

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 POLYETHYLENE 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 PERMITEE.

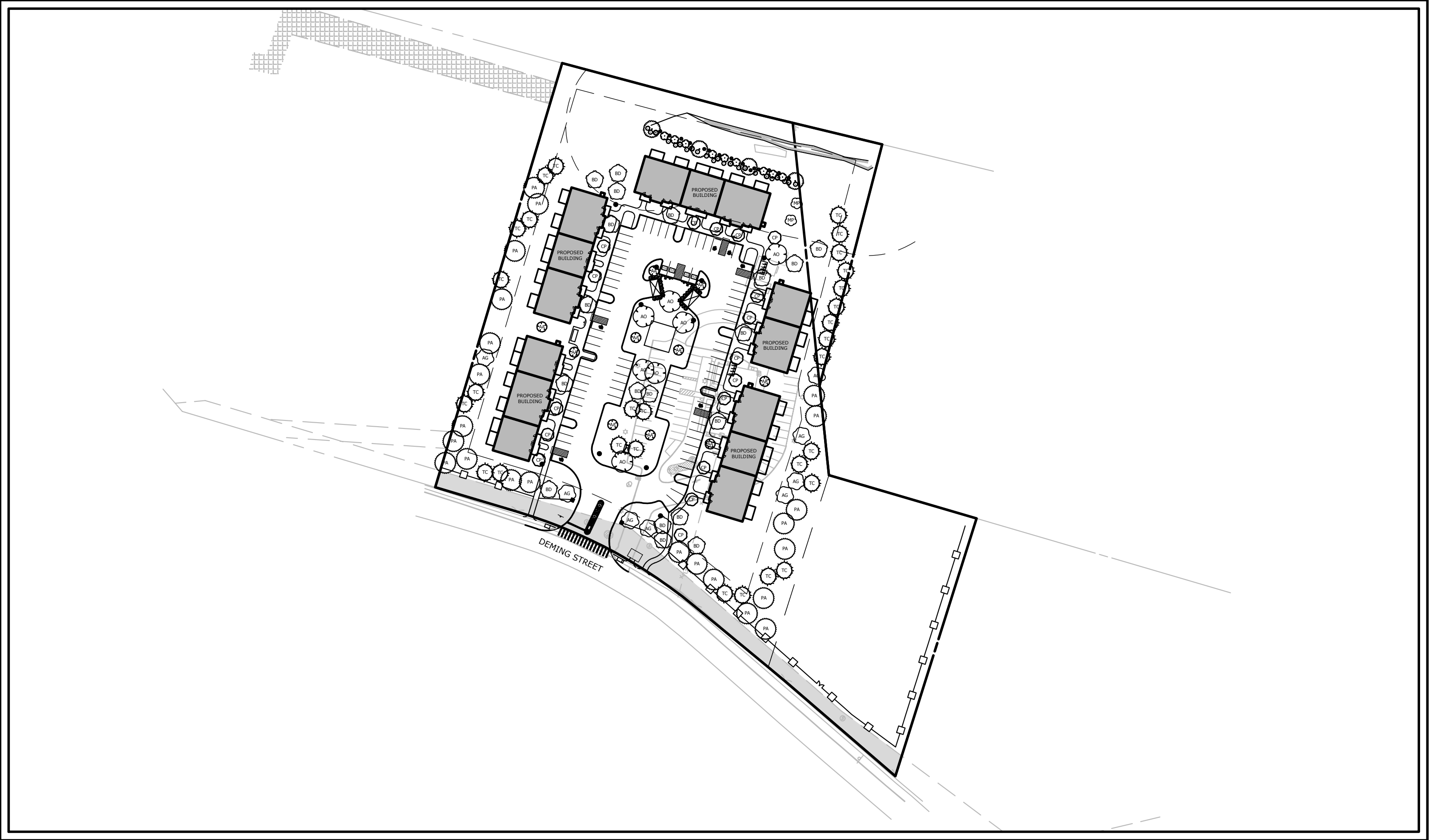
ZONING DATA TABLE		
MULTIFAMILY ASSISTED HOUSING IN RESIDENTIAL/COMMERCIAL ZONE (MAHZ)		
	REQUIRED	PROPOSED
LOT AREA*	174,240 S.F. MIN. (4 AC.)	225,702 S.F. (5.181 AC.)
FRONT YARD	50 FEET MIN.	65 FEET
SIDE YARD	25 FEET MIN.	37 FEET
REAR YARD	25 FEET MIN.	79 FEET
BUILDING HEIGHT	35 FEET MAX.	29'-1"
BUILDING COVERAGE (%)	15% MAX.	14%
IMPERVIOUS COVERAGE (%)	50% MAX.	37%
PARKING DATA		
	REQUIRED	PROPOSED
STANDARD SPACES		75
EV CHARGING SPACES	3**	4
HANDICAP/ VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	83***	85

**FOR >16 SPACES, PROVIDE 3% OF PARKING TOTAL (ROUNDED UP) FOR APPLICATIONS BETWEEN 2012-2023 = 0.03 x 83 = 3 SPACES
***56 UNITS X 1.5 SPACES/UNIT = 83 SPACES
NOTE: PROPOSED CONSERVATION AREA IS NOT INCLUDED IN ZONING CALCULATIONS.

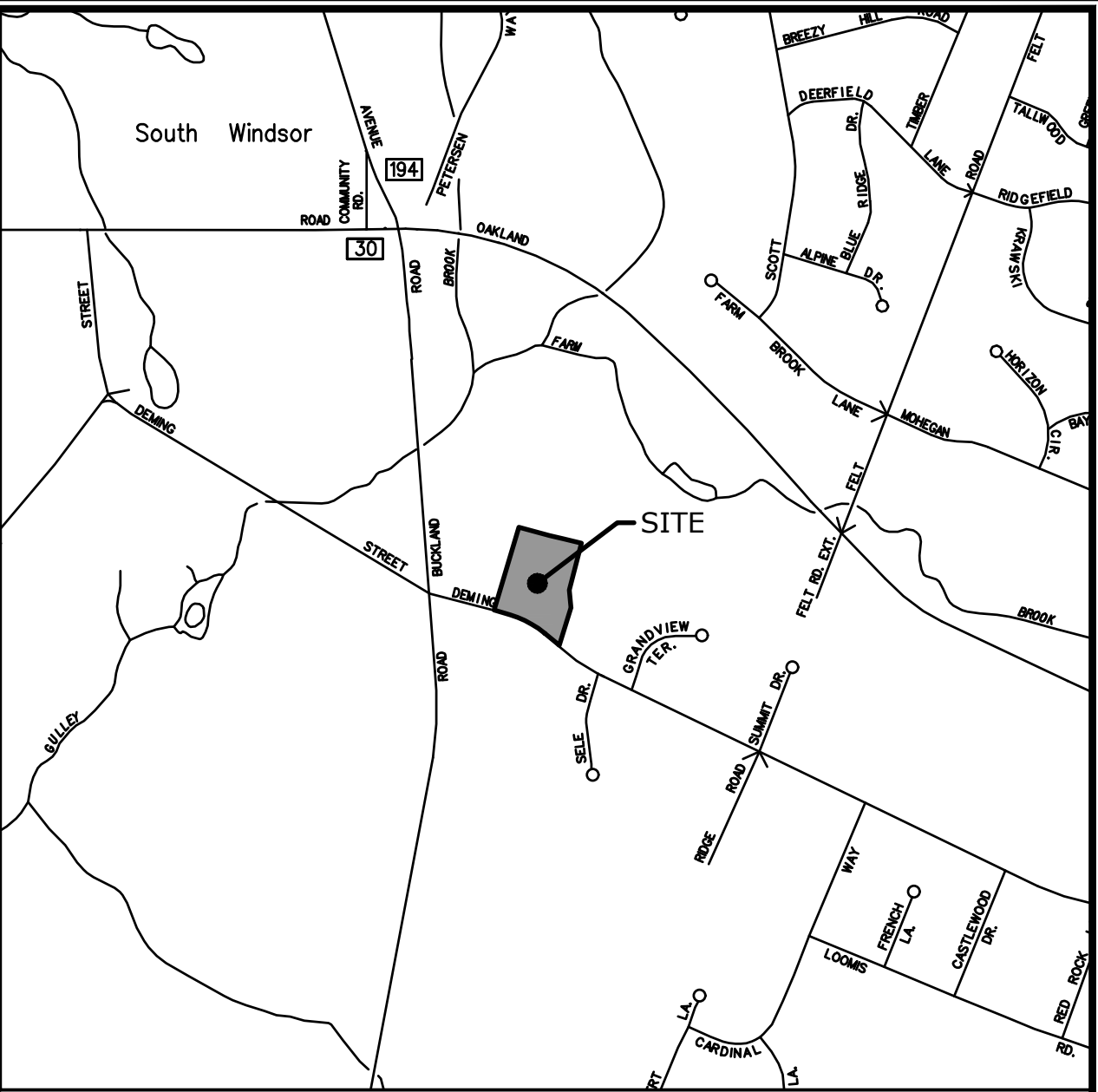
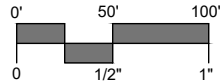
PROPOSED MULTI-FAMILY DEVELOPMENT

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

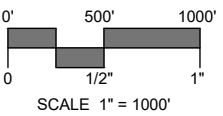
13571.00069
JUNE 28, 2023
AUGUST 30, 2023 (IWC RESUBMISSION)
SEPTEMBER 28, 2023 (PNZ SUBMISSION)
NOVEMBER 21, 2023 (TOWN COMMENTS)



PROJECT SITE VICINITY MAP:



LOCATION MAP:



LEGEND

EXISTING		PROPOSED
---	STREET LINE	---
---	PROPERTY LINE	---
---	SETBACK LINE	---
70	MAJOR CONTOUR	100
68	MINOR CONTOUR	98
x 70.5	SPOT GRADE	+ 70.5
☀	TREE LINE	☀
☀	TREE/ SHRUB	☀
☀	STONEWALL	☀
☀	SITE LIGHT	☀
☀	HYDRANT	☀
☀	WATER VALVE	☀
☀	GAS VALVE	☀
☀	CATCH BASIN	☀
☀	MANHOLE/YARD DRAIN	☀
☀	SANITARY SEWER W/MANHOLE	☀
---	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	---

PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

APPLICANT:

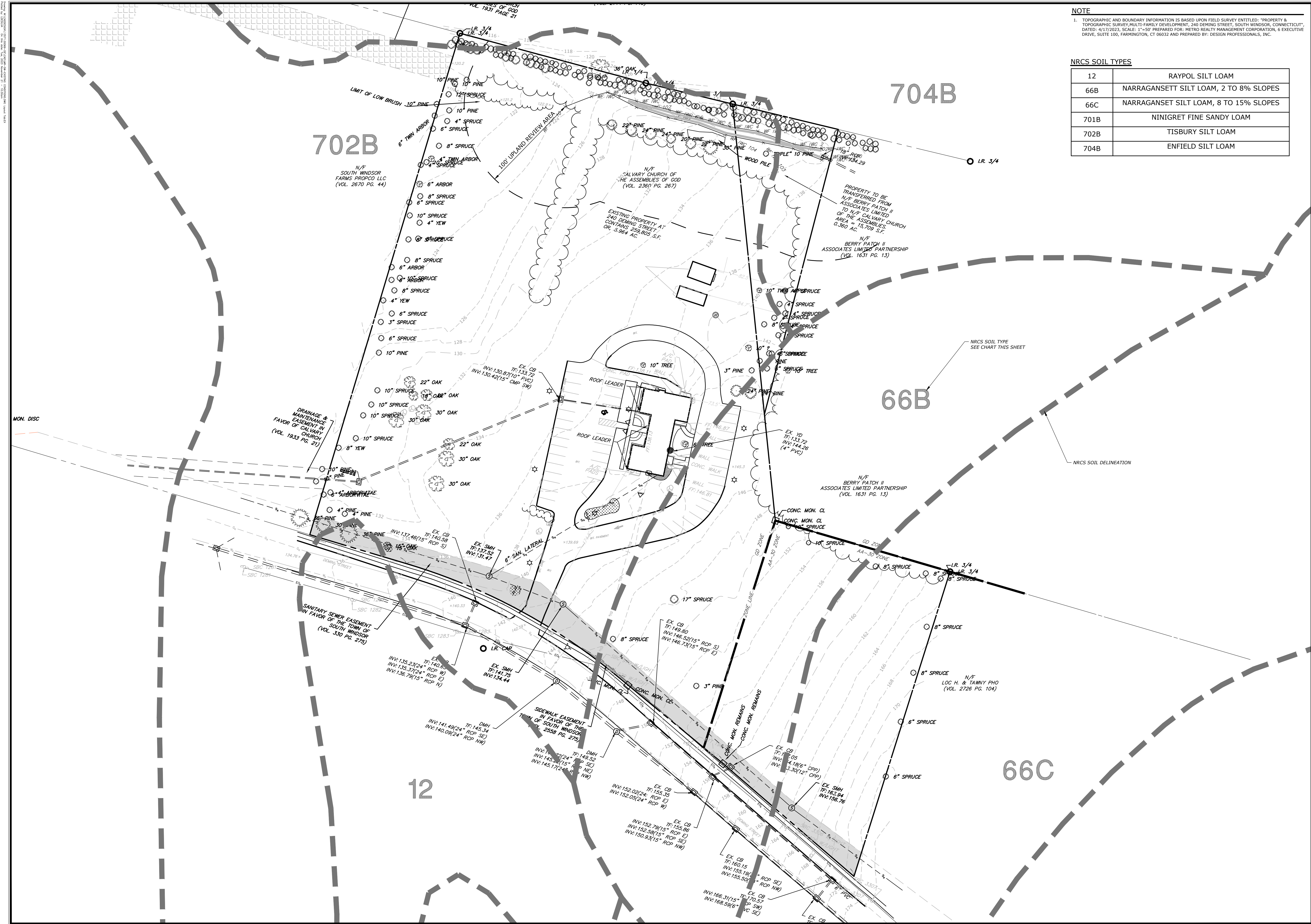
THE METRO REALTY MANAGEMENT CORPORATION
MAILING ADDRESS:
6 EXECUTIVE DRIVE SUITE 100, FARMINGTON, CT 06032
EMAIL ADDRESS
BTRIPP@METRO-REALTY.COM
PHONE NUMBER
860-674-5624

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	VM	VICINITY MAP
04	LA	SITE PLAN - LAYOUT AND LANDSCAPING
05	GR	SITE PLAN - GRADING
06	UT	SITE PLAN - UTILITIES
07	SE-1	SEDIMENT AND EROSION CONTROL PLAN
08	SE-2	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
09-12	SD-1 - SD-4	SITE DETAILS



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	NARRAGANSETT SILT LOAM, 8 TO 15% SLOPES
701B	NINIGRET FINE SANDY LOAM
702B	TISBURY SILT LOAM
704B	ENFIELD SILT LOAM

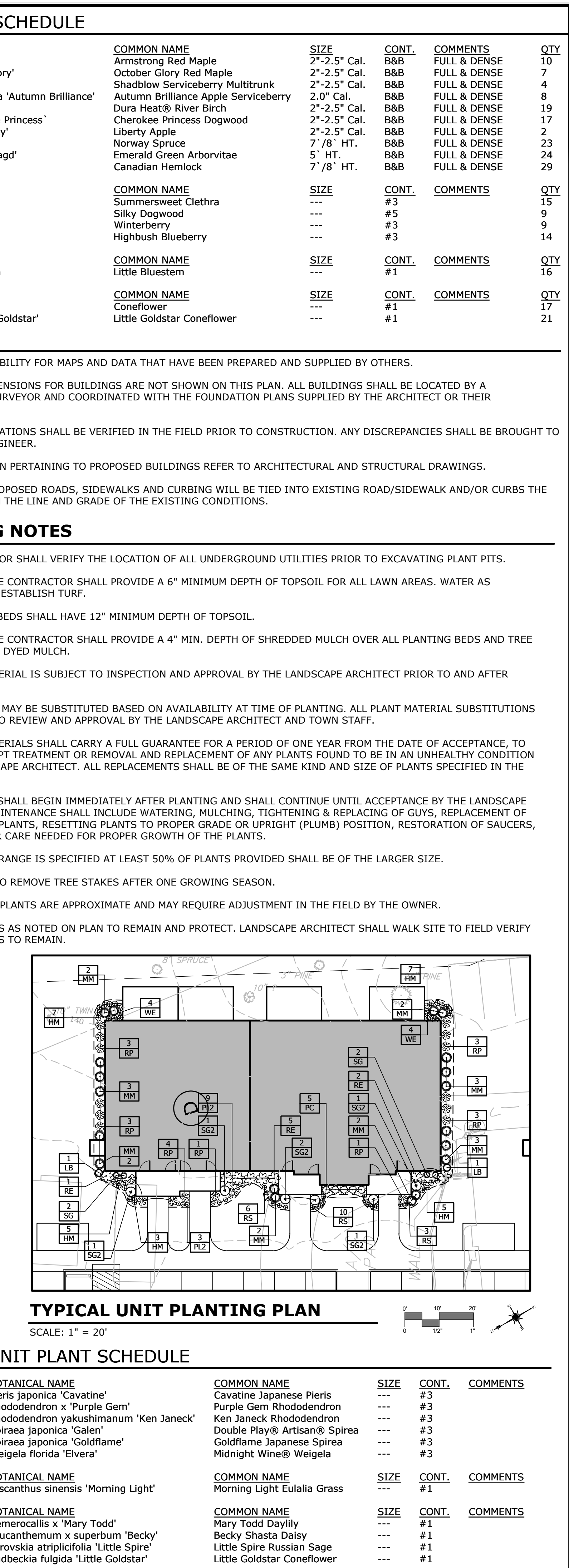


DESCRIPTION	DATE	BY
PNZ SUBMISSION	09/28/2023	RYE

APPLICANT: METRO REALTY MANAGEMENT CORPORATION
MAILING ADDRESS: 99 REALTY DRIVE, SUITE 100, FARMINGTON, CT 06032
EMAIL ADDRESS: BTP@METROREALTY.COM
PHONE NUMBER: 203.271.1773

EXISTING CONDITIONS
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.: 02 OF 12		
SHEET NAME: EX		



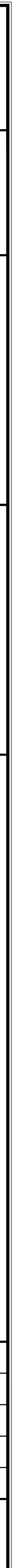
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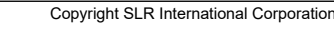
1. SLR ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT 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.

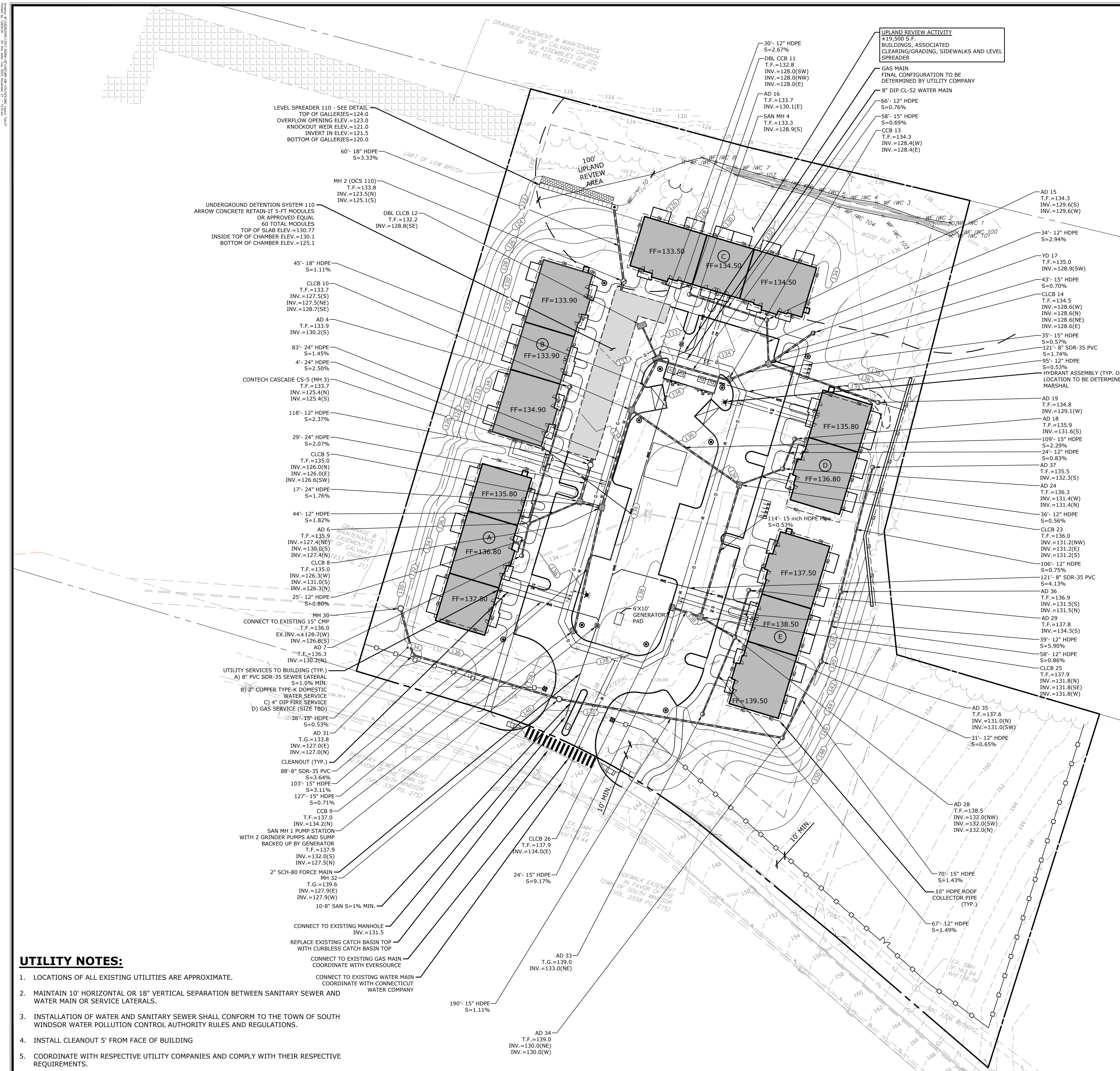
TYPICAL UNIT PLANTING PLAN

SCALE: 1" = 20'

