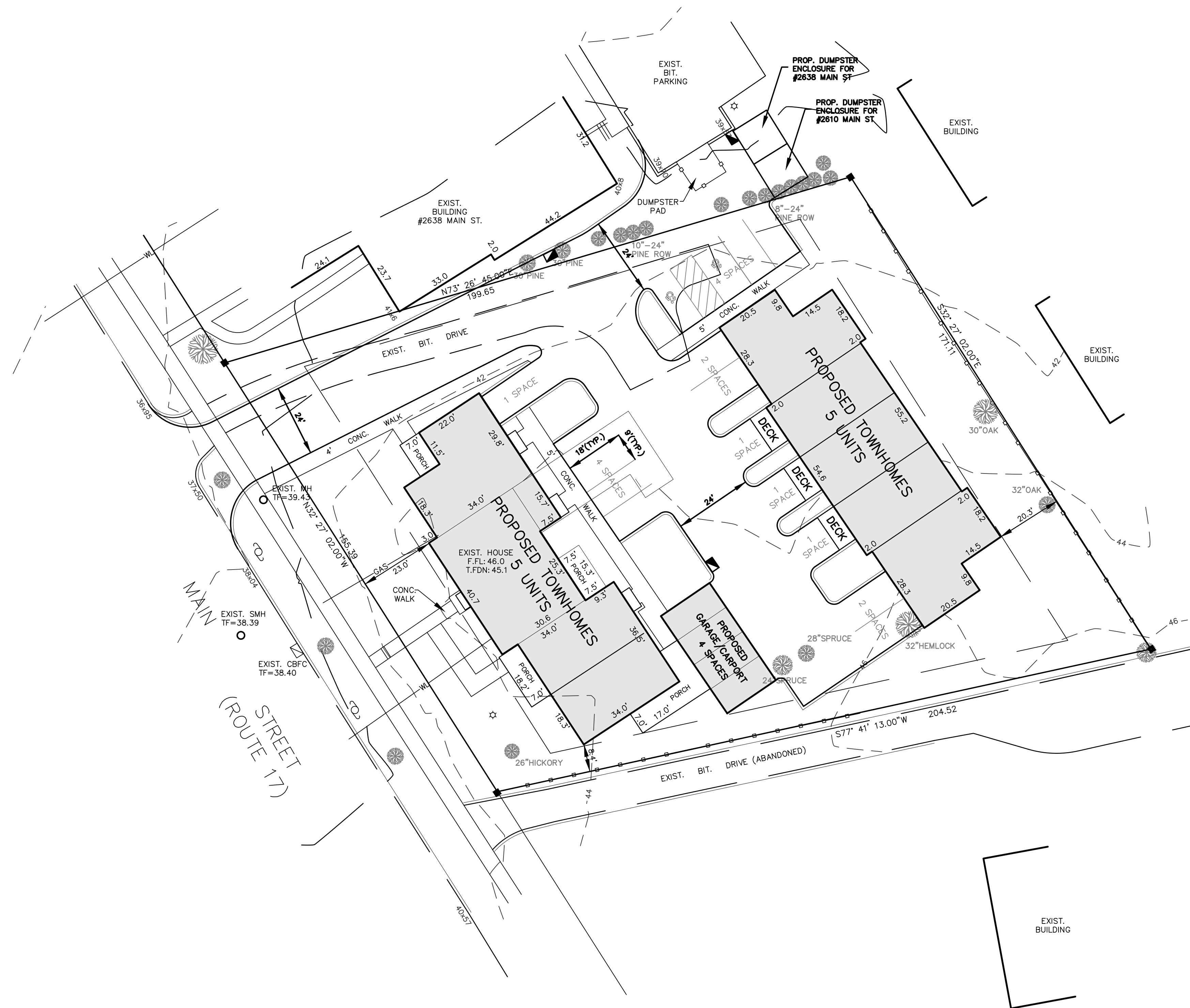
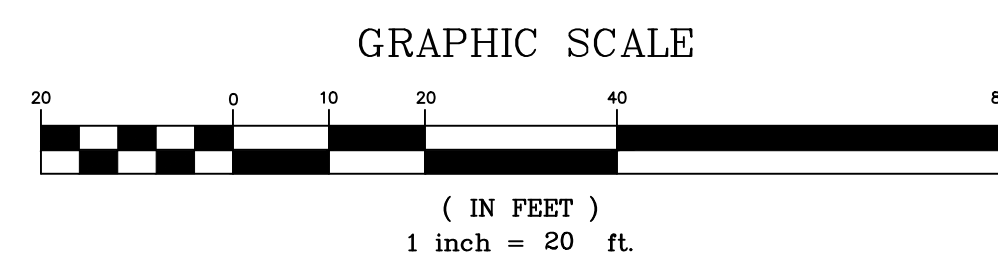


