PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
MAP/BLOCK/LOT: 38-2

13571.00069

JUNE 28, 2023

AUGUST 30, 2023 (IWC RESUBMISSION)

GENERAL NOTES

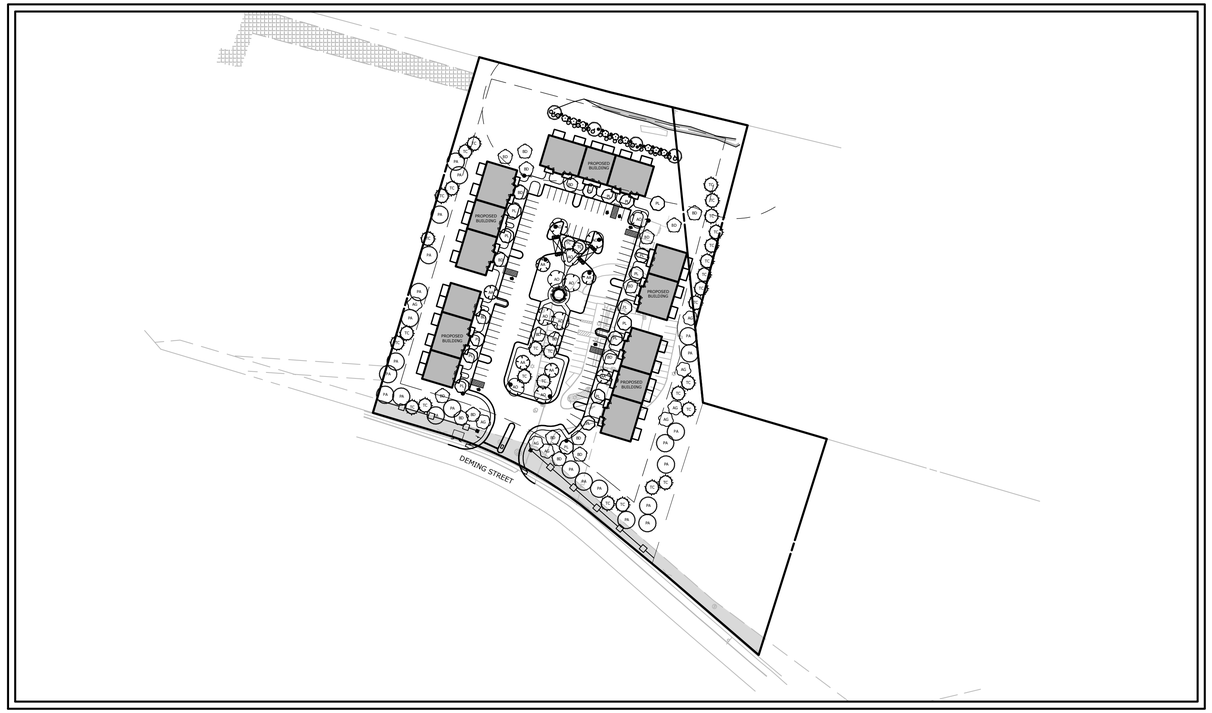
1. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY ENTITLED: "PROPERTY & TOPOGRAPHIC SURVEY,MULTI-FAMILY DEVELOPMENT, 240 DEMING STREET, SOUTH WINDSOR, CONNECTICUT", DATED: 4/17/2023, SCALE: 1"=50' PREPARED FOR: METRO REALTY MANAGEMENT CORPORATION, 6 EXECUTIVE DRIVE, SUITE 100, FARMINGTON, CT 06032 AND PREPARED BY: DESIGN PROFESSIONALS, INC.
2. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
3. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
4. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
5. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
7. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
8. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHELYNE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
10. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF SOUTH WINDSOR REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS
11. ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
12. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
13. THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER.
14. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.

ZONING DATA TABLE MULTIFAMILY ASSISTED HOUSING IN RESIDENTIAL/COMMERCIAL ZONE (MAHZ)		
	REQUIRED	PROPOSED
LOT AREA*	174,240 S.F. MIN. (4 AC.)	275,515 S.F. (6.324 AC.)*
FRONT YARD	50 FEET MIN.	65 FEET
SIDE YARD	25 FEET MIN.	37 FEET
REAR YARD	25 FEET MIN.	79 FEET
BUILDING HEIGHT	35 FEET MAX.	29'-1"
BUILDING COVERAGE (%)	15% MAX	11%
IMPERVIOUS COVERAGE (%)	50% MAX.	30%

*INCLUDES 1.14 ACRES TO BE PLACED INTO A PROPOSED CONSERVATION EASEMENT

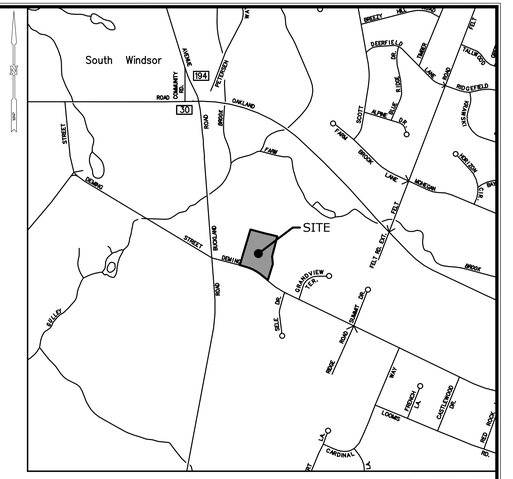
PARKING DATA		
	REQUIRED	PROPOSED
STANDARD SPACES		80
HANDICAP/ VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	83**	86

**56 UNITS X 1.5 SPACES/UNIT = 83 SPACES



PROJECT SITE VICINITY MAP:

0' 50' 100'
0 1/2" 1"



LOCATION MAP:

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
70	MAJOR CONTOUR	100
68	MINOR CONTOUR	98
× 70.5	SPOT GRADE	+ 70.5
	TREE LINE	
	TREE/ SHRUB	TG
	STONEWALL	
	SITE LIGHT	
	HYDRANT	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	CATCH BASIN	
	MANHOLE/YARD DRAIN	
	SANITARY SEWER W/MANHOLE	SAN
	STORM DRAIN	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
ETC	ELECTRIC, TELEPHONE, CABLE	ETC
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	GUARD RAIL	
	CHAIN LINK FENCE	
	WATERCOURSE	
	WETLAND	

LIST OF DRAWINGS

NO.	NAME	Sheet Title
01	--	TITLE
02	EX	EXISTING CONDITIONS
03	LA	SITE PLAN - LAYOUT & LANDSCAPING
04	GR	SITE PLAN - GRADING
05	UT	SITE PLAN - UTILITIES
06	SE-1	SEDIMENT & EROSION CONTROL PLAN
07	SE-2	SEDIMENT & EROSION CONTROL DETAILS
08	SD-1	SITE DETAILS
09	SD-2	SITE DETAILS
10	SD-3	SITE DETAILS
11	SD-4	SITE DETAILS

PREPARED BY:

SLR

99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

PREPARED FOR:

METRO REALTY GROUP, LTD.
6 EXECUTIVE DRIVE, SUITE 100
FARMINGTON, CT 06032

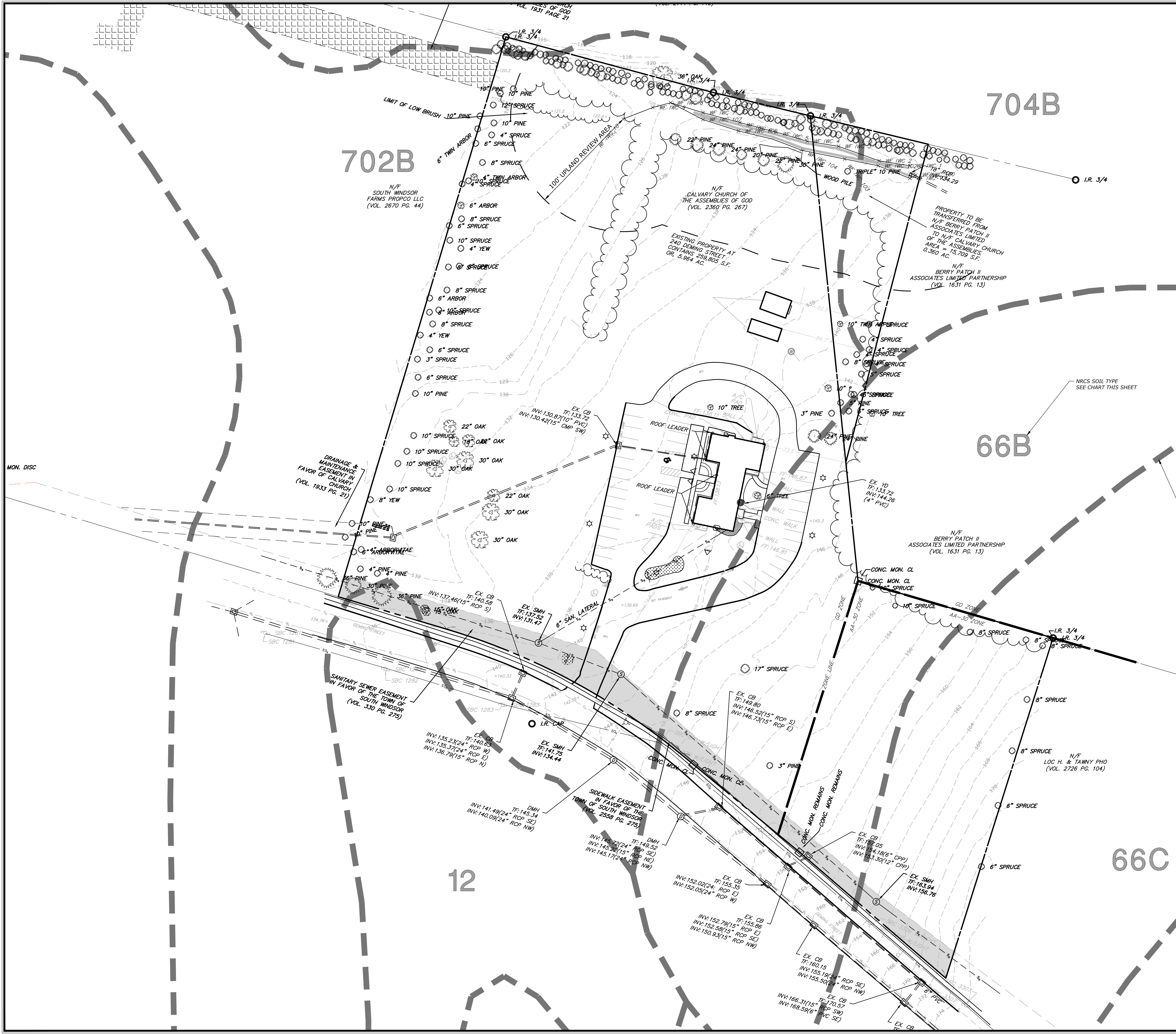
811 Know what's below. Call before you dig. www.cbyd.com

NOTE

1. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY ENTITLED: "PROPERTY & TOPOGRAPHIC SURVEY,MULTI-FAMILY DEVELOPMENT, 240 DEMING STREET, SOUTH WINDSOR, CONNECTICUT", DATED: 4/17/2023, SCALE: 1"=50' PREPARED FOR: METRO REALTY MANAGEMENT CORPORATION, 6 EXECUTIVE DRIVE, SUITE 100, FARMINGTON, CT 06032 AND PREPARED BY: DESIGN PROFESSIONALS, INC.

NRCS SOIL TYPES

12	RAYPOL SILT LOAM
66B	NARRAGANSETT SILT LOAM, 2 TO 8% SLOPES
66C	NARRAGANSET SILT LOAM, 8 TO 15% SLOPES
701B	NINIGRET FINE SANDY LOAM
702B	TISBURY SILT LOAM
704B	ENFIELD SILT LOAM



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DESCRIPTION	DATE	BY

EXISTING CONDITIONS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

DESIGNED	DRAWN	CHECKED
RYE	LCD	TD

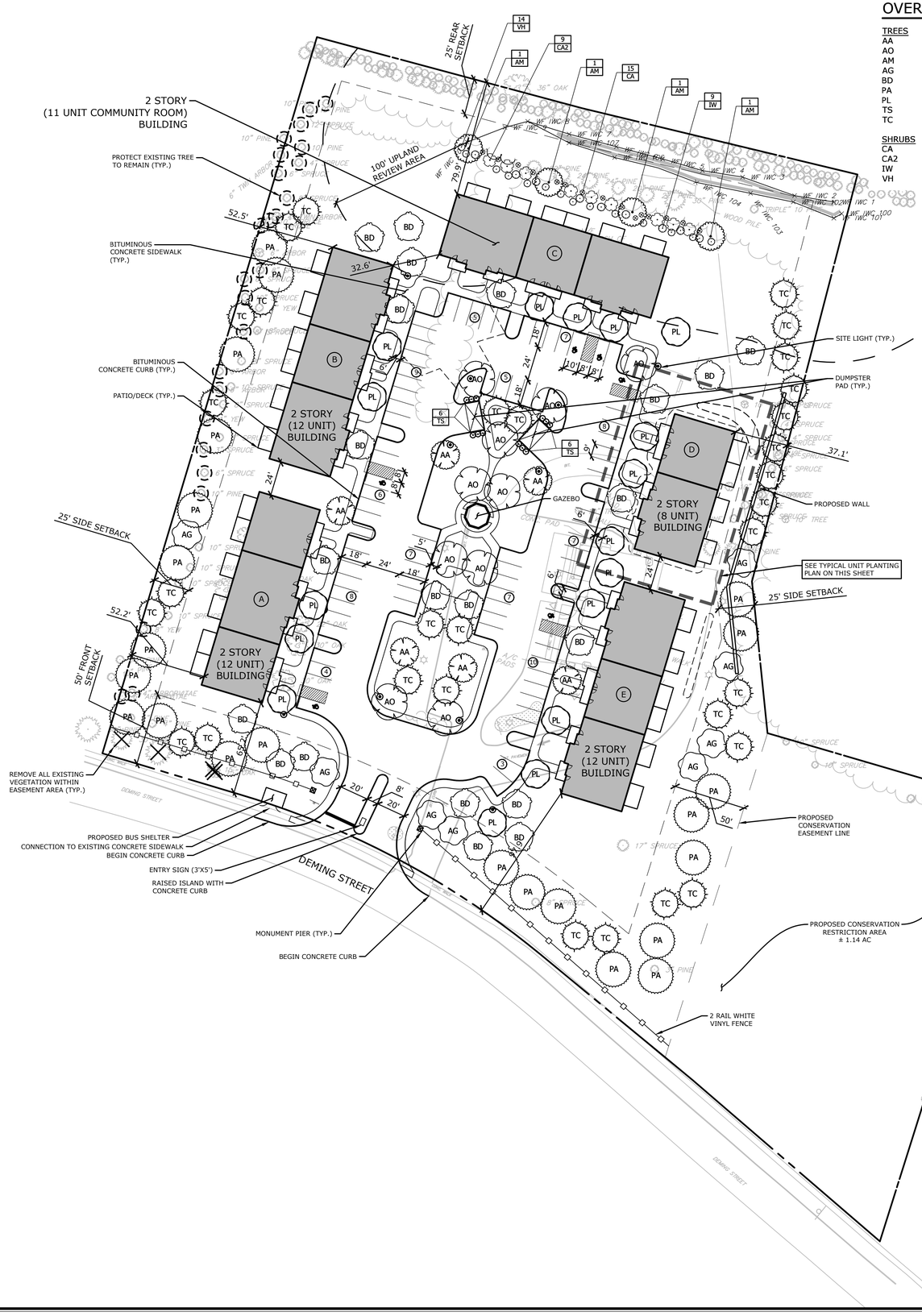
SCALE: 1"=40'

DATE: JUNE 28, 2023

PROJECT NO.: 13571.00069

SHEET NO.: 02 OF 11

SHEET NAME: **EX**



OVERALL SITE PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
AA	Acer rubrum 'Armstrong'	Armstrong Red Maple	2"-2.5" Cal.	B&B	FULL & DENSE	6
AO	Acer rubrum 'October Glory'	October Glory Red Maple	2"-2.5" Cal.	B&B	FULL & DENSE	10
AM	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	2"-2.5" Cal.	B&B	FULL & DENSE	4
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.0" Cal.	B&B	FULL & DENSE	9
BD	Betula nigra 'BNMTF'	Dura Heat® River Birch	2"-2.5" Cal.	B&B	FULL & DENSE	21
PA	Picea abies	Norway Spruce	7`/8` HT.	B&B	FULL & DENSE	23
PL	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2"-2.5" Cal.	B&B	FULL & DENSE	17
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5` HT.	B&B	FULL & DENSE	12
TC	Tsuga canadensis	Eastern Hemlock	7`/8` HT.	B&B	FULL & DENSE	31

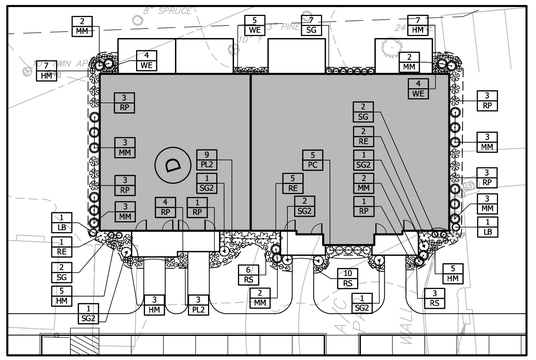
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
CA	Clethra alnifolia	Summersweet Clethra	---	#3		15
CA2	Cornus amomum	Silky Dogwood	---	#5		9
IW	Ilex verticillata	Winterberry	---	#3		9
VH	Vaccinium corymbosum	Highbush Blueberry	---	#3		14

LAYOUT NOTES

1. SLR ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING CONDITIONS.

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND TOWN STAFF.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. PLACEMENT OF PLANTS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD BY THE OWNER.



