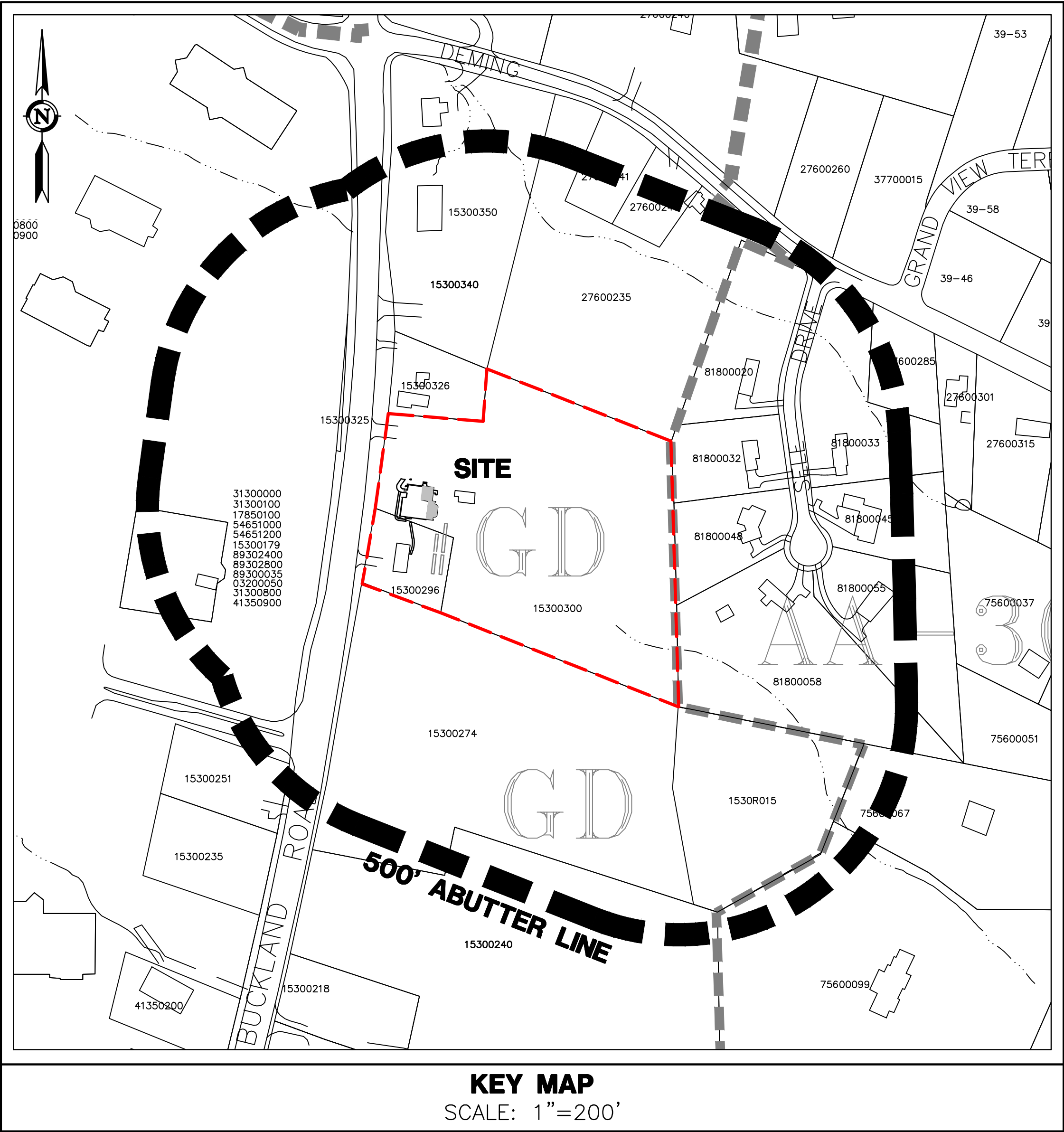


MESSIAH EVANGELICAL LUTHERAN CHURCH

SITE PLAN OF DEVELOPMENT

296 & 300 BUCKLAND ROAD ~ SOUTH WINDSOR ~ CT
GIS PIN 153300296 AND 15300300

N/F 500' ABUTTERS		
STREET ADDRESS	OWNER	PARCEL ID
285 DEMING STREET	RAJU UDAI K &	27600285
179 BUCKLAND ROAD	CURRENT RESIDENT	15300179
325 BUCKLAND ROAD	SOUTH WINDSOR TOWN OF	15300325
67 RIDGE ROAD	JACQUES ANN M	75600067
20 SELE DRIVE	BASILE MARK T & ROBERTA L	81800020
32 SELE DRIVE	MARGIOTT PAUL R & VICTORIA A M	81800032
33 SELE DRIVE	ATTIANESE VINCENT & ANTONINA C	81800033
45 SELE DRIVE	KOCHERLA MOHAN R &	81800045
48 SELE DRIVE	LOPEZ JAMI	81800048
55 SELE DRIVE	ALKHAYER LEWA	81800055
58 SELE DRIVE	CAO DENNIS HAN & MICHELLE YEUNG	81800058
100 CEDAR AVENUE	REALTY INCOME PROPERTIES 21 LLC	17850100
2800 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES LLC	89302800
35 TAMARACK AVENUE	BUCKLAND ROAD RETAIL LLC	89300035
EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC	31300000
2400 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES II LLC	89302400
235 DEMING STREET	ASTICOU INVESTMENT, LLC	27600235
1000 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651000
1200 LONGLEAF LANE	RHD SOUTH WINDSOR LLC	54651200
50 ANDREWS WAY	SOUTH WINDSOR DEVELOPERS LLC	32000050
900 HEMLOCK AVENUE	EVERGREEN CROSSING RETIREMENT	41350900
1000 EVERGREEN WAY	CD-HRA (WINDSOR) LLC	31301000
340 BUCKLAND ROAD	J HANNOUSH FAMILY OF SOUTH WINDSOR LLC	15300340
350 BUCKLAND ROAD	BUCKLAND COMMONS LLC	15300350
241 DEMING STREET	TRIVIK BUILDERS LLC	27600241
240 BUCKLAND ROAD	515 WEST MIDDLE TURNPIKE	15300240
247 DEMING STREET	GLOVER MARGARET A	27600247
251 BUCKLAND ROAD	EVERGREEN WALK LLC	15300251
350 BUCKLAND ROAD	BUCKLAND COMMONS LLC	15300350
274 BUCKLAND ROAD	1 MUNSON ROAD LLC	15300274
99 RIDGE ROAD	WOLF BEVERLY G	75600099
326 BUCKLAND ROAD	SCHIAVONE STEVEN & LUCIA KAWA	15300326



KEY MAP
SCALE: 1"=200'

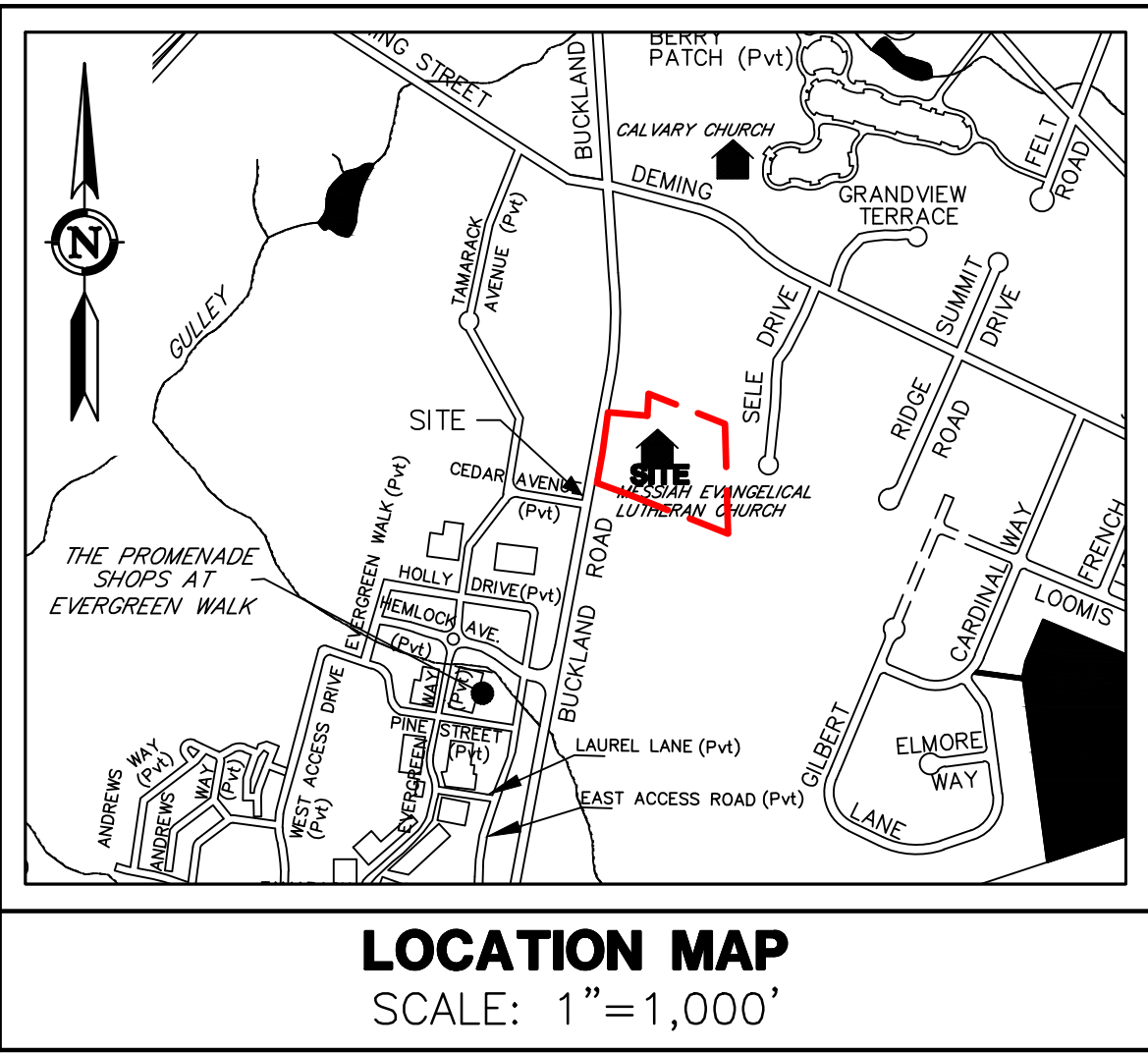
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LOCATION MAP
SCALE: 1"=1,000'

