

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY ENTITLED: "PROPERTY & TOPOGRAPHIC SURVEY MULTI-FAMILY DEVELOPMENT, 240 DENNY STREET, SOUTH WINDSOR, CONNECTICUT", DATED: 4/17/2023, SCALE: 1"=50' PREPARED FOR: METRO HEALY GROUP INC. CORPORATION, SUITE 1100, 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 SEEDD 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 B18 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.)	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		80
HANDICAP/ VAN ACCESSIBLE PARKING SPACES	4	6
TOTAL PARKING SPACES	83**	86

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

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

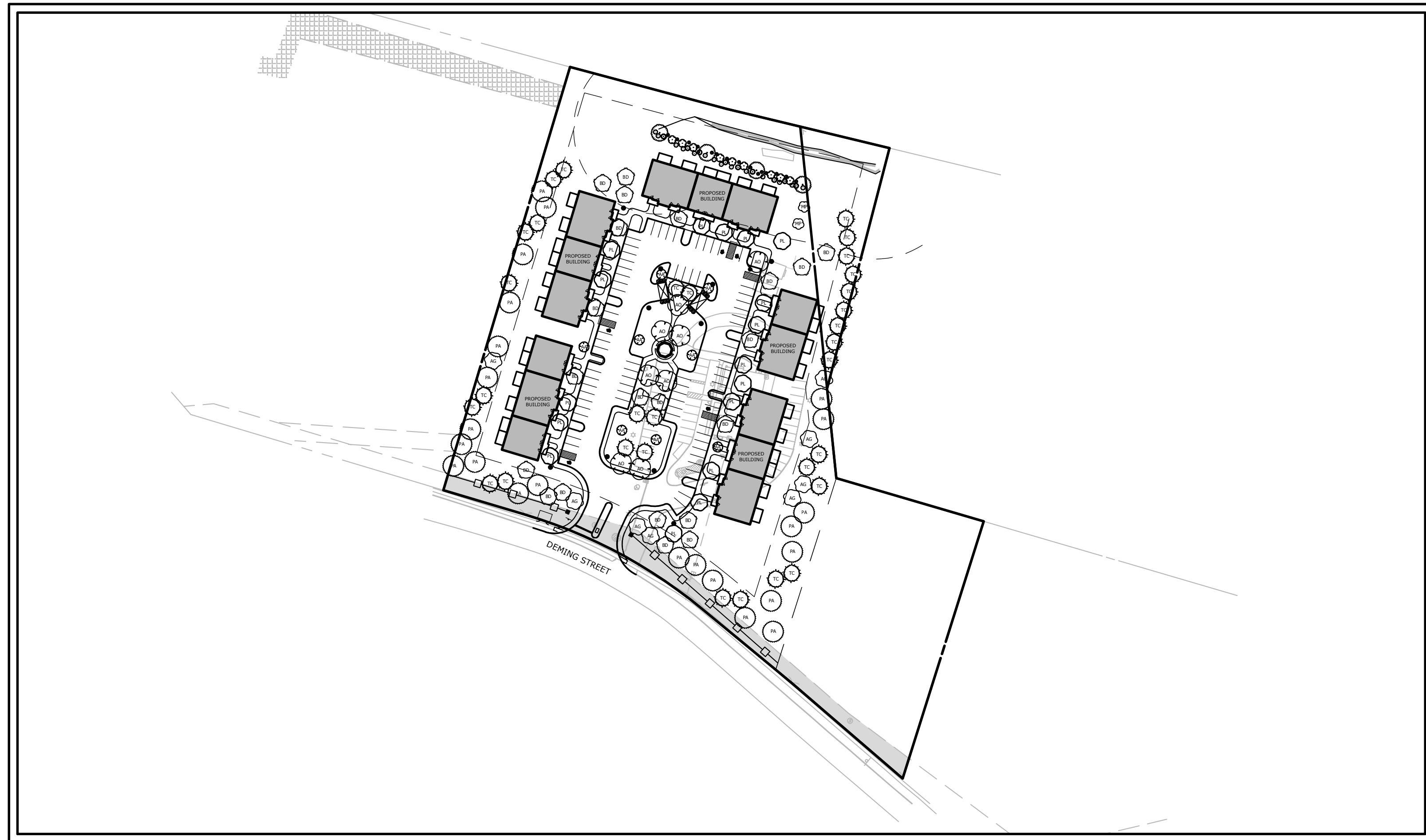
PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT
MAP/BLOCK/LOT: 38-2
13571.00069

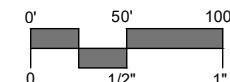
JUNE 28, 2023

AUGUST 30, 2023 (IWC RESUBMISSION)

SEPTEMBER 28, 2023 (PNZ SUBMISSION)



PROJECT SITE VICINITY MAP:



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

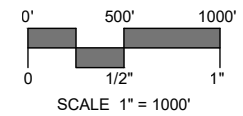
860-674-5624



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



LOCATION MAP:

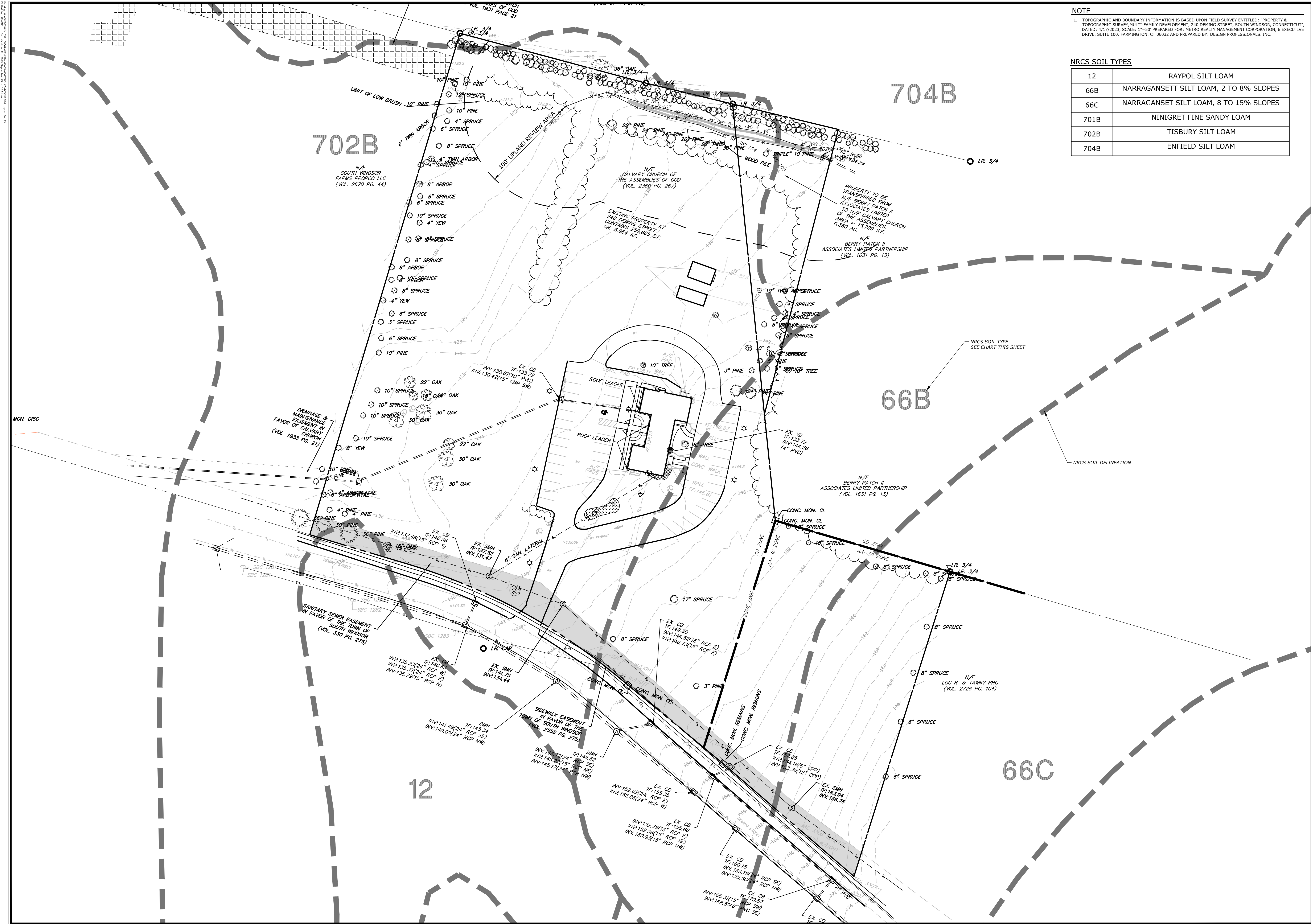


LEGEND

EXISTING	LEGEND	PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SPOT GRADE	
	TREE LINE	
	TREE/ SHRUB	
	STONEWALL	
	SITE LIGHT	
	HYDRANT	
	WATER VALVE	
	GAS VALVE	
	CATCH BASIN	
	MANHOLE/YARD DRAIN	
	SANITARY SEWER W/MANHOLE	
	STORM DRAIN	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	ELECTRIC, TELEPHONE, CABLE	
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	GUARD RAIL	
	CHAIN LINK FENCE	
	WATERCOURSE	
	WETLAND	

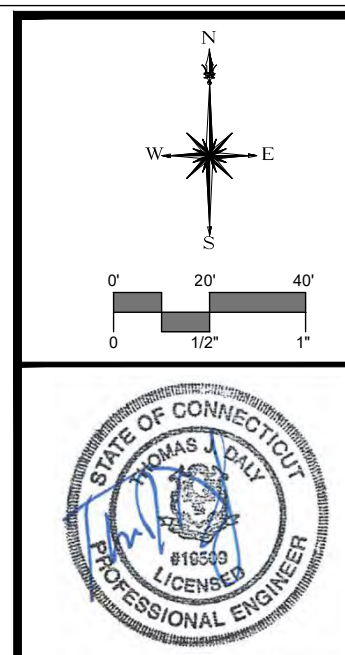
LIST OF DRAWINGS

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



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

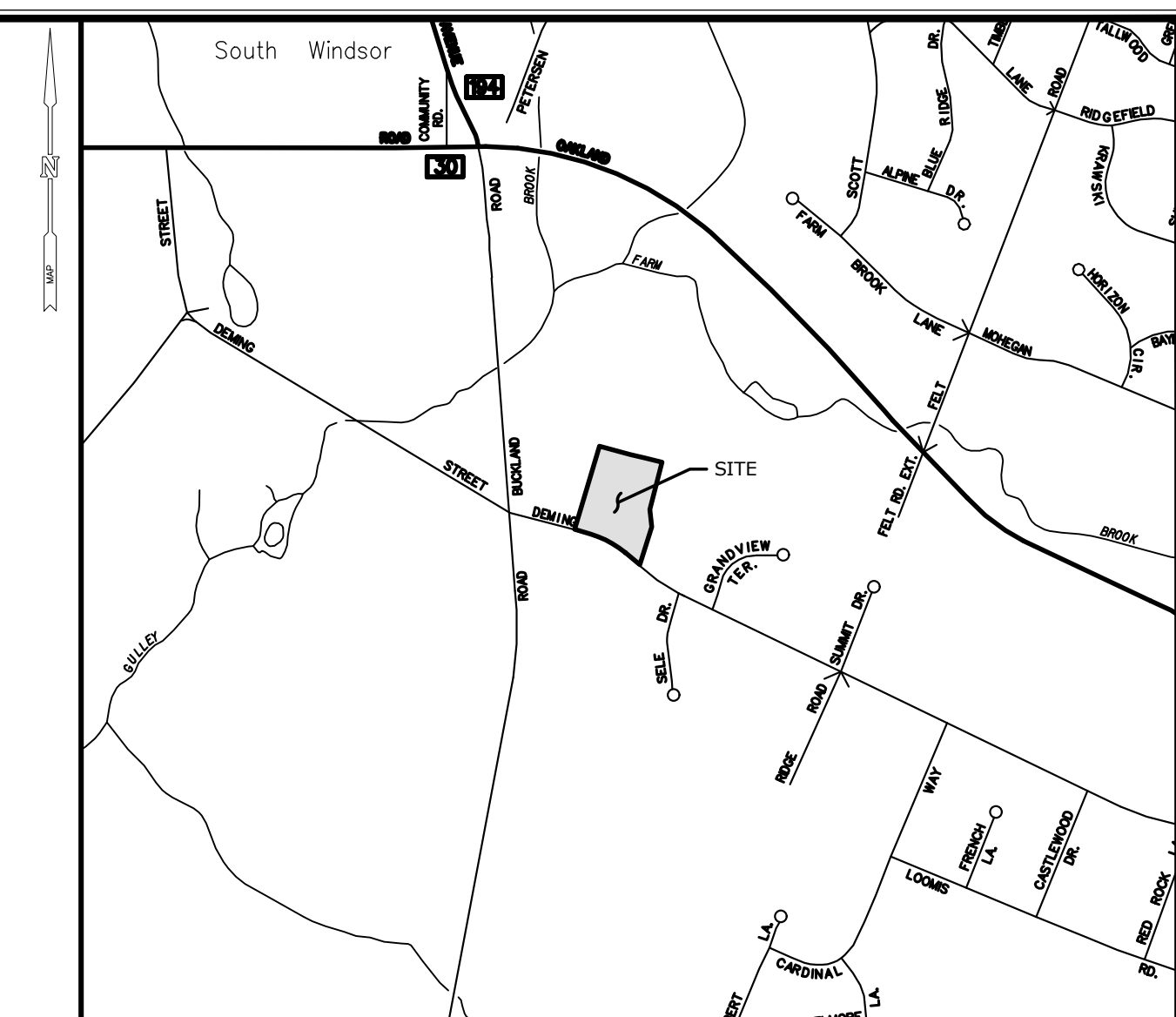
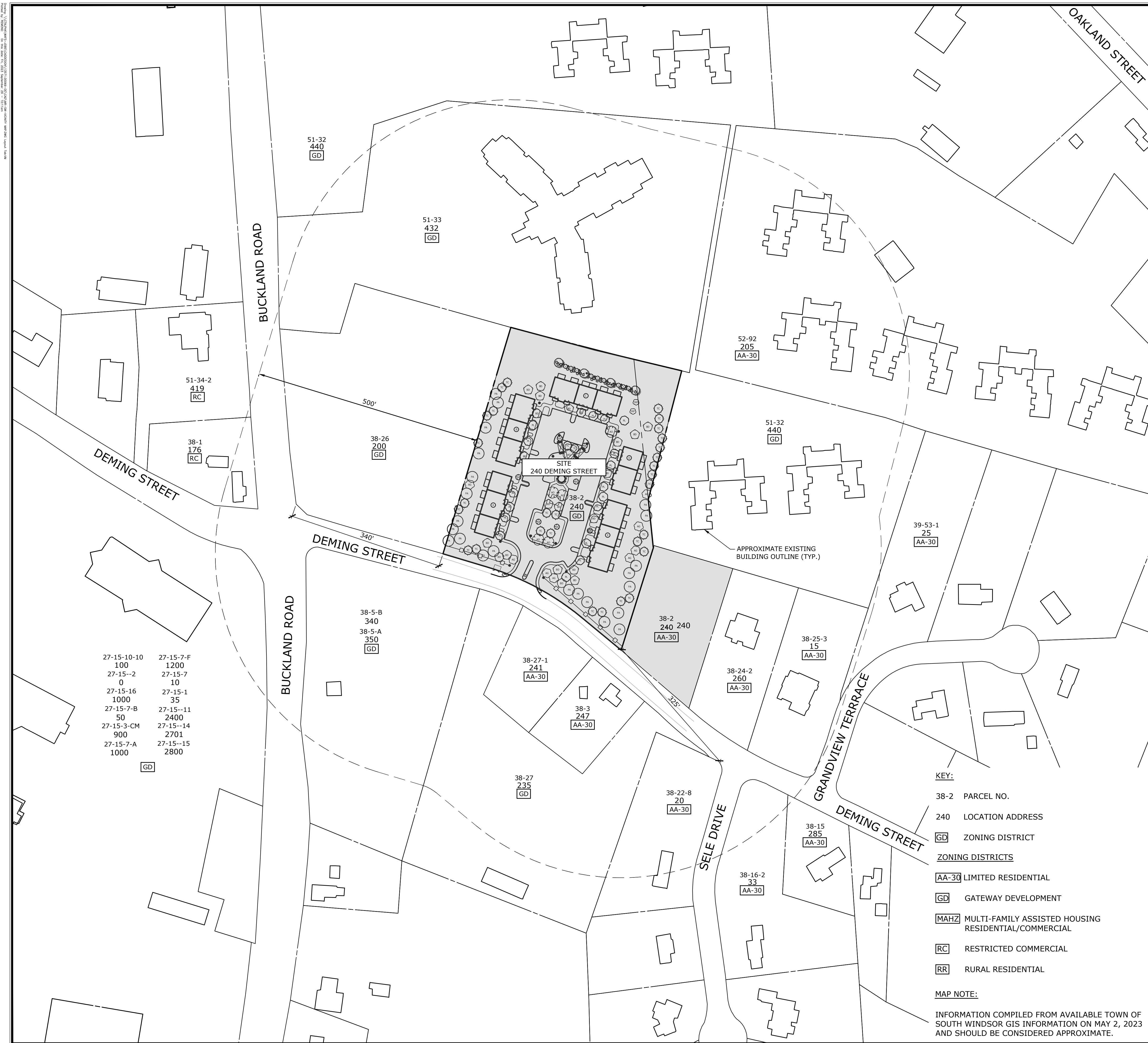


