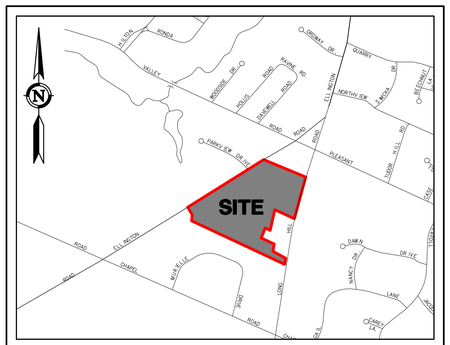
PLEASANT VALLEY ELEMENTARY SCHOOL

SITE PLAN MODIFICATION / SPECIAL EXCEPTION

591 ELLINGTON ROAD ~ SOUTH WINDSOR ~ CT

GIS No. 30300591, 30300623, & 30300647



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX	
C-T1	COVER SHEET
C-T2	KEY MAP
C-IN1	SITE INDEX PLAN
MA-1-2	SITE PLAN - MATERIALS (BY OTHERS)
C-GD1-2	GRADING PLAN
C-DR1-2	DRAINAGE PLAN
C-UT1-2	UTILITY PLAN
C-ES1-2	EROSION & SEDIMENTATION PLAN
C-ES3	EROSION & SEDIMENTATION NOTES & DETAILS
LA-1-2	SITE PLAN - LAYOUT AND LANDSCAPING (BY OTHERS)
SPM-1-2	SITE PLAN - SIGNAGE, PAVEMENT AND MARKINGS (BY OTHERS)
AR-1-2	SITE PLAN - ACCESSIBLE ROUTES (BY OTHERS)
LB-1-2	SITE PLAN - LANDSCAPE BUFFER & SECTIONS (BY OTHERS)
ENL	SITE PLAN - STORMWATER BASIN LANDSCAPING (BY OTHERS)
SD-1-2	SITE DETAILS (BY OTHERS)
SL-1	SITE LIGHTING PHOTOMETRIC CALCULATION (BY OTHERS)
C-D1	NOTES, DETAILS, & LEGEND
C-D2 - C-D3	DETAILS
LC-1	PROPERTY SURVEY LOT CONSOLIDATION
V-1 TO V-3	PROPERTY & TOPOGRAPHIC SURVEY
AR-101-102	BUILDING FLOOR PLANS (BY OTHERS)
AR-200-202	BUILDING ELEVATIONS (BY OTHERS)

ZONING TABLE

ZONE: RR – RURAL RESIDENTIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	1,085,130 SF (24.911 ACRES)	1,085,130 SF (24.911 ACRES)
LOT FRONTAGE	175'	1,262'	1,262'
FRONT YARD	50'	112.7'	286.7'
SIDE YARD	20'	70.0'	150.8'
REAR YARD	50'	524.0'	N/A
BUILDING HEIGHT	70'*	24'±	36'±
PARKING	409**	88±	241 (256 FUTURE)***
INTERIOR LANDSCAPING	10%	21.2%±	14.4%
LOT COVERAGE	15%	4.8%±	5.8%
IMPERVIOUS COVERAGE	50%****	13.6%±	30.9%

NOTES:
* – BUILDING HEIGHT PER RR ZONE ALLOWS FOR MAXIMUM 30 FEET. SECTION 3.1.2D ALLOWS FOR BUILDING HEIGHT TO BE INCREASED BY 1 FOOT FOR EVERY 2 FEET BY WHICH SUCH BUILDING OR SUCH PORTION THEREOF LIES INSED THE NEAREST LIMITING LINE OF ANY FRONT, SIDE OR REAR YARD.

80' FROM CLOSEST LIMITING LINE / 2 = 40' INCREASE ALLOWED
40' INCREASE + 30' BUILDING HEIGHT = 70' BUILDING HEIGHT ALLOWED

** – 102,150 GSF x 1 SPACE / 250 GSF = 409 SPACES REQUIRED

*** – 181 SPACES PROVIDED AROUND NEW SCHOOL
60± SPACES TO REMAIN NEAR EXISTING SCHOOL
75 SPACES TO BE BUILT WITH FUTURE BALLFIELDS

**** – 50% IMPERVIOUS COVERAGE ALLOWED IN RR ZONE PER TABLE 3.1.1A

PARKING MODIFICATION REQUEST
PER SECTION 6.4.9 OF ZONING REGULATIONS, A MODIFICATION OF MINIMUM REQUIRED PARKING SPACES IS REQUESTED.
409 SPACES REQUIRED – 241 PROVIDED = 168 SPACE REDUCTION REQUESTED

PRELIMINARY
NOT FOR CONSTRUCTION
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
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PLANNERS / LANDSCAPE ARCHITECTS
21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074
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ARCHITECT:
DRA
Drumney Rosane Anderson, Inc.
225 Oakland Road
South Windsor, CT 06074
860-644-8300
www.draws.com

LANDSCAPE ARCHITECT:
SLR
SLR International Corporation
99 Realty Drive
Cheshire, CT 06410
203-271-1773
www.slrconsulting.com

PROPERTY OWNER & APPLICANT:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DH

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

COVER SHEET

SHEET
C-T1

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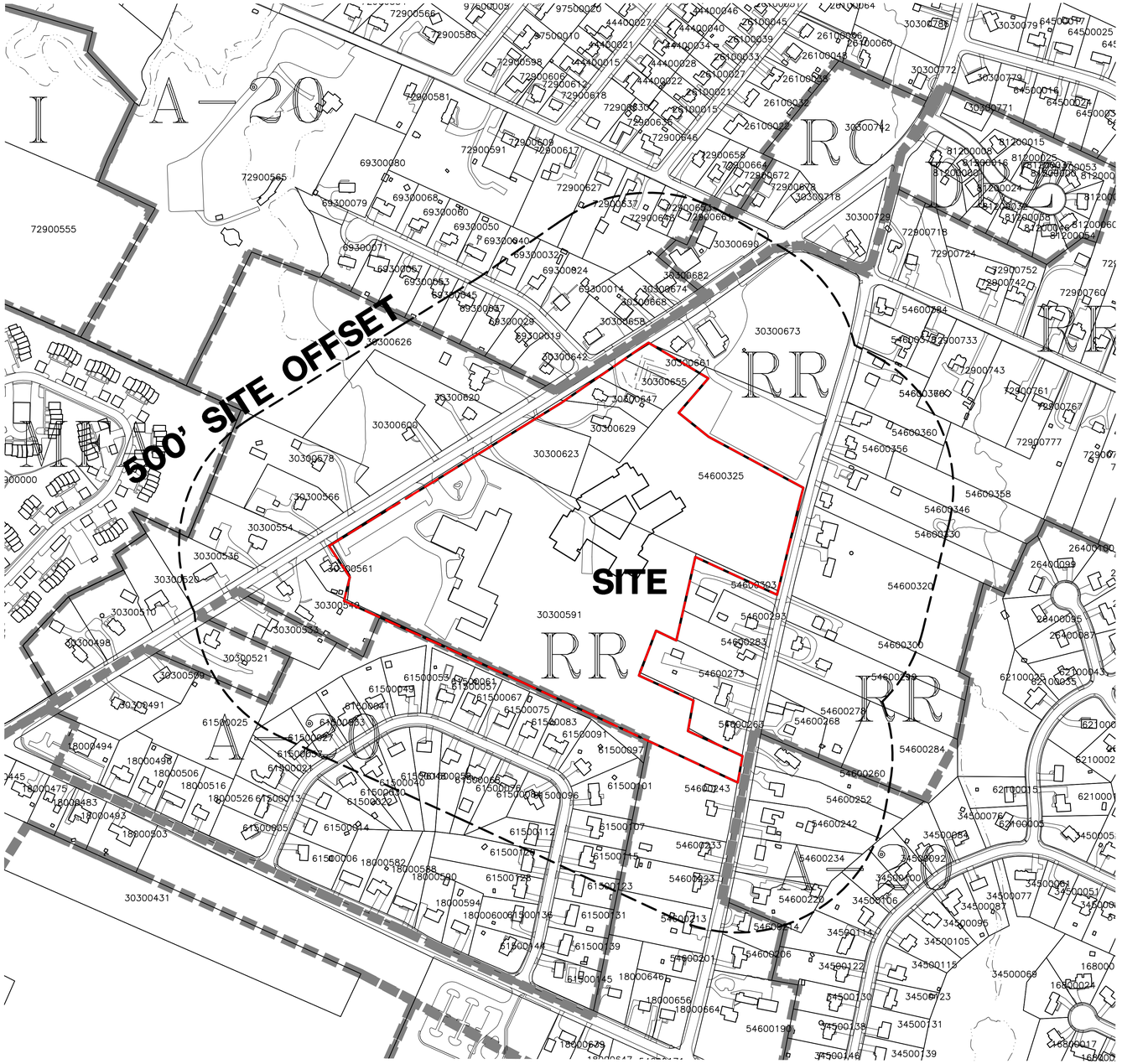
N/F 500' ABUTTERS

PARCEL ID	ADDRESS	OWNER
30300521	521 ELLINGTON ROAD	VOIGT ANDREW J
30300533	533 ELLINGTON ROAD	JACQUES CARRIE
30300536	536 ELLINGTON ROAD	ELMORE JOSEPH R & CAROLYN B
30300549	549 ELLINGTON ROAD	PELLETIER GARY & LINDA
30300554	554 ELLINGTON ROAD	PRICE LEON
30300561	561 ELLINGTON ROAD	HEBERT AIMEE A & ADAM M
30300566	566 ELLINGTON ROAD	HORNAT JOHN V & ARLENE V
30300578	578 ELLINGTON ROAD	CAMPOS MARCEL R & MARIA A
30300591	591 ELLINGTON ROAD	SOUTH WINDSOR TOWN OF 17
30300600	600 ELLINGTON ROAD	FALLETTI MATTHEW S
30300620	620 ELLINGTON ROAD	ROTHWELL DOUGLAS A & DIANE B TRUSTEES
30300623	623 ELLINGTON ROAD	SOUTH WINDSOR TOWN OF
30300626	626 ELLINGTON ROAD	JACQUES JEAN MARC
30300629	629 ELLINGTON ROAD	CURRENT RESIDENT
30300642	642 ELLINGTON ROAD	TURNER JUSTIN
30300647	647 ELLINGTON ROAD	SOUTH WINDSOR TOWN OF
30300655	655 ELLINGTON ROAD	CURRENT RESIDENT
30300658	658 ELLINGTON ROAD	JACQUES JEAN MARC
30300661	661 ELLINGTON ROAD	CURRENT RESIDENT
30300668	668 ELLINGTON ROAD	SYCZ GRACE G L/U
30300674	674 ELLINGTON ROAD	TONNESSEN OLAF J & MARGARET E
30300682	682 ELLINGTON ROAD	RODRIGUEZ LINDA L & CARLOS
30300690	690 ELLINGTON ROAD	7-ELEVEN INC
34500092	92 GAIL LANE	ARMANTANO MICHAEL J & SANDRA N
34500100	100 GAIL LANE	MAHER MICHAEL T & JUNE A
34500106	106 GAIL LANE	GARCIA MANUEL R & ALEXANDRA J
34500114	114 GAIL LANE	STARK DAVID J & MARIE
54600213	213 LONG HILL ROAD	BEGLEY MELISSA M
54600214	214 LONG HILL ROAD	MARTINO PETER & JUDITH
54600220	220 LONG HILL ROAD	KRALL RICHARD & JACQUELINE
54600223	223 LONG HILL ROAD	MAGNOTTA LINDA A
54600233	233 LONG HILL ROAD	HOWEY SHAWN M & ASHLEY
54600234	234 LONG HILL ROAD	DRYBURGH DANIEL J
54600242	242 LONG HILL ROAD	FOWLER JOHN S & MARIA C
54600243	243 LONG HILL ROAD	FITZGERALD JOY A PARKER
54600252	252 LONG HILL ROAD	URSIN TYLER
54600260	260 LONG HILL ROAD	WILLIAMS JENNIFER & MICHAEL A
54600263	263 LONG HILL ROAD	KENNEDY CLAIRE
54600268	268 LONG HILL ROAD	COSTA REALTY LLC
54600273	273 LONG HILL ROAD	MASSON LISE V
54600278	278 LONG HILL ROAD	COSTA REALTY LLC
54600283	283 LONG HILL ROAD	JOURNEY FOUND INC
54600284	284 LONG HILL ROAD	SOUTH WINDSOR TOWN OF
54600290	290 LONG HILL ROAD	NATION CRAIG D JR
54600293	293 LONG HILL ROAD	JOURNEY FOUND INC
54600300	300 LONG HILL ROAD	LEBARON KAREN W & NEAL R
54600303	303 LONG HILL ROAD	BOISSEAU ROGER M & EILEEN K
54600320	320 LONG HILL ROAD	CASTLE STEPHEN & KAREN
54600325	325 LONG HILL ROAD	CURRENT RESIDENT
54600330	330 LONG HILL ROAD	PRESTON DONNA & WILLIAM
54600346	346 LONG HILL ROAD	KIZIS JOSEPH A

N/F 500' ABUTTERS

PARCEL ID	ADDRESS	OWNER
54600356	356 LONG HILL ROAD	DIFIORE DANIEL K
54600358	358 LONG HILL ROAD	LUSSIER NORMAND R & LAUREL A
54600360	360 LONG HILL ROAD	DESLAURIERS NORBERT J
54600366	366 LONG HILL ROAD	TRIPLE K LLC
54600370	370 LONG HILL ROAD	TRIPLE K LLC
54600378	378 LONG HILL ROAD	BURNHAM PAUL J
54600384	384 LONG HILL ROAD	PECI ILAM
61500025	25 MURIELLE DRIVE	SOUTH WINDSOR TOWN OF 39
61500027	27 MURIELLE DRIVE	EHLER WILLIAM J & ERICA K
61500033	33 MURIELLE DRIVE	GALPER JEAN
61500040	40 MURIELLE DRIVE	ROTONDO ANTHONY A ESTATE OF
61500041	41 MURIELLE DRIVE	MELIA EDMUND T & KAREN L
61500048	48 MURIELLE DRIVE	MARULANDA JOHN J & LETICIA D
61500049	49 MURIELLE DRIVE	GARNEAU MICHAEL S & TINA E
61500053	53 MURIELLE DRIVE	KAPIL PRANAV
61500057	57 MURIELLE DRIVE	SOUTH WINDSOR TOWN OF 38
61500058	58 MURIELLE DRIVE	COMAROTTI CLAIRE D
61500061	61 MURIELLE DRIVE	GUDAUSKAS MATTHEW W & HOLLY T
61500067	67 MURIELLE DRIVE	CRICHTON PETER & OLIVER JOANNE
61500068	68 MURIELLE DRIVE	DEGRANDI CHRISTOPHER & JAMIE
61500075	75 MURIELLE DRIVE	MURIELLE PROPERTY LLC
61500076	76 MURIELLE DRIVE	LACASSE GASTON & FABIENNE
61500083	83 MURIELLE DRIVE	HODGE DAVID & DANIELLE
61500084	84 MURIELLE DRIVE	STEPHENS BENJAMIN F IV & CATHERINE B
61500091	91 MURIELLE DRIVE	BOURKE GEORGE W & CYNTHIA
61500096	96 MURIELLE DRIVE	VENTURA JOSEPH J & BARBARA B
61500097	97 MURIELLE DRIVE	FAYNOR NICOLE TR &
61500101	101 MURIELLE DRIVE	HAYDEN MICHAEL H & CATHY J
61500107	107 MURIELLE DRIVE	MCCLELLAN KATIE L ETAL
61500112	112 MURIELLE DRIVE	HOLEVER KURT J & SARAH S
61500115	115 MURIELLE DRIVE	SILVER R TIM & CHERYL F
61500120	120 MURIELLE DRIVE	JOHNSON KEITH A & BARBARA S
61500123	123 MURIELLE DRIVE	MINICUCCI ANTHONY
69300014	14 PARKVIEW DRIVE	MAGLEY DAVID M &
69300019	19 PARKVIEW DRIVE	PEPE JON T & JACQUELINE
69300024	24 PARKVIEW DRIVE	DOWLING FAMILY TRUST
69300029	29 PARKVIEW DRIVE	TADESSE ESAYAS &
69300032	32 PARKVIEW DRIVE	DACOSTA RICARDO & VANESSA
69300037	37 PARKVIEW DRIVE	IVES JACQUELINE
69300040	40 PARKVIEW DRIVE	SILVA MARIA INES
69300045	45 PARKVIEW DRIVE	DORIUS LAURA LEE
72900627	627 PLEASANT VALLEY ROAD	DEVAUX GARY J & TRACEY H
72900637	637 PLEASANT VALLEY ROAD	PASZEK FRANCISZEK & JADWIGA
72900643	643 PLEASANT VALLEY ROAD	VIGURS STEVEN L & MARTHA J
72900653	653 PLEASANT VALLEY ROAD	LINDSAY JOHN R & ELIZABETH C
72900661	661 PLEASANT VALLEY ROAD	WILLIAMS SASHAY
72900733	733 PLEASANT VALLEY ROAD	SMUTNICK PAUL J & SANDRA
72900743	743 PLEASANT VALLEY ROAD	LUSSIER NORMAND R & LAUREL A
72900761	761 PLEASANT VALLEY ROAD	CUSIMANO JESSICA
72900777	777 PLEASANT VALLEY ROAD	MCCARTHY TREVOR
84900000	ST MARC CIRCLE	CURRENT RESIDENT



KEY MAP
SCALE: 1"=250'

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
BY: BPW
DRAWN BY: BPW
CHECKED BY: DH

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

KEY MAP

SHEET
C-T2

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ZONING TABLE

ZONE: RR – RURAL RESIDENTIAL

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	40,000 SF	1,085,130 SF (24.911 ACRES)	1,085,130 SF (24.911 ACRES)
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*** – 181 SPACES PROVIDED AROUND NEW SCHOOL
60± SPACES TO REMAIN NEAR EXISTING SCHOOL
75 SPACES TO BE BUILT WITH FUTURE BALLFIELDS

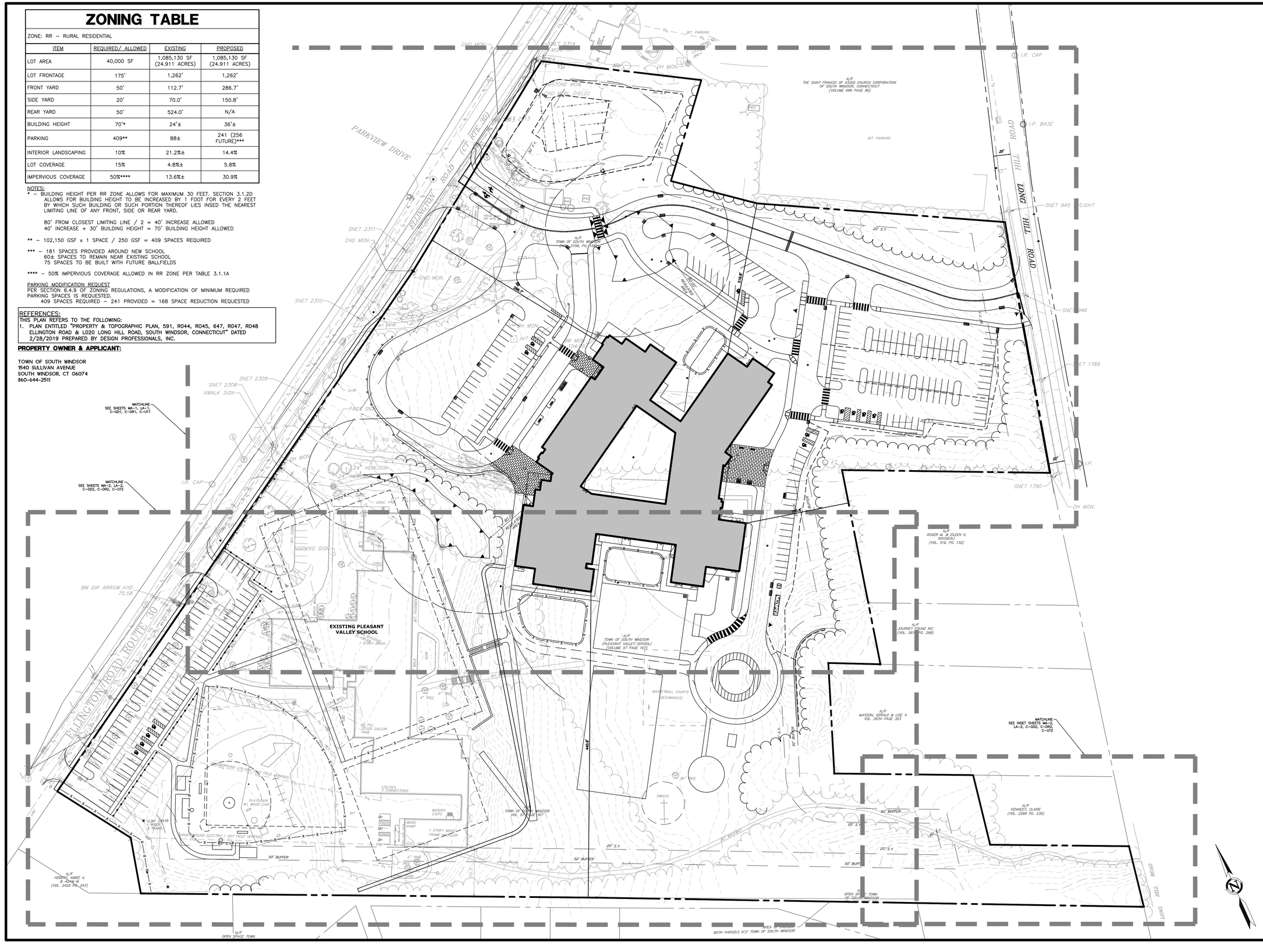
**** – 50% IMPERVIOUS COVERAGE ALLOWED IN RR ZONE PER TABLE 3.1.1A

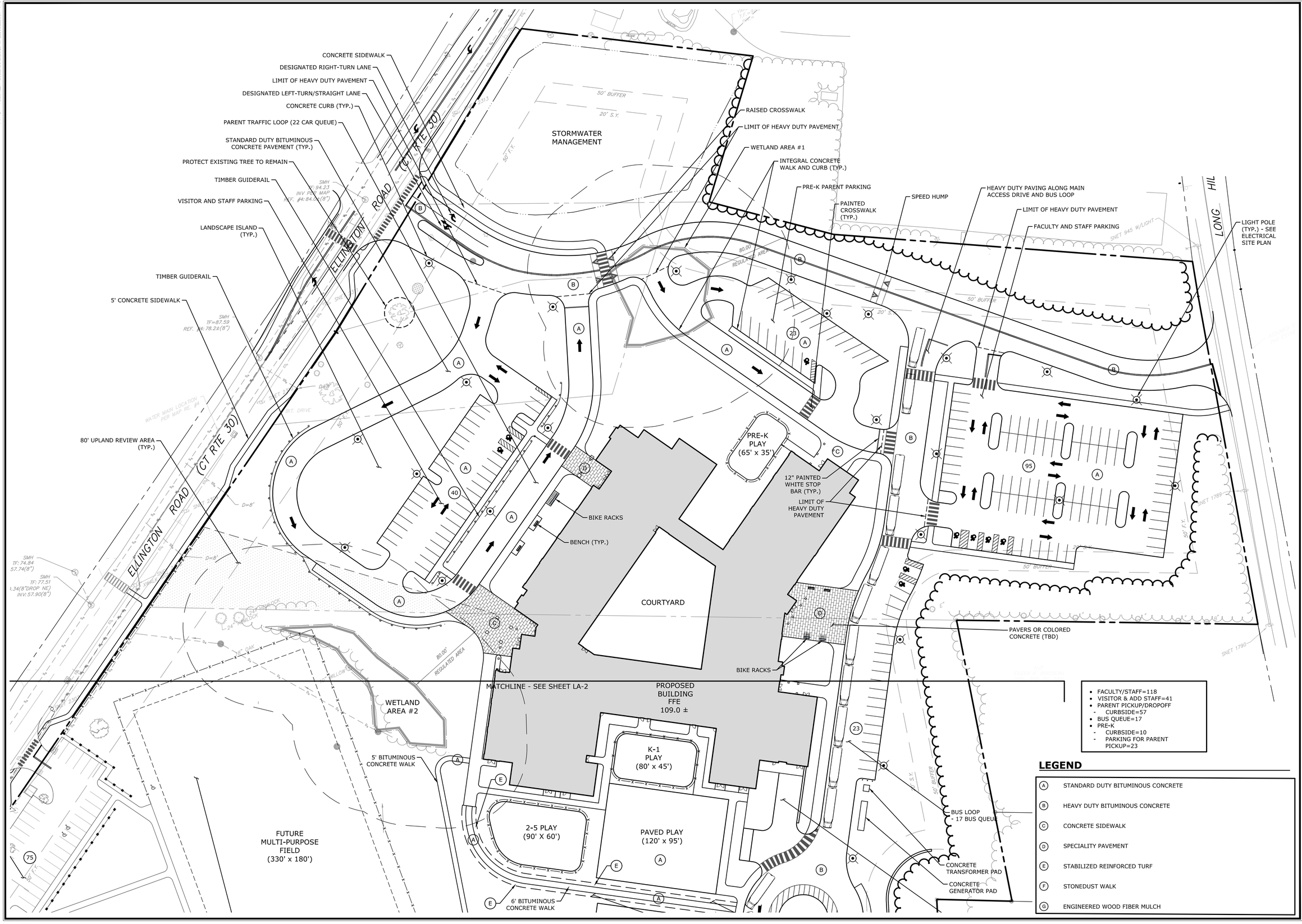
PARKING MODIFICATION REQUEST
PER SECTION 6.4.9 OF ZONING REGULATIONS, A MODIFICATION OF MINIMUM REQUIRED PARKING SPACES IS REQUESTED.
409 SPACES REQUIRED – 241 PROVIDED = 168 SPACE REDUCTION REQUESTED

