



VICINITY MAP
SCALE: 1" = 1,000'



PHILIP R. SMITH SCHOOL

Portable Classrooms Addition

949 AVERY STREET SOUTH WINDSOR, CONNECTICUT

Planning & Zoning Commission Application for
Modified Site Plan Approval



AERIAL LOCATION MAP
SCALE: 1" = 200'



APPLICANT:

SOUTH WINDSOR PUBLIC SCHOOLS BOARD OF EDUCATION
1737 MAIN STREET, SOUTH WINDSOR, CT 06074
(860) 291-1205

OWNER:

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

ARCHITECTS:

RUSSEL AND DAWSON, INC.
1111 MAIN STREET
EAST HARTFORD, CT 06108
(860) 289-1100

SITE PLANNERS / CIVIL ENGINEERS:

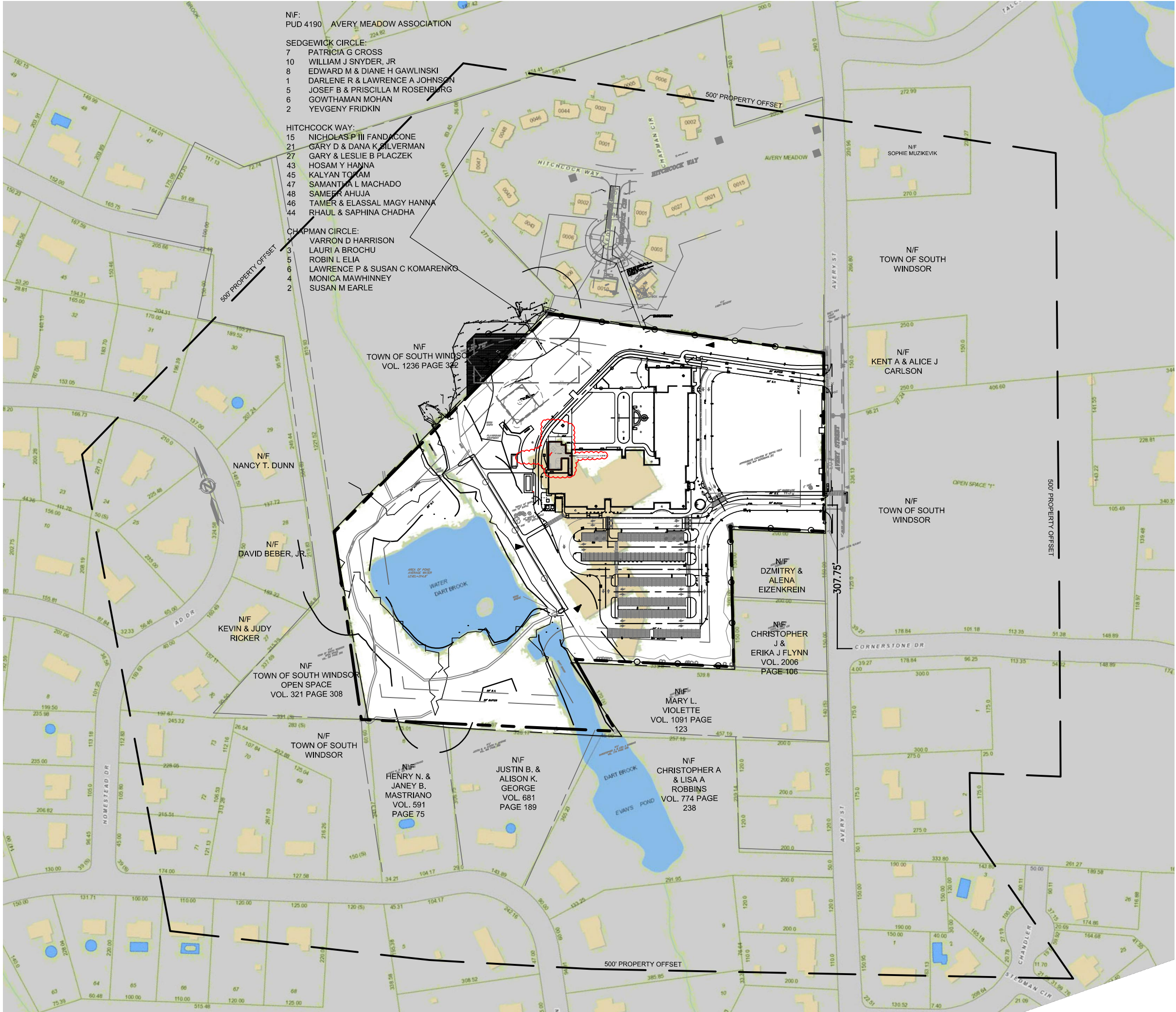


Land Planning ~ Civil Engineering
Land Surveying ~ Environmental Services
Landscape Architecture

LRC Engineering & Surveying, D.P.C.
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

160 West Street, Suite E
Cromwell, CT 06416
Tel 860-635-2877
Fax 860-635-4266

85 Civic Center Plaza, Suite
204 Poughkeepsie, NY 12601
Tel 845-243-2880
Fax 845-265-8175



GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

OVERALL KEY PLAN

SCALE: 1" = 200'

