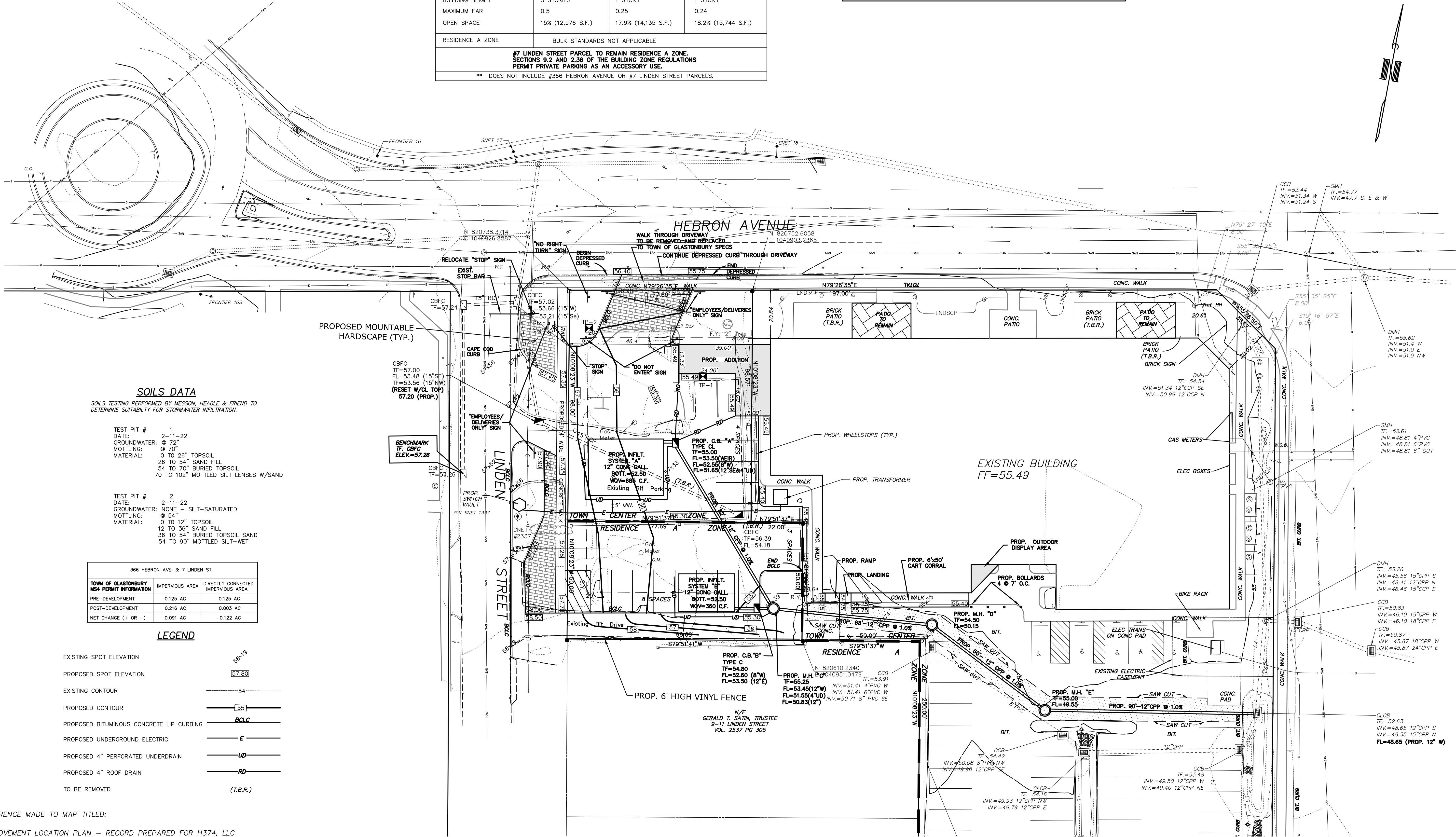


ZONING TABLE			
#400 HEBRON AVENUE AREA = 78870 S.F. 1.811 AC.			
#366 HEBRON AVENUE AREA = 7636 S.F. 0.175 AC.			
#7 LINDEN STREET AREA = 4984 S.F. 0.114 AC.			
TOTAL COMBINED LOT AREA = 91,490 S.F. 2.100 AC.			
TOWN CENTER ZONE	REQUIRED/ALLOWED	**EXISTING	PROPOSED/PROVIDED
LOT AREA	40,000 S.F.	78870 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 2.35 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: @ 70"
MATERIAL:
0 TO 26" TOPSOIL
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 USA 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

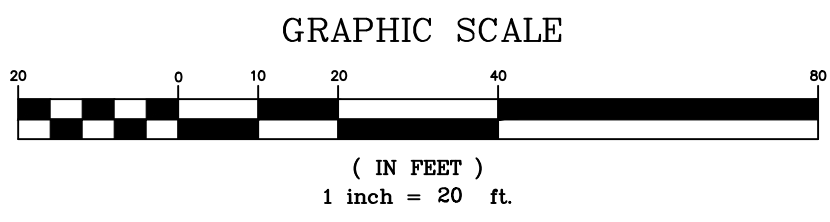
- EXISTING SPOT ELEVATION 58.19
- PROPOSED SPOT ELEVATION 57.80
- EXISTING CONTOUR 54
- PROPOSED CONTOUR 55
- PROPOSED BITUMINOUS CONCRETE LIP CURBING BCLC
- PROPOSED UNDERGROUND ELECTRIC E
- PROPOSED 4" PERFORATED UNDERDRAIN UD
- PROPOSED 4" ROOF DRAIN RD
- TO BE REMOVED (T.B.R.)

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 H. SZUREK
P.E. # 26858

MEGSON, HEAGLE & FRIEND
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-658-0587

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

REV. 5-10-22 SITE REVISIONS
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