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 591, R044, R045, 647, R047, R048 ELLINGTON ROAD & LO20 LONG HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 2/28/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511


PARKVIEW DRIVE
ELLINGTON ROAD (CT RTE. 30)
LONG HILL ROAD
ELLINGTON ROAD/ROUTE 30
EXISTING PLEASANT VALLEY SCHOOL
1 STORY BRICK
TOWN OF SOUTH WINDSOR (PLEASANT VALLEY SCHOOL) (VOLUME 57 PAGE 182)
N/F THE SAINT FRANCIS OF ASSISI CHURCH CORPORATION OF SOUTH WINDSOR, CONNECTICUT (VOLUME 696 PAGE 80)
N/F TOWN OF SOUTH WINDSOR (VOL. 2706, PG. 1030)
N/F ROGER M. & EILEEN K. BOISSEAU (VOL. 518, PG. 132)
N/F JOURNEY FOUND INC (VOL. 2617, PG. 298)
N/F MASSON, GERALD & LISE V. VOL. 2634 PAGE 323
N/F KENNEDY, CLAIRE (VOL. 2266 PG. 235)
N/F HEBERT, AIMEE A. & ADAM M. (VOL. 2422 PG. 247)
N/F OPEN SPACE TOWN OF SOUTH WINDSOR
AREA OF WINDSOR BOTH PARCELS N/F TOWN OF SOUTH WINDSOR
MATCHLINE SEE SHEETS MA-1, LA-1, C-GD1, C-DR1, C-UT1
MATCHLINE SEE SHEETS MA-2, LA-2, C-GD2, C-DR2, C-UT2
MATCHLINE SEE INSET SHEETS MA-2, LA-2, C-GD2, C-DR2, C-UT2
BM DIR ARROW HYD 75.58
SNET 2309
SNET 2308
SNET 2311
SNET 2310
SNET 945
SNET 946
SNET 1789
SNET 1790
CHD MON.
DH MON.
I.R. CAP
I.P. BASE
I.P.
XWALK SIGN
PASS SIGN
DO NOT BLOCK INTERSECTION SIGN
STOP SIGN
HEMLOCK
CONC. PAD
CATCH BASIN
CURB INLET
MANHOLE
UTILITY POLE
GUY WIRE
GAS GATE
GAS LINE
GAS VALVE
GAS METER
CONC. WALK
BIT. PAVEMENT
BIT. CURB
CONC. CURB
BIT. BERM
CONC. RAMP
HANDICAP SIGN
CONC. WALL
6" TREE
4" TREE
36" TREE
2" TREE
ON HILL 10,000 GALLON TANK
UTILITIES CONNECTIONS
PLAYSCAPE #1, WOOD CHIP
PLAYSCAPE #2, WOOD CHIP
WOODEN STEPS
WOOD RAMP
1 STORY WOOD FRAME MODULAR
CHAIN LINK FENCE
SWINGS
BASKETBALL COURTS (BITUMINOUS)
CLMP 29438 1 RISER 1 TRANS.
UNDERGROUND ELECTRIC - NOT FIELD VERIFIED
UNDERGROUND UTILITIES - NOT FIELD VERIFIED
PROPOSED 8" WATER LINE
PROPOSED 6" SEWER LINE
PROPOSED 8" SEWER LINE
PROPOSED 12" SEWER LINE
PROPOSED 15" SEWER LINE
PROPOSED 18" SEWER LINE
PROPOSED 24" SEWER LINE
PROPOSED 30" SEWER LINE
PROPOSED 36" SEWER LINE
PROPOSED 42" SEWER LINE
PROPOSED 48" SEWER LINE
PROPOSED 54" SEWER LINE
PROPOSED 60" SEWER LINE
PROPOSED 66" SEWER LINE
PROPOSED 72" SEWER LINE
PROPOSED



- FACULTY/STAFF=118
- VISITOR & ADD STAFF=41
- PARENT PICKUP/DROPOFF
  - CURBSIDE=57
- BUS QUEUE=17
- PRE-K
  - CURBSIDE=10
  - PARKING FOR PARENT PICKUP=23

LEGEND

A	STANDARD DUTY BITUMINOUS CONCRETE
B	HEAVY DUTY BITUMINOUS CONCRETE
C	CONCRETE SIDEWALK
D	SPECIALITY PAVEMENT
E	STABILIZED REINFORCED TURF
F	STONEDUST WALK
G	ENGINEERED WOOD FIBER MULCH

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION | DATE | BY

SITE PLAN - MATERIALS

PLEASANT VALLEY ELEMENTARY SCHOOL

---

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

SHEET NO.: ---- OF ----

SHEET NAME: MA-1

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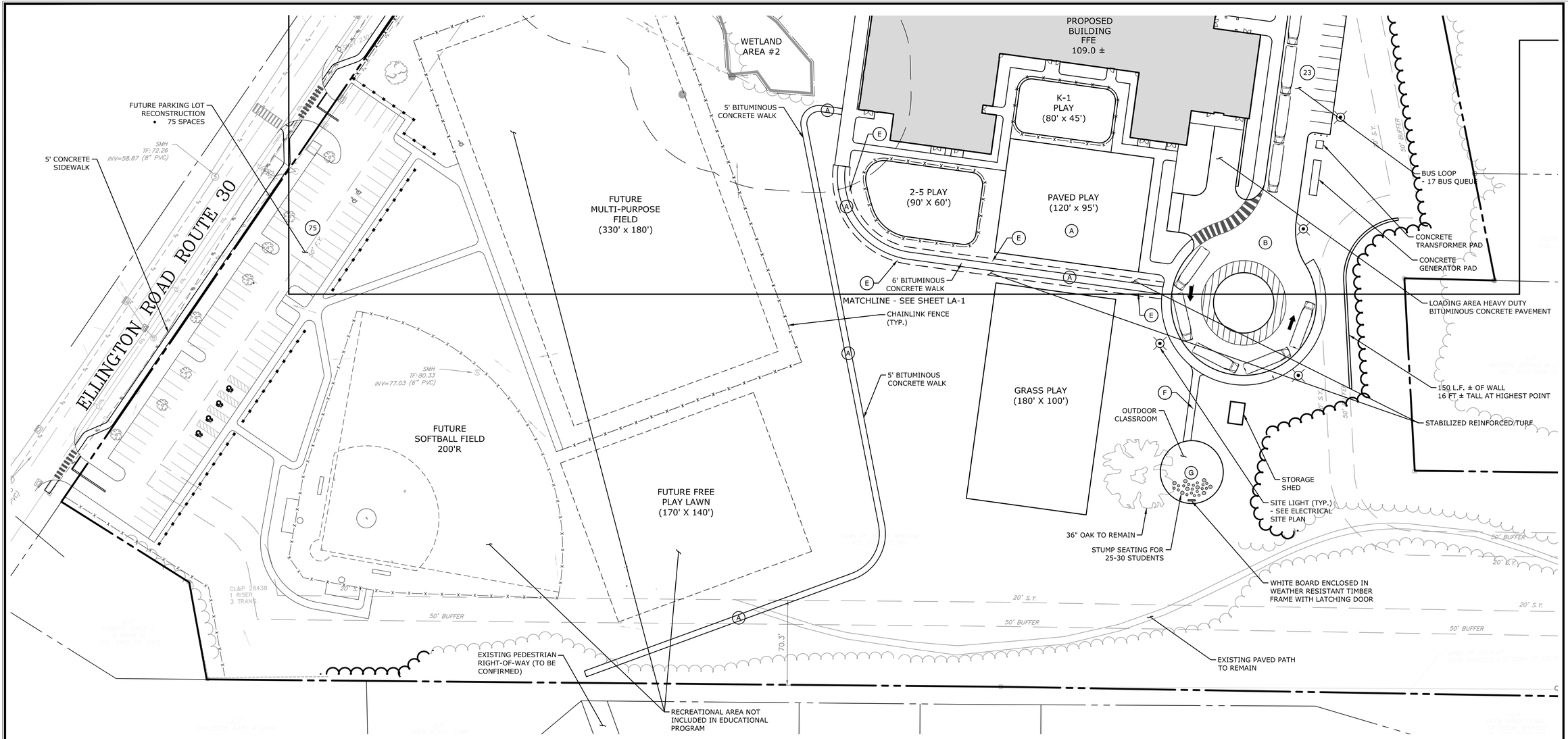

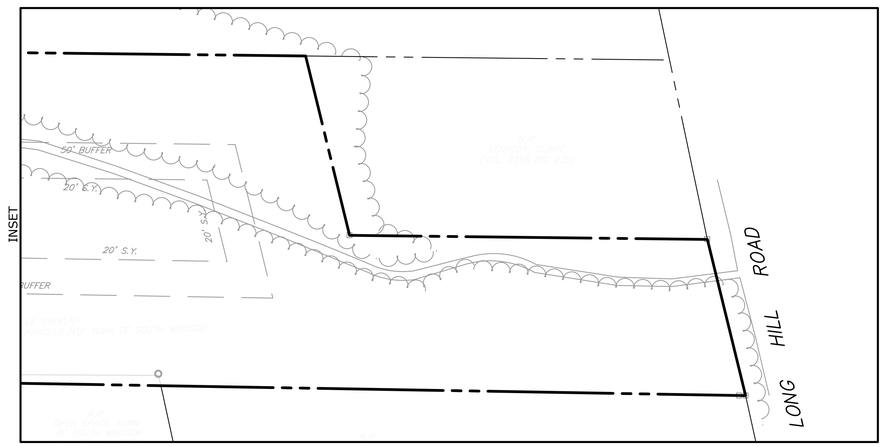

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - MATERIALS

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

SHEET NO.: ---- OF ----

SHEET NAME: **MA-2**

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PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC PLAN, 591, R044, R045, 647, R047, R048 ELLINGTON ROAD & L020 LONG HILL ROAD, SOUTH WINDSOR, CONNECTICUT" DATED 2/28/2019 PREPARED BY DESIGN PROFESSIONALS, INC.

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

OCS-1 CLCB TYPE I TF:94.90
15" F.E. FL:88.60
MODIFIED RIP-RAP PREFORMED SCOUR HOLE (SEE DETAIL)
FE-4 18" FL:90.50
CCB-31 TF:97.90
DMH-5 TF:96.20
CCB-29 TF:95.82
CCB-30 TF:94.80
CCB-21 TF:97.24
SMH-1 TF:98.56
CCB-22 TF:102.65
DMH-6 TF:88.90
CCB TYPE II-23 TF:97.17
CCB-28 TF:104.90
CCB-16 TF:104.80
CCB-25 TF:103.80
DMH-3 TF:107.10
CCB TYPE II-24 TF:100.90
MODIFIED RIP-RAP FOREBAY SPILLWAY (SEE DETAIL)
MODIFIED RIP-RAP PREFORMED SCOUR HOLE (SEE DETAIL)
MODIFIED RIP-RAP APRON LA=15' ; W=18' (SEE DETAIL)
FE-2 30" FL:90.50
FE-1 12" FL:97.00
SMH-2 TF:102.25
CCB TYPE II-1 TF:100.49
CCB TYPE II-2 TF:100.49
CCB-18 TF:102.31
CCB-3 TF:101.82
CCB-6 TF:102.34
CCB-27 TF:101.14
CCB-20 TF:101.68
CCB-27 TF:101.14
SMH-3 TF:103.27
CCB-19 TF:103.61
DMH-1 TF:103.50
CCB-4 TF:103.54
CCB-15 TF:98.04
CCB TYPE II-12 TF:98.84
CCB TYPE II-13 TF:100.80
CCB-14 TF:101.40
SMH-4 TF:107.84
DMH-2 TF:107.60
CCB-5 TF:105.00
SMH-5 TF:106.58
6" UNDERDRAIN
CCB-7 TF:105.93
6" UNDERDRAIN
YD-2 TF:107.20
YD-3 TF:107.20
YD-5 TF:107.40
YD-6 TF:107.40
CCB TYPE II-26 TF:105.57
F.F.: 109.00
F.F.: 109.00
CLCB TYPE II-8 TF:106.62
SMH-6 TF:106.95
CCB-10 TF:106.15
6" UNDERDRAIN
CCB TYPE II-9 TF:106.09
CLCB-17 TF:104.58
FLUSH WALL CONDITION
TW=125.00 BW=122.00
TW=127.00 BW=116.00
CLCB-11 TF:108.70
EXISTING PLEASANT VALLEY SCHOOL
PARKVIEW DRIVE
ELLINGTON ROAD
LONG HILL ROAD
BIT. PARKING
20' S.Y.
25'
SNET 945 W/LIGHT
SNET 1790
SNET 2311
SNET 2310
SNET 2309
SNET 2308
SMH TF:94.23 INV PER MAP REF. #4: 84.0±(8")
SMH TF=87.59 REF. #4: 78.2±(8")
WATER MAIN LOCATION PER MAP RE. #4
SMH TF: 74.64 57.74(8")
SMH TF: 77.51 34(8"DROP NE) INV:57.90(8")
CL CB TF=77.67 INV=75.15 (10" RCP)
XWALK SIGN
I.R. CAP
CONC. PAD
NO PARKING SIGN
BIT. PAVEMENT
BRICK WALK
CURB
EXISTING BUILDING FF EL 98.33
EXISTING BUILDING 1 STORY BRICK
80.0' ± TO RIDGE
24" HEMLOCK
CHD MON.
DH MON.
MON. HH

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.	DATE	DRAWN BY:	DESIGN BY:
4022D	3/16/21	BPW	DH

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

GRADING PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-GD1

File: C:\jobs\4022\4022D-Engineering\AutoCAD\4022D Site Planning Layout: 05 C-GD1 Plotted: 3/16/2021 3:15 PM Last Saved: 3/16/2021 3:05 PM Last Saved By: bwheeler

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

REFERENCES:
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3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DPW
APPROVED BY: DHL

PLEASANT VALLEY ELEMENTARY SCHOOL

591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

GRADING PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-GD2

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PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

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DRAINAGE PLAN NOTES:
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3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

OCS-1 CLCB TYPE I TF:94.90 INV IN:88.46 15" SE INV IN:84.50 6" SE INV OUT:84.40 15" SW
112 LF-15" HDPE S=0.5%
15 LF-15" RCP S=1.0%
15" F.E. FL:88.60
DMH-5 TF:96.20 INV IN:83.83 15" NE INV OUT:83.73 15" SW
FE-2 30" FL:90.50
FE-1 12" FL:97.00
120 LF-12" HDPE S=2.9%
CCB TYPE II-1 TF:100.49 INV OUT:97.49 15" S
25 LF-15" HDPE S=0.5%
CCB TYPE II-2 TF:100.49 INV IN:97.12 15" S INV IN:97.37 15" N INV IN:92.17 30" SE INV OUT:92.07 30" W
CCB-29 TF:95.82 INV IN:91.18 18" W INV IN:92.82 15" SE INV OUT:91.08 18" NE
FE-4 18" FL:90.50
73 LF-18" HDPE S=0.8%
66 LF-15" HDPE S=3.1%
30 LF-18" HDPE S=0.5%
CCB-31 TF:97.90 INV OUT:94.90 15" NW
CCB-18 TF:102.31 INV IN:99.31 15" S INV OUT:99.21 15" N
69 LF-30" HDPE S=0.5%
CCB-30 TF:94.80 INV IN:91.43 18" SE INV OUT:91.33 18" E
95 LF-30" HDPE S=1.4%
CCB-3 TF:101.82 INV IN:92.62 24" SE INV IN:98.72 15" S INV OUT:92.52 30" NW
56 LF-18" HDPE S=1.2%
112 LF-15" HDPE S=0.5%
204 LF-24" HDPE S=0.5%
275 LF-15" HDPE S=0.5%
37 LF-15" HDPE S=6.1%
CCB-4 TF:103.54 INV IN:93.74 24" SE INV IN:98.75 24" SW INV OUT:93.64 24" NW
CCB-27 TF:101.14 INV OUT:98.14 15" E
CCB-21 TF:97.24 INV IN:92.20 18" S INV OUT:92.10 18" NW
CCB-20 TF:101.68 INV IN:91.95 30" E INV IN:97.56 15" W INV OUT:91.85 30" N
12 LF-15" HDPE S=10.3%
CCB-6 TF:102.34 INV IN:100.22 12" SW INV OUT:99.97 15" N
222 LF-24" HDPE S=0.5%
DMH-6 TF:88.90 INV IN:82.33 15" NE INV IN:84.02 15" NW INV OUT:78.64 15" SW
84 LF-18" HDPE S=0.5%
23 LF-30" HDPE S=0.5%
CCB-22 TF:102.65 INV IN:99.59 18" SW INV IN:92.97 15" W INV OUT:92.63 18" N
43 LF-18" HDPE S=0.5%
CCB-19 TF:103.61 INV OUT:101.61 15" N
CCB-15 TF:98.04 INV OUT:95.64 15"
38 LF-15" HDPE S=0.5%
YD-9 TF:87.20 INV OUT:84.20 15" SE
26 LF-15" HDPE S=7.9%
CCB TYPE II-12 TF:98.84 INV IN:95.45 15" NE INV IN:94.95 15" SW INV OUT:94.85 24" NW
52 LF-24" HDPE S=0.5%
CCB-5 TF:105.00 INV IN:99.26 24" SW INV OUT:99.01 24" NE
14 LF-15" HDPE S=1.3%
216 LF-15" HDPE S=0.5%
DMH-1 TF:103.50 INV IN:100.83 10" SW INV IN:100.83 10" SE INV OUT:100.50 12" N
175 LF-10" HDPE S=2.1%
194 LF-10" HDPE S=1.6%
CCB TYPE II-23 TF:97.17 INV IN:94.17 15" S INV OUT:94.07 15" E
206 LF-12" HDPE S=1.0%
39 LF-10" HDPE S=0.5%
29 LF-15" HDPE S=9.6%
CCB TYPE II-13 TF:100.80 INV IN:97.80 15" NW INV OUT:97.70 15" NE
10" R.L. INV:103.50
YD-4 TF:107.20 INV IN:102.31 12" SW INV OUT:102.21 12" NE
DMH-2 TF:107.60 INV IN:103.99 10" SW INV OUT:103.89 10" NW
CCB-14 TF:101.40 INV OUT:98.40 15" SE
41 LF-15" HDPE S=1.5%
6" UNDERDRAIN
81 LF-18" HDPE S=0.5%
CCB-16 TF:104.80 INV IN:100.41 15" SW INV OUT:100.31 18" NE
CCB-28 TF:104.90 INV IN:99.91 18" SW INV OUT:99.81 18" NE
CCB-25 TF:103.80 INV IN:100.80 15" S INV OUT:100.70 15" NE
CCB TYPE II-26 TF:105.57 INV OUT:102.57 15" SW
162 LF-24" HDPE S=0.5%
85 LF-15" HDPE S=4.4%
88 LF-15" HDPE S=0.5%
92 LF-15" HDPE S=1.3%
258 LF-15" HDPE S=1.3%
CCB TYPE II-24 TF:100.90 INV OUT:97.90 15" N
81 LF-10" HDPE S=1.7%
134 LF-12" HDPE S=0.5%
10" R.L. INV:103.50
194 LF-10" HDPE S=2.8%
CCB-7 TF:105.93 INV IN:100.17 24" SW INV OUT:100.07 24" NE
6" UNDERDRAIN
DMH-7 TF:81.85 RAISE AND REPLACE WITH SOLID TOP INV IN:75.25 15" NE INV OUT:75.15 10" SW
DMH-3 TF:107.10 INV IN:103.44 10" S INV IN:102.12 15" NE INV IN:102.12 10" SE INV OUT:102.02 15" N
YD-3 TF:107.20 INV OUT:103.00 12" NE
106 LF-24" HDPE S=0.5%
DMH-8 TF:78.36 RAISE AND REPLACE WITH SOLID TOP INV IN:74.65 10" NE INV OUT:74.55 15" SW
188 LF-10" HDPE S=0.5%
CLCB TYPE II-8 TF:106.62 INV IN:100.82 18" SW INV IN:100.82 10" NW INV OUT:100.72 24" NE
124 LF-18" HDPE S=0.5%
6" UNDERDRAIN
CLCB-17 TF:104.58 INV OUT:101.87 15" SE
CCB TYPE II-9 TF:106.09 INV IN:103.43 15" SW INV IN:101.56 15" NW INV OUT:101.46 18" NE
61 LF-15" HDPE S=0.5%
5 LF-15" HDPE S=1.1%
YD-6 TF:107.40 INV OUT:104.40 10" N
YD-5 TF:107.40 INV OUT:104.77 12" SE
CCB-10 TF:106.15 INV IN:103.58 12" W INV OUT:103.48 15" NE
95 LF-12" HDPE S=0.5%
120 LF-12" HDPE S=0.5%
CLCB-11 TF:108.70 INV IN:104.29 12" NW INV OUT:104.19 12" E
EXISTING PLEASANT VALLEY SCHOOL
PARKVIEW DRIVE
ELLINGTON ROAD (RTE-30)
LONG HILL ROAD
BIT. PARKING
SNET 945 W/LIGHT
SNET 1790
SNET 2309
SNET 2308
WATER MAIN LOCATION PER MAP RE. #4
XWALK SIGN
NOPKING SIGN
CONC. PAD
BIT. CURB
BIT. WALK
BRICK WALK
CURB
CONC. WALK
BIT. PAVEMENT
EXISTING BUILDING TF:86.66 1 STORY BRICK
CONC. RETAINING WALL
80.00' REGULATED AREA
20' BUFFER
25'
20'

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.	DRAWN BY:	CHECKED BY:
4022D	BPW	DH
DATE	BPW	
3/16/21		

PLEASANT VALLEY ELEMENTARY SCHOOL

591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

DRAINAGE PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-DR1

File: C:\jobs\4022\4022D-Engineering\AutoCAD\4022D Site Planning Layout: 07 C-DR1 Plotted: 3/16/2021 2:38 PM Last Saved: 3/16/2021 2:29 PM Last Saved By: RachelMeier

PROPERTY OWNER & APPLICANT:

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1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
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DRAINAGE PLAN NOTES:
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860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DESIGN BY: BPW
DRAWN BY: BPW
CHECKED BY: DHL

PLEASANT VALLEY ELEMENTARY SCHOOL

591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

DRAINAGE PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-DR2

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UTILITY 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.
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3. REFER TO NOTES SHEET FOR UTILITY NOTES

6" D.I.P. FIRE SERVICE, TYP.
4" D.I.P. DOMESTIC WATER, TYP.
4'X6' PRECAST METER PIT. CONTRACTOR TO COORDINATE WITH MDC.
SMH-1
TF:98.56
INV IN:87.24 6" E
INV OUT:87.24 6" NW
EXISTING UTILITY POLE TO BE RELOCATED.
SMH-2
TF:102.25
INV IN:90.48 6" S
INV OUT:90.48 6" W
EX SMH
TF:91.03
INV IN:84.00 6" SE
(MATCH EXISTING)
162 LF-6" PVC
S=2.0%
139 LF-6" PVC
S=2.3%
PROPOSED RELOCATED UTILITY POLE. CONTRACTOR TO COORDINATE FINAL LOCATION WITH UTILITY COMPANY.
PROPOSED FIRE HYDRANT ASSEMBLY (TYPICAL 4). CONTRACTOR TO COORDINATE WITH MDC AND TOWN FIRE DEPARTMENT.
72 LF-6" PVC
S=2.0%
206 LF-6" PVC
S=2.0%
127 LF-6" PVC
S=2.4%
SMH-3 (OUTSIDE DROP)
TF:103.27
INV IN:91.93 6" SE
INV IN:101.50 6" SW
INV OUT:91.93 6" N
6" SAN.
INV:104.50
34 LF-6" PVC
S=2.0%
6" SAN.
INV:105.00
SMH-4 (OUTSIDE DROP)
TF:107.84
INV IN:96.04 6" SE
INV IN:104.32 6" SW
INV OUT:96.04 6" NW
SMH-5
TF:106.58
INV IN:97.38 6" SW
INV OUT:97.38 6" NW
65 LF-6" PVC
S=2.0%
267 LF-6" PVC
S=2.1%
6" D.I.P. FIRE SERVICE, TYP.
4" D.I.P. DOMESTIC WATER, TYP.
6" SAN
INV:105.8
2,500 GAL GREASE TRAP
SMH-6
TF:106.95
INV IN:102.90 6" NW
INV OUT:102.90 6" NE
35 LF-6" PVC
S=2.0%
6" SAN.
INV:103.60
PROPOSED UNDERGROUND COMMUNICATIONS SERVICE. TYP. SEE ELECTRICAL SITE UTILITIES PLAN AND DETAILS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
PROPOSED UNDERGROUND ELECTRIC SERVICE, TYP. SEE ELECTRICAL SITE UTILITIES PLAN AND DETAILS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
PROPOSE NATURAL GAS SERVICE, TYP. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
EXISTING PLEASANT VALLEY SCHOOL
EL=86.8± BUILDING 1 STORY BRICK
PARKVIEW DRIVE
LONG HILL ROAD
ELLINGTON ROAD
BIT. PARKING
CONC. PAD
CONC. LOADING DOCK
BIT. PAVEMENT
BRICK WALK
CURB
SNET 2311
SNET 2310
SNET 2309
SNET 2308
SNET 1790
SNET 945 W/LIGHT
CHD MON.
DH MON.
I.P. BASE
I.R. CAP
SMH TF=87.59 REF. #4: 78.2±(8")
CB TF=84.71 INV=80.94 (15")
CL CB TF=77.67 INV=75.15 (10" RCP)
SMH TF: 74.84 57.74(8")
SMH TF: 77.51 34(8"DROP NE) INV:57.90(8")
WATER MAIN LOCATION PER MAP RE. #4
XWALK SIGN
NO KING SIGN
24" HEMLOCK
OAK
SCALE: 0 20' 40' 80'
1" = 40'

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DH

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
SOUTH WINDSOR, CT
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

UTILITIES PLAN

SHEET
C-UT1

File: C:\Jobs\4022D\Engineering\AutoCAD\4022D Site Plandwg Layout: C8 C-UT1 Plotted: 3/16/2021 2:35 PM Last Saved: 3/16/2021 2:29 PM Last Saved By: RachelMeier

PROPERTY OWNER & APPLICANT:

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860-644-2511

REFERENCES:
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2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

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UTILITIES PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-UT1

File: C:\Jobs\4022\4022D\Engineering\AutoCAD\4022D Site Plandwg Layout: 08 C-UT2 Plotted: 3/16/2021 2:37 PM Last Saved: 3/16/2021 2:29 PM Last Saved By: RachelMeier

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REFERENCES:
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3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

UPON STABILIZATION OF UPGRADIENT CONTRIBUTING AREAS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PERMANENT STABILIZATION SHALL BE PLACED.

