



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

SCHWARTZ REAL ESTATE	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
#2520 MAIN STREET	
PROJECT ADDRESS	
SECTION 12.9	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

ZONING INFORMATION

ZONE: TOWN CENTER ZONE
AREA = 67,069 S.F. = 1.539 AC.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED	PROVIDED
	#2510	#2520	#2520
FRONT YARD:	20'	29.8'	144.9'
REAR YARD:	20'	176'	58.1'
SIDE YARD:	8'	10.4'	8.3'

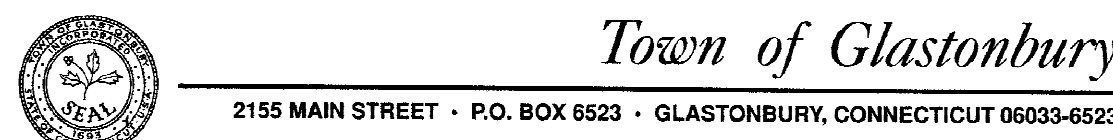
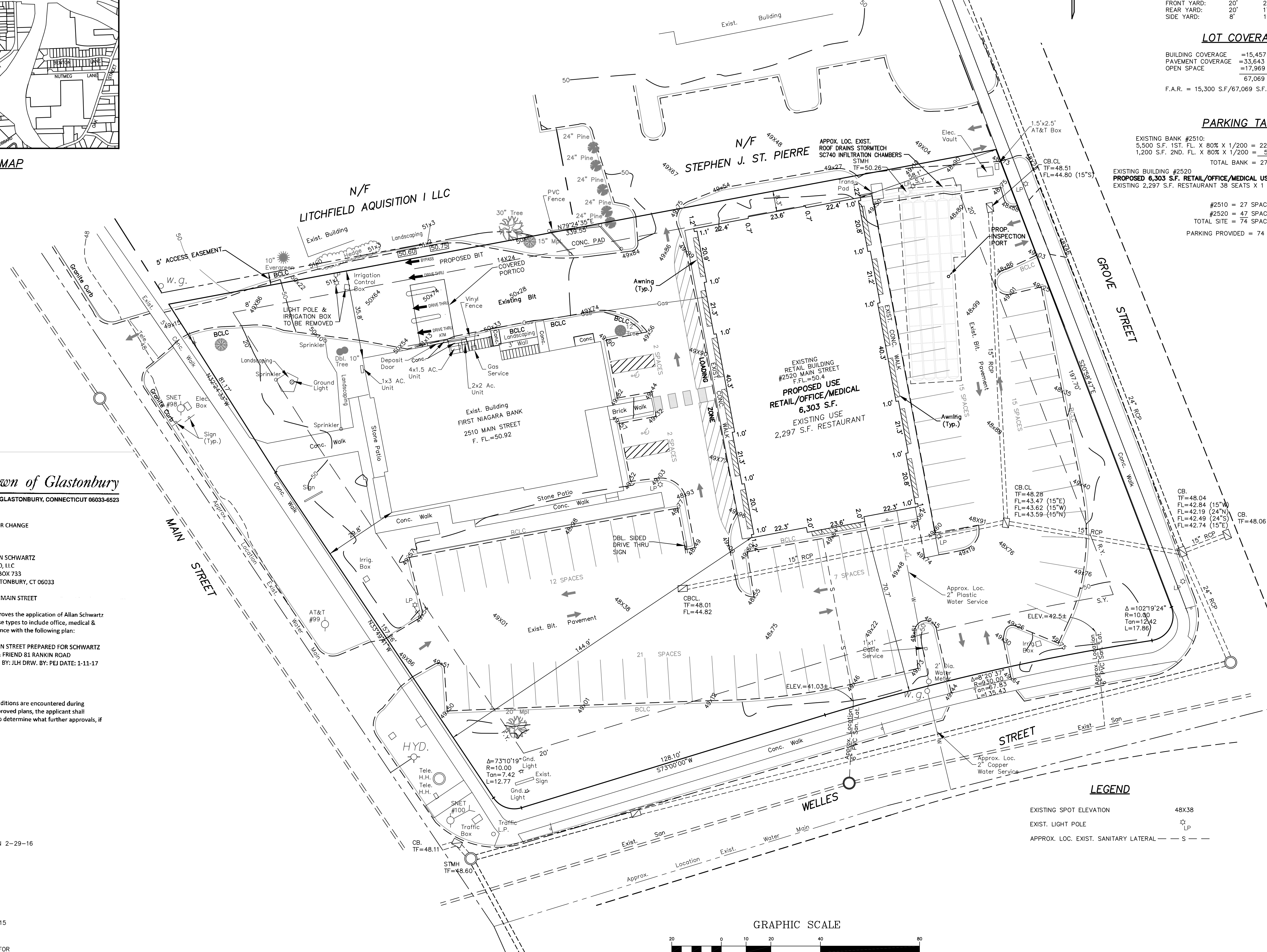
LOT COVERAGE

