

# WEST SIDE ELEMENTARY SCHOOL GROTON PUBLIC SCHOOLS

250 Brandagee Ave  
Groton, CT 06340

State Project No. 059-0189 N

<b>Owner:</b> City of Groton	<b>Construction Manager:</b> O & G Industries 112 Wall Street Torrington, CT 06790 860.489.9261	<b>Owner's Representative:</b> Arcadis 207 Main Street, Suite 200 Hartford, CT 06106 860.366.1577	<b>Civil / Site:</b> Milone & MacBroom 99 Realty Drive Cheshire, CT 06410 203.271.1773	<b>Landscaping:</b> Richter & Cogan Aven Park North P.O. Box 967, 88 Catal Court, Avon, CT 06001 860.876.0689	<b>Structural:</b> BVH Integrated Services 206 West Newbery Road Bloomfield, CT 06002 860.286.9171	<b>Mechanical, Electrical, Plumbing &amp; Fire Protection:</b> Diversified Technology Consultants 2321 Whitney Avenue, Suite 301 Hamden, CT 06516 203.239.4200	<b>Technology and Security:</b> D'Agostino & Associates 126 E. Main Street Stamford, CT 06902 203.539.6164	<b>Food Service:</b> Foodservice Facilities International 137 Elm Place New Canaan, CT 06840 203.972.6805	<b>Acoustical Consultant:</b> Acentech 33 Moulton Street Cambridge, MA 02138 617.469.8000	<b>Sustainability Consultant:</b> Atelier Ten 798 Chapel Street New Haven, CT 06510 203.777.1400
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## DRAWING SCHEDULE

- C-000 EXISTING CONDITIONS
- C-101 SITE PLAN - SEDIMENT AND EROSION CONTROL PLAN
- C-102 SITE PLAN UTILITIES
- C-201 SEDIMENT AND EROSION CONTROL DETAILS
- C-202 CIVIL DETAILS
- C-203 CIVIL DETAILS
- C-204 CIVIL DETAILS
- L-101 LANDSCAPE PREPARATION PLAN
- L-102 LANDSCAPE MATERIALS LAYOUT PLAN
- L-103 LANDSCAPE GRADING PLAN
- L-104 LANDSCAPE PLANTING PLAN
- L-501 SITE DETAILS
- A-100 OVERALL FLOOR PLAN
- A-101 LEVEL 1 FLOOR PLAN
- A-102a LEVEL 2 PARTIAL FLOOR PLAN
- A-102b LEVEL 2 PARTIAL FLOOR PLAN
- A-102c LEVEL 2 PARTIAL FLOOR PLAN
- A-103 LEVEL 3 FLOOR PLAN
- A-110 OVERALL ROOF PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- A-203 EXTERIOR ELEVATIONS
- A-204 EXTERIOR ELEVATIONS
- A-801 EXTERIOR AERIAL VIEWS
- A-902 EXTERIOR AERIAL VIEWS
- ES-100 ELECTRICAL SITE PLAN
- ES-101 ELECTRICAL PHOTOMETRICS, PART A
- ES-102 ELECTRICAL PHOTOMETRICS, PART B



City of Groton, CT  
Department of Planning & Economic Development  
Form A - Zoning Table

NOTE: Attach this form to the end of Form A Application and provide upon submittal in full.

Item	Required	Proposed
Lot Area	5,000 SQ FT	48 acres
Lot Width	50 FT	915 Feet
Front Yard Setback (Min)	25 FT	25 Feet
Front Yard Setback (Max)	N/A	25 Feet
Side Yard Setback (Min)	4 FT	4 Feet
Side Yard Setback (Max)	4 FT	4 Feet
Rear Yard Setback	25 FT	over 100 Feet
Building Coverage	25%	3%
Building Height	15 FT	52.17 Feet (to top of grade - see 2B)(3) variance
Building Width	N/A	N/A
Total Impervious Coverage	N/A	245,591 sq. ft.
Existing Impervious Coverage	N/A	176,607 sq. ft.
Parking Provided (based upon complete below)	N/A	118
Use 1		
Use 2		
Use 3		

Effective December 1, 2018

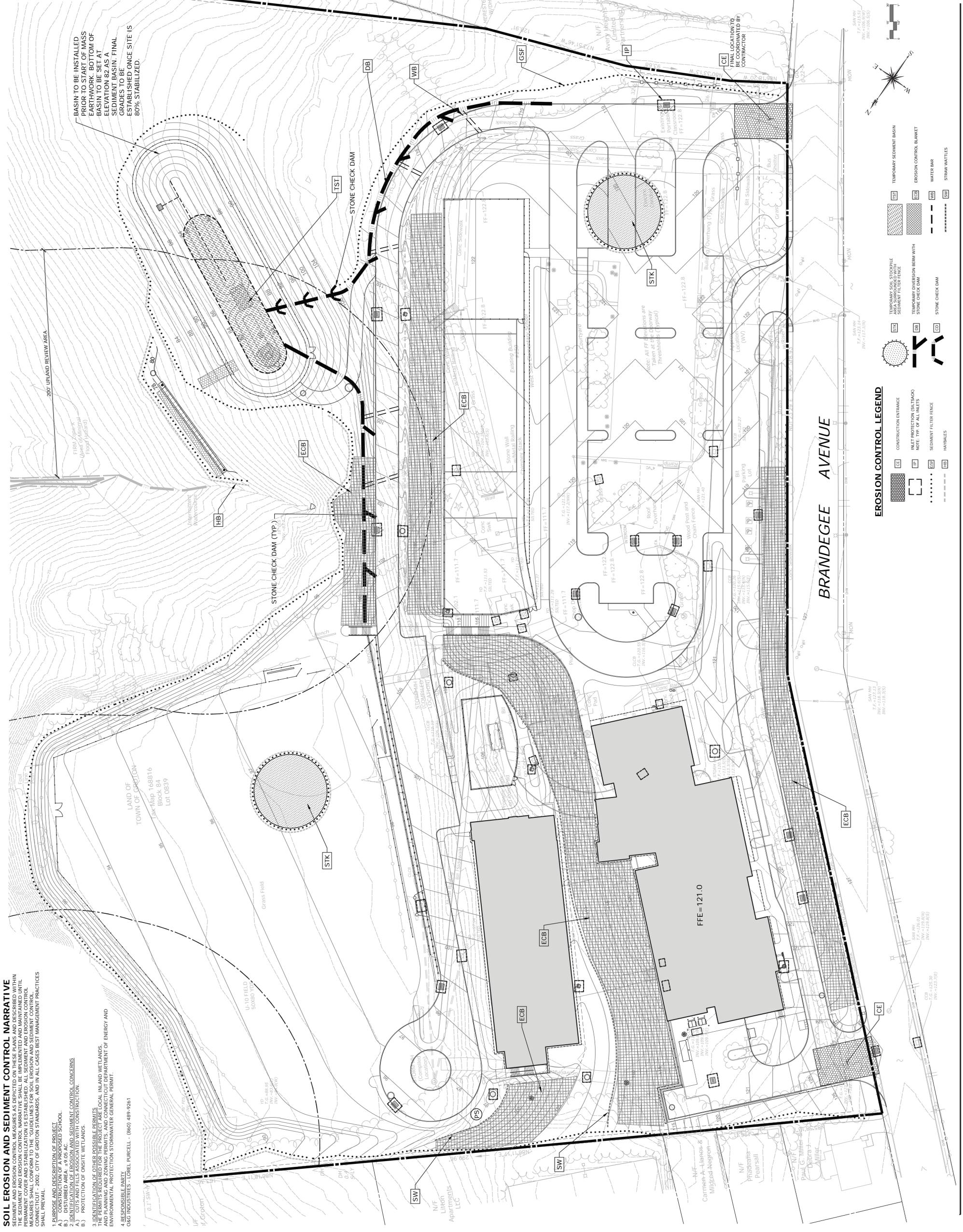
Section 8.4  
RESIDENTIAL ZONING  
Dimensional Standards

