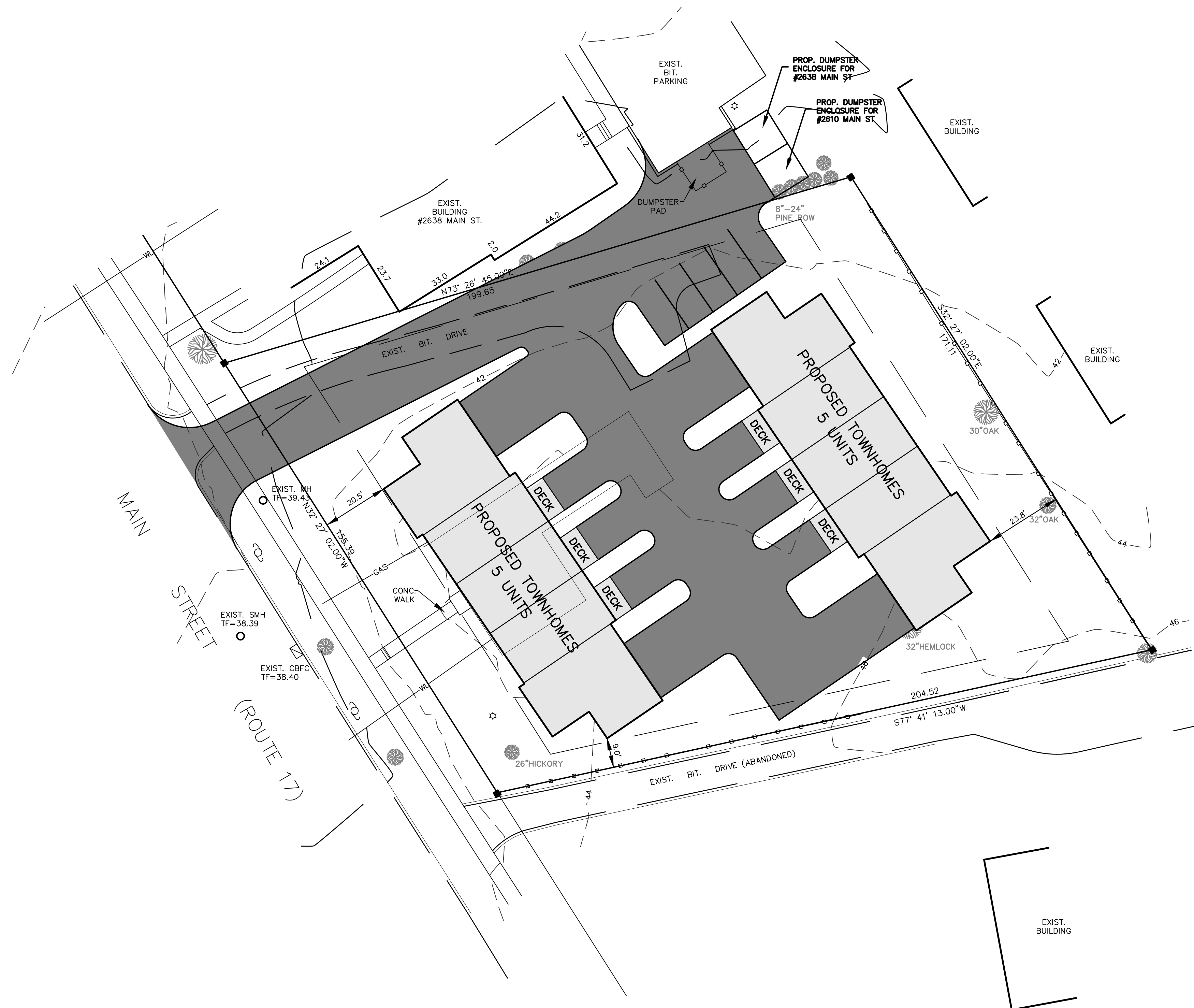
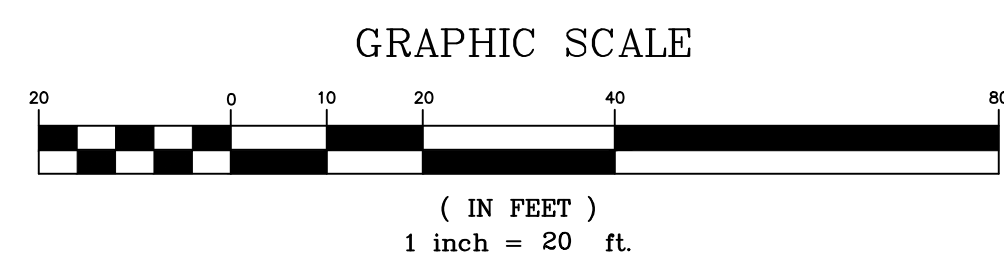


PUBLIC WATER SUPPLY



BEARING & COORDINATES REFER TO NAD 83  
 CONTOURS ARE BASED ON ACTUAL FIELD SURVEY AND REFER TO NAVD 88

THIS MAP IS NOT VALID IF MODIFIED IN ANY WAY AND/OR DOES NOT  
 BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED.