PUBLIC WATER SUPPLY



BEARING & COORDINATES REFER TO NAD 83
 CONTOURS ARE BASED ON ACTUAL FIELD SURVEY AND REFER TO NAVD 88

P:\2020\PROJECTS\153201\153201.dwg, 3/9/2021 9:05:02 AM EST



ZONING TABLE		
TOWN CENTER ZONE	REQUIRED/ALLOWED	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	*31,346 S.F. (0.71 AC)
LOT FRONTAGE	100 FT	151 FT
FRONT YARD SETBACK	20 FT	23.0 FT
SIDE YARD SETBACK	8 FT	8.4 FT
REAR YARD SETBACK	20 FT	20.3 FT
BUILDING HEIGHT	3 STORIES/38 FT	3 STORIES/33.5 FT
F.A.R.	0.5 (15,673 S.F.)	.478 (14,988 S.F.)
OPEN SPACE	15% (4,650 S.F.)	33% (10,500 S.F.)

*PRE-EXISTING NON-CONFORMITY

PARKING CHART		
	REQUIRED	PROVIDED
10 UNITS	2 SPACES/UNIT = 20	6 GARAGE SPACES 4 CARPORT SPACES 12 DRIVEWAY SPACES 4 VISITOR SPACES
		26 SPACES TOTAL

OWNER:
 JOE JACONETTA
 2650 MAIN STREET
 GLASTONBURY, CT 06033

31,346 S.F. - 0.719 AC.
 ZONE: TOWN CENTER

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

LEGEND

- EXIST. MONUMENT
- EXIST. CONTOUR
- EXIST. FENCE
- APPROX. LOC. WATER LINE
- APPROX. LOC. GAS LINE

SITE LAYOUT PLAN
 2610 MAIN STREET
 PREPARED FOR
 JOE JACONETTA
 GLASTONBURY, CONN.

