



S2510, LLC	TOWN CENTER ZONE
PROJECT/APPLICANT	ZONE
#2520 MAIN STREET	
PROJECT ADDRESS	
SECTION 12.9	
SPECIAL PERMIT SECTION	TP2 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 #2510	PROVIDED #2520
FRONT YARD:	20'	29.8'	144.9'
REAR YARD:	20'	176'	58.1'
SIDE YARD:	8'	10.4'	8.3'

LOT COVERAGE

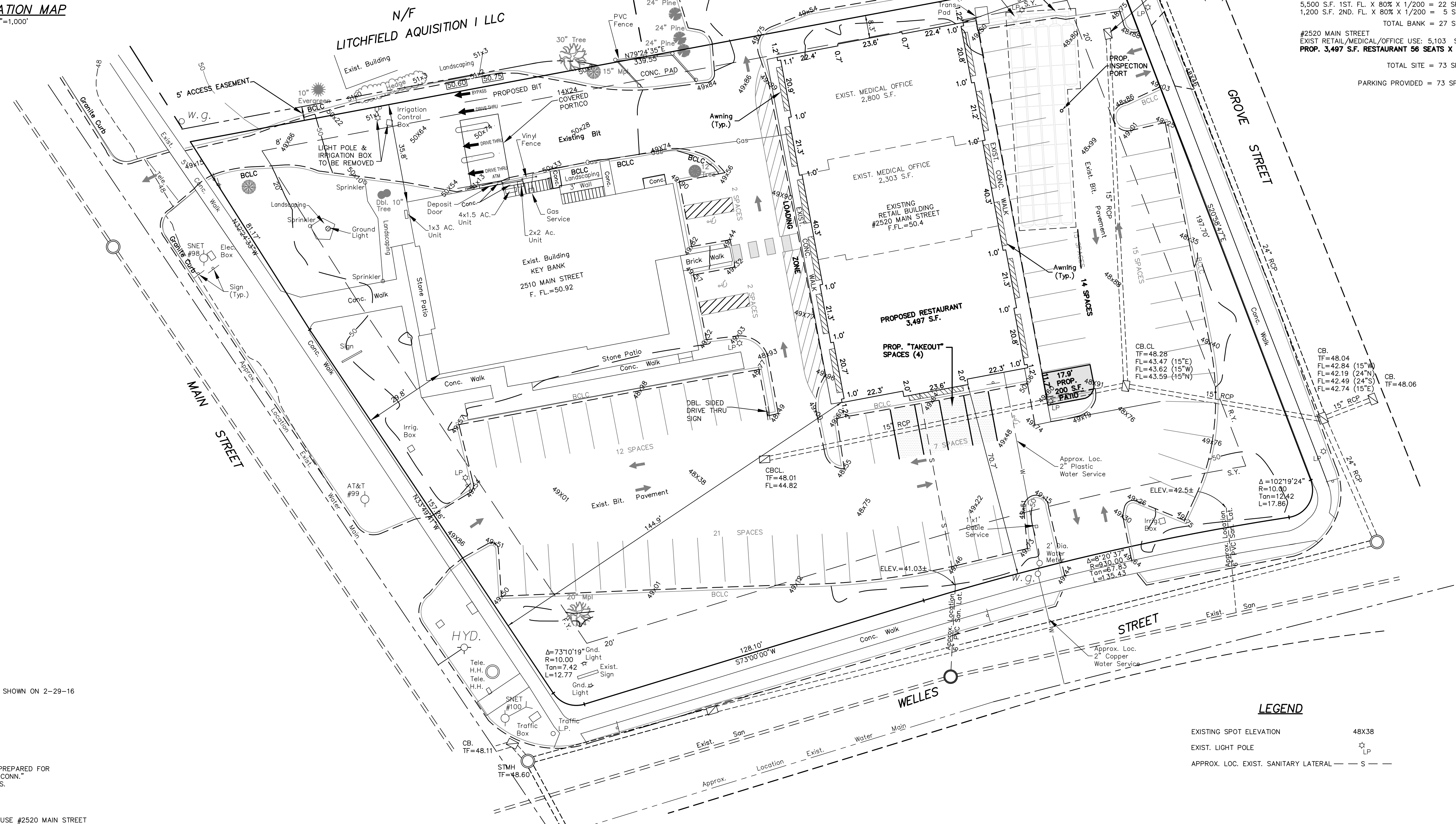
BUILDING COVERAGE	=15,457 S.F. 23.1%
PAVEMENT COVERAGE	=33,643 S.F. 50.1%
OPEN SPACE	=17,969 S.F. 26.8% (15% MIN.)
	67,069 S.F. 100.0%
F.A.R. =	15,300 S.F./67,069 S.F. = 0.228

PARKING TABLE

#2510 MAIN STREET
 EXISTING BANK:
 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.)

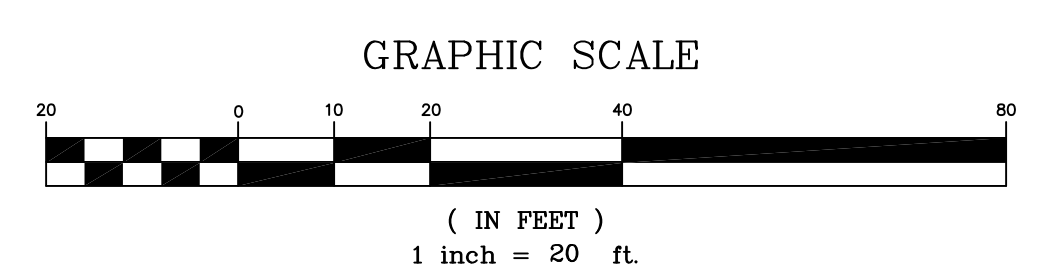
#2520 MAIN STREET
 EXIST RETAIL/MEDICAL/OFFICE USE: 5,103 S.F. X 80% X 1/150 = 27.2 SPACES (REQ.)
 PROP. 3,497 S.F. RESTAURANT 56 SEATS X 1 SPACE/3 SEATS = 18.7 SPACES (REQ.)
 TOTAL SITE = 73 SPACES (REQ.)
 PARKING PROVIDED = 73 SPACES (3 H.C.)

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



LEGEND

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



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

REFERENCE MADE TO MAP TITLED:
 "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. 6-15-1RD

"SITE PLAN MODIFICATION - CHANGE OF USE #2520 MAIN STREET PREPARED FOR SCHWARTZ REAL ESTATE GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND, C.E. & L.S., LLC GLASTONBURY, CT. DATE: 1-11-17 REV. 2-13-17 SCALE: 1"=20' MAP NO. 6-15-1CH

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

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

PROPOSED RESTAURANT & PATIO
 #2520 MAIN STREET
 PREPARED FOR
 SCHWARTZ REAL ESTATE
 GLASTONBURY, CONN.

CK. BY: JLH
 DRW. BY: JHS
 DATE: 6-8-21
 SCALE: 1"=20'
 SHEET 1 OF 1
 MAP NO. 6-15-1PA2

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REV. 6-21-21 PATIO LAYOUT
 REV. 6-9-21