ZONING TABLE			
ZONE: GD ZONE (BUCKLAND ROAD GATEWAY DEVELOPMENT)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	3 ACRES	7,869 AC	7,869 AC
LOT FRONTAGE	200'	363.81'	363.81'
LOT DEPTH	200'	792.94'	792.94'
FRONT YARD	65'	53.8*	53.8*
SIDE YARD	25'	33.5'	33.5'
REAR YARD	10'	543.11'	525.91'
BUILDING HEIGHT	2 STORIES, 30'	1 STORY, <30'	1 STORY, <30'
LOT COVERAGE	N/A	N/A	N/A
IMPERVIOUS COVERAGE	60%	8.4%	8.8%
PARKING	1 SPACE/3 SEATS (CHURCH)	48**	48

NOTES:
* SETBACK OF EXISTING CHURCH BUILDING.
** 142 SEATS/3 = 47.3 PARKING SPACES

SHEET INDEX		
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C-SP1	OVERALL SITE PLAN	2 of 7
C-SP2	SITE PLAN	3 of 7
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V1-1	PROPERTY & TOPOGRAPHIC SURVEY	1 of 1
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ARCHITECT:

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Farmington, CT 06032
860-677-9620
www.hsa-architects.com

PROPERTY OWNER &
APPLICANT:
MESSIAH EVANGELICAL
LUTHERAN CHURCH
300 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074
860-644-2110

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PREPARED FOR:
Messiah Evangelical
Lutheran Church
300 Buckland Road
South Windsor, CT 06074
860-644-2110 - T

PROJECT NO.: 2558
DATE: 02/18/21
DRAWN BY: CM
CHECKED BY: SC
**MESSIAH EVANGELICAL
LUTHERAN CHURCH**
296 & 300 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

BY:
NO. DATE REVISIONS
TITLE
SHEET
C-T1
SHEET 1 OF 7



SITE LAYOUT PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES



**OVERALL
SITE PLAN**

SCALE: 1" = 40'

0 20' 40' 80'

The overall site plan shows a rectangular building footprint with a central courtyard. The building is oriented with its long side parallel to the top boundary. The site is bounded by a north arrow pointing towards the top right. The scale bar indicates a distance of 80 feet, with markings at 0, 20, 40, and 80 feet. The building footprint is shown in a light gray color, and the surrounding area is white. The site boundaries are indicated by a double line.

**MESSIAH EVANGELICAL
LUTHERAN CHURCH**
296 & 300 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

PROJECT NO:	2558
DATE	02/19/21
DESIGN BY:	GM
DRAWN BY:	GM
CHECKED BY:	SC

PREPARED FOR:
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Lutheran Church
300 Buckland Road
South Windsor, CT 06074
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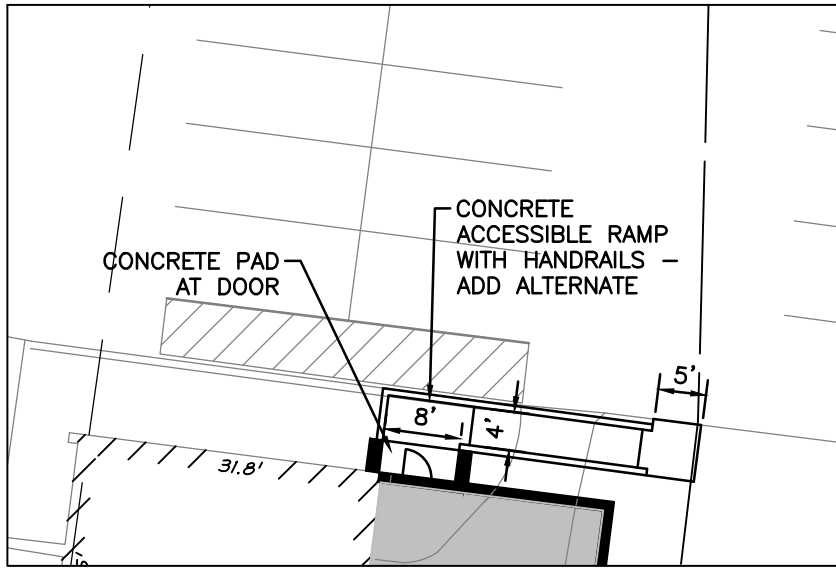


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**PROPERTY OWNER &
APPLICANT:**
MESSIAH EVANGELICAL
LUTHERAN CHURCH
300 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074
860-644-2110

REFERENCES:
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1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, MESSIAH EVANGELICAL LUTHERAN CHURCH, 300 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT" DATED REVISED 12/11/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

SITE LAYOUT PLAN NOTES:
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ACCESSIBLE RAMP ALTERNATE
1" = 20'

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PROJECT NO.

2558

DATE

02/19/21

DESIGN BY

CM

REVIEW BY

SC

APPROVED BY

SC

NO.

DATE

REVISIONS

BY

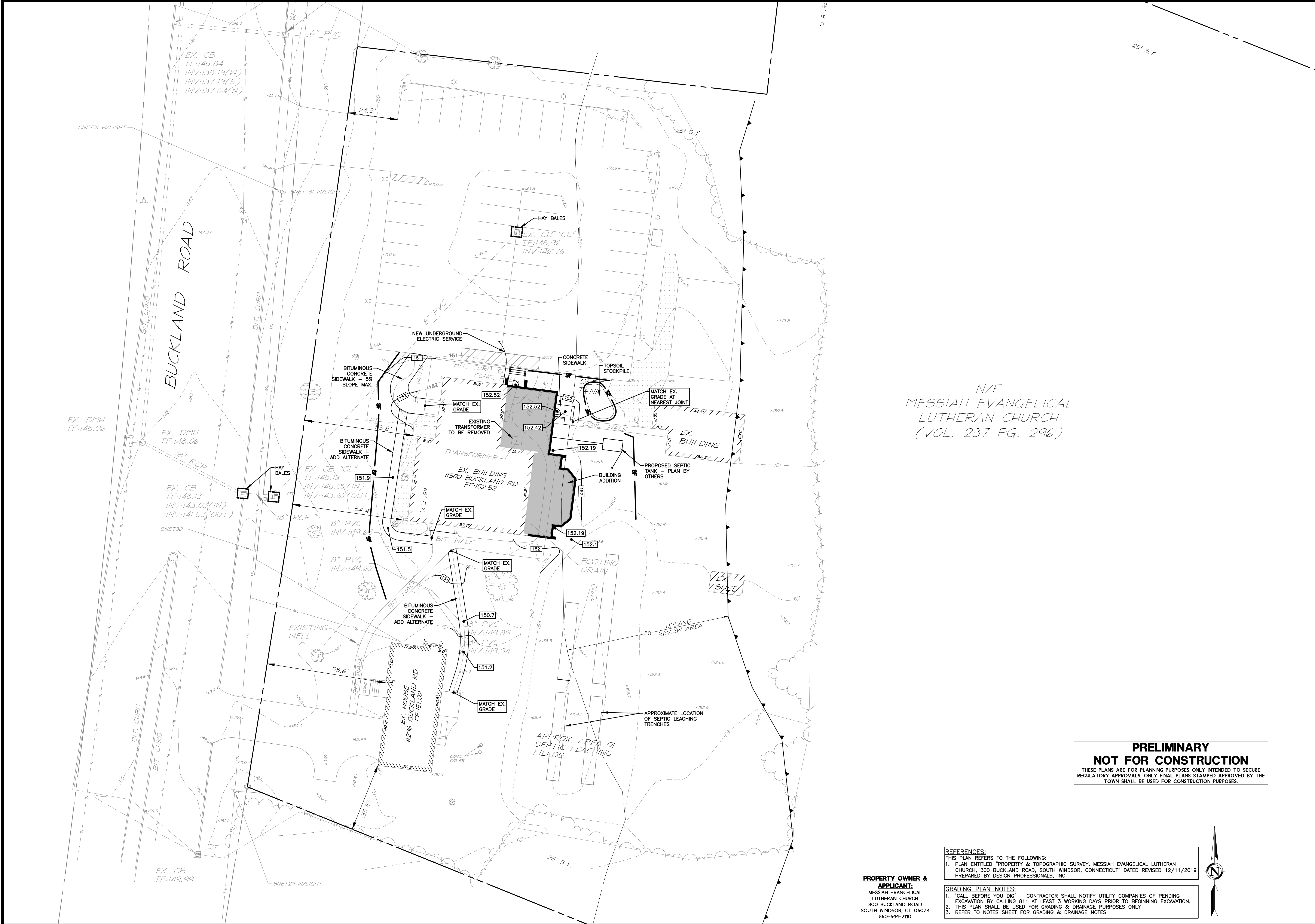
SITE PLAN

SCALE: 0 10' 20' 40'
1" = 20'

