GENERAL NOTES

PROPOSED MULTI-FAMILY DEVELOPMENT

- 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. 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
- 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)					
LOT AREA*	174,240 S.	F. MIN. (4 AC.)	225,702 S.F. (5.181 AC.)		
FRONT YARD	50 FI	EET MIN.	65 FEET		
SIDE YARD	25 FI	EET MIN.	37 FEET		
REAR YARD	25 FI	EET MIN.	79 FEET		
BUILDING HEIGHT	35 FE	ET MAX.	29'-1"		
BUILDING COVERAGE (%)	150	% MAX	14%		
IMPERVIOUS COVERAGE (%)	50%	% MAX.	AX. 37%		
PARKING DATA					
		REQUIRED	PROPOSED		
STANDARD SPACES			80		
HANDICAP/ VAN ACCESSIBL SPACES	E PARKING	4	6		
TOTAL PARKING SPACES		83**	86		

*56 UNITS X 1.5 SPACES/UNIT = 83 SPACES

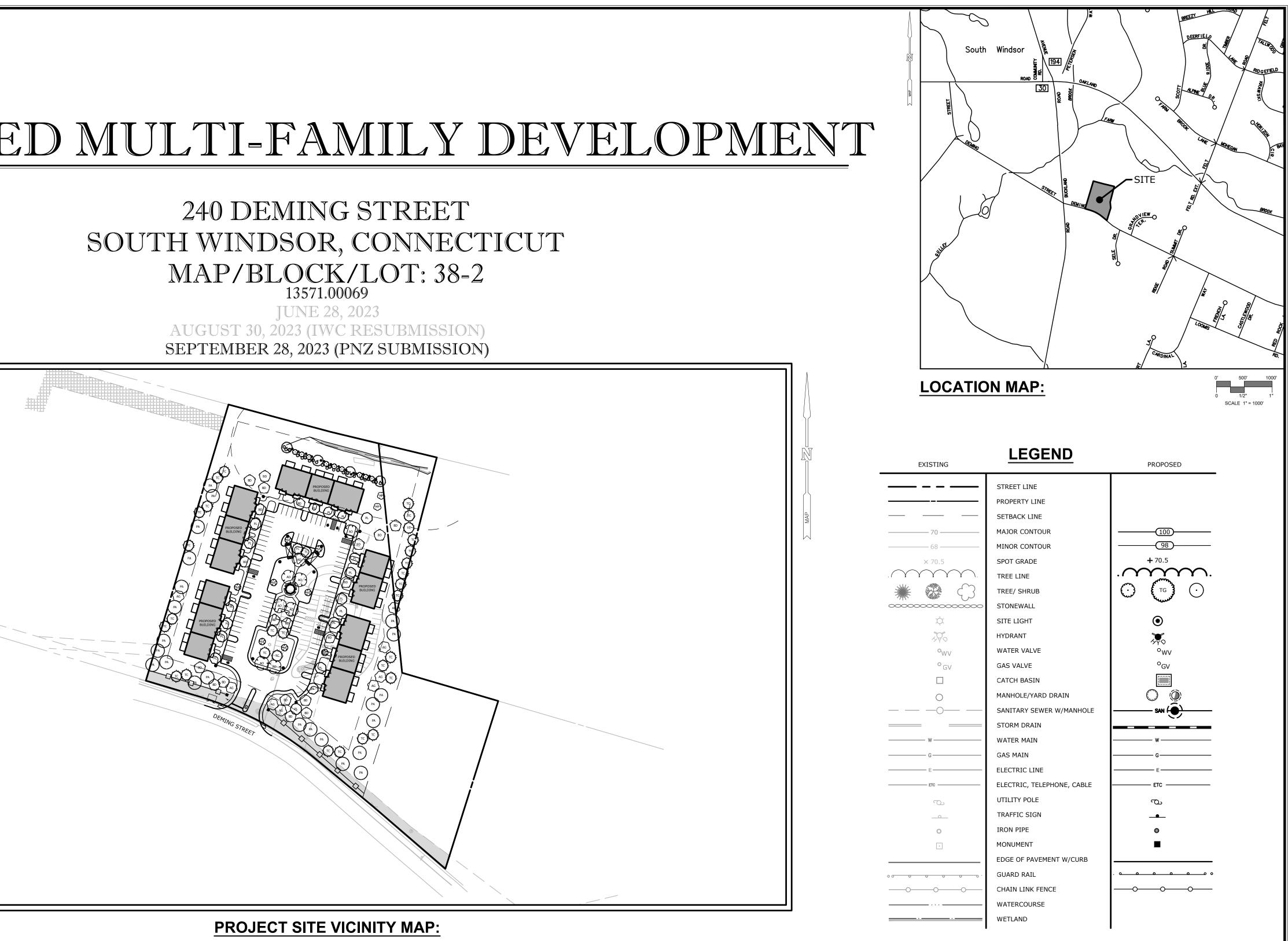
NOTE: PROPOSED CONSERVATION AREA IS NOT INCLUDED IN ZONING CALCULATIONS.





240 DEMING STREET MAP/BLOCK/LOT: 38-2

JUNE 28, 2023 AUGUST 30, 2023 (IWC RESUBMISSION)



0 1/2" 1"

PREPARED BY:



