

LEGEND

	EXISTING IRON PIN		PROPOSED IRON PIN
	EXISTING CONCRETE MONUMENT		PROPOSED CONCRETE MONUMENT
	PROPERTY LINE		ABUTTING PROPERTY LINES
	EASEMENT LINE		BUILDING LINE
	GROUND CONTOURS		SPOT ELEVATION
	TREE LINE		TREE / SHRUB
	BUILDINGS		ROOF OVERHANG
	STEPS/HATCHWAY		CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT		BITUMINOUS CURB
	UTILITIES (ELEC, TEL, TV)		SEPTIC TANK
	DISTRIBUTION BOX		LEACHING TRENCH
	WELL		SEDIMENT BARRIER
	CONSTRUCTION ENTRANCE		SOIL STOCKPILE

NOTES:

THE PROPOSED TOP OF FOUNDATION (TOP FDN.), BASEMENT FLOOR (BSMT. FLR.), GARAGE FLOOR (GAR. FLR.) AND GRADING SHOWN ON THIS PLAN SHALL BE REVIEWED IN THE FIELD BY THE OWNER, BUILDER AND ARCHITECT PRIOR TO CONSTRUCTION TO INSURE CONFORMANCE TO THE ARCHITECTURAL PLANS AND CONCEPTS. ANY ADJUSTMENTS TO THE PROPOSED ELEVATIONS OR GRADING SHALL BE REVIEWED WITH THE ENGINEER AND THE HEALTH DEPARTMENT TO INSURE PROPER FUNCTION OF THE SEPTIC SYSTEM AND DRAINAGE.

PRIOR TO ANY EXCAVATION OR GRADING ON THE SITE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING THE CONNECTICUT UNDERGROUND UTILITY PROTECTION PLAN FOR UTILITY MARK-OUT (TEL: 1-800-922-4455).

PRIOR TO THE START OF CONSTRUCTION, STRIPPING OR GRADING, SEDIMENT BARRIERS SHOWN ON THIS PLAN SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. THE BARRIERS SHALL REMAIN IN PLACE AND BE PROPERLY MAINTAINED UNTIL ALL UPSTREAM AREAS ARE STABILIZED TO THE SATISFACTION OF THE ENVIRONMENTAL PLANNER.

AT THE REQUEST OF THE ENVIRONMENTAL PLANNER, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO ADDRESS FIELD CONDITIONS.

ALL DISTURBED AREAS WHICH ARE TO BE STABILIZED WITH VEGETATIVE COVER SHALL BE TOPSOILED, FERTILIZED, SEEDING AND MULCHED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.

INSPECTION BY THE TOWN STAFF IS REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THIS INSPECTION EVALUATES COMPLIANCE TO THE APPROVED PLOT PLAN AND THE PERMANENT STABILIZATION REQUIREMENT. THE BUILDER SHALL NOTIFY THE TOWN UPON COMPLETION OF PERMANENT STABILIZATION.

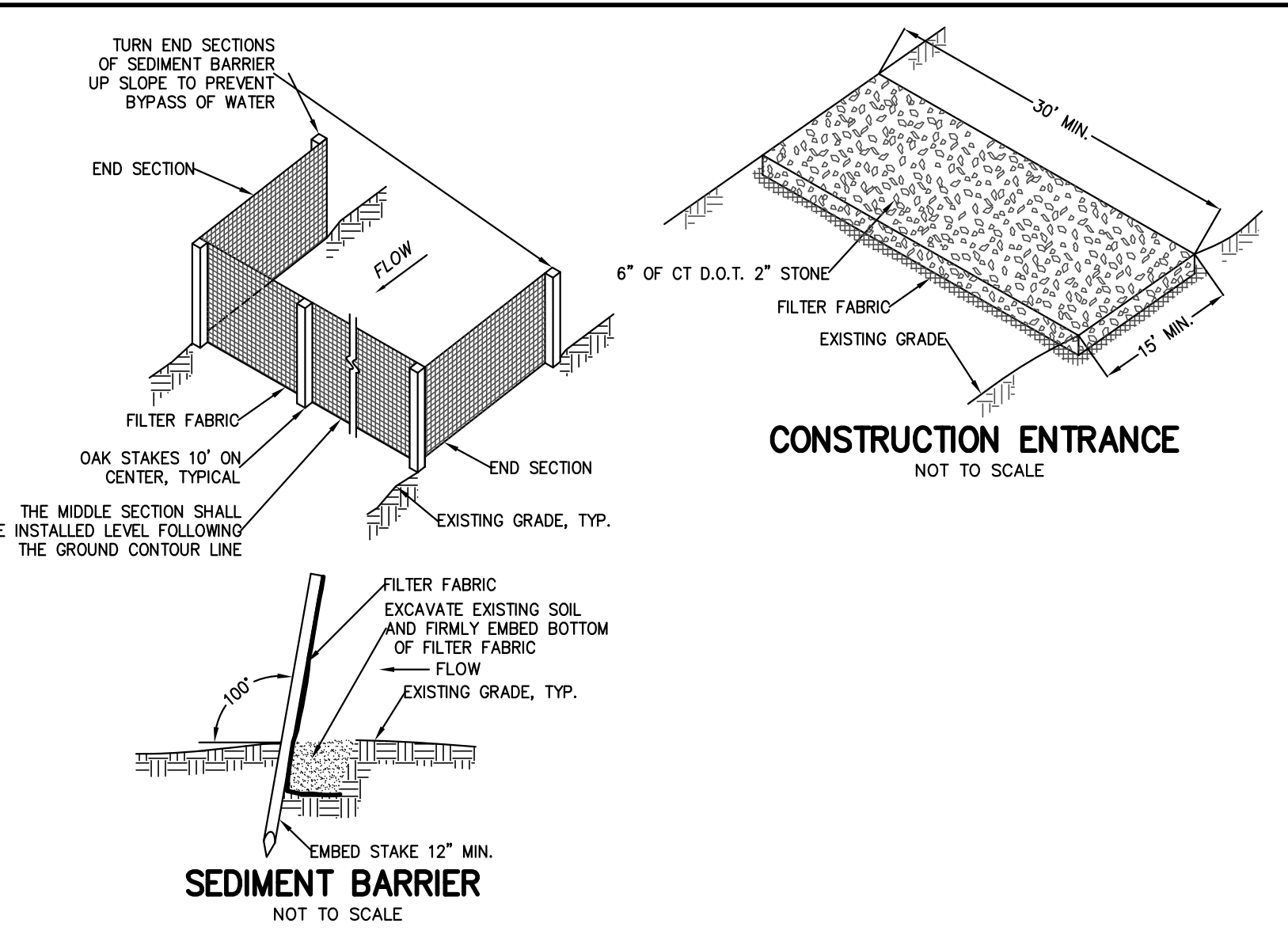
A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED PRIOR TO ADEQUATE SITE STABILIZATION AS DETERMINED BY TOWN STAFF.

