

# Parker School Elderly Housing

## 140 Old Post Road

### Tolland, Connecticut

## Site Plan Application

October 21, 2014

(Revised to March 10, 2016)

### DEVELOPMENT TEAM

Property Owner:	Town of Tolland
Applicant/Developer:	The ACCESS Agency, Inc.
Development Consultant:	Housing Enterprises, Inc.
Civil Engineer/ Landscape Architect:	F. A. Hesketh & Associates, Inc.
Architect:	henry schadler associates, PC.

### LIST OF DRAWINGS

	Title Sheet
LA-1	Layout Plan
LS-1 and LS-2	Landscape Plan
GR-1	Grading and Sediment and Erosion Control Plan
UT-1	Utility Plan
SD-1 thru SD-3	Details
NT-1	Notes
E5.01 & E.5.02	Electrical Site Plans & Details
EX-1	Existing Conditions Plan
A-01	Floor Plan
A-02	Elevations
A-03	Exterior Elevations

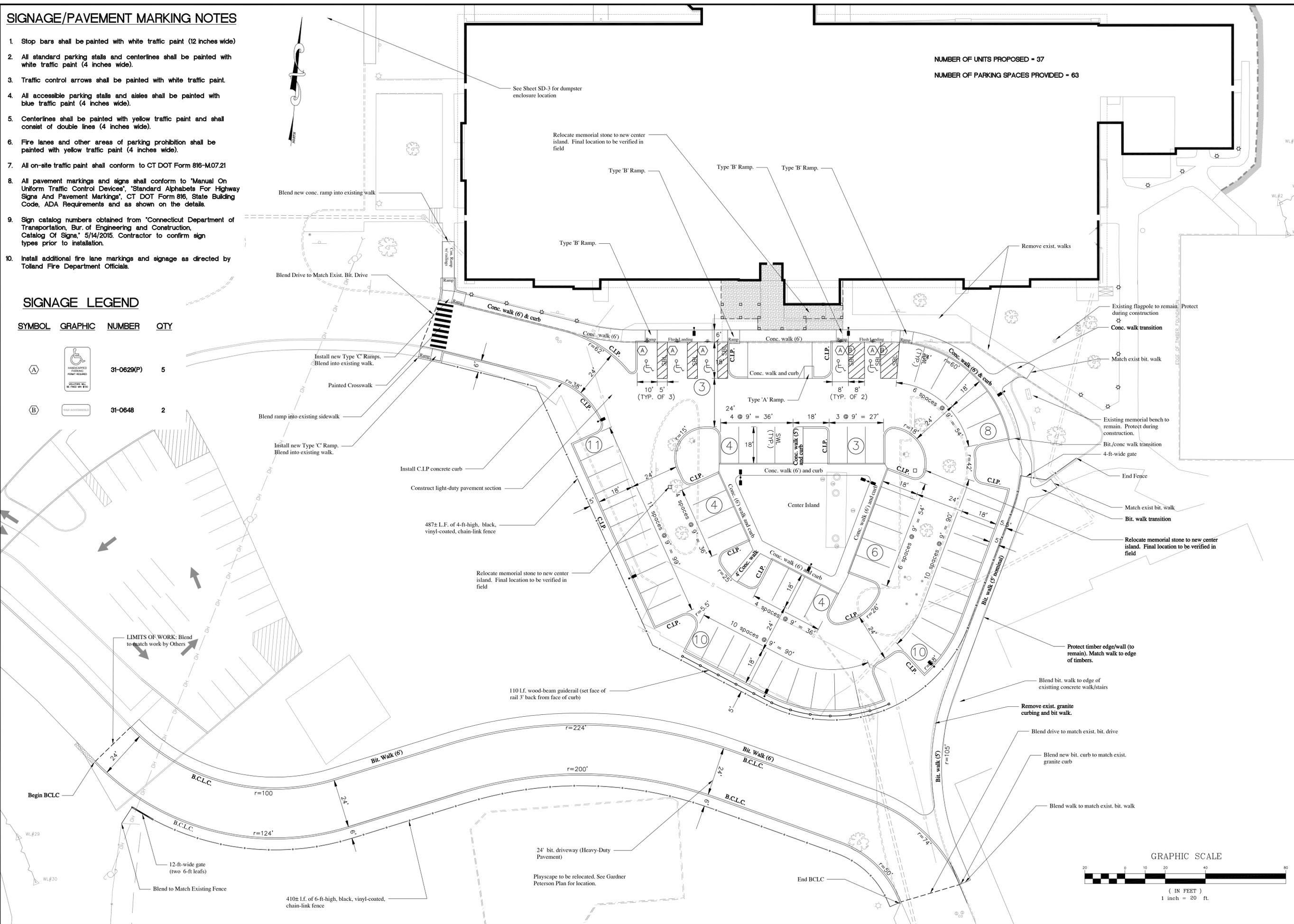
# SIGNAGE/PAVEMENT MARKING NOTES

1. Stop bars shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking stalls and aisles shall be painted with blue traffic paint (4 inches wide).
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide).
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide).
7. All on-site traffic paint shall conform to CT DOT Form 816-M.07.21
8. All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT Form 816, State Building Code, ADA Requirements and as shown on the details.
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bur. of Engineering and Construction, Catalog Of Signs," 5/14/2015. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by Tolland Fire Department Officials.

## SIGNAGE LEGEND

SYMBOL GRAPHIC NUMBER QTY

(A)		31-0629(P)	5
(B)		31-0648	2



NUMBER OF UNITS PROPOSED = 37  
 NUMBER OF PARKING SPACES PROVIDED = 63

# Parker School Elderly Housing

Phone (860) 653-8000  
 Fax (860) 644-8600  
 e-mail: info@fahinc.com

F. A. Hesketh & Associates, Inc.  
 6 Creamery Brook, East Granby, CT 06026  
 Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



No.	Date	Description
1	11-17-2014	Town coordination
2	12-01-2015	Town coordination
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4	03-10-2016	02-25-2016 meeting cmnts

LAYOUT PLAN  
 PREPARED FOR  
**The Access Agency, Inc.**  
 PARKER MEMORIAL SCHOOL  
 OLD POST ROAD  
 TOLLAND, CONNECTICUT

Date: 10-21-2014 Drawn by: CAD Job no: 14151  
 Scale: 1" = 20' Checked by: GAH Sheet no: 1 OF 1  
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LA-1

# LANDSCAPE SCHEDULE

## Deciduous Canopy Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height	Native
AFA	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3	3 to 3 1/2 inch caliper	Balled and Burlapped	50 Feet	No
QR	<i>Quercus rubra</i>	Northern Red Oak	1	3 to 3 1/2 inch caliper	Balled and Burlapped	75 Feet	Yes
UAV	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	3	3 to 3 1/2 inch caliper	Balled and Burlapped	70 Feet	Yes

## Deciduous Ornamental Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height	Native
AGA	<i>Amelanchier canadensis</i>	Serviceberry	5	8 to 10 foot height	Balled and Burlapped	20 Feet	Yes
MPF	<i>Malus 'Prairie Fire'</i>	Prairie Fire Crabapple	1	2 to 2 1/2 inch caliper	Balled and Burlapped	20 Feet	Yes

## Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height	Native
AAB	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry	6	24 to 30 inch height	3 Gallon Container	6 Feet	Yes
CAR	<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Summersweet	3	24 to 30 inch height	3 Gallon Container	5 Feet	Yes
IVT	<i>Itea virginiana</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	6	24 to 30 inch height	3 Gallon Container	5 Feet	Yes
VCW	<i>Viburnum cassinoides</i>	Witherod	3	24 to 30 inch height	3 Gallon Container	5 Feet	Yes
VDB	<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood	2	24 to 30 inch height	3 Gallon Container	5 Feet	Yes
VDC	<i>Viburnum dentatum</i> 'Chicago Lustre'	Chicago Lustre Arrowwood	1	24 to 30 inch height	3 Gallon Container	8 Feet	Yes
VLM	<i>Viburnum lantana</i> 'Mohegan'	Wayfaring Tree	3	24 to 30 inch height	3 Gallon Container	8 Feet	No

## Broadleaf Evergreen Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height	Native
TMD	<i>Taxus x media</i> 'Densiformis'	Spreading Yew	50	18 to 24 inch height	Balled and Burlapped	Maintain at 4 feet	No

## Perennials and Groundcovers

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height	Native
HHR	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	360	10 to 12 inch height	1 Gallon Pot	18 - 24 Inches	No
PT	<i>Pachysandra terminalis</i>	Pachysandra	700	6 to 8 inch height	In Flats	12 Inches	No

# LANDSCAPE NOTES

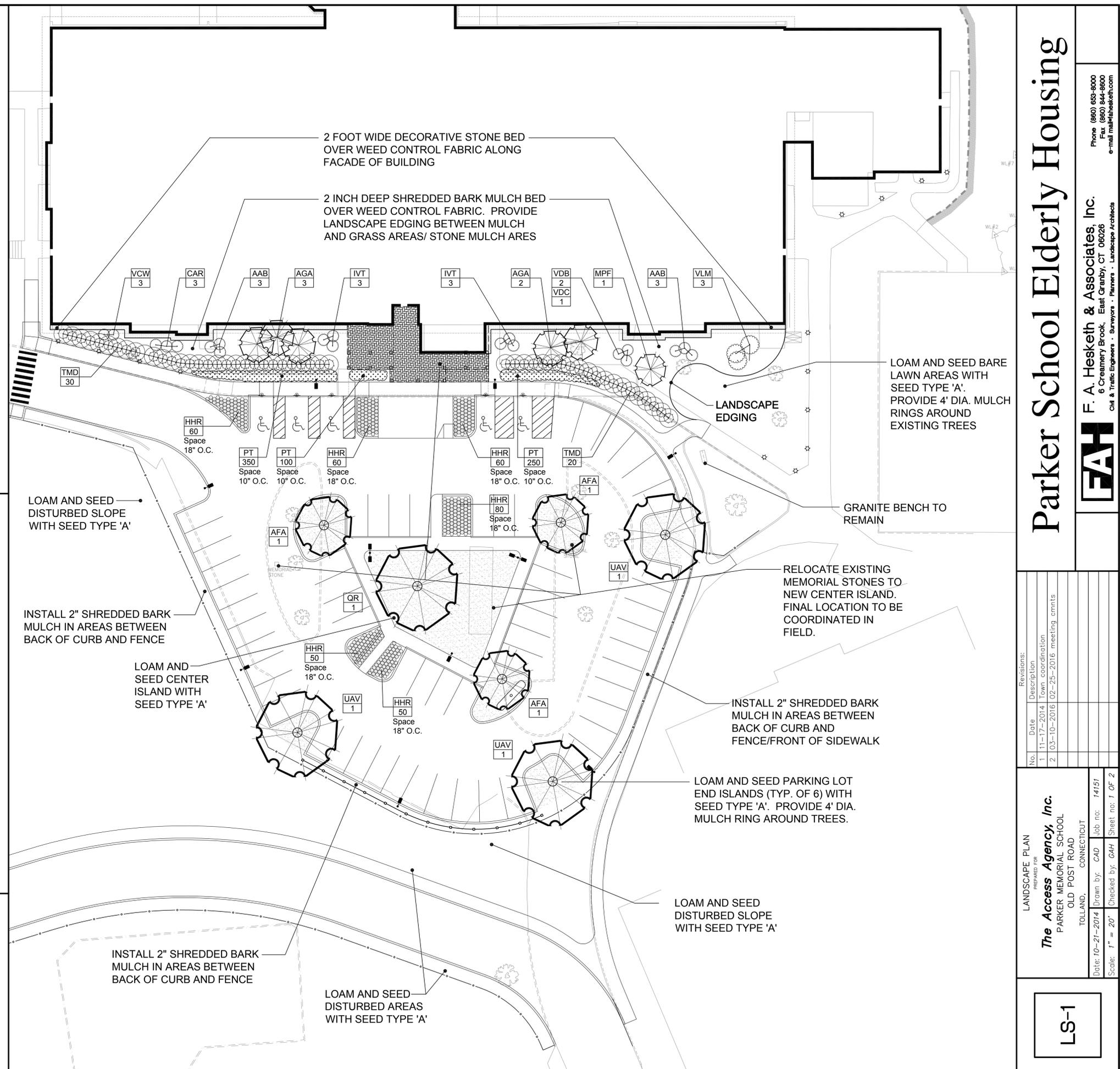
- All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
- Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004).
- All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
- Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
- All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
- Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
- Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
- If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
- If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
- Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
  - Watering
  - Weed removal
  - Apply lime or sulphur to adjust soil pH to specific plant requirements
  - Restore or reshape earth saucers
  - Pruning
  - Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
  - Replace mulch to maintain proper depth

# SEED TYPES

## Seed Type A

Sun & Shade Mixture  
 By: Jonathan Green or approved equal  
 Seed rate: 25 pounds per 9,375 square feet

20% Darkstar II Perennial Ryegrass  
 20% Carmen Chewings Fescue  
 15% Deepblue Kentucky Bluegrass  
 15% Eugene Creeping Red Fescue  
 15% Yorkshire Dales Perennial Ryegrass  
 15% Salisbury Chewings Fescue



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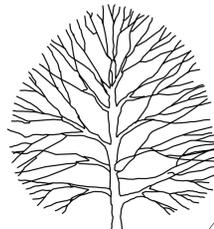
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**LS-1**

FACE TREE TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

STAKE TREES ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. SEE STAKING DETAIL(S) IF REQUIRED.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

EXISTING UNDISTURBED SUBGRADE.

DIAMETER OF TREE PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP TWO THIRDS OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CAREFULLY REMOVE ENTIRE WIRE BASKET WITHOUT DISTURBING ROOT BALL.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.

MULCH RING:  
1800 MM (6 FT.) DIAM. MIN.  
2400 MM (8 FT.) DIAM. PREFERRED

**B&B TREE PLANTING DETAIL**

N.T.S.

DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES.

FACE SHRUB TO GIVE ITS BEST APPEARANCE AS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

VERTICAL TO 1:1 SLOPE ON SIDES OF PLANTING HOLE.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY SO THAT ROOT BALL DOES NOT SHIFT.

25 MM (1 INCH) PREPARED PLANTING MIXTURE. TAMP TO ACHIEVE EVEN, FIRM BASE FOR ROOT BALL.



EACH SHRUB MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TRUNK. MAINTAIN THE MULCH WEED-FREE.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

BACK FILL WITH PREPARED PLANTING MIXTURE.

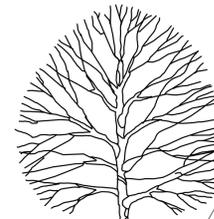
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DIAMETER OF SHRUB PIT TO BE THREE TIMES THE DIAMETER OF ROOT BALL.

REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP TWO THIRDS OF ROOT BALL. IF SHRUB IS SHIPPED IN A CONTAINER, REMOVE CONTAINER AND CAREFULLY LOOSEN ROOT MASS

**SHRUB PLANTING DETAIL**

N.T.S.



AT INITIAL INSTALLATION, LEAVE BURLAP AND ANY TWINE INTACT. AFTER INSTALLATION, CUT BACK BURLAP, LEAVING MATERIAL UNDER CROSSBARS.

RECESS TREE STAPLE DEVICE 1" TO 2" INTO ROOT BALL

'TREE STAPLE' BELOW-GRADE STABILIZING SYSTEM (BY 'TREE STAPLE' OR EQUAL):

1" TO 2" CALIPER TREES - MODEL #TS24  
2 STAPLES WITH UP TO A 16" ROOT BALL

2" TO 4" CALIPER TREES - MODEL #TS36  
2 STAPLES WITH A 24" ROOT BALL

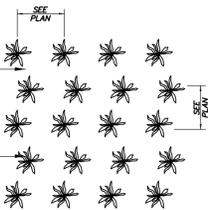
4" TO 6" CALIPER TREES - MODEL #TS42  
2-3 STAPLES WITH A 30"+ ROOT BALL

6" TO 8" CALIPER TREES - MODEL #TS48  
2-3 STAPLES WITH A 36"+ ROOT BALL

**TREE STAKING DETAIL**

N.T.S.

2' DEEP MULCH BED AROUND GROUNDCOVER / PERENNIAL PLANTINGS (NO WEED CONTROL FABRIC)



SPACE GROUNDCOVER IN STAGGERED ROWS (SEE PLAN FOR SPACING OF INDIVIDUAL SPECIES)

**PERENNIAL AND GROUNDCOVER PLANTING**

N.T.S.

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Revisions:		
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LANDSCAPE PLAN NOTES  
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**LS-2**

**GENERAL GRADING NOTES**

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, MONITOR WELLS, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. BLEND ALL NEW WORK TO MATCH EXISTING.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO EXISTING DRIVEWAYS TO MAINTAIN GUTTER FLOW (WHERE APPLICABLE) AND PRECLUDE PONDING.

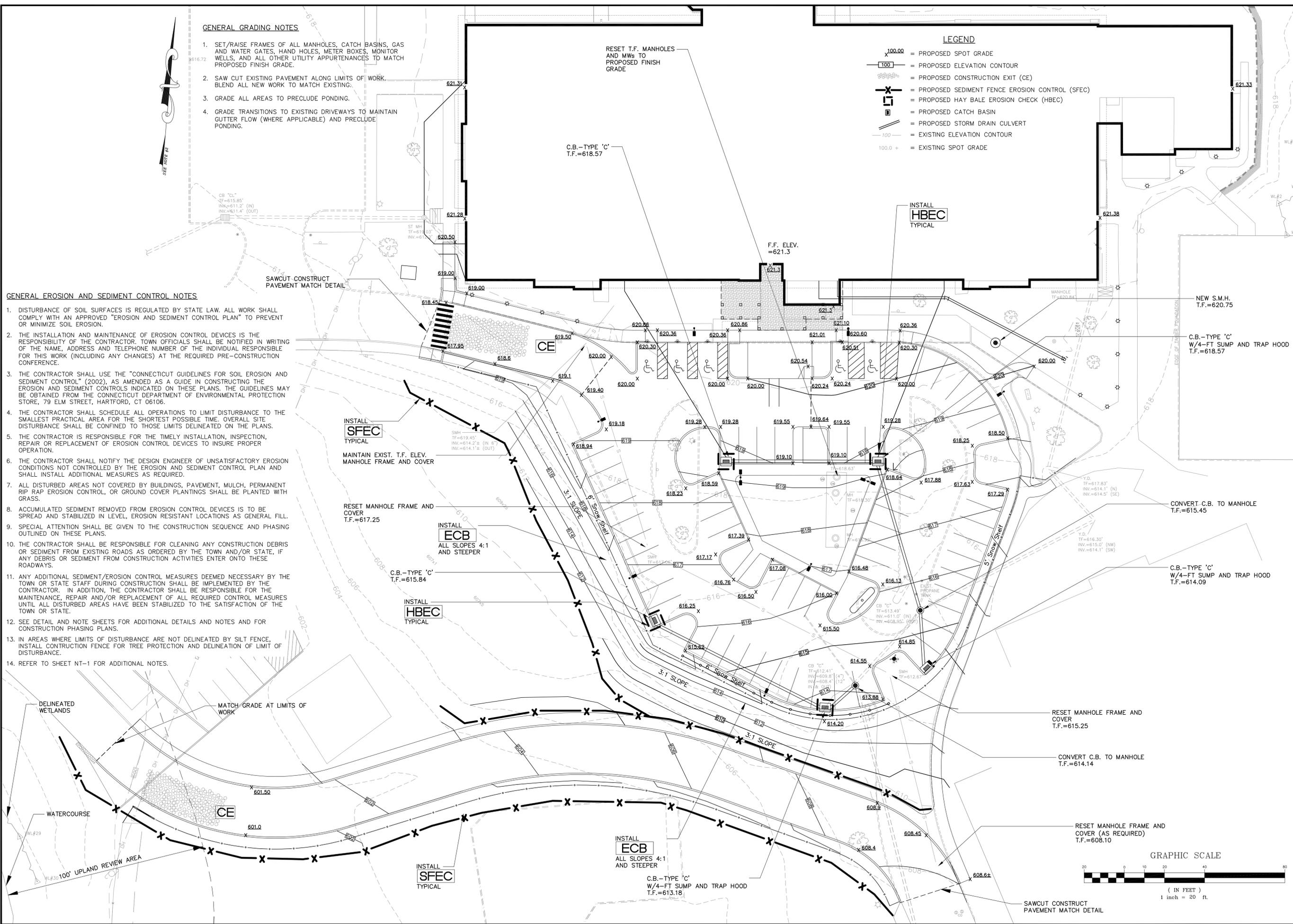
RESET T.F. MANHOLES AND MWs TO PROPOSED FINISH GRADE

**LEGEND**

- 100.00 = PROPOSED SPOT GRADE
- 100 = PROPOSED ELEVATION CONTOUR
- [Symbol] = PROPOSED CONSTRUCTION EXIT (CE)
- [Symbol] = PROPOSED SEDIMENT FENCE EROSION CONTROL (SFEC)
- [Symbol] = PROPOSED HAY BALE EROSION CHECK (HBEC)
- [Symbol] = PROPOSED CATCH BASIN
- [Symbol] = PROPOSED STORM DRAIN CULVERT
- 100 = EXISTING ELEVATION CONTOUR
- 100.0 + = EXISTING SPOT GRADE

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.
4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH GRASS.
8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
12. SEE DETAIL AND NOTE SHEETS FOR ADDITIONAL DETAILS AND NOTES AND FOR CONSTRUCTION PHASING PLANS.
13. IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.
14. REFER TO SHEET NT-1 FOR ADDITIONAL NOTES.



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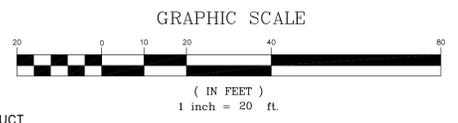
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**GR-1**



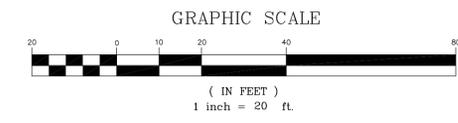
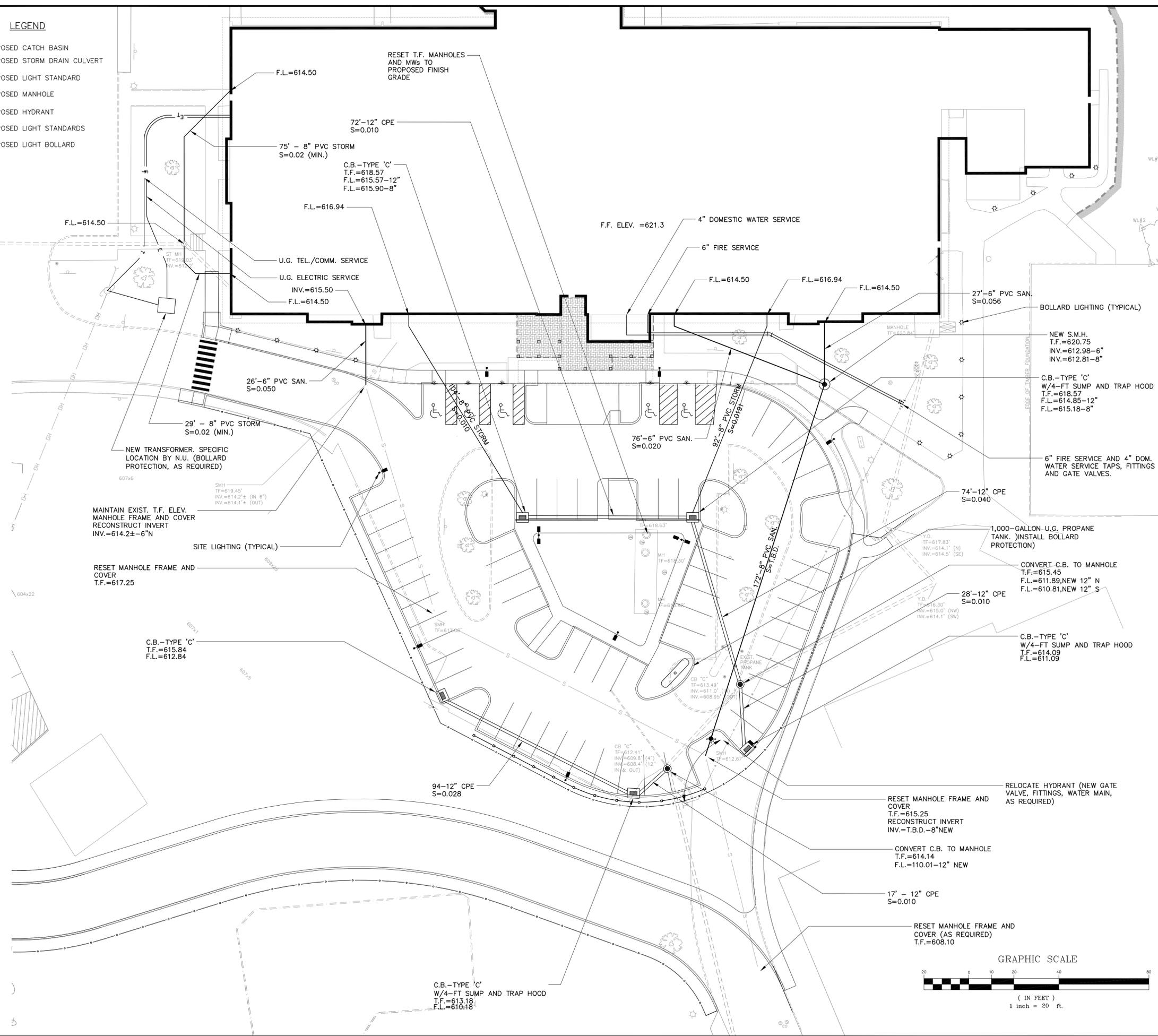


**LEGEND**

- = PROPOSED CATCH BASIN
- = PROPOSED STORM DRAIN CULVERT
- = PROPOSED LIGHT STANDARD
- = PROPOSED MANHOLE
- = PROPOSED HYDRANT
- = PROPOSED LIGHT STANDARDS
- = PROPOSED LIGHT BOLLARD

