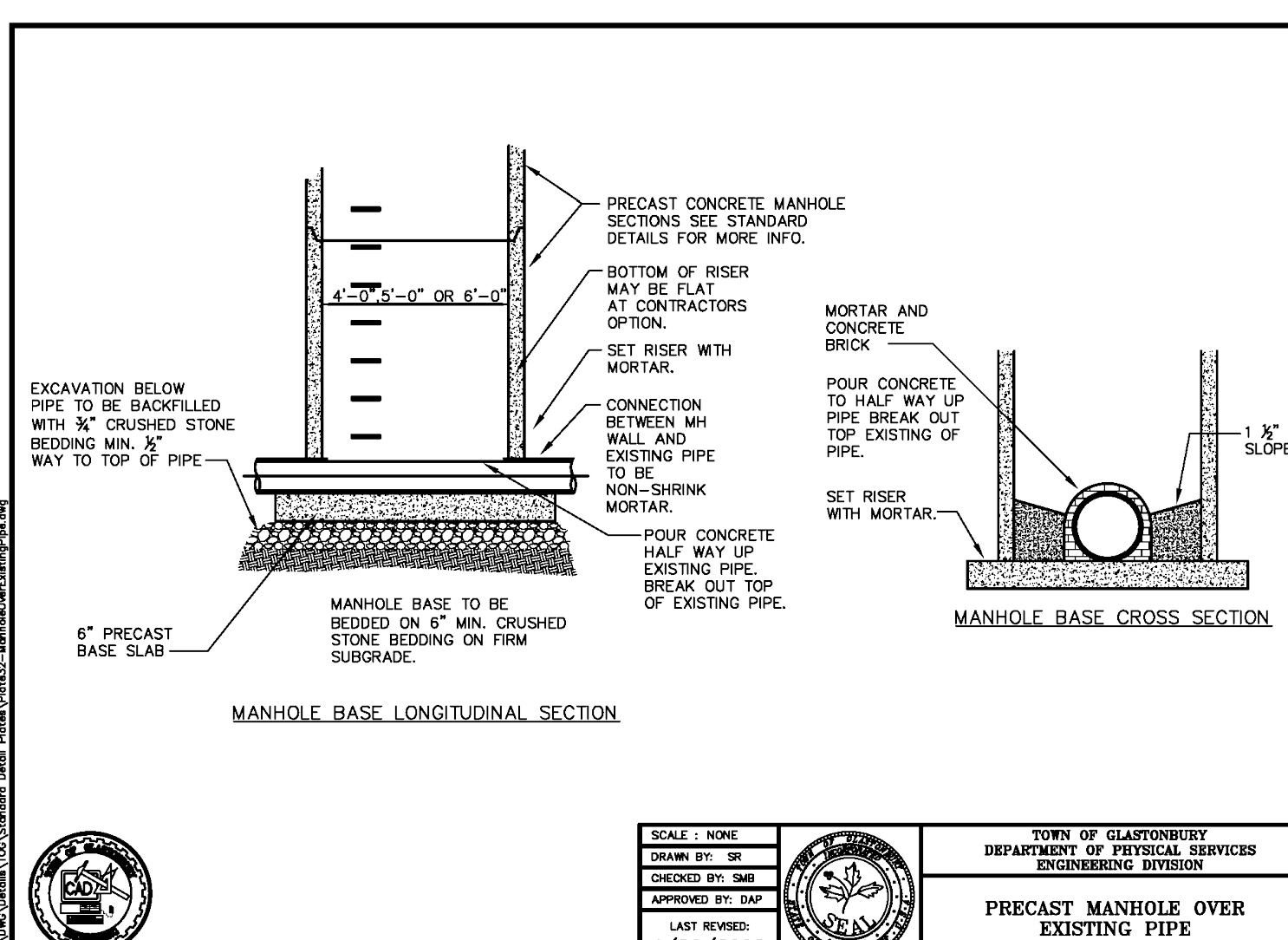
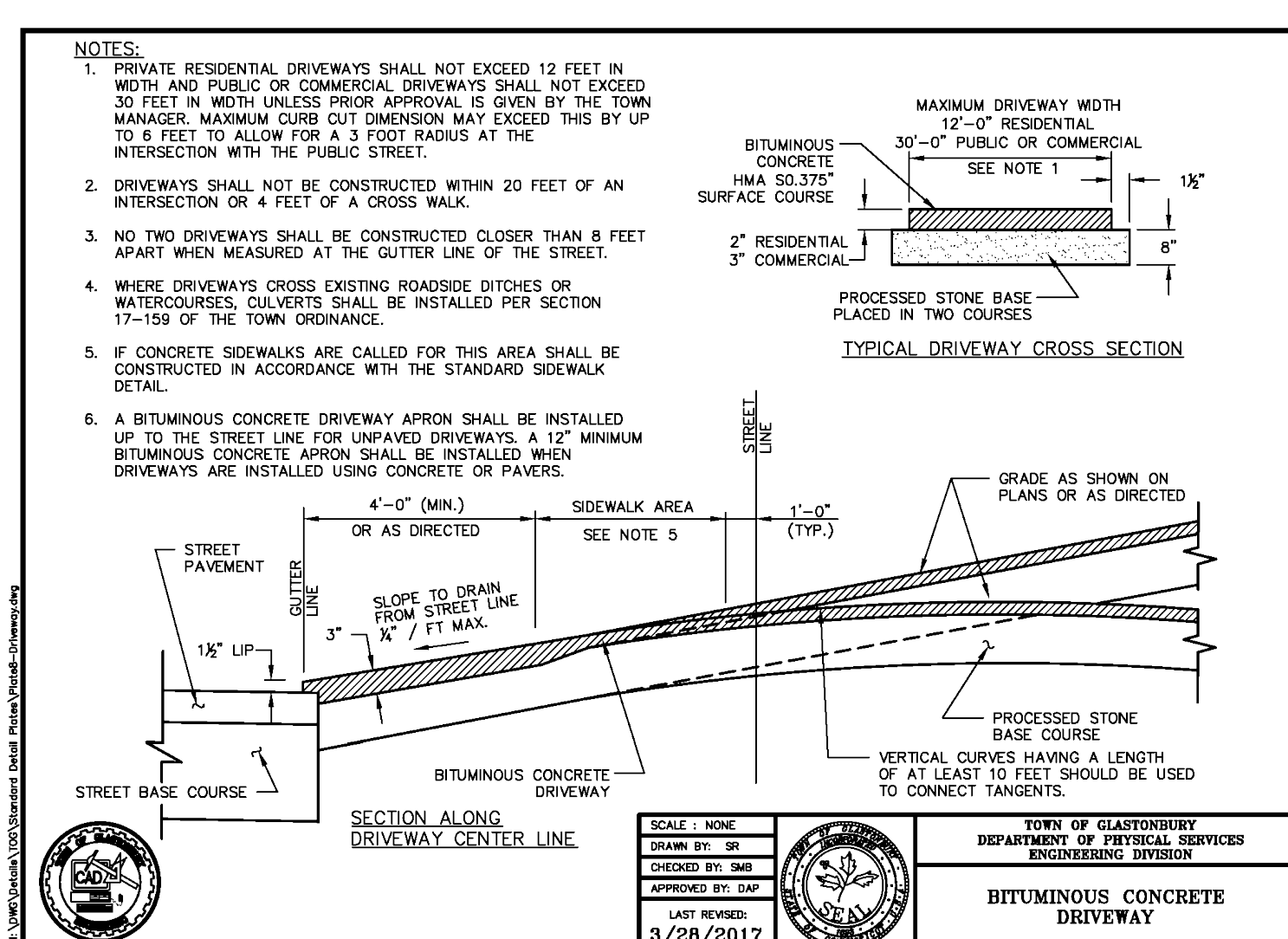
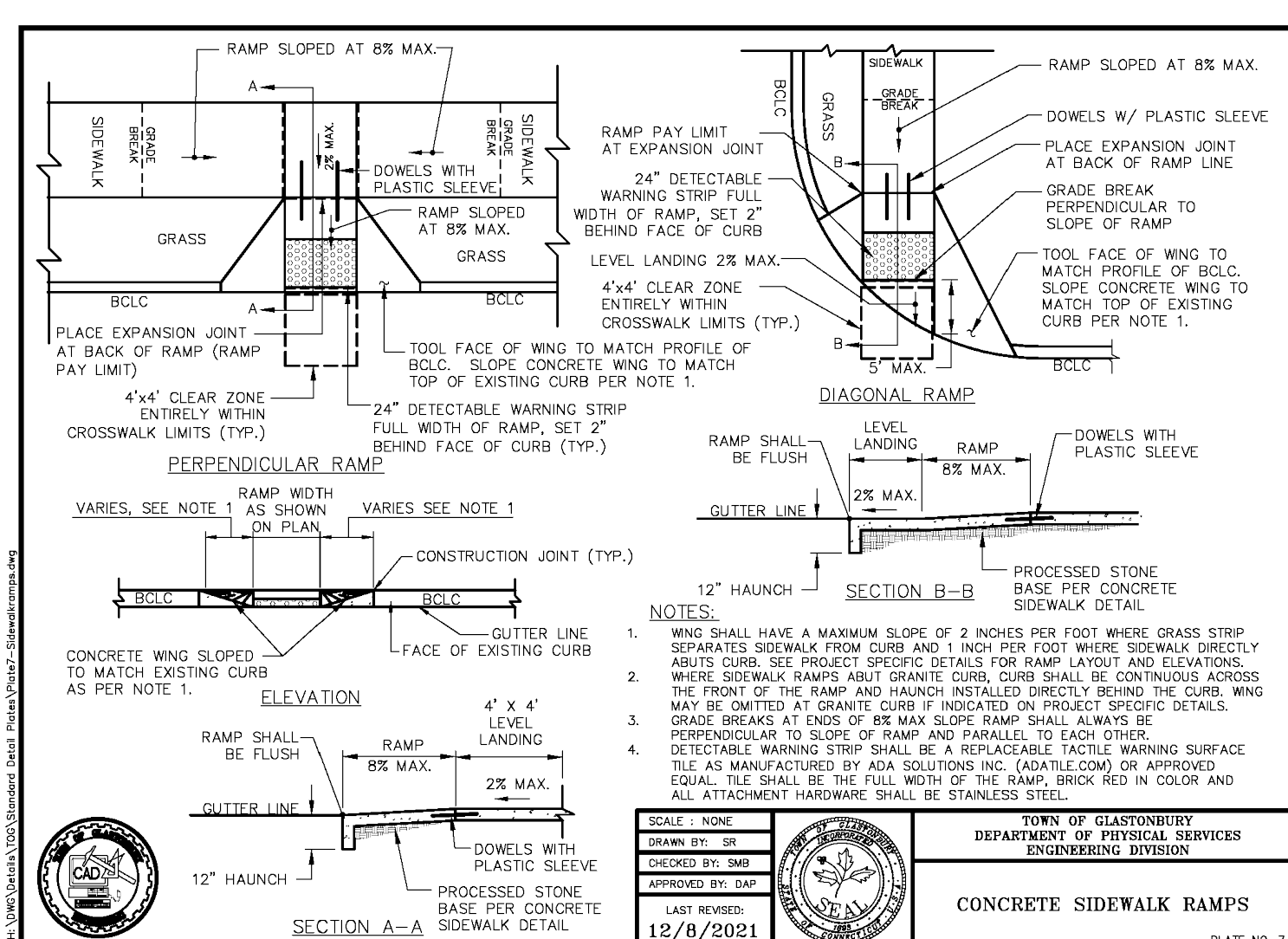
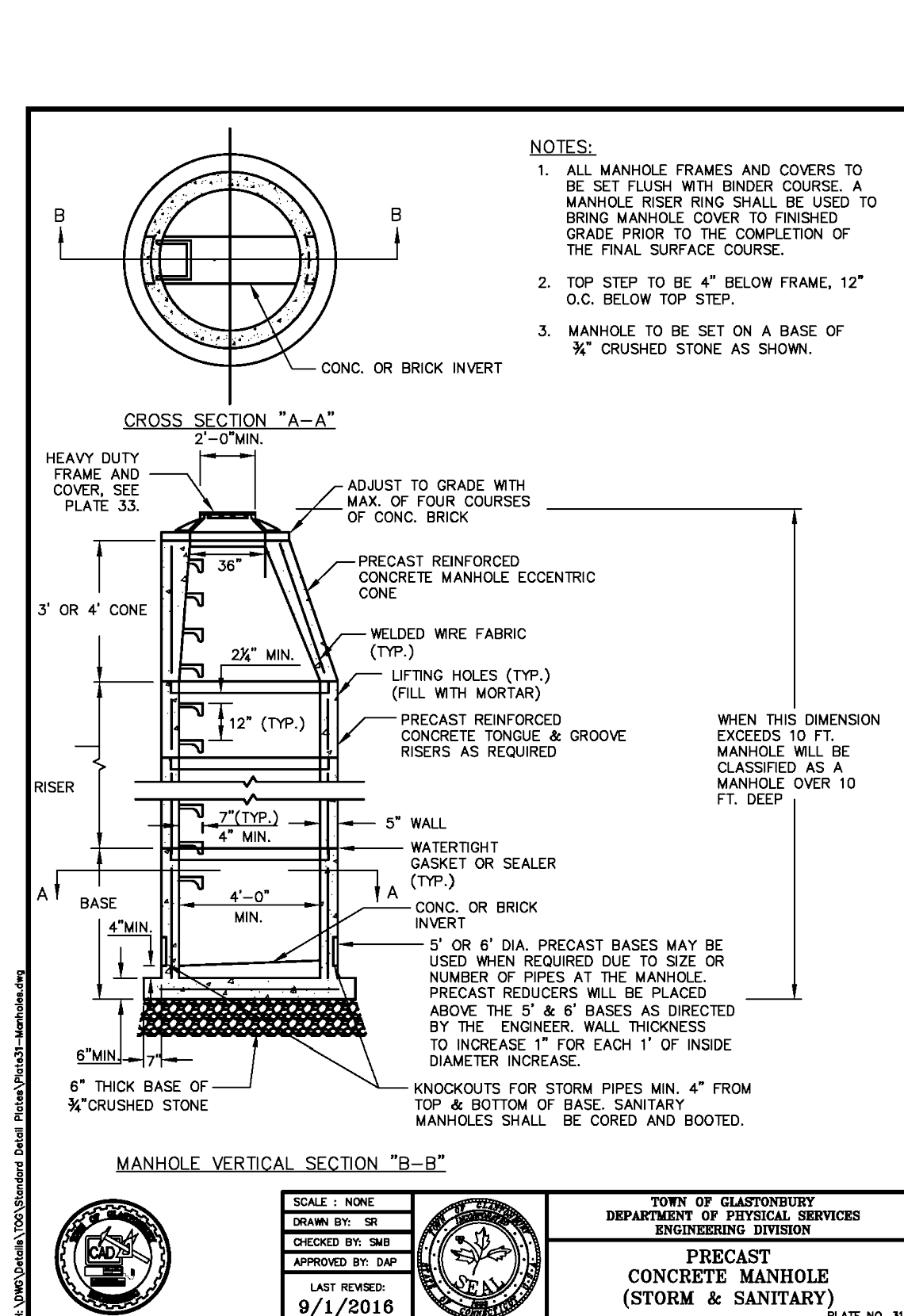
