

# 240 DEMING STREET

Application for Site Plan and Special Exception



October 24<sup>th</sup>, 2023

South Windsor Planning & Zoning

METRO REALTY





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

South Windsor, CT 06075  
860.261.1111  
slrconsulting.com

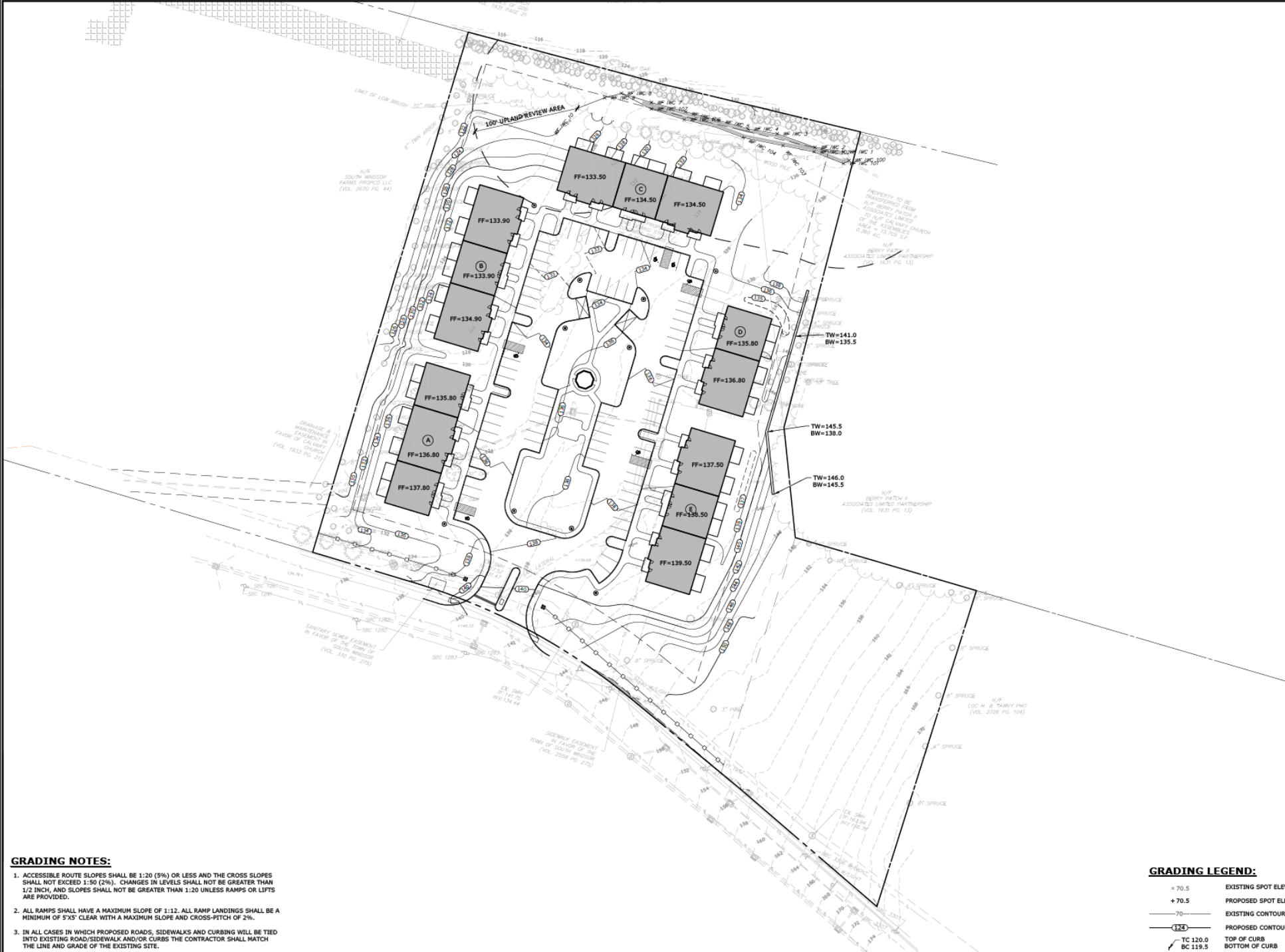
CONCEPTUAL LAYOUT AND LANDSCAPING PLAN

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		



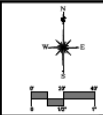


**GRADING NOTES:**

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:**

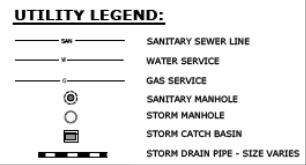
