

GENERAL NOTES

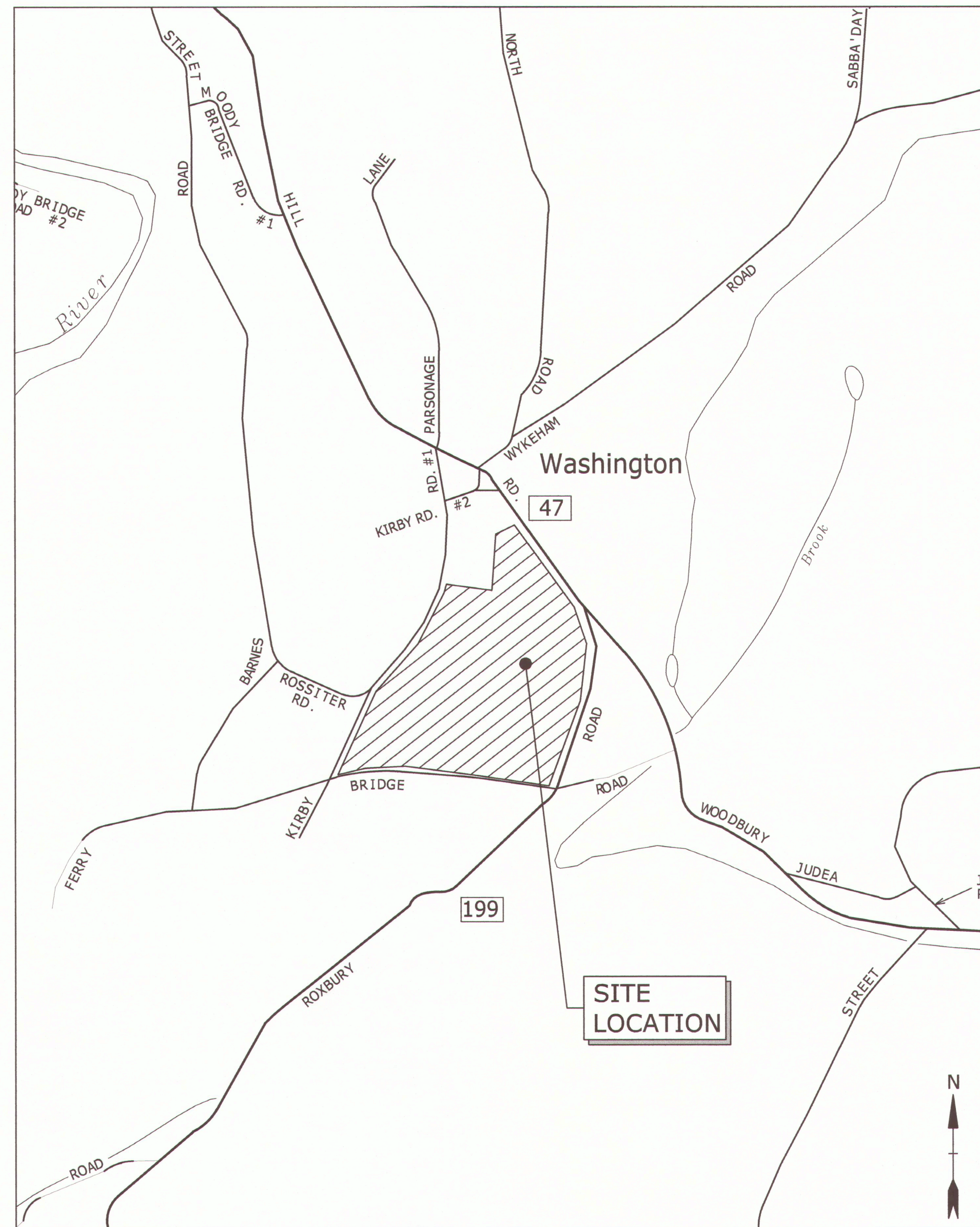
- UTILITY, STRUCTURE AND FACILITY LOCATIONS SHOWN HEREON WERE PLOTTED FROM INFORMATION SUPPLIED BY RESPECTIVE UTILITY COMPANIES AND DATA OBTAINED FROM FIELD SURVEYS AND AS-BUILT DRAWINGS. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE FOR HIMSELF, THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES WHICH MAY AFFECT HIS CONSTRUCTION OPERATIONS. THE CONTRACTOR MUST ADEQUATELY PROTECT AND SUPPORT UTILITIES AND HE SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED AT NO EXPENSE TO THE OWNER. ANYONE USING UTILITY INFORMATION AND DATA PROVIDED HEREIN SHALL CONTACT "CALL BEFORE YOU DIG", 1-800-922-4455 OR WWW.CBYD.COM, 72 HOURS IN ADVANCE TO VERIFY THE LOCATION OF UTILITIES PRIOR TO STARTING CONSTRUCTION.
- REFERENCE IS MADE TO PLAN ENTITLED TOPOGRAPHIC SURVEY SCIENCE BUILDING PROJECT THE FREDERICK GUNN SCHOOL, 22 KIRBY ROAD, WASHINGTON, CT* DATED MAY 18, 2021 AND REVISED SEPTEMBER 1, 2021 AND OCTOBER 6, 2021. PREPARED BY SMITH & COMPANY SURVEYORS & ENGINEERS, INC. FORMERLY BRADFORD E. SMITH & SON. 247 MAIN STREET SOUTH, WOODBURY, CT.
- IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF SUBSURFACE STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE DRAWINGS, SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- AT ALL LOCATIONS WHERE THE CONTRACTOR IS REQUIRED TO REMOVE EXISTING PAVEMENT AREAS (WHICH ARE NOT TO BE RECONSTRUCTED) FOR THE INSTALLATION OF THE PROPOSED UTILITIES, THE PAVEMENT SHALL BE REPAIRED AS SHOWN ON THE CONTRACT DRAWINGS OR IN ACCORDANCE WITH CITY OR STATE REQUIREMENTS AS APPLICABLE.
- AS CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS, ETC. AND RESTORE OR REPLACE ANY DAMAGE TO LANDSCAPING.
- AREAS OUTSIDE THE PROJECT LIMIT LINE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL BE GRADED TO MEET PROPOSED CONSTRUCTION AS DIRECTED BY THE OWNER'S REPRESENTATIVE. COST FOR THIS WORK SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROCURE ALL THE NECESSARY PERMITS AND LICENSES, AT THE TIME REQUIRED, PAY ALL THE CHARGES AND FEES, AND GIVE NOTICES AS NECESSARY AND DUE IN CONNECTION WITH THE LAWFUL EXECUTION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY BOXES, FRAMES, AND GRATES, ETC. AFFECTED BY THE CONSTRUCTION ACTIVITIES SHALL BE RESET/RECONSTRUCTED TO THE PROPER GRADE. ALL COST RELATED TO SUCH WORK SHALL BE CONSIDERED INCLUDED IN THE BID PRICE.
- EXCAVATION OF ANY TYPE SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT UNDERGROUND UTILITIES OR STRUCTURES ARE NOT DAMAGED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY FOR ANY DAMAGED INCURRED DURING EXCAVATION OPERATIONS. ALL EXCAVATION SHALL BE IN CONFORMANCE WITH THE LATEST OSHA REQUIREMENTS.