DESCRIPTION	DATE	BY
PNZ SUBMISSION	09/28/2023	RYE

APPLICANT: METRO REALTY MANAGEMENT CORPORATION
MAILING ADDRESS: 6 EXECUTIVE DRIVE, SUITE 100, FARMINGTON, CT 06032
EMAIL ADDRESS: BTP@METROREALTY.COM
PHONE NUMBER: 860-674-6554

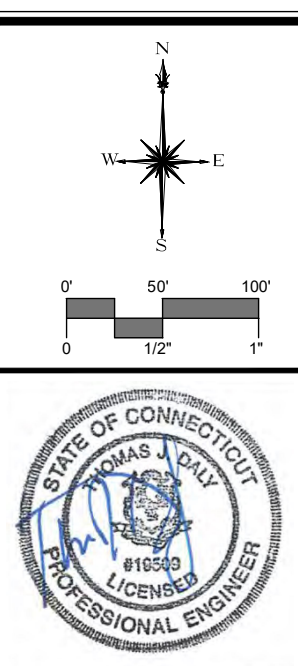
EXISTING CONDITIONS
PROPOSED MULTI-FAMILY DEVELOPMENT
240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

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		



LOCATION MAP:

PROPERTY OWNERS WITHIN 500 FT.				
ASSessor's MAP-LOT #	Address	OWNERS NAME AND MAILING ADDRESS	LOT SIZE (AC.)	Lot Area within 500 FT
27-15-7-B	50 ANDREWS WAY	SOUTH WINDSOR DEVELOPERS LLC 145 HUDSON ST STE 6C NEW YORK NY 10013	10.59	SEE EVERGREEN WALK
38-5-B	340 BUCKLAND ROAD	J HANNOUSH FAMILY OF SOUTH WINDSOR LLC 122 ELM STREET	3.9	3.32
38-5-A	350 BUCKLAND ROAD	BUCKLAND COMMONS LLC 1774 ELLINGTON ROAD SOUTH WINDSOR CT 06074	0.14	0
51-34-2	419 BUCKLAND ROAD	CARMON & COMPANY LLC PO BOX 6 WINDSOR CT 06095	1.44	0.003
51-33	432 BUCKLAND ROAD	KREBSL HUSKY BUCKLAND LLC PO BOX 92129 SOUTH LAKE TX 76092	9.2	8.94
51-32	440 BUCKLAND ROAD	BERRY PATCH II ASSOCIATES LIMITED 6 EXECUTIVE DRIVE FARMINGTON CT 06032	19.32	5.1
27-15-10-10	100 CEDAR AVENUE	BARTLETT & STAGE LLC 7500 E MCDONALD DR SCOTTSDALE AZ 85250	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
38-1	176 DEMING STREET	WINDSOR FEDERAL SAVINGS AND 250 BROAD STREET WINDSOR CT 06095	0.87	0.22
38-26	200 DEMING STREET	SOUTH WINDSOR FARMS PROPCO LLC 315 NORWOOD PARK SOUTH NORWOOD MA 02062	4.73	4.73
38-27	235 DEMING STREET	ASTICOU INVESTMENT LLC 1744 ELLINGTON ROAD SOUTH WINDSOR CT 06074	4.63	3.25
38-27-1	241 DEMING STREET	CRUZ RAUL 241 DEMING STREET SOUTH WINDSOR CT 06074	0.76	0.76
38-3	247 DEMING STREET	GLOVER MARGARET A 247 DEMING STREET SOUTH WINDSOR CT 06074	0.72	0.72
38-24-2	260 DEMING STREET	PHO LOC H & TAWNYY 260 DEMING STREET SOUTH WINDSOR CT 06074	1.19	1.19
38-15	285 DEMING STREET	RAJU UDAI K & 285 DEMING STREET SOUTH WINDSOR CT 06074	0.69	0.004
27-15-2	EVERGREEN WAY	EVERGREEN WALK LIFESTYLE CENTER LLC 501 EVERGREEN WAY STE 503 SOUTH WINDSOR CT 06074	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
27-15-16	1000 EVERGREEN WAY	CD-HBA (WINDSOR) LLC 2240 BLAKE ST STE 200 DENVER CO 80205	5.8	SEE EVERGREEN WALK
38-25-3	15 GRANDVIEW TERRACE	PASQUALONI PAUL TR 15 GRANDVIEW TERRACE SOUTH WINDSOR CT 06074	1.41	1.41
39-53-1	25 GRANDVIEW TERRACE	FARACI BRIAN & CARIN 25 GRANDVIEW TERRACE SOUTH WINDSOR CT 06074	1.73	0.06
27-15-3-CM	900 HEMLOCK AVENUE	WSL-EVERGREEN CROSSING LLC 660 STEAMBOAT RD 3RD FLOOR GREENWICH CT 06830	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
27-15-7-A	1000 LONGLEAF LANE	RHD SOUTH WINDSOR LLC 405 ROTHROCK RD SUITE B102 COLEY OH 44321	2.73	SEE EVERGREEN WALK
27-15-7-F	1200 LONGLEAF LANE	RHD SOUTH WINDSOR LLC 4520 EVERHARD ROAD #147 CANTON OH 44718	0.37	SEE EVERGREEN WALK
52-92	205 OAKLAND ROAD	BERRY PATCH ASSOCIATES LP 6 EXECUTIVE DRIVE STE 1000 FARMINGTON CT 06032	13.63	4.3
27-15-7	10 SEDONA CIRCLE	10 SEDONA CIRCLE- 570 PIERMONT RD STE #120 CLOSTER NJ 07624	1.1	SEE EVERGREEN WALK
38-22-8	20 SELE DRIVE	BASILE MARK T & ROBERTA L 20 SELE DRIVE SOUTH WINDSOR CT 06074	1.52	1.14
38-16-2	33 SELE DRIVE	ATTIANESE VINCENT & ANTONINA C 33 SELE DRIVE SOUTH WINDSOR CT 06074	1.82	0.27
27-15-1	35 TAMARACK AVENUE	BUCKLAND ROAD RETAIL LLC 501 EVERGREEN WAY STE 503 SOUTH WINDSOR CT 06074	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
27-15-11	2400 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES II LLC 16435 N SCOTTSDALE RD STE 320 SCOTTSDALE AZ 85254	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
27-15-14	2701 TAMARACK AVENUE	AGM PROPERTIES LLC 25 PEASE FARM RD ELLINGTON CT 06029	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
27-15-15	2800 TAMARACK AVENUE	EVERGREEN MEDICAL ASSOCIATES LLC 16435 N SCOTTSDALE RD STE 320 SCOTTSDALE AZ 85254	0 (EVERGREEN WALK UNIT)	SEE EVERGREEN WALK
N/A	EVERGREEN WALK	EVERGREEN WALK	240	0.53



DESCRIPTION	DATE	BY
PNZ SUBMISSION	09/28/2023	RYE

APPLICANT:
THE METRO REALTY MANAGEMENT
CORPORATION

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

EMAIL ADDRESS
BTBPP@METRO-REALTY.COM

PHONE NUMBER
860-674-5624

VICINITY MAP

RYE	LCD	TI
DESIGNED	DRAWN	CHECKED

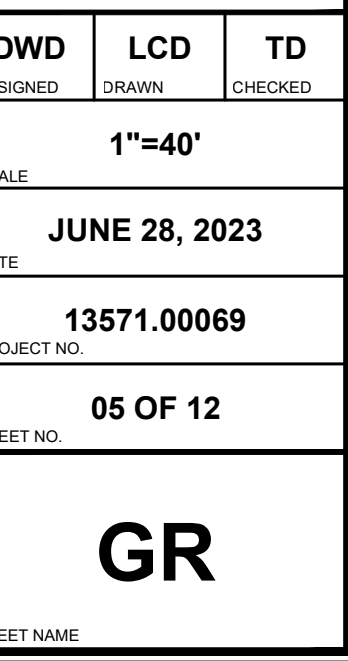
1"=100'




JUNE 28, 2023

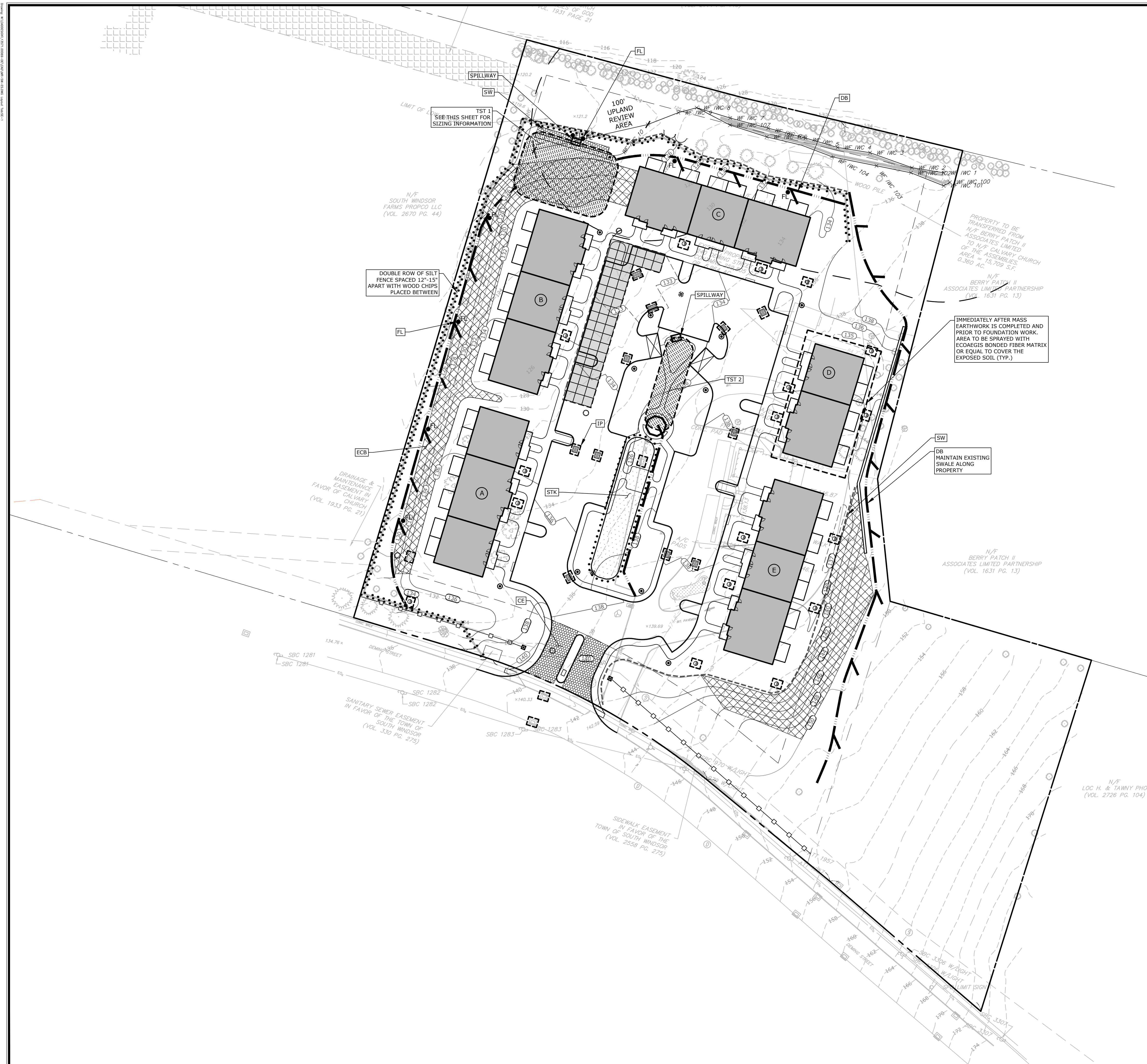
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03 OF 12

VM



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



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






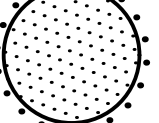




EDDY MAJEWSKI
METRO CONSTRUCTION CORP.

EROSION CONTROL NOTES

CONTRACTOR RESPONSIBILITIES

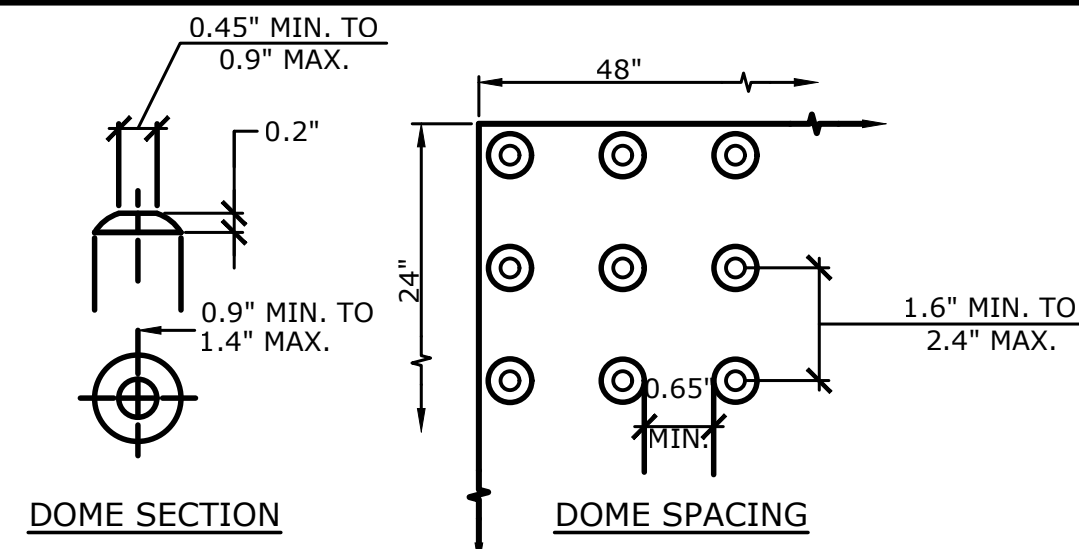
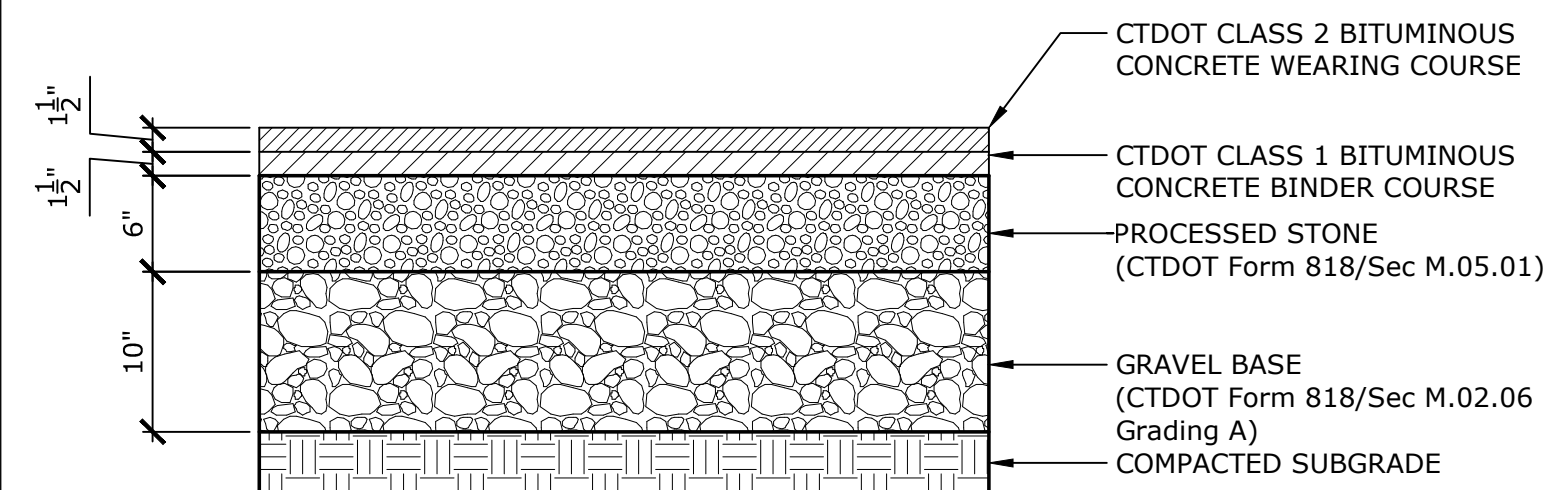
1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT 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 DETERIORATING 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 PUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