ZONING TABLE		
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	*31,346 S.F. (0.71 AC)
LOT FRONTAGE	100 FT	151 FT
FRONT YARD SETBACK	20 FT	20.5 FT
SIDE YARD SETBACK	8 FT	9.0 FT
REAR YARD SETBACK	20 FT	23.8 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/32.8 FT
F.A.R.	0.5 (15,673 S.F.)	.48 (15,170 S.F.)
OPEN SPACE	15% (4,650 S.F.)	39% (12,379 S.F.)

\*PRE-EXISTING NON-CONFORMITY

PARKING CHART		
	REQUIRED	PROVIDED
10 UNITS	2 SPACES/UNIT = 20	10 GARAGE SPACES 10 DRIVEWAY SPACES 5 VISITOR SPACES
		25 SPACES TOTAL

OWNER:  
 JOE JACONETTA  
 2650 MAIN STREET  
 GLASTONBURY, CT 06033

42,791 S.F. - 0.982 AC.  
 ZONE: TOWN CENTER

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND  
 UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS  
 BEFORE YOU DIG.

LEGEND

- EXIST. MONUMENT
- EXIST. CONTOUR
- EXIST. FENCE
- APPROX. LOC. WATER LINE
- APPROX. LOC. GAS LINE

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

SITE LAYOUT PLAN  
 2610 MAIN STREET  
 PREPARED FOR  
 JOE JACONETTA  
 GLASTONBURY, CONN.

CK. BY: JHS

DRW. BY: TCJ

DATE: 4-30-21

SCALE: 1"=20'

