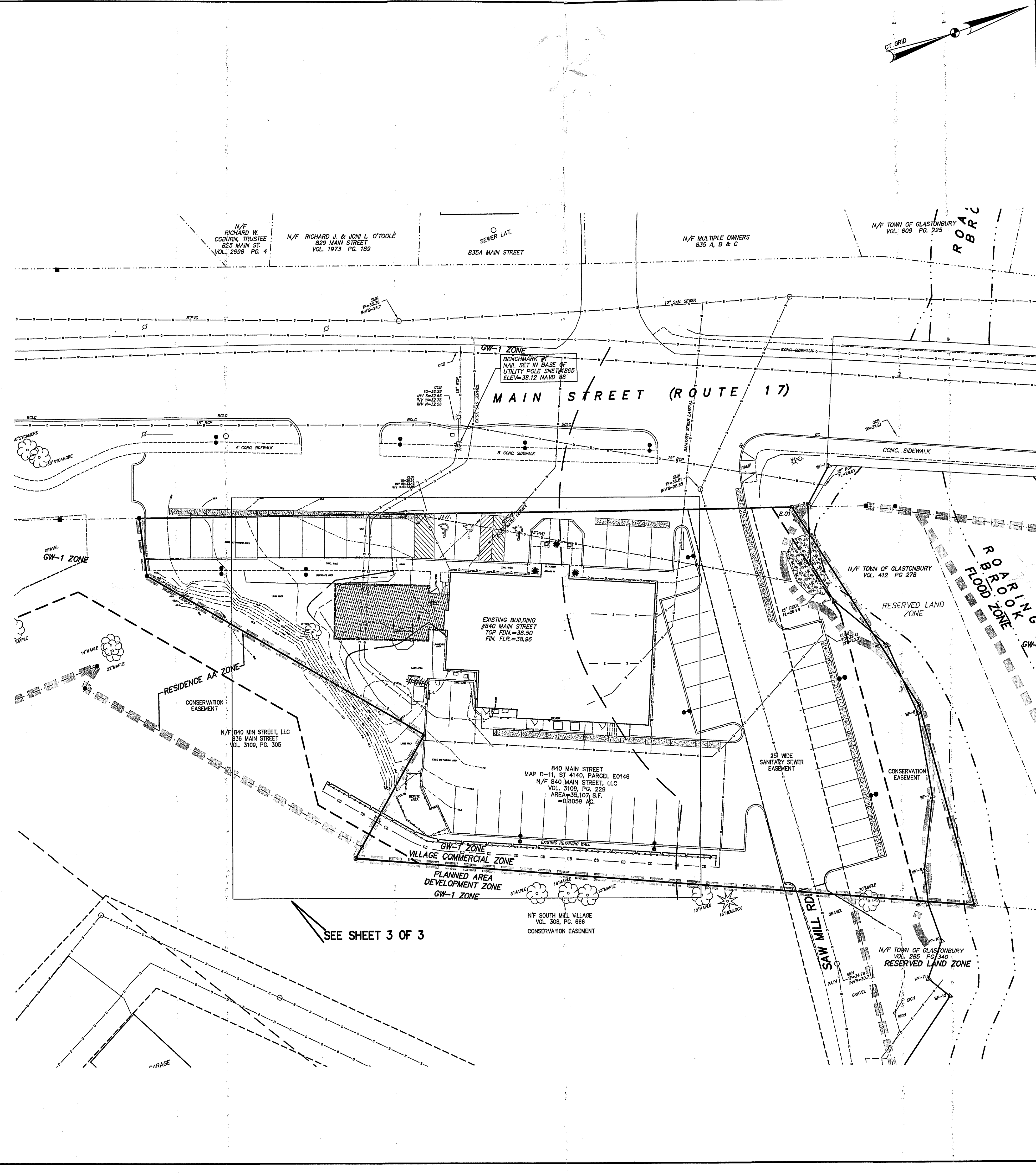


LEGEND

EXISTING	IRON PIN	PROPOSED
CONCRETE MONUMENT	CONCRETE MONUMENT	
PROPERTY LINE		
ABUTTING PROPERTY LINES		
EASEMENT LINE		
BUILDING LINE		
ZONE LINE		
FLOOD LIMIT		
LOT NUMBER		
GROUND CONTOURS		
SPOT ELEVATION		
TREE LINE		
TREE/SHRUB	(SEE LANDSCAPE PLAN)	
SIGN		
LIGHT POLE		
BUILDINGS		
ROOF OVERHANG		
STEPS/HATCHWAY		
CONCRETE PAVEMENT		
BITUMINOUS PAVEMENT		
BITUMINOUS CURB		
CONCRETE CURB		
PERVIOUS CONCRETE GUTTER		
RETAINING WALL		
HANDICAP PARKING		
WETLANDS LIMIT		
BUFFER LIMIT		
WATERCOURSE		
STORM SEWERS		
GAS SERVICE		
ELECTRIC SERVICE		
WATER SERVICE		
SEDIMENT BARRIER		