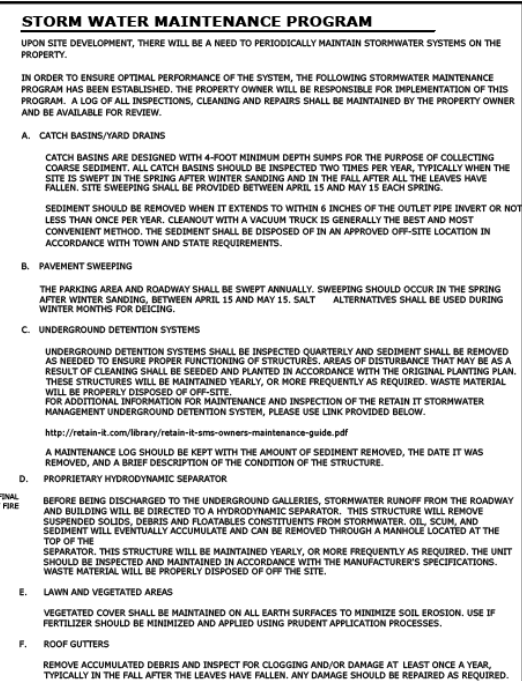
$\times$ 70.5	EXISTING SPOT ELEVATION
+ 70.5	PROPOSED SPOT ELEVATION
— 70 —	EXISTING CONTOUR
— 125 —	PROPOSED CONTOUR
TC 120.0	TOP OF CURB
BC 119.5	BOTTOM OF CURB






DESIGNATION	DATE	BY
NO. 10000	06/28/23	SLR

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

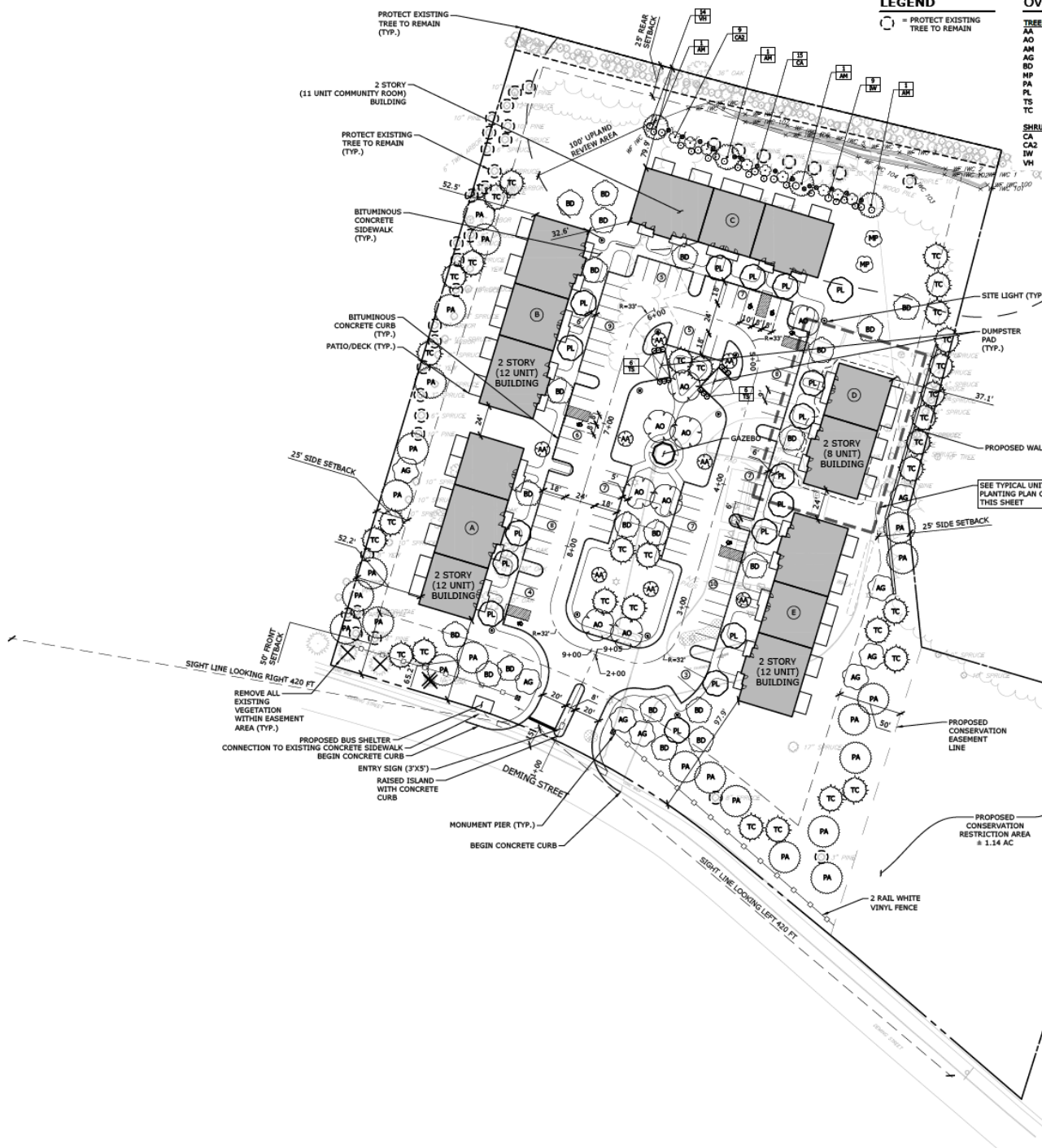
DWD	LCD	TD
DESIGNED	DRAWN	CHECKED
1"=40'		
JUNE 28, 2023		
PROJECT NO. 13571.00069		
SHEET NO. 05 OF 12		
GR		



1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.	CONNECT TO COORDINATE
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.	

