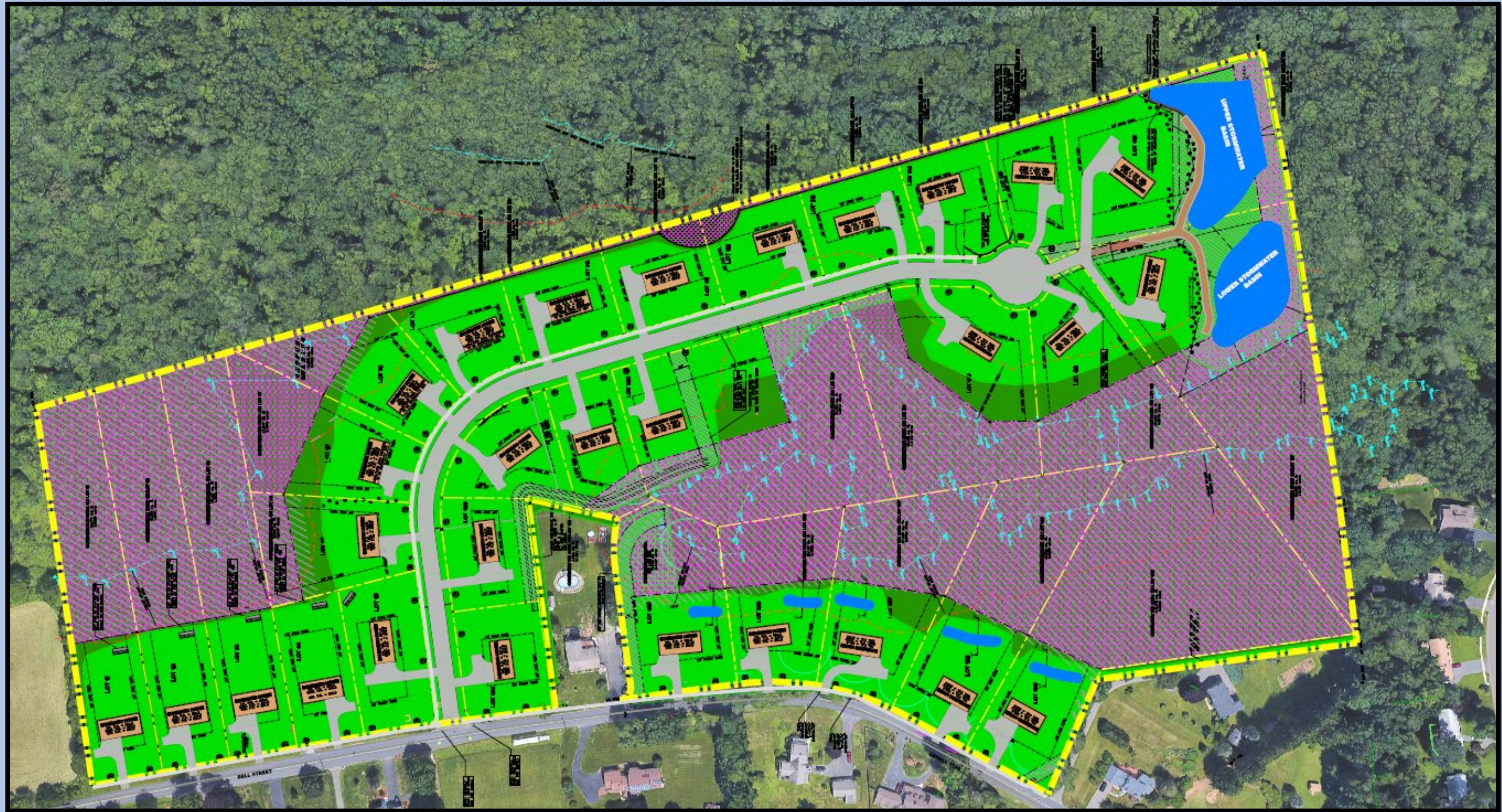


Stallion Ridge

§6.7 Open Space Subdivision (Conditional) & §6.8 Rear Lot Special Permit 29 Lots (Including 2 Rear Lots)



