

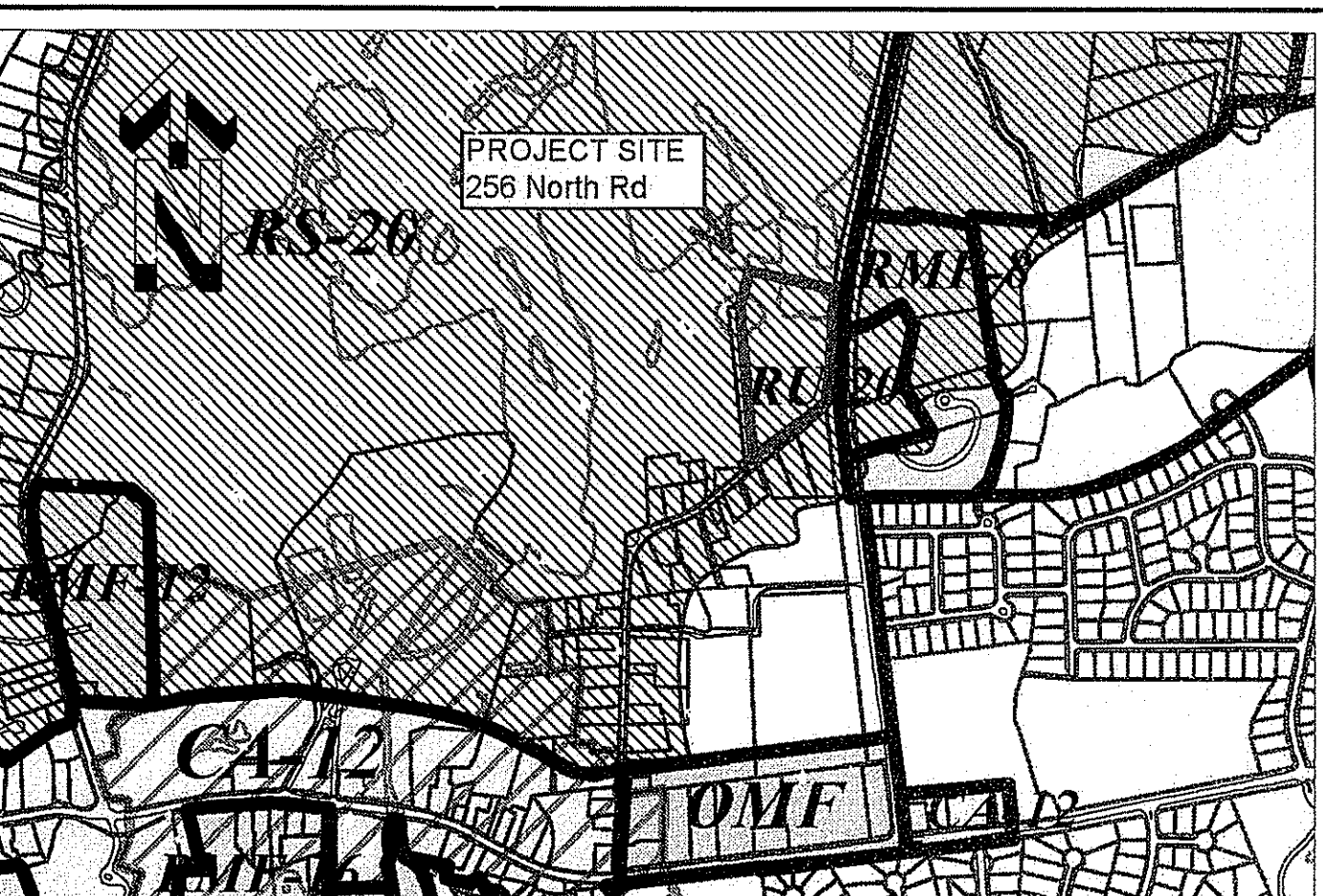
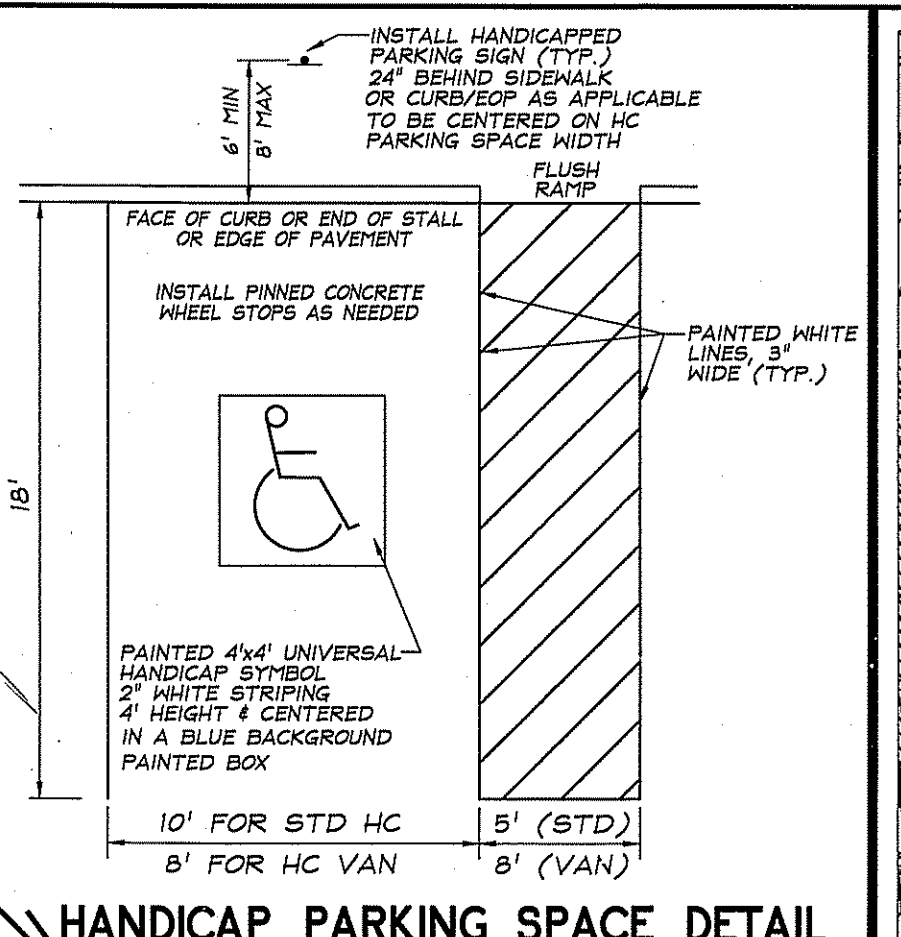