 						99 BALDWIN DRIVE SUITE 200 280 E. 1773 DOCUMENT 1962-1-004		
SITE PLAN - UTILITIES PROPOSED MULTI-FAMILY DEVELOPMENT 240 DEMING STREET SOUTH WINDSOR, CONNECTICUT			APPX. SCALE: THE DISTANCE BETWEEN THE MAINLINE ADDRESS AND THE PROPERTY LINE SHALL BE 100 FEET THE PROPERTY LINE SHALL BE 100 FEET			DESCRIPTION DATE BY		
RYE LCD TD			1"=40' JUNE 28, 2023			FINAL EXAMINATION 06/29/2023 [Signature]		
PROJECT NO. SHEET NO.			13571.00069 06 OF 12					
UT								





**LEGEND**

○ = PROTECT EXISTING TREE TO REMAIN

**TREES**

AA	Acer rubrum 'Armstrong'
AO	Acer rubrum 'October Glory'
AM	Amelanchier canadensis
AG	Amelanchier x grandiflora 'Autumn Brilliance'
BD	Betula nigra 'BANKS'
MP	Malus x domestica 'Liberty'
PA	Picea abies
PL	Pyrus calleryana 'Chanticleer'
TS	Thuja occidentalis 'Smaragd'
TC	Tsuga canadensis

**SHRUBS**

CA	Celastrus alnifolia
CA2	Cornus amomum
IW	Ilex verticillata
VH	Vaccinium corymbosum

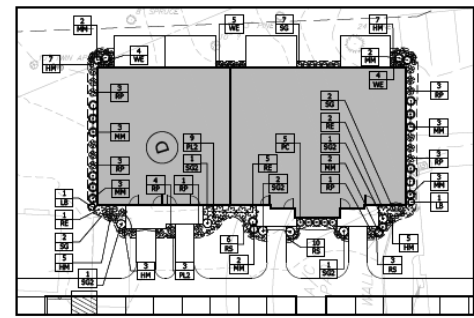
**OVERALL SITE PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
AA	Acer rubrum 'Armstrong'	Armstrong Red Maple	2'-2.5' Cal.	88B	FULL & DENSE	8
AO	Acer rubrum 'October Glory'	October Glory Red Maple	2'-2.5' Cal.	88B	FULL & DENSE	8
AM	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	2'-2.5' Cal.	88B	FULL & DENSE	4
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.0' Cal.	88B	FULL & DENSE	8
BD	Betula nigra 'BANKS'	Dura Hand® River Birch	2'-2.5' Cal.	88B	FULL & DENSE	11
MP	Malus x domestica 'Liberty'	Liberty Apple	2'-2.5' Cal.	88B	FULL & DENSE	2
PA	Picea abies	Norway Spruce	7' / 8' HT.	88B	FULL & DENSE	23
PL	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2'-2.5' Cal.	88B	FULL & DENSE	17
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5' HT.	88B	FULL & DENSE	12
TC	Tsuga canadensis	Eastern Hemlock	7' / 8' HT.	88B	FULL & DENSE	31

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS	QTY
CA	Celastrus 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**
- 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 ACCEPTANCE BY THE LANDSCAPE ARCHITECT. 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.	QTY
PC	Pieris japonica 'Cavatina'	Cavatina 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 'Evers'	Midnight Wine® Weigela	---	#3	13

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
NH	Niscenthus sinensis 'Morning Light'	Morning Light Eulalia Grass	---	#1	20