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

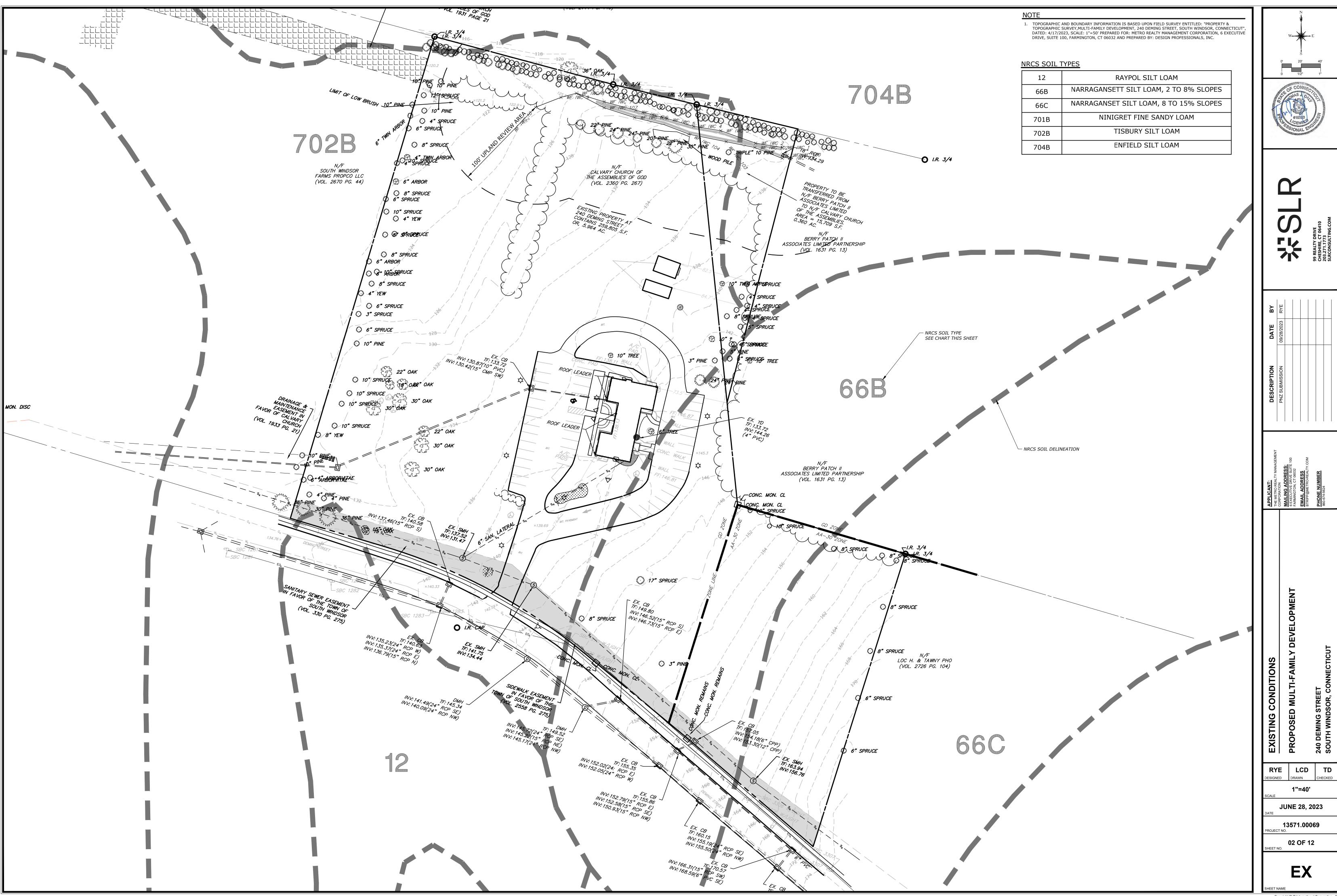


LIST OF DRAWINGS

NGTON,	СТ	06032	

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 SPECIFICATION
09-12	SD-1 - SD-4	SITE DETAILS



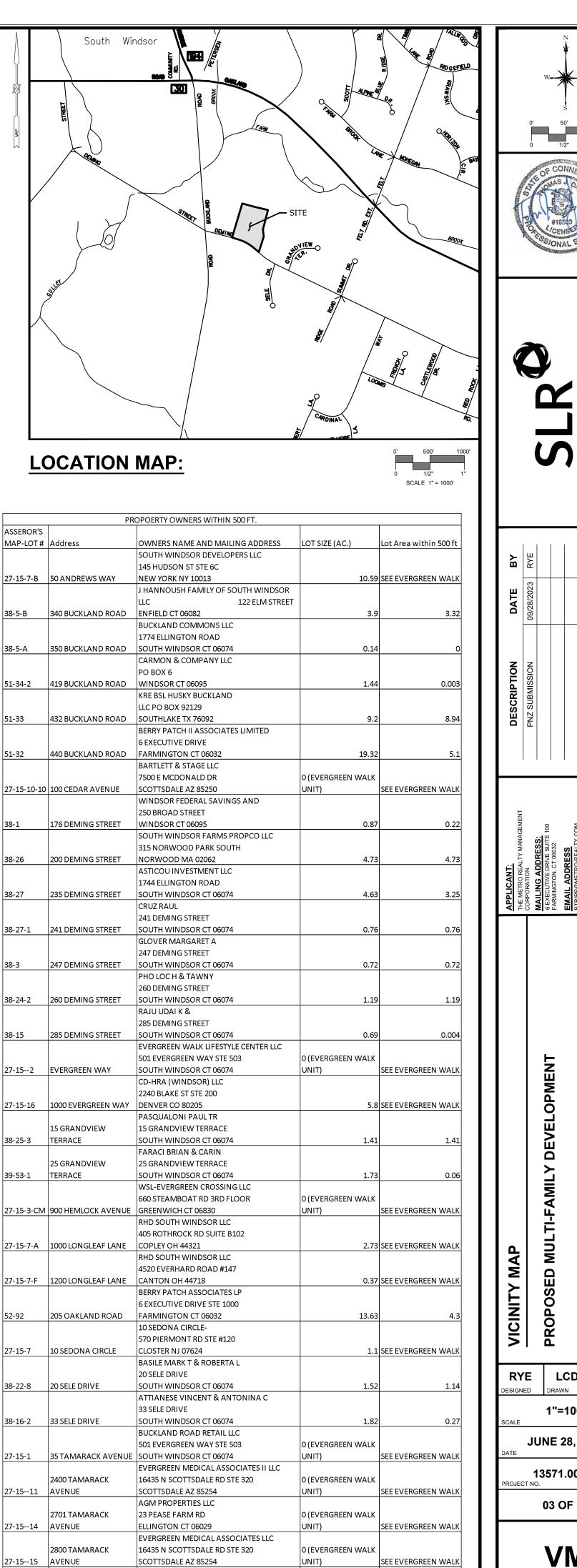


12	RAYPOL SILT LOAM
66B	NARRAGANSETT SILT LOAM, 2 TO 8% SLOPES
66C	NARRAGANSET SILT LOAM, 8 TO 15% SLOPES
701B	NINIGRET FINE SANDY LOAM
702B	TISBURY SILT LOAM
704B	ENFIELD SILT LOAM