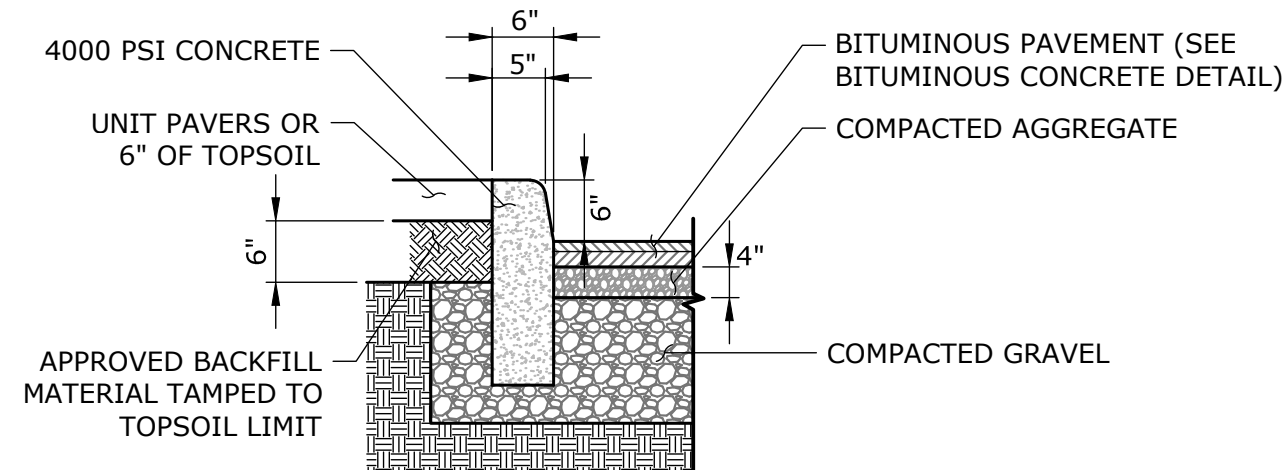
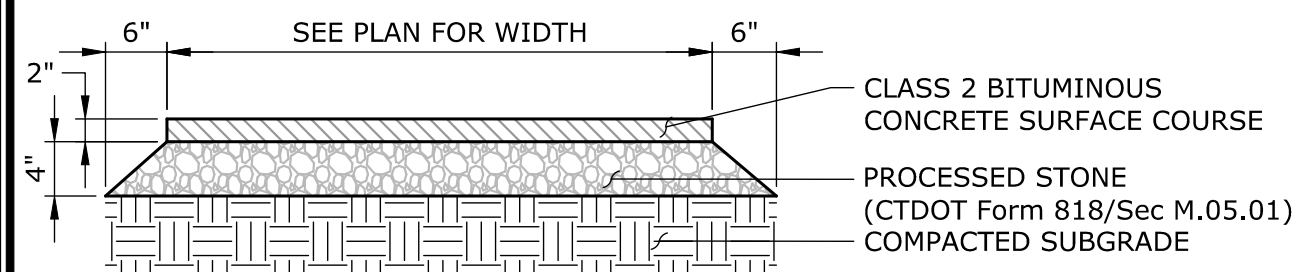
	CE	CONSTRUCTION ENTRANCE
	IP	INLET PROTECTION (TYP. OF ALL INLETS)
	GSF	SEDIMENT FILTER FENCE
	DGF	DOUBLE ROW OF SILT FENCE SPACED 12"-15" APART WITH WOOD CHIPS PLACED BETWEEN
	SW	STRAW WATTLES
	STK	TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE
	DB	TEMPORARY DIVERSION BERM/SWALE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

TEMPORARY SEDIMENT TRAP SIZING SUMMARY					
	<u>ACRES</u>	<u>VOLUME STORAGE</u>	<u>DEPTH STORAGE</u>	<u>TRAP DIMENSIONS</u>	<u>VOLUME PROVIDED</u>
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

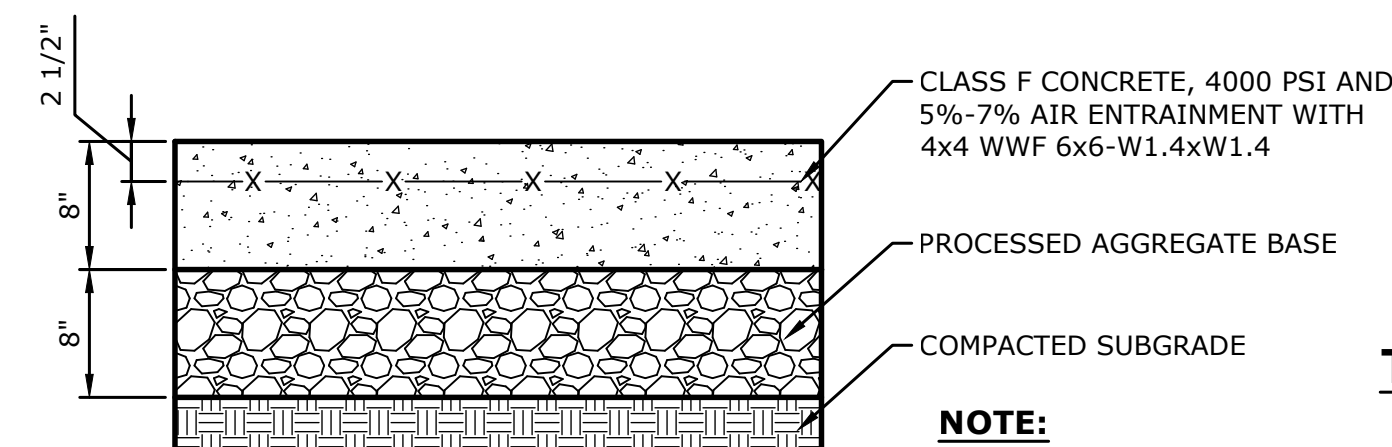
*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST



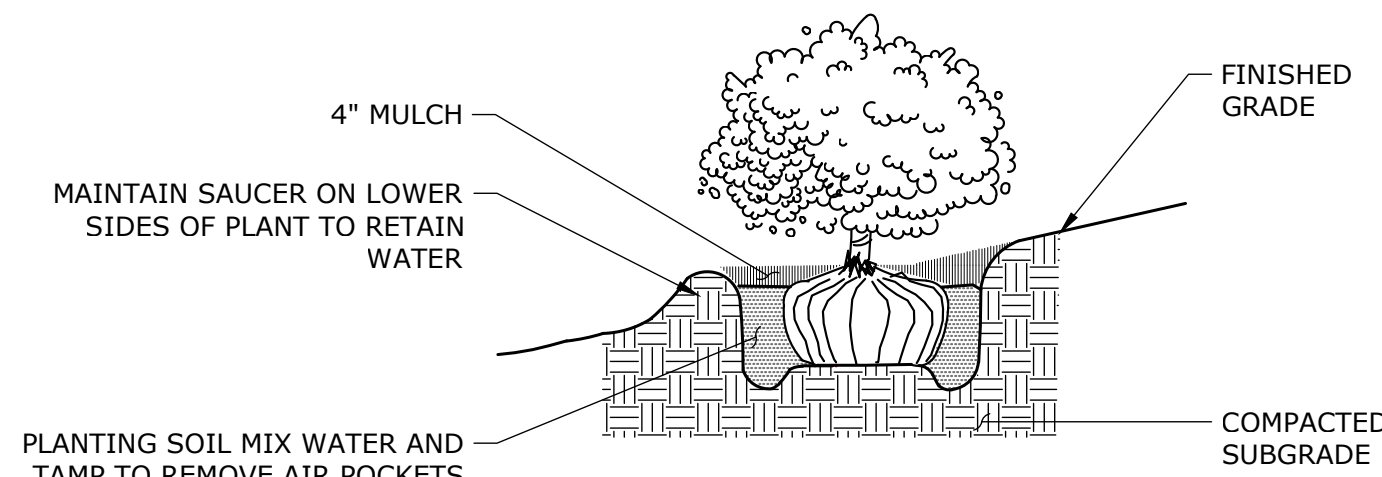
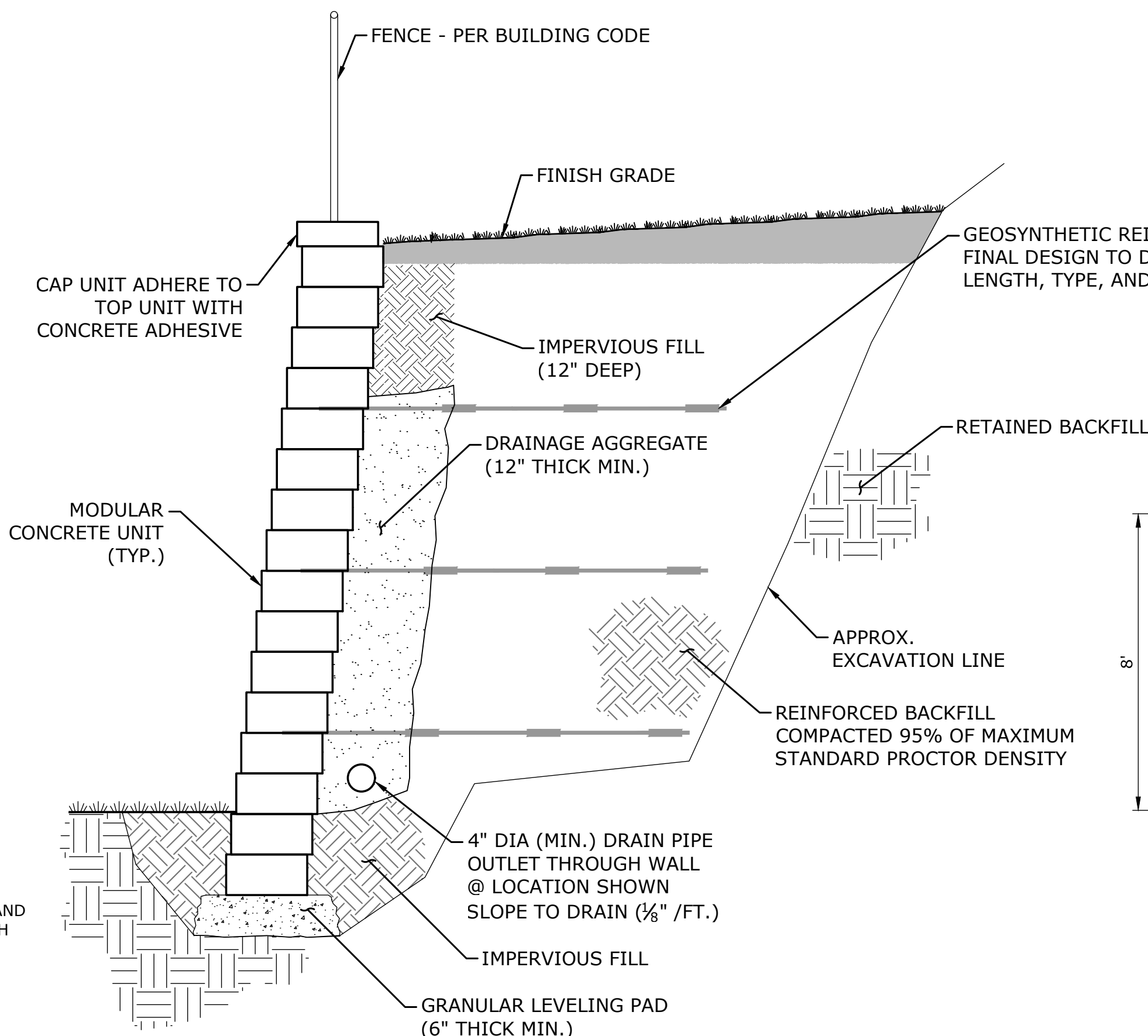
THE DETECTABLE WARNING STRIP SHALL BE A PREFABRICATED DETECTABLE WARNING SURFACE TILE THAT IS CAST IN PLACE AND REPLACEABLE SUCH AS MANUFACTURED FROM ALERTILE DETECTABLE WARNING SYSTEMS, ADA SOLUTIONS, OR APPROVED EQUAL. THE TILE SHALL HAVE A BRICK RED HOMOGENEOUS COLOR IN COMPLIANCE WITH FEDERAL STANDARD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



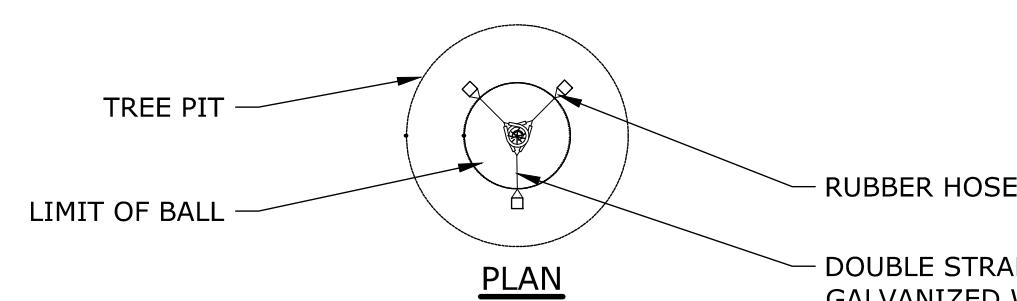
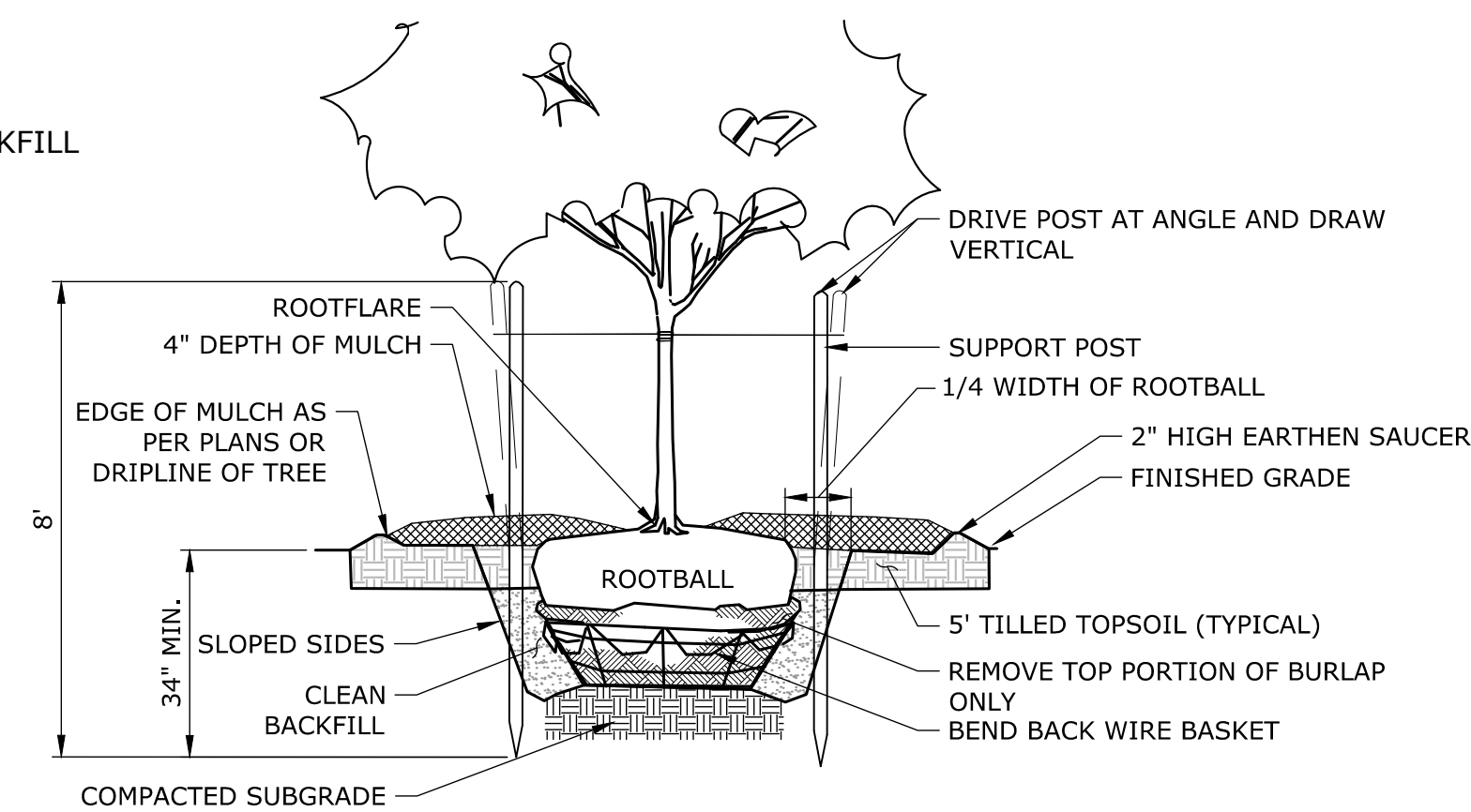
1. CONCRETE IS TO BE AIR ENTRAINED 3%-6%
2. CONCRETE CURB MAY BE PRECAST UNITS. SUBMIT SHOP DRAWINGS