**UTILITY NOTES**

1. CONTACT "CALL BEFORE YOU DIG" BY CALLING 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION OR CONDUCT OF TEST PITS.
2. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD DESIGN PLANS, AND READILY AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. PRIOR TO THE START OF CONSTRUCTION OF THE UTILITIES, THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AT ALL UTILITY CROSSINGS AND POINTS OF CONNECTION WITH EXISTING UTILITIES TO IDENTIFY POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND ARCHITECT OF SUCH CONFLICTS PRIOR TO INSTALLATION OF NEW UTILITIES.
3. ALL NEW UTILITY CONNECTIONS SHALL BE UNDERGROUND.
4. CPE = CORRUGATED POLYETHYLENE PIPE, CONFORMING TO TYPE S, PER CT DOT FORM 816, ARTICLE M.08.01-25.
5. PVC STORM DRAIN = SDR 35 WITH GASKETED JOINTS OR SCH 40 PVC PIPE WITH GLUED FITTINGS.
6. ALL MATERIALS AND INSTALLATION OF FOR STORM DRAIN SYSTEMS, INCLUDING PIPE, STRUCTURES, CATCH BASIN TO MANHOLE CONVERSIONS SHALL COMPLY WITH CT DOT FORM 816.
7. RECONSTRUCT CATCH BASINS SUMPS, RISERS, CONNECTING PIPES, ETC. AS REQUIRED, TO ALLOW DESIGN CONFIGURATION SHOW.
8. ALL MATERIALS FOR DOMESTIC WATER AND FIRE SERVICE SHALL COMPLY WITH CONNECTICUT WATER COMPANY SPECIFICATIONS. ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL COMPLY WITH CONNECTICUT WATER COMPANY STANDARDS AND SPECIFICATIONS. COORDINATE RELOCATION OF FIRE HYDRANT AND PLACEMENT OF RELATED VALVES WITH FIRE MARSHALL.
9. WATER AND FIRE SERVICE CONNECTION LOCATION TO EXISTING WATER SERVICE LINE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. FLOW AND PRESSURE TESTING ARE REQUIRED TO VERIFY ADEQUATE CAPACITY IS AVAILABLE TO MEET ALL BUILDING CODE REQUIREMENTS FOR DOMESTIC AND FIRE SERVICE.
10. ALL MATERIALS FOR SANITARY SEWER SERVICE SHALL COMPLY WITH TOLLAND WATER POLLUTION CONTROL AUTHORITY SPECIFICATIONS. ALL CONSTRUCTION RELATED TO SANITARY SEWER SERVICE SHALL COMPLY WITH TOWN OF TOLLAND WATER POLLUTION CONTROL AUTHORITY STANDARDS AND SPECIFICATIONS.
11. RECONSTRUCT PAVED INVERTS IN SANITARY MANHOLES, TO FACILITATE DESIGN CONFIGURATIONS.
12. ALL MATERIALS AND INSTALLATION PER TOWN OF TOLLAND, CT DOT FORM 816, CUSTODIAL UTILITY COMPANY AND MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, AS APPROPRIATE.
13. REMOVAL OF EXISTING UNDERGROUND PROPANE TANK AND INSTALLATION OF NEW UNDERGROUND PROPANE TANK SHALL COMPLY WITH THE REQUIREMENTS OF THE PROPANE SUPPLIER AND THE TOWN FIRE MARSHALL. PROVIDE AND INSTALL PROTECTIVE BOLLARDS PER GAS SUPPLIER REQUIREMENTS. CONNECT NEW TANK TO EXISTING PROPANE SERVICE PIPING.
14. ALL UTILITIES TAKEN OUT OF SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH REQUIREMENT OF THE CUSTODIAL UTILITY COMPANY SPECIFICATIONS, THE TOWN OF TOLLAND WATER POLLUTION CONTROL AUTHORITY STANDARDS, OR STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT DOT) AS APPLICABLE.
15. RESETTING OF TOP OF FRAME ELEVATION OF MONITOR WELLS SHALL BE IN ACCORDANCE WITH THE TOWN'S ENVIRONMENTAL CONSULTANT TO ENSURE THE INTEGRITY OF THE WELLS IS PRESERVED, AS REQUIRED.
16. ACTUAL ROUTING OF UTILITY SERVICES MAY BE SUBJECT TO REVISION BY CUSTODIAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ROUTING OF UTILITIES WITH CUSTODIAL UTILITY COMPANY.
17. FLOW LINE AND INVERT ELEVATIONS OF ALL SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGN ENGINEER AND ARCHITECT OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
18. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE LIGHTING FOUNDATIONS, STANDARDS, FIXTURES AND ELECTRICAL CONDUITS AND WIRING. THIS INCLUDES PARKING AREA PERIMETER LIGHTING AND MISCELLANEOUS SITE LIGHTING. COORDINATE INSTALLATION WITH ARCHITECT'S ELECTRICAL SITE PLAN AND DETAILS.



# Parker School Elderly Housing

**F. A. Hesketh & Associates, Inc.**  
6 Creamery Brook, East Granby, CT 06026  
Civil & Traffic Engineers · Surveyors · Landscape Architects

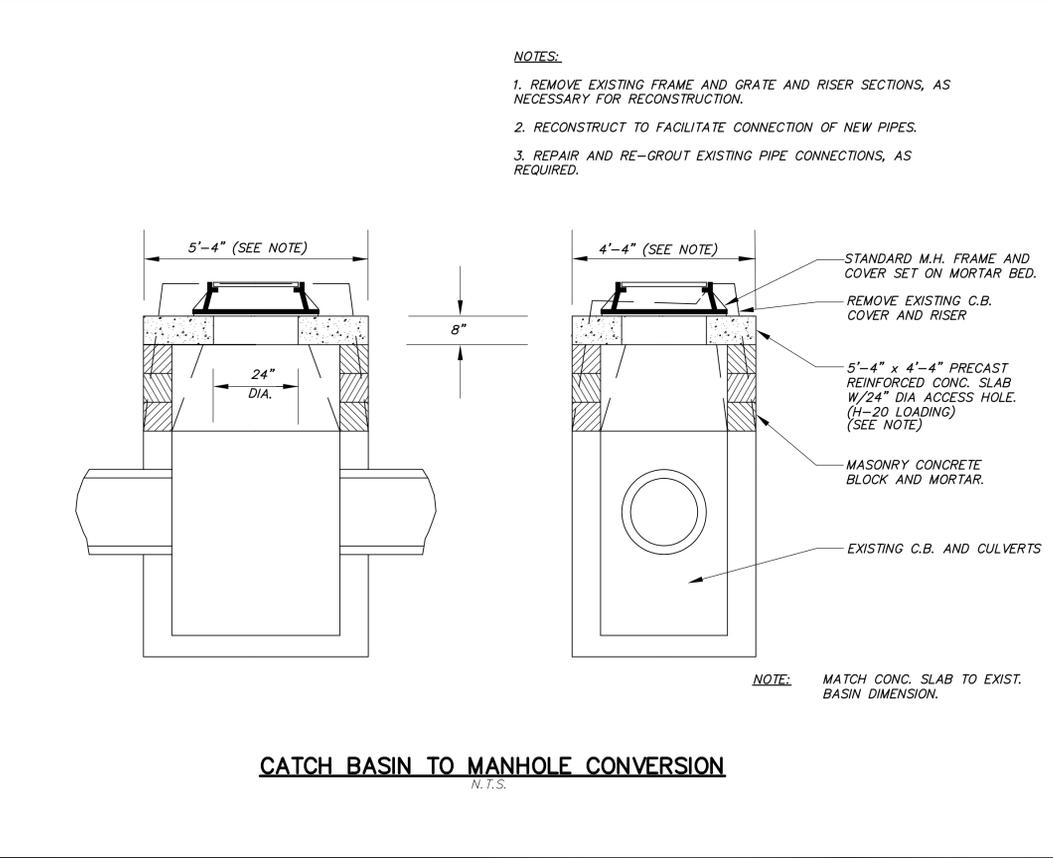
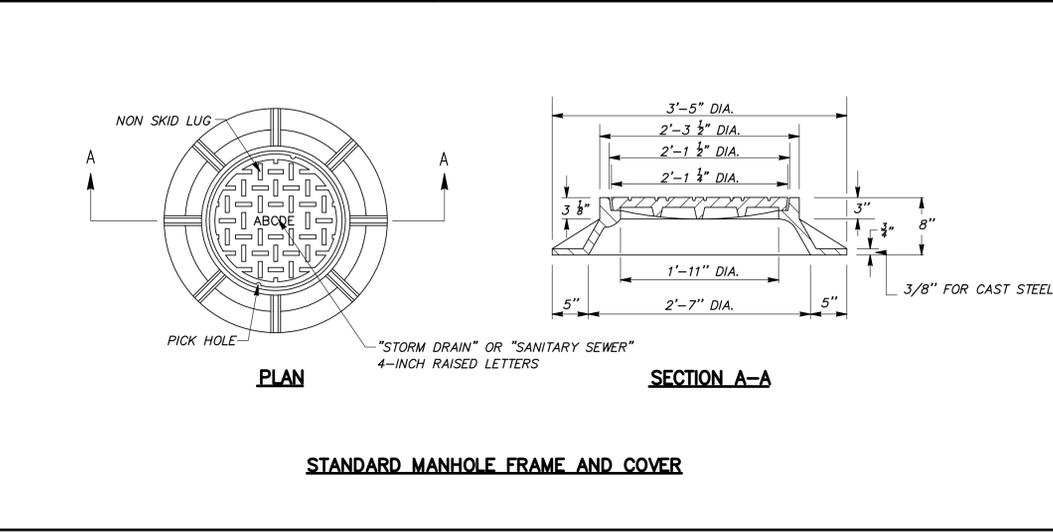
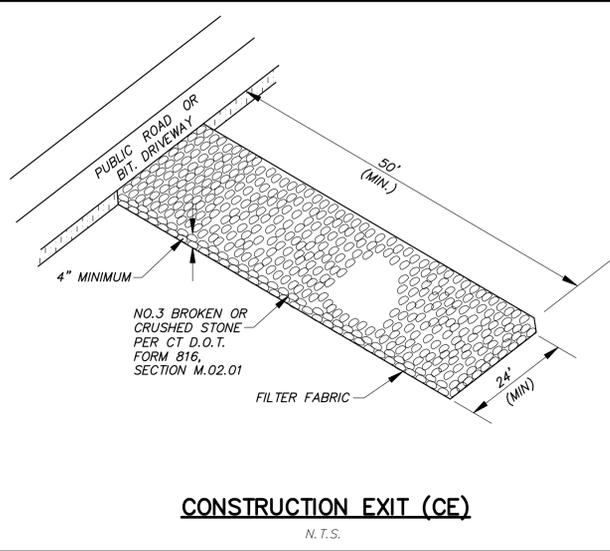
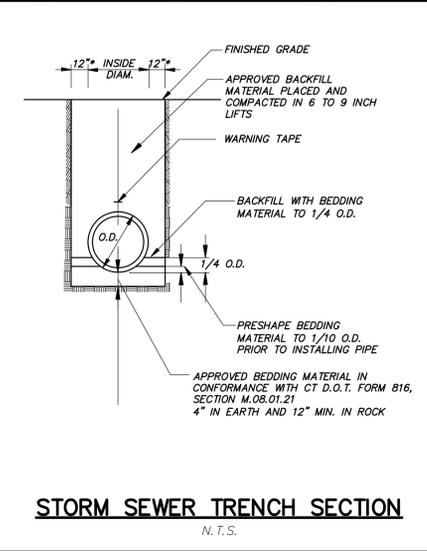
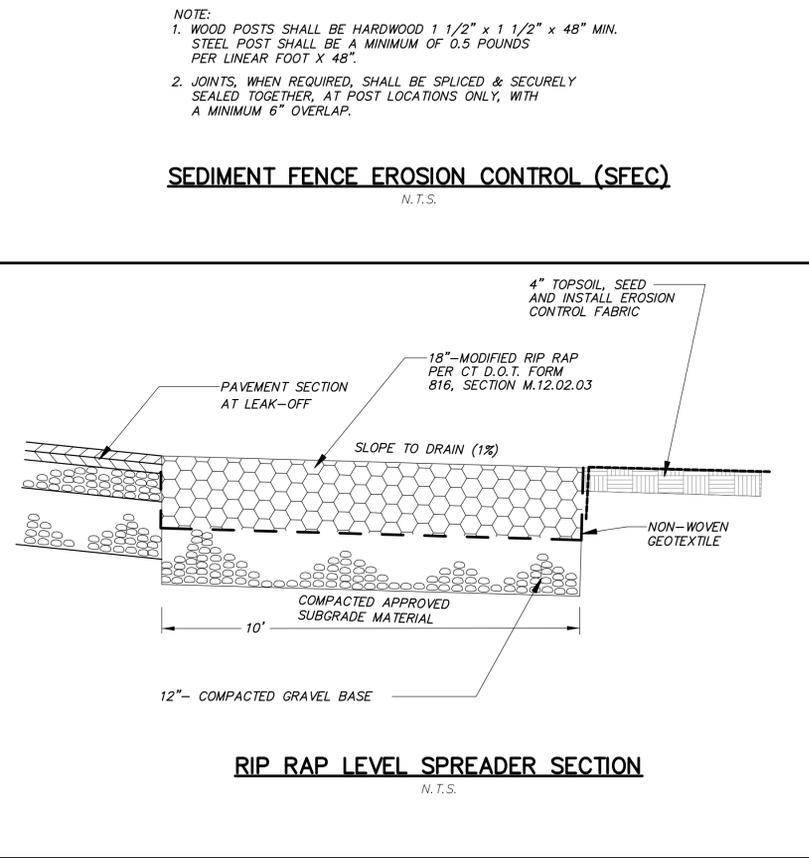
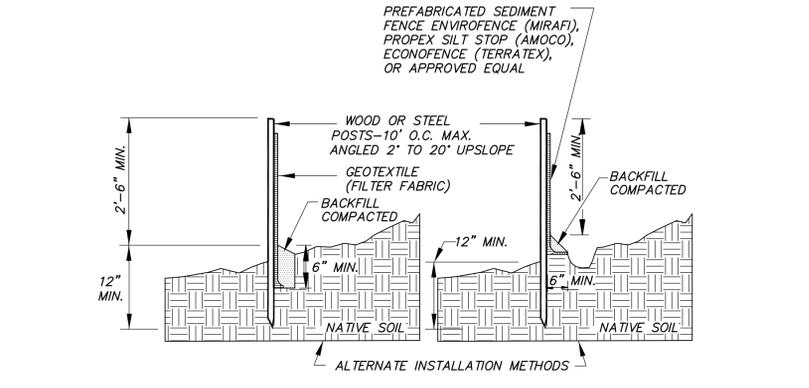
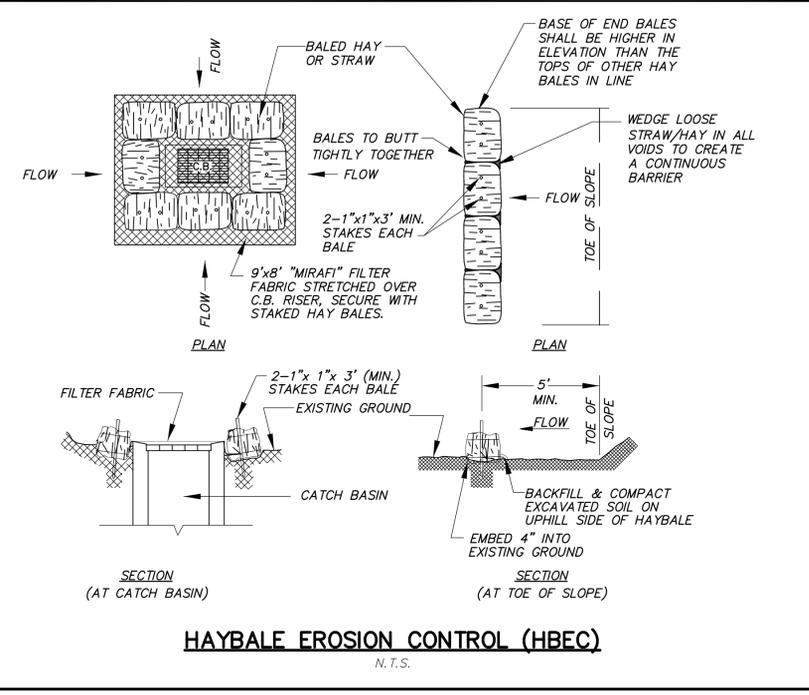
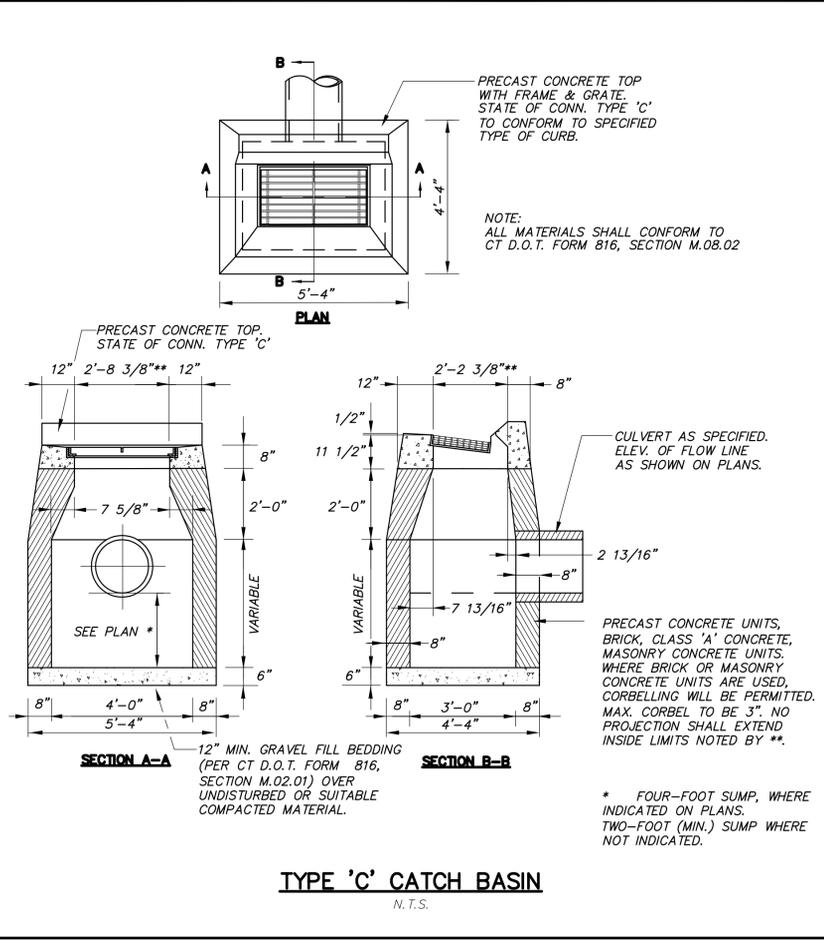
Phone (860) 653-8000  
Fax (860) 644-8600  
e-mail: fah@fahinc.com

