Posted 6/16/2020
SBurgos

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, June 18, 2020, 7:30 PM

Join Zoom Meeting
https://us02web.zoom.us/j/87234785364?pwd=bU1DQ1R2blk2SWp2MWJpc0lSNnFXZz09

Meeting ID: 872 3478 5364
Web link Password: 3CYnF4
Dial by your location
+1 646 876 9923
Meeting ID: 872 3478 5364
Dial in Password: 189971

RECEIVED
VERNON TOWN CLERK
20 JUN 16 PM 1:55

AGENDA

1. Call to Order & Roll Call by Roland Klee, Chairman

2. Administrative Actions/Requests

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

   2.2 Approval of the Minutes from the June 4, 2020 meeting

   2.3 Communications received NOT related to Agenda items, if any

3. New Application(s) for receipt, if any:

   3.1 PZ 2020-08 St. Bernard's Church requests site plan approval for a 2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access. A Special permit is also requested pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land. The St. Bernard's Church campus is located at 25 Saint Bernard Terrace, with the School and Parrish Center located at 20 and 22 School St., respectively (Assessor ID: Map 40, Block 0110, Parcel 00004).

4. Public Hearing and Action on Application

5. 8-24 Referrals

6. Other Business/Discussion

   6.1 Plan of Conservation & Development Update

7. Adjournment

Roland Klee, Chairman
Planning & Zoning Commission

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, June 4, 2020, 7:30 PM

Via Zoom Audio Meeting

DRAFT MINUTES

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.
   - Regular members present: Roland Klee, Mike Mitchell, Wes Shorts, Joseph Miller, Susan Reudgen and Jesse Schoolnik
   - Alternate Member: Robin Lockwood sitting for Iris Mullan
   - Absent Members: Iris Mullan
   - Staff present: George McGregor, Town Planner
   - Recording secretary: Jill Rocco

2. Administrative Actions/Requests

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

   Robin Lockwood made a motion to ADOPT the Agenda as presented. Joseph Miller seconded and the motion carried unanimously.

   2.2 Approval of the Minutes from the May 21, 2020 meeting

   Mike Mitchell made a motion to APPROVE the Minutes. Wes Shorts seconded and the motion carried with Commissioner Reudgen and Commissioner Miller abstaining.

   2.3 Communications received NOT related to Agenda items, if any

   None

3. New Application(s) for receipt, if any:

   None

4. Public Hearing and Action on Application

   4.1 **PZ 2020-07** is an application of A. Vets Real Estate LLC requesting a zone change from Commercial (C) to Industrial (I) for a 1.19-acre parcel located at 965 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031J).

   - Chairman Roland Klee read the following teleconference rules into the record:
     1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
     2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
     3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would

like to speak.

4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.
5. Speakers should direct their comments though the Chairman
6. Please be patient.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on May 23, 2020 and May 30, 2020.
- Town Planner George McGregor explained the details of the application.
- Attorney Bruce Fader, From Jacobs, Walker, Rice & Barry, LLC, spoke on behalf of the applicant A. Vets Real Estate, LLC.
- Discussion Ensued
- Chairman Roland Klee opened the hearing to the public
- No one spoke in favor of or in opposition of.
- Attorney Bruce Fader made closing comments in regards to the application.
- Wes Shorts made a motion to close the Public Hearing at 8:23 PM.
- Joe Miller seconded and the motion carried unanimously.

Susan Reudgen moved that the Planning and Zoning Commission Approve **PZ 2020-07** an application of A. Vets Real Estate LLC request for a zone change from Commercial (C) to Industrial (I) for a 1.19-acre parcel located at 965 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031J). We find that it is consistent with the POCD because it abuts another parcel which is industrial, there is a buffer between the parcels being changed and the residential area.

Wes Shorts seconded; the motion carried unanimously.

5. 8-24 Referrals

NONE

6. Other Business/Discussion

NONE

7. Adjournment

Wes Shorts made a motion to adjourn at 8:33 PM. Susan Reudgen seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

PZ-2020-08 25 Saint Bernard's Terrace

PZ 2020-08

RECEIVED

JUN 15 2020

TOWN PLANNERS OFFICE

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: Rev. Richard Ricard

Title: Pastor

Company: St. Bernard's Church

Address: 25 St. Bernard's Terrace, Vernon, CT 06066

Telephone: (860) 875-0753 **Fax:**

E-mail fr.rick@cath-comm.org

II. PROPERTY OWNER (S):

Name: St. Bernard's Roman Catholic

Title: Non-Profit

Company: St. Bernard's Church

Address: 25 St. Bernard's Terrace, Vernon, CT 06066

Telephone: (860) 875-0753 **Fax** (860) 871-7460

E-mail: rectory@saintbernardchurch.org

III. PROPERTY

Address: 25 St. Bernard's Terrace, Vernon, CT 06066

Assessor's ID Code: Map # 40 Block # 110 Lot/Parcel # 4

Land Record Reference to Deed Description: Volume: 72 Page 57
29 700
18 200
46 309

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

X No __ Yes

___No work will be done in regulated area
___Work will be done in the regulated area

__IWC application has been submitted
__IWC application has not been submitted

Zoning District Downtown Business Residential (DBR)

Is this property located within five hundred (500) feet of a municipal boundary?

X No
___Yes:

___Bolton
___Coventry
___Ellington
___Manchester
___South Windsor
___Tolland

Check if Historic Status Applies:

_X_Located in historic district:

X Rockville
___Talcottville

___Individual historic property

IV. PROJECT

Project Name: Blessed Sacrament Parish Center

Project Contact Person:

Name: Glenn Yeakel, AIA, LEED AP

Title: Lead Architect

Company: Friar Architecture

Address: 21 Talcott Notch Road, Farmington, CT 06032

Telephone: (860) 678-1291 **Fax:**

E-mail: gsy@friar.com

V. PZC APPLICATION
PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: To renovate St. Bernard's School, and provide vehicular traffic and parking improvements.

General Activities: The existing St. Bernard School will be renovated and a 2,573 +/- square foot addition is proposed. The existing Parish Center will be demolished to provide additional parking, as well as minor reconfiguration of the existing parking fields to increase green space. Vehicular traffic improvements include a new one-way access road connecting the eastern parking lot to the western parking lot. The existing play area will be relocated by others.

VI. APPROVAL (S) REQUESTED

____ **Subdivision or Resubdivision**

- ____ Subdivision (Sub. Sec. 4, 5, 6)
- ____ Resubdivision (Sub. Sec. 4, 5, 6)
- ____ Minor modification f subdivision or resubdivision (Sub. Sec. 4.6)
- ____ Town acceptance of a road (Sub. Sec. 6.5-6. 8 & 9)
- ____ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

_X_ **Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)**

____ **Site Plan of Development (POD) (ZR Sec. 14)**

- ____ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ____ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ____ Minor modification of a site POD (ZR Sec. 14.1.1.2)

_X_ **Special Permit(s) (ZR Section 17.3)**

- ____ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- _X_ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ____ Special Permit for use in a district (ZR Sec. 1.2 & 4)

- ____ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ____ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4, 16; 21.7)
- _X_ Special Permit for parking (ZR Sec. 4; 12; 21.4

- ____ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ____ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ____ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)

- ____ Special Permit for massage (ZR Sec. 2.76-78; 4)
- ____ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ____ Special Permit for dumps and/or incinerators (ZR Section 8)

____Other Special Permit(s). Cite ZR Section and describe activity:

_____

_____

____Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

_____

_____

_____

_____

____ **Zoning:**

____Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)
____Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules

_____ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application.

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (IWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (IWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

Signature _____ Date 6-15-2020

Signature _____ Date _____

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE"

The attached documents, consisting of:

Are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk _____
Signature

Date: _____

40-0110-00004
ST BERNARDS ROMAN CATHOLIC CHURCH
ST BERNARDS TERRACE
VERNON CT 06066-3258

40-0108-00014
VERNON TOWN OF
C/O BOARD OF EDUCATION
VERNON CT 06066

40-0110-00006
MCCONNELL DUNCAN
34 SCHOOL ST
VERNON CT 06066

40-0112-00011
FERRABELO DANIEL & VENUS
80 HIGH ST
SOUTH WINDSOR CT 06074

40-0090-0001B
COURTHOUSE PLAZA OF ROCKVILLE CENTRE
20 EAST MAIN ST
VERNON CT 06066-0666

40-0108-00007
VERNON TOWN OF
14 PARK PL
VERNON CT 06066

40-0112-00005
CORNERSTONE FOUNDATION INC THE
15 PROSPECT ST
VERNON CT 06066

40-0117-00003
ROCKVILLE EAST MAIN CORPORATION
ONE GOLD ST APT 14C
HARTFORD CT

40-0108-00004
GUILMETTE STEPHEN & KATHLEEN H
19 HOLMES RD
ELLINGTON CT 06029

40-0108-00003
BAILEY CHERYL A & JAMES T
25 COTTAGE ST
VERNON CT 06066-3241

40-0110-00014
CONNECTICUT STATE OF
DEPARTMENT OF PUBLIC WORKS
ATTN: RICHARD TEDDER
HARTFORD CT 06106

40-0108-00006
RASHID HAMID FAMILY LLP THE
27 NAEK RD
VERNON CT 06066

40-0090-0001A
ROCKVILLE BANKS LLC
C/O CORNERSTONE
231 FARMINGTON AVE
FARMINGTON CT 06032

40-0110-00011
BLACK CANOE LLC
1783 FOREST DR STE 334
ANNAPOLIS MD 21401

40-0108-0006A
CONNECTICUT STATE OF
DPW ATTN RICHARD TEDDER
165 CAPITAL AVE
HARTFORD CT 06106

40-0110-00007
EDWARDS BRIAN
PO BOX 802
VERNON CT 06066

40-0110-00009
DEPASTINO DAVID P & RENEE MEUNIER
41 ST BERNARDS TER
VERNON CT 06066

40-0111-00002
HEWITT BRYAN & ANGELA
870 MAIN ST
SOMERS CT 06071

40-0112-00001
WILCOX REALTY & ASSOCIATES LLC
PO BOX 906
EAST WINDSOR CT 06088

40-0110-00001
26 PARK ST LLC
164 DOCKEREL RD
TOLLAND CT 06084

40-0108-00015
ROCKVILLE GROUP LLC THE
444A NORTH MAIN ST STE 200
EAST LONGMEADOW MA 01028

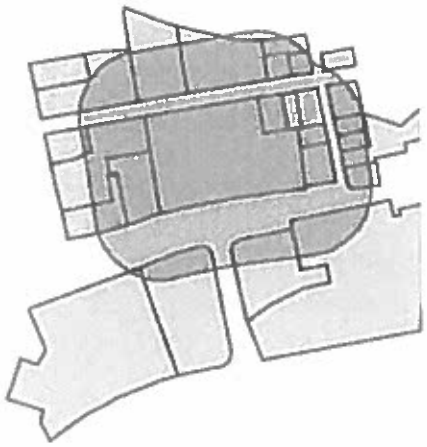
40-0110-00008
FAZZINO KIMBERLY A TRUSTEE
FAZZINO FAMILY LIVING TRUST
69 SUNNYVIEW DR
VERNON CT 06066

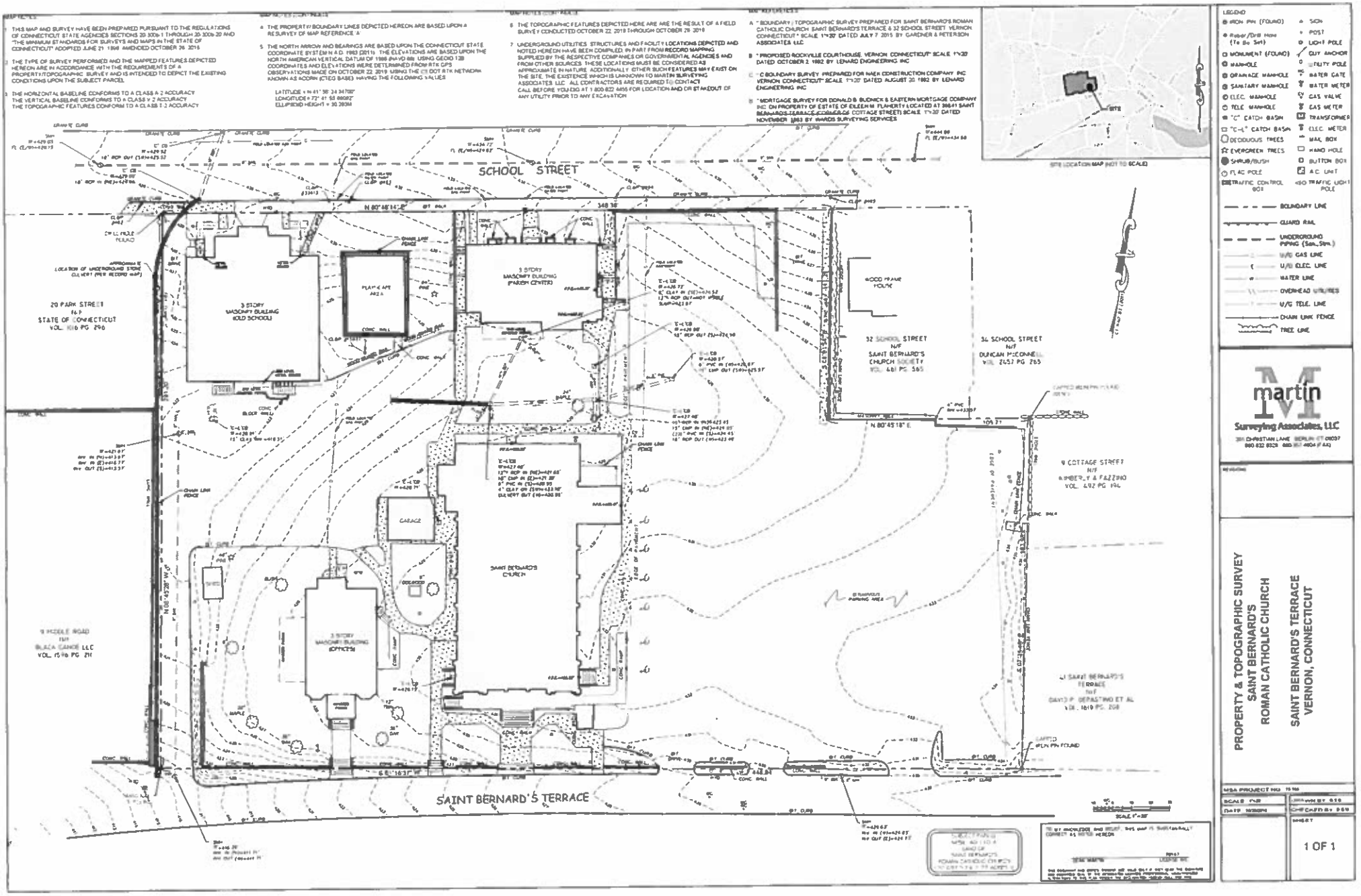
40-0110-00013
BLACK CANOE LLC
1783 FOREST DR STE 334
ANNAPOLIS MD 21401