ALL DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. THE DRIVEWAY ROADBED SHOULD BE STABILIZED WITH COMPACTED GRAVEL OR AGGREGATE AS SOON AS POSSIBLE.

TOPSOIL AND/OR EXCAVATED SUBSOIL SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON SITE REGRADING. EACH STOCKPILE SHALL BE RINGED WITH SEDIMENT BARRIERS AND STABILIZED AS DIRECTED BY THE ENVIRONMENTAL PLANNER.

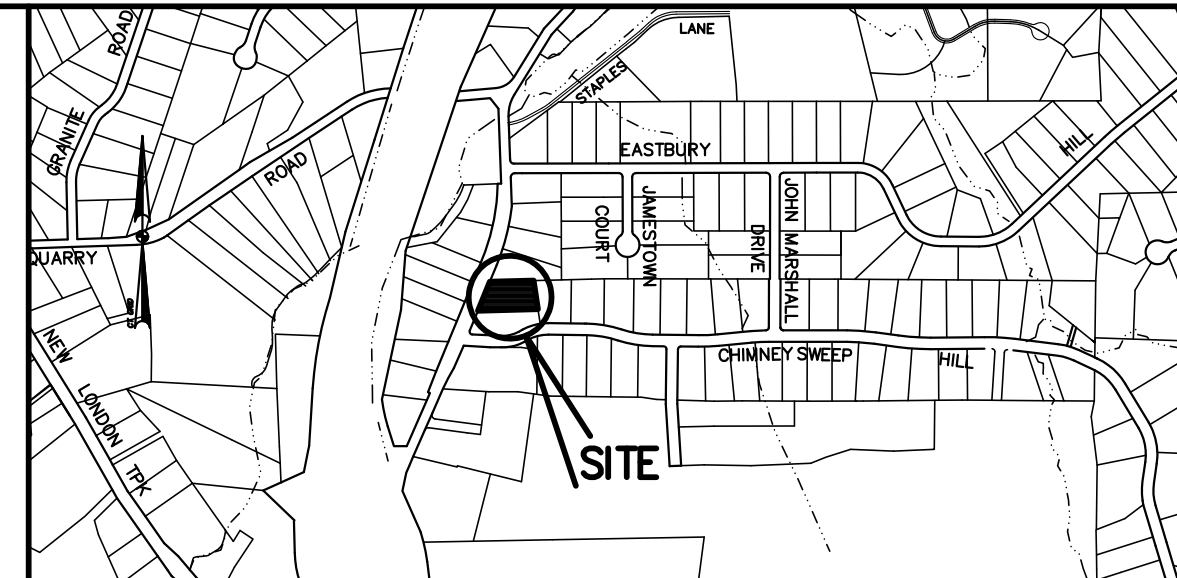
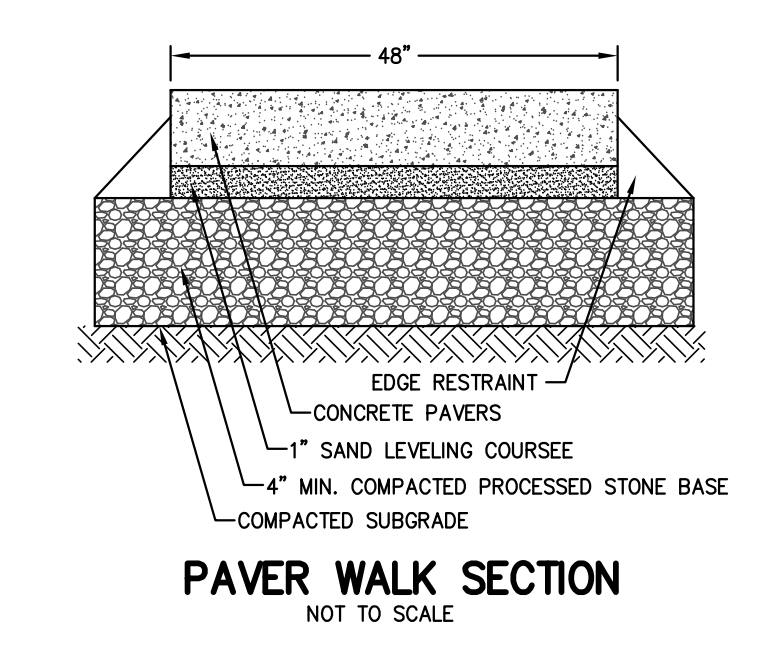
LUMBER AND BUILDING MATERIAL STOCKPILES, VEHICLE PARKING AND MOVEMENT SHALL BE CONFINED TO THE AREA OF DISTURBANCE. THE BUILDER SHALL PROVIDE A DUMPSTER FOR STORAGE AND/OR DISPOSAL OF ALL CONSTRUCTION WASTE.