SHEET 1 OF 1

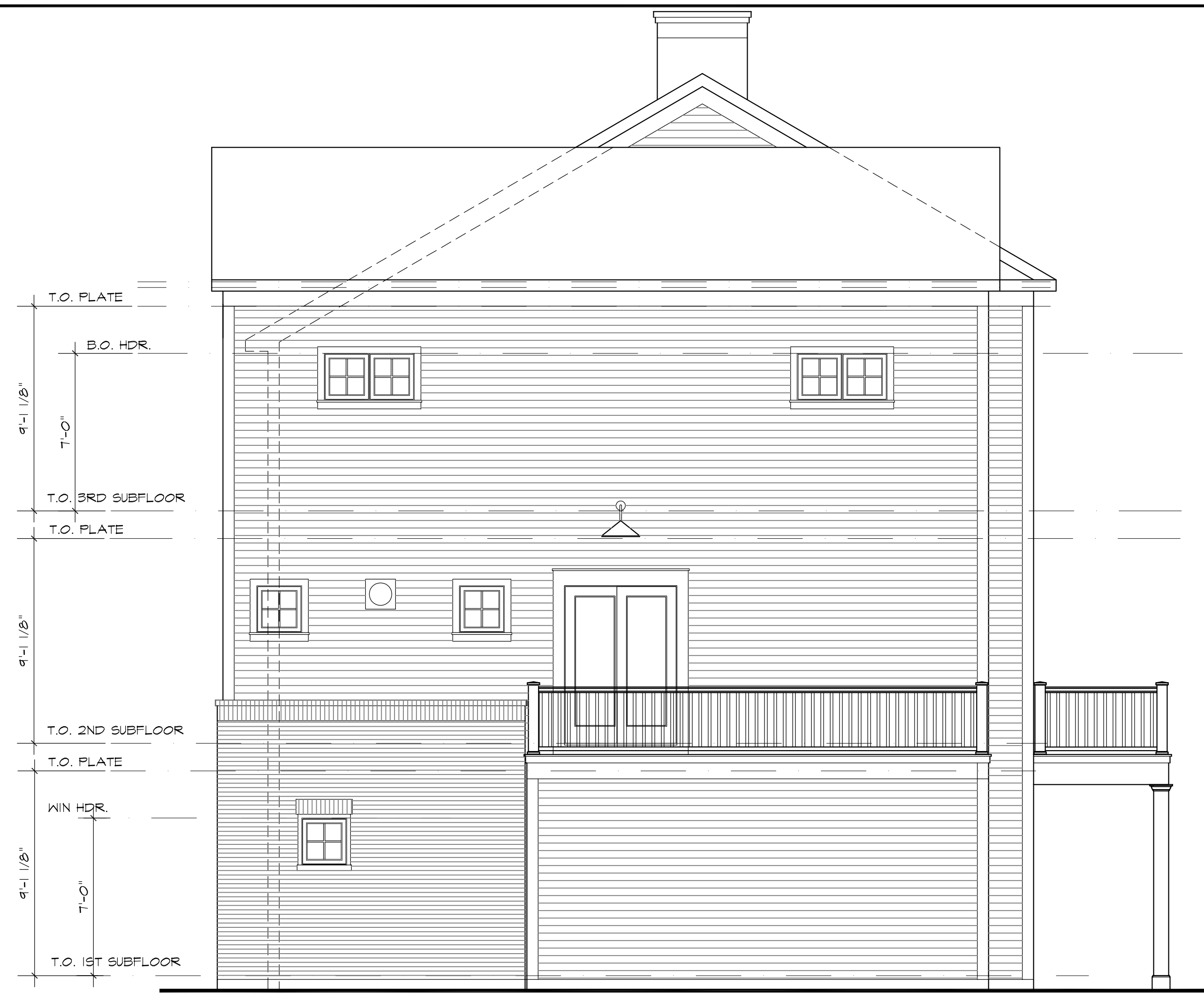
MAP NO. 153-20-1SL



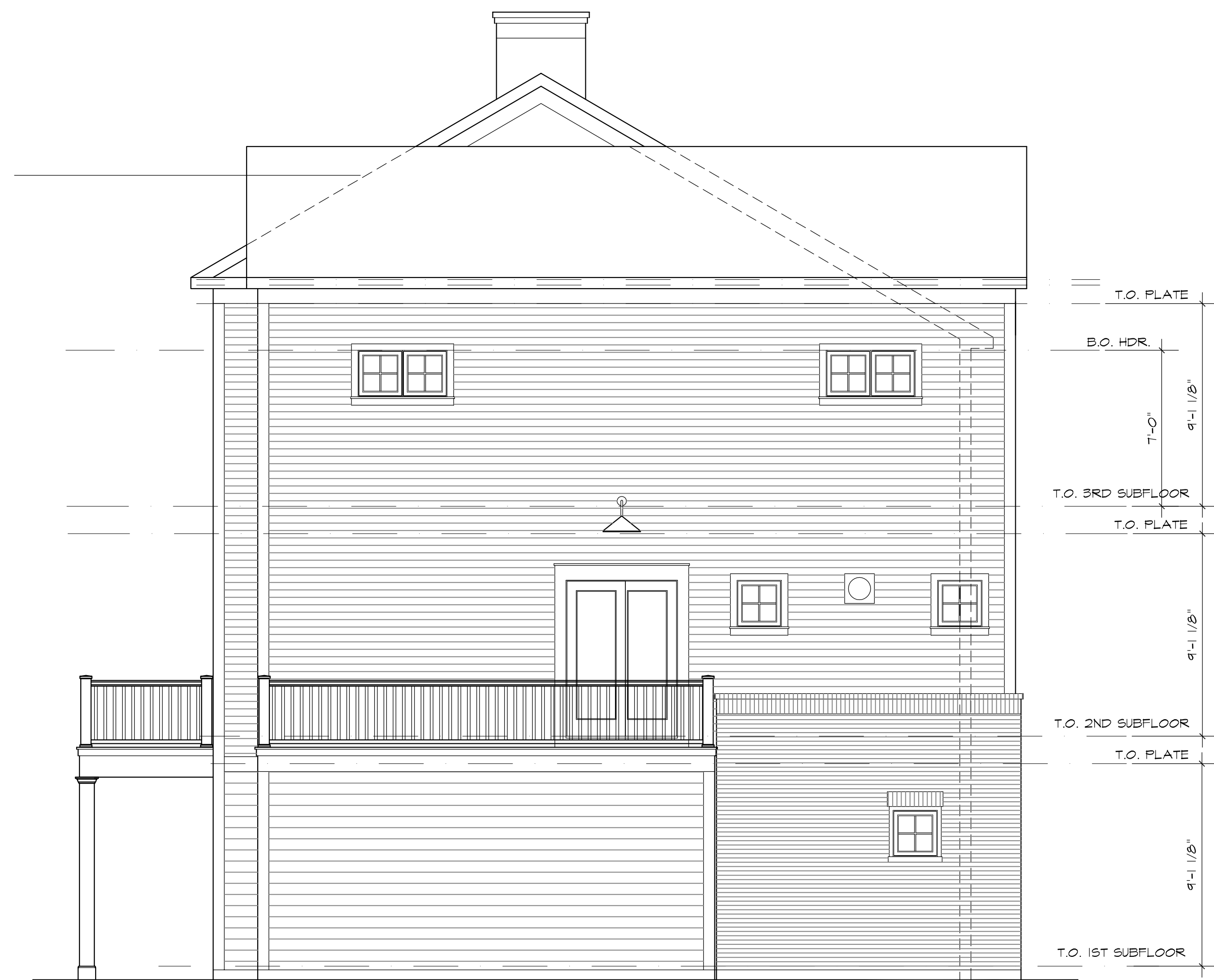
**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