SHEET

C-SP2

SHEET 3 OF 7



PROPERTY OWNER & APPLICANT:
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LUTHERAN CHURCH
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GRADING PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

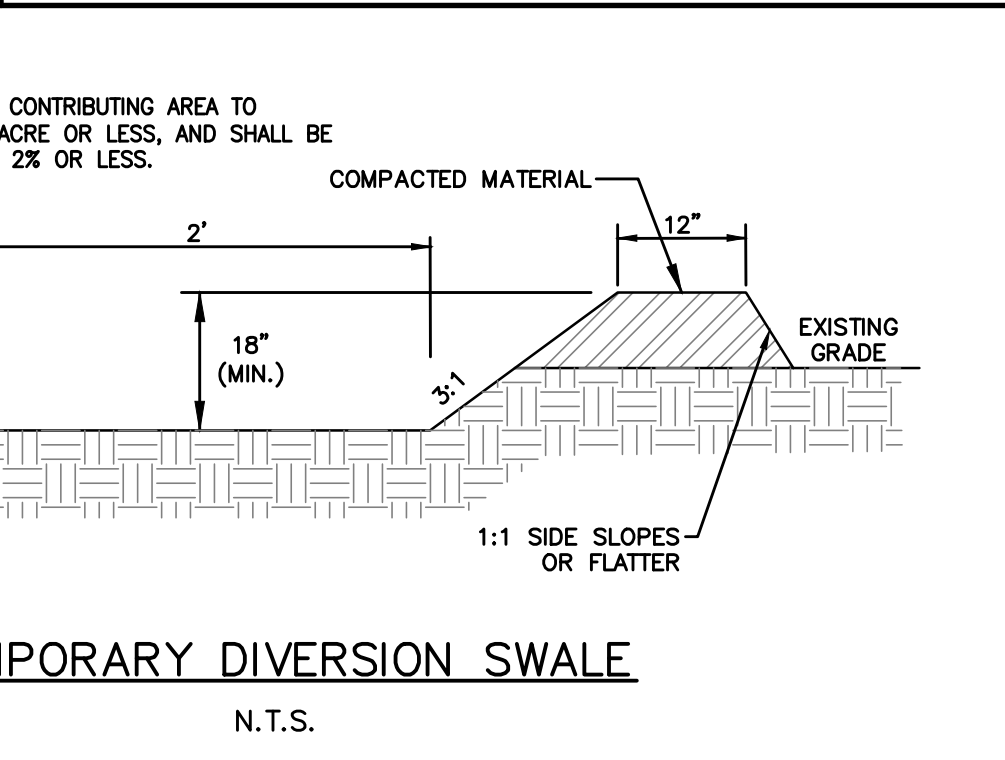
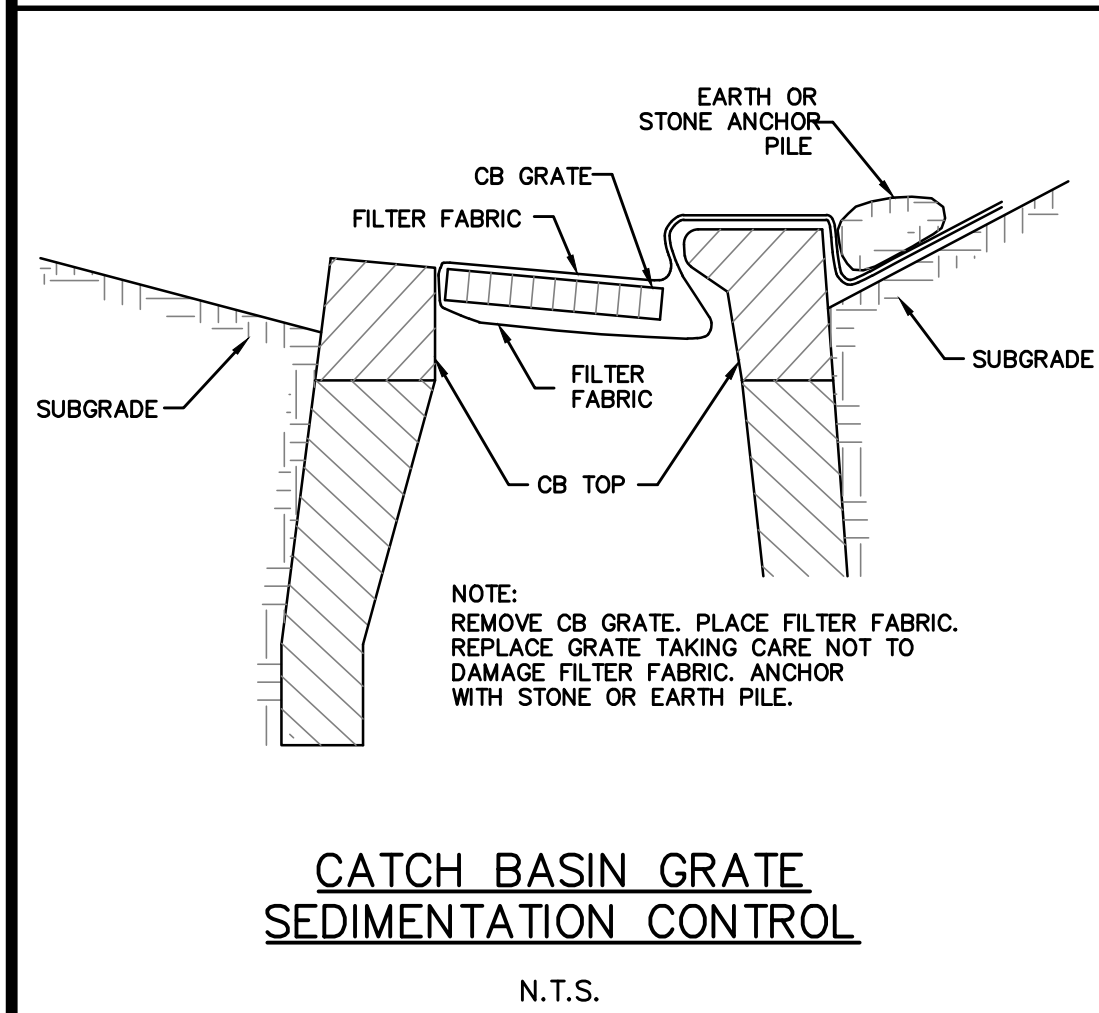
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	MESSIAH EVANGELICAL LUTHERAN CHURCH 296 & 300 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT	DESIGNED BY: CM	CHECKED BY: SC					

GRADING, UTILITY AND EROSION & SEDIMENTATION PLAN

SCALE: 0' 10' 20' 40'
T = 20'

SHEET
C-GD1
SHEET 4 OF 7



1. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING. INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING. CONTRACTOR TO CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN LIMITS SHOWN ON PLAN.
2. CONSTRUCT TEMPORARY SEDIMENT BASINS AND/OR TRAPS AS NECESSARY.
3. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND STOCKPILE. POSSIBLE STOCKPILE LOCATIONS ARE SHOWN ON THE SITE PLANS. HOWEVER, LOCATIONS SHALL BE DETERMINED BY CONTRACTOR WITH APPROVAL BY THE ENGINEER & LOCAL AUTHORITY HAVING JURISDICTION. RING SOIL STOCKPILES WITH A ROW OF SILT FENCE.
4. ESTABLISH VEGETATION ON ALL DISTURBED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. SEED WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK WITH A TEMPORARY SEED MIXTURE PER SECTION 5. "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
5. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
6. ANY DETERIORATING ACTIVITIES SHALL BE PUMPED TO TEMPORARY SILTATION BASINS AT THE TOP OF THE SLOPE. PUMPED DISCHARGE MUST UTILIZE SILT-SAC OR APPROVED EQUAL. MONITOR TO ENSURE DISCHARGE FROM BASIN IS NOT CAUSING EROSION DOWNSTREAM.
7. INSTALL NEW SEPTIC TANK AND CONNECT EXISTING SYSTEM.
8. CONSTRUCT ADDITION.
9. INSTALL SIDEWALKS, TOPSOIL, GRASS SEED, AND MULCH.
10. AFTER STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS TO THE TEMPORARY SEDIMENT BASINS AND/OR TRAPS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.
11. MINOR ADJUSTMENTS TO THE EXCAVATION LIMITS MAY BE WARRANTED WITH APPROVAL OF LOCAL AUTHORITY HAVING JURISDICTION TO ALLOW FOR PRESERVATION OF EXISTING VEGETATION.
12. ALL EROSION CONTROL DEVICES SHALL REMAIN FUNCTIONAL AND IN PLACE THROUGHOUT THE CONSTRUCTION EFFORT UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

PER RECOMMENDATIONS MADE IN THE 2020 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLAN, THE CONTRACTOR SHALL MAINTAIN WEEKLY REPORTS ON THE CONDITION OF ALL EROSION CONTROL MEASURES AND MAKE THEM AVAILABLE UPON REQUEST OF OWNER, LOCAL AUTHORITY HAVING JURISDICTION, OR ENGINEER. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OR GREATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

1. PRIOR TO THE START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION.
3. CONSTRUCTION ACCESS SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADWAYS, (BOTH PUBLIC & COMPLETED PORTIONS OF THE PROJECT) FREE FROM ACCUMULATED DUST AND DIRT. STREETS SHALL BE SWEEP CLEAN AT ALL TIMES.
5. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, SHALL BE STABILIZATION WITH FINAL VEGETATION WITHIN 7 DAYS. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH (6 CYDS / 1000 S.F.) OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE. WINTER STABILIZATION SHALL INCLUDE MULCH/STRAW OR HAY APPLIED AT THE SAME RATE WITH A TACKIFIER PER RECOMMENDATIONS MADE IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

6. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:

MULCH: RATE:
STRAW 90# / 1000 S.F.