BUILDING COVERAGE	=15,457 S.F. 23.1%
PAVEMENT COVERAGE	=33,643 S.F. 50.1%
OPEN SPACE	=17,969 S.F. 26.8% (15% MIN.)
	67,069 S.F. 100.0%

F.A.R. = 15,300 S.F./67,069 S.F. = 0.228

PARKING TABLE

EXISTING BANK #2510:	5,500 S.F. 1ST. FL. X 80% X 1/200 = 22 SPACES
	1,200 S.F. 2ND. FL. X 80% X 1/200 = 5 SPACES
	TOTAL BANK = 27 SPACES (REQ.)
EXISTING BUILDING #2520	
PROPOSED 6,303 S.F. RETAIL/OFFICE/MEDICAL USE X 80% X 1/150 = 34 SPACES (REQ.)	
EXISTING 2,297 S.F. RESTAURANT 38 SEATS X 1 SPACE/3 SEATS = 13 SPACES (REQ.)	
	TOTAL = 47 SPACES (REQ.)
#2510 = 27 SPACES (REQ.)	
#2520 = 47 SPACES (REQ.)	
TOTAL SITE = 74 SPACES (REQ.)	
PARKING PROVIDED = 74 SPACES (3 H.C.)	



TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT/
OWNER: ALLAN SCHWARTZ
S2510, LLC
P.O. BOX 733
GLASTONBURY, CT 06033

FOR: 2520 MAIN STREET

MOVED: that the Town Plan and Zoning Commission approves the application of Allan Schwartz (S2510, LLC) for a Section 12.9 Minor Change - expand use types to include office, medical & retail - 2520 Main Street - Town Center Zone, in accordance with the following plan:

"SITE PLAN MODIFICATION - CHANGE OF USE #2520 MAIN STREET PREPARED FOR SCHWARTZ REAL ESTATE GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: PEJ DATE: 1-11-17 SCALE: 1"=20' SHEET 1 OF 1 MAP NO. 6-15-CH"

and in compliance with the following condition:

1. This is a Section 12.9 minor change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

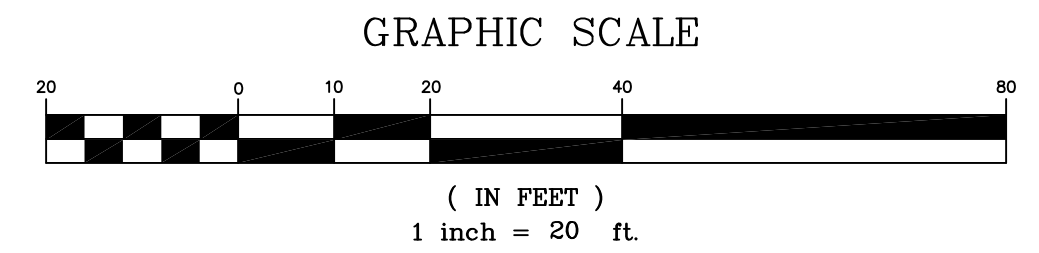
APPROVED: TOWN PLAN & ZONING COMMISSION
January 17, 2017

SHARON H. PURTILL, CHAIRMAN

EXISTING BUILDING LOCATED IN FIELD AS SHOWN ON 2-29-16

REFERENCE MADE TO MAP TITLED:
"SITE PLAN #2520 MAIN STREET PREPARED FOR SCHWARTZ REAL ESTATE GLASTONBURY, CONN." BY MEGSON HEAGLE & FRIEND C.E. & L.S. GLASTONBURY, CONN. DATE: 5-15-15 REV. 6-22-15 MAP NO. 6-15-15P

"RECORD DRAWING #2520 MAIN STREET PREPARED FOR SCHWARTZ REAL ESTATE GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S. GLASTONBURY, CONN. DATE: 3-2-16 MAP NO. 6-15-16D SHEET 1 OF 1



LEGEND

EXISTING SPOT ELEVATION	48X38
EXIST. LIGHT POLE	LP
APPROX. LOC. EXIST. SANITARY LATERAL	S - S

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

JONATHAN H. SZCZUREK
P.E. # 26856

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

SITE PLAN MODIFICATION - CHANGE OF USE
#2520 MAIN STREET
PREPARED FOR
SCHWARTZ REAL ESTATE
GLASTONBURY, CONN.

REV. 2-13-17 CONDITIONS OF APPROVAL

CK. BY: JLH
DRW. BY: PEJ
DATE: 1-11-17
SCALE: 1"=20'
SHEET 1 OF 1
MAP NO. 6-15-16C