ABBREVIATIONS

CONC.	CONCRETE
BIT.	BITUMINOUS
WALK.	WALK
VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
BCLC	BITUMINOUS CONCRETE LIP CURB
GC	GRANITE CURB
T.F.	TOP OF FRAME
T.G.	TOP OF GRATE
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
EXIST.	EXISTING
HYD.	HYDRANT
W.G.	WATER GATE
HELCO	HARTFORD ELECTRIC LIGHT COMPANY
CL&P	CONNECTICUT LIGHT & POWER
WL	WETLANDS
TOP FND.	TOP FOUNDATION ELEVATION
BSMT. FLR.	BASEMENT FLOOR ELEVATION
GAR. FLR.	GARAGE FLOOR ELEVATION
PLA	PRIMARY LEACHING AREA
RLA	RESERVE LEACHING AREA



TOWN PLAN & ZONING COMMISSION APPROVAL

PROPOSED SITE MODIFICATIONS / RED APPLE GLASTONBURY, LLC VC/GW1
 PROJECT / APPLICANT ZONE
 840 MAIN STREET
 PROJECT ADDRESS
 12.0
 SPECIAL PERMIT SECTION T.P.&Z. CHAIRMAN
 SPECIAL PERMIT APPROVAL DATE COMMUNITY DEVELOPMENT DIRECTOR
 FILE NO.

UNDERGROUND UTILITY NOTE:
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4455 OR 811.

INSPECTION NOTE:
 THE CONTRACTOR SHALL NOTIFY THE TOWN OF GLASTONBURY ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM - 4:30 PM MONDAY THROUGH FRIDAY AT (860)-652-7735

TOWN OF GLASTONBURY MS-4 PERMIT INFORMATION

	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.8864 ACRES	0.1543 ACRES
POST-DEVELOPMENT	0.7078 ACRES*	0.1543 ACRES
NET CHANGE	0.0215 ACRES	0.0000 ACRES

* INCLUDES PERVIOUS PATIO

ZONING TABLE - VILLAGE COMMERCIAL ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	35,107 S.F.	42,857 S.F.
LOT FRONTAGE	100 FT.	282.50 FT.	294.50 FT.
BUILDING COVERAGE	20,000 S.F.	2,896 S.F.	4,286 S.F.
FRONT YARD	N/A	20.54 FT.	4.57 FT.
SIDE YARD	N/A	27.06 FT.	62.55 FT.
REAR YARD	N/A	60.65 FT.	61.17 FT.
BLDG. HEIGHT	2-1/2 STRY/35 FT.	1 STORY	1 STORY

PARKING SCHEDULE

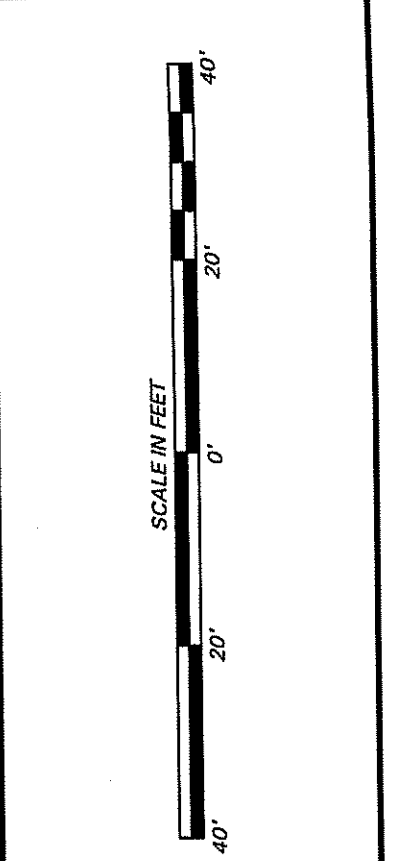
28 BAR SEATS @ 1 SPACE / 2 SEATS = 14 REQUIRED
 108 TABLE SEATS @ 1 SPACE / 3 SEATS = 37 REQUIRED
 40 PATIO SEATS @ 1 SPACE / 3 SEATS = 14 REQUIRED
 TOTAL REQUIRED = 65 SPACES
 TOTAL PROVIDED ON SITE = 82, PLUS
 EMPLOYEE PARKING AVAILABLE AT 898 & 902 MAIN ST
 BY AGREEMENT WITH TOM GARDNER