3.4.D R-5.2 District

	B-52 District
Minimum Lot Area	5,000 square feet per dwelling unit
Minimum Number of Lots in A Subdivision	Development Unit / 5,000 SF
Minimum Lot Width	50 feet
Minimum Front Yard Setback	25 feet Or Average setback (in addition to minimum setback) on each side of street Minimum 200 feet for all streets, whichever is larger
Minimum Side Yard Setback	4 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is lesser
Maximum Building Coverage	25%
Maximum Building Height	35 feet

NOTE: 1. Section 8.1 of the Regulations may provide flexibility related to some of these dimensional standards.  
2. See section 8.2 for requirements related to rear lots





**SOIL EROSION AND SEDIMENT CONTROL NARRATIVE**

THE PERMITS FOR THIS PROJECT REQUIRE THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENT FROM ENTERING ADJACENT WETLANDS. THE PERMITS REQUIRE THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENT FROM ENTERING ADJACENT WETLANDS. THE PERMITS REQUIRE THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENT FROM ENTERING ADJACENT WETLANDS.

- PURPOSE AND DESCRIPTION OF PROJECT
- EXISTING CONDITIONS AND DISTURBED AREA - 9.05 AC
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
- IDENTIFICATION OF OTHER POSSIBLE PERMITS
- RESPONSIBLE PARTY: O&G INDUSTRIES - LOREL PURCELL - (860) 489-9261

**EROSION CONTROL LEGEND**

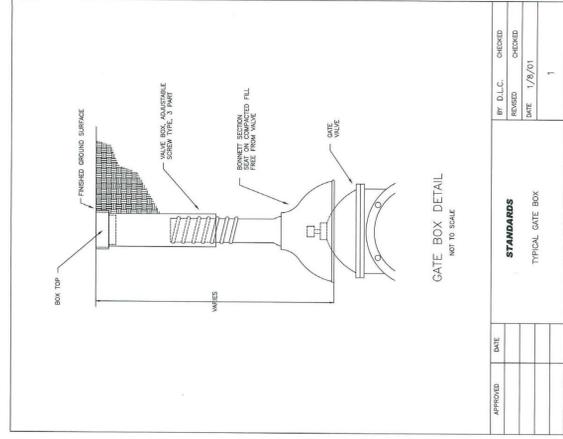
- CONSTRUCTION ENTRANCE
- INLET PROTECTION (ST MARKS)
- SEDIMENT FILTER FENCE
- HAYBALES
- TEMPORARY SEDIMENT BASIN
- EROSION CONTROL BLANKET
- WATER BAR
- STRAW WATTLES
- TEMPORARY SEDIMENT BASIN
- EROSION CONTROL BLANKET
- WATER BAR
- STRAW WATTLES