INDEX OF DRAWINGS

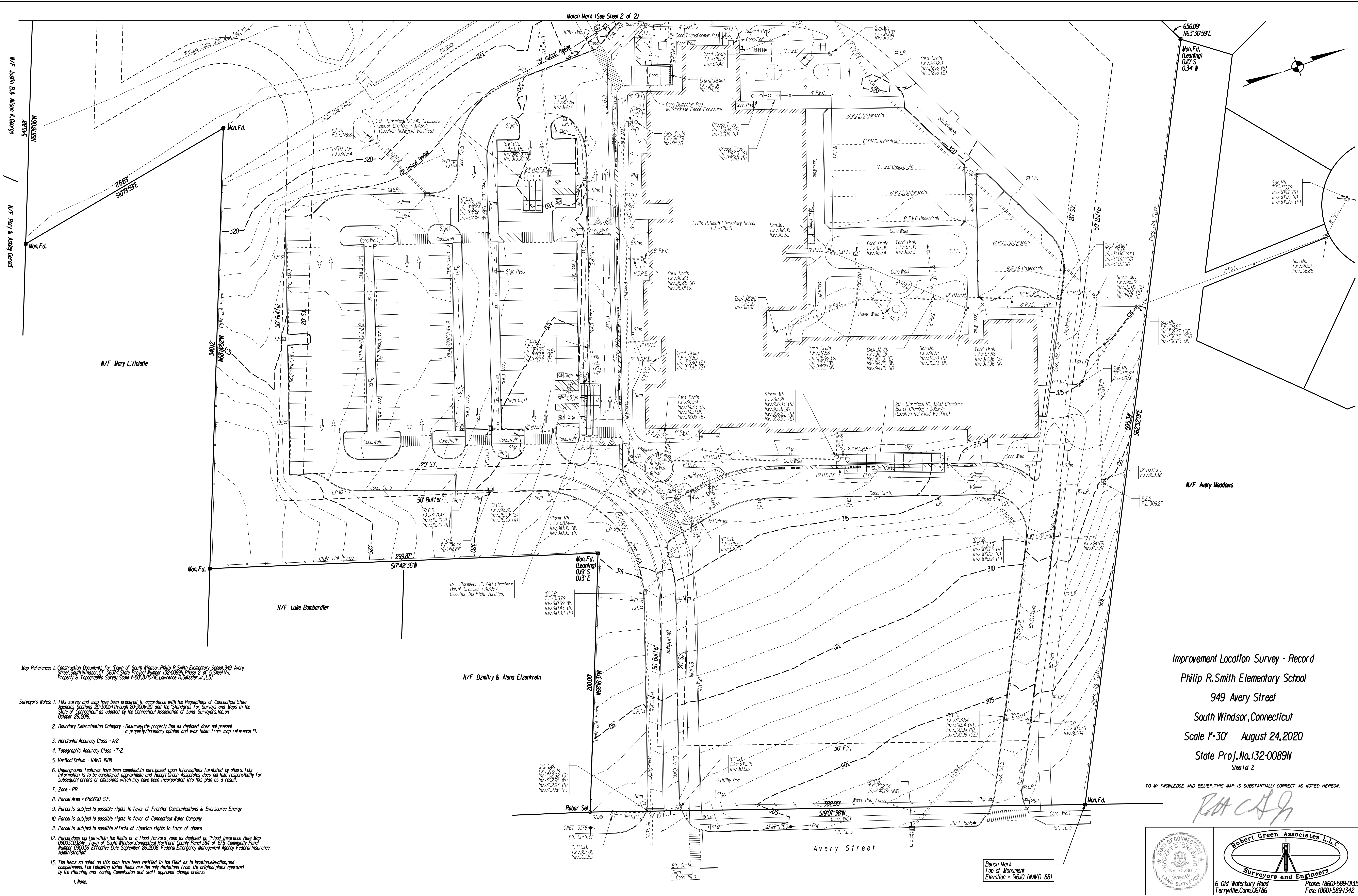
- COVER SHEET
- IMPROVEMENT LOCATION SURVEY - RECORD (1 OF 2)
- IMPROVEMENT LOCATION SURVEY - RECORD (2 OF 2)
- C2.1 SITE PLAN - OVERVIEW
- C2.2 SITE PLAN ENLARGEMENT
- C5.1 SITE DETAILS
- A-1 FIRST FLOOR PLAN
- A-2 ELEVATIONS AND SECTIONS
- A-3 3D VIEWS

SITE DATA TABLE:

ZONING DATA TABLE		November 14, 2022		
Philip R. Smith		Required (or Existing)	Proposed	Net Increase
Zone	RR	RR		
Parcel Size	15.1 Ac.	15.1 Ac. (658, 600 s.f.)		
Use (by Special Exception per Article 3.1.1A)	Elementary School	Elementary School*		
Front Yard	50'	50'		
Side Yard	20'	20'		
Rear Yard	50'	50'		
Buffer (in addition to side and rear yards)	50'	50'		
Building Height	34.5' - 2.5 stories (Previously Approved)	14'-0" - 1 story		
Building Footprint (exterior face)	45,710 s.f.	48,063 s.f.	2,353 s.f.	
Building Area (exterior face, 2 stories) (w/ 2nd Fl. Classrooms)	63,889 s.f.	66,242 s.f.	2,353 s.f.	
Parking - Required: 1 per 250 gsf**	266**			
Parking - Provided**	111	111	0	
Overflow Parking (game field)	71	71	0	
Overflow Parking (bus loop parallel spaces)	20	20	0	
Total Event Parking Available	202	202	0	
Interior Landscaping (parking lots)	10%	18.2% (No Change)		
Lot Coverage (Impervious)* (For Educational Use per Table 3.1.1.A)	50% Allowed (18.7% Existing)	28.0% (No Change)		
Wetlands (% of total site)	2.99 Ac. (19.8%)			
Disturbance in Wetlands		None		
Additional Regulated Area (% of total site) Disturbance in Regulated Area	2.89 Ac. (19.1%)	None		

Per Town of South Windsor Regulations & requirements, proposed design results in a zero net increase of stormwater discharge for the 2, 10, 25 and 100-year storms.

* For Educational Use per Table 3.1.1.A
** Parking requirement is per table 6.4.3B. Reduction to 256 granted with previous approval.