Date  
Revision

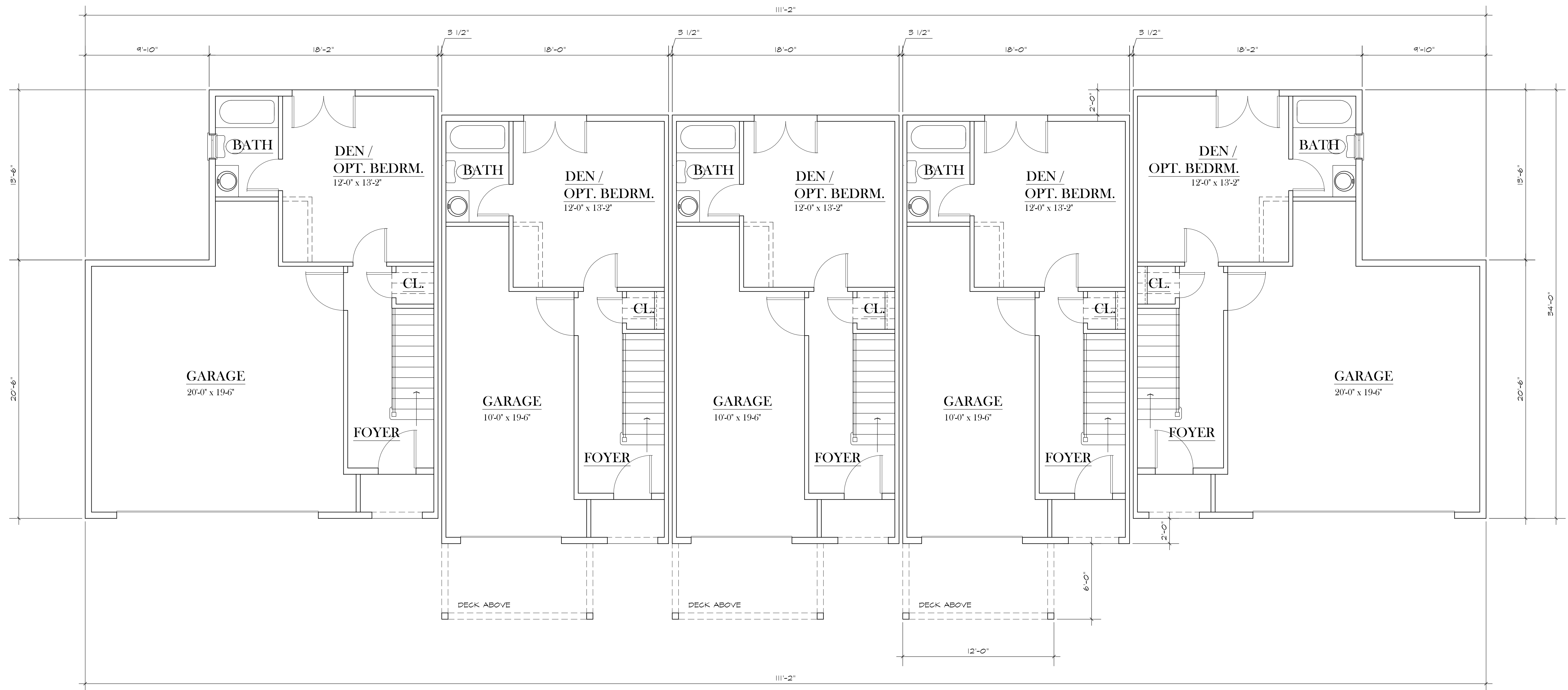
Kemper Associates Architects LLC  
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(860) 409 - 7155 Fax (860) 409 - 7160

**2610 MAIN STREET**  
**ELASTONBURY, CT**

Checked By

Sheet No.