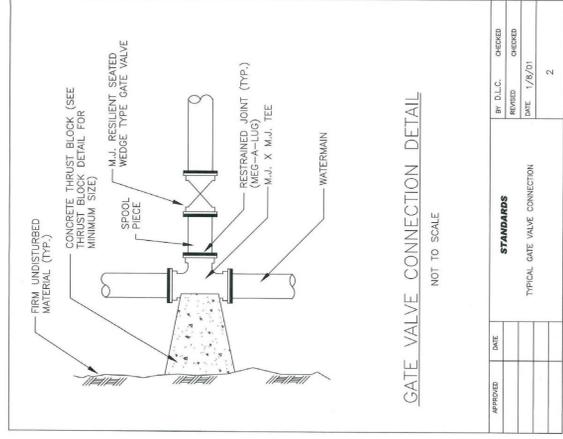




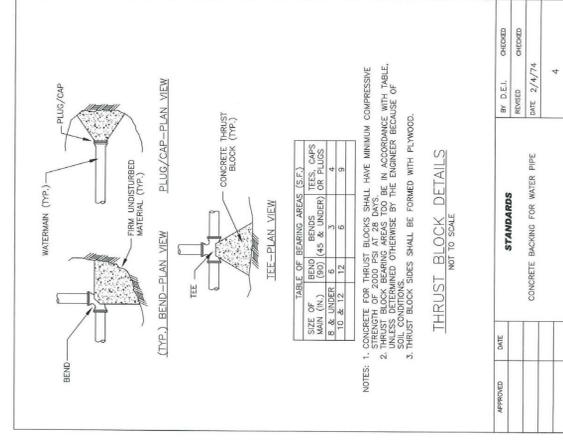




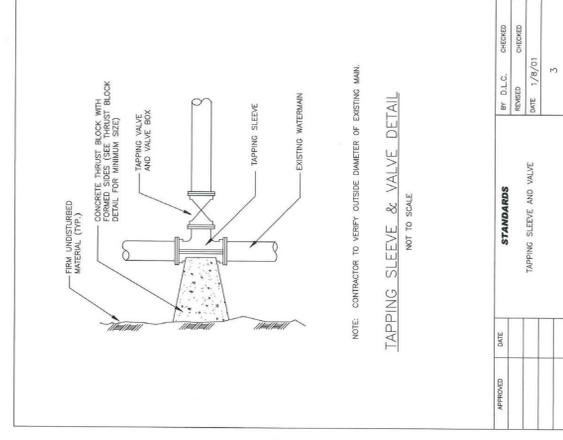
1 TYPICAL GATE BOX DETAIL  
 NOT TO SCALE



