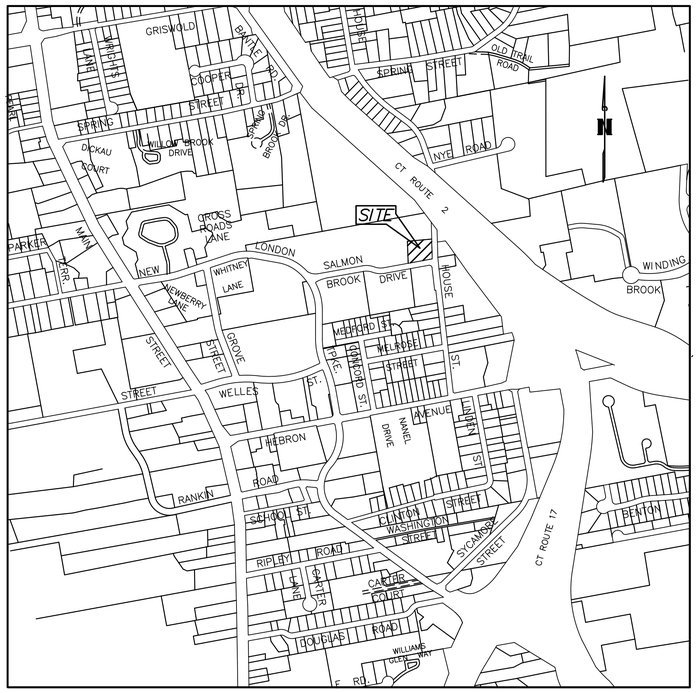
SITE PLAN - PROPOSED TOWN HOMES

#103 HOUSE STREET

PREPARED FOR

103 HOUSE STREET, LLC.

GLASTONBURY, CONN.



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

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ZONING TABLE

TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	45,760 S.F. (1.050 AC)
LOT FRONTAGE	100 FT	217.52 FT
FRONT YARD SETBACK	20 FT	22.2 FT
SIDE YARD SETBACK	8 FT	11.1 FT
REAR YARD SETBACK	20 FT	20.6 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/32.8 FT
F.A.R.	0.5 (22,880 S.F.)	.47 (21,606 S.F.)
OPEN SPACE	15% (6,864 S.F.)	38.9% (17,833 S.F.)

PARKING CHART

	REQUIRED	PROVIDED
103 HOUSE STREET (17 UNITS)	2 SPACES/UNIT = 34	17 GARAGE SPACES 17 DRIVEWAY SPACES 11 VISITOR SPACES 45 TOTAL SPACES
119 HOUSE STREET	6 SPACES DISPLACED BY ACCESS DRIVE	6 SPACES REPLACED ON 103 HOUSE STREET
		51 SPACES TOTAL

103 HOUSE STREET, LLC. — TOWN CENTER ZONE
PROJECT/APPLICANT — ZONE

103 HOUSE 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
PROPOSED TOWN HOMES – #103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	NONE
SHEET	1 OF 10
MAP NO.	93-19-1CS

REV. 7-6-20

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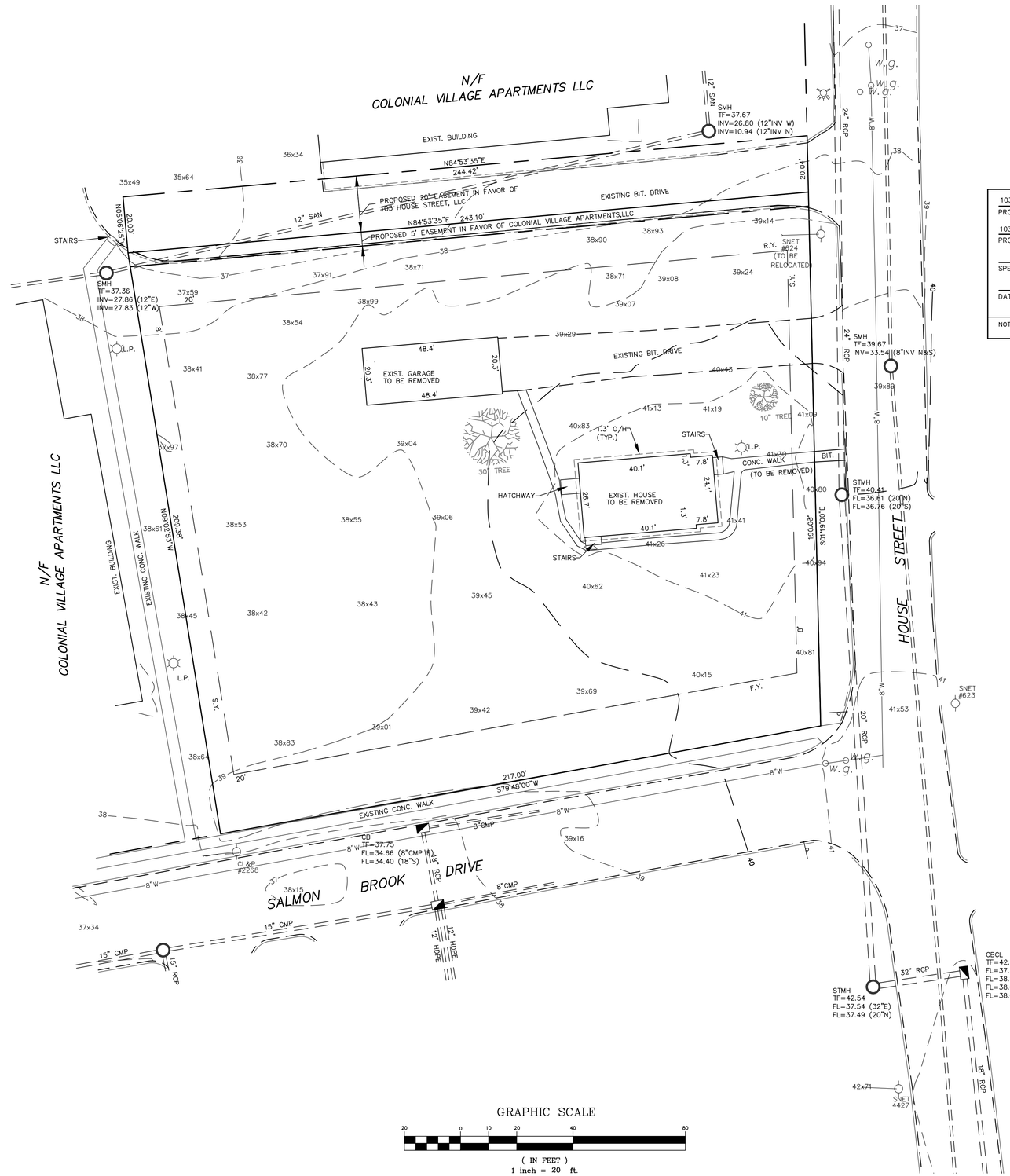
SITE LOCATION MAP

SCALE: 1"=1,000'



103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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JONATHAN H. SCZUREK P.E. # 26858

ZONING INFORMATION

ZONE: TOWN CENTER ZONE

LOT AREA = 45,760 S.F.
1.050 AC.

	EXISTING
BUILDING COVERAGE:	2,240 S.F.
PAVEMENT COVERAGE:	2,915 S.F.
OPEN SPACE:	41,183 S.F.

LEGEND

SPOT ELEVATION	39x06
EXISTING CONTOUR	
EXIST. WATER GATE	w.g.
EXIST. STORM MANHOLE	STMH
EXIST. SEWER MANHOLE	SMH
EXIST. UTIL. POLE	
EXIST. FIRE HYDRANT	
EXIST. LIGHT POST	L.P.
EXIST. SIGN	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE MADE TO MAP TITLED:

"BOUNDARY LINE MODIFICATION MAP #103 HOUSE STREET PREPARED FOR COLEMAN ASSOCIATES, LLC. GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S., LLC DATE: 11-12-19 SCALE: 1"=20' SHEET 1 OF 1 MAP NO. 93-19-1BLM

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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

JOHN L. HEAGLE L.S. # 9396

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

BOUNDARY/EXISTING CONDITIONS PLAN
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	2 OF 10
MAP NO.	93-19-1B

REV. 7-6-20

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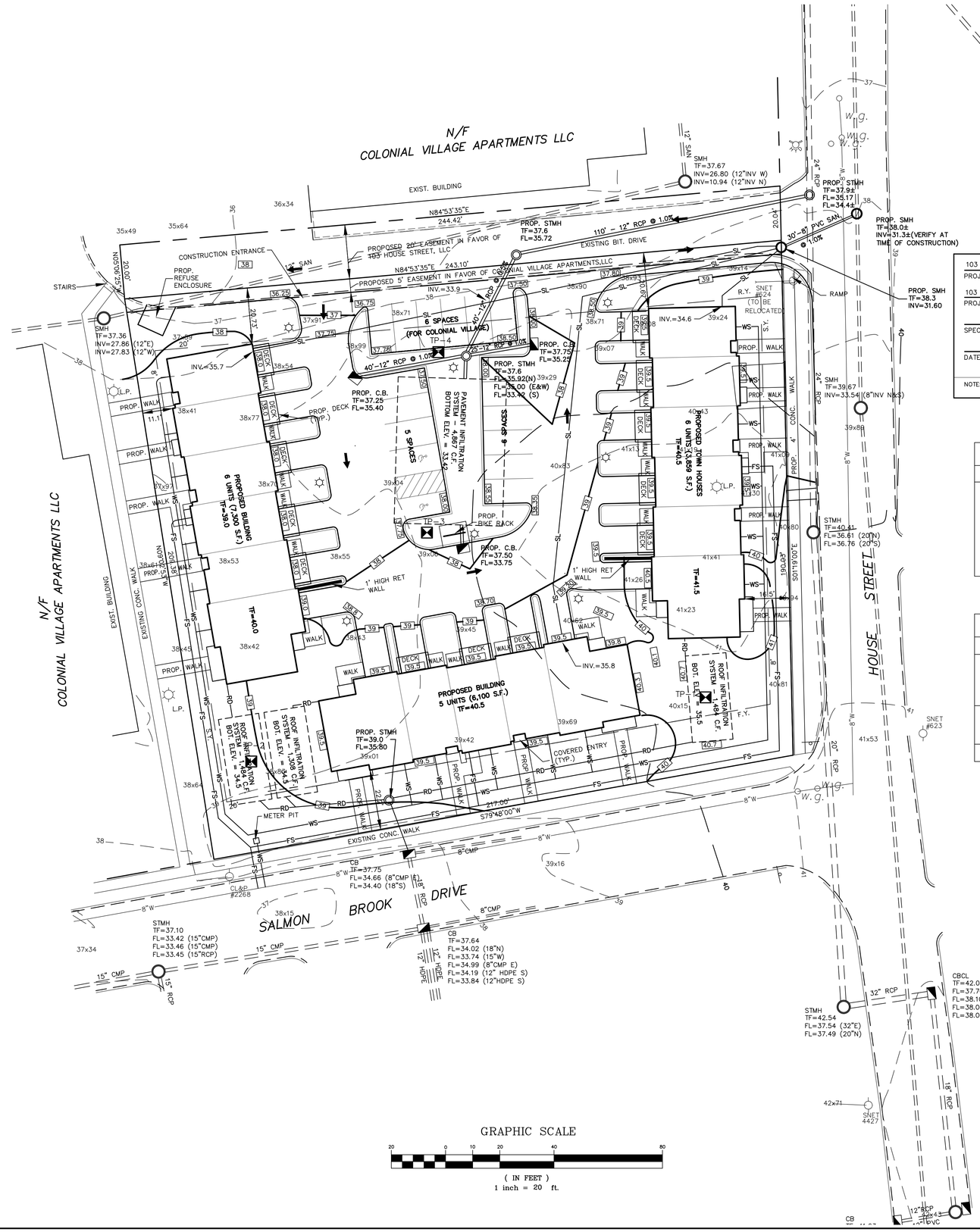
SITE LOCATION MAP

SCALE: 1"=1,000'



SOILS DATA

TEST PIT: #1
DATE: 12-13-19
DEPTH: 78"
GROUNDWATER: 70"
LEDGE: NONE
MATERIAL:

0-12"	TOPSOIL
12-32"	FINE SANDY LOAM
32-60"	MOD. COMPACT FINE SAND
60-78"	COARSE SAND & GRAVEL

TEST PIT: #2
DATE: 12-13-19
DEPTH: 80"
GROUNDWATER: 64"
LEDGE: NONE
MATERIAL:

0-22"	TOPSOIL
22-36"	FINE SANDY LOAM
36-60"	COARSE SAND & GRAVEL
60-82"	VERY FINE SAND & SILT

TEST PIT: #3
DATE: 12-13-19
DEPTH: 87"
GROUNDWATER: 73"
LEDGE: NONE
MATERIAL:

0-15"	TOPSOIL
15-36"	FINE SANDY LOAM
36-53"	VERY FINE SAND
53-87"	COMPACT COARSE SAND & GRAVEL

TEST PIT: #4
DATE: 12-13-19
DEPTH: 96"
GROUNDWATER: NONE
LEDGE: NONE
MATERIAL:

0-15"	TOPSOIL
15-28"	FINE SANDY LOAM
28-66"	COARSE SAND & GRAVEL
66-96"	COARSE SAND

STANDPIPE READINGS

DEPTH TO GROUNDWATER FROM GROUND SURFACE

STANDPIPE #	12/18/2019	12/24/2019	12/31/2019	1/10/2020	1/24/2020	2/3/2020	2/17/2020	3/9/2020
TP-1	4.85'	5.37'	4.75'	5.25'	5.75'	5.75'	5.45'	5.75'
TP-2	4.37'	5.17'	5.02'	5.25'	5.97'	DRY	5.27'	5.87'
TP-3	5.23'	6.03'	6.03'	6.14'	6.93'	DRY	6.13'	6.73'
TP-4	7.43'	8.08'	8.18'(DRY)	DRY	DRY	DRY	DRY	DRY

REFERNCE MADE TO MAP TITLED:
"BOUNDARY LINE MODIFICATION MAP #103 HOUSE STREET PREPARED FOR COLEMAN ASSOCIATES, LLC GLASTONBURY, CONN" BY MEGSON, HEAGLE & FRIEND, C.E. & L.S., LLC GLASTONBURY, CT DATE: 11-11-19 SCALE:1"=20' MAP NO. 93-19-1BLM

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE 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.