TYPICAL UNIT PLANTING PLAN

SCALE: 1" = 20'

TYPICAL UNIT PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
PC	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	---	#3	5
RP	Rhododendron x 'Purple Gem'	Purple Gem Rhododendron	---	#3	18
RE	Rhododendron yakushimanum 'Ken Janeck'	Ken Janeck Rhododendron	---	#3	8
SG	Spiraea japonica 'Galen'	Double Play® Artisan® Spirea	---	#3	11
SG2	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	---	#3	6
WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	---	#3	13
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**QTY**
MM	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	---	#1	20
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**QTY**
HM	Hemerocallis x 'Mary Todd'	Mary Todd Daylily	---	#1	27
LB	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	---	#1	2
PL2	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	---	#1	12
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1	19

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DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

SITE PLAN - LAYOUT & LANDSCAPING

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

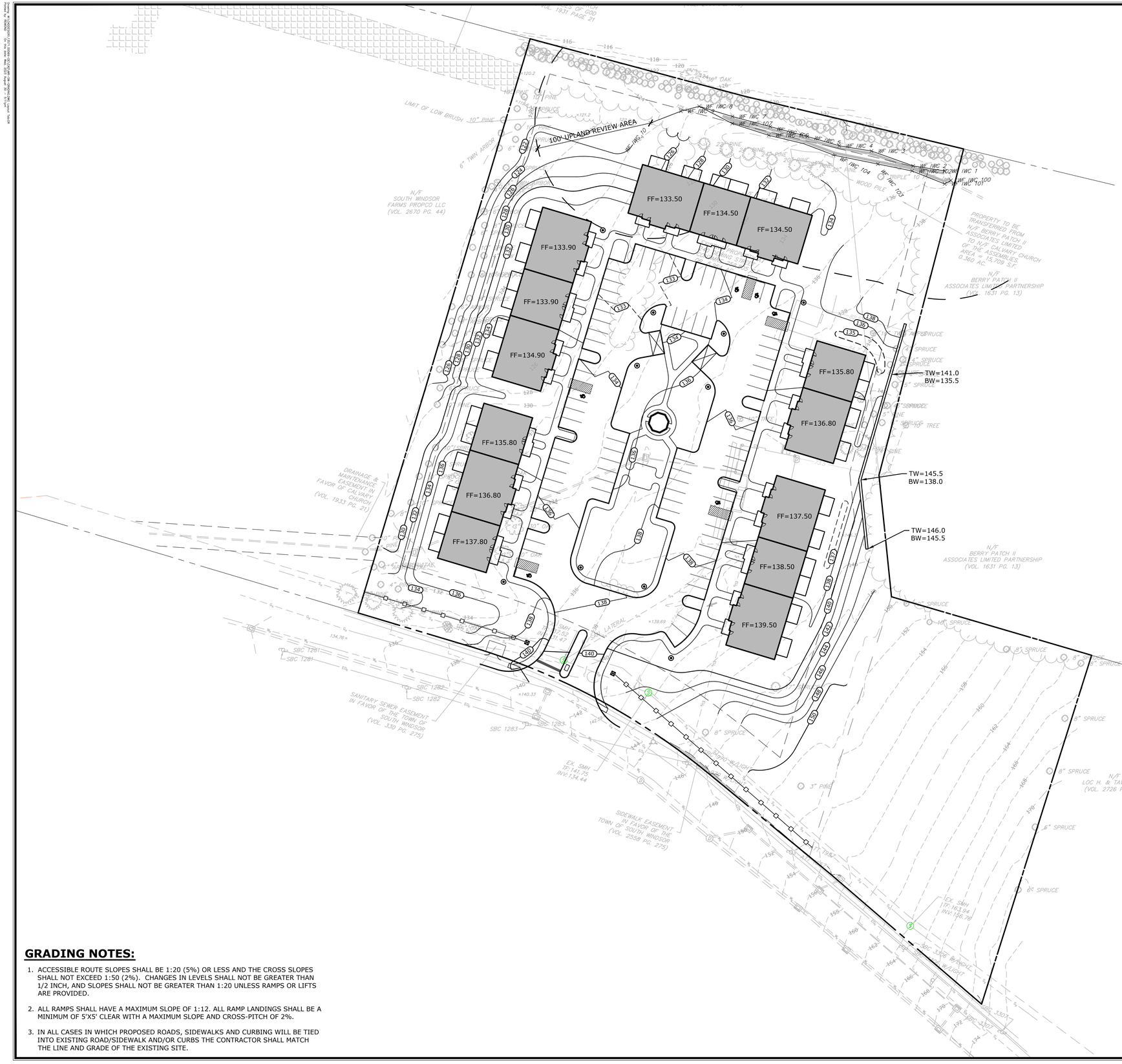
SCALE: 1"=40'

DATE: JUNE 28, 2023

PROJECT NO.: 13571.00069

SHEET NO.: 03 OF 11

SHEET NAME: LA



GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

GRADING LEGEND:

× 70.5	EXISTING SPOT ELEVATION
+ 70.5	PROPOSED SPOT ELEVATION
——70——	EXISTING CONTOUR
124	PROPOSED CONTOUR
TC 120.0 / BC 119.5	TOP OF CURB / BOTTOM OF CURB

N
W E
S
0' 20' 40'
0 1/2" 1"

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DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

SITE PLAN - GRADING

PROPOSED MULTI-FAMILY DEVELOPMENT
---
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

DWD	LCD	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'
DATE: JUNE 28, 2023
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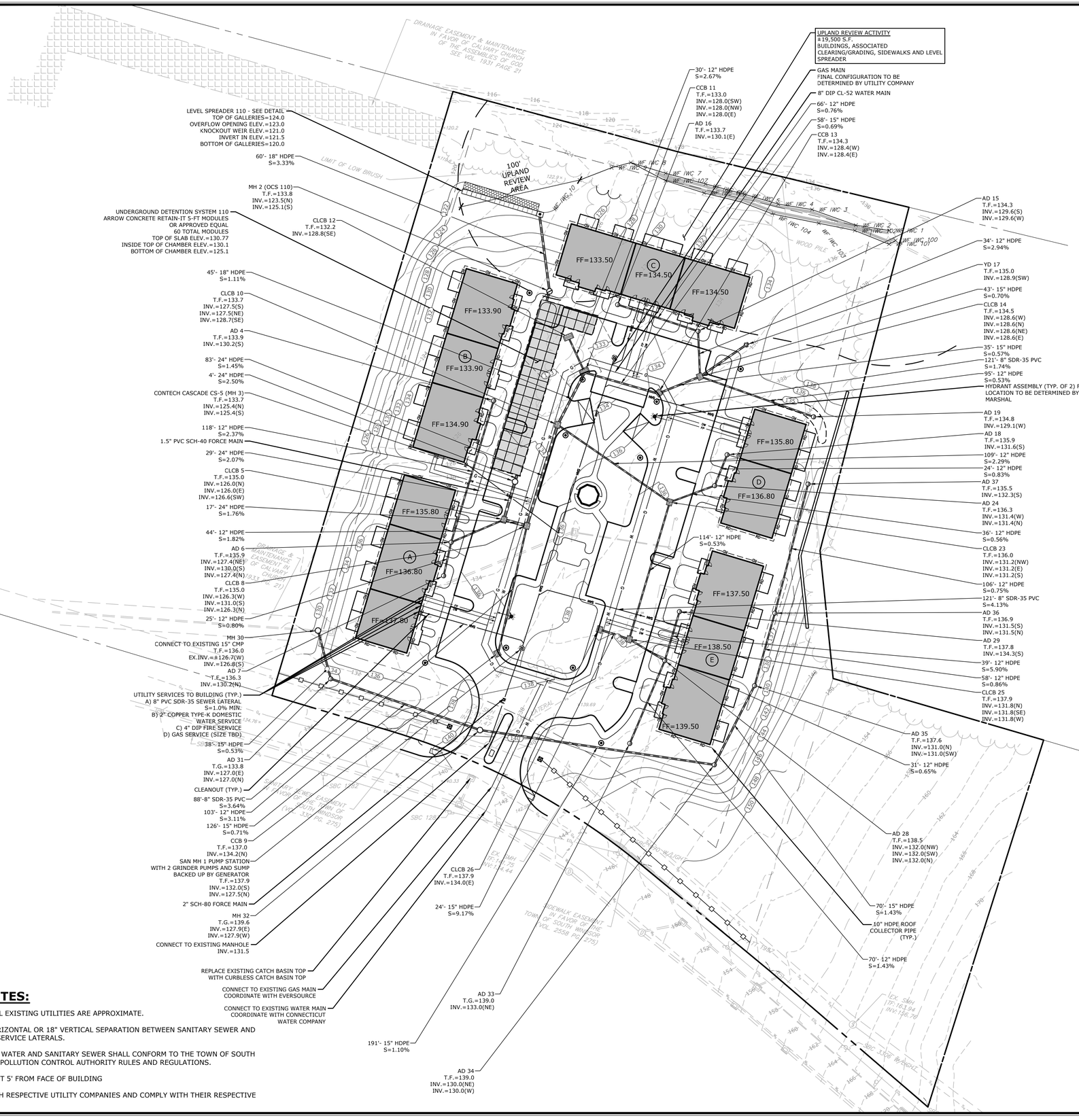

STORM WATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND BE AVAILABLE FOR REVIEW.

A. CATCH BASINS/YARD DRAINS

CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEPT IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.

SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.

B. PAVEMENT SWEEPING

THE PARKING AREA AND ROADWAY SHALL BE SWEPT ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.

C. UNDERGROUND DETENTION SYSTEMS

UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
FOR ADDITIONAL INFORMATION FOR MAINTENANCE AND INSPECTION OF THE RETAIN IT STORMWATER MANAGEMENT UNDERGROUND DETENTION SYSTEM, PLEASE USE LINK PROVIDED BELOW.

http://retain-it.com/library/retain-it-sms-owners-maintenance-guide.pdf

A MAINTENANCE LOG SHOULD BE KEPT WITH THE AMOUNT OF SEDIMENT REMOVED, THE DATE IT WAS REMOVED, AND A BRIEF DESCRIPTION OF THE CONDITION OF THE STRUCTURE.

D. PROPRIETARY HYDRODYNAMIC SEPARATOR

BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLES CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE
SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.

E. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

F. ROOF GUTTERS

REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF SOUTH WINDSOR WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

UTILITY LEGEND:

- SAN — SANITARY SEWER LINE
- W — WATER SERVICE
- G — GAS SERVICE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES

N W E S 0' 20' 40' 0 1/2" 1"

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IWC RESUBMISSION	08/30/2023	RYE

SITE PLAN - UTILITIES
PROPOSED MULTI-FAMILY DEVELOPMENT
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
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1"=40' SCALE
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05 OF 11 SHEET NO.
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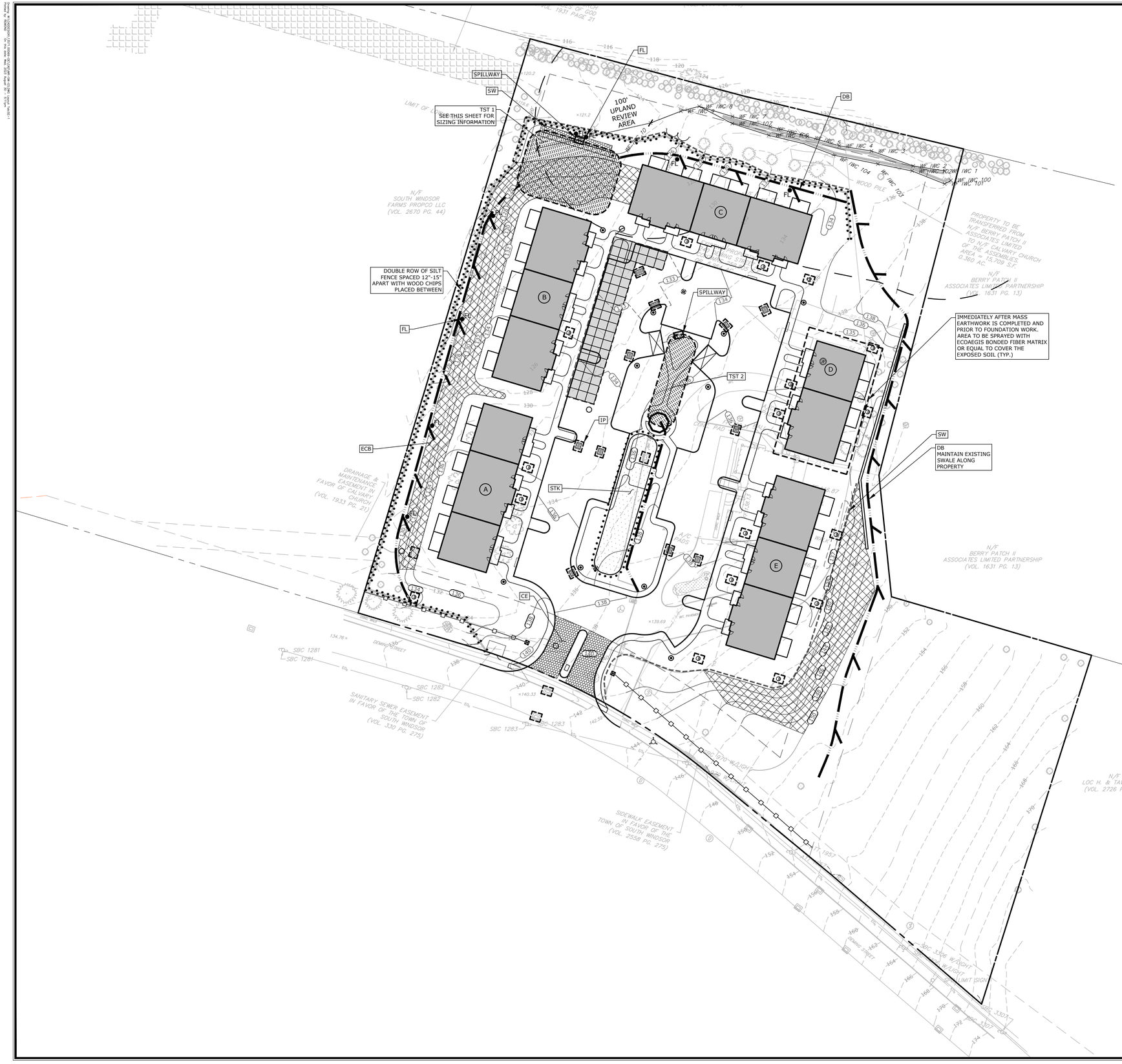


SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF SOUTH WINDSOR STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1.PURPOSE AND DESCRIPTION OF PROJECT
A.) CONSTRUCTION OF A MULTI-FAMILY DEVELOPMENT.
B.) DISTURBED AREA: ±4.2 AC.

