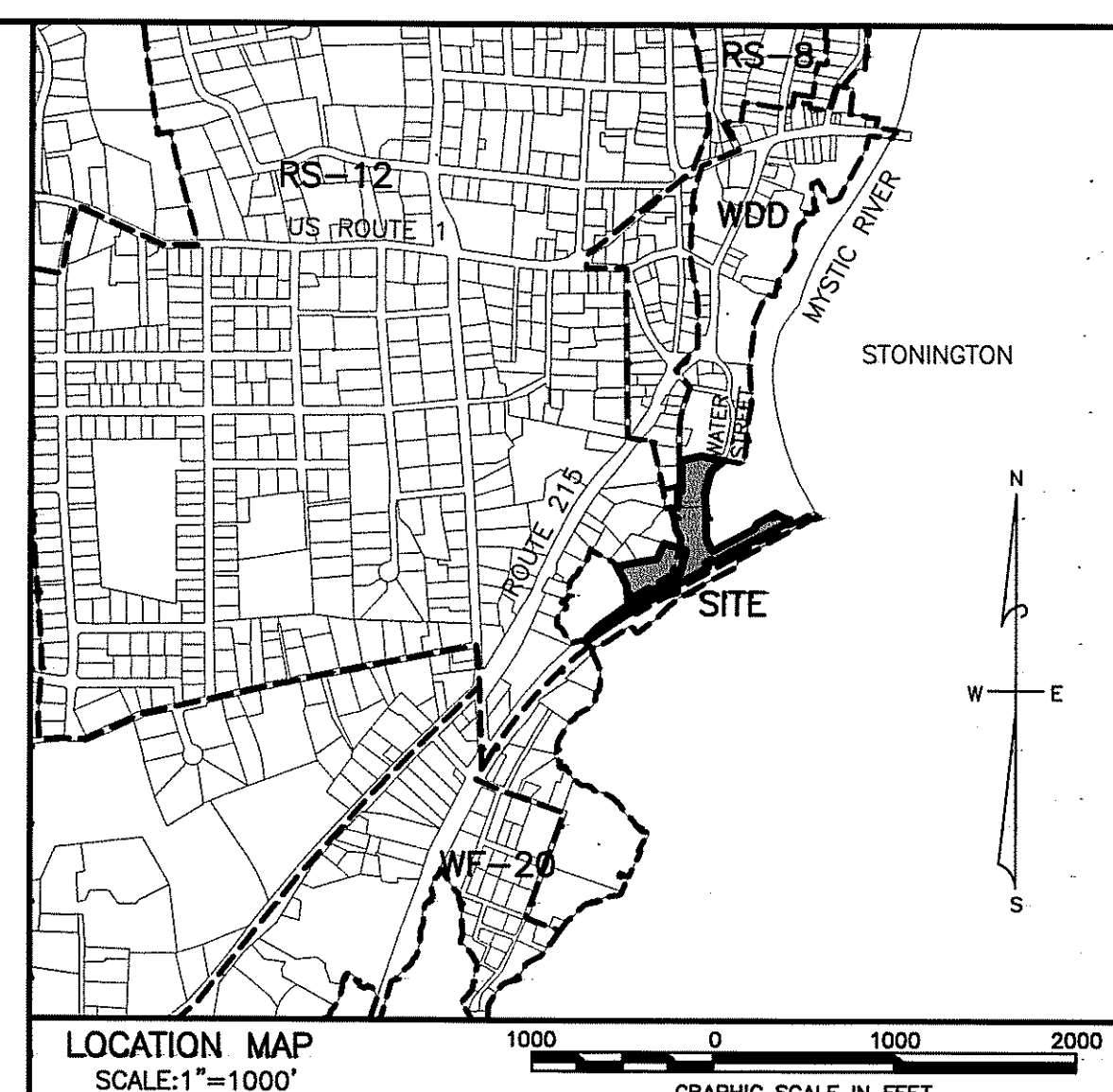


REQUIREMENT	REQUIRED/ALLOWED	PROVIDED
LOT AREA (SF/AC)	8,000 SF	101,020 SF/2.32 AC
LOT WIDTH	60 FT	161 FT*
AREA OF SITE (SF/AC)	---	101,020 SF/2.32 AC
FRONT SETBACK	10 FT	150 FT*
REAR SETBACK	10 FT	160 FT*
SIDE SETBACK	10 FT	25 FT*
BUILDING AREA	35,357 SF	4,257 SF
FLOOR AREA	---	---
BUILDING HEIGHT (SEE NOTE 3)	25/40 FT	37 FT*
BUILDING COVERAGE (SEE NOTE 3)	65%/35%	4%*
TOTAL LOT COVERAGE (IMPERVIOUS)	N/A	---
UNDISTURBED AREA	N/A	---
AREA OF OUTDOOR SALES	N/A	---
AREA OF OPEN SPACE/RECREATION	N/A	---
AREA OF INTERIOR LANDSCAPING	1,160 SF	---
PARKING (# OF SPACES)	97 SPACES*	116 SPACES*
TRUCK LOADING AREA	N/A	---
FREESTANDING SIGNS	32 SF (1 SIGN)	13 SF (EXISTING)*
WALL SIGNS	48 SF (2 SIGNS)	---
WATER SUPPLY	---	MUNICIPAL
SEWAGE DISPOSAL	---	MUNICIPAL

* DATA OBTAINED FROM SITE PLAN (MAP REFERENCE B)



SITE PLAN NOTES:

- THIS PLAN IS A SITE PLAN MODIFICATION FOR INSTALLATION OF A NEW BOAT WASH PAD.
- THESE PLANS ARE FOR PERMIT PURPOSES AND SITE PLAN APPROVAL ONLY. THEY ARE NOT CONTRACT DOCUMENTS.
- THIS MODIFICATION DOES NOT ALTER EXISTING BUILDING COVERAGE.
 - A. BUILDING COVERAGE DATA: (SEE MAP REFERENCE B):
 - MAXIMUM ALLOWED: 65%
 - PROVIDED: 4%
 - B. BUILDING COVERAGE CALCULATION BASED UPON ADDITIONAL HEIGHT ALLOWANCE PER ZR SECT 6.3-4 (THE MAXIMUM HEIGHT OF ANY STRUCTURE WITHIN THE WDD SHALL BE 25 FEET EXCEPT FOR EVERY 10% REDUCTION OF ALLOWED COVERAGE, AN ADDITIONAL 5 FT OF HEIGHT WILL BE PERMITTED TO A MAXIMUM OF 40 FT):
 - 30% BUILDING COVERAGE REDUCTION ALLOWS 15 ADDITIONAL FEET OF BUILDING HEIGHT
 - 65% (ZR ALLOWED HEIGHT) - 30% (REDUCTION) = 35% (PLAN COVERAGE)
 - 25 FT (ZR ALLOWED HEIGHT) + 15 FT (ADDITIONAL) = 40 FT (PLAN HEIGHT)
- THIS MODIFICATION DOES NOT ALTER EXISTING PARKING REQUIREMENTS OR EXISTING PARKING LAYOUT.
 - PARKING TABULATION: (SEE MAP REFERENCE B):
 - REQUIRED: 97 SPACES
 - PROVIDED: 116 SPACES
- CALL BEFORE YOU DIG, AT 1-800-922-4455, WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.
- ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL WORK TO CONFORM TO TOWN OF GROTON SITE PLAN STANDARDS AND TOWN OF GROTON NON-CONTRACT SEWER CONSTRUCTION STANDARDS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS. TOWN OF GROTON SITE PLAN STANDARDS, OR ADA ACT OF 1991, WHICHEVER IS MOST RESTRICTIVE.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS.