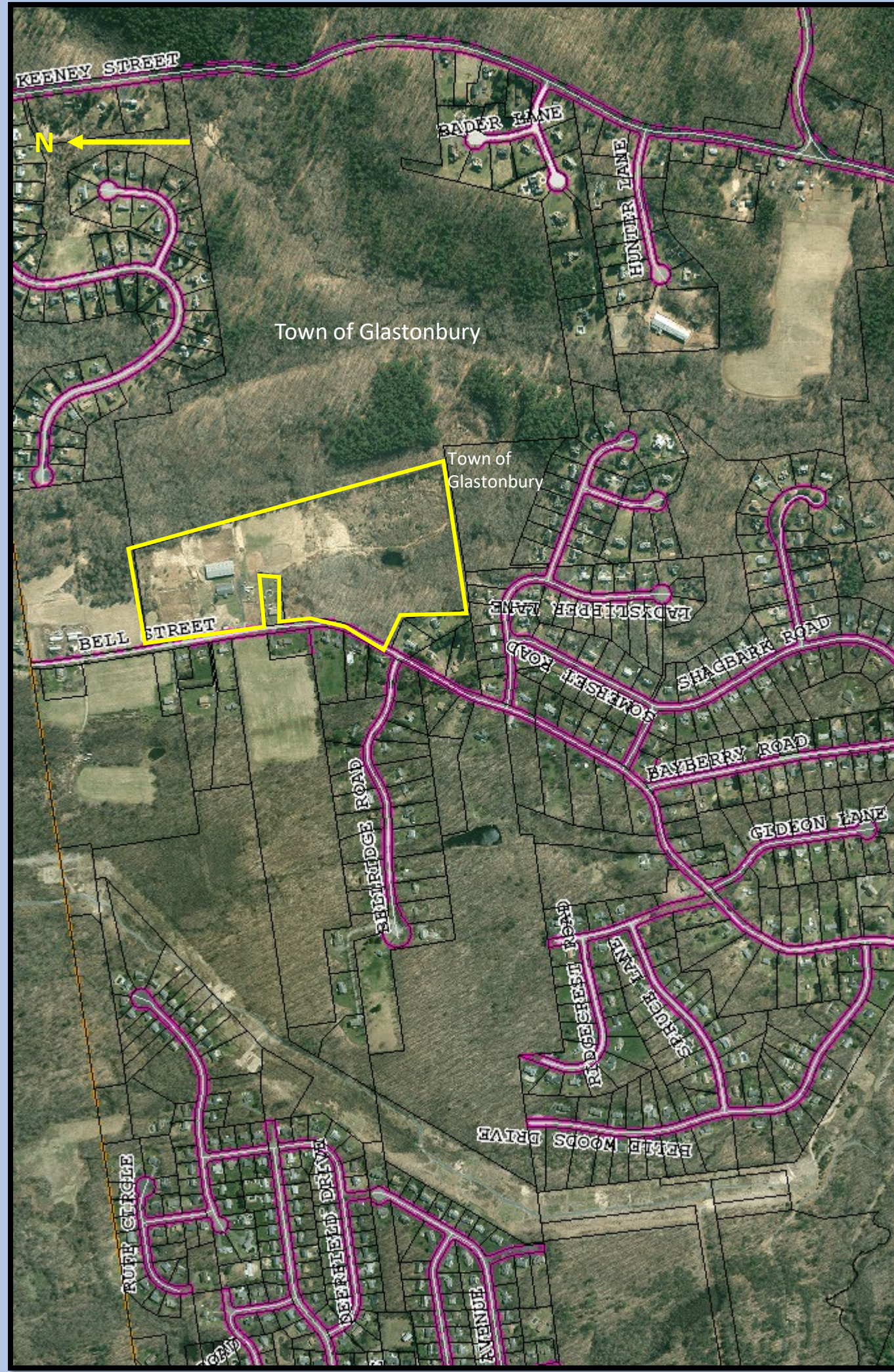
Owner/Applicant: Dependable Construction, LLC