THE CONTRACTOR SHALL VERIFY THE FOUNDATION DIMENSIONS AND IMMEDIATELY RESOLVE ANY CONFLICTS WITH THE ENGINEER.



ABBREVIATIONS

CONC.	CONCRETE
BIT.	BITUMINOUS
W.K.	WALK
VOL.	VOLUME
P.G.	PAGE
N/F	NOW OR FORMERLY
B/C/L	BITUMINOUS CONCRETE LIP CURB
GC	GRANITE CURB
T.F.	TOP OF FRAME
T.G.	TOP OF GRADE
INV.	INVERT
F.L.	FLOW LINE
SMH	SANITARY MANHOLE
C.B.	CATCH BASIN
A.K.A.	ALSO KNOWN AS
F.Y.	FRONT YARD
S.Y.	SIDE YARD
R.Y.	REAR YARD
RET.	RETAINING
EXST.	EXISTING
HYD.	HYDRANT
W.G.	WATER GATE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
CL&P	CONNECTICUT LIGHT & POWER
WL	WETLANDS
TOP FND.	TOP FOUNDATION ELEVATION
BSMT. FLR.	BASEMENT FLOOR ELEVATION
GAR. FLR.	GARAGE FLOOR ELEVATION
FLA	PRIMARY LEACHING AREA
RLA	RESERVE LEACHING AREA