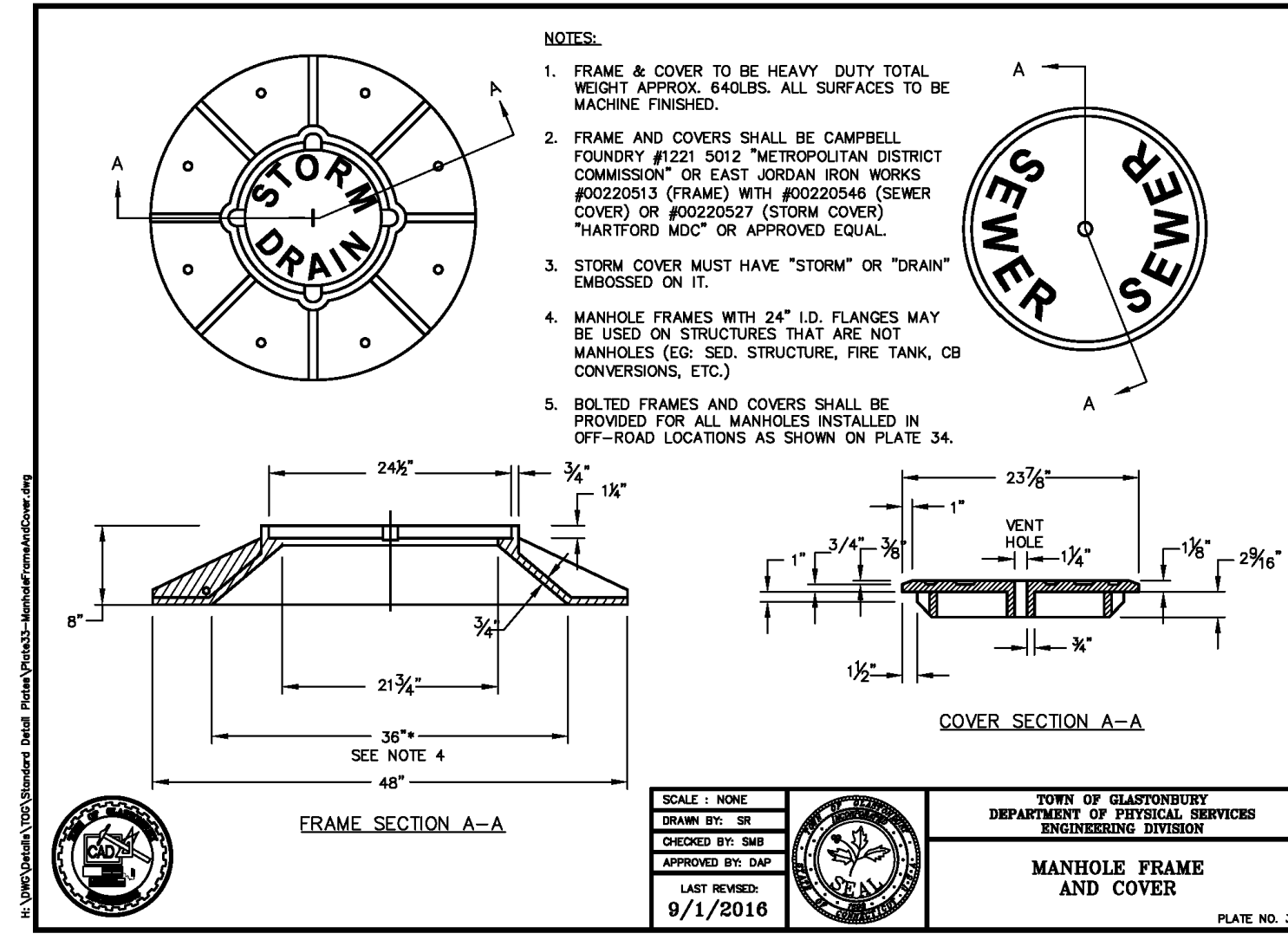
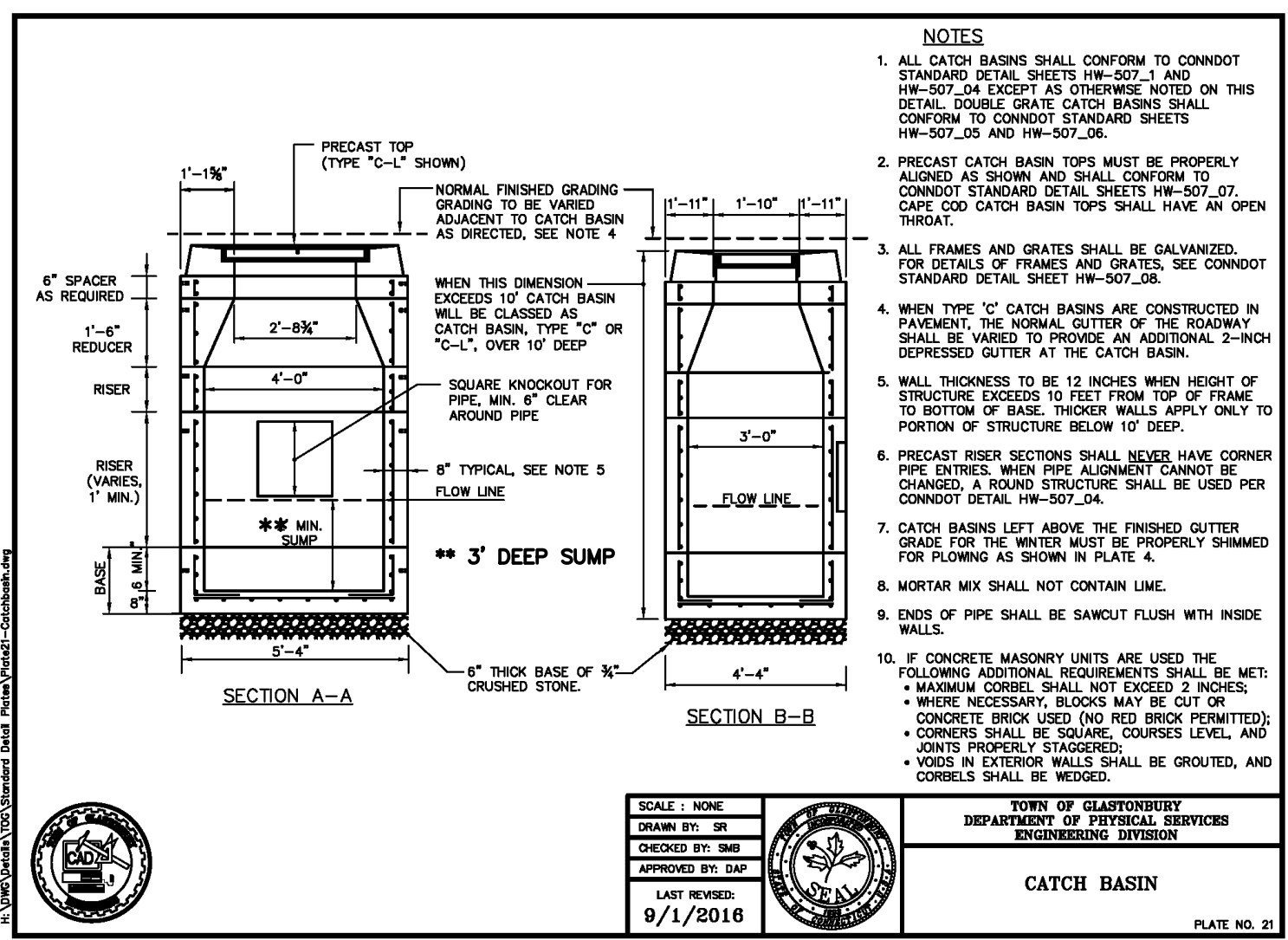
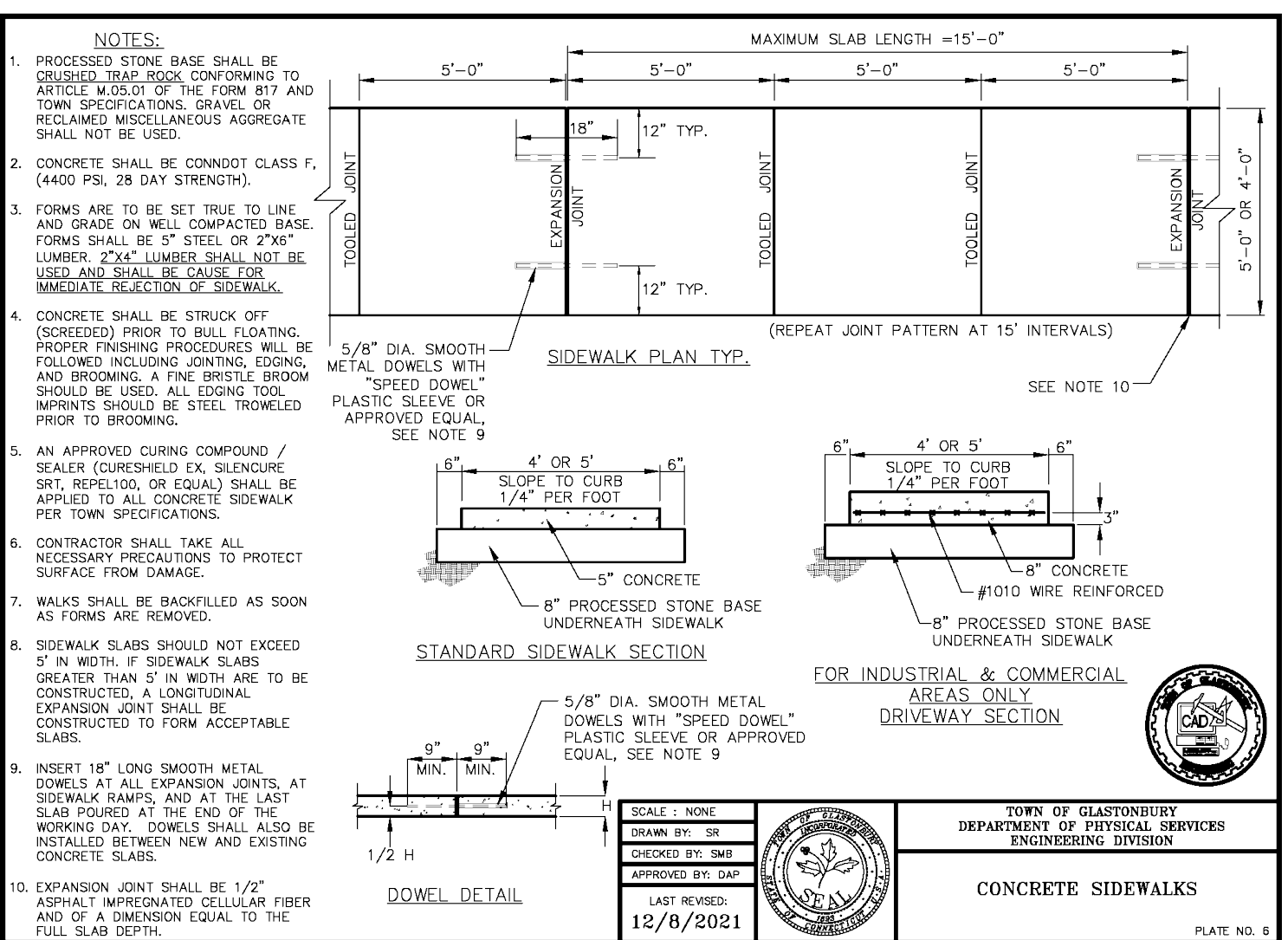
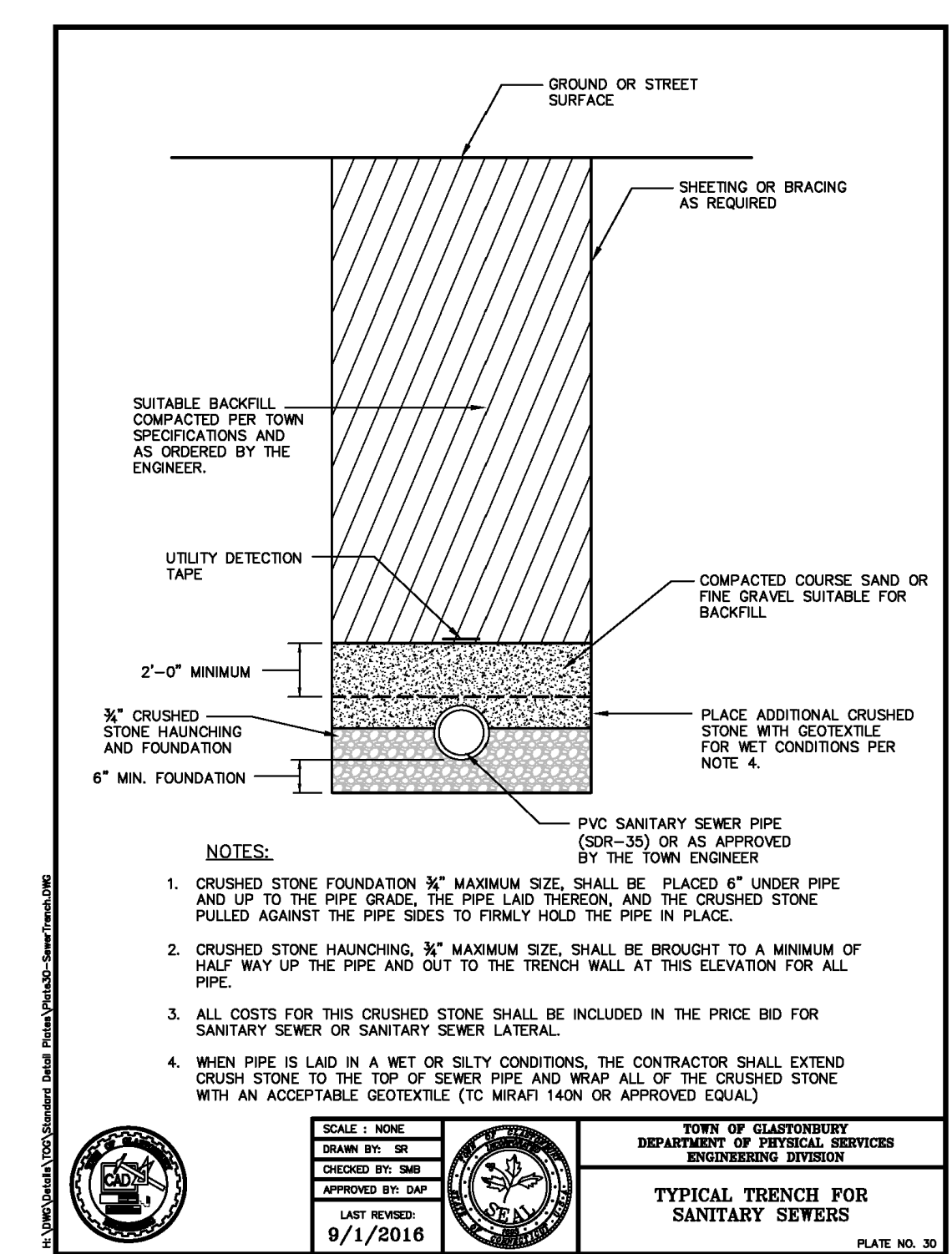