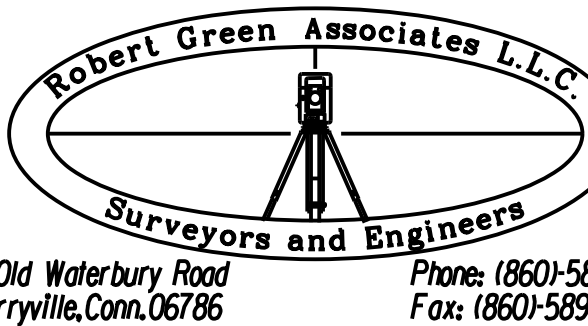
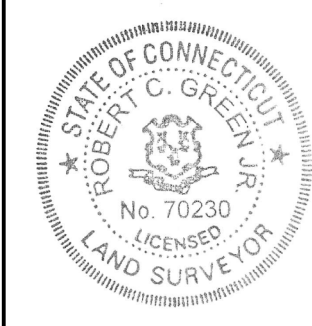
Map Reference: 1. Construction Documents for "Town of South Windsor, Philip R. Smith Elementary School 949 Avery Street, South Windsor, CT 06074, State Project Number 132-0089N, Phase 2 of 5, Steel V-1, Property & Topographic Survey, Scale 1"=50', 8/10/16, Lawrence R. Gelsinger, Jr., L.S."

- 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 - 658,600 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 05003C0364F" Town of South Windsor, Connecticut Hartford County Panel 384 of 615 Community Panel Number 050036 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.

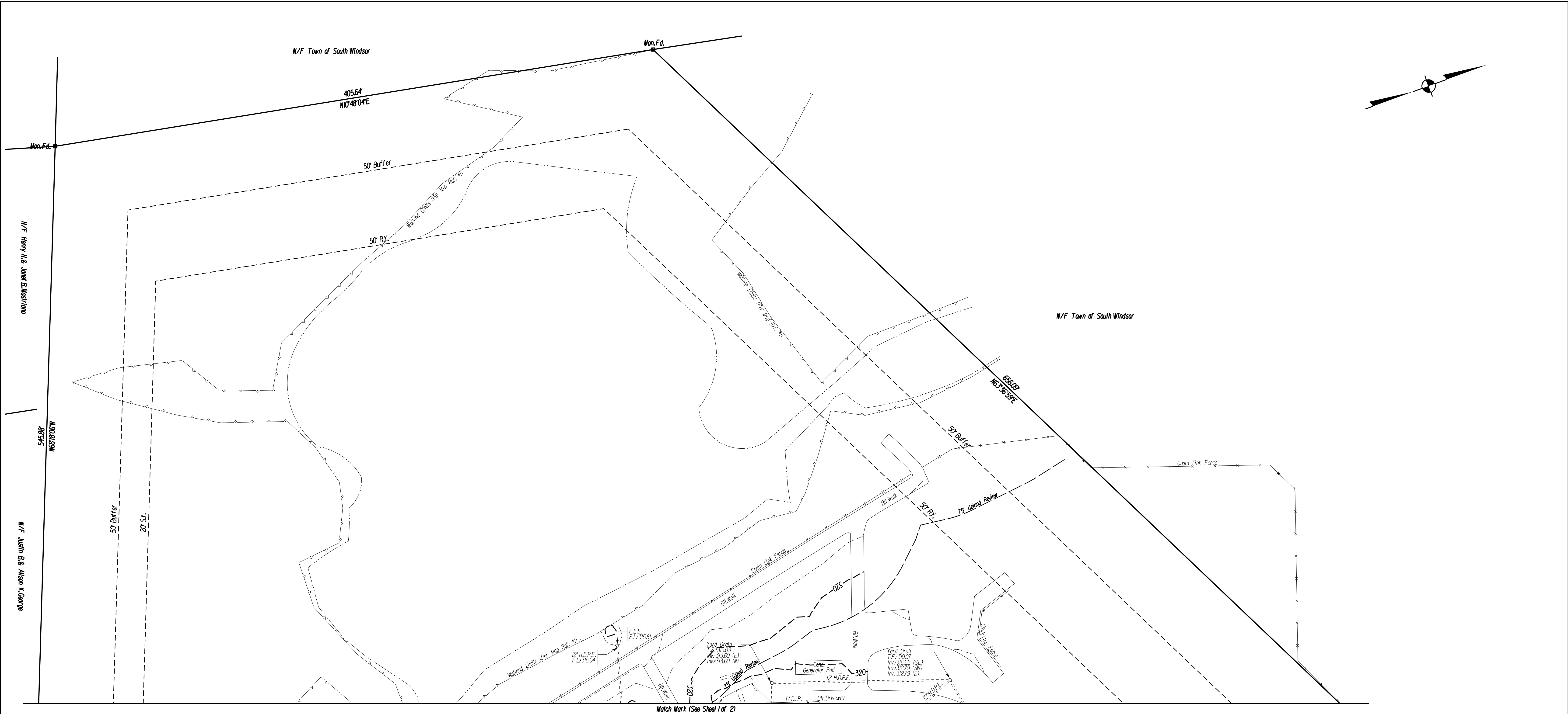
Improvement Location Survey - Record
Philip R. Smith Elementary School
949 Avery Street
South Windsor, Connecticut
Scale 1"=30' August 24, 2020
State Proj. No. 132-0089N
Sheet 1 of 2

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

Robert Green Associates L.L.C.



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



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."

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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
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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 06030C0364" 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:
- I. None.