- ALL DRIVEWAYS, ROADS, STAIRS, AND SIDEWALKS DISTURBED BY THE CONSTRUCTION IN OR OUTSIDE THE PROJECT LIMIT LINE SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL BE GRADED TO MEET THE PROPOSED CONSTRUCTION AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUFFICIENTLY COVER ALL DISTURBED AREAS AT THE END OF EACH WORK DAY TO AVOID ANY RISK OF INJURY TO PEDESTRIAN OR VEHICULAR TRAFFIC. THE CONTRACTOR SHALL INSTALL TEMPORARY SUPPORT SYSTEMS OVER TRENCH EXCAVATIONS THAT ARE TAMPER RESISTANT AND SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THE CONTRACTOR SHALL INSTALL BARRICADES TO PROTECT AGAINST PEDESTRIAN ACCESS. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE TEMPORARY SAFETY MEASURES BY THE OWNER'S REPRESENTATIVE. ALL MAINTENANCE AND PROTECTION OF BOTH PEDESTRIAN AND VEHICULAR TRAFFIC ARE INCLUDED IN THE LUMP SUM BID PRICE FOR THIS PROJECT.
- THE STANDARD SPECIFICATIONS (FOR SITE /CIVIL WORK) SHALL BE THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818, 2020, INCLUDING ALL SUPPLEMENTS THERETO.
- ALL DISTURBED AREAS NOT PROVIDED WITH SPECIFIC SITE IMPROVEMENTS (PAVING, CONCRETE SIDEWALK, LANDSCAPING, ETC.) SHALL HAVE TOPSOIL INSTALLED AND TURF ESTABLISHED IN ACCORDANCE WITH THE PROJECT LANDSCAPE SPECIFICATIONS.
- THE CONTRACTOR SHALL RECORD THE LOCATIONS OF ALL UNDERGROUND UTILITIES INSTALLED OR FOUND DURING CONSTRUCTION. THE UTILITIES SHALL BE MEASURED FROM PERMANENT SURFACE FEATURES AND COMPILED BY THE CONTRACTOR ON RECORD DRAWINGS. AN AS-BUILT SURVEY, SHALL BE PREPARED BY A SURVEYOR LICENSED IN THE STATE OF CONNECTICUT SUBMITTED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL 2 WEEKS PRIOR TO APPLYING FOR CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL COMPLETE ALL WORK SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, THE DAMAGED MATERIALS SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS, EQUIPMENT, ETC. AND RESTORE OR REPAIR ANY DAMAGE TO LANDSCAPING AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL ANTICIPATE IN HIS BID THAT THE AREA OF HIS PROPOSED WORK MAY BE ENCUMBERED BY UTILITY COMPANIES FOR THE REMOVAL/RELOCATION/ADJUSTMENT/CONSTRUCTION OF UTILITIES. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIRED NOTIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL ASPECTS OF HIS WORK WITH SAID UTILITY COMPANIES.
- THE CONTRACTOR SHALL EXCAVATE AND LEGALLY DISPOSE OF OFF-SITE ANY EXCESS PAVEMENT AND/OR BASE. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE LUMP SUM BID FOR THE PROJECT AND AT NO ADDITIONAL COST TO THE OWNER.
- ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE OWNER'S REPRESENTATIVE TO MEET EXISTING CONDITIONS.