TEMPORARY SEEDING: RATE:
PERENNIAL RYEGRASS 1.0#/ / 1000 S.F.
7. CONTRACTOR SHALL CLEAN CATCHBASIN SUMPS, DIVERSION SWALES, & TEMPORARY SETTLING SUMPS AS REQUIRED DURING CONSTRUCTION.
8. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL MANAGE STORMWATER RUNOFF SO THAT NO DIRECT DISCHARGE OF RUNOFF THAT CONTAINS SUSPENDED PARTICLES, FLOWS INTO RECEIVING WATERS. RUNOFF SHALL BE DIRECTED INTO TEMPORARY SEDIMENT SUMPS AND TREATED.
9. AT NO TIME DURING THE CONSTRUCTION EFFORT SHALL THERE BE ANY OPEN AND DISTURBED AREA GREATER THAN 5 ACRES WITHOUT SILT FENCE PERIMETER OF SET AREA.
10. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, THE CONTRACTOR SHALL CLEAN ANY SILT OR DEBRIS FROM ALL STORM DRAINAGE STRUCTURES AND CULVERTS.
11. AT ALL TIMES DURING THE CONSTRUCTION EFFORT, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. APPLY WATER, SUITABLE MATERIALS, OR COVERS TO MATERIAL STOCKPILES AND OTHER SURFACES THAT CAN GIVE RISE TO AIRBORNE PARTICULATE MATTER. COVER, WHILE IN MOTION, OPEN-BODIED TRUCKS OR OPEN-BODIED TRAILERS. MINIMIZE THE VOLUME OF WATER SPRAYED FOR CONTROLLING DUST AS TO PREVENT THE RUNOFF OF WATER OR DISCHARGE OF DUST CONTROL. WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLUOATING SOLIDS, VISIBLE DISCOLORATION, OR FOAMING IN THE RECEIVING STREAM.
12. THE DEVELOPER SHALL ENSURE THAT CONSTRUCTION ACTIVITIES COMPLY WITH THE NOISE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
13. THE CONTRACTOR SHALL EXCAVATE A PIT TO BE DESIGNATED AS A WASHOUT AREA FOR CONCRETE, PLANT, AND OTHER MATERIALS. THIS AREA SHALL BE CLEARLY FLAGGED AND CONSTRUCTED TO BE ENTIRELY SELF-CONTAINED. THIS AREA SHALL BE OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, OR OTHER SENSITIVE SOURCE. DUMPING OF LIQUID WASTES IN STORM SEWER IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO REMOVE SOLIDS. PICKUPS SHALL MAINTAIN HOLDING CAPACITY, AND TO CHECK FOR LEAKS AND OVERFLOWS. ACCUMULATED DEBRIS SHOULD BE REMOVED ONCE THE WASHOUT AREA REACHES HALF WAY FULL OR IS DEEMED NECESSARY TO AVOID OVERFLOWS. REMOVE AND DISPOSE OF HARDENED CONCRETE WASTE CONSISTENT WITH PRACTICES DEVELOPED FOR THE WASTE DISPOSAL.
14. THE CONTRACTOR SHALL DESIGNATE A WASTE DISPOSAL AREA FOR TEMPORARY STORAGE OF MATERIALS TO BE REMOVED FROM THE SITE. THE DESIGNATED WASTE AREA SHALL BE SELECTED AS TO MINIMIZE TRUCK TRAVEL THROUGH THE SITE. THE AREA WILL NOT DRAIN DIRECTLY TO ADJACENT WETLANDS. PICKUPS SHALL BE SCHEDULED REGULARLY TO PREVENT THE CONTAINERS FROM OVERFLOWING. SPILLS SHALL BE CLEANED UP IMMEDIATELY. DEFECTIVE CONTAINERS THAT MAY CAUSE LEAKS OR SPILLS WILL BE IDENTIFIED THROUGH REGULAR INSPECTION. ANY FOUND TO BE DEFECTIVE WILL BE REPAIRED OR REPLACED IMMEDIATELY. ANY STOCKPILE OF MATERIALS SHOULD BE CONFINED TO THE DESIGNATED AREA AS DEFINED BY THE CONTRACTOR.
15. ALL CHEMICAL AND PETROLEUM PRODUCT CONTAINERS STORED ON THE SITE (EXCLUDING THOSE

Pastor Ehlers
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**PROPERTY OWNER &
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MESSIAH EVANGELICAL
LUTHERAN CHURCH
300 BUCKLAND ROAD
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CONTAINED WITHIN VEHICLES AND EQUIPMENT) SHALL BE PROVIDED WITH IMPERMEABLE CONTAINMENT WHICH WILL HOLD AT LEAST 110% OF THE VOLUME OF THE LARGEST CONTAINER, OR 10% OF THE TOTAL VOLUME OF ALL CONTAINERS IN THE AREA, WHICHEVER IS LARGER, WITHOUT OVERFLOW FROM THE CONTAINMENT AREA. ALL CHEMICALS AND THEIR CONTAINERS SHALL BE STORED UNDER A ROOFED AREA EXCEPT FOR THOSE CHEMICALS STORED IN CONTAINERS OF 100 GALLON CAPACITY OR MORE, IN WHICH CASE A ROOF IS NOT REQUIRED. DOUBLE-WALLED TANKS SATISFY THIS REQUIREMENT.

16. CONTRACTOR SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SIGNS.
17. IF REQUIRED, AN APPROVED EROSION CONTROL BOND SHALL BE PREPARED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
18. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.

- IDENTIFY AND ADDRESS SOURCES OF DUST GENERATED BY CONSTRUCTION ACTIVITIES. LIMIT CONSTRUCTION TRAFFIC TO PREDETERMINED ROUTES. PAVED SURFACES REQUIRE MECHANICAL SWEEPERS TO REMOVE SOIL THAT HAS BEEN DEPOSITED OR TRACKED ONTO THE PAVEMENT. ON UNPAVED TRAVELWAYS AND TEMPORARY HAUL ROADS, USE ROAD CONSTRUCTION STABILIZATION MEASURES AND/OR WATER AS NEEDED TO KEEP SURFACE DAMP. STATIONARY SOURCES OF DUST, SUCH AS ROCK CRUSHERS, USE FINE WATER SPRAYS TO CONTROL DUST. IF WATER IS EXPECTED TO BE NEEDED FOR DUST CONTROL, IDENTIFY THE SOURCE OF WATER IN ADVANCE. PUMPING FROM STREAMS, POND AND SIMILAR WATERBODIES MAY REQUIRE APPROVAL FROM THE MUNICIPAL INLAND WETLAND AGENCY.
- IDENTIFY AND ADDRESS SOURCES OF WIND GENERATED DUST. PROVIDE SPECIAL CONSIDERATION TO HILL TOPS AND LONG REACHES OF OPEN GROUND WHERE SLOPES MAY BE EXPOSED TO HIGH WINDS. CONSIDER BREAKING LONG REACHES WITH TEMPORARY WINDBREAKS. CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SOIL WILL REQUIRE ANCHORING WHEN USED.
- CONSIDER WATER QUALITY WHEN SELECTING THE METHOD AND/OR MATERIALS USED FOR DUST CONTROL. WHEN CONSIDERING THE USE OF CALCIUM CHLORIDE, BE AWARE OF THE FOLLOWING: PREVENTING SOIL'S PERMEABILITY SO AS TO PREVENT GROUNDWATER CONTAMINATION; THE TIMING OF THE APPLICATION TO RAINFALL TO PREVENT WASHING OF SALTS INTO SENSITIVE AREAS SUCH AS WETLANDS AND WATERCOURSES; AND PROXIMITY TO SENSITIVE AREAS SUCH AS WATERCOURSES, PONDS, ESTABLISHED OR SOON TO BE ESTABLISHED AREA OF PLANTINGS, WHERE SALTS COULD IMPAIR OR DESTROY PLANT AND ANIMAL LIFE. ADDITIONALLY, SOME WATER'S USE FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER IF IT IS USED FOR MIXING.
- CONSIDER USING DUST CONTROL MEASURES ONLY AFTER IT IS DETERMINED THAT OTHER MEASURES FOR SOIL STABILIZATION CANNOT BE PRACTICALLY APPLIED.
- USE MECHANICAL SWEEPING ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE AS A RESULT OF TRUCK TRAFFIC, PAVEMENT SAW CUTTING SPILLAGE, AND WIND OR WATER DEPOSITION FROM ADJACENT DISTURBED AREAS. SWEEP DAILY IN HEAVILY TRAFFICKED AREAS.
- PERIODICALLY MOISTEN EXPOSED SOIL ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP.

NON-ASPHALTIC SOIL TACKIFIER CONSISTS OF AN EMULSIFIED LIQUID SOIL STABILIZER OF ORGANIC, INORGANIC, OR MINERAL ORIGIN, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MODIFIED RESINS, CALCIUM CHLORIDE, COMBUST SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX. CRYLIC'S. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTXIC TO HUMAN, ANIMAL AND PLANT LIFE, NONCORROSIVE AND NONFLAMMABLE. MATERIALS USED SHALL MEET LOCAL, STATE AND FEDERAL GUIDELINES FOR INTENDED USE. ALL MATERIALS ARE TO BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ALL SAFETY GUIDELINES SHALL BE FOLLOWED IN STORING, HANDLING AND APPLYING MATERIALS.