Town Plan & Zoning Commission

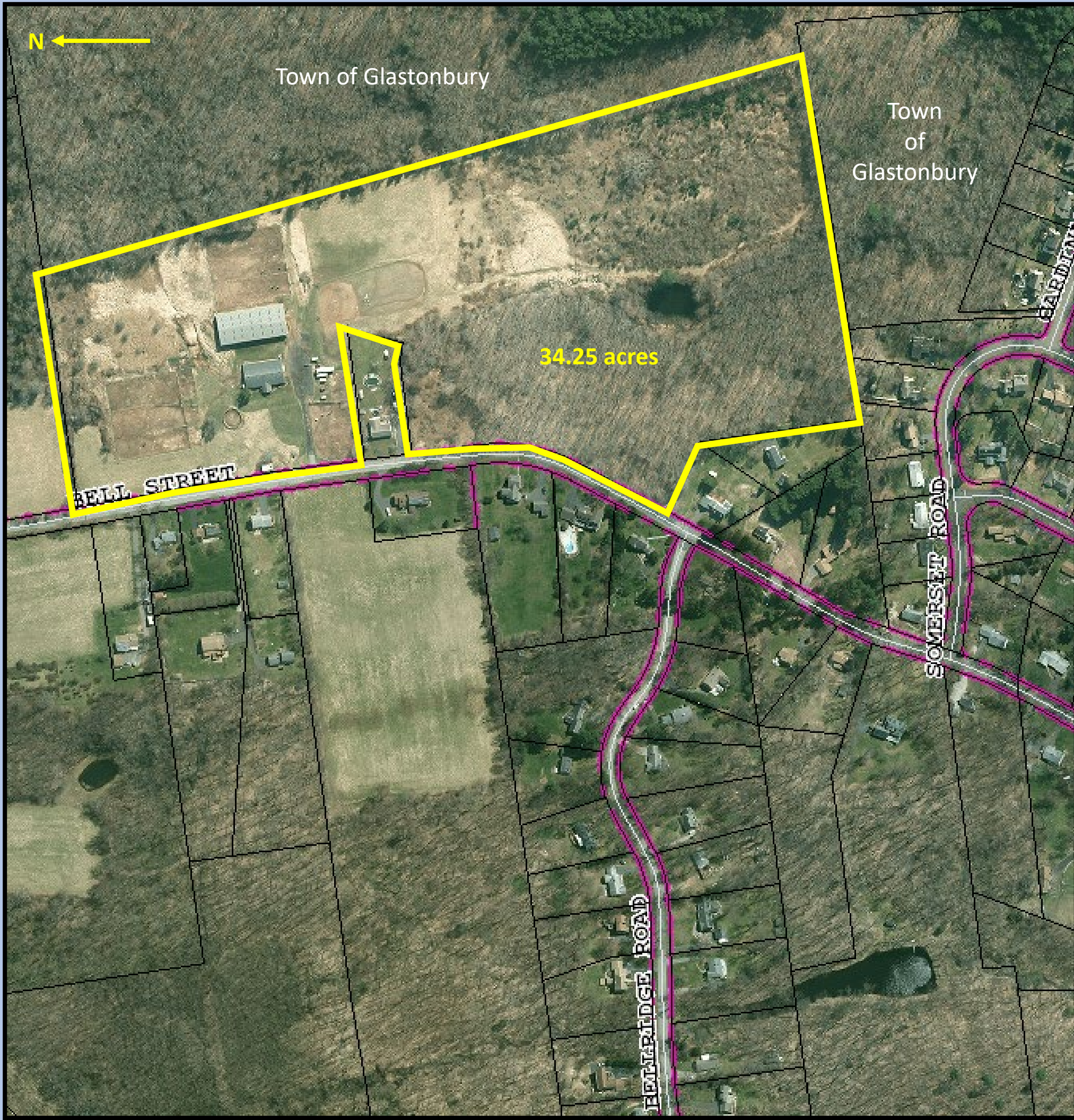
January 19, 2021

7:00 PM

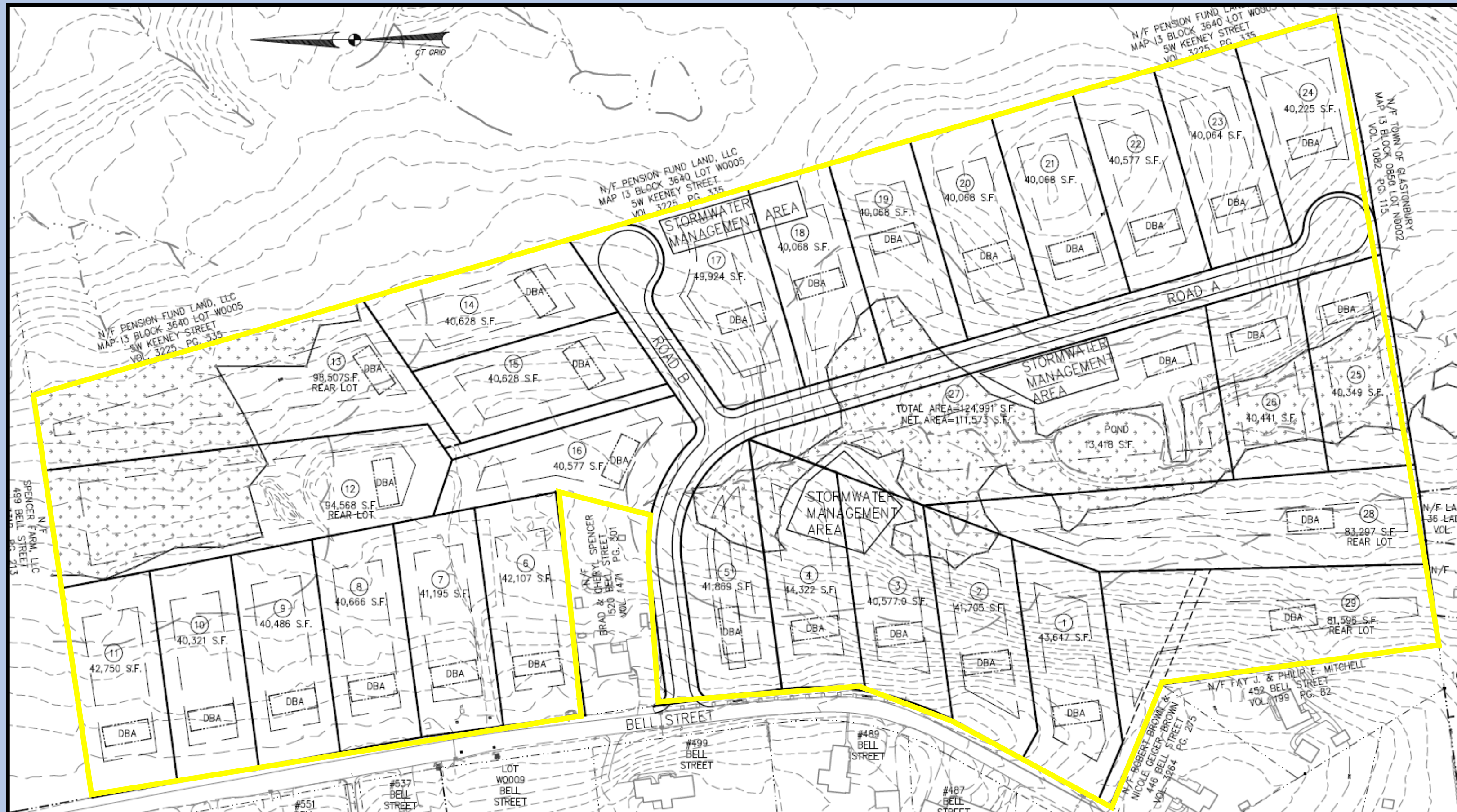
Existing Area Photo



Existing Site Photo

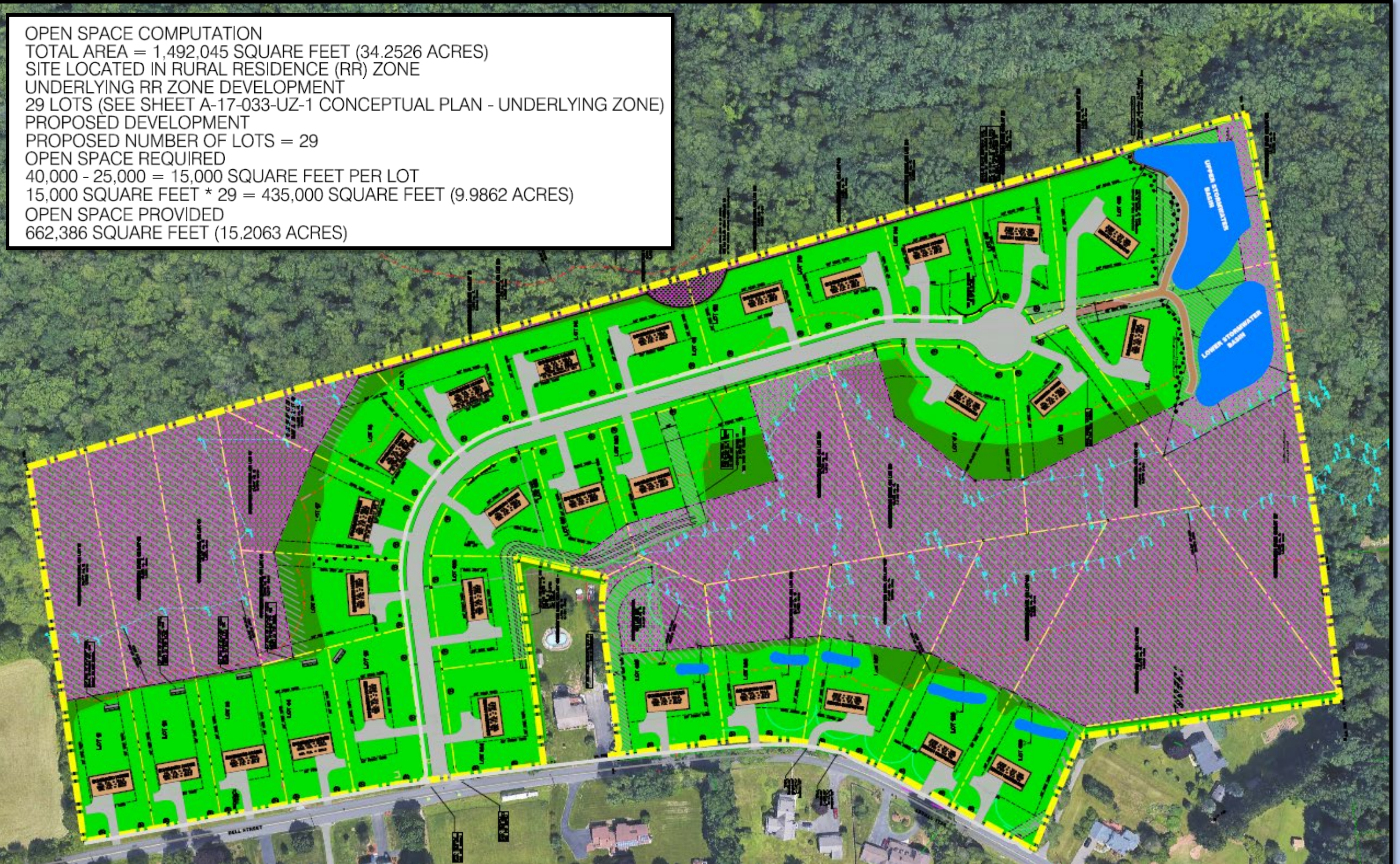


Conventional Rural Residence Zone 29- Lot Subdivision - §6.7.5

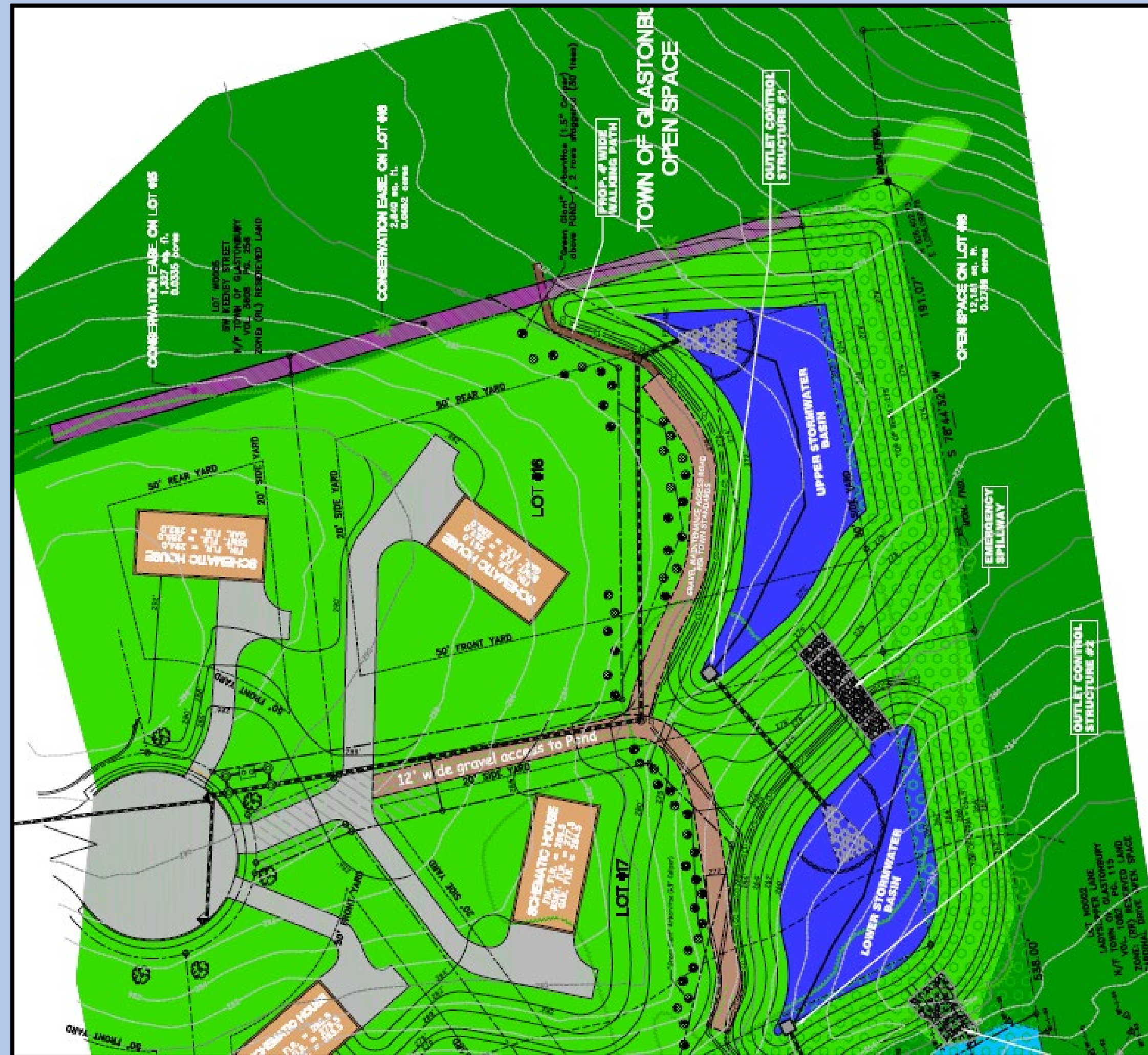


