



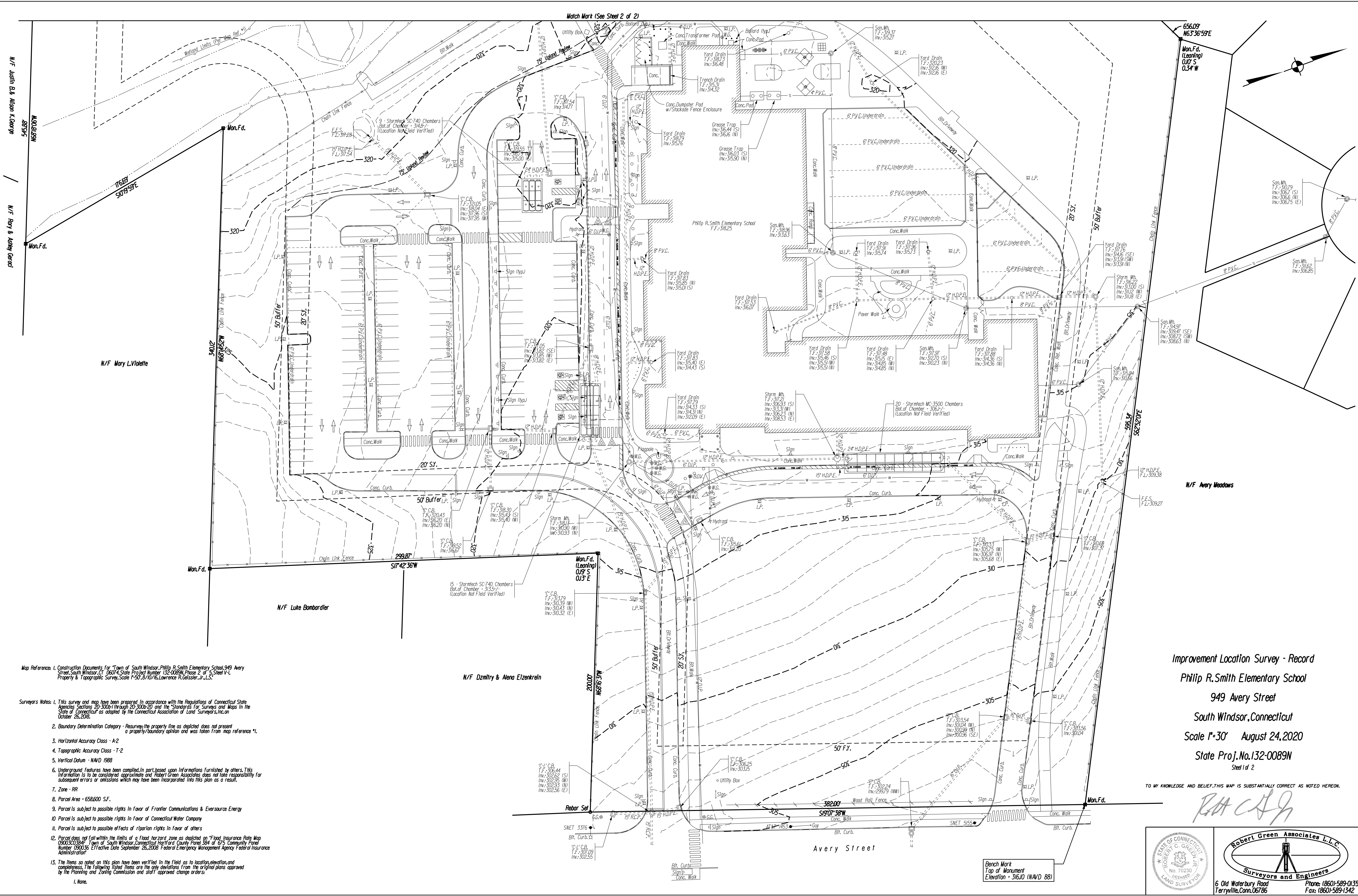
Planning & Zoning Commission Application for Modified Site Plan Approval



SCALE: 1" = 200'

* For Educational Use per Table 3.1.1.A
 ** Parking requirement is per table 6.4.3B. *Reduction from 256 spaces was granted with previous approval.*
This application requests a waiver from any additionally required parking spaces.





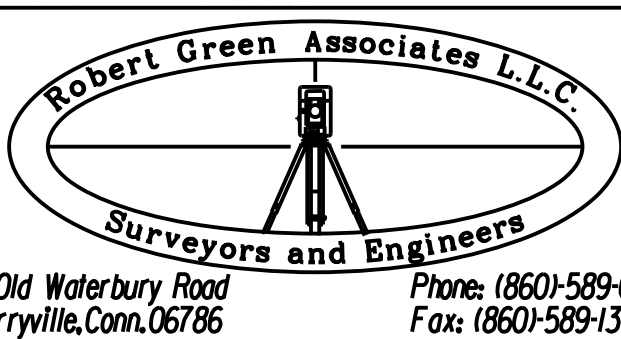
Map Reference: 1. Construction Documents for "Town of South Windsor, Philip R. Smith Elementary School 949 Avery Street, South Windsor, CT 06074, State Project Number 132-0089N, Phase 2 of 5, Steel V-1, Property & Topographic Survey, Scale 1"=50', 8/10/16, Lawrence R. Gelsinger, Jr., L.S."

- Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on October 26, 2016.
2. Boundary Determination Category - Resurvey; the property line as depicted does not present a property boundary opinion and was taken from map reference #1.
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
7. Zone - RR
8. Parcel Area - 658,800 S.F.
9. Parcel is subject to possible rights in favor of Frontier Communications & Eversource Energy
10. Parcel is subject to possible rights in favor of Connecticut Water Company
11. Parcel is subject to possible effects of riparian rights in favor of others
12. Parcel does not fall within the limits of a flood hazard zone as depicted on "Flood Insurance Rate Map 060303034H" Town of South Windsor, Connecticut Hartford County Panel 384 of 615 Community Panel Number 0603036 Effective Date September 26, 2006 Federal Emergency Management Agency Federal Insurance Administration"
13. The items so noted on this plan have been verified in the field as to location, elevation, and completeness. The following listed items are the only deviations from the original plans approved by the Planning and Zoning Commission and staff approved change orders:
1. None.

