



**GENERAL PROJECT NOTES**

- 1-1.) SEE DWG C-04 FOR SURVEY MAP REFERENCES.
- 1-2.) ALL EXISTING 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.
- 1-3.) CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" (DIAL 811) AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCING ANY SITE WORK, DRILLING, EXCAVATION OR ANY OTHER SITE DISTURBANCE ON OR ADJACENT TO THIS PROJECT SITE.
- 1-4.) ALL PROPOSED UTILITY SERVICES TO THIS PROJECT SHALL BE INSTALLED UNDERGROUND.
- 1-5.) ALL MATERIALS, INSTALLATION AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF GROTON SITE PLAN STDS, DPA CONSTRUCTION STANDARDS AND/OR THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE AND INCIDENTAL CONSTRUCTION CONNECTICUT DEPARTMENT OF TRANSPORTATION; FORM 815; LATEST EDITION; WITH ALL ADDENDA AND REVISIONS THEREOF.
- 1-6.) ALL TRAFFIC SIGNAGE, MARKINGS, LOCATIONS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION & DPA STANDARDS. ALL PAVEMENT STRIPE MARKINGS TO BE PAINTED WHITE.
- 1-7.) THE CONTRACTOR MUST COORDINATE ALL UTILITY SHUT-OFFS, ABANDONMENTS, NEW CONNECTIONS AND INSTALLATIONS WITH THE APPROPRIATE UTILITY COMPANIES, BEFORE AND DURING ANY UTILITY WORK ON THIS PROJECT.
- 1-8.) ON-SITE STORM DRAINAGE SYSTEM PIPING ARE DESIGNED FOR UP TO A 5-YEAR STORM. ALL ON-SITE STORM DRAINAGE IMPROVEMENTS SHALL BE CERTIFIED BY THE ENGINEER OF RECORD THAT IT HAS BEEN BUILT TO THE STANDARDS OF THIS PLAN PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY (C.O.).
- 1-9.) EXISTING ON-SITE STORM DRYWELL CONDITION, SIZE & ELEVATIONS MUST BE INSPECTED & VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY SITE WORK OR EXCAVATION. CLEAN DRYWELL AS REQUIRED.
- 1-10.) ALL SITE WORK SHALL CONFORM TO THE CITY OF GROTON SITE PLAN STANDARDS, LATEST REVISION.
- 1-11.) ALL SANITARY SEWER WORK SHALL CONFORM TO GROTON NON-CONTRACT SEWER CONSTRUCTION STANDARDS.
- 1-12.) ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI/ADA STANDARDS OR CITY OF GROTON STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- 1-13.) FIRE LANES, IF REQUESTED BY THE LOCAL FIRE MARSHALL, SHALL BE INSTALLED & MAINTAINED ON SITE IN ACCORDANCE WITH TOWN OF GROTON ORDINANCE #223.
- 1-14.) THE CONTRACTOR WILL NOTIFY THE MUNICIPAL TREE WARDEN BEFORE REMOVAL OR PRUNING OF ANY TREES THAT STAND ON MUNICIPAL PROPERTY AS PER STATE OF CONN. GENERAL STATUTES - CHAPTER 45i; SECTION 23-55; AS AMENDED.
- 1-15.) ANY FILLING ON THIS SITE WITH IMPORTED MATERIAL SHALL BE A "CLEAN FILL" AND SHALL CONFORM TO THE GRADATION REQUIREMENTS OF CONDOT FORM 814, LATEST EDITION AS FOLLOWS:  
**STRUCTURAL FILL BELOW PAVEMENT, WALKS & BUILDINGS:**  
 M02.06 - GRADATION "B"  
**SUB-BASE FILL BELOW PAVEMENT & WALKS:**  
 M02.06 - GRADATION "A"
- 1-16.) ALL FILL MATERIAL TO BE PLACED ON THIS SITE SHALL BE PLACED AND COMPACTED IN UNIFORM LIFTS NOT EXCEED 12" COMPACTED TO 8" THICK TO 95% DRY DENSITY. SOIL COMPACTION TESTING SHALL BE PERFORMED AS MAY BE REQUIRED BY THE CITY OF GROTON BUILDING DEPARTMENT. CONTRACTOR SHALL VERIFY WITH THE CITY OF GROTON IF ANY TESTING WILL BE REQUIRED PRIOR TO INSTALLING ANY FILL.
- 1-17.) THIS PROJECT PROPOSES THE FOLLOWING SITE IMPROVEMENTS & PERMANENT CONSTRUCTION:  
 A. 1-STORY SLAB-ON-GRADE 9,800 SF ADDITION TO EXISTING COMMERCIAL BLDG.  
 B. PROPOSED USE: ACCESSORY STORAGE USE FOR EXISTING PRIMARY BUSINESS OFFICE USE  
 C. NEW BLDG ADDITION DOES NOT PROPOSE ANY NEW SAN SEWER/DOM WATER SERVICES.  
 D. NEW BLDG ADDITION DOES NOT PROPOSE ANY NEW FIRE SPRINKLER WATER SERVICES.  
 E. ALL NEW MEP SVCS TO NEW BLDG ADDITION WILL BE INTERIOR FROM EXIST BLDG.  
 F. NO NEW EXTERIOR UTILITY CONNECTIONS PROPOSED.  
 G. ROOFTOP MECHANICAL HVAC EQUIPMENT IS PROPOSED.  
 H. EXIST SITE PLANTINGS & VEGETATED SCREENING SHALL BE UNDISTURBED/PROTECTED.  
 I. NO NEW SITE PLANTINGS/LANDSCAPING IS PROPOSED.  
 J. NEW SITE LIGHTING SHALL BE SECURITY LIGHTING WALL-MOUNTED L.E.D. FIXTURES.  
 K. ALL NEW WALL-MOUNTED LIGHTING SHALL BE NON-GLARE WITH FULL CUT-OFF & SHALL BE LOCATED/ORIENTED TO NOT DIRECT/GLARE ANY LIGHTING BEYOND PROPERTY LINES.  
 L. NO OUTDOOR MATERIAL STORAGE IS PROPOSED.  
 M. MAINTAIN EXIST 2-WAY ENTRANCE/EGRESS DRIVEWAY ONTO BRIDGE STREET.  
 N. EMPLOYEES:  
 EXISTING PRIMARY OFFICE USE EMPLOYEES ON-SITE DAILY = 12  
 EXISTING ACCESSORY STORAGE USE EMPLOYEES ON-SITE DAILY = 2  
 TOTAL EXISTING USE EMPLOYEES ON-SITE DAILY = 14  
 PROPOSED ACCESSORY STORAGE USE ADDITION WILL NOT GENERATE ADDITIONAL EMPLOYEES  
 TOTAL PROPOSED USE EMPLOYEES ON-SITE DAILY = 14  
 N. PARKING CALCULATIONS:  
 PRIMARY OFFICE USE: 6FA = 4666 SF X 1 SP/250 SF = 19 SPACES REQUIRED  
 INCLUDES TOTAL ANSI/ADA HC SPACES REQUIRED = 1 SPACE (2015 IBC TBL.1106.1)  
 NEW OFF-STREET ON-SITE PARKING PROVIDED: (8) SPACES TOTAL  
 INCLUDES: RE-CONFIGURATION OF A PAVED (18) SPACE PAVED PARKING AREA WITHIN SITE BOUNDARY + (1) OFF-SITE ON-STREET PARKING SPACE ON THAMES STREET (WITHIN 500' OF SITE BOUNDARY)  
 TOTAL SPACES PROVIDED = 19 SPACES  
 SUBJECT TO SPECIAL PERMIT APPROVAL PER ZTR.11.6.3.d
- 1-18.) ALL ON-SITE PARKING TO BE FOR EXCLUSIVE NON-TRANSIENT EMPLOYEE PARKING. ALL NON-ADJAC ON-SITE PARKING TO BE PERMANENT CONTACT SIZE SPACES (8'x16'L) SUBJECT TO SPECIAL PERMIT APPROVAL PER ZTR.11.6.3.d
- 0. TRUCK LOADING BERTH:  
 (1) 12'W X 40'L X 14'H TRUCK LOADING BERTH WITH ELEVATED LOADING DOCK PROVIDED
- 1-19.) THIS PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL OF THE FOLLOWING PERMITS:  
 A. INLAND WETLANDS PERMIT - CITY OF GROTON INLAND WETLANDS & WATERCOURSE AGENCY.  
 B. SPECIAL PERMIT - CITY OF GROTON PLANNING & ZONING COMMISSION  
 C. CAM PERMIT - CITY OF GROTON PLANNING & ZONING COMMISSION
- 1-19.) ANY MODIFICATIONS REQUIRED BY ANY OTHER STATE OR FEDERAL PERMITTING AGENCY/PROCESS SHALL BE REVIEWED BY MUNICIPAL PLANNING STAFF. ANY REQUIRED SITE PLAN MODIFICATIONS SHALL BE APPROVED BY THE APPROPRIATE MUNICIPAL AGENCIES, AS NECESSARY.

**HAZARDOUS MATERIALS & WASTE**

THE CURRENT & PROPOSED COMMERCIAL USE OF THIS SITE DOES NOT GENERATE, STORE, TRANSFER, HANDLE OR OTHERWISE CREATE ANY HAZARDOUS WASTE OR MATERIAL AS DEFINED BY THE USEPA, OR BY SECTION 3001 OF THE RESOURCE CONSERVATION & RECOVERY ACT, CONNECTICUT HAZARDOUS WASTE REGULATIONS, THE FEDERAL TOXIC SUBSTANCE ACT, OR THE TOXIC SUBSTANCE CONTROL ACT.