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	REQUIRED	PROVIDED
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119 HOUSE STREET	6 SPACES DISPLACED BY ACCESS DRIVE	6 SPACES REPLACED ON 103 HOUSE STREET
		51 SPACES TOTAL

LEGEND

PROPOSED CONTOUR	38
PROP 8" PVC ROOF DRAIN	RD
PROPOSED SPOT ELEVATIONS	39.5
EXISTING CONTOUR	
PROPOSED 2" COPPER WATER SERVICE	WS
PROPOSED 6" D.I. FIRE SERVICE	FS
TEST PIT	TP-4

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

JOHNATHAN H. SCZUREK P.E. # 26858

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

SITE PLAN - PROPOSED TOWN HOMES
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	3 OF 10
MAP NO. 93-19-1SP	

REV. 8-10-20
REV. 7-6-20

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SITE LOCATION MAP

SCALE: 1"=1,000'

PROJECT DESCRIPTION

This project generally consists of the construction of three new town home buildings, parking lots, driveways and drainage facilities. The existing house and garage structure are proposed to be demolished. The property totals 1.05 acres in size. The stormwater system utilizes subsurface recharge units to receive roof runoff and pavement runoff and direct it into the ground. Stormwater leaving the site will be adequately treated to prevent any degradation of downstream areas.

SITE DISTURBANCE

This site will have a disturbed area of approximately 1.0 acres for construction of the buildings, access roads, parking facilities and other site improvements. Total impervious cover will be 0.64 AC.

SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

1. CONSTRUCTION SCHEDULE
2. AREA OF DISTURBANCE
3. MAINTENANCE OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION.
4. DUST CONTROL
5. QUICK STABILIZATION OF DISTURBED AREAS
6. MINIMIZE TOTAL DISTURBED AREAS WITH MULCH AND TEMPORARY VEGETATION

PROJECT PHASING

This project is proposed to occur in one phase.

SCHEDULING

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. Most of the rest of the site is within the building footprints. 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 center island as a temporary sediment trap during construction. To accomplish this however, they must be constructed prior to mass site grading and maintained for the duration of the project. This would include frequent inspection and removal of sediment one they are more than 50% full of sediment.

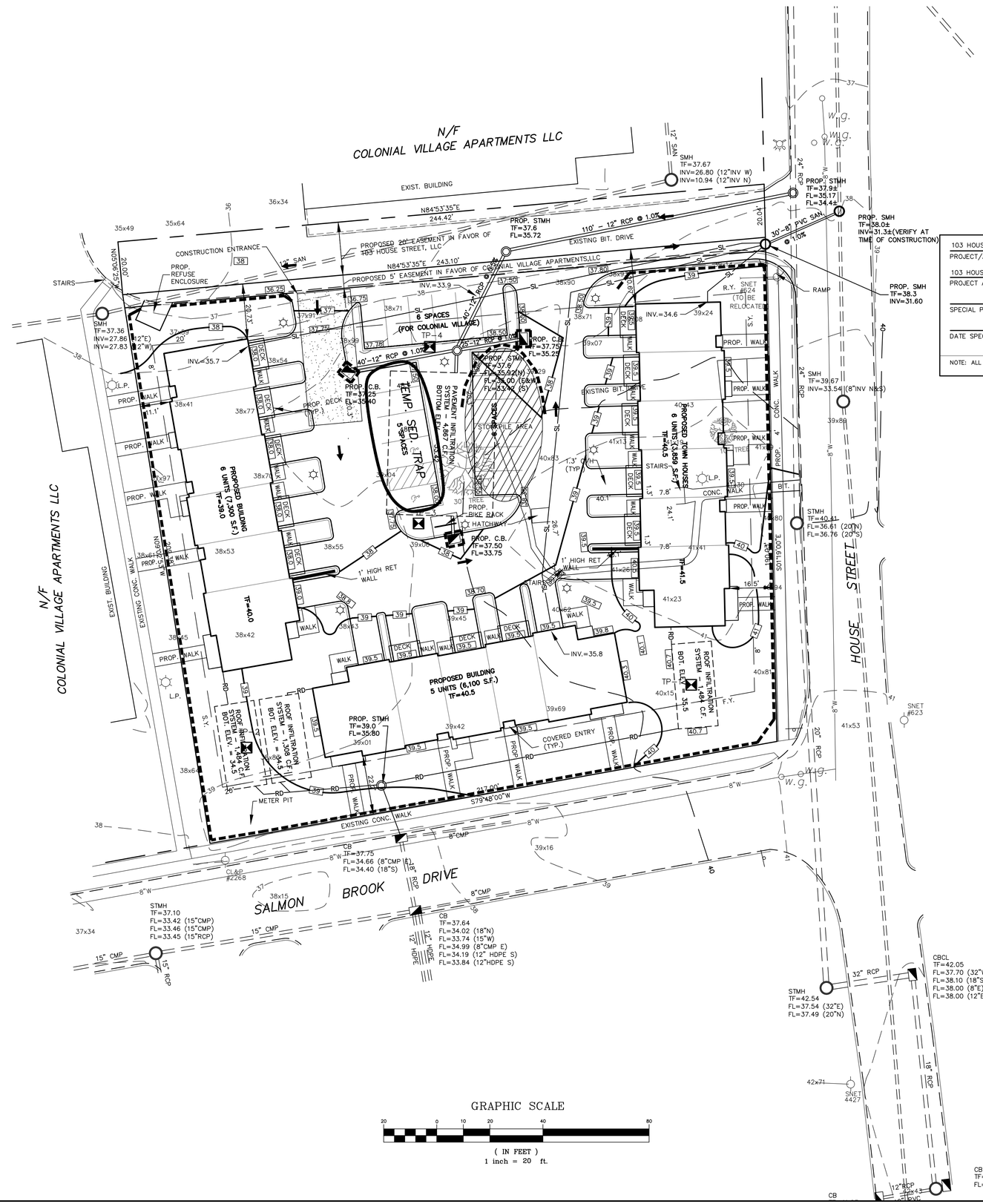
DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

DESIGN CRITERIA

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

1. Land disturbance will be kept to a minimum; re-stabilization will be scheduled as soon as practical.
2. 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.
3. 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.
4. 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.
5. Erosion & sediment control measures will be installed prior to land disturbance.
6. All temporary erosion & sedimentation control measures shall be properly maintained until stabilization has been achieved.
7. 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.
8. 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.
9. 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.
11. Debris and other wastes resulting from equipment maintenance and construction activities will not be discarded on site.
12. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
13. 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.
14. 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.
15. Anti-tracking pads and gravel check dams shall be replaced when void spaces are full or structures are breached, as applicable.
16. 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.
17. 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.



103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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JOHN H. SCZUREK P.E. # 26858

LEGEND

STAKED HAY BALES/SILT FENCE

SILT SACK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

EROSION & SEDIMENTATION CONTROL
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	4 OF 10
MAP NO. 93-19-1ES	

REV. 8-10-20
REV. 7-6-20

P:\2019\PROJ\09319\dwg\base\9319-P1.dwg 10/8/2019 1:12:51 PM EDT

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GENERAL NOTES

ALL CONSTRUCTION METHODS TO CONFORM TO CONN. D.O.T. FORM 817 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 UTILITIES.

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.

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

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.
VERIFY ALL GRADES IN FIELD.

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 POSSIBLE, EROSION ON THE SITE.

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 @ 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

GENERAL:

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 ONE VERTICAL (2:1).

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 FOUR VERTICAL (1:4).

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. ALL 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.

I) 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

GENERAL:

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.

APPLICATION:

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

EROSION CHECKS

GENERAL:

1. 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.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

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.

METHODS:

1. 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

GENERAL:

1.
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.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. 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 FERTILIZERS SHALL BE USED.
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 IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. 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

GENERAL:

1. 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.

SITE PREPARATION:

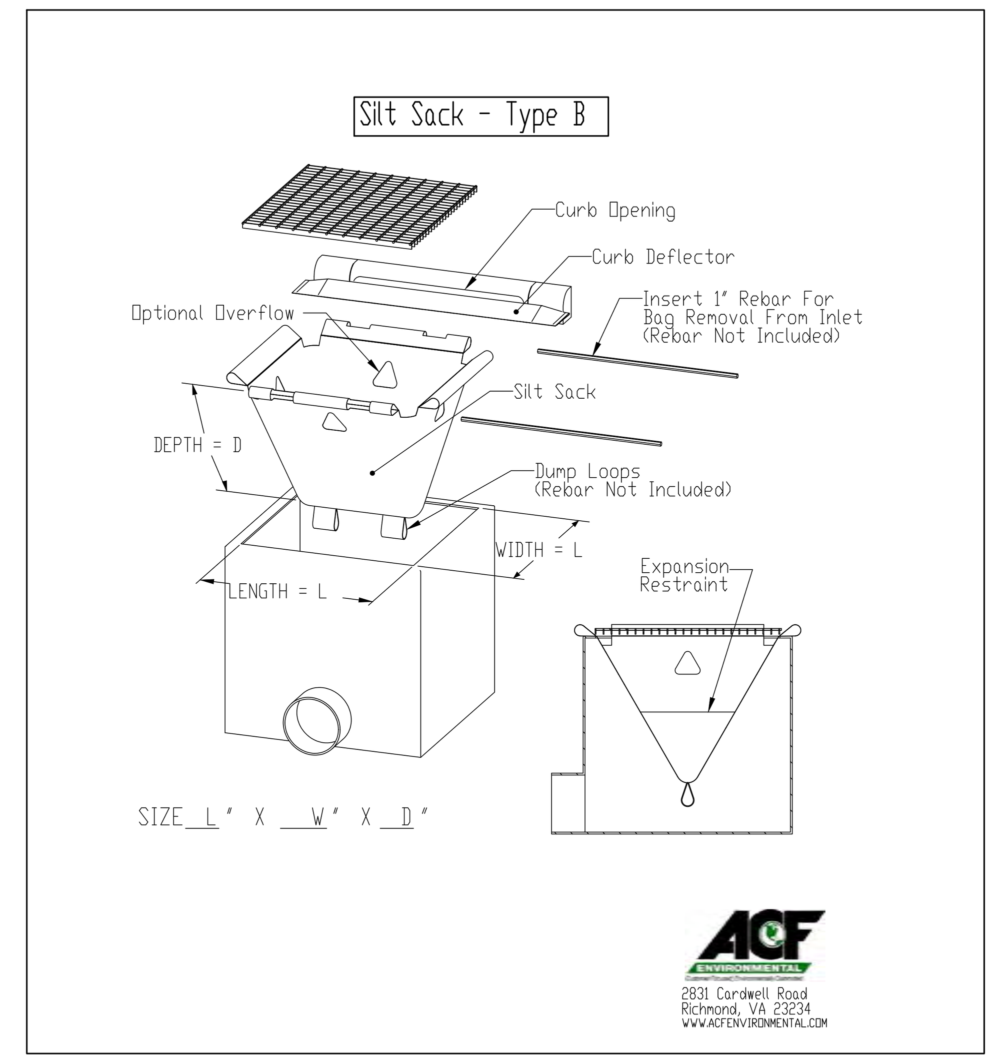
1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST. USE ONLY SLOW RELEASE AND LOW/NO PHOSPHORUS FERTILIZERS.

ESTABLISHMENT:

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

SUNNY TO PARTIALLY SUNNY SITES			
KENTUCKY BLUEGRASS		20	0.50
CREEPING RED FESCUE		20	0.50
PERENNIAL RYEGRASS		05	0.10
	TOTAL	45	1.10
SHADY SITES			
CREEPING RED FESCUE		50	1.00
PERENNIAL RYEGRASS		05	0.10
	TOTAL	55	1.10
DROUGHTY SITES			
CREEPING RED FESCUE		40	1.00
TALL FESCUE		20	0.50
	TOTAL	60	1.50

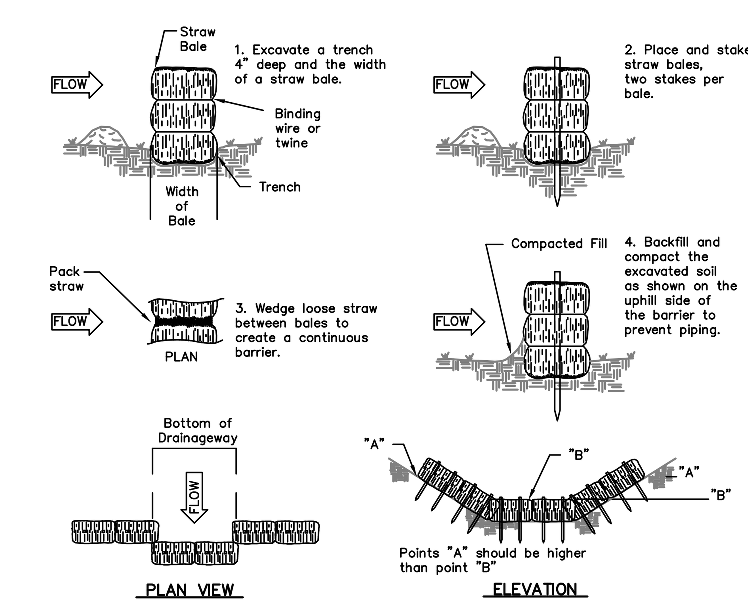
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.