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

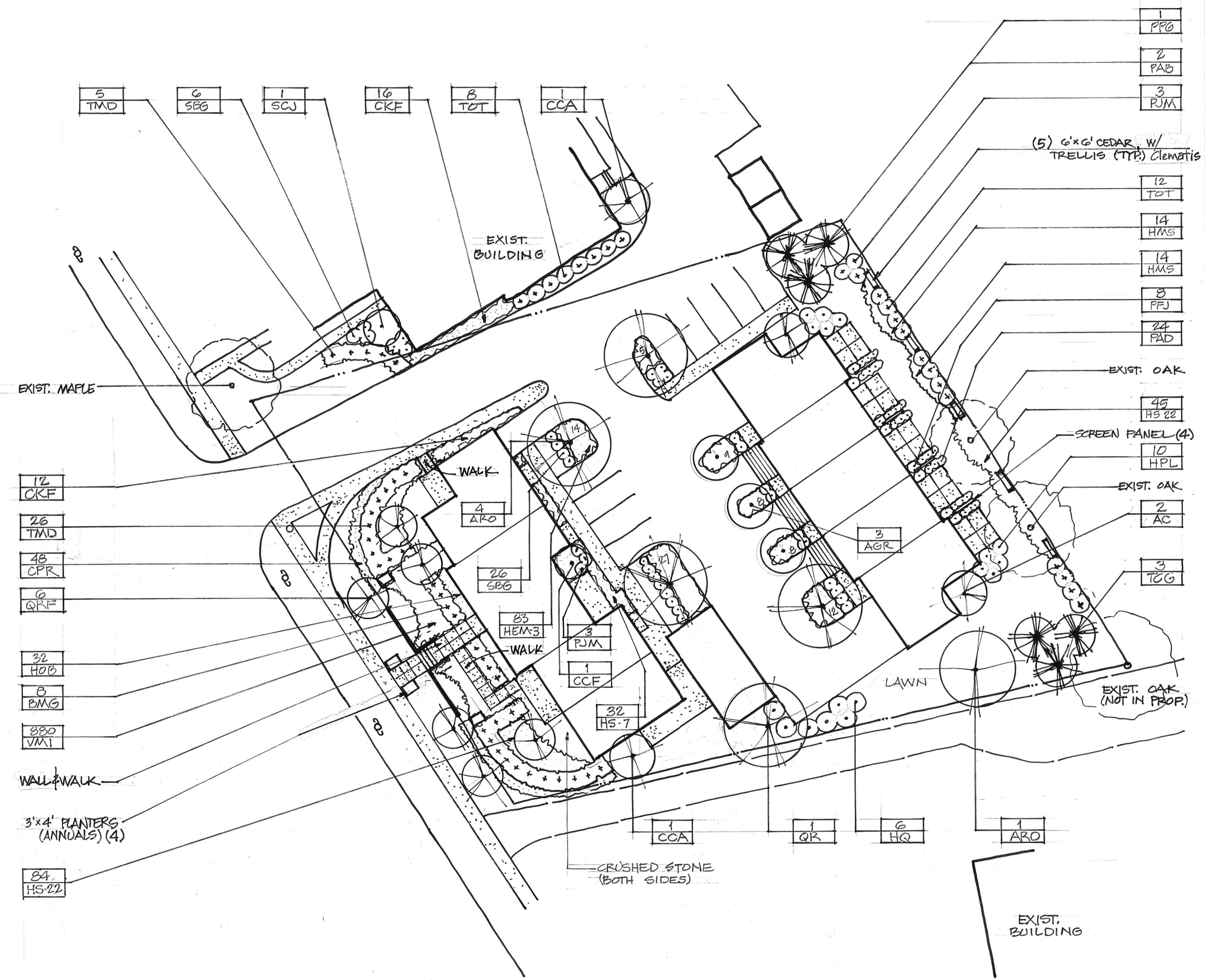
I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 JONATHAN H. SZUREK
 P.E. # 26858

REV. 12-27-21
 REV. 11-9-21
 REV. 11-2-21
 REV. 6-17-21
 EXISTING HOUSE TO REMAIN

CK. BY: JHS
 DRW. BY: TCJ
 DATE: 4-30-21
 SCALE: 1"=20'
 SHEET 1 OF 1
 MAP NO. 153-20-1SL

PLANT LIST **Main Street Townhouses**

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	2	Amelanchier canadensis SHADBLow SERVICEBERRY	6'-8"	MULTI-STEM
AGR	3	Acer griseum PAPERBARK MAPLE	2" CAL	SINGLE STEM MATCHED
ARO	5	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	2 1/2" CAL	
BMG	8	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24"	
CCA	2	Cercis canadensis EASTERN REDBUD	6"	MULTI-STEM
CCF	1	Cercis canadensis 'Forest Pansy' PURPLE REDBUD	6"	MULTI-STEM
CKF	28	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER REED GRASS	2 GAL	
CRP	48	Coreopsis permathead 'Red Satin' RED SATIN COREOPSIS	1 GAL	
HEM-3	83	Hemerocallis species 'Woodside Fire Dance' WOODSIDE FIRE DANCE DAYLILY	1 GAL	
HMS	28	Hemerocallis 'Stella-de-oro' STELLA-DE-ORO DAYLILY	1 GAL	
HOB	32	Heuchera micrantha 'Obsidian' OBSIDIAN CORAL BELLS	1 GAL	
HPL	10	Hydrangea paniculata 'Limelight' LIMELIGHT PANICLE HYDRANGEA	24"-30"	
HQ	6	Hydrangea quercifolia OAKLEAF HYDRANGEA	36"	
HS-22	129	Hosta 'Patriot' PATRIOT HOSTA	1 GAL	24" O.C.
HS-7	32	Hosta fortunei 'Francee' FRANCEE HOSTA	1 GAL	
PAB	2	Picea abies NORWAY SPRUCE	6"	
PAD	24	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	1 GAL	30" O.C.
PFJ	8	Potentilla fruticosa 'Jackmanii' JACKMAN'S POTENTILLA	18"-24"	
PJM	6	Rhododendron 'P.J.M.' P.J.M. RHODODENDRON	18"-24"	
PPG	1	Picea pungens 'Glauca' COLORADO BLUE SPRUCE	7"	
OR	1	Quercus rubrum RED OAK	2 1/2" CAL	
ORF	6	Quercus robur 'Fastigiata' COLUMNAR ENGLISH OAK	3 1/2" CAL	MATCHED
SBG	32	Spiraea x bumalda 'Goldflame' GOLDFLAME SPIREA	5 GAL	
TCG	3	Tsuga canadensis 'Geneva' GENEVA HEMLOCK	6"	
TMD	31	Taxus x media 'Densiflora' DENSE YEW	24"-30"	
TOT	20	Thuja occidentalis 'Techny' MISSION STRAIN ARBORVITAE	6'-7"	
VMI	880	Vinca minor PERIWINKLE	4" POTS	