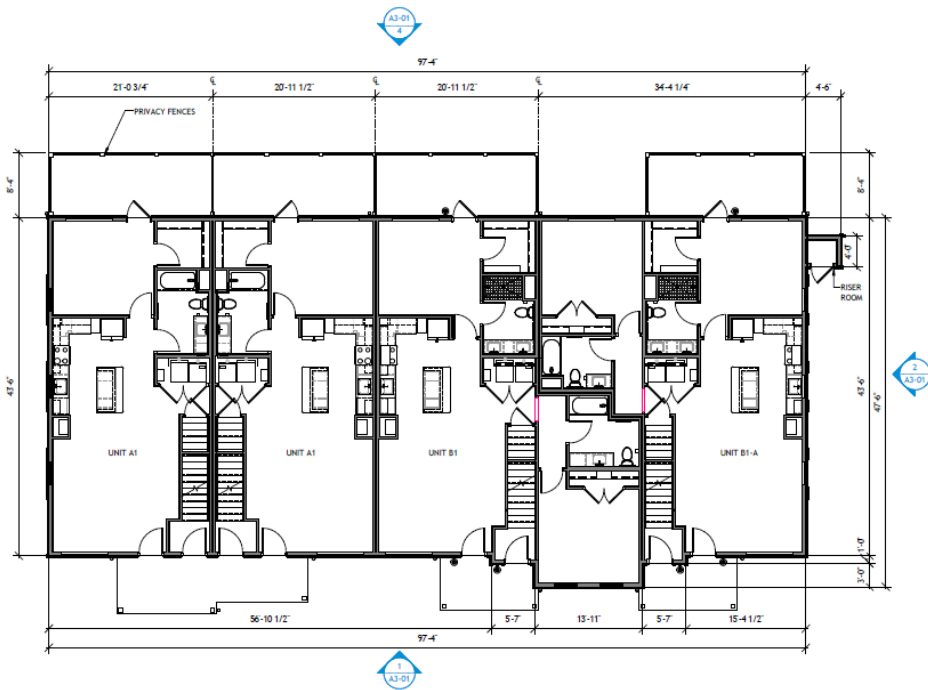
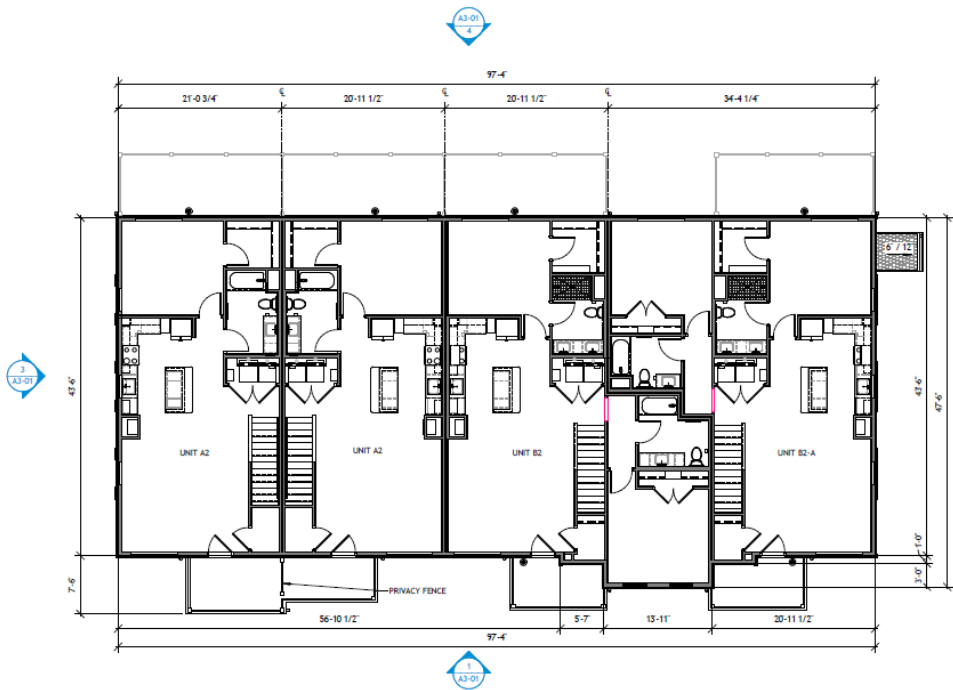
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
HM	Hemerocallis x 'Mary Todd'	Mary Todd Daylily	---	#1	27
LB	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	---	#1	2
PL2	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	---	#1	12
RS	Rudbeckia hultia 'Little Goldstar'	Little Goldstar Coneflower	---	#1	19

**SLR**  
SLOAN LANDSCAPE ARCHITECTS  
1000 WEST STREET  
SUITE 200  
NEW HAVEN, CT 06510  
TEL: 203.777.1977  
WWW.SLR-CT.COM

DESCRIPTION	DATE	BY
PRELIMINARY	06/20/23	SLR
FINAL	06/20/23	SLR
REVISION		
DATE		
BY		

**SITE PLAN - LAYOUT & LANDSCAPING**  
**PROPOSED MULTI-FAMILY DEVELOPMENT**  
240 DEMING STREET  
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
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<b>LA</b>		