**A-2**  
OF 5



**FIRST FLOOR PLAN**  
SCALE 1/4"=1'-0"

Date  
Revision

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ELASTONBURY, CT

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Sheet No.  
**A-3**  
OF 5



**SECOND FLOOR PLAN**  
SCALE 1/4"=1'-0"

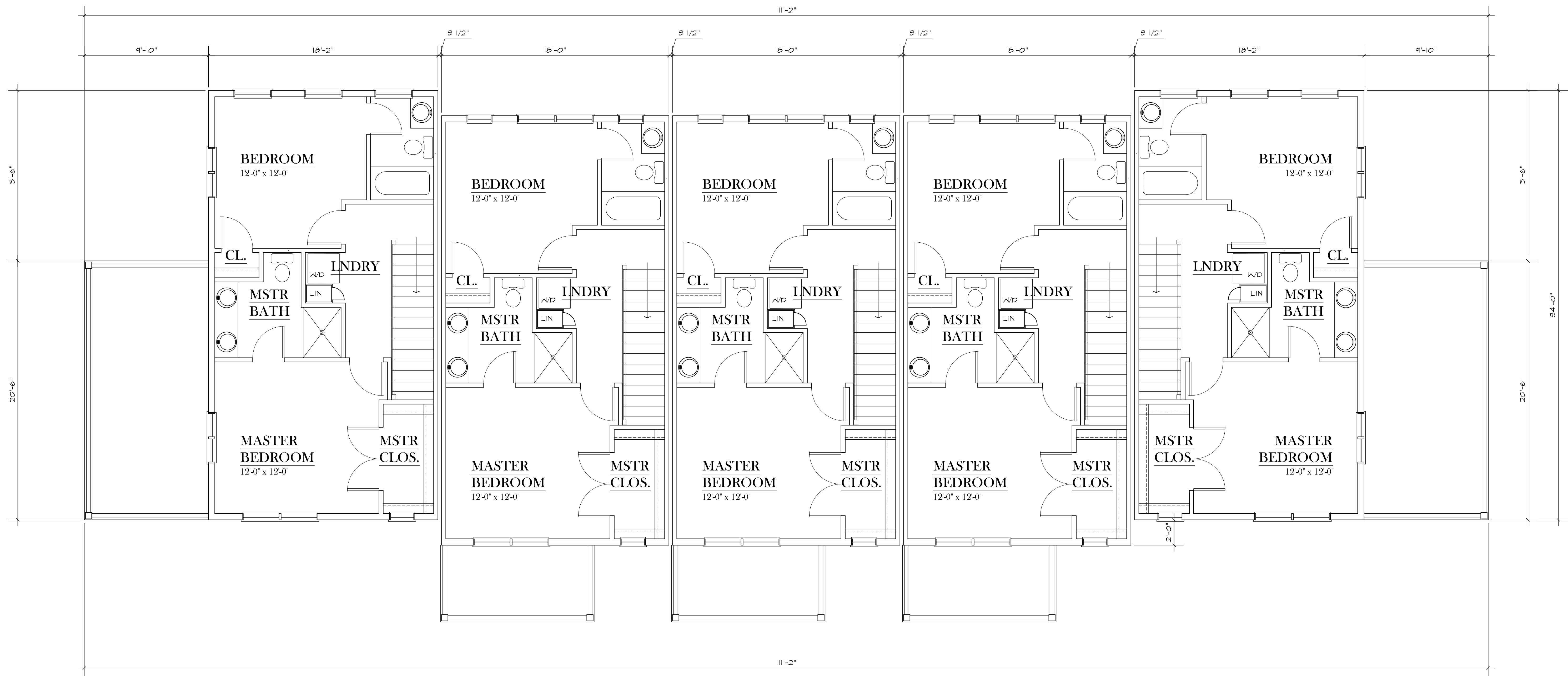
Date  
Revision

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Sheet No.  
**A-4**  
OF 5



**THIRD FLOOR PLAN**  
SCALE 1/4"=1'-0"

Date

Revision

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2610 MAIN STREET  
GLASTONBURY, CT

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Sheet No.

**A-5**  
OF 5