**SITE CONSTRUCTION NOTES**

- 2-1.) A MINIMUM OF 12" OF COVER SHALL BE MAINTAINED OVER ALL HDPE STORM DRAIN PIPES.
- 2-2.) A MINIMUM OF 48" OF COVER SHALL BE MAINTAINED OVER ALL EXIST SUBSURFACE WATER & SANITARY SEWER PIPES.
- 2-3.) "HDPE" STORM DRAIN PIPE SHALL BE HIGH DENSITY POLY-ETHYLENE (HDPE) PIPE CONFORMING TO AASHTO M294 TYPE "B", CAPABLE OF WITHSTANDING AASHTO H20-44 WHEEL LOADING WITH 24" MINIMUM COVER. PIPE SHALL BE RATED FOR 0.10 MANNINGS "N". ALL HDPE PIPE FITTINGS AND APPURTENANCES SHALL CONFORM TO ASTM D3350. INSTALLATION OF DRAINAGE PIPE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH ASTM D2321.
- 2-4.) "RCP" STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE (RCP) PIPE - CLASS V; ASTM C76; WITH "O"-RING GASKETS, CAPABLE OF WITHSTANDING AASHTO H20-44 WHEEL LOADING WITH 12" MINIMUM COVER. PIPE SHALL BE RATED FOR 0.12 MANNINGS "N". "O"-RING GASKETS AND SPIGOT JOINTS SHALL CONFORM TO ASTM C443 PREMOLDED NEOPRENE CONTINUOUS "O" RING FLEXIBLE COMPRESSION GASKETS. COMPLETED GASKETTED PIPE JOINTS SHALL BE CAPABLE OF WITHSTANDING 10 PSI INTERNAL PRESSURE WITHOUT LEAKAGE OR DISPLACEMENT OF GASKET.
- 2-5.) ALL STORM DRAINAGE CATCH BASINS, SUMPS, MANHOLES, RISERS AND FLAT-TOPS SHALL BE PRE-CAST REINFORCED CONCRETE, CONFORMING TO THE STATE OF CONNECTICUT D.O.T. STANDARD SPECIFICATIONS AND DETAILS.
- 2-6.) ALL STORM DRAIN INLET FRAMES AND GRATES SHALL BE ASHTO TRAFFIC LOAD RATE AND SHALL HAVE AN APP'VD TRAFFIC RATED GALVANIZED COATING.
- 2-7.) ALL CATCH BASINS SHALL HAVE A 2' DEEP SUMP BELOW THE LOWEST PIPE FLOW LINE.
- 2-8.) ALL PROPOSED GRADES SHOWN REPRESENT FINAL SURFACE OF PAVEMENT, CONCRETE OR TOPSOIL UNLESS OTHERWISE NOTED.
- 2-9.) ALL FINAL SITE GRADING SHALL BE PERFORMED WITHIN AN ALLOWABLE TOLERANCE OF 0.1 FEET ABOVE THE PROPOSED FINISH GRADE ELEVATION.
- 2-10.) ALL GRADED SURFACES SHALL BE GRADED SUCH THAT POSITIVE GRAVITY DRAINAGE OCCURS FROM ALL SURFACE POINTS.
- 2-11.) GRADED SHOULDER SLOPES WITHIN EXCAVATED AREAS SHALL BE GRADED AT MINIMUM AS FOLLOWS:  
 IN ROCK CUT - 1:5H:1V OR STEEPER AS APPROVED BY TOWN IN EARTH CUT/FILL - 2H:1V
- 2-12.) ON-SITE STORM DRAINAGE PIPING, SHALES AND BASINS ARE HYDRAULICALLY DESIGNED BASED ON A 5-YEAR STORM EVENT.
- 2-14.) ALL GRAVITY PIPE RUNS SHALL BE LAID TRUE TO THE HORIZONTAL AND VERTICAL ALIGNMENT PROPOSED, WITHOUT ANY LOW SPOTS, BELLETS OR ALIGNMENT.
- 2-15.) ALL EXISTING GRADES, STORM/SANITARY WATER PIPING AND GATED STRUCTURES MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING ANY SITE DISTURBANCE OR ANY OTHER WORK.
- 2-16.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL BARRICADES, SIGNAGE, TOWNSHIP AND OTHER EQUIPMENT/ITEMS REQUIRED TO MAINTAIN SAFE & FULL PUBLIC PEDESTRIAN/VEHICLE & EMERGENCY ACCESS ALONG ALL PUBLIC/STREET ROA'S DURING ALL PHASES OF THIS PROJECT.
- 2-17.) BUILDING STEEL LAYDOWN AREA & RIGGING EQUIPMENT LOCATIONS SHALL BE CAREFULLY PLANNED OUT SO THAT EXISTING STRUCTURES & U/G UTILITIES ARE NOT DAMAGED AND MAINTAINING REQUIRED ACCESS TO BUILDING DURING CONSTRUCTION, DURING ALL PHASES OF THIS PROJECT.

**DEMOLITION/EXCAVATION & MOBILIZATION NOTES**

- 5-1.) CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS INCLUDING BUT NOT LIMITED TO CLEARING, DEMOLITION, SITEWORK, TEMPORARY & PERMANENT COVER & ALL OTHER UTILITY SERVICES, SIDEWALK CLOSURE, R.O.W. ENCROACHMENT, ROAD CUT AND ANY OTHER PERMIT THAT MAY APPLY.
- 5-2.) ALL PAVEMENT REMOVAL WITHIN THE TRAVELLED PORTIONS OF ROADS AND PARKING AREAS SHALL BE SAWCUT SMOOTH WITH TRUE ALIGNMENT.
- 5-3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SURPLUS MATERIAL OFF SITE. ANY ITEMS/MATERIAL TO BE SAVED FOR FUTURE RE-USE SHALL BE APPROPRIATELY STOCKPILED ON SITE AND PROTECTED WITH ADEQUATE SECC MEASURES TO PREVENT SEDIMENTATION OR DAMAGE TO DOWNSTREAM OR ADJACENT PROPERTIES.
- 5-4.) ANY REMOVAL ITEMS THAT MUST BE SAVED FOR RE-USE SHALL BE REMOVED IN SUCH A MANNER THAT DAMAGE TO THE ITEM IS MINIMIZED.
- 5-5.) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION AGAINST DAMAGE TO ANY ITEMS THAT ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEMS THAT ARE TO REMAIN.
- 5-6.) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE BARRICADES, FENCING, SIGNAGE & SITE SECURITY DURING AND AFTER WORKING HOURS. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL SECURITY AND SAFETY MEASURES TO ENSURE THAT PUBLIC SAFETY AND PROJECT SECURITY IS MAINTAINED AT ALL TIMES DURING THE ENTIRE PROJECT. ALL SAFETY AND SECURITY MEASURES SHALL BE MAINTAINED IN ACCEPTABLE OPERATING CONDITION DURING THE ENTIRE DURATION OF THE PROJECT.
- 5-7.) CONTRACTOR SHALL BARRICADE AND APPROPRIATELY SIGN ALL EXCAVATED TRENCHES, TEST HOLES AND OTHER EXCAVATIONS TO PREVENT ACCIDENTAL FALLS AND UNAUTHORIZED ENTRY DURING THE CONSTRUCTION PHASE.
- 5-9.) CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL DEMOLITION AND RELATED WORK IN SUCH A MANNER SO THAT NO UNREASONABLE DISTURBANCE, DUST, DEBRIS OR DAMAGE OCCURS TO ADJACENT PROPERTIES OR THE GENERAL PUBLIC.
- 5-10.) ALL WORK WITHIN THE STREETLINE RIGHT-OF-WAY OF PUBLIC ROADWAYS INCLUDING SANQUITTING, PAVEMENT DEMOLITION OR REPLACEMENT, UTILITY REMOVALS OR INSTALLATIONS AND STRIPING OR TRAFFIC SIGNAL WORK SHALL BE SUBJECT TO THE REVIEW AND APPROVAL AND PERMITTING BY THE MUNICIPAL DEPT OF HIGHWAYS/PUBLIC WORKS.
- 5-11.) IF EXPLOSIVE DEMOLITION OF LEDGE, ROCK, BOULDERS, ETC., IS REQUIRED, ALL EXPLOSIVE DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES. NO EXPLOSIVE DEMOLITION SHALL OCCUR BETWEEN THE HOURS OF 5:00PM TO 7:00AM ON ANY DAY, AND NO EXPLOSIVE DEMOLITION SHALL OCCUR ON SUNDAYS.
- 5-12.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A FULL AND COMPLETE PRE-BLAST SURVEY OF ANY AND ALL PROPERTIES THAT MAY BE AFFECTED BY EXPLOSIVE DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION OF ANY PART OF ANY PROPERTY THAT MAY BE AFFECTED BY EXPLOSIVE DEMOLITION ACTIVITIES, AND SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY DAMAGED PORTION OF SAID PROPERTIES.
- 5-13.) CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING RESTORING AND GENERAL MAINTENANCE OF ALL ADJACENT AND ADJUTING PROPERTIES, STRUCTURES OR PORTIONS THEREOF THAT MAY BE DAMAGED OR OTHERWISE AFFECTED BY THE CONSTRUCTION/DEMOLITION ACTIVITIES ON THIS PROJECT. CONTRACTOR'S RESPONSIBILITY SHALL EXTEND TO AT LEAST THE POINT WHERE THE PROPERTY/STRUCTURE IS FULLY RESTORED OR FULLY RESTORED OR ESTABLISHED AND/OR STABILIZED. ALL EFFORTS, MATERIALS AND INSTALLATION SHALL BE PAID FOR BY THE CONTRACTOR.
- 5-14.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAFFIC CONTROL INCLUDING FLAGPERSONS, BARRIERS, FENCING, BARRICADES, SIGNAGE, TEMPORARY LIGHTS, ETC., DURING THE DEMOLITION AND/OR CONSTRUCTION PHASES OF THIS PROJECT.
- 5-15.) ALL UTILITY AND DRAINAGE CONNECTIONS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE LOCATED WITH ALL CONDUIT AND ALL REQUIRED PERMITS AND REQUIREMENTS OF THE RESPECTIVE MUNICIPAL OR UTILITY PERMITTING AGENCY.
- 5-16.) CONTRACTOR SHALL PROVIDE ALL NECESSARY EXCAVATION SHORING, TRENCH BOXING, ETC. TO PROTECT WORKERS FROM INJURY AND ANY ADJACENT UTILITIES FROM DAMAGE.