NOTE: PATIO AND INTERIOR SEATING SHALL BE ADJUSTED AS REQUIRED TO NOT EXCEED THE ORIGINAL SITE APPROVAL FROM 2013

----- Forwarded message -----
 From: Tom Gardiner <tomgardiner7@hotmail.com>
 Date: Fri, Apr 30, 2021 at 1:12 PM
 Subject: Employee Parking
 To: Mark & Joann Conley <mark@thehollowct.com>

May 11 2021,
 Mark: As discussed, Cotton Hollow's employees can use the rear parking lots at 898 main st and 902 main st. In So. Glastonbury.
 Tom Gardiner

Sent from my iPhone
 Thank you,
 Mark



DUTTON ASSOCIATES, LLC
 LAND SURVEYORS AND CIVIL ENGINEERS
 67 EASTERN BOULEVARD
 GLASTONBURY, CONNECTICUT 06033
 TEL: 860-633-9401 FAX: 860-633-9851
 EMAIL: INFO@DUTTONASSOCIATESLLC.COM

JAMES W. DUTTON, L.S. #70074
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OVERALL PLAN STREET 840 MAIN STREET PREPARED FOR COTTON HOLLOW KITCHEN, LLC

REVISIONS:
 05/20/2021 - UPDATE

DATE: 05/10/2021
 SCALE: 1" = 20'
 SHEET 2 of 3
 A-13-025-S
 FILE: 21043.DWG

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.

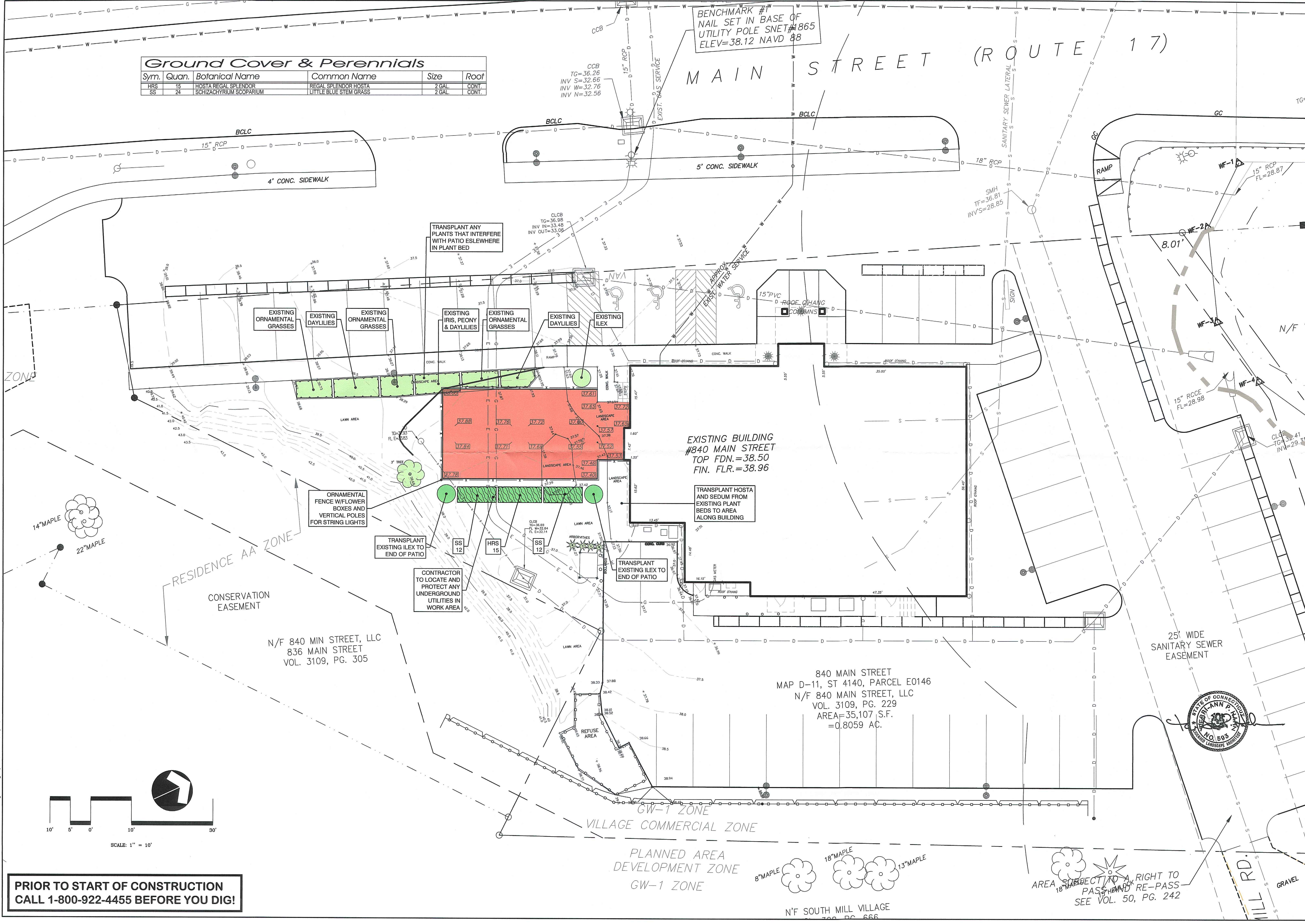
THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.
 THIS MAP DOES NOT REFLECT A PROPERTY BOUNDARY OPINION.
 THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
 THIS SURVEY CONFORMS TO VERTICAL ACCURACY CLASS V-2.
 THIS MAP WAS PREPARED FOR THE PURPOSE OF SITE DESIGN.
 TOPOGRAPHIC INFORMATION FROM TOWN OF GLASTONBURY AERIAL PHOTOGRAMMETRY UPDATED AND VERIFIED BY FIELD SURVEY.
 ELEVATIONS REFER TO NAVD 1988 AND ARE BASED ON VERTICAL CONTROL INFORMATION PROVIDED BY THE CONNECTICUT DOT.
 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.