Improvement Location Survey - Record

Philip R. Smith Elementary School

949 Avery Street

South Windsor, Connecticut

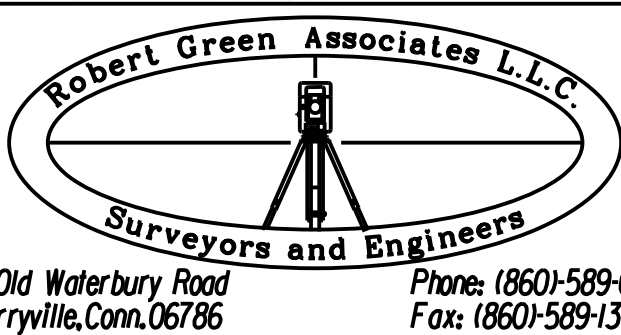
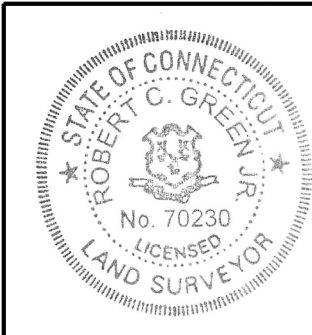
Scale 1"=30' August 24, 2020

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.



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Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

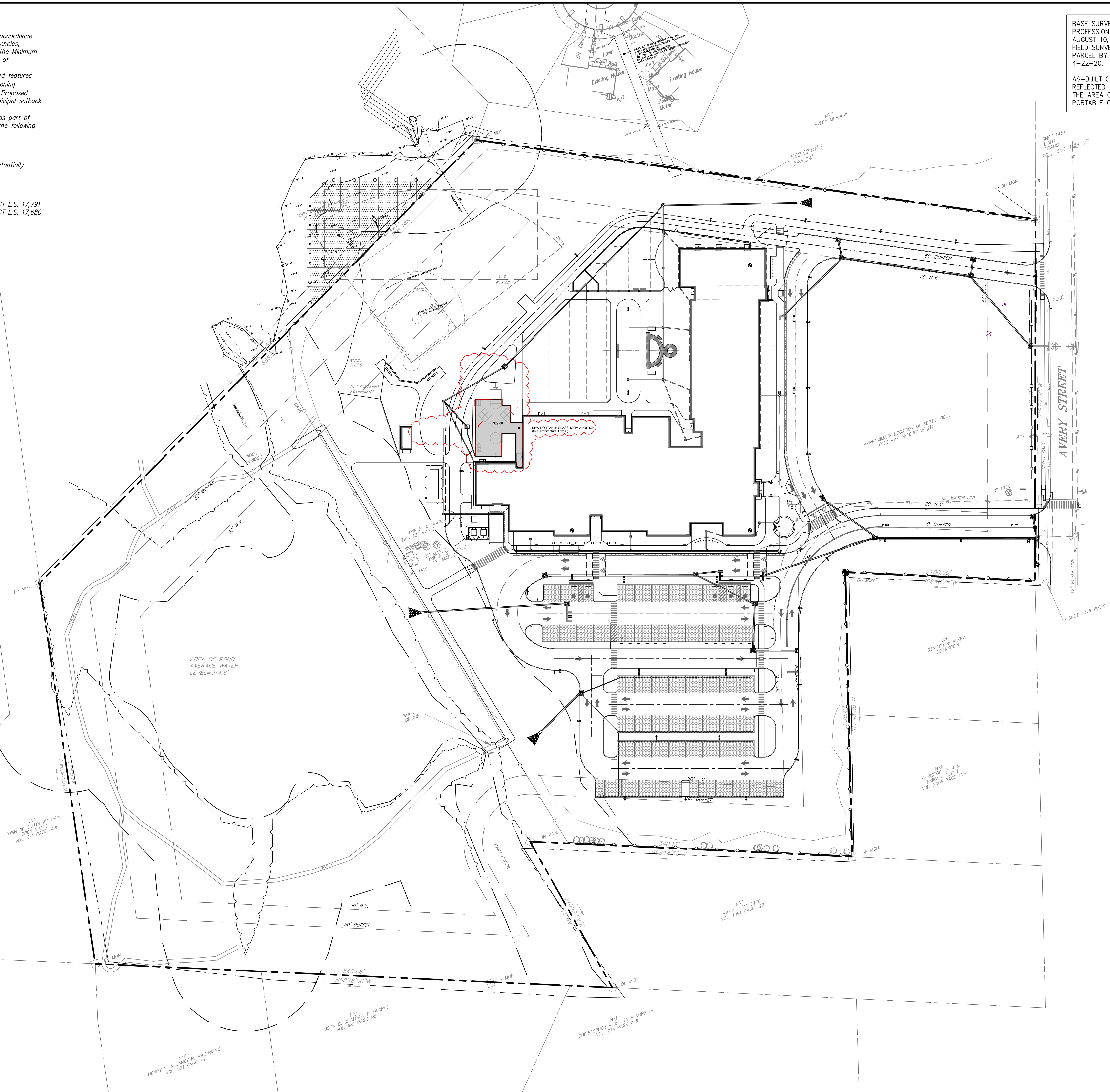
1. This map and survey have been prepared in accordance with the Regulations of Connecticut state Agencies, Sections 20-300b-1 through 20-300b-20, The Minimum Standards of Surveys and Maps in the State of Connecticut, effective June 21, 1986.
2. The type of survey performed and the mapped features depicted 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.

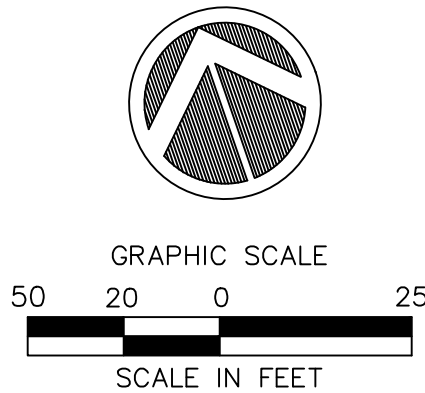
JOHN F. WAGENBLATT
NORMAND D. BOLDUC

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.



