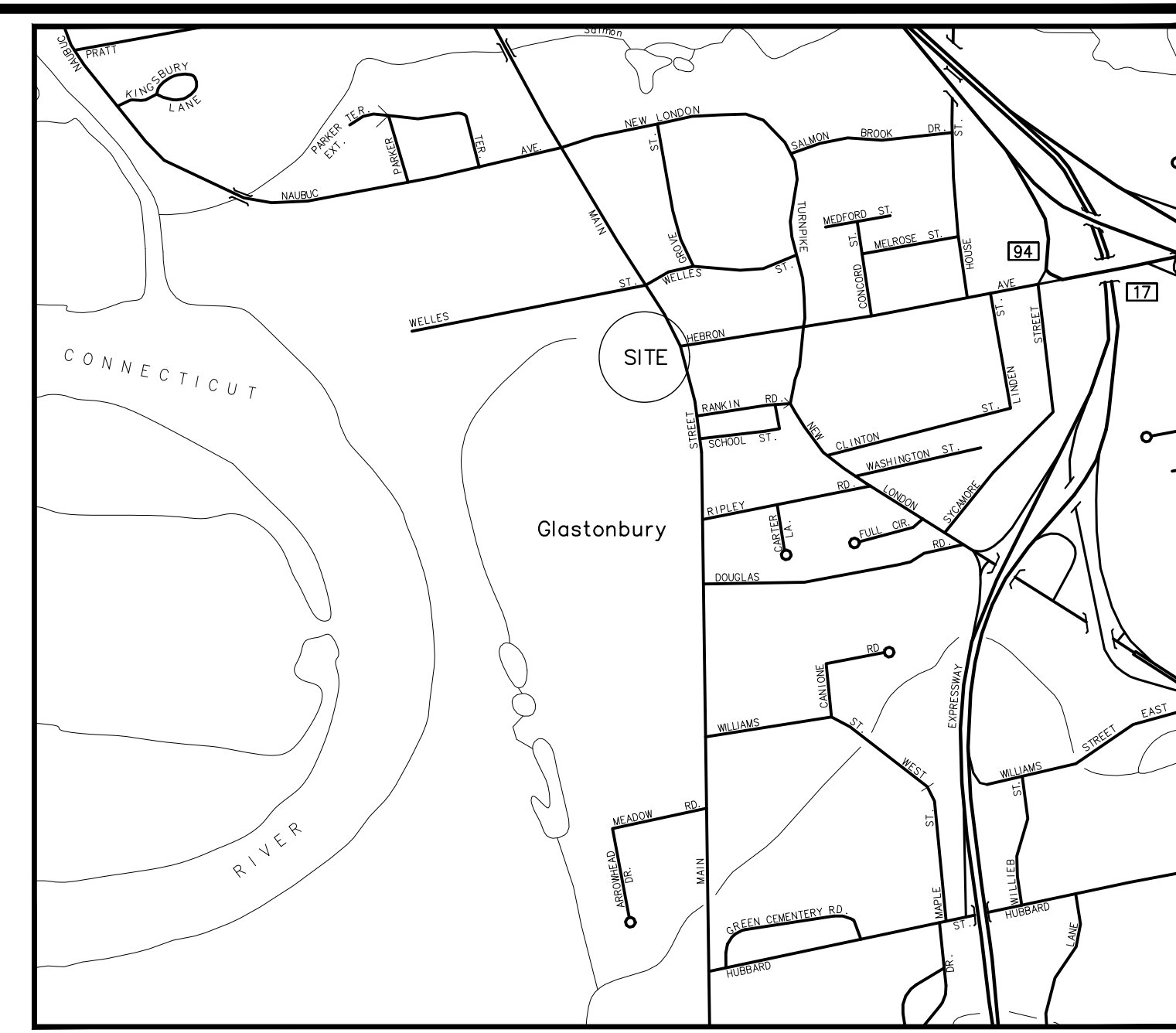
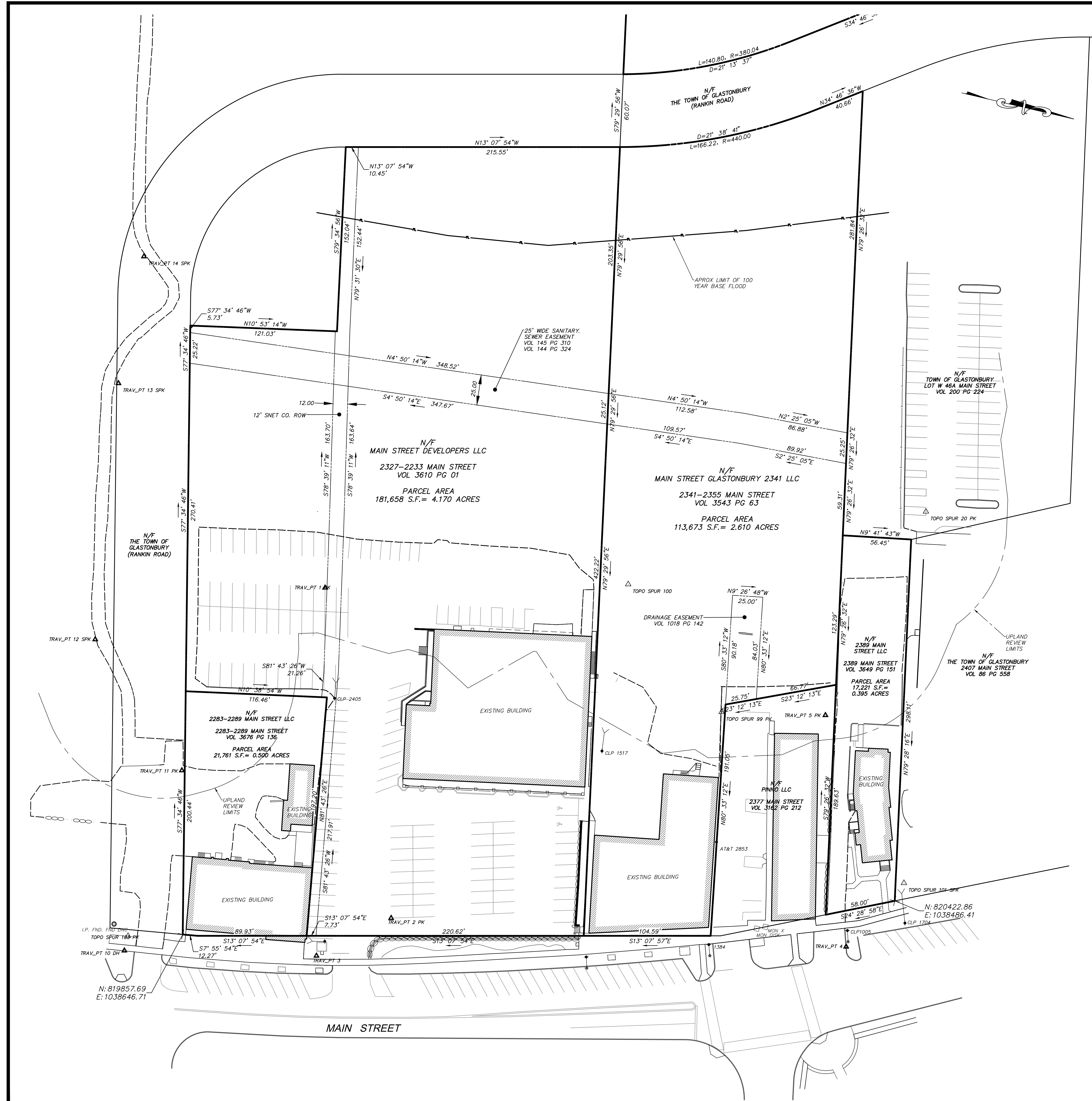