PROPOSED PLANTING PLAN

Townhouses @ 2610 Main Street, Glastonbury, CT

NOT FOR CONSTRUCTION
(REVISED)

SHEET 1/1
12/31/2021



LOOKING FROM THE SOUTH ON MAIN STREET



LOOKING FROM THE NORTH ON MAIN STREET



LOOKING STRIGHT ON FROM MAIN STREET

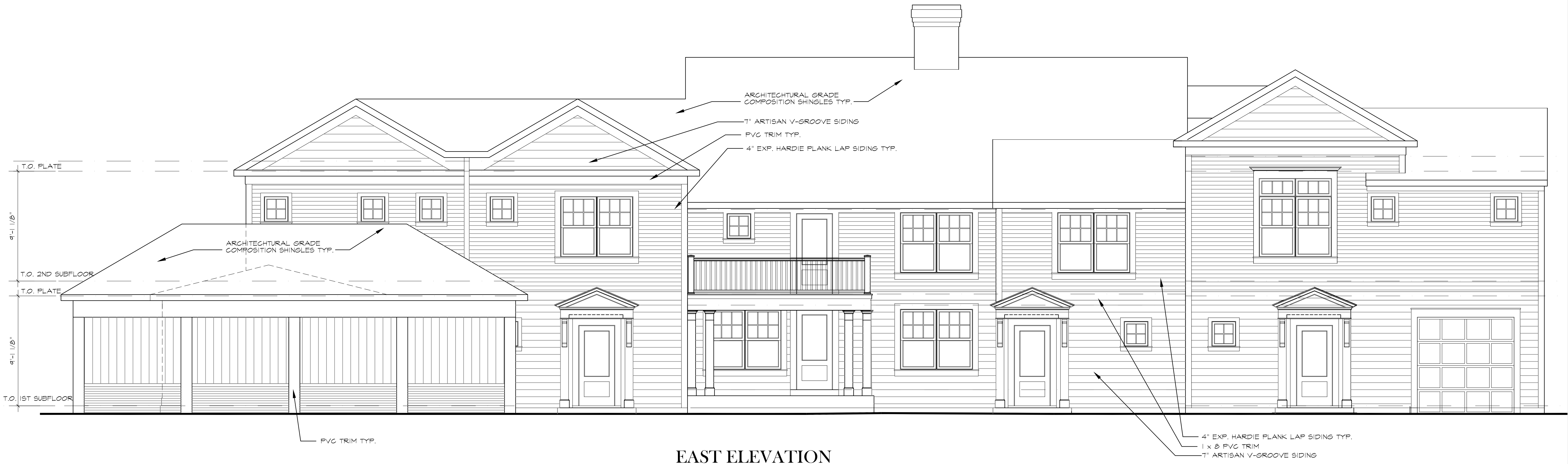


MAIN STREET ELEVATION



WEST ELEVATION
 SCALE: 1/4"=1'-0"

BUILDING #1



EAST ELEVATION
 SCALE: 1/4"=1'-0"

BUILDING #1



NORTH ELEVATION

SCALE: 1/4"=1'-0"