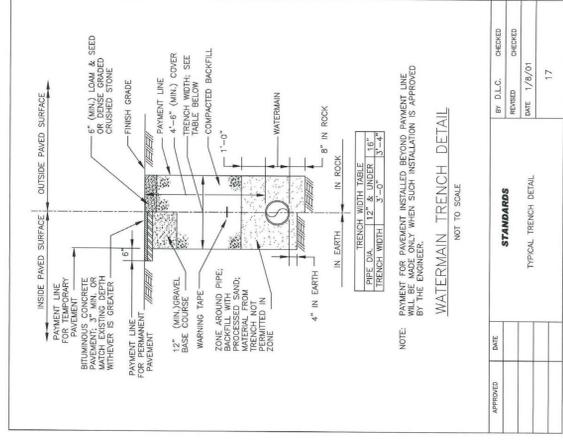
2 GATE VALVE CONNECTION DETAIL  
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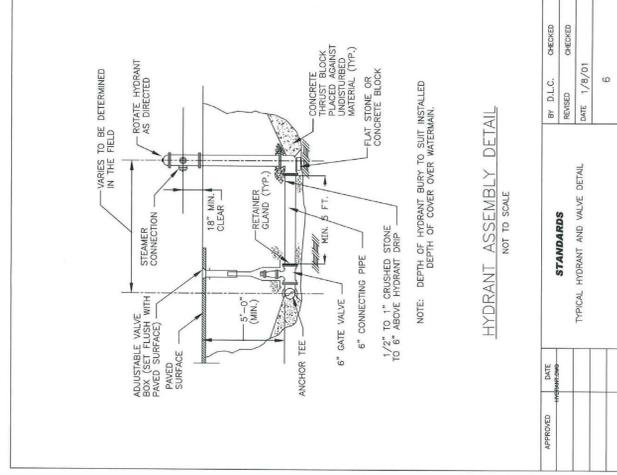
3 THRUST BLOCK DETAILS  
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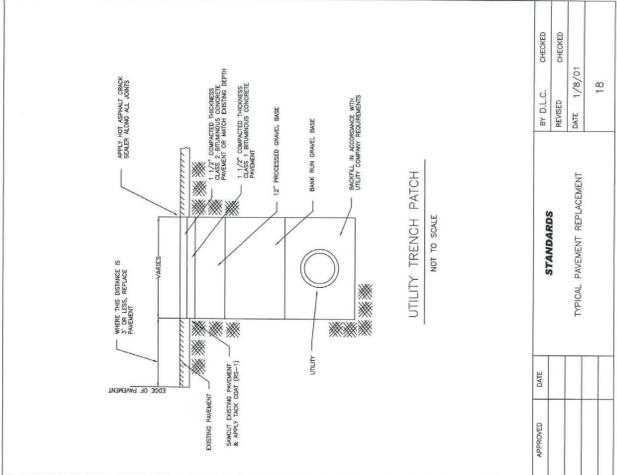
4 TAPPING SLEEVE & VALVE DETAIL  
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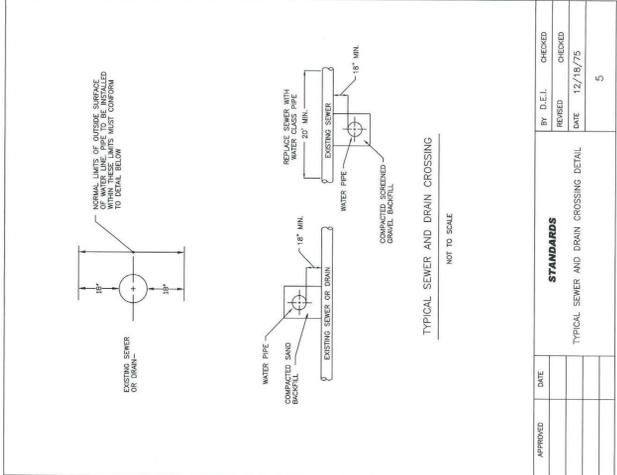
5 TYPICAL TRENCH DETAIL  
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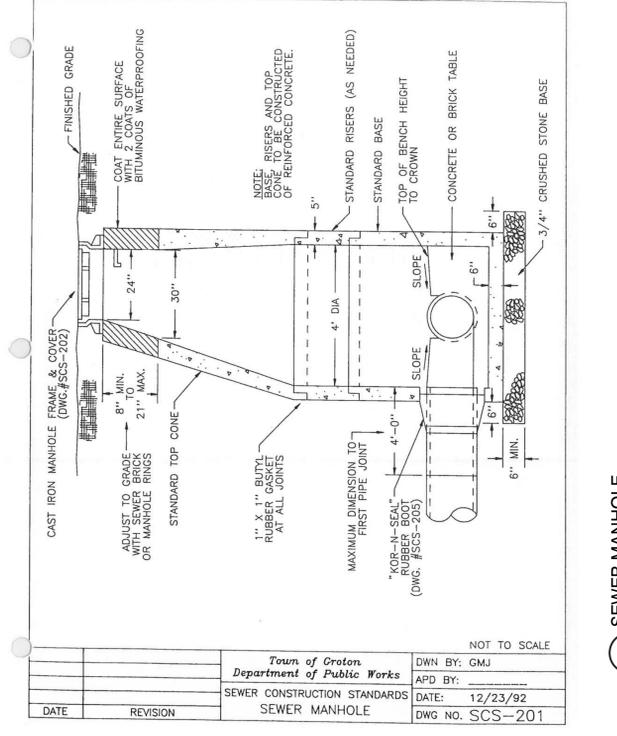
6 TYPICAL HYDRANT AND VALVE DETAIL  
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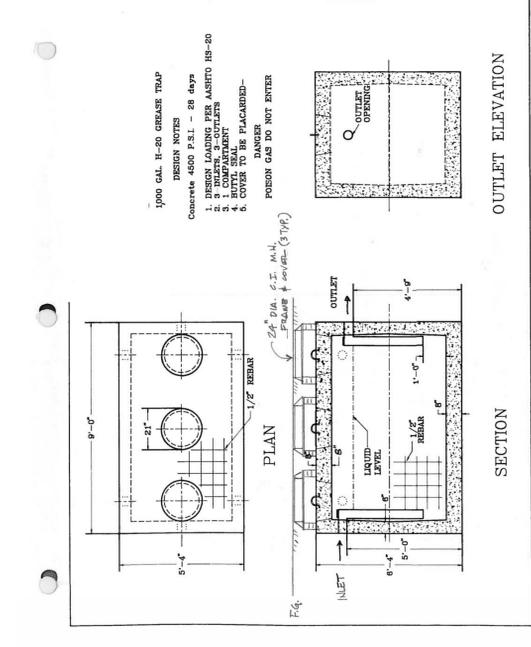
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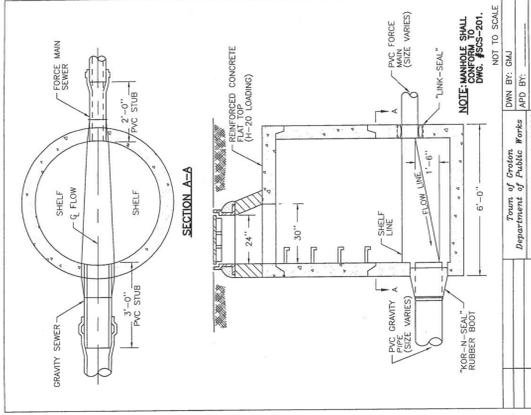
8 TYPICAL SEWER & DRAIN CROSSING DETAIL  
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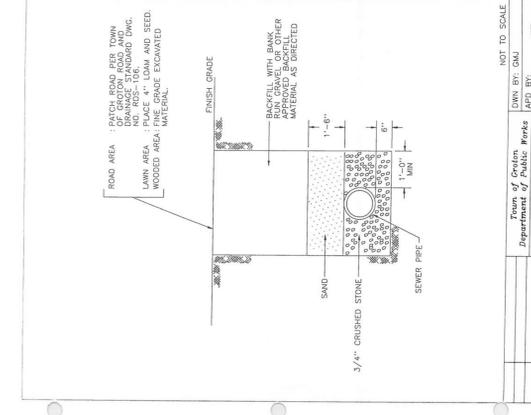
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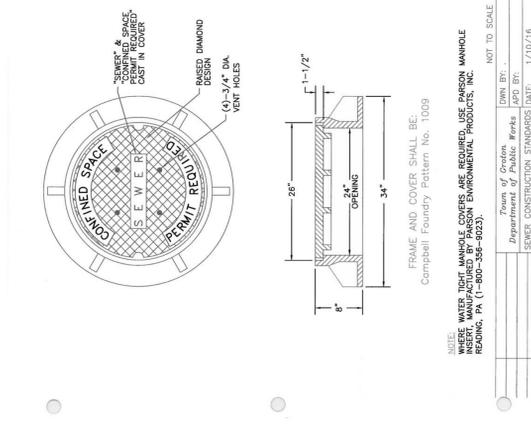
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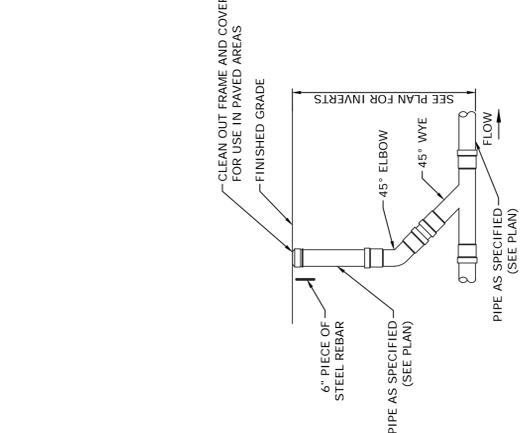
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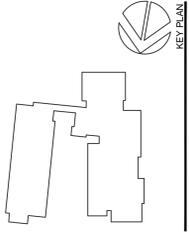
12 SEWER MAIN TRENCH  
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13 MANHOLE FRAME & COVER  
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13 SANITARY CLEANOUT DETAIL  
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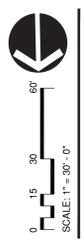








SEAL



Owner: Town of Groton  
 Town Hall Annex 134 Groton Long Point Road  
 Groton, CT 06340 860.742.2100  
 Construction Manager:  
 112 Wall Street  
 Torrington, CT 06790 860.489.3261

Owner's Representative:  
 Arcadis  
 207 Main Street, Suite 200  
 Hartford, CT 06108 860.896.1577

Civil/Structural/Mechanical:  
 Richter & Cegan Inc.  
 88 Canal Court  
 Avon, CT 06001 860.678.0889

Site/Interior/MEP/Architectural:  
 SVA Integrated Services  
 50 Griffin Road South  
 Bloomfield, CT 06002 860.288.9171

Mechanical, Electrical, Plumbing & Fire Protection:  
 Diversified Technology Consultants  
 1000 Main Street  
 Hamden, CT 06518 203.239.4200

Technology:  
 Technology for Schools  
 D'Alipolito & Associates  
 1266 E. Main Street  
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Food Service:  
 Foodservice Facilities International  
 1000 Main Street  
 New Canaan, CT 06840 203.972.1605

