

NOTE:
 THE PROPERTY LIES WITHIN BOTH PLANNED BUSINESS/DEVELOPMENT (PBD) AND FLOOD ZONE. THE FLOOD ZONE ENCOMPASSES ALMOST THE ENTIRE PROPERTY. ALLOWANCE OF NEW CONSTRUCTION WITHIN THE FLOOD ZONE IS LIMITED AND REQUIRES APPROVAL BY THE TOWN OF GLASTONBURY PLANNING AND ZONING AND/OR ZONING BOARD OF APPEALS, AND IS SUBJECT TO SECTION 4.11 OF THE TOWN OF GLASTONBURY BUILDING ZONE REGULATIONS.

REQUIRED PARKING:

- 3,000 S.F. MEDICAL USE x 0.85 = 2,550 S.F. + 1 SPACE / 150 S.F. = 17 SPACES
- 1,517 S.F. RETAIL USE x 0.85 = 1,290 S.F. + 1 SPACE / 150 S.F. = 9 SPACES
- OR RESTAURANT USE 45 SEATS @ 1 SPACE / 3 SEATS = 15 SPACES

REQUIRED: 26 SPACES OR 32 SPACES

PROPOSED PARKING: 32 SPACES, INCLUDING 2 HANDICAPPED

INLAND WETLAND AND FLOODPLAIN IMPACTS:

INLAND WETLAND AREA DISTURBANCE : 0 S.F.

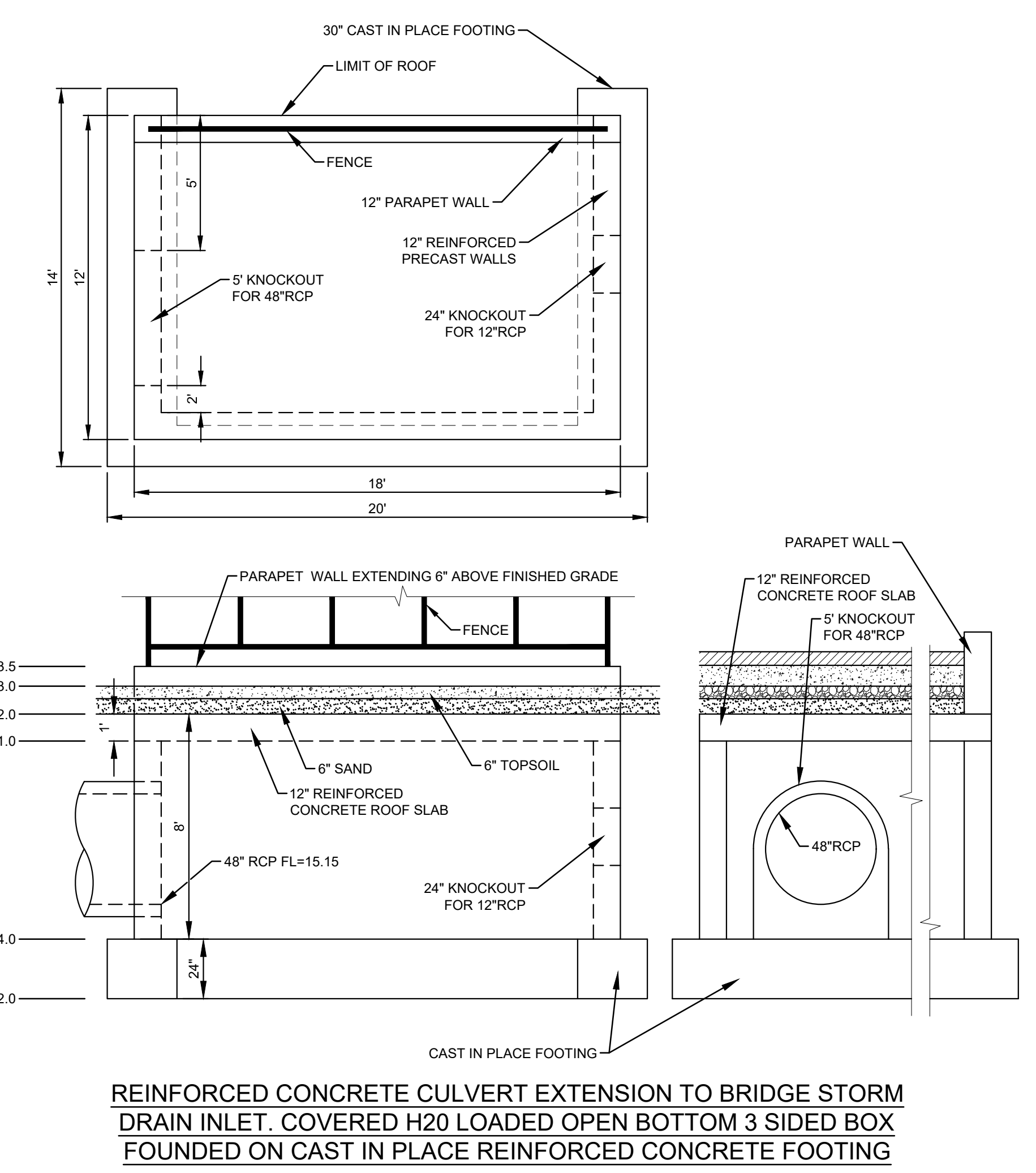
DISTURBANCE WITHIN 100' UPLAND REVIEW AREA:

- EXISTING IMPERVIOUS PARKING TO BE RECONSTRUCTED: 8,274 S.F.
- OTHER 15,931 S.F.

FILL WITHIN 100 YEAR FLOODPLAIN: 21.63 C.Y.

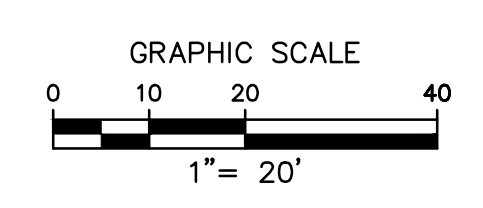
CUT WITHIN 100 YEAR FLOODPLAIN: 28.51 C.Y.

NET FLOOD STORAGE INCREASED BY: 6.88 C.Y.



REINFORCED CONCRETE CULVERT EXTENSION TO BRIDGE STORM DRAIN INLET. COVERED H2O LOADED OPEN BOTTOM 3 SIDED BOX FOUNDED ON CAST IN PLACE REINFORCED CONCRETE FOOTING

- LEGEND:**
- GUY WIRE
 - ELECTRIC CONDUIT
 - UTILITY POLE
 - LIGHT POLE
 - SPRINKLER VALVE
 - WATER GATE
 - HYDRANT
 - WATER MANHOLE
 - GAS GATE
 - HANDHOLE
 - ELECTRIC MANHOLE
 - YARD DRAIN
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - SIGN
 - ELECTRIC LINE - E
 - GAS LINE - G
 - TELEPHONE LINE - T
 - STORM PIPE - S
 - SANITARY SEWER PIPE - S
 - WATER LINE - W
 - METAL RAILING



No.	Date	Description
1	3/15/23	GRADING ADDED

C. J. M. *Close, Jensen & Miller, P.C.*
 Consulting Engineers, Land Planners & Surveyors
 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

CONCEPT PLAN 'F'

PROPERTY LOCATED AT
2800 MAIN STREET & 21-37A SPRING STREET
 GLASTONBURY, CONNECTICUT

Compiled	E.T.J.
P.C. Check	
Designed	
Drawn	E.T.J.
Checked	
Scale	1" = 20'
Date	2/14/23
Sheet	Of
1	1
Job No.	
File No.	

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