

240 DEMING STREET


Application for Site Plan and Special Exception



November 28th, 2023

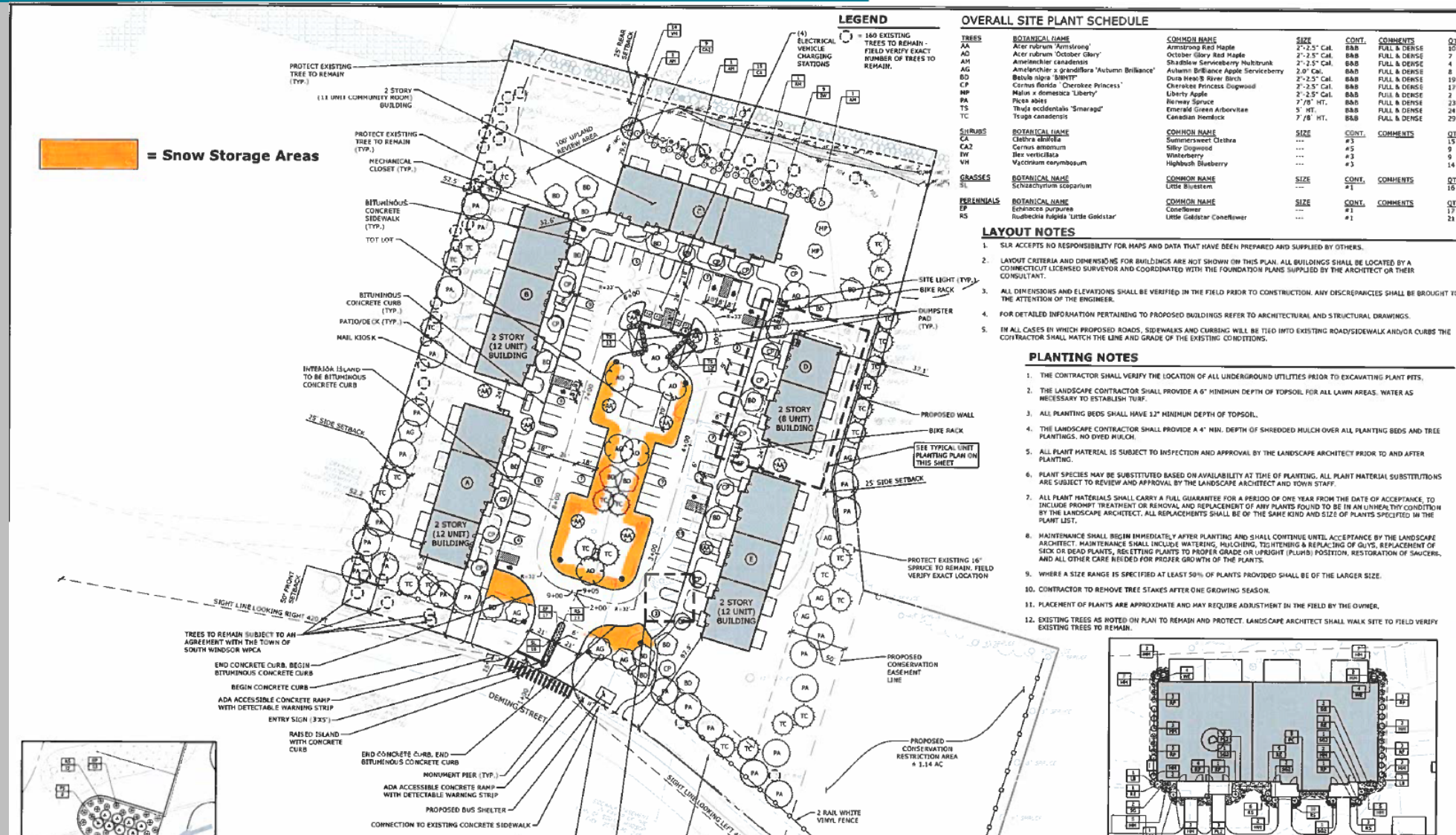
South Windsor Planning & Zoning

METRO REALTY

- 
- Apartment Interiors – Preventative Maintenance
 - Physically enter every apartment at least three (3) times per year
 - Licensed HVAC Technician on Staff
 - Snow Management
 - Building Exteriors
 - Work Order System (AppFolio)
 - People and Technology
 - Berry Patch Residents
 - Balconies, Carpets, Etc.