Acoustical Consultant:  
 Acoustic Tech  
 33 Moulton Street  
 Cambridge, MA 02138 617.489.8000

Sustainability Consultant:  
 GreenSource  
 7100 Main Street  
 New Haven, CT 06510 203.777.1400

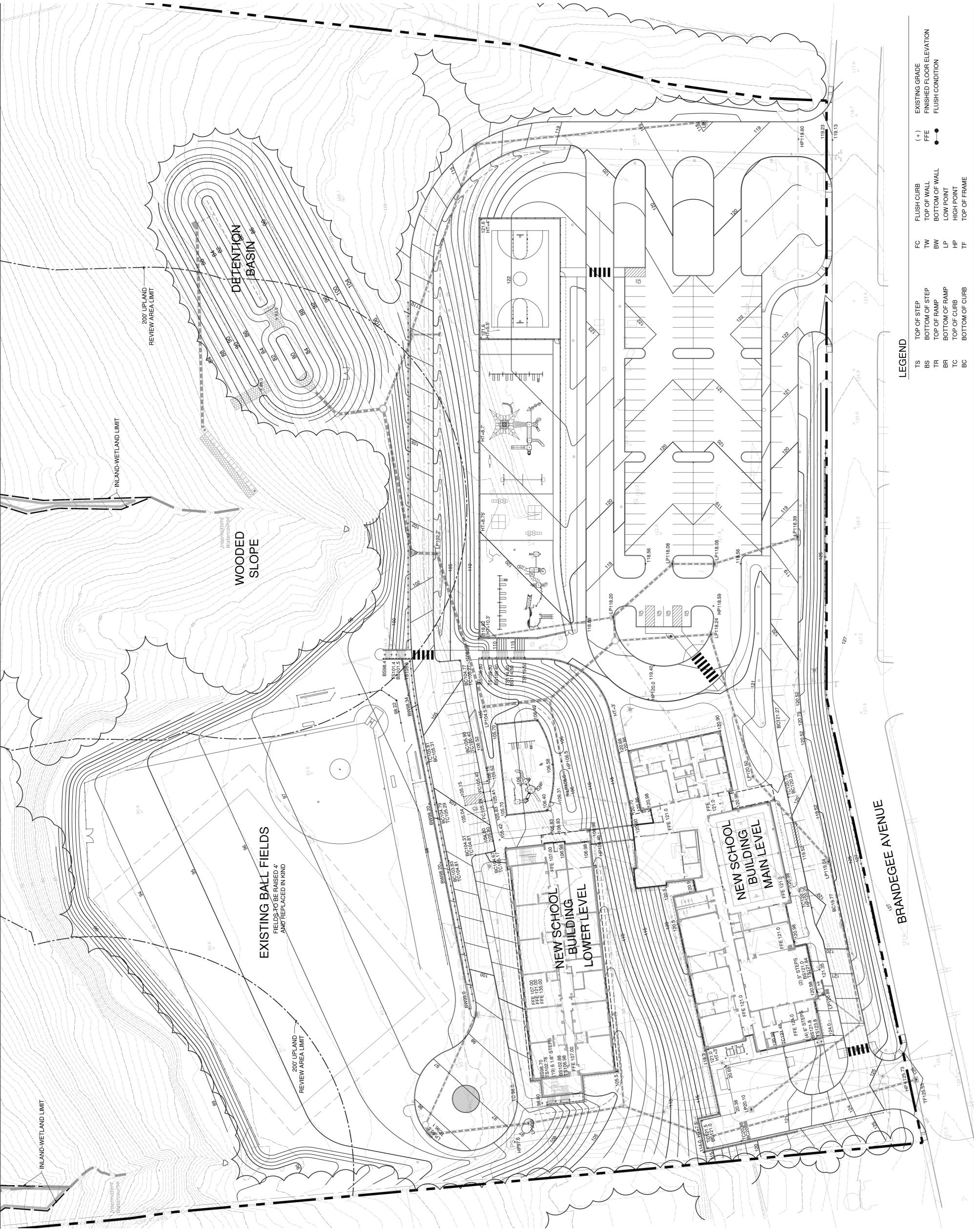
PROJECT TITLE:  
**WEST SIDE  
 ELEMENTARY  
 SCHOOL**

260 Brandegee Ave  
 Groton, CT 06340  
 PROJECT NO: 74451

DRAWING TITLE:  
**LANDSCAPE  
 GRADING PLAN**

**L-103**

WETLANDS SUBMISSION  
 JUNE 18, 2019

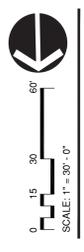


**LEGEND**

TS	TOP OF STEP	FC	FLUSH CURB	(+)	EXISTING GRADE
BS	BOTTOM OF STEP <td>TW</td> <td>TOP OF WALL <td>FFE</td> <td>FINISHED FLOOR ELEVATION </td></td>	TW	TOP OF WALL <td>FFE</td> <td>FINISHED FLOOR ELEVATION </td>	FFE	FINISHED FLOOR ELEVATION
TR	TOP OF RAMP <td>BW</td> <td>BOTTOM OF WALL <td>●</td> <td>FLUSH CONDITION </td></td>	BW	BOTTOM OF WALL <td>●</td> <td>FLUSH CONDITION </td>	●	FLUSH CONDITION
BR	BOTTOM OF RAMP <td>LP</td> <td>LOW POINT <td></td> <td></td> </td>	LP	LOW POINT <td></td> <td></td>		
TC	TOP OF CURB <td>HP</td> <td>HIGH POINT <td></td> <td></td> </td>	HP	HIGH POINT <td></td> <td></td>		
BC	BOTTOM OF CURB <td>TF</td> <td>TOP OF FRAME <td></td> <td></td> </td>	TF	TOP OF FRAME <td></td> <td></td>		



SEAL



**PERKINS EASTMAN**  
 677 AVON ROAD, SUITE 100  
 STAMFORD, CT 06901  
 F. +1 203 251 7474

Owner:  
 Town of Groton  
 Town Hall Annex 134 Groton Long Point Road  
 Groton, CT 06340 860.727.1100  
 Construction Manager:  
 112 Wall Street  
 Torrington, CT 06790 860.499.4981