Open Space Subdivision – 29 Lots

OPEN SPACE COMPUTATION
TOTAL AREA = 1,492,045 SQUARE FEET (34.2526 ACRES)
SITE LOCATED IN RURAL RESIDENCE (RR) ZONE
UNDERLYING RR ZONE DEVELOPMENT
29 LOTS (SEE SHEET A-17-033-UZ-1 CONCEPTUAL PLAN - UNDERLYING ZONE)
PROPOSED DEVELOPMENT
PROPOSED NUMBER OF LOTS = 29
OPEN SPACE REQUIRED
40,000 - 25,000 = 15,000 SQUARE FEET PER LOT
15,000 SQUARE FEET * 29 = 435,000 SQUARE FEET (9.9862 ACRES)
OPEN SPACE PROVIDED
662,386 SQUARE FEET (15.2063 ACRES)



Proposed Access to M.D.C. Open Space





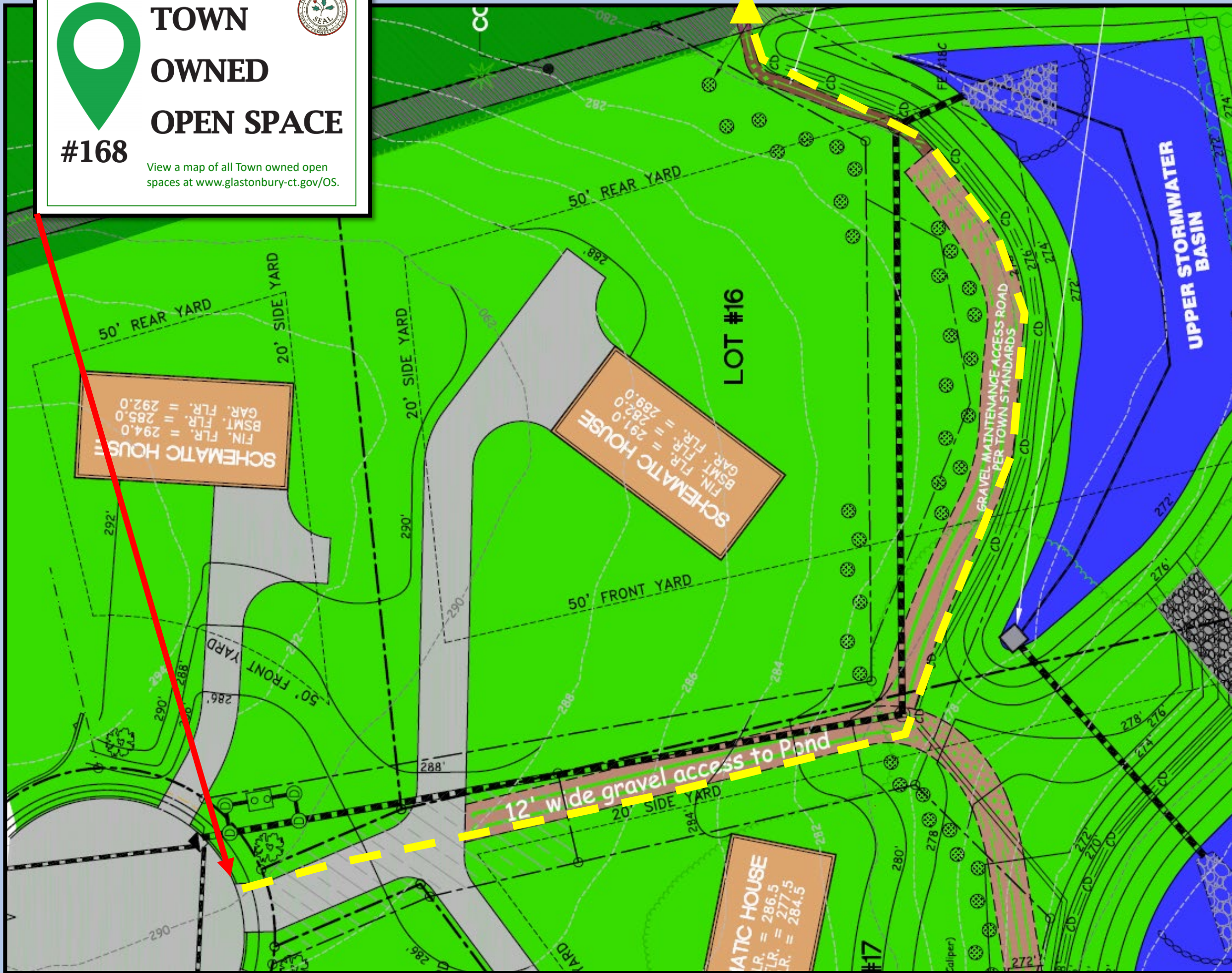
TOWN OWNED OPEN SPACE

#168

View a map of all Town owned open spaces at www.glastonbury-ct.gov/OS.