2.IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) PROTECTION OF ONSITE WETLANDS.

3.IDENTIFICATION OF OTHER POSSIBLE PERMITS
THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS, AND PLANNING AND ZONING PERMITS.

4.RESPONSIBLE PARTY
EDDY MAJEWSKI
METRO CONSTRUCTION CORP.

EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

- CE — CONSTRUCTION ENTRANCE
- IP — INLET PROTECTION (TYP. OF ALL INLETS)
- GSF — SEDIMENT FILTER FENCE
- DSF — DOUBLE ROW OF SILT FENCE SPACED 12"-15" APART WITH WOOD CHIPS PLACED BETWEEN
- SW — STRAW WATTLES
- STK — TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE
- DB — TEMPORARY DIVERSION BERM/SWALE WITH STONE CHECK DAMS 75' O.C.
- TST — TEMPORARY SEDIMENT TRAP
- ECB — EROSION CONTROL BLANKET
- FL — FLOC LOG

TEMPORARY SEDIMENT TRAP SIZING SUMMARY

	ACRES	VOLUME STORAGE REQUIRED	DEPTH STORAGE	TRAP DIMENSIONS	VOLUME PROVIDED
TST 1	±2.1	±282 CY	6 FT	75'L x 50'W x 6'D	833 CY
TST 2	±1.2	±160 CY	6 FT	90'L x 25'W x 6'D	480 CY

*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

SEDIMENT & EROSION CONTROL PLAN
PROPOSED MULTI-FAMILY DEVELOPMENT
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'
DATE: JUNE 28, 2023
PROJECT NO.: 13571.00069
SHEET NO.: 06 OF 11
SHEET NAME: SE-1

SEDIMENT & EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATER BODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATER BODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
   d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
   e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
   f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATER BODIES.
   g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

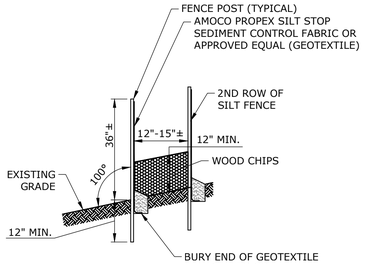
TOPSOIL

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
4. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE. 3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF STONES LARGER THAN 1.25" , LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
5. SOLUBLE SALT CONTENT OF OVER 500 PARTS PER MILLION (PPM) IS LESS 6. THE pH SHOULD BE 5.5 TO 7 IF LESS, ADD LIME TO INCREASE pH TO AN ACCEPTABLE LEVEL.

EXECUTION

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR INCHES (4"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.



DOUBLE ROW OF SEDIMENT FILTER FENCE
NOT TO SCALE

VEGETATIVE COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)

* PERMANENT VEGETATIVE COVER: SEE SPECIFICATIONS

TEMPORARY MULCHING:

CLEAN DRY STRAW OR HAY FREE OF WEEDS WITH A MULCH TACKIFIER 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS)

WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. ABOVE).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION ABOVE).
6. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

MAINTENANCE:

1. TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
2. ON SITES WHERE GRASSES PREDOMINATE, BROADCAST ANNUALLY 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (12 LBS. PER 1,000 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
3. ON SITES WHERE LEGUMES PREDOMINATE, BROADCAST EVERY THREE (3) YEARS OR AS INDICATED BY SOIL TEST 300 POUNDS OF 0-20-20 OR EQUIVALENT PER ACRE (8 LBS PER 1,000 SQ. FT.).

EROSION CHECKS

GENERAL:

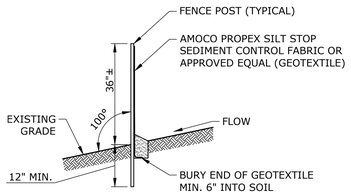
TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF SIX INCHES (6") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (PER TABLE BELOW) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.



SEDIMENT FILTER FENCE
NOT TO SCALE

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF TWO (2) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10- (5 LBS. PER 1,000 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

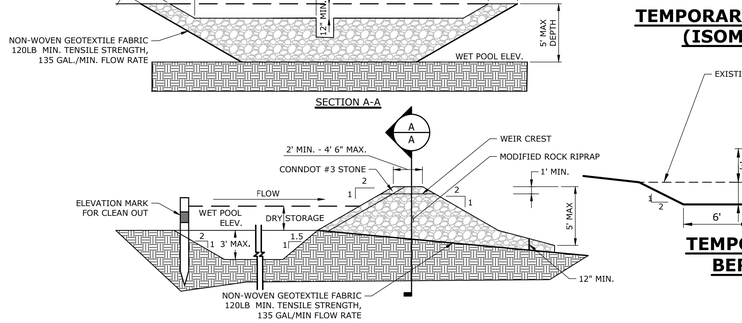
1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE)

GENERAL:

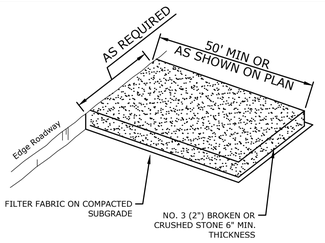
PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR PER THE TECHNICAL SPECIFICATIONS.

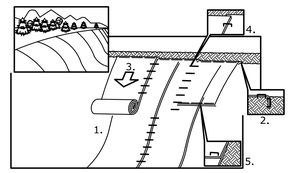


TEMPORARY SEDIMENT TRAP (TST)
NOT TO SCALE



NOTE: CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD

CONSTRUCTION ENTRANCE PAD
NOT TO SCALE

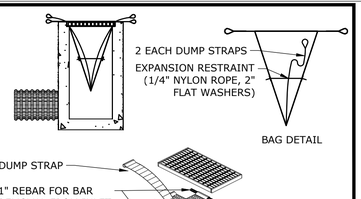


NOTES:

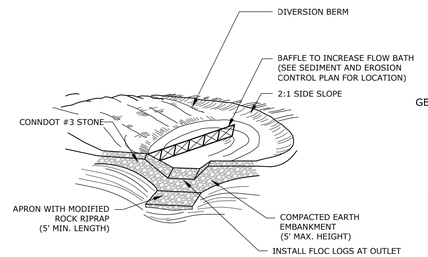
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING SCC225, DO NOT SEED PREPARED AREA. SCC225 MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

REFER TO GENERAL STAPLE PATTERN GUIDE IN NORTH AMERICAN GREEN CATALOG FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

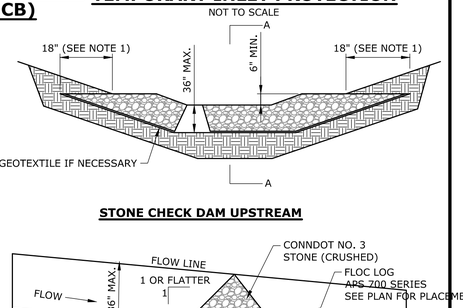
APPLICATION OF EROSION CONTROL BLANKET ON SLOPES (ECB)
NOT TO SCALE



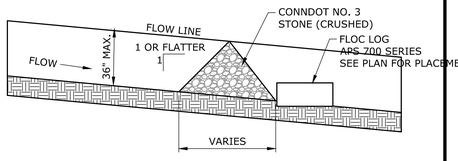
TEMPORARY INLET PROTECTION
NOT TO SCALE



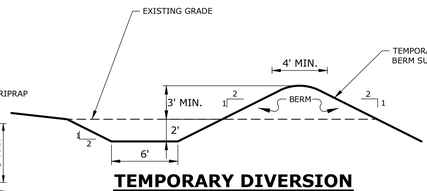
TEMPORARY SEDIMENT TRAP (ISOMETRIC VIEW)
NOT TO SCALE



STONE CHECK DAM UPSTREAM

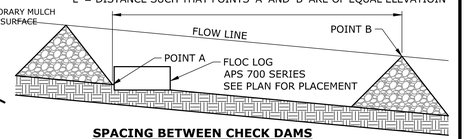


SECTION A-A



TEMPORARY DIVERSION BERM/SWALE (DB)
NOT TO SCALE

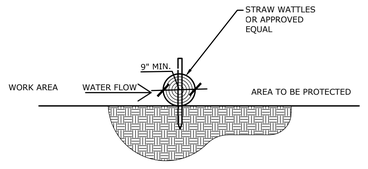
L' = DISTANCE SUCH THAT POINTS 'A' AND 'B' ARE OF EQUAL ELEVATIOIN



SPACING BETWEEN CHECK DAMS

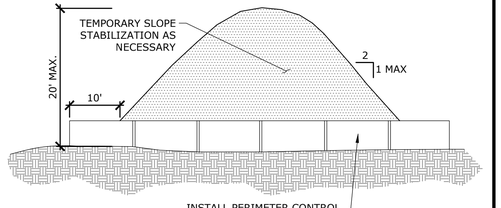
NOTES:

1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
2. THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR-24 HOUR PEAK FLOW.
3. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
4. SET SPACING OF CHECK DAMS TOP ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
5. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.



STRAW WATTLES (SW)
NOT TO SCALE

STONE CHECK DAM
NOT TO SCALE



NOTES:
1. INSTALL A GEOTEXTILE SILT FENCE AND/OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF SLOPE.
2. SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1. STOCKPILES THAT REMAIN INACTIVE FOR MORE THAN 30 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION
3. DISTANCE FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS AND STEEP SLOPES SHALL BE MAXIMIZED. RUNOFF SHALL BE DIVERTED AWAY FROM STOCKPILE AREA

TEMPORARY SOIL STOCKPILE
NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
STRAW WATTLES (SW)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIMENT IS EQUAL TO ½ THE HEIGHT OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	STRAW WATTLES MAY BE REMOVED AFTER UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE) / ANTI-TRACKING APRON	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6' OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (STK)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
TEMPORARY SEDIMENT TRAP (TST)	- DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.	- TURBID WATER - EXCESSIVE SEDIMENT ACCUMULATION - OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
TEMPORARY DIVERSION BERM/SWALE (TBS)	- MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. - DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	- PHYSICAL DAMAGE - EXCESSIVE SCOURING/EROSION - REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.

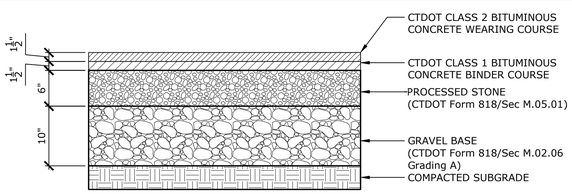
SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

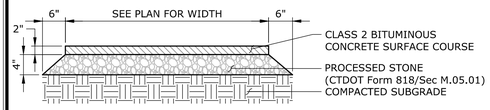
SEDIMENT & EROSION CONTROL DETAILS
PROPOSED MULTI-FAMILY DEVELOPMENT
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

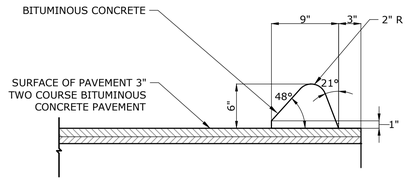
AS NOTED (SCALE)
JUNE 28, 2023 (DATE)
13571.00069 (PROJECT NO.)
07 OF 11 (SHEET NO.)
SE-2 (SHEET NAME)



BITUMINOUS CONCRETE
NOT TO SCALE

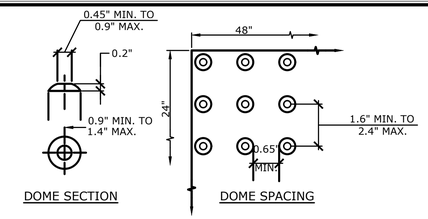


BITUMINOUS CONCRETE WALKS
NOT TO SCALE



BITUMINOUS CONCRETE CURB

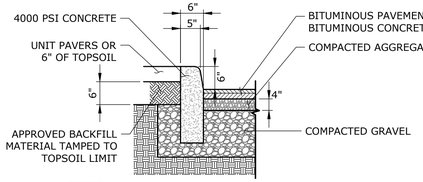
NOT TO SCALE



NOTES:

THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTTILE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD 595A COLOR #2144 OR APPROVED EQUAL

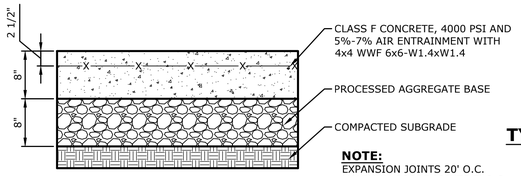
DETECTABLE WARNING STRIP
NOT TO SCALE



NOTES:

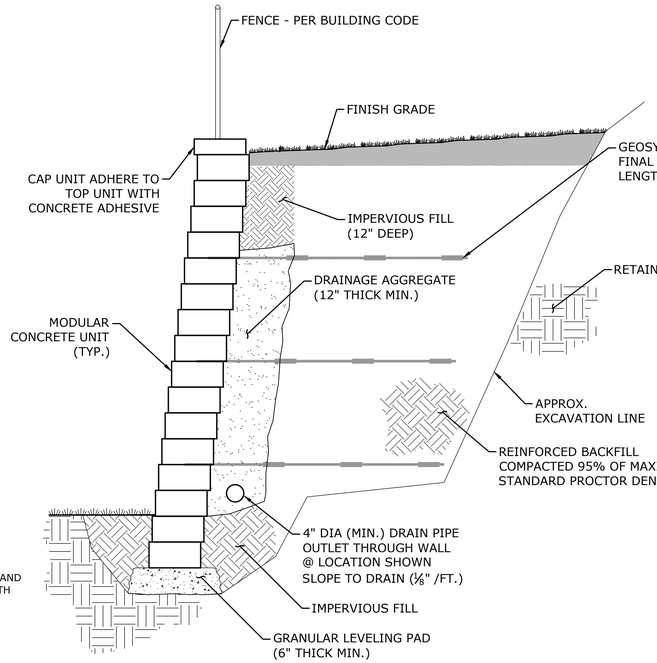
1. CONCRETE IS TO BE AIR ENTRAINED 3%-6%
2. CONCRETE CURB MAY BE PRECAST UNITS. SUBMIT SHOP DRAWINGS.