TYPICAL UNIT PLANT SCHEDULE						
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	
PC	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	---	#3		
RP	Rhododendron x 'Purple Gem'	Purple Gem Rhododendron	---	#3		
RE	Rhododendron yakushimanum 'Ken Janeck'	Ken Janeck Rhododendron	---	#3		
SG	Spiraea japonica 'Galen'	Double Play® Artisan® Spirea	---	#3		
SG2	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	---	#3		
WE	Weigela florida 'Elvera'	Midnight Wine® Weigela	---	#3		
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	
MM	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	---	#1		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	
HM	Heimerocallis x 'Mary Todd'	Mary Todd Daylily	---	#1		
LB	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	---	#1		
PL2	Pervoskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	---	#1		
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1		







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 THE 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 SWEEP 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 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 SWEEPED 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 MATERIALS 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 BI-ANNUALLY, 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

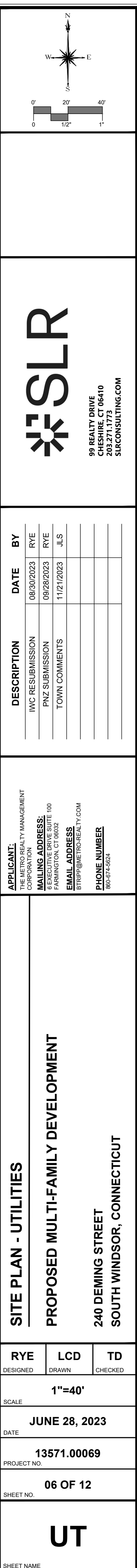
VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

F. ROOF GUTTERS

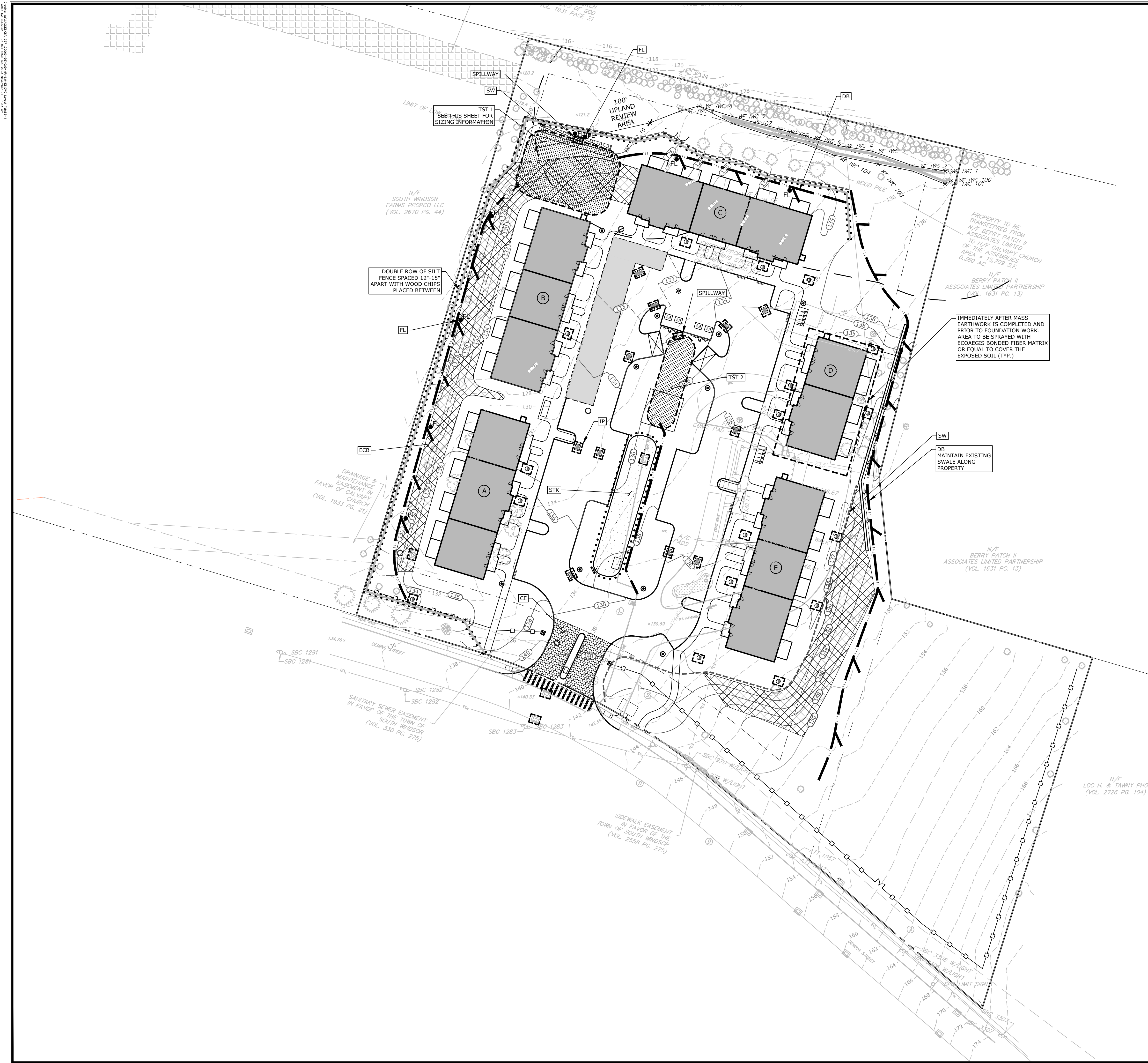
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

UTILITY LEGEND:

- | | |
|---|--------------------------------|
|  | SANITARY SEWER LINE |
|  | WATER SERVICE |
|  | GAS SERVICE |
|  | SANITARY MANHOLE |
|  | STORM MANHOLE |
|  | STORM CATCH BASIN |
|  | STORM DRAIN PIPE - SIZE VARIES |



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED.



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

- 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.
- 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
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- 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	VOLUME PROVIDED
TST 1	±2.1	±282 CY	6 FT	833 CY
TST 2	±1.2	±160 CY	6 FT	480 CY

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

99 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE
TOWN COMMENTS	11/21/2023	LCD

APPLICANT: METRO PROPERTY MANAGEMENT CORPORATION

Mailing Address: 1000 FARMINGTON, CT 06032

Email Address: BTP@METROREALTY.COM

Phone Number: 860.674.4524

SEDIMENT & EROSION CONTROL PLAN

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'

JUNE 28, 2023

DATE

13571.00069

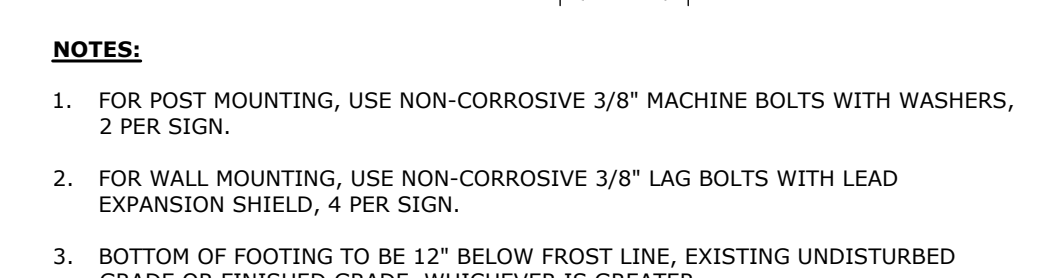
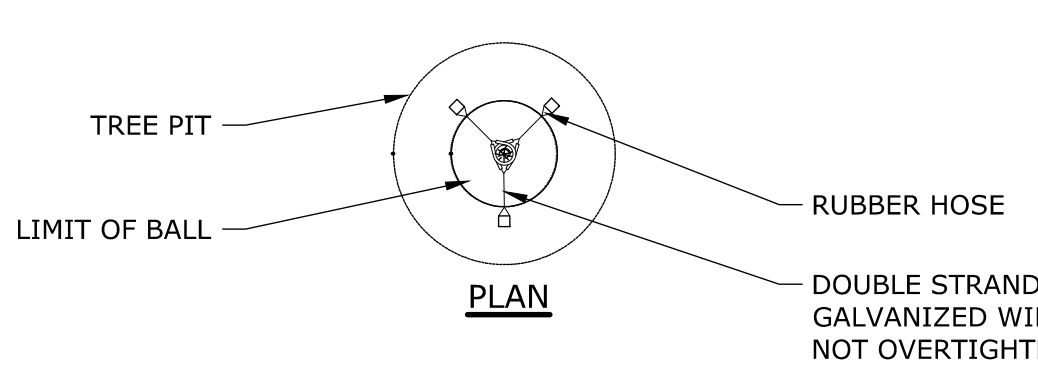
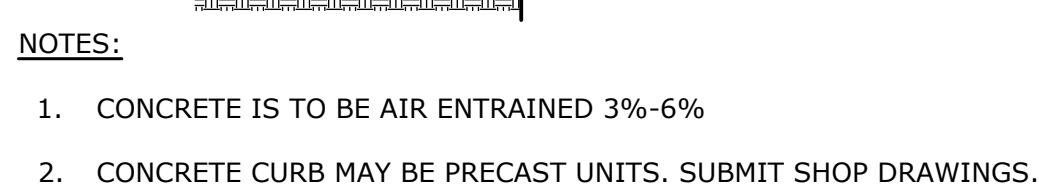
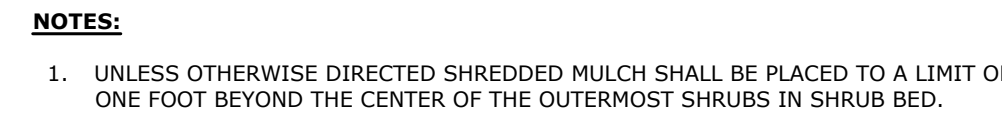
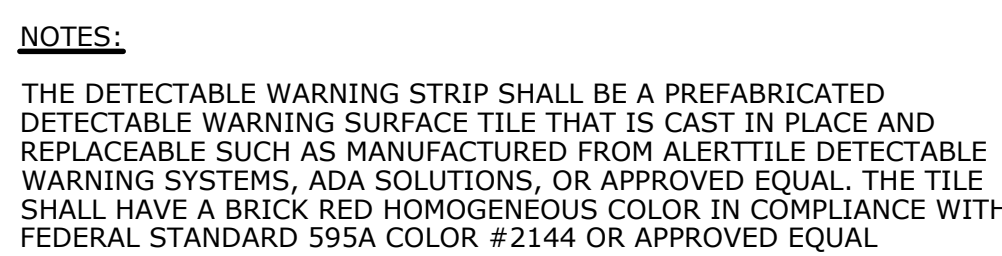
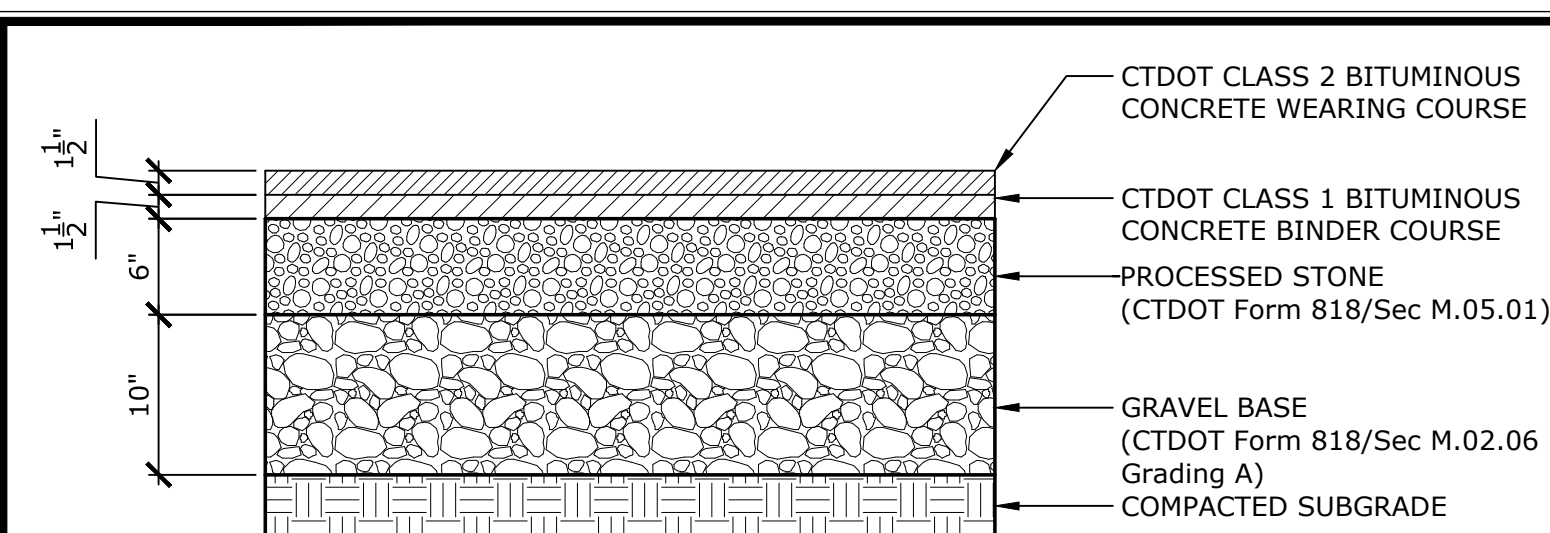
PROJECT NO.