Proposed Access to M.D.C. Open Space

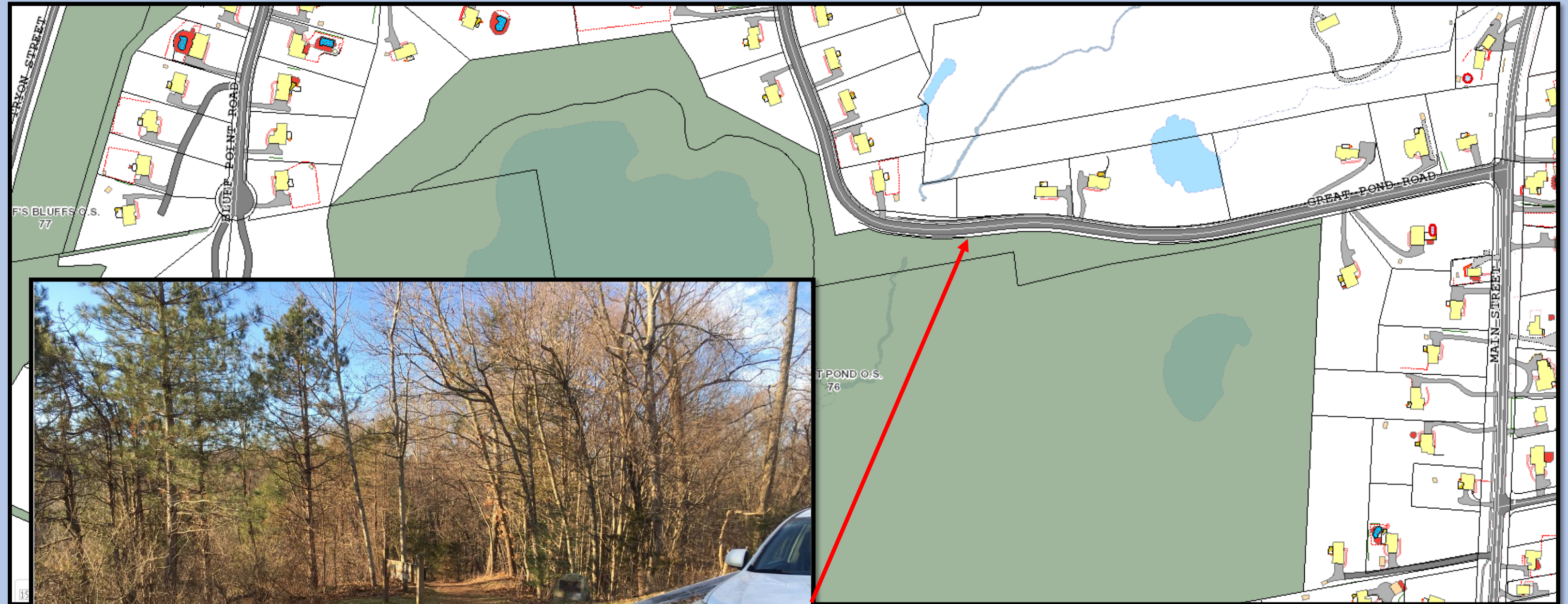


Reardon Open Space Hickory Drive: Cul-de-Sac



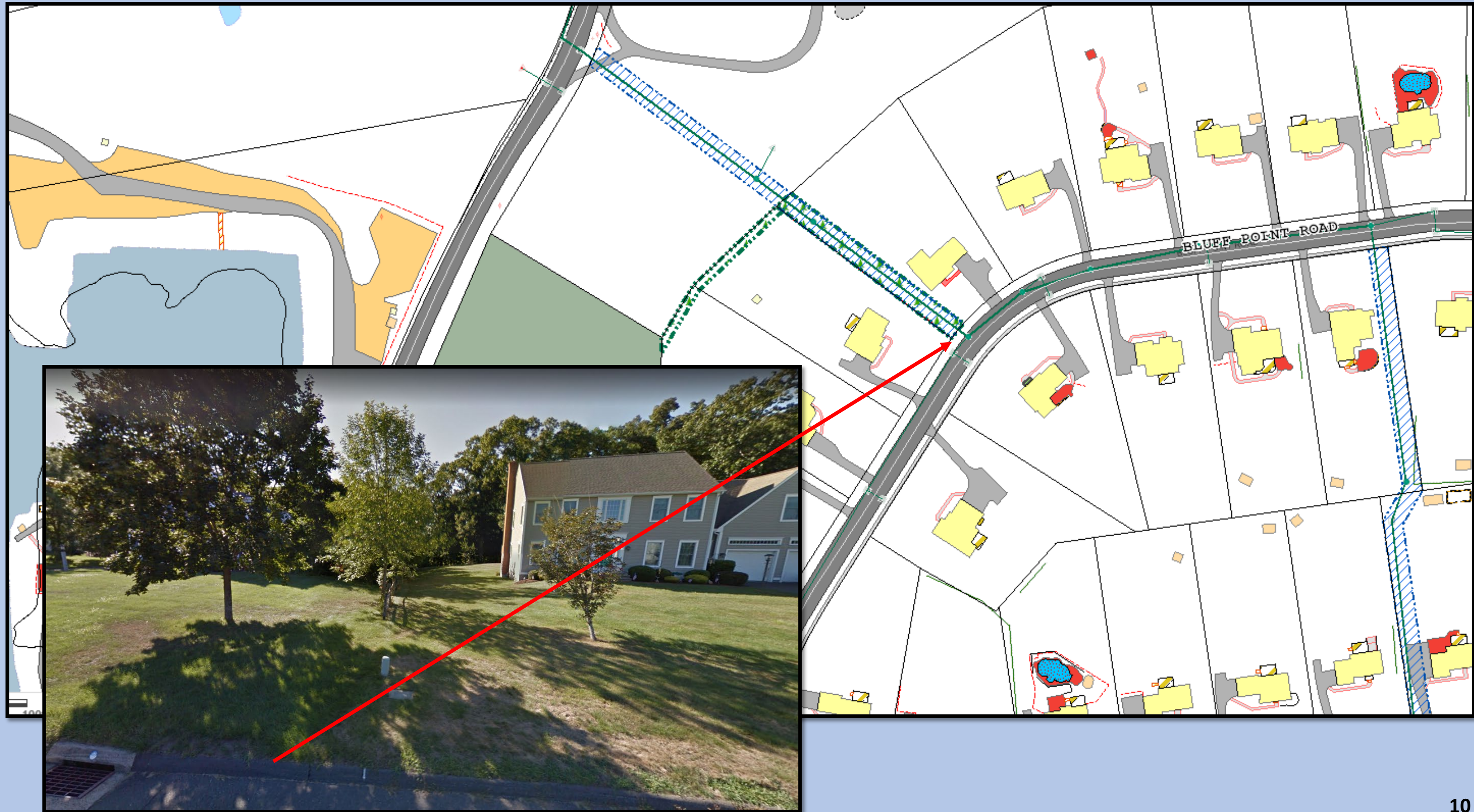
Great Pond Open Space

Great Pond Road: Paved



Balf's Bluff Open Space