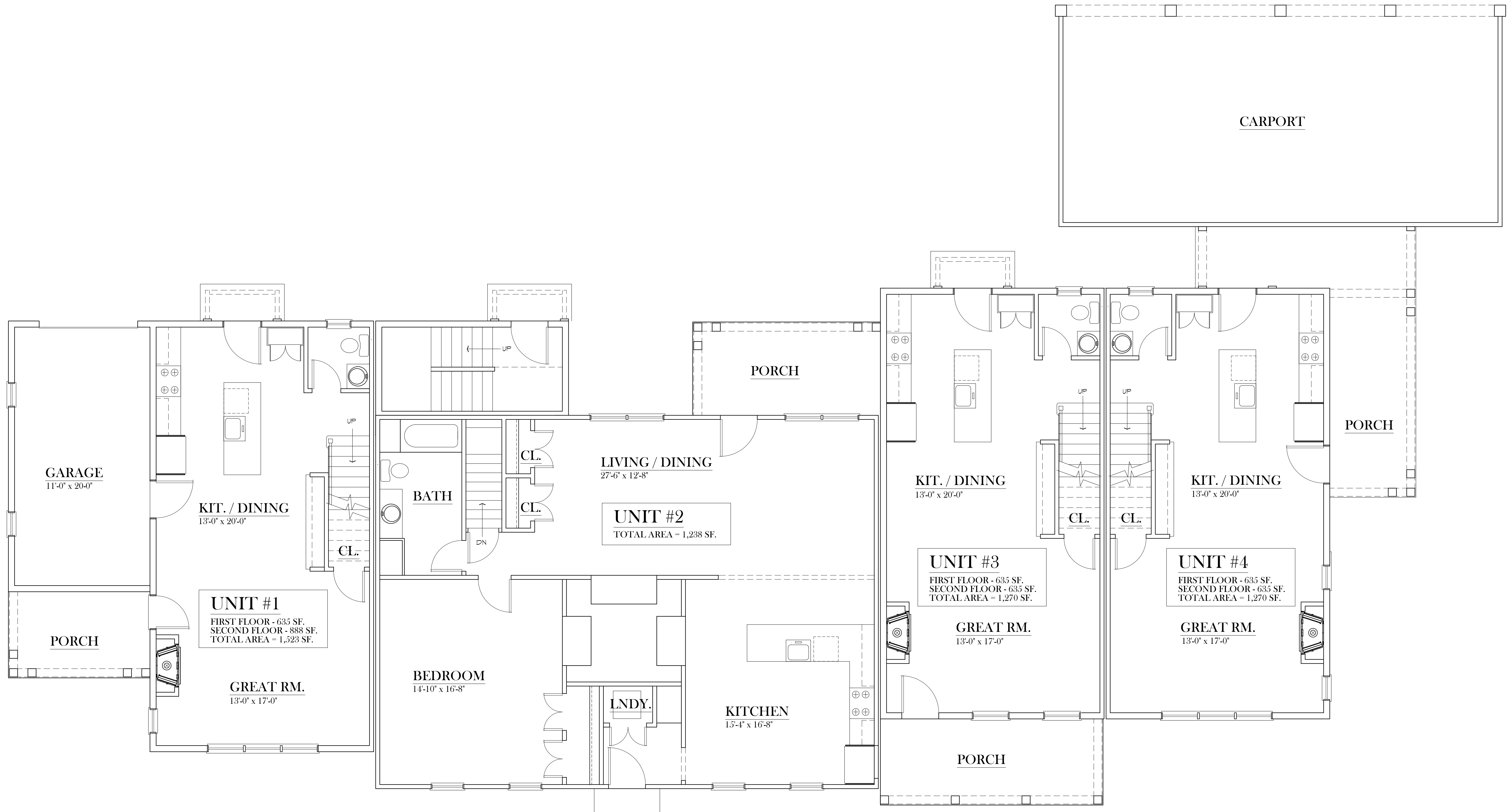
BUILDING #1



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

BUILDING #1



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
AREA = 3,282 SF

BUILDING #1



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"
AREA = 3,478 SF

BUILDING #1

Date
12-21-21

Revision

Kemper Associates Architects LLC
790 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032
(860) 409 - 7155 Fax (860) 409 - 7160

2610 MAIN STREET
SLASTONBURY, CT

© 2016 KEMPER ASSOCIATES ARCHITECTS, LLC
COPYRIGHT WARNING: FEDERAL COPYRIGHT PROTECTION
APPLIES TO THIS DRAWING. ANY REPRODUCTION,
IN WHOLE OR IN PART, WITHOUT THE WRITTEN
CONSENT OF KEMPER ASSOCIATES ARCHITECTS, LLC,
IS PROHIBITED. THIS DRAWING IS THE PROPERTY
OF KEMPER ASSOCIATES ARCHITECTS, LLC AND
REPRODUCTION OR TRANSMISSION IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
KEMPER ASSOCIATES ARCHITECTS, LLC, IS
STRICTLY PROHIBITED AND REPRODUCTION
IS PROHIBITED.