PAPER SPACE LAYOUT NAME:
 TWISTVIEW:
 USER:
 USER MANAGER NAME:
 PLOT TABLE: STB



LOCATION PLAN N.T.S.

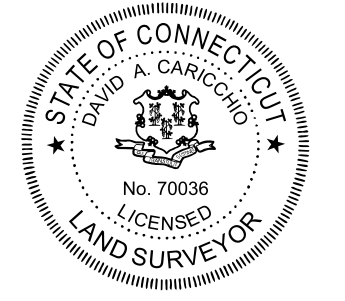
MAP REFERENCES

- BOUNDARY MAP #2319-#2333, #2341-2355 MAIN STREET AND ASSESSORS PARCEL W046 PREPARED FOR SOUTH MEADOWS NO. 10, LLC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND C.E. & L.S. LLC GLASTONBURY CONN. DATE: 6-5-19 SCALE 1"=40 MAP NO 53-19-1BDY SHEETS 1 OF 2 AND 2 OF 2
- BOUNDARY MAP #2319-#2333, #2341-2355 MAIN STREET AND ASSESSORS PARCEL W046 PREPARED FOR SOUTH MEADOWS NO. 10, LLC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND C.E. & L.S. LLC GLASTONBURY CONN. DATE: 12-16-18 REV 3-14-19 SCALE 1"=40 MAP NO 104-18-1BDY SHEETS 1 OF 2 AND 2 OF 2
- TOWN OF GLASTONBURY, CONN TAKING MAP OF SAMUEL A WILLARD PROPERTY GLASTONBURY, CONN BY MOZZOCHO ASSOCIATES C.E. GLASTONBURY CONN. SCALE 1"=40' DATE 10-11-72 REV 6-28-73
- MAP OF PROPERTY PREPARED FOR B FLOYD TURNER GLASTONBURY, CONN BY MOLLOY & MOZZOCHI ENGINEERS SCALE 1"=30' DATE JUNE 9, 49

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS" AS AMENDED OCTOBER 26, 2018.
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VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "T-2"
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- A PORTION OF THE PROPERTY LIES WITHIN THE "SPECIAL FLOOD HAZARD AREAS - ZONE 'AE' - BASE FLOOD ELEVATIONS DETERMINED TO BE 28' AND "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE FLOODPLAIN, AND AREA OF MINIMAL FLOOD HAZARD" PER THE FEMA FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 528 OF 675 MAP NUMBER: 090030528F EFFECTIVE DATE: SEPTEMBER 26, 2008
- TOTAL PARCELS AREA IS 440,960 SQ. FT. = 10.123 AC.
- 2283-2289 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE FRONT YARD SETBACK AND SIDE YARD SETBACK
- 2327-2233 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE SIDE YARD SETBACK.
- 2341-2355 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE FRONT YARD SETBACK AND SIDE YARD SETBACK
- 2389 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE SIDE YARD SETBACK



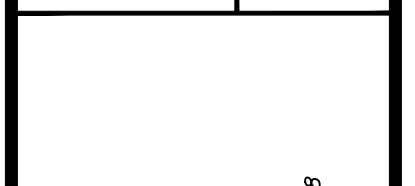
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

David A. Caricchio
 DAVID A. CARICCHIO, P.L.S. No. 70036
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

9/2/2021
 DATE

REVISIONS	DESCRIPTION
No.	DATE

SCALE: HORIZ.: 1" = 40'	VERT.: 1" = 40'
SURVEY DATUM: HORIZ.: NAD 1983	VERT.: NAD 1988



Prepared By:

Alfred Benesch & Company
 Surveyors
 Glastonbury, Connecticut 06033
 Phone (860) 633-8341, Fax: (860) 633-1068
 www.benesch.com