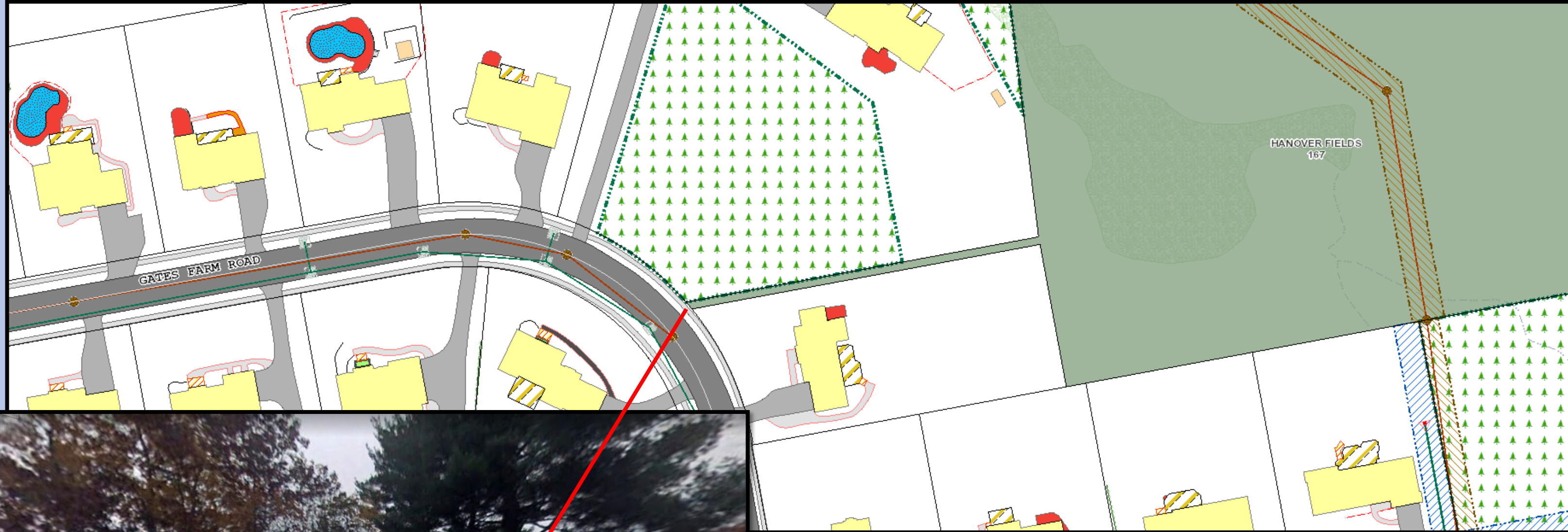
Bluff Point Road: Paved Street – Access Easement



Red Hill Open Space Riverview Road: Paved Street



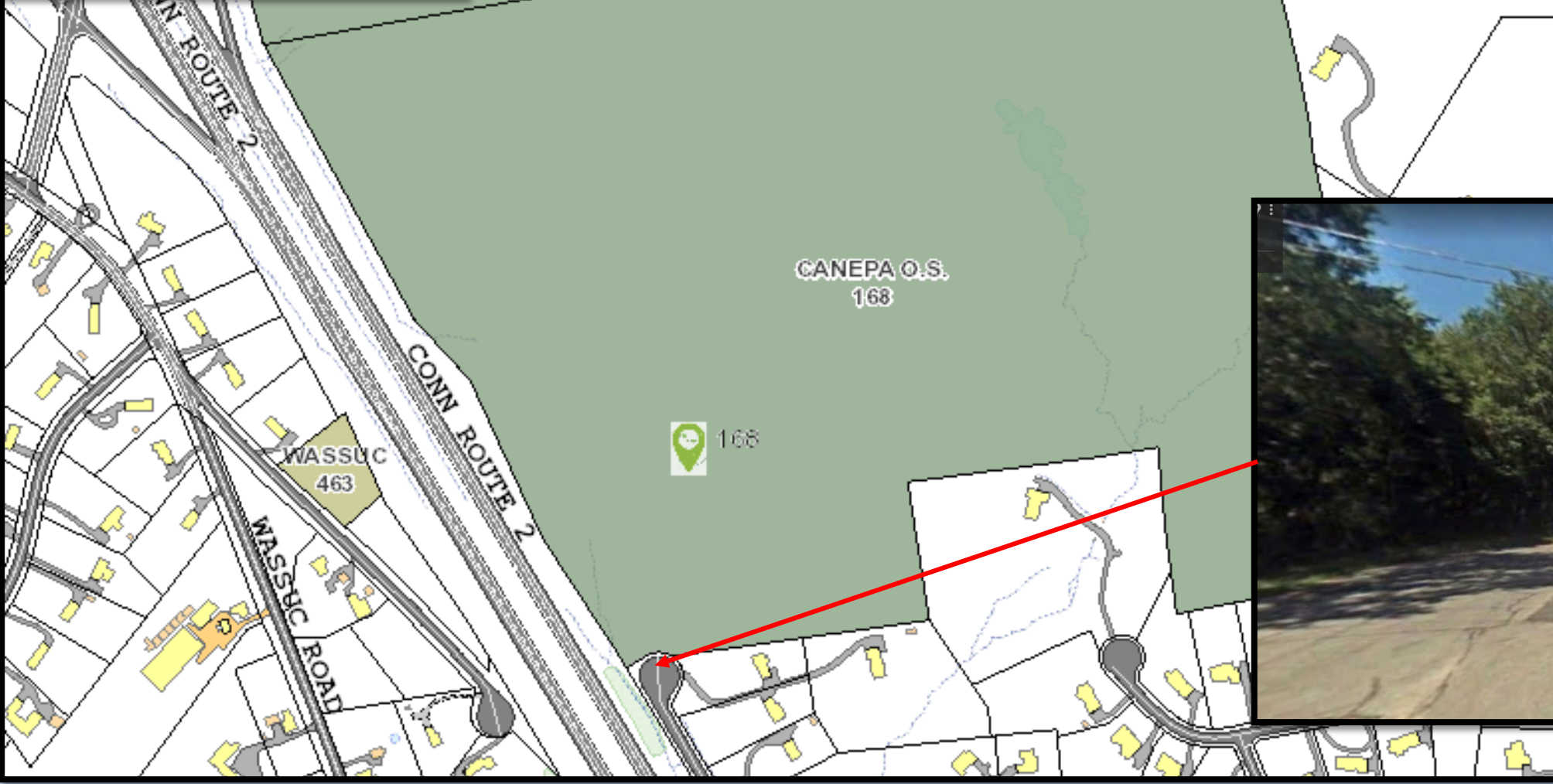
Hanover Fields Open Space Gates Farm Road: Paved Street