CONTRACTOR SHALL MAKE EFFORT AND USE ANY PRECAUTION MEASURES AS NECESSARY TO AVOID COMPACTING THE UNDERLYING SOILS OF INFILTRATION AREAS DURING CONSTRUCTION. EQUIPMENT AND VEHICLE STORAGE SHALL NOT BE ALLOWED IN THESE AREAS

PROPOSED CONSTRUCTION ACCESS. ALL CONSTRUCTION VEHICLES/TRAFFIC SHALL EXIT OVER THE CONSTRUCTION EXIT TRACKING PAD.

TEMPORARY SEDIMENTATION BASIN #1 (376 CUBIC YARD MINIMUM STORAGE CAPACITY)

SILT FENCE (TYP.) – PHASE 1

PHASE 1

TEMPORARY STOCKPILE AREA SURROUNDED BY SILT FENCE. CONTRACTOR SHALL ADJUST AND RELOCATE LOCATION AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING.

TEMPORARY STOCKPILE SURROUNDED BY SILT FENCE

STONE CHECK DAMS INSTALLED EVERY 100' ALONG TEMPORARY DIVERSION SWALE (TYP)

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

TEMPORARY SEDIMENTATION BASIN #3 (134 CUBIC YARD MINIMUM STORAGE CAPACITY)

TEMPORARY SEDIMENTATION BASIN #4 (286 CUBIC YARD MINIMUM STORAGE CAPACITY)

LONG HILL ROAD

CONSTRUCTION PHASE LINE (TYP.)

PROPOSED CONSTRUCTION ACCESS. ALL CONSTRUCTION VEHICLES/TRAFFIC SHALL EXIT OVER THE CONSTRUCTION EXIT TRACKING PAD.

SILT FENCE (TYP.) – PHASE 2

TEMPORARY SEDIMENTATION BASIN #2 (284 CUBIC YARD MINIMUM STORAGE CAPACITY)

STONE CHECK DAMS INSTALLED EVERY 100' ALONG TEMPORARY DIVERSION SWALE (TYP)

PHASE 1

PHASE 2

CONTRACTOR TO INSTALL TEMPORARY DIVERSION SWALES AS NECESSARY TO DIRECT RUNOFF TOWARD TEMPORARY SILTATION TRAP DURING CONSTRUCTION. CONTRACTOR TO ADJUST AND RELOCATE AS NECESSARY TO ACCOMMODATE SITE ACTIVITIES AND PROJECT PHASING (TYP)

PROPOSED TEMPORARY INLET PROTECTION. REFER TO DETAILS ON EROSION & SEDIMENTATION NOTES & DETAILS SHEET. (TYP)

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SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: BPW
DESIGN BY: DHJ

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
C-ES1

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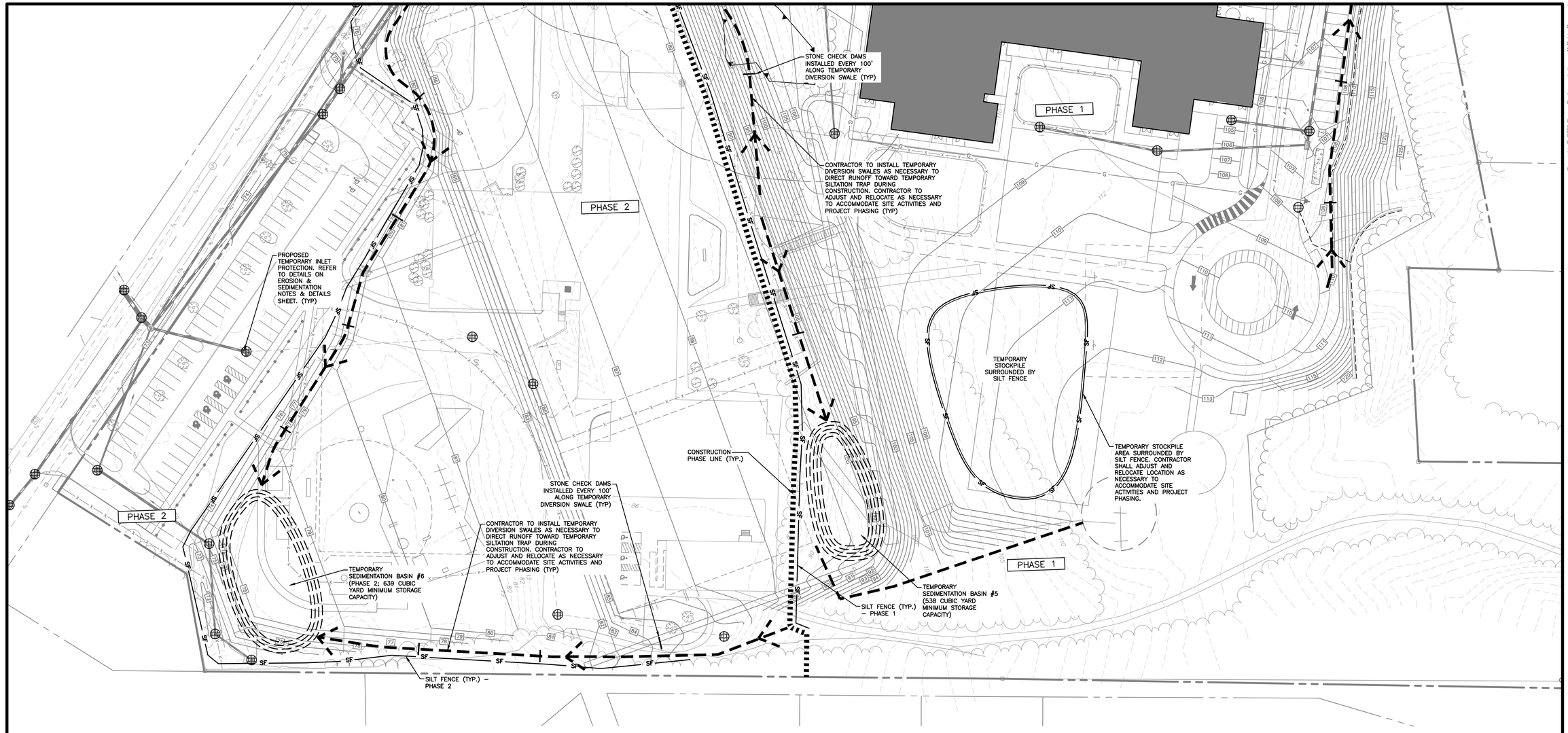

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860-644-2511

PROJECT NO.	DRAWN BY:	CHECKED BY:
4022D	BPW	DHJ
DATE	BPW	
3/16/21		

PLEASANT VALLEY ELEMENTARY SCHOOL

591, 623, & 647 ELLINGTON ROAD
SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO.	DATE	REVISIONS	BY

EROSION & SEDIMENTATION CONTROL PLAN

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
C-ES2

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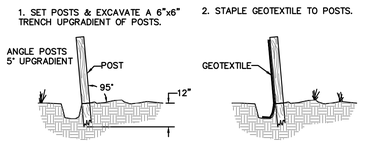
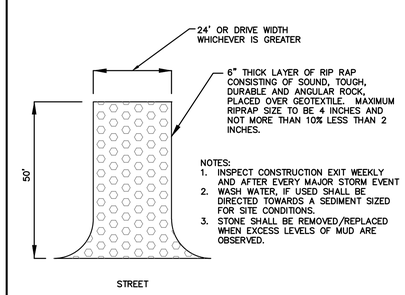


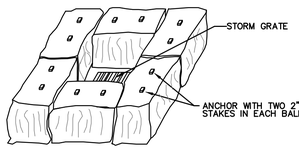
SILT FENCE

N.T.S.



CONSTRUCTION ACCESS

N.T.S.



STRAW BALE INSTALLATION AT CATCH BASINS

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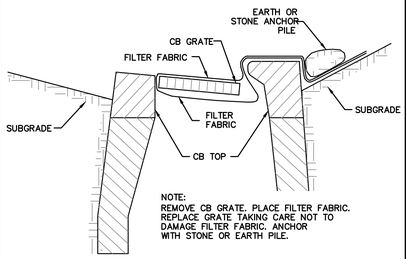

CATCH BASIN GRATE SEDIMENTATION CONTROL

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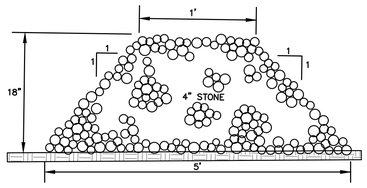

STONE CHECK DAM

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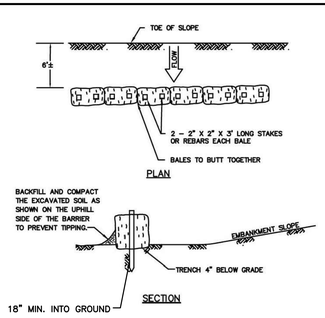
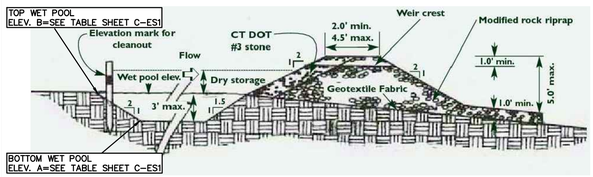


STRAW BALES FOR EROSION CONTROL

N.T.S.



REFER TO 2002 CT GUIDELINES FOR SOIL AND SEDIMENT CONTROL FOR ADDITIONAL DETAIL AND REQUIREMENTS.

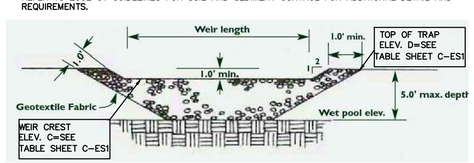


Figure TST-1 Formula for Figuring Temporary Sediment Trap Storage Requirements

Wet storage volume may be approximated as follows:

$$Vw = 0.85 \times A_W \times D_W$$

where,

V_W = the wet storage volume in cubic feet
A_W = the surface area of the flooded area at the base of the stone outlet in square feet
D_W = the maximum depth in feet, measured from the low point in the trap to the base of the stone outlet.

Dry storage volume may be approximated as follows:

$$V_d = \frac{(A_W + A_d)}{2} \times D_d$$

where,

V_d = the dry storage volume
A_W = the surface area of the flooded area at the base of the stone outlet in square feet.
A_d = the surface area of the flooded area at the top of the stone outlet (over flow mechanism), in square feet
D_d = the depth in feet, measured from the base of the stone outlet to the top of the stone outlet

Note: Conversion between cubic feet and cubic yards is: cubic feet x 0.037 = cubic yards.

NOTE:

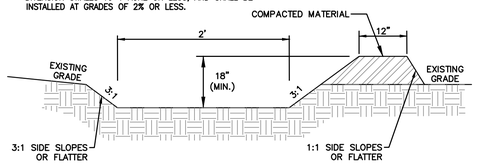
1. VOLUME OF TST SHALL BE A MINIMUM OF 134 CUBIC YARDS PER ACRE DRAINING TO IT. HALF OF THE REQUIRED VOLUME SHALL BE FOR WET STORAGE WHILE THE OTHER HALF SHALL BE FOR DRY STORAGE. REFER TO GENERAL SIZING CALCULATIONS FOR TST BELOW.

TEMPORARY SEDIMENT TRAP

N.T.S.

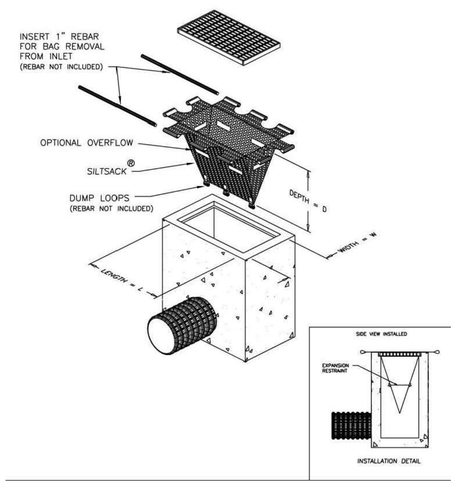
NOTES:

1) CONTRACTOR SHALL LIMIT CONTRIBUTING AREA TO DIVERSION SWALES TO 1 ACRE OR LESS, AND SHALL BE INSTALLED AT GRADES OF 2% OR LESS.



TEMPORARY DIVERSION SWALE

N.T.S.



CURB-LESS INLET PROTECTION DETAIL

N.T.S.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION EXIT AT DRIVEWAYS OR OTHER LOCATIONS AS SHOWN ON PLANS. MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO ABUTTING PAVED SURFACES. ADD STONE OR INCREASE THE LENGTH AS CONDITIONS DEMAND.
2. 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.
3. CONSTRUCT TEMPORARY SEDIMENT BASINS AND/OR TRAPS AS SHOWN ON THE PLANS.
4. 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.
5. 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 5-3 "VEGETATIVE SOIL COVER" OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
6. CREATE TEMPORARY DIVERSION SWALES AS REQUIRED.
7. ANY DEWATERING 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.
8. INSTALL STORM DRAINAGE SYSTEM. PROTECT CATCHBASINS AND CULVERT INLETS/OUTLETS WITH INLET PROTECTION AS SHOWN IN THE DETAILS.
9. INSTALL PAVEMENT, SIDEWALKS, CURBING, 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.

STORM DRAINAGE SYSTEM MAINTENANCE AND OPERATION:

THE FOLLOWING MAINTENANCE SHALL BE REQUIRED TO ENSURE EFFICIENT OPERATION OF THE STORM DRAINAGE SYSTEM, DETENTION BASIN, AND UNDERGROUND BASINS. THE MAINTENANCE SCHEDULE IS INTENDED TO BE A GUIDE. AN INSPECTION OF ALL STORM DRAINAGE COMPONENTS IS REQUIRED FOLLOWING LARGE STORM EVENTS (0.5 INCHES OR GREATER) THAT COULD CAUSE THE DEPOSITION OF EXCESS DEBRIS.

PIPE OUTLET LOCATIONS: PIPE OUTLETS AND ASSOCIATED RIPRAP SHALL BE INSPECTED ANNUALLY AND CLEANED OF SILT AND/OR DEBRIS. RIPRAP SHALL BE RE-SHAPED AND REPLENISHED AS REQUIRED.

CATCHBASINS: SHALL BE INSPECTED ANNUALLY AND SUMPS CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES.

PAVEMENT SWEEPING: PAVEMENT AREAS SHALL BE SWEPT AT LEAST TWICE PER YEAR. ONCE IN THE SPRING SHORTLY AFTER THE END OF THE SNOW SEASON, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN. DURING CONSTRUCTION KEEP PAVEMENT FREE OF SEDIMENTS TO REDUCE THE TRANSFER OF SEDIMENTS OFFSITE.

OUTLET STRUCTURE: SHALL BE INSPECTED ANNUALLY AND SUMP CLEANED WHEN DEPTH OF MATERIAL REACHES TWELVE INCHES. IN THE EVENT OF A MAJOR RAINSTORM, (0.5 INCHES OF RAIN OR MORE) THE OUTLET STRUCTURE SHALL BE INSPECTED TO ENSURE PROTECTIVE SCREENS ARE CLEAR OF ANY DEBRIS OR OBSTRUCTING ITEMS.

INFILTRATION BASINS, WATER QUALITY BASINS, DETENTION BASINS, AND SEDIMENT FOREBAYS: SHALL BE INSPECTED BIANNUALLY. ALL LARGE WOODY NON LANDSCAPE GROWTH THAT MAY AFFECT THE FLOW OF WATER OR THE STABILITY OF THE BASIN SHALL BE REMOVED. RIPRAP SHALL BE RE-ARRANGED AND ADDED TO AS REQUIRED. ANY EROSION OR OTHER PROBLEMS THAT MAY AFFECT THE PROPER OPERATION OF THE BASIN SHALL BE REPAIRED PROMPTLY. ACCUMULATED SEDIMENT SHALL BE REMOVED.

WATER QUALITY BASIN: SHALL BE INSPECTED TWICE PER YEAR, ALL WOODY, NON LANDSCAPE GROWTH SHALL BE REMOVED. ANY NOTED EROSION/RILLS NOTED WITHIN THE BASIN AND/OR ITS OUTFALL SHALL BE REPAIRED TO PROVIDE STABILIZED SURFACES. ANY EROSION OR OTHER NOTED DEFICIENCIES THAT WOULD AFFECT THE OPERATION OF THE BASIN OR CAUSE RESOURCE AREA IMPACTS SHALL BE REMEDIED IMMEDIATELY. THE TOP LAYER OF MULCH SHALL BE REMOVED AND REPLACED AS NEEDED TO PREVENT ANY UNNECESSARY EROSION/SEDIMENT DISCHARGE FROM THE BASIN. THE BASIN SHALL BE MONITORED TO ASSURE PROPERTY DEWATERING/EMPTYING OF STORMWATER. BASIN SHALL COMPLETELY DEWATER/EMPTY WITH 72 HOURS AFTER A STORM EVENT. IF STANDING WATER IS OBSERVED AFTER THIS 72 HOUR PERIOD, THE ENGINEERED SOIL MEDIA SHALL BE REMOVED TO THE UPPER LAYER OF THE FILTER FABRIC/SUB-DRAIN, AND REPLACED.

EROSION & SEDIMENTATION CONTROL MAINTENANCE AND INSPECTION PROGRAM (WEEKLY CONSTRUCTION REPORTS):

PER RECOMMENDATIONS MADE IN THE 2002 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 GRATER) REPORTS SHALL BE PREPARED WITHIN 24 HOURS OF SAID EVENT.

EROSION & SEDIMENTATION CONTROL NARRATIVE

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 SWEPT 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. NO DISCHARGE OF DUST CONTROL WATER SHALL CONTAIN OR CAUSE A VISIBLE OIL SHEEN, FLOATING 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, PAINT, 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 SEWERS IS PROHIBITED. THE WASHOUT AREA SHALL BE INSPECTED AT LEAST ONCE A WEEK TO ENSURE STRUCTURAL INTEGRITY, ADEQUATE 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 OVERFILLING. 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 STOCKPILING 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 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.

ESTIMATED CONSTRUCTION START DATE – WINTER 2021
ESTIMATED COMPLETION DATE – SUMMER 2023

CONSTRUCTION DUST CONTROL NOTES

- 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 UP LONG REACHES WITH TEMPORARY WINDBREAKS CONSTRUCTED FROM BRUSH PILES, GEOTEXTILE SILT FENCES OR HAY BALES. PLAN ON STABILIZING SLOPES EARLY. MULCH FOR SEED 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: THE RECEIVING 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 MATERIALS USED FOR DUST CONTROL MAY BE RENDERED INEFFECTIVE BY DEGRADED WATER QUALITY 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 SURFACES 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, COMPLEX SURFACTANT, COPOLYMERS OR HIGH GRADE LATEX ACRYLICS. THE SOLUTIONS SHALL BE NONASPHALTIC, NONTOXIC 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.

PROJECT CONTACT INFO:

TOWN OF SOUTH WINDSOR
860-644-2511

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

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1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DH

NO.	DATE	REVISIONS	BY

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
SOUTH WINDSOR, CT
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
GIS NO. 30300591, 30300623, & 30300647

EROSION & SEDIMENTATION DETAILS & NOTES

SHEET
C-ES3

File: C:\jobs\4022\4022D-Engineering\AutoCAD\4022D E-S Pan.dwg Layout: 07 C-ES3 Plotted: 3/16/2021 3:06 PM Last Saved: 3/15/2021 1:52 PM Last Saved By: RachelMeier

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AF	25	Abies fraseri	Fraser Fir	5`/6` HT.	B&B	FULL & DENSE
AG	2	Acer griseum	Paperbark Maple	3"-3.5" Cal.	B&B	FULL & DENSE
AA	14	Acer rubrum `Armstrong`	Armstrong Red Maple	2.5"-3.0" Cal.	B&B	FULL & DENSE
AB	12	Acer rubrum `Bowhall`	Bowhall Red Maple	3.5"-4.0" Cal.	B&B	FULL & DENSE
AS	6	Acer saccharum	Sugar Maple	3"-3.5" Cal.	B&B	FULL & DENSE
AC	11	Amelanchier canadensis	Canadian Serviceberry	2"-2.5" Cal.	B&B	FULL & DENSE
BR	7	Betula nigra	River Birch	2"-2.5" Cal.	B&B	SINGLESTEM
CB	12	Carpinus betulus `Fastigiata`	Pyramidal European Hornbean	3"-3.5" Cal.	B&B	FULL & DENSE
CK	8	Cornus kousa	Kousa Dogwood	2"-2.5" Cal.	B&B	FULL & DENSE
CS	4	Cornus x rutgersensis `Rutgan` TM	Stellar Pink Dogwood	3"-3.5" Cal.	B&B	SINGLESTEM
GS	13	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	3"-3.5" Cal.	B&B	FULL & DENSE
LS	6	Liquidambar styraciflua	American Sweet Gum	3"-3.5" Cal.	B&B	FULL & DENSE
NS	3	Nyssa sylvatica	Sour Gum	3"-3.5" Cal.	B&B	FULL & DENSE
PA2	19	Picea abies	Norway Spruce	5`/6` HT.	B&B	FULL & DENSE
PG	23	Picea pungens `Glauca`	Colorado Blue Spruce	5`/6` HT.	B & B	FULL & DENSE
PS	30	Pinus strobus	White Pine	5`/6` HT.	B&B	FULL & DENSE
PA	10	Prunus x `Okame`	Okame Flowering Cherry	2.5"-3.0" Cal.	B&B	SINGLESTEM
QP	7	Quercus palustris	Pin Oak	3"-3.5" Cal.	B&B	FULL & DENSE
QR	6	Quercus rubra	Red Oak	3"-3.5" Cal.	B&B	FULL & DENSE
SP	2	Stewartia pseudocamellia	Japanese Stewartia	2"-2.5" Cal.	B&B	FULL & DENSE
TI	18	Thuja x `Green Giant`	Green Giant Arborvitae	7`/8` HT.	B&B	FULL & DENSE
TG	13	Tilia cordata `Greenspire`	Greenspire Linden	3"-3.5" Cal.	B&B	FULL & DENSE
UP	3	Ulmus americana `Princeton`	American Elm	3"-3.5" Cal.	B&B	FULL & DENSE

- FACULTY/STAFF=118
- VISITOR & ADD STAFF=41
- PARENT PICKUP/DROPOFF
  - CURBSIDE=57
- BUS QUEUE=17
- PRE-K
  - CURBSIDE=10
  - PARKING FOR PARENT PICKUP=23

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DESCRIPTION	DATE	BY

SITE PLAN - LAYOUT AND LANDSCAPING

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

---- OF ----

SHEET NAME: **LA-1**

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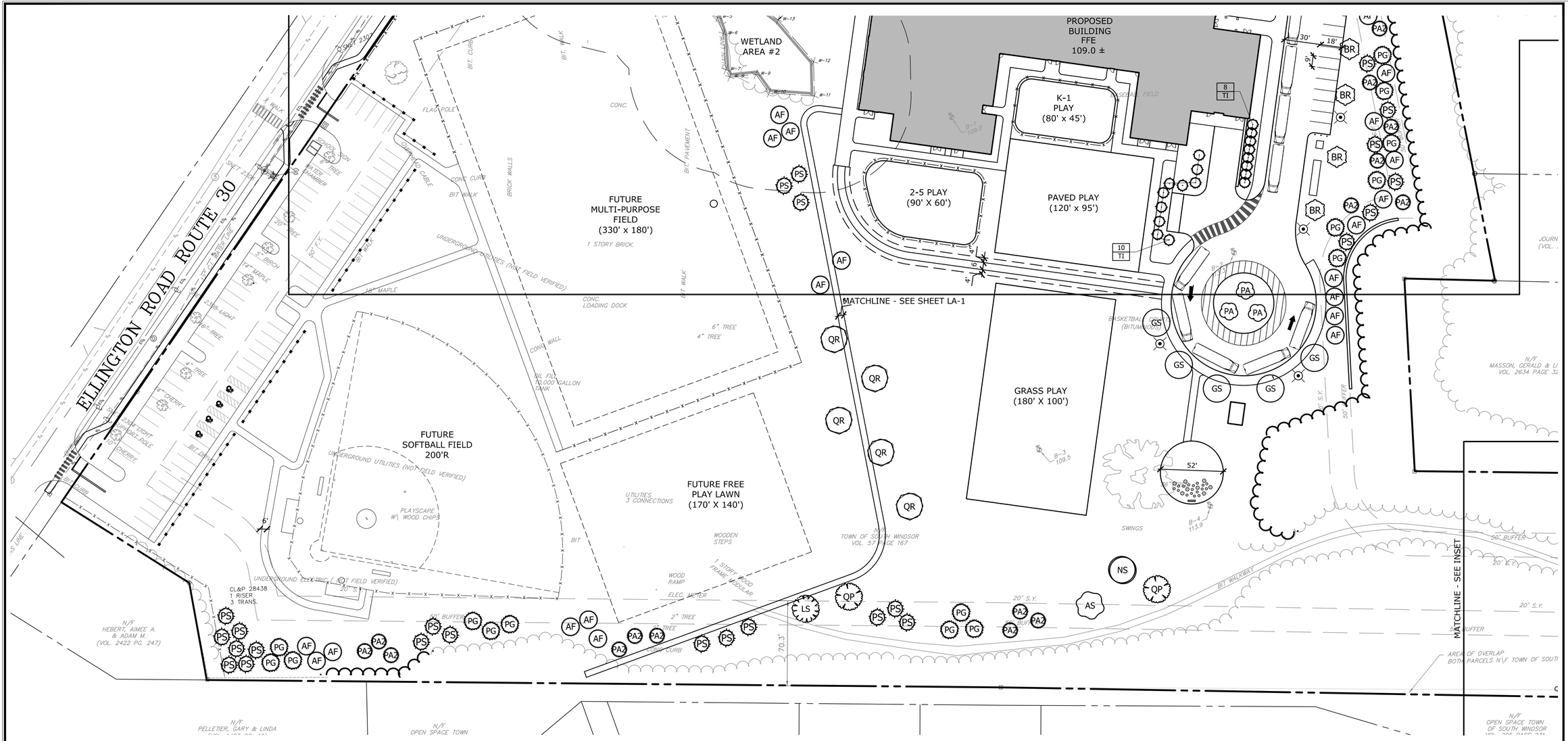