CONCRETE CURB
NOT TO SCALE

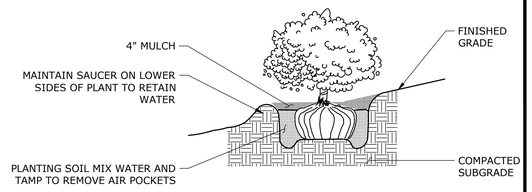


NOTE:
EXPANSION JOINTS 20' O.C.
MAXIMUM SCORE JOINTS 5' O.C.
TYPICAL (SEE JOINT DETAILS)

CONCRETE DUMPSTER PAD
NOT TO SCALE



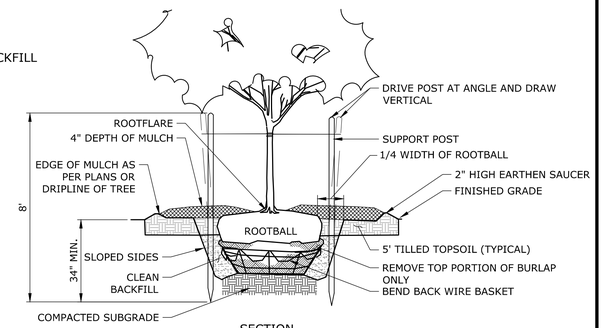
TYPICAL SECTION - REINFORCED RETAINING WALL
NOT TO SCALE



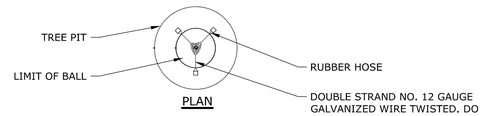
NOTES:

1. UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

SHRUB PLANTING
NOT TO SCALE



SECTION

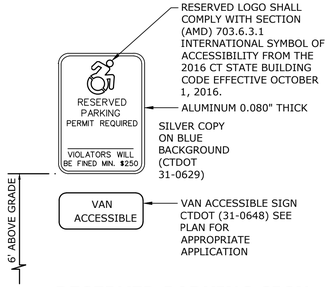


PLAN

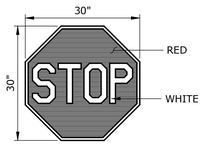
NOTE:

1. SUPPORT STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.

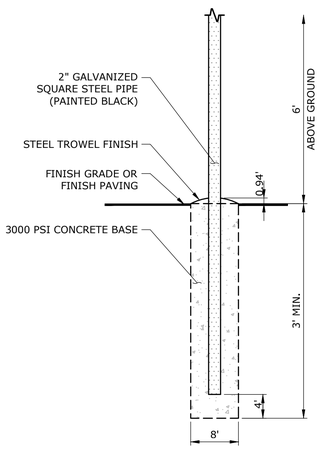
TREE PLANTING
NOT TO SCALE



RESERVED PARKING SIGN
NOT TO SCALE



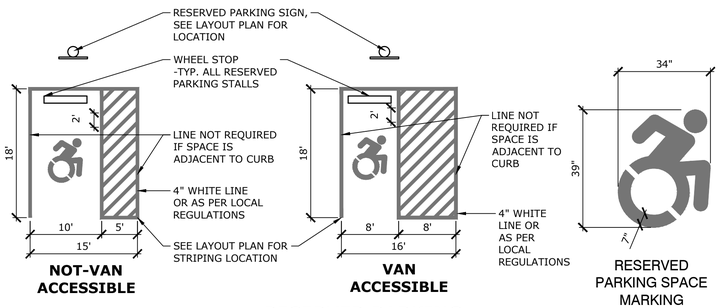
STOP SIGN
NOT TO SCALE



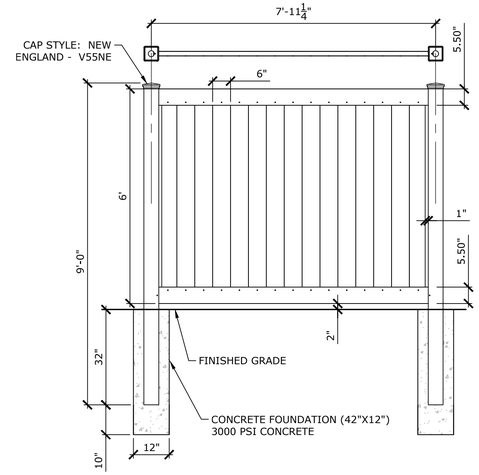
NOTES:

1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST
NOT TO SCALE



RESERVED PARKING
NOT TO SCALE



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. VINYL FENCE SHALL BE ASTM F964-09 COMPLIANT.
4. COLOR: GRAY
5. FENCE TO BE MODEL V300 (6' HIGH) WITH WIND KIT AS MANUFACTURED BY:
   ILLUSIONS VINYL FENCE
   MEDFORD, NY 11763
   www.illusionsfence.com
   TOLL FREE: 1-800-339-3362

   OR AN APPROVED EQUAL.

6. CAP STYLE TO BE NEW ENGLAND - V55NE

6' VINYL CLAD PRIVACY FENCE
NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION | DATE | BY

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

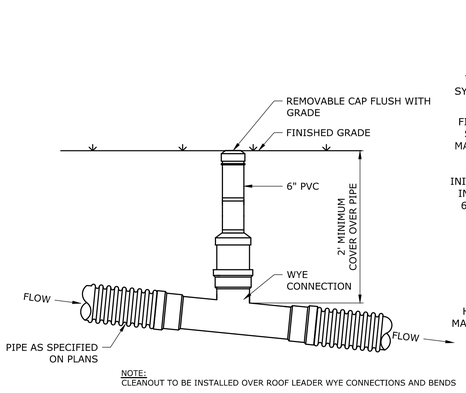
SCALE: AS NOTED

DATE: JUNE 28, 2023

PROJECT NO.: 13571.00069

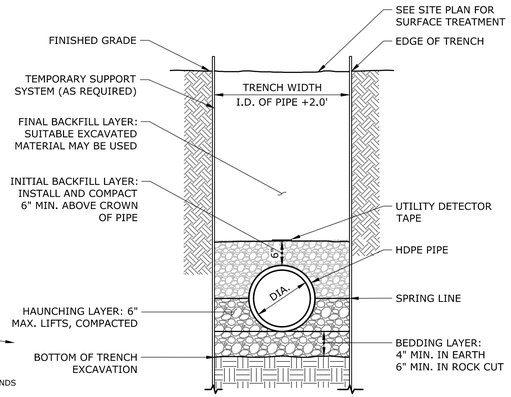
SHEET NO.: 08 OF 11

SHEET NAME: **SD-1**



NOTE:
CLEANOUT TO BE INSTALLED OVER ROOF LEADER WYE CONNECTIONS AND BENDS

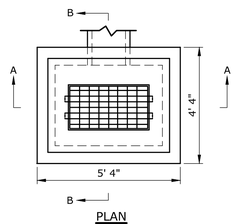
ROOF LEADER CLEANOUT
NOT TO SCALE



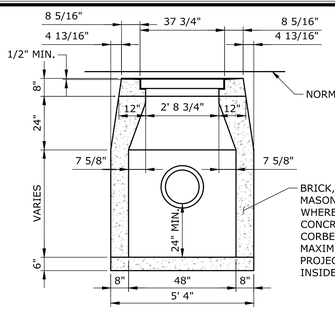
NOTES:

1. BACKFILL MATERIAL USED IN BEDDING, HAUNCHING, AND INITIAL BACKFILL LAYERS SHALL BE 3/4" CRUSHED STONE.
2. PAYMENT LIMIT FOR ROCK IN TRENCH TO BE PIPE DIAMETER + 3.0'

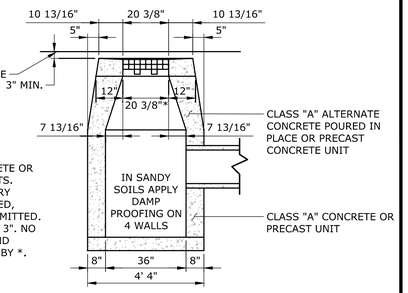
STORM DRAINAGE TRENCH
NOT TO SCALE



PLAN



SECTION A-A

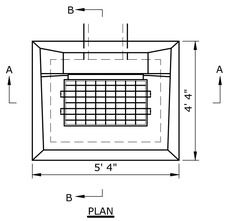


SECTION B-B

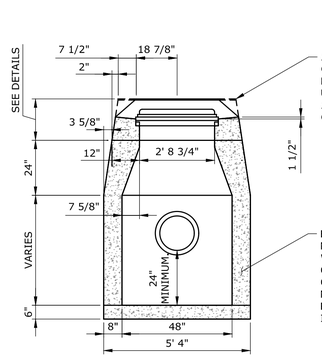
NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

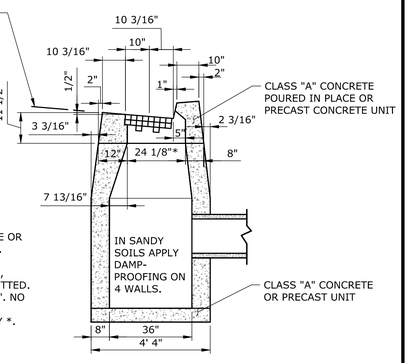
TYPE "C-L" CATCH BASIN
NOT TO SCALE



PLAN



SECTION A-A

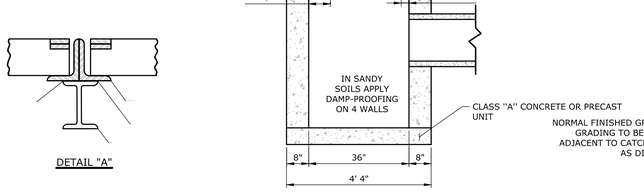


SECTION B-B

NOTES:

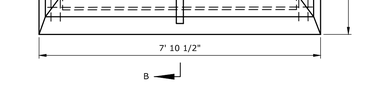
1. WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT. THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
2. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN
NOT TO SCALE

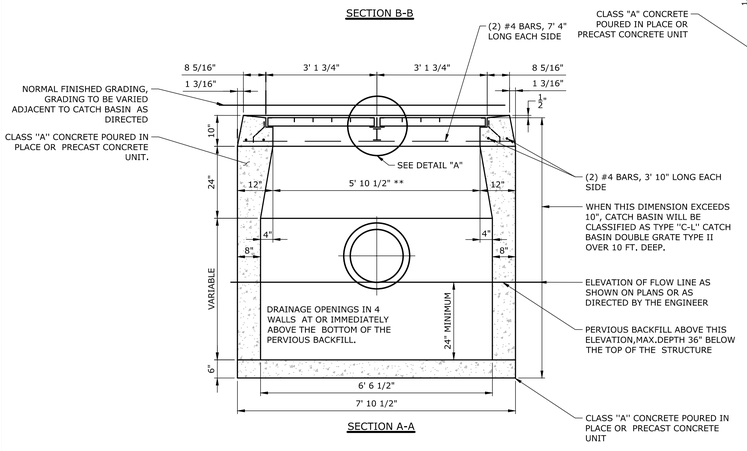


SECTION B-B

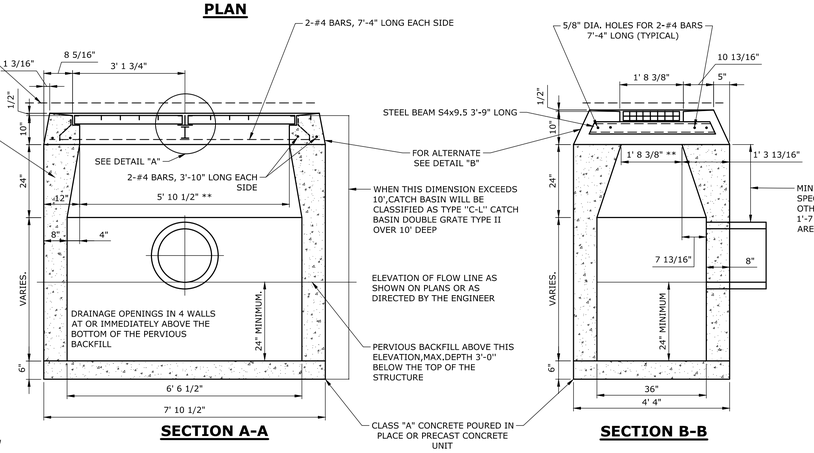
DETAIL "A"



PLAN



SECTION A-A



SECTION A-A

SECTION B-B

NOTES:

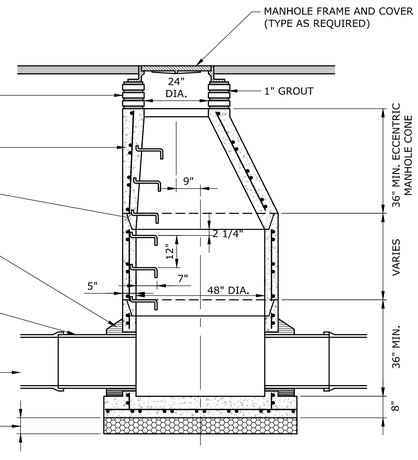
1. FOR DETAILS OF FRAME AND GRATE SEE CONNDOT STANDARD DRAWING 507-K.
2. USE APPROPRIATE CONCRETE TOP FOR CURBING SHOWN ON PLANS. IF CURBING IS NOT SPECIFIED ON THE PLANS, IT SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
3. ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER OR APPROVED EQUAL. THE COST FOR THE PAPER SHALL BE INCLUDED IN THE BID PRICE FOR THE TYPE OF CATCH BASIN INSTALLED.
4. USE 6'-0" ON UPGRADE SIDE OF CONTINUOUS GRADE AND 1'-0" ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
5. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS. CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3". NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.
6. WALL THICKNESS OF ALL CB'S OVER 10' DEEP SHALL BE INCREASED TO 12" THICK. INSIDE DIMENSION SHALL REMAIN THE SAME. (12" THICKNESS WILL START AFTER THE FIRST 10').
7. TO CONVEY SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.
8. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI SHALL BE OBTAINED PRIOR TO SHIPPING.
9. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.

TYPE "C-L'' CATCH BASIN DOUBLE GRATE - TYPE II
NOT TO SCALE

NOTES:

1. FOR DETAILS OF STEEL FRAME & GRATE SEE STANDARD SHEET NO. 507-K TWO FRAMES & GRATES REQUIRED FOR EACH CATCH BASIN.
2. WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS, INSIDE DIMENSIONS TO REMAIN THE SAME.
3. ALL STEEL, EXCEPT REINFORCING BARS,SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.
4. ALL BARS SHALL HAVE 2" COVER.