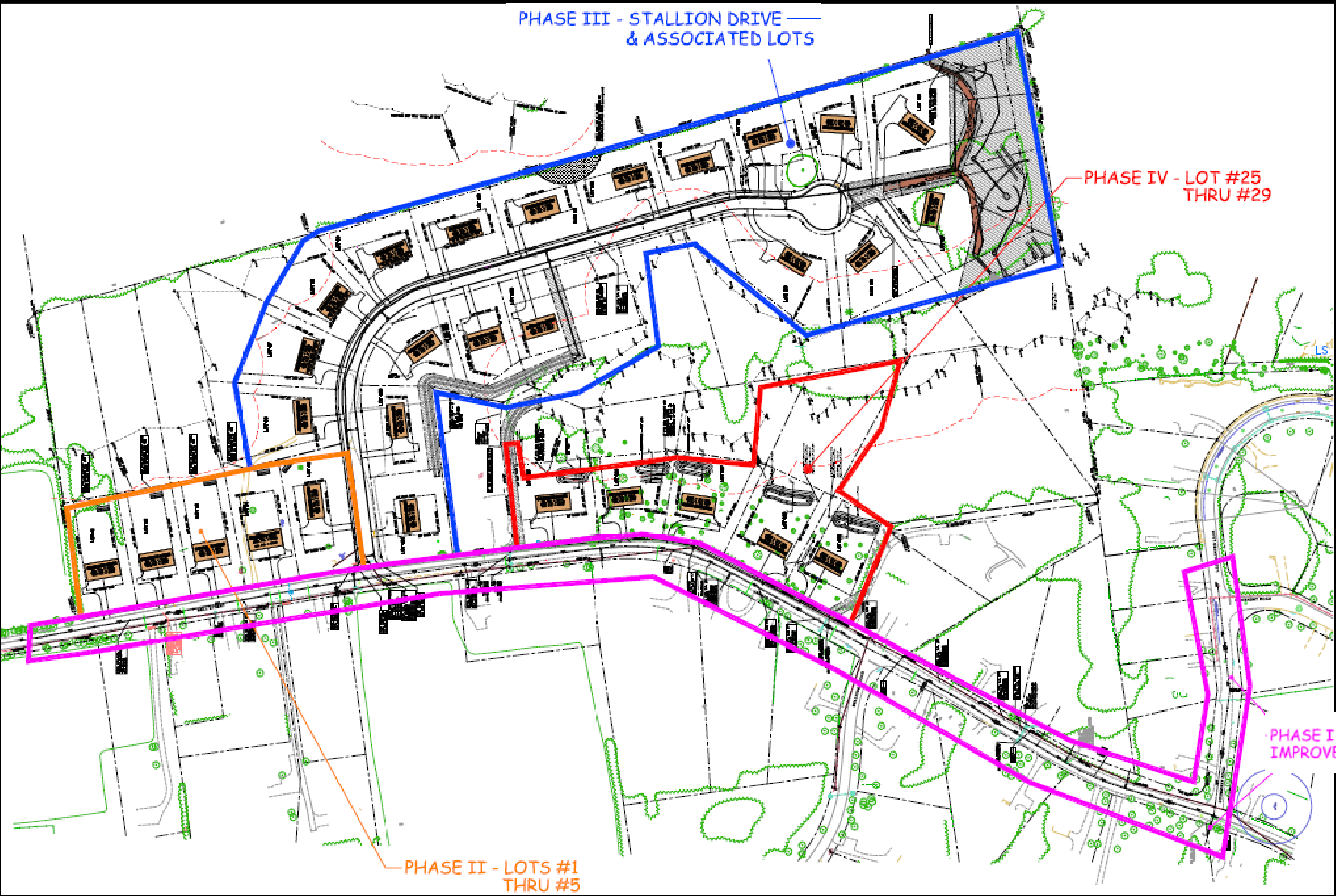
DelPonte and Canepa Open Space

Chimneysweep Hill: Gravel Drive

Toll Gate Road: Cul-de-Sac



Phasing Plan - Conditional/Final



Sidewalk Waiver: Lots 24-29