- FIRE LANES, IF REQUESTED BY THE LOCAL FIRE MARSHALL, SHALL BE INSTALLED AND MAINTAINED ON SITE IN ACCORDANCE WITH TOWN OF GROTON ORDINANCE #223.
- THE CONTRACTOR WILL NOTIFY THE TOWN OF GROTON TREE WARDEN BEFORE REMOVAL OR PRUNING OF ANY TREES THAT STAND ON TOWN PROPERTY AS PER STATE OF CONNECTICUT GENERAL STATUTES CHAPTER 451 SECTION 23-58, AS AMENDED.
- PREVIOUS APPROVALS:
 - A. 8/17/82, REQUEST TO WAIVE SITE PLAN.
 - B. 5/19/87, X-87-NO. 10, SITE PLAN.
 - C. 4/14/92, SITE PLAN.
- SEE VOLUME 548 PAGE 840 DATED JUNE 10, 1992 FOR A DESIGNATED COASTAL AREA ACCESS EASEMENT.
- PERIMETER EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF CONSTRUCTION TO MINIMIZE ADVERSE IMPACTS DUE TO EROSION.
- THE BOAT WASH PAD MAY BE SUBJECT TO A CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION MISCELLANEOUS DISCHARGES OF SEWER COMPATIBLE (MISC) WASTEWATER GENERAL PERMIT.
- THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE CONCRETE BOAT BOTTOM WASH PAD AND SYSTEMS SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION BOAT BOTTOM PRESSURE WASHING GUIDANCE DOCUMENT AND THE STORMWATER MANAGEMENT PRACTICES AND STORMWATER GENERAL PERMIT REQUIREMENTS OF THE STATE AND THE CONNECTICUT CLEAN MARINA PROGRAM.
- A BACKFLOW PREVENTER SHALL BE INSTALLED ON ANY STORMWATER DISCHARGE PIPE.
- ANY MODIFICATION REQUIRED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER STATE PERMITTING PROCESS SHALL BE REVIEWED BY THE TOWN STAFF. ANY REQUIRED MODIFICATIONS TO THE SITE PLAN SHALL BE APPROVED BY THE REQUIRED AGENCIES AS NECESSARY.
- ONLY POTABLE OR RECYCLED WATER FROM A POTABLE SOURCE SHALL BE USED FOR ALL PRESSURE WASHING OPERATIONS.
- THE STORMWATER POLLUTION PROTECTION PLAN (SWPPP) MANUAL SHALL BE RETAINED ON SITE.
- ON SITE MANAGEMENT OF HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REGULATION, INCLUDING COMPLIANCE THE CONNECTICUT DEP CONNECTICUT CLEAN MARINA GUIDEBOOK 2002.
- THE YARD DRAIN AND SYSTEM OPERATION PLUG SHALL BE CLEARLY AND PERMANENTLY LABELED IN THE FIELD AS TO THEIR FUNCTION TO REDUCE OPERATOR ERROR.