No.	Date	Description
1	11-17-2014	Town coordination
2	12-01-2015	Town coordination
3	03-10-2016	02-25-2016 meeting cmnts

**The Access Agency, Inc.**  
PREPARED FOR  
**PARKER MEMORIAL SCHOOL**  
OLD POST ROAD  
TOLLAND, CONNECTICUT

Date: 10-21-2014 Drawn by: CAD Job no: 14151  
Scale: 1" = 20' Checked by: GAH Sheet no: 7 OF 7  
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**UT-1**



6 Easy Steps to Install **ANTI-WASH®/GEOJUTE®**

1. Prepare the soil by grading or raking area free of clods and large stones. Do not compact. If using fertilizer, add it to soil before grading.
2. Seeds and mulch (if required) should be distributed evenly over the prepared soil.
3. ANTI-WASH®/GEOJUTE® should be applied by unrolling down the slope or in the direction of water flow. Always bring ANTI-WASH®/GEOJUTE® down to level area before termination, fold 6" under, and secure with staples.
4. Provide drains as needed.
5. Place staples 18" to 24" apart throughout to secure matting to ground. All staples must be driven flush with soil surface.
6. Always overlap the edges 2" to 6". At the end of each roll, fold back 4" to 8" of the matting. Overlap 18" to 24" over the start of the next roll. Securely staple the two layers to the ground.

Always check with state or contracting agency for installation specifications or special requirements

**Waterway Installation**

1. Always lay Jute in the direction of water flow.
2. Extra staples are needed in waterways. Staples must be driven flush with soil surface.
3. Check slots should be placed every 25" to 50" depending on the velocity of the water flow. A row of staples should be placed on either side of the check slot.

**Helpful Hints**

- Keep dry in storage
- Remember to lay ANTI-WASH®/GEOJUTE® loosely, do not stretch.
- Check slots may be needed on steep slopes to prevent subsurface movement of soil during potholed or heavy rains.

**TO ESTABLISH A CHECK SLOT:**

1. Dig 6" deep trench perpendicular to water flow.
2. Roll ANTI-WASH®/GEOJUTE® in two or three folds (see diagram) and set into trench.
3. Staple fabric securely in bottom of trench and continue rolling down hill.

• Because ANTI-WASH®/GEOJUTE® has 60 to 65% of open area, additional seed can be broadcast over the matting to cover bare spots that may appear due to improper seeding or poor germination.

• Recommended usage: Approximately 200 staples per 100 sq. yds.

Specifications		Staples		Type		Weight per Carton		Staples per Carton	
Property	Results	11 gauge 6"	8 gauge 6"	8 gauge 6"	8 gauge 8"	43 lbs.	39 lbs.	500	500
Fabric structure	Woven								
Yarn	Jute, undyed and unbleached								
Fabric width	48"								
Weight	92 lbs./yd <sup>2</sup>								
Yarn count/Warp	78 per width, minimum								
Wash	42 per linear yard, minimum								
Water Absorption	> 450% of fabric weight								
Open Area	60-65%								
Durability	1-2 years								
Coverage	approximately 50 rolls per acre (using 100 yd <sup>2</sup> rolls)								
*Smolder treatment adds approximately .05 lb./yd <sup>2</sup>									
The information presented herein, while not guaranteed, is to the best of our knowledge true and accurate. Except when agreed to in writing for specific conditions of use, no warranty or guarantee is made or implied by the performance of any product, unless the nature of use and handling are beyond our control. Having been tested by us in accordance with the information presented herein.									

**Ask About DeKORNE®**  
Contact us today for more information on our erosion control solutions.  
Call Belton.

**Belton Industries, Inc.**  
813 Rowell Rd • Atlanta, GA 30350 • USA  
Toll Free: 1(800)225-4099 • Local: (404)587-0257  
FAX: 1(404)992-6361 • Telex: 493-1930 (BTD) UD

**Distributed By:**

**NOTES:**  
1. USE ANTI-WASH®/GEOJUTE® PRODUCT OR APPROVED EQUAL

**EROSION CONTROL BLANKET**  
N.T.S.

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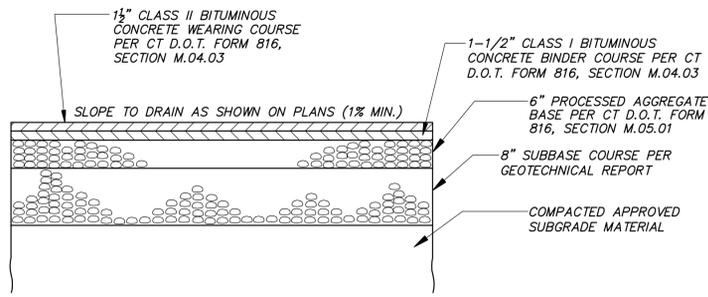
**FAH**

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PREPARED FOR  
PARKER MEMORIAL SCHOOL  
OLD POST ROAD  
TOLLAND, CONNECTICUT

DATE: 10-21-2014  
DRAWN BY: JAH  
JOB NO: 14151  
SHEET NO: 1 OF 3  
CHECKED BY: GAH  
SCALE: AS SHOWN  
SUBMITTAL: 2016-03-10\PARSD05.dwg, SD-1, Mar. 09, 2016 - 4:02:19 PM

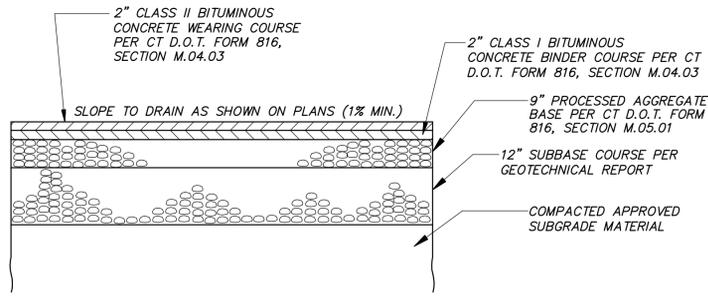
**SD-1**

Revisions:  
No. Date Description  
1 11-17-2014 Town coordination  
2 03-10-2016 02-25-2016 meeting cmnts



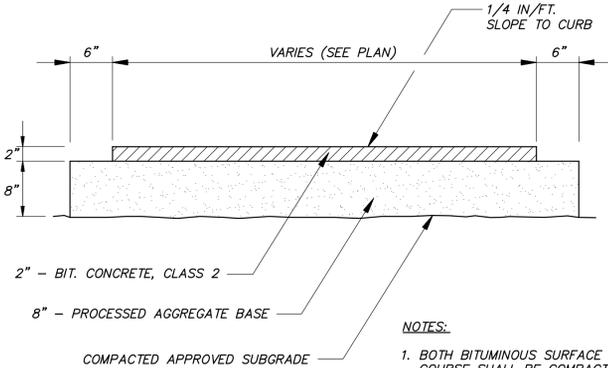
**LIGHT-DUTY PAVEMENT SECTION**

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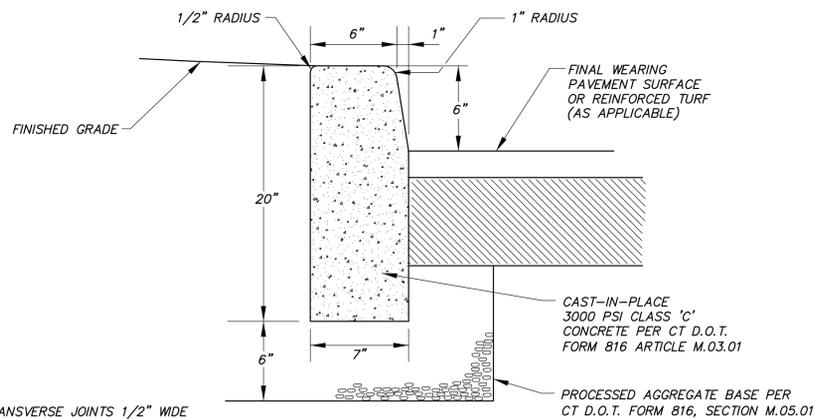
**HEAVY-DUTY PAVEMENT SECTION**

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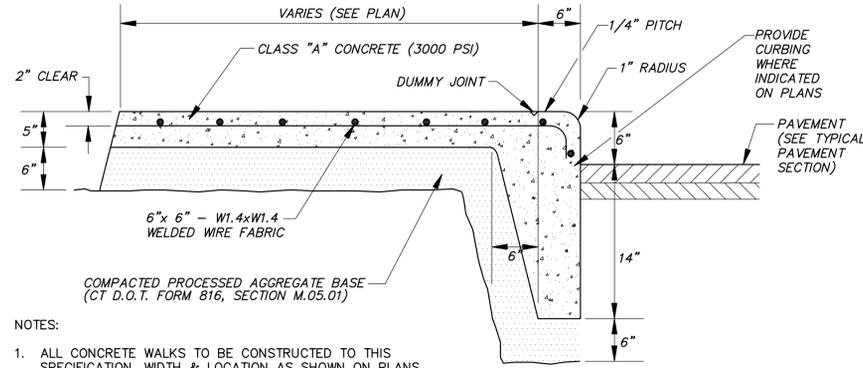
**BITUMINOUS CONCRETE SIDEWALK**

N.T.S.



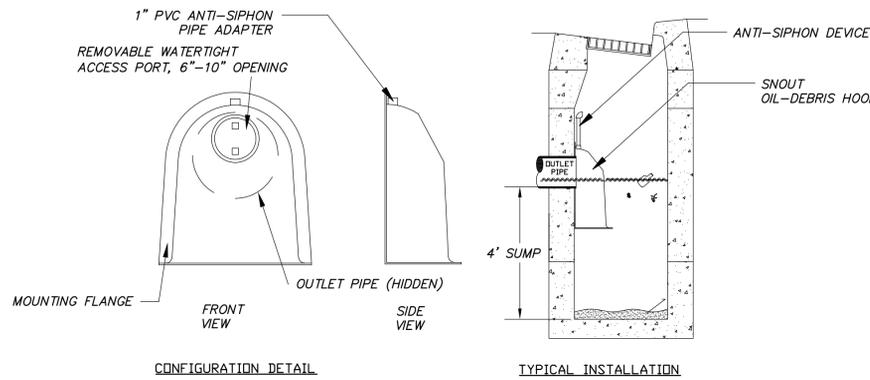
**CONCRETE CURBING**

N.T.S.



