

REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING, ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.

2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

3. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.

4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.

5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

6. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE SCHOOL OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

7. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS FROM OBSTRUCTIONS OF DRUGS, BARBERS, SIGNS, ETC., AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

9. REFER TO DETAIL SHEETS FOR PAVEMENT, SIDEWALK AND CURBING INFORMATION.

10. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.

11. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

12. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50K, IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.

13. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PLANT MIXTURE PRIOR TO STRIPPING.

14. PAVEMENT MARKING KEY:

4" SYOL - 4" SOLID YELLOW DOUBLE LINE	4" SWL - 4" SOLID WHITE LINE
4" SYL - 4" SOLID YELLOW SINGLE LINE	12" SWSB - 12" SOLID WHITE STOP BAR

15. PARKING SPACES SHALL BE STRIPPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPPED WITH 4" SWL AT A 45° ANGLE, 2" ON CENTER. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

16. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS, THAT ARE TO REMAIN, DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.

17. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

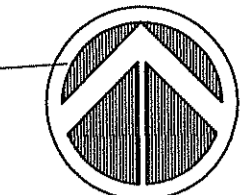
18. ALL CONSTRUCTION SHALL COMPLY WITH STATE STANDARDS AND SPECIFICATIONS.

19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES FOR CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN PERMITS FOR WORK WITHIN ROAD RIGHT OF WAYS, INCLUDING SEWER AND WATER CONNECTION PERMITS, AN EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY CONSTRUCTIVE ACTIVITIES. THE CONTRACTOR SHALL OBTAIN ALL BONDS, PAY ALL FEES, PROVIDE "PROOF" OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.

20. EXISTING PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY DESIGN PROFESSIONALS, INC. IN AUGUST 2016.

21. ALTERNATIVE METHODS TO PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE SITE ENGINEER AND TOWN ENGINEER DURING THE BIDDING PROCESS PRIOR TO INSTALLATION.
22. INFORMATION ON EXISTING UTILITIES HAS BEEN PROVIDED BY DESIGN PROFESSIONALS INC. PRIOR TO DEMOLITION OR THE CONSTRUCTION. THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.
23. PAVEMENT MARKINGS SHALL BE 15 MINUTE FAST DRYING TYPE.
24. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS.
25. BEFORE THE START OF ANY WORK ON SITE THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH TOWN STAFF.
26. ALL LIGHTING WHICH IS INTENDED TO ILLUMINATE THE BUILDING OR YARDS SHALL BE ARRANGED SO THAT THE LIGHT DOES NOT SHINE INTO THE EYES OF ANY PERSON EXTERNAL TO THE PREMISES, OR CAUSE A NUISANCE FROM THE EXCESSIVE GLARE.
27. PROPERTY AREA EQUALS 727.342 SQUARE FEET. INLAND WETLAND AREA ON PROPERTY EQUALS 69,086 SQUARE FEET. PERCENTAGE OF INLAND WETLANDS ON THE PROPERTY EQUALS 9.5%. NO INLAND WETLANDS OR WATER-BODIES SHALL BE TO BE DISTURBED OR ALTERED DUE TO CONSTRUCTION ACTIVITY. APPROXIMATELY 0.5% ACRES-OF-DRAINAGE AREA SHALL BE DISTURBED FOR THE REMOVAL OF THE EXISTING SCHOOL BUILDING, DRAINAGE IMPROVEMENTS AND A PAVED WALKING PATH. CLEAN GRAVEL FILL MATERIAL WILL BE USED TO BACKFILL AFTER THE REMOVAL OF THE EXISTING BUILDING. MINIMAL FILLING AND EXCAVATION IS REQUIRED FOR THE OTHER PROPOSED IMPROVEMENTS. NO LAND AREAS ARE PROPOSED TO BE CREATED.
28. PERCENTAGE OF IMPERVIOUS COVER: EXISTING 19.8% - PROPOSED 30.7%
29. ALL PLANS USED IN THE FIELD MUST BEAR THE STAMP AND AUTHORIZED SIGNATURE OF THE TOWN OF SOUTH WINDSOR.
30. ADA ACCESSIBLE SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CONNECTICUT STATE BUILDING CODES AND AS AMENDED.
31. THE EXISTING TREELINE IS THE LIMIT OF DISTURBANCE EXCEPT FOR THE REQUIRED CLEARING FOR THE INSTALLATION OF DRAINAGE OUTLET PIPES AND RIPRAP LEVEL SPREADERS.

BASE SURVEY PREPARED BY
DESIGN PROFESSIONALS, INC.
AUGUST 10, 2016



GRAPHIC SCALE

50 25 0 50

SCALE IN FEET

REVISIONS
 8/14/18 SP Resubmittal
 8/31/18 SP Resubmittal
 11/8/19 FMC App.
 2/22/19 Approval Record Set
 10/14/19 Application for
 Modified Site Plan

**TOWN OF SOUTH WINDSOR
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Land Planning | Civil Engineering
Landscape Architecture | Environmental Services | Land Survey

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MOSER
PILON
NELSON
ARCHITECTS

TITLE
OVERALL SITE PLAN

APPLICANT:
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DATE 07/03/2018
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Moser Pilon Nelson Architects

DWG. NO.

C2.0

MPN Project Number: 2017203.00

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Certification

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