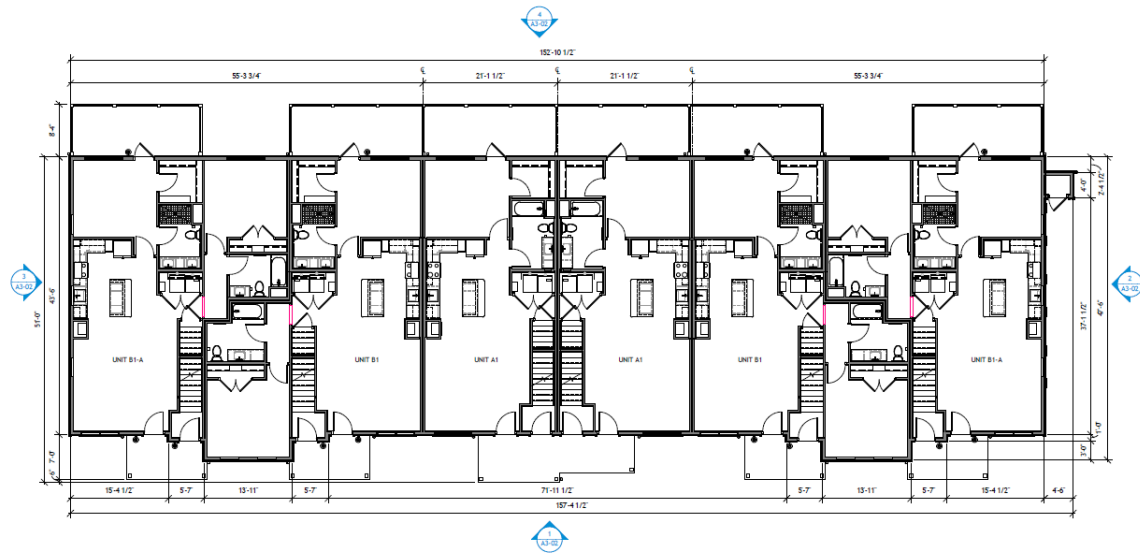


2 BUILDING A - LEVEL 2  
A1-11 1/8" = 1'-0"

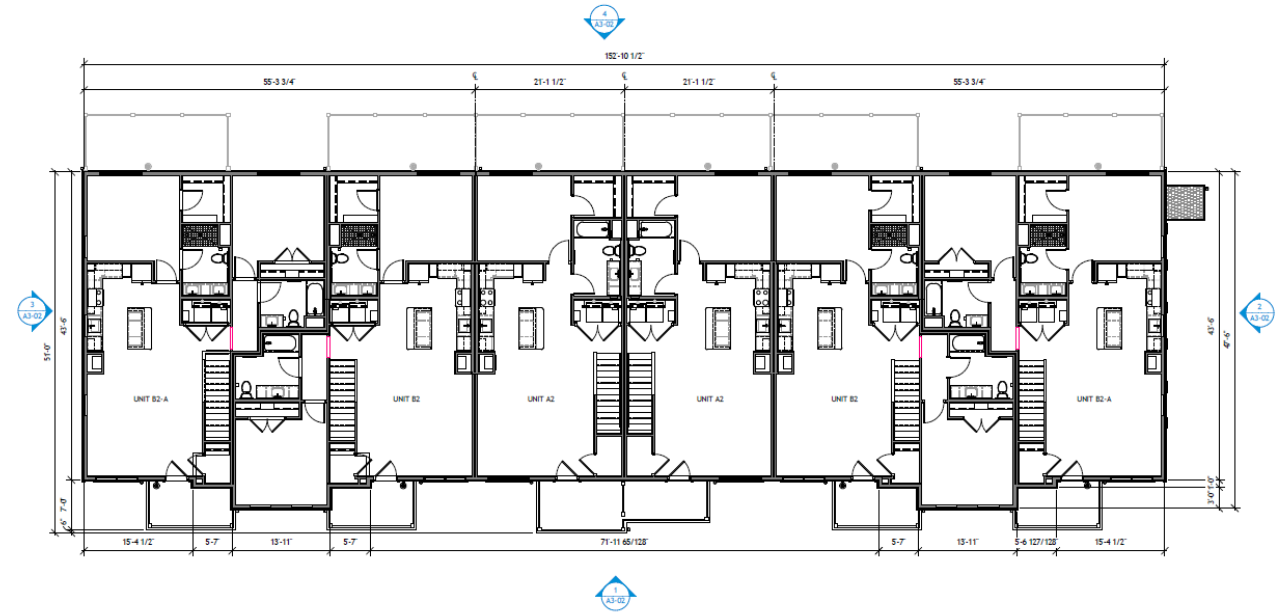
1 BUILDING A - LEVEL 1  
A1-11 1/8" = 1'-0"