SILTSACK DETAIL
NOT TO SCALE

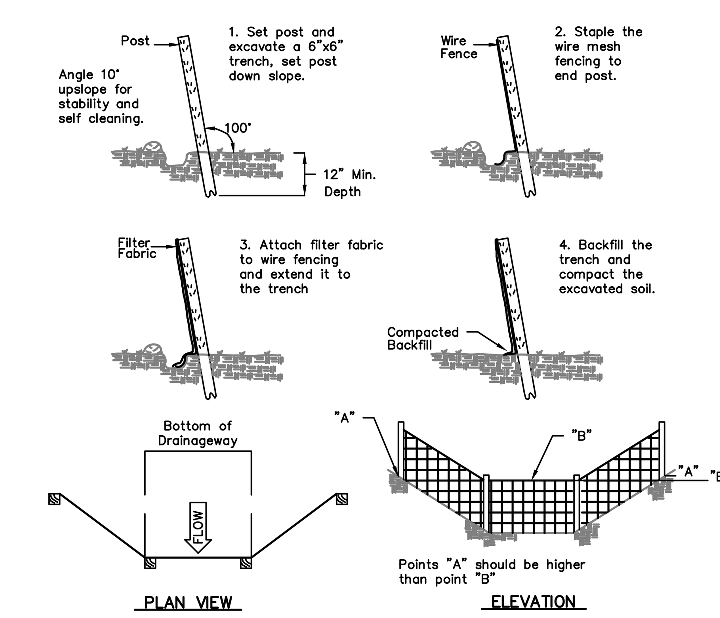
103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE STREET	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT

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



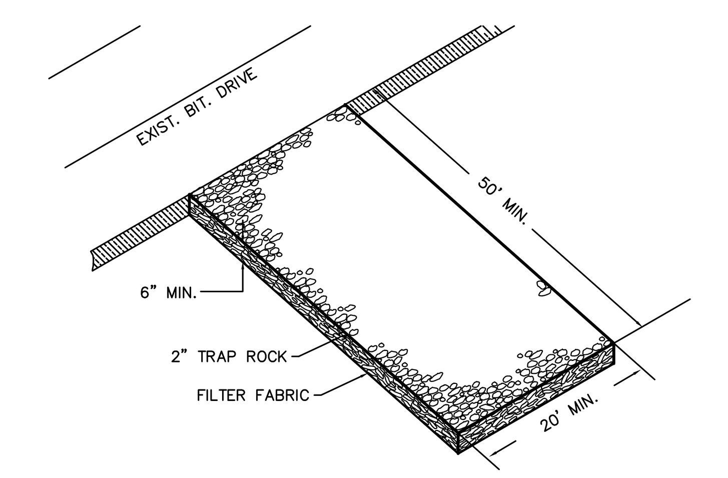
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

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

JONATHAN H. SCZUREK P.E. # 26858

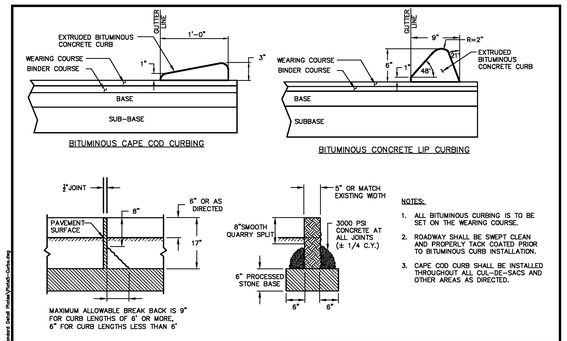
MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

EROSION & SEDIMENTATION CONTROL NOTES
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	5 OF 10
MAP NO. 93-19-1ESN	

REV. 7-6-20

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



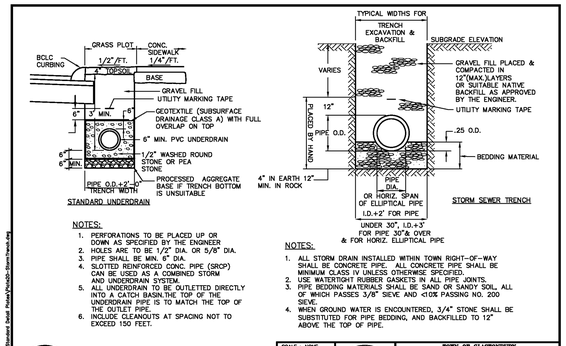
NOTES:
1. ALL BITUMINOUS CURBING IS TO BE SET ON THE WEARING COURSE.
2. ROADWAY SHALL BE SWEPT CLEAN AND PROPERLY TACK COATED PRIOR TO BITUMINOUS CURB INSTALLATION.
3. CAPE COD CURB SHALL BE INSTALLED THROUGHOUT ALL CUL-DE-SACS AND OTHER AREAS AS DIRECTED.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 3/28/2017

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

TYPICAL CURBING DETAILS

PLATE NO. 5



NOTES:
1. PERFORATIONS TO BE PLACED UP OR DOWN AS SPECIFIED BY THE ENGINEER
2. HOLES ARE TO BE 1/2" DIA. OR 5/8" DIA.
3. PIPE SHALL BE MIN. 6" DIA.
4. SLOTTED REINFORCED CONC. PIPE (SRCP) CAN BE USED AS A COMBINED STORM AND UNDERDRAIN SYSTEM.
5. ALL UNDERDRAIN TO BE OUTLETTED DIRECTLY INTO A CATCH BASIN.THE TOP OF THE UNDERDRAIN PIPE IS TO MATCH THE TOP OF THE OUTLET PIPE.
6. INCLUDE CLEANOUTS AT SPACING NOT TO EXCEED 150 FEET.

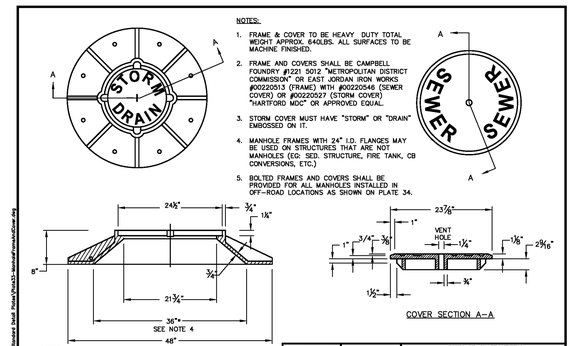
NOTES:
1. ALL STORM DRAIN INSTALLED WITHIN TOWN RIGHT-OF-WAY SHALL BE CONCRETE PIPE. ALL CONCRETE PIPE SHALL BE MINIMUM CLASS IV UNLESS OTHERWISE SPECIFIED.
2. USE WATERTIGHT RUBBER GASKETS IN ALL PIPE JOINTS.
3. PIPE BEDDING MATERIALS SHALL BE SAND OR SANDY SOIL. ALL OF WHICH PASSES 3/8" SIEVE AND <10% PASSING NO. 200 SIEVE.
4. WHEN GROUND WATER IS ENCOUNTERED, 3/4" STONE SHALL BE SUBSTITUTED FOR PIPE BEDDING, AND BACKFILLED TO 12" ABOVE THE TOP OF PIPE.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

TRENCH FOR STORM DRAIN AND UNDER DRAIN

PLATE NO. 20



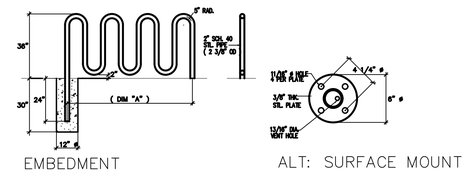
NOTES:
1. FRAME & COVER TO BE HEAVY DUTY TOTAL WEIGHT APPROX. 640LBS. ALL SURFACES TO BE MACHINE FINISHED.
2. FRAME AND COVERS SHALL BE CAMPBELL FOUNDRY #1221 5012 "METROPOLITAN DISTRICT COMMISSION" OR EAST JORDAN IRON WORKS #00220513 (FRAME) WITH #00220546 (SEWER COVER) OR #00220527 (STORM COVER) "HARTFORD MDC" OR APPROVED EQUAL.
3. STORM COVER MUST HAVE "STORM" OR "DRAIN" EMBOSSED ON IT.
4. MANHOLE FRAMES WITH 24" I.D. FLANGES MAY BE USED ON STRUCTURES THAT ARE NOT MANHOLES (EG: SED. STRUCTURE, FIRE TANK, CB CONVERSIONS, ETC.)
5. BOLTED FRAMES AND COVERS SHALL BE PROVIDED FOR ALL MANHOLES INSTALLED IN OFF-ROAD LOCATIONS AS SHOWN ON PLATE 34.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

MANHOLE FRAME AND COVER

PLATE NO. 33

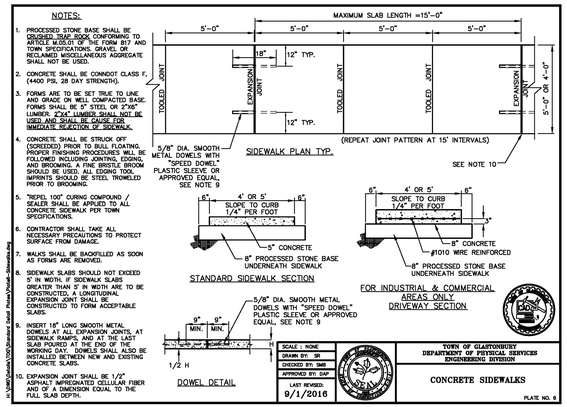


PIPE	DIM "A"
2	30" (6)
3	32" (6)
4	70" (6)
5	82" (6)
6	110" (6)

NOTES:
1) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN POLYESTER POWDER COATED. OR HOT DIP GALV. AFTER FABRICATION.
2) ANCHORING DEVICES PROVIDED W/ (S-2)

Ribbon Bike Rack

Not to Scale



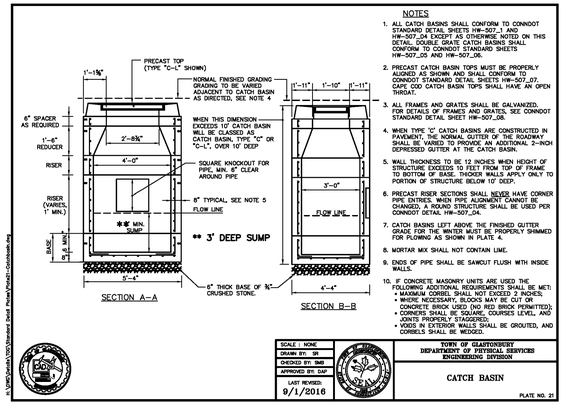
NOTES:
1. PROCESSED STONE BASE SHALL BE CRUSHED TRAP ROCK CONFORMING TO ARTICLE M.03.01 OF THE FORM 817 AND TOWN SPECIFICATIONS. GRAVEL OR RECLAIMED MISCELLANEOUS AGGREGATE SHALL NOT BE USED.
2. CONCRETE SHALL BE CONNDOT CLASS F, (4400 PSI, 28 DAY STRENGTH).
3. FORMS ARE TO BE SET TRUE TO LINE AND GRADE ON WELL COMPACTED BASE. FORMS SHALL BE 5" STEEL OR 2"X6" LUMBER. 2"X4" LUMBER SHALL NOT BE USED AND SHALL BE CAUSE FOR IMMEDIATE REJECTION OF SIDEWALK.
4. CONCRETE SHALL BE STRUCK OFF (SCREEDED) PRIOR TO BULL FLOATING. PROPER FINISHING PROCEDURES WILL BE FOLLOWED INCLUDING JORNTING, EDGING, AND BROOMING. A FINE BRISTLE BROOM SHOULD BE USED. ALL EDGING TOOL IMPRINTS SHOULD BE STEEL TROWELED PRIOR TO BROOMING.
5. "REPEL 100" CURING COMPOUND / SEALER SHALL BE APPLIED TO ALL CONCRETE SIDEWALK PER TOWN SPECIFICATIONS.
6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT SURFACE FROM DAMAGE.
7. WALKS SHALL BE BACKFILLED AS SOON AS FORMS ARE REMOVED.
8. SIDEWALK SLABS SHOULD NOT EXCEED 5' IN WIDTH. IF SIDEWALK SLABS GREATER THAN 5' IN WIDTH ARE TO BE CONSTRUCTED, A LONGITUDINAL EXPANSION JOINT SHALL BE CONSTRUCTED TO FORM ACCEPTABLE SLABS.
9. INSERT 18" LONG SMOOTH METAL DOWELS AT ALL EXPANSION JOINTS, AT SIDEWALK RAMPS, AND AT THE LAST SLAB POURED AT THE END OF THE WORKING DAY. DOWELS SHALL ALSO BE INSTALLED BETWEEN NEW AND EXISTING CONCRETE SLABS.
10. EXPANSION JOINT SHALL BE 1/2" ASPHALT IMPREGNATED CELLULAR FIBER AND OF A DIMENSION EQUAL TO THE FULL SLAB DEPTH.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

CONCRETE SIDEWALKS

PLATE NO. 6



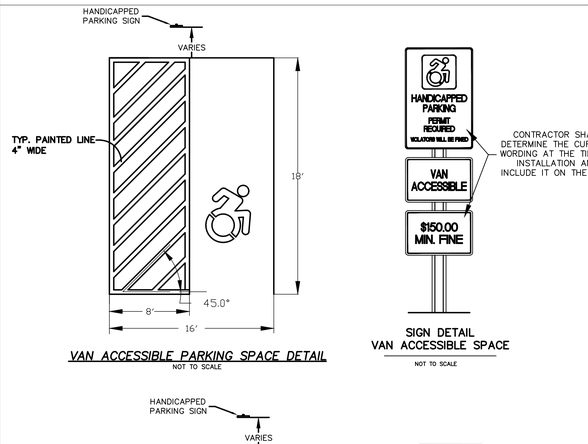
NOTES
1. ALL CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507.1 AND HW-507.04 EXCEPT AS OTHERWISE NOTED ON THIS DETAIL. DOUBLE GRATE CATCH BASINS SHALL CONFORM TO CONNDOT STANDARD SHEETS HW-507.05 AND HW-507.06.
2. PRECAST CATCH BASIN TOPS MUST BE PROPERLY ALIGNED AS SHOWN AND SHALL CONFORM TO CONNDOT STANDARD DETAIL SHEETS HW-507.07. CAPE COD CATCH BASIN TOPS SHALL HAVE AN OPEN THROAT.
3. ALL FRAMES AND GRATES SHALL BE GALVANIZED. FOR DETAILS OF FRAMES AND GRATES, SEE CONNDOT STANDARD DETAIL SHEET HW-507.08.
4. WHEN TYPE "C" CATCH BASINS ARE CONSTRUCTED IN PAVEMENT, THE NORMAL GUTTER OF THE ROADWAY SHALL BE VARIED TO PROVIDE AN ADDITIONAL 2-INCH DEPRESSED GUTTER AT THE CATCH BASIN.
5. WALL THICKNESS TO BE 12 INCHES WHEN HEIGHT OF STRUCTURE EXCEEDS 10 FEET FROM TOP OF FRAME TO BOTTOM OF BASE. THICKER WALLS APPLY ONLY TO PORTION OF STRUCTURE BELOW 10' DEEP.
6. PRECAST RISER SECTIONS SHALL NEVER HAVE CORNER PIPE ENTRIES. WHEN PIPE ALIGNMENT CANNOT BE CHANGED, A ROUND STRUCTURE SHALL BE USED PER CONNDOT DETAIL HW-507.04.
7. CATCH BASINS LEFT ABOVE THE FINISHED GUTTER GRADE FOR THE WINTER MUST BE PROPERLY SHIMMED FOR PLOWING AS SHOWN IN PLATE 4.
8. MORTAR MIX SHALL NOT CONTAIN LIME.
9. ENDS OF PIPE SHALL BE SAWCUT FLUSH WITH INSIDE WALLS.
10. IF CONCRETE MASONRY UNITS ARE USED THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL BE MET:
   - MAXIMUM COURSE HEIGHT SHALL NOT EXCEED 2 INCHES.
   - WHERE NECESSARY, BLOCKS MAY BE CUT OR CONCRETE BRICK USED (NO RED BRICK PERMITTED).
   - CORNERS SHALL BE SQUARE, COURSES LEVEL, AND JOINTS PROPERLY STAGGERED.
   - VOIDS IN EXTERIOR WALLS SHALL BE GROUTED, AND CORBELS SHALL BE WEDGED.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