- REPEAT APPLICATION OF DUST CONTROL MEASURES WHEN FUGITIVE DUST BECOMES EVIDENT.

C-ES1 SHEET 5 OF 7	SHEET	EROSION & SEDIMENTATION DETAILS & NOTES	NO. DATE	REVISIONS	BY	MESSIAH EVANGELICAL LUTHERAN CHURCH 296 & 300 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT	PREPARED FOR Messiah Evangelical Lutheran Church 300 Buckland Road South Windsor, CT 06074 860-644-2110 - T		21 JEFFREY DRIVE SOUTH WINDSOR, CT 06074 860-291-8795 - T www.designprofessionals.com	design Professionals CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS PLANNERS / LANDSCAPE ARCHITECTS	This plan was prepared by Jeffrey D. Driscoll, a Professional Engineer in the State of Connecticut. It is subject to the terms and form of the agreement between the parties. The plan is not to be used for any purpose other than that for which it was prepared without the written consent of DDP.

- At least three full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
- It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
- The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
- The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
- Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
- Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
- The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
- Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
- Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
- The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
- The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
- Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
- Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
- Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout structures, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the planned work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
- Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
- At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at minimum, the engineering and the local municipality department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
- Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
- No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown shall be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.
- The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
- The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with

- appropriate utility companies and the affected end users to minimize impact and service interruption.
21. The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
22. Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
23. Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
24. The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
25. The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also be responsible for all notification, inspection, monitoring or testing as may be required.
26. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
27. The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
28. All property monumentation shall be protected during construction. It is the contractor's sole responsibility to protect all property monumentation. If monumentation is disturbed, it is the contractor's responsibility to have a licensed land surveyor in the State of Connecticut replace the monumentation to town or state standards.
29. All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
30. All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereof. All earthwork activities must comply all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
31. The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be free of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
32. Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
33. The tops of existing manholes, inlet structures, and sanitary cleanout tops must be adjusted as necessary, to match proposed grades.
34. Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footings/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
35. Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
- Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with silt tight joints.
- High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for silt tight joints.
- Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
36. Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
37. Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
38. Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer pipe should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.
39. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
40. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and

water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

Where pump stations are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.

All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

All pumped discharge must utilize silt-sac or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization if appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.

Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails on car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).

















































































































































































































































Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.

A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.

Curb ramps shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.

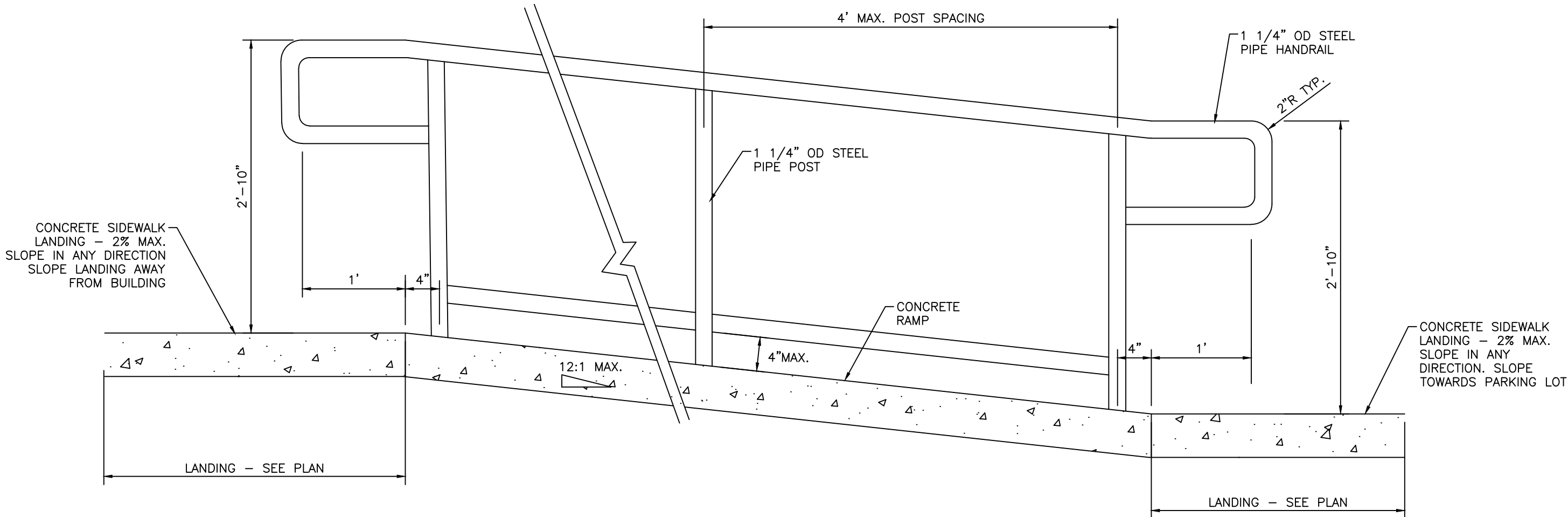
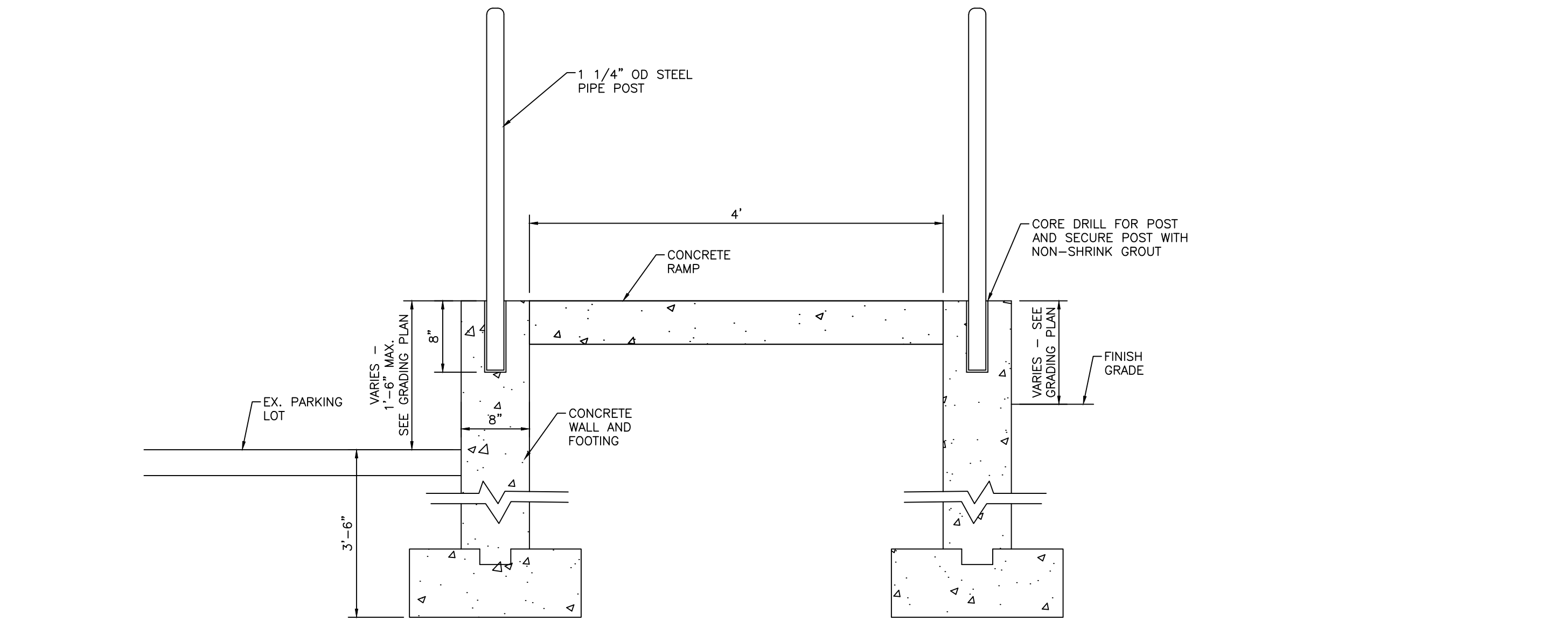
The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.