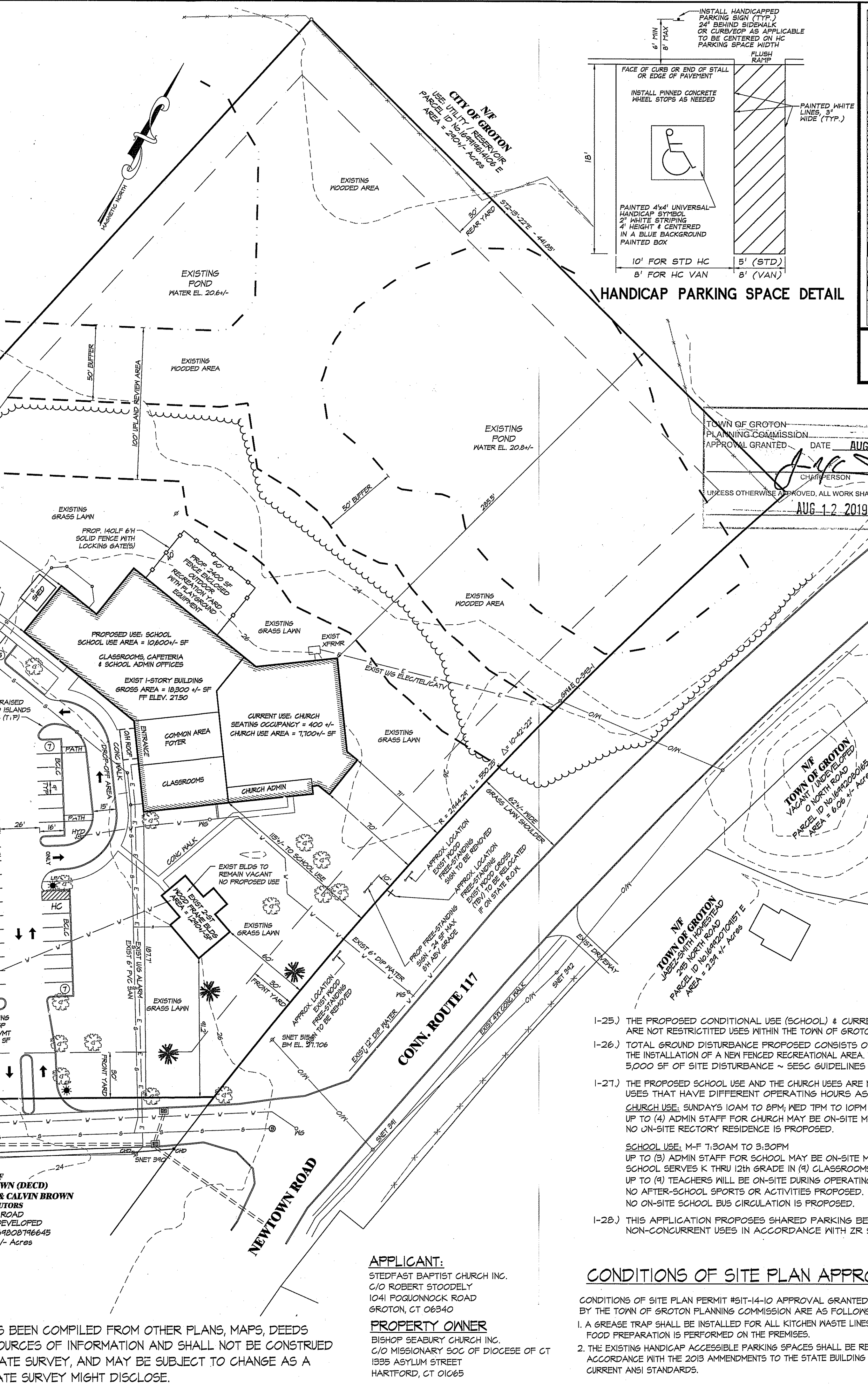
### ZONING DATA