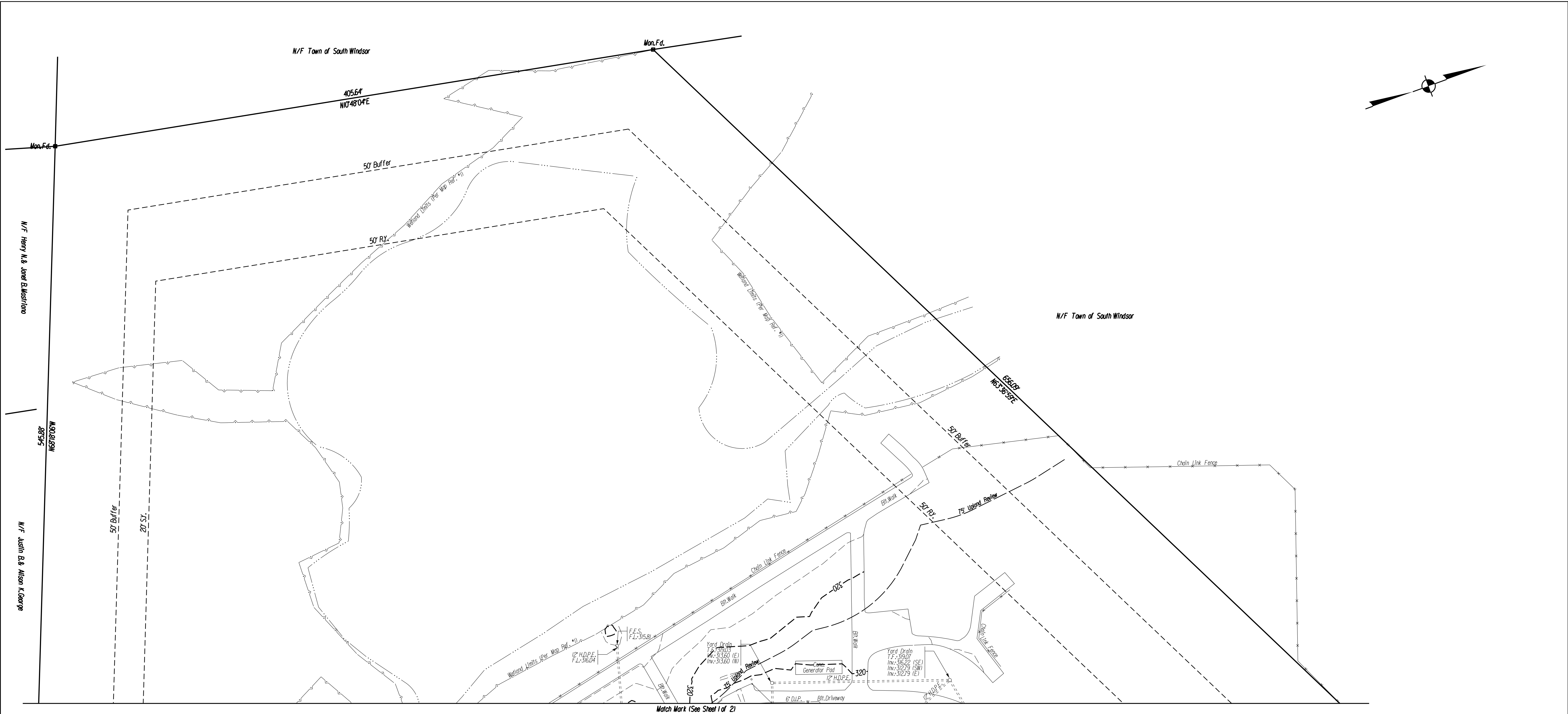
Improvement Location Survey - Record
Philip R. Smith Elementary School
949 Avery Street
South Windsor, Connecticut
Scale 1"=30' August 24, 2020
State Proj. No. 132-0089N
Sheet 1 of 2

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

Robert Green Associates L.L.C.



Bench Mark
Top of Monument
Elevation = 316.10 (NAVD 88)



Map Reference: 1. Construction Documents for "Town of South Windsor, Philip R. Smith Elementary School 949 Avery Street, South Windsor, CT 06074, State Project Number 132-0089N, Phase 2 of 5, Sheet V-1, Property & Topographic Survey, Scale 1"=50', 8/10/16, Lawrence R. Gelsinger, Jr., L.S."

- Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on October 26, 2016.
2. Boundary Determination Category - Resurvey; the property line as depicted does not present a property/boundary opinion and was taken from map reference #1.
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
7. Zone - NAD 83
8. Parcel Area - 658,600 S.F.
9. Parcel is subject to possible rights in favor of Frontier Communications & Eversource Energy
10. Parcel is subject to possible rights in favor of Connecticut Water Company
11. Parcel is subject to possible effects of riparian rights in favor of others
12. Parcel does not fall within the limits of a flood hazard zone as depicted on "Flood Insurance Rate Map 06030C0364F" Town of South Windsor, Connecticut Hartford County Panel 384 of 615 Community Panel Number 0603036 Effective Date September 26, 2006 Federal Emergency Management Agency Federal Insurance Administration
13. The items so noted on this plan have been verified in the field as to location, elevation, and completeness. The following listed items are the only deviations from the original plans approved by the Planning and Zoning Commission and staff approved change orders:
1. None.

Improvement Location Survey - Record

Philip R. Smith Elementary School

949 Avery Street

South Windsor, Connecticut

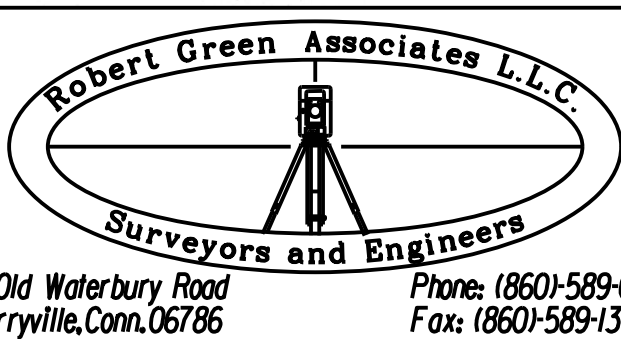
Scale 1"=30' August 24, 2020

State Proj. No. 132-0089N

Sheet 2 of 2

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

Robert Green Associates L.L.C.