11/11/2022 5:03:09 PM

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
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STAMP

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

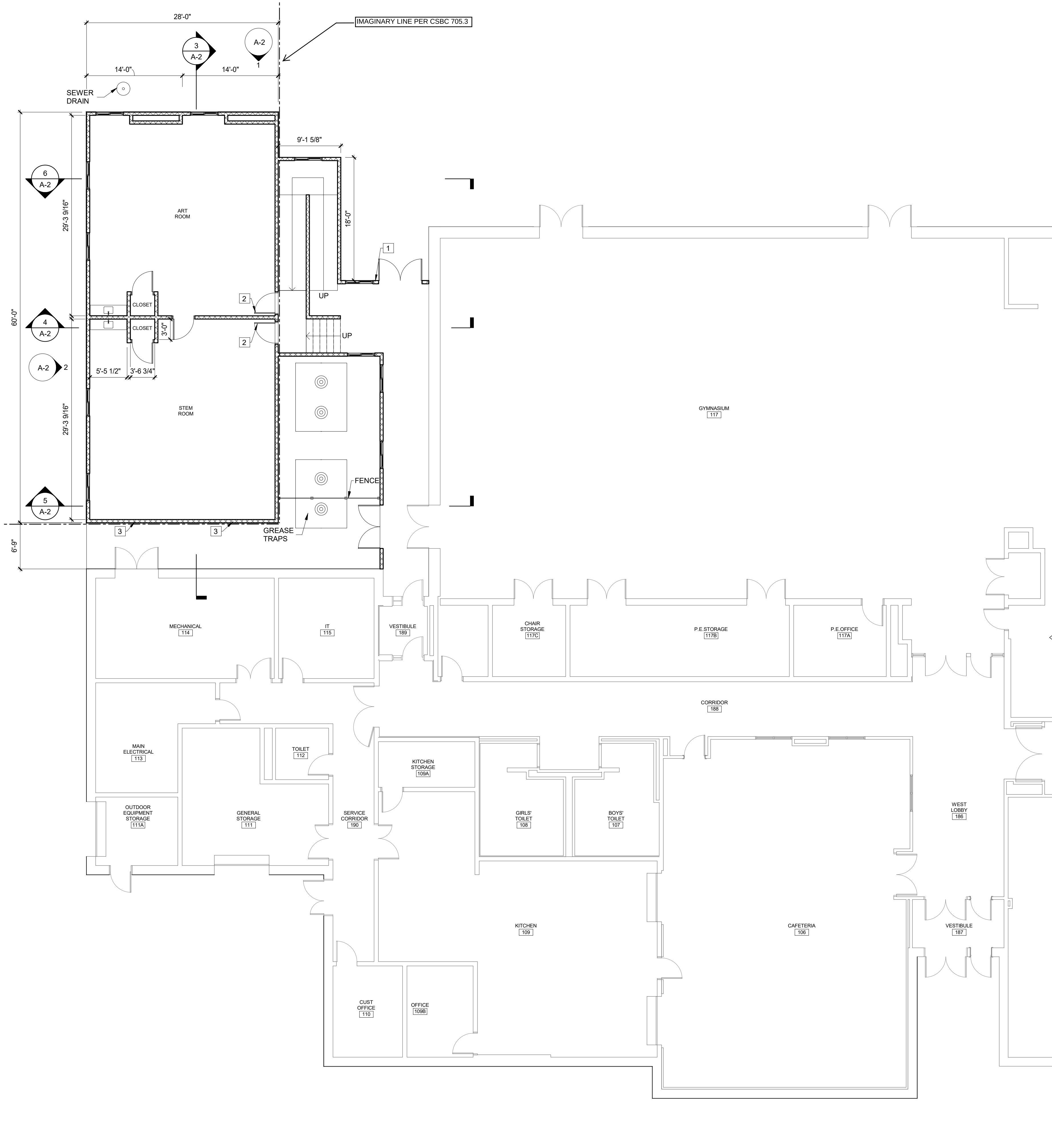
RUSSELL AND DAWSON INC.

