

ZONING INFORMATION (LOT 1)

LOCATION: TORRINGTON, CONNECTICUT				
ZONE: R6 (GENERAL RESIDENCE ZONE)				
USE: SCHOOL (USE PERMITTED BY SPECIAL EXCEPTION)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,500 S.F.	56,151.5 S.F. (1.29 AC.)	NO
2	MINIMUM LOT WIDTH	75 FEET	489.8 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	489.8 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	25.0 FEET	NO
5	MINIMUM SIDE SETBACK	MINIMUM OF 8 FEET ON ONE SIDE, TOTAL OF BOTH SIDES = 20 FEET	5.1 FEET	YES
6	MINIMUM REAR SETBACK	30 FEET	11.7 FEET	YES
7	MAXIMUM BUILDING HEIGHT	60 FEET	32 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±52 PERCENT	YES

PARKING INFORMATION (LOT 1)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	13,079.5 S.F.	NO
2	PARKING REQUIRED	ELEMENTARY SCHOOL: 1.1 SPACE PER EMPLOYEE OR 1 SPACE PER 5 SEATS IN THE AUDITORIUM, WHICHEVER IS GREATER (37 EMPLOYEES * 1.1 = 40.7) TOTAL REQUIRED = 41	ON-SITE: 21 SPACES OFF-SITE: 17 SPACES TOTAL = 38 SPACES	YES
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	18 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	25 FEET	25 FEET	NO
7	MINIMUM SIDE SETBACK	25 FEET	25 FEET	NO
8	MINIMUM REAR SETBACK	25 FEET	25 FEET	NO

NOTE: LANDSCAPE ISLAND REQUIRED EVERY 15 PARKING SPACES

ZONING INFORMATION (LOT 2)

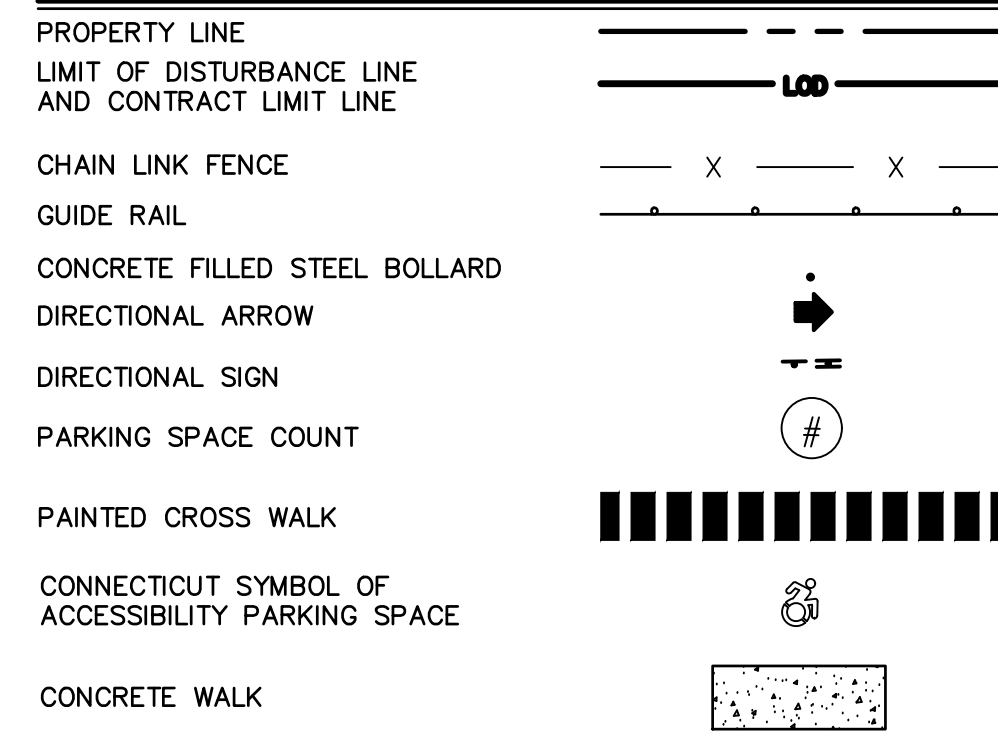
LOCATION: TORRINGTON, CONNECTICUT				
ZONE: R6 (GENERAL RESIDENCE ZONE)				
USE: SCHOOL (USE PERMITTED BY SPECIAL EXCEPTION)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,500 S.F.	42,409.4 S.F. (0.97 AC.)	NO
2	MINIMUM LOT WIDTH	75 FEET	300 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	300 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	15.9 FEET	YES
5	MINIMUM SIDE SETBACK	MINIMUM OF 8 FEET ON ONE SIDE, TOTAL OF BOTH SIDES = 20 FEET	57.4 FEET	NO
6	MINIMUM REAR SETBACK	30 FEET	28.5 FEET	YES
7	MAXIMUM BUILDING HEIGHT	60 FEET	<60 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±56 PERCENT	YES