# BUILDING B- FLOOR PLANS

240 DEMING STREET MULTIFAMILY DEVELOPMENT



First Floor

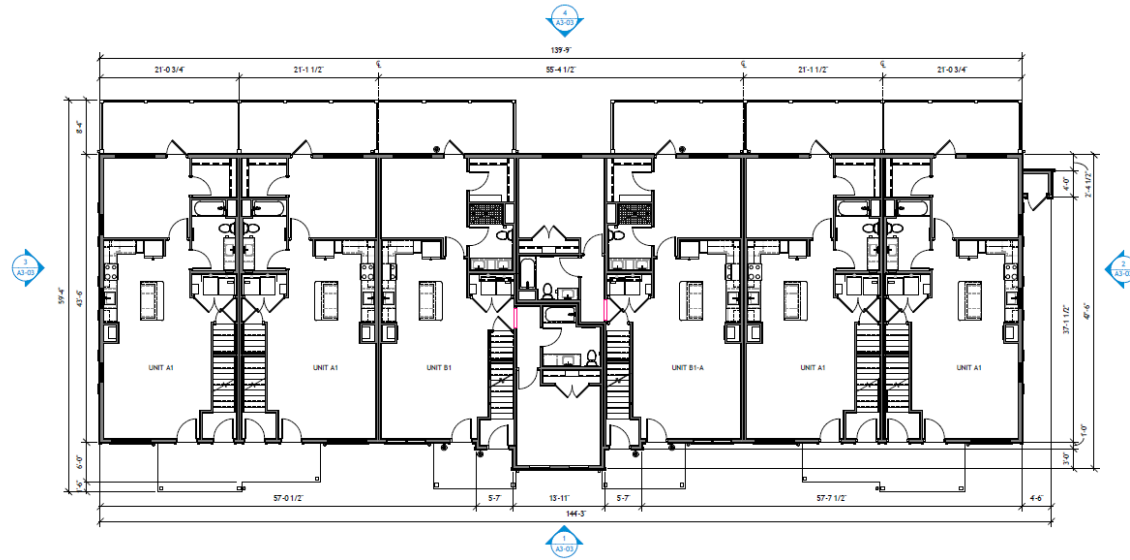


Second Floor

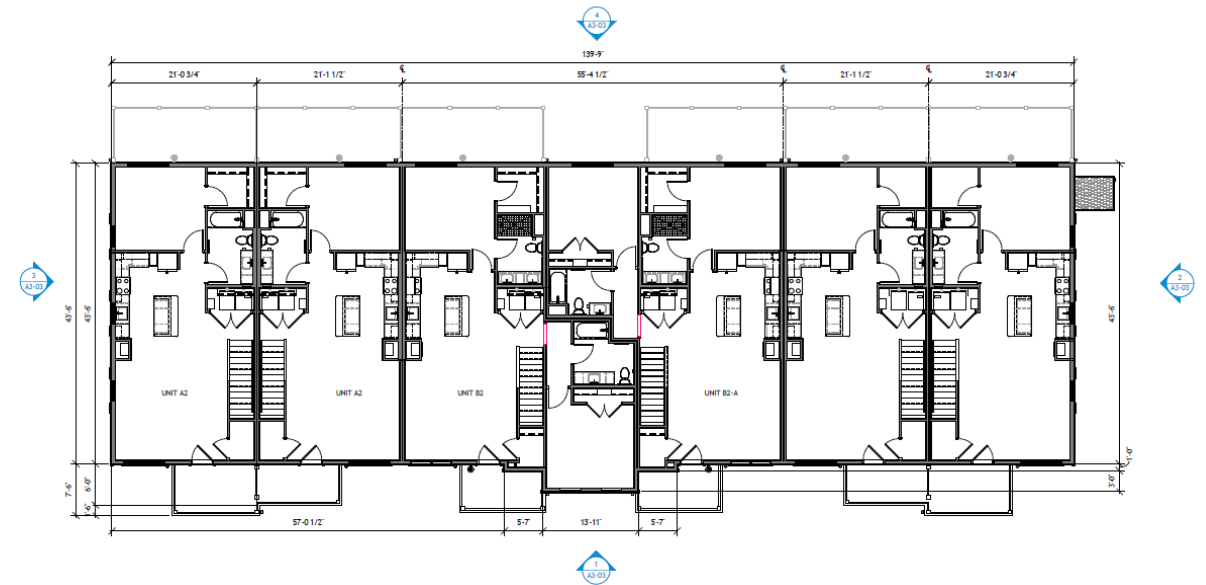


# BUILDING C- FLOOR PLAN

240 DEMING STREET MULTIFAMILY DEVELOPMENT



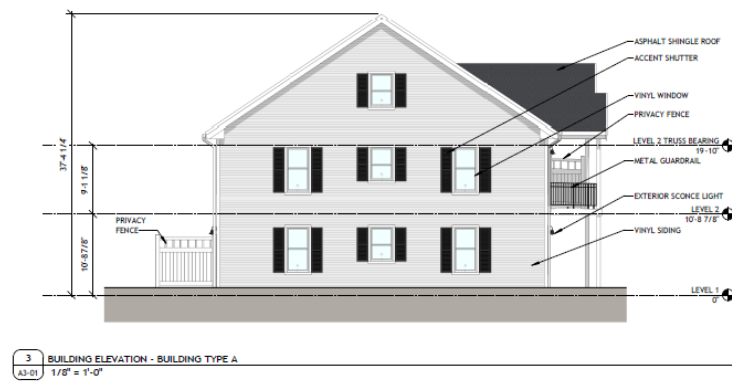
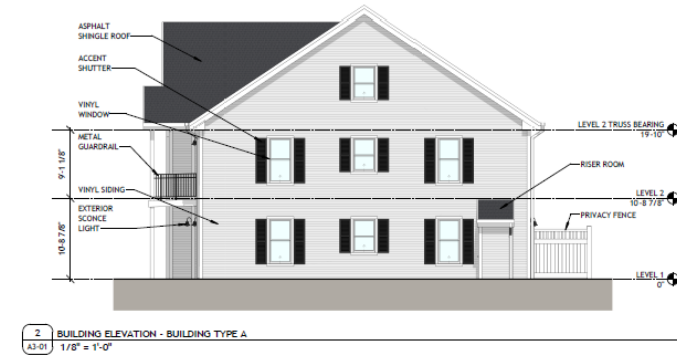
First Floor