ARCHITECTURE & ENGINEERING

1111 Main Street, East Hartford, CT 06108

TEL: (860) 292-1100 FAX: (860) 294-3272 EMAIL: info@rdi.com

- 11/11/2022 5:03:09 PM



1 FIRST FLOOR PLAN
A-1 1/8" = 1'-0"

SYMBOL LEGEND

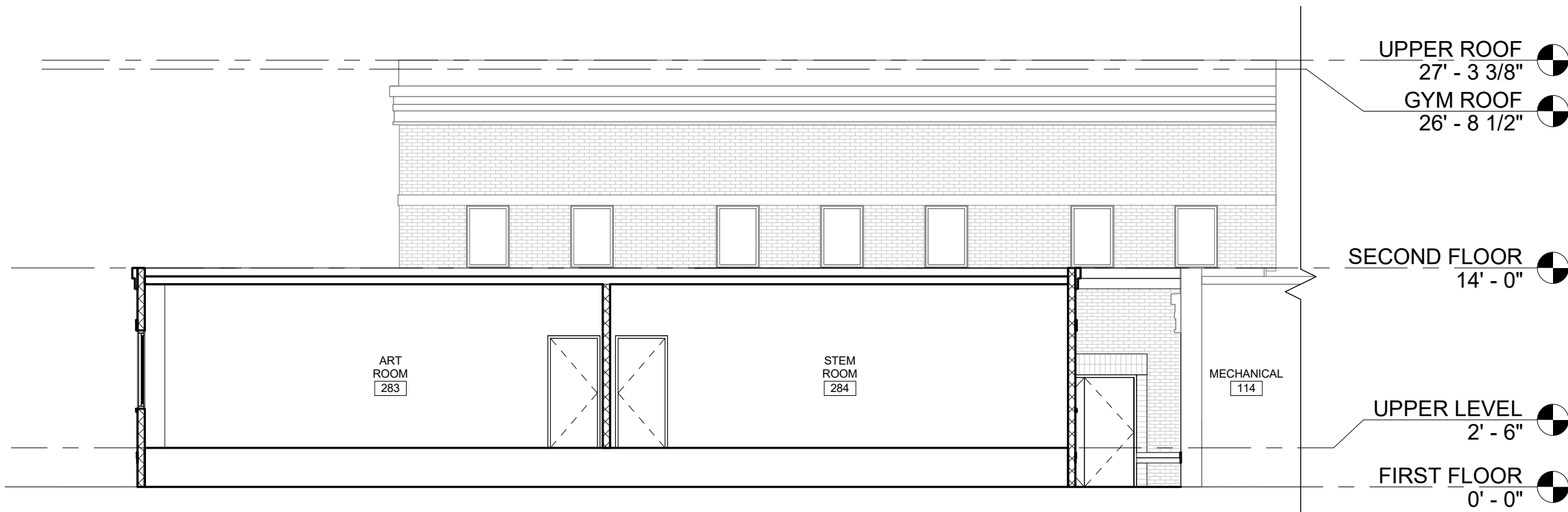
- NEW WALL / PARTITION
SEE A-501 FOR WALL TYPE.
- EXISTING WALL
- WALLS / ITEMS TO BE DEMOLISHED
- NEW DOOR
- EXISTING DOOR
- EXISTING DOOR TO BE DEMOLISHED
- DOOR TYPE. SEE SHEET A-601 FOR DOOR SCHEDULE & DETAILS.
- WINDOW SCHEDULE. REFER TO SHEET A-XXX.
- WALL TYPES REFER TO SHEETS A501
- ROOM NAME
- ROOM NAME & NUMBER REFER TO ENLARGED SHEETS XXXXX FOR ENLARGED DETAILS & ROOM FINISHES.
- DIMENSION TAKEN TO GRIDLINE (CENTER TO CENTER)
- DIMENSION TAKEN FROM FACE OF FINISH TO FACE OF FINISH

CONSTRUCTION KEY NOTES

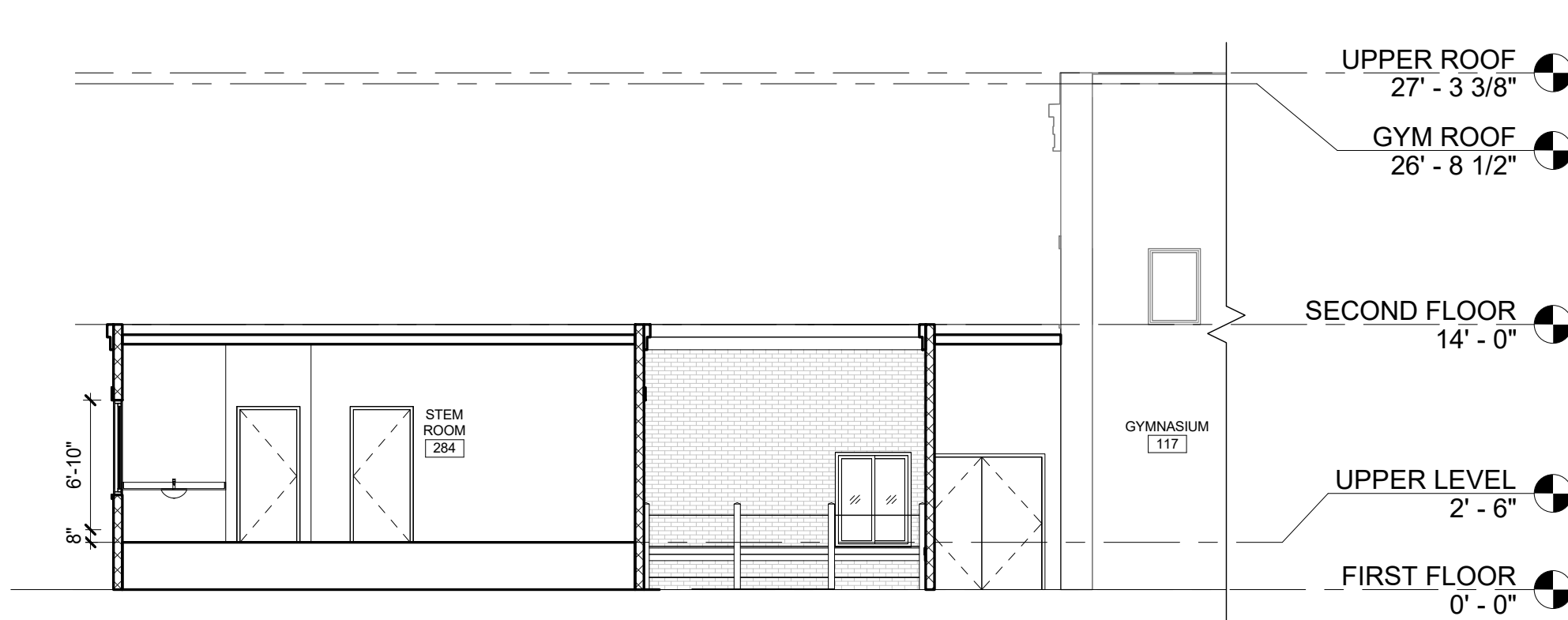
- PER TABLE 705.5 - ANY CONSTRUCTION LESS THAN 10' FROM EXISTING MUST BE FIRE RATED
- FIRE RATED DOORS
- 15% OF LESS CAN BE WINDOWS