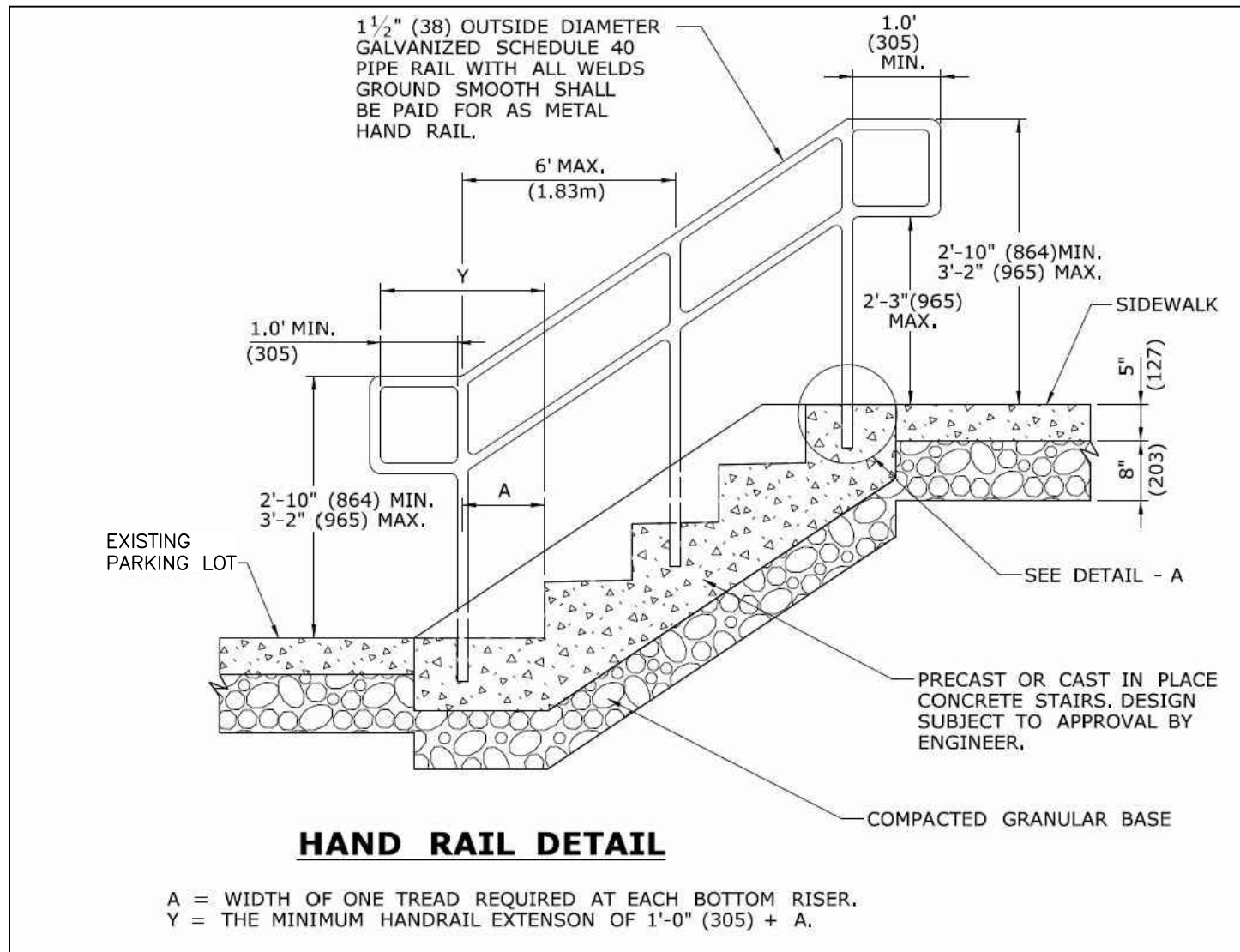
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
   	COMMUNICATION	
   	DOMESTIC WATER	
   	WATER MAIN	
   	WATER SERVICE	
   	FIRE SERVICE LINE	
   	NON-POTABLE WATER LINE	
   	WATER VALVE / FIXTURES	  
   	FIRE HYDRANT	
   	LIQUID FUEL	
   	MAIN LIQUID FUEL LINE	
   	LIQUID FUEL SERVICE LINE	
   	LIQUID FUEL LINE, ABANDONED	
   	IRRIGATION LINES	
   	LIGHTING	
   	POLE / GROUND MOUNTED LIGHT	  
   	NATURAL GAS	
   	GAS MAIN	
   	GAS SERVICE LINE	
   	POWER	
   	ELECTRICAL LINES, OVERHEAD	
   	ELECTRICAL LINES, UNDERGROUND	
 	UTILITY POLE	
   	PROPERTY LINE	
   	EASEMENT LINE	
   	IRON PIPE	
   	IRON ROD	
   	MONUMENT	
   	GUARD RAIL	 
   	SILT FENCE	
   	4" DOUBLE SOLID YELLOW LINE	
   	4" SINGLE SOLID WHITE LINE	
   	BIT. CONC. LIP CURB	
   	PRECAST CONCRETE CURB	
   	SANITARY SEWER MAIN	
   	SANITARY SEWER SERVICE LINE	
   	SANITARY SEWER MANHOLE	
   	STORM DRAIN PIPE	
   	ROOF LEADER	
   	UNDERDRAIN	
   	STORM DRAIN MANHOLE	
   	CURB INLET	
   	CATCH BASIN	
   	YARD DRAIN	
   	CONTOUR	
   	SPOT ELEVATION	
   	RAMP	
   	LANDSCAPE AREA	

**PROPERTY OWNER &
APPLICANT:**
MESSIAH EVANGELICAL
LUTHERAN CHURCH
300 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074
860-644-2110