RS-20 RESIDENTIAL ZONING DISTRICT TOWN OF GROTON, CONN.

ITEM	REQUIRED/ALLOWED	PROPOSED
USE	SCHOOL (K - 12 G) CONDITIONAL USE ZR T.1-B	SCHOOL (K - 12 G) CONDITIONAL USE ZR T.1-B
No. STUDENTS (K-12G)		UP TO 100 PROPOSED
MIN. LOT AREA FOR CONDITIONAL SCHOOL USE ZR T.1-B -A.1	5.0 ACRES MIN OR 1000 SF PER STUDENT 1000 SF X 100 STUDENTS = 100,000 SF REQ'D	394,935 +/- SF (9.0 +/- ACRES)
MIN. LOT WIDTH	100 FT	460 +/- FT
MAX. LOT COVERAGE CONDITIONAL SCHOOL USE: ZR T.1-B -A.2	15 %	5 % +/-
MIN. FRONT YARD	30 FT	60 +/- FT
MIN. SIDE YARD	20 FT	120 +/- FT
MIN. REAR YARD	30 FT	285 +/- FT
SPECIAL SETBACK CONDITIONAL SCHOOL USE: ZR T.1-B -A.3	75 FT FROM PROPERTY LINE	115 +/- FT MEASURED FROM PROP. SCHOOL USE PORTION OF BLDG TO CT RT. 117 FRONTAGE LINE
MAX. BUILDING HEIGHT	30 FT	< 30 FT
CHURCH FLOOR AREA		7,700 +/- SF
SCHOOL FLOOR AREA		10,600 +/- SF
PARKING CALCS SCHOOL USE: OPERATING HOURS= M-F 7:30am - 3:30pm NO EVENINGS/WEEKENDS	1 SPACE / 1000 SF OF CLASSROOM AREA 10,600 SF / 1000 = 11 SPACES REQ'D	135 SPACES SHARED WITH CHURCH USE NON-CONCURRENT OPERATING HOURS ZR T.2-6-A.1
PARKING CALCS CHURCH USE: OPERATING HOURS= SUNDAY 10am to 8pm WED 7pm - 10pm	1 SPACE / 3 SEATS 400 SEATS/3 SEATS = 134 SPACES REQ'D	135 SPACES SHARED WITH SCHOOL USE NON-CONCURRENT OPERATING HOURS ZR T.2-6-A.1
ADA ACCESSIBLE SPACES CT 2005/IBC 2003-TL106.1	5 HC SPACES	7 HC SPACES
INTERIOR LANDSCAPE AREA ZR T.4-5-A	10 SF X 135 SPACES 1,350 SF REQ'D	3,700 +/- SF PLANTED ISLANDS PROVIDED
IMPERVIOUS COVER WRP ZONE ZR 6.12-4-A	70% MAX	PYMT & WALKS = 51,500 +/- SF BLDG ROOFS = 19,560 +/- SF GROSS IMPERVIOUS SURFACES = 71,060 +/- SF = 18%
NATURAL STATE LOT AREA ZR 6.12-4-B	20%	60% +/- UNDISTURBED AREA
WATER SERVICE	GROTON UTILITIES	
SANITARY SEWER	TOWN OF GROTON WPCA	