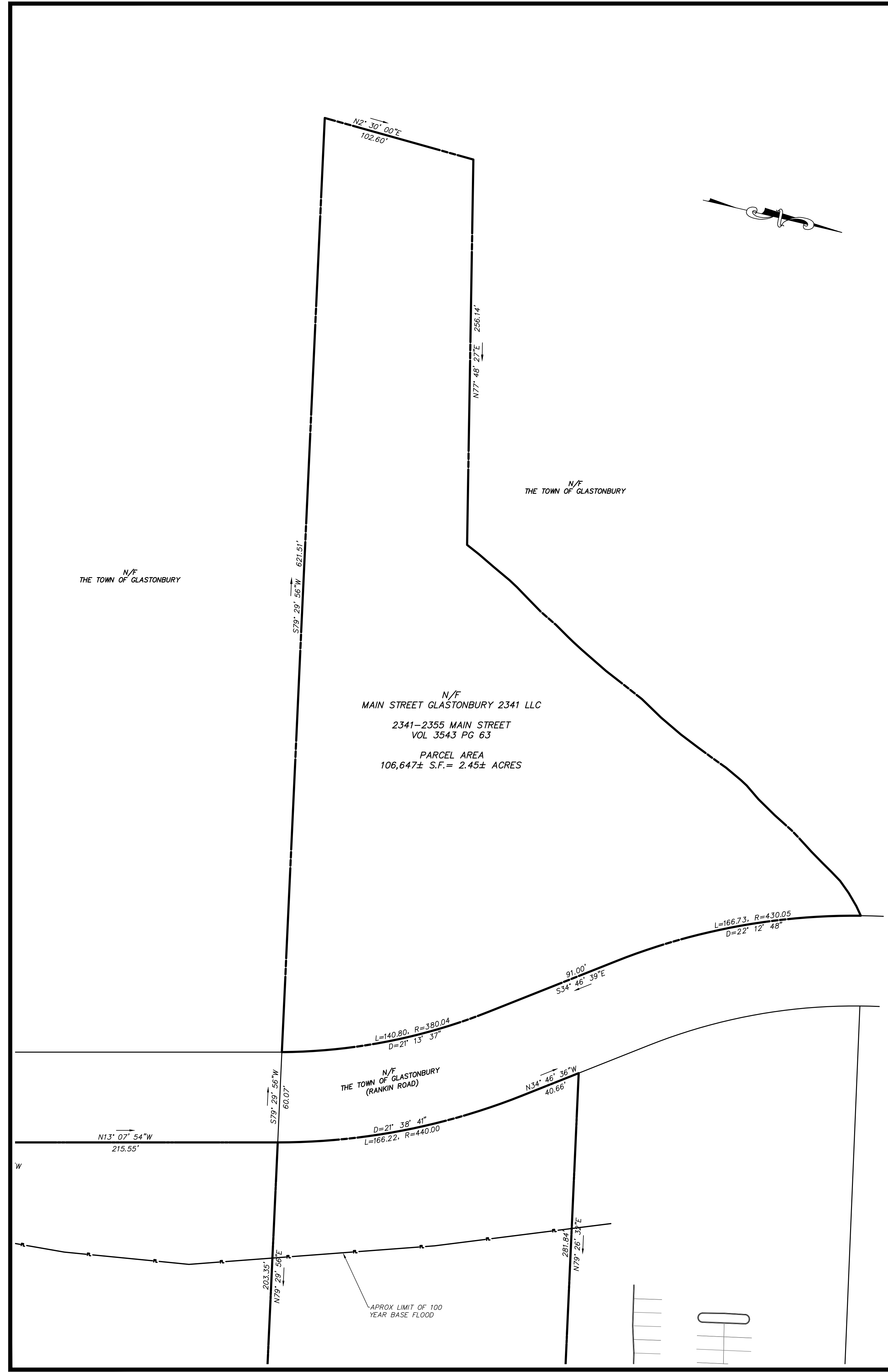
BOUNDARY SURVEY
 PREPARED FOR
 HB NITKIN