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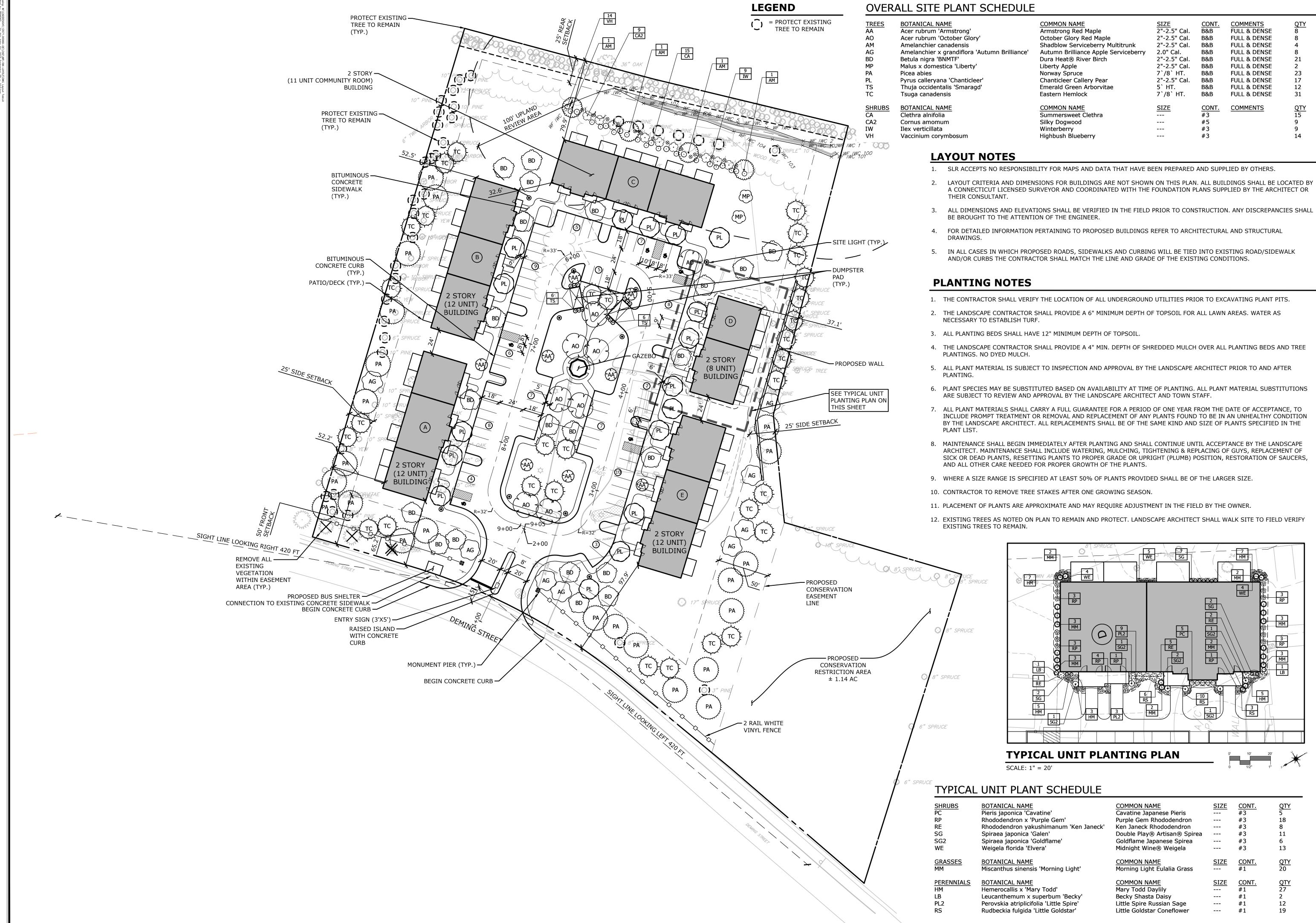


S Ö 240 SOL RYE LCD TD HECKED 1"=100' JUNE 28, 2023 13571.00069 03 OF 12 VM

N/A EVERGREEN WALK EVERGREEN WALK

0.53

240



CHEDULE					
ımn Brilliance'	<u>COMMON NAME</u> Armstrong Red Maple October Glory Red Maple Shadblow Serviceberry Multitrunk Autumn Brilliance Apple Serviceberry Dura Heat® River Birch Liberty Apple Norway Spruce Chanticleer Callery Pear Emerald Green Arborvitae Eastern Hemlock	<u>SIZE</u> 2"-2.5" Cal. 2"-2.5" Cal. 2.0" Cal. 2"-2.5" Cal. 2"-2.5" Cal. 2"-2.5" Cal. 7`/8` HT. 2"-2.5" Cal. 5` HT. 7`/8` HT.	CONT. B&B B&B B&B B&B B&B B&B B&B B&B B&B B&	COMMENTS FULL & DENSE FULL & DENSE	<u>QTY</u> 8 4 8 21 2 23 17 12 31
	<u>COMMON NAME</u> Summersweet Clethra Silky Dogwood Winterberry Highbush Blueberry	<u>SIZE</u> 	<u>CONT.</u> #3 #5 #3 #3	<u>COMMENTS</u>	<u>QTY</u> 15 9 9 14

 	#3 #3 #3 #3 #3	18 8 11 6 13
<u>SIZE</u> 	<u>CONT.</u> #1	<u>QTY</u> 20
<u>SIZE</u> 	<u>CONT.</u> #1 #1 #1 #1	<u>QTY</u> 27 2 12 19

"With the second se	N W- S O' 20' 0 1/2" OF COMA SIGSO OCENSIS SONAL	
	と し の 彩	99 REALTY DRIVE CHESHIRE, CT 06410 203.271.1773 SLRCONSULTING.COM
DATE BY	08/30/2023 RYE 09/28/2023 RYE	
DESCRIPTION	IWC RESUBMISSION 09/2 PNZ SUBMISSION 09/2	
ス SITE PLAN - LAYOUT & LANDSCAPING		240 DEMING STREET 런 SOUTH WINDSOR, CONNECTICUT
RY DESIGNE SCALE		CHECKED
DATE	13571.0	0069
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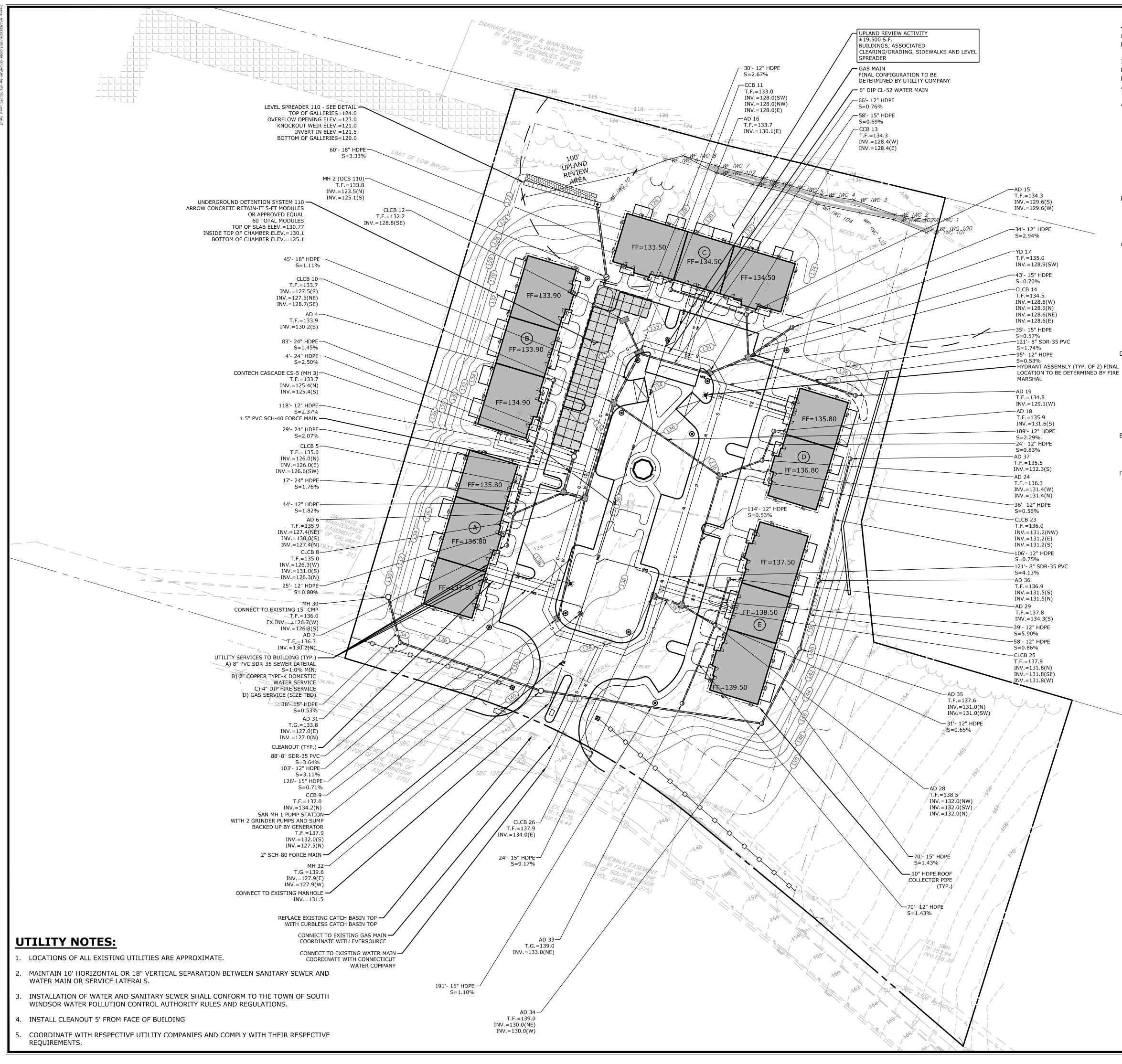


