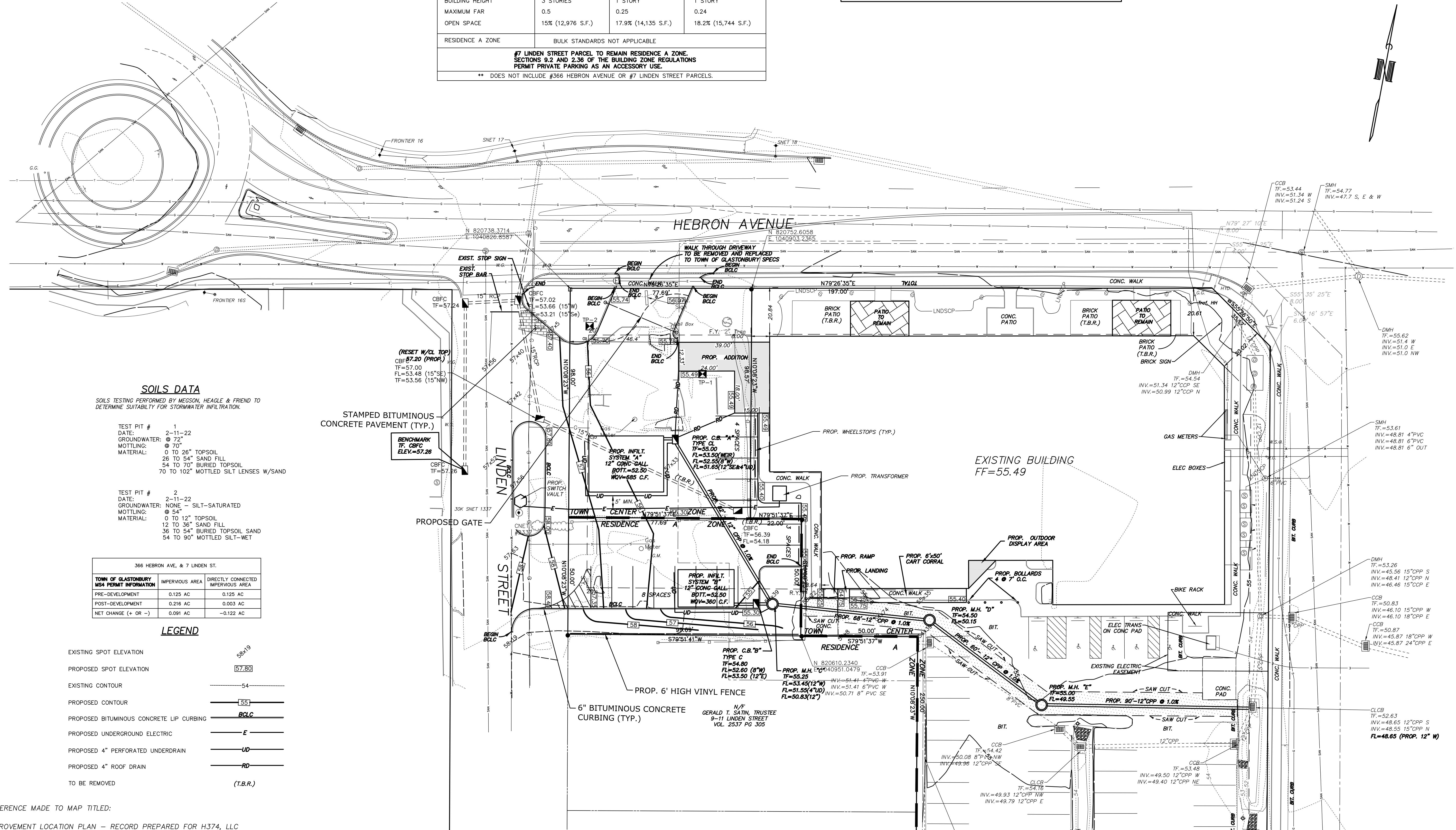


ZONING TABLE			
#400 HEBRON AVENUE AREA = 78870 S.F. 1.811 AC.			
#366 HEBRON AVENUE AREA = 7636 S.F. 0.175 AC.			
#7 LINDEN STREET AREA = 4984 S.F. 0.114 AC.			
TOTAL COMBINED LOT AREA = 91,490 S.F. 2.100 AC.			
TOWN CENTER ZONE	REQUIRED/ALLOWED	**EXISTING	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	78870 S.F. (1.811 AC)	86,506 S.F. (1.985 AC)
LOT FRONTAGE	100 FT	197.0 FT	280.00 FT
FRONT YARD SETBACK	20 FT	20.02 FT	20.02 FT
SIDE YARD SETBACK	8 FT	8.1 FT	46.61 FT
REAR YARD SETBACK	20 FT	20.10 FT	20.10 FT
BUILDING HEIGHT	3 STORIES	1 STORY	1 STORY
MAXIMUM FAR	0.5	0.25	0.24
OPEN SPACE	15% (12,976 S.F.)	17.9% (14,135 S.F.)	18.2% (15,744 S.F.)
RESIDENCE A ZONE BULK STANDARDS NOT APPLICABLE			
#7 LINDEN STREET PARCEL TO REMAIN RESIDENCE A ZONE. SECTIONS 9.2 AND 2.36 OF THE BUILDING ZONE REGULATIONS PERMIT PRIVATE PARKING AS AN ACCESSORY USE.			
** DOES NOT INCLUDE #366 HEBRON AVENUE OR #7 LINDEN STREET PARCELS.			