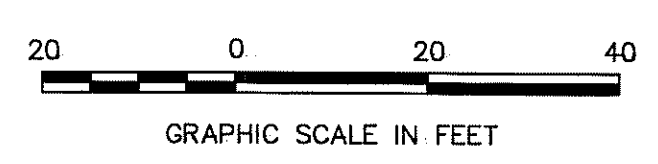
MAP REFERENCES:

- "PROPERTY SURVEY, PROPERTY OF DOUGLAS J. HERSANT AND AGNES J.G. SLIEKER-HERSANT, 40, 44, AND 64 WATER STREET, MYSTIC-GROTON, CONNECTICUT", DATE: JANUARY 22, 2009, BY DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT.
- "PROPOSED BUILDING, FORT RACHEL MARINE SERVICE, INC., PROPERTY N/F OF DOUGLAS HERSANT, 44 WATER STREET, MYSTIC, CONN.", DATE: FEBRUARY 3, 1992, REVISED 4-1-92, BY MCKAY ENGINEERING, HANATIC, CONNECTICUT.

TOWN OF GROTON
PLANNING COMMISSION
APPROVAL GRANTED APR 28 2009
DATE

FOR SU:
ALL WO: _____ YEARS

COMMENTS _____



DICESARE-BENTLEY
 ENGINEERS / SURVEYORS / PLANNERS
 100 FORT HILL ROAD, GROTON, CT 06340
 PH: (860) 448-0400 FX: (860) 448-0899
 WWW.DBENGINEERS.COM

SITE PLAN MODIFICATION - SITE LAYOUT
NEW BOAT WASH PAD
PROPERTY OF DOUGLAS J. HERSANT
44 WATER STREET
MYSTIC-GROTON, CONNECTICUT