- 3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

The second	0° 20° 0° 1/2° CONAS 1° CENSE OF CONAL	40'
	L S X X	99 REALTY DRIVE CHESHIRE, CT 06410 203.271.1773 SLRCONSULTING.COM
	08/30/2023 RYE	
	IWC RESUBMISSION 00	
SITE PLAN - GRADING		240 DEMING STREET SOUTH WINDSOR, CONNECTICUT
DW DESIGNE SCALE		CHECKED
DATE PROJECT	JUNE 28, 13571.0 ^{1 NO.} 05 OF	0069
SHEET N	o. GF	

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



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

WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.

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

INAL FIRE 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.

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

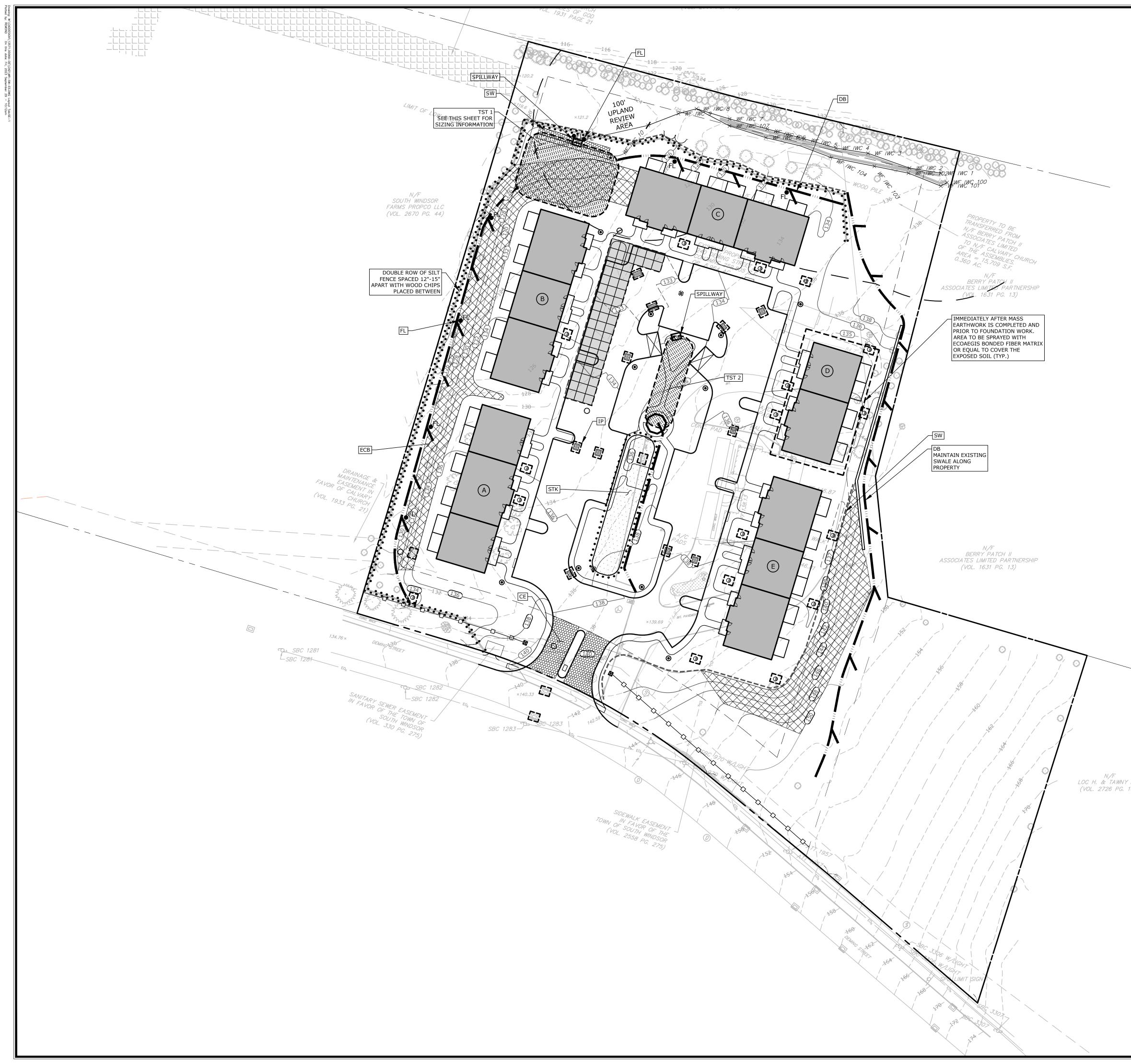
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

UTILITY LEGEND:

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

The second	U 20' 40' 0' 20' 40' 0' 1/2" 1"			
	と し と に と に と	99 REALTY DRIVE CHESHIRE, CT 06410 203.271.1773 SLRCONSULTING.COM		
	08/30/2023 RYE 09/28/2023 RYE			
DESCRIPTION	IWC RESUBMISSION PNZ SUBMISSION			
APPLICANT: THE METRO REALTY MANAGEMENT	MAILING ADDRESS: 6 EXECUTIVE DRIVE SUITE 100 FARMINGTON, CT 06032 EMAIL ADDRESS BTRIPP@METRO-REALTY.COM	PHONE NUMBER 860-674-5624		
SITE PLAN - UTILITIES	PROPOSED MULTI-FAMILY DEVELOPMENT	240 DEMING STREET SOUTH WINDSOR, CONNECTICUT		
DESIGNE				
DATE	JUNE 28, 2023 DATE 13571.00069 PROJECT NO. 06 OF 12 SHEET NO.			
	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.	W- E S 0' 20' 40'
 1.<u>PURPOSE AND DESCRIPTION OF PROJECT</u> A.) CONSTRUCTION OF A MULTI-FAMILY DEVELOPMENT. B.) DISTURBED AREA: ±4.2 AC. 	
 2.<u>IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS</u> A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION. B.) PROTECTION OF ONSITE WETLANDS. 	STE OF CONNECTOR
3. <u>IDENTIFICATION OF OTHER POSSIBLE PERMITS</u> THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS, AND PLANNING AND ZONING PERMITS.	CENSED ONAL ENGLAND
4. <u>RESPONSIBLE PARTY</u> EDDY MAJEWSKI METRO CONSTRUCTION CORP.	
EROSION CONTROL NOTES	\sim
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. 2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE	TIVE 06410 ING.COM
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	REALTY DR REALTY DR S3.271.1773 RCONSULTI
COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR. 4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE	54 03 CH 38 ♥ ■ ♥
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.	BY RYE
 ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION. 	DATE 08/30/2023
EROSION CONTROL LEGEND	
CE CONSTRUCTION ENTRANCE	DESCRIPTION CC RESUBMISSION
IP INLET PROTECTION (TYP. OF ALL INLETS)	DESCR
• • • • • • • GSF SEDIMENT FILTER FENCE	
DSF DOUBLE ROW OF SILT FENCE SPACED 12"-15" APART WITH WOOD CHIPS PLACED BETWEEN	L Z
STK STRAW WATTLES SW STRAW WATTLES TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE	CANT: TRO REALTY MANAGEMENT AATION AATION UTVE DRIVE SUITE 100 GTON, CT 06032 GTON, CT 06032 @METRO-REALTY.COM @METRO-REALTY.COM
DB TEMPORARY DIVERSION BERM/SWALE WITH STONE CHECK DAMS 75' O.C.	APPLICANT THE METRO RE CORPORATION MAILING AC 6 EXECUTIVE D FARMINGTON, (EMAIL ADDI BTRIPP@METR 860-674-5624
TST TEMPORARY SEDIMENT TRAP	
ECB EROSION CONTROL BLANKET	
FL FL FLOC LOG	
	PLAN
	DL PL
	CONTROL Y DEVELOI
2	& EROSION CONTROL PLAN MULTI-FAMILY DEVELOPMENT TREET OR, CONNECTICUT
	SEDIMENT & EROSION CC PROPOSED MULTI-FAMILY I 240 DEMING STREET SOUTH WINDSOR, CONNECTICUT
	& ERC MULTI RREET OR, CO
	ENT &
	SEDIM PROPO 240 DEMI SOUTH V
	RYE LCD TD DESIGNED DRAWN CHECKED 1"=40'
	SCALE JUNE 28, 2023
	DATE 13571.00069 PROJECT NO.
TEMPORARY SEDIMENT TRAP SIZING SUMMARY VOLUME STORAGE VOLUME ACRES REQUIRED DEPTH STORAGE TRAP DIMENSIONS PROVIDED	07 OF 12 SHEET NO.
ACKES REQUIRED DEPTH STORAGE TRAP DIMENSIONS 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	SE-1

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SEDIMENT & EROSION CONTROL SPECIFICATIONS VEGETATIVE COVER SELECTION AND MULCHING 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:

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). THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4)
- PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- 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.
- 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:

- 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.
- UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
- REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
- 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 OUACKGRASS.
- 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

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

FENCE POST (TYPICAL) AMOCO PROPEX SILT STOP SEDIMENT CONTROL FABRIC OR APPROVED EQUAL (GEOTEXTILE) - 2ND ROW OF SILT FENCE 12"-15"± L2" MIN. WOOD CHIPS EXISTING · GRADE 12" MIN. BURY END OF GEOTEXTILE MIN. 6" INTO SOIL **DOUBLE ROW OF SEDIMENT FILTER FENCE** NOT TO SCALE

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).
- 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:

- TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED. 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

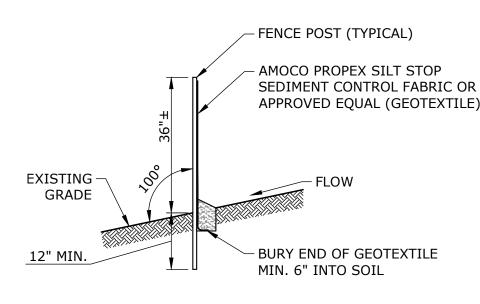
TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND 4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN. BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

- BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR INCHES.
- 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.
- 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:

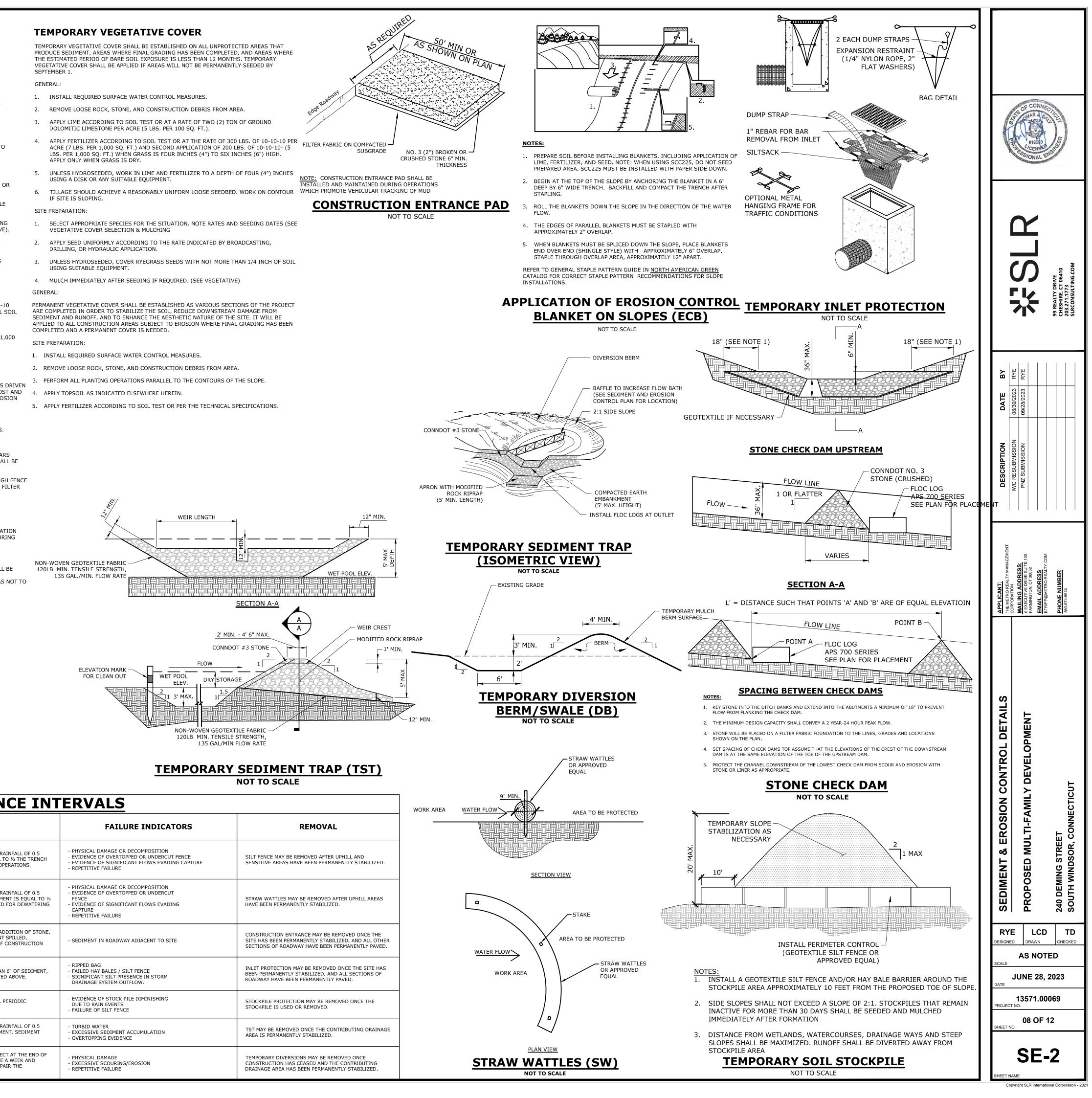
- BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION
- 3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL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