6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

1. This map and survey have been prepared in accordance with the Regulations of Connecticut state Agencies, Sections 20-300b-1 through 20-300b-20, The Minimum Standards of Surveys and Maps in the State of Connecticut, effective June 21, 1996.
2. The type of survey performed and the mapped features depicted hereon are in accordance with a "Zoning Location Survey" which depicts or notes the Proposed Improvements with respect to applicable municipal setback requirements.
3. There is no Boundary Determination/Opinion as part of this plan. Boundary Information based upon the following plan by others:

Certification

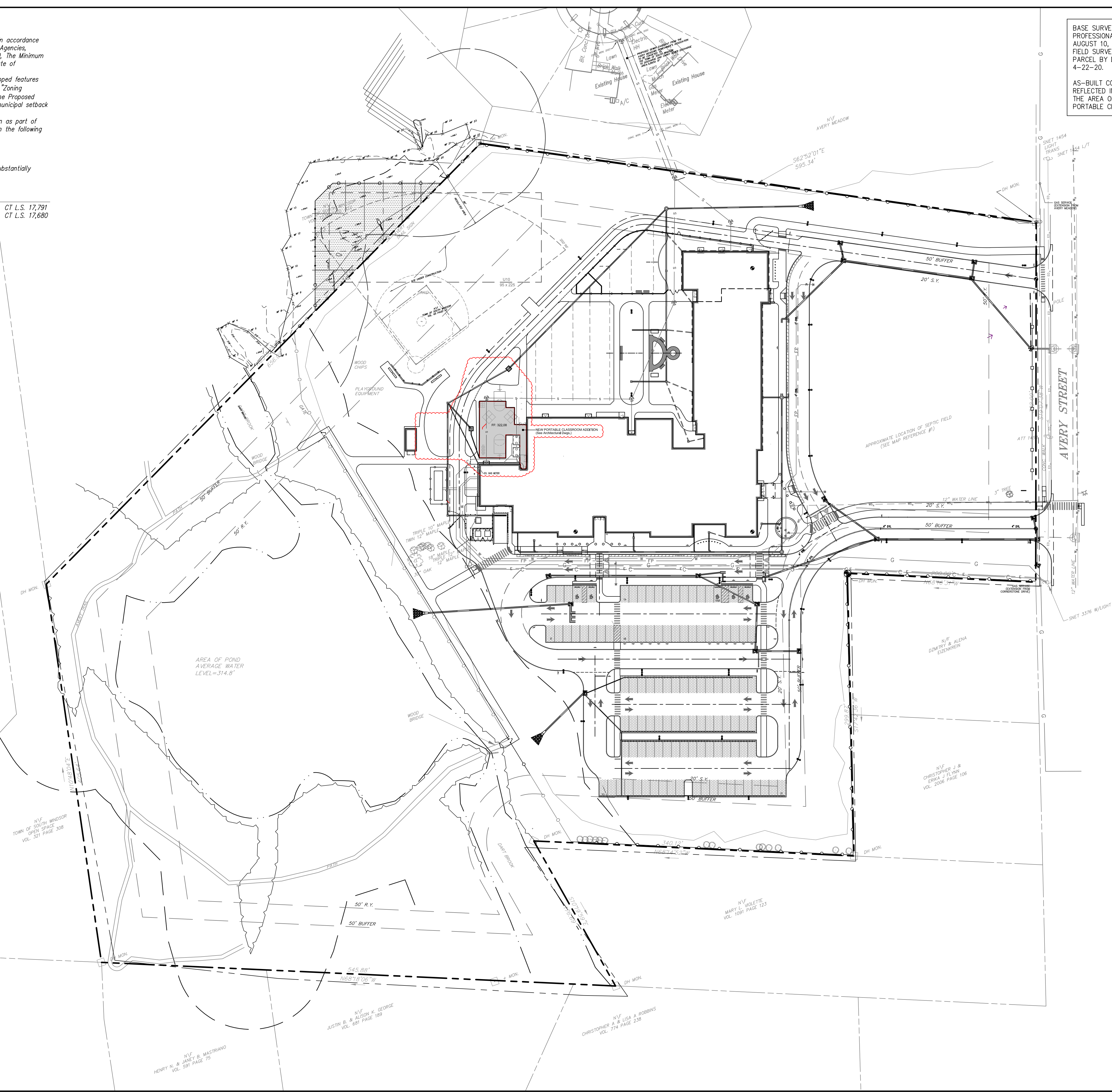
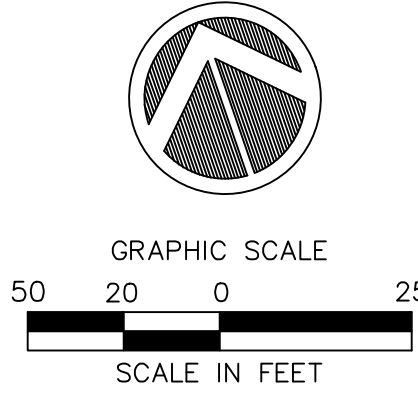
To my knowledge and belief this map is substantially correct as noted hereon.

JOHN F. WAGENBLATT
NORMAND D. BOLDUC

CT L.S. 17,791
CT L.S. 17,680

BASE SURVEY PREPARED BY DESIGN PROFESSIONALS, INC. AUGUST 10, 2016 AND UPDATED FOR FIELD SURVEY OF TOWN OPEN SPACE PARCEL BY DPI, DRAWING V-1 DATED 4-22-20.

AS-BUILT CONDITIONS ARE REFLECTED IN SAN. SEWER LAYOUTS IN THE AREA OF THE PROPOSED PORTABLE CLASSROOMS.



FILE NO: 22126

SCALE: AS NOTED

DATE: 11/14/2022

DRAWN BY: HT

CHECKED BY: REM

SHEET TITLE: SITE PLAN - OVERALL

SHEET NUMBER: C2.1

PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL

949 AVERY STREET, SOUTH WINDSOR, CT 06074

APPLICANT: SOUTH WINDSOR PUBLIC SCHOOLS BOARD OF EDUCATION

1737 MAIN STREET, SOUTH WINDSOR, CT 06074

(860) 291-1205

REVISIONS

NO.	DESCRIPTION	DATE	BY	HT
1	Clarifications	11-21-22		

STAMP

160 West Street
Cromwell, CT
T (860) 635-3877
F (860) 635-4226
LRC Engineering & Surveying, LLC
Landscape Architecture | Engineering | Surveying | Land Surveying

THE DOCUMENT, THE IDEAS, AND ANY INFORMATION HEREON, AS WELL AS ANY INFORMATION HEREON, IS THE PROPERTY OF RUSSELL AND DAWSON INC. NO PART OF THIS DOCUMENT OR ANY INFORMATION HEREON, INCLUDING BUT NOT LIMITED TO, ANY INFORMATION HEREON, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RUSSELL AND DAWSON INC. THIS DOCUMENT IS THE PROPERTY OF RUSSELL AND DAWSON INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RUSSELL AND DAWSON INC.