Unit Affordability of 240 Deming Street	
20% of the units	30% of Area Median Income
40% of the units	50% of Area Median Income
20% of the units	80% of Area Median Income
20% of the units	Market rate

240 Deming Street - Proposed Development			
	# units	Affordability	Housing Equivalent Points
	11	30% AMI	2.5
	22	50% AMI	2
	11	80% AMI	1.5
	11	Market Rate	0.25
Total	55		90.75
			0.84%
Town of South Windsor			
	2020 Census	Total Assisted	Affordable %
Before	10,804	663	6.14%
After	10,859	730	6.72%





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.	28'-3"
BUILDING COVERAGE (%)	15% MAX	14%
IMPERVIOUS COVERAGE (%)	30% MAX.	37%

PARKING DATA

	REQUIRED	PROPOSED
STANDARD SPACES		75
BV CHARGING SPACES	3**	4
HANDICAP/VAN ACCESSIBLE PARKING SPACES	4	5
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

***150 UNITS x 1.5 SPACES/UNIT = 83 SPACES

NOTE: PROPOSED LANDSCAPING AREA IS NOT INCLUDED IN ZONING CALCULATIONS.



APPENDIX

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
— 70.5 —	EXISTING CONTOUR
— 124 —	PROPOSED CONTOUR
TC 120.0	TOP OF CURB
BC 119.5	BOTTOM OF CURB

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 TWICE PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED 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 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 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-smo-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 IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

F. ROOF GUTTERS

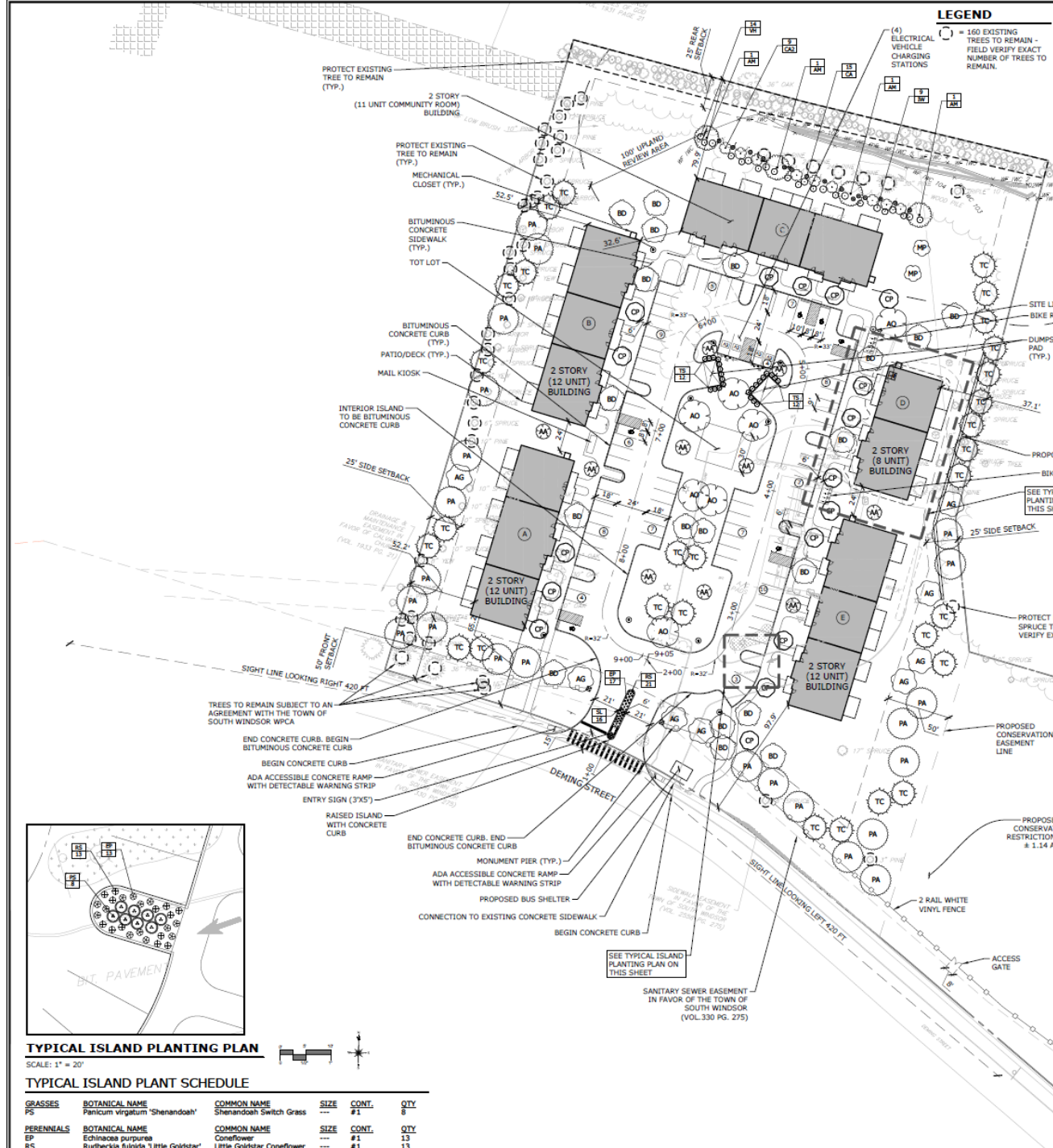
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 12" 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:

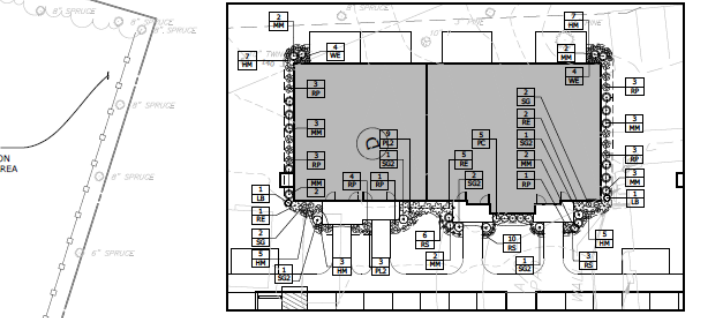
- SANITARY SEWER LINE
- WATER SERVICE
- GAS SERVICE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM DRAIN PIPE - SIZE VARIES



LEGEND						
= 160 EXISTING TREES TO REMAIN - FIELD VERIFY EXACT NUMBER OF TREES TO REMAIN.						
(4) ELECTRICAL VEHICLE CHARGING STATIONS						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
AA	Acer rubrum 'Armstrong'	Armstrong Red Maple	2'-2.5' Cal.	B&B	FULL & DENSE	10
AO	Acer rubrum 'October Glory'	October Glory Red Maple	2'-2.5' Cal.	B&B	FULL & DENSE	7
AM	Amenchier canadensis	Shadblow Serviceberry Multitrunk	2'-2.5' Cal.	B&B	FULL & DENSE	4
AG	Amenchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.0' Cal.	B&B	FULL & DENSE	8
BD	Betula nigra 'BHW'	Dura Heat® River Birch	2'-2.5' Cal.	B&B	FULL & DENSE	19
CP	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	2'-2.5' Cal.	B&B	FULL & DENSE	17
MP	Malus x domestica 'Liberty'	Liberty Apple	2'-2.5' Cal.	B&B	FULL & DENSE	2
PA	Picea abies	Norway Spruce	7' / 8' HT.	B&B	FULL & DENSE	23
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5' HT.	B&B	FULL & DENSE	24
TC	Tsuga canadensis	Canadian Hemlock	7' / 8' HT.	B&B	FULL & DENSE	29
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
CA	Clethra alnifolia	Summersweet Clethra	---	#3		15
CA2	Cornus amomum	Silky Dogwood	---	#3		9
IW	Ilex verticillata	Winterberry	---	#3		9
VH	Vaccinium corymbosum	Highbush Blueberry	---	#3		14
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
SL	Schizachyrium scoparium	Little Bluestem	---	#1		16
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
EP	Echinacea purpurea	Coneflower	---	#1		17
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1		21