SHEET TITLE: FIRST FLOOR PLAN	FILE NO: 22/126	PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL	STAMP: NOT FOR CONSTRUCTION NOT FOR BID ISSUED FOR PRELIMINARY REVIEW 11/11/2022	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@rdawson.com
	SCALE: AS NOTED	DATE: MM/DD/YYYY			
SHEET NUMBER: A-1					

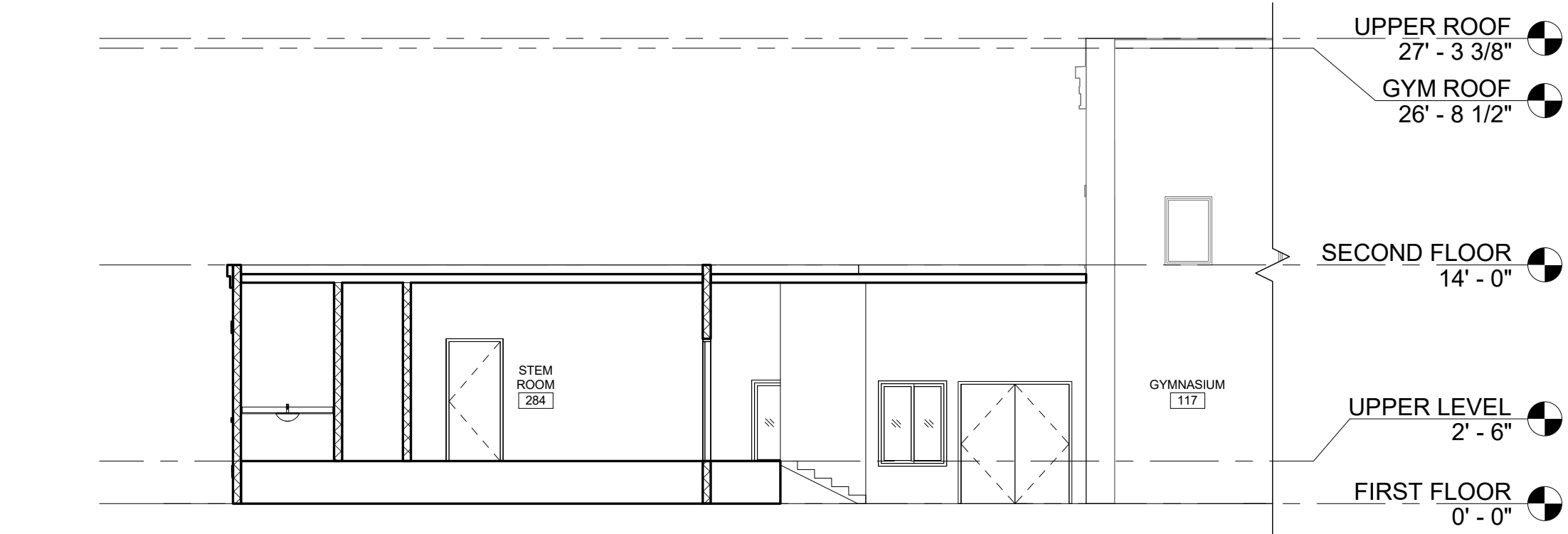
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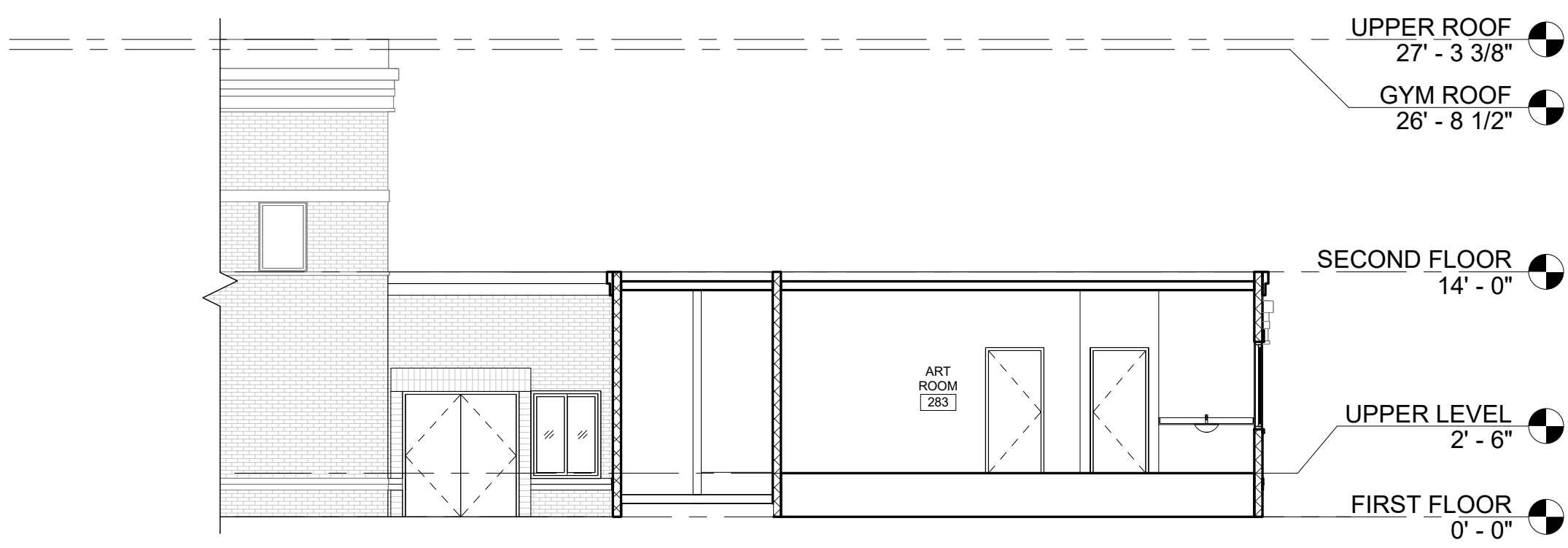
3 SECTION
A-2 1/8" = 1'-0"