RUSSELL AND DAWSON INC.

ARCHITECTURE & ENGINEERING

1111 Main Street, East Hartford, CT 06108

TEL: (860) 291-1205 FAX: (860) 291-1202 E-MAIL: info@rdi.com

11/11/2022 5:03:09 PM

- This map and survey have been prepared in accordance with the Regulations of Connecticut state Agencies, Sections 20-300b-1 through 20-300b-20, The Minimum Standards of Surveys and Maps in the State of Connecticut, effective June 21, 1996.
- The type of survey performed and the mapped features depicted hereon are in accordance with a "Zoning Location Survey" which depicts or notes the Proposed Improvements with respect to applicable municipal setback requirements.
- There is no Boundary Determination/Opinion as part of this plan. Boundary information based upon the following plan by others:

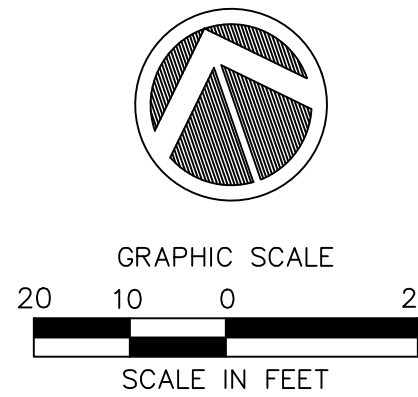
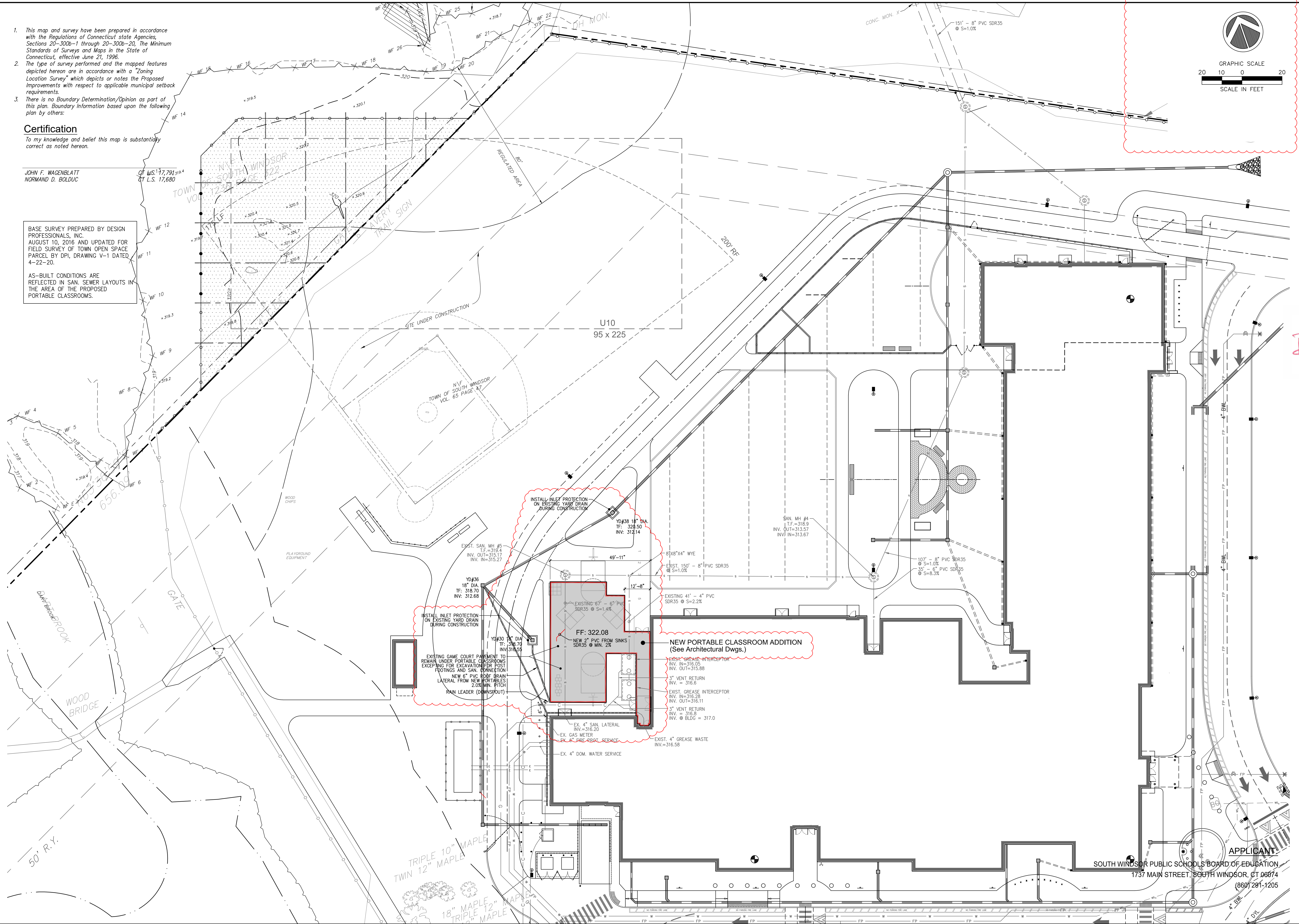
Certification

To my knowledge and belief this map is substantially correct as noted hereon.

JOHN F. WAGENBLATT
NORMAND D. BOLDUC

BASE SURVEY PREPARED BY DESIGN PROFESSIONALS, INC. AUGUST 10, 2016 AND UPDATED FOR FIELD SURVEY OF TOWN OPEN SPACE PARCEL BY DPI, DRAWING V-1 DATED 4-22-20.

AS-BUILT CONDITIONS ARE REFLECTED IN SAN. SEWER LAYOUTS IN THE AREA OF THE PROPOSED PORTABLE CLASSROOMS.



SHEET NUMBER: C2.2		SHEET TITLE: SITE PLAN ENLARGEMENT		FILE NO: 22126		PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL		949 AVERY STREET, SOUTH WINDSOR, CT 06074		 140 West Street Suite E T 860 435-3577 F 860 435-4256 JLRC GROUP JLRC Engineering & Surveying LLC JLRC Engineering & Surveying, Inc. JLRC Engineering & Survey	
------------------------------	--	--	--	-------------------	--	--	--	---	--	--	--

NEW WALL / PARTITION
SEE A-501 FOR WALL TYPE.