TYPE "C" CATCH BASIN
DOUBLE GRATE - TYPE II
NOT TO SCALE



NOTES:

1. 5' OR 6' DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

PRECAST CONCRETE STORM DRAINAGE MANHOLE
NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION | DATE | BY

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

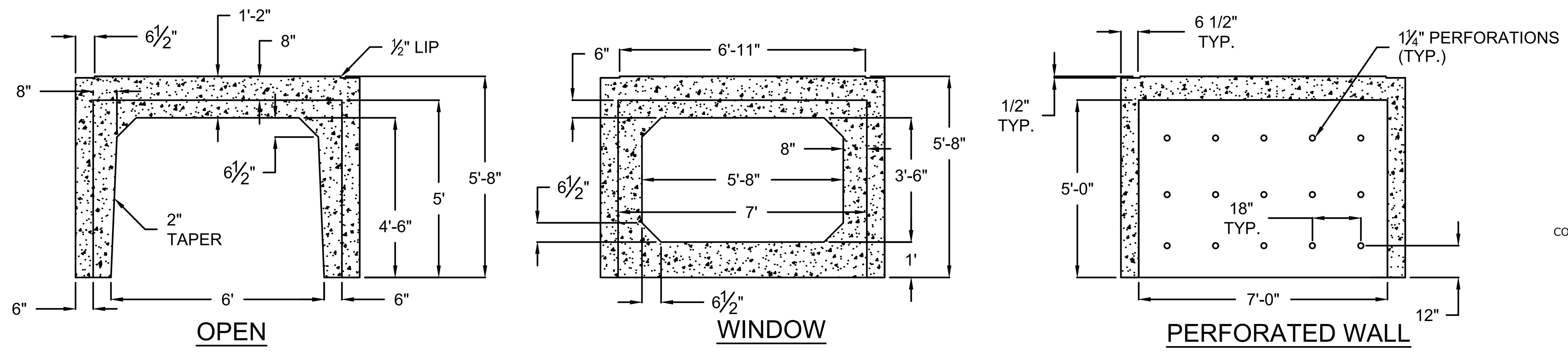
SCALE: AS NOTED

DATE: JUNE 28, 2023

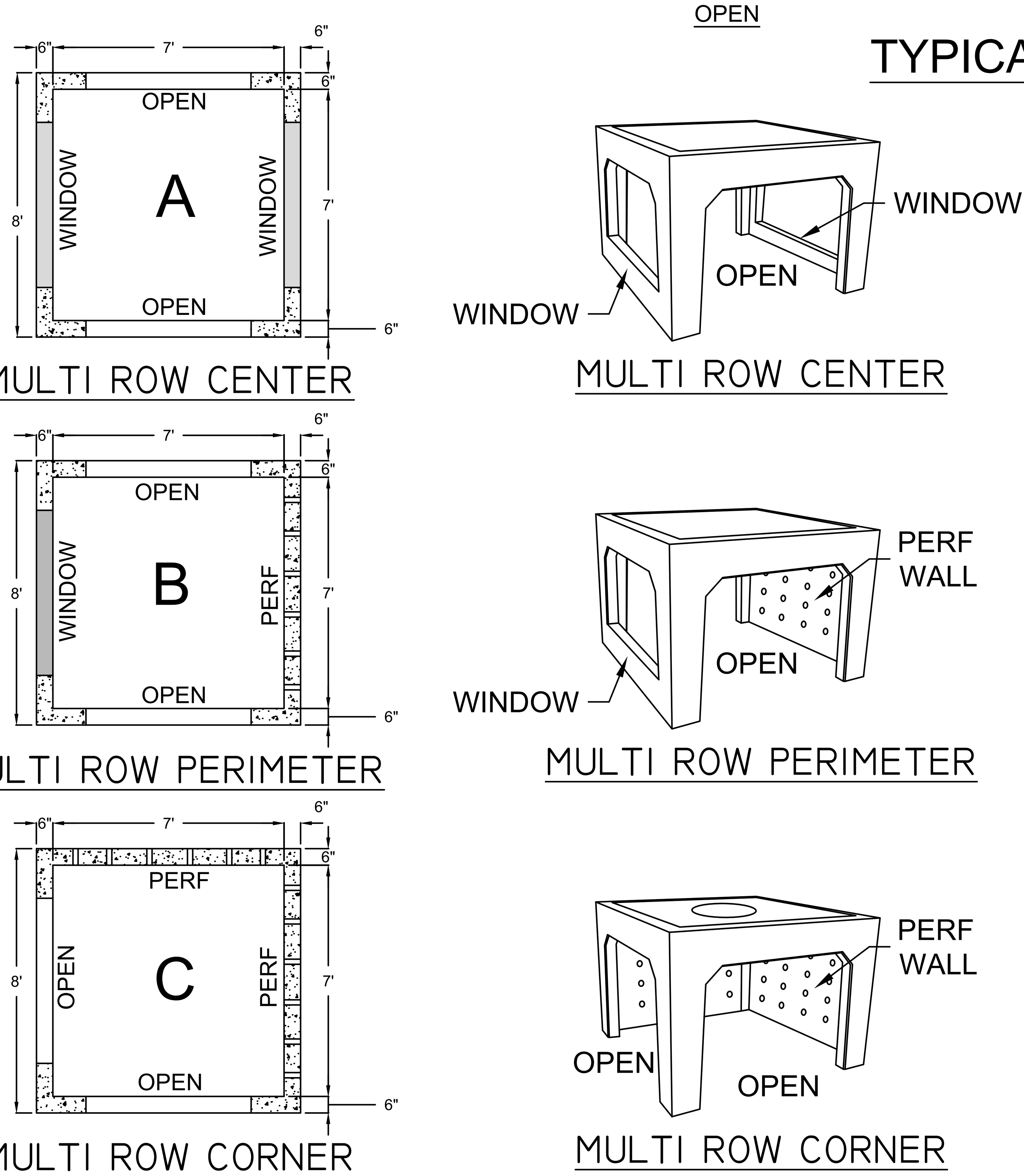
PROJECT NO.: 13571.00069

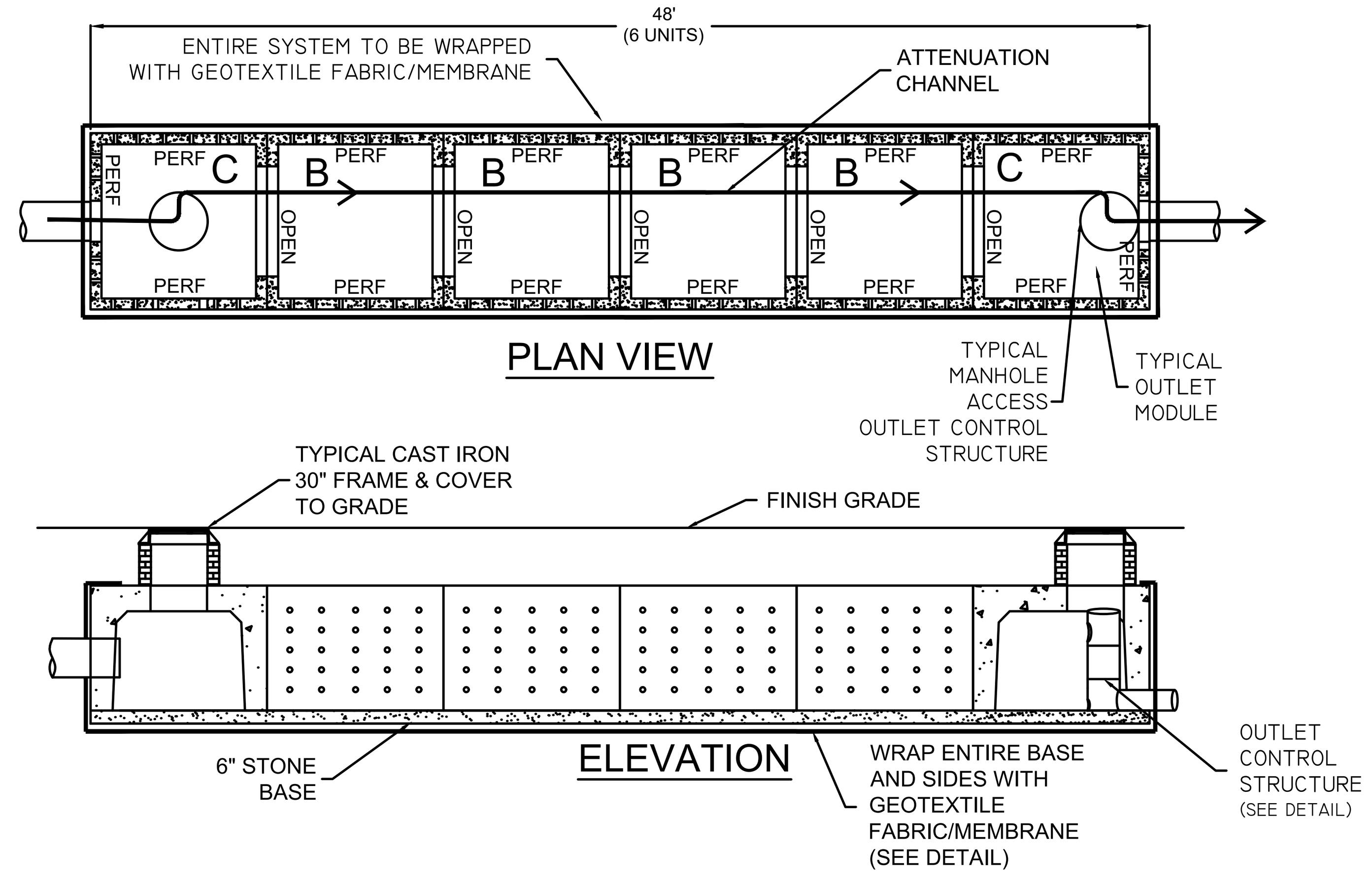
SHEET NO.: 09 OF 11

SHEET NAME: SD-2

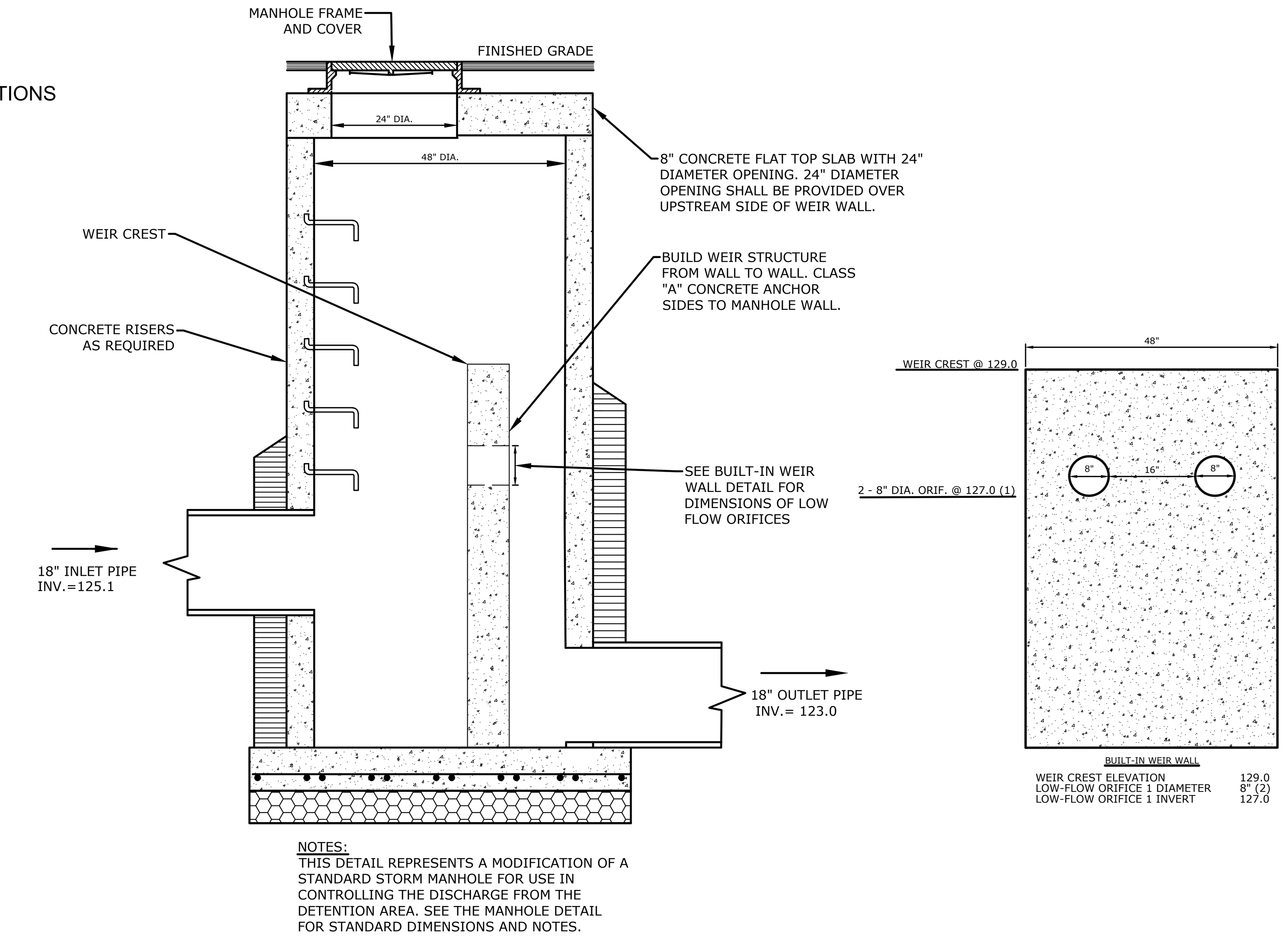


TYPICAL 5' UNIT DIMENSIONS





TYPICAL DETENTION /RETENTION



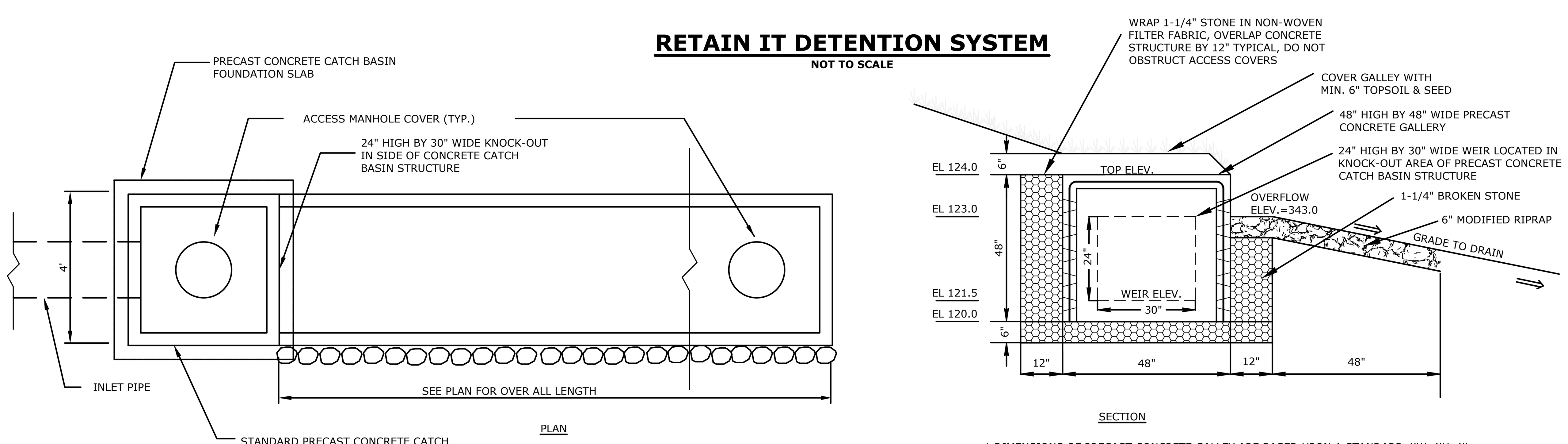
NOTES:
THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD STORM MANHOLE FOR USE IN CONTROLLING THE DISCHARGE FROM THE DETENTION AREA. SEE THE MANHOLE DETAIL FOR STANDARD DIMENSIONS AND NOTES.