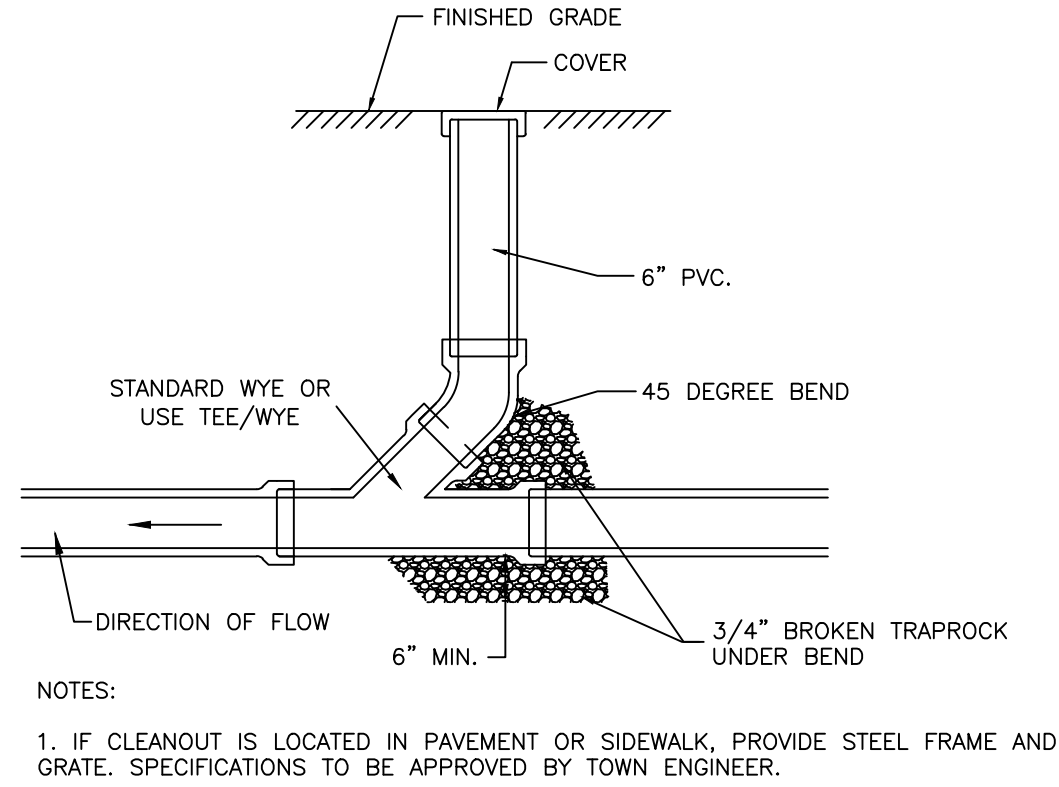
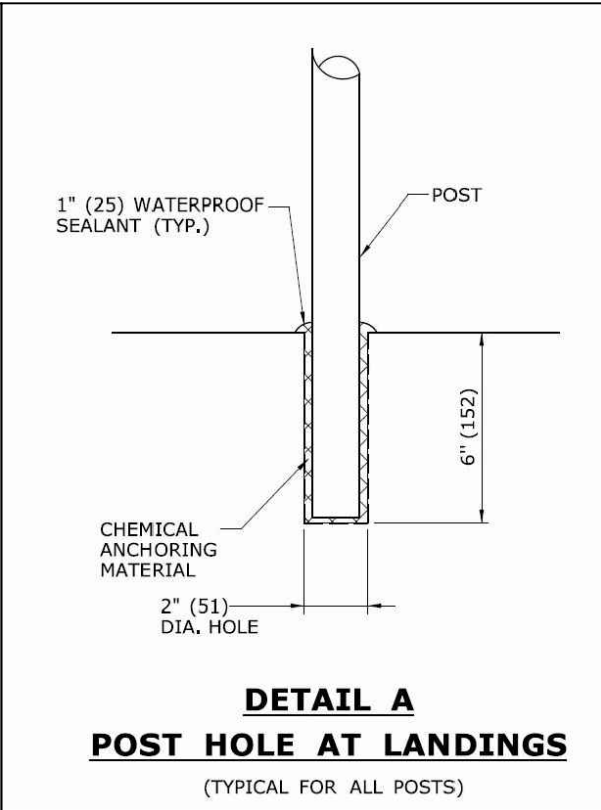
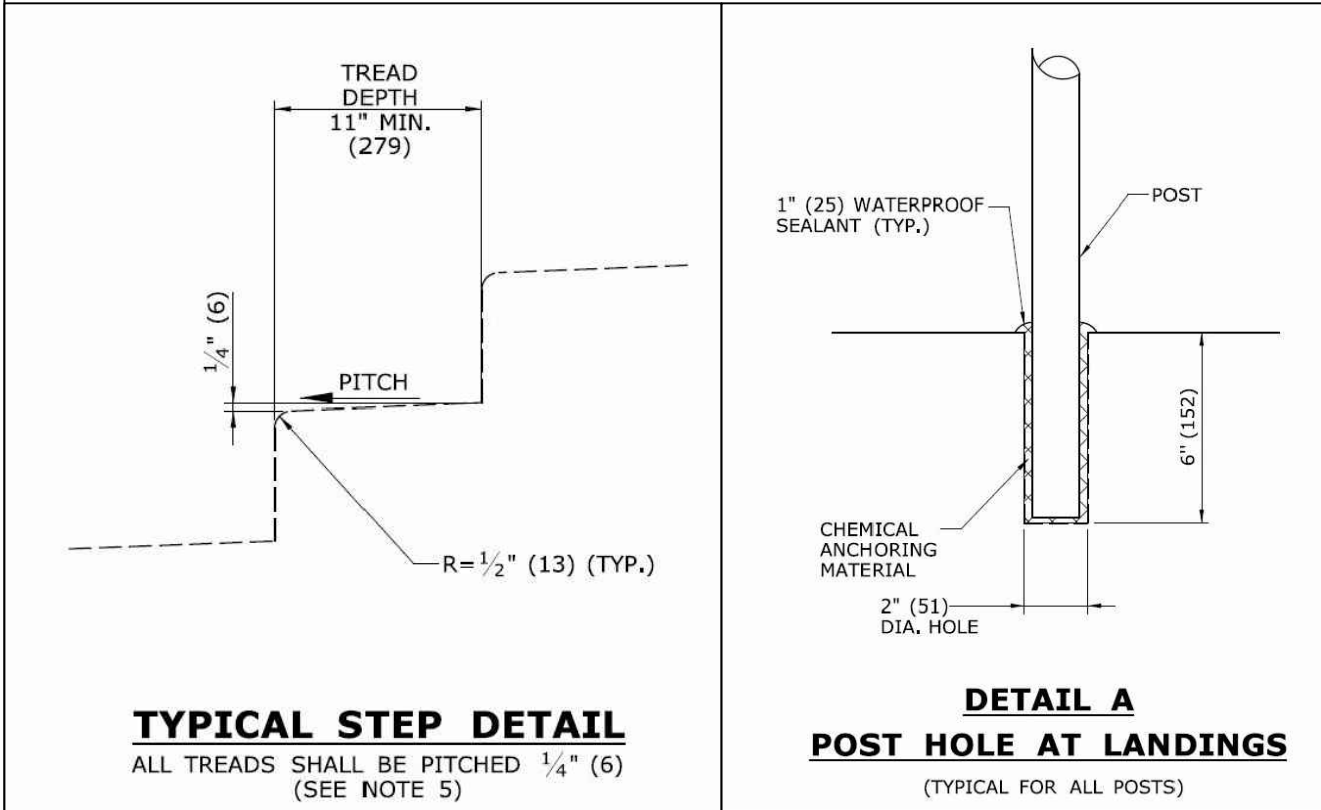
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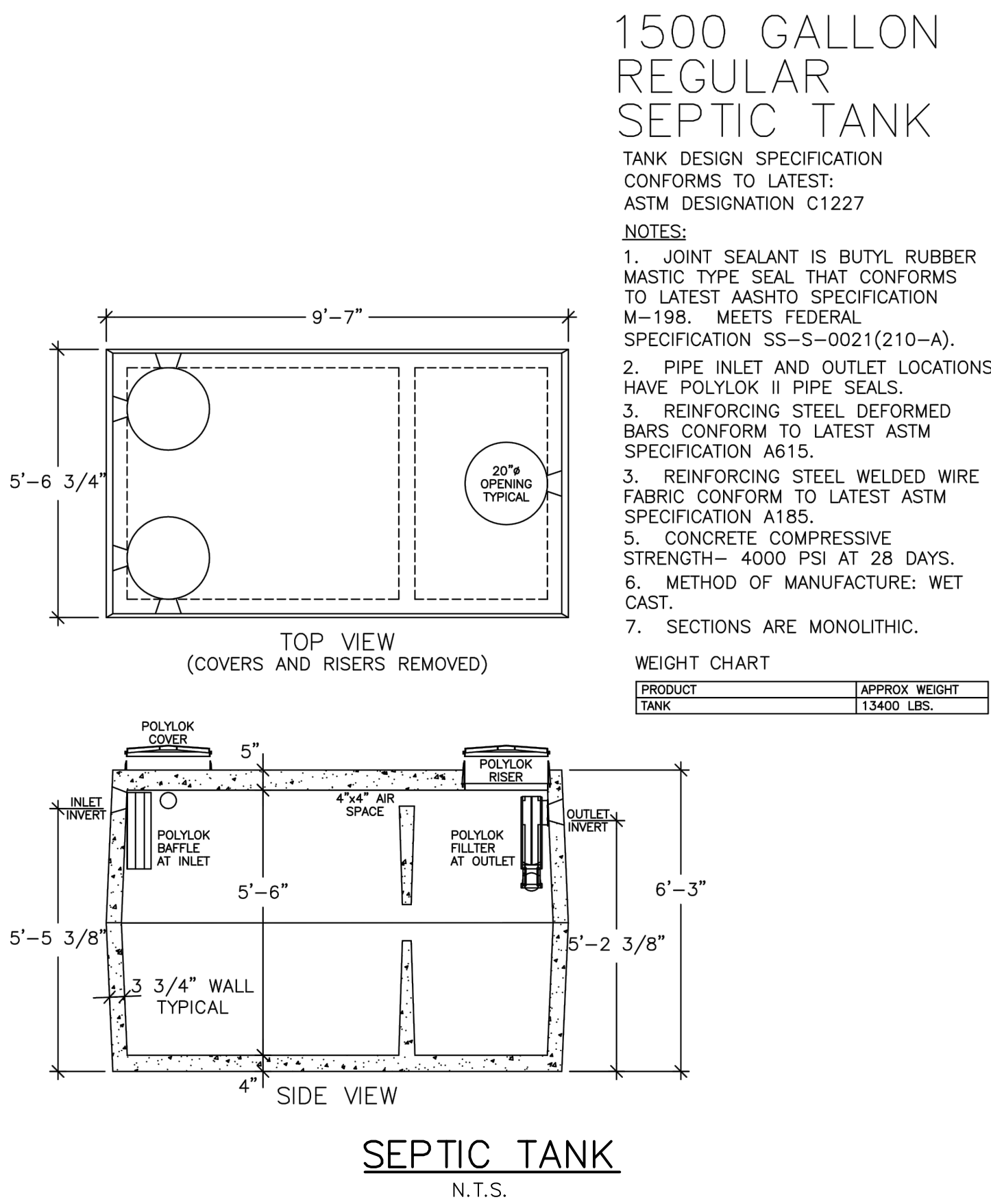
ACCESSIBLE RAMP AND HAND RAIL DETAIL
- ALTERNATE
N.T.S.



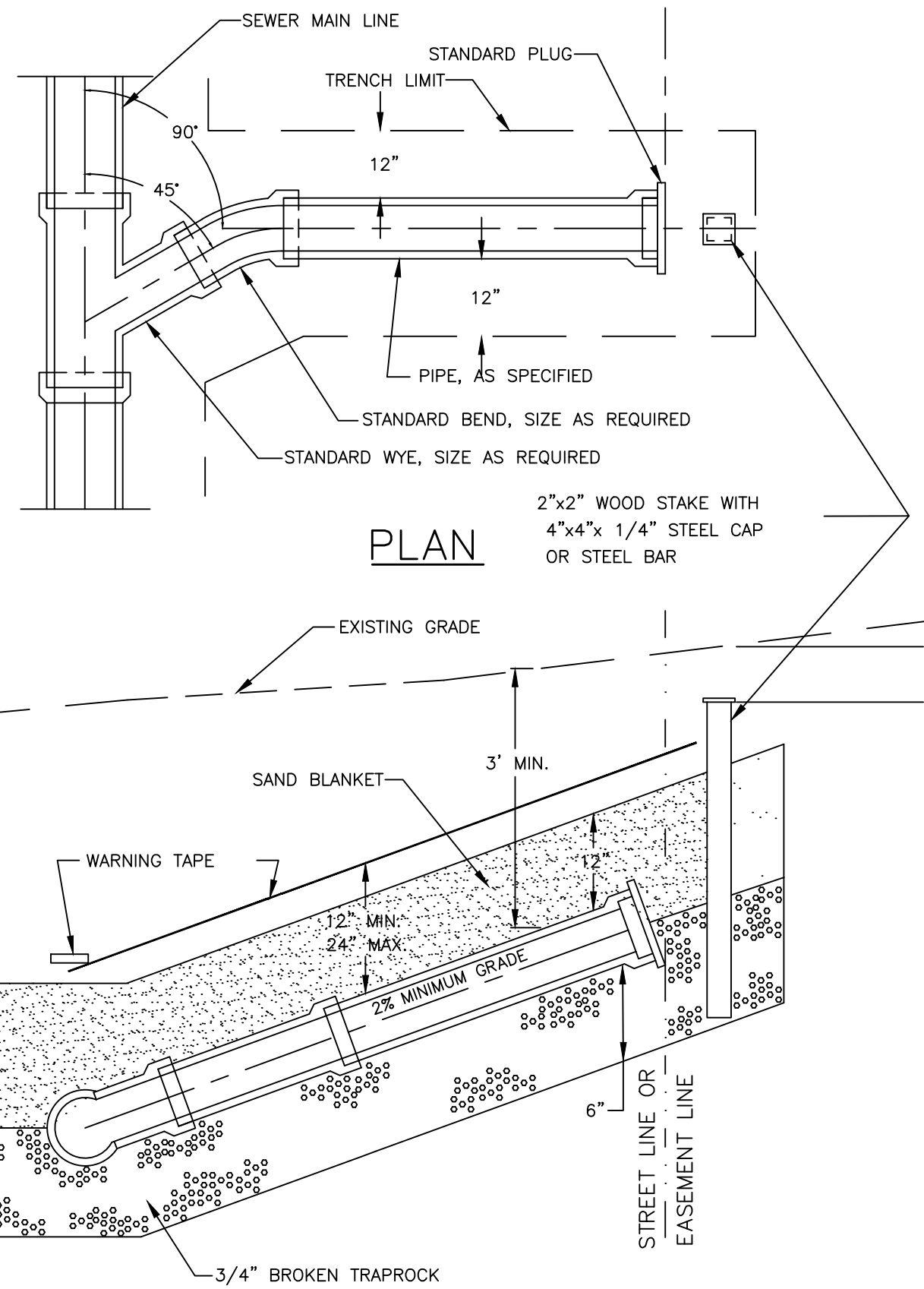
CONCRETE STAIRS AND HAND RAIL DETAIL
N.T.S.