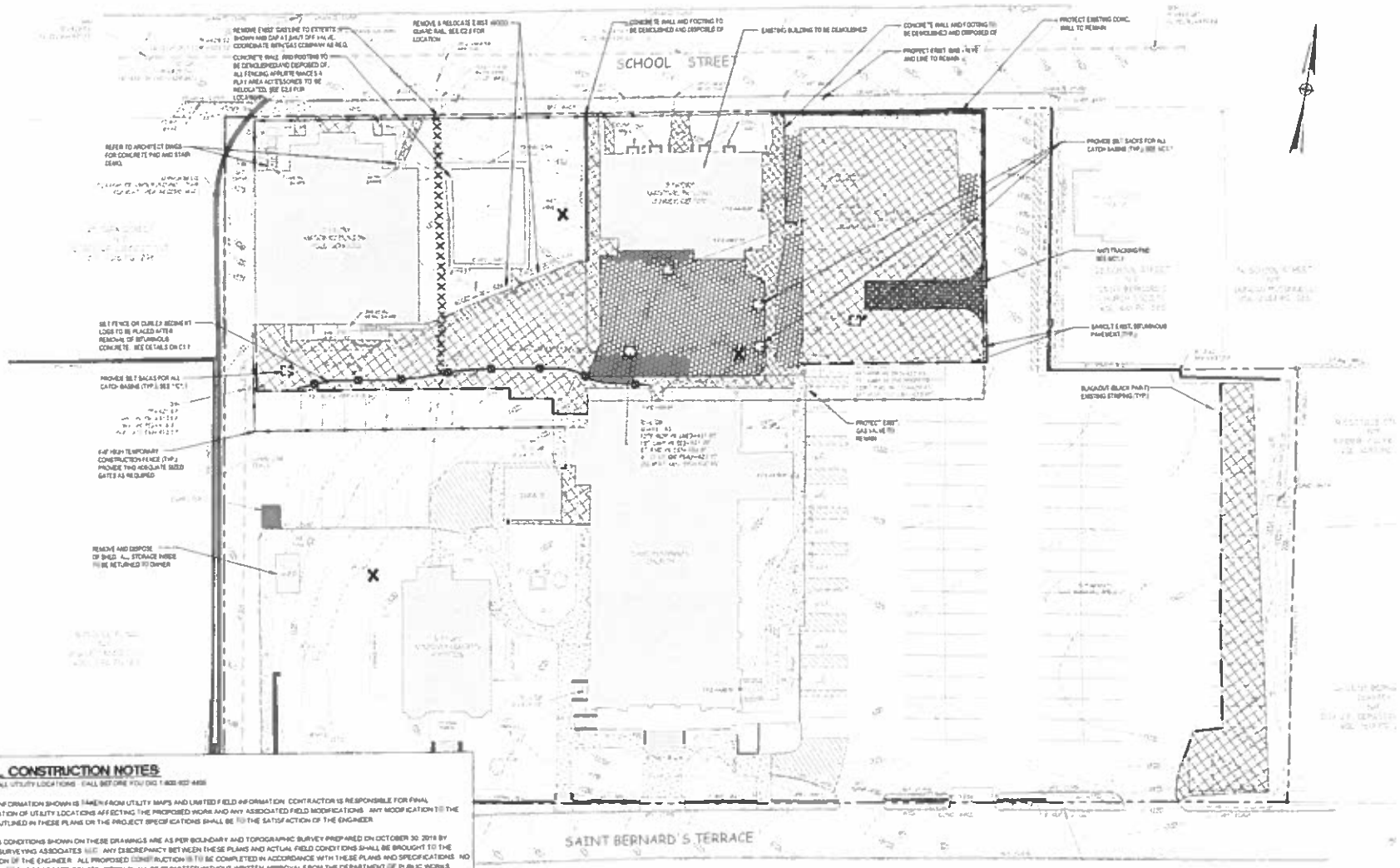
40-0112-00012
SPRING VENTURES LLC
49 TANKERHOOSEN RD
VERNON CT 06066

40-0117-00004
BROOKLYN EAST MAIN LLC
C/O HOWARD FROMSON
1 GOLD ST APT 14C
HARTFORD CT 06103

40-0110-00005
ST BERNARD CHURCH SOCIETY
ST BERNARD TERRACE
VERNON CT 06066-3258




SCHOOL STREET
SAINT BERNARD'S TERRACE
20 PARK STREET
N/F
STATE OF CONNECTICUT
VOL. 616 PG 296
3 STORY MASONRY BUILDING (OLD SCHOOL)
PLAYGROUND AREA
3 STORY MASONRY BUILDING (PARISH CENTER)
GARAGE
SAINT BERNARD'S CHURCH
3 STORY MASONRY BUILDING (OFFICES)
9 MIDDLE ROAD
N/F
PLAZA CANOE LLC
VOL. 1596 PG 211
WOOD FRAME HOUSE
32 SCHOOL STREET
N/F
SAINT BERNARD'S CHURCH SOCIETY
VOL. 481 PG 565
34 SCHOOL STREET
N/F
DUNCAN MCCONNELL
VOL. 2457 PG 265
8 COTTAGE STREET
N/F
AMBERLY A FAZZINO
VOL. 692 PG 194
41 SAINT BERNARD'S TERRACE
N/F
DAVID P DEPASTINO ET AL
VOL. 1619 PG. 208
N 80°45'18" E
348.38
S 6°16'37" E
SITE
SITE LOCATION MAP (NOT TO SCALE)
LEGEND
IRON PIN (FOUND)
Rebar/Drill Hole (To Be Set)
MONUMENT (FOUND)
MANHOLE
DRAINAGE MANHOLE
SANITARY MANHOLE
ELEC. MANHOLE
TELE MANHOLE
"C" CATCH BASIN
"C-L" CATCH BASIN
DECIDUOUS TREES
EVERGREEN TREES
SHRUB/BUSH
FLAG POLE
TRAFFIC CONTROL BOX
SIGN
POST
LIGHT POLE
GUY ANCHOR
UTILITY POLE
WATER GATE
WATER METER
GAS VALVE
GAS METER
TRANSFORMER
ELEC. METER
MAIL BOX
HAND HOLE
BUTTON BOX
A.C. UNIT
TRAFFIC LIGHT POLE
BOUNDARY LINE
GUARD RAIL
UNDERGROUND PIPING (San., Stm.)
U/G GAS LINE
U/G ELEC. LINE
WATER LINE
OVERHEAD UTILITIES
U/G TELE. LINE
CHAIN LINK FENCE
TREE LINE
martin
Surveying Associates, LLC
PROPERTY & TOPOGRAPHIC SURVEY
SAINT BERNARD'S
ROMAN CATHOLIC CHURCH
SAINT BERNARD'S TERRACE
VERNON, CONNECTICUT
1 OF 1



GENERAL CONSTRUCTION NOTES

1. VERIFY ALL UTILITY LOCATIONS - CALL BEFORE YOU DIG 1-800-922-4455
2. UTILITY INFORMATION SHOWN IS TAKEN FROM UTILITY MAPS AND LIMITED FIELD INFORMATION. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK AND ANY ASSOCIATED FIELD MODIFICATIONS. ANY MODIFICATION TO THE WORK OUTLINED IN THESE PLANS OR THE PROJECT SPECIFICATIONS SHALL BE TO THE SATISFACTION OF THE ENGINEER.
3. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE AS PER BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED ON OCTOBER 30, 2018 BY MARTIN SURVEYING ASSOCIATES, LLC. ANY DISCREPANCY BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ALL PROPOSED CONSTRUCTION IS TO BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO CHANGES TO THE PROPOSED CONSTRUCTION SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
4. EXISTING BITUMINOUS ASPHALT OR CONCRETE PAVEMENT IS TO BE REMOVED SHALL BE SAWCUT AS REQUIRED IN THE LOCATIONS SHOWN ON THE DRAWINGS AND NEW WORK SHALL MATCH THE EXISTING GRADES AND SLOPES.
5. ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS.
6. EXISTING STORM DRAINAGE SYSTEM SHALL REMAIN IN OPERATION UNTIL NEW STORM DRAINAGE SYSTEM HAS BEEN INSTALLED.
7. ALL EXISTING SIGNAGE IMPACTED BY CONSTRUCTION TO BE RELOCATED AS DIRECTED BY THE ENGINEER.
8. X — INDICATES TREE REMOVAL
9. INDICATES EXTENT OF LAWN REMOVAL
10. INDICATES EXTENT OF BITUMINOUS PAVEMENT & CONCRETE REMOVAL
11. XXXXXXXX — INDICATES REMOVAL OF EXISTING UTILITIES AND PIPING

DEMOLITION AND EROSION CONTROL PLAN
SCALE: 1"=20'-0"

GRAPHIC SCALE

DATE
DRAWN BY
SCALE
REVIEWED BY
PROJECT NO

REVISIONS

DEMOILITION AND EROSION CONTROL PLAN

BLESSED SACRAMENT PARISH CENTER

Macchi Engineers
44 Chestnut Street
Hartford, Connecticut
(860) 549-8190

FRIAR

SHEET NO.
C-1.0

SEDIMENT AND EROSION CONTROL PLAN

A PROJECT DESCRIPTION

THIS CONSISTS OF THE CONSTRUCTION OF A NEW ADDITION TO THE ST. EDWARD CHURCH SCHOOL, ALONG WITH THE DEMOLITION OF THE EXISTING PARISH CENTER AND EXISTING PARKING LOTS EAST OF THE PARISH CENTER AND SOUTH OF THE SCHOOL. ALL SOILS TO BE DEVELOPED AND GRADED TO CONNECT WITH AND MATCH EXISTING GRADE WITHIN OF THE NEW ADDITION. THE EXISTING PARISH CENTER TO BE DEMOLISHED, ALL BE REPLACED WITH NEW ADDITIONAL PARKING FOR THE PROPOSED PARISH LOT.

SPECIFIC WORK INCLUDES THE NEW CONSTRUCTION OF THE NEW ADDITION, DEMOLITION OF EXISTING PARISH LOTS TO THE (NORTH) SHOWN ON SITE PLANS, NEW PARISH LOT AND ACCESS ROAD CONSTRUCTION, GRADING AND UTILITIES, AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ALL STRIPPED TOPSOIL AND SOIL SHALL BE STOCKPILED ON THE SITE APPROPRIATE EROSION CONTROL AS PLACED IN PLACE

B MAINTENANCE/REPAIR OF EROSION & SEDIMENTATION CONTROL MEASURES

DURING ALL STAGES OF CONSTRUCTION AS WELL AS AFTER CONSTRUCTION IS COMPLETE, MAINTENANCE AND REPAIR OF EROSION & SEDIMENTATION CONTROL DEVICES IS CRITICAL. THE FOLLOWING ARE MINIMUM REQUIREMENTS.