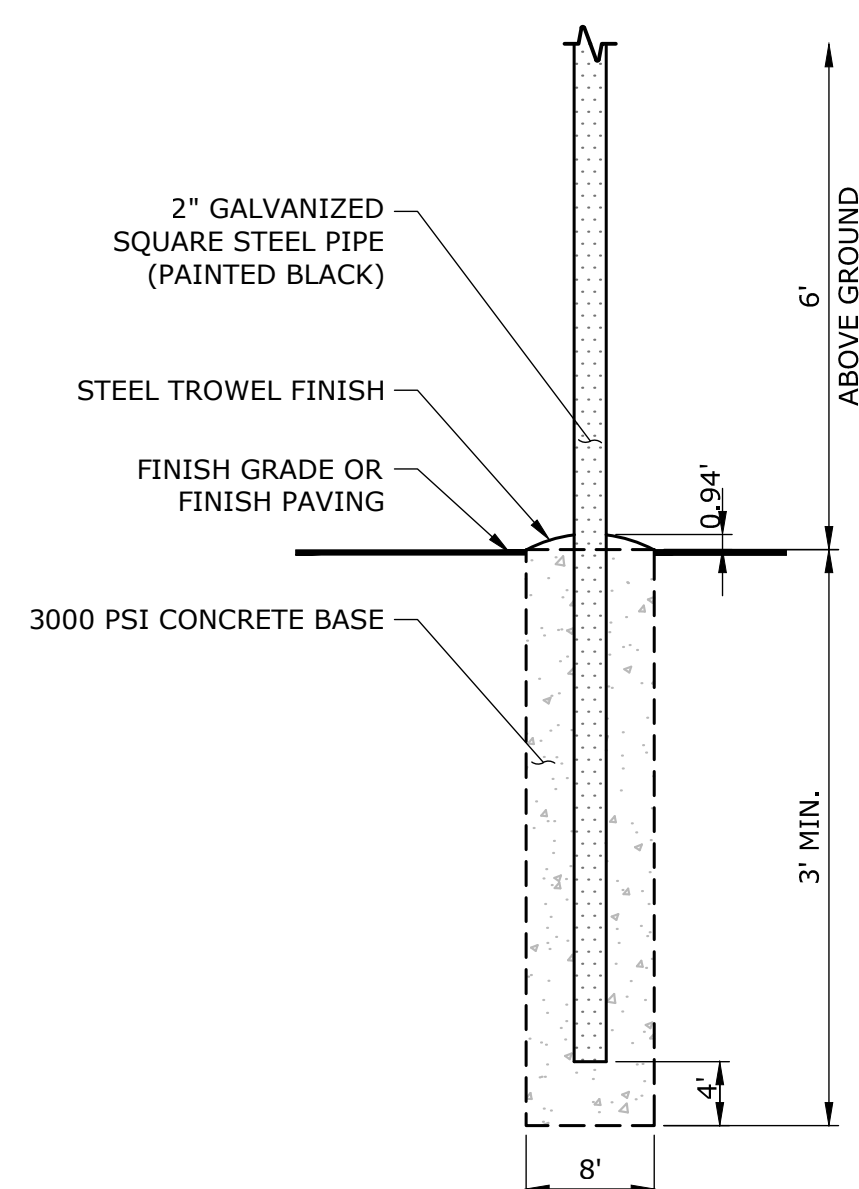
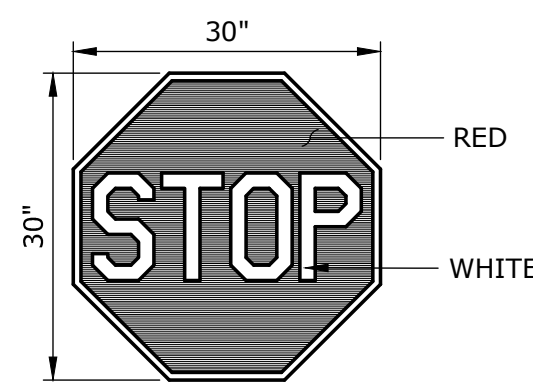
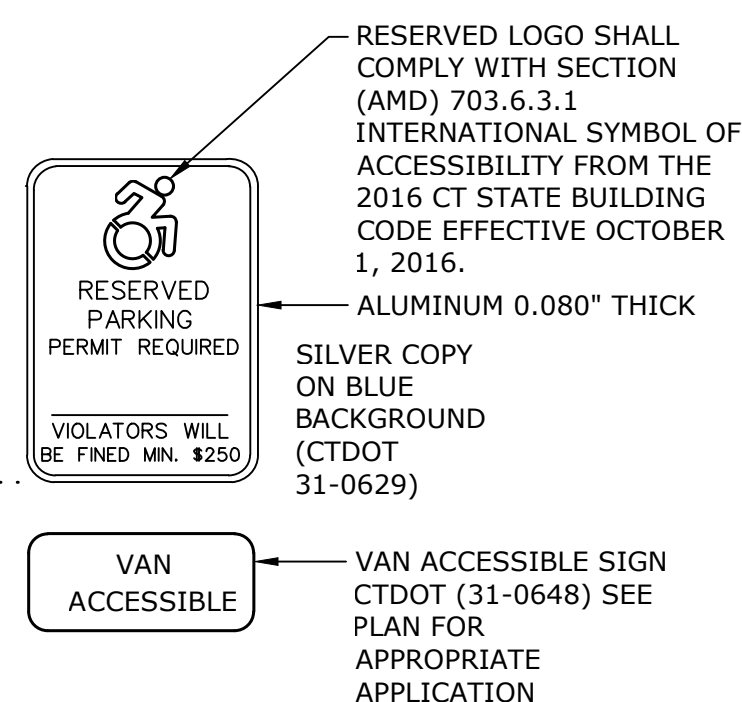
NOTE:
EXPANSION JOINTS 20' O.C.
MAXIMUM SCORE JOINTS 5' O.C.
TYPICAL (SEE JOINT DETAILS)



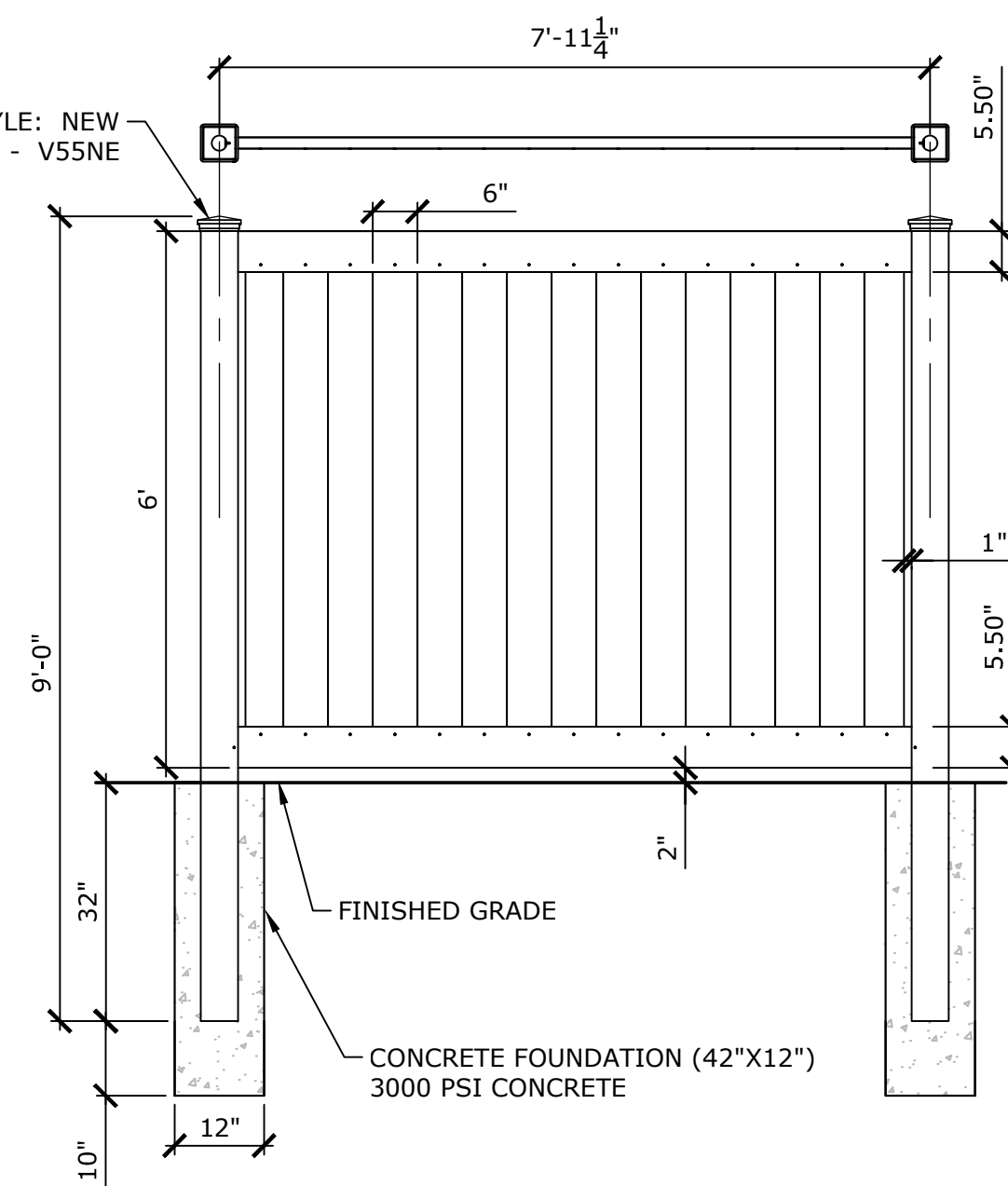
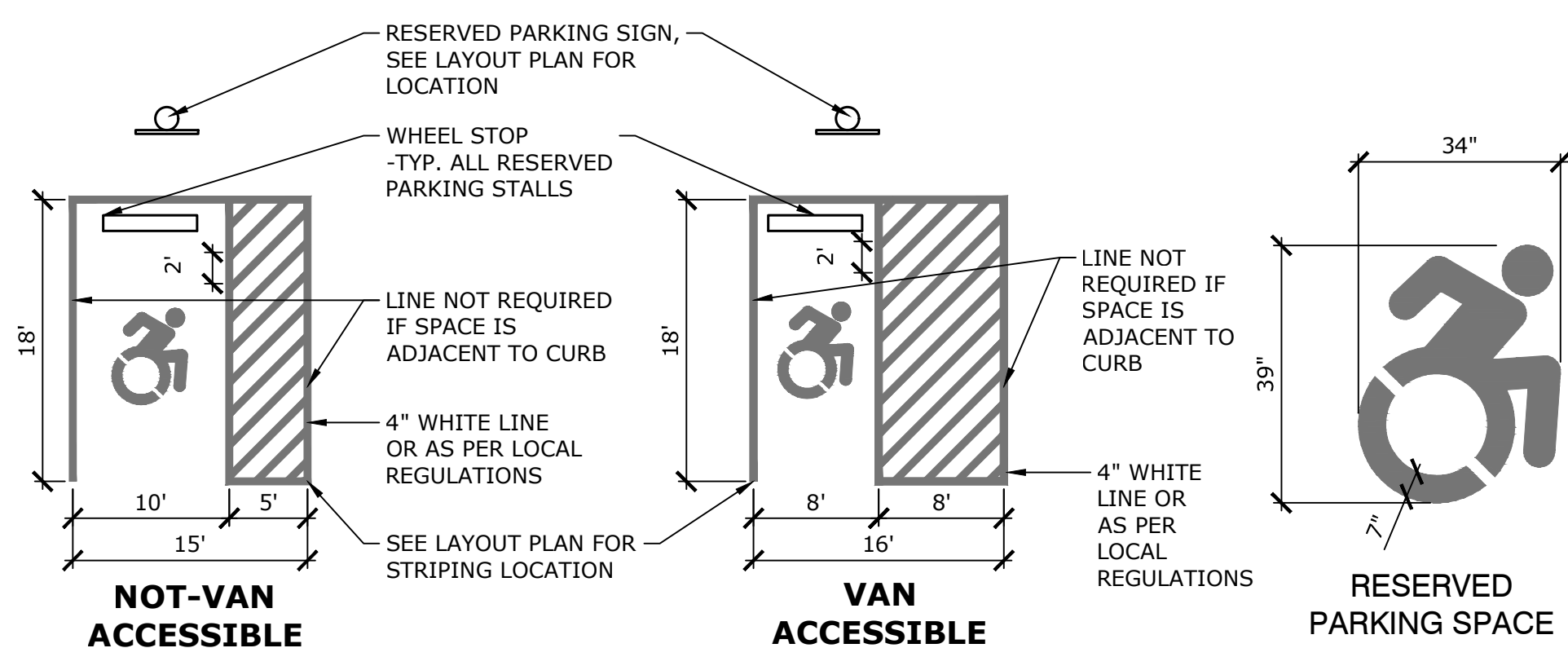
1. UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



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



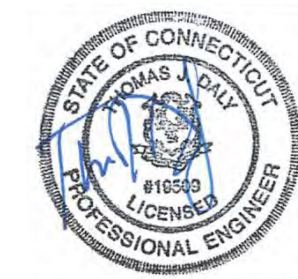
1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS TO BE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. VINYL FENCE SHALL BE ASTM P964-09 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



RSL*

[illegible]

APPLICANT:
THE METRO REALTY MANAGEMENT
CORPORATION

MAILING ADDRESS:
186 EXECUTIVE DRIVE SUITE 100
WILMINGTON, CT 06032

EMAIL ADDRESS
BTBTRPP@METRO-REALTY.COM

PHONE NUMBER
950-4374-5624

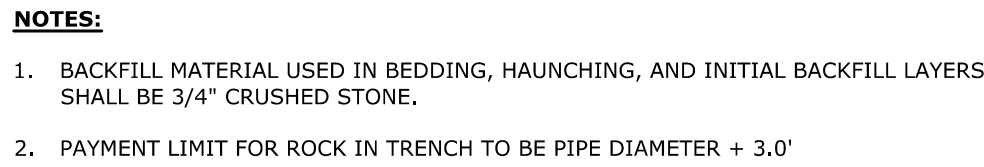
SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

2240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TI
DESIGNED	DRAWN	CHECKED
AS NOTED		
SCALE		
JUNE 28, 2023		
DATE		
13571.00069		
PROJECT NO.		
09 OF 12		
SHEET NO.		