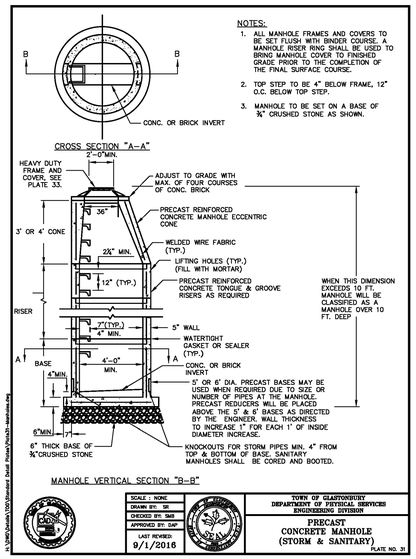
TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

CATCH BASIN

PLATE NO. 21



NOT TO SCALE



NOTES:
1. ALL MANHOLE FRAMES AND COVERS TO BE SET FLUSH WITH BINDER COURSE. A MANHOLE RISER RING SHALL BE USED TO BRING MANHOLE COVER TO FINISHED GRADE PRIOR TO THE COMPLETION OF THE FINAL SURFACE COURSE.
2. TOP STEP TO BE 4" BELOW FRAME, 12" O.C. BELOW TOP STEP.
3. MANHOLE TO BE SET ON A BASE OF ¾" CRUSHED STONE AS SHOWN.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
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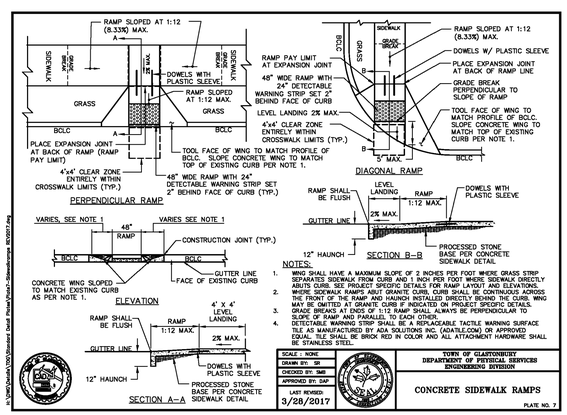
PRECAST CONCRETE MANHOLE (STORM & SANITARY)

PLATE NO. 31



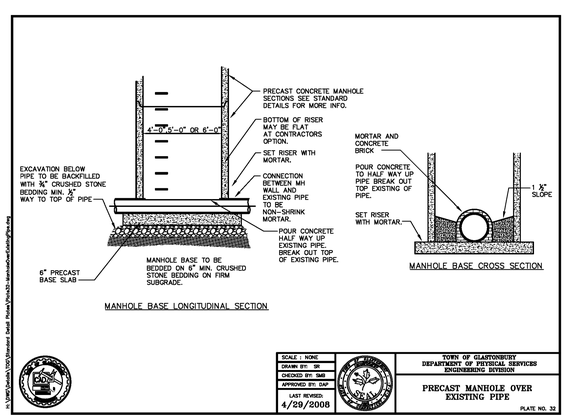
NOTES:
1. WING SHALL HAVE A MAXIMUM SLOPE OF 2 INCHES PER FOOT WHERE GRASS STRIP SEPARATES SIDEWALK FROM CURB AND 1 INCH PER FOOT WHERE SIDEWALK DIRECTLY ABUTS CURB. SEE PROJECT SPECIFIC DETAILS FOR RAMP LAYOUT AND ELEVATIONS.
2. WHERE SIDEWALK RAMPS ABUT GRANITE CURB, CURB SHALL BE CONTINUOUS ACROSS THE FACE OF RAMP. RAMP HAND TRAILS SHOULD BE INSTALLED DIRECTLY BEHIND THE CURB. WING MAY BE OMITTED WHEN GRANITE CURB IS INSTALLED DIRECTLY BEHIND THE CURB.
3. GRADE BREAKS AT ENDS OF 1:12 RAMP SHALL ALWAYS BE PERPENDICULAR TO SLOPE OF RAMP AND PARALLEL TO EACH OTHER.
4. DETECTABLE WARNING STRIP SHALL BE A REPLACEABLE TACTILE WARNING SURFACE TILE AS MANUFACTURED BY ADA SOLUTIONS INC. (ADATILE.COM) OR APPROVED EQUAL. TILE SHALL BE BRICK RED IN COLOR AND ALL ATTACHMENT HARDWARE SHALL BE STAINLESS STEEL.

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 3/28/2017

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

CONCRETE SIDEWALK RAMPS

PLATE NO. 7

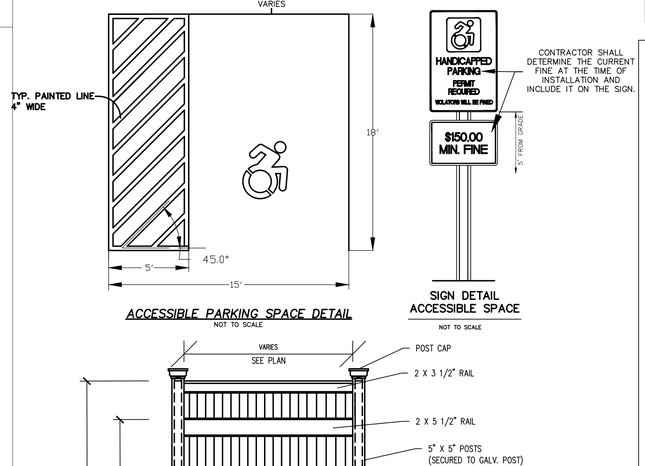


SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 4/29/2008

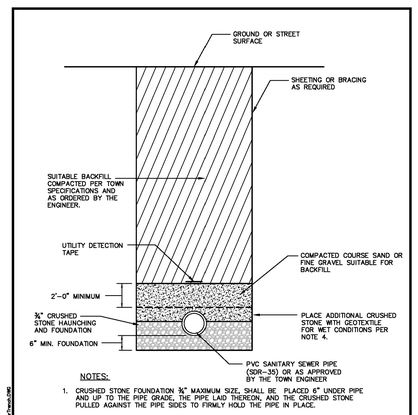
TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

PRECAST MANHOLE OVER EXISTING PIPE

PLATE NO. 32



NOT TO SCALE



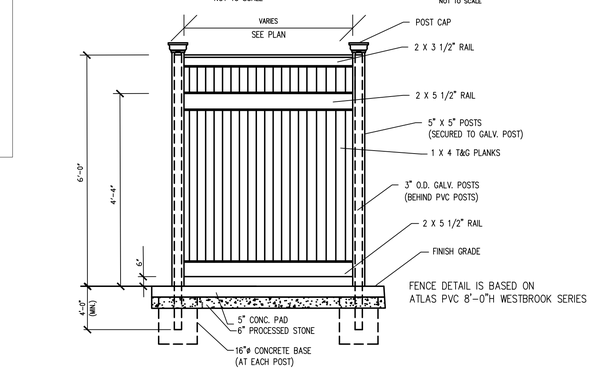
NOTES:
1. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER PIPE AND UP TO THE PIPE GRADE, THE PIPE LAID THEREON, AND THE CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
2. CRUSHED STONE HAUNCHING, ¾" MAXIMUM SIZE, SHALL BE BROUGHT TO A MINIMUM OF HALF WAY UP THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.
3. ALL COSTS FOR THIS CRUSHED STONE SHALL BE INCLUDED IN THE PRICE BID FOR SANITARY SEWER OR SANITARY SEWER LATERAL.
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 WITH AN ACCEPTABLE GEOTEXTILE (TC MIRAFI 140N OR APPROVED EQUAL)

SCALE: NONE | DRAWN BY: SR | CHECKED BY: SMB | APPROVED BY: DAP | LAST REVISED: 9/1/2016

TOWN OF GLASTONBURY
DEPARTMENT OF PHYSICAL SERVICES
ENGINEERING DIVISION

TYPICAL TRENCH FOR SANITARY SEWERS

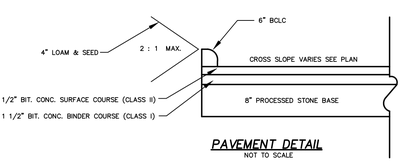
PLATE NO. 30



NOT TO SCALE

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE 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.



PAVEMENT DETAIL

NOT TO SCALE

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

GENERAL NOTES & DETAILS
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	6 OF 10
MAP NO. 93-19-1GN	

REV. 7-6-20

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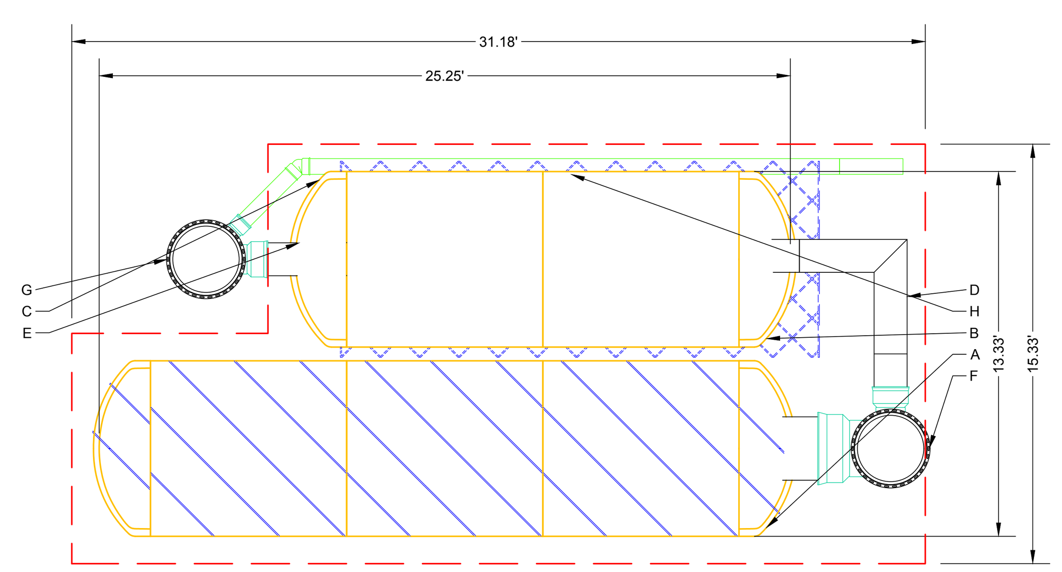
PROPOSED LAYOUT	
5	STORMTECH SC-740 CHAMBERS
4	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
535	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
284	SYSTEM AREA (SF)
79.8	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
TOP OF STONE:	3.50
TOP OF SC-740 CHAMBER:	3.00
12" x 12" TOP MANIFOLD INVERT:	1.54
12" BOTTOM CONNECTION INVERT:	0.60
24" ISOLATOR ROW INVERT:	0.51
BOTTOM OF SC-740 CHAMBER:	0.50
UNDERDRAIN INVERT:	0.00
BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP/TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROWS	0.10"	
MANIFOLD	B	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
PIPE CONNECTION	C	12" BOTTOM CONNECTION	1.20"	
NYLOPLAST (INLET W/ ISO ROW)	D	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
NYLOPLAST (OUTLET)	E	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	F	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	G	4" SEE DETAIL		

Project_Name
Project_Location
DRAWN: JS
CHECKED: N/A
DATE:
PROJECT #:



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

Perimeter

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ADS ADVANCED DRAINAGE SYSTEMS, INC.
StormTech
label_SHEET

PROPOSED LAYOUT	
5	STORMTECH SC-740 CHAMBERS
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6	STONE ABOVE (in)
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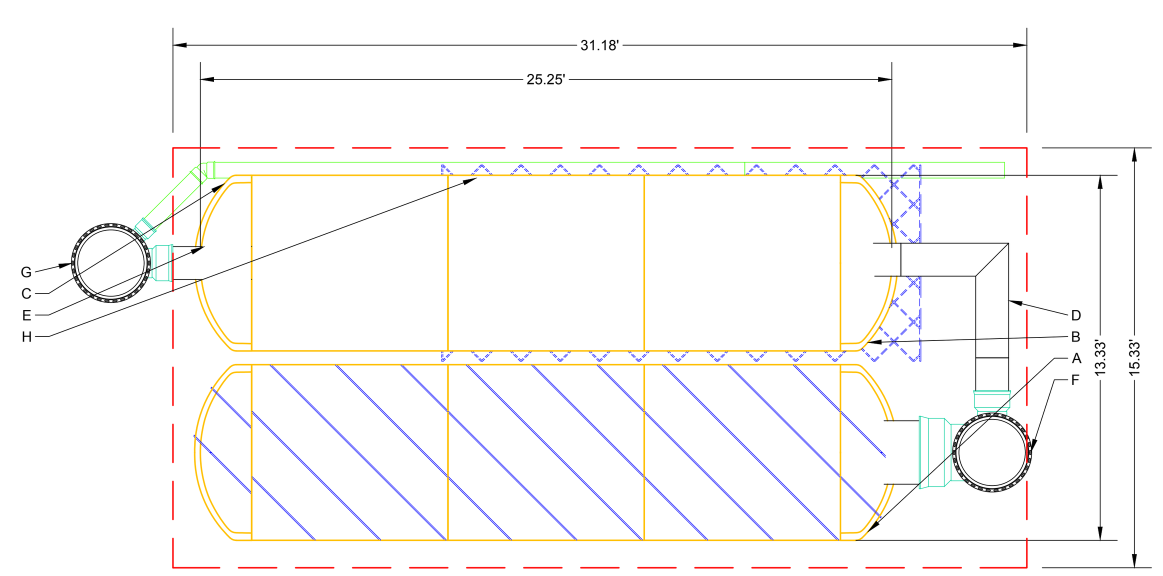
INSPECTION PORT	G	4" SEE DETAIL		

Project_Name
Project_Location
DRAWN: JS
CHECKED: N/A
DATE:
PROJECT #:



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

Perimeter

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- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ADS ADVANCED DRAINAGE SYSTEMS, INC.
StormTech
label_SHEET

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE 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.