07 OF 12

SHEET NO.

SE-1


SHEET NAME



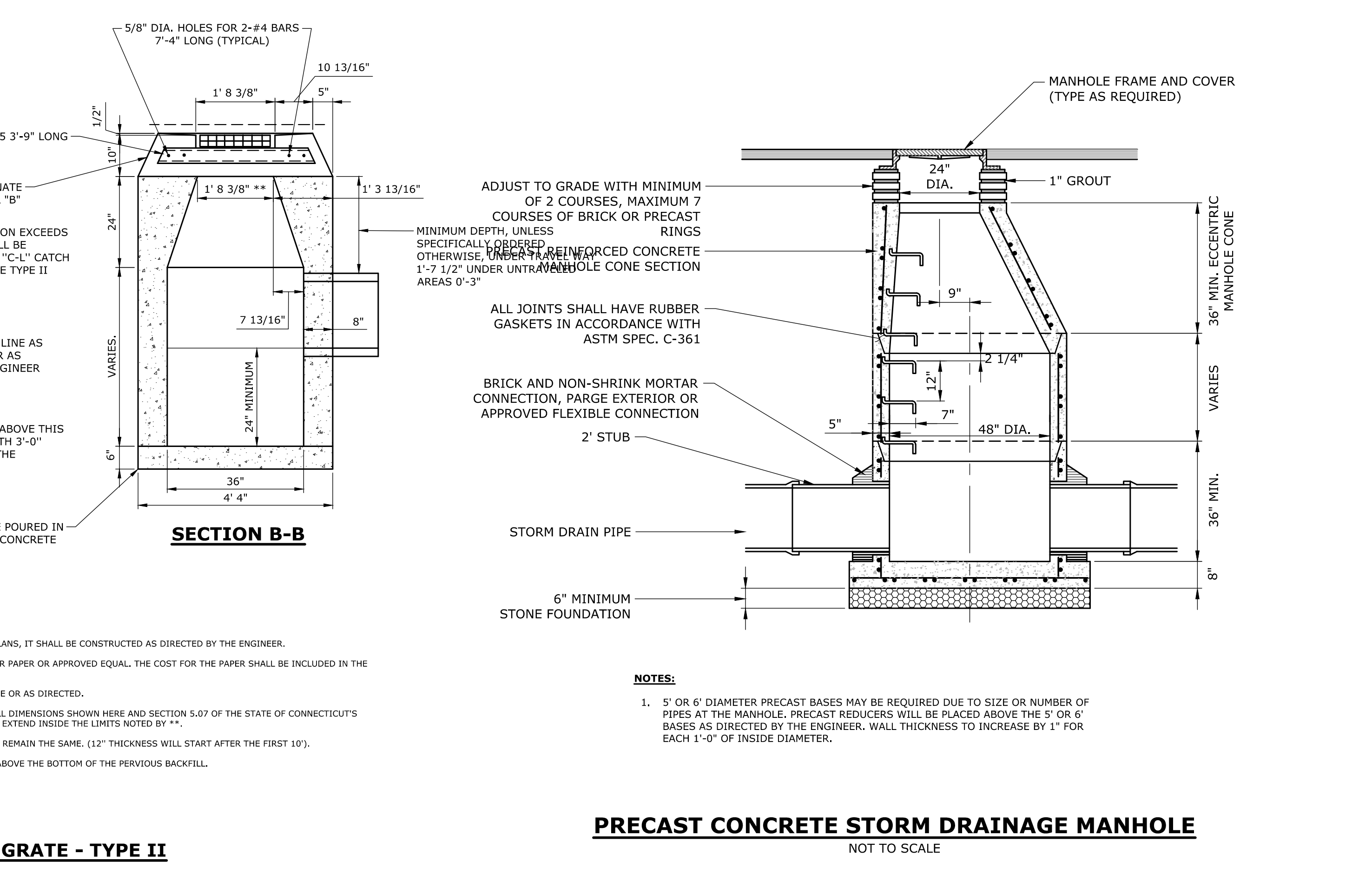
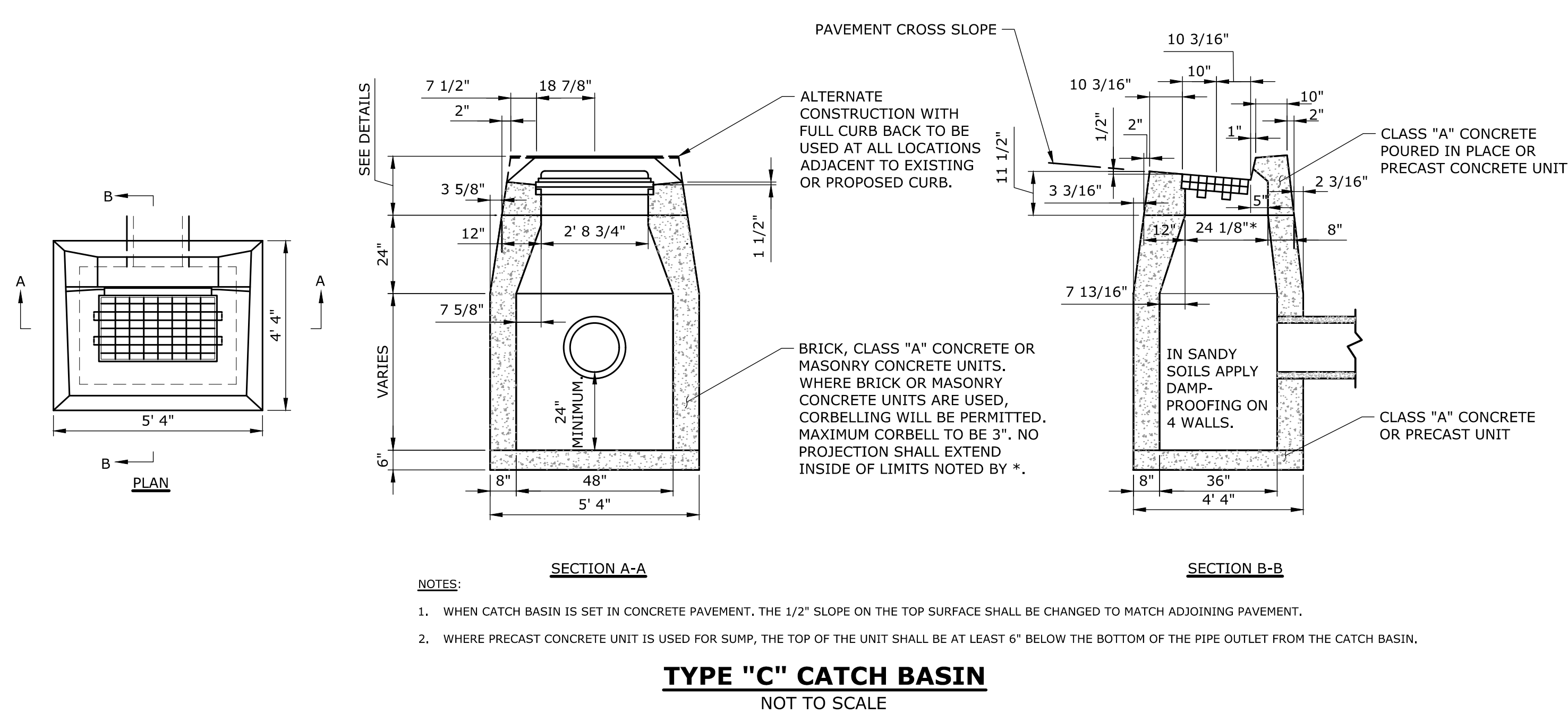
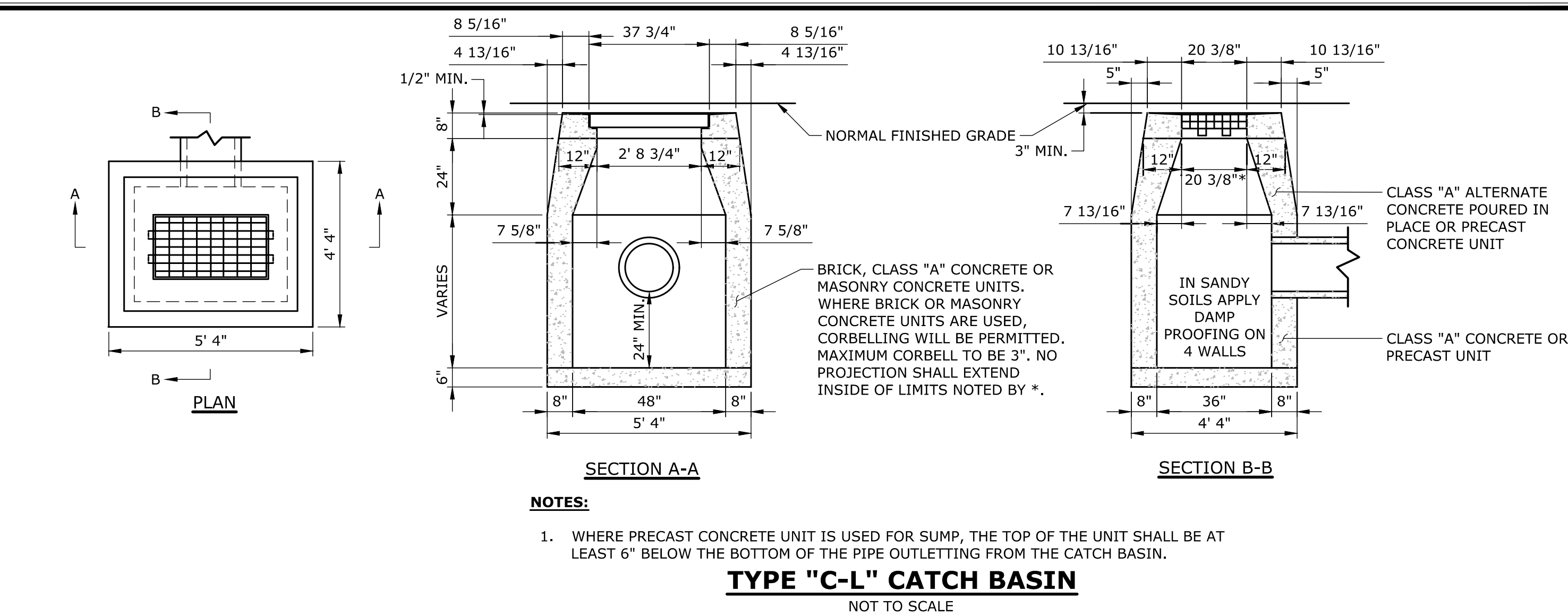
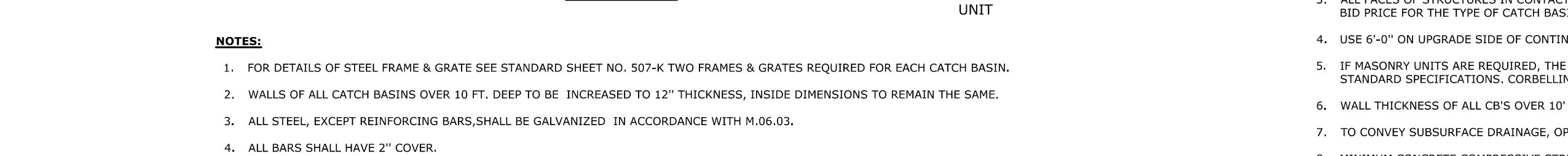
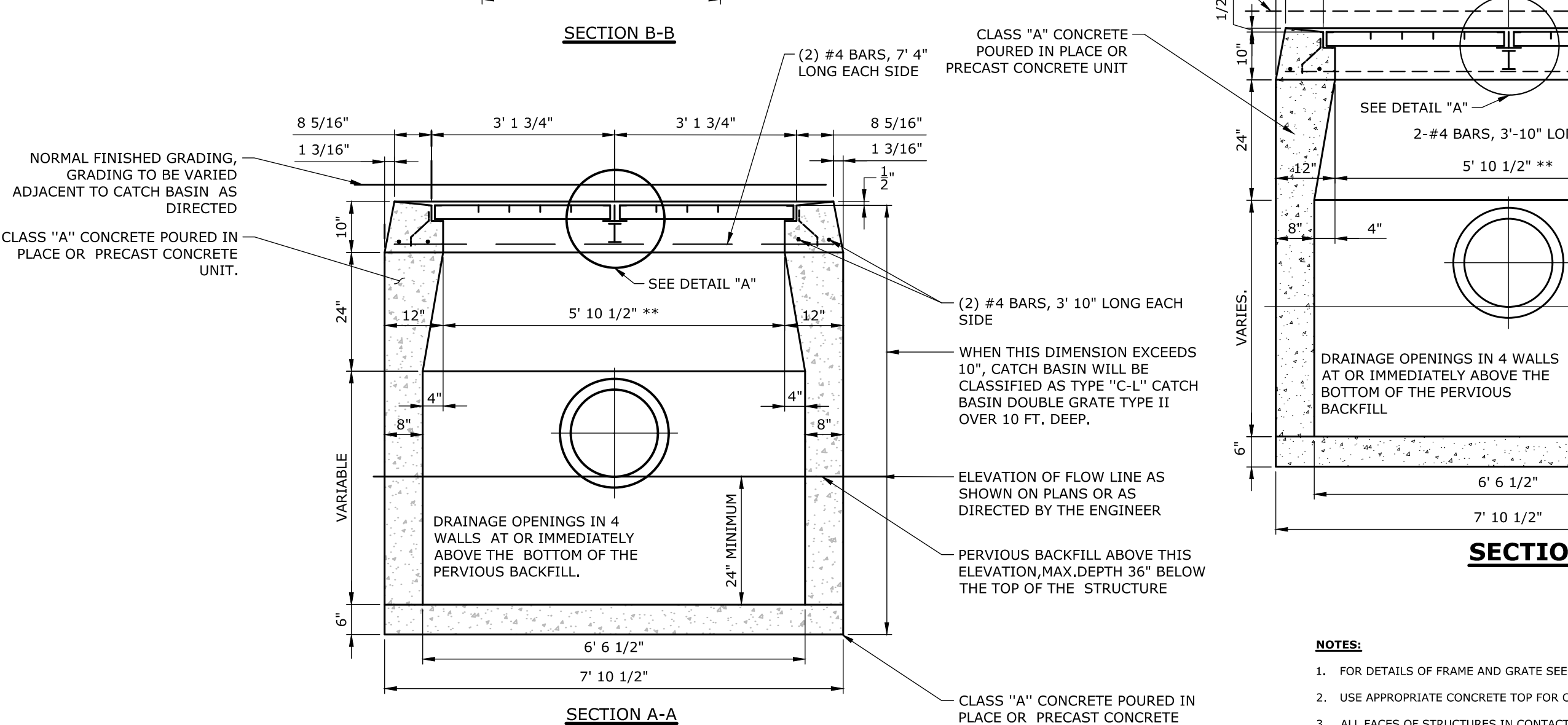
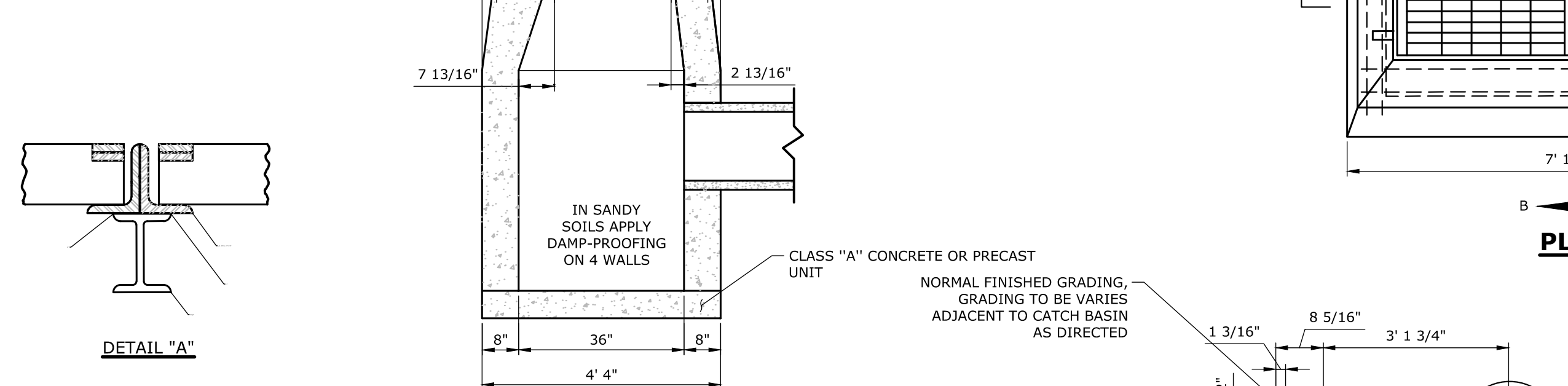