Second Floor

# ELEVATIONS - BUILDING A

240 DEMING STREET MULTIFAMILY DEVELOPMENT



\*NOTE: ALL COLORS ARE CONCEPTUAL AND MAY BE MODIFIED

A3-01



# ELEVATIONS - BUILDING B

240 DEMING STREET MULTIFAMILY DEVELOPMENT



4 BUILDING ELEVATION - BUILDING TYPE B  
A3-02 1/8" = 1'-0"



2 BUILDING ELEVATION - BUILDING TYPE B  
A3-02 1/8" = 1'-0"



3 BUILDING ELEVATION - BUILDING TYPE B  
A3-02 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING TYPE B  
A3-02 1/8" = 1'-0"

\*NOTE: ALL COLORS ARE CONCEPTUAL AND MAY BE MODIFIED

A3-02

# ELEVATIONS - BUILDING C

240 DEMING STREET MULTIFAMILY DEVELOPMENT



4 BUILDING ELEVATION - BUILDING TYPE C  
A3-03 1/8" = 1'-0"



2 BUILDING ELEVATION - BUILDING TYPE C  
A3-03 1/8" = 1'-0"



3 BUILDING ELEVATION - BUILDING TYPE C  
A3-03 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING TYPE C  
A3-03 1/8" = 1'-0"