PROPOSED LAYOUT	
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4	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
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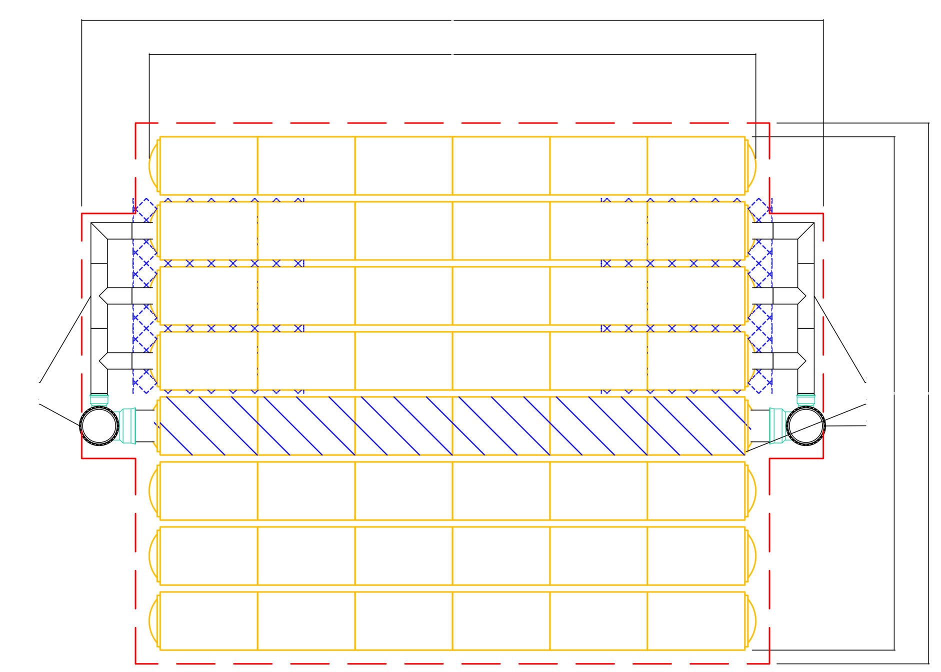
INSPECTION PORT	G	4" SEE DETAIL		

103 HOUSE ST PAVEMENT
GLASTONBURY, CT
DRAWN: JS
CHECKED: N/A
DATE:
PROJECT #:



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

SHEET
2 OF 6

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

GENERAL NOTES & DETAILS
#103 HOUSE STREET
PREPARED FOR
103 HOUSE STREET, LLC.
GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	7 OF 10
MAP NO.	93-19-1

REV. 8-10-20
REV. 7-6-20

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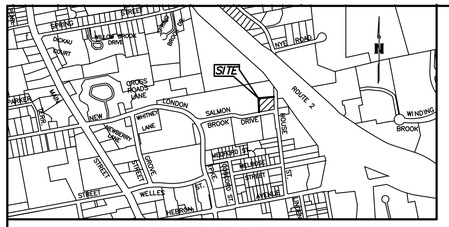
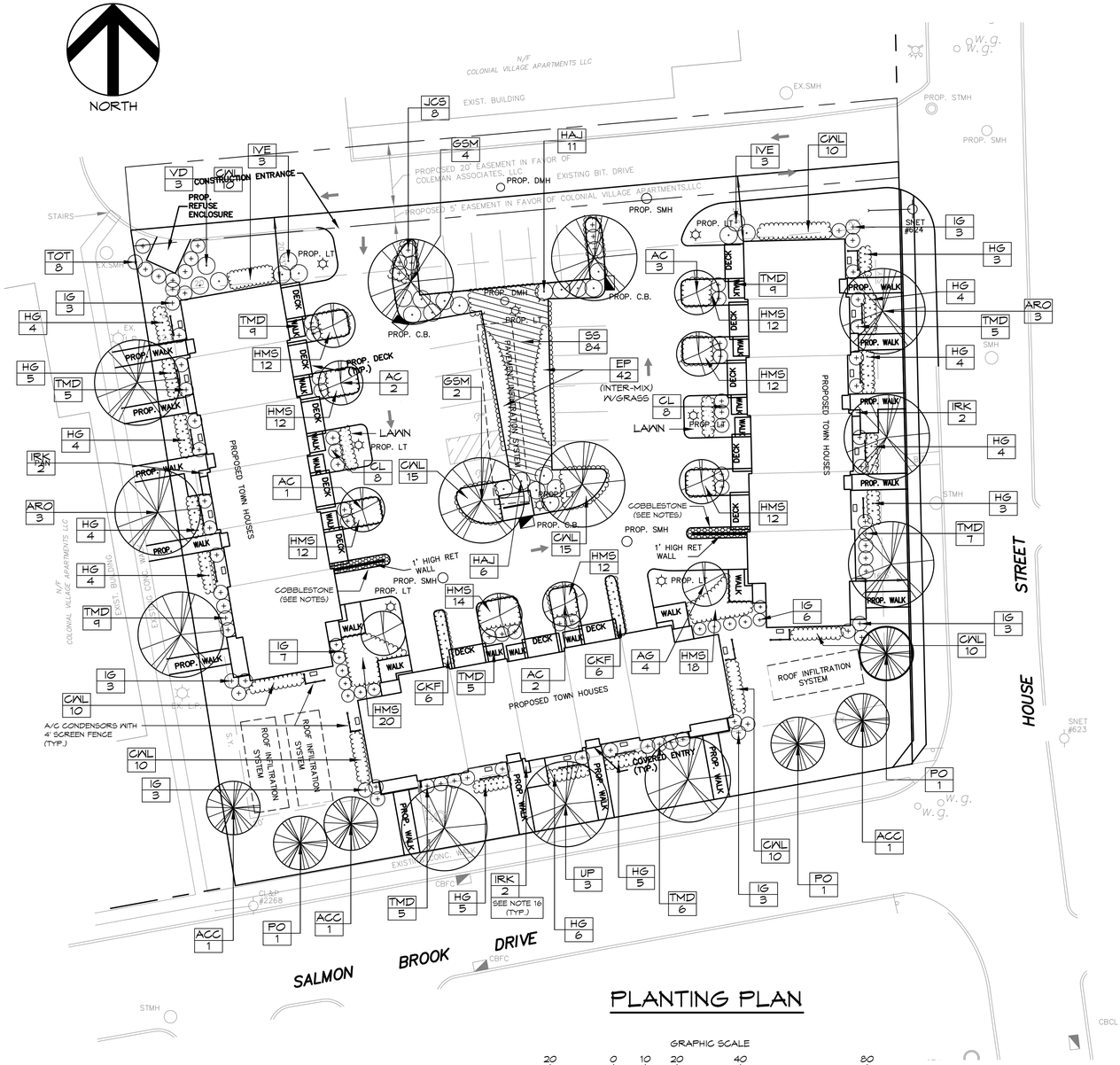


SITE LOCATION MAP

SCALE: 1"=1,000'

NORTH



PLANT LEGEND

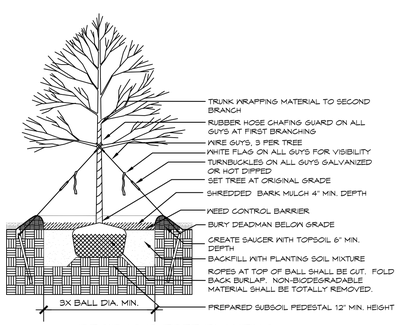
- DECIDUOUS TREE
- EVERGREEN TREE
- EVERGREEN SHRUBS
- FLOWERING SHRUBS
- ORNAMENTAL TREE
- PERENNIALS
- PERENNIALS
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED SITE LIGHT
- EXISTING LIGHT
- PROPOSED A/C CONDENSOR
- PROPOSED 4' SCREEN FENCE

PLANTING PLAN

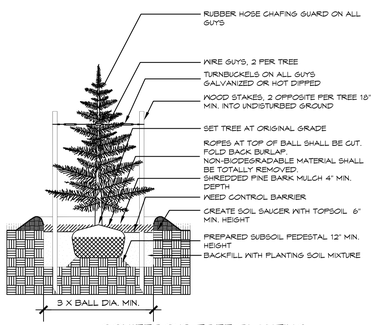
GRAPHIC SCALE

20 0 10 20 40 80

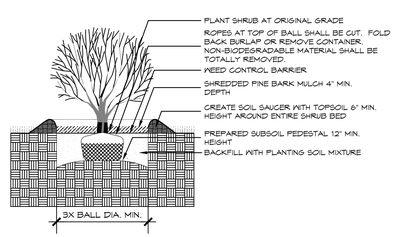
(IN FEET)
1 inch = 20 ft.



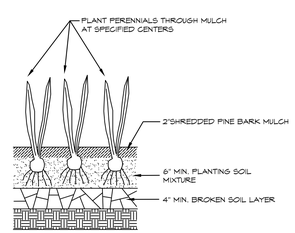
DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING



PERENNIAL PLANTING

COLEMAN ASSOCIATES, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE 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.

PLANT LIST — House Street Townhouses

KEY	QTY	BOTANIC NAME / COMMON NAME	SIZE	REMARKS
AC	8	Amelanchier canadensis / SHADBLOW SERVICEBERRY	6' ht	MULTI-STEM
ACC	3	Abies concolor / WHITE FIR	6'-7' ht	UNSHEARED
ARO	6	Acer rubrum 'October Glory' / OCTOBER GLORY RED MAPLE	3" cal	
CKF	12	Calamagrostis acutiflora 'Karl Foerster' / KARL FOERSTER REED GRASS	2 gal	30" O.C.
CL	16	Chasmanthium latifolium / NORTHERN SEA OATS	2 gal	30" O.C.
CWL	90	Nepeta racemosa 'Walker's Low' / WALKER'S LOW CATMINT	2 gal	30"-36" O.C.
EP	42	Echinacea purpurea / PURPLE CONEFLOWER	2 gal	30"-36" O.C.
GSM	4	Gleditsia triacanthos 'Shademaster' / SHADEMASTER HONEYLOCUST	3" cal	MATCHED SHAPE
HAJ	17	Hydrangea arborescens 'Annabelle' / ANNABELLE HYDRANGEA	3 gal	4' O. C.
HG	55	Hosta 'Guacamole' / GUACAMOLE HOSTA	1 gal	24" O.C.
HMS	98	Hemerocallis 'Stella-de-oro' / STELLA-DE-ORO DAYLILY	1 gal	24" O.C.
IG	31	Ilex glabra 'Gem Box' / GEM BOX INKBERRY	24"	
IRK	6	Iris kaempferi / JAPANESE IRIS	2 gal	(12" DEEP SOIL)
IVE	6	Ilex verticillata / WINTERBERRY	30"	
JCS	8	Juniperus chinensis 'Sargenti' / SARGENT JUNIPER	3 gal	
PO	3	Picea omorika / SERBIAN SPRUCE	6'-7' ht	UNSHEARED
SS	84	Schizachyrum scoparius / LITTLE BLUESTEM	2 gal	30"-36" O.C.
TMD	57	Taxus x media 'Densiformis' / DENSE YEW	24"	
TOT	8	Thuja occidentalis 'Techny' / MISSION STRAIN ARBORVITAE	5'	
UP	3	Ulmus parvifolia 'Allee' / ALLEE ELM	3" cal	
VD	3	Viburnum dentatum / ARROWWOOD VIBURNUM	4' ht	

PLANTING NOTES — House Street Townhouses

1. All plant materials shall conform to the guidelines established by the American Nursery & Landscape Association.
2. All disturbed areas not covered by buildings, pavement, etc., shall be seeded to lawn or non-mowed areas as shown on the plan. All disturbed areas and new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns.

   LAWN AREA

   Finish grade, fertilize, seed, and apply clean straw mulch.
   Seed mix applied at 6 LB/1,000 S.F.

   The mix shall consist of:
   - 80% Tall Fescue
   - 10% Kentucky Bluegrass
   - 10% Perennial Rye

   All lawn areas shall be guaranteed for 60 days from germination or second cutting, whichever is later.
3. Contractor shall set plants out in field for approval of locations by Landscape Architect prior to planting.
4. Spade edge all planting beds within lawn areas. Provide clean spaded edge at perimeter of all planting beds and tree pits adjacent to lawn areas. Spade edge of newly planted lawn areas following second mowing.
5. All planting beds and bits to receive approved mulch to depths indicated in planting details.
6. 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.
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 the branching height of five (5') minimum.
9. All tree and shrub pits shall be at least 2 feet wider and 2 foot deeper than the tree or shrub roo ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy 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 two (2) working days before starting construction to locate utilities.
15. Provide 12"depth of clean organic topsoil in 3 locations where IRIK plants (Japanese Iris) are indicated. Assure drainage from these locations.
16. In two island locations where a 1'-0" retaining wall is located, install round, washed 6"-10" river stone thus: 6" washed sand over soil separator cloth, with stone butted to asphalt and regaining wall. Install ¼" washed stone in voids and add polymeric sand in all joints. Compact and assure slope to outer edge of "island".