SD-1



- | | |
|---|---|
| <p>1. FOR DETAILS OF STEEL FRAME & GRATE SEE STANDARD SHEET NO. 507-K TWO FRAMES & GRATES REQUIRED FOR EACH CATCH BASIN.</p> <p>2. WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS, INSIDE DIMENSIONS TO REMAIN THE SAME.</p> <p>3. ALL STEEL, EXCEPT REINFORCING BARS, SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.</p> <p>4. ALL BARS SHALL HAVE 2" COVER.</p> | <p>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, CORRELLING SHALL BE PERMITTED TO A MAXIMUM OF 3". NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.</p> <p>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').</p> <p>7. TO CONVEY SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.</p> <p>8. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF $F'c = 4000$ PSI SHALL BE OBTAINED PRIOR TO SHIPPING.</p> <p>9. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.</p> |
|---|---|

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



NOT TO SCALE

- 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.



NOT TO SCALE

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.



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.

NOT TO SCALE

[illegible]

APPLICANT:
THE METRO REALTY MANAGEMENT
CORPORATION

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

EMAIL ADDRESS:
BTBTRPP@METROREALTY.COM

PHONE NUMBER:
860-874-5624

RYE

DESIGNED

LCD

DRAWN

TD

CHECKED

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEMING STREET

SOUTH WINDSOR, CONNECTICUT

AS NOTED

JUNE 28, 2023

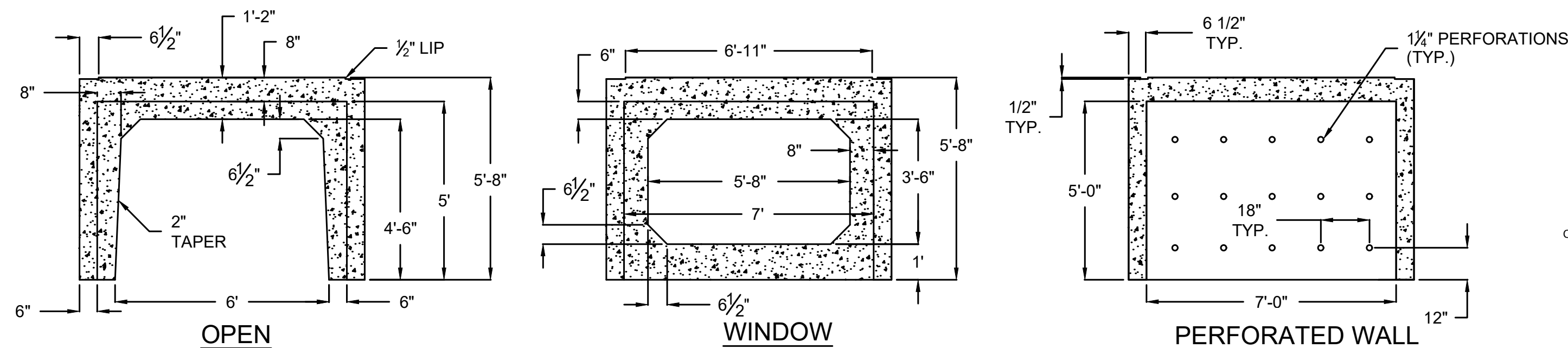
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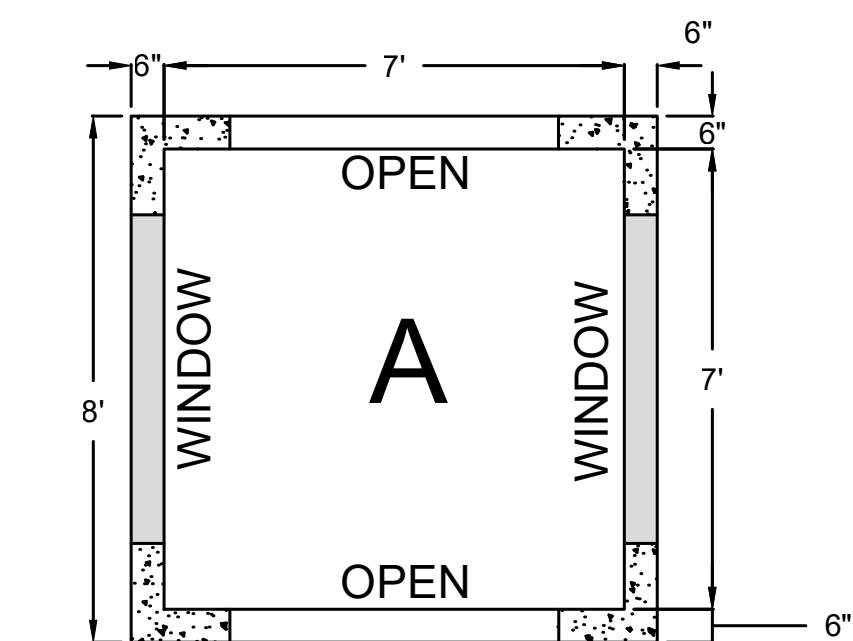
PROJECT NO. _____

SHEET NO. 10 OF 12

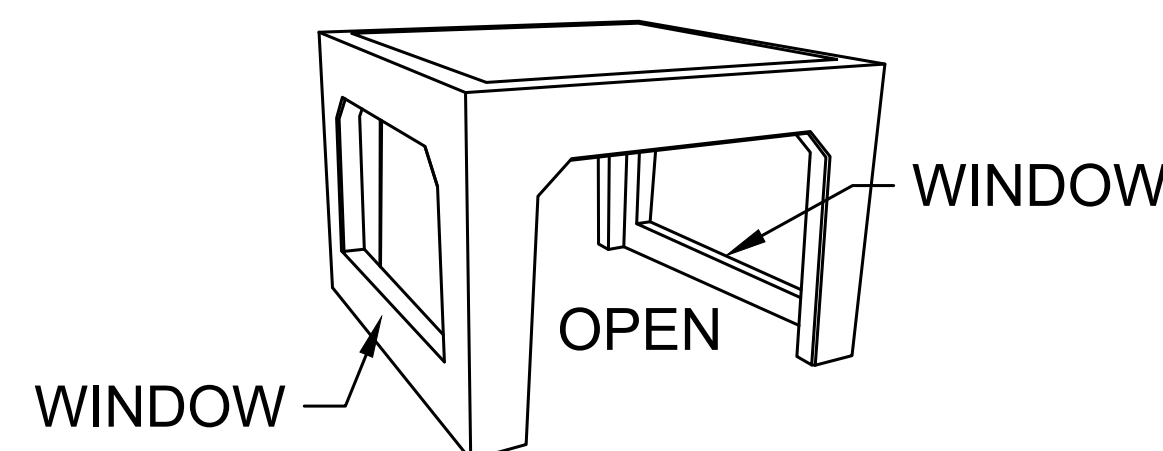
SD-2



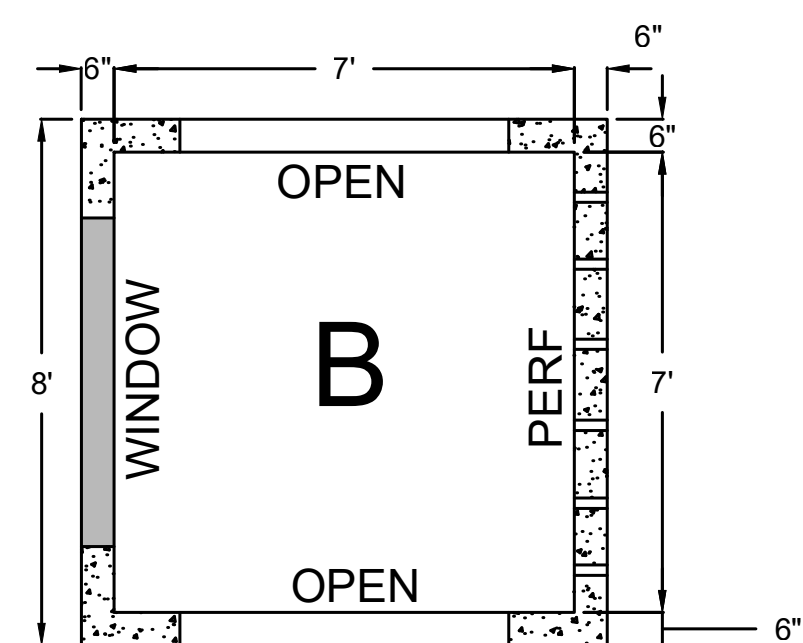
TYPICAL 5' UNIT DIMENSIONS



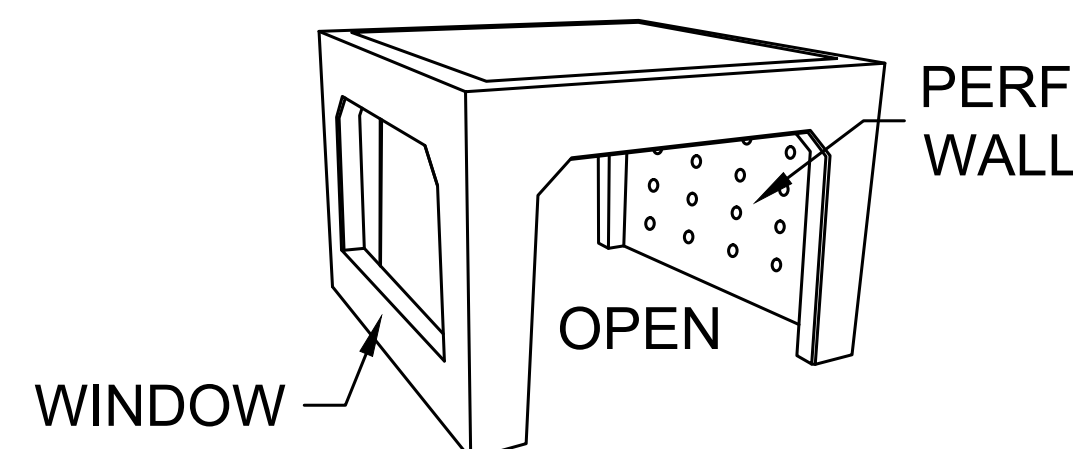
MULTI ROW CENTER



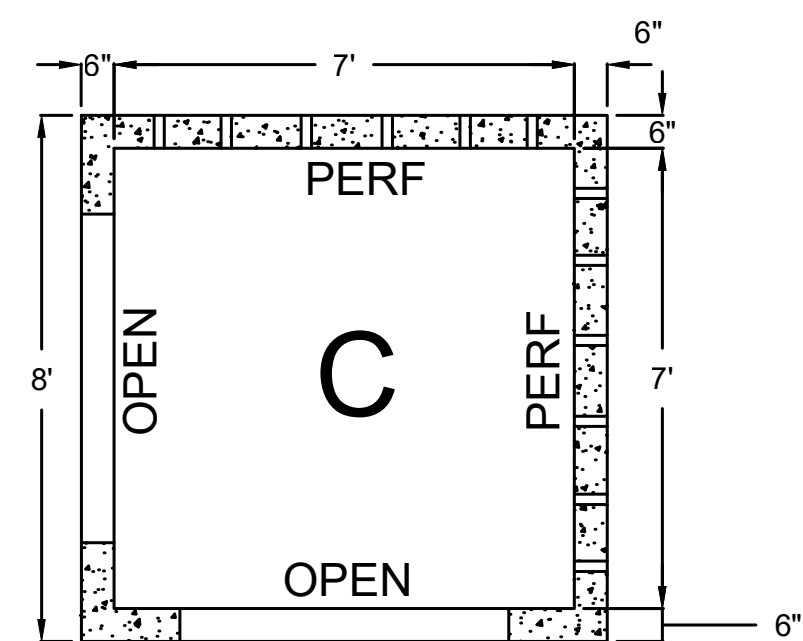
MULTI ROW CENTER



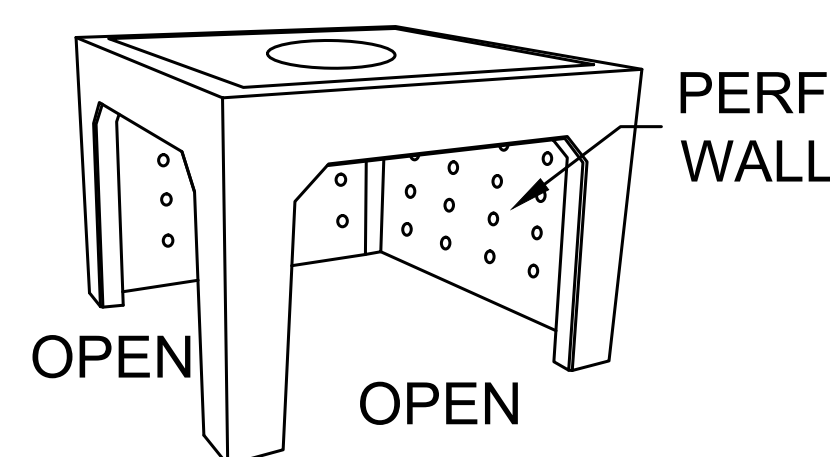
MULTI ROW PERIMETER



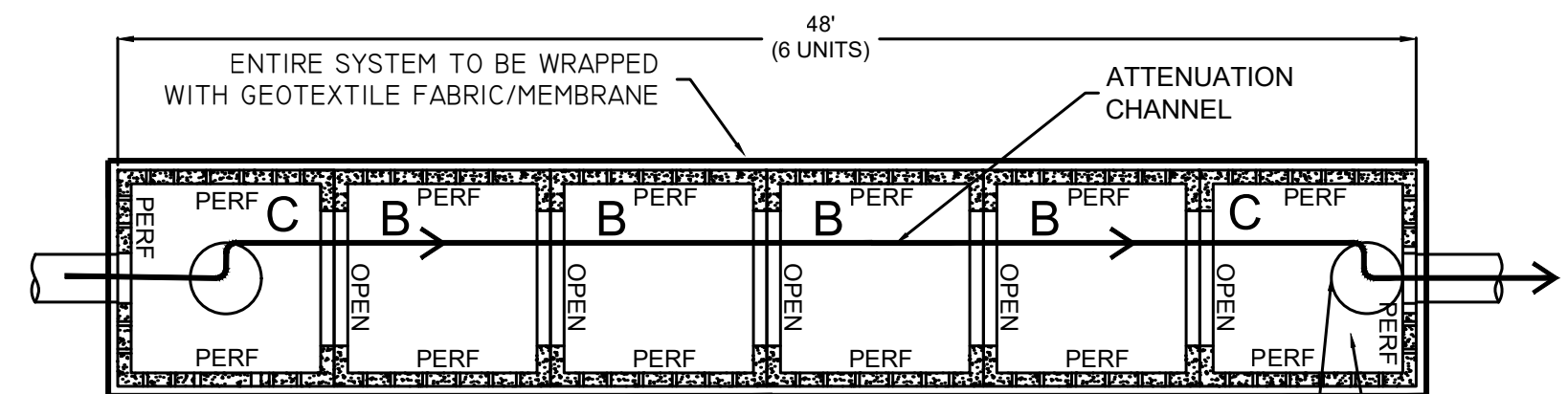
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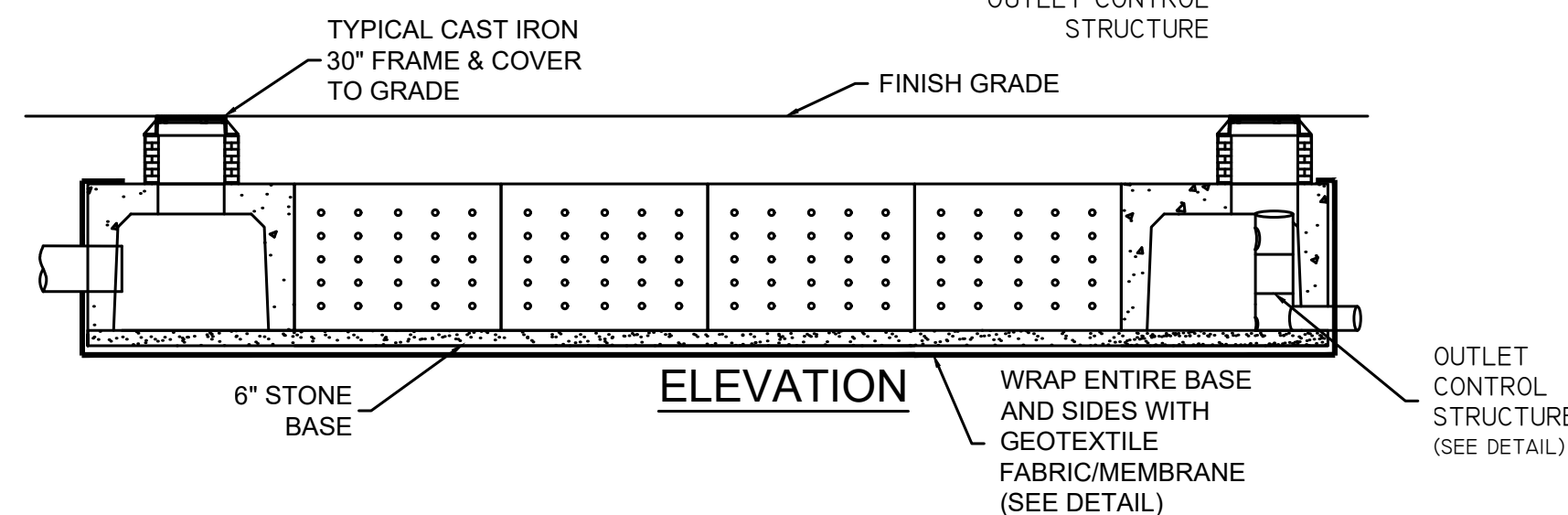
MULTI ROW CORNER