22-2289, 2327-2333, 2341-2355 & 2389 MAIN STREET
 GLASTONBURY CONNECTICUT

PROJ. No.: 70607
 DATE: OCTOBER 13, 2020

SV.01

PAPER SPACE LAYOUT NAME:
 TWIST VIEW:
 USER NAME:
 USER MANAGER NAME:
 PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)		SYMBOL LEGEND		ABBREVIATIONS	
E	ELECTRIC SERVICE	■	CATCH BASIN	A/C	AIR CONDITIONER
G	GAS PIPES	■	ROUND DRAIN	AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN	SANITARY SEWER PIPES	■	SQUARE DRAIN	BIT.	BITUMINOUS
---	STORM WATER PIPES (LESS THAN 12")	⊙	STORM DRAIN MANHOLE	CB	CATCH BASIN
---	STORM WATER PIPES (12" OR LARGER)	⊙	ELECTRIC MANHOLE	COM	COMMUNICATION
STM	STEAM PIPES (SUPPLY & COND.)	⊙	SANITARY MANHOLE	CON.	CONIFER
T	TELEPHONE SERVICE	⊙	STEAM MANHOLE	CONC.	CONCRETE
W	WATER PIPES	⊙	TELEPHONE MANHOLE	CNG	CONNECTICUT NATURAL GAS
COM	COMMUNICATION/FIBER OPTIC SERVICE	⊙	WATER MANHOLE	CL	CENTERLINE
FP	FIRE PROTECTION PIPES	⊙	MANHOLE (OF UNKNOWN TYPE)	CLF	CHAIN LINK FENCE
UG	UNKNOWN UTILITY SERVICE	⊙	HAND HOLE (SQ. / REC.)	CL&P	CONNECTICUT LIGHT & POWER COMPANY
OH	OVERHEAD WIRES	⊙	WATER VALVE	CP	CONTROL POINT
		⊙	GAS VALVE	DEC.	DECIDUOUS
		⊙	HYDRANT	DMH	DRAINAGE MANHOLE
		⊙	COMBO STANDPIPE	E	EAST OR ELECTRIC
		⊙	GUY WIRE	EL	ELECTRIC
		⊙	SIGN (SINGLE POST)	ELEV	ELEVATION
		⊙	SIGN (DOUBLE POST)	EMH	ELECTRIC MANHOLE
		⊙	BORING (AS DRILLED)	F.L.	FLOW LINE
		⊙	BORING (AS STAKED)	FOUN.	FOUND
		⊙	SPOT ELEVATION	GRAN.	GRANITE
		⊙	WETLANDS FLAG	GSTC	GRANITE STONE CURB
		⊙	PROPERTY MONUMENT	HELCO	HARTFORD ELECTRIC COMPANY
		⊙	UTILITY MONUMENT (SET AS 2' OFFSET)	HYD.	HYDRANT
		⊙	IRON PIPE OR REBAR FOUND	H.H.	HAND HOLE
		⊙	IRRIGATION CONTROL BOX	L.P.	LIGHT POLE
		⊙	EMERGENCY PHONE	MH	MANHOLE
		⊙	TRAFFIC CONTROLLER CABINET	M	METER
		⊙	UTILITY POLE	M.W.	MONITOR WELL
		⊙	UTILITY POLE W/ LIGHT	N	NORTH
		⊙	LIGHT POST	NAD	NORTH AMERICAN DATUM
		⊙	STREET LIGHT	NAVD	NATIONAL AMERICAN VERTICAL DATUM
		⊙	BOLLARD LIGHT	NE	NORTHEAST
		⊙	BOULDER / ROCK	N/F	NOW OR FORMERLY
		⊙	CONIFER SHRUB	NW	NORTHWEST
		⊙	DECIDUOUS SHRUB	PVC	POLYVINYL CHLORIDE
		⊙	DECIDUOUS TREE (SAPLING)	P.I.V.	POST INDICATOR VALVE
		⊙	DECIDUOUS TREE	RET.	RETAINING
		⊙	CONIFER TREE	RCP	REINFORCED CONCRETE PIPE
				R.L.	RAIN LEADER
				S	SOUTH OR SUPPLY
				SE	SOUTHEAST
				SW	SOUTHWEST
				SAN	SANITARY
				SMH	SANITARY MANHOLE
				SNET	SOUTHERN NEW ENGLAND TELEPHONE
				SQ.	SQUARE
				STM	STEAM
				TMH	TELEPHONE MANHOLE
				TEL.	TELEPHONE
				T.F.	TOP OF FRAME
				UNK.	UNKNOWN
				W	WEST OR WEST
				W.G.	WATER GATE

MAP REFERENCES

- BOUNDARY MAP #2319-#2333, #2341-2355 MAIN STREET AND ASSESSORS PARCEL W0046 PREPARED FOR SOUTH MEADOWS NO. 10, LLC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND C.E. & L.S. LLC GLASTONBURY CONN. DATE: 6-5-19 SCALE 1"=40 MAP NO 53-19-18DY SHEETS 1 OF 2 AND 2 OF 2
- BOUNDARY MAP #2319-#2333, #2341-2355 MAIN STREET AND ASSESSORS PARCEL W0046 PREPARED FOR SOUTH MEADOWS NO. 10, LLC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND C.E. & L.S. LLC GLASTONBURY CONN. DATE: 12-16-18 REV 3-14-19 SCALE 1"=40 MAP NO 104-18-18DY SHEETS 1 OF 2 AND 2 OF 2
- TOWN OF GLASTONBURY, CONN TAKING MAP OF SAMUEL A WILLARD PROPERTY GLASTONBURY, CONN BY MOZZOCHO ASSOCIATES C.E. GLASTONBURY CONN. SCALE 1"=40 DATE 10-11-72 REV 6-28-73
- MAP OF PROPERTY PREPARED FOR B FLOYD TURNER GLASTONBURY, CONN BY MOLLOY & MOZZOCHO ENGINEERS SCALE 1"=30 DATE JUNE 9, 49

SURVEY NOTES

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- 2341-2355 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE FRONT YARD SETBACK AND SIDE YARD SETBACK
- 2389 MAIN STREET: THE EXISTING BUILDING IS NON-CONFORMING TO THE SIDE YARD SETBACK

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.



David A. Caricchio
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE 9/2/2021
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

REVISIONS	
No.	DESCRIPTION

SCALE: HORIZ.: 1" = 40'
 VERT.: 1" = 40'

SURVEY DATUM: HORIZ.: NAD 1983
 VERT.: NAVD 1988

GRAPHIC SCALE

Prepared By:

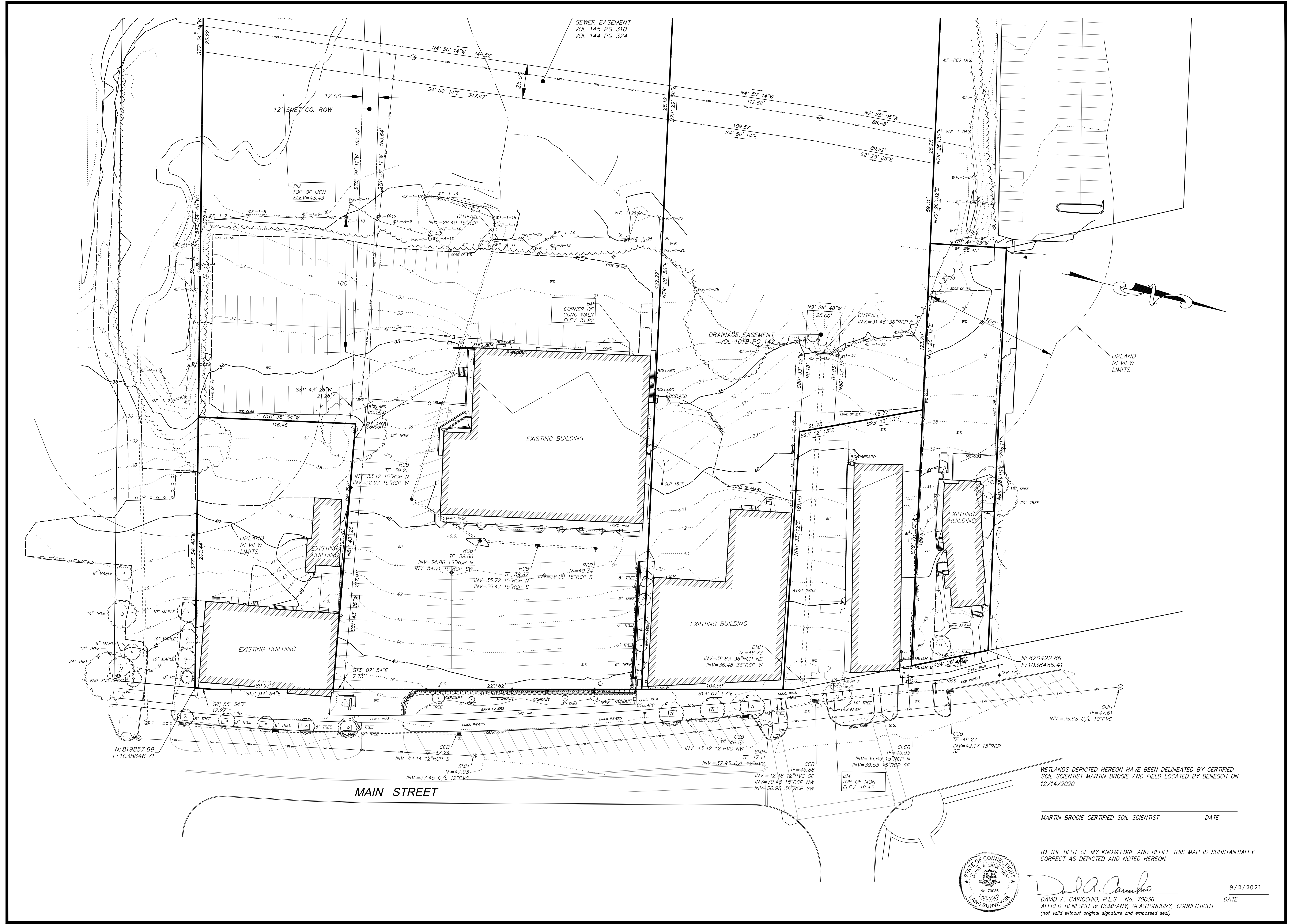
benesch
 Alfred Benesch & Company
 100 Main Street
 Glastonbury, Connecticut 06033
 Phone (860) 633-8341, Fax: (860) 633-1068
 www.benesch.com

BOUNDARY SURVEY
 PREPARED FOR
HB NITKIN
 22-2289, 2327-2333, 2341-2355 & 2389 MAIN STREET
 GLASTONBURY CONNECTICUT

PROJ. No.: 70607
 DATE: OCTOBER 13, 2020

SV.02

PAPER SPACE LAYOUT NAME:
 TWIST VIEW:
 USER NAME:
 USER MANAGER NAME:
 PLOT TABLE: STB



NO.	DATE	DESCRIPTION

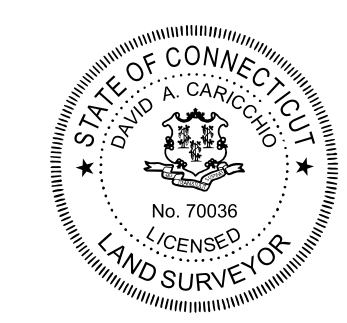
SCALE: HORIZ.: 1" = 30'
 VERT.: 1" = 10'
 SURVEY DATUM: HORIZ.: NAD 1983
 VERT.: NAVD 1988

Prepared By: **benesch**
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TOPOGRAPHIC SURVEY
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 GLASTONBURY CONNECTICUT

PROJ. No.: 70607
 DATE: OCTOBER 13, 2020
SV.03

MARTIN BROGIE CERTIFIED SOIL SCIENTIST DATE _____
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.
 David A. Caricchio
 No. 70036
 ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
 Date of Plot: September 02, 2021 - 2:08 PM



WETLAND IMPACT LEGEND

-  **WETLANDS & WATERCOURSES**
179,586 SF
-  **150' UPLAND REVIEW AREA**
123,612 SF
-  **DISTURBED UPLAND REVIEW AREA**
114,380 SF