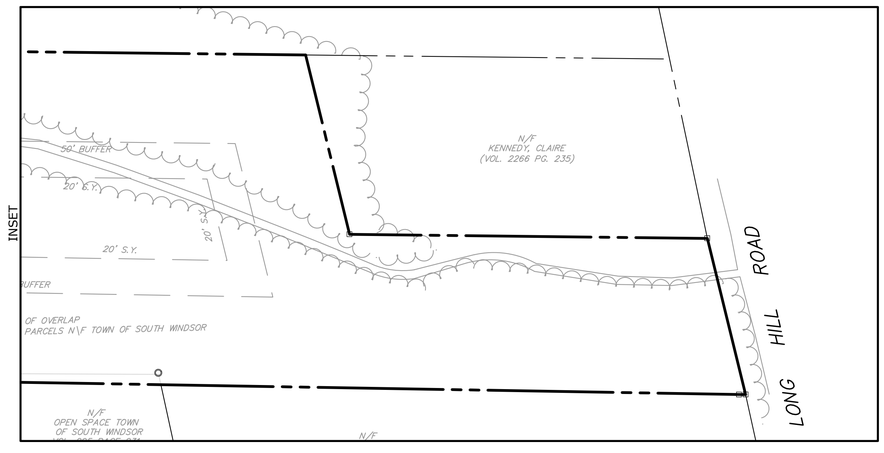

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DESCRIPTION	DATE	BY

SITE PLAN - LAYOUT AND LANDSCAPING

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

---- OF ----

SHEET NAME: **LA-2**

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SIGN LEGEND

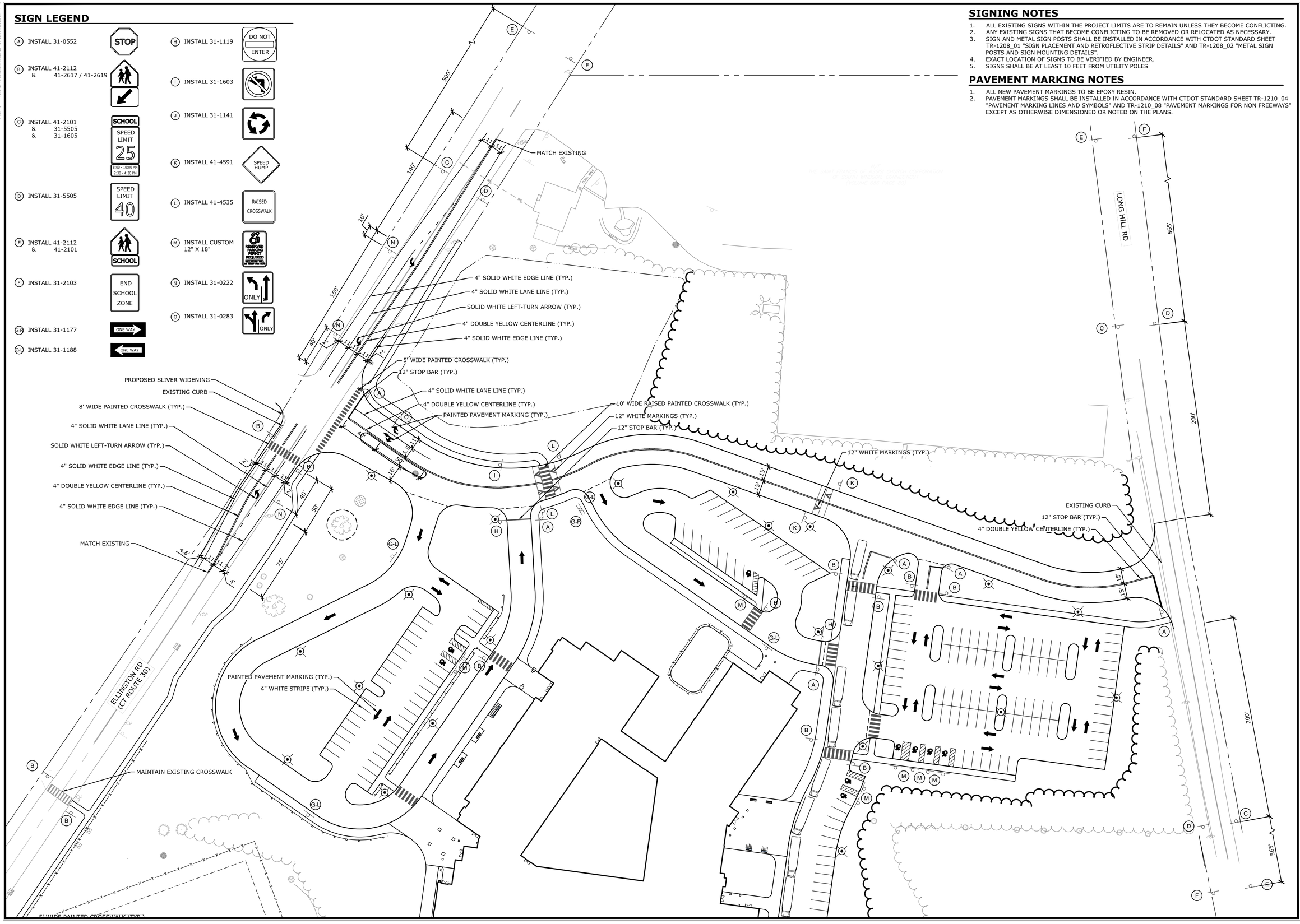
- (A) INSTALL 31-0552 — STOP
- (B) INSTALL 41-2112 & 41-2617 / 41-2619
- (C) INSTALL 41-2101 & 31-5505 & 31-1605 — SCHOOL SPEED LIMIT 25 (8:00 - 10:00 AM, 2:30 - 4:30 PM)
- (D) INSTALL 31-5505 — SPEED LIMIT 40
- (E) INSTALL 41-2112 & 41-2101 — SCHOOL
- (F) INSTALL 31-2103 — END SCHOOL ZONE
- (G-R) INSTALL 31-1177 — ONE WAY
- (G-L) INSTALL 31-1188 — ONE WAY
- (H) INSTALL 31-1119 — DO NOT ENTER
- (I) INSTALL 31-1603
- (J) INSTALL 31-1141
- (K) INSTALL 41-4591 — SPEED HUMP
- (L) INSTALL 41-4535 — RAISED CROSSWALK
- (M) INSTALL CUSTOM 12" X 18" — RESERVED PARKING PERMIT REQUIRED
- (N) INSTALL 31-0222 — ONLY
- (O) INSTALL 31-0283 — ONLY

SIGNING NOTES

1. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS ARE TO REMAIN UNLESS THEY BECOME CONFLICTING.
2. ANY EXISTING SIGNS THAT BECOME CONFLICTING TO BE REMOVED OR RELOCATED AS NECESSARY.
3. SIGN AND METAL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH CTDOT STANDARD SHEET TR-1208_01 "SIGN PLACEMENT AND RETROFLECTIVE STRIP DETAILS" AND TR-1208_02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS".
4. EXACT LOCATION OF SIGNS TO BE VERIFIED BY ENGINEER.
5. SIGNS SHALL BE AT LEAST 10 FEET FROM UTILITY POLES

PAVEMENT MARKING NOTES

1. ALL NEW PAVEMENT MARKINGS TO BE EPOXY RESIN.
2. PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH CTDOT STANDARD SHEET TR-1210_04 "PAVEMENT MARKING LINES AND SYMBOLS" AND TR-1210_08 "PAVEMENT MARKINGS FOR NON FREEWAYS" EXCEPT AS OTHERWISE DIMENSIONED OR NOTED ON THE PLANS.



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DESCRIPTION	DATE	BY

SITE PLAN - SIGNAGE, PAVEMENT AND MARKINGS

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

EAF	EAF	DGS
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

MARCH 16, 2021
DATE

3057-104
PROJECT NO.

---- OF ----
SHEET NO.

SPM-1
SHEET NAME

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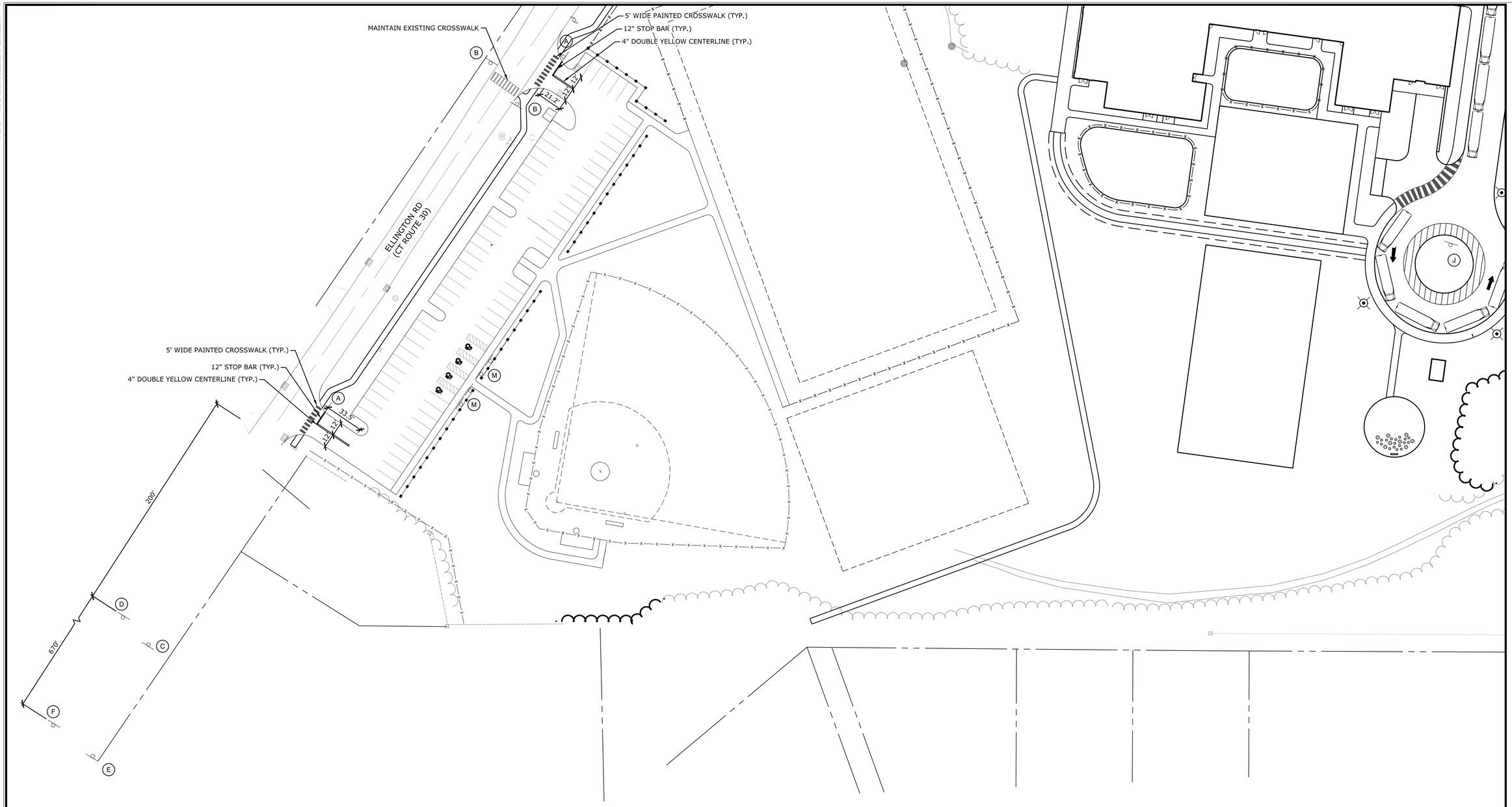

SIGN LEGEND

(A) INSTALL 31-0552

(B) INSTALL 41-2112 & 41-2617 / 41-2619

(C) INSTALL 41-2101 & 31-5505 & 31-1605

(D) INSTALL 31-5505

(E) INSTALL 41-2112 & 41-2101

(F) INSTALL 31-2103

(J) INSTALL 31-1141

(M) INSTALL CUSTOM 12" X 18"

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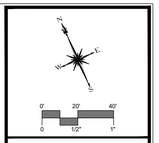

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DESCRIPTION	DATE	BY

SITE PLAN - SIGNAGE, PAVEMENT AND MARKINGS

PLEASANT VALLEY ELEMENTARY SCHOOL

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591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

EAF	EAF	DGS
DESIGNED	DRAWN	CHECKED

SCALE	1"=40'
DATE	MARCH 16, 2021
PROJECT NO.	3057-104
SHEET NO.	---- OF ----
SHEET NAME	SPM-2

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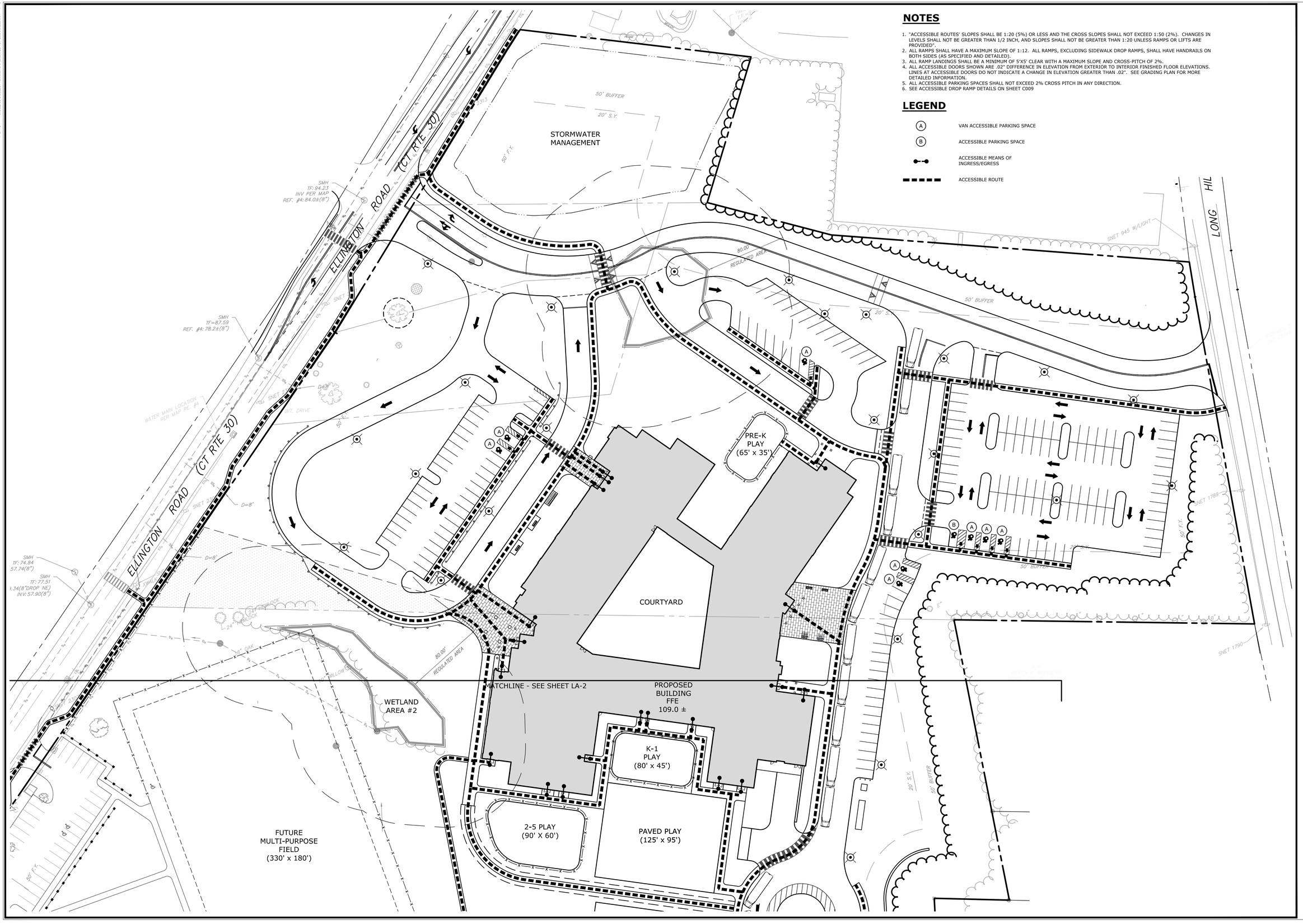

NOTES

1. "ACCESSIBLE ROUTES' SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED".
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES (AS SPECIFIED AND DETAILED).
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02". SEE GRADING PLAN FOR MORE DETAILED INFORMATION.
5. ALL ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% CROSS PITCH IN ANY DIRECTION.
6. SEE ACCESSIBLE DROP RAMP DETAILS ON SHEET C009

LEGEND

- (A) VAN ACCESSIBLE PARKING SPACE
- (B) ACCESSIBLE PARKING SPACE
- ACCESSIBLE MEANS OF INGRESS/EGRESS
- ACCESSIBLE ROUTE

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DESCRIPTION	DATE	BY

SITE PLAN - ACCESSIBLE ROUTES

PLEASANT VALLEY ELEMENTARY SCHOOL

---

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DWD	MEW	DWD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

SHEET NO.: ---- OF ----

SHEET NAME: AR-1

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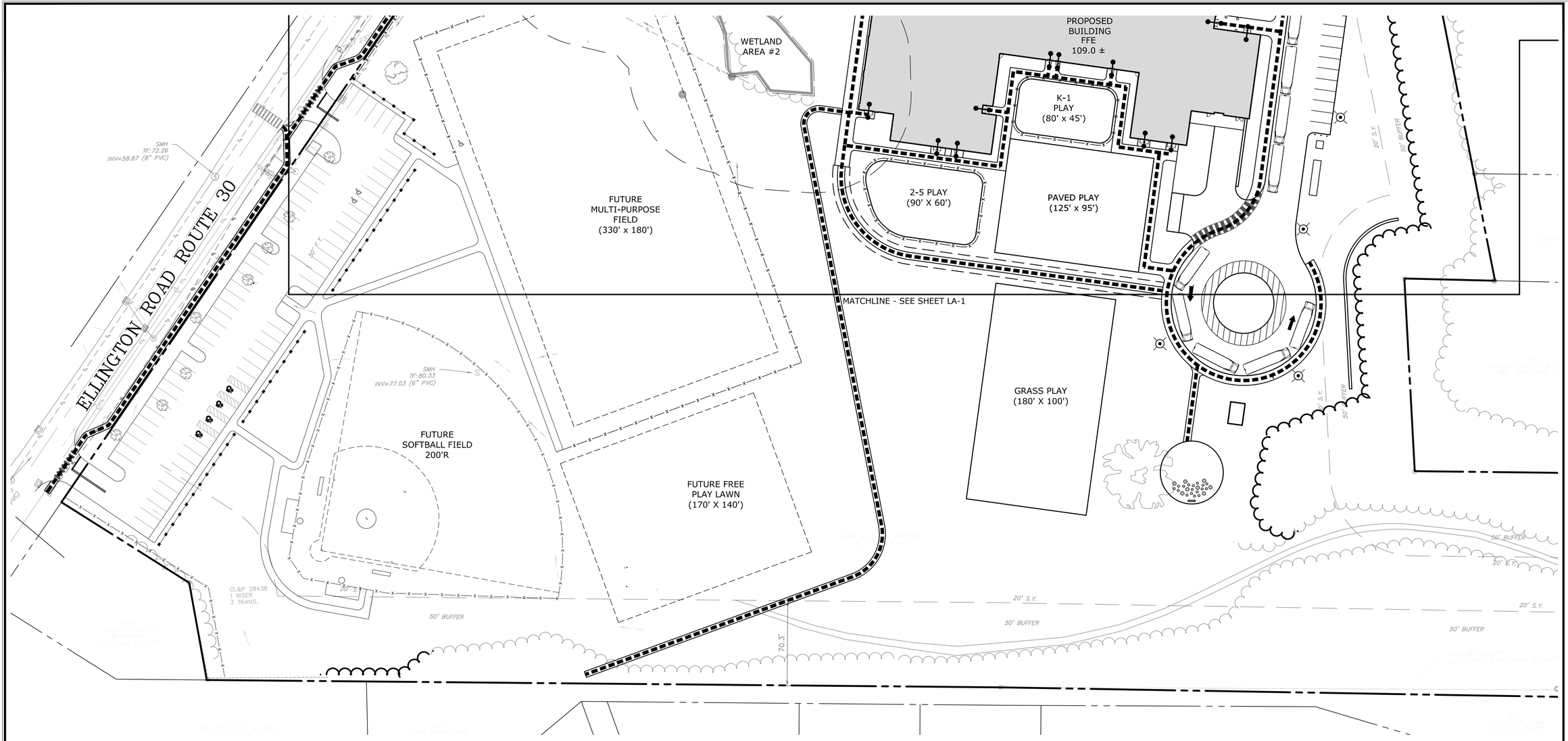

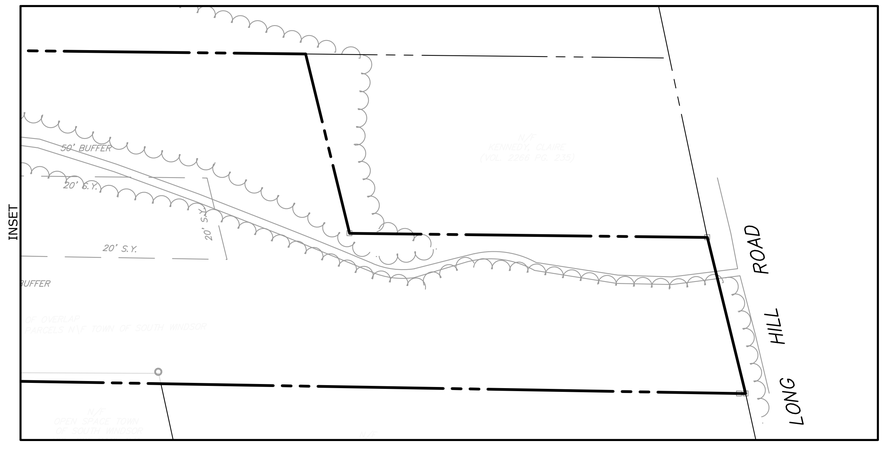

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DESCRIPTION	DATE	BY

SITE PLAN - ACCESSIBLE ROUTES

PLEASANT VALLEY ELEMENTARY SCHOOL

---

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	MEW	DWD

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

SHEET NO.: ---- OF ----

SHEET NAME: **AR-2**

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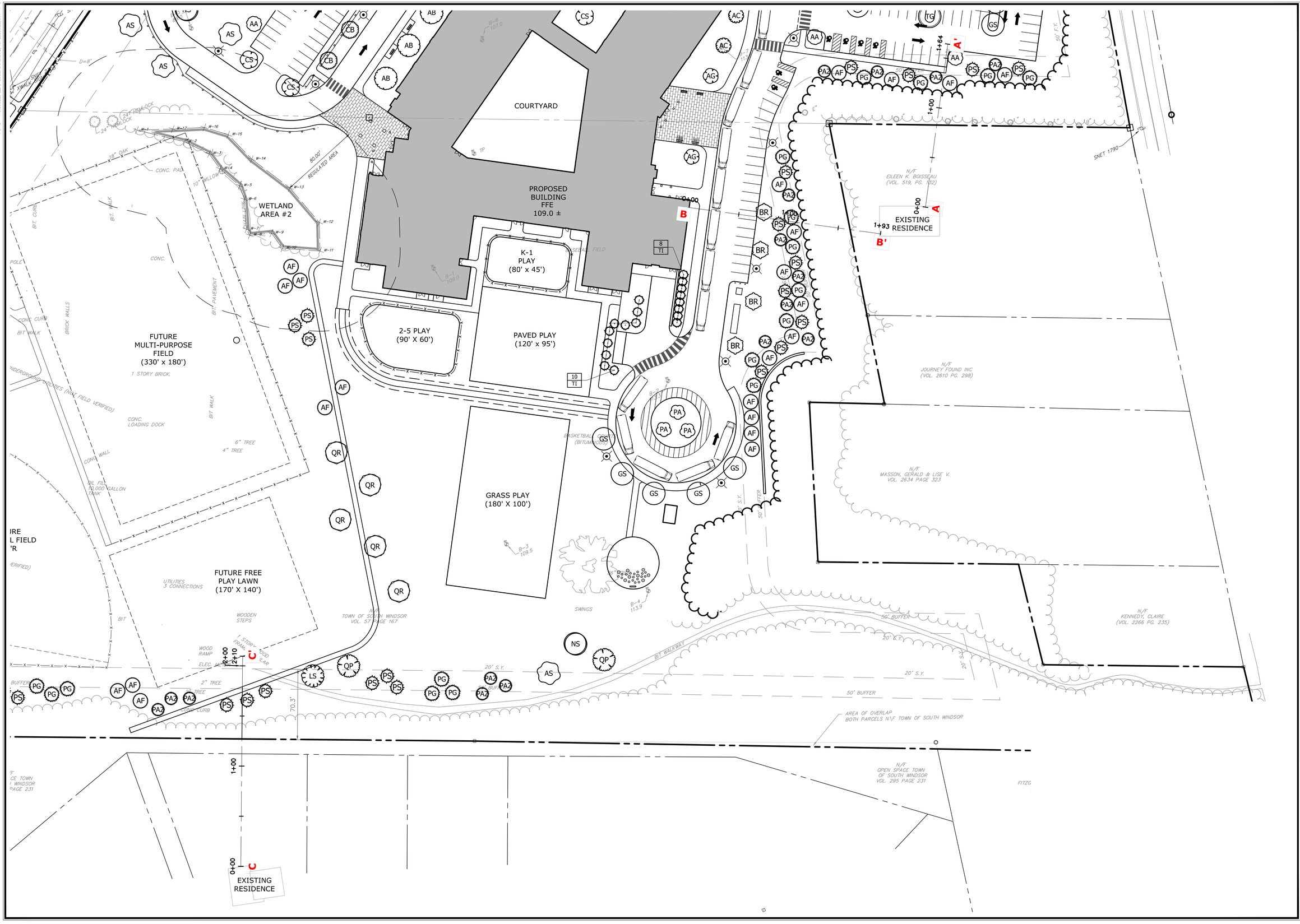