1 OF 2

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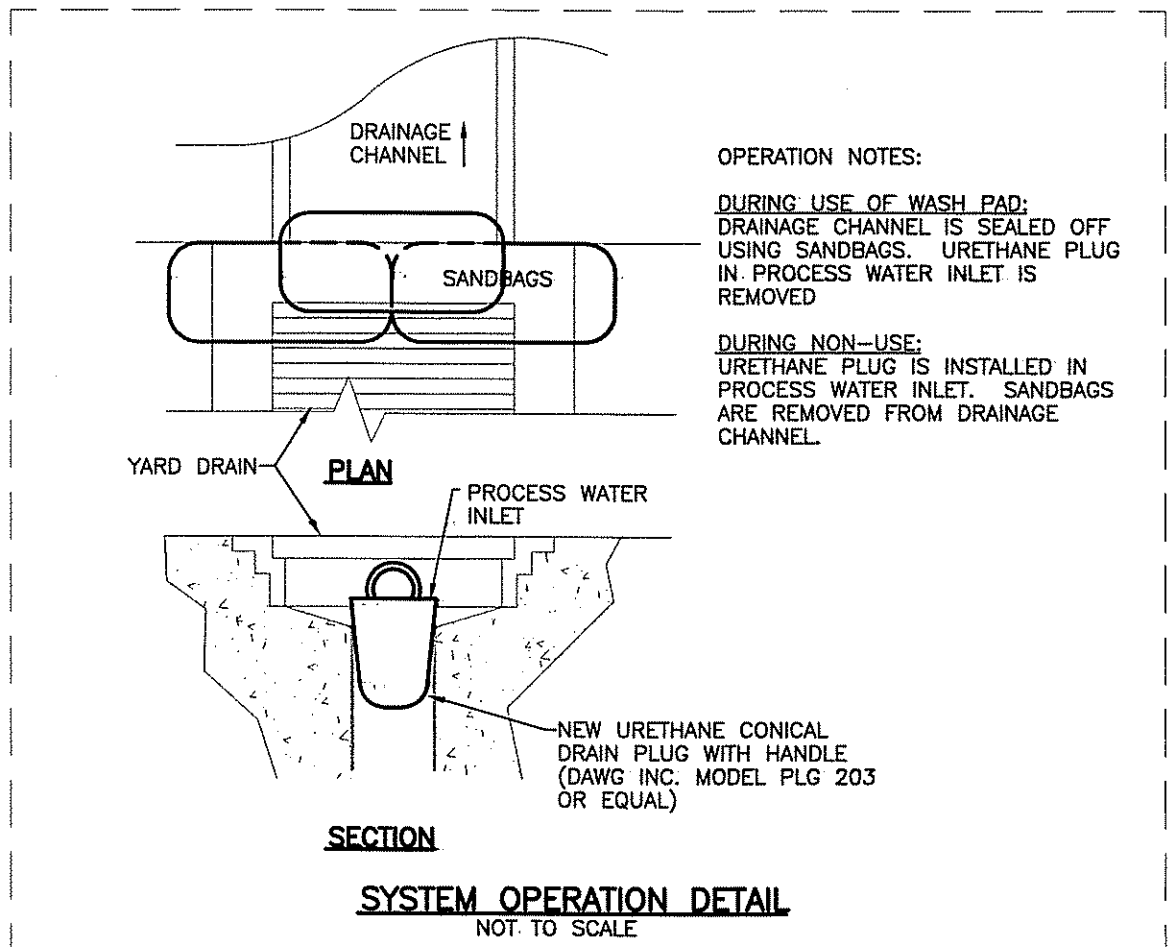
