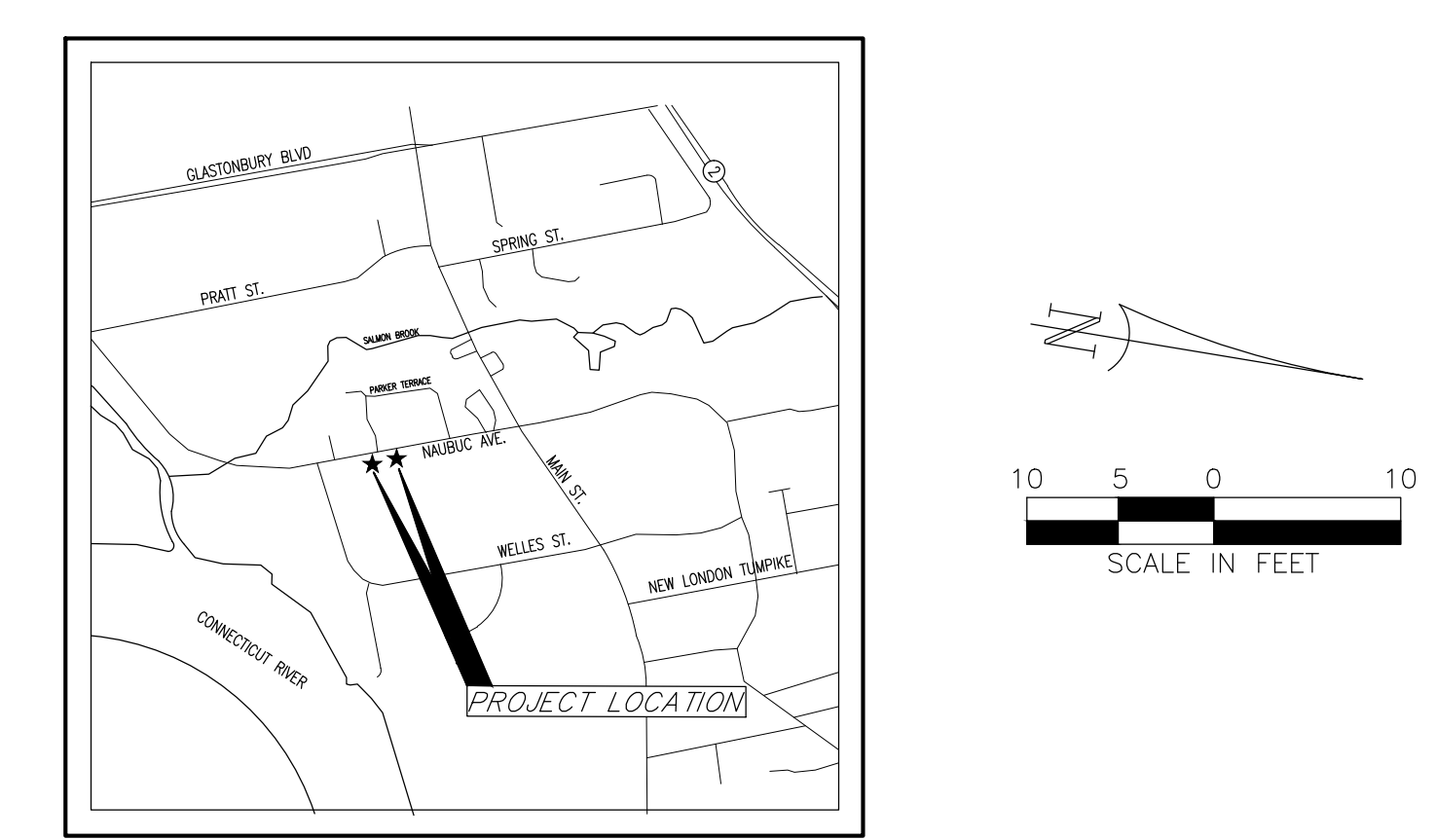


ISSUE LOG		
NO.	DATE	DESCRIPTION
01	8/12/2021	FOR ADMINISTRATION



VICINITY MAP
NOT TO SCALE

FLOODPLAIN INFORMATION
THIS SITE LIES IN SHADED ZONE "X", AN AREA DETERMINED WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 09003C0528F, MAP DATED SEPTEMBER 25, 2006.