REFERENCE MADE TO MAP TITLED:

SITE PLAN – PROPOSED TOWN HOMES #103 HOUSE STREET PREPARED FOR COLEMAN ASSOCIATES, LLC GLASTONBURY, CONN. PREPARED BY MEGSON, HEAGLE & FRIEND CIVIL ENGINEERS & LAND SURVEYORS, LLC 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE 860)–659–0587.

REFERENCE DISCLAIMER:

SITE PLAN AND ARCHITECTURAL INFORMATION PROVIDE BY MEGSON, HEAGLE & FRIEND AND NEW ENGLAND DESIGN RESPECTIVELY. REPORT ANY DISCREPENCIES BETWEEN THESE PLAND AND SITE CONDITIONS PRIOR TO INSTALLATION.

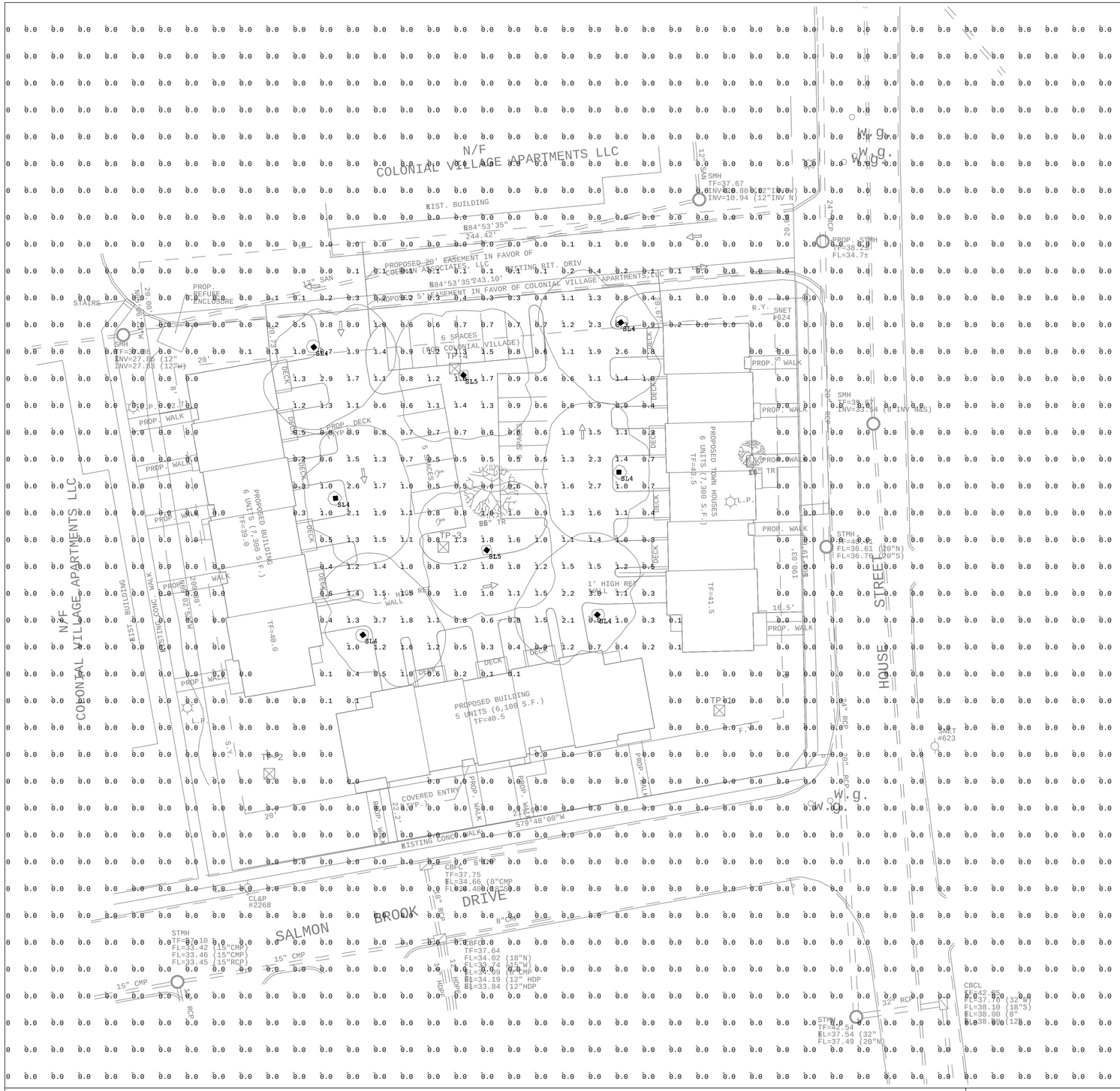
THOMAS GRACEFFA LANDSCAPE ARCHITECT, LLC
19 FLAG DRIVE MANCHESTER CT 06042
P: 915-742-1150 E: thomasgraceffa@gmail.com

THOMAS GRACEFFA
L.A.R. #1487

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

LANDSCAPE PLAN – PROPOSED TOWN HOMES
#103 HOUSE STREET
PREPARED FOR
COLEMAN ASSOCIATES, LLC.
GLASTONBURY, CONN.

CK. BY:	TG–L.A.R.
DRW. BY:	TG–L.A.R.
DATE:	7–20–2020
SCALE:	1"=20'
LNDSCP:	1 OF 1
SHEET:	OF
MAP NO. 93–19–1LP	



JOB NAME: HOUSE STREET APARTMENTS
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: @ FINISH GRADE
MOUNTING HEIGHT: 10FT
APPS: BD
SALES: RT

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
6	SL4	SINGLE	3815	55.6	0.672	B1-U0-G1	STERNBERG PT-E350LED-SF-16L27T4-MDL10-FL-BKT / MOUNTED ON A 10FT POLE 3210T4-0.188-BCC-BKT
2	SL5	SINGLE	4266	55.5	0.672	B3-U0-G1	STERNBERG PT-E350LED-SF-16L27T5-MDL10-FL-BKT / MOUNTED ON A 10FT POLE 3210T4-0.188-BCC-BKT

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.08	3.7	0.0	N.A.	N.A.
PARKING LOT		1.14	3.7	0.3	3.80	12.33

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.

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
telephone 860.632.8766
www.apexlightingsolutions.com

PROJECT TITLE:
HOUSE STREET APARTMENTS
GLASTONBURY, CT

DRAWING TITLE:
EXTERIOR LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: SL1 HOUSE STREET APARTMENTS 03-23-2020 BD.dwg

SCALE : 1"=20'-0"
DATE: 3/24/20
DRAWN BY: BD
SHEET:
SL-1

103 HOUSE STREET, LLC.	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
103 HOUSE 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, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

CONDITIONS OF APPROVAL

#103 HOUSE STREET

PREPARED FOR

103 HOUSE STREET, LLC.

GLASTONBURY, CONN.

CK. BY:	JHS
DRW. BY:	RSS
DATE:	3-19-20
SCALE:	1"=20'
SHEET	10 OF 10
MAP NO. 93-19-1CA	

P:\2019\PROJ\09319\dwg\base\9319-PT.dwg 10/8/2019 1:28:51 PM EDT

TYPICAL ROOF:
ASPHALT SHINGLES OWENS CORNING
DURATION SLATESTONE GRAY OR EQUAL

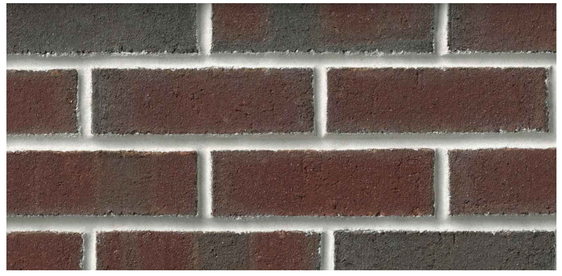
TYPICAL TRIM:
BORAL TRU-EXTERIOR TRIM OR PVC-PAINTED WHITE

TYPICAL CLAPBOARD SIDING:
VINYL 4" T.W.- COLOR WHITE

TYPICAL THIN BRICK VENEER
MERIDIAN BRICK 507 OLD RICHLAND OR EQUAL

TYPICAL WINDOWS:
CLAD W/ LOW E INSULATING GLASS WITH SIMULATED DIVIDED LIGHTS -COLOR WHITE

SOUTH ELEVATION
3/16"=1'-0"



BRICK VENEER
MERIDIAN BRICK 507 OLD RICHLAND

EAST ELEVATION
3/16"=1'-0"

ROOF SHINGLES.
OWENS CORNING DURATION SLATESTONE GRAY

TYPICAL WALL SCONCE
PROGRESS LIGHTING LED WALL LANTERN WITH ETCHED WHITE LINEN GLASS DIFFUSER AND DARK SKY SHEILD. 17W, 1,211 LUMENS , 3,000K

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT APPLICATION

PROJECT PLANNERS

NED NEW ENGLAND DESIGN INCORPORATED 860-423-0334

25 Ledgebrook Drive Mansfield CT 06250 860-423-0334
NewEnglandDesign.com

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PROJECT ARCHITECT

Karl Norton Architect, LLC
25 Ledgebrook Drive, Mansfield, CT 06250

PROJECT NO	2019-445
DATE	07-22-20
DRAWN BY	JE
CHECKED BY	JE/KN
SCALE	AS NOTED

REVISIONS

5 UNIT BUILDING SOUTH & EAST ELEVATIONS

A-4

NORTH ELEVATION

3/16"=1'-0"

WEST ELEVATION

3/16"=1'-0"

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT
APPLICATION

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SCALE	AS NOTED

REVISIONS

5 UNIT BUILDING
NORTH & WEST
ELEVATIONS

A-5

EAST ELEVATION

3/16"=1'-0"

SOUTH ELEVATION (SIM)

3/16"=1'-0"

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT
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PROJECT PLANNERS

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REVISIONS

TYPICAL 6 UNIT BUILDING EAST & SOUTH ELEVATIONS

(EAST BUILDING SHOWN-
WEST BUILDING IS MIRROR IMAGE)

A-6

WEST ELEVATION
3/16"=1'-0"

NORTH ELEVATION
3/16"=1'-0"

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT APPLICATION

PROJECT PLANNERS

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REVISIONS

TYPICAL 6 UNIT BUILDING WEST & NORTH ELEVATIONS

(EAST BUILDING SHOWN-
WEST BUILDING IS MIRROR IMAGE)

A-7

SALMON BROOK DRIVE ELEVATION
3/32"=1'-0"

HOUSE STREET ELEVATION
3/32"=1'-0"

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DATE	07-22-20
DRAWN BY	JE
CHECKED BY	JE/KN
SCALE	AS NOTED

REVISIONS

STREET ELEVATIONS

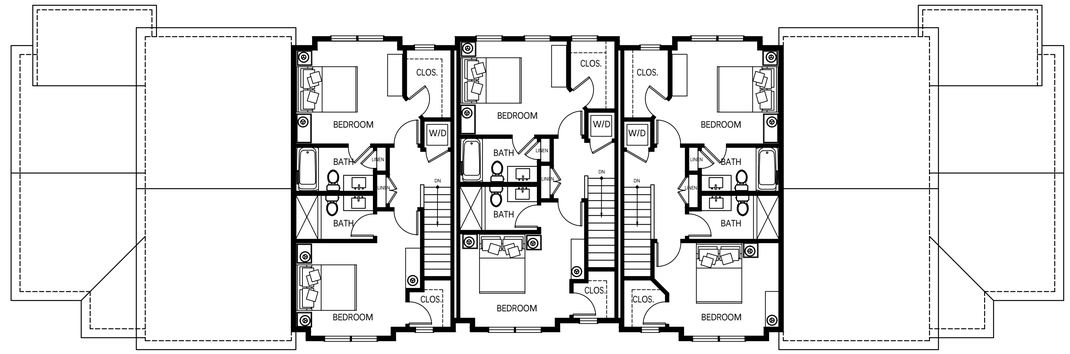
103 House Street-Zoning Table and Building Areas.

Town Center Zone	Required/Allowed	Proposed/Provided
Lot Area	40,000 SF	45,760 SF
Lot Frontage	100′	217.52′
Front Yard	20′	22.2′
Side Yard	8′	11.1′
Rear Yard	20′	20.6′
Building Height	3 stories 38′	3 stories 32′-10″ +/-
Gross Building Area		29,222 sf
Garages & Mechanical		7,616
F.A.R.	.5 of 45,760= 22,880	.47 (21,606 sf)
Parking	2 per Unit (17 X 2=34)	45

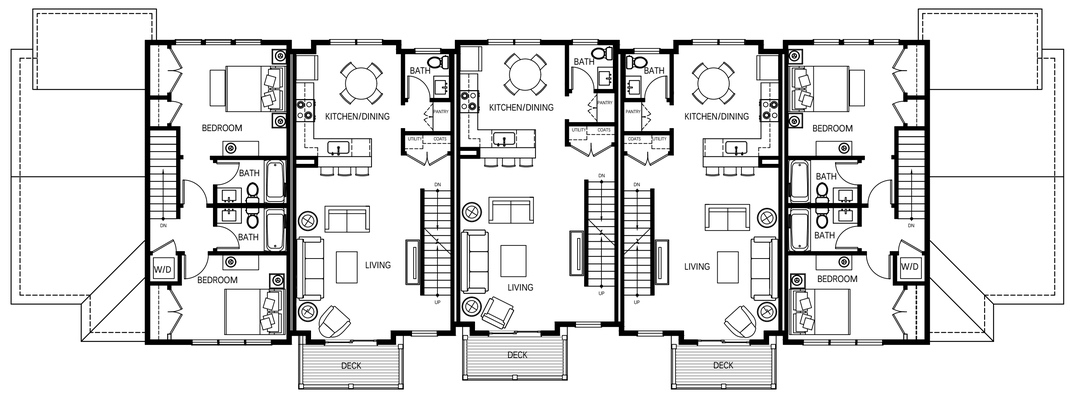
5 unit building: Building Footprint..... 3,612 SF
Ground Floor Perimeter.....307 LF
Gross SF.....8,342 SF
Garages/Mechanical Space.....2,098 SF
FAR-Gross SF-Garages/Mechanical Space.....6,244 SF