PRE-CONSTRUCTION

1) A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

DURING CONSTRUCTION

1) INSPECTION OF EROSION PRONE AREAS SHOULD OCCUR AT LEAST 12 HOURS AFTER EVERY ALL EVENTS OR EVENTS OF ONE INCH PER HOUR INTENSITY OR A SHORTER DURATION OR 1/2 INCH OR MORE, MORE THAT THAT WILL REQUIRE THE INSTALLATION OF A SHORTER ALL CHECK ON THE SITE, WHICH SHOULD BE NOTED AND A RECORD KEPT OF EACH RAINFALL EVENT. CONSTANT SHOULD BE LOCATED AND REPAIRS SHOULD BE MADE IMMEDIATELY. FOR RAINFALL EVENTS OVER A PERIOD OF MORE THAN ONE DAY, INSPECTIONS AS DESCRIBED ABOVE SHOULD BE PERFORMED EACH DAY.

2) DAILY INSPECTIONS OF ALL EROSION & SEDIMENTATION CONTROL DEVICES, EROSION PRONE AREAS OR OTHER AREAS OF CONCERN SHOULD BE PERFORMED. INSPECTIONS SHOULD INCLUDE ALL SILT FENCE AND BALES, SILT SACKS, CATCH BASIN SUMPS, HAY BALE BARRIERS, ETC. AND REPAIRS SHOULD BE MADE AS NECESSARY

3) LOGS OF ALL INSPECTIONS AND REPAIRS SHOULD BE KEPT ON SITE, INCLUDING DATES & CONDITIONS NOTED DURING INSPECTIONS, TYPES OF REPAIRS & ACTIONS, AND THE NAMES OF ALL ACTIONS, RESPONSES & REPAIRS, AND INITIALS OF THOSE WHO MADE

4) ALL SILT FENCING, HAY BARRIERS AND OTHER EROSION CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

POST CONSTRUCTION

1) EROSION PRONE AREAS - INSPECT MONTHLY FOR THE FIRST SIX (6) MONTHS, AND BI-MONTHLY FOR THE SECOND SIX (6) MONTHS, AFTER CONSTRUCTION IS COMPLETE. ALL SILT FENCING AND EROSION CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED

2) PARKING AREAS AND ACCESS DRIVES SHOULD BE SWEPT CLEAN MANUALLY EACH SPRING IMMEDIATELY AFTER SNOW OR ICE MELTING IS COMPLETE

3) SEDIMENT FROM CATCH BASIN SUMPS AND DRAINAGE SWALES OF IMPERVIOUS AREAS, AFTER EACH SNOWING IS COMPLETE

4) ANY ERODED AREAS OR MALFUNCTIONING COMPONENTS OF THE DRAINAGE SYSTEM SHOULD BE REPAIRED IMMEDIATELY

C PERMITS & OVERSIGHT

1) CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (CT DEEP) GENERAL PERMIT FOR GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES

2) FOR WORK IN THE PUBLIC STREETS, TOWN OF TOLLAND APPLICABLE CONSTRUCTION AND DEVELOPMENT STANDARDS INCLUDING THE PLANNING, ZONING, SUBDIVISION AND INLAND WETLANDS REGULATIONS

3) ALL REQUIREMENTS, SPECIFICATIONS, DETAILS AND INSTRUCTIONS AS SET FORTH IN THESE DOCUMENTS

4) CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL (2002), AS AMENDED, AND THE CONNECTICUT DOT "FORM 819" AS THEY APPLY FOR CONSTRUCTION ACTIVITIES

5) CONNECTICUT DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 819 SHALL BE USED FOR MATERIAL REQUIREMENTS, TECHNICAL SPECIFICATIONS AND CONSTRUCTION METHODS.

C GENERAL NOTES

1) GRADING & CLEARING - THE SEQUENCE OF GRADING AND CONSTRUCTION ACTIVITIES SHALL BE DESCRIBED TO BUILT ACCURATELY CONSTRUCTION SHALL BE CONSTRUCTED IN THE FIELD DURING CONSTRUCTION AND APPROVED BY THE ENGINEER. PERFORM THE FOLLOWING SEQUENCE OF EROSION & SEDIMENTATION CONTROL BILL BE APPLICABLE TO FOR EACH PROPOSED PHASE OF CONSTRUCTION WITH THE FOLLOWING NOTES WILL APPLY TOGETHER TO EACH OF THE PROPOSED PHASES AND CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT

2) LIMIT CLEARING OF VEGETATION AND TOPSOIL TO AREAS BEING USED FOR IMMEDIATE CONSTRUCTION. AREAS TO BE LEFT EXPOSED TO EROSION FOR MORE THAN 2 DAYS SHALL BE TEMPORARILY SEEDED AFTER ROUGH GRADING AS PART OF CONSTRUCTION AS SHOWN ON THE CONSTRUCTION PLANS.

3) KEEP SOIL EXPOSED TO EROSION AT A MINIMUM OF AREA AND TIME

4) MAINTAIN THE MINIMUM ATTAINABLE BUFFER BETWEEN CONSTRUCTION ACTIVITIES AND WETLANDS AND OR WATERCOURSES WHERE BUFFER ZONES SHALL BE ESTABLISHED TO UNLESS OTHERWISE IS APPROVED BY THE ENGINEER

5) CLEAN DISTURBED MATERIAL AS REQUIRED. THIS TYPICALLY SHALL OCCUR WHEN SOIL IS REACHES 6 INCHES OR MORE DEEP IN THE SLOPE OF A CATCH BASIN, AND ONLY THE HEIGHT OF AN EROSION AND SEDIMENT CONTROL DEVICE.

6) EXPOSE AREA AS FINAL GRADED SHAPE SHALL BE SEEDED WITH TOPSOIL AND SEEDED, MULCH PERMITTING OR MULCHED FOR EROSION PROTECTION

7) MAINTAIN ALL EROSION AND SEDIMENT CONTROLS UNTIL SUCCESSFUL ESTABLISHMENT OF VEGETATIVE COVER AND THE CESSATION OF EROSION

8) HAY BALE BARRIERS MAY REMAIN IN PLACE AFTER SUCCESSFUL ESTABLISHMENT OF VEGETATIVE COVER AND THE CESSATION OF EROSION WHEN THE REMOVAL OF SUCH BARRIERS MAY RESULT IN ADDITIONAL SOIL EROSION UP SLOPE OF THE BARRIER, AND VEGETATIVE OR STONE BARRIER MUST BE INSTALLED PRIOR TO REMOVAL OF HAY BARRIERS. ADDITIONALLY, HAY BALES MAY ONLY BE REMOVED IN PLACE OF THE DRAINAGE ORIGINALLY SERVED THE BARRIER WILL NOT INTERRUPT THE FLOW OF CONCENTRATED RUNOFF OR INTERFERE WITH THE FUNCTIONING OF STORM DRAINAGE AND OTHER CONSTRUCTION OF EXISTING DRAINAGE OF THE PROPOSED DEVELOPMENT. THE ENGINEER OR TOWN MUST APPROVE OF THE LOCATIONS WHERE HAY BALES MAY BE LEFT IN PLACE

9) AFTER SUCCESSFUL ESTABLISHMENT OF VEGETATIVE COVER AND CESSATION OF EROSION AND IF NOT LEFT IN PLACE AS NOTED ABOVE, HAY BALES MAY BE REMOVED AND SPREAD ON THE GRADING AREA AS FINAL GRADING INSTALLED

10) STOCKPILE AREAS ALSO MAY NOT BE APPROVED BY THE ENGINEER) AND FOLLOWING SEQUENCE FOR USE OF STOCKPILE AREAS SHALL BE USED

a) AREA TO BE USED SHALL BE DESIGNATED ON PLANNING IN THE FIELD & SHALL BE LOCATED OUTSIDE OF ALL WETLANDS AND REQUIRED BUFFER ZONES.

b) AREA SHALL THEN BE CLEARED AND GRUBBED AND GENERALLY BE MADE READY FOR USE

c) THE STOCKPILE AREA SHALL BE IMMEDIATELY SURROUNDED WITH TWO RINGS OF SILT FENCE

d) DURING USE, THE CONTRACTOR SHALL ENSURE THAT THE GENERAL STOCKPILE USE AREA IS MAINTAINED SUCH THAT THERE IS NO SEDIMENTATION OF SURROUNDING LAND AREA. THE CONTRACTOR SHALL BE LIABLE AND/OR RESPONSIBLE, BELOW TO REMEDY ANY EROSION AND SEDIMENTATION OF THE CATCHMENT

e) WHEN FULLY UPON COMPLETION OF USE AS A STOCKPILE AREA THE LAND SHALL BE RESTORED

12) ALL ROAD DIRTY TO THE VICINITY OF THE PROPOSED PROJECT SHALL BE KEPT FREE OF DUST AND DEBRIS AT ALL TIMES. ALL ROADS SHALL BE CLEANED PERIODICALLY AS DESCRIBED BY CONSTRUCTION ACTIVITIES AND PRIOR TO ANY RAINFALL AND SHOULD EVENT AS DIRECTED BY THE TOWN OR SHOULD NEED TO MEET THIS REQUIREMENT SHALL CONFORM TO THE ENVIRONMENTAL MANAGEMENT SPECIFICATIONS AND THE SECTIONS ON STANDARDS & GUIDELINES.

13) A SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL MEASURES DURING ALL STORM EVENTS AS NECESSARY TO PREVENT DAMAGE OR SEDIMENTATION TO ADJACENT LAND, STREAMS AND PROPERTY

14) CONTRACTOR SHALL HAVE ANY REPAIRS OR RESTORATION TO PROPERTY OR ENVIRONMENT CAUSED BY EROSION

15) ALL WORK AND ALL ACTIVITIES SHALL ABIDE BY OR BE IN COMPLIANCE WITH APPLICABLE PERMITS FOR THIS PROJECT REGARDING ALL WORK AND ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE ENVIRONMENTAL PERMITS AND/OR SPECIFICATIONS SHOWN ARE PART OF THESE PLANS. LASTLY, WORK AND ACTIVITIES SHALL BE CONDUCTED IN THE EROSION AND SEDIMENT CONTROL PLANS AS A MINIMUM

D EROSION AND SEDIMENT CONTROL NOTES

1) LAND CLEARING AND GRADING ACTIVITIES SHALL COMMENCE ONLY AS ENABLE THE INSTALLATION/CONSTRUCTION OF PERIMETER HAY BALE, SILT, CONSTRUCTION BARRIERS, SEDIMENT AND DETAINING PONDS, STORM DRAINS AND THE INSTALLATION OF CRUSHED STONE BERMS AT PROPOSED STORM DRAIN INLETS. ALL FENCE SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION WHICH SHOULD BE CLEARLY MARKED BY FLORESCENT SURVEY FLAGGING BEFORE CLEARING AND GRUBBING TAKES PLACE

2) DURING ALL PHASES, CONTRACTOR AND/OR SUBCONTRACTOR SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT PROPOSED STORM DRAINAGE INLETS AND/OR BUFFERS. AT INLETS A DOUBLE STAGGERED ROW OF HAY BALES SHALL BE INSTALLED DOWN SLOPE OF THE INLETS OF ANY DISTURBED AREAS AND A CRUSHED STONE SEDIMENT FILTER AROUND SHALL BE INSTALLED JUST UP SLOPE OF THE DOUBLE STAGGERED ROW OF HAY BALES

3) UPON INSTALLATION OF THE ABOVE MEASURES & CONSTRUCTION ENTRANCE ON-TRACKING PAD SHALL BE INSTALLED ELSEWHERE TO BE MAINTAINED BY THE CONTRACTOR PRIOR TO THE CLEARING AND GRUBBING FOR THE PROPOSED CONSTRUCTION ACTIVITIES NOT COMMENCE. NECESSARY EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS NECESSARY FOR ALL REMAINING STAGES. CONTRACTORS AND OTHER SUBCONTRACTORS ASSOCIATED WITH THE PROJECT SHALL BE ADVISED BY THE TOWN IN ADVANCE AND SHALL ENSURE RUNOFF OF SOILS ON EACH HAY BALE BARRIER AND/OR TO TEMPORARY SEDIMENT BASINS

4) EXCAVATION FOR CONSTRUCTION OF THE PROPOSED ADDITION SHALL NOT COMMENCE UNTIL ATTENDED DRAINAGE & SEDIMENTATION DEVICES FOR THE AREA ARE IN PLACE. IT SHALL BE NOTED THAT EXTENSIVE EXCAVATION WITHIN THE LIMITS OF THE CUT AND FILL LINE INDICATED ON THE PLANS MAY REQUIRE ADDITIONAL TEMPORARY SWALES AND DIVERSION BERMS TO DIVERT RUNOFF AWAY FROM EXCAVATED AREAS AND DIRECT RUNOFF AND SEDIMENT TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM AS INSTALLED. THE TEMPORARY MEASURES MUST BE APPROVED IN ADVANCE AND IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR. EFFICIENCY OF THE CONTRACTOR'S PLAN FOR TEMPORARY SILT AND EROSION CONTROL DURING THE DRAINAGE SYSTEM IS COMPLETE IS CRITICAL. THE SILT FENCE SHALL BE CONSTRUCTED SO AS TO PREVENT EROSION AND SEDIMENTATION.

