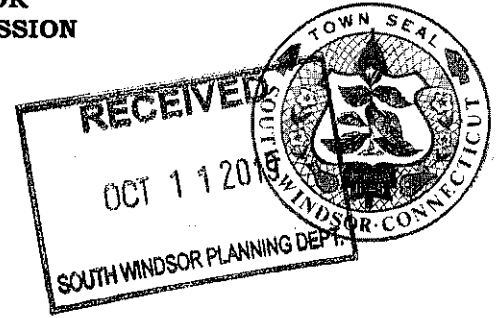


**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM**



Application Number: 19-51P
Official Receipt Date: 10-15-19
Munis Application #: 201902339

APPLICANT: South Windsor Board of Education

PROJECT NAME: Eli Terry Elementary School

COMPLETE LOCATION OF PROPERTY: 569 Griffin Road

OWNER OF RECORD ON LAND RECORDS: Town of South Windsor

OWNER ADDRESS: 1540 Sullivan Avenue, South Windsor, CT 06074

GIS PIN # 39000569 ZONE A-20

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Henry Thomas, RLA; The LRC Group, 160 West Street, Suite E, Cromwell, CT 06416

860-635-2877; hthomas@lrconsult.com

Estimated presentation time: 15 min.

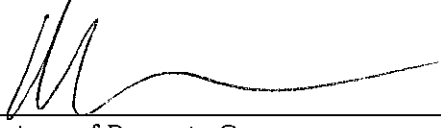
THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development ☐ New ☒ Modification Building(s) Sq Ft Addition of 3,143 s.f. to 69,319 s.f. approved
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☒ Other (explain in detail) Request for Administrative Approval of Modified Site Plan for 2 additional classrooms.

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Signature of Applicant
Craig Zimmerman, Chair, Board of Education

Print Name of Applicant



Signature of Property Owner
Michael Maniscalco, Town Manager, Town of South Windsor

Print Name of Property Owner

Revised 1/9/2017

Engineering Summary Report Additional Classrooms

For The

Proposed Eli Terry Elementary School

Located at

569 Griffin Road
South Windsor, CT

Submittal to the:

Town of South Windsor, CT

Date:

September 18, 2018

Revised

October 14, 2019

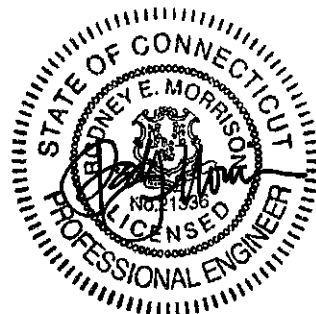
Prepared By:



LRC Engineering & Surveying, D.P.C.
Land Resource Consultants, Inc.
LRC Engineering & Surveying, P.C.
LRC Environmental Services, Inc.
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Proposed Additional Classrooms for the Eli Terry Elementary School Engineering Summary Report

Table of Contents

Topic	Page
Introduction	2
Existing Site Conditions	2
Proposed Improvements	2
Method of Analysis	2
Runoff Summary	3
Conclusions	4

Introduction

This summary report has been prepared to review the site engineering and stormwater drainage design for the Proposed Classroom Addition to the New Eli Terry Elementary School located on the south side of Griffin Road and the north side of Graham Road. The Engineering Summary Report was prepared in accordance with the Town of South Windsor Regulations.

Existing Site Conditions

Please refer to the Engineering Summary Report revised August 16, 2018 for a description of the existing conditions.

Proposed Improvements

The proposed 66,924 square foot school building is under construction. To meet demand and anticipated growth, addition classrooms are proposed on the northeast side of the school.

Improvements associated with the construction of additional classrooms is an increase in building roof area by 3,381 square feet. Roof area drainage is proposed and will consist of collection pipes and two yard drains connected to the drainage system on the east side of the school. No other site improvements are proposed.

The building addition increases the impervious surface on the property. The drainage improvements as designed for the new school will attenuate the increase in runoff from the roof area of the building addition. See the Detailed Runoff Summary below.

Method of Analysis

The HydroCAD Stormwater Modeling System computer program by Applied Microcomputer Systems was used to analyze and design the storm sewer system. HydroCAD uses the TR-55 curve number method to estimate the quantity and peak rates of runoff produced by each subcatchment; the resulting flows are routed through the different storm system elements to the system's Outlet Points, typically where the stormwater flows leave the subject property. Storm events were analyzed with Type III, 24-hour rainfall values and curve number/cover types as selected from the SCS TR-55 Manual. Also, the minimum of Time of Concentration used was 0.083 hours (5 Minutes) as selected from the SCS TR-55 Manual. Runoff rates chosen from the NOAA Atlas 14, Volume 10, Version 2 located in Windsor, CT are listed below:

Design Rainfall Amounts:

2 year	3.14 in.
5 year	4.13 in.
10 year	4.96 in.
25 year	6.09 in.
50 year	6.69 in.
100 year	7.84 in.

Detailed Runoff Summary

Flow Rate Attenuation

Analysis Point #1				
Storm:	Pre (cfs)	Post (cfs)	Building Addition (cfs)	Change (cfs)
2 year	12.21	11.42	11.65	-0.56
5 year	18.97	17.57	17.86	-1.11
10 year	24.87	22.92	23.27	-1.60
25 year	33.18	30.35	30.79	-2.39
50 year	39.73	36.13	36.63	-3.10
100 year	46.48	42.01	42.57	-3.91

Analysis Point #2				
Storm:	Pre (cfs)	Post (cfs)	Building Addition (cfs)	Change (cfs)
2 year	15.85	15.53	15.76	-0.09
5 year	24.54	23.75	24.05	-0.49
10 year	32.14	30.85	31.21	-0.93
25 year	42.72	40.72	41.17	-1.55
50 year	50.97	48.20	48.91	-2.06
100 year	59.36	56.29	56.81	-2.56

Analysis Point #3				
Storm:	Pre (cfs)	Post (cfs)	Building Addition (cfs)	Change (cfs)
2 year	19.08	17.63	17.71	-1.37
5 year	30.54	27.78	27.89	-2.65
10 year	40.64	36.68	36.81	-3.83
25 year	54.78	49.11	49.28	-5.50
50 year	65.83	58.82	59.01	-6.82
100 year	77.08	68.68	68.90	-8.18

Values listed above are in cubic feet per second.

Conclusions

This summary report demonstrates that with the addition of classrooms to the new elementary school, the calculated stormwater runoff at the property line is less than the pre developed condition.