H374, LLC	TOWN CENTER/RESIDENCE A
PROJECT/APPLICANT	ZONE
400 HEBRON AVENUE	
PROJECT ADDRESS	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
NOTE: ALL SHEETS OF THIS PLAN SET ARE LOCATED IN THE OFFICE OF COMMUNITY DEVELOPMENT FILE NO.	



SOILS DATA
 SOILS TESTING PERFORMED BY MEGSON, HEAGLE & FRIEND TO DETERMINE SUITABILITY FOR STORMWATER INFILTRATION.

- TEST PIT # 1
 DATE: 2-11-22
 GROUNDWATER: @ 72"
 MOTTLING: 0 TO 26" TOPSOIL
 MATERIAL: 26 TO 54" SAND FILL
 54 TO 70" BURIED TOPSOIL
 70 TO 102" MOTTLED SILT LENSES W/SAND
- TEST PIT # 2
 DATE: 2-11-22
 GROUNDWATER: NONE - SILT-SATURATED
 MOTTLING: @ 54"
 MATERIAL: 0 TO 12" TOPSOIL
 12 TO 36" SAND FILL
 36 TO 54" BURIED TOPSOIL SAND
 54 TO 90" MOTTLED SILT-WET

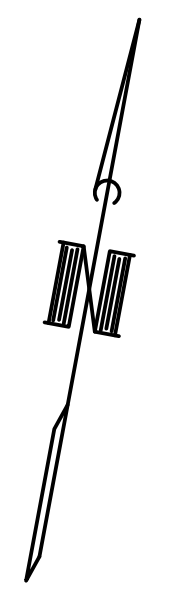
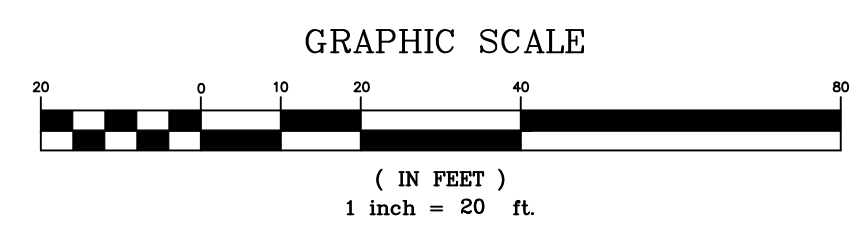
366 HEBRON AVE. & 7 LINDEN ST.		
TOWN OF GLASTONBURY MS4 PERMIT INFORMATION	IMPERVIOUS AREA	DIRECTLY CONNECTED IMPERVIOUS AREA
PRE-DEVELOPMENT	0.125 AC	0.125 AC
POST-DEVELOPMENT	0.216 AC	0.003 AC
NET CHANGE (+ OR -)	0.091 AC	-0.122 AC

LEGEND

EXISTING SPOT ELEVATION	58.19
PROPOSED SPOT ELEVATION	57.80
EXISTING CONTOUR	54
PROPOSED CONTOUR	55
PROPOSED BITUMINOUS CONCRETE LIP CURBING	BCLC
PROPOSED UNDERGROUND ELECTRIC	E
PROPOSED 4" PERFORATED UNDERDRAIN	UD
PROPOSED 4" ROOF DRAIN	RD
TO BE REMOVED	(T.B.R.)

REFERENCE MADE TO MAP TITLED:
 "IMPROVEMENT LOCATION PLAN - RECORD PREPARED FOR H374, LLC GLASTONBURY COMMONS 400 HEBRON AVE. GLASTONBURY, CONNECTICUT" BY ALFRED BENESCH & COMPANY GLASTONBURY, CT DATE: FEB, 2020 SCALE: 1"=30' PROJECT NO. 70447.01 SHEET 1 OF 1

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).
 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.



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 JONATHAN K. SZUREK P.E. # 26588

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

SITE PLAN
 PROPOSED DELIVERY AREA - 400 HEBRON AVENUE
 PREPARED FOR
 H374, LLC
 GLASTONBURY, CONN.

REV. 4-26-22 BUILDING ADDITION

CK. BY:	MWF
DRW. BY:	JHS
DATE:	3-30-22
SCALE:	1"=20'
SHEET	4 OF 11
MAP NO.	134-21-1SP