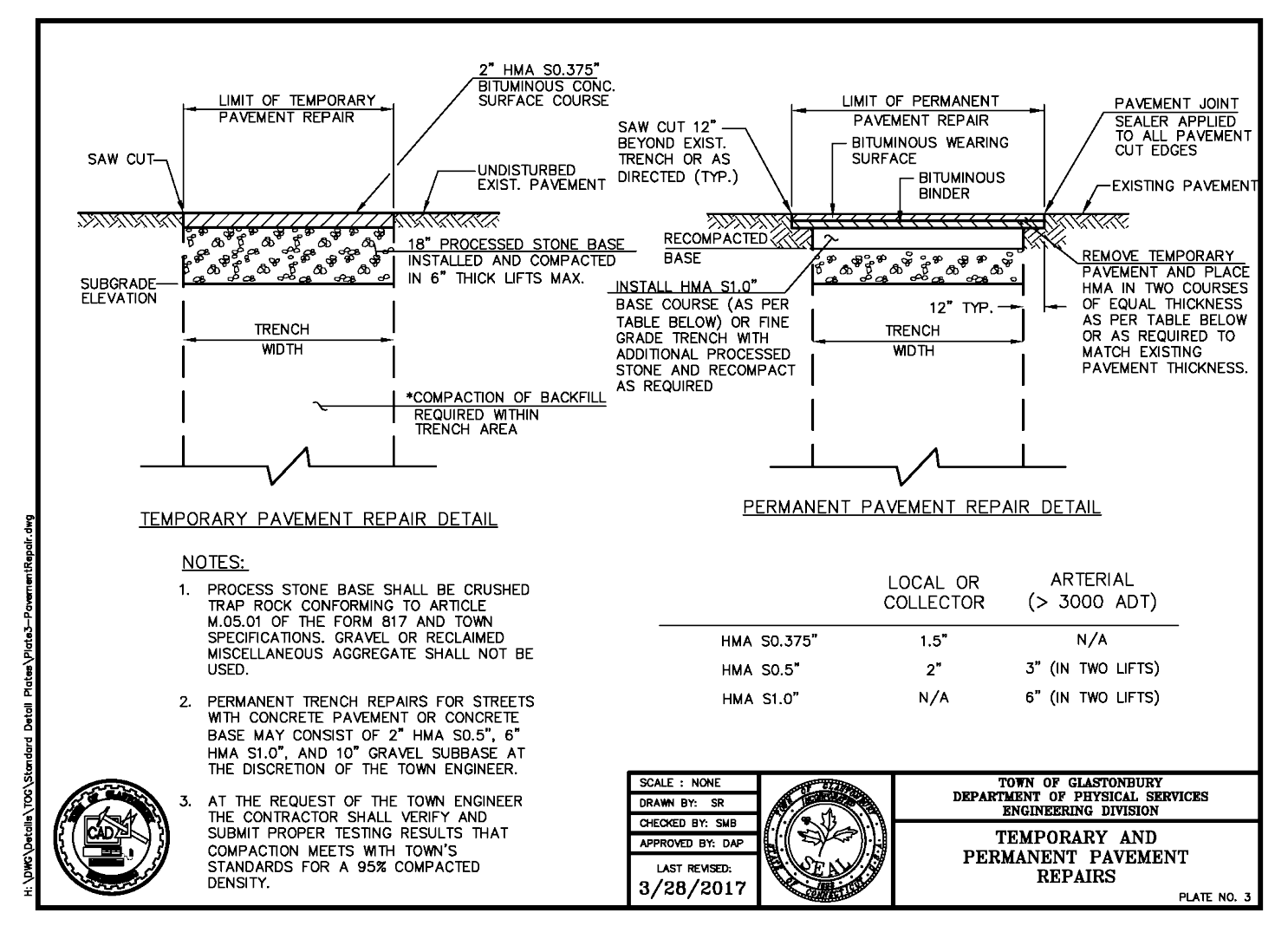
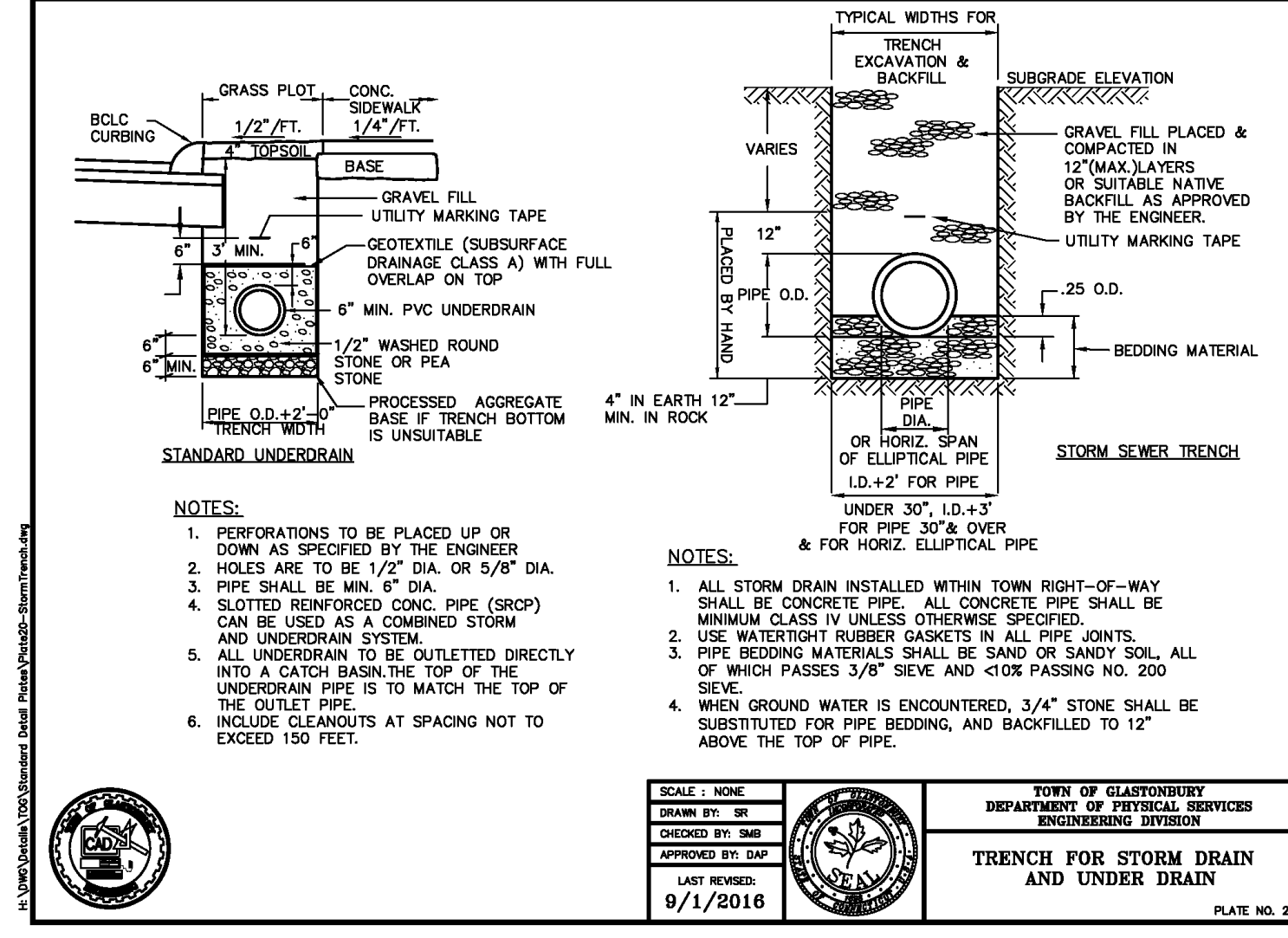
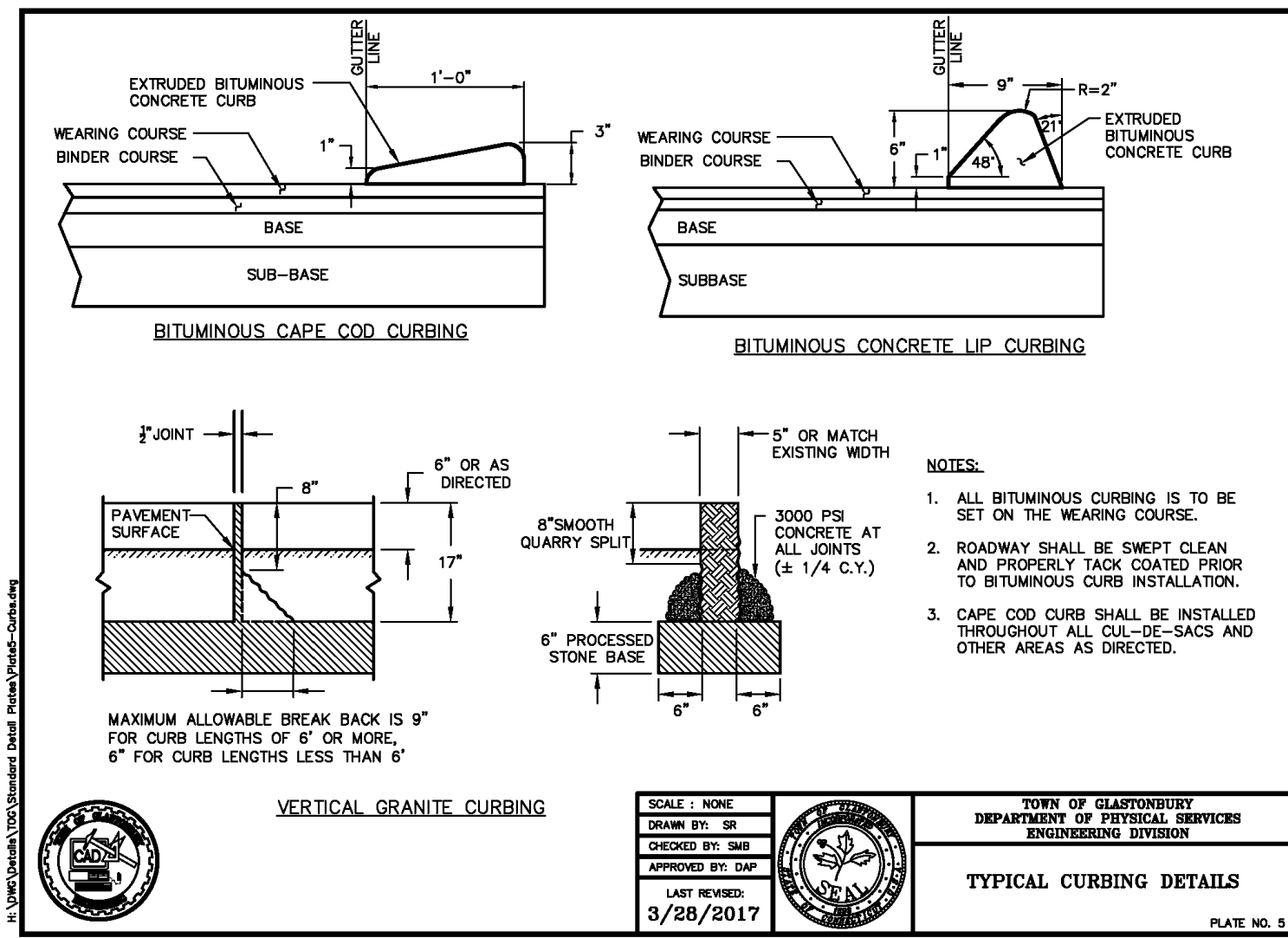
MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587