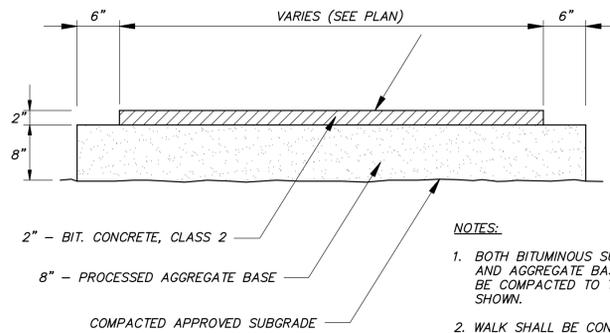
**CONCRETE SIDEWALK & CURB**

N.T.S.



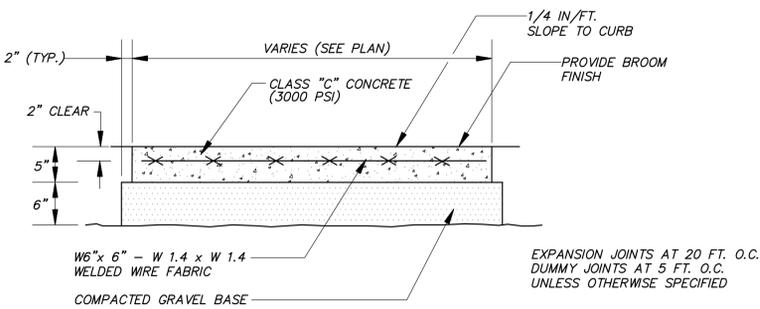
**TRAP HOOD DETAIL**

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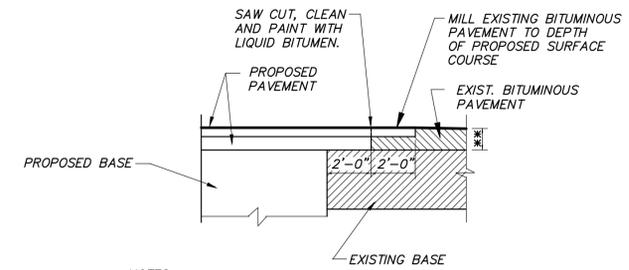
**BITUMINOUS CONCRETE SIDEWALK**

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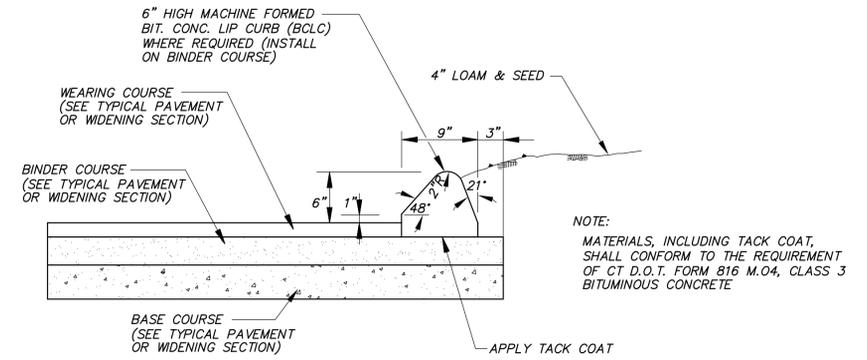
**CONCRETE SIDEWALK**

N.T.S.



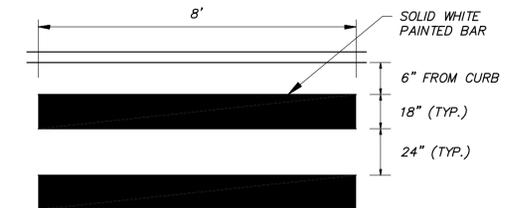
**PAVEMENT MATCH TREATMENT**

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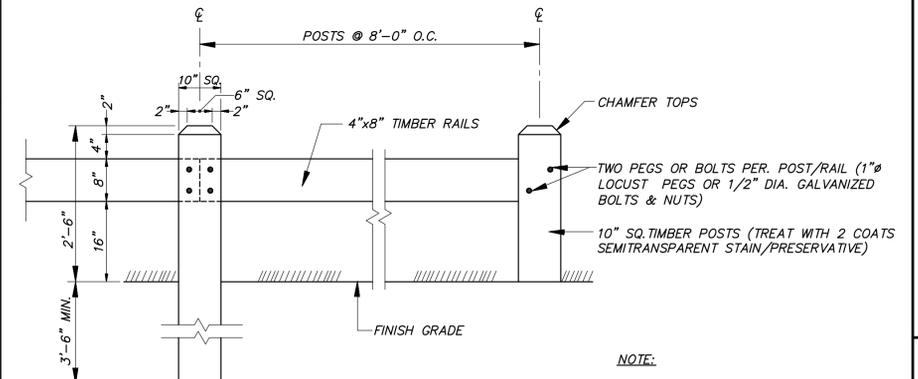
**BITUMINOUS CONCRETE LIP CURBING (BCLC)**

N.T.S.