Owner's Representative:  
 Arcadis  
 207 Main Street, Suite 200  
 Hartford, CT 06108 860.696.1577

Civil/Structural Engineer:  
 89 Realty Drive  
 Cheshire, CT 06410 203.271.1773

Landscape:  
 Richter & Cegan Inc., Box 567, 88 Canal Court,  
 Avon, CT 06001 860.678.0889

Site/Interior Architect:  
 SVA Integrated Services  
 50 Griffin Road South  
 Bloomfield, CT 06002 860.268.9171

Mechanical, Electrical, Plumbing & Fire Protection:  
 Diversified Technology Consultants  
 Hamden, CT 06518 203.239.4200

Technology for Security:  
 D'Alipolito & Associates  
 1266 E. Main Street  
 Stamford, CT 06902 203.339.6164

Food Service:  
 Foodservice Facilities International  
 New Britain, CT 06040 203.972.1605

Acoustical Consultant:  
 Acoustitech  
 33 Mountain Street  
 Cambridge, MA 02138 617.489.8000

Sustainability Consultant:  
 The Green Group  
 700 Elm Street  
 New Haven, CT 06510 203.777.1400

PROJECT TITLE:  
**WEST SIDE  
 ELEMENTARY  
 SCHOOL**

260 Brandegee Ave  
 Groton, CT 06340

PROJECT NO: 74451

DRAWING TITLE:  
**LANDSCAPE  
 PLANTING PLAN**

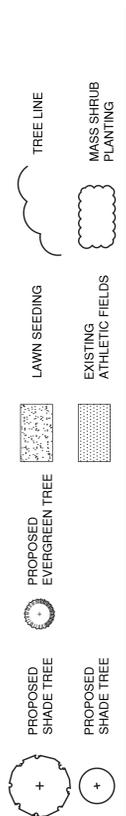
**L-104**

WETLANDS SUBMISSION  
 JUNE 18, 2019

- NOTES**
- ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOP SOILED WITH PLANTING SOIL TO A DEPTH OF 6" AND SEEDED.
  - ALL PLANT BEDS AND LAWN AREAS IN PARKING LOT ISLANDS TO BE TOP SOILED WITH PLANTING SOIL TO A DEPTH OF 18".
  - MULCH ALL NEW PLANT BEDS TO ACHIEVE A 3" DEPTH (AFTER SETTLEMENT) FOR TREES AND SHRUBS AND A 2" DEPTH FOR SEED MIXES TO BE USED TO COVER EXISTING AND NEW PLANT BEDS. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO THE RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY AND APPROVED BY THE LANDSCAPE ARCHITECT.
  - PROVIDE TYPE II PLANTING SOIL IN BEDS WHERE ACID LOVING PLANTS HAVE BEEN SPECIFIED.
  - PROVIDE MAINTENANCE MOW STRIP ALONG ALL PERIMETER WALLS WHICH ABUT LAWN AREAS.
  - SEE L-501 FOR FESCUE AND WETMIX SEED MIXES.

**PLANT LIST**

PLANTING TYPE	QTY.	SIZE
DECIDUOUS SHADE TREE	48	3 - 3 1/2" CAL.
EVERGREEN TREE	35	9-10' HT
ORNAMENTAL TREE	3	10-12' HT
DECIDUOUS SHRUBS	211	30-36" SPREAD/HEIGHT
EVERGREEN SHRUBS	211	30-36" SPREAD/HEIGHT





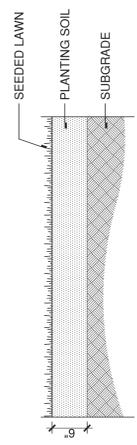
SEAL

WETMIX SEED MIX	
BOTANICAL NAME	COMMON NAME
CAREX VULPINOIDEA	FOX SEDGE
CAREX SCOPARIA	BLUNT BROOM SEDGE
CAREX LURIDA	LURID SEDGE
CAREX LUPULINA	HOP SEDGE
POA PALUSTRIS	FOWL BLUEGRASS
BIDENS FRONDOSA	BEGGER TICKS
SCRIPUS ATROVIRENS	GREEN BULRUSH
ASCLEPIAS INCARNATA	SWAMP MILKWEED
CAREX CRINITA	FRINGED SEDGE
VERONICA NOVEBORACENSIS	NEW YORK IRONWEED
JUNCUS EFFUSUS	SOFT RUSH
ASTER LATERIFLORUS	CALICO ASTER
IRIS VERSICOLOR	BLUE FLAG
GLYCERIA GRANDIS	AMERICAN MANNAGRASS
MIMULUS RINGENS	SQUARE STEMMED MONKEY FLOWER
EUPATORIUM MACULATUM	SPOTTED JOE PYE WEEED

NATIVE FESCUE SEED MIX	
BOTANICAL NAME	COMMON NAME
FESTUCA BREVIPILO	HARD FESCUES
FESTUCA OVINA	SHEEP FESCUE
FESTUCA RUBRA SUBS. FALLAX	CHEWINGS FESCUE
FESTUCA RUBRA	RED FESCUE
FESTUCA RUBRA VAR. RUBRA	CREeping RED FESCUE

**3 SEEDED LAWN**

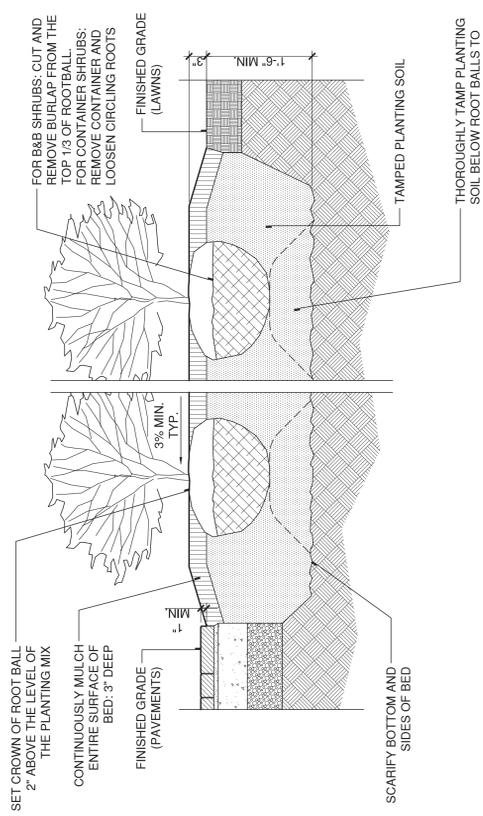
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**2 CONTINUOUS PLANTING BED FOR SHRUBS**