EXISTING WALL

WALLS / ITEMS TO BE DEMOLISHED

NEW DOOR

EXISTING DOOR

EXISTING DOOR TO BE DEMOLISHED

DOOR TYPE. SEE SHEET A-601 FOR
DOOR SCHEDULE & DETAILS.

WINDOW SCHEDULE. REFER TO SHEET A-XXX.

WALL TYPES REFER TO
SHEETS A501

ROOM NAME & NUMBER REFER TO ENLARGED
SHEETS XXXXX
FOR EXAGGERATED DETAILS & ROOM FINISHES.

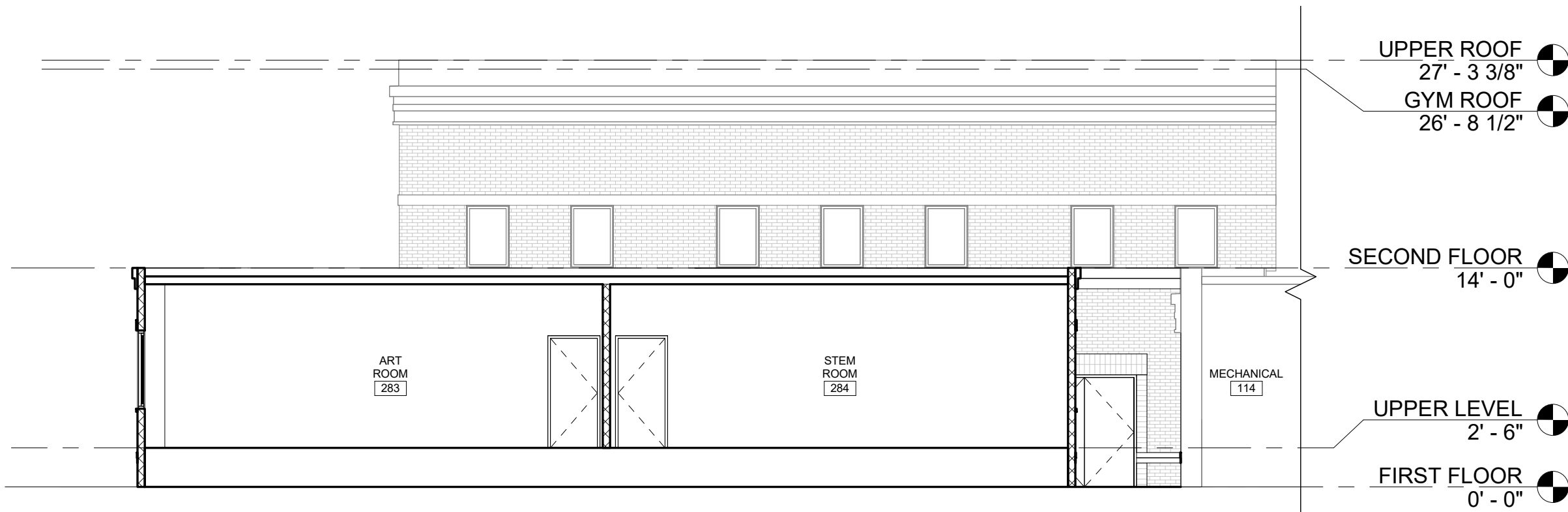
DIMENSION TAKEN TO GRIDLINE
(CENTER TO CENTER)

DIMENSION TAKEN FROM FACE
OF FINISH TO FACE OF FINISH

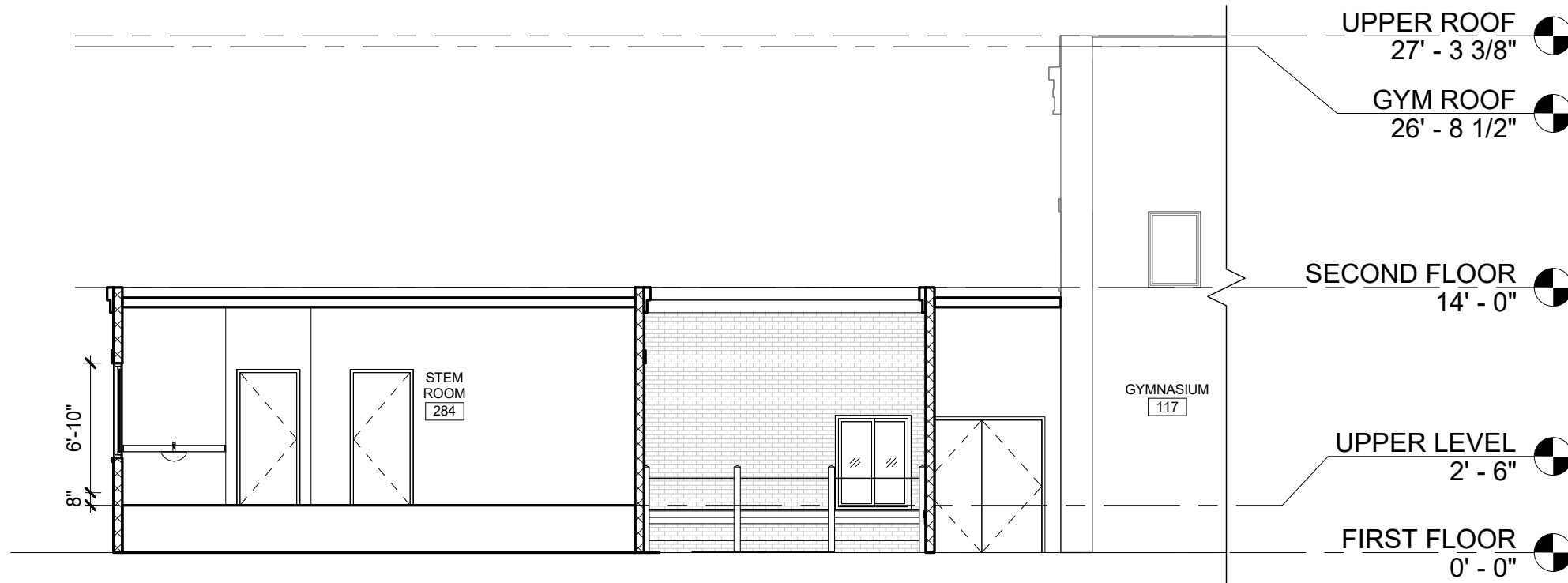
- 1 PER +ABLE 705.5 - ANY CONSTRUCTION LESS THAN 10' FROM EXISTING MUST BE FIRE RATED
- 2 FIRE RATED DOORS
- 3 15% OF LESS CAN BE WINDOWS