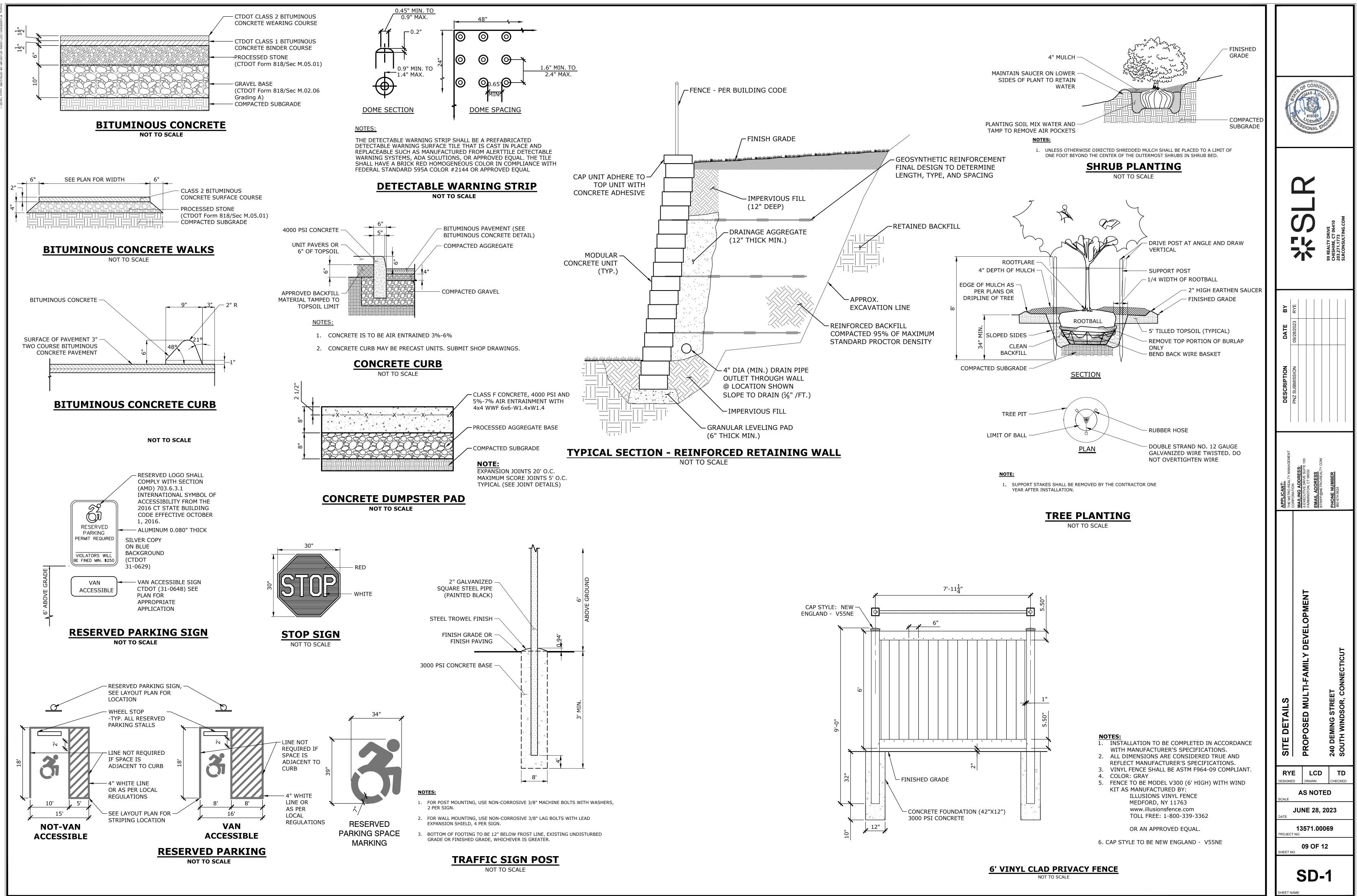


SEDIMENT FILTER FENCE NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS

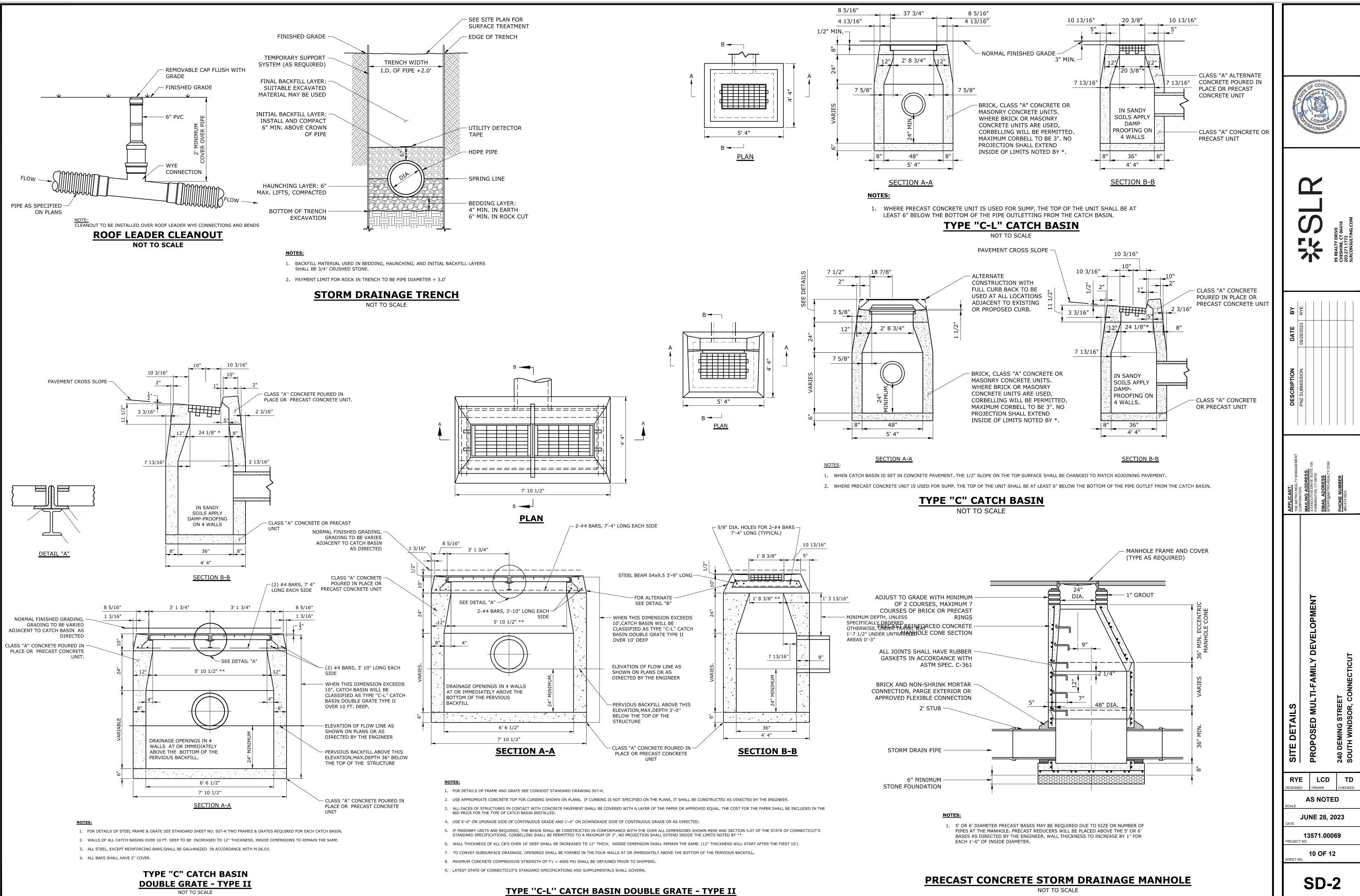
EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE
SILT FENCE (SF) (RELATED: IP, STK)	 - INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW. 	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RA INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPE
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 RA INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIME THE HEIGHT OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED OPERATIONS.
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 ADI OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF C ENTRANCE SHALL BE IMMEDIATELY REMOVED.
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 REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED
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. PE REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.
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 RAI INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMEN MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.
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, INSPEC EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPA TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.