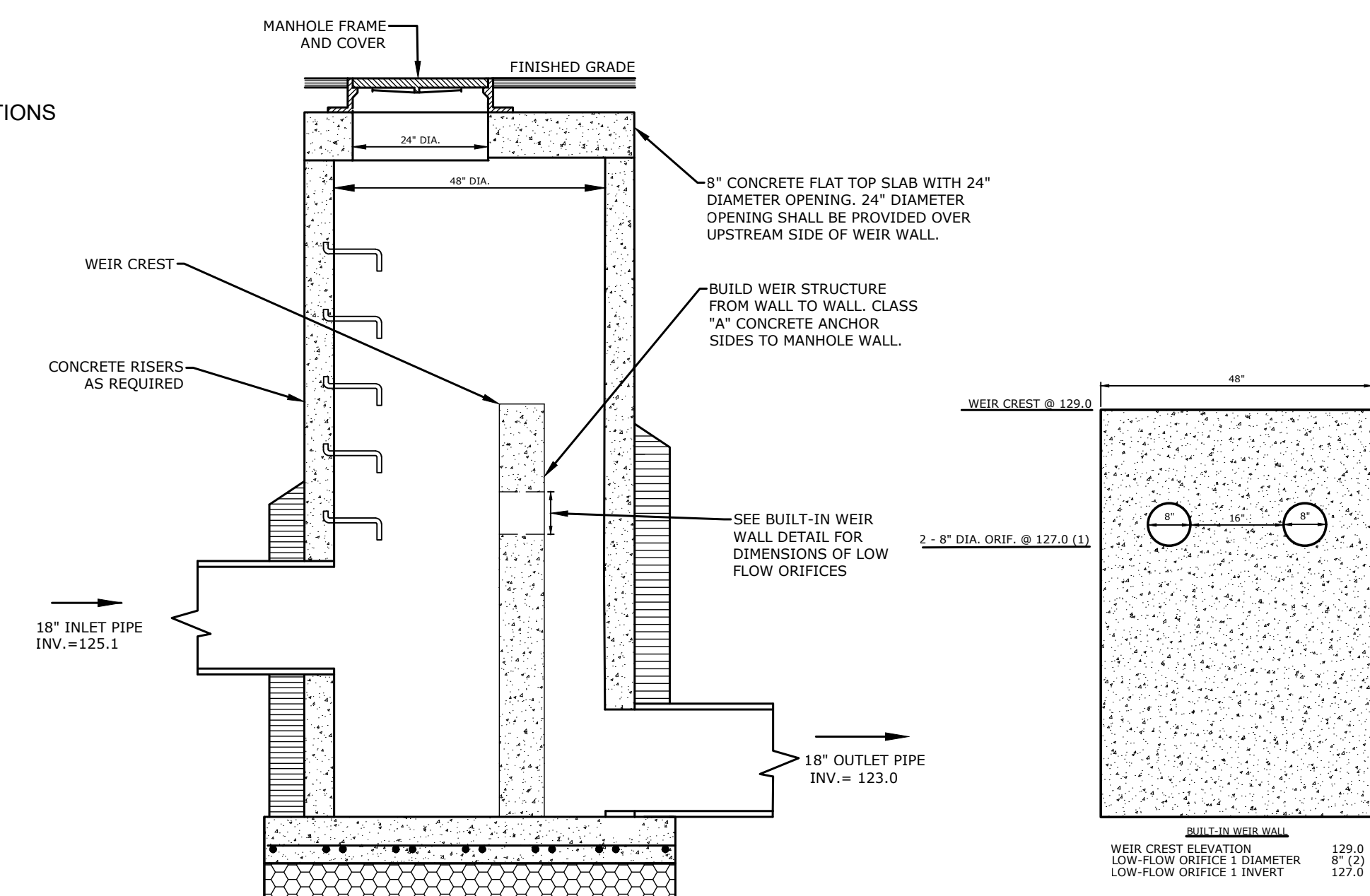
MULTI ROW CORNER



PLAN VIEW



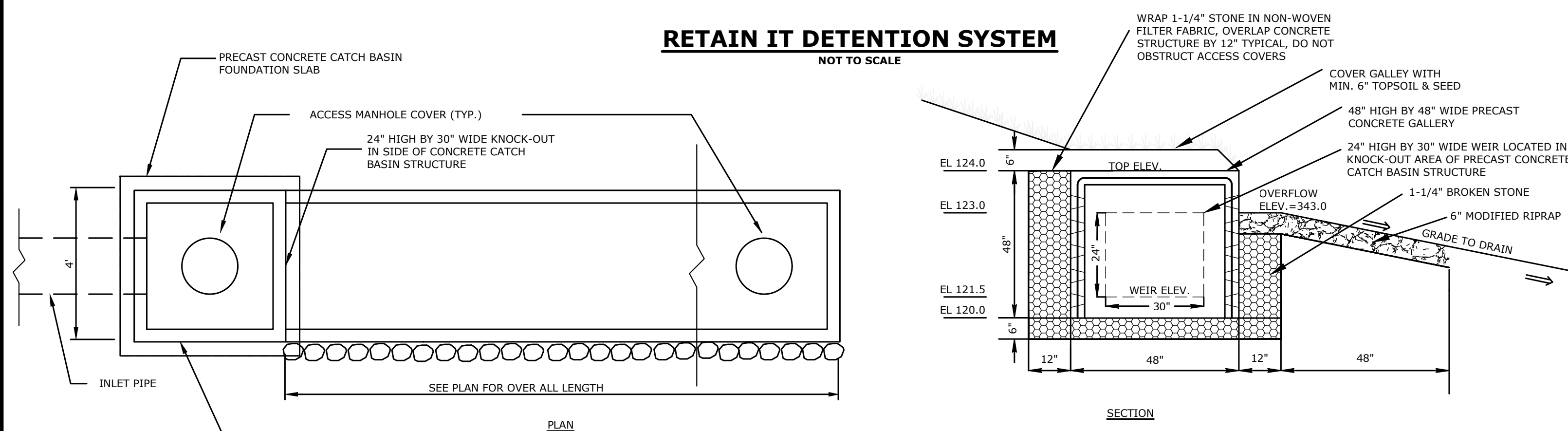
TYPICAL DETENTION /RETENTION



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

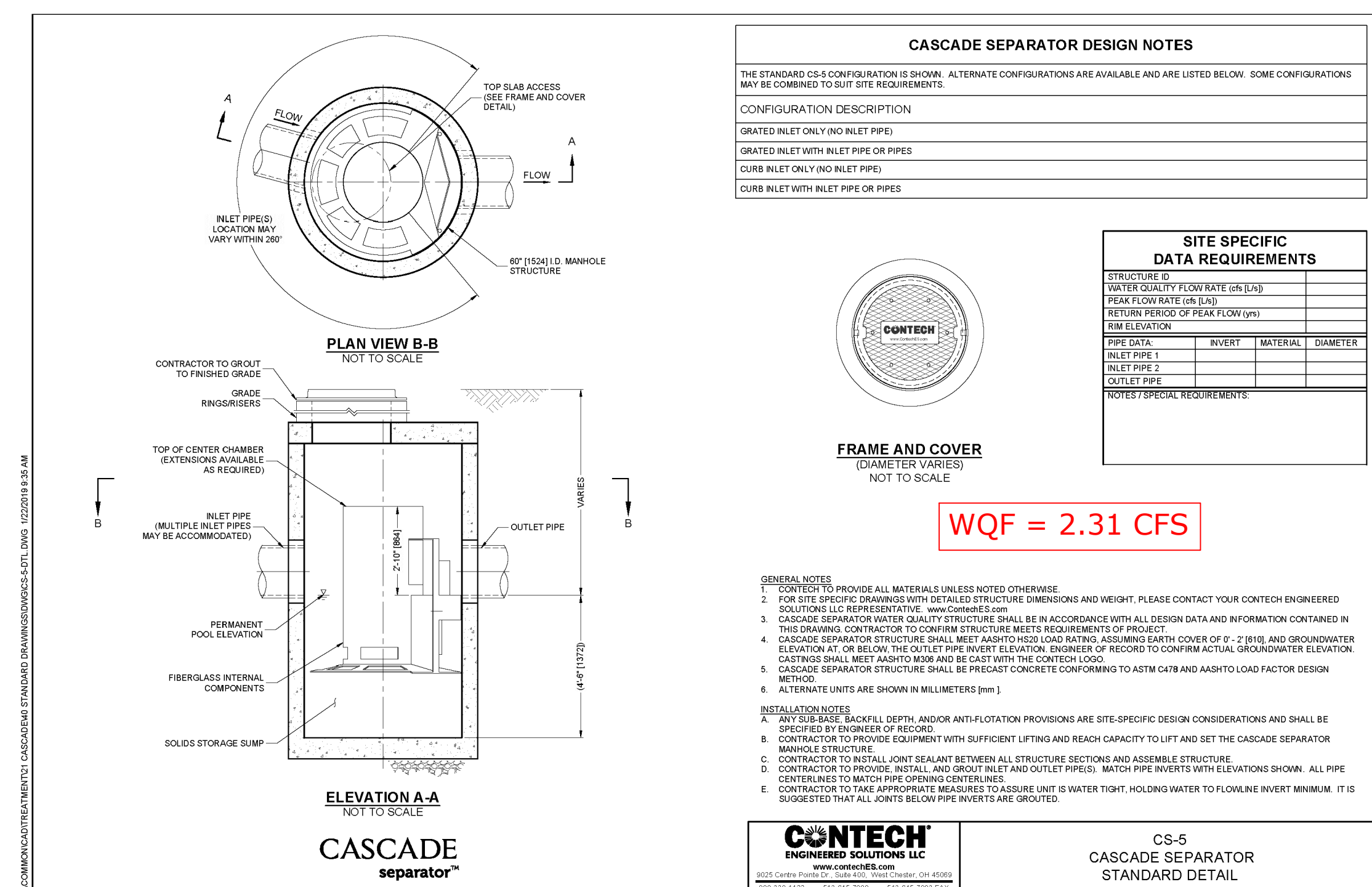


NOTE: THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD CATCH BASIN STRUCTURE AND 48" BY 48" CONCRETE GALLERY FOR USE IN DISCHARGING STORMWATER RUNOFF. SEE THE CATCH BASIN FOR STANDARD DIMENSIONS AND NOTES.