[illegible]

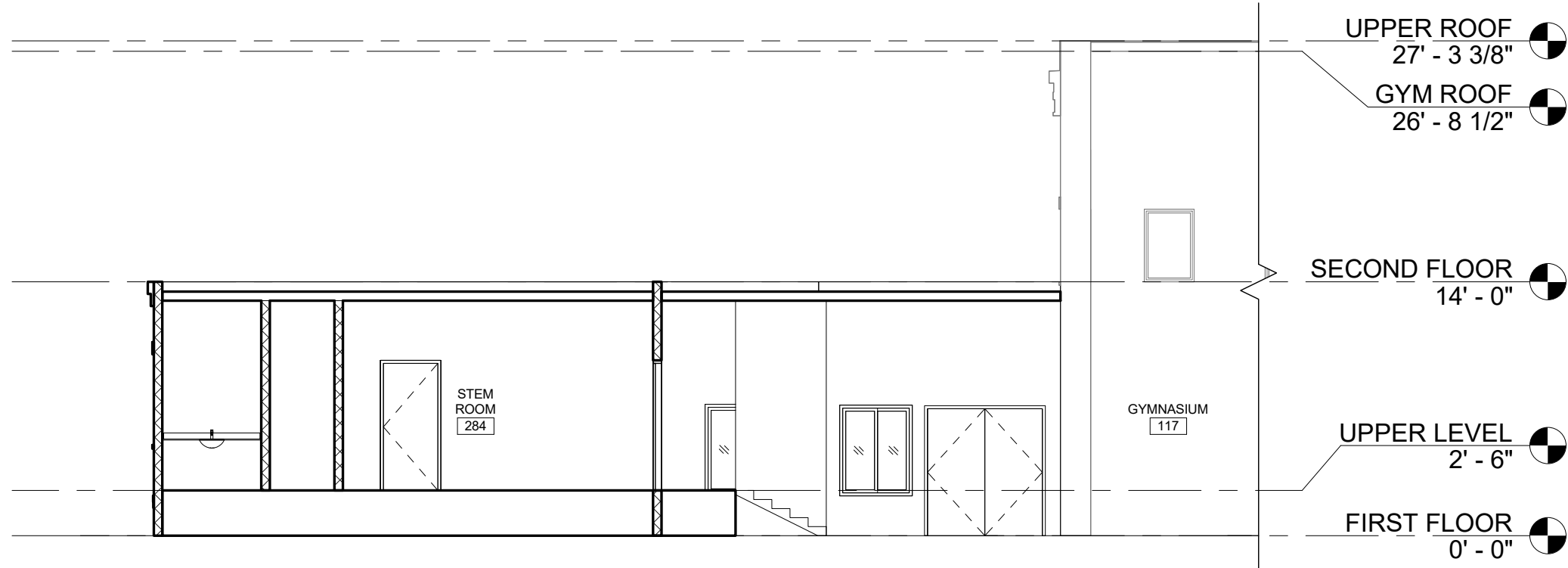
11/14/2022 12:51:38 PM



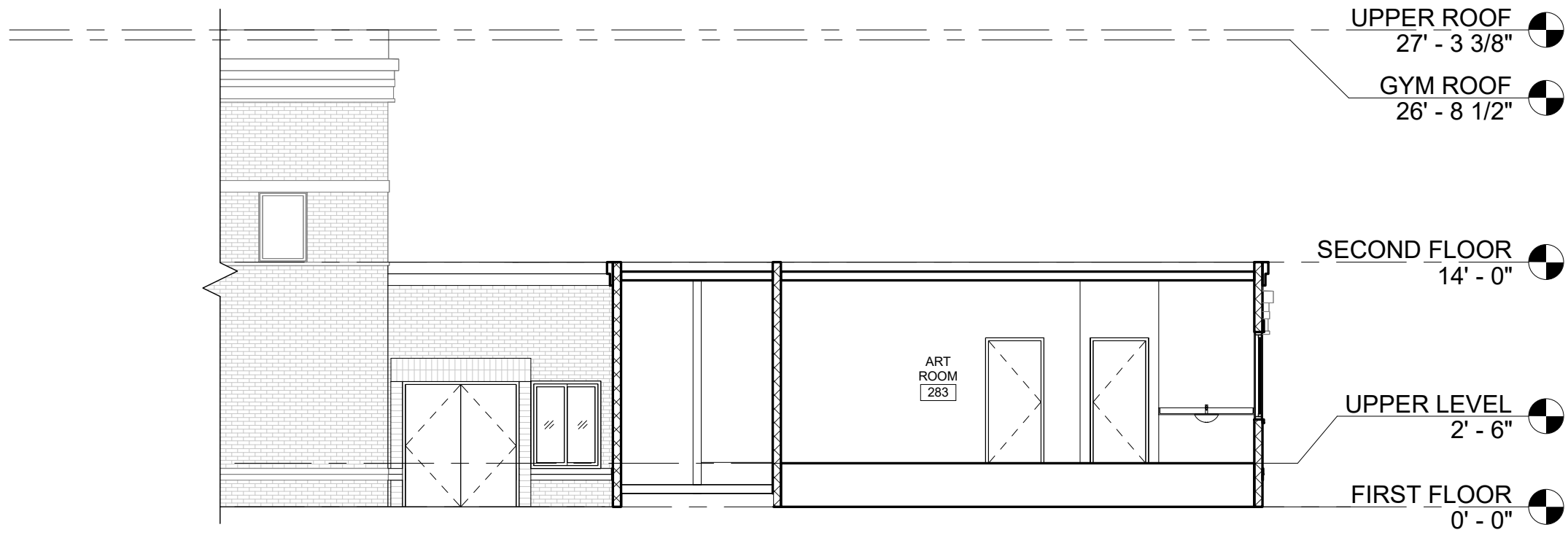
3 SECTION
A-2 1/8" = 1'-0"



