

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.	EX: 56,151 SF (1.29 AC) PROP: 58,799 SF (1.35 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	NO(1)
6	MINIMUM REAR SETBACK	30 FEET	30 FEET	NO
7	MAXIMUM BUILDING HEIGHT	60 FEET	32 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±53.6 PERCENT	YES

(1) PRE-EXISTING NONCONFORMING SETBACK AT NORTH SIDE OF CONVENT

PARKING INFORMATION (LOT 1)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	10,262 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: 26 SPACES ON LOT 2 = 15 SPACES TOTAL = 41 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 PARALLEL PKG 18 FEET - 1-WAY 60° PKG 20 FEET - W-WAY 90° PKG	18 FEET - 1-WAY 60° PKG 24 FEET - 1-WAY 90° PKG	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 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	NO(1)
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	NO(1)
7	MAXIMUM BUILDING HEIGHT	60 FEET	<60 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE	50 PERCENT	±52.3 PERCENT	YES

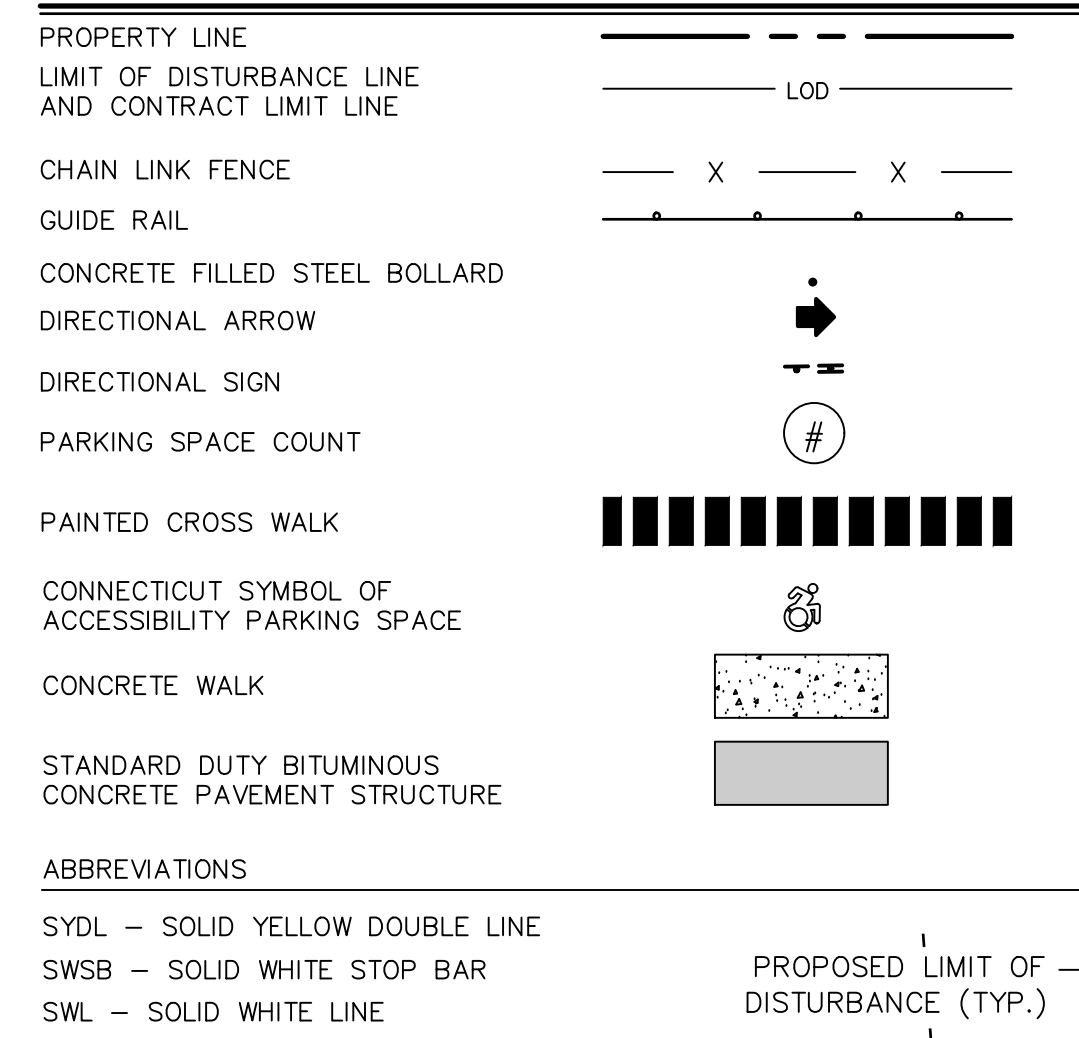
(1) PRE-EXISTING NONCONFORMING SETBACK AT CHURCH BUILDING

PARKING INFORMATION (LOT 2)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	N/A	NO
2	PARKING REQUIRED	CHURCH: 1 SPACE PER 500 SF (OFFICE) 9,116 SF/500 = 18.2 SPACES RECTORY: 1 SPACE PER 500 SF (OFFICE) 5,064 SF/500 = 10.1 SPACES TOTAL REQUIRED = 28 SPACES	18 SPACES	NO(3)
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 PARALLEL PKG 18 FEET - 1-WAY 60° PKG 20 FEET - W-WAY 90° PKG	24 FEET - 2-WAY 12 FEET - 1-WAY NO PKG 15 FEET - 1-WAY PARALLEL PKG 18 FEET - 1-WAY 60° PKG	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	20 FEET (1)	NO

(1) EXISTING REAR PARKING IS 15-FT FROM PROPERTY LINE. PROPOSED PARKING IS AT 20-FT
(2) NOTE: LANDSCAPE ISLAND REQUIRED EVERY 15 PARKING SPACES
(3) PARKING WAIVER REQUESTED