TYPICAL SECTION THRU INFILTRATION GALLERY LEVEL SPREADER

NOT TO SCALE

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



CONTECH CASCADE CS-5 OR APPROVED EQUAL
NOT TO SCALE

DESCRIPTION	DATE	BY
IWC RESUBMISSION	08/30/2023	RYE
PNZ SUBMISSION	09/28/2023	RYE

THE METRO REALTY MANAGEMENT CORPORATION

MAILING ADDRESS:
EXECUTIVE DRIVE, SUITE 100
ARMINGTON, CT 06032

EMAIL ADDRESS:
STRIPP@METRO-REALTY.COM

PHONE NUMBER
860-674-5624

SITE DETAILS

PROPOSED MULTI-FAMILY DEVELOPMENT

240 DEWING STREET

SOUTH WINDSOR, CONNECTICUT

RYE	LCD	TD
SIGNED	DRAWN	CHECKED

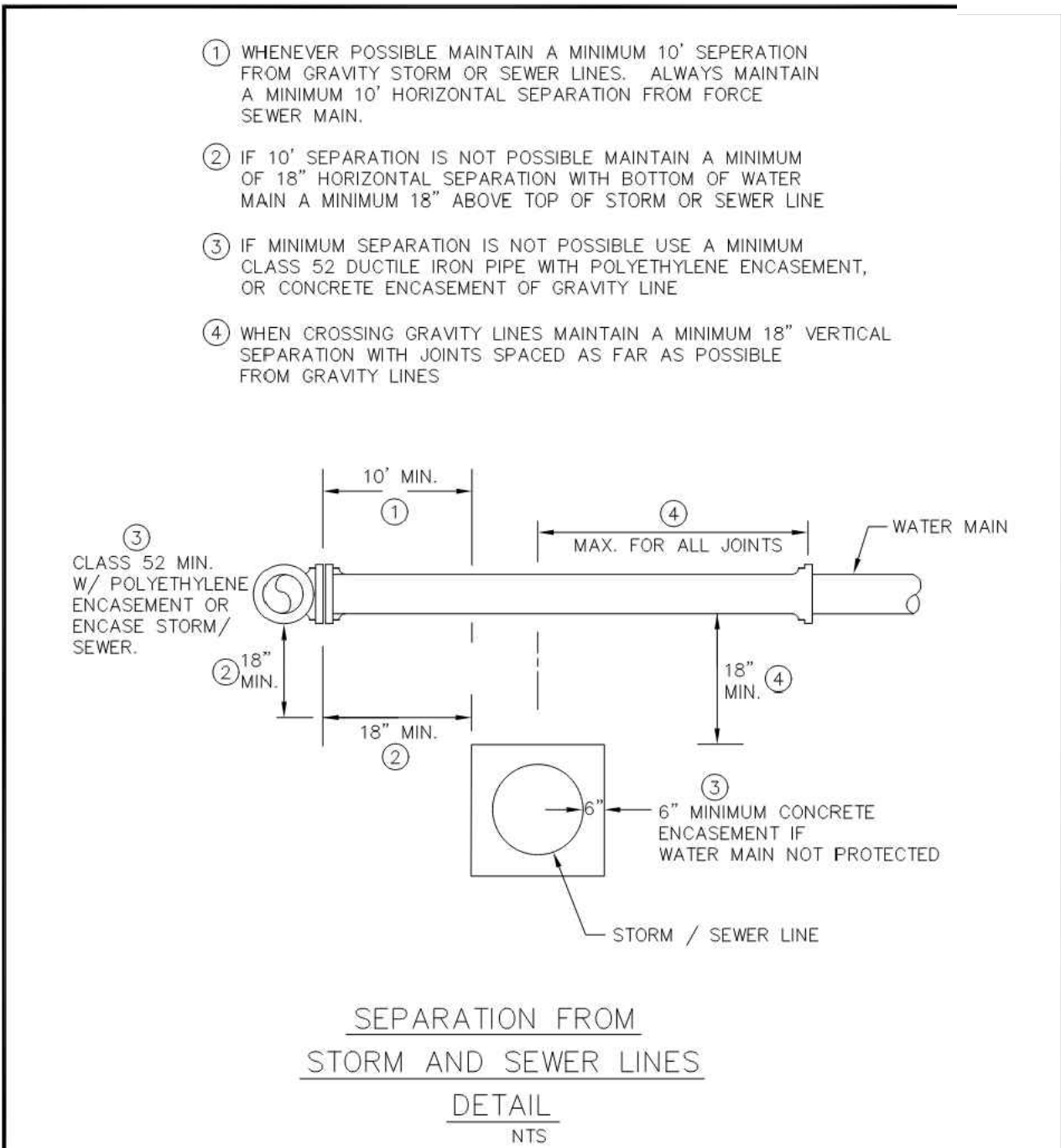
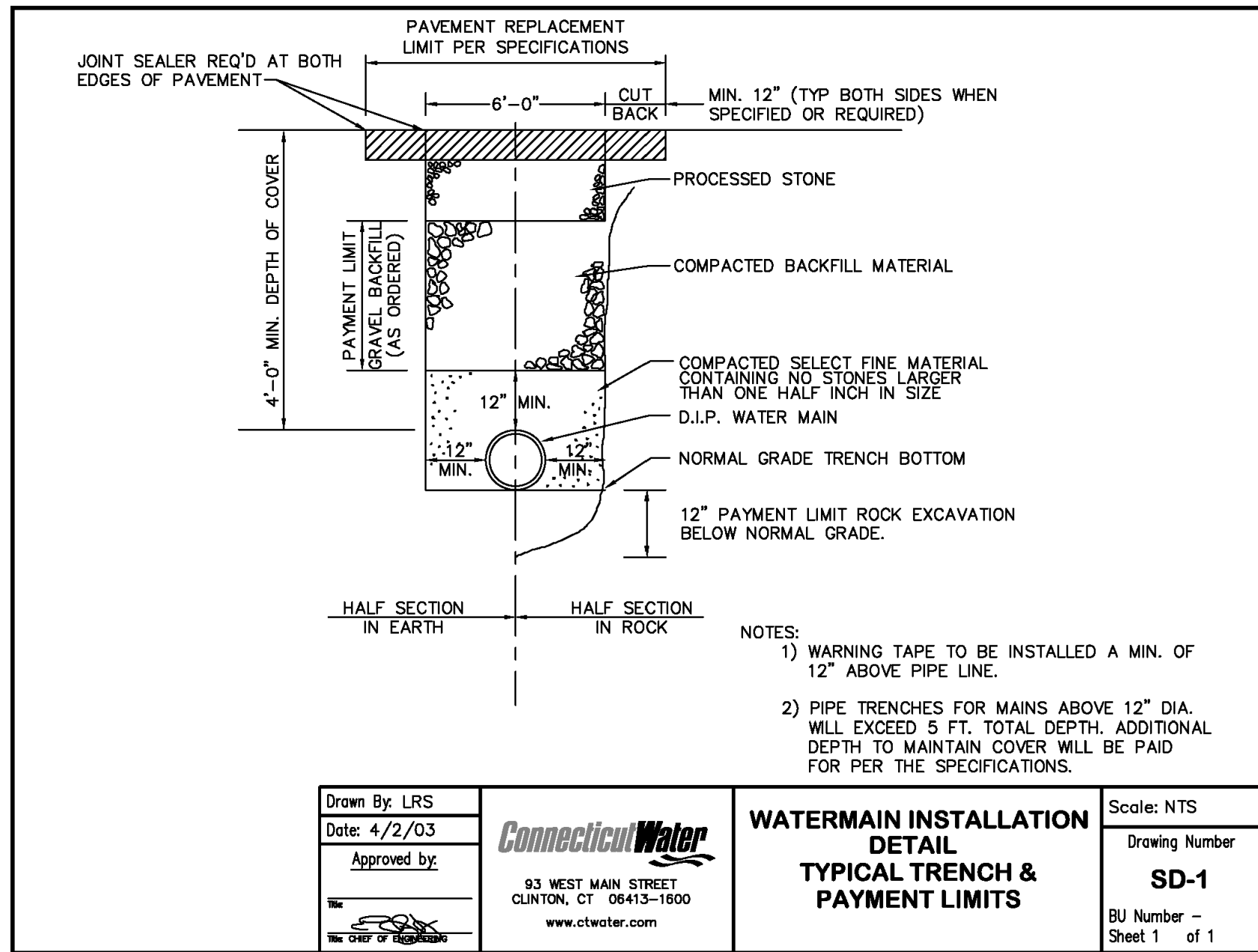
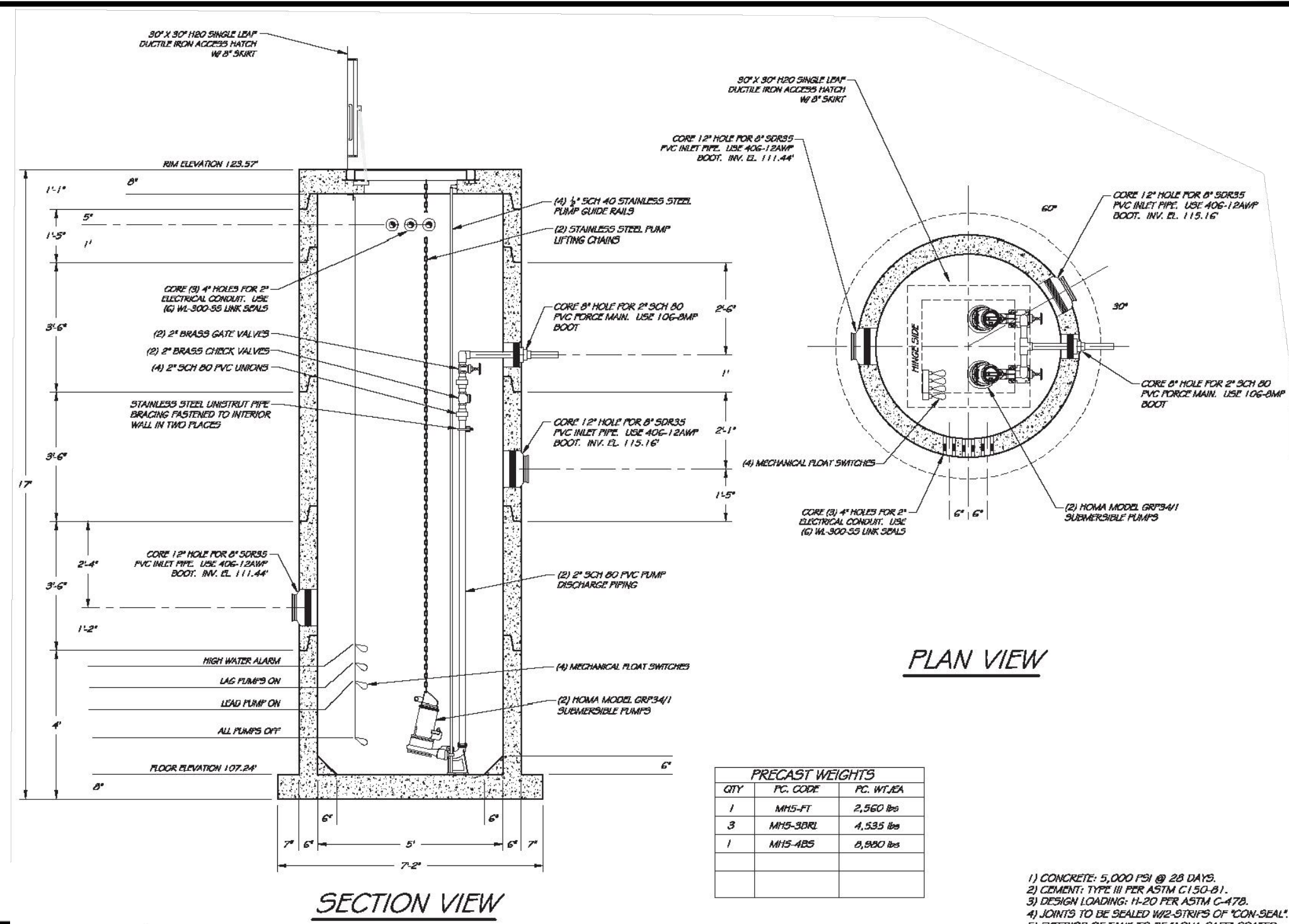
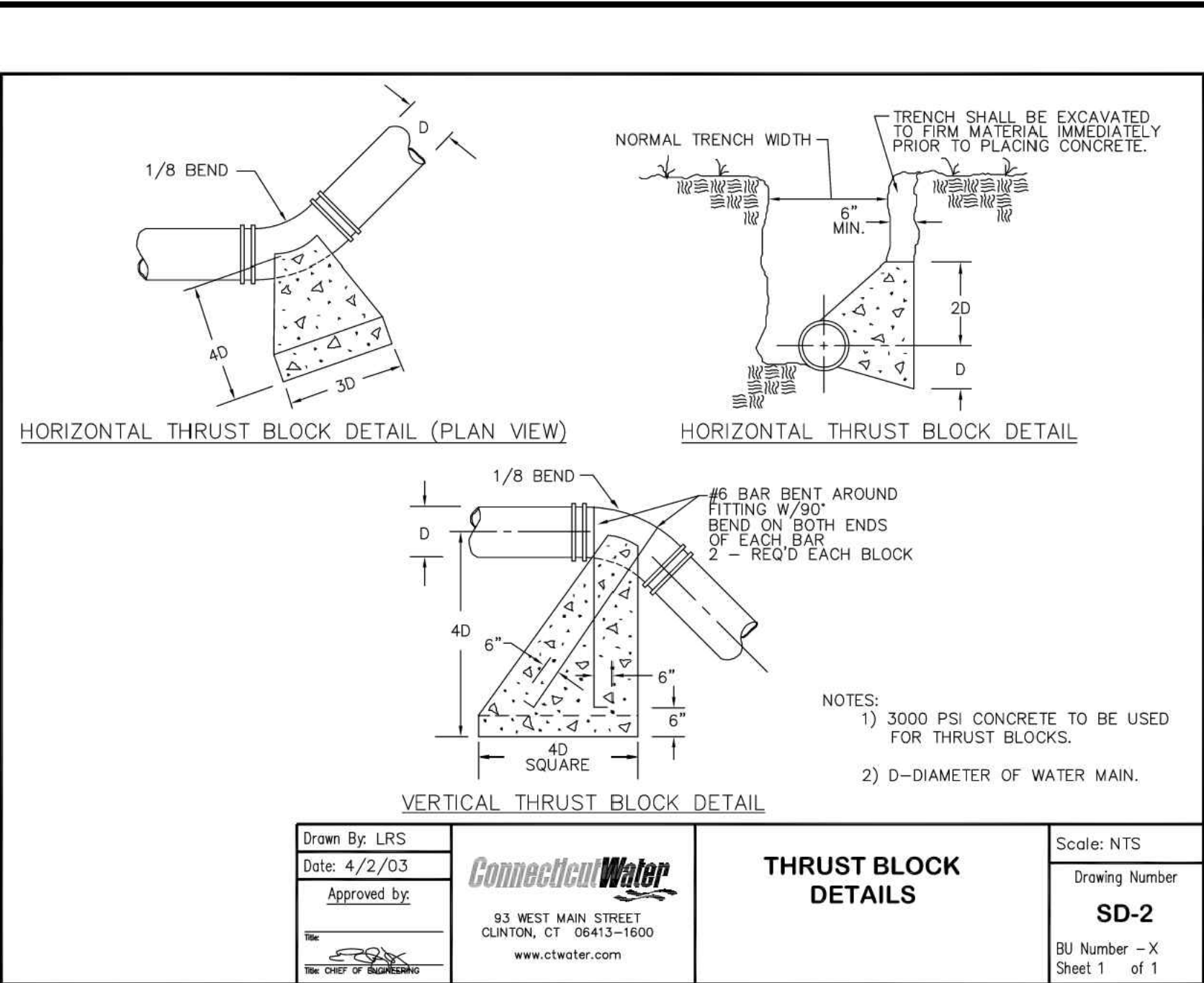
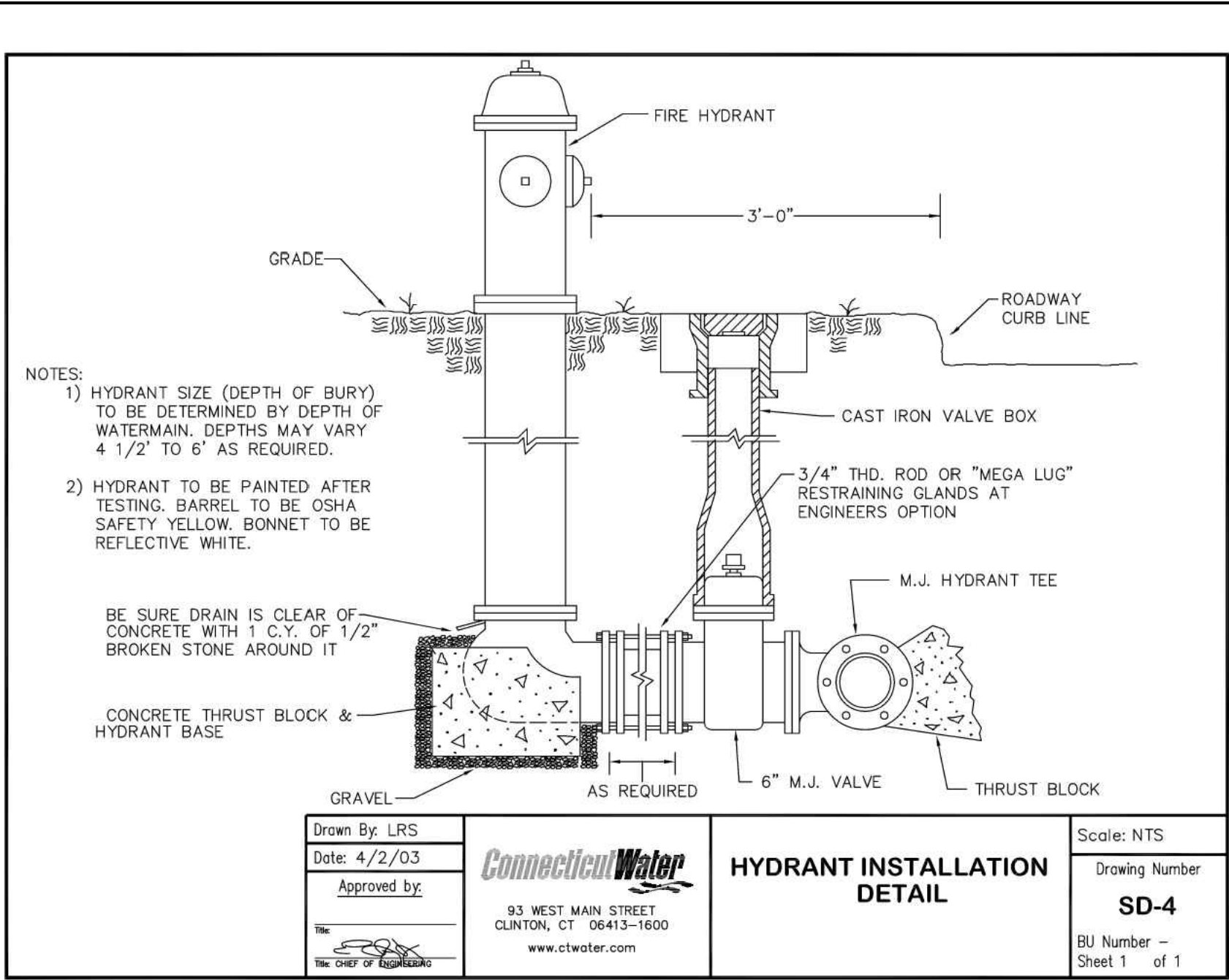
AS NOTED