Checked By

Sheet No.
A-4
OF 4



EAST ELEVATION

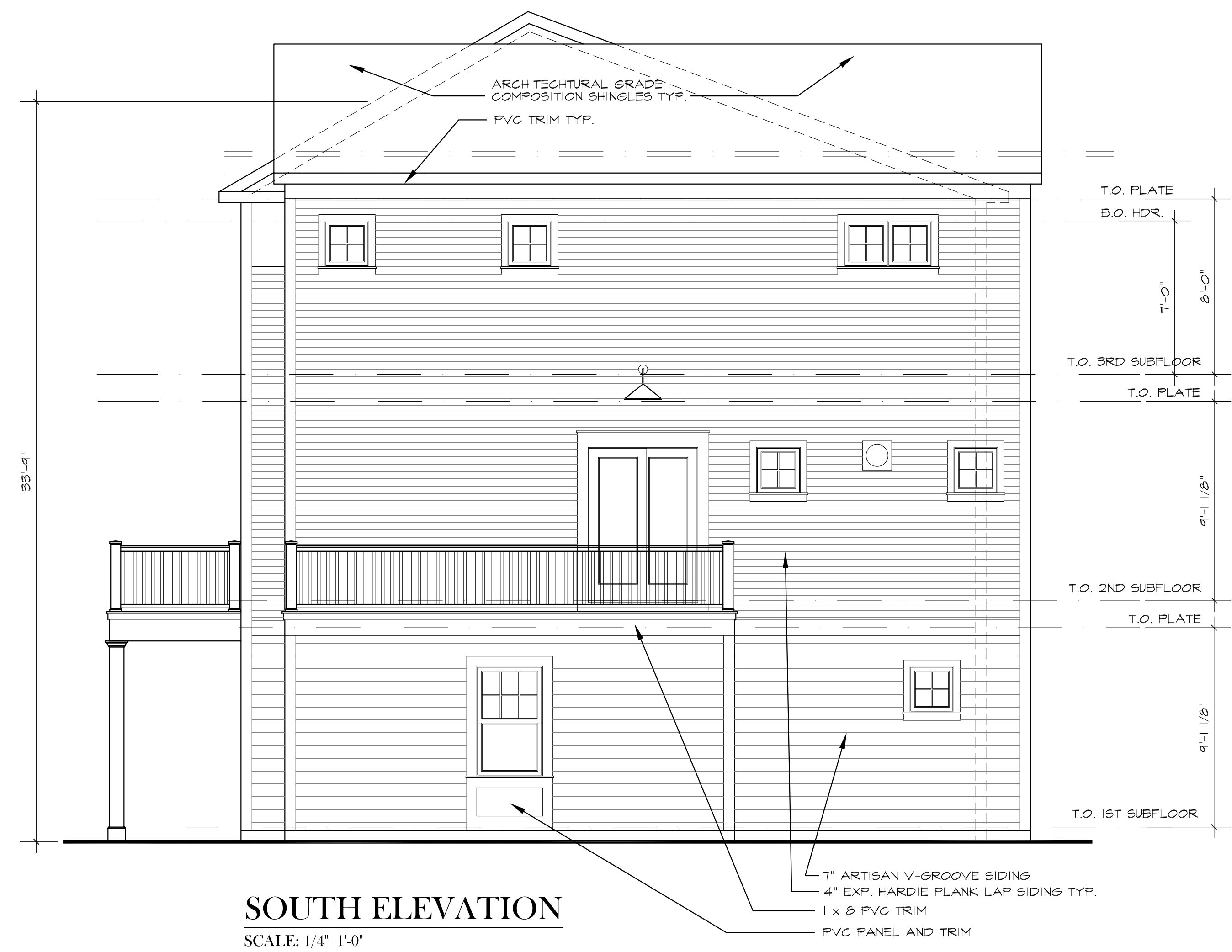