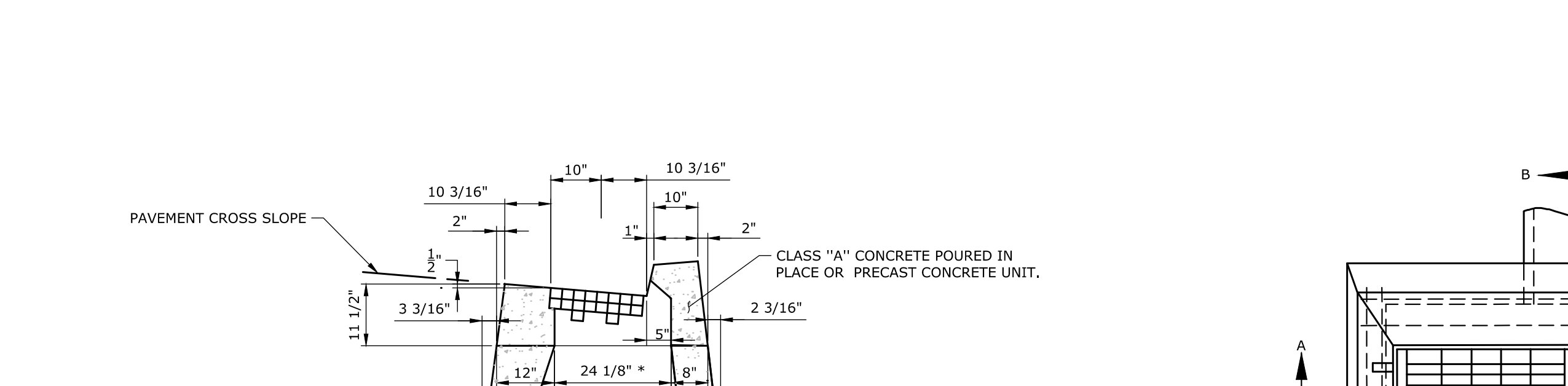
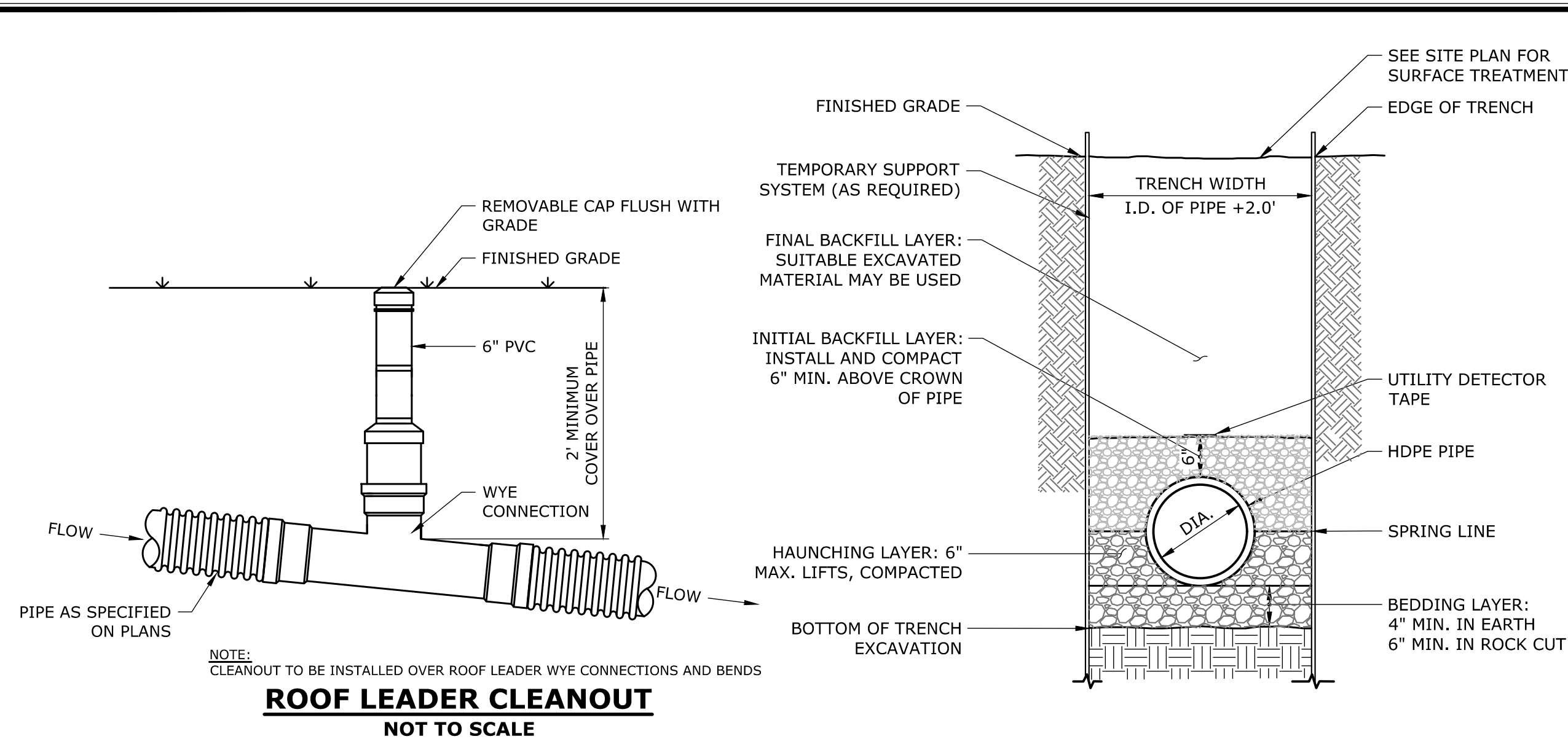
SITE DETAILS		RYE DESIGNED DRAWN		LCD CHECKED	TD CHECKED
AS NOTED					
SCALE					
DATE JUNE 28, 2023					
PROJECT NO. 13571.00069					
SHEET NO. 09 OF 12					
SD-1					
SHEET NAME					