5) ON-GOING TO CONTROL CONSTRUCTION SEDIMENTS AND DUST SHALL BE IMPLEMENTED ON AN AS NEEDED BASIS AND AS DIRECTED BY THE ENGINEER. DUST SHALL BE CONTROLLED BY LIMITING THE AREA OF BARE EXPOSED AREA AT ANY TIME, APPLICATION OF WATER OR OTHER CHEMICAL MEASURES. CONSTRUCTION DEBRIS SHALL BE COLLECTED AS NECESSARY AND AT LEAST PRIOR TO THE END OF EACH WORK DAY.

6) AT ALL TIMES SOIL & ROCK STOCK PILE AREAS SHALL BE APPROVED IN ADVANCE AND HAY BALE BARRIER SILT FENCE BARRIERS SHOULD BE INSTALLED AROUND STOCK PILES AND DOWN SLOPE OF WHERE SAID AREA IS PRONE TO DISCHARGE ONTO ADJACENT AREAS. THESE SHALL BE LEFT IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED AND REMOVED AT THE DIRECTION OF THE ENGINEER.

7) THE BASE MATERIAL FOR THE DRIVES AND PARKING AREAS SHALL BE PLACED AND MAINTAINED AS REQUIRED BY CONDITIONS OR REQUIRED BY THE DEEP OR TOWN, DUST AS NEEDED ABOVE

8) ONCE UTILITIES ARE INSTALLED AND THE PROPOSED SITE AS IN FINAL GRADED SHAPE, PAVING OPERATIONS SHALL TAKE PLACE UPON PLACEMENT OF THE FIRST LAYER OF PAVEMENT AND CURBING, TOPSOIL AND SEEDING SHOULD COMMENCE ALONG WITH THE INSTALLATION OF WATER CHECK HAY BALE BARRIERS AS PLANNED IF THE AREAS IS NOT TO BE PAVED IMMEDIATELY. CONSTRUCTION TRAFFIC SHOULD BE KEPT ON APPROVED ROADWAYS, WITH ALL DUST EROSION & DUST CONTROLLED AS NECESSARY

9) THESE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE IN COMPLIANCE WITH PLANS REVISED AND IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS

10) RESPONSIBLE PERSONS

DURING CONSTRUCTION — TO BE DESIGNATED BY THE CONTRACTOR
LONG TERM MAINTENANCE — TO BE DESIGNATED BY THE TOWN

E EARTH SLOPES

1) ALL EARTH SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL SHALL BE COVERED WITH EROSION CONTROL BLANKET WITH VEGETATION IS ESTABLISHED

2) ALL EARTH SLOPES (MEASURABLES OR GRADE) GREATER THAN THE 2% OF SLOPE IS 4 INCH 2% OF A HILLSIDE SHALL BE COVERED WITH EROSION CONTROL BLANKET UNTIL VEGETATION IS ESTABLISHED

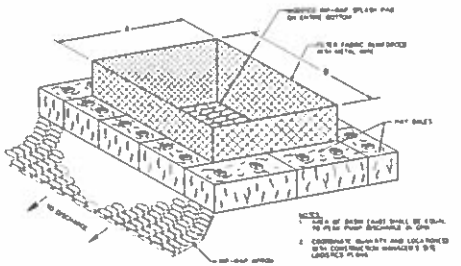
F SEEDING

1) SEE THE LANDSCAPING PLANS AND SPECIFICATIONS FOR SEEDING REQUIREMENTS AND ADDITIONAL INFORMATION

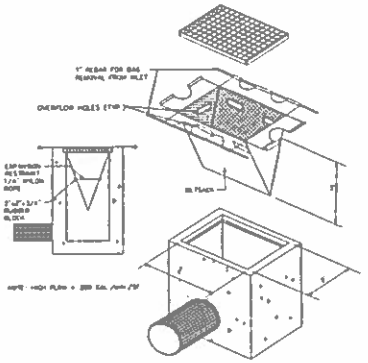
G INSPECTIONS

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE KEPT BY THE CONTRACTOR. INSTALLATION INSPECTION APPROVAL AND MAINTENANCE OF INSTALLATION OR OTHERS SHALL INCLUDE THE FOLLOWING:

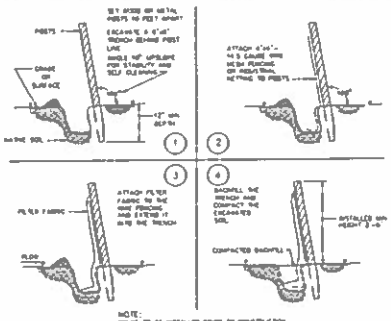
1) LOCATION OF THE EROSION AND SEDIMENTATION CONTROL MEASURE
2) INSTALLED BY (PERSON'S NAME AND SIGNATURE) AND DATE OF INSTALLATION
3) APPROVAL BY DEEP OF THE INSTALLED MEASURE (PRINT NAME AND SIGNATURE) AND DATE OF APPROVAL
4) SUBSEQUENT INSPECTIONS, DATE OF INSPECTION & REASON FOR INSPECTION
5) RESULTS OF SUBSEQUENT INSPECTION ACTIONS TO BE TAKEN BY THE CONTRACTOR SPECIFIC REQUIREMENTS OF THIS PLAN



TYPICAL TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

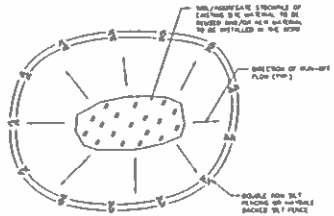


TYPICAL SILT SACK DETAIL



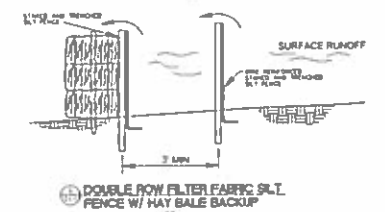
NOTE: FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION. PROJECTED UNTIL ALSO MAY BE USED INSTALLED BY HAND TOO

FILTER FABRIC SILT FENCE PLACEMENT AND CONSTRUCTION

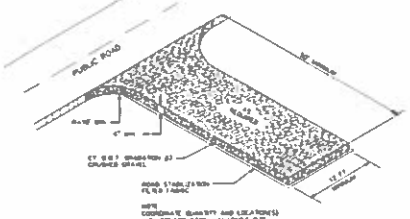


NOTES
1. ALL EXISTING EXCAVATED OR FINAL SHALL BE NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF
2. SILT/HOOKLOCK STOCKPILE SITES TO BE AS NOTED SHOWN ON THE DRAWINGS OR LOCATED ON THE FIELD BY THE APPROVAL OF THE ENGINEER
3. RESTORE STOCKPILE SITES TO PRE-CONSTRUCTION CONDITION AND REGRADED AS REQUIRED
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35' STOCKPILE SLOPES MUST BE 2:1 OR FLATTER
5. STOCKPILES OF EARTH AND MATERIALS TO BE IN PLACE GREATER THAN 30 DAYS SHALL BE COVERED SEEDED OR TEMPORARY SEED AND OR MULCHED
6. COORDINATE COORDINATE QUANTITY AND LOCATIONS WITH CONSTRUCTION MANAGER'S SITE LOGISTICS PLANS

STOCKPILE DETAIL

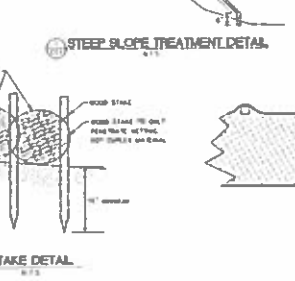


HAY BALE BARRIER PLACEMENT AND CONSTRUCTION



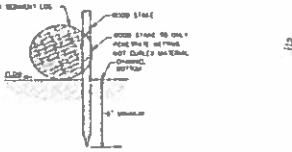
NOTE
COORDINATE QUANTITY AND LOCATIONS WITH CONSTRUCTION MANAGER'S SITE LOGISTICS PLANS

TYPICAL ANTI-TRACKING PAD

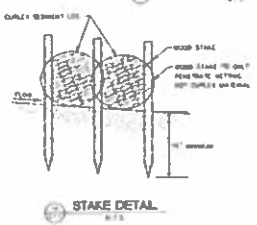


STEEP SLOPE TREATMENT DETAIL

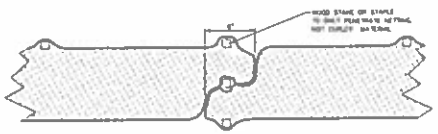
DOUBLE ROW FILTER FABRIC SILT FENCE W/ HAY BALE BACKUP



STAKE DETAIL



STAKE DETAIL



ANCHOR DETAIL (PLAN VIEW) OPTIONAL OVERLAPPING JOINT

REVISIONS

NO.	DATE	BY	DESCRIPTION

DATE: ____ SHEET #
DRAWN BY: ____ JOB #
SCALE: ____ AS INDICATED
REVIEWED BY: ____ DATE
PROJECT NO. ____ PERMITS

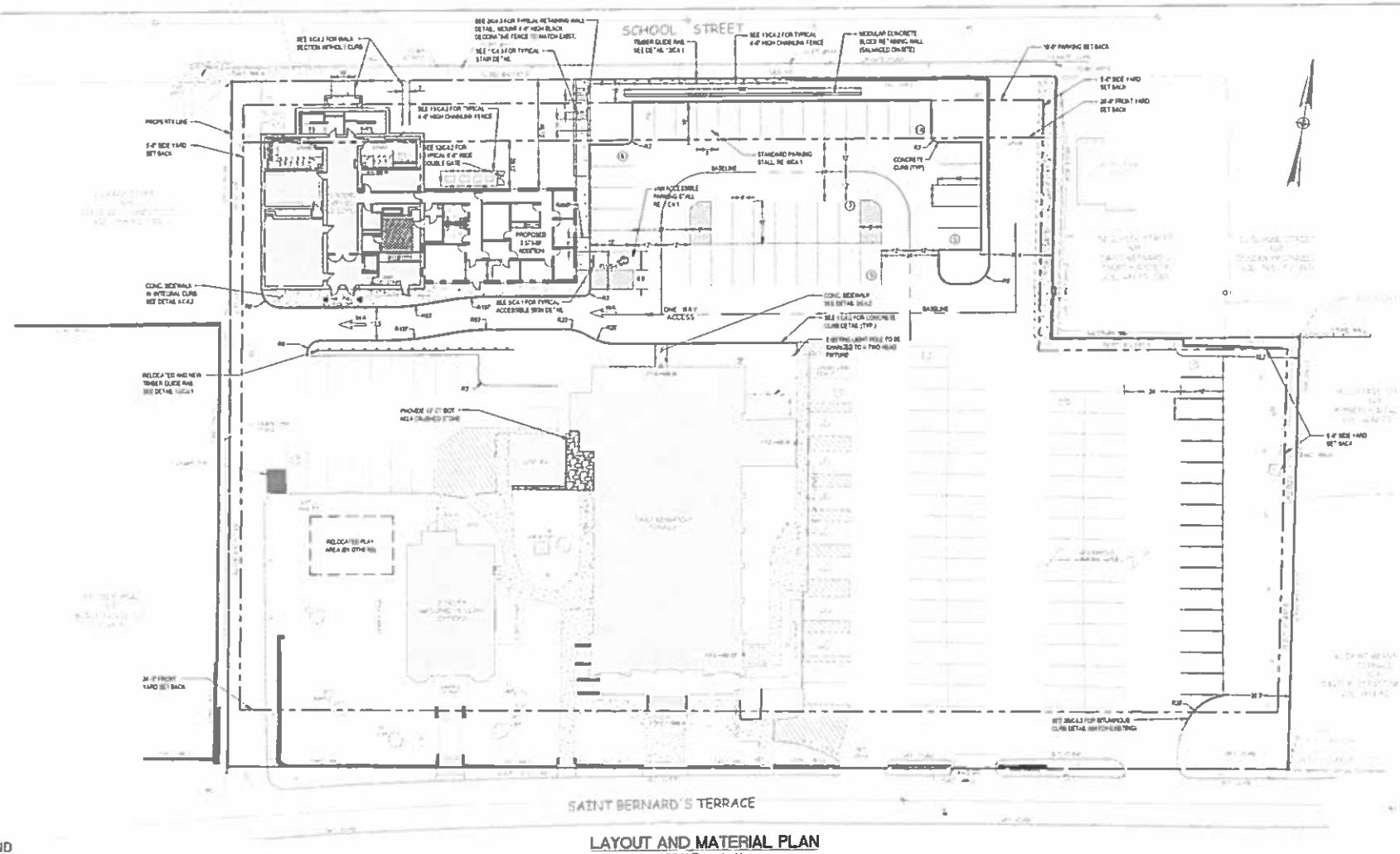
EROSION CONTROL NOTES & DETAILS

BLESSED SACRAMENT PARISH CENTER
73-94 EDWARD STREET
TOLLAND, CT 06084

Macchi Engineers
64 Ellett Street
Hartford, Connecticut 06106
(860) 549-6190
www.macchiengineers.com