### SYMBOL LEGEND

	SANITARY SEWER
	WATER
	STORM DRAIN
	UG ELECTRIC
	OVERHEAD ELEC WIRE
	CHAINLINK FENCE
	SOLID TYPE FENCE
	UTILITY POLE
	FIRE HYDRANT
	STORM DRAIN INLET
	SANITARY SEWER MANHOLE
	WATER GATE VALVE
	SITE LIGHT POLE
	TREE - DECIDUOUS
	TREE - CONIFER
	BRUSH/TREELINE
	No. OF PARKING SPACES
	TOPOGRAPHIC CONTOUR
	SPOT GRADE



TOWN OF GROTON  
PLANNING COMMISSION  
APPROVAL GRANTED DATE **AUG 12 2014**  
UNLESS OTHERWISE APPROVED, ALL WORK SHALL BE COMPLETED BY **AUG 12 2019**

### GENERAL NOTES

- REFERENCE IS MADE TO THE PLAN TITLED: "BISHOP SEABURY CHURCH SITE PLAN FOR PHASE I ROUTE 117 & NORTH ROAD, GROTON, CONNECTICUT" SCALE: 1"=40', DATED MARCH 31, 1998; REVISED THRU 06-23-98, PREPARED BY HAYWARD-HOLBROOK ENGINEERS & SURVEYORS; STONINGTON, CONNECTICUT; SHEETS 1 THRU 6; APPROVED BY TOWN OF GROTON PLANNING COMMISSION ON MAY 26, 1998.
- THIS PARCEL IS LOCATED WITHIN THE "RS-20" ZONING DISTRICT OF THE TOWN OF GROTON, CONNECTICUT; NEW LONDON COUNTY.
- THIS SITE CONTAINS APPROX. 53,000 +/- SF OF FRESHWATER PONDS AS REGULATED BY THE TOWN OF GROTON (WMA).  
PLAN REFERENCED IN NOTE 1 ABOVE STATES THAT NO REGULATED INLAND WETLAND SOILS EXIST ON-SITE EXCEPT FOR THE POND AREAS.  
NRCS SOIL SURVEY MAPPING INDICATES EXISTING ON-SITE SOILS AS:  
#21-A - NINIGRET-TISBURY SOILS - 0% TO 3% SLOPES - MOD. WELL DRAINED HYDROLOGIC SOIL GROUP "B"; HIGH SEASONAL GW; LEDGE > 60 INCHES  
#32-A - HAVEN & ENFIELD SOILS - 0% TO 3% SLOPES - WELL DRAINED HYDROLOGIC SOIL GROUP "B"; SEASONAL GW > 60 INCHES; LEDGE > 60 INCHES
- THIS PARCEL IS LOCATED WITHIN THE TOWN OF GROTON DESIGNATED WATER RESOURCE PROTECTION (WRP) DISTRICT.
- THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
- THIS PARCEL IS NOT LOCATED WITHIN THE TOWN OF GROTON DESIGNATED COASTAL AREA MANAGEMENT (CAM) ZONE.
- THESE LOTS ARE SERVED BY MUNICIPAL SANITARY SEWER DISPOSAL SERVICE AND PUBLIC WATER SERVICES.
- TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM THE TOWN OF GROTON GIS DIGITAL DATABASE. CONTRACTOR MUST VERIFY TOPO & PLANIMETRICS PRIOR TO COMMENCING ANY SITE WORK.
- ELEVATIONS BASED ON TOWN OF GROTON GIS DATUM.
- ALL UNDERGROUND AND OVERHEAD UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO COMMENCING ANY SITE WORK. THE ENGINEER MAKES NO STATEMENT, WARRANTY OR GUARANTEE TO THE LOCATION, SIZE, TYPE, QUANTITY OR CONDITION OF ANY UTILITIES SHOWN HEREON.
- CONTRACTOR MUST CONTACT THE CT "CALL BEFORE YOU DIG" ORGANIZATION AT 1-800-922-4455 OR #811; AT LEAST (3) THREE BUSINESS DAYS PRIOR TO COMMENCING ANY SITE WORK, DRILLING, EXCAVATION OR ANY OTHER SITE DISTURBANCE ON OR ADJACENT THIS PROJECT SITE.