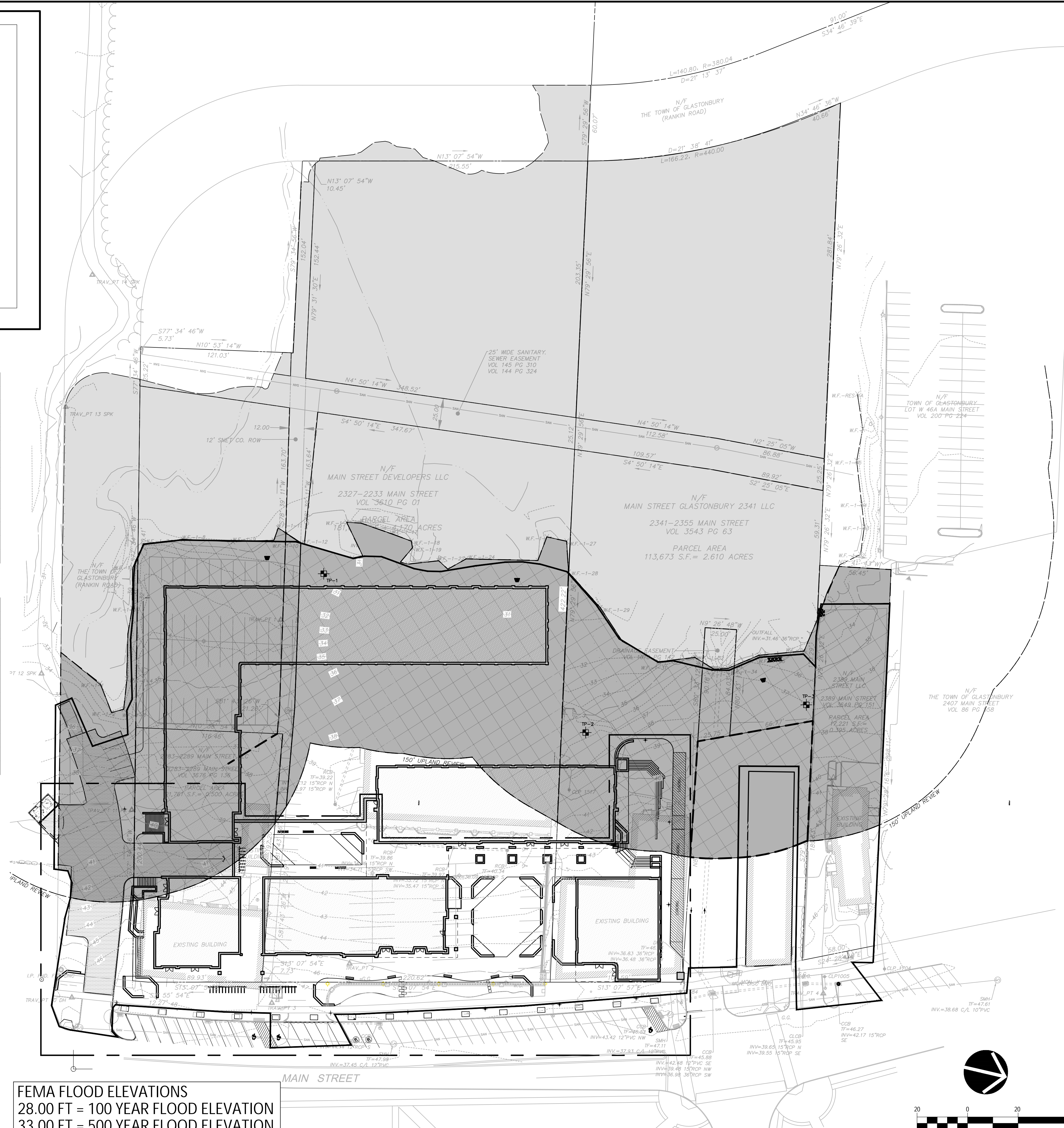
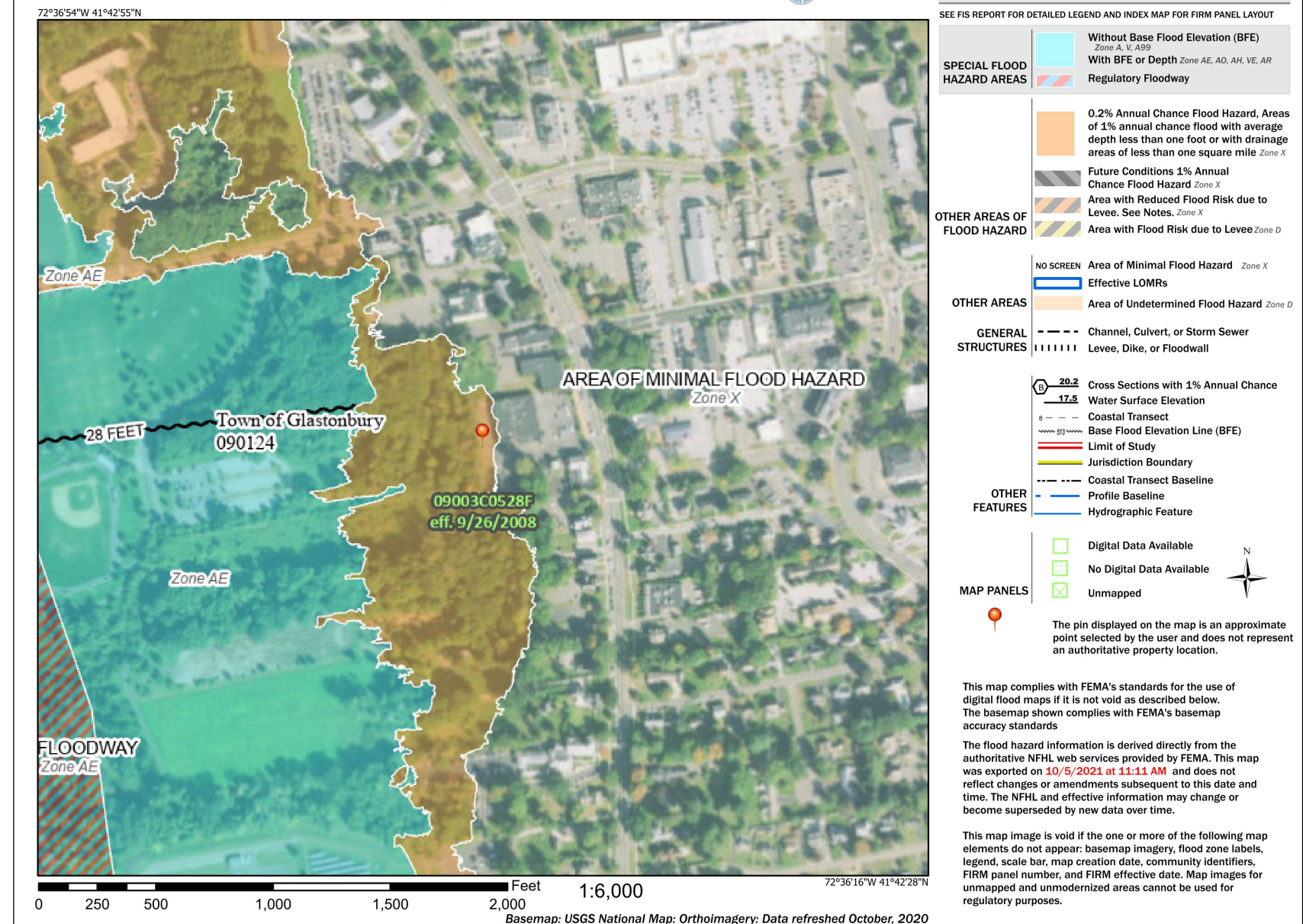
UPLAND REVIEW DISTURBANCE - WITH RANKIN ROAD R.O.W