PARKING INFORMATION (LOT 2)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	N/A	NO
2	PARKING REQUIRED	CHURCH: 1 SPACE PER 5 SEATS RECTORY: 1.5 SPACES PER DWELLING UNIT FOR ONE BEDROOM UNITS SCHOOL OFFICE: 1 SPACE PER 500 S.F. OF GFA TOTAL REQUIRED = XXX	35 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 12 FEET - 1-WAY	NO
6	MINIMUM FRONT SETBACK	25 FEET	25 FEET	NO
7	MINIMUM SIDE SETBACK	25 FEET	10 FEET	YES
8	MINIMUM REAR SETBACK	25 FEET	20 FEET	YES

NOTE: LANDSCAPE ISLAND REQUIRED EVERY 15 PARKING SPACES

SITE PLAN LEGEND



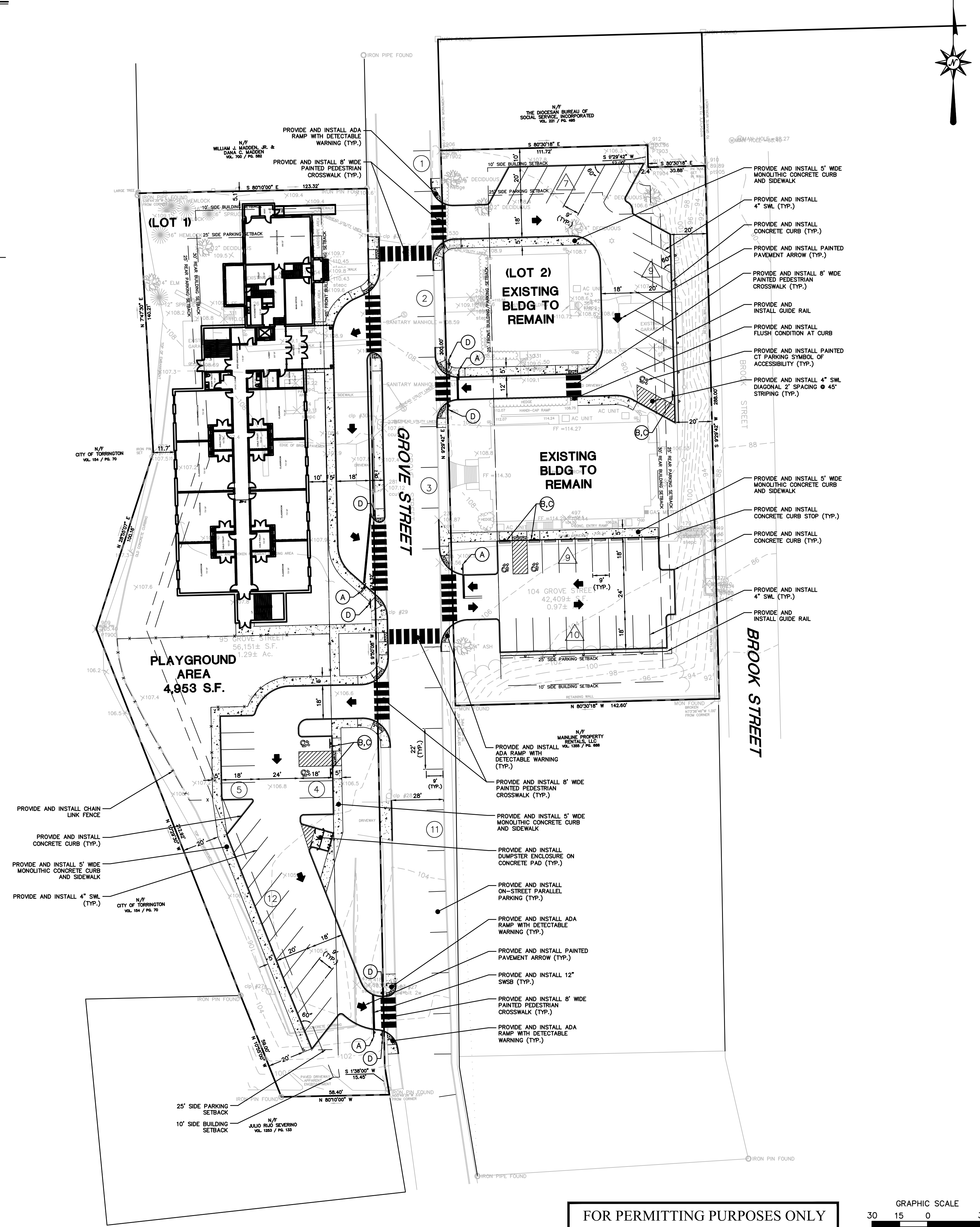
ABBREVIATIONS

SYDL - SOLID YELLOW DOUBLE LINE
SWSB - SOLID WHITE STOP BAR
SWL - SOLID WHITE LINE

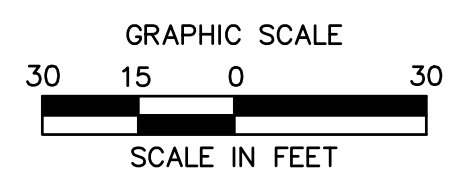
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTED NO.	LEGEND
A	31-0532	STOP 30"
B	31-0629	TRUCK STOPPING PROHIBITED
C	31-0648	NO PARKING
D	31-1120	DO NOT ENTER

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



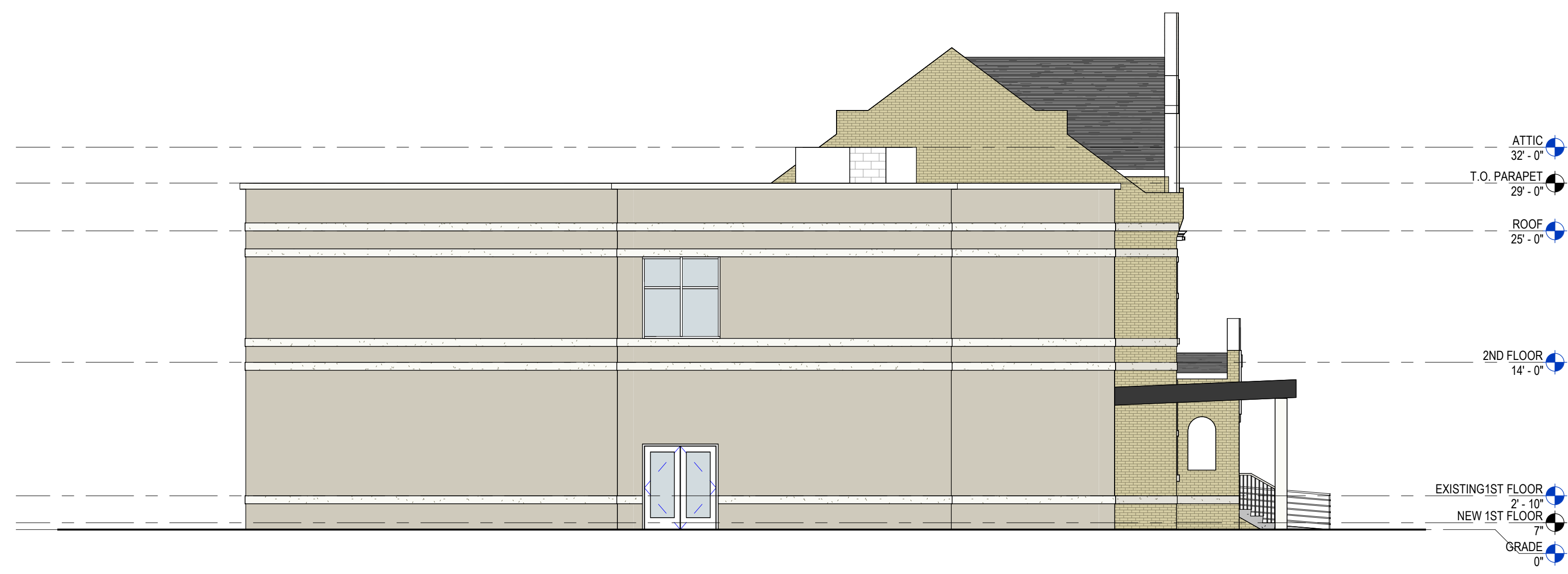
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3 WEST ELEVATION
1/8" = 1'-0"