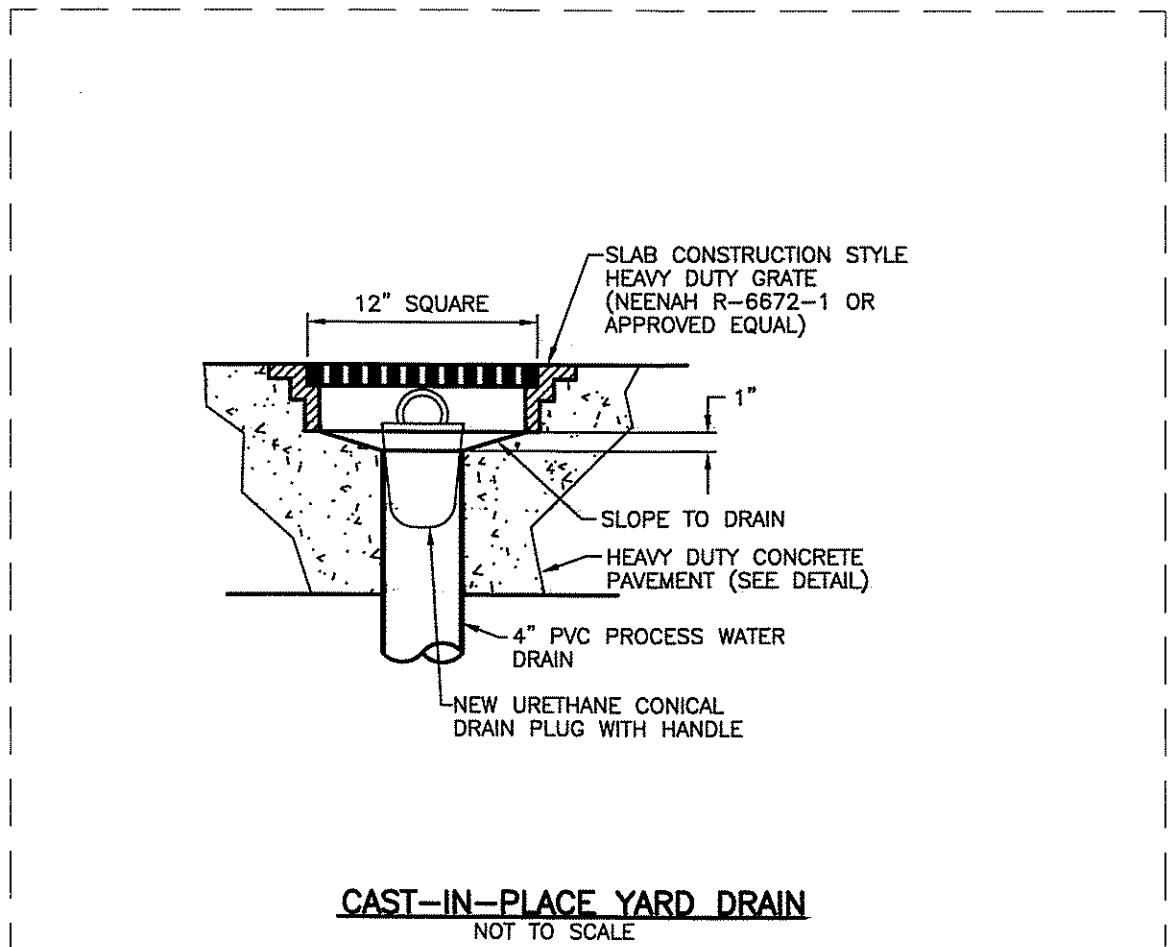
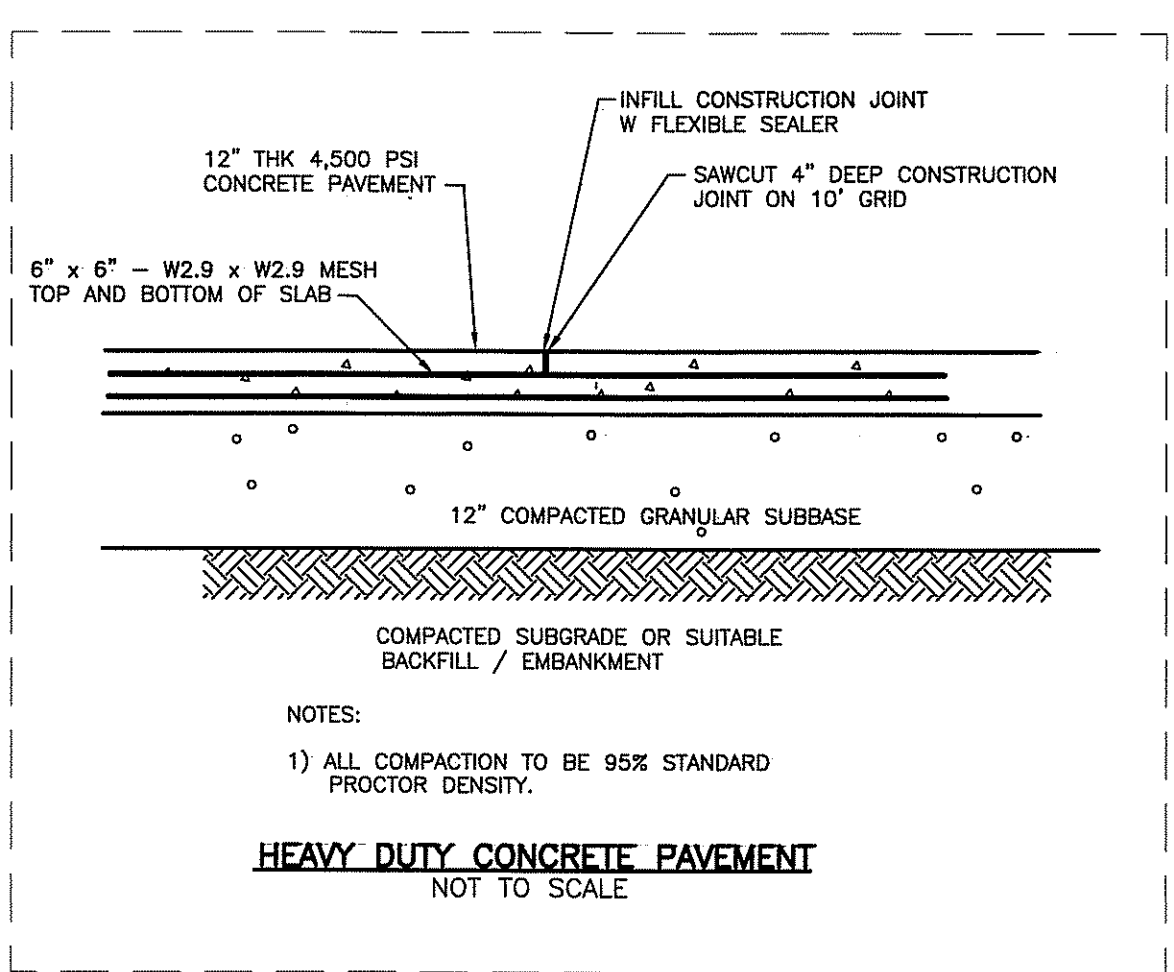
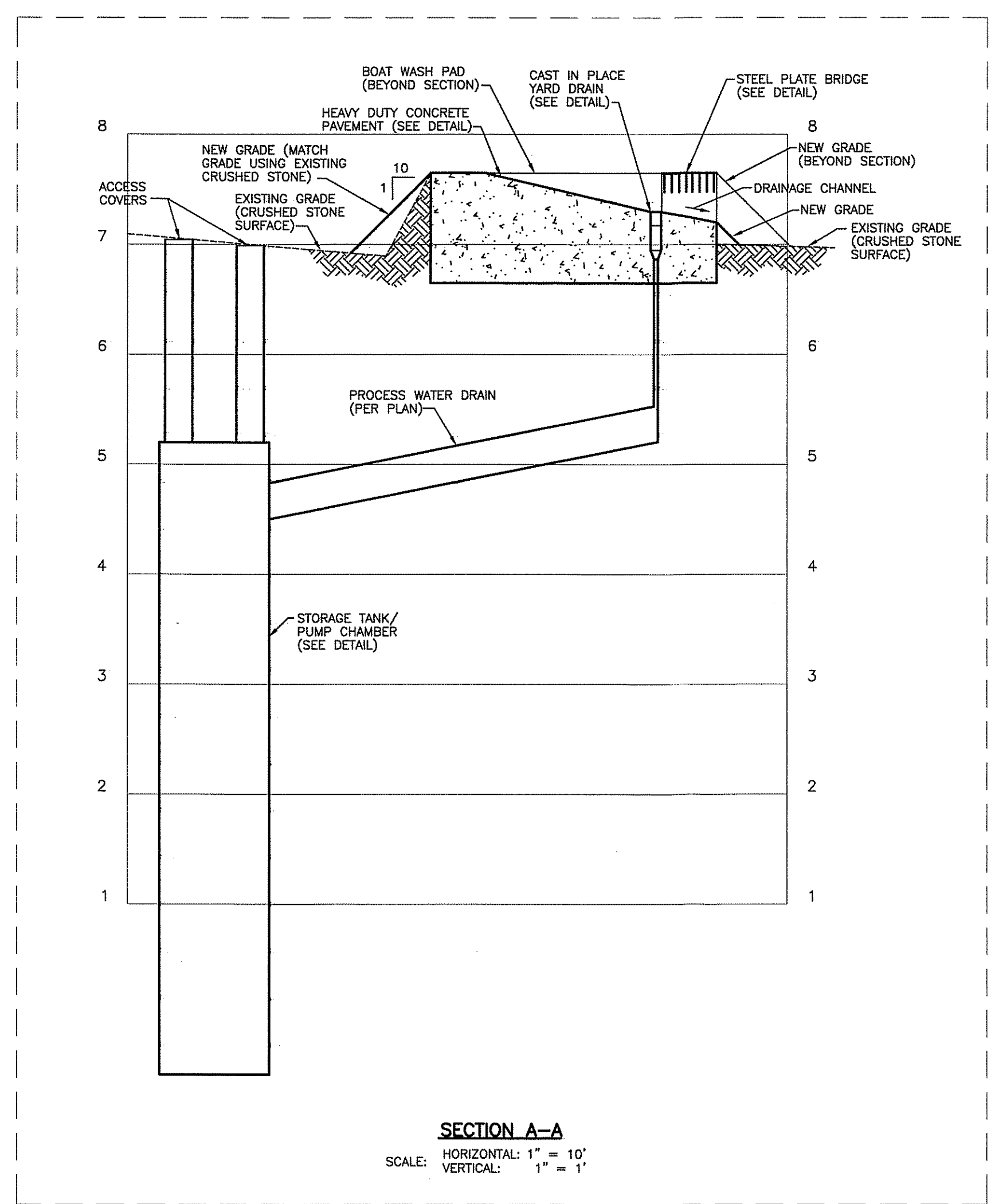
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 CHECKED BY: CSS
 JOB NO: 08-125
 SHEET NO:

NO DATE DESCRIPTION BY REVISIONS
 4 5-28-09 PLANNING COMMISSION APPROVAL CONDITIONS
 3 4-1-09 STAFF REVIEW COMMENTS
 2 3-19-09 STAFF REVIEW COMMENTS
 1 2-10-09 STAFF REVIEW COMMENTS

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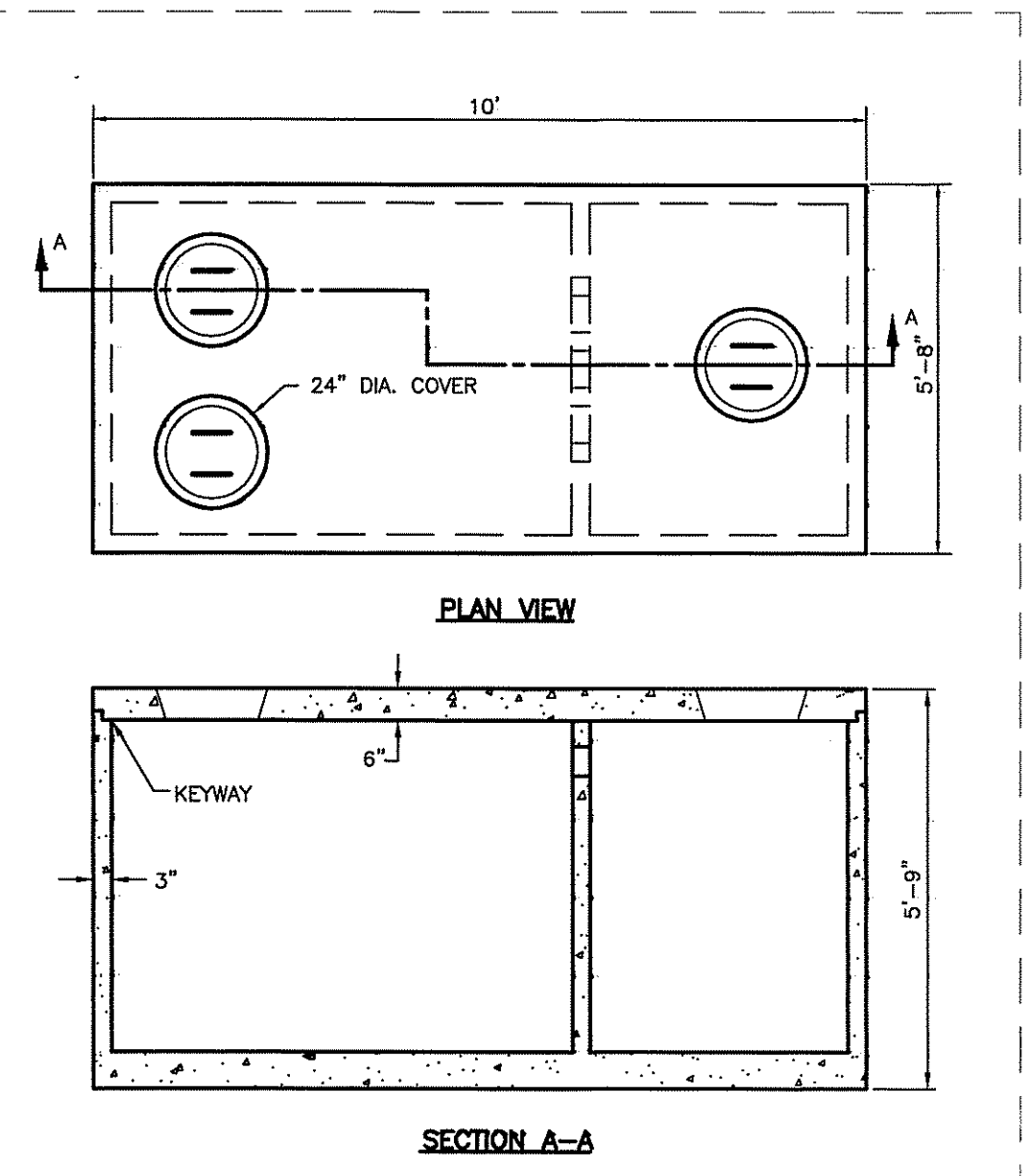
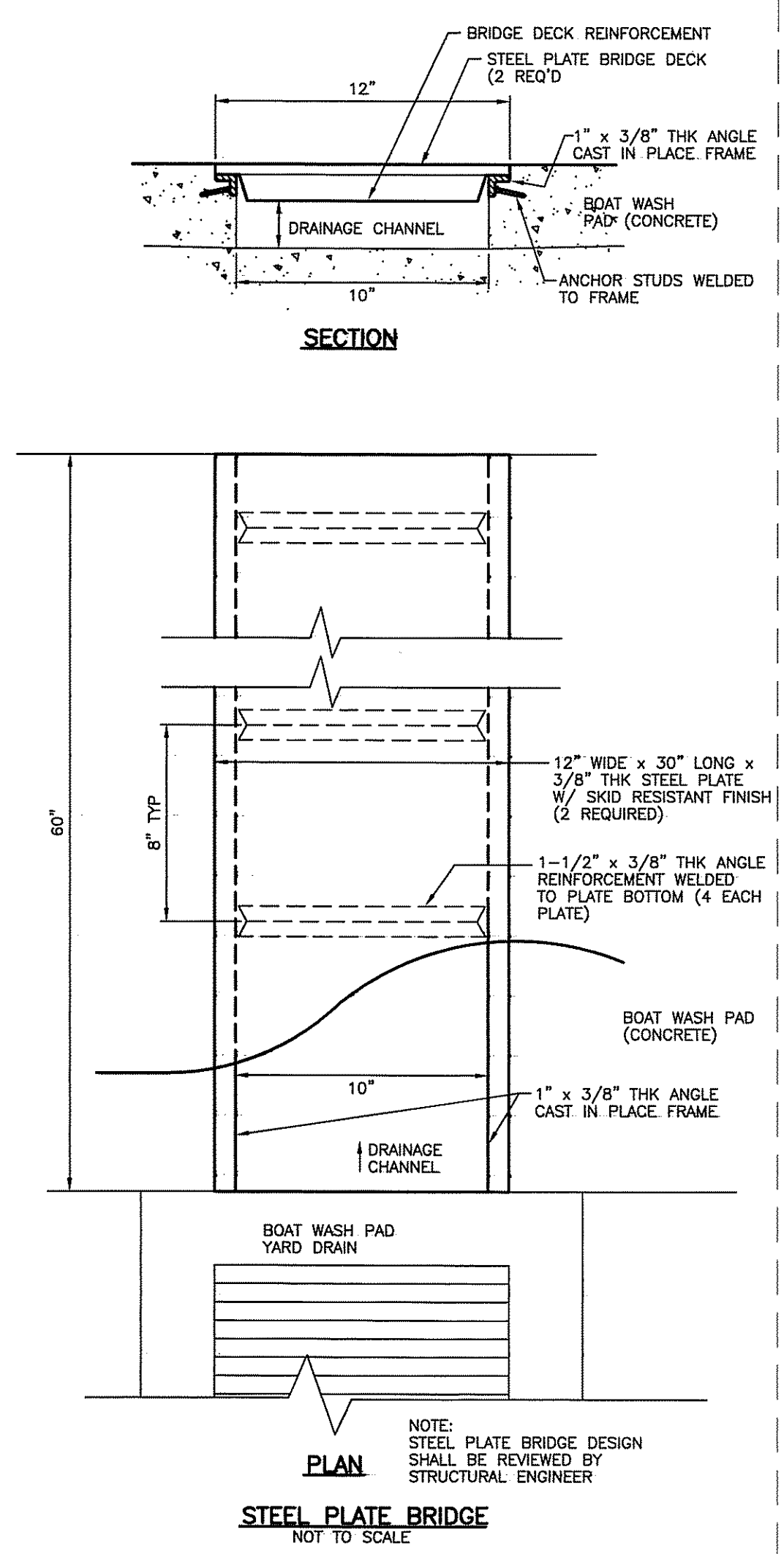