- LAYOUT NOTES**
- SLR ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
 - 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.
 - ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - 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**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
 - ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
 - ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
 - 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.
 - 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.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL THE PLANTS ARE ESTABLISHED. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
 - WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
 - CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
 - PLACEMENT OF PLANTS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD BY THE OWNER.
 - EXISTING TREES AS NOTED ON PLAN TO REMAIN AND PROTECT. LANDSCAPE ARCHITECT SHALL WALK SITE TO FIELD VERIFY EXISTING TREES TO REMAIN.



TYPICAL UNIT PLANTING PLAN
SCALE: 1" = 20'

TYPICAL UNIT PLANT SCHEDULE						
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	
PI	Pieris japonica 'Cavatine'	Japanese Pieris	---	#3		
RP	Rhododendron x 'Purple Gem'	Purple Gem Rhododendron	---	#3		
RE	Rhododendron yakushimanum 'Ken Janek'	Ken Janek Rhododendron	---	#3		
SG	Spiraea japonica 'Golden'	Double Flower Japanese Spiraea	---	#3		
SG2	Spiraea japonica 'Goldflame'	Goldflame Japanese Spiraea	---	#3		
WE	Weigela florida 'Elvers'	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	Hemerocallis x 'Marty Todd'	Marty Todd Daylily	---	#1		
LB	Leucanthemum x 'superbum' 'Becky'	Becky Shasta Daisy	---	#1		
PL2	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	---	#1		
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1		

TYPICAL ISLAND PLANTING PLAN
SCALE: 1" = 20'

TYPICAL ISLAND PLANT SCHEDULE

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	---	#1	8
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
EP	Echinacea purpurea	Coneflower	---	#1	13
RS	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	---	#1	13

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%
DENSITY	N/A	11 UNITS/ACRE

PARKING DATA

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



SLR

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CONCEPTUAL LAYOUT AND LANDSCAPING PLAN

MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	RYE	RYE
DESIGNED	DRAWN	CHECKED
1"=40'		
DATE: AUGUST 8, 2023		
PROJECT NO: 13571.00069		
SHEET NO: LA		

Sustainability & Energy Efficiency Targets

- DOE Zero Energy Home Ready Certification
- LEED Gold
- Balanced ventilation
- High-efficiency heating, cooling and hot water systems
- Home Energy Rating System (“HERS”) rating <42 (35% below Energy Star Index)
- Photovoltaic to power common elements

TRAFFIC STUDY

- New traffic counts conducted in June, 2023
- Background traffic growth included:
 - 1% growth rate per year
 - Evergreen Walk and Gateway Development traffic
- Revised site-generated traffic
 - Industry standard ITE rates utilized
 - Residential development is a low-traffic generator
 - Weekday AM Peak Hour – 20 trips
 - Weekday PM Peak Hour – 21 trips
 - Saturday Midday Peak Hour – 21 trips
- Alternative uses analyzed – Medical Office and Restaurant/Coffee Shop

TRAFFIC STUDY

- Capacity Analysis Results
 - No change in Level of Service at Buckland/Deming intersection
 - No noticeable change in vehicle delays
 - Queue increases less than one vehicle length on all approaches
- Intersection Sight Distances
 - Exceed CTDOT criteria for safe driveway egress
- Crash History
 - No abnormal crash patterns or frequency in study area
 - No crashes reports on Deming Street near site frontage
 - Crash detail: 3 in 2020, 8 in 2021, 7 in 2022. None involving pedestrians.
- Conclusion:
 - Proposed development will have no significant impact to traffic operations or safety in the study area