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

REV. 7-28-22 ENGINEERING REVIEW COMMENTS
 REV. 6-2-22 REVIEW COMMENTS
 CK. BY: JHS
 DRW. BY: PEJ
 DATE: 4-19-22
 SCALE: 1"=20'
 SHEET 4 OF 10
 MAP NO. 153-20-1ES

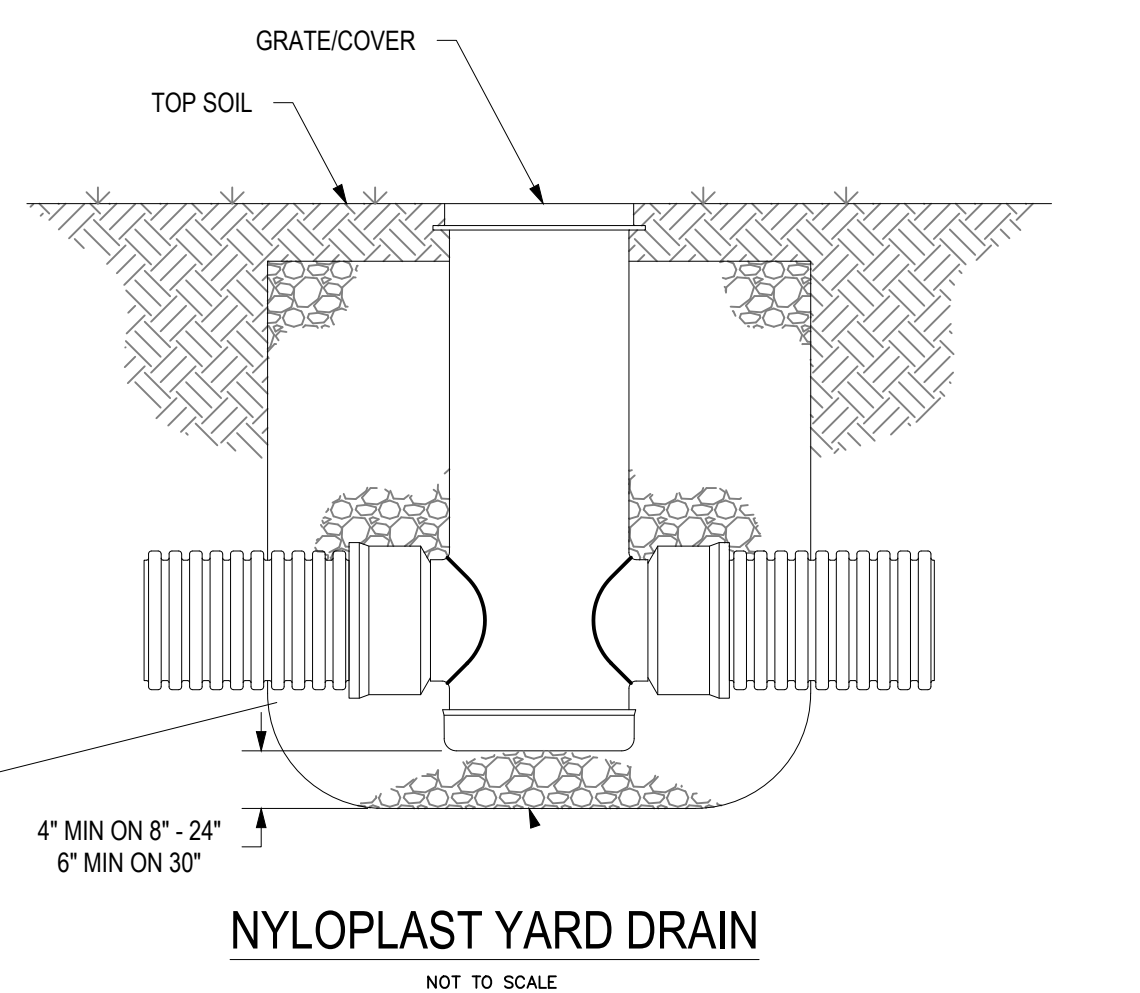
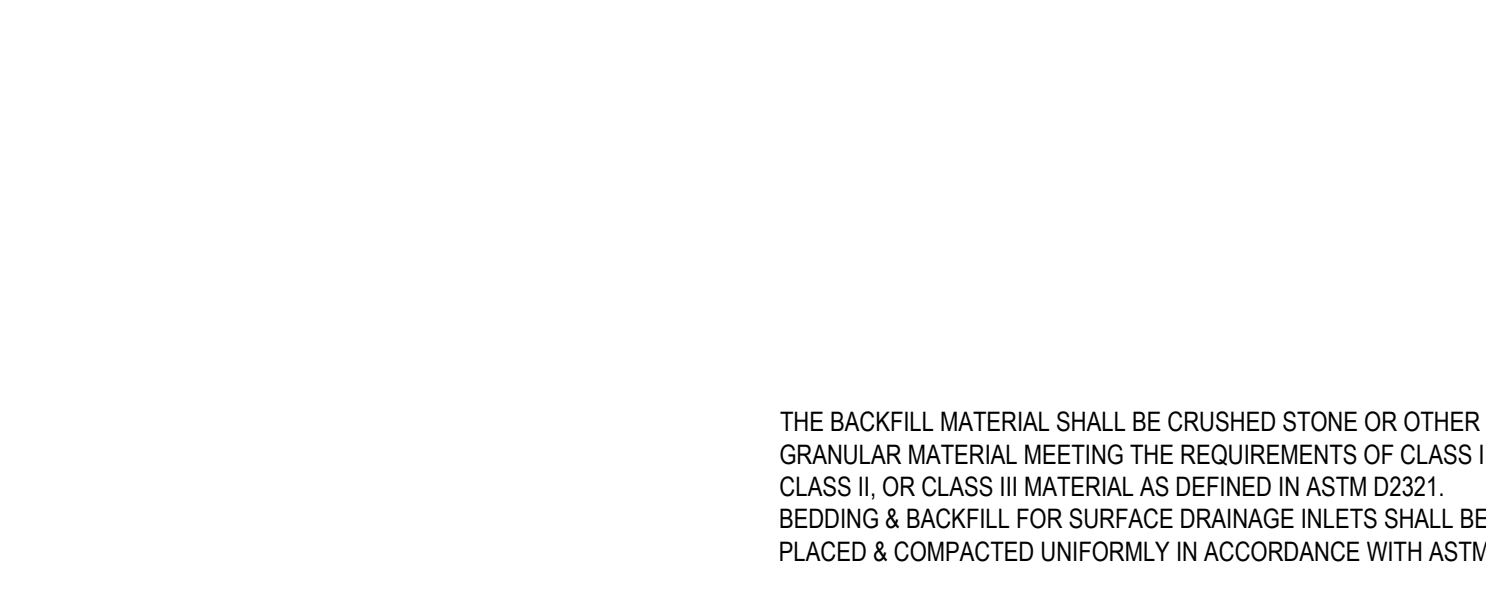
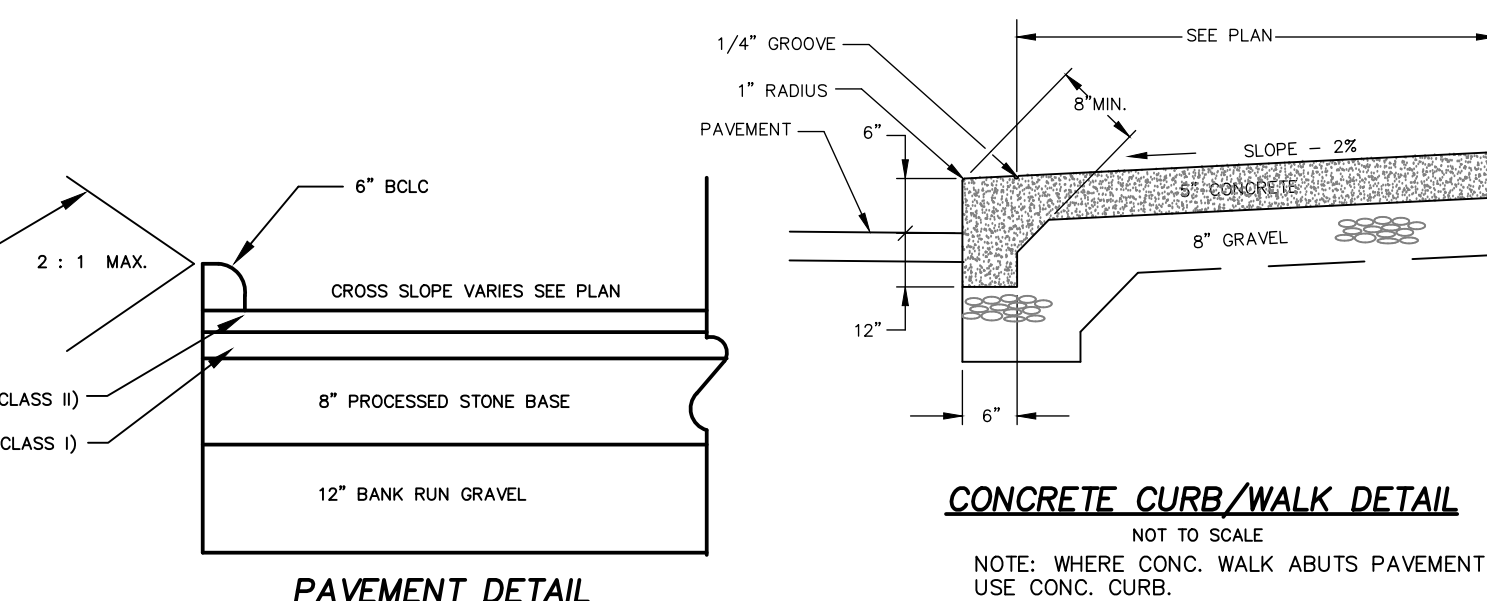
OWNER:
 JOE JACONETTA
 2650 MAIN STREET
 GLASTONBURY, CT 06033

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



JAYS & TEE LLC
PROJECT/APPLICANT: TOWN CENTER
PROJECT ADDRESS: #2610 MAIN STREET
SPECIAL PERMIT SECTION: TP2 CHAIRMAN
DATE SPECIAL PERMIT APP'D: DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.



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

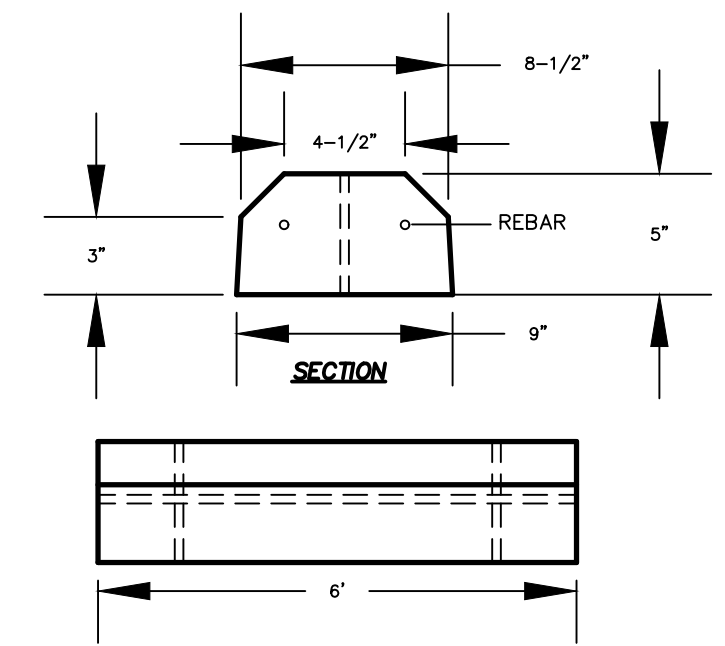
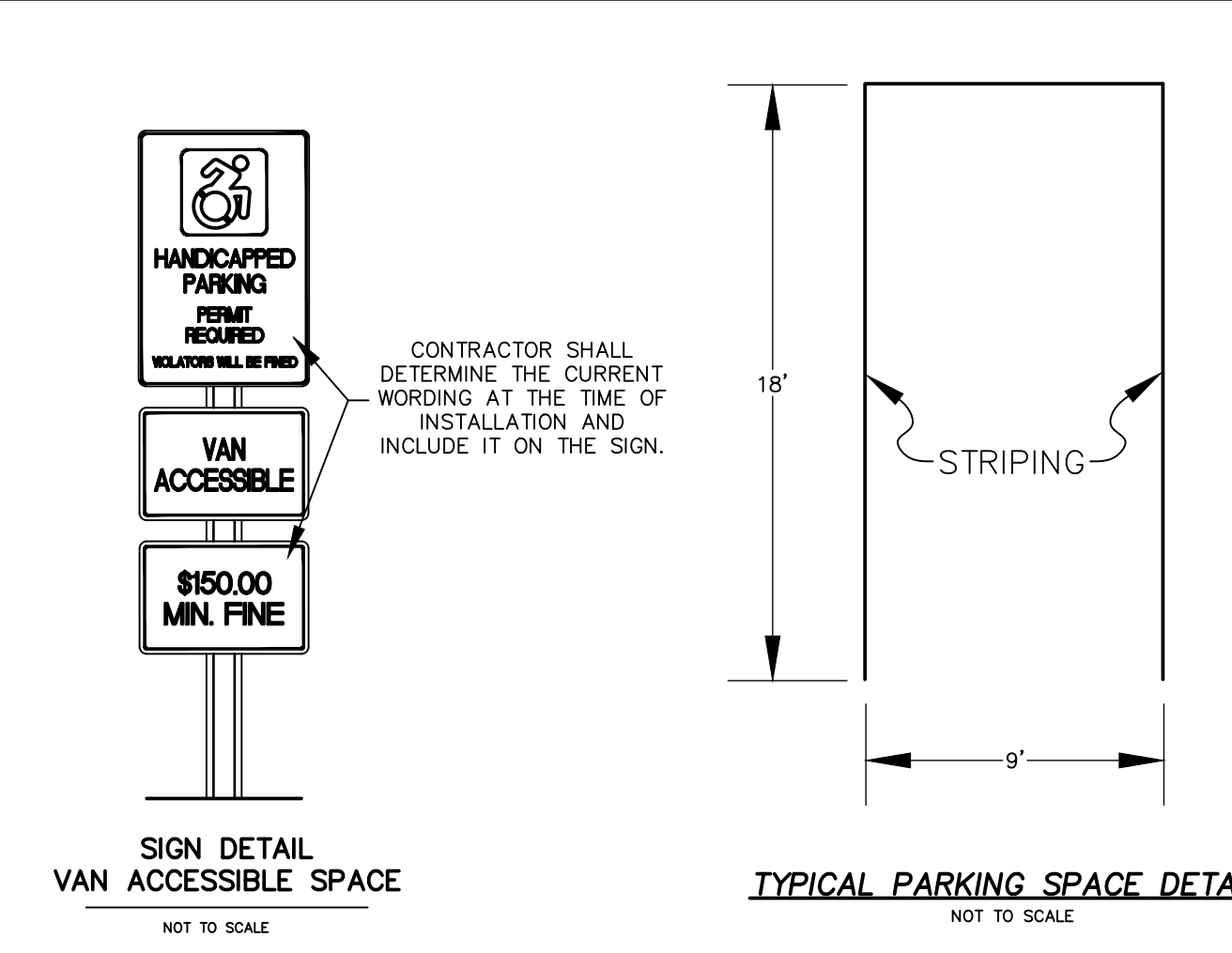
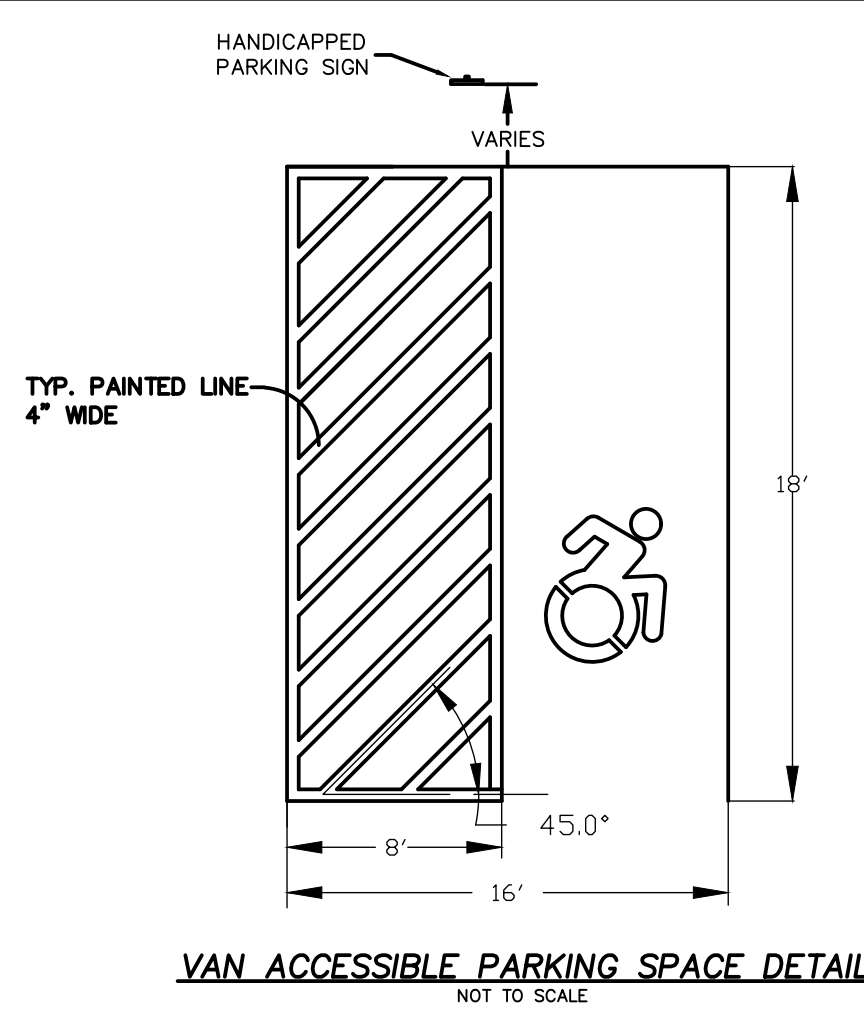
CK. BY: JHS
DRW. BY: PEJ
DATE: 4-19-22
SCALE: NONE
SHEET 6 OF 10
MAP NO. 153-20-1GN