PARKING COUNT	
PARKING TYPE	QUANTITY (EXISTING)
*MAIN CAMPUS EXISTING PARKING	146
PARKING LOST	0
PROPOSED PARKING ADDED	0
NET GAIN	0
*TOTAL PROPOSED MAIN CAMPUS PARKING	146
*TOTAL PROPOSED MAIN CAMPUS ADA PARKING	5

* (APPROXIMATE BASED ON THE 2017 ZBA APPLICATION FOR THE THOMAS S. PERAKOS ARTS AND COMMUNITY CENTER)

STANDARD ABBREVIATIONS

@	ABDN(D)	AT	ABANDON(ED)	INC	INCORPORATED
AC	ACRE/AIR CONDITIONING	INV	INVERT	L	LENGTH OF CURVE
AOBE	AS ORDERED BY THE ENGINEER	LT	LEFT	LOC	LOCATION
BSMT	BASEMENT	LP	LIGHT POLE	MAX	MAXIMUM
BCLC	BITUMINOUS CONCRETE LIP CURBING	MIN	MINIMUM	MH	MANHOLE
BOW	BACK OF WALK	MISC	MISCELLANEOUS	MON	MONUMENT
BL	BASELINE	NIC	NOT IN CONTRACT	N	NORTH
BW	BOTTOM OF WALL	CATV	CABLE TELEVISION	NTS	NOT TO SCALE
BIT	BITUMINOUS	N/A	NOT APPLICABLE	N/F	NOW OR FORMERLY
BC	BOTTOM OF CURB	OH	OVERHEAD	PC	POINT OF CURVATURE
BLDG	BUILDING	PCC	POINT OF COMPOUND CURVATURE	PCPP	PERFORATED CORRUGATED POLYETHYLENE
BOT	BOTTOM	PC	POINT OF INTERSECTION	PE	PEDESTRIAN
CATV	CABLE TELEVISION	PI	POINT OF TANGENCY	PT	POINT OF REVERSE CURVATURE
CIP	CAST IRON PIPE	PRC	PARKING SPACES	PS	POLYVINYL CHLORIDE
CL	CATCH BASIN	R	RADIUS	REV	REVISION
CLF	CENTERLINE	ROW	RIGHT OF WAY	RT	RIGHT
CL&P	CHAIN LINK FENCE	SAN	SANITARY	SCH	SCHEDULE
CL&P	CONNECTICUT LIGHT & POWER	SF	SQUARE FEET	S	SOUTH
CTDEEP	CONNECTICUT DEPT. OF ENERGY & ENV. PROTECTION	STA	STATION	STD	STANDARD
CTDOT	CONNECTICUT DEPT. OF TRANSPORTATION	STRM	STORM	T	TANGENT LENGTH/TEL-DATA
CONNDOT	CONNECTICUT DEPT. OF TRANSPORTATION	TEL	TEL-DATA	TF	TOP OF FRAME
CONC	CONCRETE	TF	TOP OF FRAME	TYP	TYPICAL
CO	CLEAN-OUT	TC	TOP OF CURB	TW	TOP OF WALL
CPP	CORRUGATED POLYETHYLENE PIPE	TW	TOP OF WALL	W	WATER
CY	CUBIC YARDS	WG/WV	WATER GATE/VALVE	XFMR	TRANSFORMER
DIP	DUCTILE IRON PIPE	&	AND		
DWG	DRAWING				
E	EAST/ELECTRIC				
EOP	EDGE OF PAVEMENT				
ELEC	ELECTRIC				
EL/ELEV	ELEVATION				
EMH	ELECTRIC MANHOLE				
EX/EXIST	EXISTING				
EG	EXISTING GRADE				
FF	FIRST FLOOR				
G	GAS				
GEN	GENERATOR				
GG	GAS GATE				
GRC	GALVANIZED RIGID CONDUIT				
HC	HANDICAP				
HYD	HYDRANT				
IN	INCHES				