OUTLET CONTROL STRUCTURE 110

SCALE = 2:1

RETAIN IT DETENTION SYSTEM

NOT TO SCALE

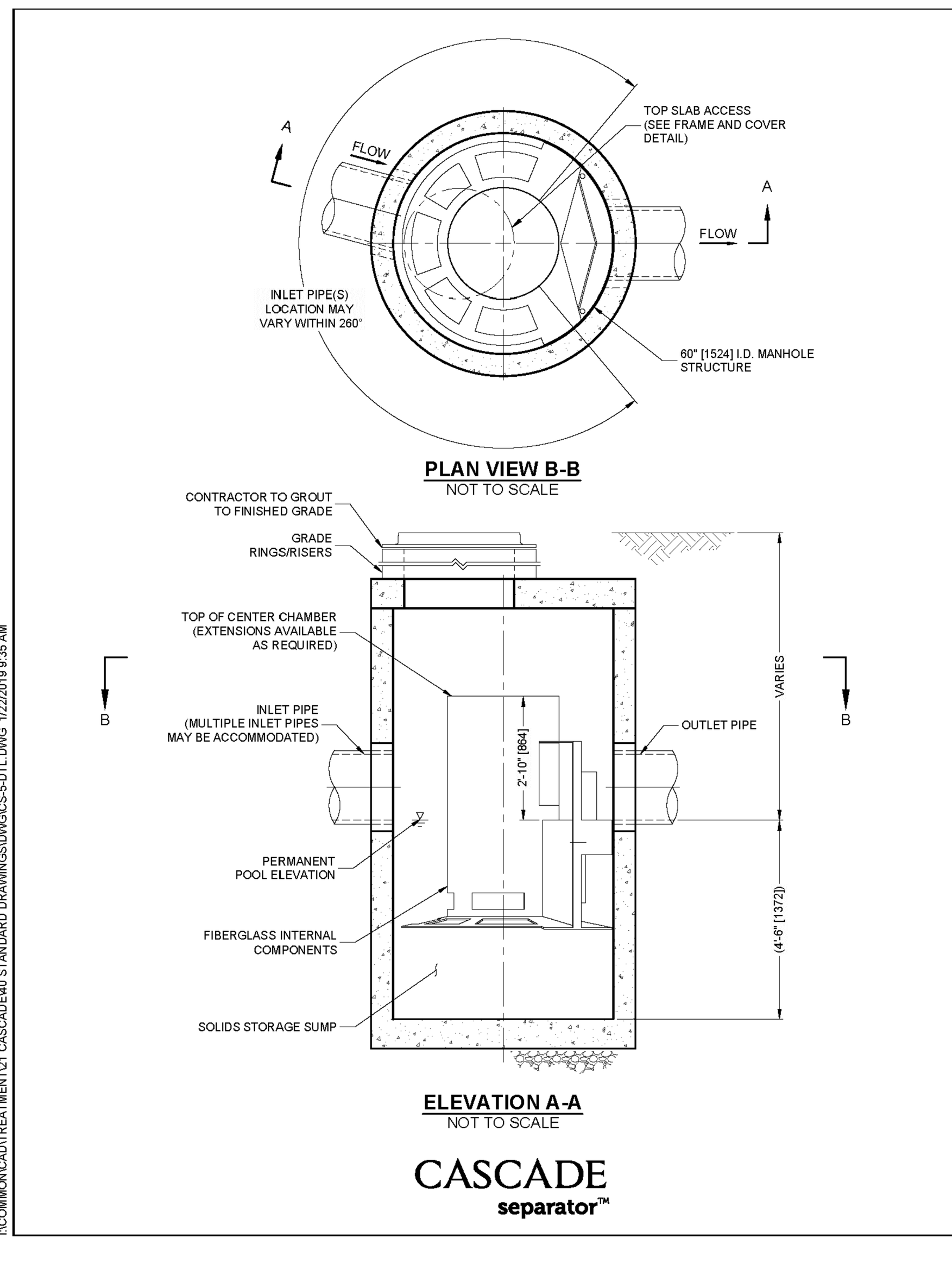


NOTE:
THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD CATCH BASIN STRUCTURE AND 48" BY 48" CONCRETE GALLERY FOR USE IN DISCHARGING STORMWATER RUNOFF. SEE THE CATCH BASIN FOR STANDARD DIMENSIONS AND NOTES.

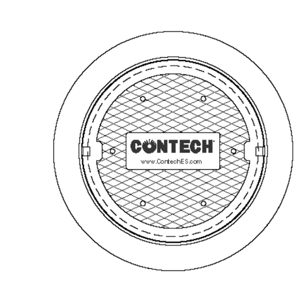
* DIMENSIONS OF PRECAST CONCRETE GALLEY ARE BASED UPON A STANDARD 4'Wx4'Hx4'L GALLEY - UNITED CONCRETE PRODUCTS, INC. (203) 269-3119

TYPICAL SECTION THRU INFILTRATION GALLERY LEVEL SPREADER

NOT TO SCALE



CASCADE SEPARATOR DESIGN NOTES
THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

WQF = 2.31 CFS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH CASCADE CS-5

OR APPROVED EQUAL

NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

SITE DETAILS
PROPOSED MULTI-FAMILY DEVELOPMENT
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

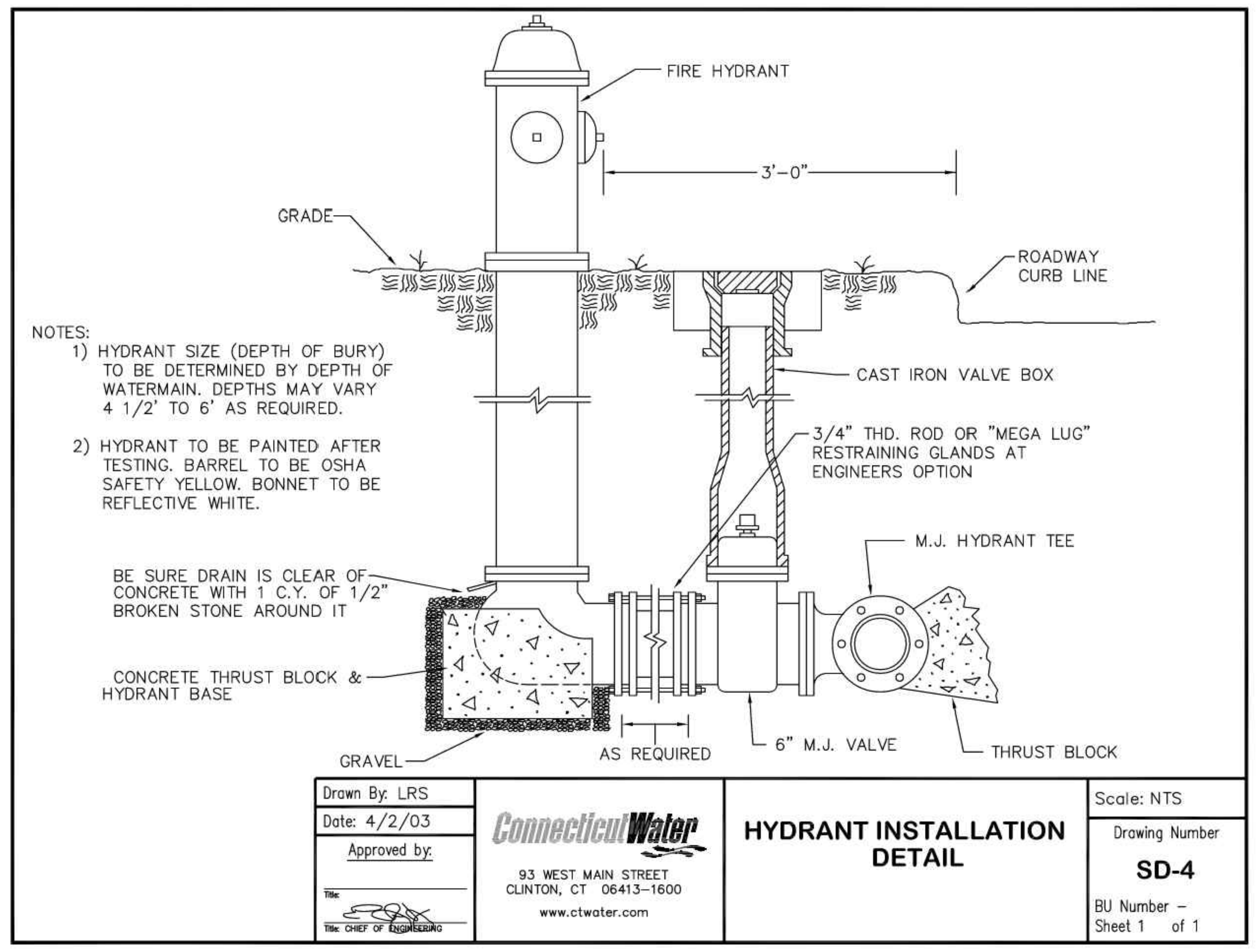
AS NOTED
SCALE

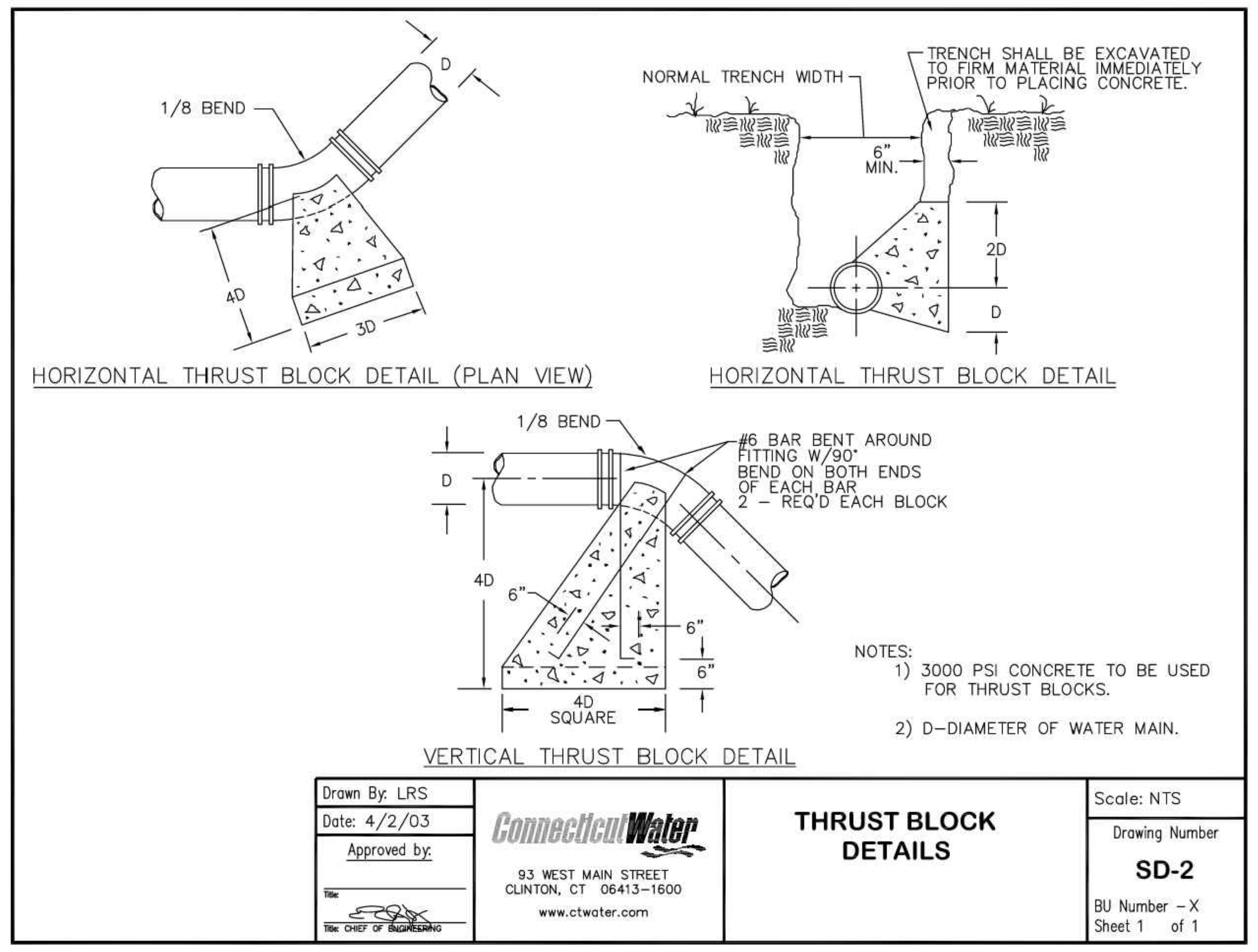
JUNE 28, 2023
DATE

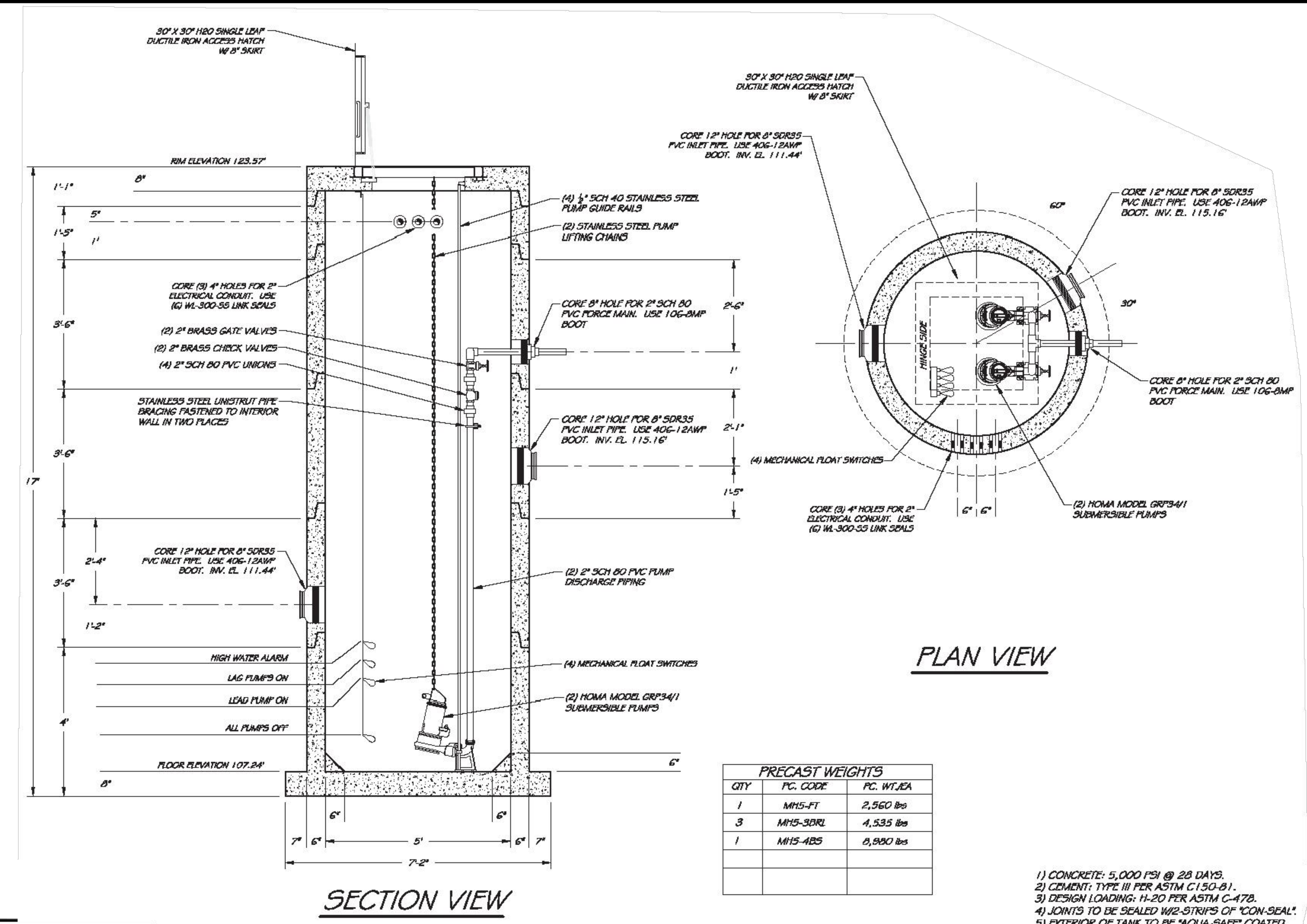
13571.00069
PROJECT NO.