FRIAR

SHEET NO.
C1.1



LEGEND

INDICATES WHITE ARROW

LAYOUT AND MATERIALS NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED
2. ALL LINE AND GRADE WORK PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE CONTRACTOR
3. STORAGE AREAS FOR THE CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER
4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS TO THE ENGINEER
5. AT ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE
6. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW CONSTRUCTION
7. ALL DISTURBED AREAS WITHIN THE CONTRACT LIMIT LINES (OTHER THAN PAVED AREAS) SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED UNLESS OTHERWISE NOTED. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION. DISTURBED AREAS WITHIN EXISTING PAVEMENT WHERE LIGHT POLE BASES ARE TO BE REMOVED SHALL BE PATCHED WITH BITUMINOUS PAVEMENT THICKNESS TO MATCH EXISTING
8. ALL PROPOSED CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THESE DRAWINGS, THE PROJECT MANUAL AND CT DOT FORM 817. NO CHANGES IN THE PROPOSED CONSTRUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER. NO UNAUTHORIZED CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT

LAYOUT AND MATERIAL PLAN

SCALE: 1"=20'-0"

PLANNING AND ZONING		
	REQUIRED	PROVIDED
MIN. LOT AREA	5000 SF	120,798 SF
MIN. LOT WIDTH	50 FT	346.39 FT
MIN. FRONT YARD (= AVG. FRONT YARD OF LOT ON EITHER SIDE)*	*SCHOOL ST. = 20'-0" **ST. BERNARD'S TERRACE = 24'-5"	SCHOOL ST. = 20'-0" ST. BERNARD'S TERRACE = 24'-5"
MIN. REAR YARD	N/A	N/A
MIN. SIDE YARD	5'-0"	5'-0"
MIN. FLOOR AREA	1000 SF	39,844 SF
LOT COVERAGE	60%	60%
ZONE	CBR (DOWNTOWN BUSINESS & RESIDENTIAL AND ROCKVILLE VILLAGE DISTRICT	
*FRONT YARD NOTE 1	SIDE LOT 32 SCHOOL ST. = 20'-0"	
**FRONT YARD NOTE 2	SIDE LOT 41 ST. BERNARDS TER. = 24'-5"	

PARKING TABLE	
EXISTING PARKING	133
PROPOSED PARKING	147
NET ADD SPACES	14

HANDICAP PARKING TABLE	
MIN. NUMBER OF REQ. ACCESSIBLE SPACES	5
PROPOSED HANDICAP SPACES	8

IMPERVIOUS AREA SUMMARY	
TOTAL EXISTING	81,861 SQ. FT.
TOTAL PROPOSED	81,542 SQ. FT.
TOTAL NET DECREASE	199 SQ. FT.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

DATE
DRAWN BY
SCALE
REVIEWED BY
PROJECT NO

REVISIONS

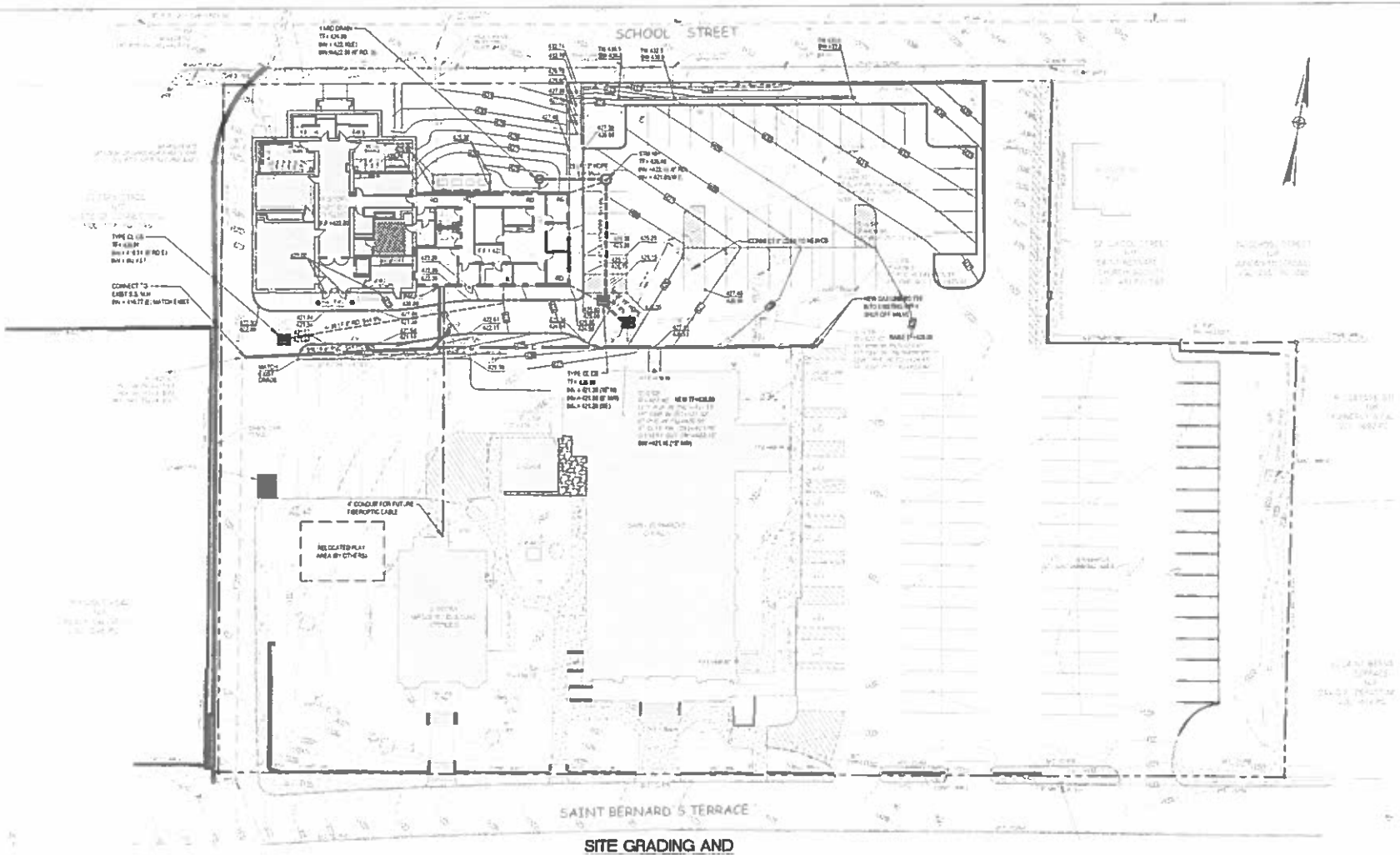
SITE MATERIAL LAYOUT PLAN

BLESSED SACRAMENT PARISH CENTER

Macchi Engineers

FRIAR

SHEET NO.
C-2.0



SITE GRADING AND UTILITY PLAN
SCALE: 1"=20'-0"

UTILITY NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH EACH UTILITY COMPANY'S REGULATIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANY (TOWN OF VERNON, EVERSOURCE, FRONTIER, ETC.).
2. UTILITY INFORMATION SHOWN IS TAKEN FROM UTILITY MAPS AND LIMITED FIELD INFORMATION. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK AND ANY ASSOCIATED FIELD MODIFICATIONS. TEST PITS ARE REQUIRED AND SHALL BE INCLUDED. ANY MODIFICATION TO THE WORK OUTLINED IN THESE PLANS OR THE PROJECT SPECIFICATIONS SHALL BE TO THE SATISFACTION OF THE ENGINEER.
3. THE SITE CONTRACTOR SHALL PROVIDE ALL PLUMBING CONNECTION APPURTENANCES (FITTINGS, REDUCERS, ENLARGERS, WYES, TEES, ETC.) AS REQUIRED TO MAKE THE NECESSARY CONNECTIONS. REFER TO BUILDING PLUMBING PLANS FOR ADDITIONAL UTILITY INFORMATION.
4. SITE ELECTRICAL AND LIGHTING IS SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. CONTACT CALL BEFORE YOU DIG (811) AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION AND AS EACH UTILITY IS TO BE INSTALLED. IN THE EVENT CALL BEFORE YOU DIG IS UNABLE TO LOCATE THE UTILITIES (if any), IT IS THE CONTRACTOR'S RESPONSIBILITY TO HIRE A PRIVATE UTILITY LOCATING COMPANY AT NO COST TO THE OWNER.
6. ALL EXISTING MANHOLE FRAMES AND COVERS, UTILITY BOXES AND VALVE COVERS SHALL BE ADJUSTED TO FINAL GRADE AS REQUIRED.
7. ALL EXISTING UTILITIES OR ITEMS SHALL REMAIN IN OPERATION UNTIL THE PROPOSED UTILITIES ARE INSTALLED AND FUNCTIONING.

GRADING NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF ALL BUILDINGS.
2. PRIOR TO COMMENCING EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORKS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER PRIOR TO STARTING WORK.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
6. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE EIGHTH INCH (1/8") PER FOOT.
7. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW ONE.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURE INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB UNLESS SHOWN OTHERWISE.

GRAPHIC SCALE

DATE
DRAWN BY
SCALE
REVIEWED BY
PROJECT NO

REVISIONS

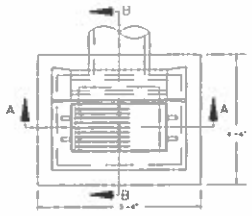
SITE GRADING AND UTILITY PLAN

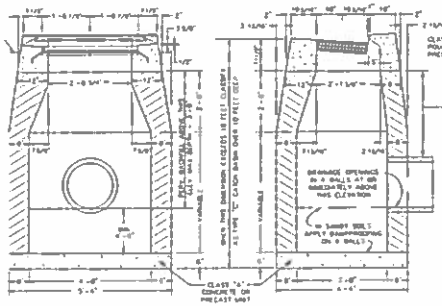
BLESSED SACRAMENT PARISH CENTER

Macchi Engineers
44 Ghent Street
Hartford, Connecticut
06105
(860) 548-6190

FRIAR

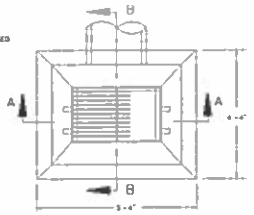
SHEET NO.
C-3.0

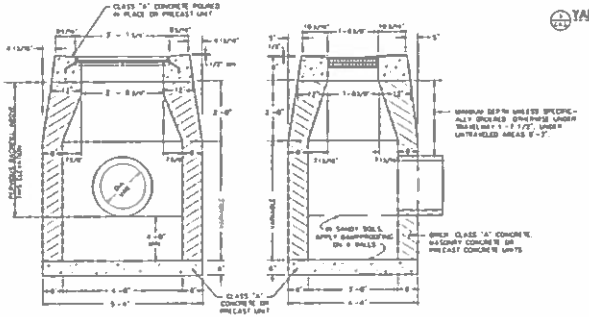




NOTE.
DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL

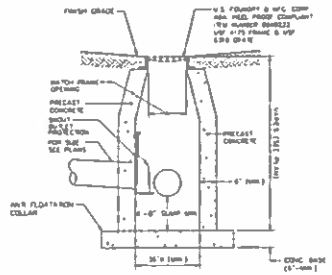
TYPE "C" CATCH BASIN



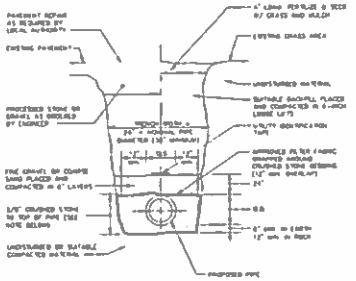


TYPE "C-L" CATCH BASIN

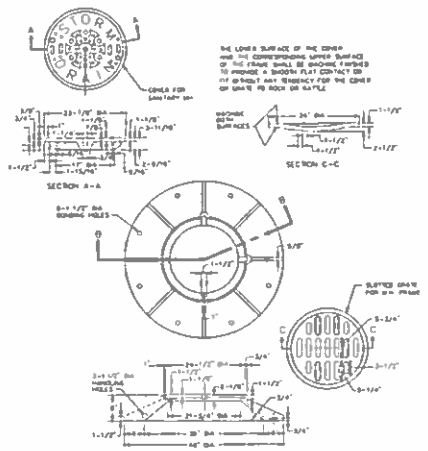
ALL CATCH BASINS AND CONCRETE YARD DRAINS SHALL HAVE FOUR FOOT SUMP, SUMP AND OUTLET PROTECTION