KEYED SCHEDULE

- ① PROPOSED 4" WIDE PARKING STRIP (TYP.)
- ② PROPOSED DUMPSTER PAD / ENCLOSURE. (REF. ARCH/STRU)
- ③ PROPOSED ADA PARKING & STRIPING
- ④ PROPOSED CONCRETE WHEEL STOP
- ⑤ PROPOSED PEDESTRIAN CROSSWALK
- ⑥ PROPOSED 8' HEIGHT WOODEN FENCE (REF. ARCH)
- ⑦ EXISTING NEIGHBORS PLANTS TO BE PROTECTED DURING CONSTRUCTION
- ⑧ PROPOSED 3-FEET WIDE CONCRETE WALKWAY
- ⑨ PROPOSED SIGN (REF. ARCH)
- ⑩ PROPOSED STREET LIGHTING
- ⑪ PROPOSED ON HOUSE TO ILLUMINATE DRIVEWAY LIGHTING

ZONING DATA FOR TOWN CENTER MIXED USE

ITEM	ALLOWED REQUIRED	PROPOSED	
		LOT 83	LOT 97
HEIGHT	35 FT	35 FT	35 FT
MINIMUM SIZE OF LOT	10,000 SF	21,513 SF	16,316 SF
FRONT SETBACK	20 FT	20 FT	20 FT
SIDE SETBACK	12 FT/ 8FT	24 FT/ 19FT	17.25 FT/ 15.75FT
REAR SETBACK	30 FT	113.84 FT	164.72 FT
MAXIMUM BUILDING COVERAGE		16.47%	11.59%
OPEN SPACE / GREEN SPACE		3,696 SF	2,988 SF
PARKING	1 SPACE PER 3 SEATS	FOR BOTH LOTS PARKING SPACES = 57 3 REGULAR HANDICAP 2 VAN HANDICAP 19 COMPACT PARKING SPACE 10 PARALLEL PARKING SPACE 23 REGULAR PARKING SPACE	