REV. 7-28-22 ENGINEERING REVIEW COMMENTS
REV. 6-2-22 REVIEW COMMENTS

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

JONATHAN H. SZCZUREK
P.E. # 26558

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

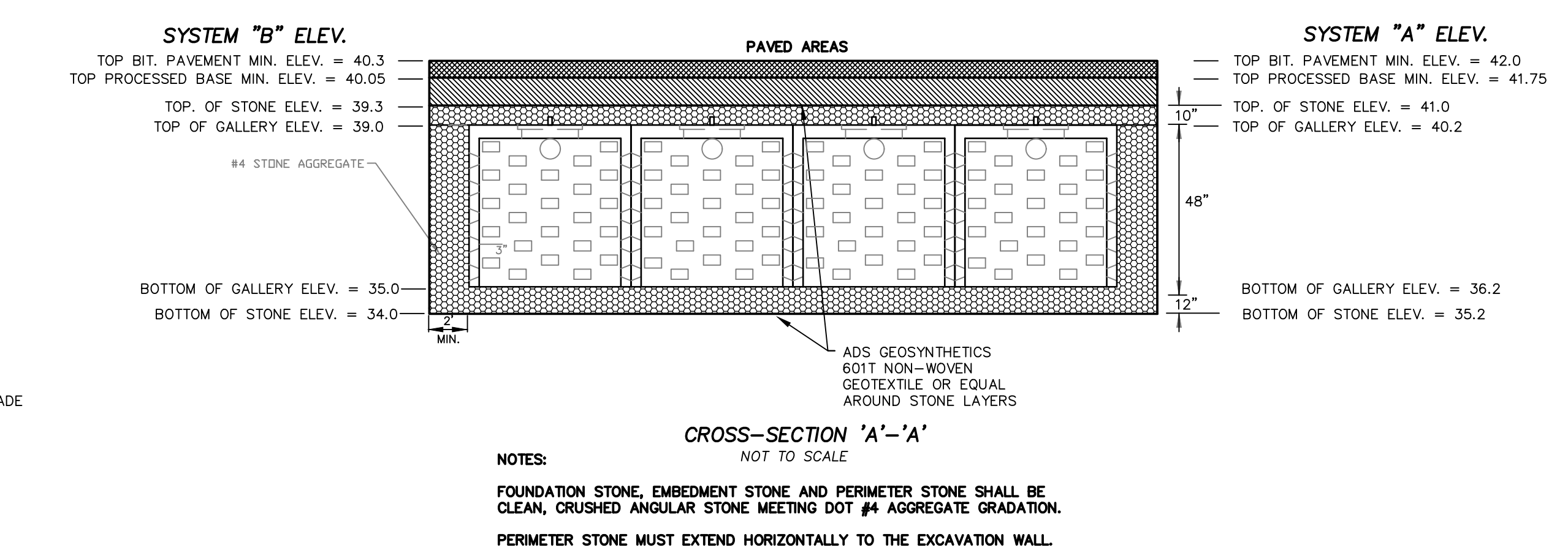
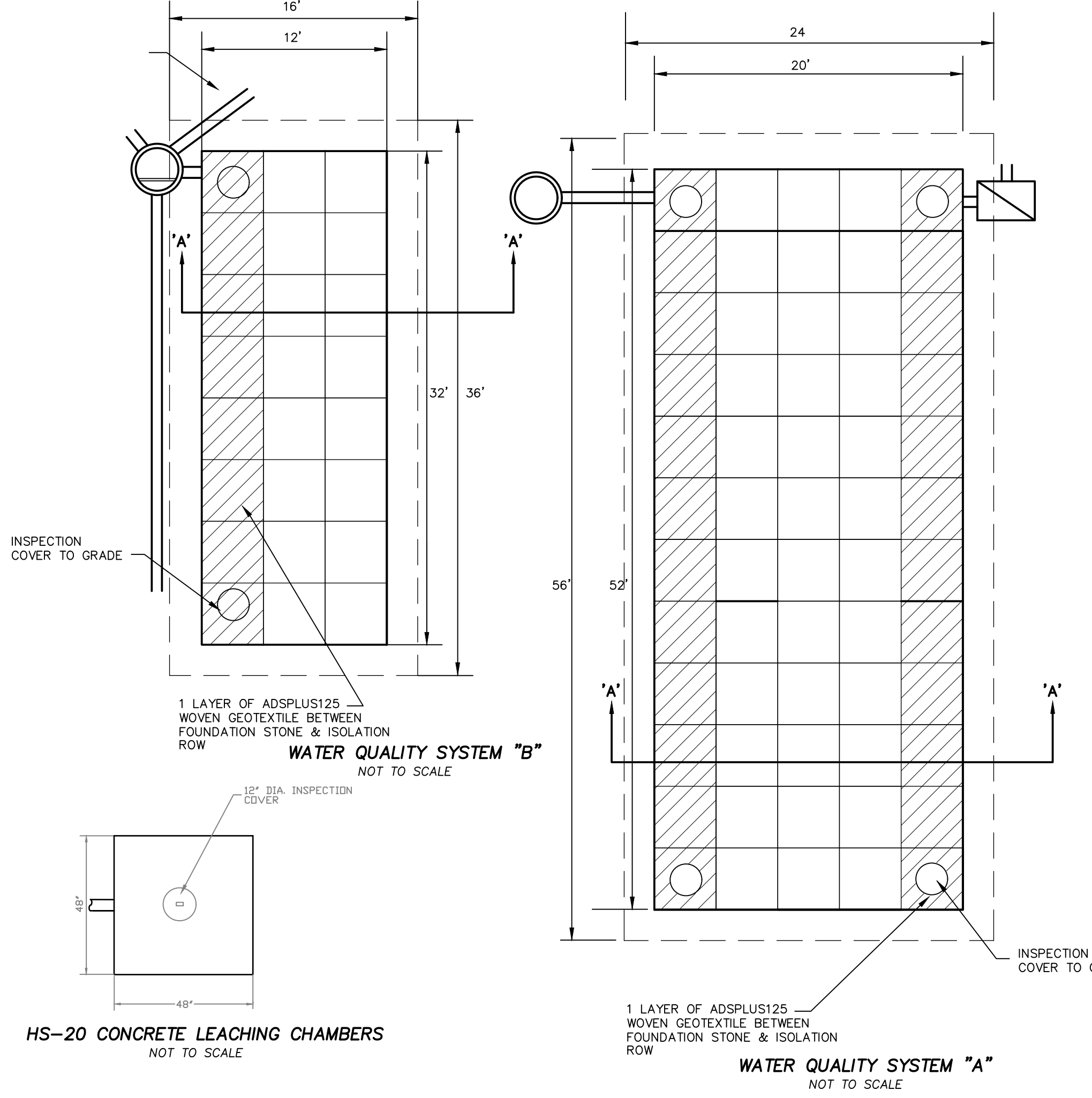
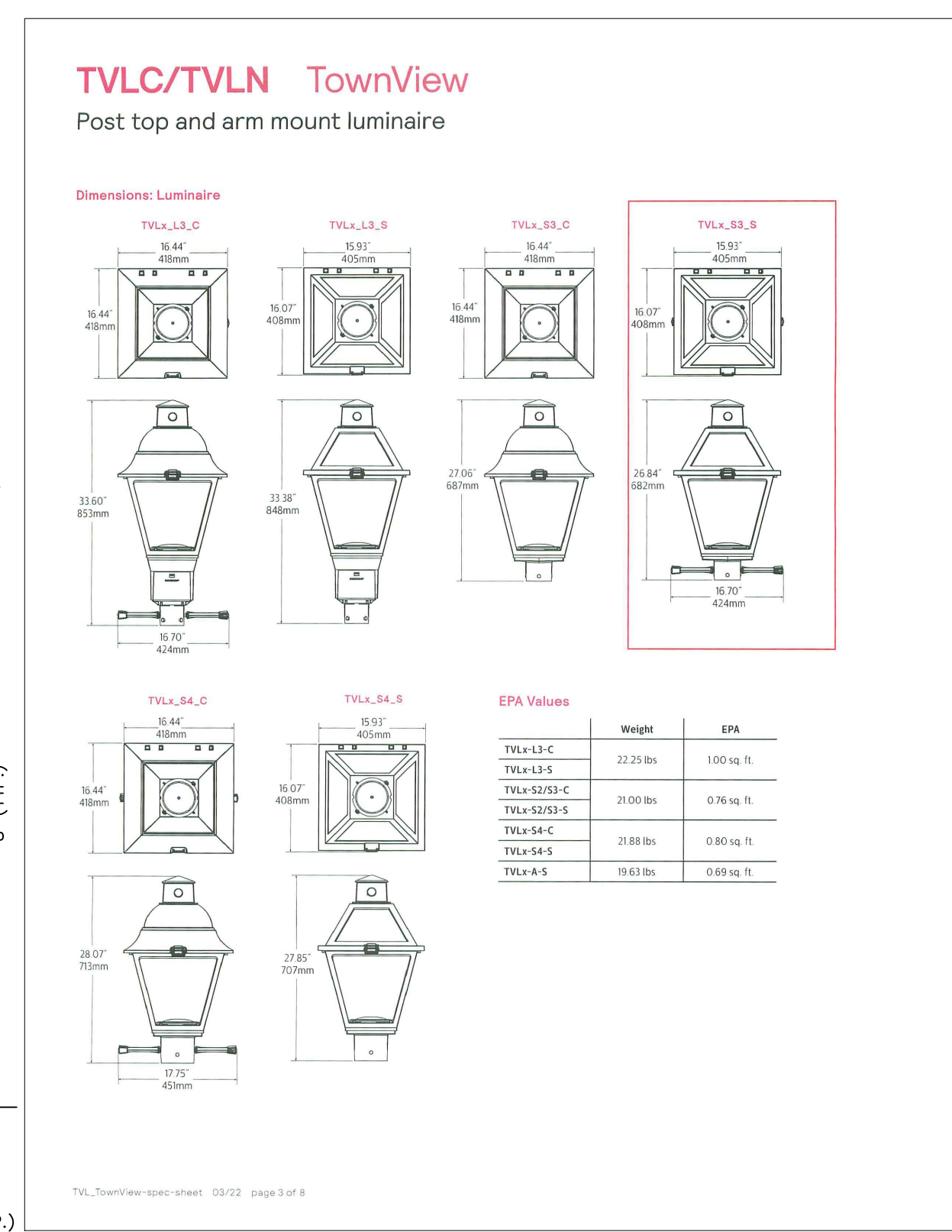
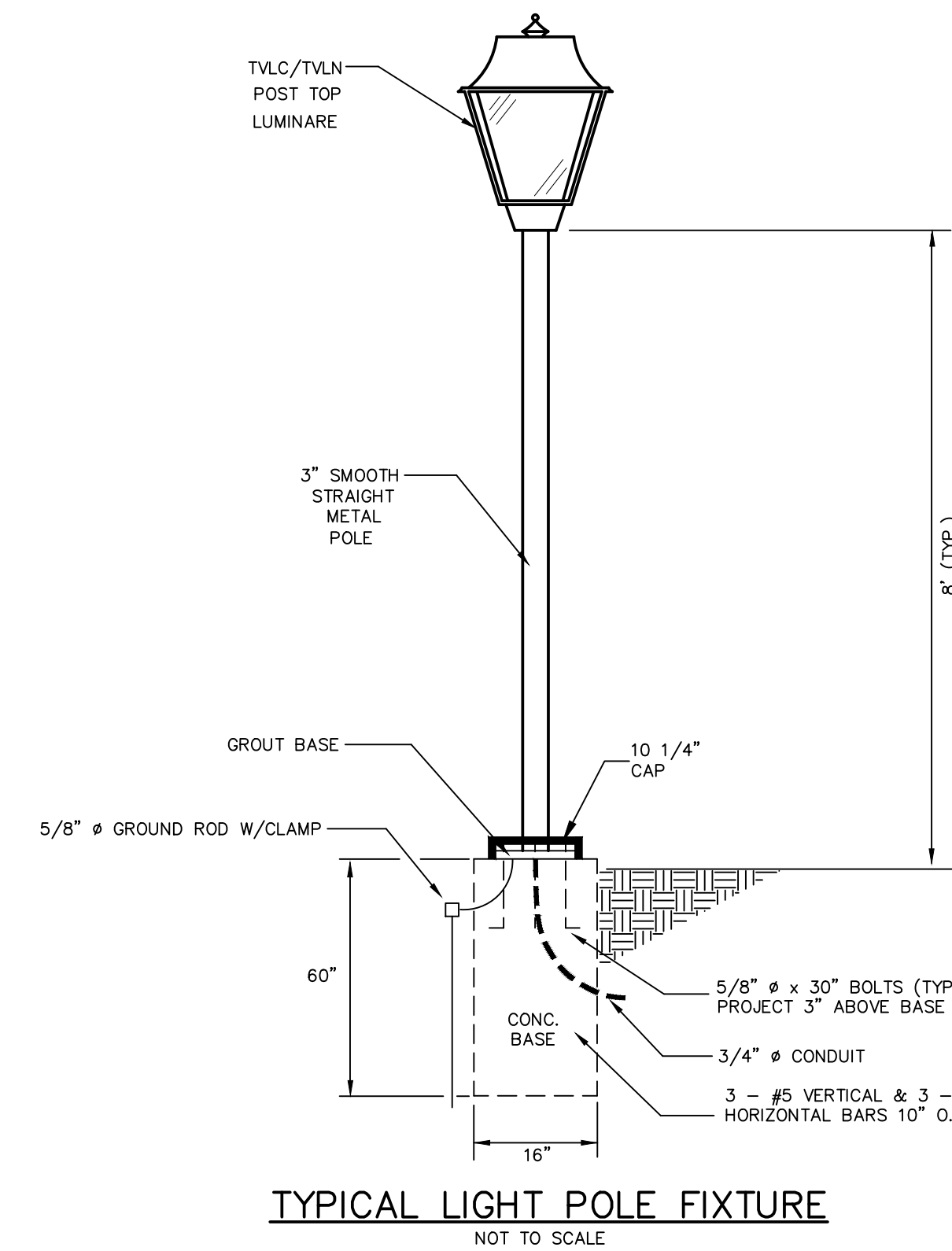
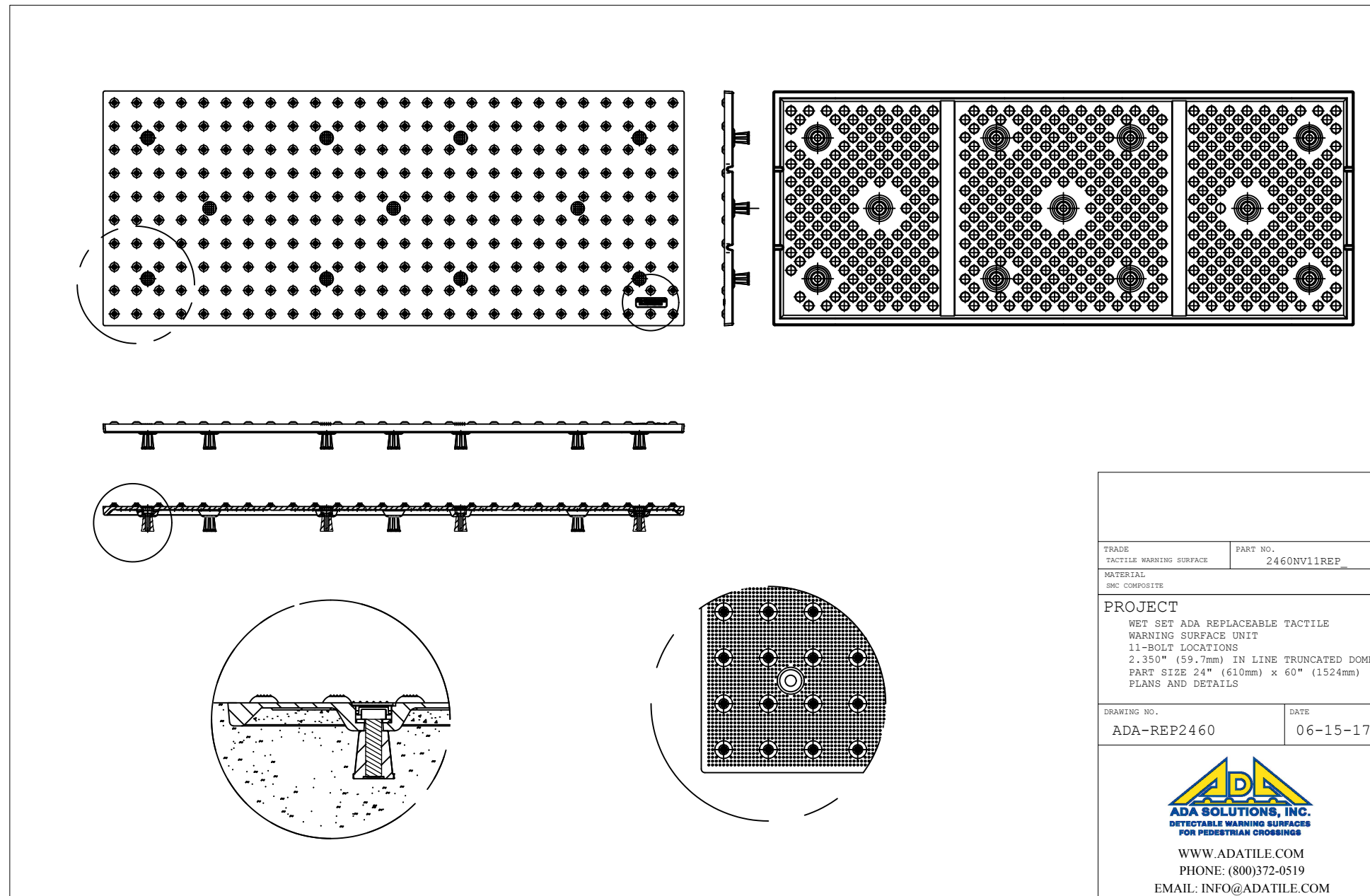
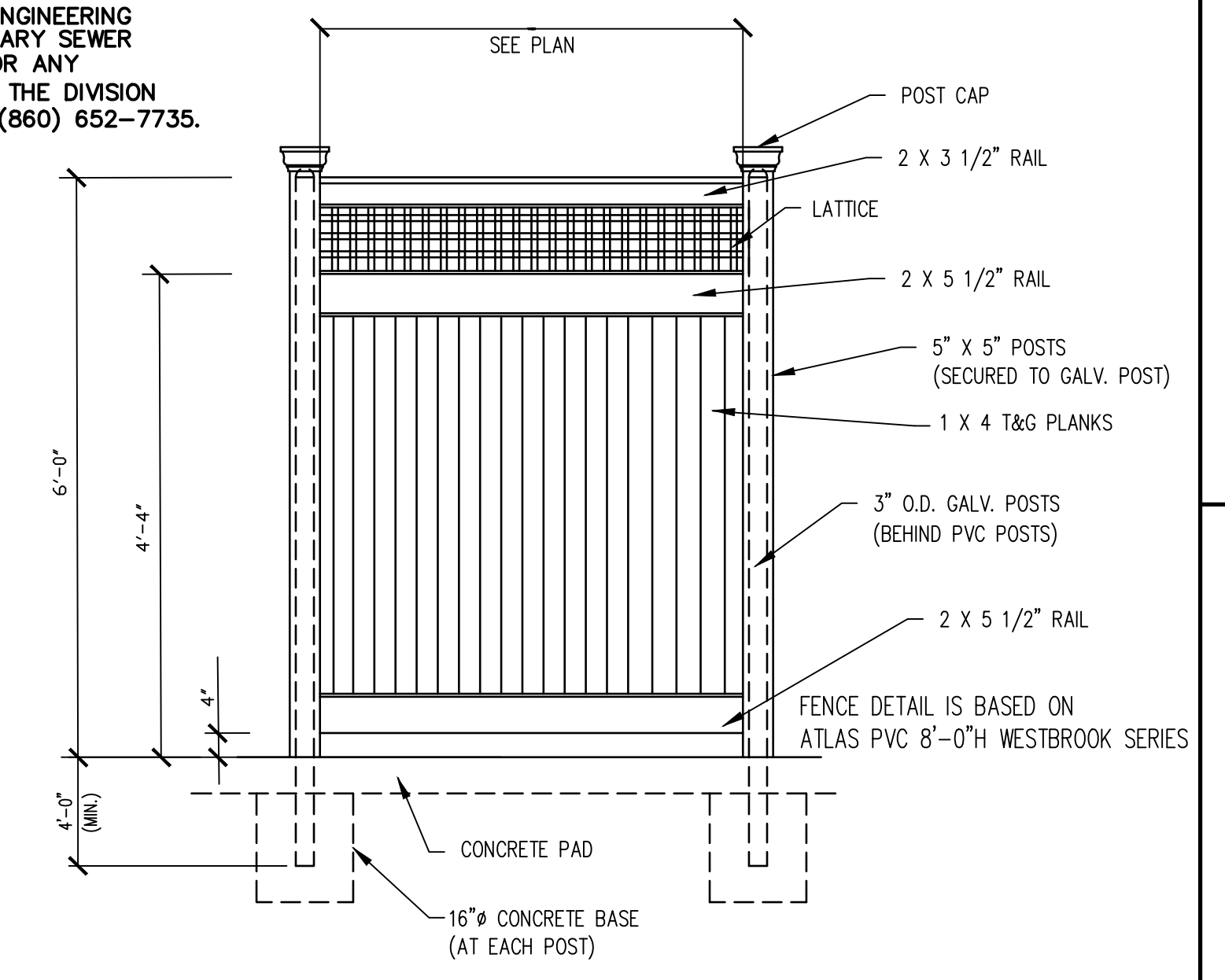