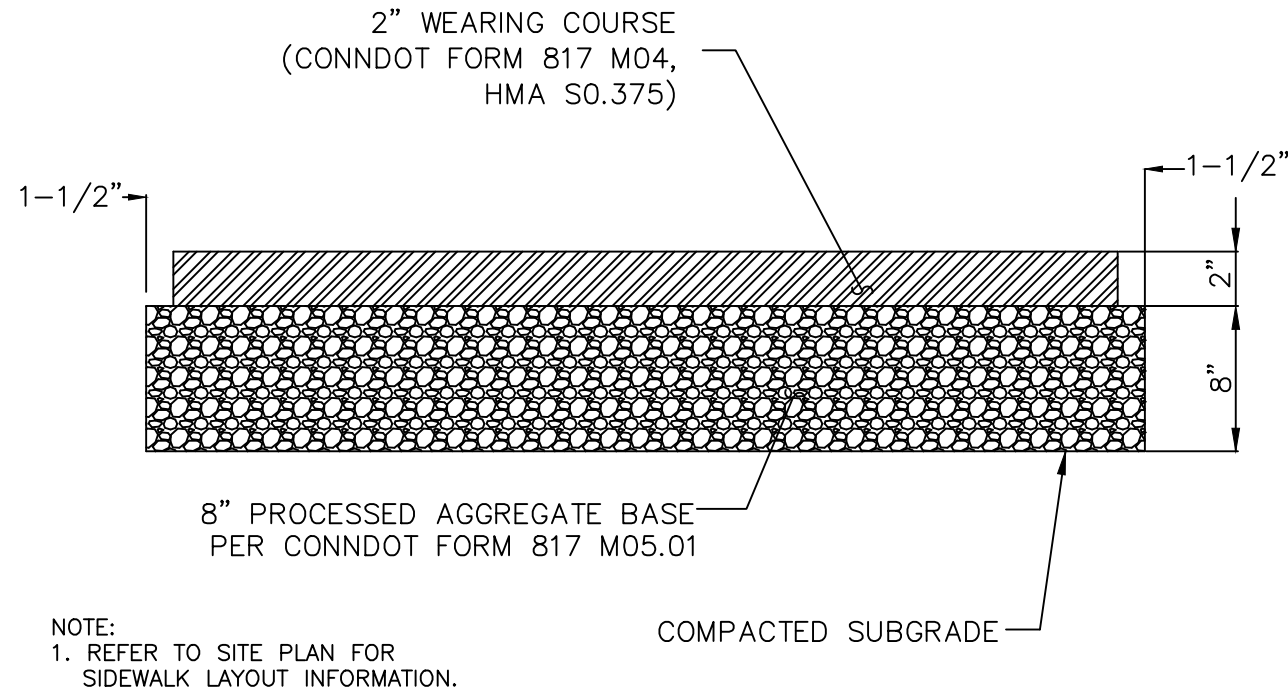
ROOF LEADER / SANITARY CLEAN OUT
N.T.S.



ELECTRIC TRENCH
N.T.S.



BUILDING SEWER
N.T.S.



BITUMINOUS CONCRETE SIDEWALK SECTION
N.T.S.

MAP REFERENCES:

1. STATUTORY DIVISION MAP ASTICOU INVESTMENT, LLC 350 BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT SHEET VI-01 SCALE 1" = 40' DATE: 10-11-11 PREPARED BY DESIGN PROFESSIONALS, INC.
2. SUBDIVISION PLAN PLOT PLAN INDEPENDENT RESURVEY, PROPERTY SURVEY PREPARED FOR: TOLLAND BANK FOR PROPERTY AT RIDGE ROAD AND BUCKLAND ROAD SOUTH WINDSOR, CONNECTICUT SHEET 2 OF 4 SCALE 1 INCH = 100 FEET DATE: 12-9-93 REVISED TO 3-7-94 PREPARED BY DESIGN PROFESSIONALS, INC.
3. THE HOMESTEAD SUBDIVISION BUCKLAND ROAD & DEMING STREET SOUTH WINDSOR, CT PLOT PLAN SHEET 4 OF 11 DEVELOPED BY RSK-KELLCO, INC. DATE: 5-21-93 REVISED TO 10-06-93 SCALE: 1"=40' PREPARED BY TORRES ENGINEERING, INC.
4. TOWN OF SOUTH WINDSOR RIGHT OF WAY BUCKLAND ROAD FROM THE MANCHESTER TOWN LINE TO THE INTERSECTION WITH ELLINGTON ROAD DATE 1-20-94 SCALE 1"=40' TOWN OF SOUTH WINDSOR ENGINEERING DEPARTMENT.

N/F
WOLF & GUERRA, LLC
(VOL. 835 PG. 35)

N/F
MESSIAH EVANGELICAL
LUTHERAN CHURCH
(VOL. 237 PG. 296)

N/F
BUCKLAND COMMONS, LLC
(VOL. 2212 PG. 179)

N/F
PAUL &
VICTORIA MARGIOTT
(VOL. 821 PG. 114)

N/F
RONALD J. &
CAROLYN T.
MIREK
(VOL. 923 PG. 165)

N/F
DENNIS HAN &
MICHELLE TEUNG
(VOL. 2372 PG. 143)

LOCATION PLAN

SCALE: 1"=1,500'

LEGEND

EXISTING	DESCRIPTION
COMMUNICATION	
C _x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C _x	UNDERGROUND COMMUNICATION LINES
DOMESTIC WATER	
W _x	WATER MAIN
WS _x	WATER SERVICE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
LIGHTING	
PL	POLE MOUNTED LIGHT
GL	GROUND MOUNTED LIGHT
NATURAL GAS	
G _x	GAS MAIN
GS _x	GAS SERVICE LINE
POWER	
EO _x	ELECTRICAL LINES, OVERHEAD
EU _x	ELECTRICAL LINES, UNDERGROUND
UP	UTILITY POLE
PROPERTY	
PL	PROPERTY LINE
IP	IRON PIN
MON	MONUMENT
ROADS	
GR	GUARD RAIL
SN	SIGN
SITE FEATURES	
CL	CHAIN LINK FENCE
RF	RAIL FENCE
ST	STOCKADE FENCE
T	TREE
TL	TREE LINE
SANITARY SEWER	
S _x	SANITARY SEWER MAIN
SS _x	SANITARY SEWER SERVICE LINE
SM	SANITARY SEWER MANHOLE
STORM SEWER	
D _x	STORM DRAIN PIPE
DM	STORM DRAIN MANHOLE
CI	CURB INLET
CB	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
X 61.95	SPOT ELEVATION
WETLANDS	
WL	WETLANDS LINE

- NOTES:
1. PROPERTY IS IN THE BUCKLAND GATEWAY ZONE.
 2. PARCEL CONTAINS 372,784 SQUARE FEET OR 7.669 ACRES.
 3. HORIZONTAL DATUM FOR THIS PROJECT IS BASED ON THE NORTH AMERICAN DATUM OF 1983/2012 (NAD 83/2012) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 383 OF 675 COMMUNITY PANEL NUMBER 09003C0383F EFFECTIVE DATE SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 5. WELL FOR HOUSE AND SEPTIC SYSTEM INFORMATION PROVIDED BY THE TOWN OF SOUTH WINDSOR BUILDING DEPARTMENT.
 6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY IS A BOUNDARY AND TOPOGRAPHIC SURVEY - AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS A RESURVEY BASED ON MAPS & DEEDS REFERENCED HEREON.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS AND VERTICAL ACCURACY MEETS CLASS T-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER, JR., L.S. 12327
L.C. NO.

PROPERTY &
TOPOGRAPHIC
SURVEY

SHEET
VI-1

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/11/2019	BDC	UNDERGROUND UTILITY MARKINGS

MESSIAH EVANGELICAL
LUTHERAN CHURCH

300 BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:
Messiah Evangelical
Lutheran Church
300 Buckland Road
South Windsor, CT 06074
860-644-2110 - T

PROJECT NO.
2559
DESIGN BY:
10/01/14
DRAWN BY:
MARGARET
CHECKED BY:
LRC

21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-9757 - F
www.designprofessionalsinc.com

design
professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS

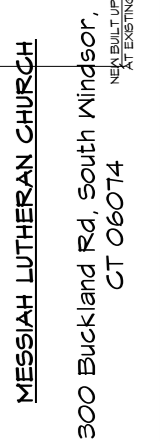


NOT FOR
CONSTRUCTION

DATE ISSUED:
04/23/2020

SCALE:
As Indicated

A-101



DATE ISSUED:
04/23/2020

DATE ISSUED:
09/23/2020





MESSIAH LUTHERAN CHURCH
300 Buckland Rd, South Windsor,
CT 06074

REVISION		
NO	DESC	DATE
1	Owner's Comment	6/24/20

BUILDING
ELEVATIONS

DATE ISSUED:
09/23/2020

SCALE:
1/4" = 1'-0"

A-202