TOWN OF GROTON
PLANNING COMMISSION
APPROVAL GRANTED

APR 28 2009
DATE

FOR SUBMITTAL
ALL WORK
COMMENTS

DATE: MARCH 19, 2009



- NOTES:
- TANK SUPPLIED BY: CONCRETE PRODUCTS OF CT, 356 TUCKLE ROAD, N. WINDHAM, CT, OR APPROVED EQUAL.
 - DESIGN FOR H2O LOADING.
 - CONCRETE COMPRESSION STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
 - KEYWAY SHALL BE USED TO CONNECT TANK SECTION AS SHOWN.
 - THE SEPARATOR TANK SHALL HAVE A CAPACITY OF AT LEAST 1,000 GALLONS.

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PLANNING COMMISSION APPROVAL CONDITIONS	NO	DATE	DESCRIPTION	BY
STAFF REVIEW COMMENTS	4	5-28-09		
STAFF REVIEW COMMENTS (ADDED SHEET)	3	4-01-09		
	2	3-19-09		

REVISIONS

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TITLE:

SITE PLAN MODIFICATION - DETAILS
NEW BOAT WASH PAD
PROPERTY OF DOUGLAS J. HERSANT
44 WATER STREET
MYSTIC-GROTON, CONNECTICUT

DATE: MARCH 19, 2009	SCALE: 1"=20'	DRAWN BY: HEC	CHECKED BY: CSS	JOB NO: 08-125	SHEET NO:
2 OF 2					
DWG NO: 08-125.06					

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