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DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPE BUFFER

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DWD	MEW	DWD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

---- OF ----

LB-1

SHEET NAME

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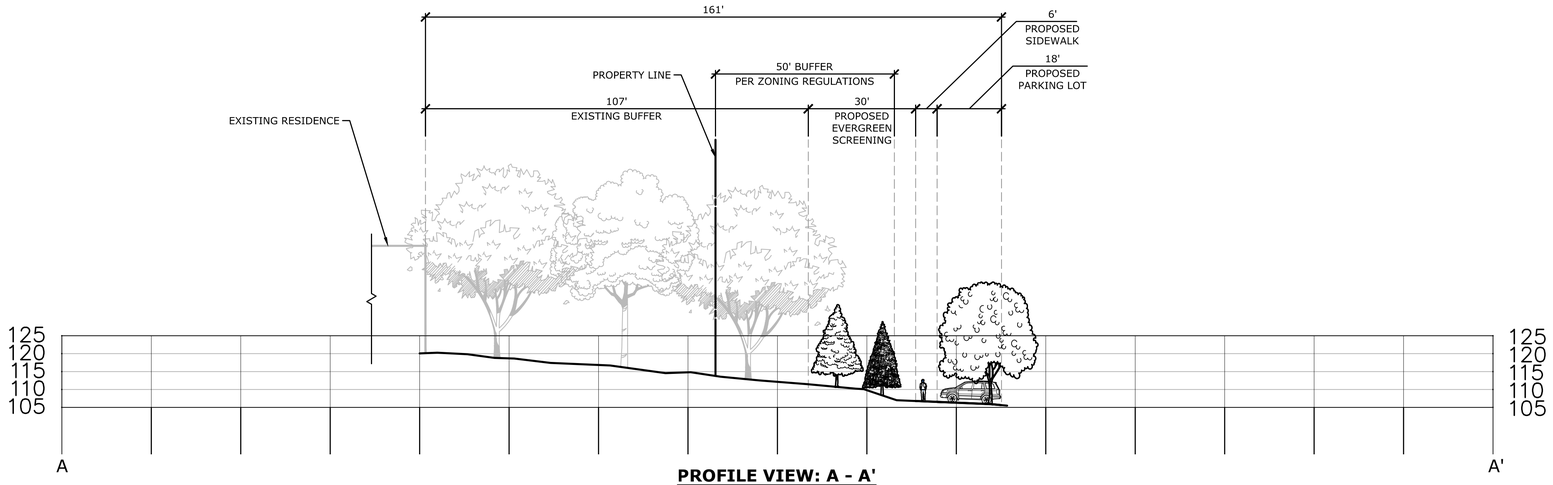
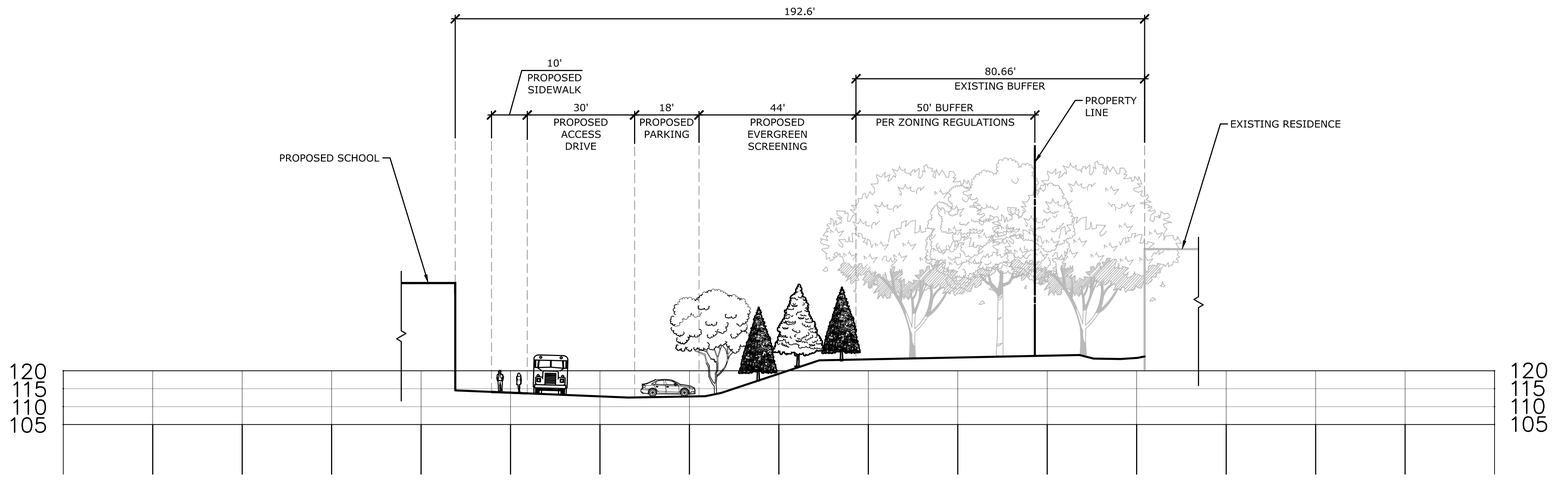


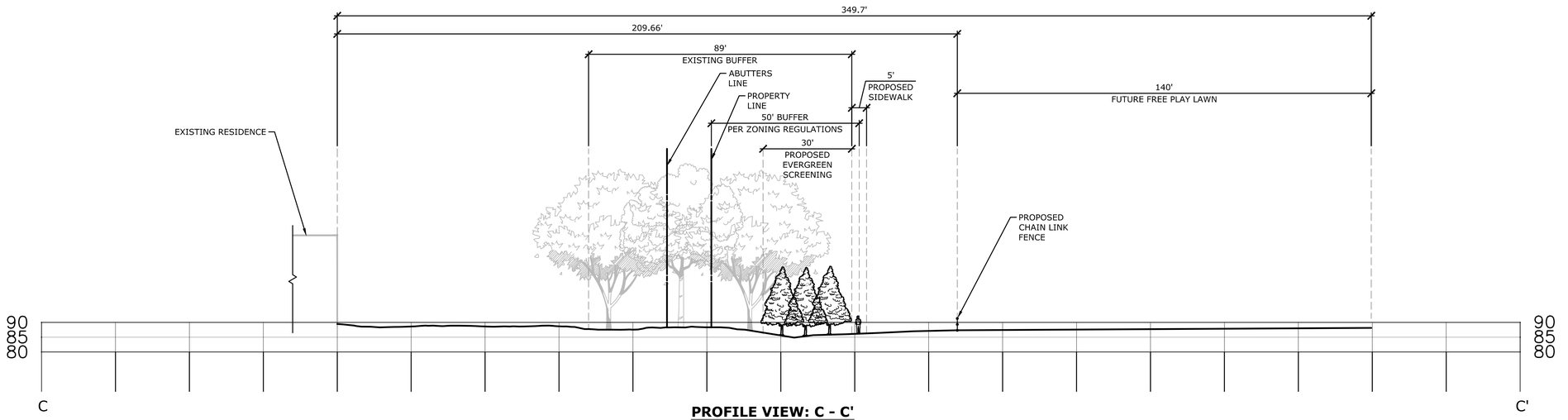
PROFILE VIEW: A - A'

1"= 20' H
1"= 20' V



PROFILE VIEW: B - B'

1"= 20' H
1"= 20' V



PROFILE VIEW: C - C'

1"= 20' H
1"= 20' V

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DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPE BUFFER SECTIONS

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	MEW	DWD

SCALE: AS SHOWN

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

---- OF ----

SHEET NAME: **LB-2**

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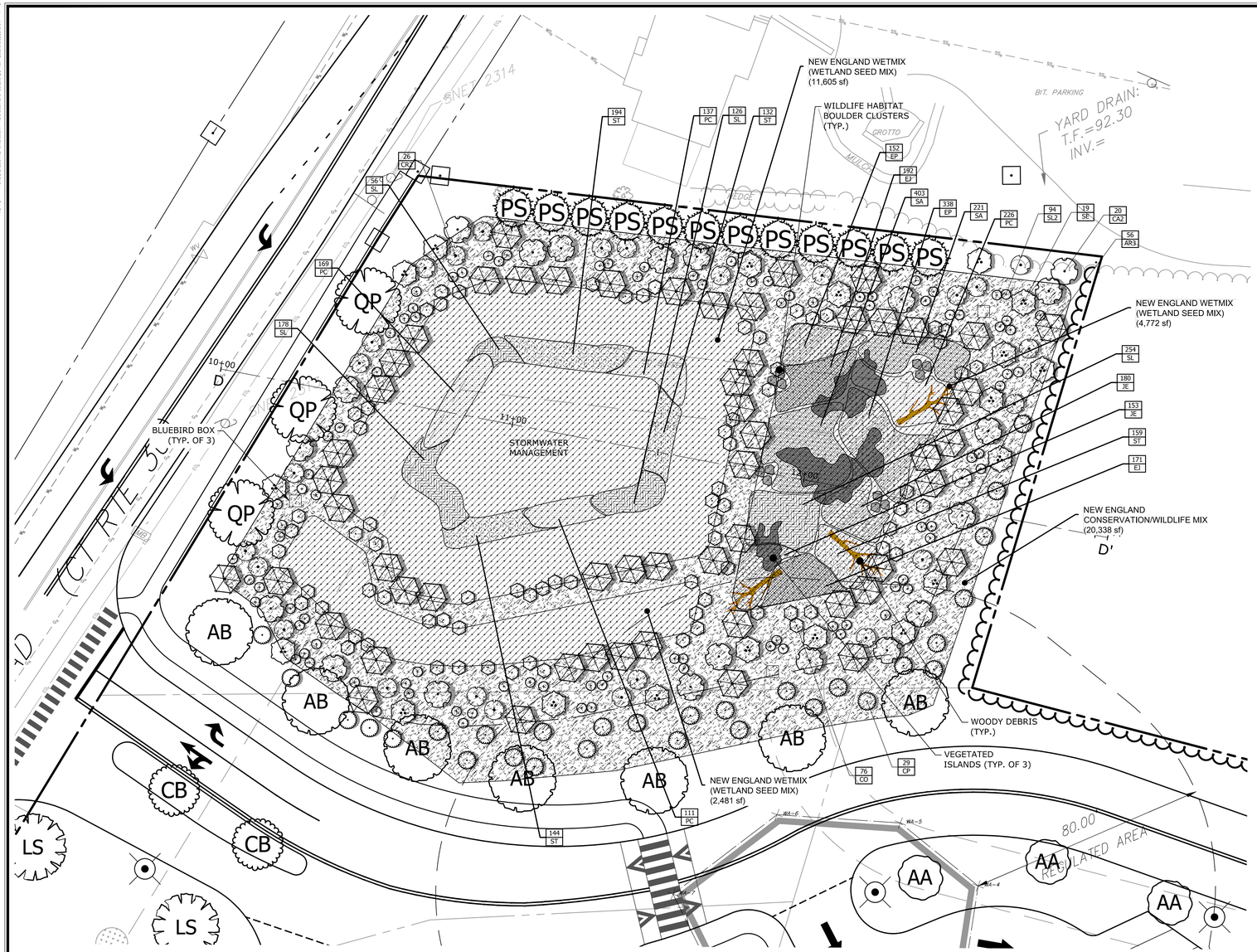

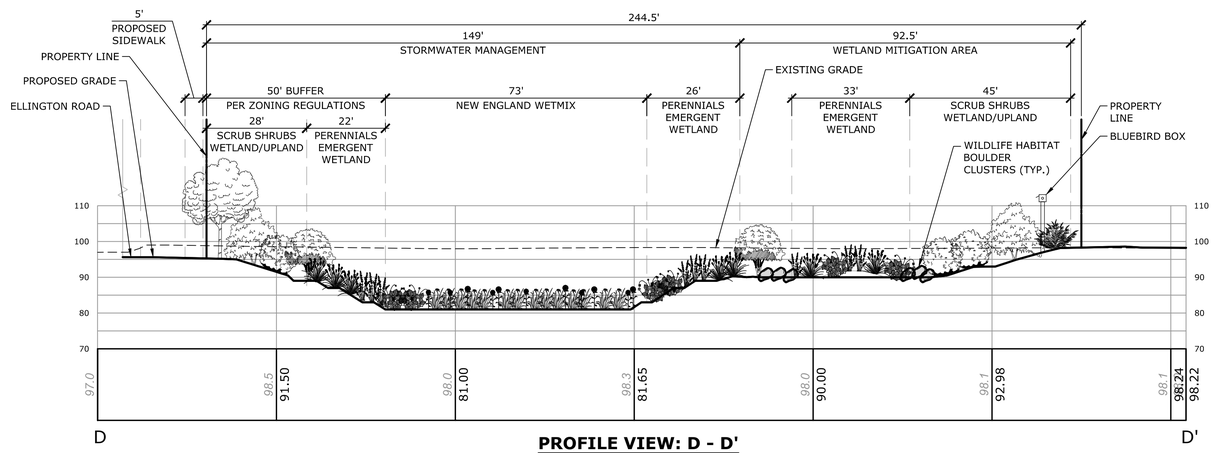

PROFILE VIEW: D - D'

1"= 20' H
1"= 20' V

WETLAND MITIGATION/STORMWATER BASIN PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
PS	12	Pinus strobus	White Pine	5`/6` HT.	B&B	FULL & DENSE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AR3	56	Alnus incana rugosa	Speckled Alder	---	#5	
CO	76	Cephalanthus occidentalis	Buttonbush	---	#5	
CP	29	Comptonia peregrina	Sweet Fern	---	#3	
CA2	20	Cornus amomum	Silky Dogwood	---	#5	
CR2	26	Cornus sericea	Red Twig Dogwood	---	#5	
SE	19	Sambucus canadensis	Elderberry	---	#5	
SL2	94	Spiraea latifolia	Meadow-Sweet	---	#3	

HERBACEOUS PLUGS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
EJ	363	Eupatorium maculatum	Joe Pye Weed	plug	16" o.c.
EP	490	Eupatorium perfoliatum	Common Boneset	plug	16" o.c.
JE	333	Juncus effusus	Soft Rush	plug	16" o.c.
PC	643	Pontederia cordata	Pickerel Weed	plug	16" o.c.
SL	614	Sagittaria latifolia	Lance-Leafed Arrowhead	plug	16" o.c.
ST	629	Schoenoplectus tabernaemontani	Softstem Bulrush	plug	16" o.c.
SA	624	Sparganium americanum	Bur-reed	plug	16" o.c.

WETLAND MITIGATION/STORMWATER BASIN - SEED MIXES

	NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS -	18,858 sf
	NEW ENGLAND CONSERVATION/WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS -	20,338 sf

WETLAND CREATION NOTES

1. WETLAND CREATION AREA TO BE OVERSEEN BY A QUALIFIED PROFESSIONAL WETLAND SCIENTIST
2. SUPERENRICHED TOPSOIL SHALL BE ADDED TO THE WETLAND MITIGATION AND BUFFER AREA. APPROXIMATE TOPSOIL DEPTH SHALL BE 6 INCHES.
3. TOPSOIL SHALL BE BROADCAST OVER WETLAND BASIN AND NOT SMOOTHED AND/OR COMPACTED. WETLAND MITIGATION AREA SHALL HAVE A UNDULATING BOTTOM.
4. SHRUB CLUSTER ISLANDS SHALL BE FREE FORMED AS DIRECTED BY THE SUPERVISING WETLAND SCIENTIST.
5. PLACEMENT OF WILDLIFE HABITAT BOULDERS AND WOODY DEBRIS SHALL BE DIRECTED BY THE SUPERVISING WETLAND SCIENTIST.
6. ALL PLANTINGS SHALL BE NATIVE TO THE REGION AND IN HEALTHY CONDITION.

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DESCRIPTION	DATE	BY

SITE PLAN - STORMWATER BASIN LANDSCAPING

PLEASANT VALLEY ELEMENTARY SCHOOL

----

591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
MS	MEW	MS

SCALE: 1"=20'

DATE: MARCH 16, 2021

PROJECT NO.: 3057-104

SHEET NO.: ---- OF ----

SHEET NAME: ENL

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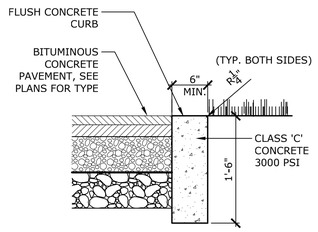
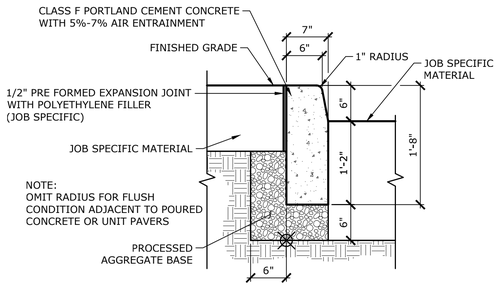


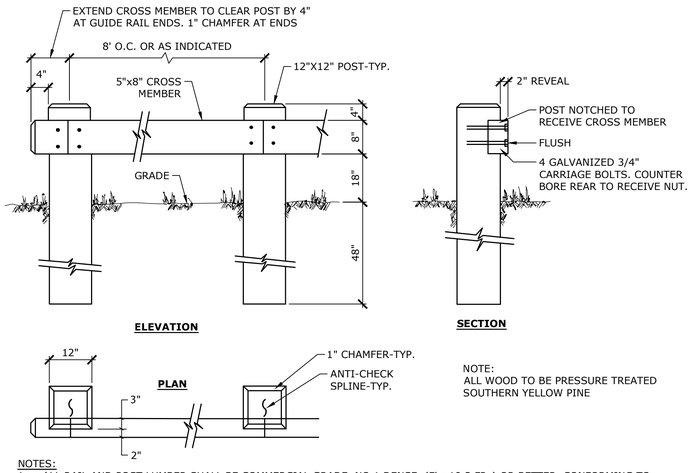
1 FLUSH CONCRETE CURB

1" = 1'-0" P-SC-3057.104-60



2 CAST-IN-PLACE CONCRETE CURB

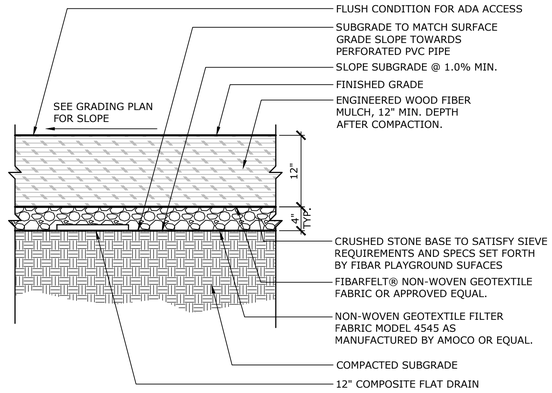
N.T.S. P-SC-3057.104-18



NOTES:
1. ALL RAIL AND POST LUMBER SHALL BE COMMERCIAL GRADE, NO.1 DENSE, (Fb=10.3 FPo) OR BETTER, CONFORMING TO NOMINAL SIZES AND DIMENSIONS SHOWN AND TO AASHTO SPECIFICATION M168. ALL TIMBER SHALL BE TREATED WITH A PRESSURE IMPREGNATED PRESERVATIVE IN ACCORDANCE WITH AASHTO SPECIFICATION M133.
2. BOLTS SHALL BE 3/4" DIAM., ASTM 307, WITH APPROPRIATE NUTS AND WASHERS (ALL HOT DIPPED GALVANIZED)
3. BACKFILL AROUND EACH POST WITH SUITABLE NATIVE MATERIAL IN 1' LIFTS
4. CONTRACTOR TO PROVIDE 90°, 45° OR END POSTS WHERE REQUIRED.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ENTIRE SYSTEM.

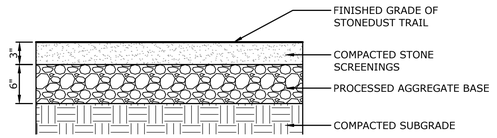
3 TIMBER GUIDE RAIL

NOT TO SCALE P-SC-3057.104-50



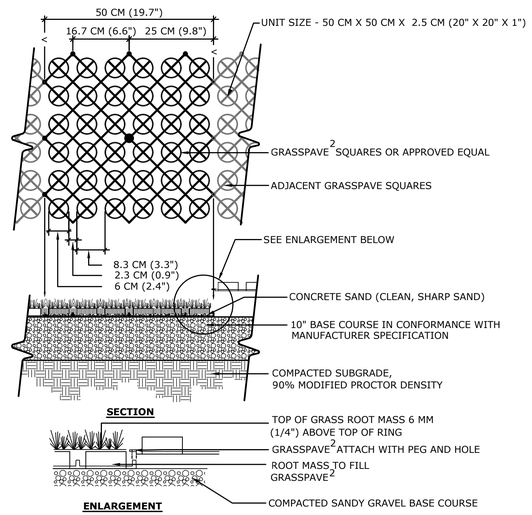
4 ENGINEERED WOOD FIBER MULCH

NOT TO SCALE P-SC-3057.104-72



5 STONEDUST PATHWAY

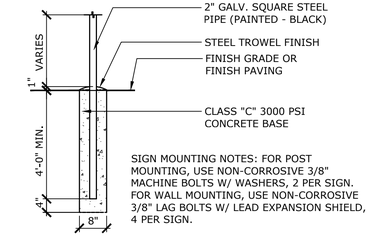
NOT TO SCALE



NOTE:
1. CROSSPITCH BASE AND SUBBASE TOWARD THE UNDERDRAIN. SEE UNDERDRAIN DETAIL.
2. EXTEND BASE COURSE TO THE UNDERDRAIN STONE.

6 REINFORCED TURF DETAIL

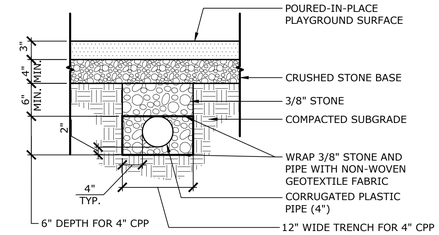
NOT TO SCALE P-SC-3057.104-010316-78



NOTE:
1. BOTTOM OF FOOTING TO BE 1'-0" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

7 TRAFFIC SIGN POST

NOT TO SCALE P-SC-3057.104-71



NOTES:
1. CRUSHED STONE BASE TO SATISFY SIEVE REQUIREMENTS AND SPECIFICATIONS SET FORTH BY SURFACE AMERICA OR APPROVED SURFACE MANUFACTURER EQUIVALENT .
2. CONTRACTOR TO VERIFY ALL FINISHED GRADES AND DRAINAGE INVERTS PRIOR TO INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND ENGINEER IMMEDIATELY.
3. SEE UTILITY PLAN FOR UNDERDRAIN LAYOUT

8 P.I.P. PLAYGROUND SURFACE WITH UNDERDRAIN

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CHESHIRE, CT 06410
203.271.1773
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DESCRIPTION	DATE	BY

SITE DETAILS
PLEASANT VALLEY ELEMENTARY SCHOOL
----
591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: NOT TO SCALE
DATE: MARCH 16, 2021
PROJECT NO.: 3057-104
SHEET NO.: ---- OF ----
SHEET NAME: SD-1

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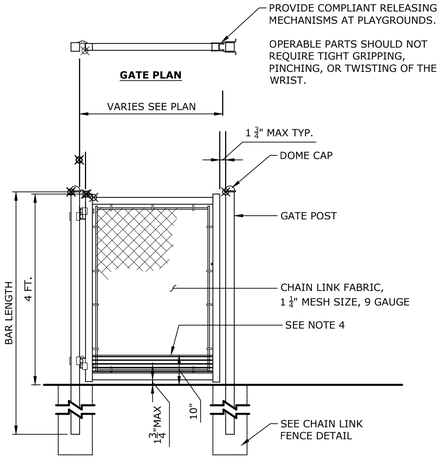
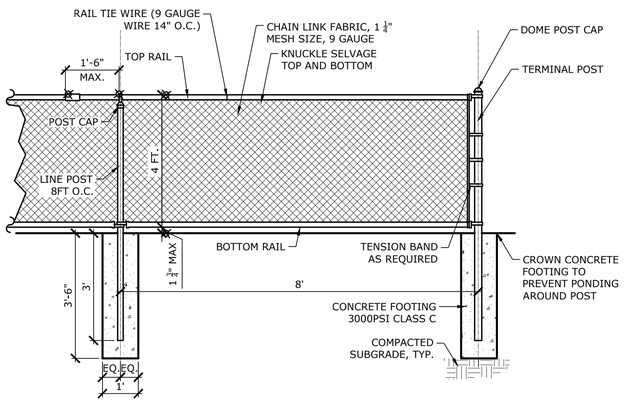


NOTES:
1. MATERIALS AND METHOD OF CONSTRUCTION SHALL CONFORM TO CHAIN LINK FENCE DETAIL ON THIS SHEET
2. ALL CHAIN LINK POSTS, RAILS, FABRIC, AND HARDWARE TO HAVE THERMALLY FUSED AND BONDED - SEE SPECS. COLOR: BLACK. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3. GATE SWINGING DIRECTION:
   3.1. ALL GATES ADJACENT TO PLAYGROUNDS SHALL SWING OPEN AWAY FROM THE PLAYGROUND.
   3.2. PROVIDE STOP AS REQUIRED TO PREVENT SWINGING OF GATE IN ONE DIRECTION
4. GATE SHALL BE OPENABLE WITH A FORCE NO EXCEEDING 5 LBS. INSTALL SMOOTH GATE SURFACE PLATE WITHIN 10" OF THE FINISHED GRADE MEASURED VERTICALLY EXTENDING THE FULL WIDTH OF THE GATE. CONTRACTOR TO SUBMIT PLATE MATERIAL.