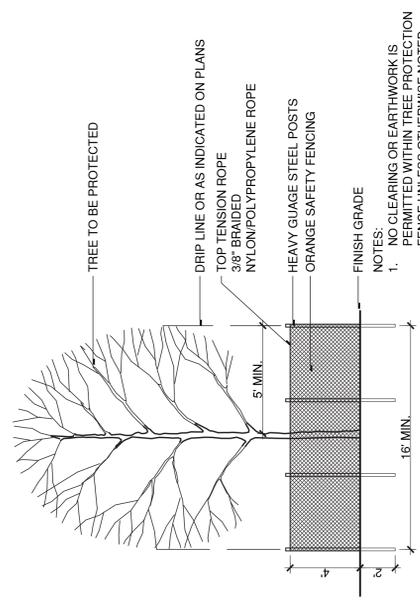
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**4 TREE PROTECTION FENCE**

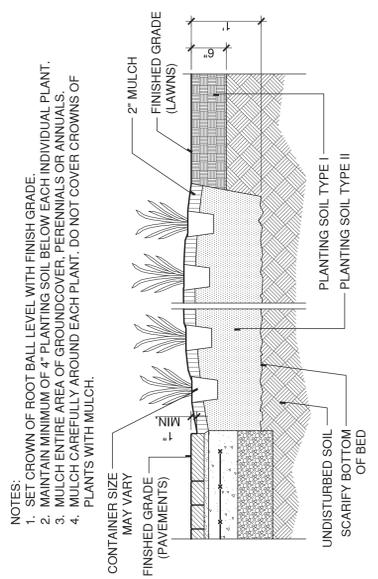
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**GROUNDCOVERS / PERENNIALS  
 CONTINUOUS PLANTING BED**

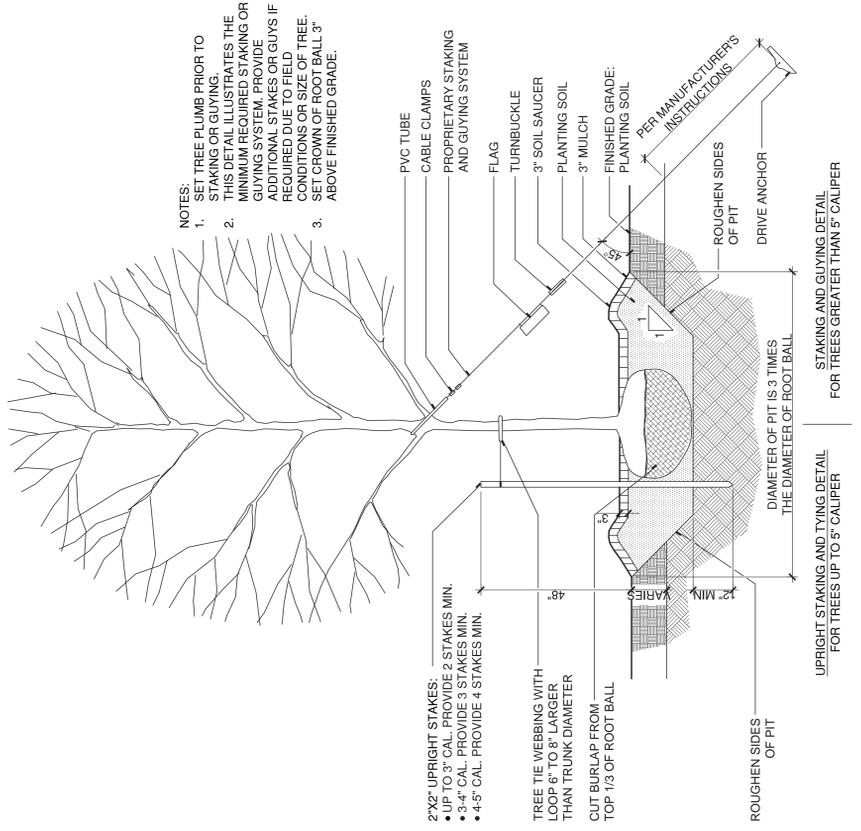
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**1 TREE PLANTING WITH TRUNK STABILIZATION**

SCALE: 1/2"=1'-1"