**PAINTED PEDESTRIAN CROSSWALK**

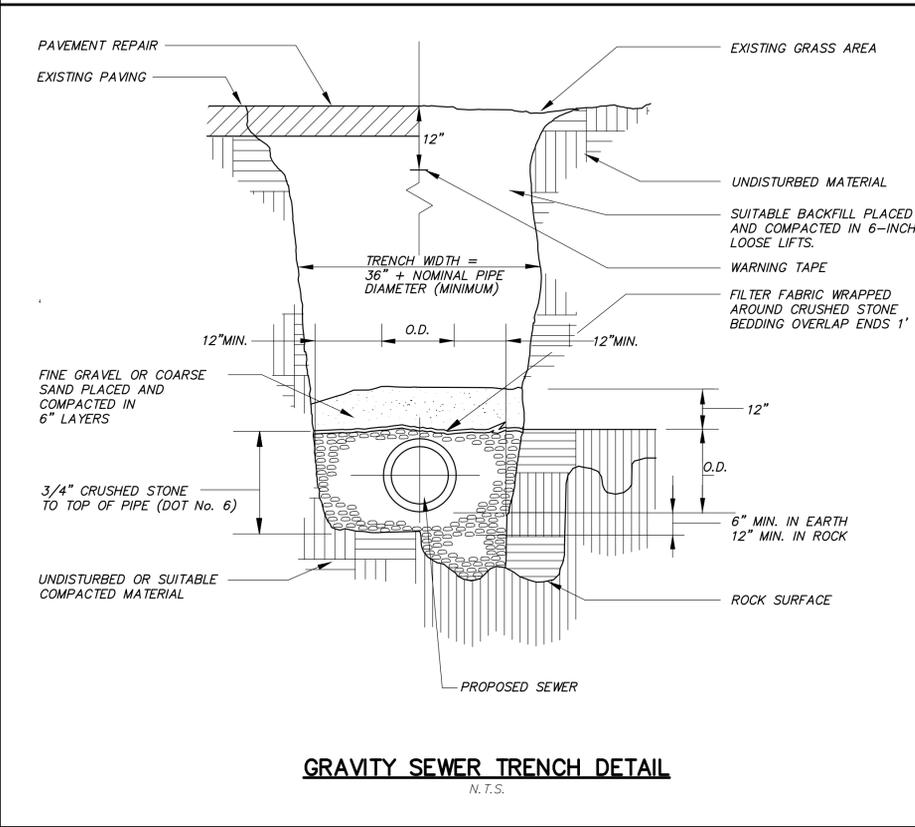
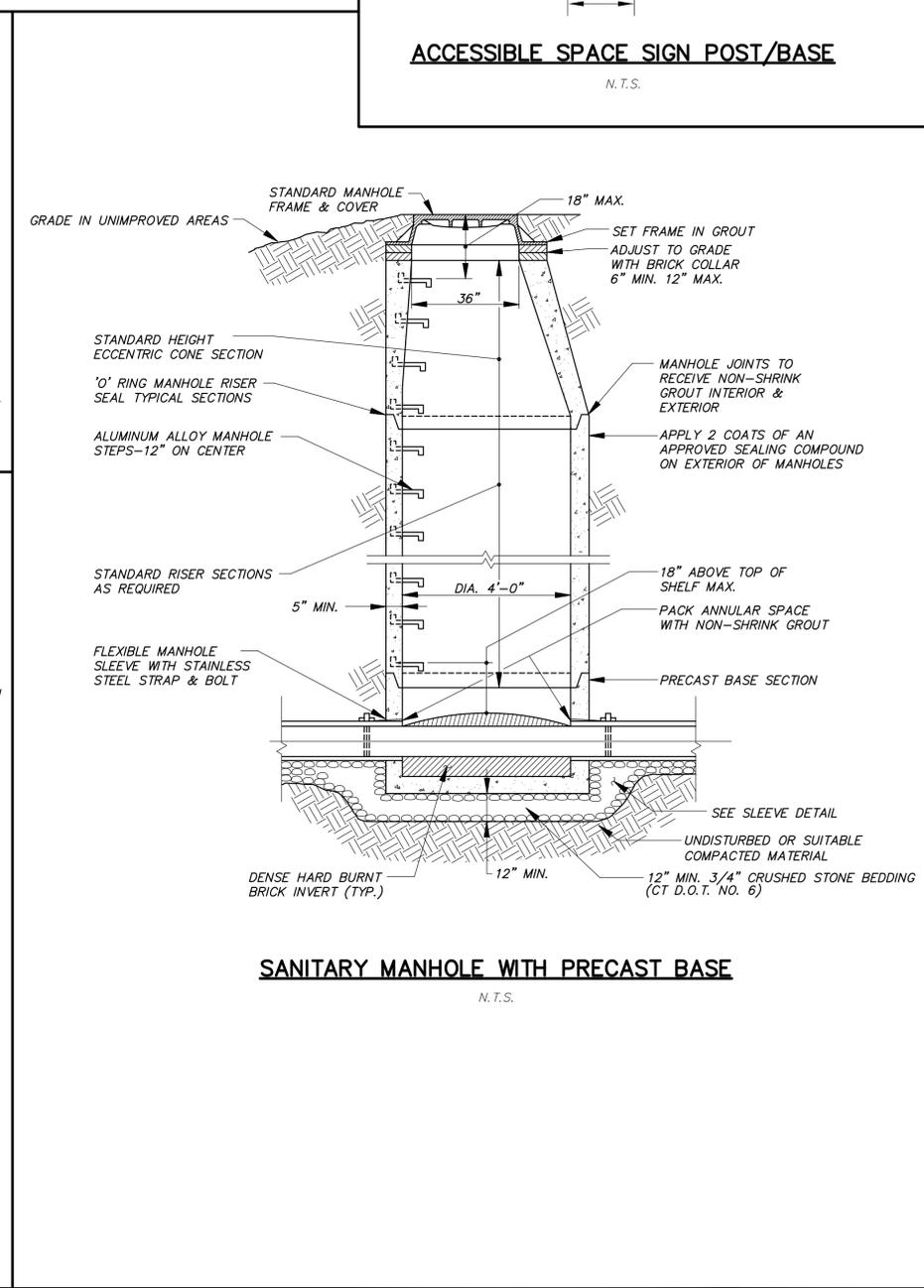
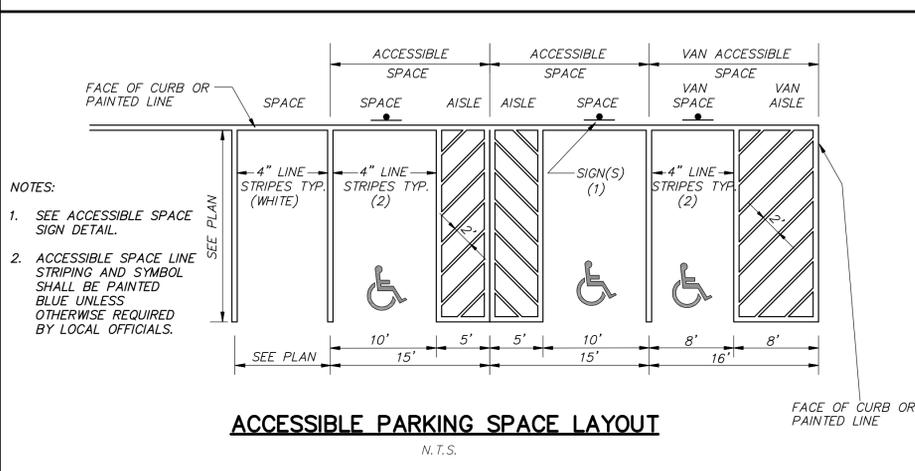
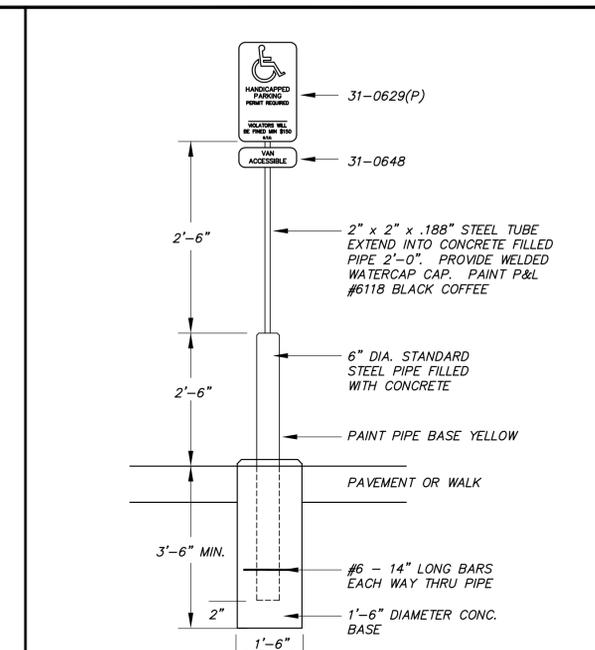
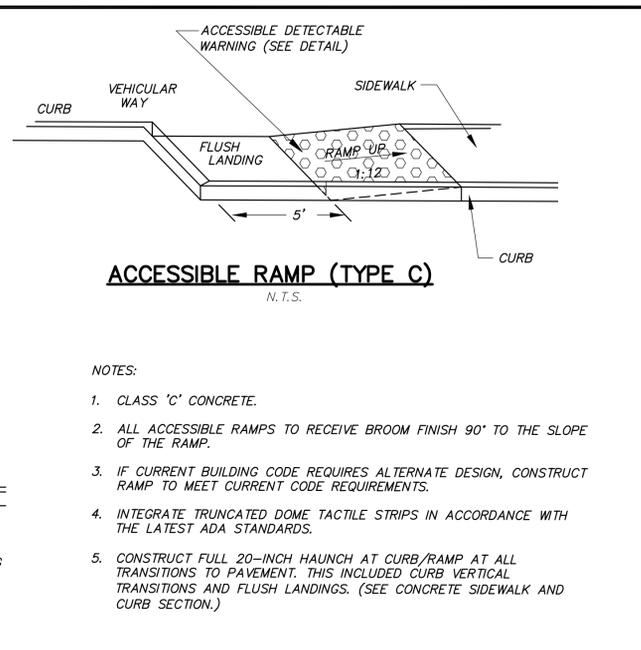
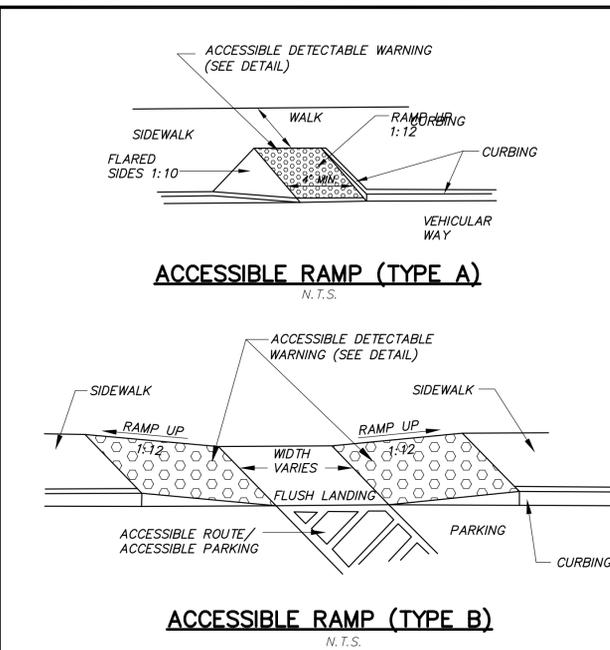
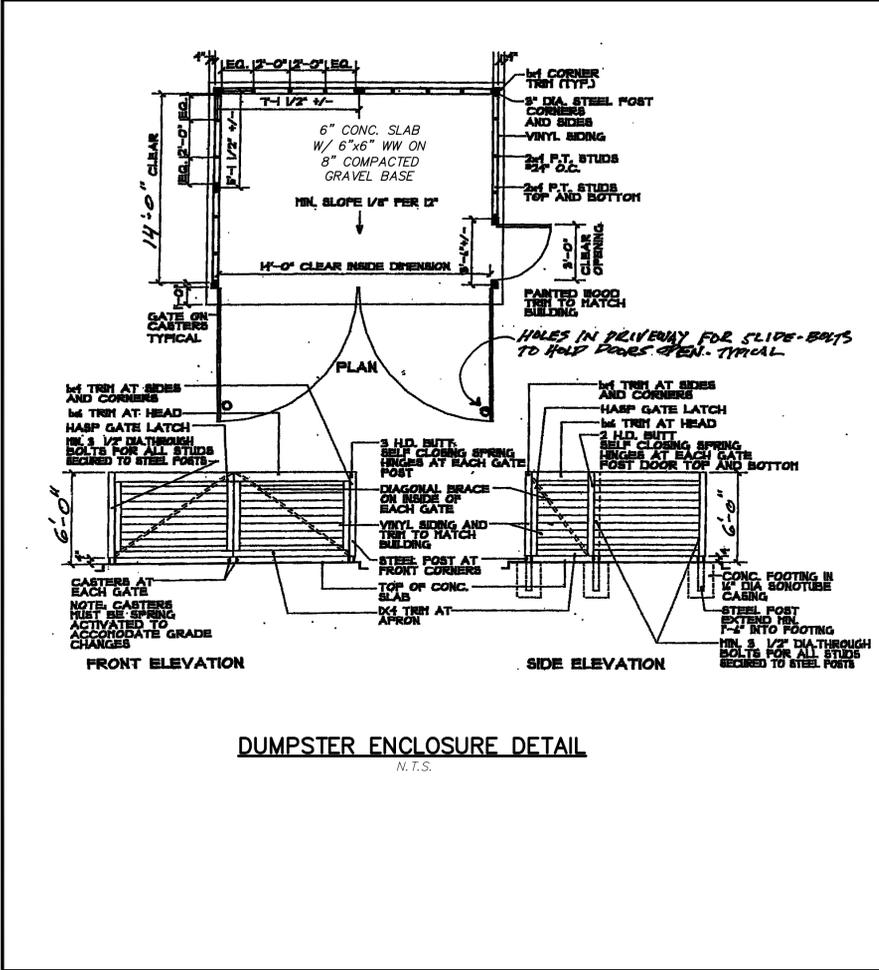
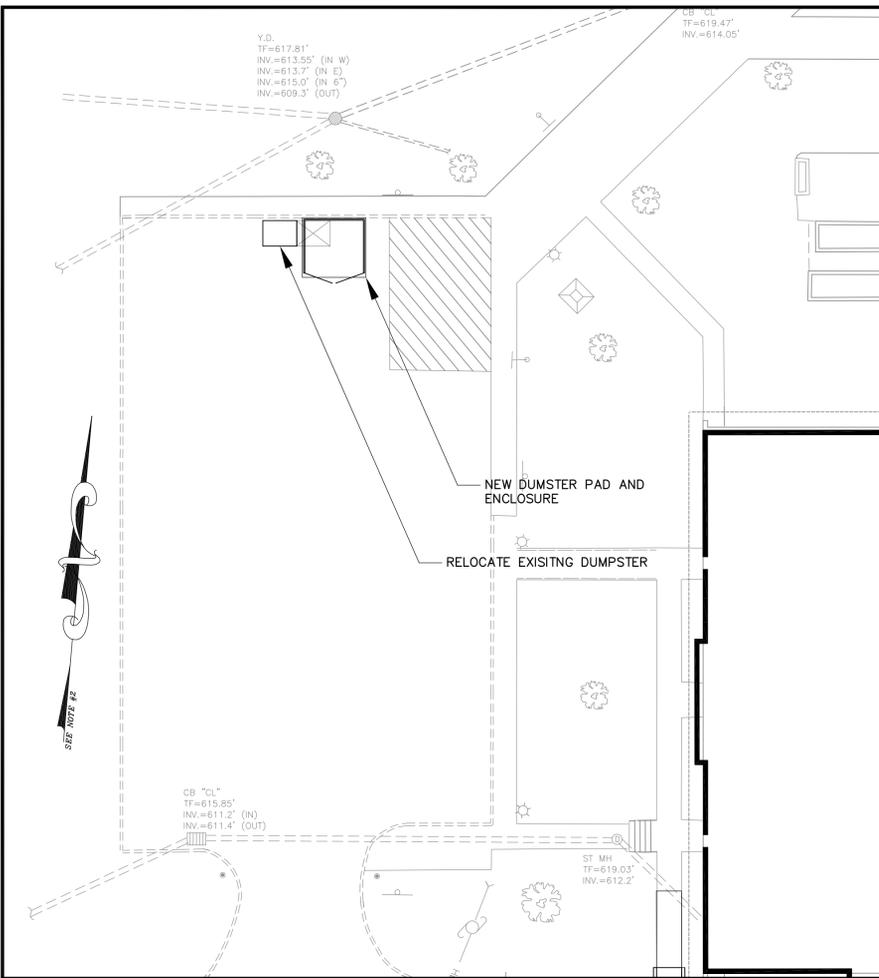
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**WOOD BEAM GUIDE RAIL**

N.T.S.

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**The Access Agency, Inc.**  
PREPARED FOR  
PARKER MEMORIAL SCHOOL  
OLD POST ROAD  
TOLLAND, CONNECTICUT

Date: 10-21-2014  
Drawn by: CAD  
Job no: 14151

Scale: 1" = 20'  
Checked by: GAH  
Sheet no: 3 OF 3

SD-3

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**I. PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF REMODELING OF THE FORMER PARKER SCHOOL INTO A SENIOR HOUSING FACILITY. THE PROJECT ALSO INCLUDES RELATED SITE IMPROVEMENTS, INCLUDING RECONSTRUCTION OF THE PARKING AREA IN FRONT OF THE FACILITY, SIDEWALK AND RAMP IMPROVEMENTS, LANDSCAPE IMPROVEMENTS, AND UTILITY SERVICE-RELATED WORK.

A TOTAL OF 63 PARKING SPACES ARE PROPOSED, INCLUDING FIVE DEDICATED ACCESSIBLE PARKING SPACES. THE PARKING SPACES WILL BE CONSTRUCTED IN THE PARKING FIELD IN FRONT OF THE FORMER SCHOOL. VEHICULAR ACCESS WILL BE FROM THE EXISTING DRIVEWAY THAT LEADS FROM OLD POST ROAD TO THE SOUTHWEST CORNER OF THE FORMER SCHOOL. THE EXISTING DRIVEWAY ACCESS FROM THE SOUTH WILL BE TERMINATED AND BUSES DIRECTED AWAY FROM THE PROPOSED PARKING AREA VIA A NEW DRIVEWAY INTERCONNECTION.

THE FACILITY WILL BE SERVED BY EXISTING SANITARY SEWER AND DOMESTIC WATER. NEW ELECTRIC AND TEL./COMM. SERVICES WILL BE BROUGHT TO THE BUILDING FROM AVAILABLE ON-SITE UTILITIES.

STORMWATER WILL BE MANAGED WITH CONVENTIONAL STORM DRAINAGE SYSTEMS COMPRISED OF CATCH BASINS, MANHOLES AND INTERCONNECTED CULVERTS. THE STORM DRAIN SYSTEMS WILL DISCHARGE INTO THE EXISTING ON-SITE STORM DRAIN SYSTEM. THE NEW DRIVEWAY INTERCONNECTION WILL DISCHARGE OVERLAND, VIA A RIP-RAP LEVEL SPREADER TO THE ADJACENT UPLAND AREA. 4-FOOT-DEEP SUMPS WITH TRAP HOODS ARE PROPOSED IN NEW CATCH BASINS TO TRAP SEDIMENTS AND DEBRIS AND PROVIDE IMPROVED WATER QUALITY OF THE STORMWATER DISCHARGE.

IN GENERAL, THE WORK INCLUDES, BUT IS NOT LIMITED TO:

1. INTERIOR DEMOLITION IN THE FORMER SCHOOL BUILDING AND ADJACENT EXTERIOR IMPROVEMENTS.
2. DEMOLITION OF THE PARKING AREA AND ADJACENT WALKWAYS IN FRONT OF THE FORMER SCHOOL.
3. LIMITED CLEARING AND GRUBBING.
4. ROUGH GRADING FOR DRIVES, WALKS AND PARKING CONSTRUCTION.
5. INSTALLATION OF STORM DRAINAGE SYSTEMS AND UNDERGROUND UTILITIES.
6. REMOVAL OF AN UNDERGROUND PROPANE TANK AND INSTALLATION OF A NEW UNDERGROUND PROPANE TANK.
7. BUILDING RENOVATION.
8. CONSTRUCTION OF PAVED PARKING AREAS AND DRIVES, SIDEWALKS AND CURBING, AND INSTALLATION OF PAVEMENT MARKINGS AND SIGNAGE.
9. ESTABLISHMENT OF LAWNS AND INSTALLATION OF LANDSCAPING.

**II. CONSTRUCTION SEQUENCE:**

A DETAILED CONSTRUCTION PHASING PLAN AND SCHEDULE SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THIS PHASING PLAN AND SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION, TRAFFIC AND PEDESTRIAN CONTROL, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THIS PLAN AND SCHEDULE SHALL PROVIDE FOR ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME, SHALL MINIMIZE TRAFFIC AND ENVIRONMENTAL IMPACTS, AND SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS.

IN GENERAL, SITE WORK CONSTRUCTION SHALL FOLLOW THE SEQUENCE OUTLINED BELOW:

1. INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEARING, GRUBBING, AND PAVEMENT SAW CUTTING
3. ROUGH GRADING FOR AND CONSTRUCTION OF INTERCONNECTION DRIVEWAY.
4. DEMOLITION OF EXISTING PARKING AREA IMPROVEMENTS.
5. ROUGH GRADING FOR PARKING AREA AND WALKS.
6. INSTALLATION OF STORM DRAIN AND UTILITY IMPROVEMENTS, INCLUDING REMOVAL OF EXIST. PROPANE TANK AND INSTALLATION OF NEW PROPANE TANK.
7. PLACEMENT OF SUBGRADE AND PAVEMENT BASE COURSE.
8. CONSTRUCTION OF CONCRETE SIDEWALKS AND CURBING.
9. PLACEMENT OF BITUMINOUS PAVEMENT COURSES AND BITUMINOUS CURBING.
10. FINAL STABILIZATION OF DISTURBED AREAS, INSTALLATION OF LANDSCAPE MATERIALS, PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS.
11. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN THE FALL OF 2016 AND BE COMPLETED BY SUMMER OF 2017.