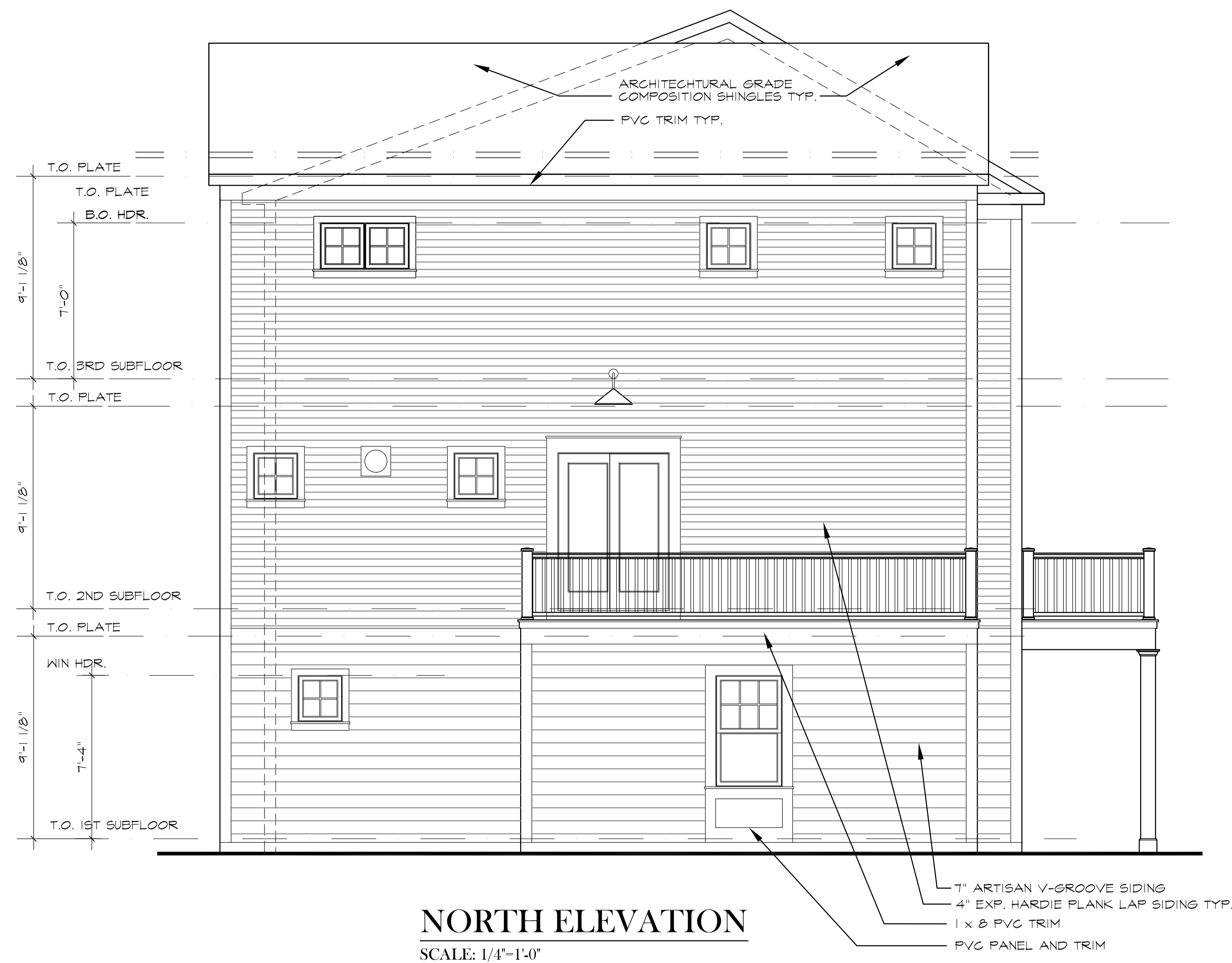
SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