1 SINGLE CHAIN LINK FENCE GATE

NOT TO SCALE

P-SC-3057.104-19



CHAIN LINK FENCE POST AND RAIL SIZING

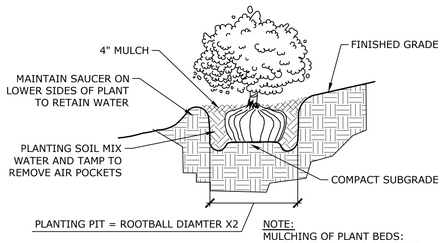
POST OR RAIL TYPE	4 FT HIGH FENCE
TERMINAL OR COMMON	2-3/8"
LINE POST	1-7/8"
TOP RAIL	1-5/8"
INTERMEDIATE RAIL	NONE
BOTTOM RAIL	1-5/8"
GATE POST	2-7/8"
GATE FRAME	1-7/8"

NOTES:
1. ALL FENCING FRAMEWORK AND FABRIC SHALL BE BLACK VINYL COATED GALVANIZED STEEL "THERMALLY FUSED AND BONDED" IN ACCORDANCE WITH SPECIFICATIONS.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS.

2 CHAIN LINK FENCE - PLAYGROUND

1/2" = 1'-0"

P-SC-3057.104-77

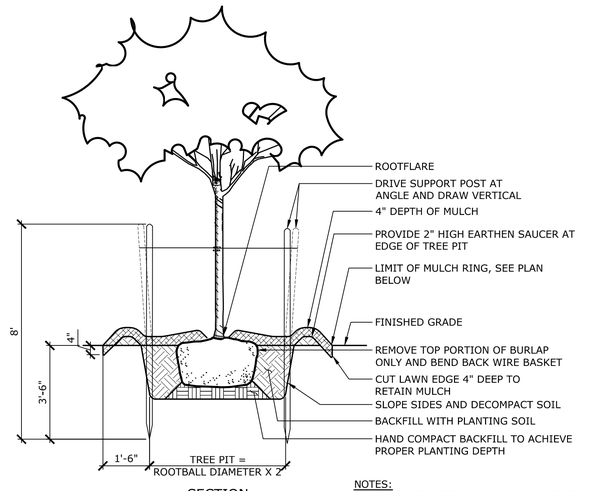


NOTE:
MULCHING OF PLANT BEDS: UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF TWO FEET BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

3 SHRUB PLANTING

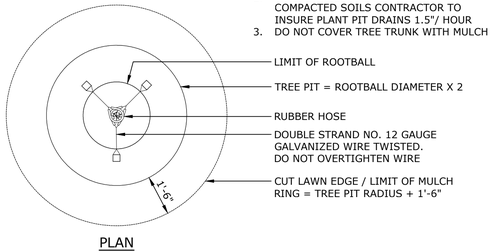
NOT TO SCALE

P-SC-3057.104-68



SECTION

NOTES:
1. SUPPORT POSTS SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION
2. WHERE TREES ARE PLANTED IN COMPACTED SOILS CONTRACTOR TO INSURE PLANT PIT DRAINS 1.5"/ HOUR
3. DO NOT COVER TREE TRUNK WITH MULCH



PLAN

4 TREE PLANTING

NOT TO SCALE

P-SC-3057.104-15

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203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE DETAILS

PLEASANT VALLEY ELEMENTARY SCHOOL
---
591 ELLINGTON ROAD
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
DWD	GEB	DWD

SCALE: NOT TO SCALE
DATE: MARCH 16, 2021
PROJECT NO.: 3057-104
SHEET NO.: ---- OF ----

SD-2
SHEET NAME

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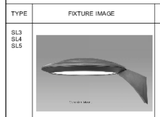
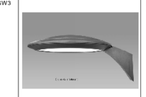
Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
BUS LOOP AND PARKING	+	1.0 fc	18.2 fc	N/A	N/A	0.0 fc
DRIVEWAY	+	0.0 fc	0.9 fc	N/A	N/A	0.0 fc
NORTH PARKING	+	1.2 fc	16.8 fc	168.0:1	12.0:1	0.1 fc
NORTH PLAY AREA	+	1.0 fc	12.1 fc	N/A	N/A	0.0 fc
NORTHEAST PARKING	+	1.0 fc	4.9 fc	N/A	N/A	0.0 fc
SOUTH PLAY AREA	+	0.8 fc	8.6 fc	N/A	N/A	0.0 fc
SOUTHWEST CONNECTOR	+	0.6 fc	5.9 fc	N/A	N/A	0.0 fc
WEST PARKING	+	0.8 fc	19.8 fc	N/A	N/A	0.0 fc

SITE LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE IMAGE	BASIS OF DESIGN	DESCRIPTION
SL3 SL4 SL5		KIM / HUBBELL OURO 20 (ARM MOUNT)	LED POLE MOUNTED PARKING LOT FIXTURE WITH ROUND FIXTURE HEAD, MOUNTED ON 25 FOOT STEEL ROUND POLE SL3 = TYPE 3 DISTRIBUTION SL4 = TYPE 4 DISTRIBUTION SL5 = TYPE 5 DISTRIBUTION TYPE 3 AND 4 HAVE BACK SIDE SHIELD TO PREVENT LIGHT SPILLAGE
SP3 SP5		KIM / HUBBELL OURO 20 (POST TOP)	LED POST TOP FIXTURE FOR PEDESTRIAN AREAS AND WALKWAYS, MOUNTED ON 10 FOOT STEEL ROUND POLE SP3 = TYPE 3 DISTRIBUTION SP5 = TYPE 5 DISTRIBUTION
SW1		HUBBELL GEOPAK TRP1	LED EGRESS WALL PACK; FULL CUT OFF
SW2		HUBBELL LITEPAK LNC4	HIGH-OUTPUT LED WALL PACK FOR PLAY AREAS; SIZE: 17"W X 11"D.
SW3		KIM / HUBBELL OURO 20 (WALL MOUNT)	LED ARM MOUNTED FIXTURE ON EXTERIOR PILASTERS; SAME MODEL AS PARKING LOT FIXTURES EXCEPT WALL MOUNTED
LNW LNP		ENVIRONMENTAL LIGHTING FOR ARCHITECTURE, INC. AMERICANA LED AME20 & 28	DECORATIVE LANTERN-STYLE FIXTURE AT MAIN ENTRANCE LNW = WALL MOUNT (20"DIA.) LNP = PENDANT MOUNT (28" DIA.)
SC1		PATHWAY SERIES C87	SURFACE MOUNTED EXTERIOR LED CYLINDER FIXTURE WITH REMOTE DRIVER INSIDE BUILDING.
D4		PRESCOLITE LTR-4RD	LED 4" ROUND DOWNLIGHT FOR CANOPIES, RATED FOR OUTDOOR APPLICATIONS

DRA

Drummey Rosane Anderson, Inc.

225 Oakland Road
Studio 205
South Windsor, CT
06074

260 Charles Street
Studio 300
Waltham, MA
02453

Planning | Architecture | Interior Design

Tel: 860.644.8300
www.draws.com

Pleasant Valley Elementary School

591 Ellington Road
South Windsor,
Connecticut

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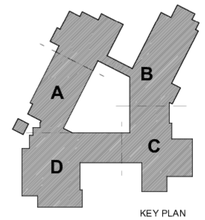
PLANNING AND ZONING SUBMISSION

March 16, 2021



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

SITE LIGHTING PHOTOMETRIC CALCULATION

Scale: As Indicated
Job No.: 2020244.00
Drawn By: KSK
Date: March 16, 2021

SL-1

CONSTRUCTION NOTES:

1. At least two 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.

2. 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.

3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.

4. 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.

5. 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.

6. 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.

7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed 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.

15. 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.

16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, 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.

17. 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.

18. 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 must 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.

19. 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.

20. 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 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 reponsibility 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 thereto. 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 footing/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 (DIP) 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.

41. 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.

42. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

43. 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 façade 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.

44. 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.

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

46. 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 orthe authority having jurisdiction.

47. 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.

48. 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.

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

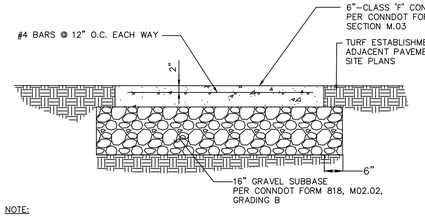
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

51. 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:

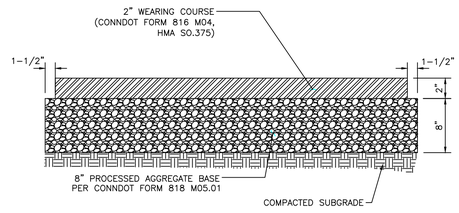
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and 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.



NOTE:
1. SEE SHEET SITE PLANS FOR LAYOUT AND DIMENSIONS.
2. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020.
3. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

LIGHT DUTY CONCRETE PAVEMENT

N.T.S.



NOTES:
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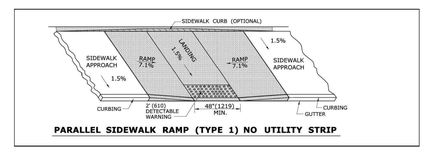
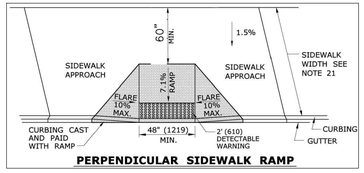
BITUMINOUS CONCRETE SIDEWALK SECTION

N.T.S.



PARALLEL SIDEWALK RAMP (TYPE 1) NO UTILITY STRIP

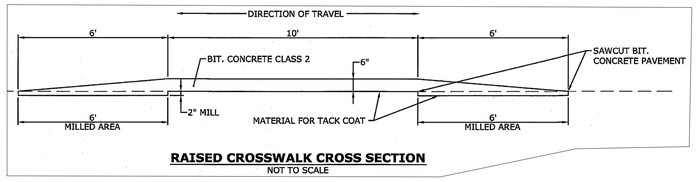


PERPENDICULAR SIDEWALK RAMP

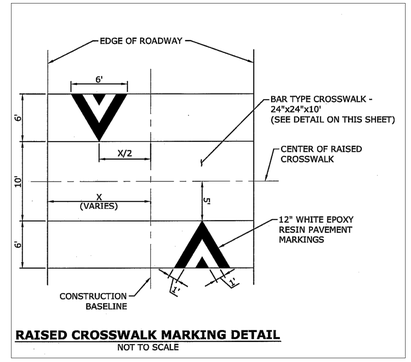
SIDEWALK RAMP

N.T.S.

NOTE:
DETAILS TAKEN FROM CONNECTICUT DOT STANDARD GUIDE SHEETS ~ SIDEWALK RAMPS



RAISED CROSSWALK CROSS SECTION
NOT TO SCALE



RAISED CROSSWALK MARKING DETAIL
NOT TO SCALE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BORINGS		
TP	BORING / TEST PIT LOCATION	TP
COMMUNICATION		
C_x	UNDERGROUND COMMUNICATION LINES	C
DOMESTIC WATER		
W_x	WATER MAIN	W
WS_x	WATER SERVICE	WS
F_x	FIRE SERVICE LINE	F
NPW_x	NON-POTABLE WATER LINE	NPW
W	WATER VALVE / FIXTURES	WV
	FIRE HYDRANT	
LIQUID FUEL		
LF_x	MAIN LIQUID FUEL LINE	LF
LFS_x	LIQUID FUEL SERVICE LINE	LFS
LF_A	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
I_x	IRRIGATION LINES	I
LIGHTING		
/	POLE / GROUND MOUNTED LIGHT	/
NATURAL GAS		
G_x	GAS MAIN	G
GS_x	GAS SERVICE LINE	GS
POWER		
ED_x	ELECTRICAL LINES, OVERHEAD	ED
EU_x	ELECTRICAL LINES, UNDERGROUND	EU
	UTILITY POLE	
PROPERTY		
	PROPERTY LINE	
	EASEMENT LINE	
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
	GUARD RAIL	
EROSION CONTROL		
	SILT FENCE	SF
SITE FEATURES		
	4" DOUBLE SOLID YELLOW LINE	DSYL
	4" SINGLE SOLID WHITE LINE	SSWL
	BIT. CONC. LIP CURB	BCLC
	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
S_x	SANITARY SEWER MAIN	S
SS_x	SANITARY SEWER SERVICE LINE	SS
S	SANITARY SEWER MANHOLE	
STORM SEWER		
	STORM DRAIN PIPE	
RL_x	ROOF LEADER	RL
UD	UNDERDRAIN	UD
D	STORM DRAIN MANHOLE	D
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
95	CONTOUR	95
X61.95	SPOT ELEVATION	95
OTHER		
	RAMP	R
	LANDSCAPE AREA	LSA

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

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• Reproduction techniques used in the production of the plans can stretch or shrink the paper. Drawing of the smallest dimension are to be used for scale. Contact DPI if additional information is required.
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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

NO.	DATE	REVISIONS	BY

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DPW
APPROVED BY: DH

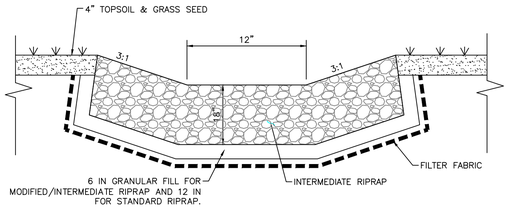
PLEASANT VALLEY ELEMENTARY SCHOOL

591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NOTES, LEGEND, & DETAILS

SHEET
C-D1

File: C:\jobs\4022D\4022D\Engineering\AutoCAD\4022D Details.dwg Layout: 07 C-D1 Plotted: 3/16/2021 2:39 PM Last Saved: 3/16/2021 2:34 PM Last Saved By: benwheeler



RIPRAP SWALE / LEVEL SPREADER

N.T.S.

PIPE SIZE (SP) (IN)	B (FT)	C (FT)	2SP (FT)	3SP (FT)
12	8	9	2	3
15	10	11.25	2.5	3.75
18	12	13.5	3	4.5
24	16	18	4	6
36	24	27	6	9
48	32	36	8	12

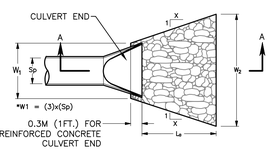
NOTES:

1) d = 12 IN (WHEN MODIFIED RIPRAP SPECIFIED)
18 IN (WHEN INTERMEDIATE RIPRAP SPECIFIED)
36 IN (WHEN STANDARD RIPRAP SPECIFIED)

2) RIPRAP GRADATIONS SHALL MEET CT DOT FORM 816 SECTION M.12.02

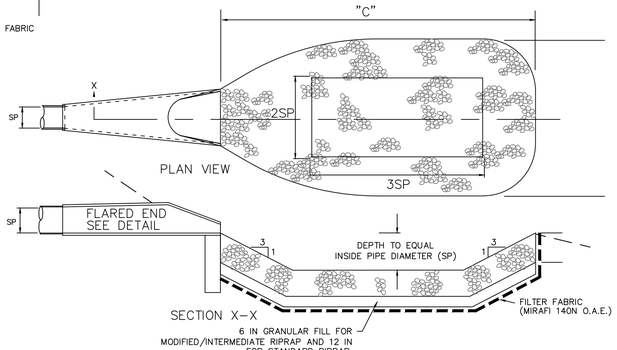
3) FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288-00, CLASS 2

DETAIL SHOWN PER 2002 CONNDOT DRAINAGE MANUAL CHAPTER 11 STORM DRAINAGE SYSTEMS SECTION 13 OUTLET PROTECTION FIGURE 11-13 'TYPE A AND B RIP RAP APRON'



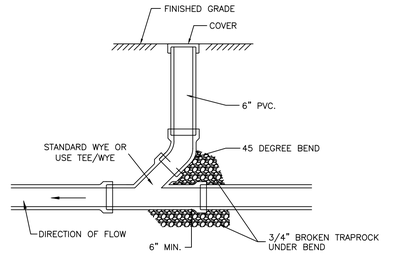
LEVEL SPREADER PLAN VIEW

N.T.S



RIPRAP PREFORMED SCOUR HOLE

N.T.S.



NOTES:

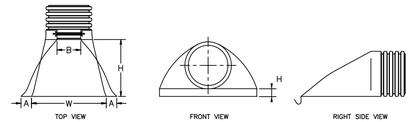
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

ROOF LEADER / SANITARY CLEAN OUT

N.T.S

	PIPE DIAMETER, in (mm)					
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A in (mm)	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max) in (mm)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H in (mm)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L in (mm)	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W in (mm)	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

*Product detail may differ slightly from actual product appearance

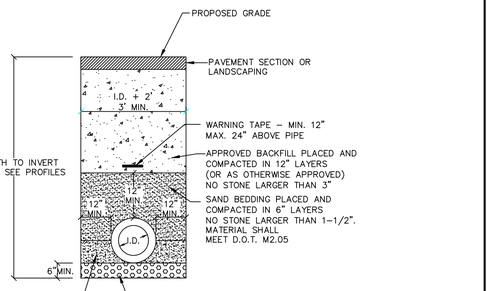


NOTES:

ADS HDPE FLARED ENDS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT AS SPECIFIED OR APPROVED EQUAL.

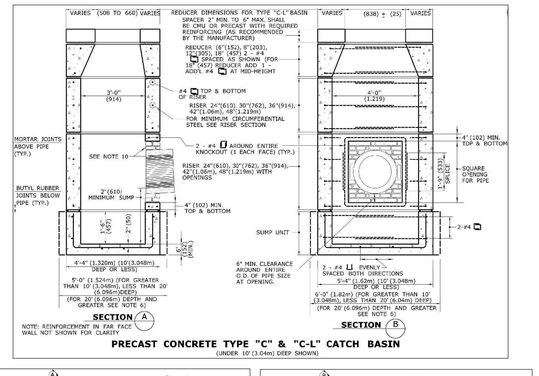
HDPE FLARED END

N.T.S.

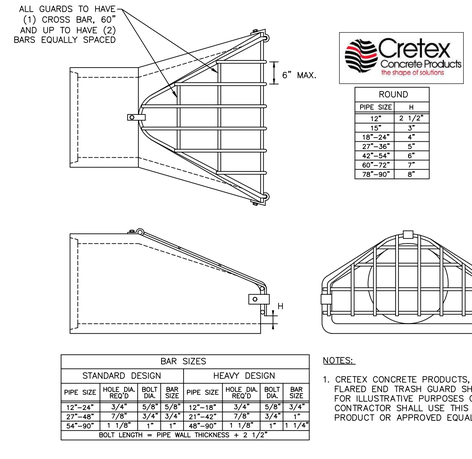


STORM SEWER TRENCH SECTION

N.T.S



REFER TO CONNDOT STANDARD SHEET HW-0507-04 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



ROUND	
PIPE SIZE	H
12"	2 1/2"
15"	3"
18"-24"	4"
27"-36"	5"
42"-54"	6"
60"-72"	7"
78"-90"	8"

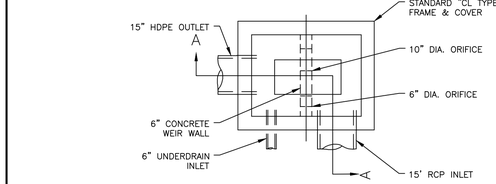
BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"							

NOTES:

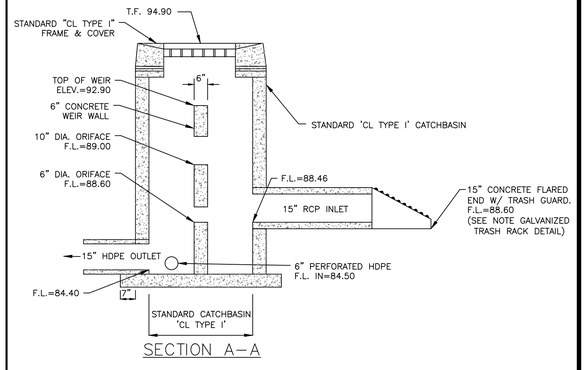
1. CRETEX CONCRETE PRODUCTS, FLARED END TRASH GUARD SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL USE THIS PRODUCT OR APPROVED EQUAL.

FLARED END TRASH GUARD

N.T.S.



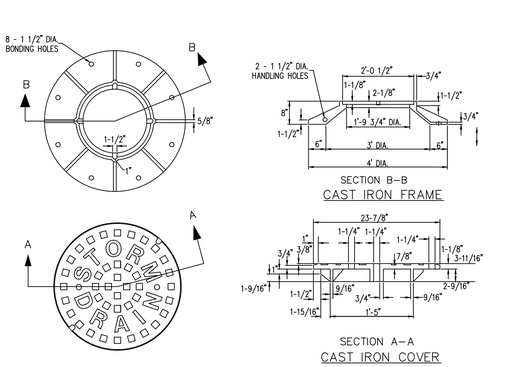
PLAN VIEW



SECTION A-A

OUTLET CONTROL STRUCTURE

N.T.S.



NOTES:

1. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS 20 LOADING.

2. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME. 3. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

DRAIN MANHOLE

N.T.S

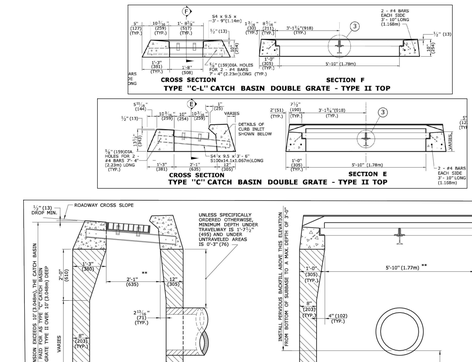
NOTES:

1. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE A SMOOTH FLAT CONTACT OR FIT, WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.

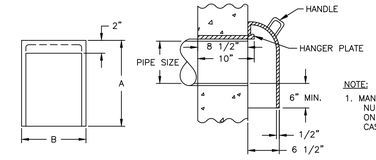
2. SANITARY SEWER MANHOLES SHALL BE EQUIPPED WITH VENT HOLE IN CENTER.

MANHOLE FRAME AND COVER

N.T.S



N.T.S.
REFER TO CONNDOT STANDARD SHEET HW-0507-03 FOR ADDITIONAL NOTES, SECTIONS AND INSTALLATION REQUIREMENTS
REFER TO CONNDOT STANDARD SHEET HW-507-08 FOR FRAME AND GRATE REQUIREMENTS



NOTE:

1. MANUFACTURER CATALOG NUMBER TO BE INDICATED ON SHOP DRAWINGS FOR CAST IRON TRAPS.

A	B	PIPE SIZE	WT. LBS.	SETTING METHOD
16"	12"	TO 6"	70	2 HOOKS
18"	12"	8"	75	2 HOOKS
20"	12"	10"	85	2 HOOKS
22"	16"	12"	100	2 HOOKS
25"	17"	15"	135	2 HOOKS
28"	20"	18"	155	2 HOOKS

CATCH BASIN TRAP HOOD

N.T.S

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: BPW
APPROVED BY: DH

REVISIONS

NO.	DATE	BY

PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT 06074
GIS NO. 30300591, 30300623, & 30300647

DETAILS

SHEET
C-D2

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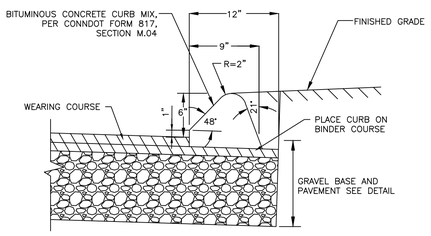
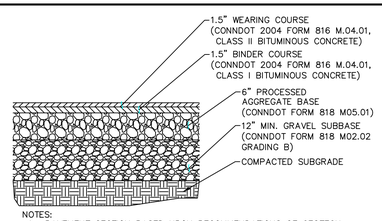


NOTE:
BITUMINOUS CONCRETE CURBING SHALL BE INSTALLED PER CONNDOT FORM 817 SECTION 8.15.

BITUMINOUS CONCRETE LIP CURB
N.T.S.

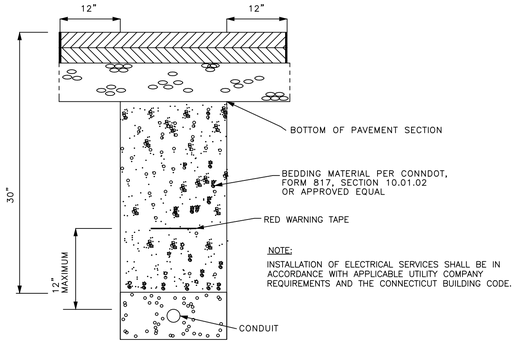


NOTES:
1. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020.
2. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DUTY
N.T.S.

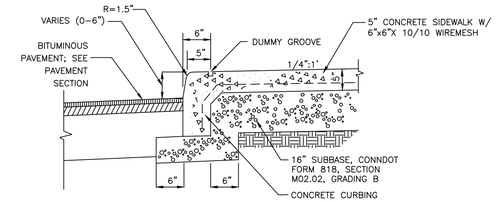
NOTES:
1. HEAVY DUTY PAVEMENT AREA NOTED ON SITE PLAN. ALL OTHER PAVEMENT AREAS TO BE STANDARD DUTY.
2. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020
2. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

BITUMINOUS CONCRETE PAVEMENT SECTION HEAVY DUTY
N.T.S.