**III. GENERAL NOTES:**

1. EXISTING TOPOGRAPHY TAKEN FROM DATA PROVIDED BY GARDNER & PETERSON ASSOCIATES, LLC ON AUGUST 14, 2014, PURPORTED TO BE FROM GROUND SURVEY DATA COLLECTED IN 2014. THE EXISTING CONDITIONS MAP PRESENTED IN THE PLAN SET DEPICTS THIS INFORMATION.
2. ALL WORK AND MATERIALS TO CONFORM TO THE SPECIFICATIONS, DOT FORM 816, TOWN OF TOLLAND SPECIFICATIONS, CUSTODIAL UTILITY COMPANY SPECIFICATIONS, AND THE DETAILS SHOWN ON THESE PLANS, AS APPLICABLE.
3. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING 1-800-922-4455 AT LEAST 48 HOURS IN ADVANCE.
4. THE LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND IS BASED UPON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OR ARCHITECT, AS APPLICABLE, OF ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
5. ALL UTILITIES TO BE INSTALLED, RELOCATED, AND/OR PROTECTED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS, AS APPLICABLE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS OR METHODS OF PROTECTION ARE SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION OR IMPLEMENTATION OF PROTECTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES, FOR COORDINATING UTILITY CONNECTIONS OR RELOCATIONS WITH THE SITE WORK AND BUILDING CONSTRUCTION, AND COORDINATING THE PROTECTION OF ALL UTILITIES NECESSARY TO PERFORM THE WORK SHOWN ON THE PLANS. COORDINATION ACTIVITIES SHALL BE SCHEDULED AND TAKE PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES EFFECTING THE UTILITIES INSTALLATION, REPLACEMENT, AND/OR PROTECTION.
6. INSTALLATION OF UTILITIES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE PLANS, BOTH IN VERTICAL AND HORIZONTAL ALIGNMENTS, UNLESS SPECIFICALLY APPROVED BY THE SITE ENGINEER.
7. A PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED WILL BE REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING REMOVAL OF TREES AND/OR DEMOLITION ACTIVITIES. PROCEDURES FOR SUCH PRE-CONSTRUCTION MEETING AND AUTHORIZATION TO PROCEED SHALL BE IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
8. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VARIOUS FEDERAL, STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.
9. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS, THE EROSION AND SEDIMENTATION CONTROL NOTES, AND APPLICABLE STATE AND LOCAL REQUIREMENTS.
10. NO STUMPS OR OTHER DELETERIOUS MATERIALS ARE TO BE BURIED ON THE SITE.
11. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
13. DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.
14. TRAFFIC CONTROL OPERATIONS SHALL BE CONDUCTED TO THE SATISFACTION OF TOWN OFFICIALS.

# Parker School Elderly Housing

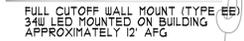
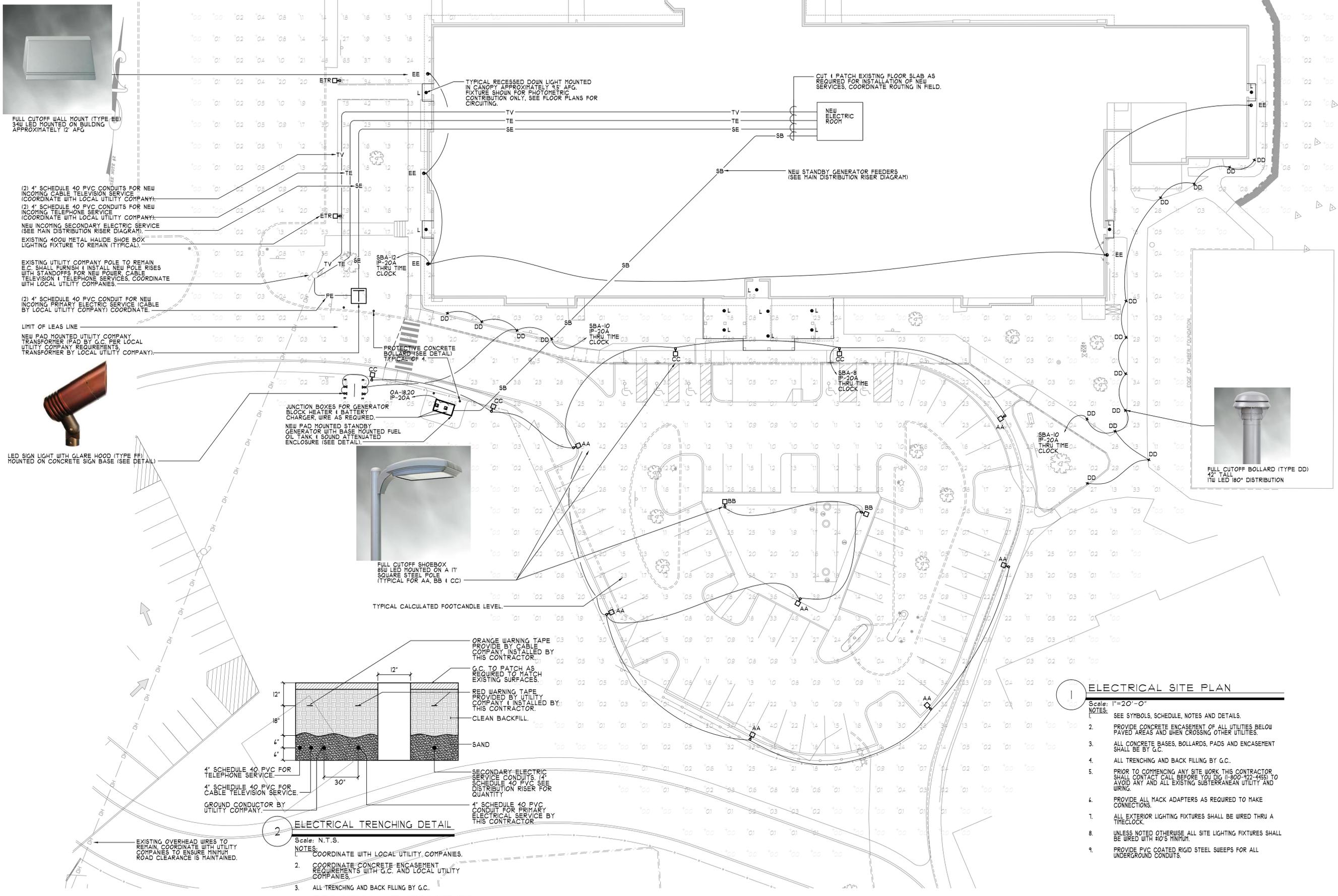
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NT-1



FULL CUTOFF WALL MOUNT (TYPE EE) 34W LED MOUNTED ON BUILDING APPROXIMATELY 12' AFG

(2) 4" SCHEDULE 40 PVC CONDUITS FOR NEW INCOMING CABLE TELEVISION SERVICE (COORDINATE WITH LOCAL UTILITY COMPANY).  
(2) 4" SCHEDULE 40 PVC CONDUITS FOR NEW INCOMING TELEPHONE SERVICE (COORDINATE WITH LOCAL UTILITY COMPANY).  
NEW INCOMING SECONDARY ELECTRIC SERVICE (SEE MAIN DISTRIBUTION RISER DIAGRAM).  
EXISTING 400W METAL HALIDE SHOE BOX LIGHTING FIXTURE TO REMAIN (TYPICAL).

EXISTING UTILITY COMPANY POLE TO REMAIN. E.C. SHALL FURNISH & INSTALL NEW POLE RISES WITH STANDOFFS FOR NEW POWER, CABLE TELEVISION & TELEPHONE SERVICES. COORDINATE WITH LOCAL UTILITY COMPANIES.

(2) 4" SCHEDULE 40 PVC CONDUIT FOR NEW INCOMING PRIMARY ELECTRIC SERVICE (CABLE BY LOCAL UTILITY COMPANY) COORDINATE.

LIMIT OF LEAS LINE  
NEW PAD MOUNTED UTILITY COMPANY TRANSFORMER (PAID BY G.C. PER LOCAL UTILITY COMPANY REQUIREMENTS).  
TRANSFORMER BY LOCAL UTILITY COMPANY.



LED SIGN LIGHT WITH GLARE HOOD (TYPE FF) MOUNTED ON CONCRETE SIGN BASE (SEE DETAIL)

TYPICAL RECESSED DOWN LIGHT MOUNTED IN CANOPY APPROXIMATELY 45' AFG. FIXTURE SHOWN FOR PHOTOMETRIC CONTRIBUTION ONLY. SEE FLOOR PLANS FOR CIRCUITING.

CUT & PATCH EXISTING FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW SERVICES. COORDINATE ROUTING IN FIELD.



NEW ELECTRIC ROOM

NEW STANDBY GENERATOR FEEDERS (SEE MAIN DISTRIBUTION RISER DIAGRAM)

SBA-12 IP-20A THRU TIME CLOCK

PROTECTIVE CONCRETE BOLLARD (SEE DETAIL) TYPICAL OF 4.

JUNCTION BOXES FOR GENERATOR BLOCK HEATER & BATTERY CHARGER. WIRE AS REQUIRED.

NEW PAD MOUNTED STANDBY GENERATOR WITH BASE MOUNTED FUEL OIL TANK & SOUND ATTENUATED ENCLOSURE (SEE DETAIL)

OA-1820 IP-20A

FULL CUTOFF SHOEBOX 85W LED MOUNTED ON A 1" SQUARE STEEL POLE (TYPICAL FOR AA, BB & CC)

TYPICAL CALCULATED FOOTCANDLE LEVEL.

ORANGE WARNING TAPE PROVIDED BY CABLE COMPANY INSTALLED BY THIS CONTRACTOR.

G.C. TO PATCH AS REQUIRED TO MATCH EXISTING SURFACES.

RED WARNING TAPE PROVIDED BY UTILITY COMPANY (INSTALLED BY THIS CONTRACTOR).

CLEAN BACKFILL.

SAND

4" SCHEDULE 40 PVC FOR TELEPHONE SERVICE.

4" SCHEDULE 40 PVC FOR CABLE TELEVISION SERVICE.

GROUND CONDUCTOR BY UTILITY COMPANY.

SECONDARY ELECTRIC SERVICE CONDUITS 4" SCHEDULE 40 PVC SEE DISTRIBUTION RISER FOR QUANTITY

4" SCHEDULE 40 PVC CONDUIT FOR PRIMARY ELECTRICAL SERVICE BY THIS CONTRACTOR

### 2 ELECTRICAL TRENCHING DETAIL

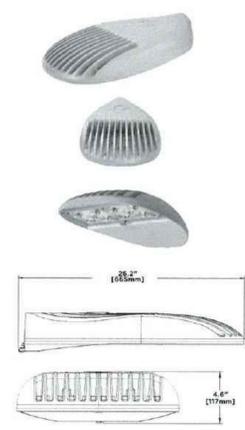
Scale: N.T.S.

- 1. COORDINATE WITH LOCAL UTILITY COMPANIES.
- 2. COORDINATE CONCRETE ENCASEMENT REQUIREMENTS WITH G.C. AND LOCAL UTILITY COMPANIES.
- 3. ALL TRENCHING AND BACK FILLING BY G.C.
- 4. PRIOR TO COMMENCING ANY SITE WORK THIS CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-422-4455) TO AVOID ANY AND ALL EXISTING SUBTERRANEAN UTILITY AND WIRING.
- 5. BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELL, FROZEN MATERIAL LOOSE DEBRIS OR STONES LARGER THAN 2" DIAMETER.