TOWN PLAN & ZONING COMMISSION APPROVAL

ACCESSORY APARTMENT / MATTHEW & CYNTHIA L. MARSCHAT RR/GW-1
PROJECT / APPLICANT ZONE

212 MANCHESTER ROAD
PROJECT ADDRESS

6:11
SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN

SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR

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

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

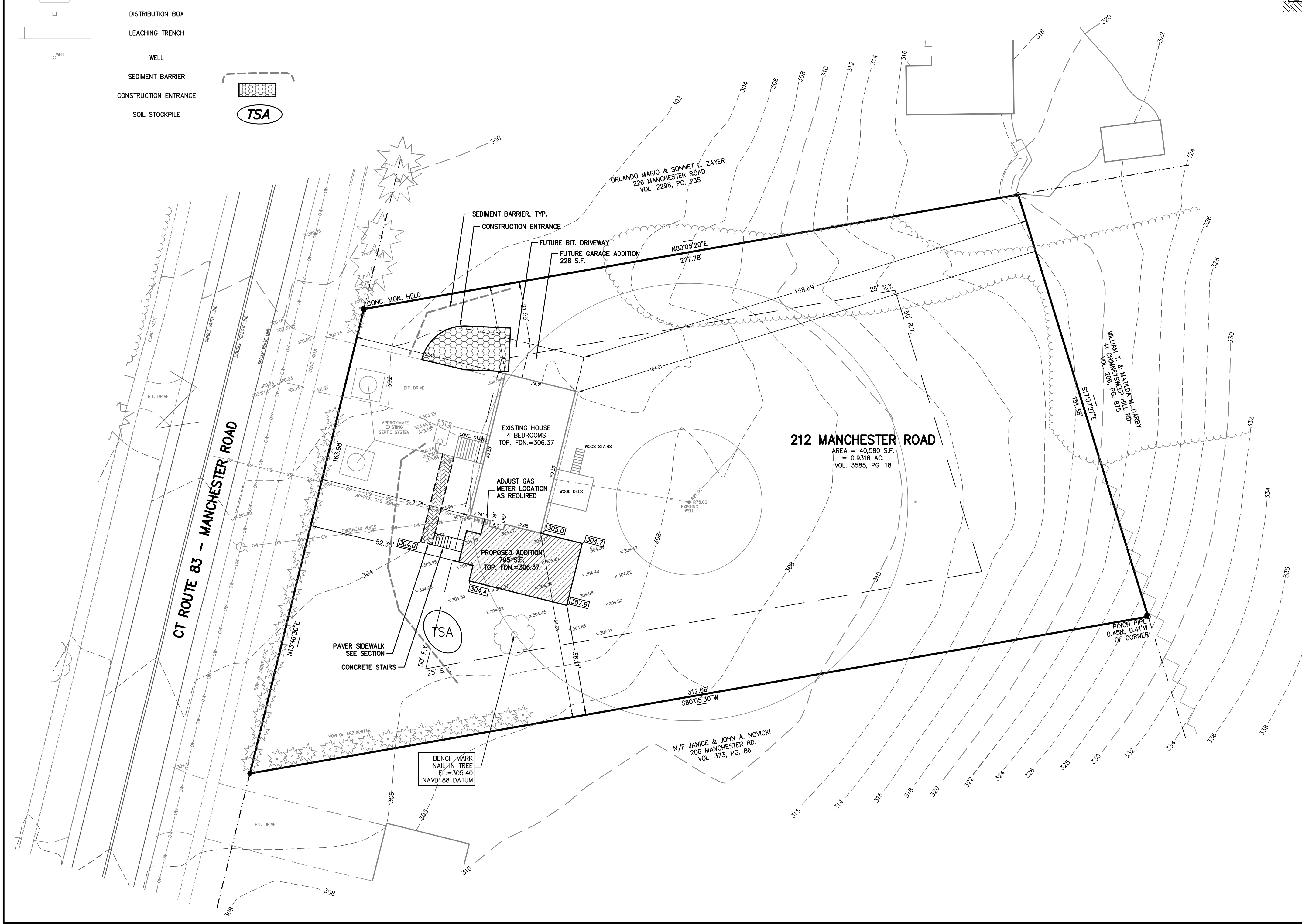
	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.0562 ACRES	0.0273 ACRES
POST-DEVELOPMENT	0.1024 ACRES*	0.0390 ACRES*
NET CHANGE	0.0462 ACRES	0.0117 ACRES

* INCLUDES FUTURE GARAGE & DRIVEWAY

ZONING TABLE - RR ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	40,580 S.F.	40,580 S.F.
LOT FRONTAGE	125 FT.	150.17 FT.	150.17 FT.
FRONT YARD	50 FT.	51.38 FT.	50.30 FT.
SIDE YARD	25 FT.	64.03 / 32.21 FT.	38.11 / 21.58 FT.*
REAR YARD	50 FT.	164.01 FT.	158.69 FT.**
COVERAGE	10% (4,058 S.F.)	3.09% (1,253 S.F.)	5.61% (2,279 S.F.)***
APARTMENT AREA	800 S.F.	N/A	795 S.F.

* TO FUTURE GARAGE, VARIANCE REQUIRED
** TO FUTURE GARAGE
*** INCLUDING FUTURE GARAGE



DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
67 EASTERN BOULEVARD
GLASTONBURY, CONNECTICUT 06033
TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JMD@DUTTONASSOCIATESLLC.COM

JOHN R. MARTUCCI, P.E. #19494

JAMES W. DUTTON, L.S. #70074

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ZONING LOCATION SURVEY
PLAN OF PROPOSED ACCESSORY APARTMENT
212 MANCHESTER ROAD
PREPARED FOR
MATTHEW & CYNTHIA L. MARSCHAT
GLASTONBURY, CONNECTICUT

REVISIONS:

DATE: 02/12/2021
SCALE: 1" = 20'
SHEET 1 of 1
A-21-035-S
FILE: 21035.DWG

REFERENCE IS MADE TO MAPS TITLED:
"SUBDIVISION PLAN COUNTRY CRAFTSMAN VILLAGE SECTION I PROPERTY OF PEQUOT BUILDING CORPORATION GLASTONBURY, CONN.", SCALE 1"=40', DATED 11-27-72, MAP NO 177-72-1B, SHEET 1 OF 2 BY MEGSON & HYPPA GLASTONBURY, CT.

"PREPARED FOR PEQUOT BUILDING CORPORATION GLASTONBURY, CONN.", SCALE 1"=40', DATED 3-14-73, BY MEGSON & HYPPA GLASTONBURY, CT.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY, ZONING LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D.
THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.

THIS MAP WAS PREPARED FOR THE PURPOSE OF ZONING COMPLIANCE DETERMINATION AND SITE DESIGN. NO ZONING VIOLATIONS EXIST WITH REGARD TO THE PROPOSED HOUSE ADDITION LOCATION OR SIZE. THE FUTURE GARAGE REQUIRED A SIDE YARD VARIANCE.

TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS SHOWN PER TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED BY LIMITED FIELD SURVEY.

COORDINATES AND BEARINGS REFER TO THE STATE OF CONNECTICUT COORDINATE GRID SYSTEM NAD 27 AND ARE BASED ON INFORMATION NOTED ON THE REFERENCED PLAN.