\*NOTE: ALL COLORS ARE CONCEPTUAL AND MAY BE MODIFIED

A3-03



# 240 DEMING STREET

THANK YOU



October 24<sup>th</sup>, 2023

South Windsor Planning & Zoning

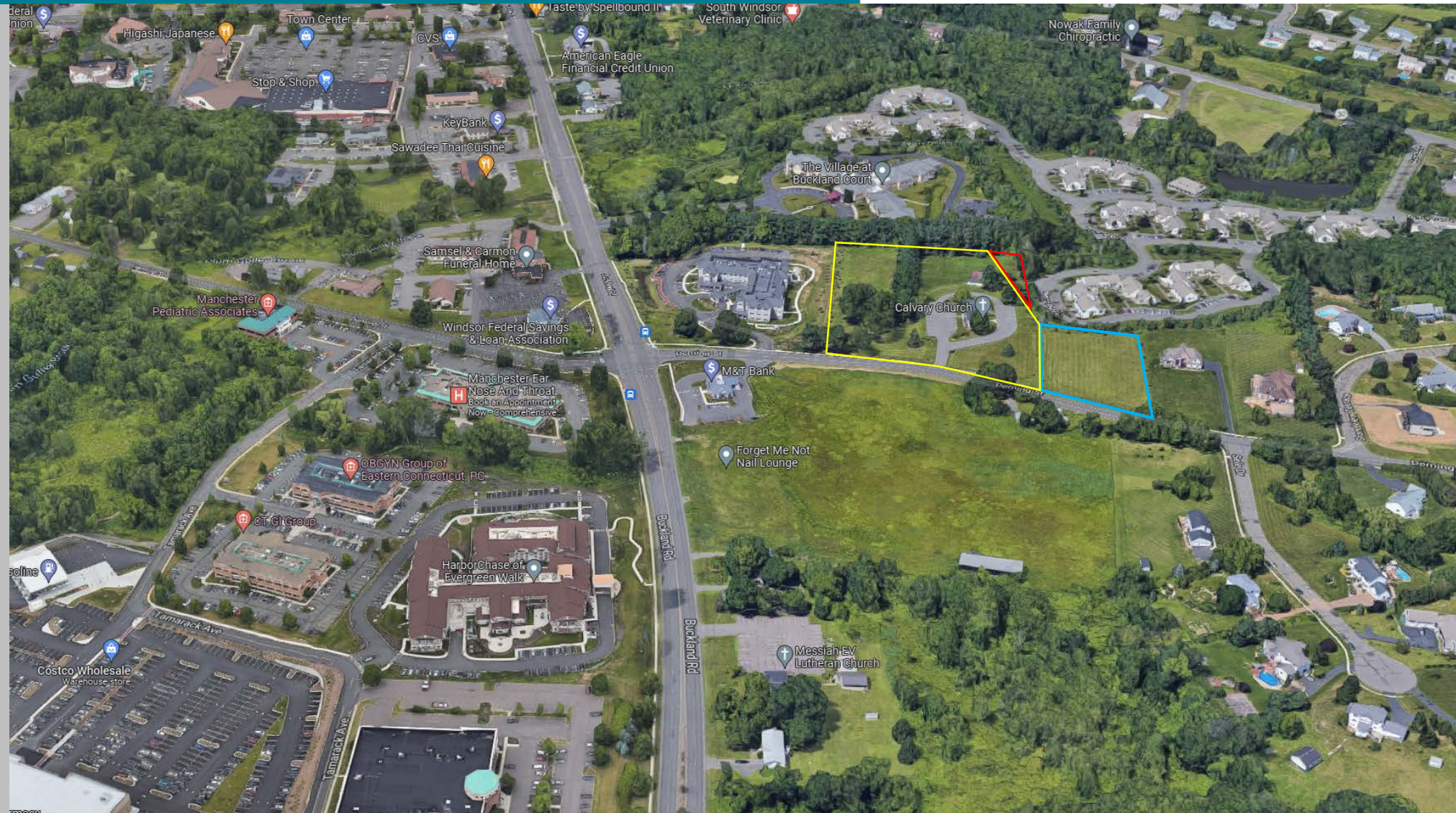
**METRO** REALTY

# APPENDIX



# 240 DEMING STREET

## Site Location



October 24<sup>th</sup>, 2023

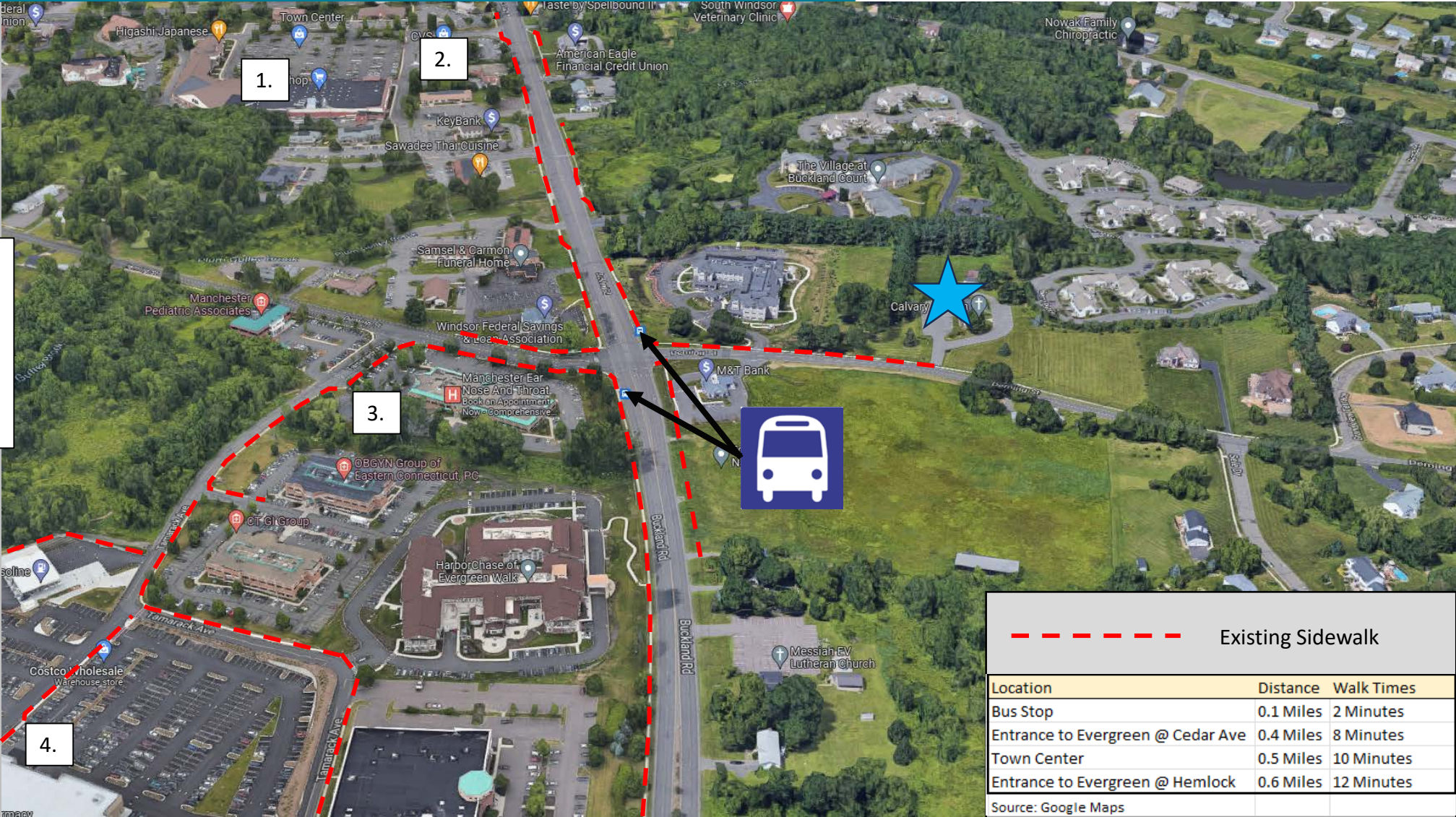
South Windsor Planning & Zoning

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# 240 DEMING STREET

## Walkability and Pedestrian Access



5.



# HOME-STYLE DESIGN

- Contemporary Interior
- High-end interior finishes





# HOME-STYLE DESIGN

- Contemporary Interior
- High-end interior finishes



# 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

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



# 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