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



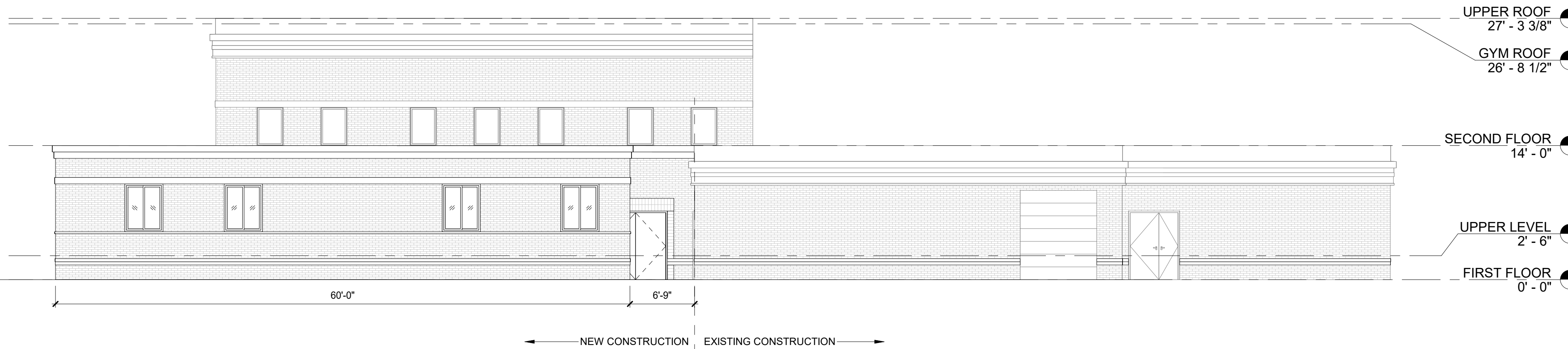
4 SECTION
A-2 1/8" = 1'-0"



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		PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL		949 AVERY STREET, SOUTH WINDSOR, CT 06074													
	FILE NO: 22126	SCALE: AS NOTED	DATE: MM/DD/YYYY	DRAWN BY: JBR	CHECKED BY: UKP	NOT FOR CONSTRUCTION NOT FOR BID ISSUED FOR PRELIMINARY REVIEW 11/14/2022 STAMP: <table><thead><tr><th colspan="3">REVISIONS</th></tr><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE BY</th></tr></thead><tbody><tr><td colspan="3"> </td></tr><tr><td colspan="3"> </td></tr></tbody></table> RUSSELL AND DAWSON INC. ARCHITECTURE & ENGINEERING 1111 Main Street, East Hartford, CT 06108 TEL: (860) 282-1100 FAX: (860) 282-5272 E-MAIL: info@rdawson.com THIS DOCUMENT IS THE PROPERTY OF RUSSELL AND DAWSON INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RUSSELL AND DAWSON INC. ANY OTHER USES WILL BE MADE AT THE USER'S RISK AND RUSSELL AND DAWSON INC. SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF INFORMATION ARISING OUT OF THIS DOCUMENT. © 2022 Russell and Dawson Inc.	REVISIONS			NO.	DESCRIPTION	DATE BY						
	REVISIONS																	
	NO.	DESCRIPTION	DATE BY															

SHEET NUMBER: A-3		SHEET TITLE: 3D VIEWS		PROJECT: PHILIP R. SMITH ELEMENTARY SCHOOL		STAMP: NOT FOR CONSTRUCTION NOT FOR BID ISSUED FOR PRELIMINARY REVIEW 11/14/2022		REVISIONS <table><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr></thead><tbody></tbody></table>		NO.	DESCRIPTION	DATE	BY	THIS DOCUMENT, THE SEAL, AND THEREBY, AS AN INSTRUMENT OF PROFESSIONAL RESPONSIBILITY OF PROFESSIONAL ENGINEER RUSSELL AND DAWSON INC. AND ANY OTHERS WHOSE NAMES ARE LISTED HEREON, IS THE PROPERTY OF RUSSELL AND DAWSON INC. AND IT IS TO BE USED ONLY FOR THE PROJECT AND FOR THE CLIENT FOR WHICH IT WAS PREPARED. NO REUSE, REPRODUCTION, OR ALTERATION OF THIS DOCUMENT IS PERMITTED WITHOUT THE WRITTEN AUTHORIZATION OF RUSSELL AND DAWSON INC. ANY VIOLATION OF THESE TERMS SHALL BE A VIOLATION OF THE ENGINEERING AND PROFESSIONAL DESIGNER'S ETHICS AND SHALL BE A CAUSE FOR THE LOSS OF THE ENGINEER'S AND DESIGNER'S LICENSE. RUSSELL AND DAWSON INC. SHALL BE LIABLE AT ALL TIMES FOR THE DESIGN AND PROFESSIONAL DESIGNER'S NEGLIGENCE, BUT NOT RESPONSIBLE FOR FINISHING OUT OF THE SCOPE OF THE CONTRACT.	
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FILE NO: 22126		SCALE: AS NOTED		DATE: MM/DD/YYYY		DRAWN BY: JBR		CHECKED BY: UKP		TEL (603) 259-1105 FAX (603) 259-3272 EMAIL: info@rdawson.com 111 Nash Street, Suite 400, Portsmouth, NH 03801 RUSSELL AND DAWSON INC. ARCHITECTURE & ENGINEERING					