- NO WORK WITHIN THE PROPOSED 100-FT REGULATED UPLAND REVIEW AREA SHALL BE UNDERTAKEN WITHOUT REVIEW AND/OR PERMIT (AS APPLICABLE) BY THE TOWN OF GROTON INLAND WETLANDS & WATERCOURSE AGENCY.
- PREVIOUS PERMITS ISSUED FOR THIS SITE:  
- PLANNING PERMIT X-90 No. 17 (FEB. 1990)  
- WMA PERMIT # 97-16  
- MODIFIED SITE PLAN PERMIT (MAY 1998)
- ALL UTILITIES TO THIS SITE ARE EXISTING & UNDERGROUND. ANY NEW OR MODIFIED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY SITE WORK THAT MAY BE PERFORMED SHALL CONFORM TO TOWN OF GROTON SITE PLAN STANDARDS.
- ANY NEW HANDICAP ACCESSIBLE ROUTES, RAMPS OR PARKING SHALL CONFORM TO CURRENT ANSI STANDARDS OR THE TOWN OF GROTON STANDARDS, WHICHEVER ARE MORE RESTRICTIVE.
- ANY NEW SANITARY SEWER WORK SHALL CONFORM TO THE TOWN OF GROTON NON-CONTRACT SEWER STANDARDS.
- A STATE TRAFFIC COMMISSION (STC) PERMIT WILL BE REQUIRED, OR FINDING OF NO PERMIT NEEDED, BEFORE ISSUANCE OF BUILDING PERMITS FOR SITES CONTAINING 200 OR MORE PARKING SPACES OR GROSS BUILDING AREAS OF 100,000 SF OR MORE.
- A CONDUIT HIGHWAY ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN OR AFFECTING THE STATE HIGHWAY R.O.W. (CT. ROUTE 117 FRONTAGE).
- FIRE LANES, IF REQUIRED BY THE LOCAL FIRE MARSHAL SHALL BE INSTALLED & MAINTAINED ON-SITE IN ACCORDANCE WITH TOWN OF GROTON ORDINANCE #223.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF GROTON TREE WARDEN BEFORE PRUNING OR REMOVING OF ANY TREES THAT STAND ON TOWN-OWNED PROPERTY AS PER STATE OF CT. GEN. STATUTES CHAPTER 45I, SECTION 23-5B, AS AMENDED.
- THE PROPOSED USES ON THIS SITE WILL NOT GENERATE ANY HAZARDOUS WASTES, EMISSIONS OR DISCHARGES OF HAZARDOUS MATERIALS AS DEFINED BY THE U.S. EPA'S LIST OR PRIORITY POLLUTANTS, SECTION 3001 OF THE RESOURCE CONSERVATION RECOVERY ACT, CT HAZARDOUS WASTE REGULATIONS, THE FEDERAL SUBSTANCE ACT, THE TOXIC SUBSTANCE CONTROL ACT, OR ANY OTHER APPLICABLE REGULATIONS AND/OR ORDINANCES.
- THIS SITE PLAN PROPOSES THE ADDITION OF A CONDITIONAL USE WITHIN THE EXISTING CHURCH BUILDING. NO EXTERIOR SITE DRAINAGE, UTILITY IMPROVEMENTS ARE PROPOSED UNDER THIS PERMIT EXCEPT FOR THE INSTALLATION OF A 2,400 SF FENCED ENCLOSED RECREATIONAL AREA & PLAYGROUND EQUIPMENT. NO OTHER SITE DISTURBANCE IS PROPOSED AS A PART OF THIS PERMIT.
- THIS PERMIT PROPOSES NO CHANGES, UPGRADES OR NEW INSTALLATIONS OF STORM, SANITARY SEWER, FIRE/DOMESTIC WATER, ELEC/TEL/CATV SERVICES.