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

APPLICANT:	DESCRIPTION	DATE	BY
PROPERTY MANAGEMENT CORPORATION	PWZ SUBMISSION	08/28/2023	RVE
MAILING ADDRESS: BIRCHMOUNT ROAD # 100 FARMINGTON, CT 06031	TOWN COMMENTS	11/21/2023	LCD
EMAIL ADDRESS: BT@PPGIMTRO.REALTY.COM			
PHONE NUMBER: 860-714-6624			

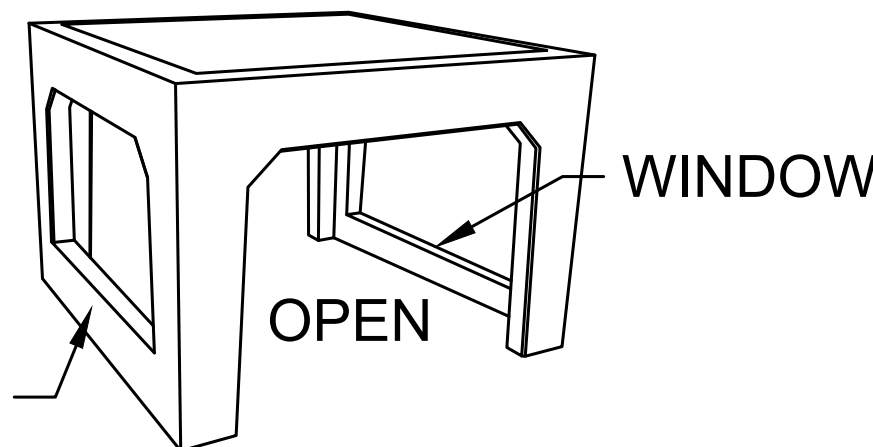


SLR
 99 REAITY DRIVE
 SUITE 100
 203.271.1173
[SLRCONSULTING.COM](#)

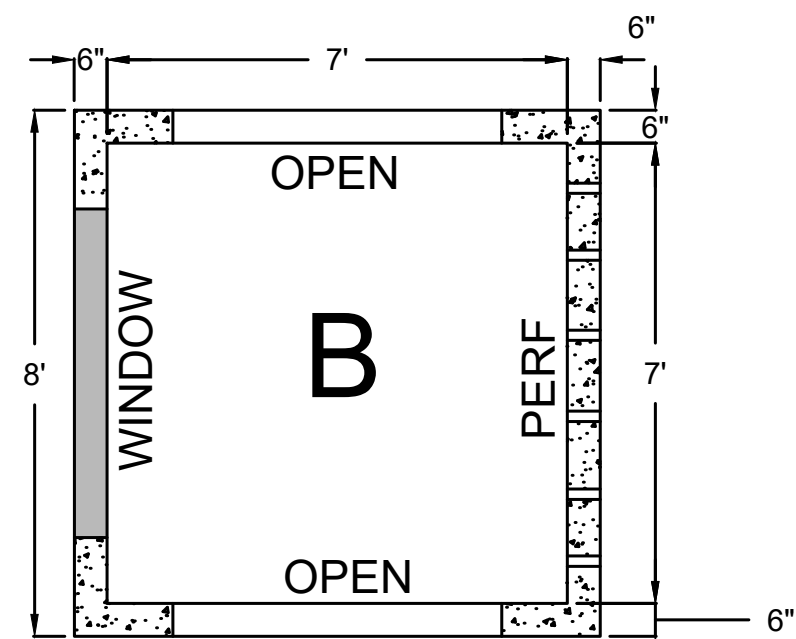


A diagram of a square room with a side length of 8'. The room has four walls. The top wall is labeled 'OPEN' and has a width of 7'. The bottom wall is also labeled 'OPEN' and has a width of 7'. The left wall is labeled 'WINDOW' and has a height of 8'. The right wall is labeled 'WINDOW' and has a height of 7'. The room is labeled 'A' in the center. The walls are 6' thick. The floor is 6' wide. The room is surrounded by a 6' wide area.