**SOIL EROSION & SEDIMENT CONTROL NOTES**

- 3-1.) DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION AND/OR SEDIMENTATION.
- 3-2.) THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE PROJECT SITE CONTRACTOR.
- 3-3.) THE CONTRACTOR SHALL USE THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2002, OR LATEST REVISION, WHICH SHALL BECOME A PART OF THIS PLAN. THE GUIDELINES MAY BE OBTAINED FROM THE CONNDEP PUBLICATIONS BOOK STORE, HARTFORD, CT.
- 3-4.) THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE MEASURES.
- 3-5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION AND REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
- 3-6.) THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
- 3-7.) THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL CONDITION.
- 3-8.) THE CONTRACTOR SHALL NOTIFY THOMAS GREEN HEREINAFTER REFERRED TO AS THE "OWNER" OF ANY UNSATISFACTORY EROSION OR SEDIMENTATION CONDITIONS NOT CONTROLLED BY THIS PLAN AS THEY MAY ARISE, AND SHALL INSTALL ADDITIONAL MEASURES AS MAY BE DIRECTED BY THE MUNICIPALITY. THE OWNER MAY BE CONTACTED AT (860) 961-8704. RO REPORT ANY EMERGENCY SECC SITE CONDITIONS.
- 3-9.) FIELD CHANGES TO THIS PLAN SHALL BE MADE ONLY WITH THE WRITTEN CONSENT OF THE ENGINEER AND MUNICIPAL APPROVAL.
- 3-10.) ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES SHALL BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN LANDSCAPE AREAS.
- 3-11.) ALL DISTURBED AREAS NOT COVERED WITH IMPERVIOUS SURFACES, HOUSES OR MULCH SHALL BE PLANTED WITH GRASS ON 4" MIN. THICKNESS TOPSOIL LAYER AND PROTECTED WITH MULCH ANCHORING.
- 3-12.) REFER TO STABILIZATION NOTES SHOWN ON THIS SHEET.
- 3-13.) MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 2 BALES PER 1000 SF. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE APPROXIMATELY 2" TO 3" TO ANCHOR SECURELY INTO SOIL.
- 3-14.) ANY EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES WHICH MAY BE SUBJECT TO SEDIMENTATION, INCLUDING CATCH BASINS/GRATES, INLET/OUTLET STRUCTURES AND OUTFALL AREAS SHALL BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL ENSURE THAT ANY DAMAGE, SEDIMENTATION OR OTHER CONSTRUCTION RELATED DEBRIS SHALL BE REMOVED, CLEANED AND/OR REPAIRED FOR ALL COMPONENTS OF ANY STORM DRAIN OR OTHER PROPERTIES AFFECTED BY THIS PROJECT.
- 3-15.) ALL HAYBALES SHALL BE TOED INTO EXISTING SUBSTRATE SOILS AND STABILIZED WITH STURDY STAKES (TWO PER BALE).
- 3-16.) ALL TEMPORARY SOIL STOCKPILE AREAS SHALL BE PROTECTED WITH A ROW OF HAYBALES OR SEDIMENT FENCE AROUND THE TOE AND SPREAD HAY MULCH AND WOVEN NETTING (OR EXCEL/SIOR EROSION CONTROL MATTING) WHEN LEFT EXPOSED FOR LONGER THAN 21 CALENDAR DAYS.
- 3-17.) UPON PROJECT COMPLETION, ALL DISTURBED AREAS OTHER THAN THOSE SPECIFIED ON THE SITE PLANS, SHALL BE TREATED WITH AN APPROPRIATE SEED MIX TO ENSURE PERMANENT STABILIZATION. ALL TEMPORARY SECC CONTROLS SHALL BE MAINTAINED UNTIL EXPOSED SOILS ARE SATISFACTORILY STABILIZED.
- 3-18.) SCHEDULE AN INSPECTION BY MUNICIPAL STAFF OF ALL IN-PLACE SECC MEASURES PRIOR TO ANY SITE WORK OR SURFACE DISTURBANCE.

**SOIL EROSION & SEDIMENT CONTROL NARRATIVE**

- 4-1.) THIS PARCEL HAS EXISTING BUILDINGS, STRUCTURES & PAVED PARKING AREAS. THE SITE IS PREVIOUSLY DEVELOPED, DISTURBED & FILLED. PROPOSED NEW WORK AREA IS CURRENTLY PAVED & 100% IMPERVIOUS SURFACE. NO VEGETATION CLEARING REQ'D.
- 4-2.) THE PARCEL IS ADJACENT TO DEVELOPED INDUSTRIAL/COMMERCIAL USES ALONG ALL ADJACENT BOUNDARIES & ACROSS THE STREET.
- 4-3.) SOIL TYPES ON THIS SITE ARE CLASSIFIED BY THE USDA/NRCS AS FOLLOWS: UNIT 8306 - UDORTHTENS URBAN LAND COMPLEX (UNCLASSIFIABLE)
- 4-4.) THE ESTIMATED CONSTRUCTION DATES ARE:  
 - COMMENCEMENT: JAN 2019  
 - COMPLETION : JULY 2019
- 4-5.) THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN (1) PHASE.
- 4-6.) SITE CONTRACTOR SHALL INSTALL HAYBALE; OR CRUSHED STONE OR SILT-SACK PROTECTION AROUND ALL SITE DRAINAGE INLETS AS THEY ARE INSTALLED. THESE PROTECTIVE MEASURES SHALL BE MAINTAINED IN A CLEAN AND FREE FLOWING MANNER DURING THE ENTIRE CONSTRUCTION PERIOD. UNTIL FINAL PAVEMENT/SITE STABILIZATION HAS OCCURRED, THE CONTRACTOR SHALL REPLACE THE PROTECTIVE MEASURES AS NEEDED.
- 4-7.) THE CONTRACTOR SHALL PROVIDE ADEQUATE FACILITIES AND EQUIPMENT FOR DUST CONTROL DURING DEMOLITION PHASES THROUGH CONSTRUCTION PHASES. DUST CONTROL SHALL BE A PRIMARY CONCERN AND SHALL BE ABATED WITH ADEQUATE WATER TRUCKS AND CONTINUOUS WATER SPRAYING OF DISTURBED SITE SURFACE, DEMOLITION AND CRUSHING OPERATIONS AS APPLICABLE.
- 4-8.) THE AREAS OF MAJOR IMPORTANCE FOR SEDIMENTATION & EROSION CONTROL FOR THIS PROJECT INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:  
 - ALL AREAS IMMEDIATELY DOWNGRADE OF EXCAVATIONS OR ANY EARTH CUTS.  
 - ALL ADJACENT PROPERTIES  
 - ALL BASE OF SLOPES OF STOCKPILED MATERIALS, IF STOCKPILES ARE USED.  
 - ALL STORM DRAINAGE INLETS (CB'S, DRYWELLS, HEADWALLS, ETC.)  
 - GRADED DIVERSION SHALES ALONGSIDE FILLS & CUTS (IF USED).  
 - ALL ADJACENT ROAD GUTTERS AND R.O.W.'S.
- 4-9.) THE CONTRACTOR SHALL PROVIDE ADEQUATE FACILITIES & EQUIPMENT FOR EXCAVATION DE-WATERING AS REQ'D. ALL DE-WATERING METHODS TO BE IMPLEMENTED SHALL BE REVIEWED AND APPROVED BY MUNICIPAL STAFF PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL NOT DISCHARGE ANY SEDIMENT LADEN GROUNDWATER TO ANY REGULATED WETLANDS DURING ANY DE-WATERING PROCESS.
- 4-10.) PROPOSED AREA OF SITE DISTURBANCE FOR THIS PROJECT: 11,000 +/- SF

EXISTING	PROPOSED
No. of Parking Spaces	
Staked Haybales (SECC)	
Topographic Contour	
Spot Grade	

**ABBREVIATIONS**

APPROX	APPROXIMATE	MH	MANHOLE
AVG.	AVERAGE	MNM	MINIMUM
APP'VD	APPROVED	M.C.O.	MASONRY OPENING
BOLC	BUTYROMINUS CONCRETE CURB	MUN	MONUMENT
B.F.	BOTTOM FOOTING	MS	MERESTONE
BIT	BITUMINOUS	N/F	NEW OR FORMERLY
BOLD	BUILDING	O.C.	ON CENTER
CB	CATCH BASIN	O/W	OVERHEAD WIRE
CLIP.	CAST IRON PIPE	PI	POINT OF INTERSECTION
CLASS	CLASS	PROP.	PROPOSED
CONC.	CONCRETE	PSF	POUNDS PER SQUARE FOOT
C.O.	CLEAN-OUT	PSI	POUNDS PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DH	DRILL HOLE	PVC	POLYVINYL CHLORIDE PIPE
DIA.	DIAMETER	PWT	PAVEMENT
DMC	DRAIN MANHOLE	R	RADIUS
ELEC	ELECTRIC	ROP	REINFORCED CONCRETE PIPE
ELEV/EL	ELEVATION	REF	REFERENCE
E.O.P.	EDGE OF PAVEMENT	REQ'D	REQUIRED
EX.	EXISTING	RR, R/W	RIGHT OF WAY
EXC.	EXCAVATION	RR	RAILROAD
ENCLOS.	ENCLOSURE	RET	RETAINING
FINSH FLOOR	FINISH FLOOR	S	SLOPE
FT	FOOT	S=	SQUARE FEET
G	GROSS FLOOR AREA	SM	SANITARY MANHOLE
G.F.A	GROSS FLOOR AREA	ST	STATION
H	HIGH	STA	STATION
HC	HANDICAP	SY	SQUARE YARD
HP	HOSE CONNECTION	SV(C)	SERVICES
HP	HIGH PRESSURE	TES	TO BE SET
HVAC	HEATING, VENTILATION, AIR CONDITIONING	T.B.V.	TO BE VERIFIED
HYD	HYDRANT	TEL	TELEPHONE
LLA.	INTEGRAL LOT AREA	TF	TOP OF FRAME
INT	INTERIOR	THK	THICK
INV	INVERT	TYP	TYPICAL
LF	LINEAR	U.S.T.	UNDERGROUND STORAGE TANK
LP	IRON PIN	U.P.	UTILITY POLE
LP	LIGHT POLE	UG	UNDERGROUND
LT	LEFT	WG	WATER GATE
LEFT	LEFT	XPWR	TRANSFORMER