SEE SHEET 3 OF 3

Sym.	Quan.	Botanical Name	Common Name	Size	Roof
HRS	15	HOSTA REGAL SPLENDOR	REGAL SPLENDOR HOSTA	2 GAL.	CONT.
SS	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM GRASS	2 GAL.	CONT.

BENCHMARK #1
NAIL SET IN BASE OF
UTILITY POLE SNET #865
ELEV=38.12 NAVD 88

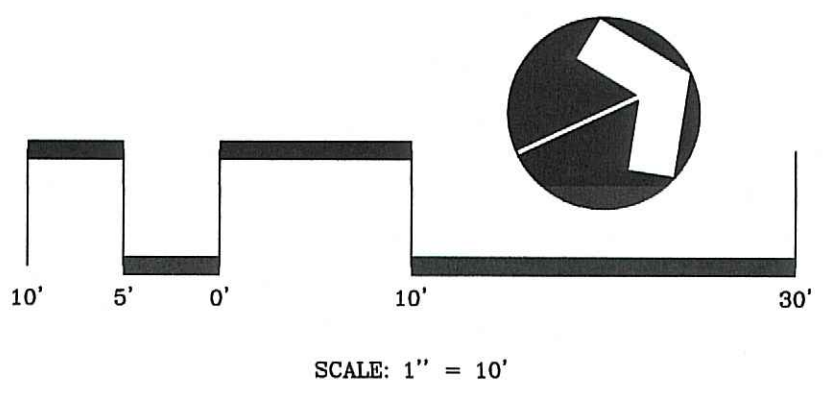
MAIN STREET (ROUTE 17)



Owner: 840 Main Street LLC
491 Foote Road
S. Glastonbury, CT 06073
Applicant: Same as Owner

Date	Description	No.
	Revisions	

Planting Plan
Cotton Hollow Kitchen
840 Main Street
South Glastonbury, CT



**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

Project: 2328
Scale: 1" = 10'
Date: 05/20/21
Drawn by: DFM
Checked by: TPH
Drawing No.: L-1

C:\CT\PP\2328 Cotton Hollow Kitchen\DWG\2328 Planting Plan.dwg (Layout) (Landscape) (May 20, 2021)