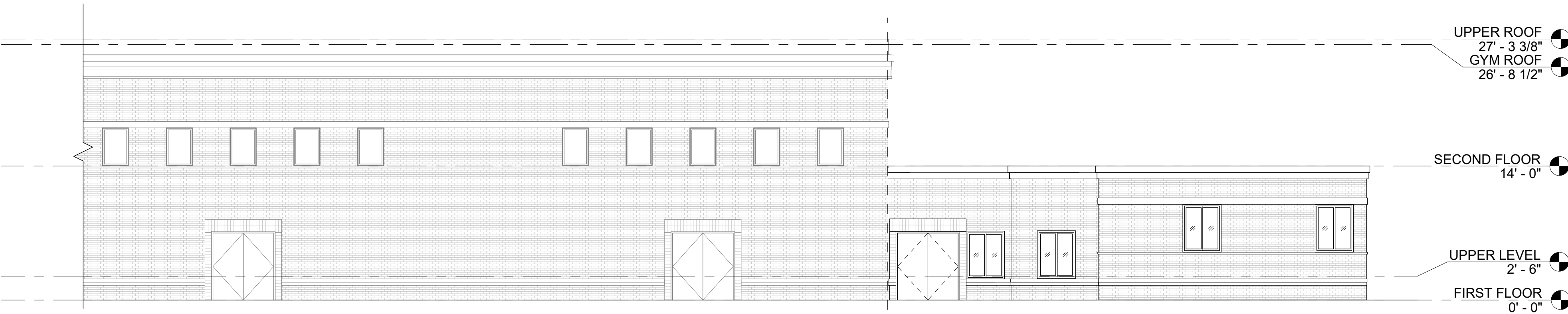
5 SECTION
A-2 1/8" = 1'-0"



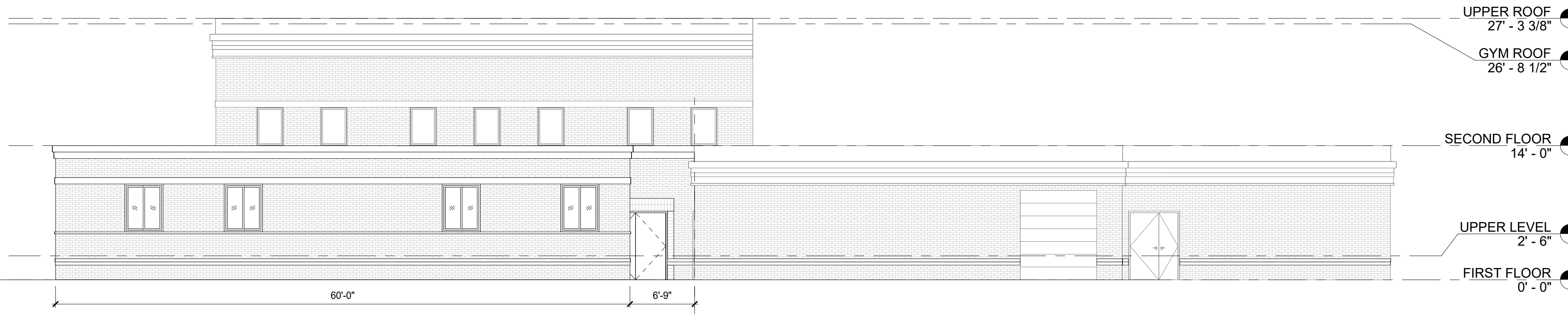
4 SECTION
A-2 1/8" = 1'-0"