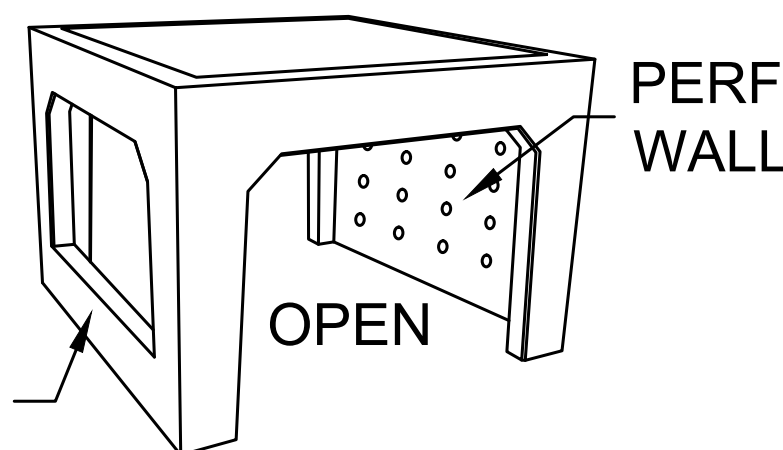
MULTI ROW CENTER



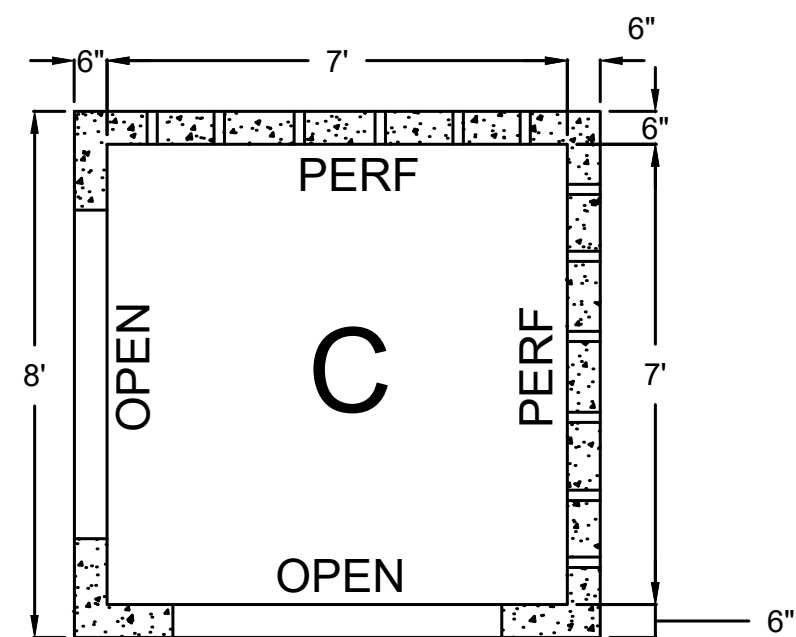
MULTI ROW CENTER



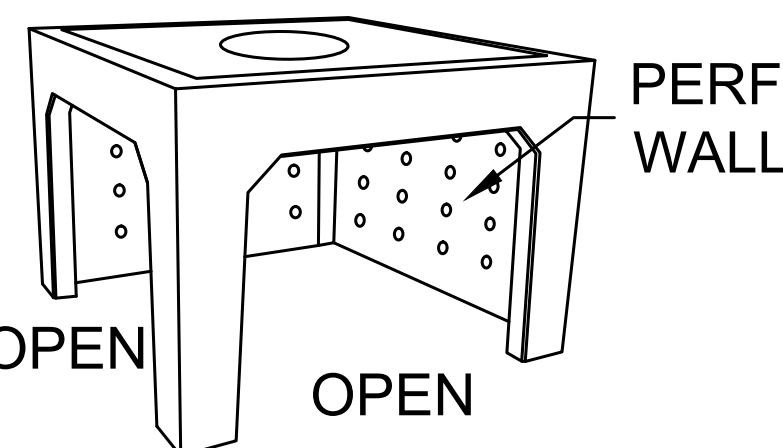
MULTI ROW PERIMETER



MULTI ROW PERIMETER



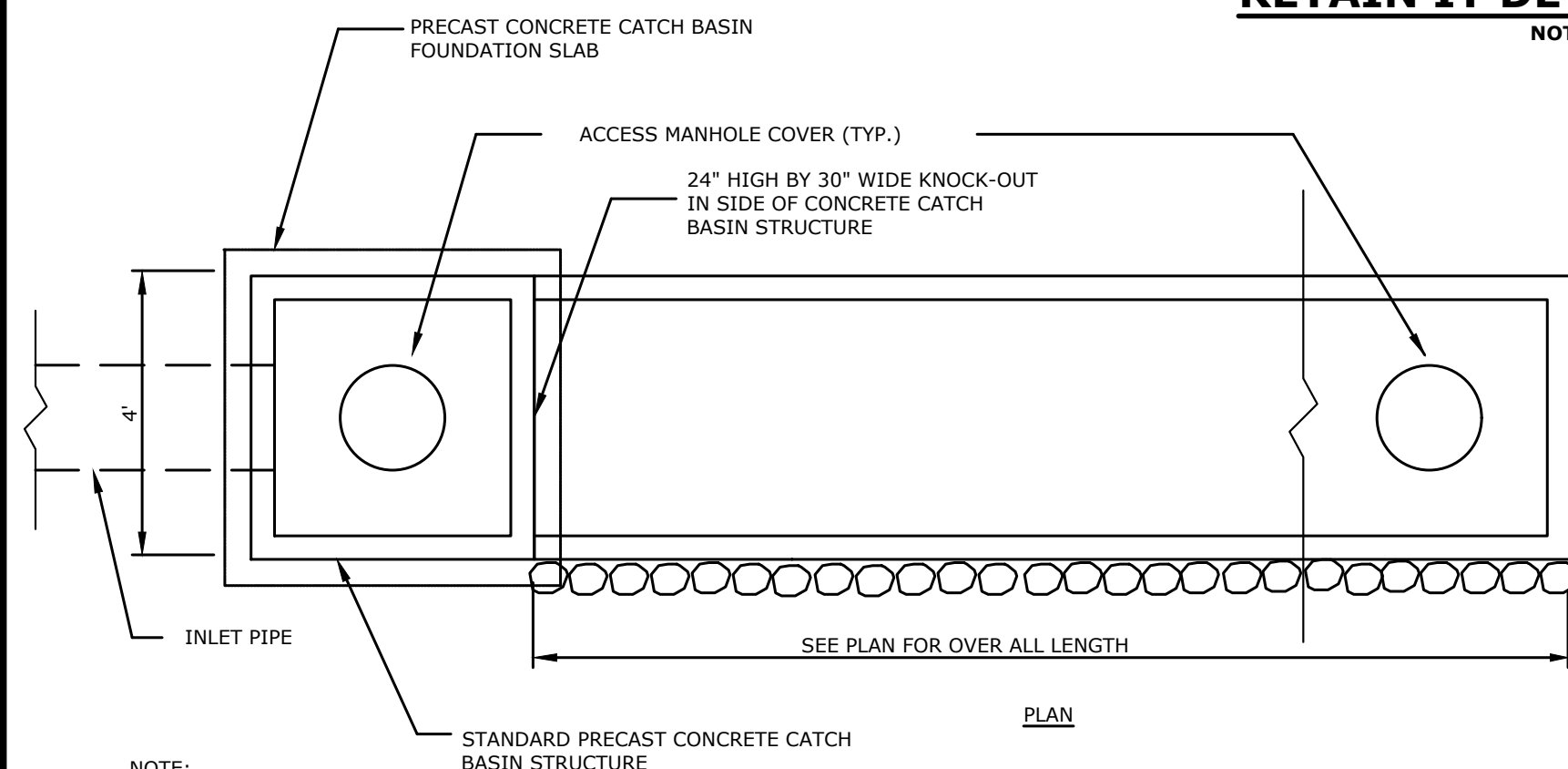
MULTI ROW CORNER



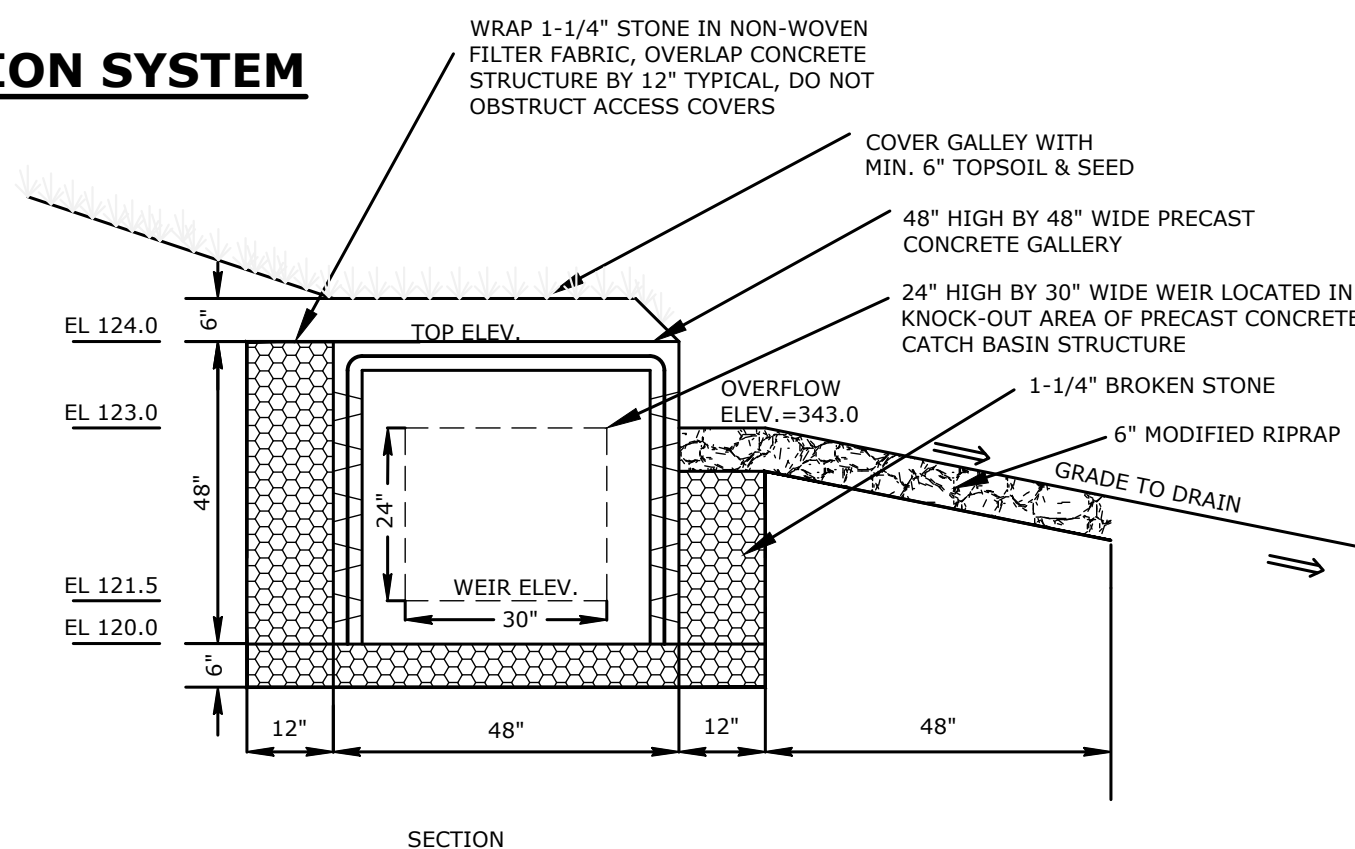
MULTI ROW CORNER

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.

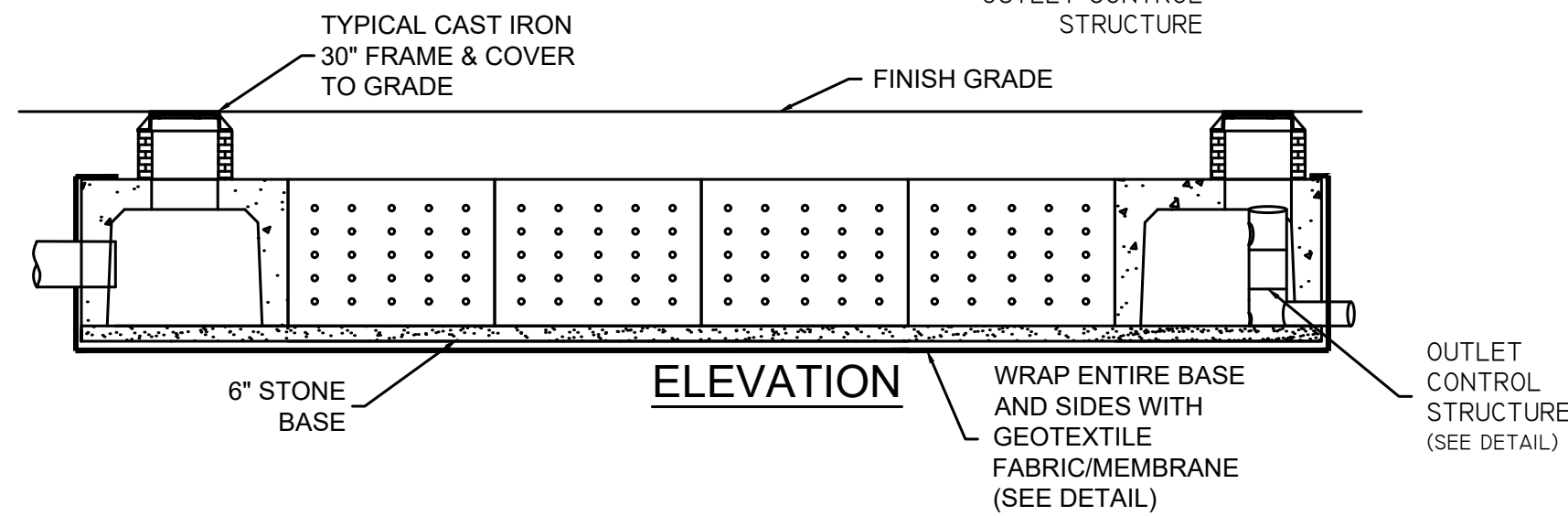
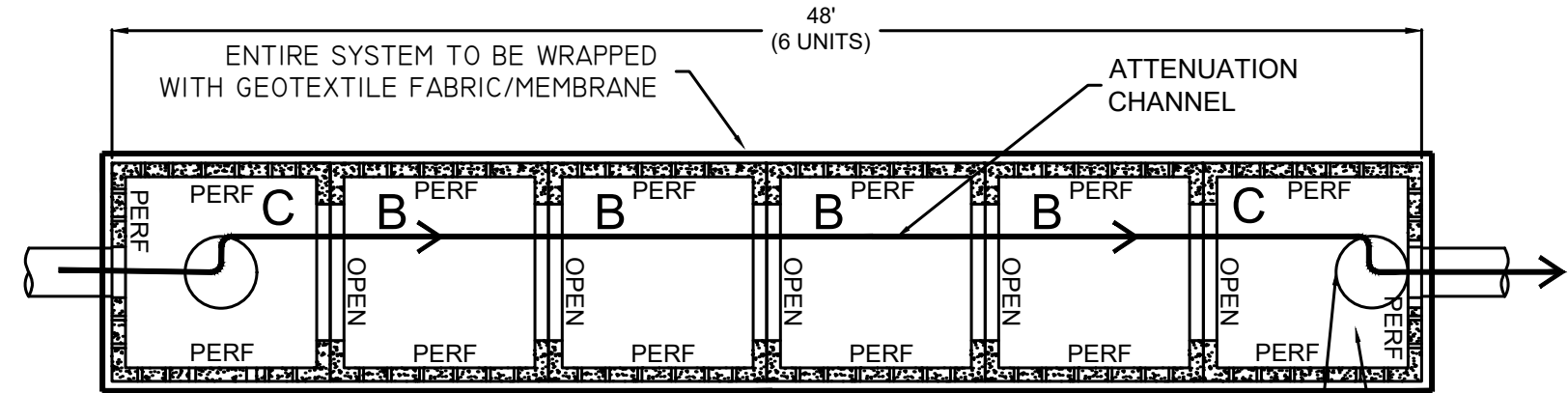