JAYS & TEE LLC	TOWN CENTER
PROJECT/APPLICANT	ZONE
#2610 MAIN STREET	PROJECT ADDRESS
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.

LONG-TERM STORMWATER MAINTENANCE SCHEDULE	
TO BE COMPLETED TWO TIMES PER YEAR, ONCE IN SPRING (NOT LATER THAN APRIL 30) AND ONCE IN FALL (NOT 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.



NOTES:
FOUNDATION STONE, EMBEDMENT STONE AND PERIMETER STONE SHALL BE CLEAN, CRUSHED ANGULAR STONE MEETING DOT #4 AGGREGATE GRADATION.
PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL.

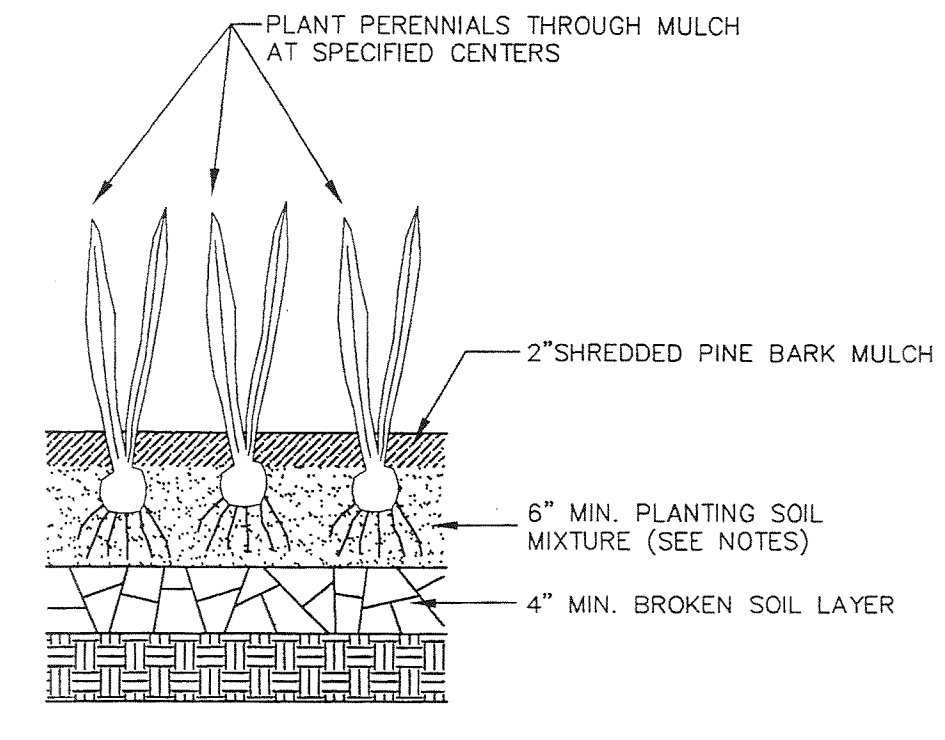
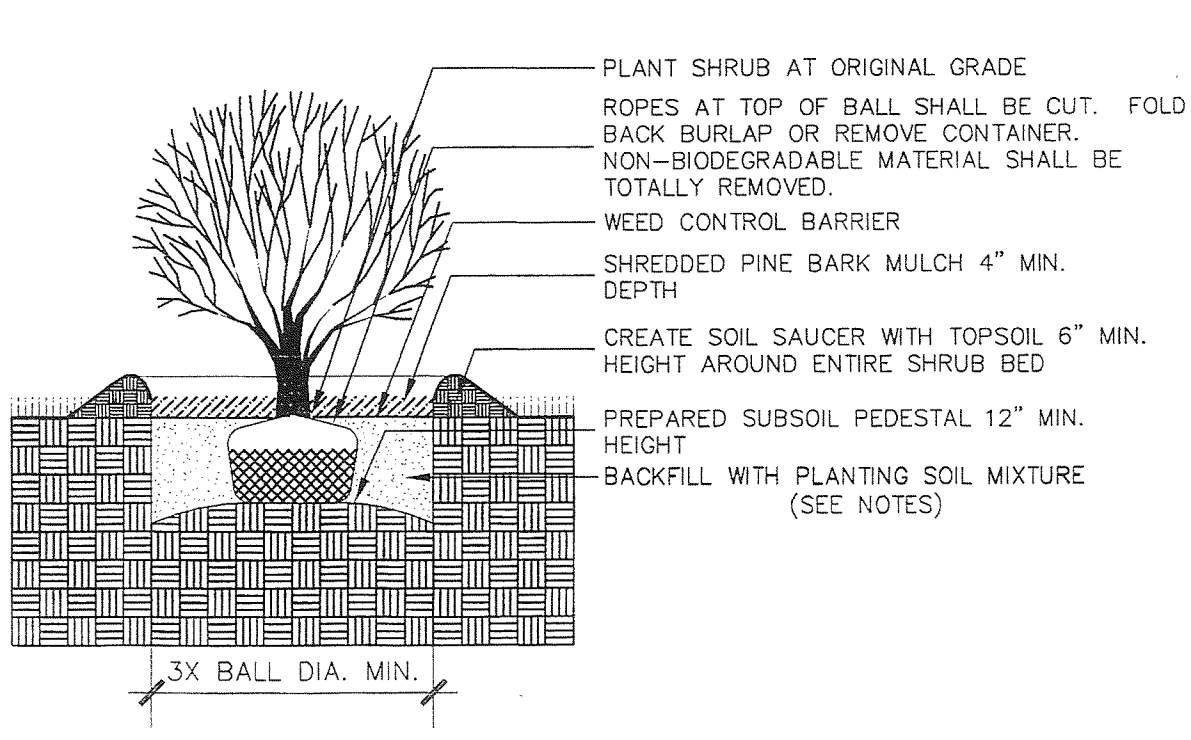
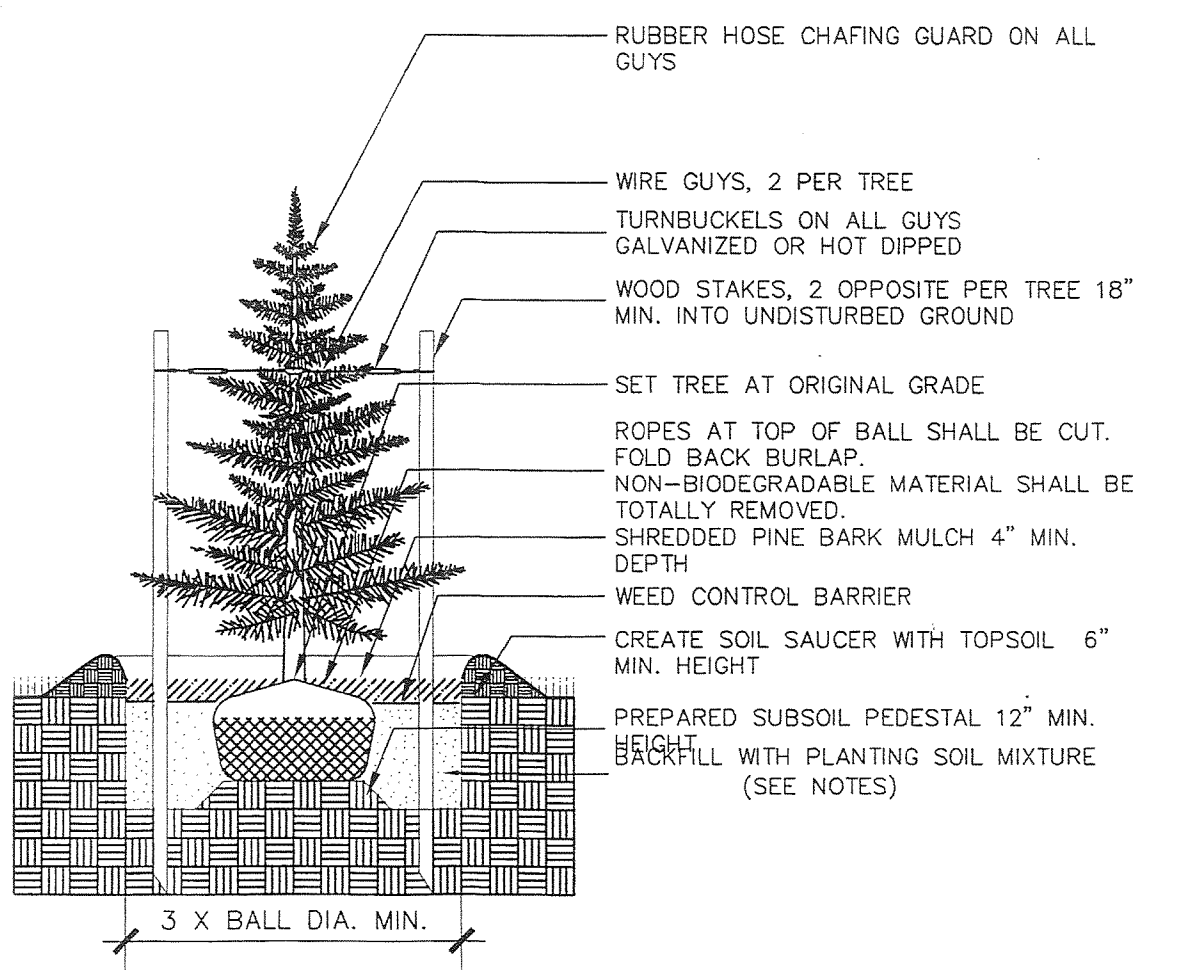
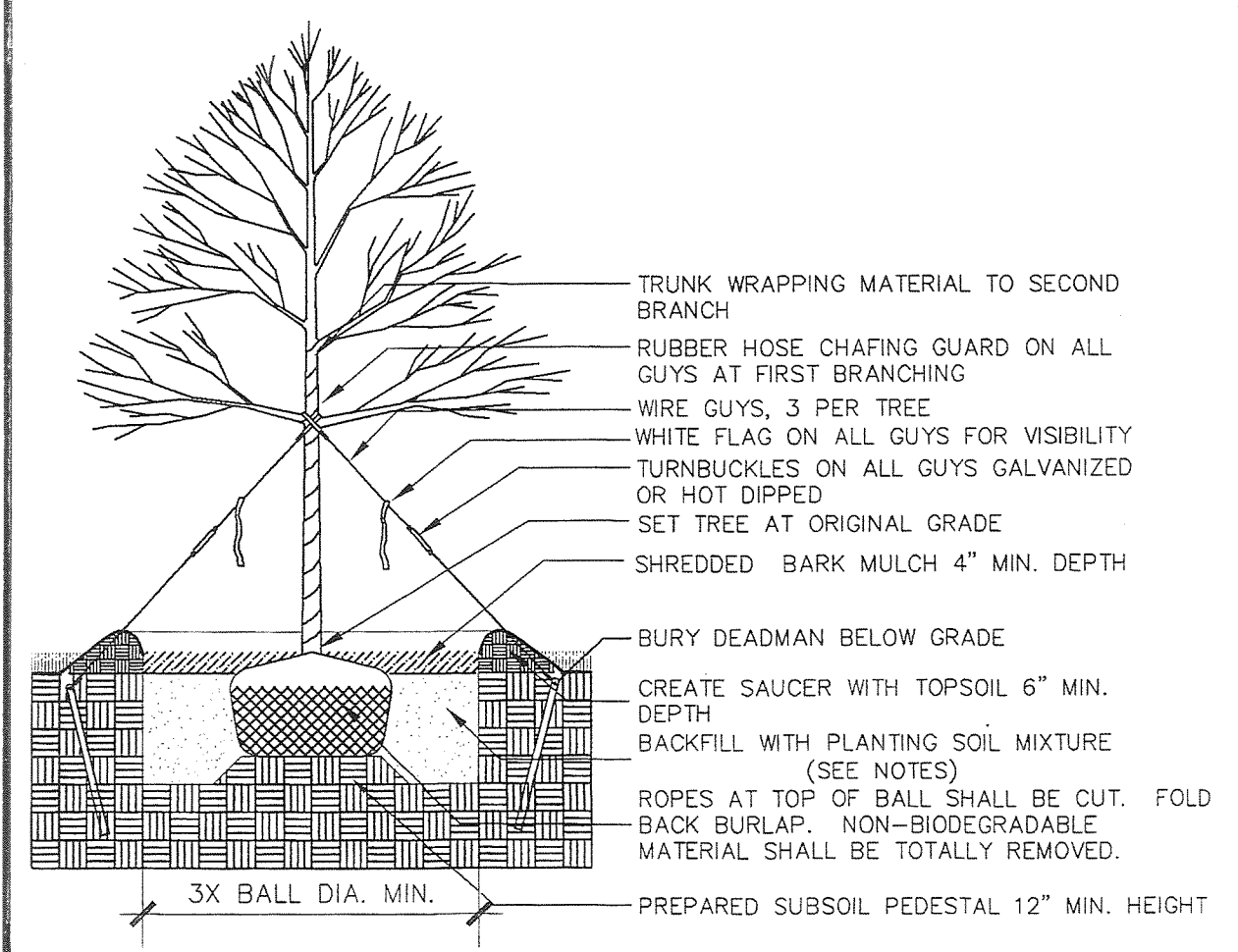
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
JONATHAN H. SZUREK
P.E. # 26858

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. 7-28-22 ENGINEERING REVIEW COMMENTS
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

PROJECT/APPLICANT	ZONE
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.	