BUILDING #2



BUILDING #2



FIRST FLOOR PLAN
 SCALE 1/4"=1'-0"
 AREA = 1,824 SF

BUILDING #2

Date
 Revision

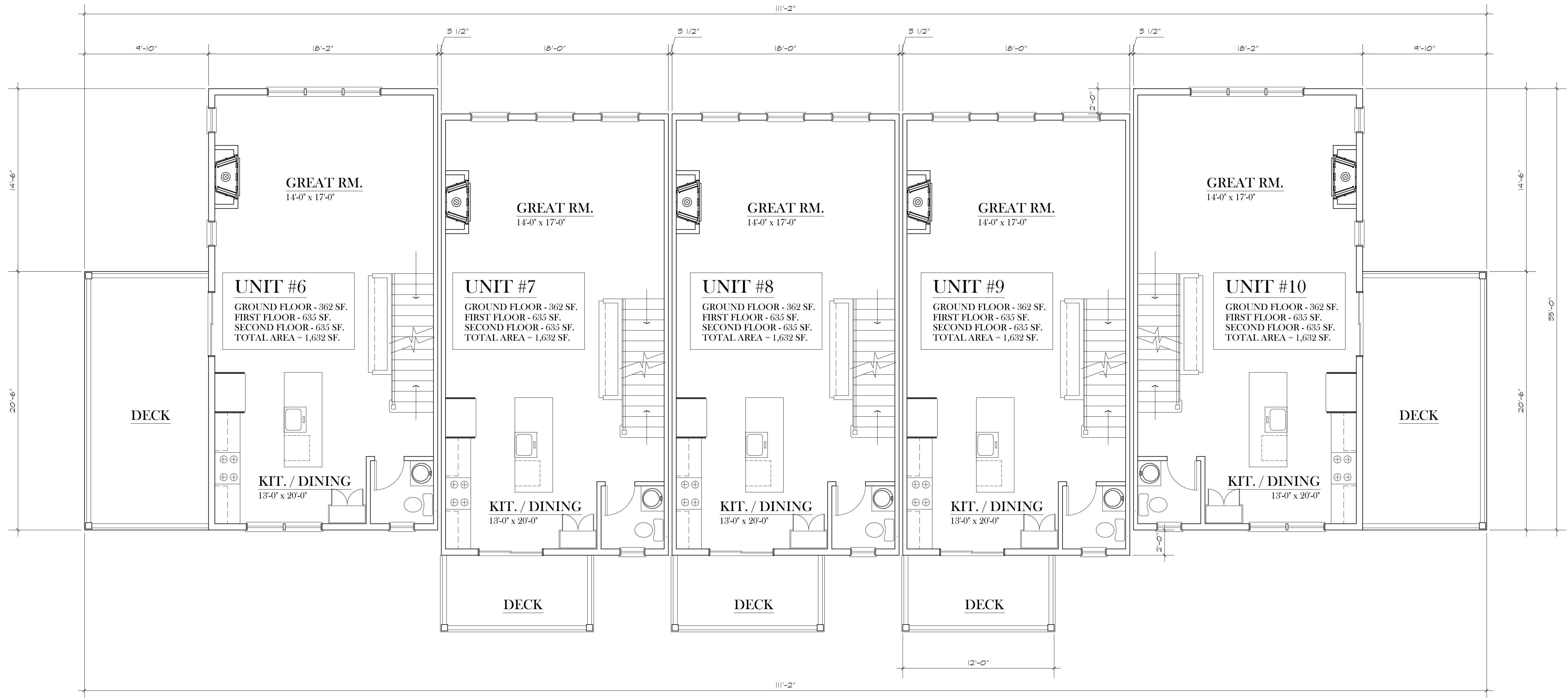
Kemper Associates Architects LLC
 790 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032
 (860) 409 - 7155 Fax (860) 409 - 7160

2610 MAIN STREET
ELASTONBURY, CT

Checked By

Sheet No.

A-3
 OF 5



SECOND FLOOR PLAN
 SCALE 1/4"=1'-0"
 AREA = 3,202 SF

BUILDING #2

Date
 Revision

Kemper Associates Architects LLC
 790 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032
 (860) 409 - 7155 Fax (860) 409 - 7160

2610 MAIN STREET
ELASTONBURY, CT

Checked By

Sheet No.

A-4
 OF 5



THIRD FLOOR PLAN

SCALE 1/4"=1'-0"
 AREA = 3,202 SF

BUILDING #2

Date

Revision

Kemper Associates Architects LLC
 790 Farmington Avenue • Bldg. 2 • Farmington, Connecticut 06032
 (860) 409 - 7155 Fax (860) 409 - 7160

2610 MAIN STREET
 ELASTONBURY, CT

Checked By

Sheet No.

A-5
 OF 5