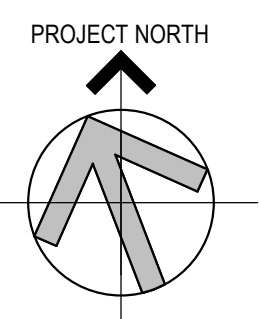
4 EAST ELEVATION
1/8" = 1'-0"

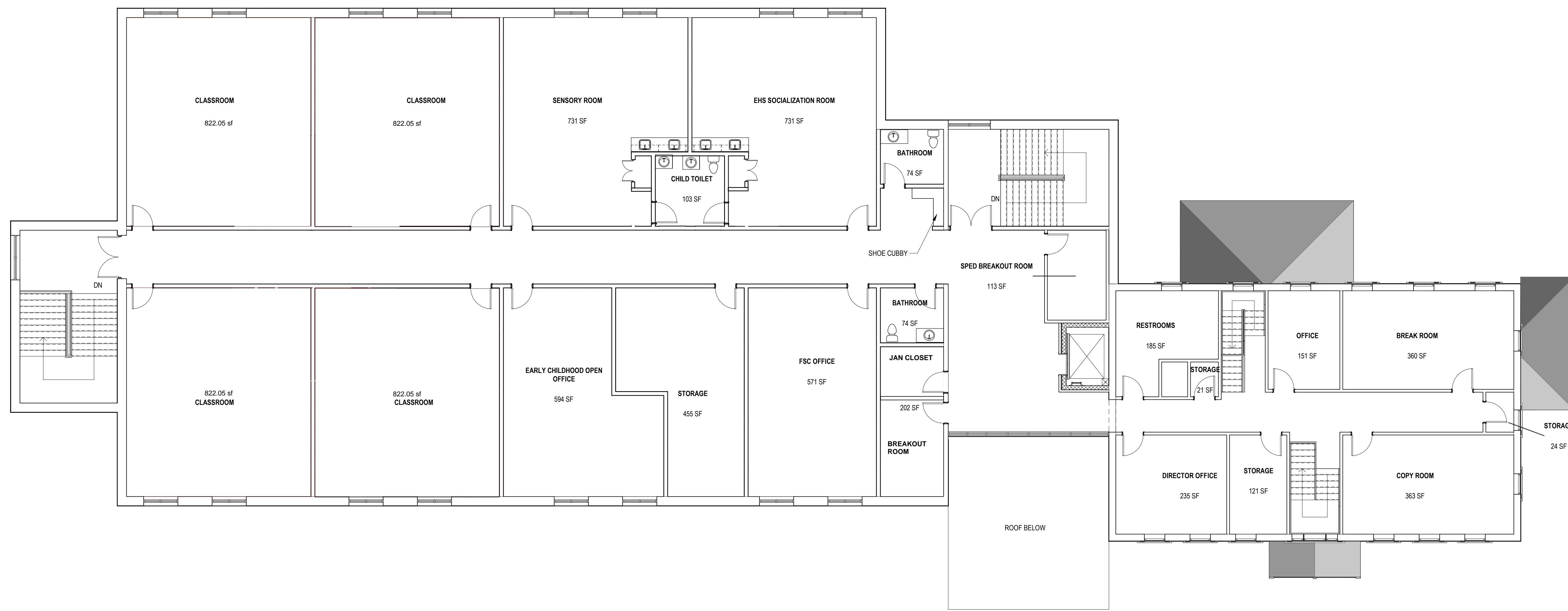


2 NORTH ELEVATION
1/8" = 1'-0"