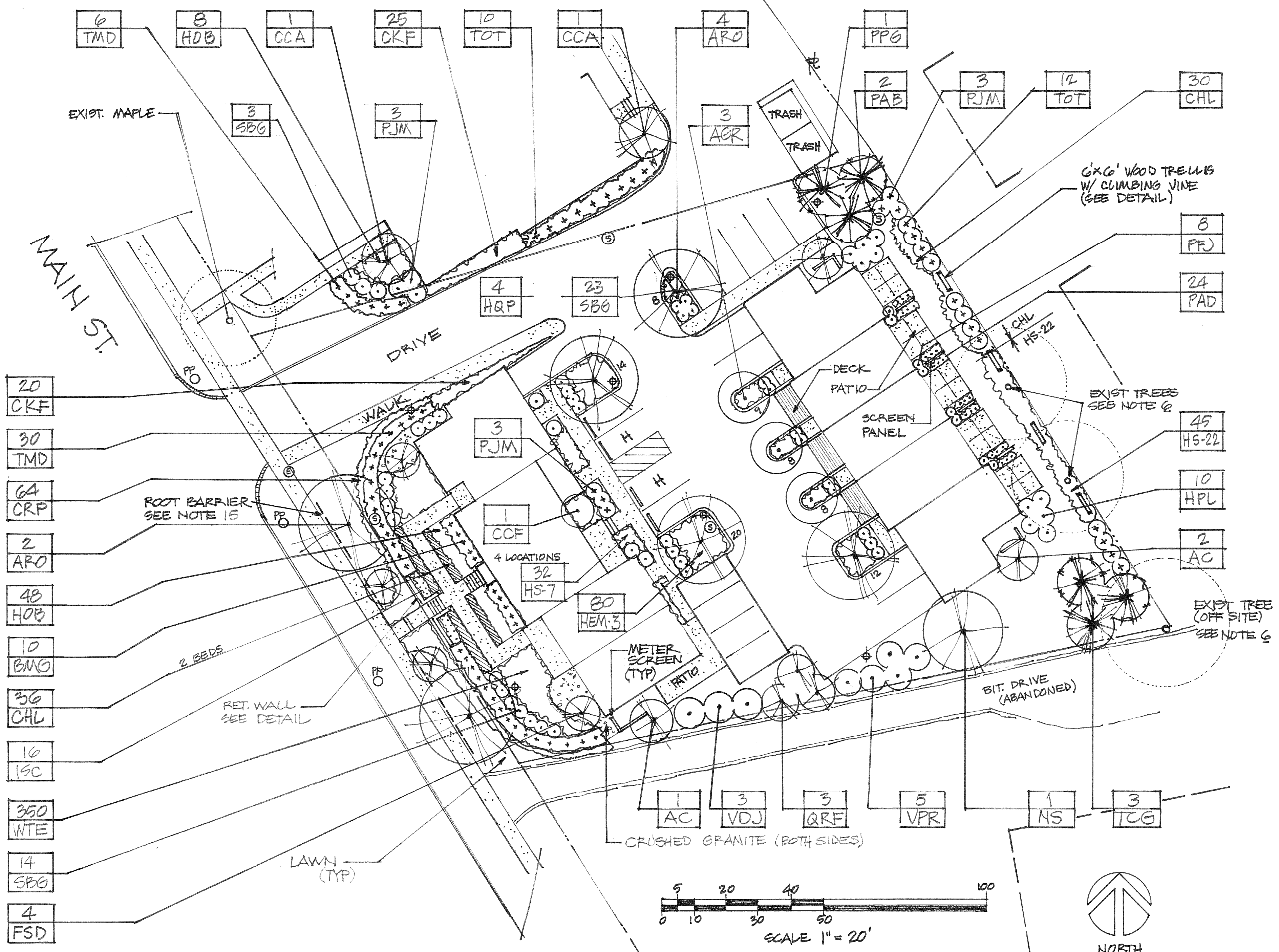


DECIDUOUS TREE PLANTING

CONIFEROUS TREE PLANTING

SHRUB PLANTING

PERENNIAL PLANTING



PLANT LIST

2610 Main Street

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	3	Amelanchier canadensis SHADBLOW SERVICEBERRY	6'-8'	MULTI-STEM
AGR	3	Acer griseum PAPERBARK MAPLE	2" CAL	SINGLE STEM MATCHED
ARO	6	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	2 1/2" CAL	
BMG	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24"	
CCA	2	Cercis canadensis EASTERN REDBUD	6'-8'	MULTI-STEM
CCF	1	Cercis canadensis 'Forest Pansy' PURPLE REDBUD	6'-8'	MULTI-STEM
CKF	30	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	
CRP	100	Corsopsis permatread 'Red Satin' RED SATIN COREOPSIS	2 GAL	
FSD	4	Fagus sylvatica 'Dawyc Purple' DAWYCK PURPLE BEECH	3 1/2"	MATCHED
HEM-3	80	Hemerocallis species 'Woodside Fire Dance' WOODSIDE FIRE DANCE DAYLILY	2 GAL	
HOB	56	Heuchera micrantha 'Obsidian' OBSIDIAN CORN 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	2 1/2"	
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	3 1/2" CAL	MATCHED
SBG	14	Spiraea x bumalda 'Goldflame' GOLDFLAME SPIREA	18"-24"	
TCG	3	Tsuga canadensis 'Geneva' GENEVA HEMLOCK	6'-7'	UNSHARED
TMD	36	Taxus x media densiformis DENSE YEW	24"	
TOT	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

2610 Main Street

- 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 planting beds and pits to receive approved mulch to depths indicated in planting details.
- 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.
- All tree and shrub pits shall be at least 2 feet wider and 2 feet 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.
- 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.
- 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.
- 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.cbyd.com at least two (2) working days before starting construction to locate utilities.
- Install NDS root barrier SM-3620 - 36"x20" per manufacturer's instructions, centered at 4 locations between sidewalk and property line (see plan).

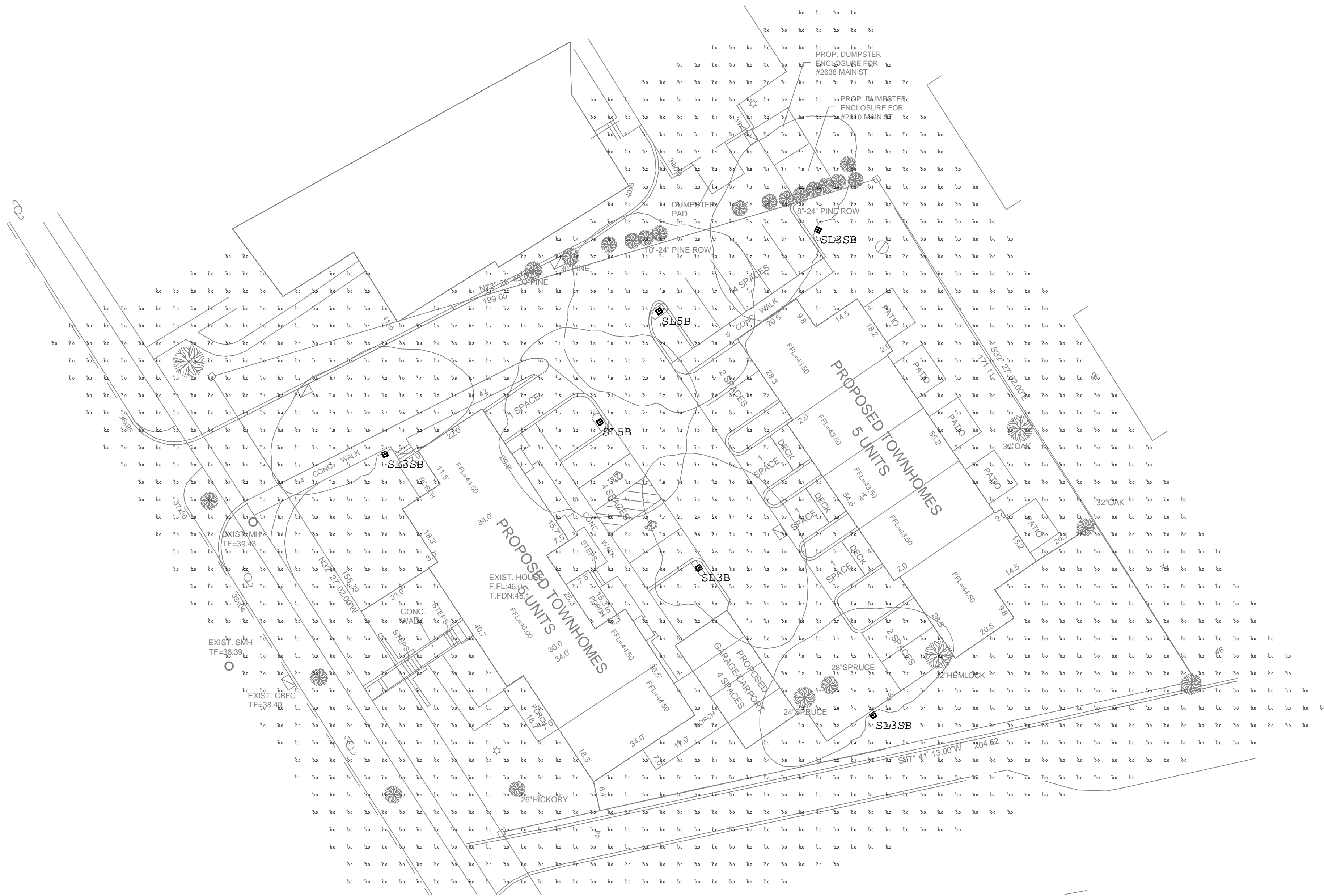
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

Thomas Graceffa Landscape Architect, LLC
19 Flag Drive Manchester, Connecticut 06042
815-742-1930
thomasgraceffa1@gmail.com

PLANTING PLAN
2610 MAIN STREET
PREPARED FOR
JAYS and TEE, LLC
GLASTONBURY, CT.

REVISED
DATE 8/26/2022
SHEET
1/1

OWNER:
JOE JACONETTA
2690 MAIN ST.
GLASTONBURY, CT 06033



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

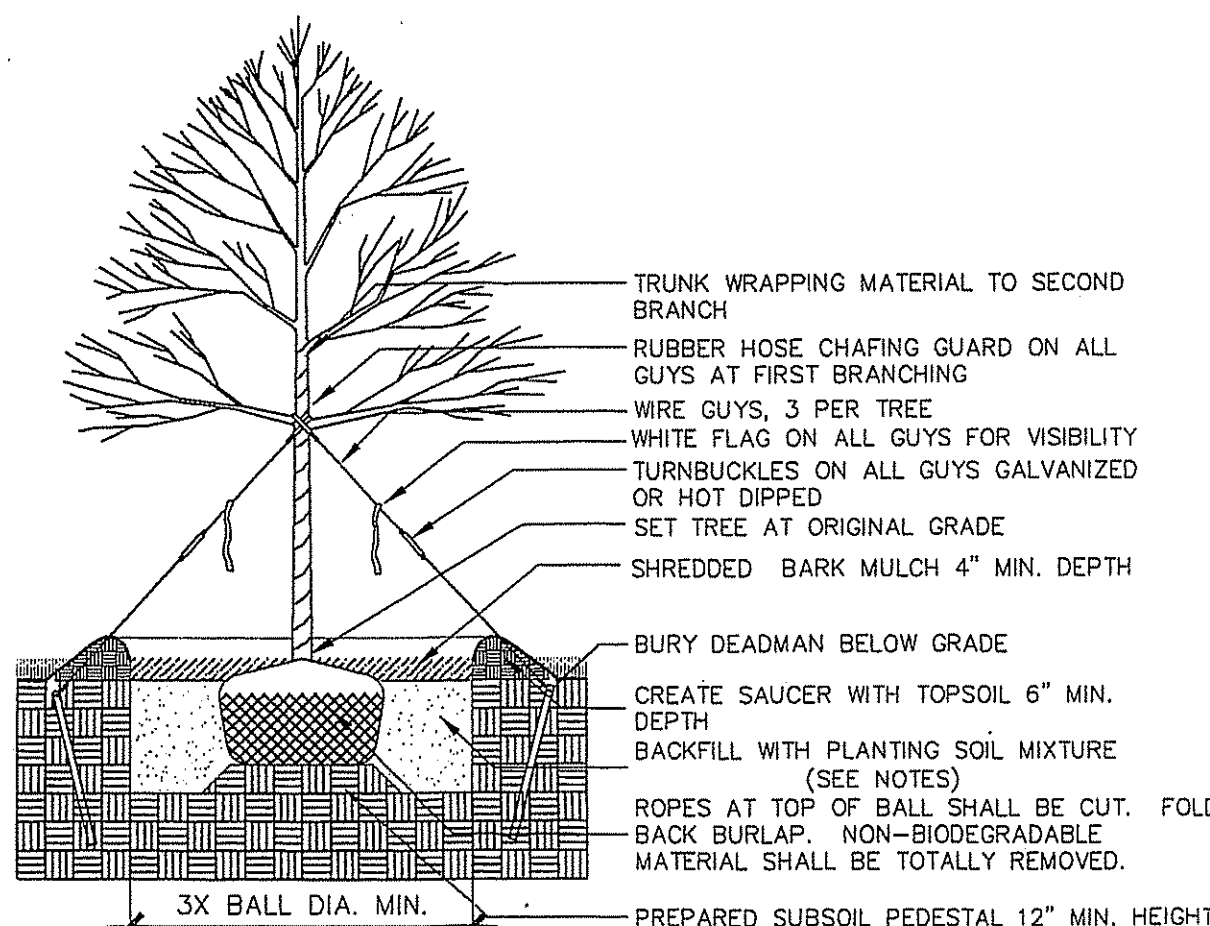
FILE NAME: SL-1D 2610 MAIN STREET - GLASTONBURY 06-07-2022 LED.dwg