LOCATION MAP
SCALE: 1" = 600'

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
PROJECT LIMIT LINE	---	---
MINOR CONTOUR	---115---	---
MAJOR CONTOUR	---120---	---
SPOT ELEVATION	+ 218	---
TREES		---
TREE LINE	~~~~~	---
EDGE OF PAVEMENT	---	--- CONC CURB ---
CURB LINE	---	---
RETAINING WALL	---	---
CONCRETE WALK	---	---
EXTERIOR STAIRS	---	---
BUILDING		---
FENCE	---	---
SIGN & SIGN POST	---	---
BOLLARD	---	---
PARKING PAINT LINE	---	---
STORM SEWER	---	---
STORM MANHOLE	○	○
CATCH BASIN	□	□
AREA DRAIN	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	○	○
SANITARY FORCE MAIN	---	---
WATER MAIN	---	---
WATER VALVE	---	○
WATER SERVICE	---	---
FIRE PROTECTION SERVICE	---	---
HYDRANT	---	---
GAS MAIN/SERVICE	---	---
GAS GATE	○	○
GAS METER	---	---
PRIMARY ELECTRIC SERVICE	---	---
TRANSFORMER	---	---
TEL-DATA - BURIED	---	---
OVERHEAD WIRES	---	---
CABLE TV	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TEST PIT	---	---

ZONING DATA TABLE - MAIN CAMPUS

ZONE R1 - FARMING AND RESIDENTIAL DISTRICT WITH APPROXIMATELY 1/2 ACRE IN ZONE R2			
TOTAL PARCEL ACREAGE: 21.7 ACRES ±			
CHARACTERISTICS	REQUIREMENT	EXISTING	PROPOSED
ZONING SETBACKS:			
FRONT YARD	50'-0"	VARIES	PROJECT EXCEEDS 50'-0"
SIDE YARD	25'-0"	VARIES	167'±
REAR YARD	25'-0"	VARIES	PROJECT EXCEEDS 25'-0"
MAXIMUM LOT COVERAGE:	10%	*30.30%	30.96%
MINIMUM GROUND FLOOR AREA:	600 SQUARE FEET	N/A	13,024 SQUARE FEET
MINIMUM LOT WIDTH:	200'-0"	*866'-0"	*866'-0"
MAXIMUM BUILDING HEIGHT:	MAX. MEAN HEIGHT: 35'-0" MAX. TOTAL VERTICAL HEIGHT: 40'-0" (MEASURED FROM AVERAGE PRE-EXISTING GRADE)	N/A	MEAN HEIGHT: 35'-0" TOTAL VERTICAL HEIGHT: 40'-0" (MEASURED FROM AVERAGE PRE-EXISTING GRADE)
PARKING REQUIREMENTS:	MIN: 1 SPACE PER 5 SEATS IN AUDITORIUM MAX: 1 SPACE PER 3 SEATS IN AUDITORIUM REQUIRED: 83-138 SPACES	*146 SPACES	146 SPACES
HANDICAP SPACES:	5 SPACES (INC. 1 VAN SPACE)	*5 SPACES (INC. 1 VAN SPACE)	*5 SPACES (INC. 1 VAN SPACE)
MAXIMUM DRIVEWAY WIDTH:	30'-0"	24'-0"± WITHIN PROJECT LIMIT OF WORK	24'-0"± WITHIN PROJECT LIMIT OF WORK

* (APPROXIMATE BASED ON THE 2017 ZBA APPLICATION FOR THE THOMAS S. PERAKOS ARTS AND COMMUNITY CENTER)

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No.	Description	Date
DWG ISSUE & REVISION HISTORY		



Key Plan

Project Title:

CENTER FOR INNOVATION AND ACTIVE CITIZENSHIP

ZONING BOARD OF APPEALS

THE FREDERICK GUNN SCHOOL
99 Green Hill Road
Washington, CT 06793

Drawing Title:

GENERAL NOTES, ABBREVIATIONS, LEGEND AND LOCATION MAP

Project No: 08323.00 Scale: AS SHOWN
Drawn By: AVC
Checked By: KMM
Approved By: CJC
Date: 12/21/21

Drawing No. **C-001**