6 unit buildings: Building Footprint.....3,859 SF
Ground Floor Perimeter.....320 LF
Gross SF.....10,440 SF
Garages/Mechanical Space.....2,759 SF
FAR-Gross SF-Garages/Mechanical Space.....7,681 SF

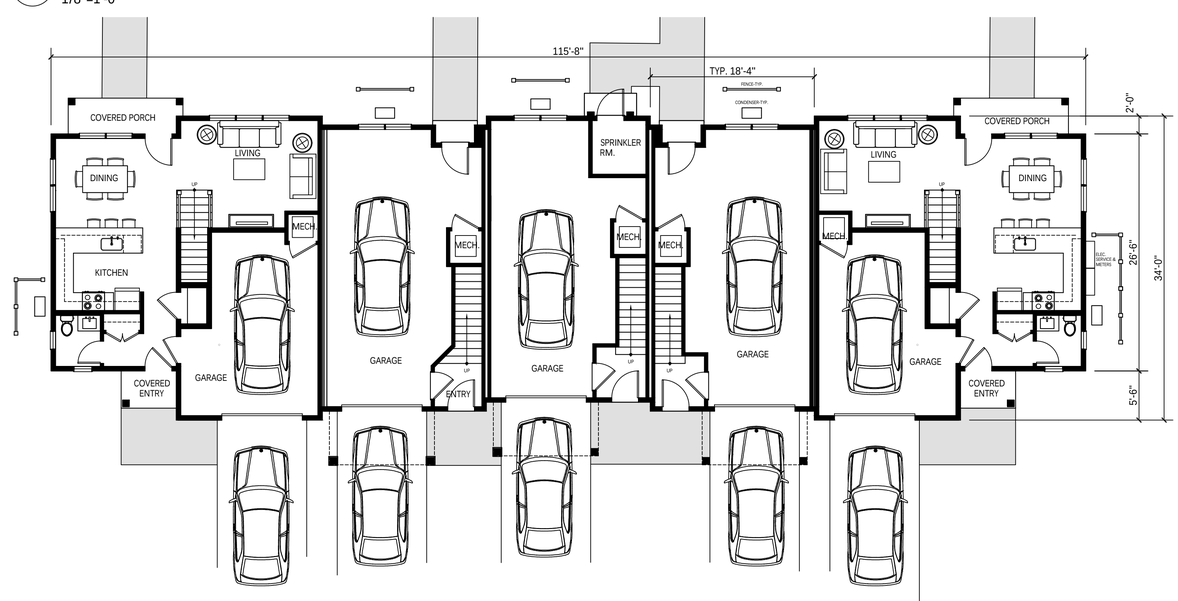
Total Project FAR: 6,244 + (7681 x 2)=.....21,606 SF



SECOND FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"



GROUND FLOOR PLAN
1/8"=1'-0"

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT APPLICATION

PROJECT PLANNERS

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PROJECT NO	2019-445
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CHECKED BY	JE/KN
SCALE	AS NOTED

REVISIONS

5 UNIT BUILDING PLANS

A-1

103 House Street-Zoning Table and Building Areas.

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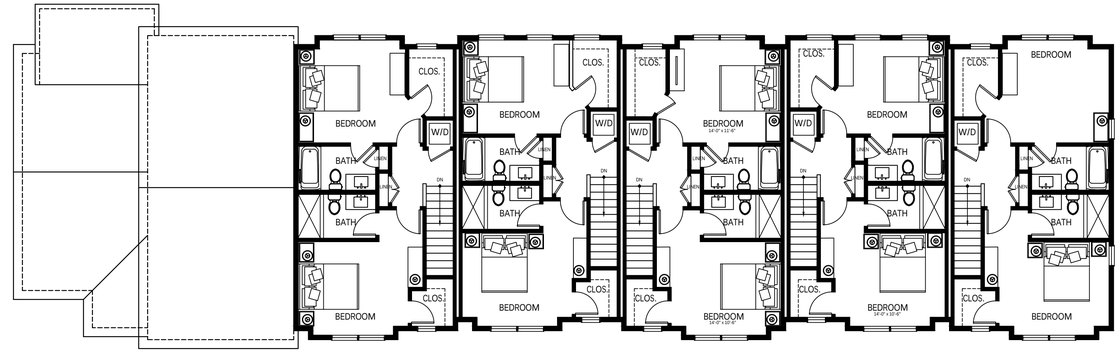
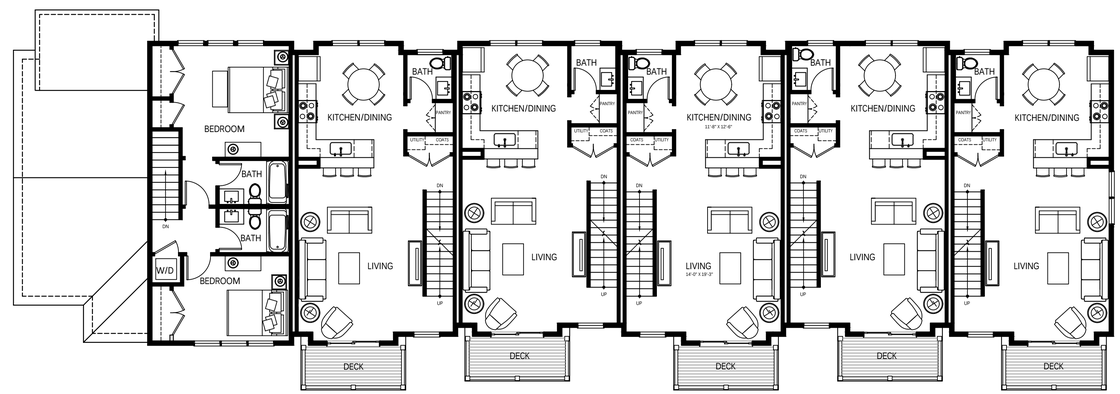
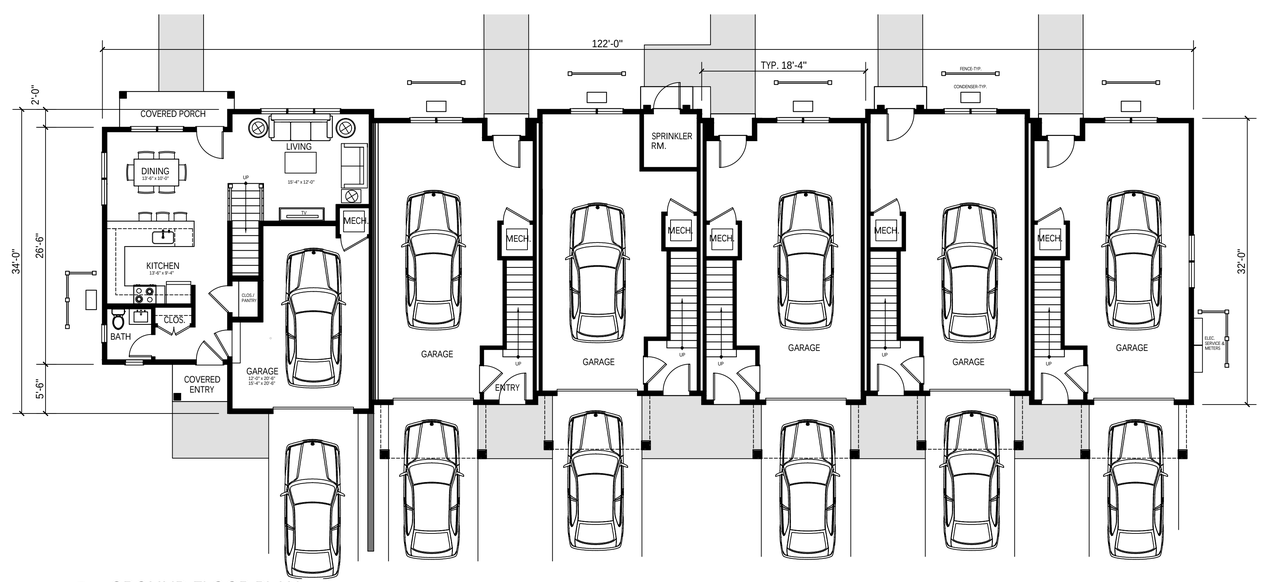
Total Project FAR: 6,244 + (7681 x 2)=.....21,606 SF



SECOND FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
1/8"=1'-0"



GROUND FLOOR PLAN
1/8"=1'-0"

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT APPLICATION

PROJECT PLANNERS

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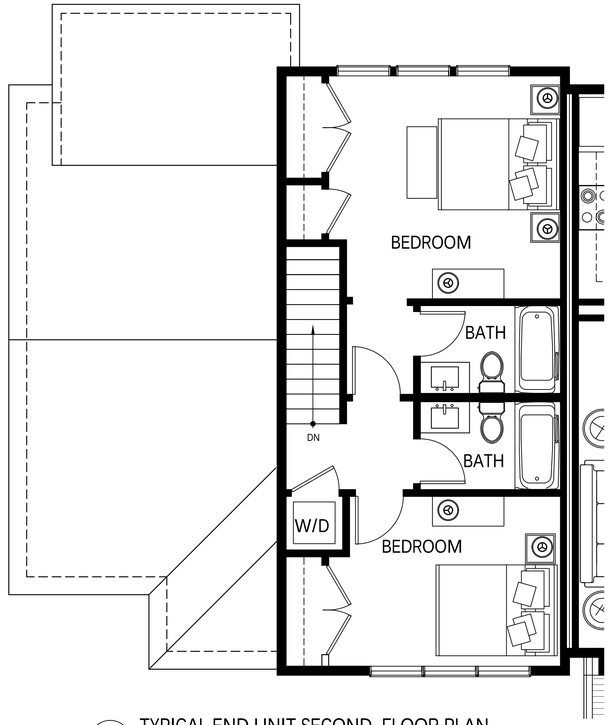
SCALE	AS NOTED

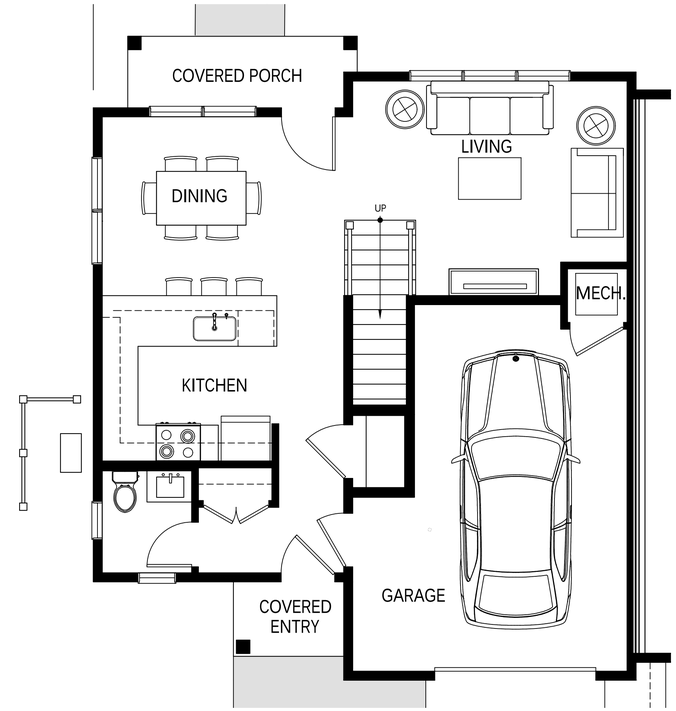
REVISIONS

TYPICAL 6 UNIT BUILDING PLANS

A-2



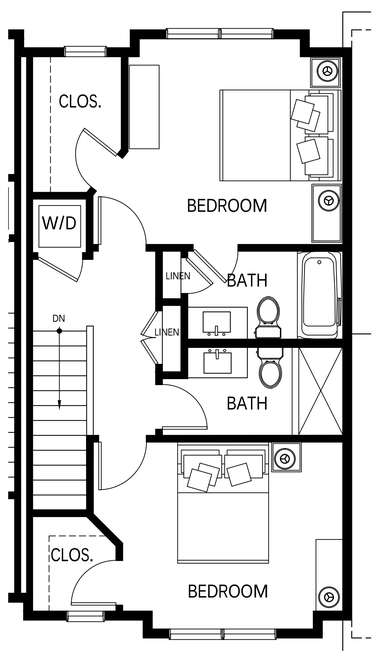
TYPICAL END UNIT SECOND FLOOR PLAN
1/4"=1'-0"



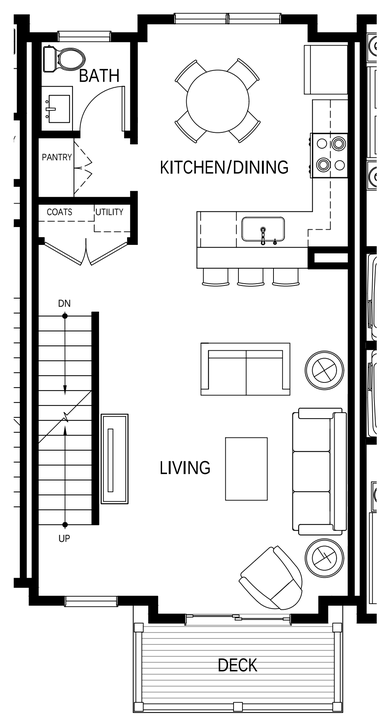
TYPICAL END UNIT GROUND/FIRST FLOOR PLAN
1/4"=1'-0"

TYPICAL END UNIT APPROX. SF.

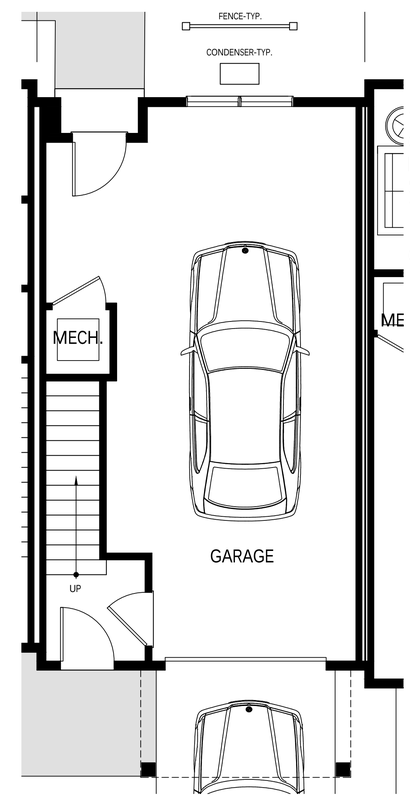
GROUND/FIRST FLOOR:	618 SF
SECOND FLOOR:	555 SF
TOTAL:	1,173 SF
GARAGE/MECH	300 SF



TYPICAL UNIT SECOND FLOOR PLAN
1/4"=1'-0"



TYPICAL UNIT FIRST FLOOR PLAN
1/4"=1'-0"



TYPICAL UNIT GROUND FLOOR PLAN
1/4"=1'-0"

TYPICAL UNIT APPROX. SF.