APPROVED BY THE CITY OF GROTON  
CONSERVATION COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON  
PLANNING & ZONING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS SITE PLAN HAS BEEN REVIEWED & APPROVED BY THE PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A COASTAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 15 OF PUBLIC ACT 79-535 ON \_\_\_\_\_

**CALL TOLL FREE FOR CONNECTICUT**  
1-800-922-4455 OR DIAL 811  
CALL TWO FULL WORKING DAYS IN ADVANCE TO LOCATE BURIED UTILITY PIPES & CABLES

**The Winthrop Group**  
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 Licensed In: Connecticut, New York, Rhode Island, Maine, Massachusetts, Maryland, Pennsylvania, California  
 P.O. Box 359 North Stonington, Connecticut 06359  
 Ph: 860.460.1606 - Fax: 860.445.9563

EDWARD H. WENKE III, PE  
CT PE # 16771

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REVISIONS		
LTR	DESCRIPTION	DATE
A	PRELIM ISSUE FOR REVIEW	10/25/18
B	ISSUE FOR WETLANDS PERMIT	10/30/18
C	WETLANDS COMMENTS ISSUE FOR SITE PLAN PERMIT	11/13/18

SITE NOTES, LEGENDS & ABBREVIATIONS  
 PREPARED FOR  
**PROPOSED COMMERCIAL BUILDING ADDITION**  
**BRIDGE STREET LEASING LLC**  
 FOR PROPERTY LOCATED AT  
**70 BRIDGE STREET - PARCEL ID #1689143393728**  
**CITY OF GROTON - NEW LONDON COUNTY - CONNECTICUT**

Dwg. No.  
**C-02**  
 SHEET 2 OF 7  
 Scale: AS SHOWN  
 Date: OCTOBER 2018  
 Project No. 181053

THIS PLAN HAS BEEN COMPILED FROM VARIOUS TOWN GIS DATA, MAPS, DEEDS, ETC AND IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY; AND IS SUBJECT TO CHANGE AS A MORE ACCURATE BOUNDARY SURVEY MIGHT DISCLOSE.

APPROVED BY THE CITY OF GROTON  
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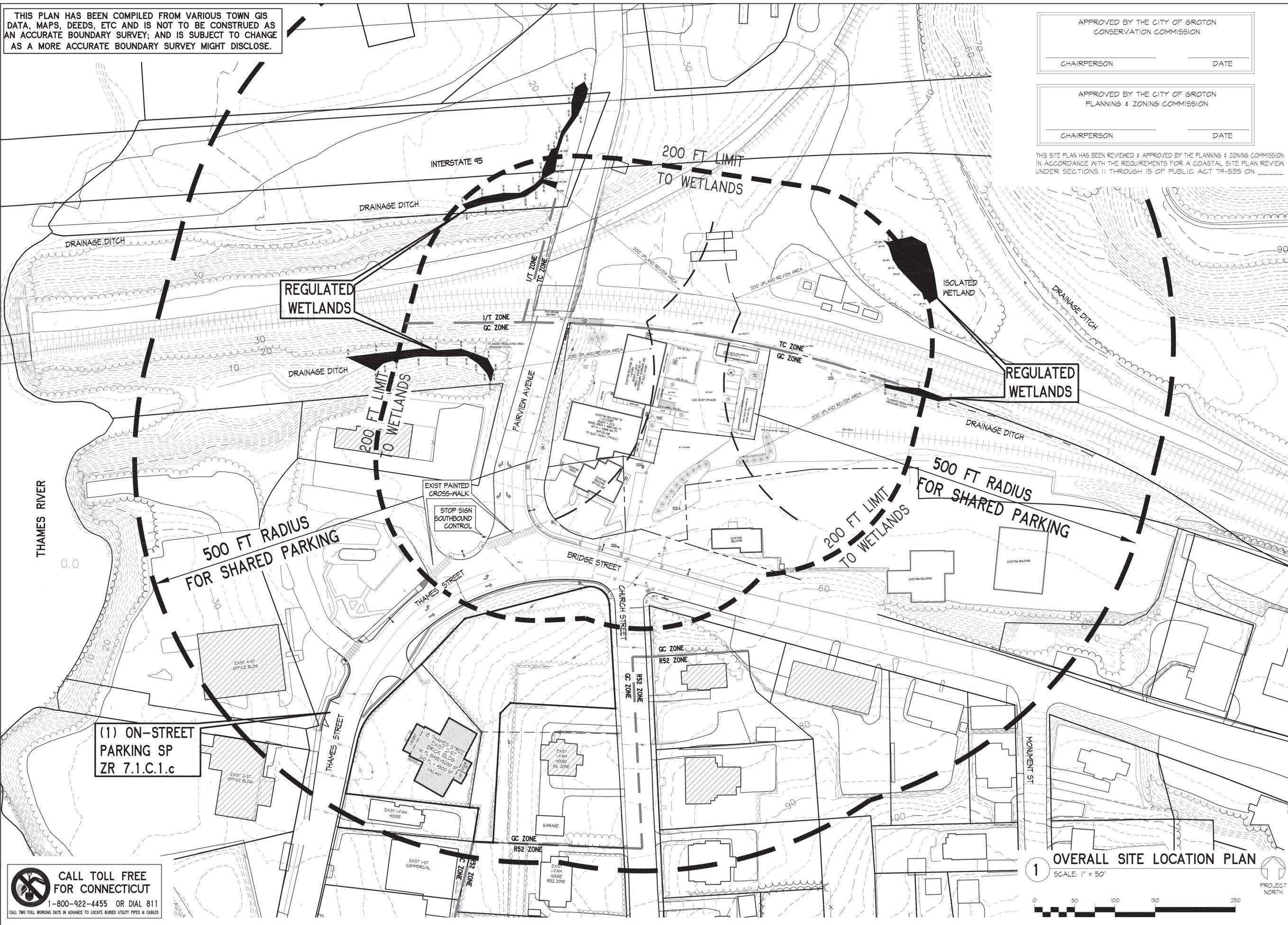
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON  
PLANNING & ZONING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS SITE PLAN HAS BEEN REVIEWED & APPROVED BY THE PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A COASTAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 15 OF PUBLIC ACT 79-535 ON \_\_\_\_\_

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**REVISIONS**

LTR	DESCRIPTION	DATE
A	PRELIM ISSUE FOR REVIEW	10/25/18
B	ISSUE FOR WETLANDS PERMIT	10/30/18
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**OVERALL SITE LOCATION PLAN**  
**PROPOSED COMMERCIAL BUILDING ADDITION**  
 PREPARED FOR  
**BRIDGE STREET LEASING LLC**  
 FOR PROPERTY LOCATED AT  
 70 BRIDGE STREET - NEW LONDON COUNTY - CONNECTICUT  
 CITY OF GROTON

Dwg. No.  
**C-03**  
 SHEET 3 OF 7  
 Scale:  
 AS SHOWN  
 Date  
 OCTOBER 2018  
 Project No.  
 181053

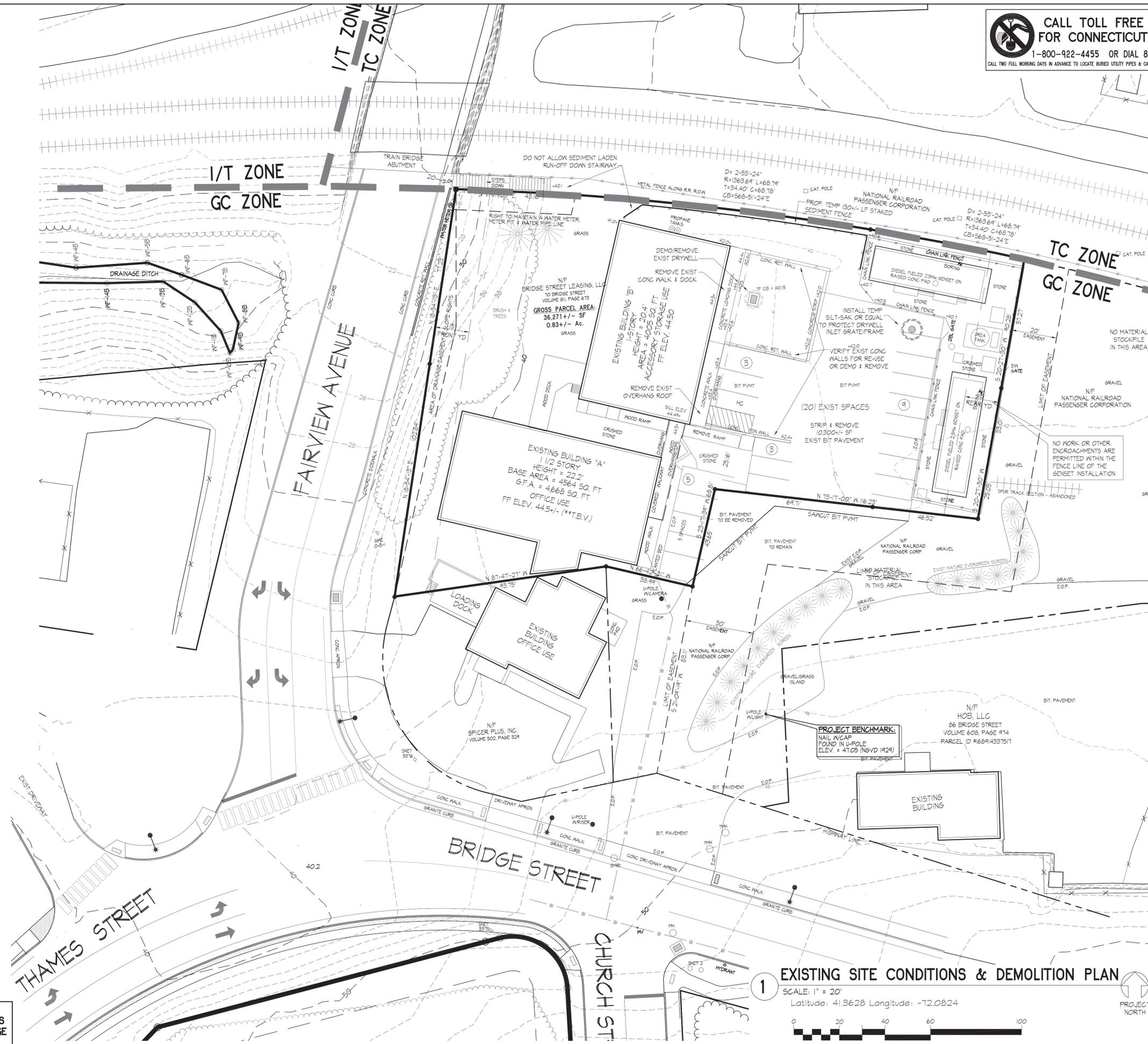
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**1** OVERALL SITE LOCATION PLAN  
 SCALE: 1" = 50'