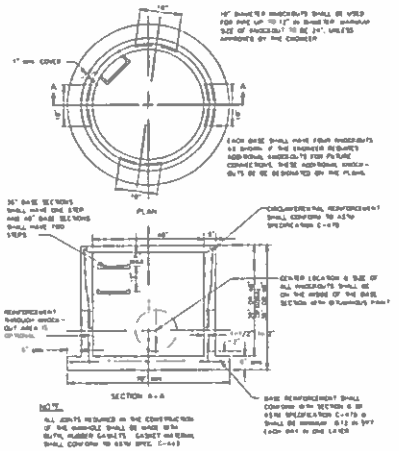
YARD DRAIN DETAIL



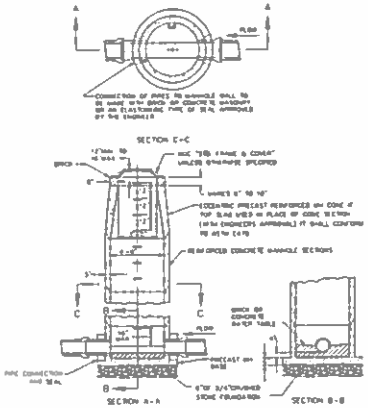
STORM AND SANITARY SEWER TRENCH DETAIL



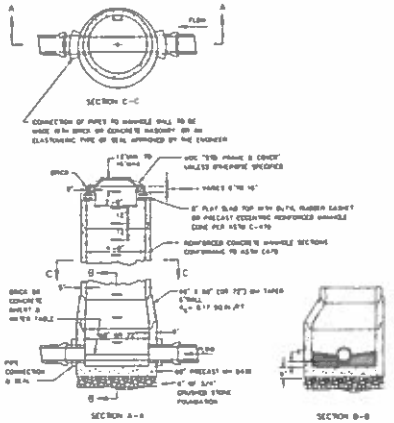
STANDARD FRAME AND COVER



MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE



TYPE I MANHOLE
TYPICAL PRECAST MANHOLE



TYPE VI MANHOLE
TYPICAL PRECAST MANHOLE

DATE
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REVISIONS

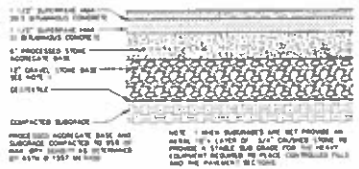
SITE DETAILS

BLESSED SACRAMENT PARISH CENTER
2351 BERNARD STREET
WETHERSFIELD

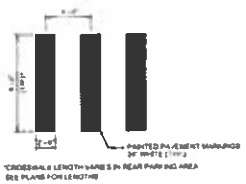
Macchi Engineers
44 Court Street
Hartford, Connecticut 06105
(860) 549-6190
www.macchiengineers.com

FRIAR
71 Talcott Notch Road
Farmington, CT 06032

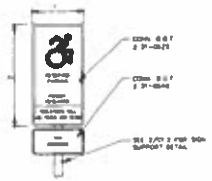
SHEET NO.
C4.0



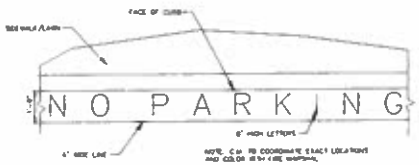
REGULAR DUTY BITUMINOUS CONCRETE SECTION



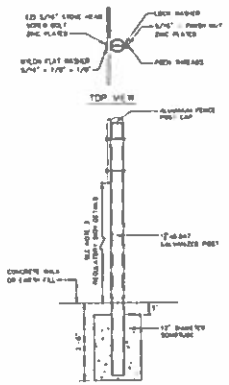
CROSSWALK DETAIL



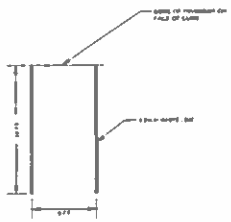
TYPICAL ACCESSIBLE PARKING SIGN



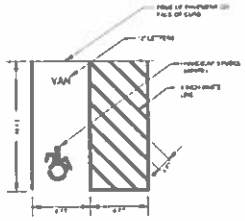
NO PARKING MARKING



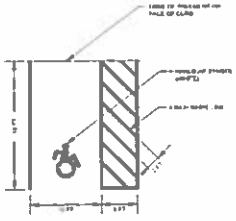
TYPICAL SIGN POST DETAIL



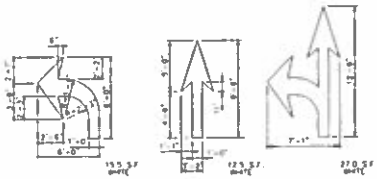
STANDARD PARKING STALL



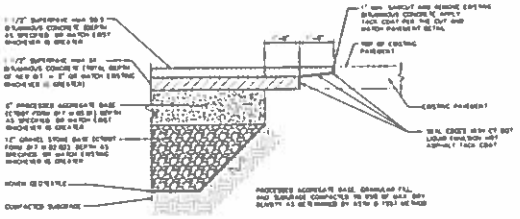
VAN ACCESSIBLE PARKING STALL



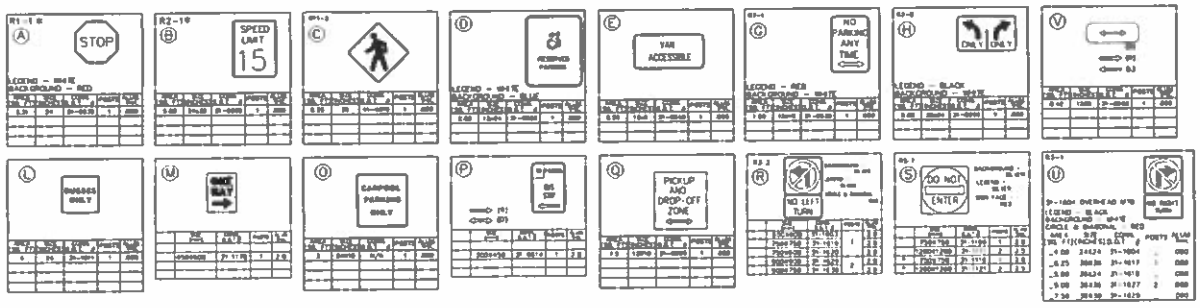
STANDARD ACCESSIBLE PARKING STALL



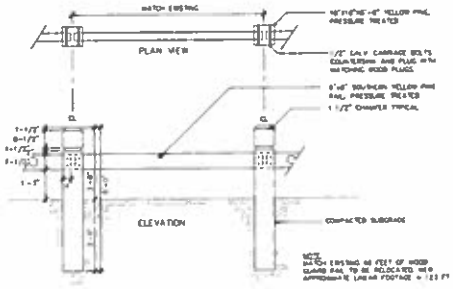
PAINTED PAVEMENT ARROW DETAIL



CUT AND MATCH PAVEMENT DETAIL



REGULATORY SIGNAGE



TIMBER GUIDE RAIL

SITE DETAILS

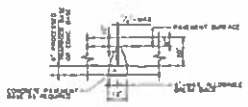
BLESSED SACRAMENT PARISH CENTER

Macchi Engineers
44 Gillett Street
Hartford, Connecticut
06105
(860) 549-6190

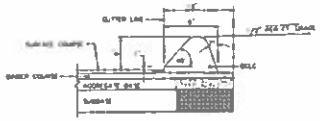
FRIAR

SHEET NO.
C4.1

PRECAST/CAST-IN-PLACE CONCRETE CURB

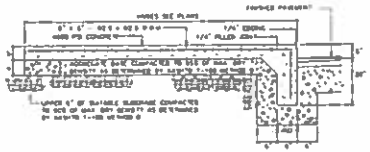


TYPICAL JOINT DETAIL FOR PRECAST CONCRETE CURB

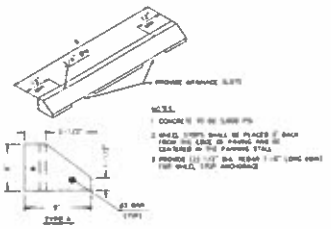


BITUMINOUS CONCRETE LIP CURBING

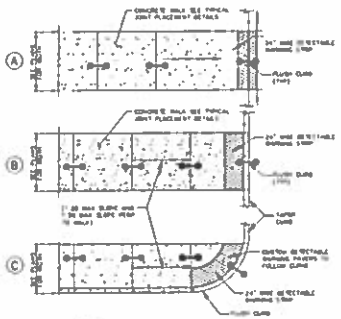
WALK SECTION WITHOUT CURB



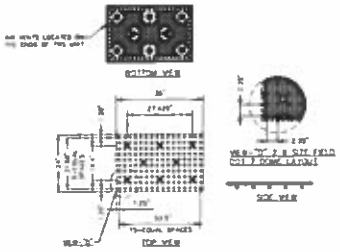
SIDEWALK WITH INTEGRAL CURB SECTION



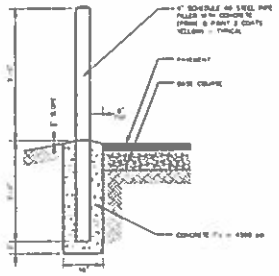
WHEEL STOPS REINFORCED CONCRETE



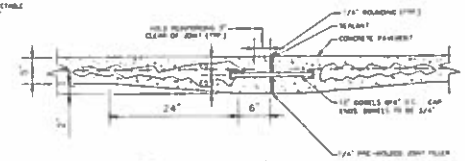
CURB RAMPS



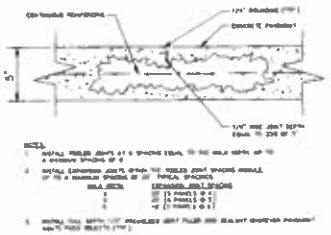
CAST-IN PLACE DETECTABLE WARNING STRIP



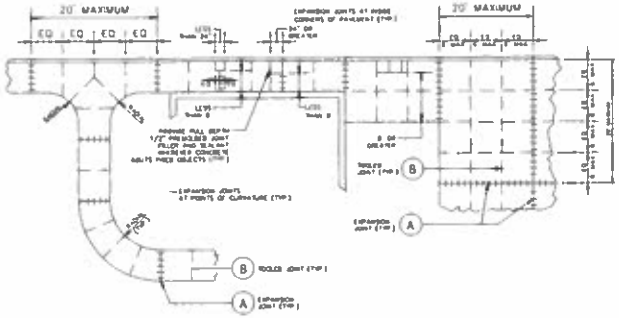
BOLLARD



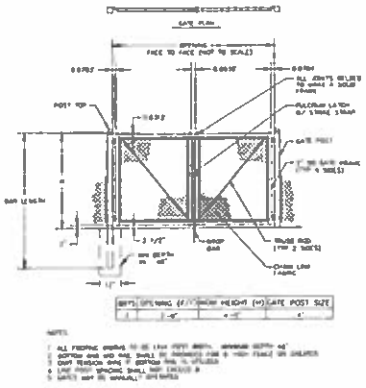
EXPANSION JOINT



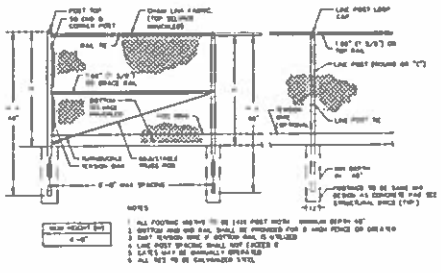
TOOLED JOINT



TYPICAL JOINT PLACEMENT IN CONCRETE



DOUBLE GATE ELEVATION



4' HIGH CHAIN LINK FENCE ELEVATION

REVISIONS

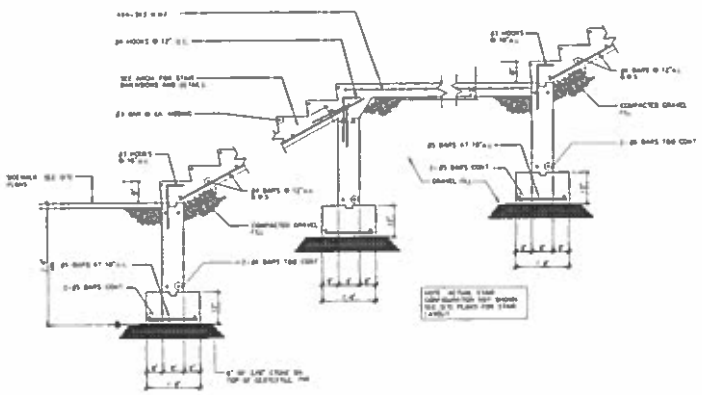
SITE DETAILS

BLESSED SACRAMENT PARISH CENTER

Macchi Engineers

FRIAR

SHEET NO. C4.2



TYPICAL STAIR DETAIL

DATE
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SCALE
REVIEWED BY:
PROJECT NO.