SITE PLAN LEGEND

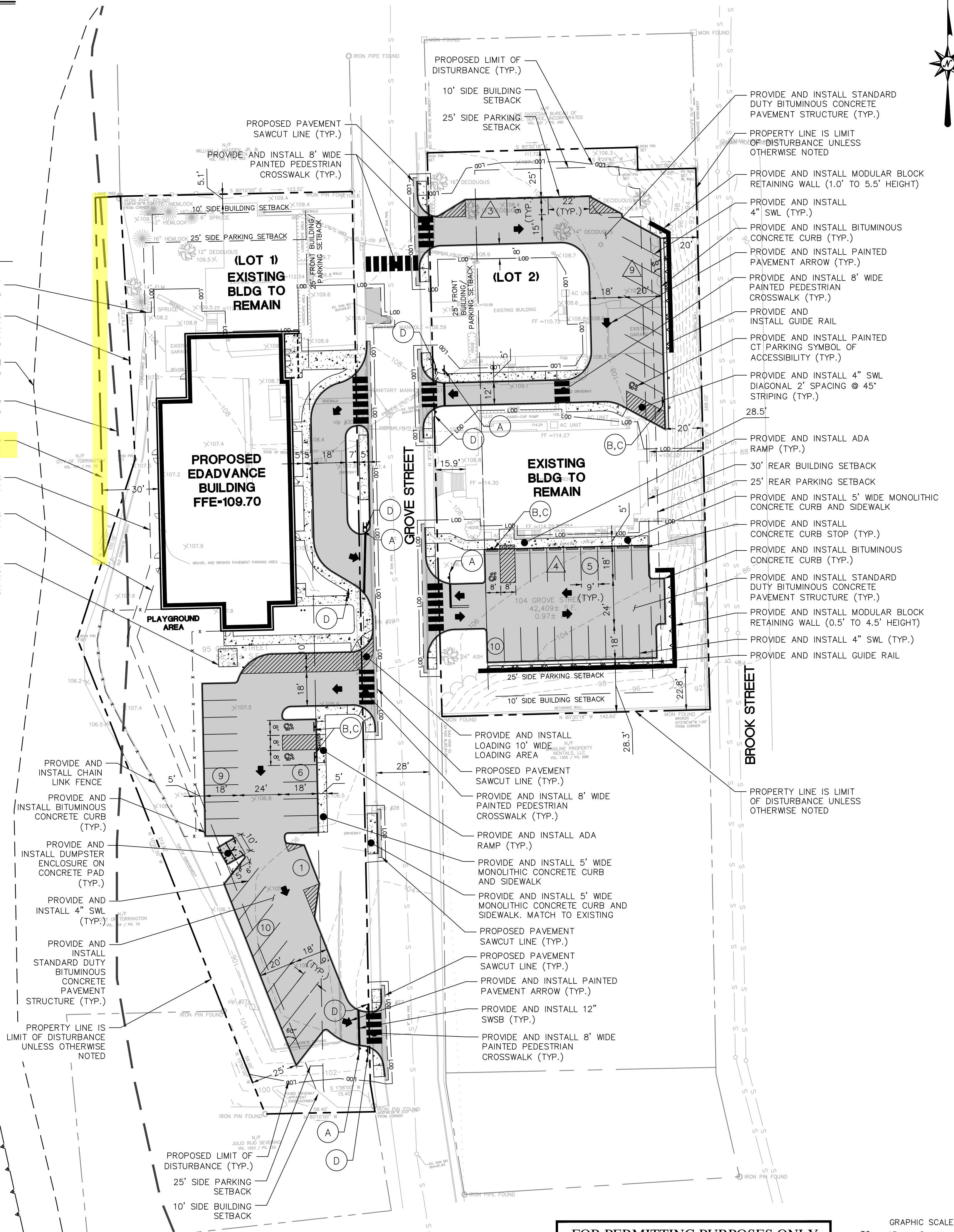


SIGN LEGEND

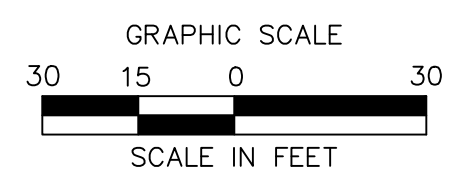
SIGN NO.	CT-DOT NO. OR MUTED NO.	LEGEND
A	31-0532	STOP 30"
B	31-0629	WETLAND
C	31-0648	WAY ACCESSIBLE
D	31-1120	DO NOT ENTER

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

PROPOSED LIMIT OF DISTURBANCE (TYP.)
PROPERTY LINE IS LIMIT OF DISTURBANCE UNLESS OTHERWISE NOTED
100' STREAM BUFFER (TYP.)
75' WETLAND BUFFER (TYP.)
PROPOSED PROPERTY LINE
25' REAR PARKING SETBACK
30' REAR BUILDING SETBACK
PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD WITH PROTECTIVE BOLLARDS
WETLAND LIMIT LINE APPROXIMATED FROM CITY OF TORRINGTON WETLAND AND WETLAND SOILS MAP DATED APRIL 28, 2021



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



355 Research Parkway
Meriden, CT 06450
(203) 630-1406

PROPOSED EDADVANCE BUILDING
95-104 GROVE STREET
TORRINGTON, CONNECTICUT

REVISIONS	No.	Date	Disc.
Designed	C.J.L.		
Drawn	C.J.L.		
Reviewed			
Scale	1"=30'		
Project No.	2202472		
Date	03/10/2023		
CAD File	SP220247201		
Title	SITE PLAN		
Sheet No.	SP-1		

SP-1