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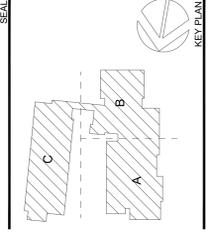
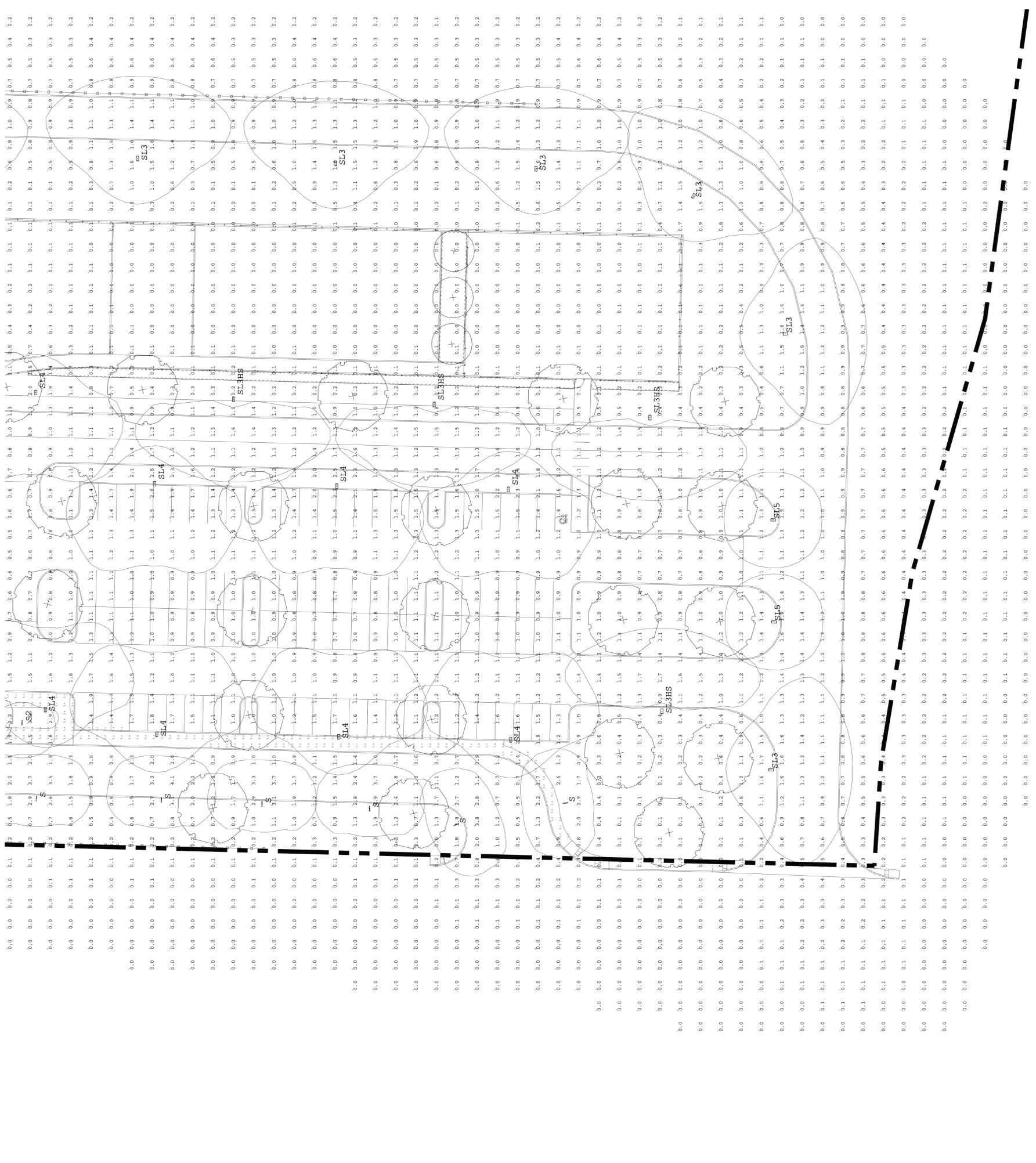




Qty	Label	Arrangement	Lum. Lumens	Um. Watts	LF/F	BEG Rating	Description
4	SL4	SINGLE	8344	64.7	0.129	B2-10-22	US ARCH B2-10-22-40LED-250MA-WVOLT-FINISH / SNS-254-11-MOUNT-1-FINISH
10	SL4	SINGLE	8059	64.7	0.129	B2-10-23	US ARCH B2-10-23-40LED-250MA-WVOLT-FINISH / SNS-254-11-MOUNT-1-FINISH
2	SL5	SINGLE	8851	64.7	0.129	B4-10-22	US ARCH B4-10-22-40LED-250MA-WVOLT-FINISH / SNS-254-11-MOUNT-1-FINISH
18	SL2	SINGLE	1467	18.7	0.893	BL-10-21	SHLUX AC-21-1350-40-FINISH-VOLT / A-340-250-14-FINISH-X
1	SL3	SINGLE	2520	24	0.105	BL-10-21	SHLUX AC-21-1350-40-FINISH-VOLT / A-340-250-14-FINISH-X

Label	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
XXXXXXXXXX	1.48	2.9	0.7	2.11	4.14	0

JOB NAME: GROTON - WEST SIDE  
 DRAWING TITLE: ELECTRICAL PHOTOMETRICS  
 WORKPLANE/CALC PLANE: @ GRADE  
 REFLECTANCES: N/A  
 MOUNTING HEIGHT: REFER TO SCHEDULE  
 SALES: RT



**PERKINS EASTMAN**  
 677 Washington Blvd, Suite 801  
 Fairfield, CT 06424  
 F +1 203 261 7474

City of Groton  
 Town Hall Annex 134 Groton Long Point Road  
 Groton, CT 06340 860.572.1100  
 Construction Manager:  
 112 Main Street  
 Torrington, CT 06790 860.488.9261

Owner's Representative:  
 Arcadis  
 677 Washington Blvd, Suite 801  
 Fairfield, CT 06424 860.506.1577  
 Call / Site:  
 Milone & MacBroom  
 99 Ready Drive  
 Cheshire, CT 06010 203.271.1773

Landscape:  
 Richter & Coughlin  
 1000 Main Street  
 Avon, CT 06001 860.578.6669  
 Architect:  
 208 West Newbury Road  
 Bloomfield, CT 06002 860.296.9171

Mechanical, Electrical, Plumbing & Fire Protection:  
 Diversified Technology Consultants  
 2321 Whitney Avenue, Suite 301  
 Hamden, CT 06510 203.239.4200

Technology and Security:  
 D'Agostino & Associates  
 128 E. Main Street  
 New Britain, CT 06102 203.539.6164

Fire Services:  
 Fire Services International  
 137 Elm Place  
 New Britain, CT 06102 203.777.1400

Acoustical Consultant:  
 New Canaan, CT 06840 203.972.1605

AcronTech  
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 Cambridge, MA 02138 617.499.8000  
 Sustainability Consultant:  
 Atelier Ten  
 788 Chapel Street  
 New Haven, CT 06510 203.777.1400

PROJECT TITLE:  
**WEST SIDE  
 ELEMENTARY  
 SCHOOL**

250 Brandegee Ave  
 Groton, CT 06340  
 PROJECT No: 74451  
 DRAWING TITLE:  
**ELECTRICAL  
 PHOTOMETRICS  
 PART B**

SCALE: 1" = 20' - 0"  
**ES-102**  
 DESIGN DEVELOPMENT  
 JUNE 21, 2019