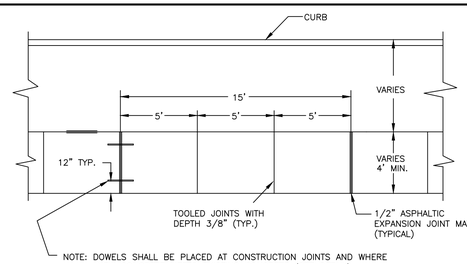
NOTE:
INSTALLATION OF ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY REQUIREMENTS AND THE CONNECTICUT BUILDING CODE.

ELECTRIC TRENCH
N.T.S.

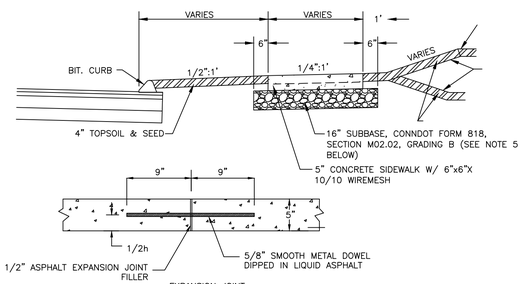


NOTES:
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 818.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH.
5. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020.
6. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

MONOLITHIC CONCRETE WALK AND CURB
N.T.S.



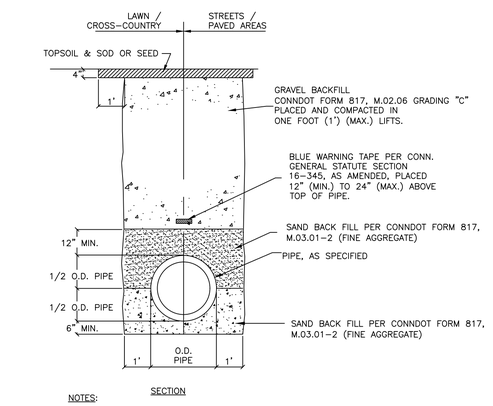
NOTE: DOWELS SHALL BE PLACED AT CONSTRUCTION JOINTS AND WHERE NEW CONCRETE MEETS EXISTING CONCRETE (SEE DETAIL).



EXPANSION JOINT

NOTES:
1. ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 818.
2. CONCRETE SURFACE TO BE SCORED AT 5 FOOT INTERVALS.
3. EXPANSION JOINTS SHALL BE INSTALLED EVERY 15 FEET.
4. PROVIDE BROOMED FINISH PERPENDICULAR TO TRAVEL PATH.
5. SUBBASE DEPTH SHALL BE 24" FOR CONCRETE APRONS AT BUILDING.
6. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020.
7. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

CONCRETE SIDEWALK
N.T.S.

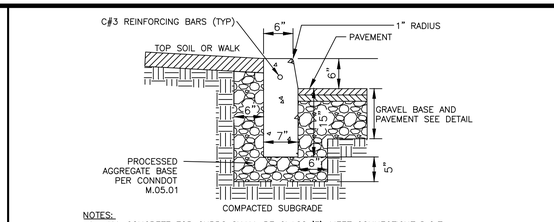


SECTION

NOTES:

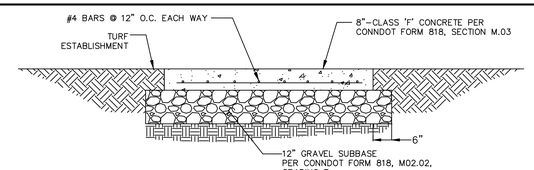
FINAL INSTALLATION REQUIREMENTS FOR DOMESTIC WATER SUPPLY AND FIRE SERVICE MAINS SHALL BE COORDINATED WITH THE WATER COMPANY.

WATER TRENCH SECTION
N.T.S



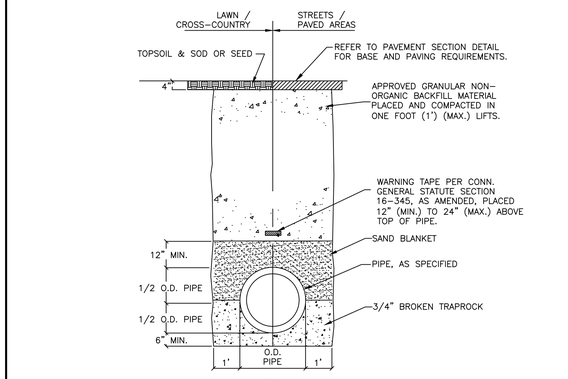
NOTES:
1. ALL CONCRETE FOR CURBS SHALL BE CLASS 'F'. MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 816.
2. THE END OF CURB SECTIONS SHALL BE CHAMFERED ½ INCH.
3. CURB, CURB CORNERS OR EDGING SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF 20 FEET ON CENTER USING PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF 1/2.
6. WHEN ABUTTING CONCRETE WALKS, INSTALL PREFORMED EXPANSIONS JOINT FILLER HAVING A THICKNESS OF ½ ALONG LENGTH OF WALK

PRECAST CONCRETE CURB
N.T.S.



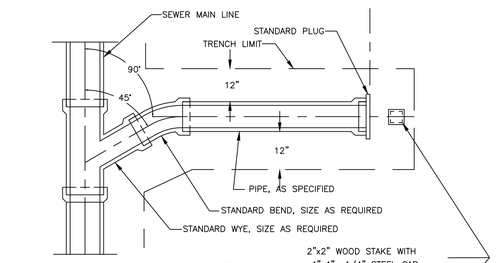
NOTES:
1. SEE SHEET SITE PLANS FOR LAYOUT AND DIMENSIONS.
2. PAVEMENT SECTION BASED UPON RECOMMENDATIONS OF GEOTECH REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED NOV. 6, 2020.
3. FOR WET SUBGRADE CONDITIONS THERE MAY BE A REQUIREMENT TO PLACE AN INITIAL 10+" LAYER OF 3/4" CRUSHED STONE ON A GEOTEXTILE FABRIC TO PROVIDE A STABLE BASE FOR EQUIPMENT.

CONCRETE DUMPSTER PAD
N.T.S.



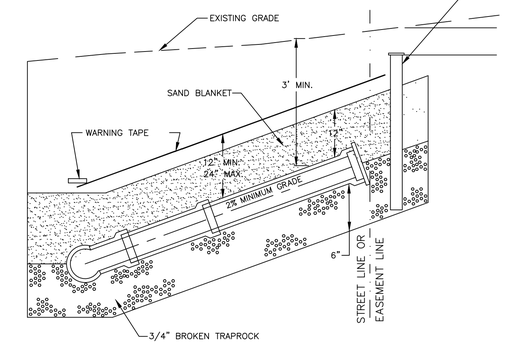
SECTION

SANITARY SEWER TRENCH SECTION
N.T.S



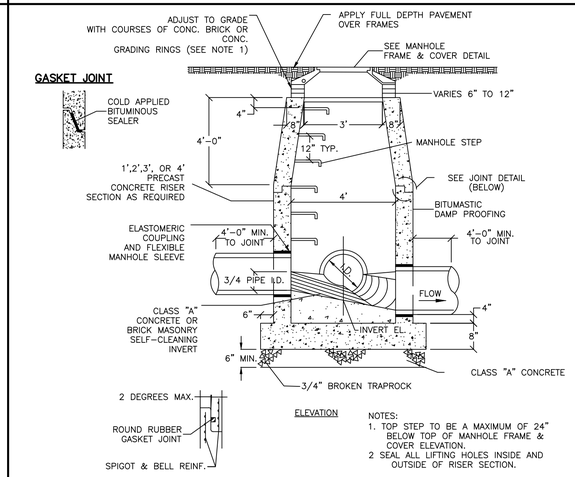
PLAN

2"x2" WOOD STAKE WITH 4"x4"x 1/4" STEEL CAP OR STEEL BAR



PROFILE

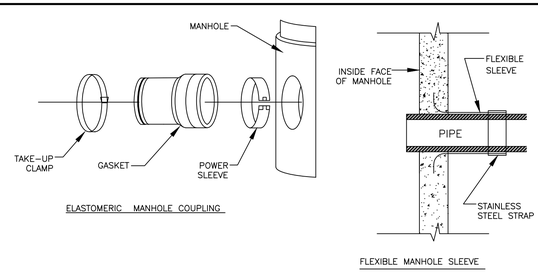
BUILDING SEWER
N.T.S.



ELEVATION

NOTES:
1. TOP STEP TO BE A MAXIMUM OF 24" BELOW TOP OF MANHOLE FRAME & COVER ELEVATION.
2 SEAL ALL LIFTING HOLES INSIDE AND OUTSIDE OF RISER SECTION.

SANITARY MANHOLE
N.T.S



ELASTOMERIC MANHOLE COUPLING

FLEXIBLE MANHOLE SLEEVE

SANITARY LATERAL CONNECTION TO MANHOLE
N.T.S.

PROPERTY OWNER & APPLICANT:

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PREPARED FOR:
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1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860-644-2511

PROJECT NO.: 4022D
DATE: 3/16/21
DRAWN BY: BPW
CHECKED BY: DH

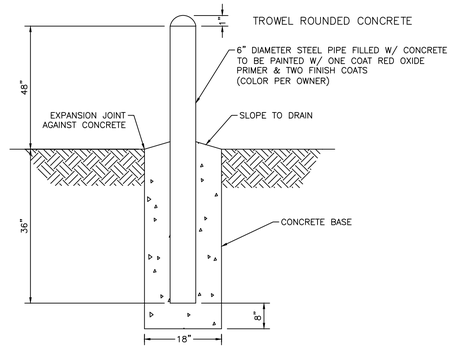
PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
(SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD)
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

NO	DATE	REVISIONS	BY

DETAILS

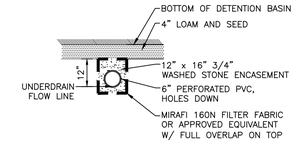
SHEET
C-D3

File: C:\Jobs\4022D-Engineering\AutoCAD\4022D Details.dwg Layout: 09 C-D3 Plotted: 3/16/2021 2:35 PM Last Saved: 3/16/2021 2:34 PM Last Saved By: benwheeler



CONCRETE BOLLARD

N.T.S.

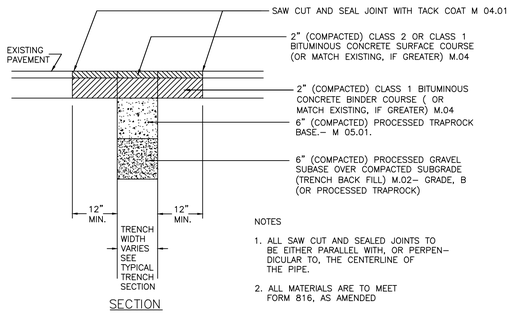


NOTE:

4" OF 3/4" WASHED STONE TO BE PLACED BELOW UNDERDRAIN.

DETENTION BASIN UNDERDRAIN

N.T.S.



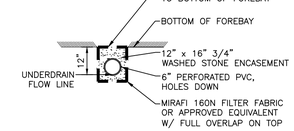
SECTION

NOTES

1. ALL SAW CUT AND SEALED JOINTS TO BE EITHER PARALLEL WITH, OR PERPEN– DICULAR TO, THE CENTERLINE OF THE PIPE.
2. ALL MATERIALS ARE TO MEET FORM 816, AS AMENDED

PERMANENT PAVEMENT PATCHING DETAIL

N.T.S.

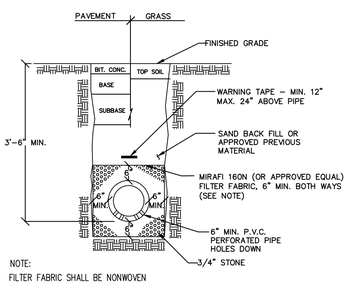


NOTE:

4" OF 3/4" WASHED STONE TO BE PLACED BELOW UNDERDRAIN.

FOREBAY UNDERDRAIN

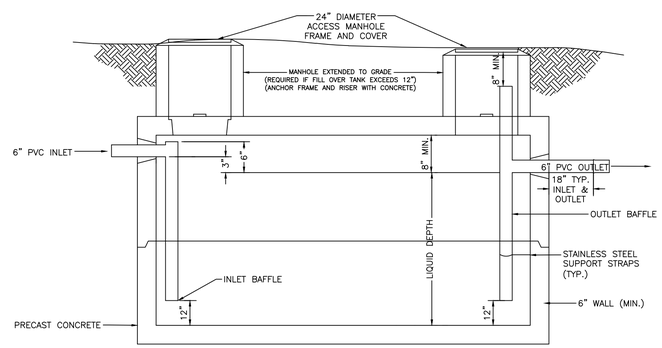
N.T.S.



NOTE:
FILTER FABRIC SHALL BE NONWOVEN AND SHALL MEET AASHTO M288–00, CLASS 2

UNDERDRAIN

N.T.S.

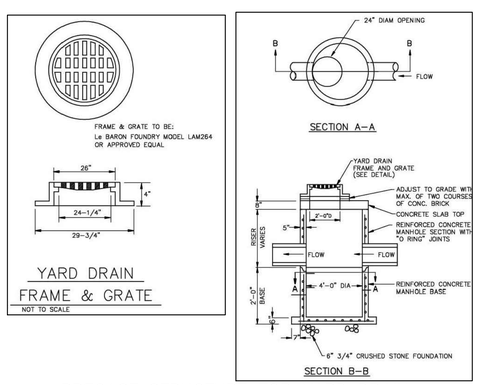


DESIGN NOTES:

1. FINAL CAPACITY TO BE DETERMINED BY M/E/P ENGINEER
2. CONCRETE MINIMUM STRENGTH 4000 P.S.I., 28 DAYS, 4%–7% AIR ENTRAINMENT
3. CONSTRUCTION JOINT = SEALED WITH 1" DIA. BUTYL RUBBER OR EQUAL.
4. PIPE CONNECTIONS TO BE WATERTIGHT.
5. DESIGN LOADING = AASHTO H–20
6. COAT EXTERIOR SIDES, TOP, & BOTTOM WITH BITUMINOUS WATERPROOFING MATERIAL

PRECAST CONCRETE GREASE TRAP

N.T.S.



PRECAST STRUCTURE FOR YARD DRAIN

N.T.S

PROPERTY OWNER & APPLICANT:

TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860–644–2511

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PREPARED FOR:
TOWN OF SOUTH WINDSOR
1540 SULLIVAN AVENUE
SOUTH WINDSOR, CT 06074
860–644–2511

PROJECT NO.	DRAWN BY:	DESIGNED BY:
4022D	BPW	DH
DATE		
3/16/21		

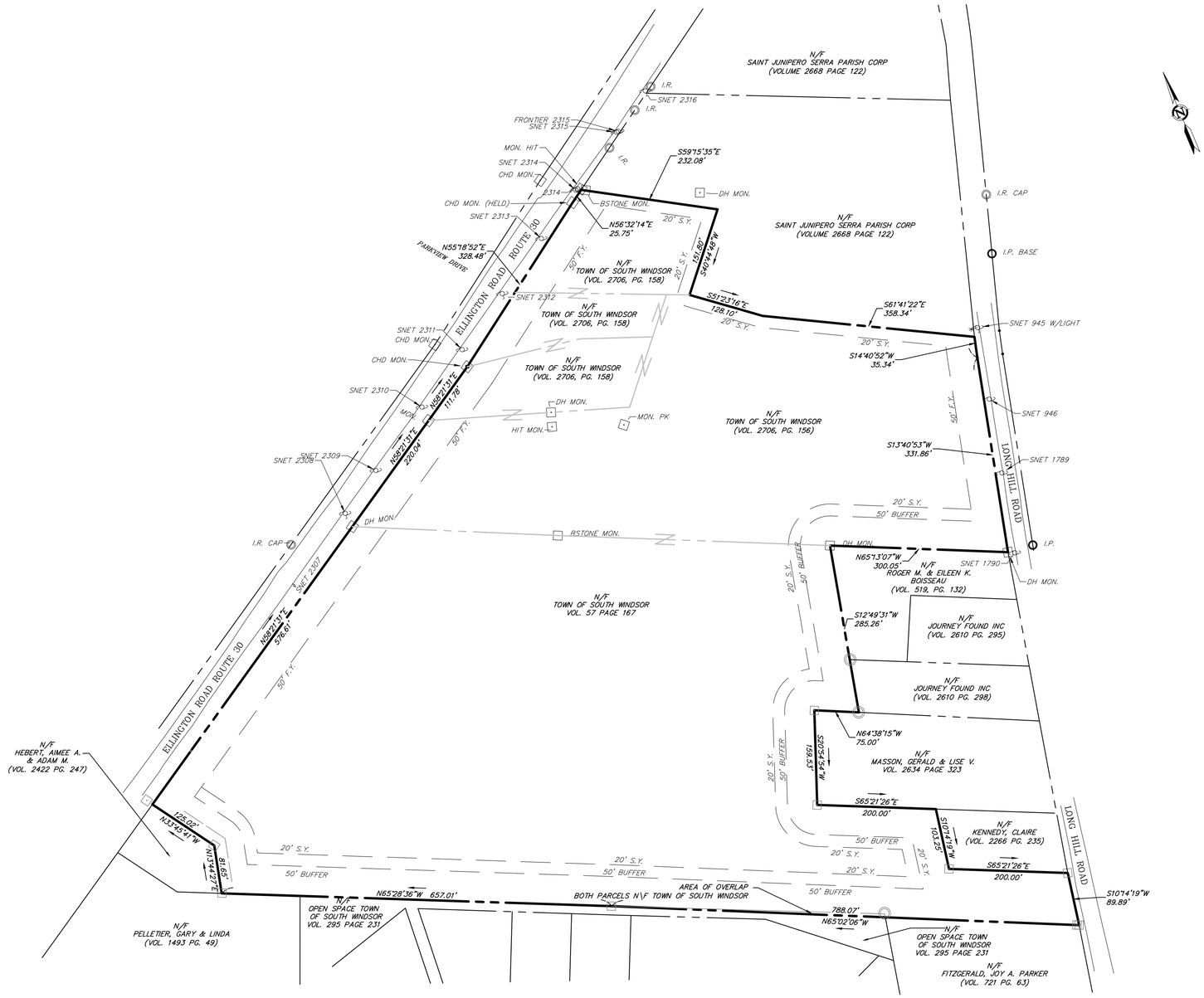
PLEASANT VALLEY ELEMENTARY SCHOOL
591, 623, & 647 ELLINGTON ROAD
SITE ADDRESS TO REMAIN 591 ELLINGTON ROAD
SOUTH WINDSOR, CT
GIS NO. 30300591, 30300623, & 30300647

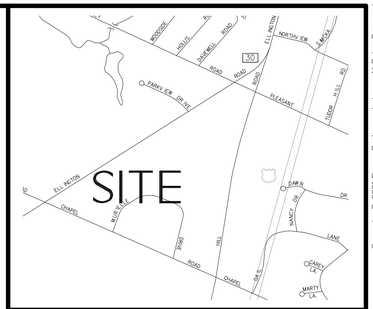
NO.	DATE	REVISIONS	BY

DETAILS

SHEET
C–D4

File: C:\jobs\4022\4022D\Engineering\AutoCAD\4022D Details.dwg Layout: 10 C-D4 Plotted: 3/16/2021 2:34 PM Last Saved 3/16/2021 2:34 PM Last Saved By: benwheeler





LOCATION PLAN
1"=1000'

LEGEND

EXISTING	DESCRIPTION
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT

NOTES:
1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 1,085,130 SQUARE FEET OR 24.911 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. THE CURRENT ELEVATIONS DEPICTED ABOVE ARE BASED ON VERTICAL DATUM OF NAVD88. ANY PRIOR SURVEY PERFORMED BY DESIGN PROFESSIONALS, INC. TO APRIL 2018 WAS PERFORMED ON A DIFFERENT VERTICAL DATUM.
4. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 09003C0386F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 090036 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
5. 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.
6. 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.

MAP REFERENCES:

1. PLEASANT VALLEY ELEMENTARY SCHOOLS STUDY SOUTH WINDSOR CONNECTICUT PROPERTY SURVEY RESURVEY PREPARED FOR THE TOWN OF SOUTH WINDSOR 591 ELLINGTON ROAD SOUTH WINDSOR, CT. DATED SEPT, 2003 SCALE 1"=40' BY DESIGN PROFESSIONALS, INC.
2. PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR: SOUTH WINDSOR PUBLIC SCHOOLS, PLEASANT VALLEY SCHOOL 591, RO44, RO45, 647, RO47, RO48 ELLINGTON ROAD SOUTH WINDSOR, CONNECTICUT DATE: 2/28/19 REVISED 8/27/20 SCALE: 1" = 40' SHEET V-1, SHEET 1, 2, & 3 OF 3 PREPARED BY DESIGN PROFESSIONALS, INC.

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 "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
   - TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT THE CONSOLIDATION OF PARCELS INTO ONE CONTIGUOUS PARCEL.
   - THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

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

LAWRENCE R. GEISSLER, JR., L.S. — 12327 LIC. NO.

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NOTES:
1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 675,000 SQUARE FEET OR 15.5 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. THE CURRENT ELEVATIONS DEPICTED ABOVE ARE BASED ON VERTICAL DATUM OF NAVD88. ANY PRIOR SURVEY PERFORMED BY DESIGN PROFESSIONALS, INC. TO APRIL 2018 WAS PERFORMED ON A DIFFERENT VERTICAL DATUM.
4. WETLANDS WERE DELINEATED BY HIGHLAND SOILS, LLC.
5. PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900,3C0386F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY COMMUNITY NUMBER 0900,36 EFFECTIVE DATE: 9/26/2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
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.

MAP REFERENCES:

1. PLEASANT VALLEY ELEMENTARY SCHOOLS STUDY SOUTH WINDSOR CONNECTICUT PROPERTY SURVEY RESURVEY PREPARED FOR THE TOWN OF SOUTH WINDSOR 591 ELLINGTON ROAD SOUTH WINDSOR, CT. DATED SEPT, 2003 SCALE 1"=40' BY DESIGN PROFESSIONALS, INC.

SITE
ELLINGTON
ROAD
(CT RTE 30)
LONG HILL ROAD
PLEASANT VALLEY ROAD
CHAPEL ROAD
MARTY DR
MARTY LA
CHAPEL LA
DR.
LANE
RT. 83
RT. 31
RT. 30
RT. 83
RT. 31
RT. 30
RT. 83
RT. 31
RT. 30

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 "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
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   - THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
   - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

12327
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PREPARED FOR:
South Windsor Public Schools
1737 Main Street
South Windsor, CT 06074

NO.	DATE	REVISIONS	BY
1	8/27/20	REMOVED NORTHERN BUFFER PER TOWN PLANNER	BPW

PROJECT NO. 4022
DATE: 2/28/19
SCALE: 1" = 40'
DRAWN BY: ---
CHECKED BY: RMB
APPROVED BY: LRG

PLEASANT VALLEY SCHOOL

591, RO44, RO45, 647, RO47, RO48 ELLINGTON ROAD
LO20 LONG HILL ROAD
SOUTH WINDSOR, CONNECTICUT

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40' (0, 20', 40', 80')

SHEET
V-2
SHEET 2 OF 3

File: C:\jobs\4022\Survey\4022_Combined Basedwg Layout: Prop & Topo V-2 Plotted: 8/27/2020 8:51 AM Last Saved: 8/27/2020 8:50 AM Last Saved By: benwheeler

LEGEND

EXISTING	DESCRIPTION
BORINGS	
TP	BORING / TEST PIT LOCATION
COMMUNICATION	
C_x	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
C_x — C_x	UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
W_x	WATER MAIN
WS_x	WATER SERVICE
W	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
G_x	GAS MAIN
GS_x	GAS SERVICE LINE
POWER	
EO_x	ELECTRICAL LINES, OVERHEAD
EU_x	ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
OR	SIGN
SITE FEATURES	
	EDGE OF WATER
x	BARBED WIRE FENCE
o	CHAIN LINK FENCE
=	RAIL FENCE
o	STOCKADE FENCE
+	WIRE FENCE
	STONE WALL
OR	TREE
	TREE LINE
SANITARY SEWER	
S_x	SANITARY SEWER MAIN
SS_x	SANITARY SEWER SERVICE LINE
S	SANITARY SEWER MANHOLE
STORM SEWER	
D_x	STORM DRAIN PIPE
D	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
95	CONTOUR
×61.95	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE

LOCATION PLAN
1"=1000'

NOTES:

1. PROPERTY IS IN THE RR ZONE.
2. PARCEL CONTAINS 675,000 SQUARE FEET OR 15.5 ACRES.
3. HORIZONTAL DATUM IS BASED ON NAD83. THE CURRENT ELEVATIONS DEPICTED ABOVE ARE BASED ON VERTICAL DATUM OF NAVD88. ANY PRIOR SURVEY PERFORMED BY DESIGN PROFESSIONALS, INC. TO APRIL 2018 WAS PERFORMED ON A DIFFERENT VERTICAL DATUM.
4. WETLANDS WERE DELINEATED BY HIGHLAND SOILS, LLC.
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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.

MAP REFERENCES:

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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 "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND REVISED ON OCTOBER 26, 2018.
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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- Contractor shall call 811 or 1-800-922-4455 or www.cbyd.com at least two full working days prior to start of excavation. The utility locations depicted on this drawing may be approximate in location and there may be additional utilities not shown.