10 OF 11
SHEET NO.

SD-3
SHEET NAME

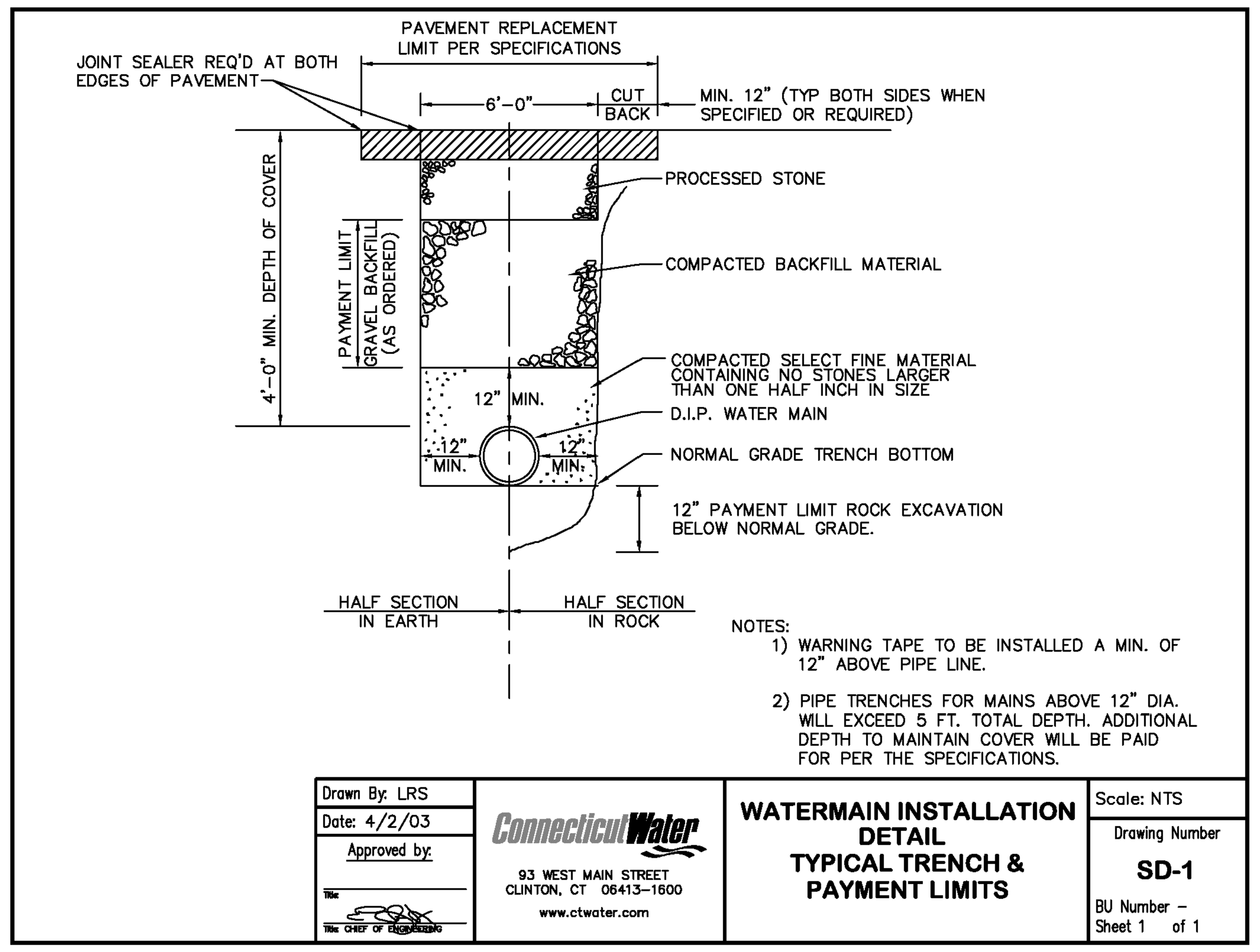

FIRE HYDRANT
3'-0"
GRADE
ROADWAY CURB LINE
NOTES:
1) HYDRANT SIZE (DEPTH OF BURY) TO BE DETERMINED BY DEPTH OF WATERMAIN. DEPTHS MAY VARY 4 1/2' TO 6' AS REQUIRED.
2) HYDRANT TO BE PAINTED AFTER TESTING. BARREL TO BE OSHA SAFETY YELLOW. BONNET TO BE REFLECTIVE WHITE.
CAST IRON VALVE BOX
3/4" THD. ROD OR "MEGA LUG" RESTRAINING GLANDS AT ENGINEERS OPTION
M.J. HYDRANT TEE
BE SURE DRAIN IS CLEAR OF CONCRETE WITH 1 C.Y. OF 1/2" BROKEN STONE AROUND IT
CONCRETE THRUST BLOCK & HYDRANT BASE
GRAVEL
AS REQUIRED
6" M.J. VALVE
THRUST BLOCK
Drawn By: LRS
Date: 4/2/03
Approved by:
Connecticut Water
93 WEST MAIN STREET
CLINTON, CT 06413-1600
www.ctwater.com
HYDRANT INSTALLATION DETAIL
Scale: NTS
Drawing Number
SD-4
BU Number –
Sheet 1 of 1

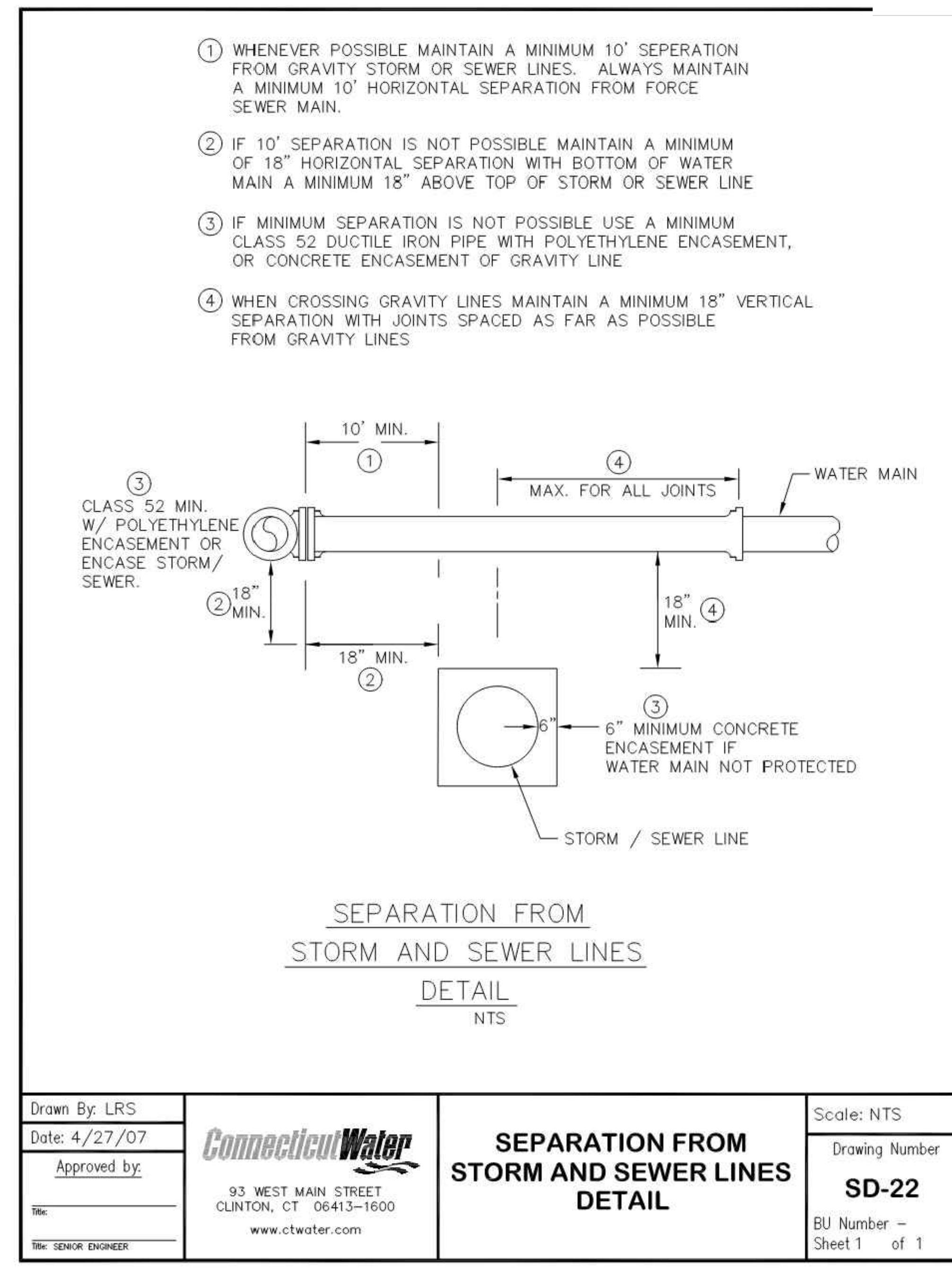

1/8 BEND
D
4D
3D
HORIZONTAL THRUST BLOCK DETAIL (PLAN VIEW)
NORMAL TRENCH WIDTH
TRENCH SHALL BE EXCAVATED TO FIRM MATERIAL IMMEDIATELY PRIOR TO PLACING CONCRETE.
6" MIN.
2D
HORIZONTAL THRUST BLOCK DETAIL
1/8 BEND
#6 BAR BENT AROUND FITTING W/90° BEND ON BOTH ENDS OF EACH BAR 2 – REQ'D EACH BLOCK
4D
6"
4D SQUARE
VERTICAL THRUST BLOCK DETAIL
NOTES:
1) 3000 PSI CONCRETE TO BE USED FOR THRUST BLOCKS.
2) D–DIAMETER OF WATER MAIN.
Drawn By: LRS
Date: 4/2/03
Approved by:
Connecticut Water
93 WEST MAIN STREET
CLINTON, CT 06413-1600
www.ctwater.com
THRUST BLOCK DETAILS
Scale: NTS
Drawing Number
SD-2
BU Number – X
Sheet 1 of 1

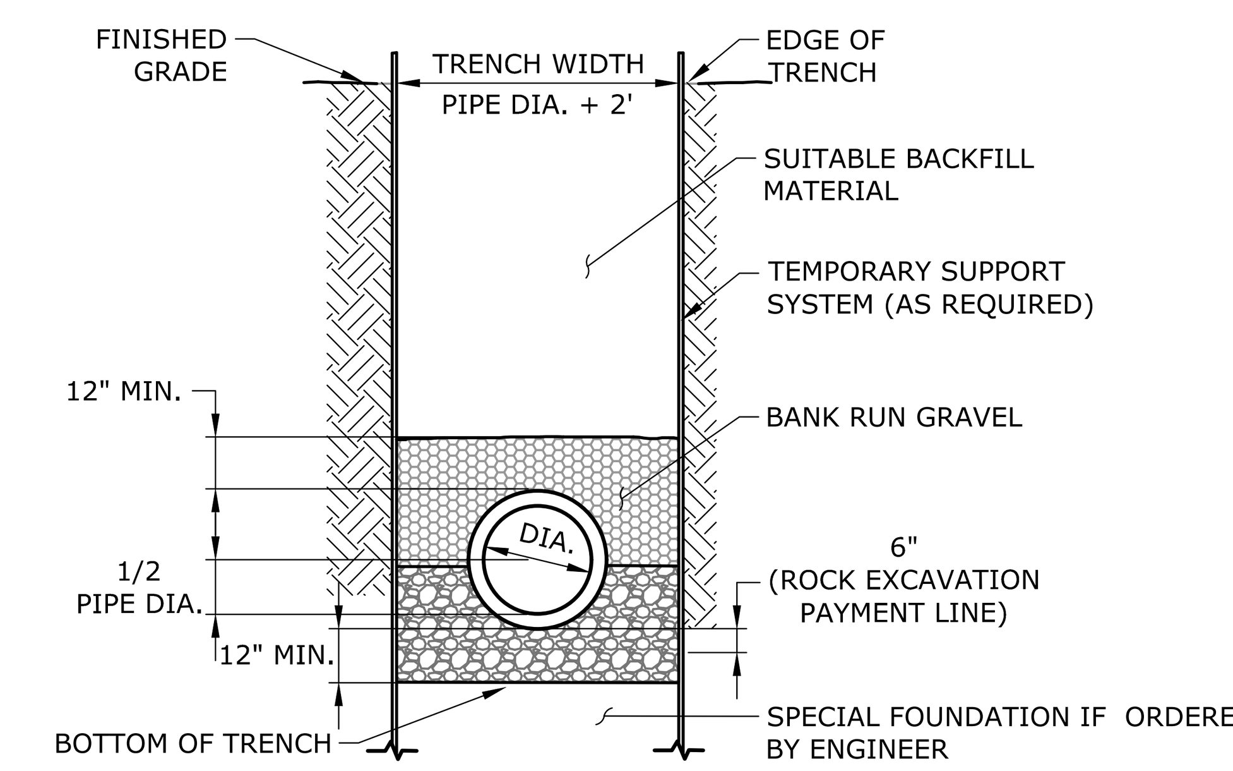


PUMP STATION

NOT TO SCALE

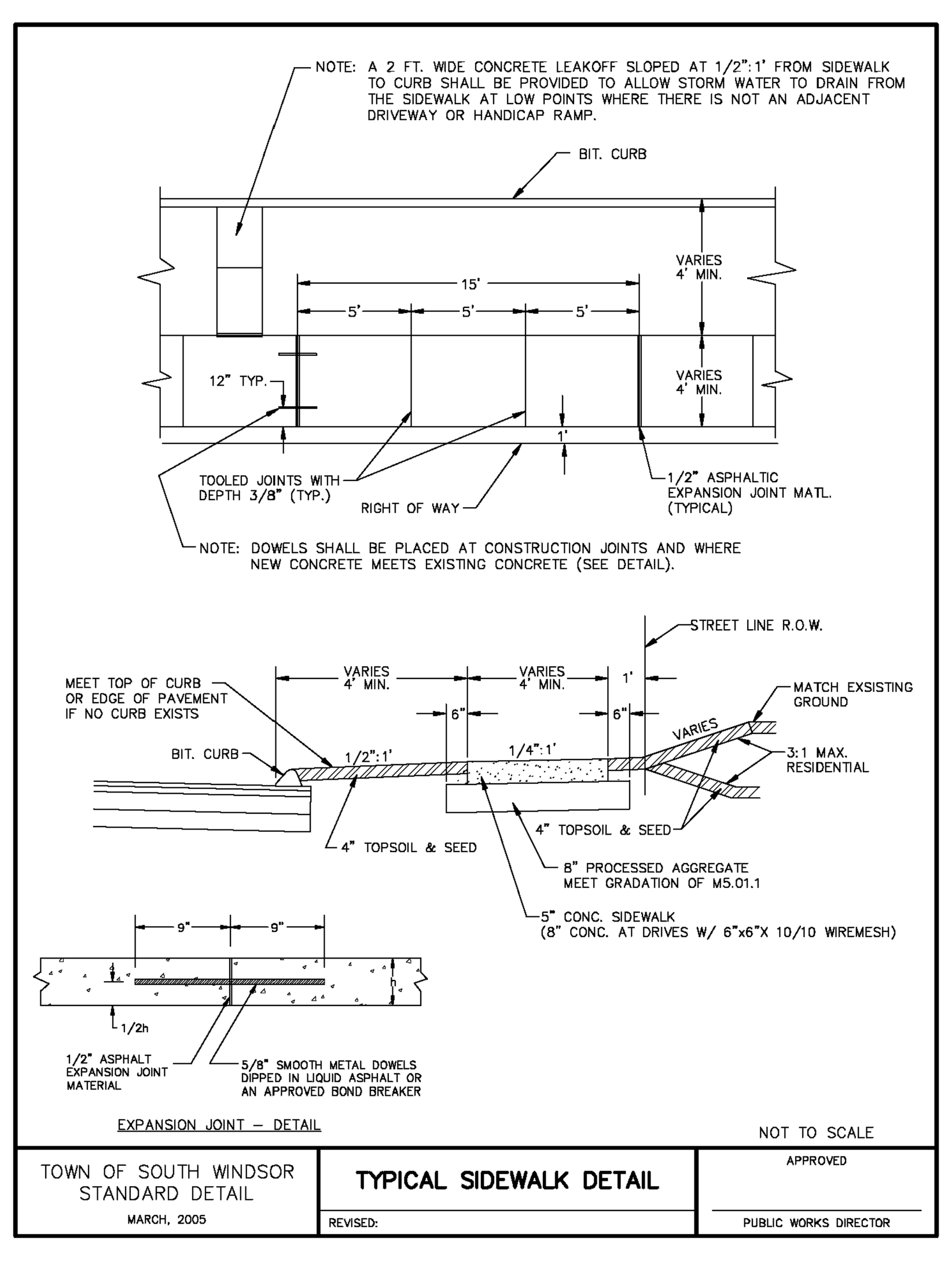

PAVEMENT REPLACEMENT LIMIT PER SPECIFICATIONS
JOINT SEALER REQ'D AT BOTH EDGES OF PAVEMENT
6'-0"
CUT BACK
MIN. 12" (TYP BOTH SIDES WHEN SPECIFIED OR REQUIRED)
PROCESSED STONE
COMPACTED BACKFILL MATERIAL
4'-0" MIN. DEPTH OF COVER
PAYMENT LIMIT GRAVEL BACKFILL (AS ORDERED)
COMPACTED SELECT FINE MATERIAL CONTAINING NO STONES LARGER THAN ONE HALF INCH IN SIZE
D.I.P. WATER MAIN
12" MIN.
NORMAL GRADE TRENCH BOTTOM
12" PAYMENT LIMIT ROCK EXCAVATION BELOW NORMAL GRADE.
HALF SECTION IN EARTH
HALF SECTION IN ROCK
NOTES:
1) WARNING TAPE TO BE INSTALLED A MIN. OF 12" ABOVE PIPE LINE.
2) PIPE TRENCHES FOR MAINS ABOVE 12" DIA. WILL EXCEED 5 FT. TOTAL DEPTH. ADDITIONAL DEPTH TO MAINTAIN COVER WILL BE PAID FOR PER THE SPECIFICATIONS.
Drawn By: LRS
Date: 4/2/03
Approved by:
Connecticut Water
93 WEST MAIN STREET
CLINTON, CT 06413-1600
www.ctwater.com
WATERMAIN INSTALLATION DETAIL TYPICAL TRENCH & PAYMENT LIMITS
Scale: NTS
Drawing Number
SD-1
BU Number –
Sheet 1 of 1

