

## **PROJECT NARRATIVE**

The Wolcott School is located at 71 Wolcott Road in West Hartford, Connecticut (Assessor's Parcel ID: 6281-1-71-0001). The property is located in the R-10 zoning district and is approximately 23 acres.

This Special Permit application is being submitted on behalf of the Town of West Hartford Wolcott School for the purposes of creating a new secure entrance to the existing building. As part of renovation, the school is also looking to expand the northerly and southerly parking lots and to improve traffic flow within the property.

For the new secure building entrance, we are proposing a one-story brick and glass addition with a total area of 1,459 sq. ft.

To address traffic flow and circulation issues, a new drive will be created, which will run somewhat parallel to the existing drive. During construction, the existing driveway directly adjacent to the school entrance will be blocked off. Traffic will be re-routed via the new drive shown on Sheet 10. This new drive will function as a temporary student drop-off for school buses, and later, once construction is complete and the original drive is re-opened, it will serve as a pick-up and drop-off area for parents. It is proposed to have nine (9) parking spaces.

The current number of parking spaces between the north and south lots is 78 total spaces. The proposed plan contains 112 standard spaces and 2 ADA accessible spaces for a total of 114 spaces. All new parking areas will discharge to stormwater management basins which will improve water quality and attenuation. The current parking lot does not contain these features.

Site lighting will also be updated as part of this renovation project. A detailed lighting plan is included with the plan set.