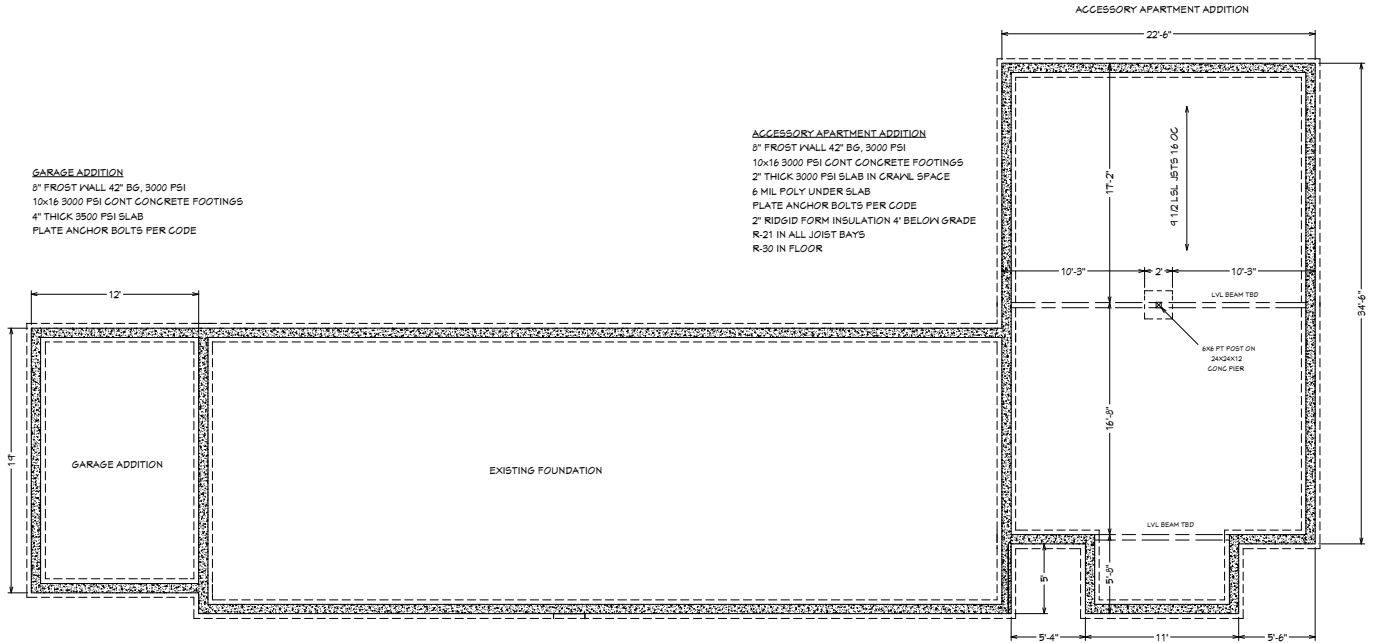
ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON INTERRELATION OF ELEVATIONS SHOWN ON THE TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

GARAGE ADDITION
 8" FROST WALL 42" BG, 3000 PSI
 10x16 3000 PSI CONT CONCRETE FOOTINGS
 4" THICK 3500 PSI SLAB
 PLATE ANCHOR BOLTS PER CODE

ACCESSORY APARTMENT ADDITION
 8" FROST WALL 42" BG, 3000 PSI
 10x16 3000 PSI CONT CONCRETE FOOTINGS
 2" THICK 3000 PSI SLAB IN GRAVEL SPACE
 6 MIL POLY UNDER SLAB
 PLATE ANCHOR BOLTS PER CODE
 2" RIGID FORM INSULATION 4" BELOW GRADE
 R-21 IN ALL JOIST BAYS
 R-30 IN FLOOR