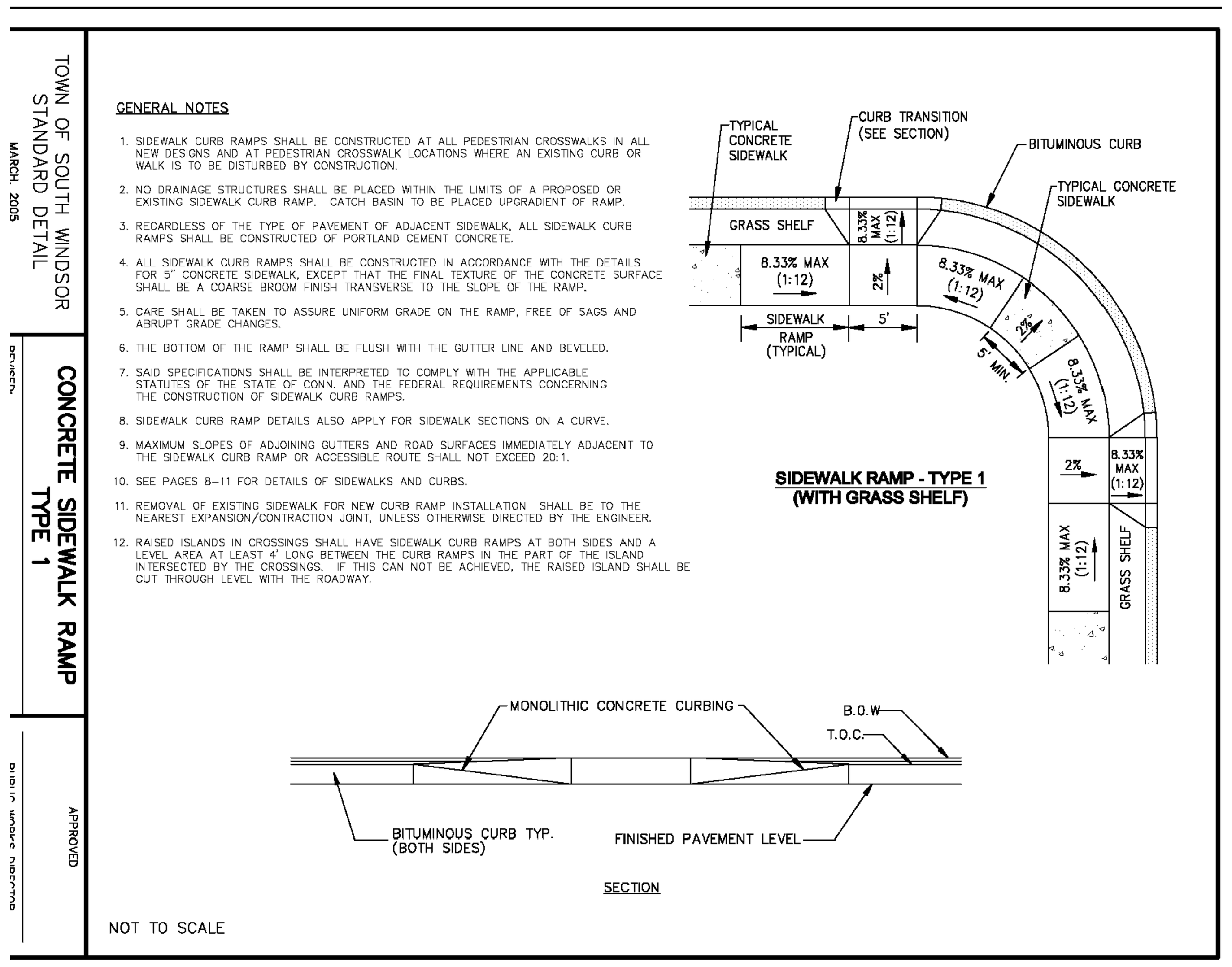

1 WHENEVER POSSIBLE MAINTAIN A MINIMUM 10' SEPERATION FROM GRAVITY STORM OR SEWER LINES. ALWAYS MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION FROM FORCE SEWER MAIN.
2 IF 10' SEPARATION IS NOT POSSIBLE MAINTAIN A MINIMUM OF 18" HORIZONTAL SEPARATION WITH BOTTOM OF WATER MAIN A MINIMUM 18" ABOVE TOP OF STORM OR SEWER LINE
3 IF MINIMUM SEPARATION IS NOT POSSIBLE USE A MINIMUM CLASS 52 DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT, OR CONCRETE ENCASEMENT OF GRAVITY LINE
4 WHEN CROSSING GRAVITY LINES MAINTAIN A MINIMUM 18" VERTICAL SEPARATION WITH JOINTS SPACED AS FAR AS POSSIBLE FROM GRAVITY LINES
10' MIN.
MAX. FOR ALL JOINTS
WATER MAIN
CLASS 52 MIN. W/ POLYETHYLENE ENCASEMENT OR ENCASE STORM/ SEWER.
18" MIN.
6" MINIMUM CONCRETE ENCASEMENT IF WATER MAIN NOT PROTECTED
STORM / SEWER LINE
SEPARATION FROM STORM AND SEWER LINES DETAIL
NTS
Drawn By: LRS
Date: 4/27/07
Approved by:
Connecticut Water
93 WEST MAIN STREET
CLINTON, CT 06413-1600
www.ctwater.com
SEPARATION FROM STORM AND SEWER LINES DETAIL
Scale: NTS
Drawing Number
SD-22
BU Number –
Sheet 1 of 1


FINISHED GRADE
TRENCH WIDTH PIPE DIA. + 2'
EDGE OF TRENCH
SUITABLE BACKFILL MATERIAL
TEMPORARY SUPPORT SYSTEM (AS REQUIRED)
12" MIN.
BANK RUN GRAVEL
DIA.
6" (ROCK EXCAVATION PAYMENT LINE)
1/2 PIPE DIA.
12" MIN.
SPECIAL FOUNDATION IF ORDERED BY ENGINEER
BOTTOM OF TRENCH

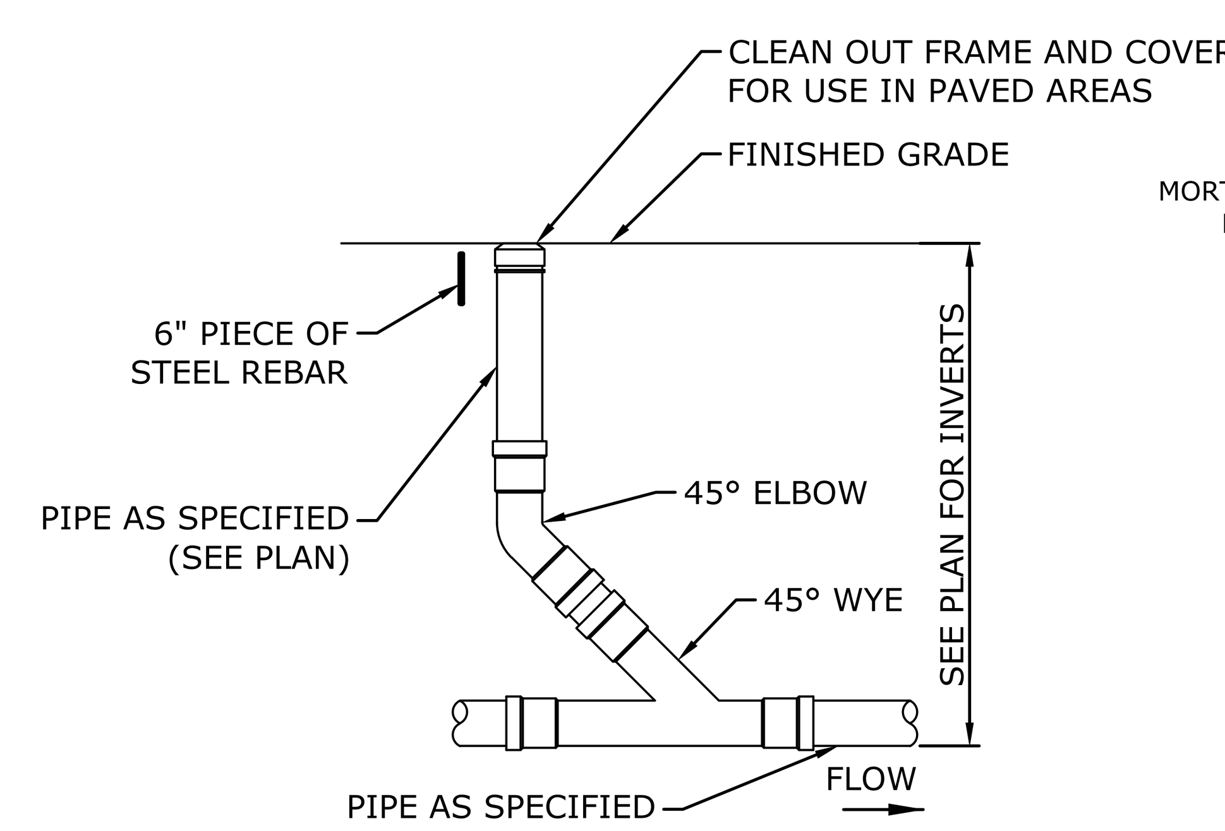
SANITARY SEWER TRENCH

NOT TO SCALE



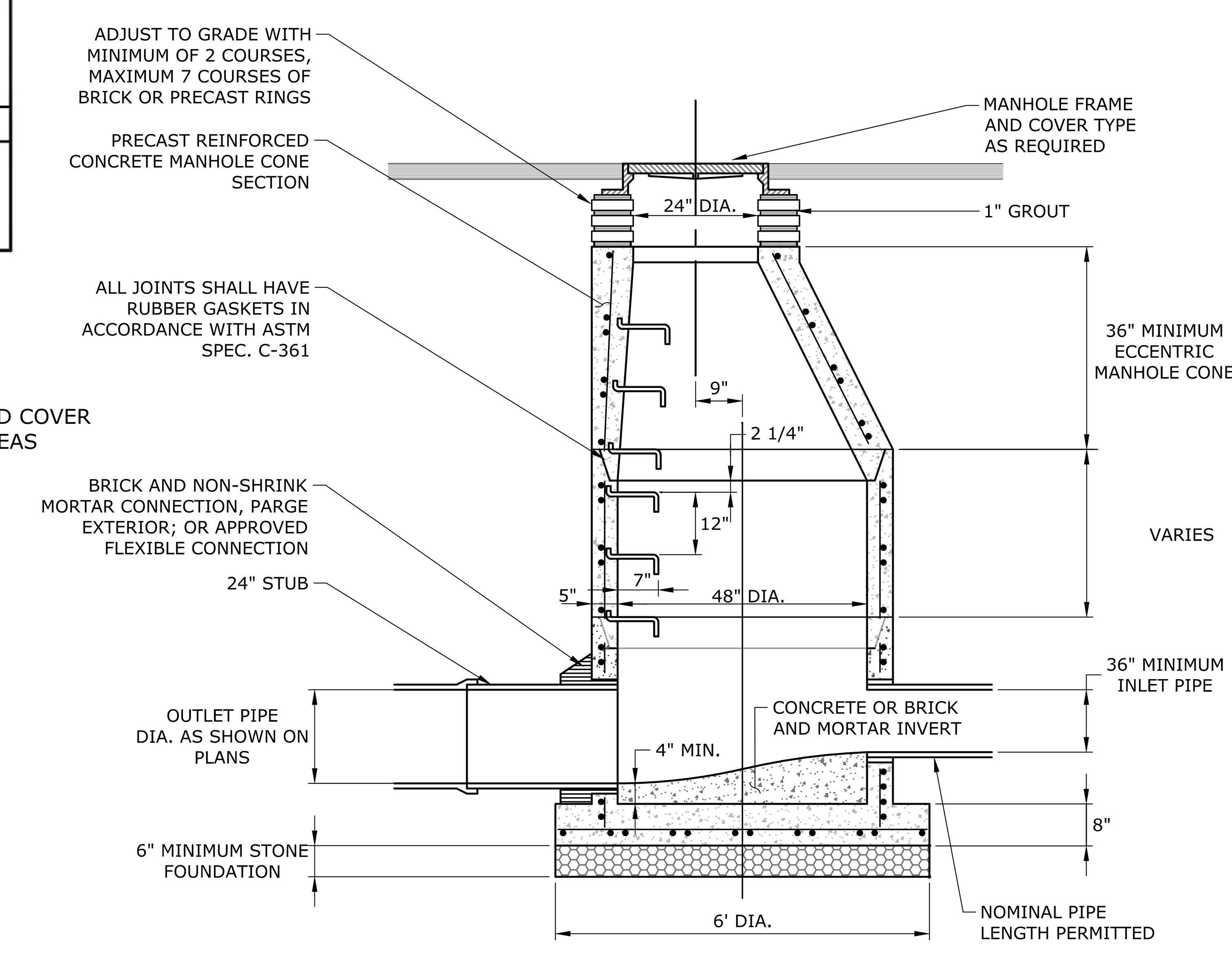


TOWN OF SOUTH WINDSOR STANDARD DETAILS FOR USE WITHIN RIGHT OF WAY ONLY



SANITARY CLEANOUT DETAIL

NOT TO SCALE


ADJUST TO GRADE WITH MINIMUM OF 2 COURSES, MAXIMUM 7 COURSES OF BRICK OR PRECAST RINGS
MANHOLE FRAME AND COVER TYPE AS REQUIRED
PRECAST REINFORCED CONCRETE MANHOLE CONE SECTION
24" DIA.
1" GROUT
ALL JOINTS SHALL HAVE RUBBER GASKETS IN ACCORDANCE WITH ASTM SPEC. C-361
36" MINIMUM ECCENTRIC MANHOLE CONE
9"
2 1/4"
BRICK AND NON-SHRINK MORTAR CONNECTION, PARGE EXTERIOR; OR APPROVED FLEXIBLE CONNECTION
12"
VARIES
24" STUB
5"
7"
48" DIA.
36" MINIMUM INLET PIPE
OUTLET PIPE DIA. AS SHOWN ON PLANS
CONCRETE OR BRICK AND MORTAR INVERT
4" MIN.
8"
6" MINIMUM STONE FOUNDATION
6' DIA.
NOMINAL PIPE LENGTH PERMITTED

PRECAST CONCRETE SANITARY MANHOLE

NOT TO SCALE

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

SCALE: AS NOTED

DATE: JUNE 28, 2023

PROJECT NO.: 13571.00069

SHEET NO.: 11 OF 11

SHEET NAME: SD-4