6 SECTION
A-2 1/8" = 1'-0"

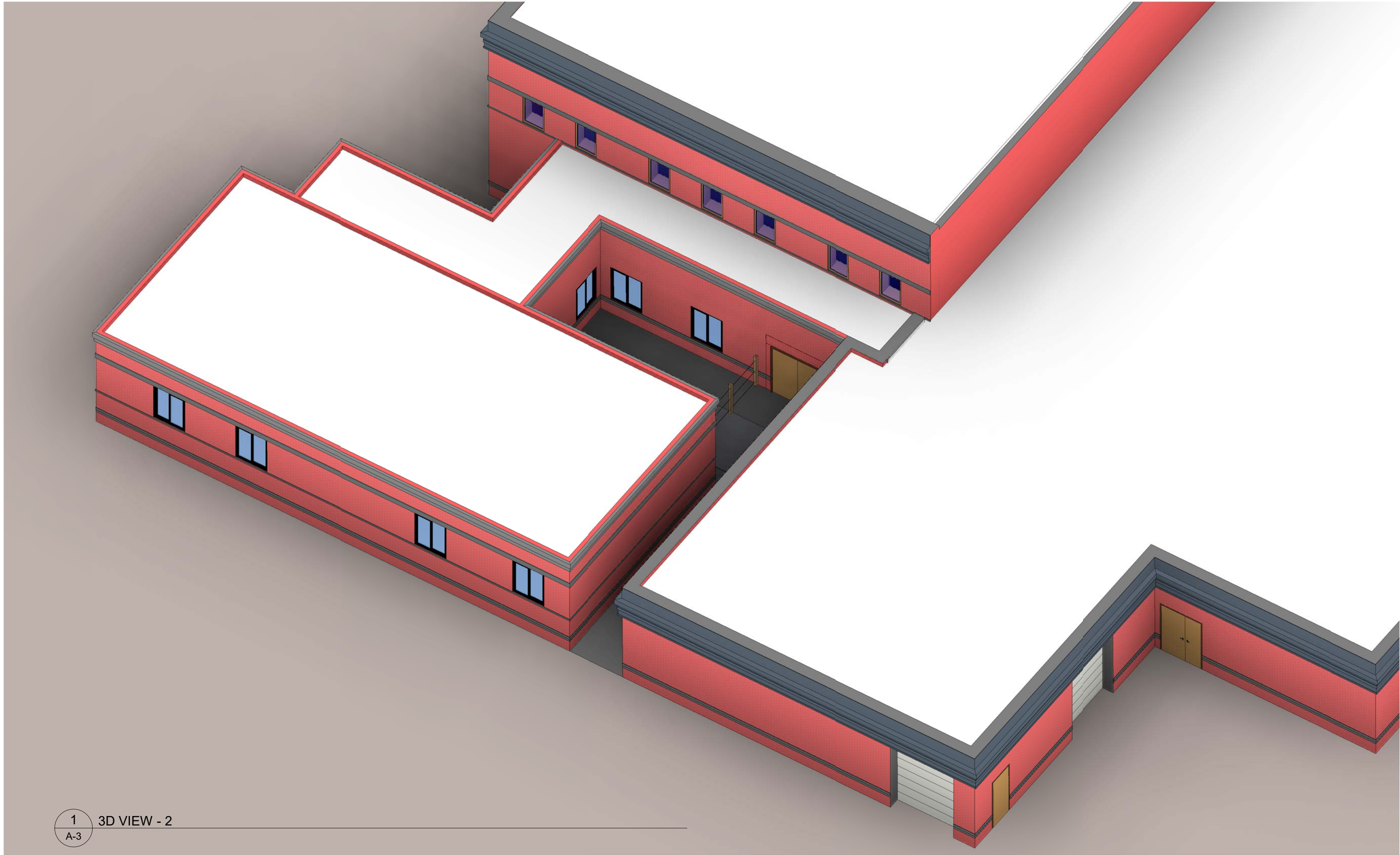


1 ELEVATION
A-2 1/8" = 1'-0"

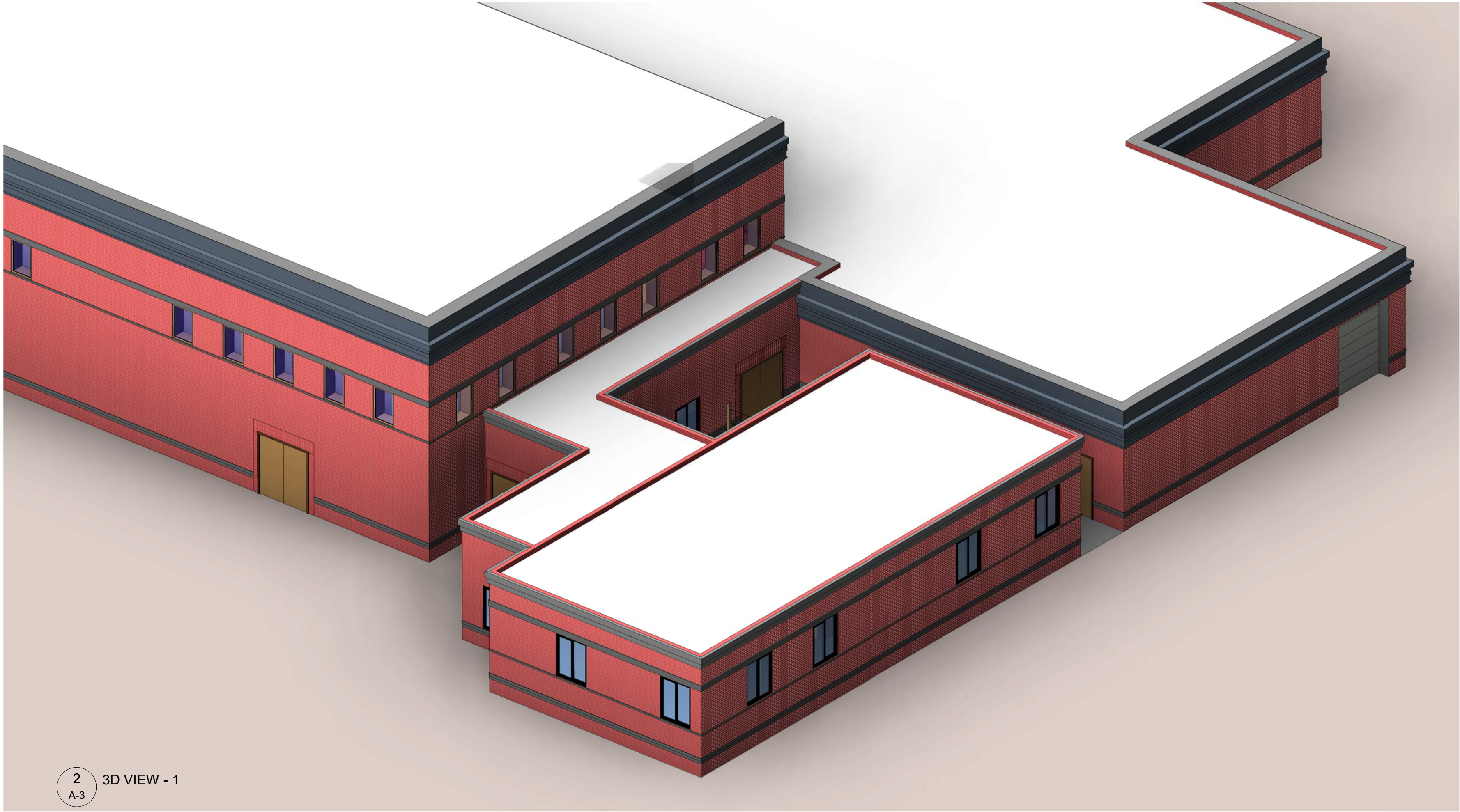


2 ELEVATION
A-2 1/8" = 1'-0"

SHEET TITLE: ELEVATIONS AND SECTIONS	SHEET NUMBER: A-2	FILE NO: 22/126	PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL	STAMP: NOT FOR CONSTRUCTION NOT FOR BID ISSUED FOR PRELIMINARY REVIEW 11/14/2022	REVISIONS NO. DESCRIPTION DATE BY	RUSSELL AND DAWSON INC. ARCHITECTURE & ENGINEERING 1111 Main Street, East Hartford, CT 06108 TEL: (860) 282-1100 FAX: (860) 282-5272 E-MAIL: info@rda-inc.com
		SCALE: AS NOTED	DATE: MM/DD/YYYY			



1
A-3 3D VIEW - 2



2
A-3 3D VIEW - 1

SHEET TITLE:

3D VIEWS

SHEET NUMBER:

A-3

FILE NO:

22126

SCALE:

AS NOTED

DATE:

MM/DD/YYYY

DRAWN BY:

JBR

CHECKED BY:

UKP

PROJECT:

PHILIP R. SMITH ELEMENTARY
SCHOOL

949 AVERY STREET, SOUTH WINDSOR, CT 06074

STAMP:

NOT FOR
CONSTRUCTION

NOT FOR BID

ISSUED FOR
PRELIMINARY
REVIEW

11/14/2022

REVISIONS

NO.

DESCRIPTION

DATE

BY

THIS DOCUMENT, THE IDEAS, CONCEPTS, AND DESIGN, AS PRESENTED, ARE THE PROPERTY OF RUSSELL AND DAWSON INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RUSSELL AND DAWSON INC.

THESE VIEWS ARE PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION OR BIDDING. ANY CHANGES TO THE DESIGN SHALL BE MADE BY RUSSELL AND DAWSON INC. AND SHALL BE NOTED ON THE DRAWINGS.

USE THESE VIEWS AT THE USER'S RISK. RUSSELL AND DAWSON INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE VIEWS.

© 2022 by Russell and Dawson Inc.



RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING

1111 Main Street, East Hartford, CT 06108

TEL: (860) 282-1100 FAX: (860) 282-5272 EMAIL: info@rdawson.com