**GENERAL MAPPING NOTES**

- 1-1.) REFERENCE IS MADE TO THE PLAN(S) TITLED:
  - A.) "CMEEC '50 IN 5" PROJECT 5MA GENERATOR INSTALLATION BRIDGE STREET GROTON UTILITIES", SITE PLAN, PROPOSED GENERATOR LAYOUT TO BRIDGE STREET GROTON, CT PROJECT, 50 IN 5 PROJECT, CUSTOMER: CMEEC - CONNECTICUT MUNICIPAL ELECTRIC ENERGY COOPERATIVE, 30 STOTT AVENUE, NORWICH, CT 06360; DATE: 6/17/09; REV 2 - 3/04/2011 - AS-BUILT; SCALE AS NOTED; SHEET L-003; PREPARED BY 6/A ENGINEERING LLC, 88 HOWARD STREET, NEW LONDON, CT 06320; (860) 887-1840.
  - B.) "PROPERTY SURVEY PROPERTY OF BRIDGE STREET LEASING LLC TO BRIDGE STREET GROTON, CONNECTICUT"; SCALE: 1" = 20'; DATE: MAY 6, 2003; REV 1 - 8/13/03; DWS No. 03-035.01; SHEET 1 OF 1; PREPARED & CERTIFIED SUBSTANTIALLY CORRECT BY MICHAEL J. SCANLON CTPLS #14662; DICASARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD, GROTON, CONNECTICUT; (860) 448-0400.
  - C.) "PROPERTY SURVEY MAP PROPERTY TO BE CONVEYED BY NATIONAL RAILROAD PASSENGER CORPORATION TO BRIDGE STREET LEASING LLC; BRIDGE STREET GROTON, CONNECTICUT"; SCALE: 1" = 20'; DATE: MAY 18, 2004; DWS No. 03-035.02 SHEET 1 OF 1; PREPARED TO "A-2" HORIZONTAL ACCURACY BY DICASARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD, GROTON, CONNECTICUT; (860) 448-0400.
  - D.) "PROPERTY SURVEY MAP PROPERTY TO BE CONVEYED BY NATIONAL RAILROAD PASSENGER CORPORATION TO BRIDGE STREET LEASING LLC; BRIDGE STREET GROTON, CONNECTICUT"; SCALE: 1" = 20'; DATE: MAY 18, 2004; DWS No. 03-035.04 SHEET 1 OF 1; PREPARED TO "A-2" HORIZONTAL ACCURACY BY DICASARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD, GROTON, CONNECTICUT; (860) 448-0400.
  - E.) "GENERAL LOCATION PLAN SHOWING INLAND WETLANDS TO WITHIN 200 FEET OR PROPERTY BELONGING TO BRIDGE STREET LEASING LLC; TO BRIDGE STREET CITY OF GROTON, CONNECTICUT"; SCALE: 1" = 40'; DATE: \*\* 2018, JOB No. 18-060, SHEET 1 OF 1; PREPARED & CERTIFIED SUBSTANTIALLY CORRECT BY JOHN PAUL MEREN CTPLS #10254; GERKICK-MEREN LLC; 191 BOSTON POST ROAD; PO BOX 565; EAST LYME, CONNECTICUT 06333; TEL. (860) 442-2201 FAX (860) 442-2205.
- 1-2.) A.) TOPO & EXISTING SITE CONDITIONS WITHIN PROPOSED PROJECT LIMITS SHOWN HEREON WERE TAKEN FROM A PARTIAL GROUND SURVEY PERFORMED BY GERKICK-MEREN LLC IN OCTOBER 2018 (MAP REF I.E ABOVE); CONTRACTOR MUST VERIFY THE TOPOGRAPHY & PLANIMETRICS PRIOR TO COMMENCING ANY SITE WORK.
  - B.) TOPO & EXISTING SITE CONDITIONS OUTSIDE OF PROPOSED PROJECT LIMITS SHOWN HEREON WERE TAKEN FROM THE TOWN OF GROTON DIGITAL TOPOGRAPHY DATABASE (1998) & VISUAL FIELD VERIFICATIONS; CONTRACTOR MUST VERIFY THE TOPOGRAPHY & PLANIMETRICS PRIOR TO COMMENCING ANY SITE WORK.
  - C.) OVERALL TOPO & EXISTING SITE CONDITIONS SHOWN HEREON ARE A COMPILED OF VARIOUS SURVEYS, MAPS & OTHER INFORMATION AND SHALL NOT BE CONSTRUED AS AN OVERALL ACCURATE TOPOGRAPHY/SITE CONDITIONS SURVEY; AND IS SUBJECT TO CHANGE AS A MORE COMPREHENSIVE OVERALL CURRENT TOPOGRAPHY SURVEY MIGHT DISCLOSE.
- 1-3.) ELEVATIONS BASED ON NGVD 1929 DATUM. CONTRACTOR TO RELOCATE BENCHMARK IN WAY OF CONSTRUCTION AS REQUIRED.
- 1-4.) LIMITS OF REGULATED WETLANDS SHOWN HEREON WERE ESTABLISHED & FLAGGED IN THE FIELD BY JOSEPH R. THEROUX, CERTIFIED FORESTER & SOIL SCIENTIST; IN SEPTEMBER 2018 AND FIELD LOCATED BY SURVEY PERFORMED BY GERKICK-MEREN LLC.
- 1-5.) THE GROSS LOT AREA OF THIS PARCEL IS 36,271 +/- SF (0.83 +/- Ac).
- 1-6.) THIS SITE CONTAINS NO KNOWN AREAS OF REGULATED FRESHWATER WETLANDS WITHIN THE PROJECT SITE PARCEL BOUNDARIES.
- 1-7.) THIS SITE IS IDENTIFIED AS PARCEL #168914333728 ON THE TOWN OF GROTON TAX ASSESSOR'S LAND RECORDS.
- 1-8.) THIS SITE IS LOCATED WITHIN THE "6-C" GENERAL COMMERCIAL ZONING DISTRICT OF THE CITY OF GROTON, CONNECTICUT; NEW LONDON COUNTY.
- 1-9.) THIS SITE IS LOCATED WITHIN THE CITY OF GROTON DESIGNATED COASTAL AREA MANAGEMENT (CAM) ZONE.
- 1-10.) THIS SITE IS NOT LOCATED WITHIN ANY DESIGNATED WATER RESOURCE PROTECTION (WRP) OVERLAY ZONE.
- 1-11.) THIS PROJECT SITE IS NOT LOCATED ADJACENT TO OR WITHIN 500 FEET OF ANY OTHER MUNICIPALITY.
- 1-12.) THIS SITE IS DESIGNATED ENTIRELY AS FEMA FLOOD "X" - AREA OF MINIMAL FLOOD HAZARD (OUTSIDE OF 100-YEAR FLOOD PLAIN); AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); NEW LONDON COUNTY, CONNECTICUT; FIRM MAP No. 04010502J; PANEL 502 OF 554; MAP REVISED 08/05/13.
- 1-13.) THIS SITE IS SERVED BY MUNICIPAL SANITARY SEWER DISPOSAL SERVICE BY THE TOWN OF GROTON WPCA.
- 1-14.) THIS SITE IS SERVED BY PUBLIC WATER SERVICE PROVIDED BY GROTON UTILITIES.
- 1-15.) THIS SITE IS SERVED BY NATURAL GAS SERVICE PROVIDED BY EVERSOURCE.
- 1-16.) ALL EXISTING 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.
- 1-17.) CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" (DIAL 811) AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCING ANY SITE WORK, DRILLING, EXCAVATION OR ANY OTHER SITE DISTURBANCE ON OR ADJACENT TO THIS PROJECT SITE.