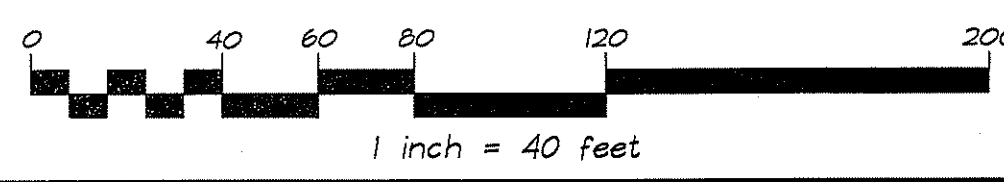
### CONDITIONS OF SITE PLAN APPROVAL

- CONDITIONS OF SITE PLAN PERMIT #917-14-10 APPROVAL GRANTED ON 08/12/2014 BY THE TOWN OF GROTON PLANNING COMMISSION ARE AS FOLLOWS:
- A GREASE TRAP SHALL BE INSTALLED FOR ALL KITCHEN WASTE LINES IF ANY FOOD PREPARATION IS PERFORMED ON THE PREMISES.
  - THE EXISTING HANDICAP ACCESSIBLE PARKING SPACES SHALL BE RE-STRIPED IN ACCORDANCE WITH THE 2013 AMENDMENTS TO THE STATE BUILDING CODE AND CURRENT ANSI STANDARDS.

**APPLICANT:**  
STEDFAST BAPTIST CHURCH INC.  
C/O ROBERT STODOLY  
1041 POQUONNOK ROAD  
GROTON, CT 06340

**PROPERTY OWNER:**  
BISHOP SEABURY CHURCH INC.  
C/O MISSIONARY SOC OF DIOCESE OF CT  
1335 ASYLUM STREET  
HARTFORD, CT 06165

THIS PLAN HAS BEEN COMPILED FROM OTHER PLANS, MAPS, DEEDS AND OTHER SOURCES OF INFORMATION AND SHALL NOT BE CONSTRUED AS AN ACCURATE SURVEY, AND MAY BE SUBJECT TO CHANGE AS A MORE ACCURATE SURVEY MIGHT DISCLOSE.



**The Winthrop Group**  
CIVIL - STRUCTURAL ENGINEERS  
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Groton, Connecticut 06339  
P.O. Box 30, Groton, Connecticut 06339  
Ph: 860.661.1600 - Fax: 860.391.9214



EDWARD H. HENKE III, PE  
CT PE # 16771

### REVISIONS

LTR	DESCRIPTION	DATE
A	ISSUE FOR CONDITIONAL USE SITE PLAN PERMIT	07.22.14
B	ADDED CONDITIONS OF SITE PERMIT SIT-14-10 APPROVAL	09.03.14

**RECEIVE**  
SEP 10 2014  
PLANNING DEPARTMENT  
TOWN OF GROTON, CT

**FOR PROPERTY LOCATED AT**  
**STEDFAST BAPTIST CHURCH INC.**  
256 NORTH ROAD  
PARCEL I.D. No. 169920705230 E  
TOWN OF GROTON - NEW LONDON COUNTY - CONNECTICUT

Sheet No. **S-01**  
SHEET 1 OF 1  
Scale: **1" = 40'**  
Date: **JULY 2014**  
Project No. **140726**