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PREPARED FOR:
South Windsor Public Schools
1737 Main Street
South Windsor, CT 06074

PROJECT NO: 4022
DATE: 2/28/19
SCALE: 1"=40'
DRAWN BY: RMB
CHECKED BY: LRG

NO.	DATE	REVISIONS	BY
1	8/27/20	REMOVED NORTHERN BUFFER PER TOWN PLANNER	BPW

PLEASANT VALLEY SCHOOL

591, RO44, RO45, 647, RO48 ELLINGTON ROAD
L020 LONG HILL ROAD
SOUTH WINDSOR, CONNECTICUT

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 1" = 40'
0 20' 40' 80'

SHEET
V-3
SHEET 3 OF 3

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1 OVERALL FIRST FLOOR PLAN - R
1" = 20'-0"

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Studio 300
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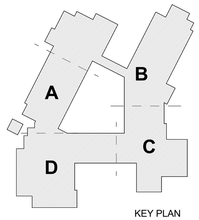
02453
Planning Architecture Interior Design
Tel: 860.644.8300
www.draws.com

Pleasant Valley Elementary School

591 Ellington Road
South Windsor,
Connecticut

TOWN PERMIT SET

MAR 16, 2021



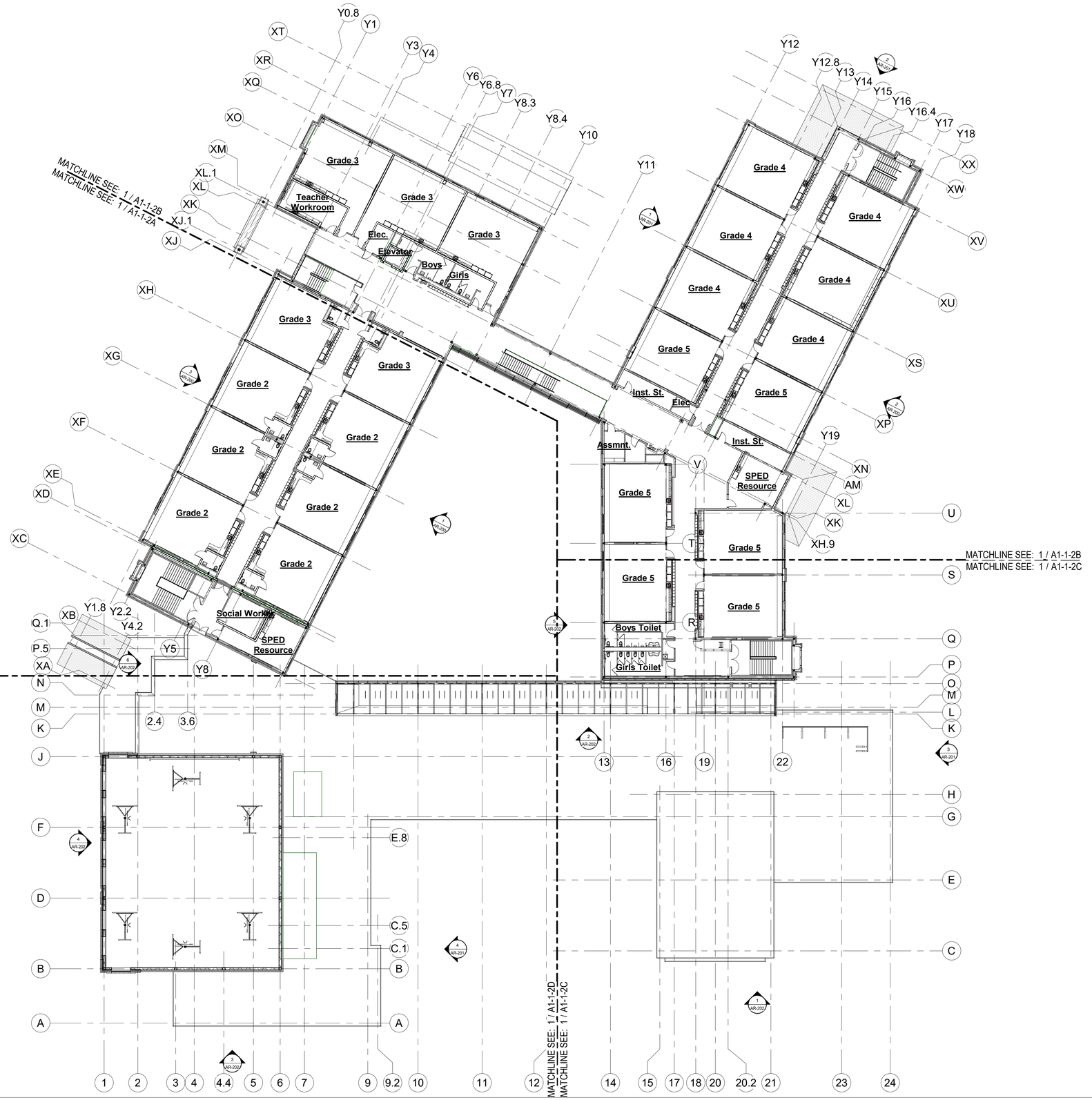
KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

FIRST FLOOR OVERALL PLAN

Scale: 1" = 20'-0"
Job No.:
Drawn By: DRA
Date: MAR 16, 2021

AR-101



1 OVERALL SECOND FLOOR PLAN -R
1" = 20'-0"

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Pleasant Valley Elementary School

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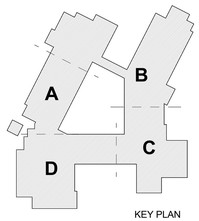
South Windsor,
Connecticut

TOWN PERMIT SET

MAR 16, 2021



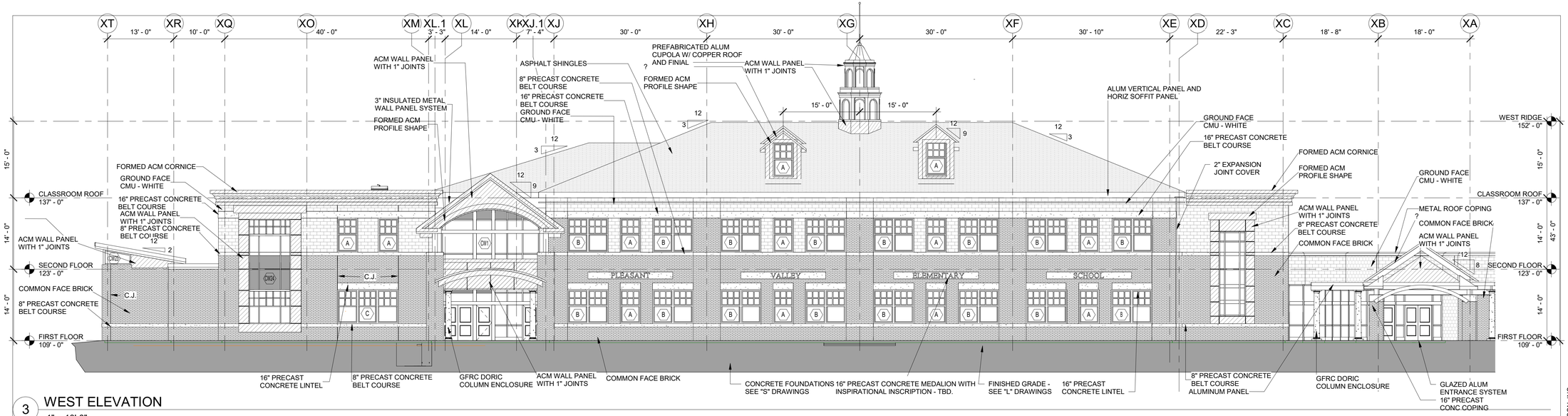
KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

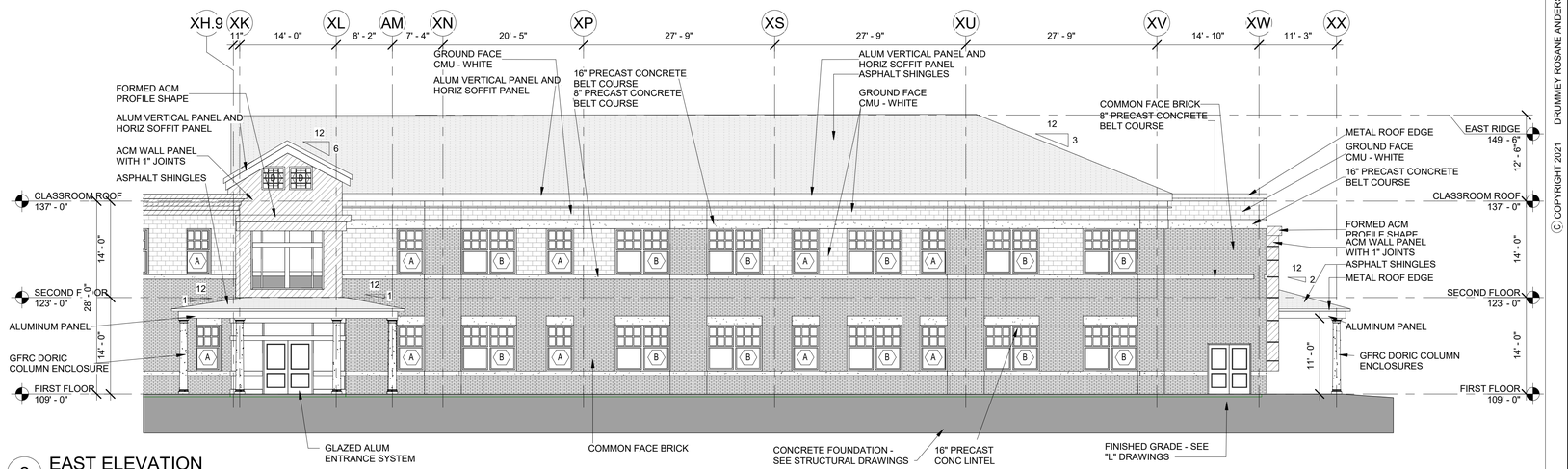
OVERALL SECOND FLOOR PLAN

Scale: 1" = 20'-0"
Job No.:
Drawn By: DRA
Date: MAR 16, 2021

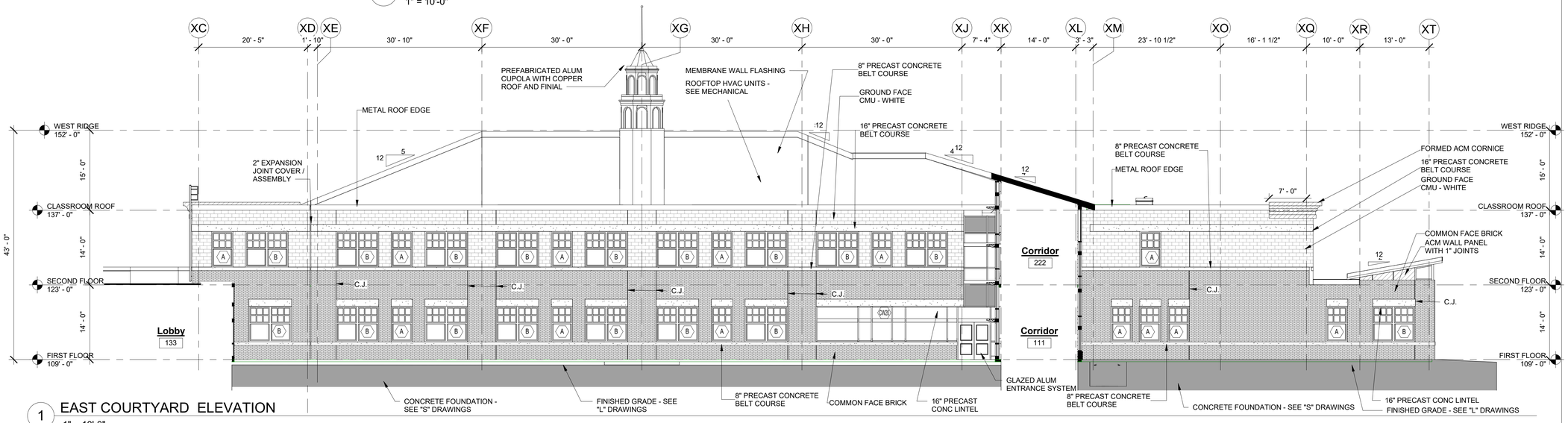
AR-102



3 WEST ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"



1 EAST COURTYARD ELEVATION
1" = 10'-0"

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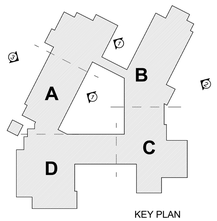
TOWN PERMIT SET

MAR 16, 2021



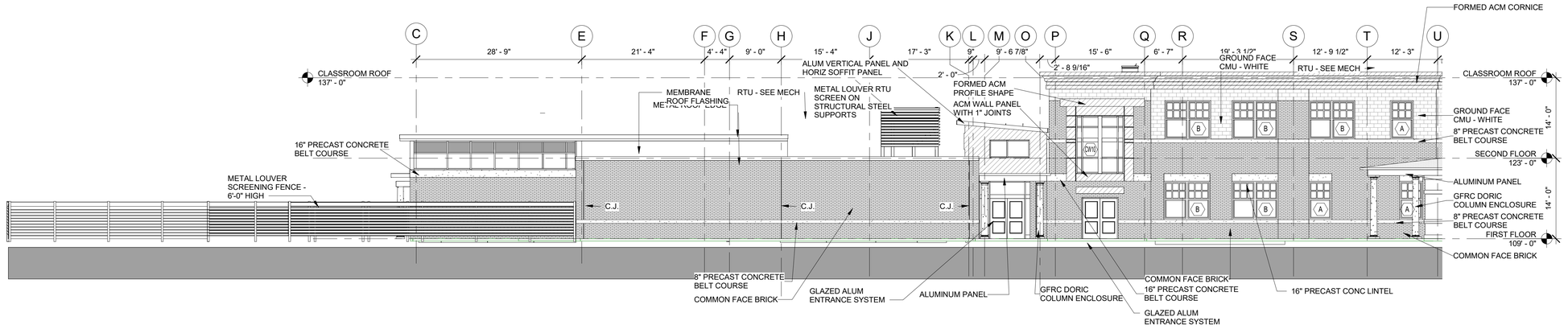
KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

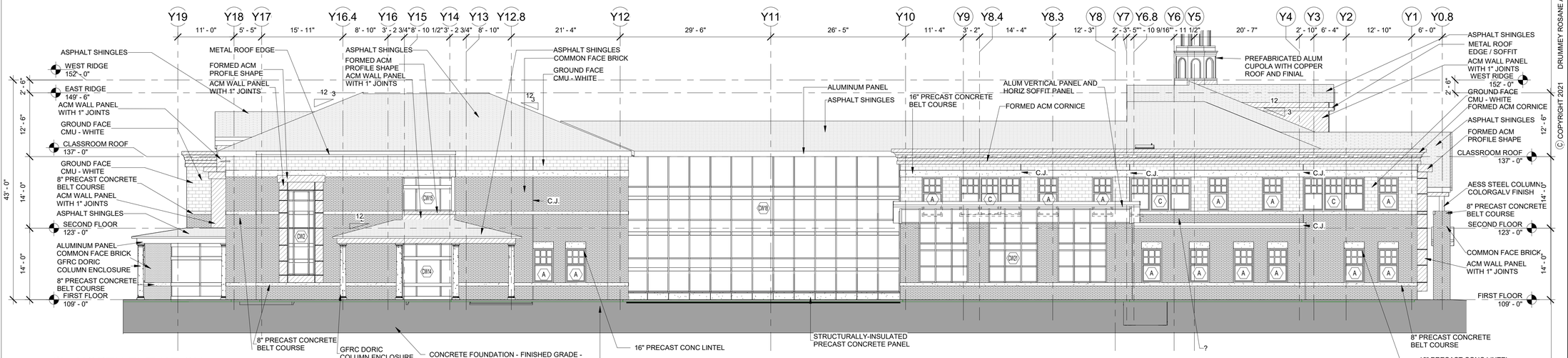
BUILDING ELEVATIONS

Scale: 1" = 10'-0"
Job No.:
Drawn By: DRA
Date: MAR 16, 2021

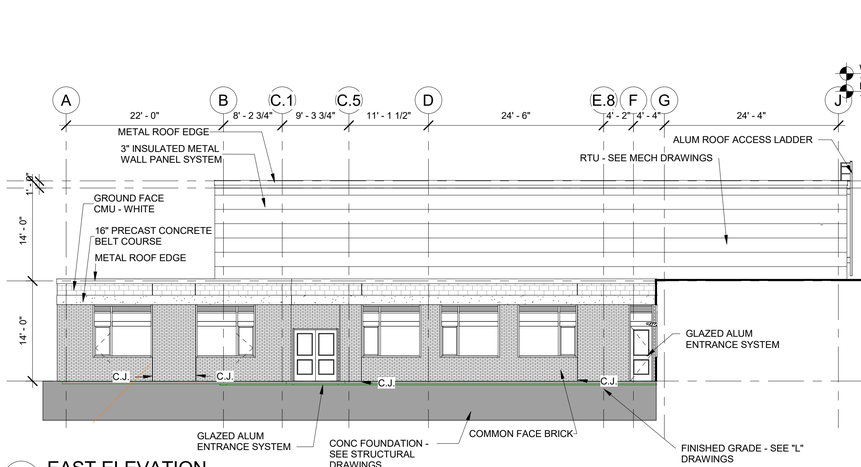
AR-200



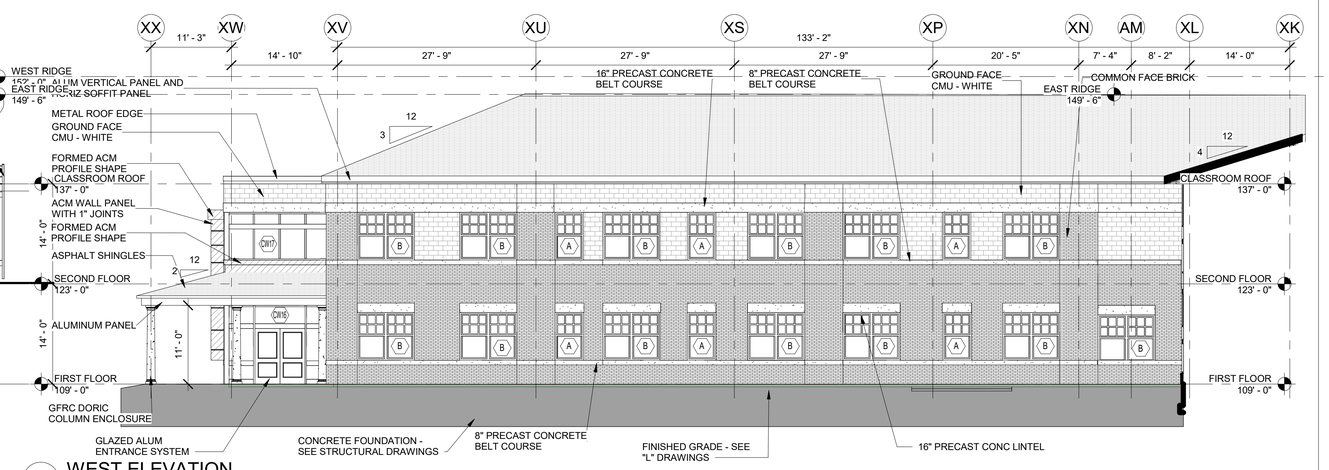
3 EAST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"



4 EAST ELEVATION
1" = 10'-0"



1 WEST ELEVATION
1" = 10'-0"

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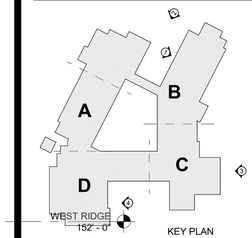
Pleasant Valley Elementary School

591 Ellington Road
South Windsor,
Connecticut

TOWN PERMIT SET

MAR 16, 2021



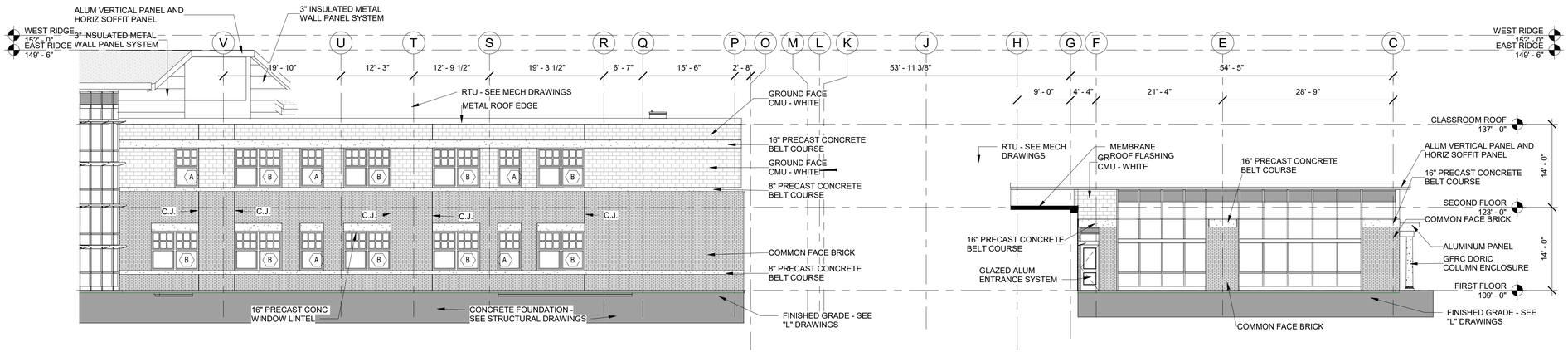
KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

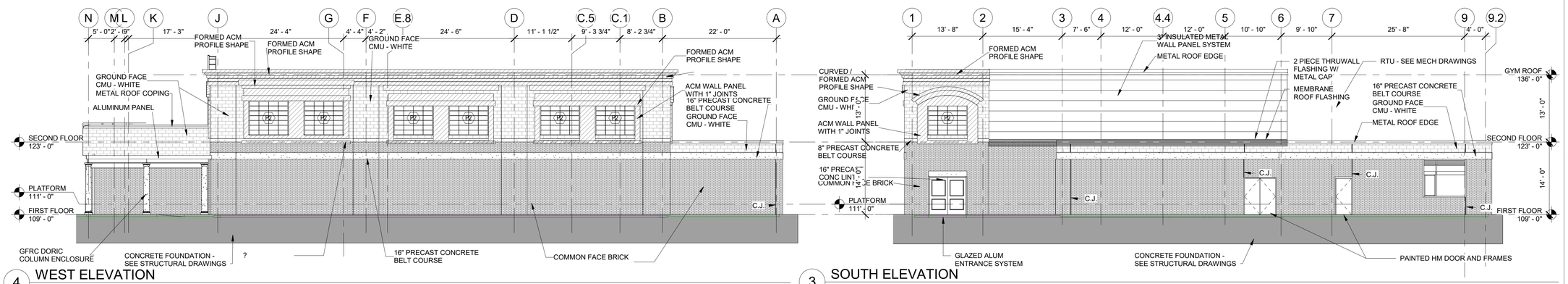
BUILDING ELEVATIONS

Scale: 1" = 10'-0"
Job No.:
Drawn By: DRA
Date: MAR 16, 2021

AR-201

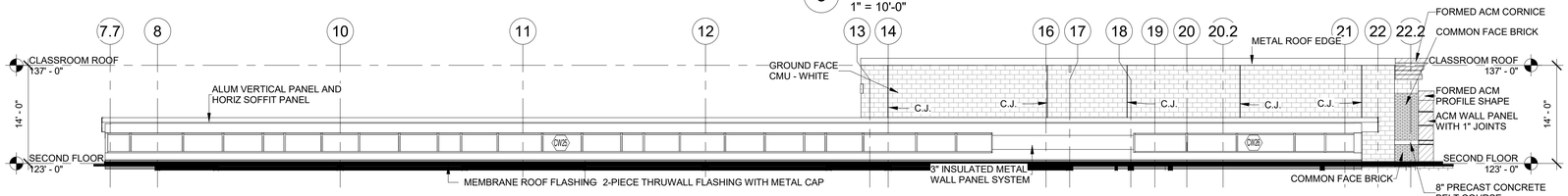


5 WEST ELEVATION
1" = 10'-0"

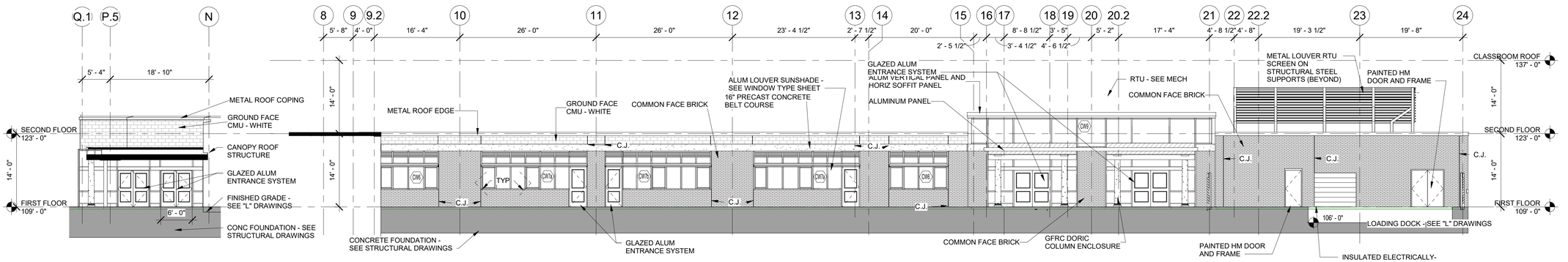


4 WEST ELEVATION
1" = 10'-0"

3 SOUTH ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION AT CLERESTORY -R
1" = 10'-0"



6 PARTIAL WEST AREA D -R
1" = 10'-0"

1 SOUTH ELEVATION
1" = 10'-0"

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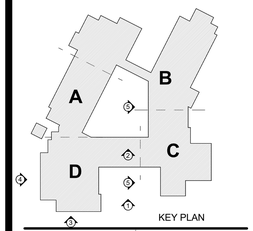

PROJECT NORTH
MAGNETIC NORTH

BUILDING ELEVATIONS

Scale: 1" = 10'-0"
Job No.:
Drawn By: DRA
Date: MAR 16, 2021

AR-202