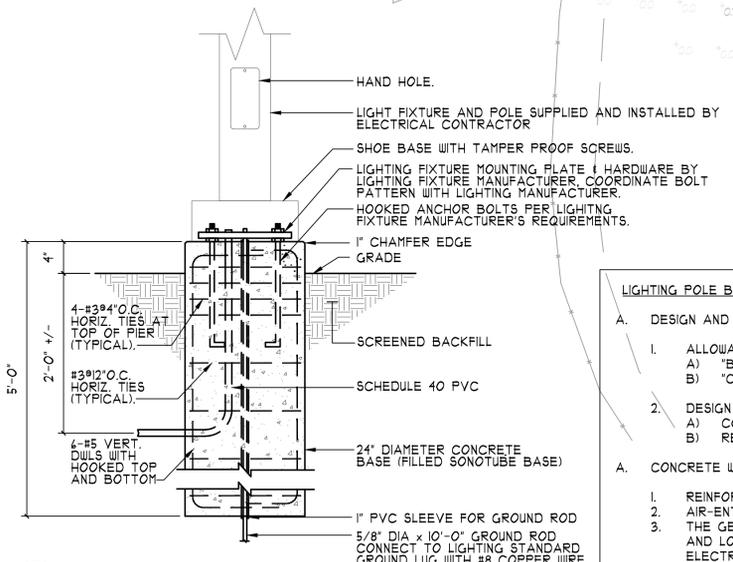
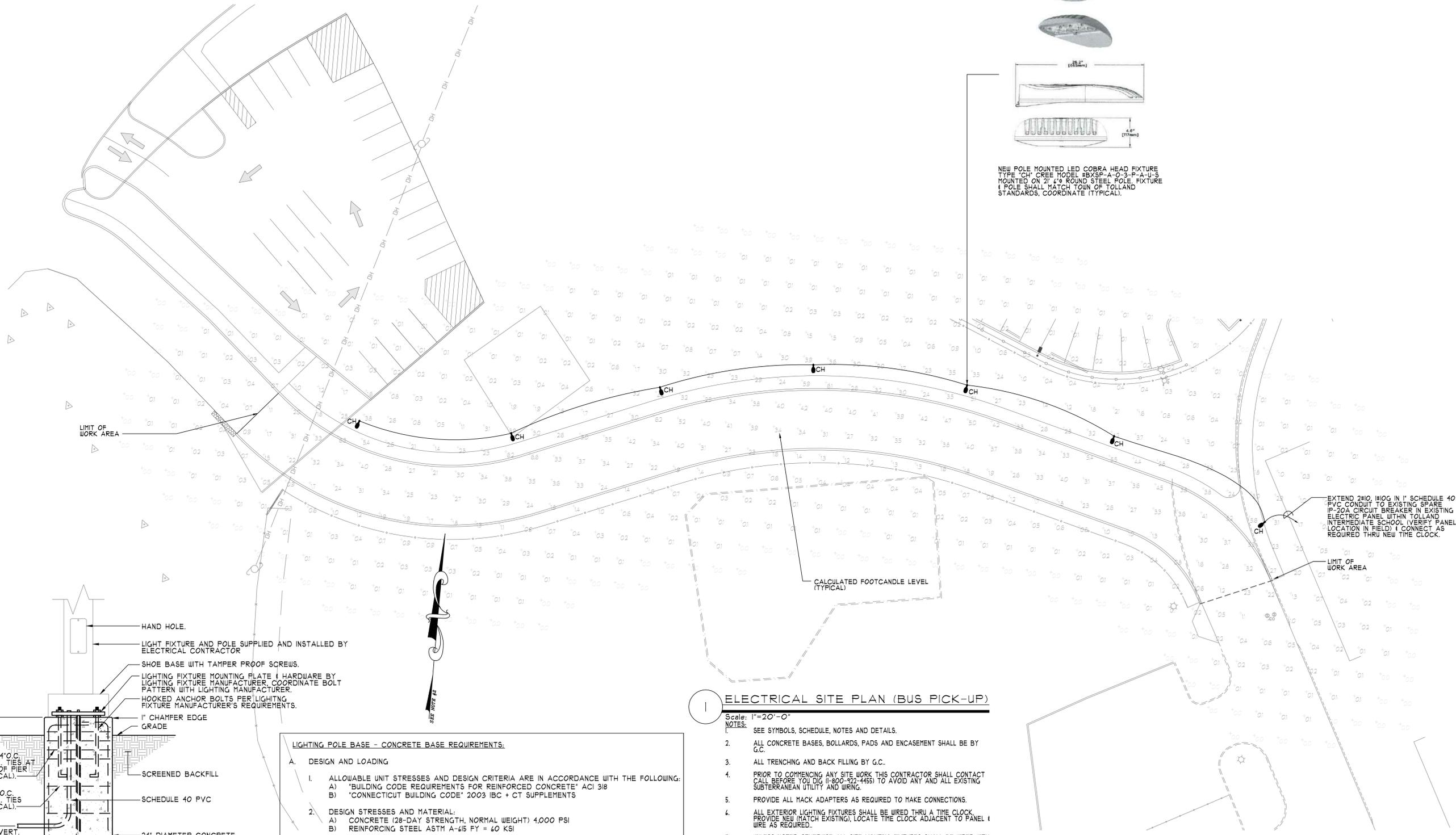
### 1 ELECTRICAL SITE PLAN

Scale: 1"=20'-0"

- NOTES:  
1. SEE SYMBOLS, SCHEDULE, NOTES AND DETAILS.
- 2. PROVIDE CONCRETE ENCASEMENT OF ALL UTILITIES BELOW PAVED AREAS AND WHEN CROSSING OTHER UTILITIES.
- 3. ALL CONCRETE BASES, BOLLARDS, PADS AND ENCASEMENT SHALL BE BY G.C.
- 4. ALL TRENCHING AND BACK FILLING BY G.C.
- 5. PRIOR TO COMMENCING ANY SITE WORK THIS CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-422-4455) TO AVOID ANY AND ALL EXISTING SUBTERRANEAN UTILITY AND WIRING.
- 6. PROVIDE ALL TACK ADAPTERS AS REQUIRED TO MAKE CONNECTIONS.
- 7. ALL EXTERIOR LIGHTING FIXTURES SHALL BE WIRED THRU A TIMECLOCK.
- 8. UNLESS NOTED OTHERWISE ALL SITE LIGHTING FIXTURES SHALL BE WIRED WITH #10'S MINIMUM.
- 9. PROVIDE PVC COATED RIGID STEEL SWEEPS FOR ALL UNDERGROUND CONDUITS.



NEW POLE MOUNTED LED COBRA HEAD FIXTURE TYPE 'CH' CREE MODEL #BXSP-A-0-3-P-A-U-S MOUNTED ON 2" 4" ROUND STEEL POLE. FIXTURE & POLE SHALL MATCH TOWN OF TOLLAND STANDARDS. COORDINATE (TYPICAL).



2 TYPICAL SITE LIGHT POLE BASE DETAIL  
 Scale: N.T.S.  
 NOTES:  
 I. SEE SYMBOLS, SCHEDULES, NOTES & DETAILS

LIGHTING POLE BASE - CONCRETE BASE REQUIREMENTS:

A. DESIGN AND LOADING

- ALLOWABLE UNIT STRESSES AND DESIGN CRITERIA ARE IN ACCORDANCE WITH THE FOLLOWING:
  - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318
  - "CONNECTICUT BUILDING CODE" 2003 IBC + CT SUPPLEMENTS
- DESIGN STRESSES AND MATERIAL:
  - CONCRETE (28-DAY STRENGTH, NORMAL WEIGHT) 4,000 PSI
  - REINFORCING STEEL ASTM A-415 F<sub>y</sub> = 40 KSI

A. CONCRETE WORK AND REINFORCING

- REINFORCING TO BE LAPPED 48 BAR DIAMETERS AT ALL CORNERS, SPLICES, DOWELS, ETC.
- AIR-ENTRAIN ALL EXPOSED CONCRETE.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS, INCLUDING DIMENSIONS AND LOCATIONS, OF ALL OPENINGS, EMBEDDED ITEMS, ETC., FOR MECHANICAL AND ELECTRICAL TRADES.
- COVER FOR REINFORCING:
  - CONCRETE PLACED ON EARTH 3"
  - FORMED CONCRETE EXPOSED TO GROUND OR WEATHER: 1-1/2"

B. INSTALLATION

- CONCRETE BASES SHALL BE SET LEVEL & PLUMB. E.C. SHALL ENSURE POLES ARE STRAIGHT AT TIME OF COMPLETION & MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED.

1 ELECTRICAL SITE PLAN (BUS PICK-UP)  
 Scale: 1"=20'-0"  
 NOTES:  
 1. SEE SYMBOLS, SCHEDULE, NOTES AND DETAILS.  
 2. ALL CONCRETE BASES, BOLLARDS, PADS AND ENCASEMENT SHALL BE BY G.C.  
 3. ALL TRENCHING AND BACK FILLING BY G.C.  
 4. PRIOR TO COMMENCING ANY SITE WORK THIS CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (1-800-422-4455) TO AVOID ANY AND ALL EXISTING SUBTERRANEAN UTILITY AND WIRING.  
 5. PROVIDE ALL MACK ADAPTERS AS REQUIRED TO MAKE CONNECTIONS.  
 6. ALL EXTERIOR LIGHTING FIXTURES SHALL BE WIRED THRU A TIME CLOCK. PROVIDE NEW (MATCH EXISTING), LOCATE TIME CLOCK ADJACENT TO PANEL & WIRE AS REQUIRED.  
 7. UNLESS NOTED OTHERWISE ALL SITE LIGHTING FIXTURES SHALL BE WIRED WITH #10'S MINIMUM.  
 8. PROVIDE PVC COATED RIGID STEEL SWEEPS FOR ALL UNDERGROUND CONDUITS.

EXTEND 2410, 110G IN 1" SCHEDULE 40 PVC CONDUIT TO EXISTING SPARE IP-20A CIRCUIT BREAKER IN EXISTING ELECTRIC PANEL WITHIN TOLLAND INTERMEDIATE SCHOOL (VERIFY PANEL LOCATION IN FIELD) & CONNECT AS REQUIRED THRU NEW TIME CLOCK.

CALCULATED FOOTCANDLE LEVEL (TYPICAL)

LIMIT OF WORK AREA

LIMIT OF WORK AREA



PARKER SCHOOL ELDERLY HOUSING

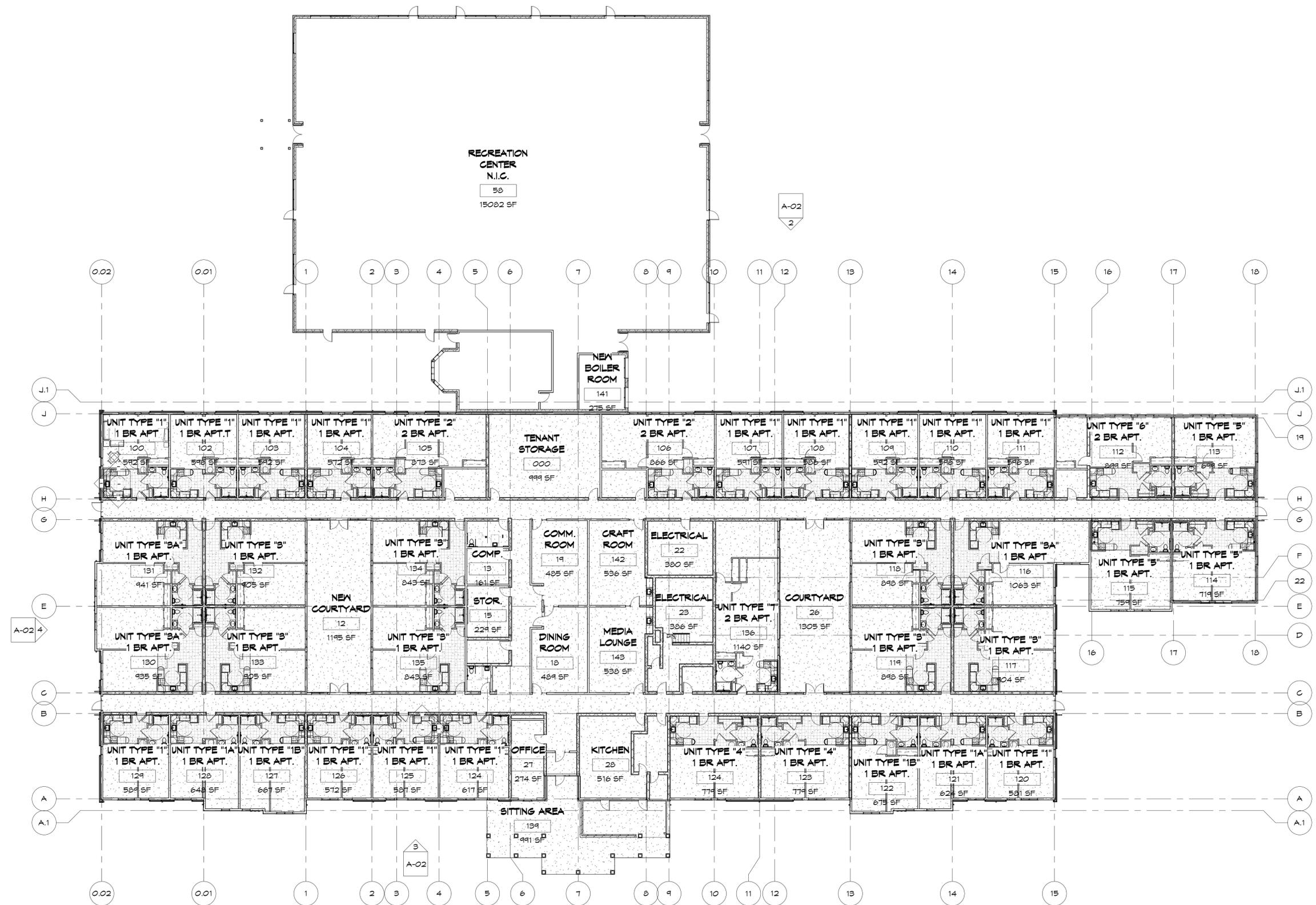
OLD POST ROAD TOLLAND, CT

DATE ISSUED: SEPT. 6, 2013 REVISIONS:

SCALE: 1/16" = 1'-0"

FLOOR PLAN

A-01





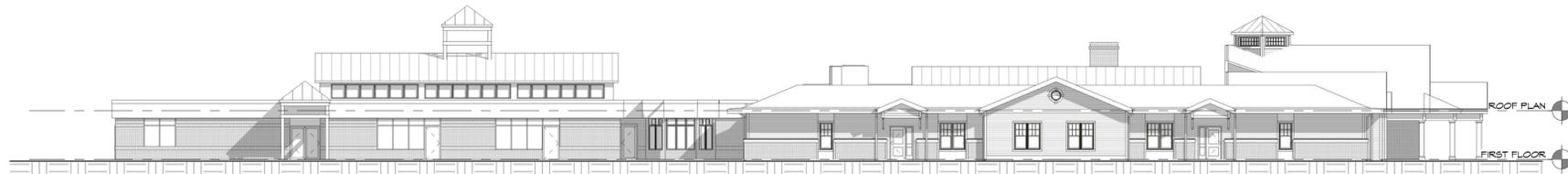
1 EAST ELEVATION P&Z  
A-02 1/16" = 1'-0"



2 NORTH ELEVATION P&Z  
A-02 1/16" = 1'-0"



3 SOUTH ELEVATION P&Z  
A-02 1/16" = 1'-0"



4 WEST ELEVATION P&Z  
A-02 1/16" = 1'-0"



1 SOUTH EAST ELEVATION  
A-03



2 SOUTH WEST ELEVATION  
A-03



3 NORTH WEST ELEVATION  
A-03



4 NORTH EAST ELEVATION  
A-03