JUNE 28, 2023

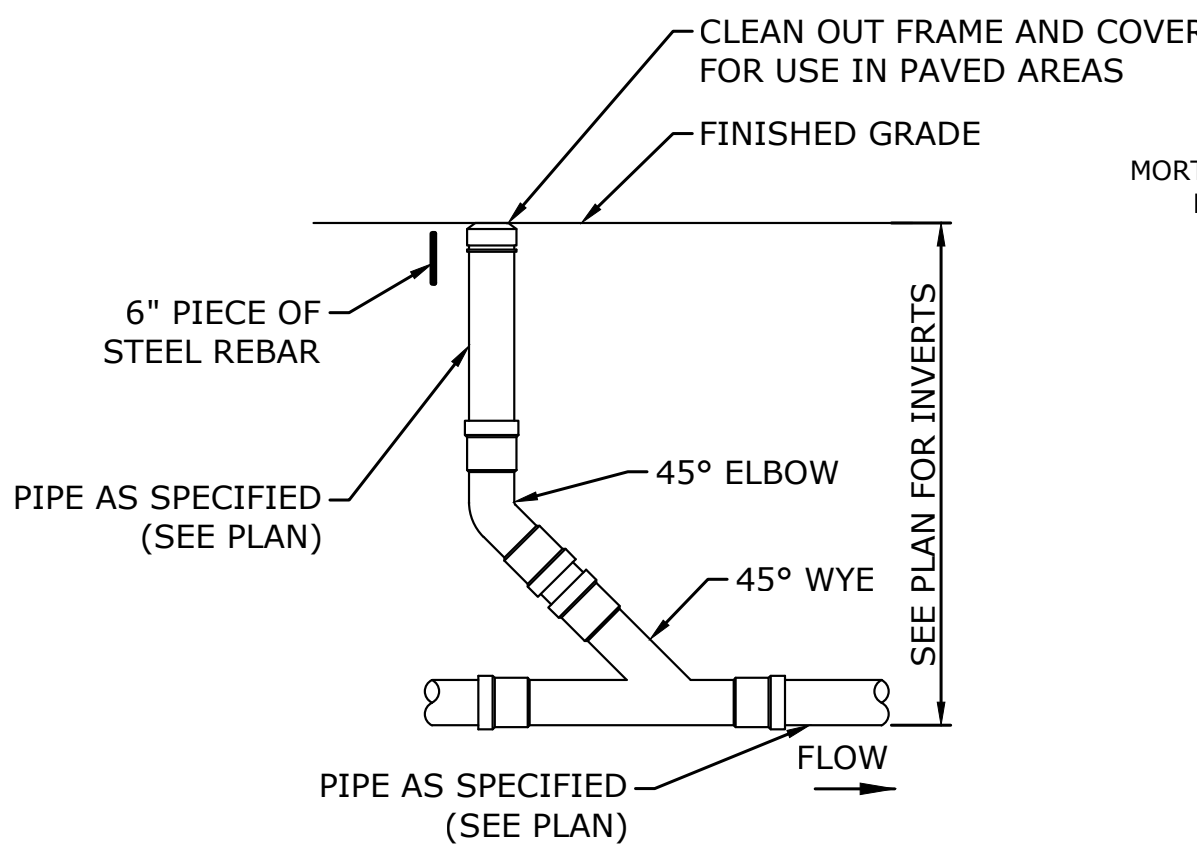
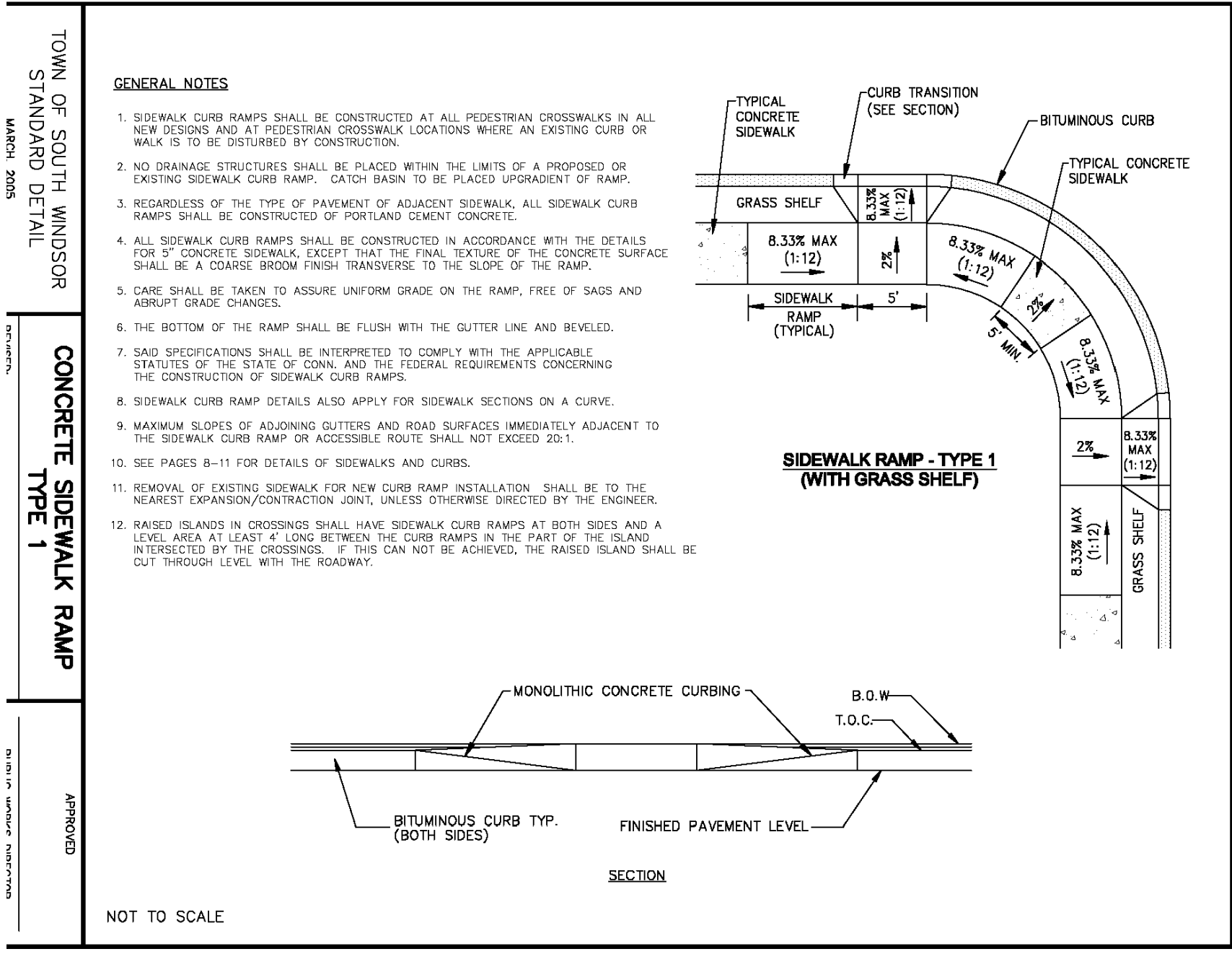
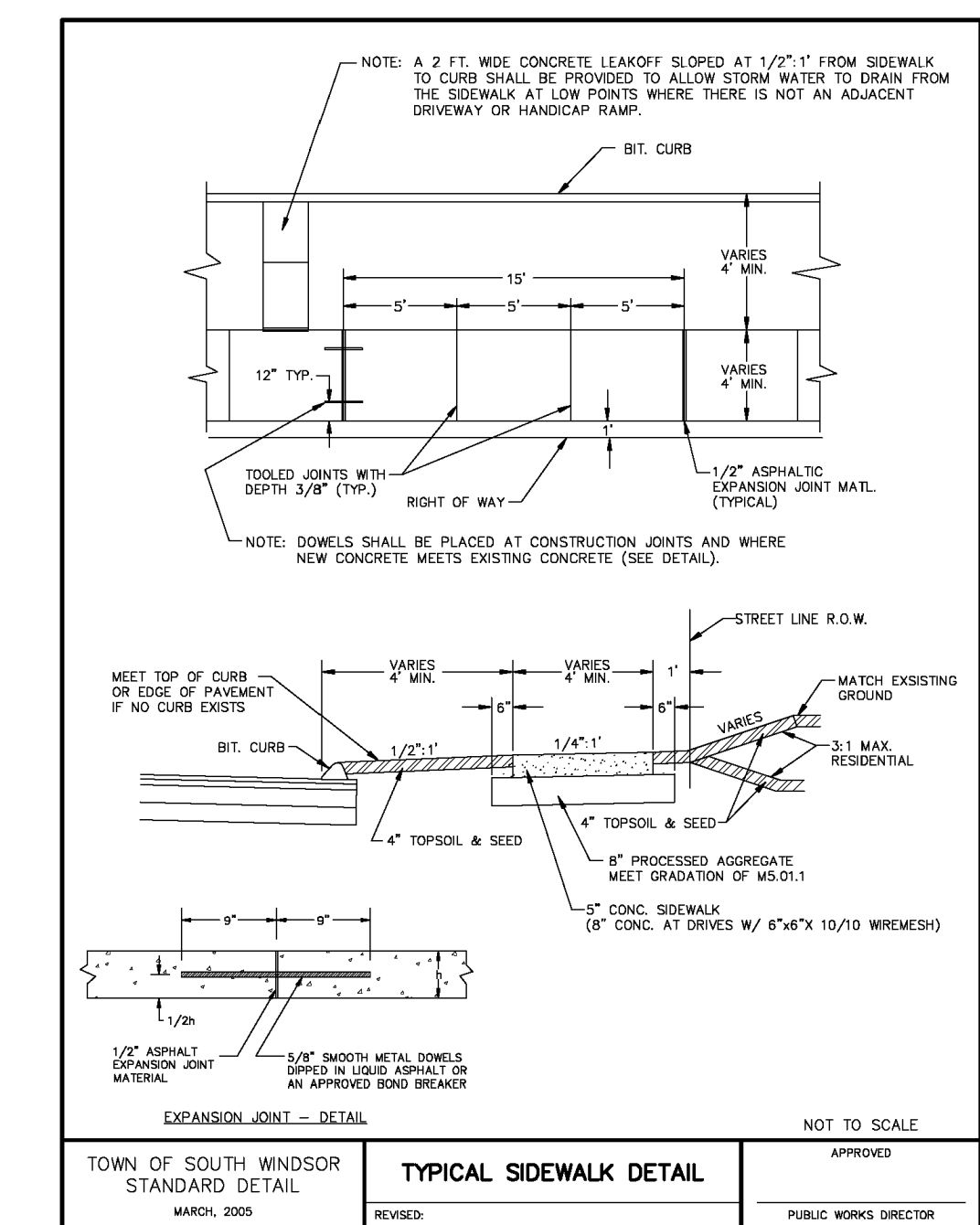
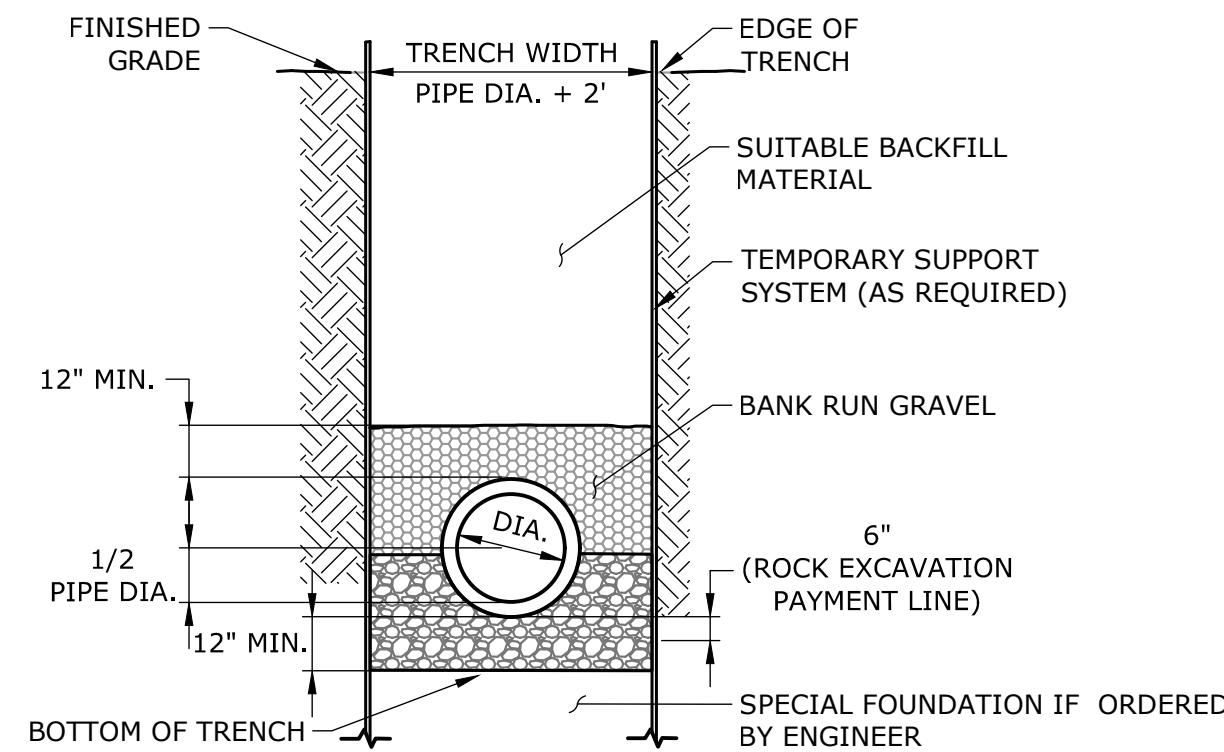
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11 OF 12

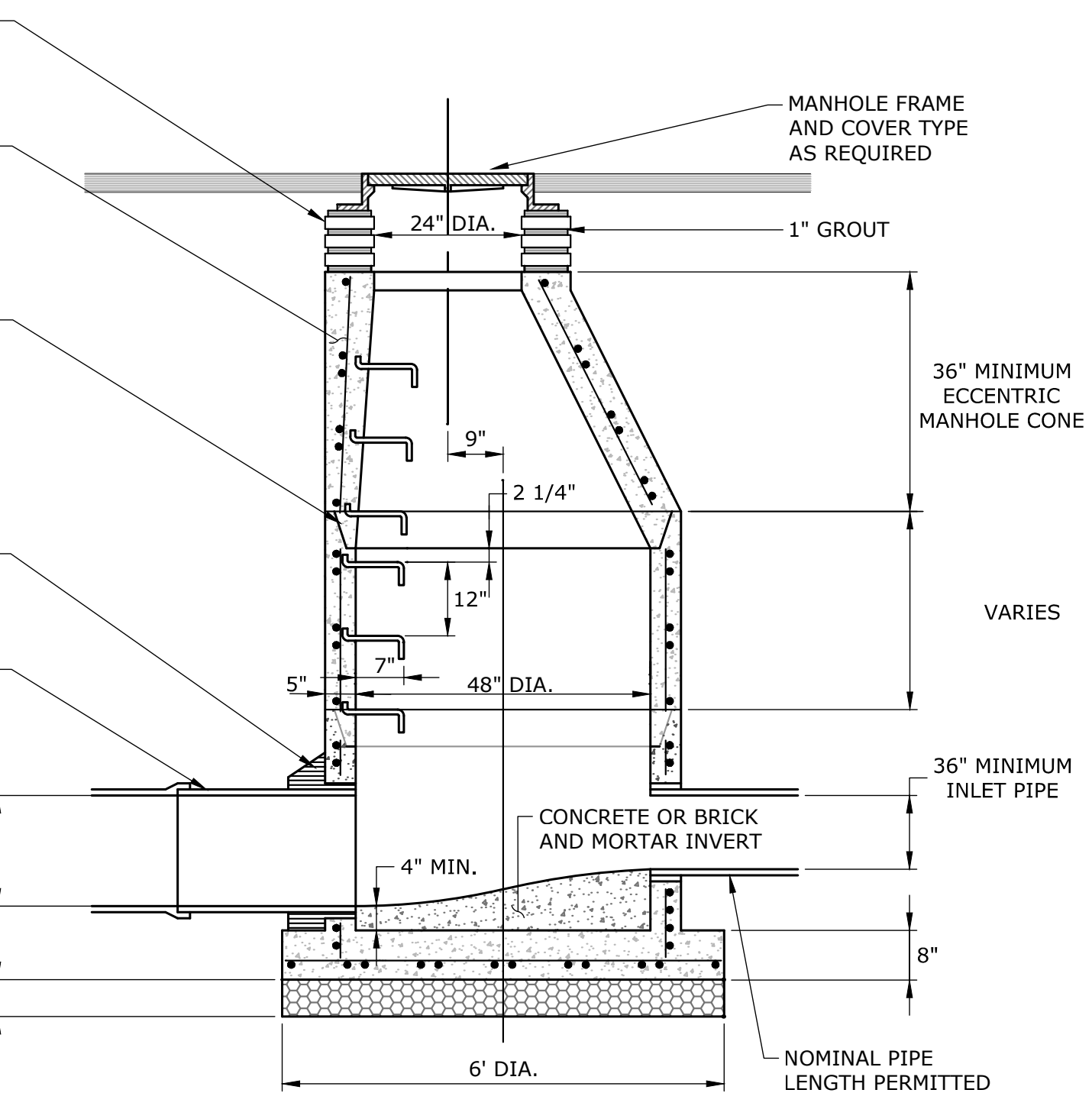
SD-3



PUMP STATION
NOT TO SCALE



PRECAST CONCRETE SANITARY MANHOLE
NOT TO SCALE



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



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

DESCRIPTION	DATE	BY
W/C RESUBMISSION	08/30/2023	RYE
PNZ SUBMISSION	09/28/2023	RYE

APPLICANT: CITY MANAGEMENT CORPORATION	MAILING ADDRESS: 100 FARMINGTON, CT 06032	EMAIL ADDRESS: CITYMANAGEMENT@CTMAYOR.COM	PHONE NUMBER: 860-674-6564
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SITE DETAILS	PROPOSED MULTI-FAMILY DEVELOPMENT	240 DEMING STREET SOUTH WINDSOR, CONNECTICUT
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RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
AS NOTED		
JUNE 28, 2023		
13571.00069		
PROJECT NO.		
12 OF 12		
SHEET NO.		
SD-4		