GROUND FLOOR:	78 SF
FIRST FLOOR:	601 SF
SECOND FLOOR:	601 SF
TOTAL:	1,280 SF
GARAGE/MECH.	482 SF.

PROPOSED APARTMENTS

103 HOUSE STREET
GLASTONBURY CT

SPECIAL PERMIT APPLICATION

PROJECT PLANNERS

NED NEW ENGLAND DESIGN INCORPORATED 860-423-0334

25 Ledgebrook Drive Mansfield CT 06250 860-423-0334
NewEnglandDesign.com

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PROJECT ARCHITECT

Karl Norton Architect, LLC
25 Ledgebrook Drive, Mansfield, CT 06250

PROJECT NO	2019-445
DATE	07-22-20
DRAWN BY	JE
CHECKED BY	JE/KN
SCALE	AS NOTED

REVISIONS

TYPICAL UNIT PLANS

A-3

HEILPERN
HARTFORD 12, CONNECTICUT

HOUSE STREET APARTMENTS
TYPE SL4

E350LED / E360LED EURO

EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ's	RATED IP65
1.0 (ft²) WEIGHT 42.1 LBS	7	1,920 to 5,545	L70 UP TO 100,000 HOURS	UL	FAQ	IP 65

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-E350LED-SF-12L45T5-MDH07-SV1-FHD/EU1PM/3312P5/BCC/BKT

Mounting Config.	Fixture	Fitter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Photocontrol	Option Fuse	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish
PT	E350LED	SF	16L	27	T4	MDL10	FL									BKT

Mounting Configuration
(Click here to view mounting configuration sheet)

- 1W
- PT
- 1A
- 1APT
- 2A
- 2A90
- 2APT
- 3A
- 3A90
- 3APT
- 4A
- 4APT
- 1AM
- 2AM
- 450PB

W = Wall Mount **PT** = Post Top **APT** = Post Top Arm Mid-Mount
A = Arm Mount **AM** = Arm Mid-Mount **PB** = Pier Base

Fixture
- E350LED
- E360LED

Fitter
- **SF** (Standard Fitter)
- **UF** (Utility Fitter)

LED
- 16L
- 12L

CCT - Color Temperature (K)
- 27(00)
- 35(00)
- 45(00)

Type
- T2
- T3
- T4
- T5

Driver
- **MDL07**[1] (120v-277v, 700mA)
- **MDL10** (120v-277v, 1000mA)
- **MDL14**[2] (120v-277v, 1400mA)
- **MDH07**[1] (347v-480v, 700mA)
- **MDH10** (347v-480v, 1000mA)
- **MDH14**[2] (347v-480v, 1400mA)

[1] For use with 12L system only.
[2] For use with 16L system only.

Lens
- **CA**[3] (Clear Acrylic)
- **FA**[3] (Frosted Acrylic)
- **FL**[4] (Flat Acrylic Lens)
- **SG**[4] (Sag Glass)
- **FSG**[4] (Frosted Sag Glass)
- **SV1**[4] (Flat Soft Vue Medium Diffused Acrylic)
- **SV2**[4] (Flat Soft Vue Heavy Diffused Acrylic)

[3] For use with E360LED only.
[4] For use with E350LED only.

Options (Click here to view accessories sheet)
- **R**[5] 3-Pin control receptacle only
- **R5**[5] 5-Pin control receptacle only
- **R7**[5] 7-Pin control receptacle only
- **PE**[6] Twist-Lock Photocontrol (120v-277v)
- **PE3**[6] Twist-Lock Photocontrol (347v)
- **PE4**[6] Twist-Lock Photocontrol (480v)
- **SC**[6] Shorting Cap
- **PEC**[7] Electronic Button Photocontrol (120v-277v)
- **PEC4**[7] Electronic Button Photocontrol (480v)
- **FHD**[8] Double Fuse and Holder
- **TB**[5] Terminal Block
- **HSS** 120° House Side Shield

[5] For use with "UF" utility fitter only.
[6] Requires control receptacle.
[7] For use with "UF" utility fitter, or remote mount on pole.
[8] Ships loose for installation in base.

Arm (Click here to view arm website page)
See Arms & Wall Brackets specification sheets.
- EU1
- HMS
- OLS
- OMS
- VCS
- VFS
- VLS

Pole (Click here to view pole website page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes[9]
- **BKT** Black Textured
- **WHT** White Textured
- **PGT** Park Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

[9] Smooth finishes are available upon request.

Custom Finishes[10]
- **CM** Custom Match
- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Two Tone

[10] Custom colors require upcharge.

Sternberg Select Finishes
- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

Specifications

Fixture
This medium scale contemporary fixture includes a permanent mold aluminum roof, fitter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E360LED), or a flat acrylic lens allowing for an open body (E350LED). The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard
Cast aluminum fitter slips a 3" OD x 3" tall tenon or pole.

Fitter - Utility
The utility fitter shall be heavy wall cast aluminum for high tensile strength. It shall slip a 3" OD x 3" tall tenon or pole. It shall have an entry door that provides open access to all of the components, secured with stainless steel hardware. The fitter shall have an optional terminal block for ease of wiring and an optional Twist-Lock Photocontrol receptacle or button photocell.

LED's
The luminaire shall use high output, high brightness LED's. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be downward facing to minimize up-light. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 50,000 hours with not less than 70% of original brightness

See next page

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

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555 Lawrence Ave., Roselle, IL 60172
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www.sternberglighting.com

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E350LED / E360LED EURO SERIES

LED

(lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4500K (3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics

The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

Electronic Driver

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload as well as short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be dimmable using a 0-10v signal.

For sources over 50w: The driver shall have a minimum efficiency of 90%. The driver shall be rated at full load with THD<20% and a power factor of greater than 0.90. The driver shall contain over-heat protection.

For sources under 50w: The driver shall have a minimum efficiency of 88%.

Photocontrols

Button Style: The photocontrol shall be mounted on the utility fitter or in the pole shaft on an access plate. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Twist-Lock Style: The photocontrol shall be mounted in the utility fitter and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

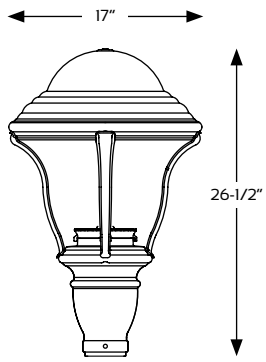
Finish

Refer to website for details.

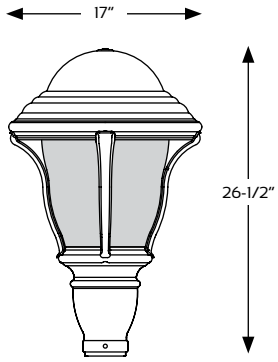
Performance

MODEL #	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTAGE
16L27T_-MDL14	4225	52.2	3945	48.7	3700	45.7	4270	52.7	81
16L35T_-MDL14	5045	62.3	4715	58.2	4420	54.6	5100	63.0	81
16L45T_-MDL14	5485	67.7	5125	63.3	4805	59.3	5545	68.5	81
16L27T_-MDL10	3190	57.0	3005	53.7	2940	52.5	3285	58.7	56
16L35T_-MDL10	3815	68.1	3595	64.2	3510	62.7	3925	70.1	56
16L45T_-MDL10	4145	74.0	3905	69.7	3815	68.1	4265	76.2	56
12L27T_-MDL10	2410	56.0	2290	53.3	2225	51.7	2445	56.9	43
12L35T_-MDL10	2880	67.0	2735	63.6	2660	61.9	2920	67.9	43
12L45T_-MDL10	3130	72.8	2975	69.2	2890	67.2	3175	73.8	43
12L27T_-MDL07	1735	62.0	1640	58.6	1600	57.1	1765	63.0	28
12L35T_-MDL07	2075	74.1	1960	70.0	1915	68.4	2105	75.2	28
12L45T_-MDL07	2255	80.5	2130	76.1	2080	74.3	2290	81.8	28

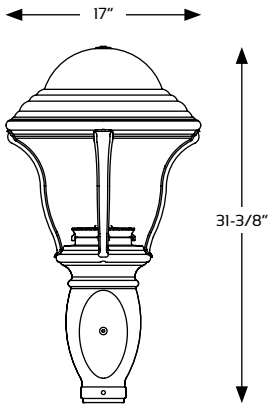
Fixtures



E350LED-SF



E360LED-SF



E350LED-UF

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HOUSE STREET APARTMENTS
TYPE SL5

E350LED / E360LED EURO

EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ's	RATED IP65
1.0 (ft²) WEIGHT 42.1 LBS	7	1,920 to 5,545	L70 UP TO 100,000 HOURS	UL	FAQ	IP 65

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-E350LED-SF-12L45T5-MDH07-SV1-FHD/EU1PM/3312P5/BCC/BKT

Mounting Config.	Fixture	Fitter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Photocontrol	Option Fuse	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish
PT	E350LED	SF	16L	27	T4	MDL10	FL									BKT

Mounting Configuration
(Click here to view mounting configuration sheet)

- 1W
- PT
- 1A
- 1APT
- 2A
- 2A90
- 2APT
- 3A
- 3A90
- 3APT
- 4A
- 4APT
- 1AM
- 2AM
- 450PB

W = Wall Mount **PT** = Post Top **APT** = Post Top Arm Mid-Mount
A = Arm Mount **AM** = Arm Mid-Mount **PB** = Pier Base

Fixture
- E350LED
- E360LED

Fitter
- **SF** (Standard Fitter)
- **UF** (Utility Fitter)

LED
- 16L
- 12L

CCT - Color Temperature (K)
- 27(00)
- 35(00)
- 45(00)

Type
- T2
- T3
- T4
- T5

Driver
- **MDL07**[1] (120v-277v, 700mA)
- **MDL10** (120v-277v, 1000mA)
- **MDL14**[2] (120v-277v, 1400mA)
- **MDH07**[1] (347v-480v, 700mA)
- **MDH10** (347v-480v, 1000mA)
- **MDH14**[2] (347v-480v, 1400mA)

[1] For use with 12L system only.
[2] For use with 16L system only.

Lens
- **CA**[3] (Clear Acrylic)
- **FA**[3] (Frosted Acrylic)
- **FL**[4] (Flat Acrylic Lens)
- **SG**[4] (Sag Glass)
- **FSG**[4] (Frosted Sag Glass)
- **SV1**[4] (Flat Soft Vue Medium Diffused Acrylic)
- **SV2**[4] (Flat Soft Vue Heavy Diffused Acrylic)

[3] For use with E360LED only.
[4] For use with E350LED only.

Options (Click here to view accessories sheet)
- **R**[5] 3-Pin control receptacle only
- **R5**[5] 5-Pin control receptacle only
- **R7**[5] 7-Pin control receptacle only
- **PE**[6] Twist-Lock Photocontrol (120v-277v)
- **PE3**[6] Twist-Lock Photocontrol (347v)
- **PE4**[6] Twist-Lock Photocontrol (480v)
- **SC**[6] Shorting Cap
- **PEC**[7] Electronic Button Photocontrol (120v-277v)
- **PEC4**[7] Electronic Button Photocontrol (480v)
- **FHD**[8] Double Fuse and Holder
- **TB**[5] Terminal Block
- **HSS** 120° House Side Shield

[5] For use with "UF" utility fitter only.
[6] Requires control receptacle.
[7] For use with "UF" utility fitter, or remote mount on pole.
[8] Ships loose for installation in base.

Arm (Click here to view arm website page)
See Arms & Wall Brackets specification sheets.
- EU1
- HMS
- OLS
- OMS
- VCS
- VFS
- VLS

Pole (Click here to view pole website page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes[9]
- **BKT** Black Textured
- **WHT** White Textured
- **PGT** Park Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

[9] Smooth finishes are available upon request.

Custom Finishes[10]
- **CM** Custom Match
- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Two Tone

[10] Custom colors require upcharge.

Sternberg Select Finishes
- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

Specifications

Fixture
This medium scale contemporary fixture includes a permanent mold aluminum roof, fitter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E360LED), or a flat acrylic lens allowing for an open body (E350LED). The top mounted ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard
Cast aluminum fitter slips a 3" OD x 3" tall tenon or pole.

Fitter - Utility
The utility fitter shall be heavy wall cast aluminum for high tensile strength. It shall slip a 3" OD x 3" tall tenon or pole. It shall have an entry door that provides open access to all of the components, secured with stainless steel hardware. The fitter shall have an optional terminal block for ease of wiring and an optional Twist-Lock Photocontrol receptacle or button photocell.

LED's
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Finish

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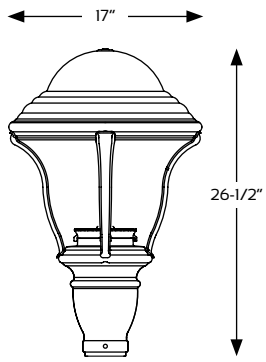
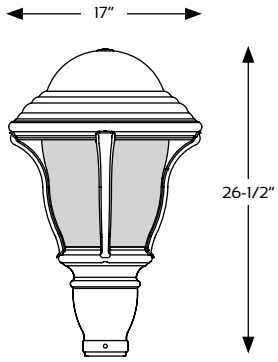
Fixtures



E350LED-SF



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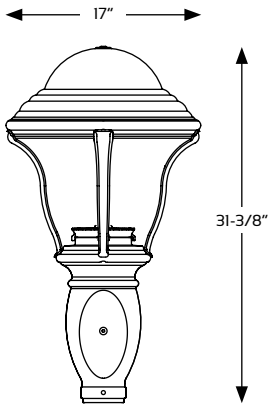

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