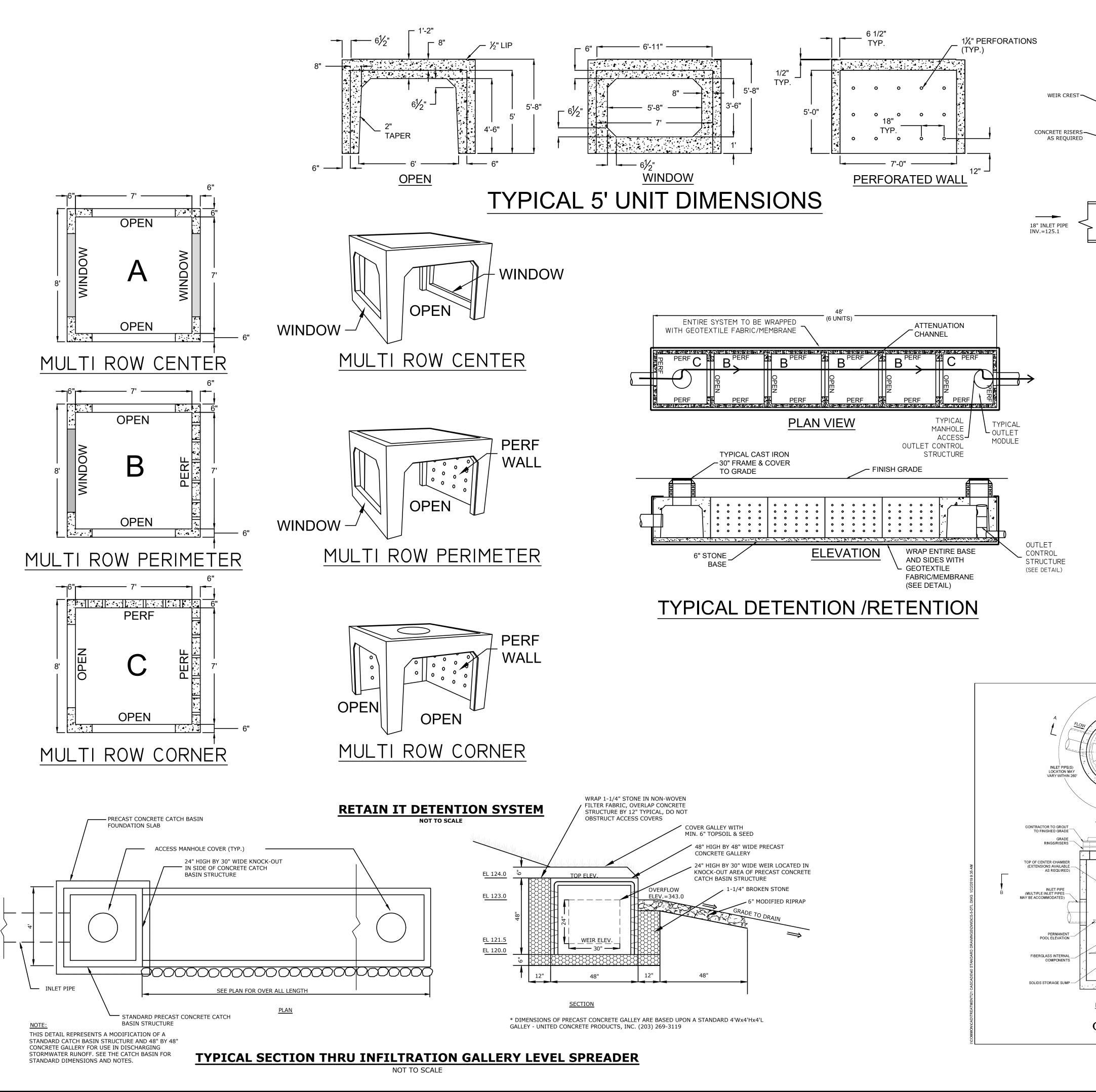
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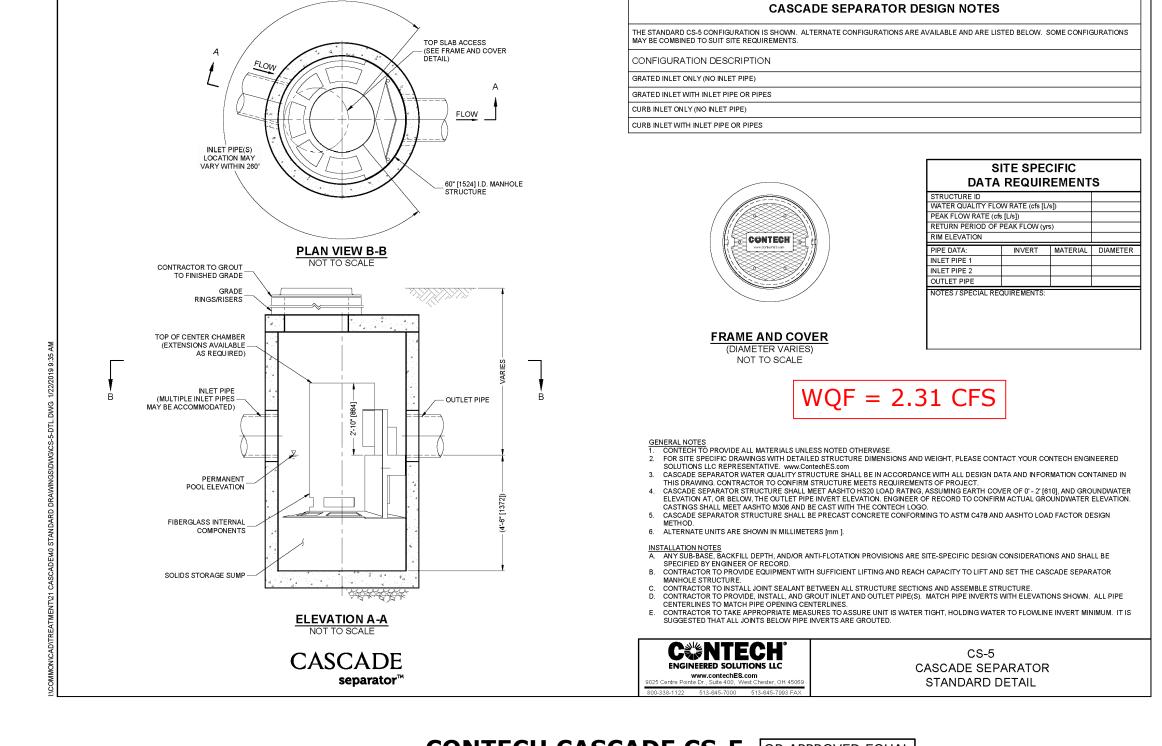




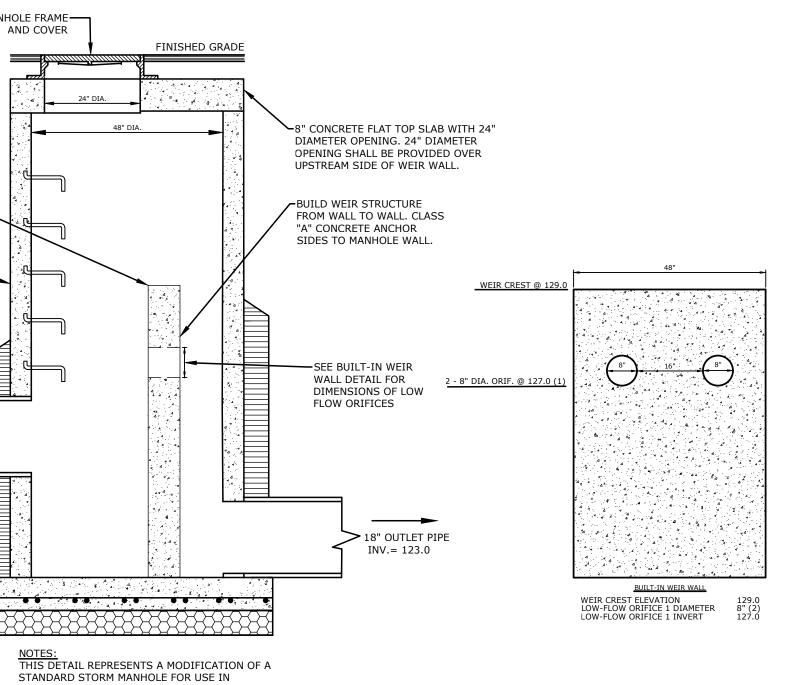
NOT TO SCALE







MANHOLE FRAME AND COVER



CONTROLLING THE DISCHARGE FROM THE DETENTION AREA. SEE THE MANHOLE DETAIL FOR STANDARD DIMENSIONS AND NOTES.



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	09/28/2023 RYE		
DESCRIPTION	IWC RESUBMISSION PNZ SUBMISSION		
APPLICANT: THE METRO REALTY MANAGEMENT	APPLICANT: THE METRO REALTY MANAGEMENT CORPORATION CORPORATION MAILLING ADDRESS: 6 EXECUTIVE DRIVE SUITE 100 6 EXECUTIVE DRIVE SUITE 100 8 TRIPP@METRO-REALTY.COM BTRIPP@METRO-REALTY.COM		
SITE DETAILS	PROPOSED MULTI-FAMILY DEVELOPMENT	240 DEMING STREET SOUTH WINDSOR, CONNECTICUT	
DESIGNE SCALE DATE	JUNE 28, 2023		
IT OF 12 SHEET NO. SHEET NO. SHEET NAME			

CONTECH CASCADE CS-5 OR APPROVED EQUAL NOT TO SCALE