REVISIONS

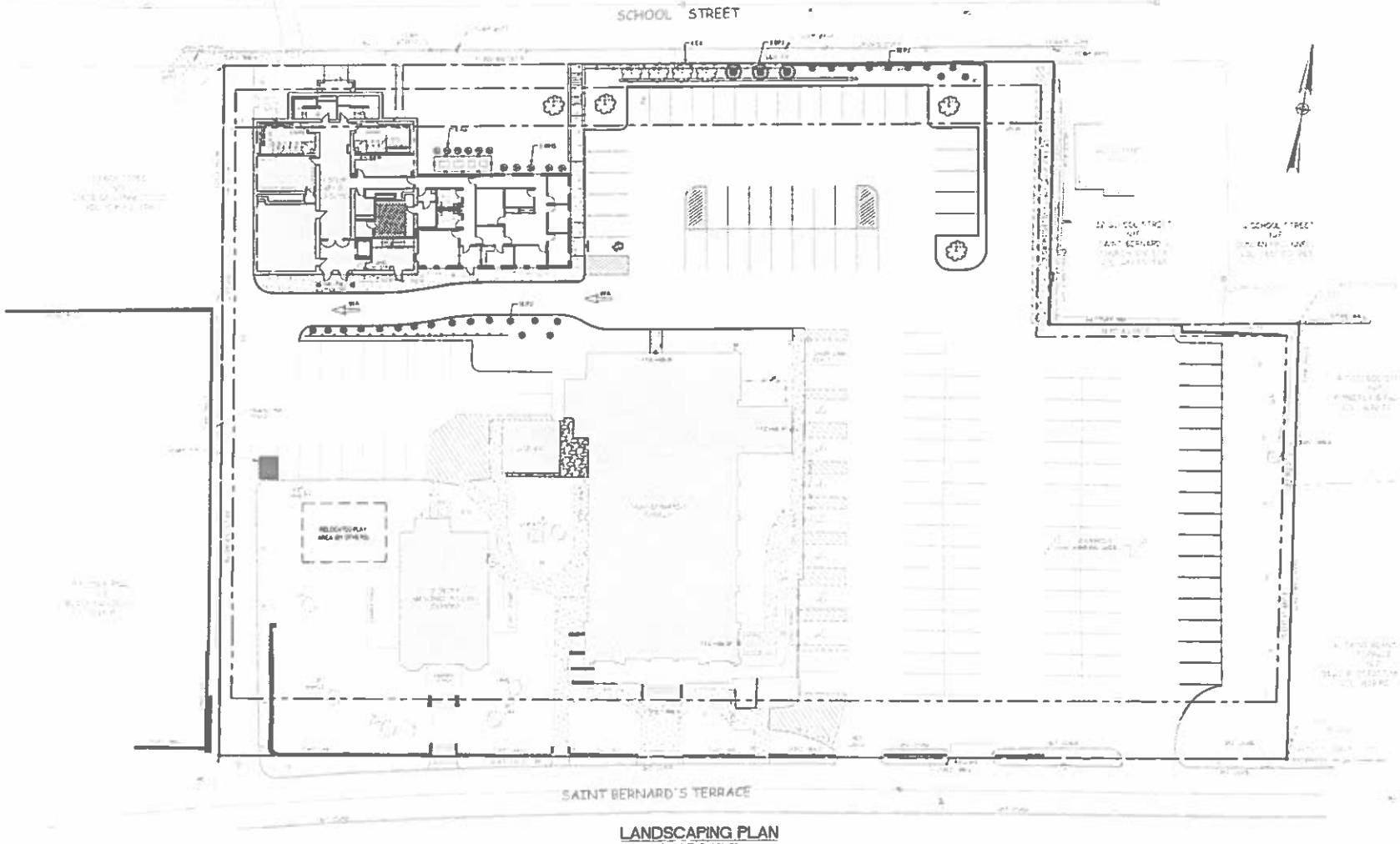
STRUCTURAL DETAILS

BLESSED SACRAMENT
PARISH CENTER

Macchi Engineers
44 Gillett Street
Hartford, Connecticut
06105
(860) 549-6190
www.macchiengineers.com

FRIAR

SHEET NO.
C4.3



LANDSCAPING PLAN
SCALE: 1'-20'-0"

LANDSCAPE LEGEND

SYMBOL	NAME	SIZE	QUANTITY
OPT	CHANTICLEER PEAR TREE	2" CAL.	4
BPJ	BLUE POINT JUNIPER	5 GAL.	5
EX	EXISTING RELOCATED	VARIES	4
WHO	WINTERBERRY HOLLY	3 GAL.	5
AS	ARBORVITAE	36" HGT.	6
PJ	PARSONS JUNIPER	5 GAL.	15

GRAPHIC SCALE

REVISIONS

LANDSCAPING PLAN

BLESSED SACRAMENT PARISH CENTER

Macchi Engineers

FRIAR

SHEET NO.
L-1.0

PLANTING NOTES

1) THE LANDSCAPE PLAN AND DETAIL SHEETS ARE FOR LANDSCAPE INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN AND GRADING AND EROSION CONTROL PLAN FOR ALL OTHER INFORMATION

2) THE CONTRACTOR SHALL MAINTAIN THE NEW LANDSCAPING, INCLUDING ON SIDING AND NEED CONTROL, UNTIL SUBSTANTIAL PROJECT COMPLETION HAS BEEN REACHED AND AGREED TO BY THE OWNER OR THEIR REPRESENTATIVES. PLANTING

   a. CONTRACTOR SHALL MAINTAIN ALL SEEDED AREAS UNTIL 90% OF NEW INSTALLATION AND SHALL CONTINUE UNTIL NO LESS THAN 100 DAYS OF SUCH MAINTENANCE COMPLETION AND LONGER AS REQUIRED TO ESTABLISH ACCEPTABLE LAWN GRASS COVER ON ALL SEEDED AREAS. 3" SEEDING DEGREE OF DIRT FALL AND IS NOT GREEN FREE FOR 90 DAYS OF MAINTENANCE OR IF NOT ESTABLISHED ACCEPTABLE AT THAT TIME, MAINTENANCE SHALL BE CONTINUED UNTIL FULL SEEDING GROWS WITH ACCEPTABLE LAWN OR GRASS STANDS ARE ESTABLISHED

   b. MAINTENANCE OF WOODY PLANT MATERIALS UNDER A GUARANTEE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. MAINTENANCE REQUIREMENTS INCLUDE:

      1. PERIODIC INSPECTION OF ALL PLANT MATERIALS BY THE OWNER'S REPRESENTATIVE TWO (2) INSPECTIONS (ONE EVERY 6 MONTHS) ARE REQUIRED

      2. MAINTENANCE OF IRRIGATION SYSTEMS INCLUDE ON-TIMING, SPRINKLING, DRAINING, ADJUSTING, CLEANING AND STORAGE OF MATERIALS, PREVENTING MALFUNCTIONS RESULTING TO PROPER GRADE OR VERTICAL POSITION AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY

3) GUARANTEE REQUIREMENTS

   a. PERIOD REQUIRED

      1. THE GUARANTEE PERIOD FOR ALL PLANTS WILL BEGIN UPON OWNER'S CERTIFICATION OF SUBSTANTIAL COMPLETION OF THE PLANTING

      2. PLANT MATERIAL IS ELIGIBLE TO RECEIVE FINAL ACCEPTANCE ONE (1) YEAR FROM THE DATE OF THE CERTIFICATION OF SUBSTANTIAL COMPLETION. PLANTINGS BEING ELIGIBLE OF THE RECOMMENDED TWO PERIOD FOR PLANTING (ONE EVERY 6 MONTHS) ARE REQUIRED

      3. PLANTINGS, SHALL BE MAINTAINED AND GUARANTEED FOR NOT A SECOND GROWING CLIMATE PERIOD

4) THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND EQUIPMENT AS QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED ON THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE AS SHOWN ON THE DRAWINGS, THE LARGER SHALL APPLY

5) ALL SHRUB AND GROUND BEDS ARE TO BE MULCHED TO A DEPTH OF 3" SHRUBS AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 3" OR AS OTHERWISE INDICATED ON THE PLANS

6) NO PLANT SHALL BE PLACED IN THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE ENGINEER. STAKING OR LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. PLANTING OF THE APPROVED TREE SHALL NOT BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAILS ON THIS SHEET

7) LANDSCAPE PLANTING AREAS SHALL BE FREE GRADING. CONSTRUCTION DEBRIS, BROKEN PAVEMENT, COMPACTED SUBGRADE AND ALL ROCK SHALL BE REMOVED FROM ALL AREAS TO BE LANDSCAPED (LAWNS, SHRUBBERY, AND PERENNIAL BEDS). ALL PLANTING BEDS TO A DEPTH OF 8" FROM FINISH GRADE OR TO A CREATED DEPTH OF REMOVED OF PLANTING DETAILS OR SPECIFICATIONS. REPLACE EXCAVATED SOIL WITH TOPSOIL FREE OF DEBRIS, WEEDS, AND ROOTS. COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER DELETERIOUS MATERIAL. ALL PLANT GROWTH AND DETRIMENTAL PLANTING MATERIALS FROM SITE. ALL AREAS SHALL BE AS DETAILED AND CONFORM PLANTING AND AS SPECIFIED

8) LANDSCAPE PLANTING AREAS SHALL BE FREE GRADING. CONSTRUCTION DEBRIS, BROKEN PAVEMENT, COMPACTED SUBGRADE AND ALL ROCK SHALL BE REMOVED FROM ALL AREAS TO BE LANDSCAPED (LAWNS, SHRUBBERY, AND PERENNIAL BEDS). ALL PLANTING BEDS TO A DEPTH OF 8" FROM FINISH GRADE OR TO A CREATED DEPTH OF REMOVED OF PLANTING DETAILS OR SPECIFICATIONS. REPLACE EXCAVATED SOIL WITH TOPSOIL FREE OF DEBRIS, WEEDS, AND ROOTS. COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER DELETERIOUS MATERIAL. ALL PLANT GROWTH AND DETRIMENTAL PLANTING MATERIALS FROM SITE. ALL AREAS SHALL BE AS DETAILED AND CONFORM PLANTING AND AS SPECIFIED

9) PLANTING SOIL MIXTURE FOR TREES AND SHRUBS

   1 PART PEAT MOSS
   1 PART TOPSOIL
   2 PARTS COMPOST.
   APPROPRIATE ORGANIC ADDITIVE - "TRANSPLANT 1-1-1" AS MANUFACTURED BY ROOTS, INC OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS
   FERTILIZER AS RECOMMENDED BY SOIL ANALYSIS

10) PLANTING SOIL MIXTURE FOR PERENNIALS AND GROUNDCOVER, GRASS BEDS

   1 PART PEAT MOSS
   1 PART COMPOST (LEAF)
   2 PARTS TOPSOIL
   FERTILIZER AS RECOMMENDED BY SOIL ANALYSIS
   MULCH AS SPECIFIED

11) ANY OF PLANTING - UNLESS PLANTED IMMEDIATELY OF THE GROWN GROUP PLANT MATERIALS SHALL BE INSTALLED WITHIN 15 DAYS AND NO LATER THAN OCTOBER 31ST. LAWNS AND SEEDED GRASSES/GROUNDCOVERS SHALL BE SEEDED IN THE SEASON AS SHOWN ON THE SCHEDULE OF SEED SHEET

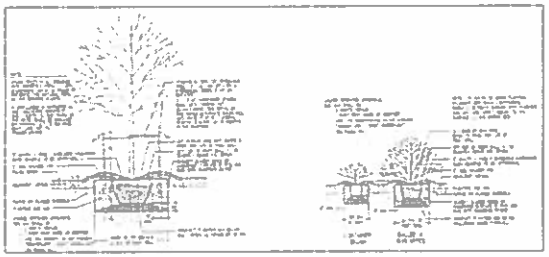
12) COMPOST TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" THROUGHOUT SEEDED LAWN OR AS THE GRASS SEED AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS OF FERTILITY INCLUDING CONTENT AND CHEMICAL ANALYSIS. CONTRACTOR SHALL ACCOMPLISH ANY CORRECTIVE MEASURES AS REQUIRED BY THE LABORATORY FOR GOOD PLANT GROWTH AND PROVIDE SOIL ANALYSIS AS RECOMMENDED FROM THE TESTING

13) ALL PLANTS SHALL BE FROM 3 FEET MINIMUM 6 FROM THE EDGE OF LAWN SEEDING AND SHALL BE CONFINED AS TO AN EMERGENCY CONTROL PLANT

14) ALL SEED AREAS SHALL BE MULCHED OR PROTECTED AND INCLUDE APPROPRIATE AMENDMENTS AS NEEDED APPROPRIATE TO THE SEED AND DRAINAGE. SEEDING OF STRAW MULCH WILL NOT BE ACCEPTED

15) ALL BIO-RETENTION AREAS NOT DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE

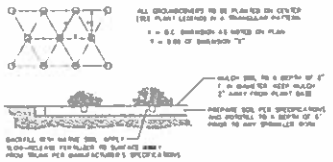
16) IF THERE IS LESS THAN 30" x 42" AT A REDUCED PROOF AND SHALL BE SCALED ACCORDINGLY



TREE PLANTING DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.

TOP SOIL AND SEEDED LAWN DETAIL
N.T.S.



GROUND COVERS AND PERENNIALS PLANTING BED
N.T.S.

DATE
DRAWN BY
SCALE
REVIEWED BY
PROJECT NO.