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**REVISIONS**

LTR	DESCRIPTION	DATE
A	PRELIM ISSUE FOR REVIEW	10.25.18
B	ISSUE FOR WETLANDS PERMIT	10.30.18
C	WETLANDS COMMENTS ISSUE FOR SITE PLAN PERMIT	11.13.18

**EXISTING SITE CONDITIONS & DEMOLITION PLAN**  
**PROPOSED COMMERCIAL BUILDING ADDITION**  
 PREPARED FOR  
**BRIDGE STREET LEASING LLC**  
 FOR PROPERTY LOCATED AT  
 70 BRIDGE STREET - PARCEL ID #168914333728  
 CITY OF GROTON - NEW LONDON COUNTY - CONNECTICUT

Dwg. No. **C-04**  
 SHEET 4 OF 7  
 Scale: **AS SHOWN**  
 Date: **OCTOBER 2018**  
 Project No. **181053**

APPROVED BY THE CITY OF GROTON CONSERVATION COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON PLANNING & ZONING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

THIS SITE PLAN HAS BEEN REVIEWED & APPROVED BY THE PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A COASTAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 15 OF PUBLIC ACT 79-535 ON \_\_\_\_\_

**THIS PLAN HAS BEEN COMPILED FROM VARIOUS TOWN GIS DATA, MAPS, DEEDS, ETC AND IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY; AND IS SUBJECT TO CHANGE AS A MORE ACCURATE BOUNDARY SURVEY MIGHT DISCLOSE.**

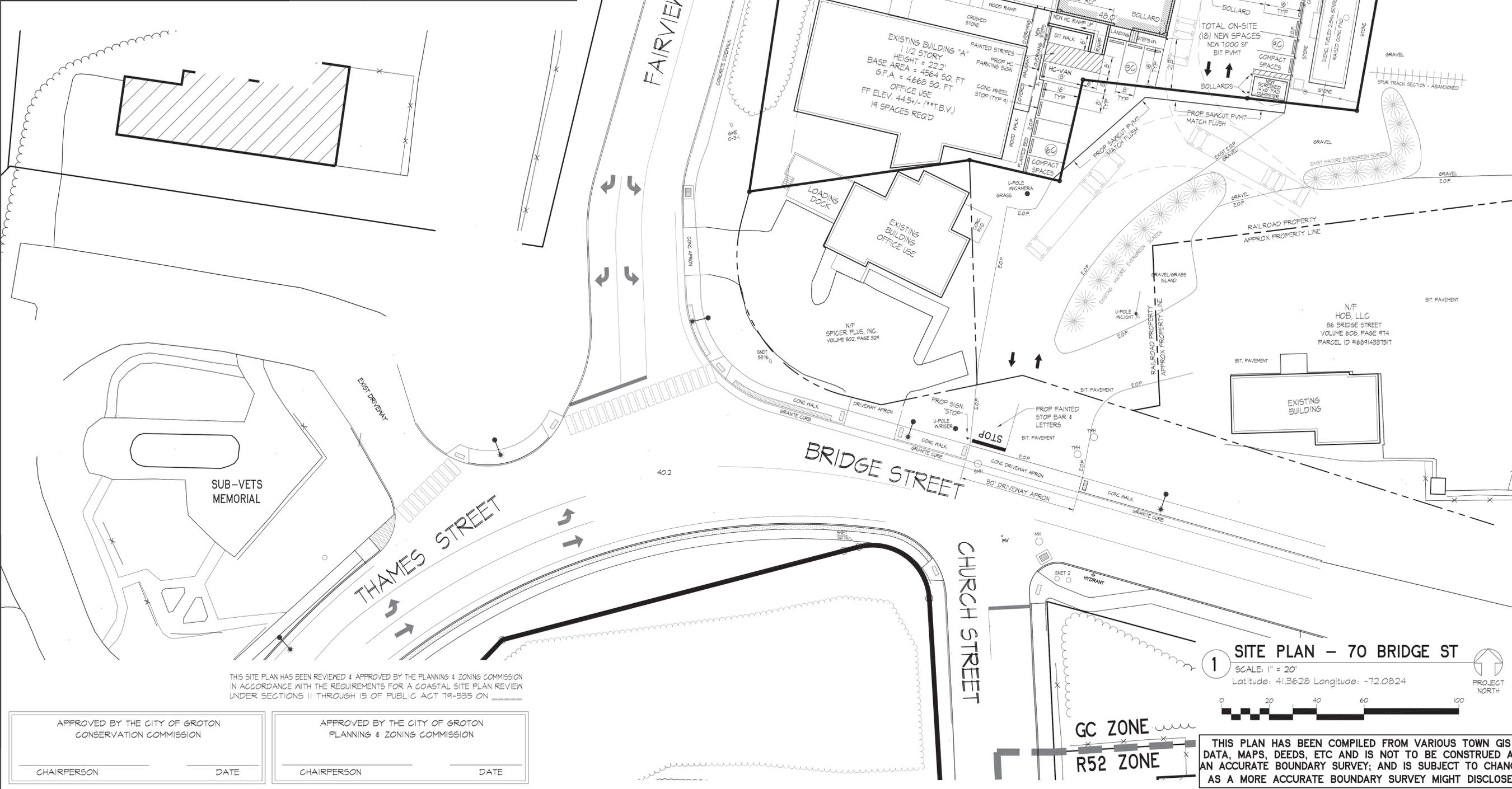
**EXISTING SITE CONDITIONS & DEMOLITION PLAN**

SCALE: 1" = 20'  
 Latitude: 41.3628 Longitude: -72.0824



ZONING DATA TABLE			
"GC" GENERAL COMMERCIAL ZONING DISTRICT - ZR SECT. 4.3			
CITY OF GROTON, NEW LONDON COUNTY, CONNECTICUT			
ITEM	REQUIRED	PROVIDED	REMARKS
FLOOD HAZARD ZONE	ZONE "X" (OUTSIDE 100-YR FLOOD)	(8/15/13) FEMA FIRM CHP 80201C0502J	
COASTAL AREA MGMT. ("CAM" ZONE)	YES		
LAND USE	BLDG "A" EXIST 4,668 SF BUSINESS OFFICE	NO PROPOSED CHANGE	ZR SECT. 4.3.C.7 ALLOWED USE
	BLDG "B" EXIST 4,005 SF ACCESSORY STORAGE	BLDG "B" NEW 3,803 SF ADDITION ACCESSORY STORAGE	ACCESSORY USE TO PRIMARY OFFICE USE
MIN. LOT AREA	4,000 S.F.	36,271 ± SF (EXIST)	ZR SECT. 4.3.F
AREA REGULATED INLAND WETLANDS		NONE	
MIN. LOT FRONTAGE		180 ± FT	ON FAIRVIEW AVENUE
MIN. LOT WIDTH	NONE		ZR SECT. 4.3.F
MAX. BUILDING COVERAGE	70% x 36,271 SF 25,389 SF MAX	35% +/- 12,660 +/- SF G.F.A.	ZR SECT. 4.3.F - INCL. ALL ROOFED/COVERED AREAS
MAX BLDG HGT	35 FEET	21 FEET	ZR SECT. 4.3.F
MIN. FRONT YARD	15 FEET	49 +/- FT - EXIST	ZR SECT. 4.3.F
MIN. SIDE YARD	NONE - OR 8 FT AGAINST RES ZONE	N/A	ZR SECT. 4.3.F - PARCEL IS NOT ADJACENT TO RES ZONE
MIN. REAR YARD	NONE - OR 15 FT WHEN PROVIDED	68 +/- FT - NEW	ZR SECT. 4.3.F

OFF-STREET PARKING - ZR SECT. 7.1		
PARKING ALLOCATION PER USE:		
BUSINESS OFFICE USE:	4 SP / 1000 SF GROSS FLOOR AREA (4,668 SF / 1000) x 4 = 18.7 SP REQ'D	ZR SECT. 7.1.B.5.a
MIN. PARKING REQ'D:	19 SPACES TOTAL REQ'D	
GROSS PARKING PROVIDED:	18 ON-SITE SPACES - 70 BRIDGE ST 1 OFF-SITE SPACES - ON THAMES ST = 19 TOTAL SPACES PROVIDED	ZR SECT. 7.1.C.1.c PERMANENT REDUCTION FOR A SINGLE PROPERTY (1) OFF-SITE ON-STREET PARKING SP WITHIN 500' SPECIAL PERMIT REQ'D
ADA HC PARKING REQ'D:	(1) ADA/HC SPACE REQ'D	2015 IBC TBL.1106.1
ADA/HC PARKING PROVIDED:	(1) ADA/HC VAN SP - 70 BRIDGE ST	HC SPACE SIZE= 18'D X 8'W + 8'W PAINTED STRIPES
ALL NON-HC PARKING SPACES TO BE COMPACT PARKING SIZE:	8'X18' W/ 24'W TWO-WAY AISLE 90" PARKING	ZR SECT. 7.1.C.3.a PERMANENT COMPACT SP FOR NON-TRANSIENT EMPLOYEE PARKING SPECIAL PERMIT REQ'D
TRUCK LOADING REQ'D:	12,476 SF GROSS FLOOR AREA (1) 12'W x 40'L x 14'H BERTH PROVIDED	ZR SECT. 7.1.E.2 & 7.1.H
AVAILABLE UTILITY SERVICES:		
WATER SERVICE	GROTON UTILITIES - EXIST WATER SVC	
SAN SEWER SERVICE	TOWN GROTON WPCA - EXIST SAN SEWER SVC	
ELECTRIC SERVICE	GROTON UTILITIES	
TELEPHONE SERVICE	AT&T	
CATV SERVICE	THAMES VALLEY	
NATURAL GAS SERVICE	NONE	



THIS SITE PLAN HAS BEEN REVIEWED & APPROVED BY THE PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A COASTAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 15 OF PUBLIC ACT 79-535 ON \_\_\_\_\_

APPROVED BY THE CITY OF GROTON CONSERVATION COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON PLANNING & ZONING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**1 SITE PLAN - 70 BRIDGE ST**

SCALE: 1" = 20'

Latitude: 41.3628 Longitude: -72.0824

PROJECT NORTH

THIS PLAN HAS BEEN COMPILED FROM VARIOUS TOWN GIS DATA, MAPS, DEEDS, ETC AND IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY; AND IS SUBJECT TO CHANGE AS A MORE ACCURATE BOUNDARY SURVEY MIGHT DISCLOSE.