	AREA	PARCELS	WETLAND AREA	150' UPLAND REVIEW	DISTURBED UPLAND
GATESY PROPERTY	1	17,221	308	11,680	10,337
DAYBREAK PROPERTY	2	17,566	0	8,883	5,661
2341-2355 MAIN STREET	3	113,673	73,914	23,298	22,737
2327-2233 MAIN STREET	4	181,658	73,273	53,725	51,936
REAR EASEMENT AREAS	5	0	15,322	2,366	2,327
2283-2289 MAIN STREET	6	21,761	0	12,884	12,884
RANKIN ROAD R.O.W.	7	83622	16770	10,682	8507
2341-2355 (BACK 40)		106,647	0	0	0
TOTAL SF	=	542,148	179,587	123,518	114,389
FEES			\$1 / 1,000 SF		\$10 / 1,000 SF
			\$179.59		\$1,143.89

UPLAND REVIEW DISTURBANCE - W/O RANKIN ROAD R.O.W

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REAR EASEMENT AREAS	5	0	15,322	2,366	2,327
2283-2289 MAIN STREET	6	21,761	0	12,884	12,884
2341-2355 (BACK 40)	3a	106,647	0	0	0
TOTAL SF	=	458,526	162,817	112,836	105,882
FEES			\$1 / 1,000 SF		\$10 / 1,000 SF
			\$162.82		\$1,058.82

National Flood Hazard Layer FIRMette



Prepared by:

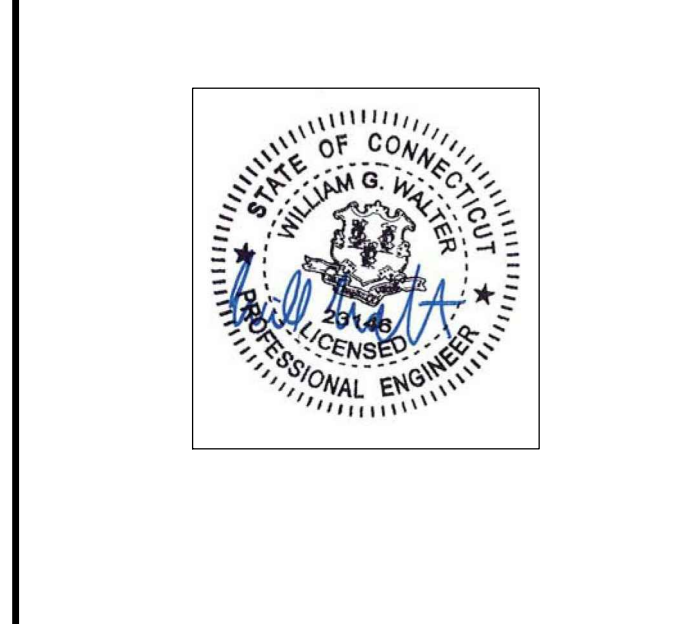
 Alfred Benesch & Company
 120 Hebron Avenue
 Glastonbury, Connecticut 06033
 860-633-8341

Prepared for:

 HB Nitkin Group
 230 Mason Street
 Greenwich, Connecticut 06830
 203-861-9000

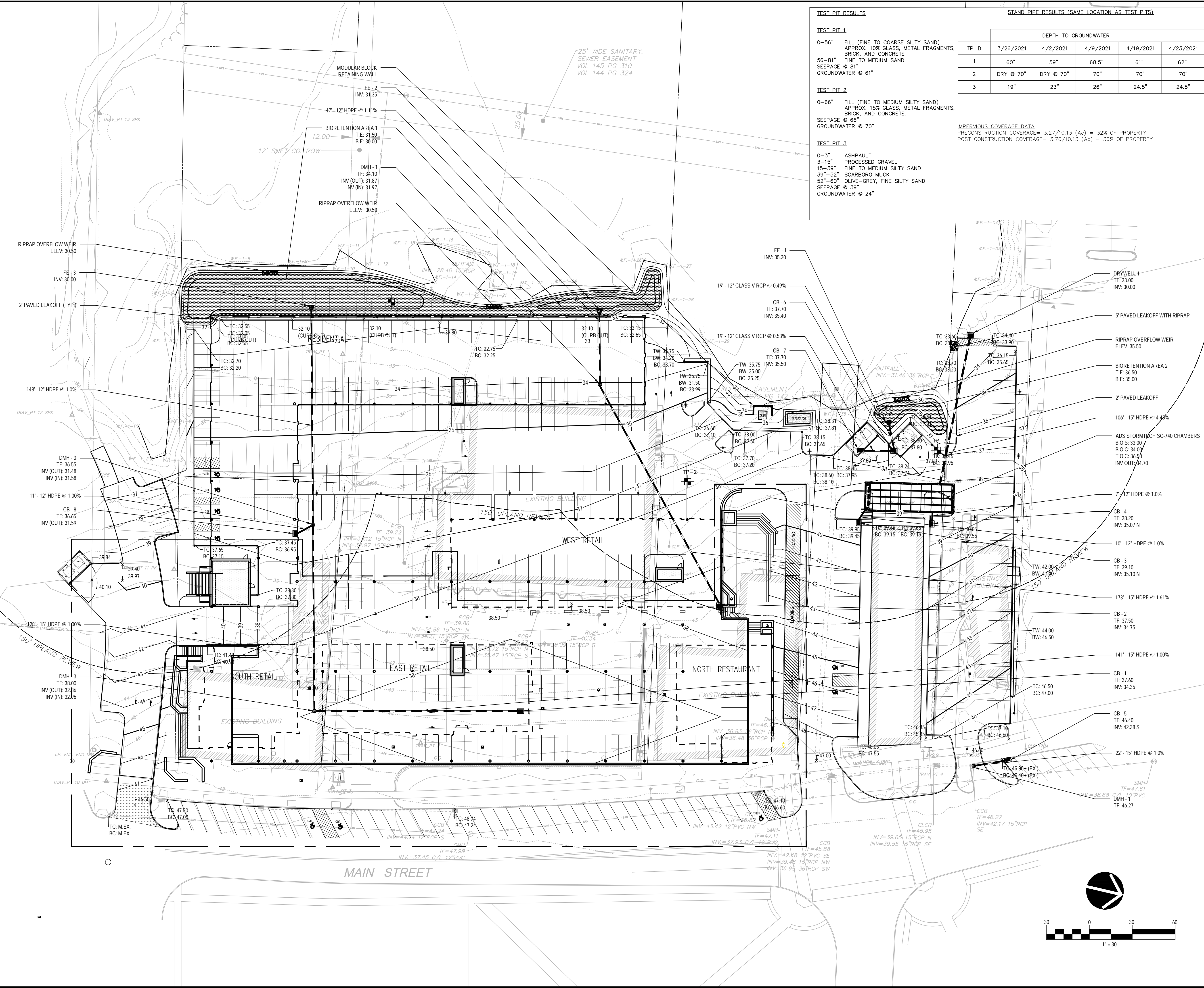
**RESIDENCES AT
 HEBRON AND MAIN**
 2283-2389 MAIN STREET
 GLASTONBURY, CT

DATE:	REVISION:
10-13-2021	WETLAND SUBMISSION & ZONING SUBMISSION



PROJECT NO.: 70607.00
 SCALE: AS SHOWN
 DATE: OCTOBER 13, 2021

**FEMA AND UPLAND
 REVIEW IMPACTS**
 DRAWING NO.:
WRL.0



TEST PIT RESULTS

TEST PIT 1
 0-56" FILL (FINE TO COARSE SILTY SAND) APPROX. 10% GLASS, METAL FRAGMENTS, BRICK, AND CONCRETE
 56-81" FINE TO MEDIUM SAND
 SEEPAGE @ 81"
 GROUNDWATER @ 61"

TEST PIT 2
 0-66" FILL (FINE TO MEDIUM SILTY SAND) APPROX. 15% GLASS, METAL FRAGMENTS, BRICK, AND CONCRETE.
 SEEPAGE @ 66"
 GROUNDWATER @ 70"

TEST PIT 3
 0-3" ASPHALT
 3-15" PROCESSED GRAVEL
 15-39" FINE TO MEDIUM SILTY SAND
 39-52" SCARBORO MUCK
 52-60" OLIVE-GREY, FINE SILTY SAND
 SEEPAGE @ 39"
 GROUNDWATER @ 24"

STAND PIPE RESULTS (SAME LOCATION AS TEST PITS)

TP ID	DEPTH TO GROUNDWATER				
	3/26/2021	4/2/2021	4/9/2021	4/19/2021	4/23/2021
1	60"	59"	68.5"	61"	62"
2	DRY @ 70"	DRY @ 70"	70"	70"	70"
3	19"	23"	26"	24.5"	24.5"

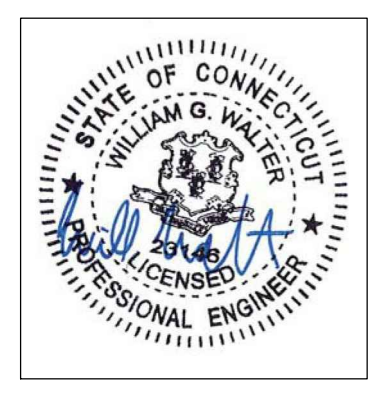
IMPERVIOUS COVERAGE DATA
 PRECONSTRUCTION COVERAGE= 3.27/10.13 (Ac) = 32% OF PROPERTY
 POST CONSTRUCTION COVERAGE= 3.70/10.13 (Ac) = 36% OF PROPERTY

Prepared by:
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 120 Hebron Avenue
 Glastonbury, Connecticut 06033
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Prepared for:
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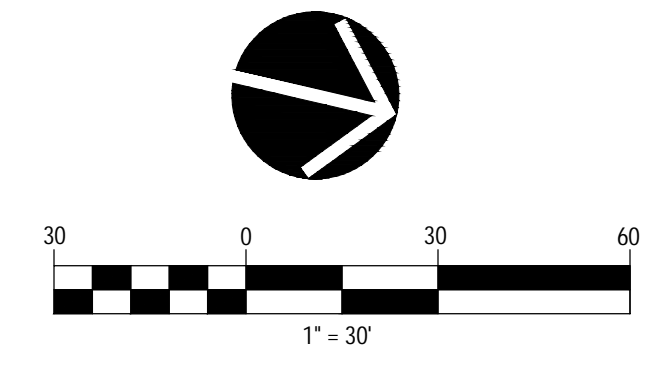
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 GLASTONBURY, CT

DATE:	REVISION:
10-13-2021	WETLAND SUBMISSION & ZONING SUBMISSION



PROJECT NO.: 70607.00
 SCALE: AS SHOWN
 DATE: OCTOBER 13, 2021

DRAWN BY:
 CHECKED BY:



LOWER LEVEL
 GRADING PLAN

DRAWING NO.:
C-3.1