57 PARKING SPACES ALLOCATED:

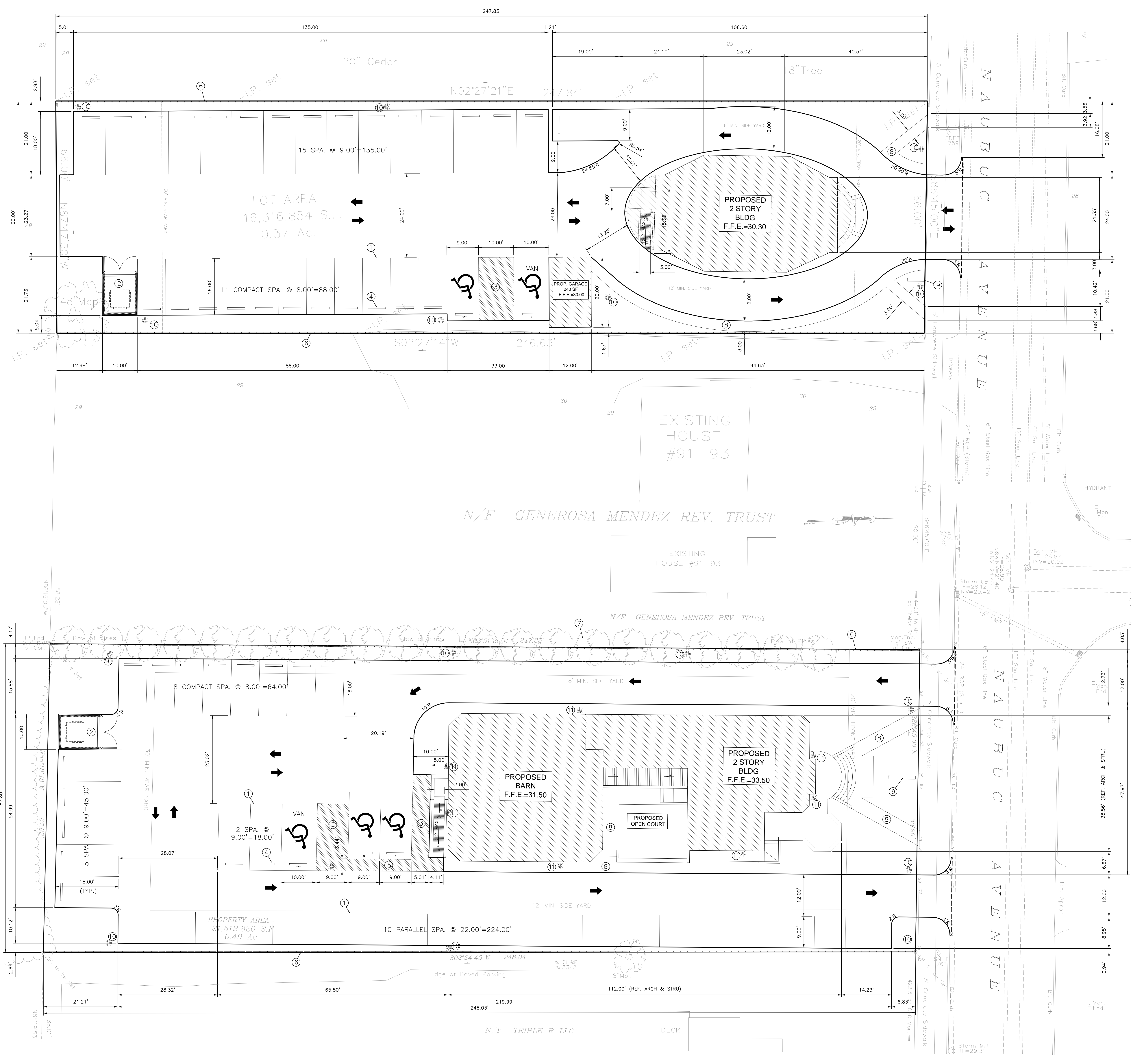
- 1 PARKING SPACE PER DWELLING = 2 PARKING SPACES (1 DWELLING PER ADDRESS 83&97)
- 1 PARKING SPACE PER 200 SQ.FT. = 1 PROFESSIONAL OFFICE USE (1 PER ADDRESS 83)
- 1 PARKING SPACE FOR EMPLOYEE PARKING = # 97
- 2 PARKING SPACE FOR EMPLOYEE PARKING = # 83
- 1 PARKING SPACE PER 3 RESTAURANT SEAT = NOTE 150 RESTAURANT-USE SEATS FOR #83 & 75 RESTAURANT-USE SEATS FOR #97

NO PROFESSIONAL OFFICE AT # 97
OWNER WILL HAVE A SHARED PARKING AGREEMENT BETWEEN PROPERTIES TO HAVE ONE EVENT AT A TIME IF PARKING EXCEEDS REQUIRED (USED ON AN AS-NEEDED BASIS).

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 8:00AM-4:30PM MONDAY THRU FRIDAY AT (860) 652-7735

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED ON SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

APPROVED BY:
TOWN OF GLASTONBURY
ENGINEER NAME: _____
SIGNED: _____
DATE: _____



CORRINE GRANDUER PLACE
83 & 97 NAUBUC AVE.,
GLASTONBURY CT 06033

SHEET TITLE:
SITE PLAN / DIMENSION CONTROL PLAN

SHEET NO.:
C.003