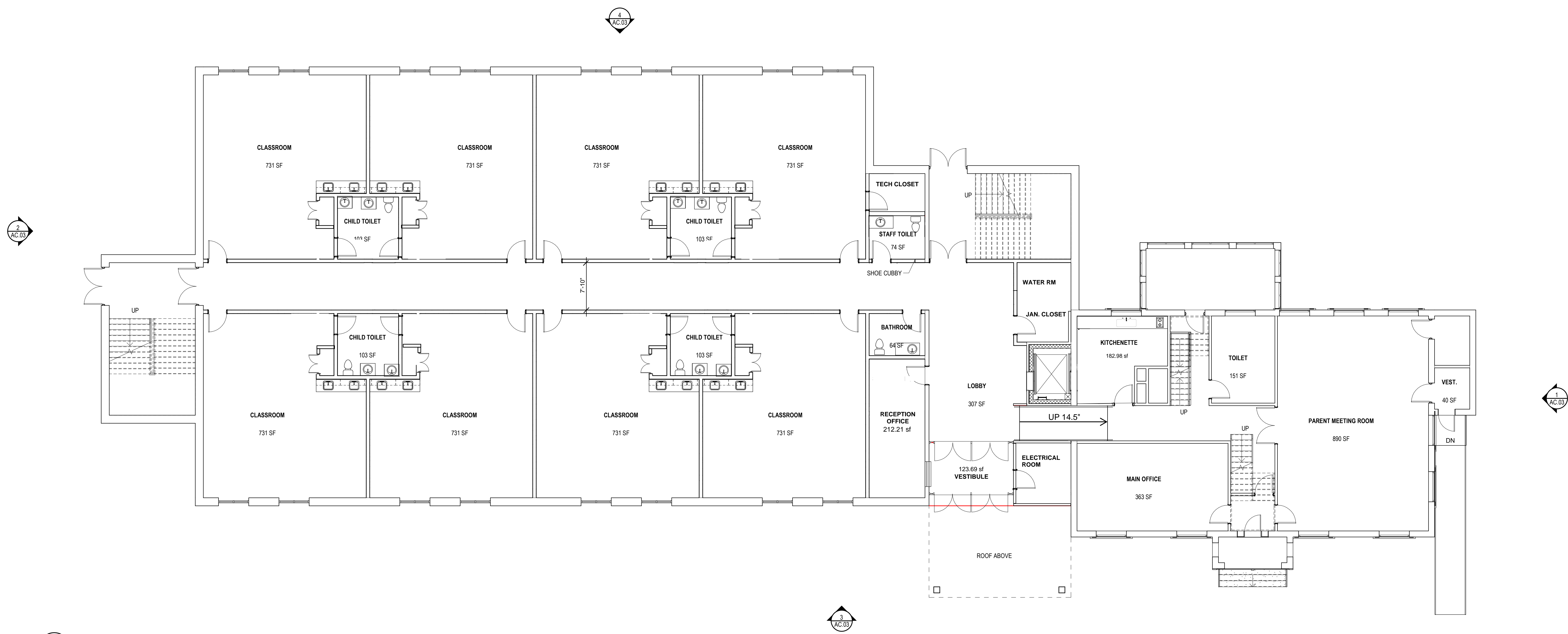


1 SOUTH ELEVATION
1/8" = 1'-0"





2 SECOND FLOOR - CONCEPTUAL PLAN
1/8" = 1'-0"



1 FIRST FLOOR - CONCEPTUAL PLAN
1/8" = 1'-0"