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**SITE PLAN - 70 BRIDGE STREET**

PROPOSED COMMERCIAL BUILDING ADDITION

PREPARED FOR  
**BRIDGE STREET LEASING LLC**

FOR PROPERTY LOCATED AT  
70 BRIDGE STREET - PARCEL ID #16891433728  
CITY OF GROTON - NEW LONDON COUNTY - CONNECTICUT

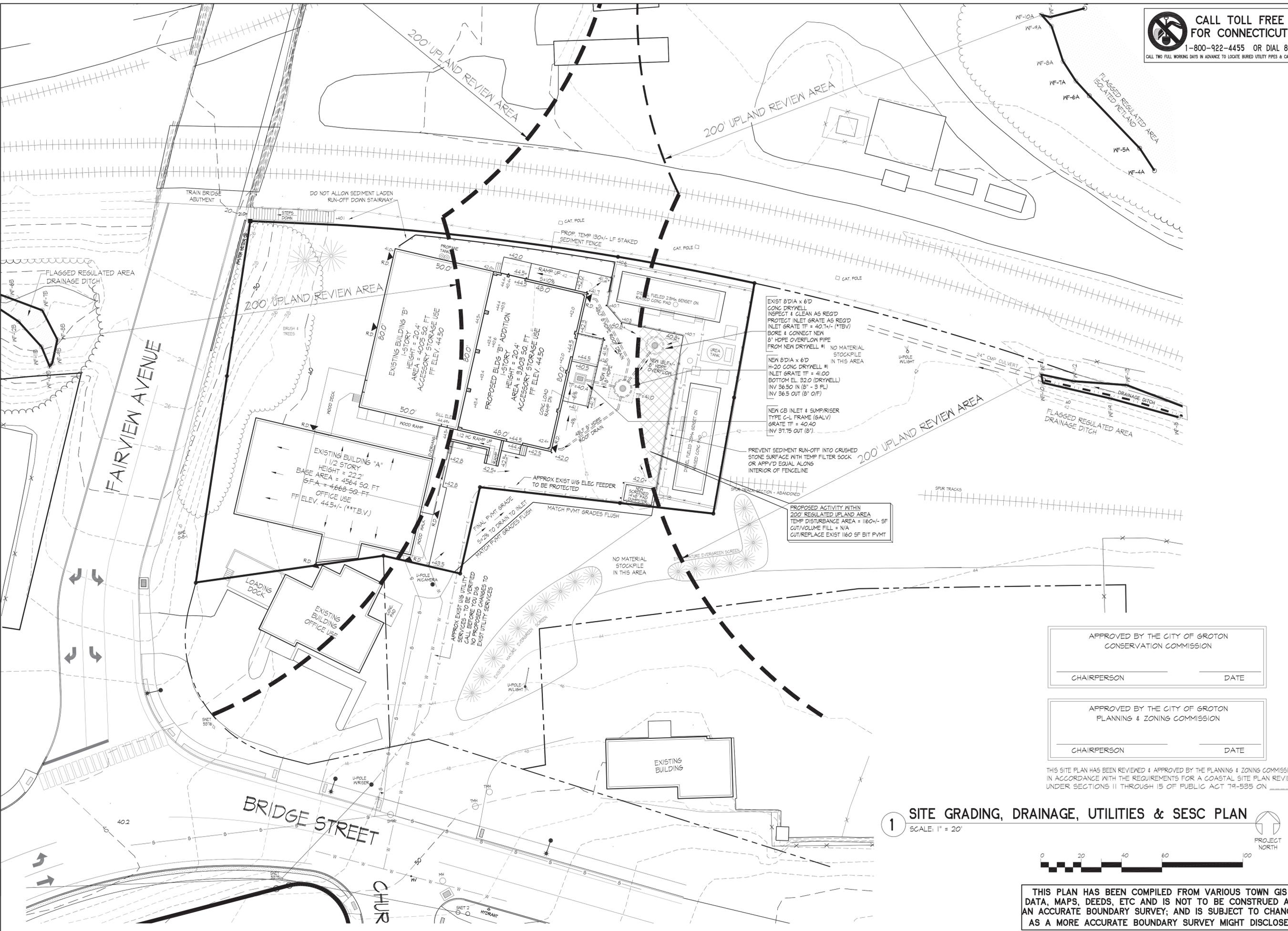
Dwg. No. **C-05**

SHEET 5 OF 7

Scale: **AS SHOWN**

Date: **OCTOBER 2018**

Project No. **181053**



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**SITE GRADING, DRAINAGE, UTILITY & SESC PLAN**  
**PROPOSED COMMERCIAL BUILDING ADDITION**  
 PREPARED FOR  
**BRIDGE STREET LEASING LLC**  
 FOR PROPERTY LOCATED AT  
 70 BRIDGE STREET - PARCEL ID #16891433728  
 CITY OF GROTON - NEW LONDON COUNTY - CONNECTICUT

APPROVED BY THE CITY OF GROTON  
 CONSERVATION COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON  
 PLANNING & ZONING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

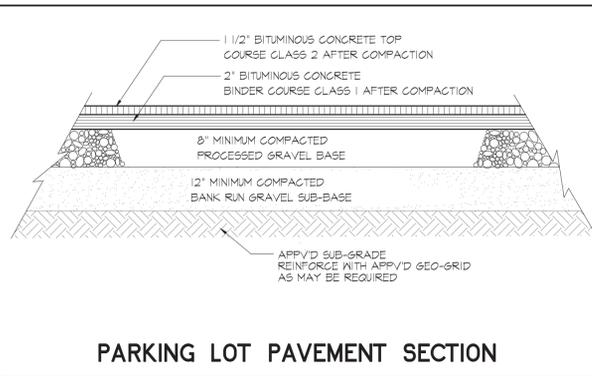
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**1 SITE GRADING, DRAINAGE, UTILITIES & SESC PLAN**  
 SCALE: 1" = 20'

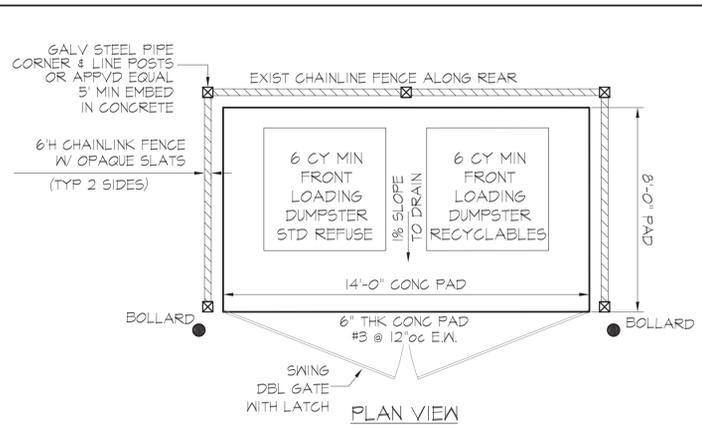


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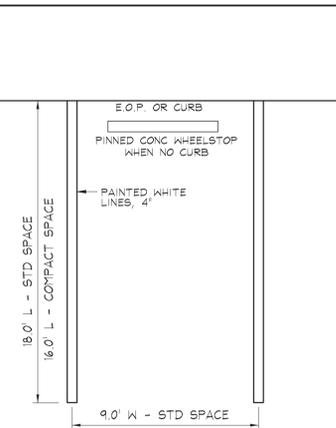
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**C-06**  
 SHEET 6 OF 7  
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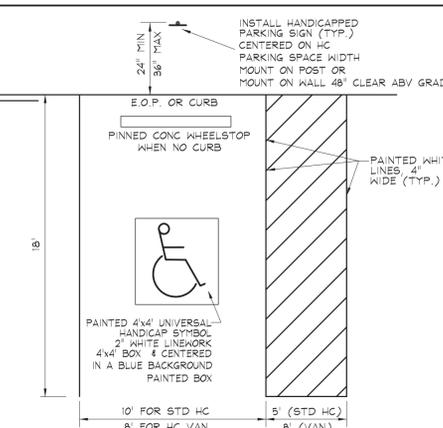
PARKING LOT PAVEMENT SECTION