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

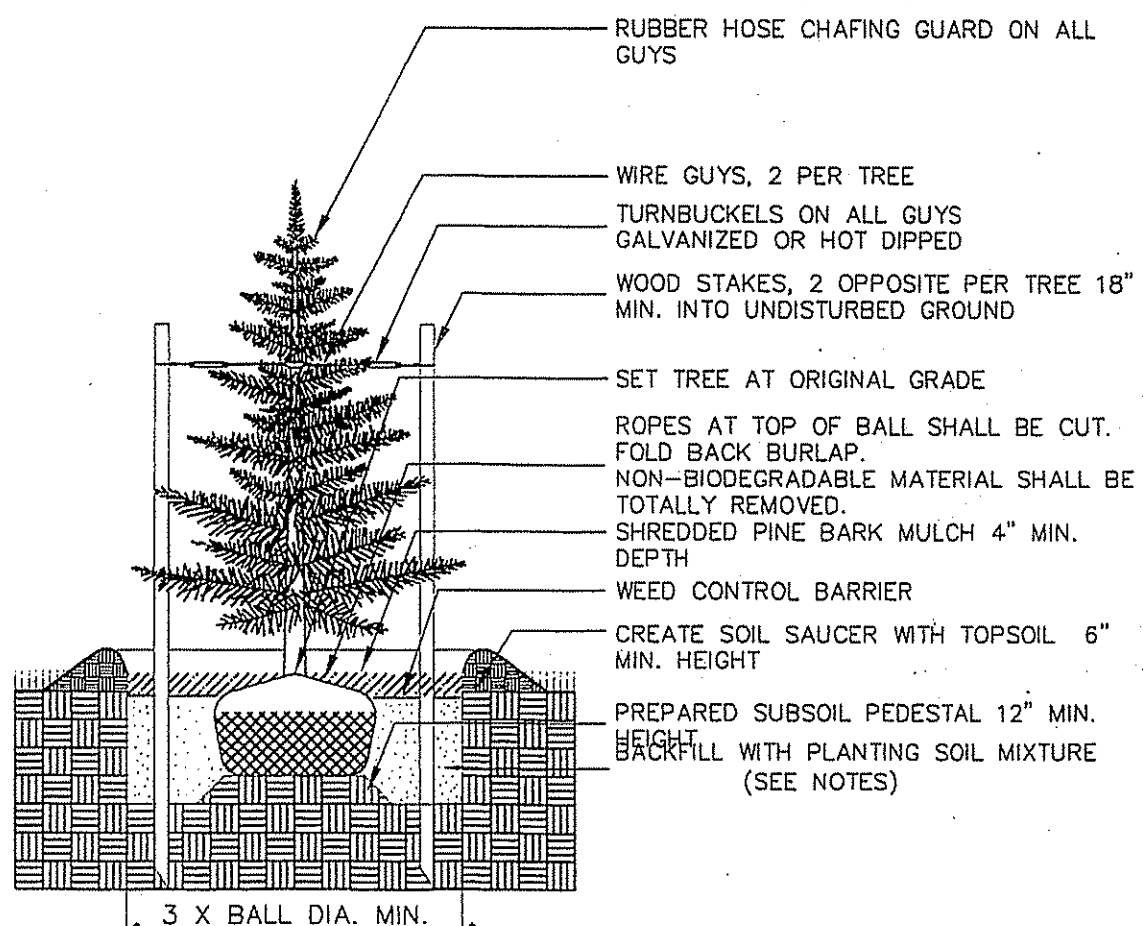
PROJECT/APPLICANT	ZONE
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	

PLANT LIST **2610 Main Street**

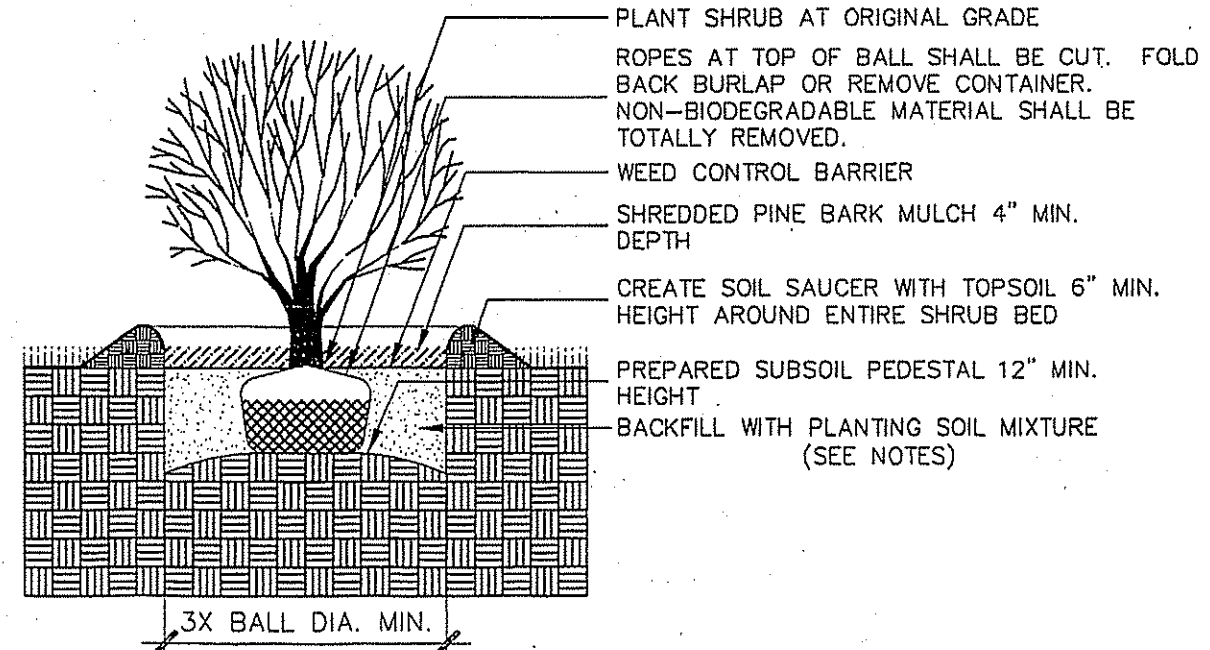
KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	3	Amelanchier canadensis SHADBLOW SERVICEBERRY	6'-8"	MULTI-STEM
AGR	3	Acer griseum PAPERBARK MAPLE	2" CAL	SINGLE STEM MATCHED
ARO	6	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	2 1/2" CAL	
BMG	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24"	
CCA	2	Cercis canadensis EASTERN REDBUD	6'-8"	MULTI-STEM
CCF	1	Cercis canadensis 'Forest Pansy' PURPLE REDBUD	6'-8"	MULTI-STEM
CKF	30	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	
CRP	100	Coreopsis permathead 'Red Satin' RED SATIN COREOPSIS	2 GAL	
FSD	4	Fagus sylvatica 'Dawson Purple' DAWKSON PURPLE BEECH	3 1/2"	MATCHED
HEM-3	80	Hemerocallis species 'Woodside Fire Dance' WOODSIDE FIRE DANCE DAYLILY	2 GAL	
HOB	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 'Frances' 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	2 1/2"	
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 'Jackman' 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	3 1/2" CAL	MATCHED
SBG	14	Spiraea x bumalda 'Goldflame' GOLDFLAME SPIREA	18"-24"	
TCG	3	Tsuga canadensis 'Geneva' GENEVA HEMLOCK	6'-7"	UNSHARED
TMD	36	Taxus x media densiformis DENSE YEW	24"	
TOT	22	Thuja occidentalis 'Tachyn' 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.



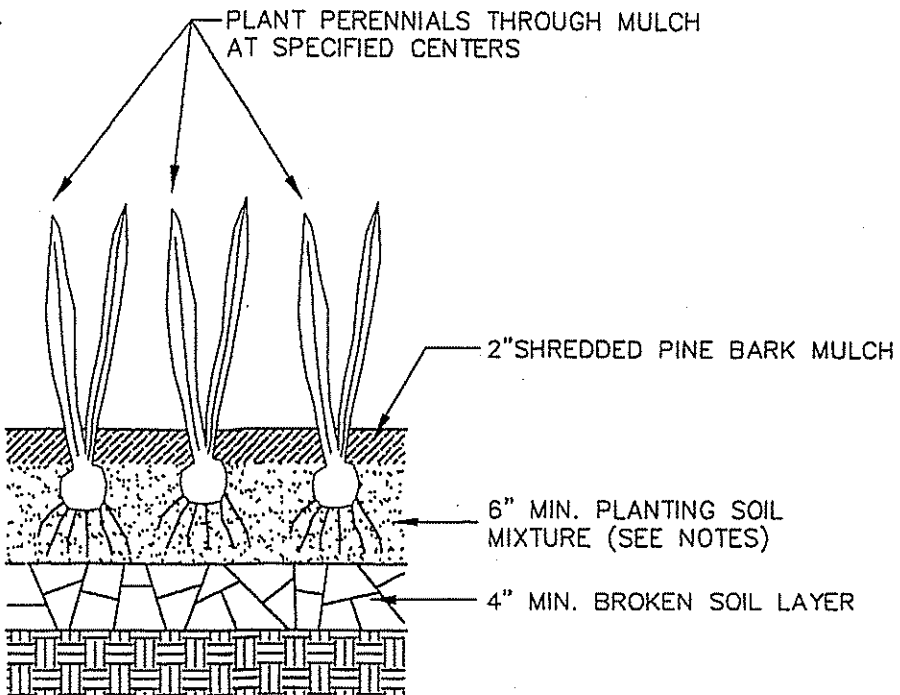
DECIDUOUS TREE PLANTING



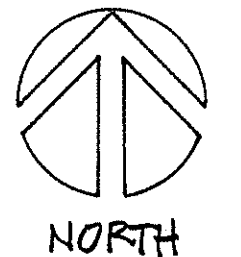
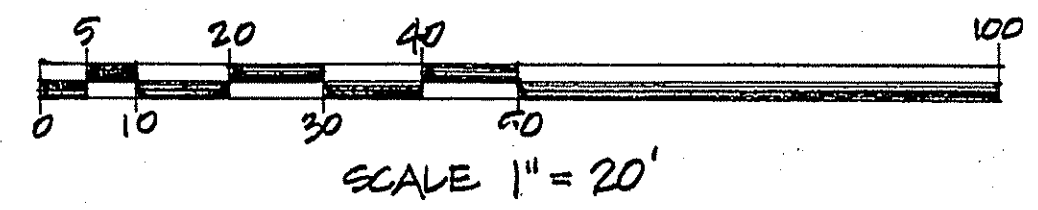
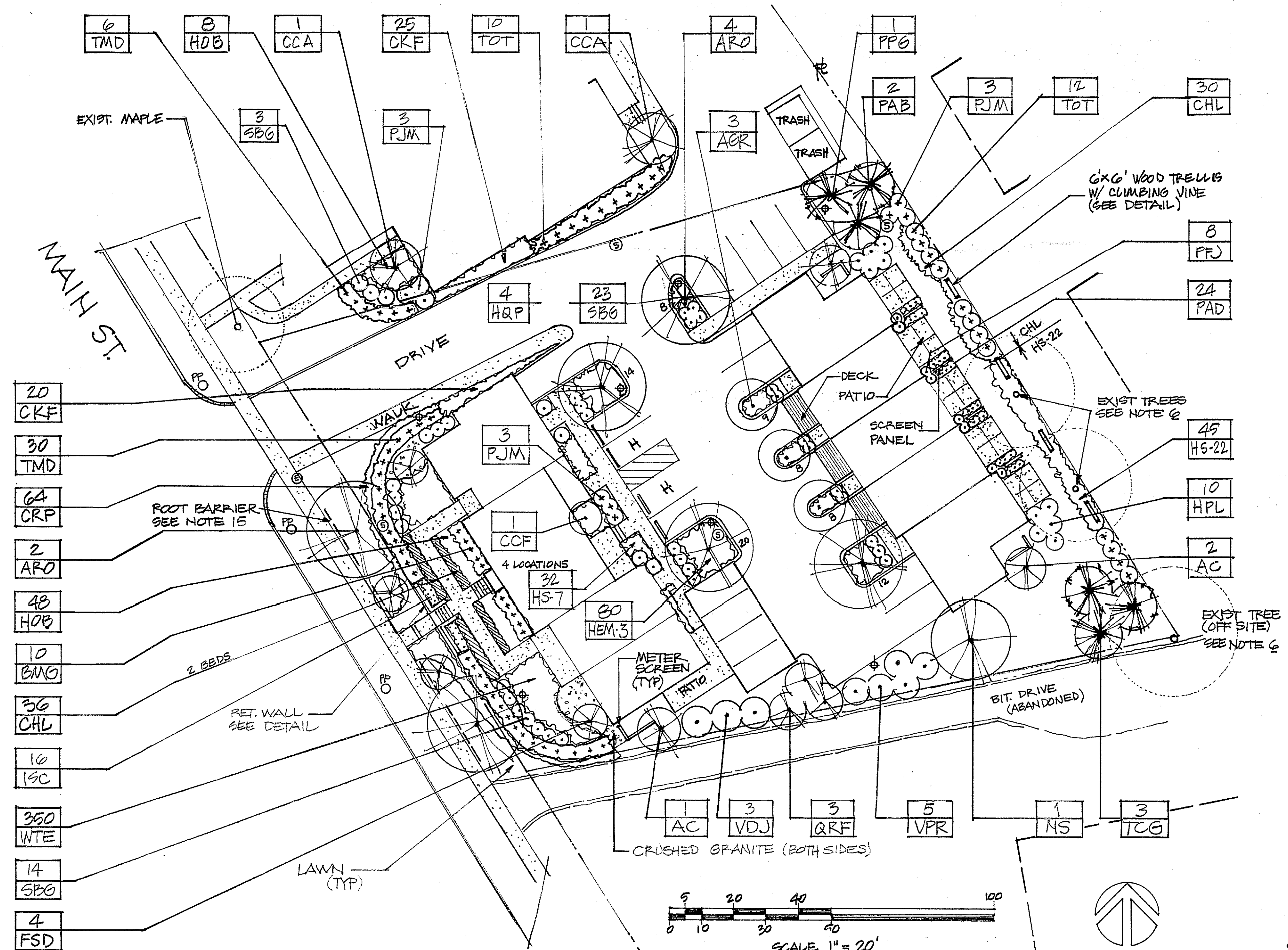
CONIFEROUS TREE PLANTING



SHRUB PLANTING



PERENNIAL PLANTING



OWNER:
JOE JACONETTA
2690 MAIN ST.
GLASTONBURY, CT 06033

PLANTING NOTES **2610 Main Street**

- 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 planting beds and pits to receive approved mulch to depths indicated in planting details.
- 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.
- All tree and shrub pits shall be at least 2 feet wider and 2 feet 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.
- 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.
- 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.
- 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 at least two (2) working days before starting construction to locate utilities.
- Install NDS root barrier SM-3620 - 36"x20" per manufacturer's instructions, centered at 4 locations between sidewalk and property line (see plan).

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

Thomas Gracetta Landscape Architect, LLC
19 Flag Drive Manchester, Connecticut 06042
815-742-1930
thomasgracetta@gmail.com

PLANTING PLAN
2610 MAIN STREET
PREPARED FOR
JAYS and TEE, LLC
GLASTONBURY, CT

REVISED
DATE 8/26/2022
SHEET 1/1

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.	

REV. 6-2-22 REVIEW COMMENTS

CK. BY: JHS
 DRW. BY: PEJ
 DATE: 4-19-22
 SCALE: NONE
 SHEET 10 OF 10
 MAP NO153-20-1COA

CONDITIONS OF APPROVAL
#2610 MAIN STREET
 PREPARED FOR
JAYS & TEE LLC
 GLASTONBURY, CONN.

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

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

JONATHAN H. SCZUREK P.E. # 26858