* DIMENSIONS OF PRECAST CONCRETE GALLEY ARE BASED UPON A STANDARD 4'Wx4'Hx4'L
GALLEY - UNITED CONCRETE PRODUCTS, INC. (203) 269-3119

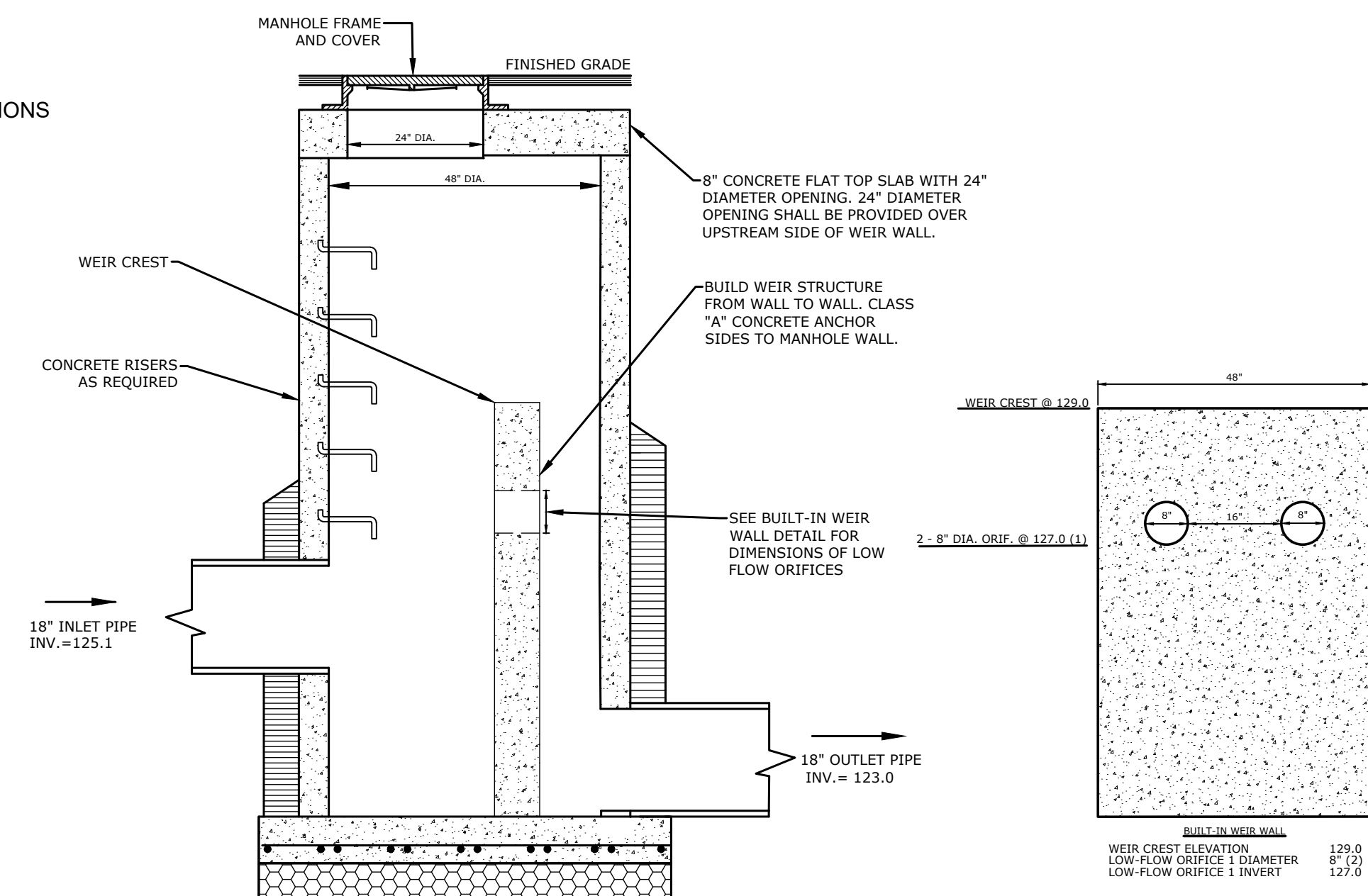
TYPICAL SECTION THRU INFILTRATION GALLERY LEVEL SPREADER

NOT TO SCALE

PLAN VIEW



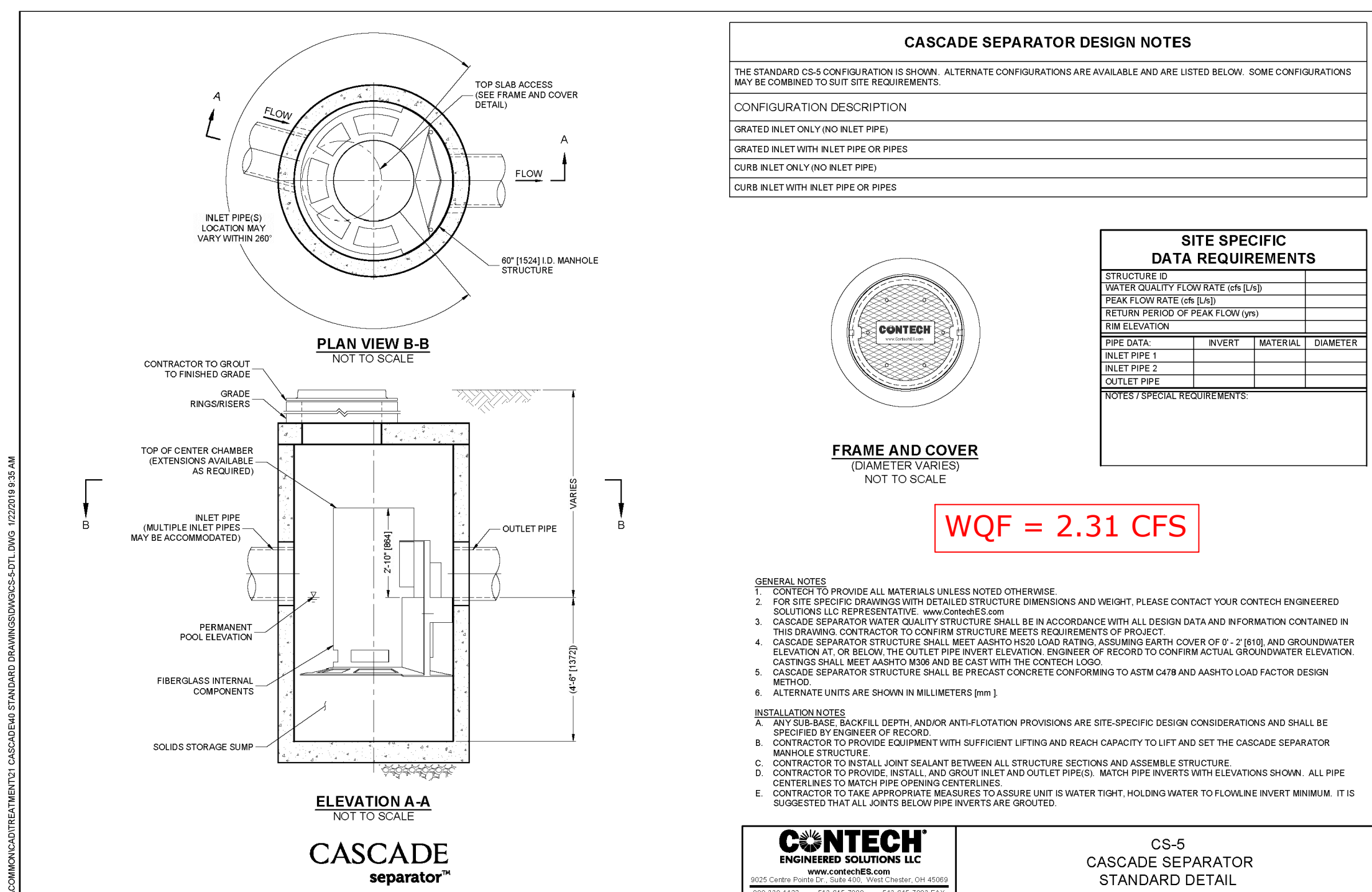
TYPICAL DETENTION /RETENTION



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



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	RVE
PNZ SUBMISSION	09/28/2023	RVE

APPLICANT: THE METRO REALTY MANAGEMENT CORPORATION

MAILING ADDRESS: 16 EXECUTIVE DRIVE SUITE 100
FARMINGTON, CT 06032

EMAIL ADDRESS: BTBTRPP@METRO-REALTY.COM

PHONE NUMBER
860-674-5624

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE DESIGNED	LCD DRAWN	TD CHECKED
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AS NOTED

JUNE 28, 2023

13571.00069

11 OF 12

SHEET NO.	
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SD-3