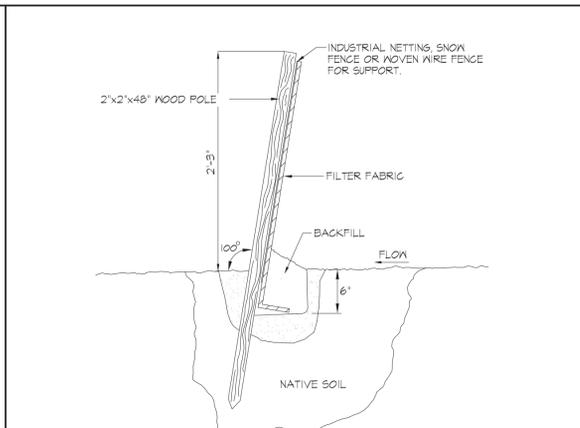
ENCLOSED DUMPSTER PAD DETAIL



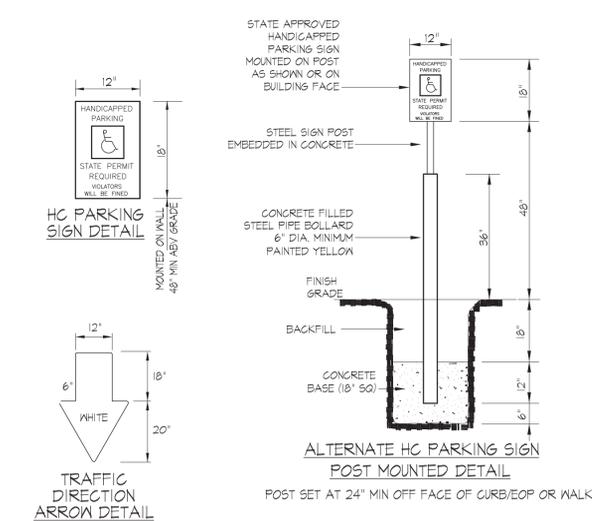
CITY OF GROTON PARKING SPACE DETAIL



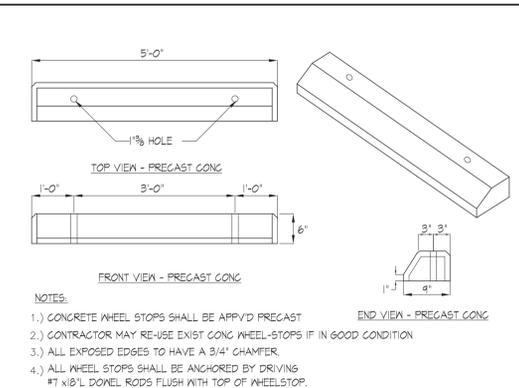
HANDICAP PARKING SPACE DETAIL



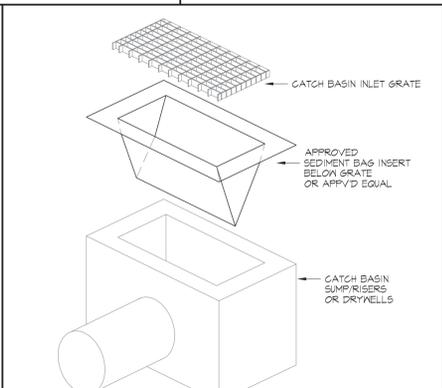
SEDIMENT FENCE DETAIL



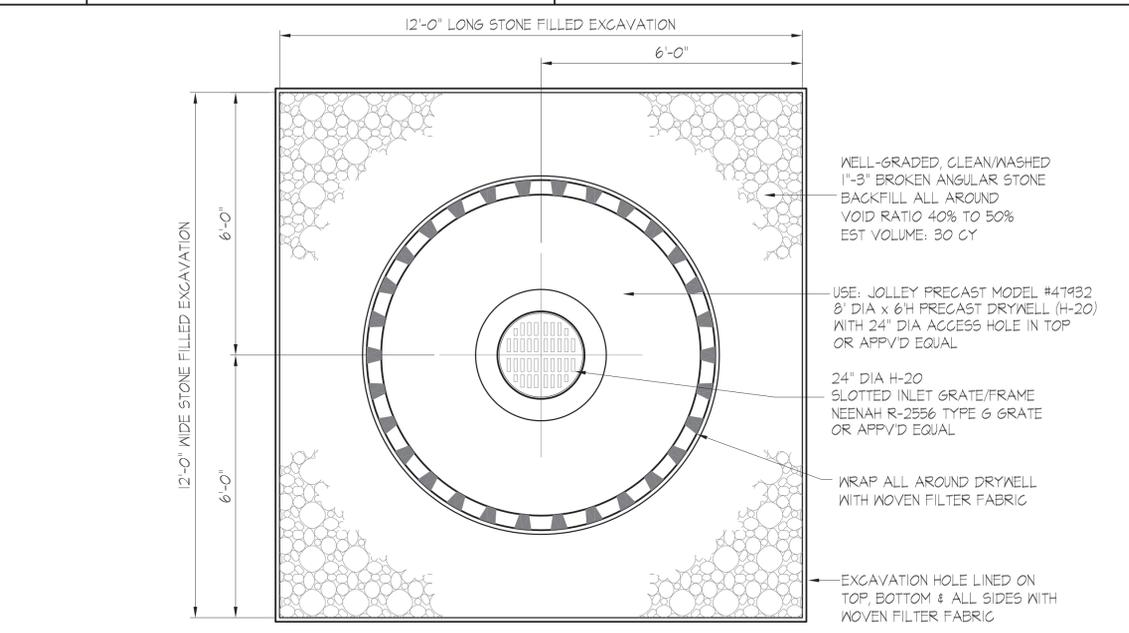
TRAFFIC/PARKING CONTROL



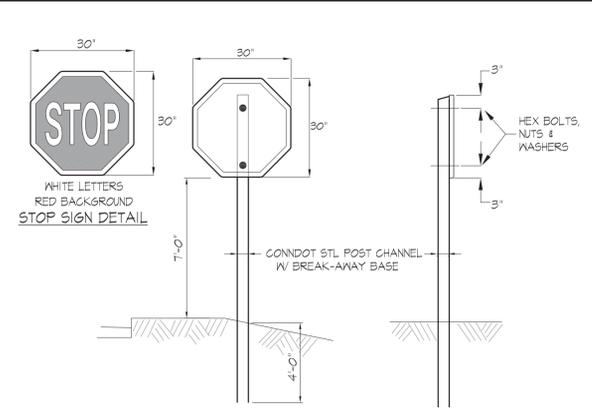
WHEEL STOP DETAILS



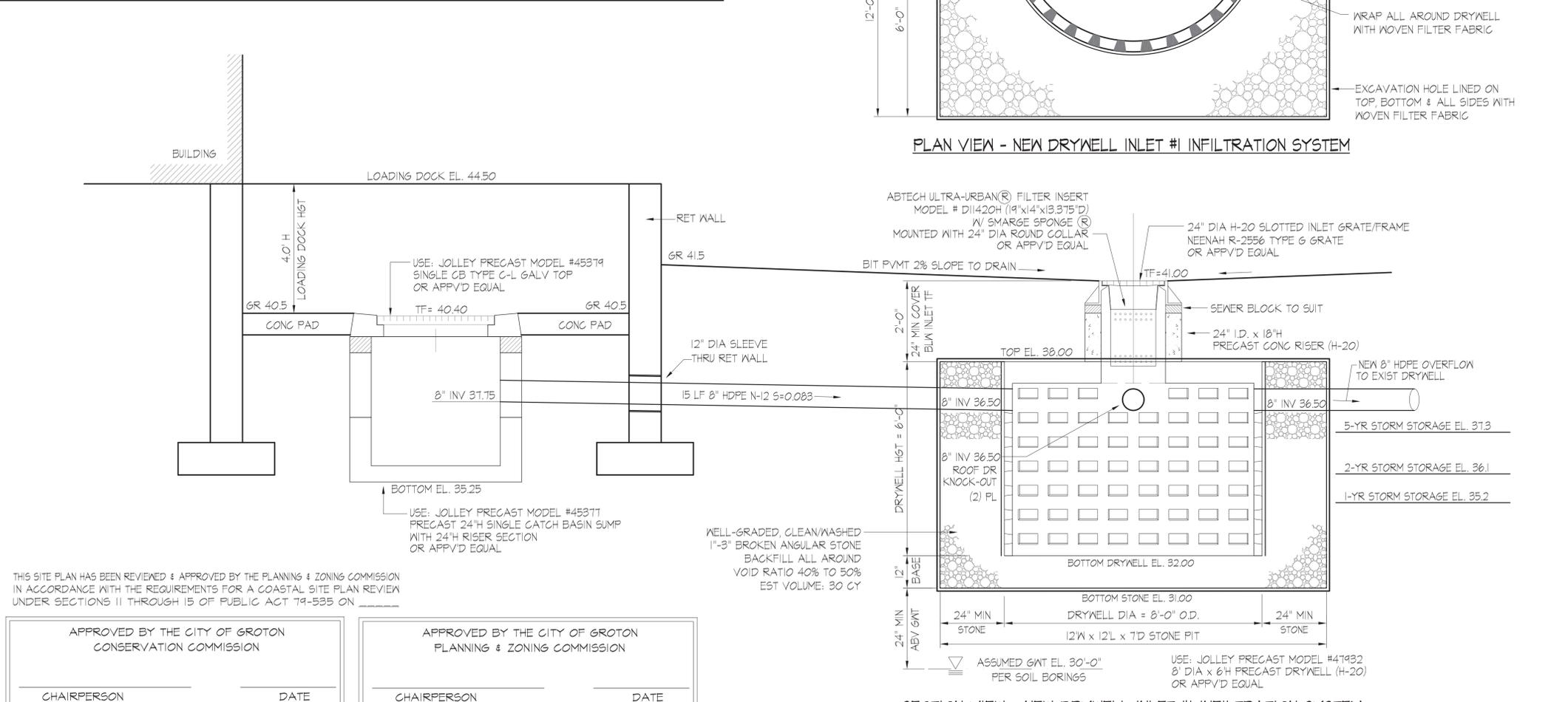
SILT SACK AT DRAINAGE INLETS



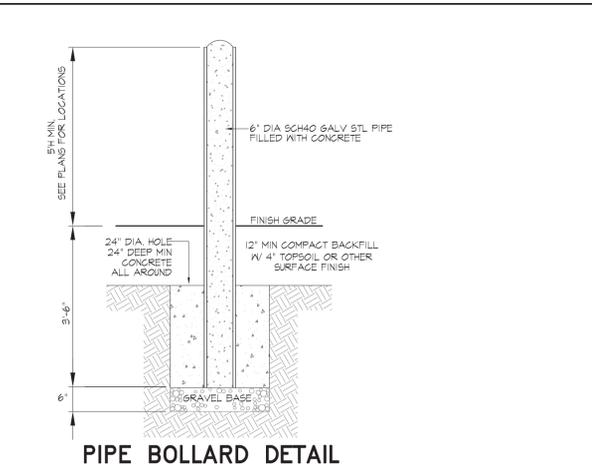
PLAN VIEW - NEW DRYWELL INLET #1 INFILTRATION SYSTEM



CONNDOT STOP SIGN MOUNTING DETAIL



SECTION VIEW - NEW DRYWELL INLET #1 INFILTRATION SYSTEM



PIPE BOLLARD DETAIL

THIS SITE PLAN HAS BEEN REVIEWED & APPROVED BY THE PLANNING & ZONING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS FOR A COASTAL SITE PLAN REVIEW UNDER SECTIONS 11 THROUGH 15 OF PUBLIC ACT 79-535 ON \_\_\_\_\_

APPROVED BY THE CITY OF GROTON CONSERVATION COMMISSION  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF GROTON PLANNING & ZONING COMMISSION  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**The Winthrop Group**  
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CT PE # 16771  
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REVISIONS		
LTR	DESCRIPTION	DATE
A	PRELIM ISSUE FOR REVIEW	10.25.18
B	ISSUE FOR WETLANDS PERMIT	10.30.18
C	WETLANDS COMMENTS ISSUE FOR SITE PLAN PERMIT	11.13.18

**SITE CONSTRUCTION DETAILS**  
PREPARED FOR  
**PROPOSED COMMERCIAL BUILDING ADDITION**  
**BRIDGE STREET LEASING LLC**  
FOR PROPERTY LOCATED AT  
70 BRIDGE STREET - NEW LONDON COUNTY - CONNECTICUT  
CITY OF GROTON

Dwg. No. **C-07**  
SHEET 7 OF 7  
Scale: **AS SHOWN**  
Date: **OCTOBER 2018**  
Project No. **181053**