REVISIONS
No. Date

LANDSCAPING DETAILS

BLESSED SACRAMENT
PARISH CENTER

Macchi Engineers
44 Cabot Street
Hartford, Connecticut
06103
(860) 549-8190

FRIAR

SHEET NO.
L1.1

BLESSED SACRAMENT
PARISH CENTER

25 ST. BERNARD'S TERRACE
VERNON, CT
SITE PLAN APPROVAL

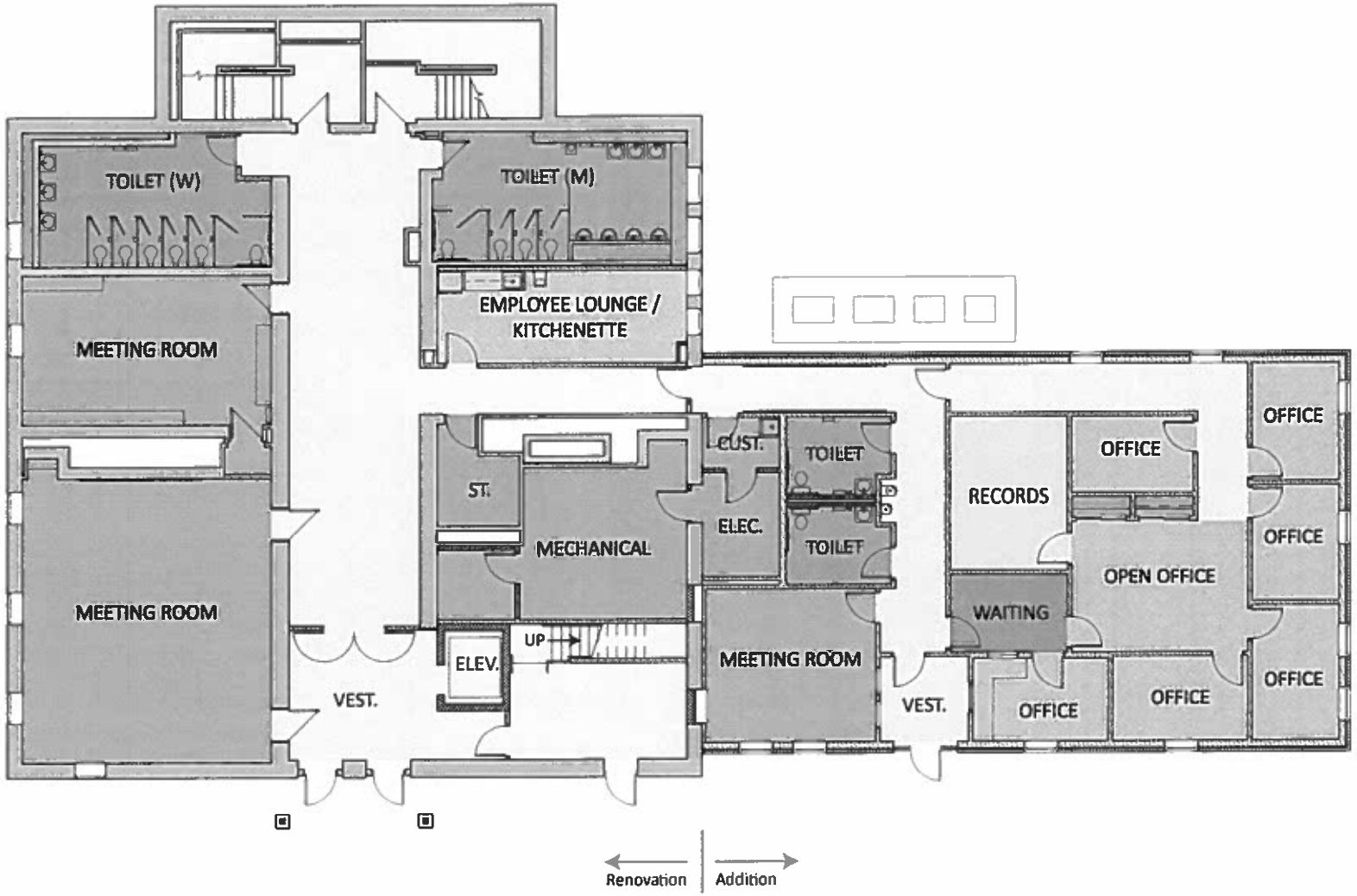
BENEFACTORS
MAE TOBIN, FRANCES TIERNEY & ARLINE RAMSDELL

CONSTRUCTION MANAGER
GENERAL BUILDERS, LLC
530 SILAS DEANE HWY.
WETHERSFIELD, CONNECTICUT

ARCHITECT
FRIAR ARCHITECTURE
21 TALCOTT NOTCH ROAD
FARMINGTON, CONNECTICUT

CIVIL ENGINEER
MACCHI ENGINEERS, LLC
44 GILLETT STREET
HARTFORD, CT 06105

MEP/FP & STRUCTURAL ENGINEER
LOUREIRO ENGINEERING ASSOCIATES, INC.
100 NORTHWEST DRIVE
PLAINVILLE, CT 06062



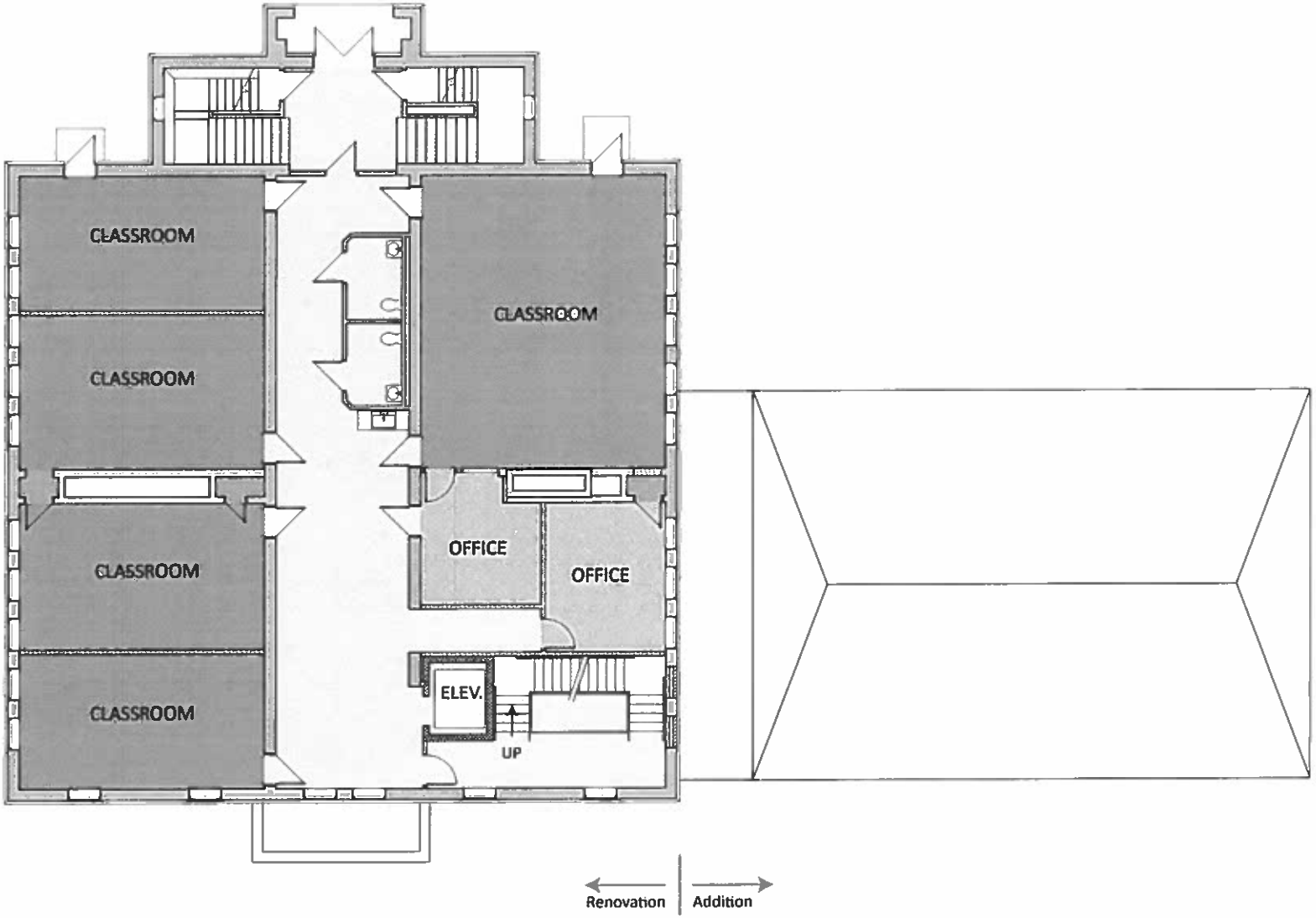
BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

LOWER LEVEL FLOOR PLAN

Vernon, Connecticut | 06/01/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

FRIAR



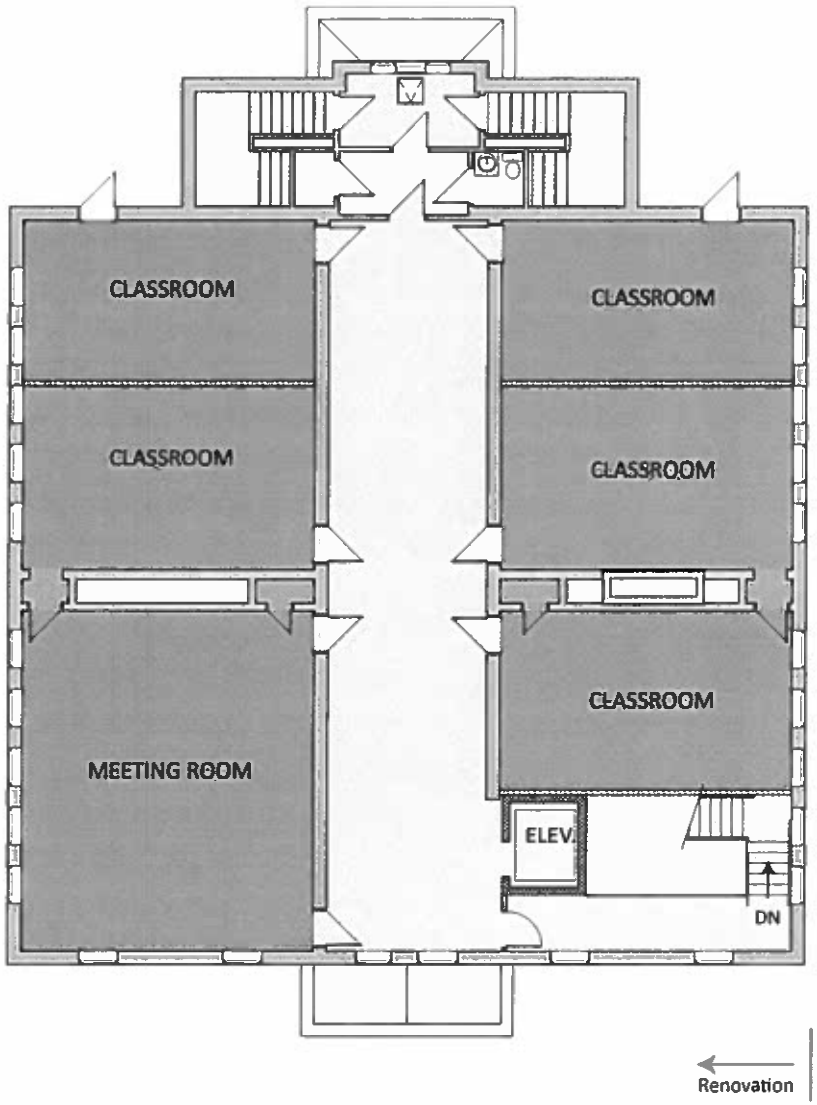
BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

STREET LEVEL FLOOR PLAN

Vernon, Connecticut | 06/01/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

FRIAR



BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

UPPER LEVEL FLOOR PLAN

Vernon, Connecticut | 06/01/2020 | ARCHITECTURE • INTERIOR DESIGN • MASTER PLANNING | FRIAR

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SOUTH ELEVATION

Vernon, Connecticut | 06/01/2020

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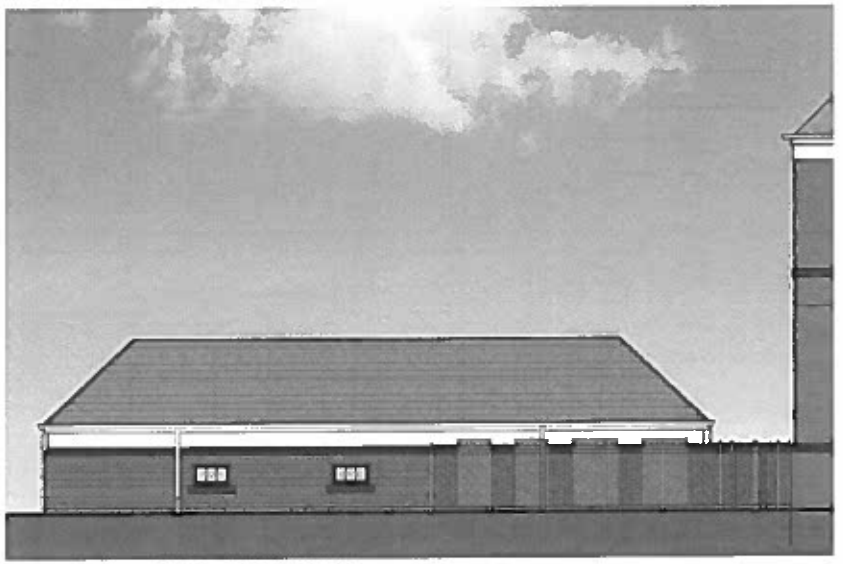
EAST ELEVATION



NORTH ELEVATION

BLESSED SACRAMENT PARISH CENTER - ST. BERNARD CHURCH

EAST & NORTH ELEVATION

Vernon, Connecticut | 06/01/2020

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

FRIAR