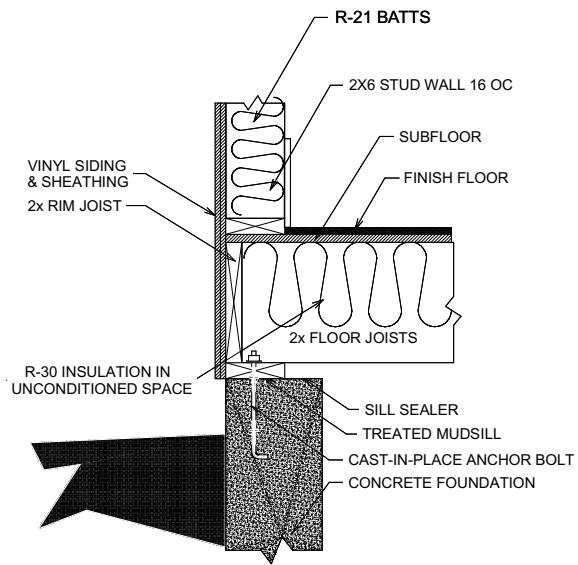
NUMBER	DATE	REVISION	DESCRIPTION

MARSHAY RESIDENCE
 212 MANCHESTER ROAD
 GLASTONBURY, CT 06033

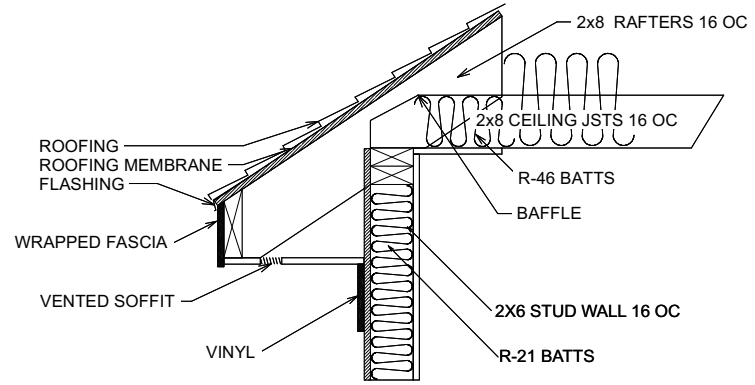
FOUNDATION

DRAWINGS PROVIDED BY:
 HEARTHSTONE HOMES LLC

DATE:
 3/12/2021
 SCALE:
 1/4"
 SHEET:
P-1



FLOOR AT FOUNDATION FRAMING



ROOF AT WALL FRAMING

REVISION TABLE	
NUMBER	DATE

MARSCHAUT RESIDENCE
212 MANCHESTER ROAD
GLASTONBURY, CT 06033

CROSS SECTION

DRAWINGS PROVIDED BY:
HEARTSTONE HOMES LLC

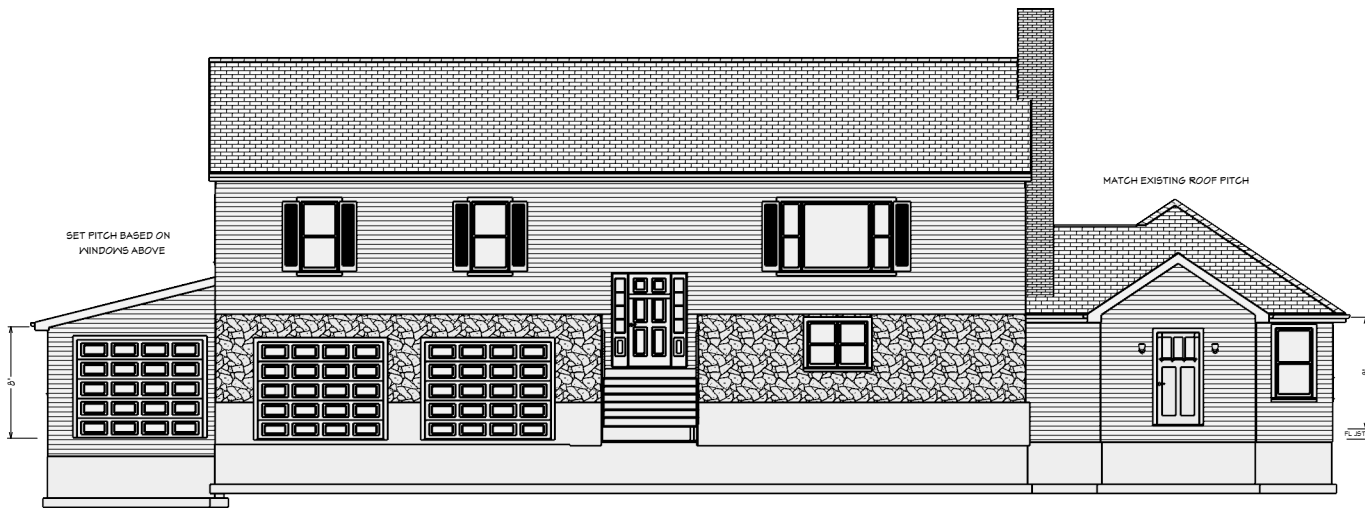
DATE:

3/12/2021

SCALE:

SHEET:

P-1



FRONT

NUMBER	DATE	REVISION BY	DESCRIPTION

MARSCHAT RESIDENCE
 212 MANCHESTER ROAD
 GLASTONBURY, CT 06033

FRONT

DRAWINGS PROVIDED BY:
 HEARTHSTONE HOMES LLC

DATE:

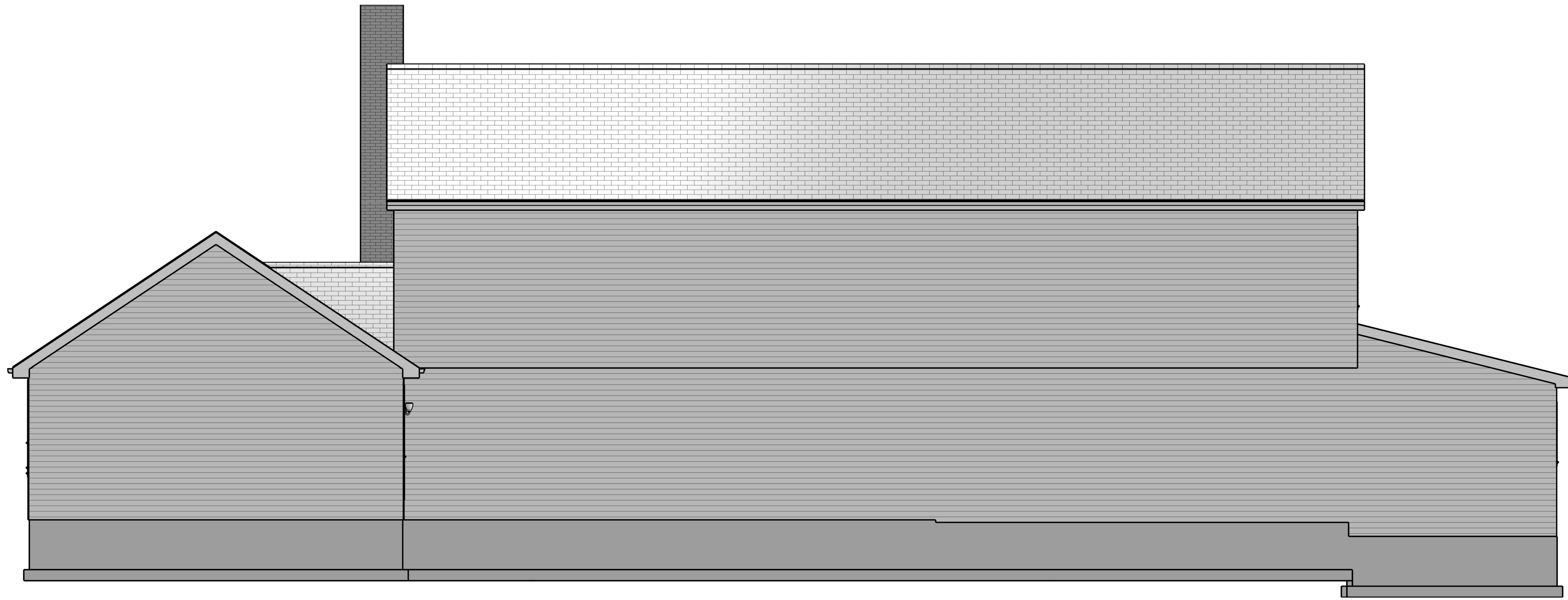
3/12/2021

SCALE:

1/4"

SHEET:

P-1



REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

MARSHAT RESIDENCE
212 MANCHESTER ROAD
GLASTONBURY, CT 06033

REAR

DRAWINGS PROVIDED BY:
HEARTHSTONE HOMES LLC

DATE:

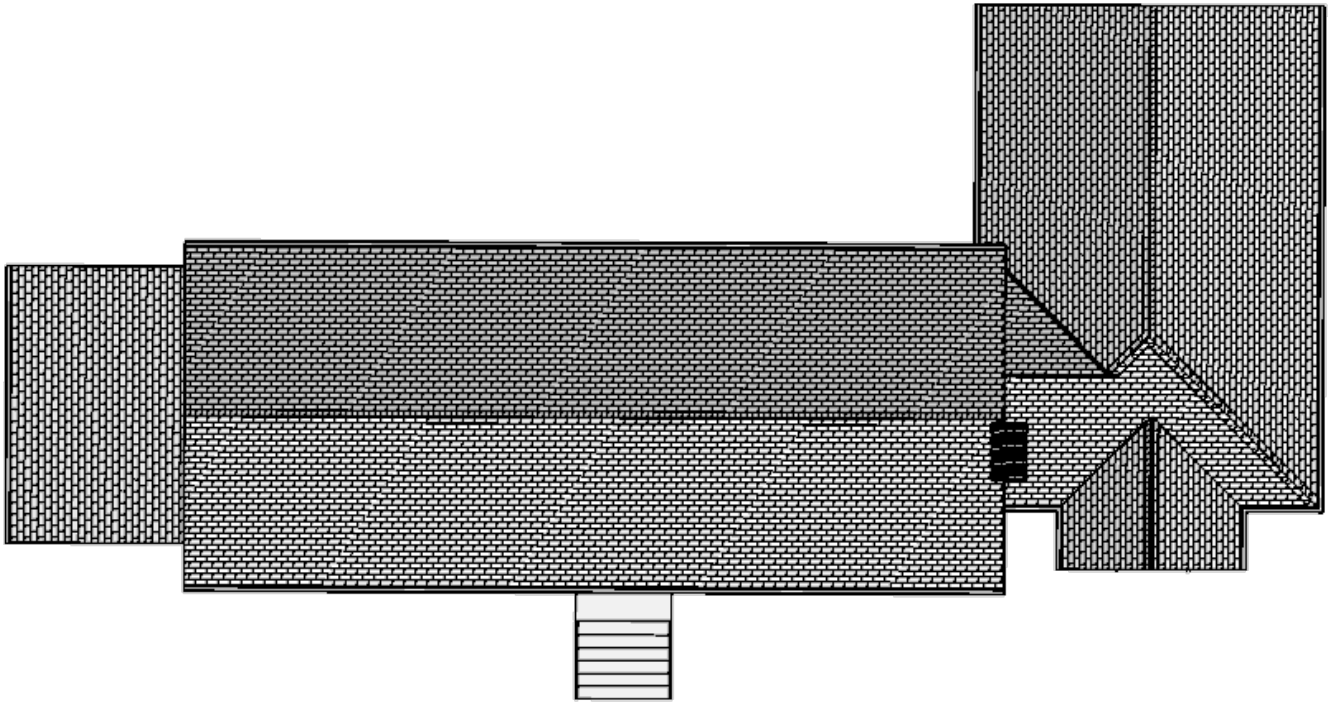
3/19/2021

SCALE:

1/4"

SHEET:

P-1



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NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

MARSGHAT RESIDENCE
212 MANCHESTER ROAD
GLASTONBURY, CT 06033

ROOF

DRAWINGS PROVIDED BY:
HEARTHSTONE HOMES LLC

DATE:

3/12/2021

SCALE:

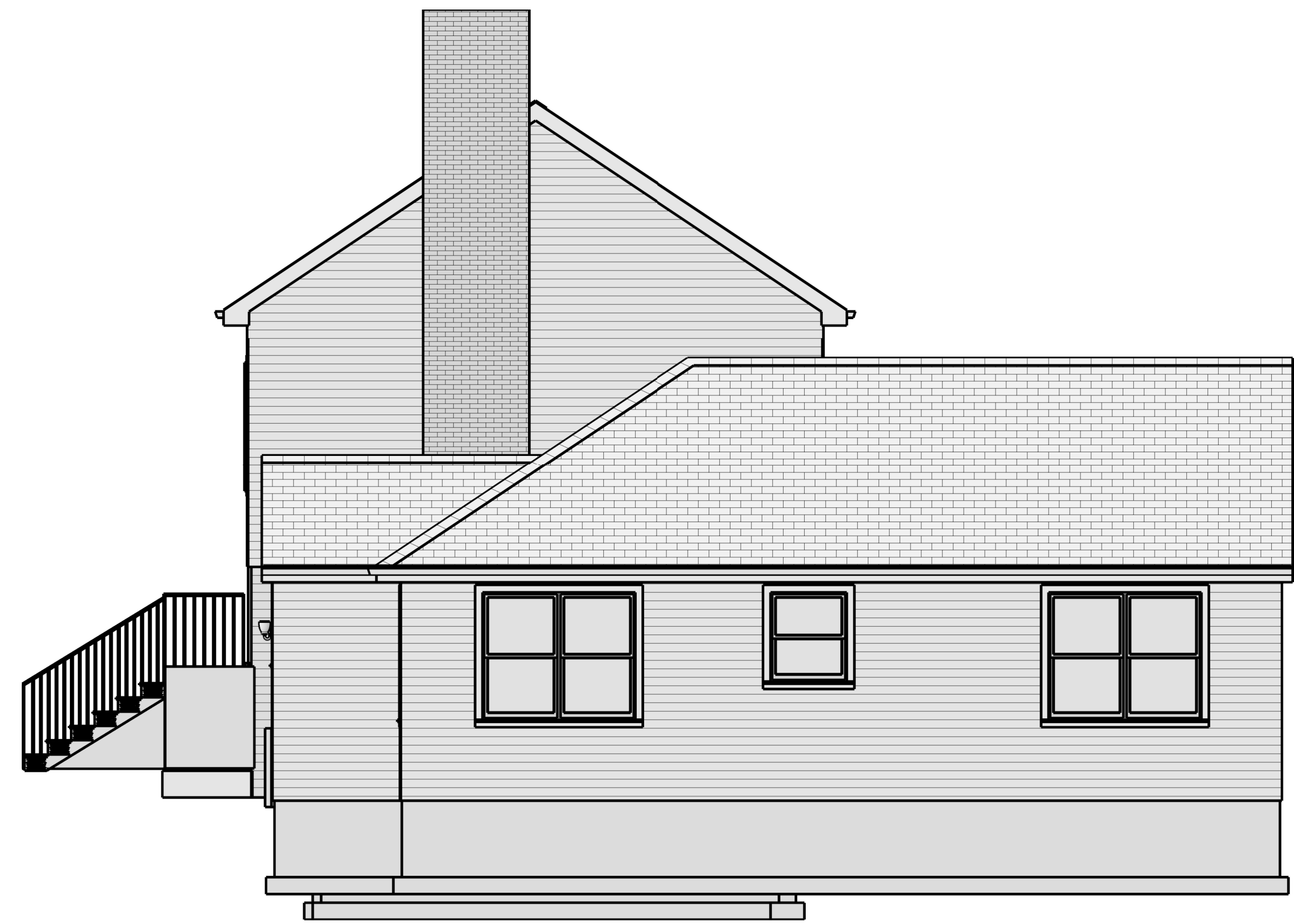
1/4"

SHEET:

P-1



Elevation 1
LEFT



RIGHT

REVISION TABLE	
NUMBER	DATE

MARSHAT RESIDENCE
212 MANCHESTER ROAD
GLASTONBURY, CT 06033

SIDE ELEVATIONS

DRAWINGS PROVIDED BY:
HEARTHSTONE HOMES LLC

DATE:

3/19/2021

SCALE:

1/4"

SHEET:

P-1