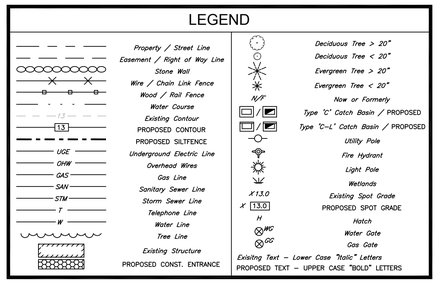
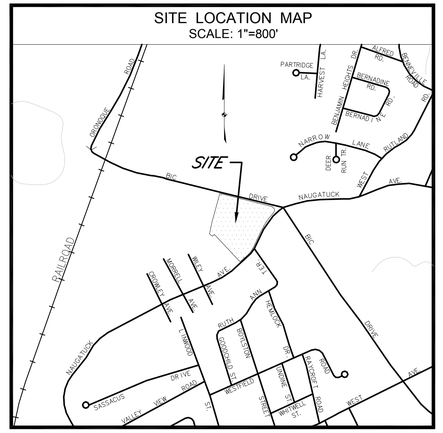


SITE DEVELOPMENT PLANS
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD, CONNECTICUT

TAX ASSESSORS MAP 41, BLOCK 301, LOTS 29

SUBMITTAL PLAN SET

DATE: May 5, 2014



SHEET 1	Title Page
SHEET 2	Overall Site Plan
SHEET 3	Grading Plan
SHEET 4	Erosion Control Plan
SHEET 5	Stormwater Management Plan
SHEET 6	Existing Conditions Plan
SHEET 7	Construction Details
SHEET 8	Erosion Narrative
SHEET 9	Cross Sections
SHEET 10	Alternative Parking Plan

OWNER/DEVELOPER

GARDEN HOMES MANAGEMENT
29 KNAPP STREET
STAMFORD, CONNECTICUT 06907
203-653-2475

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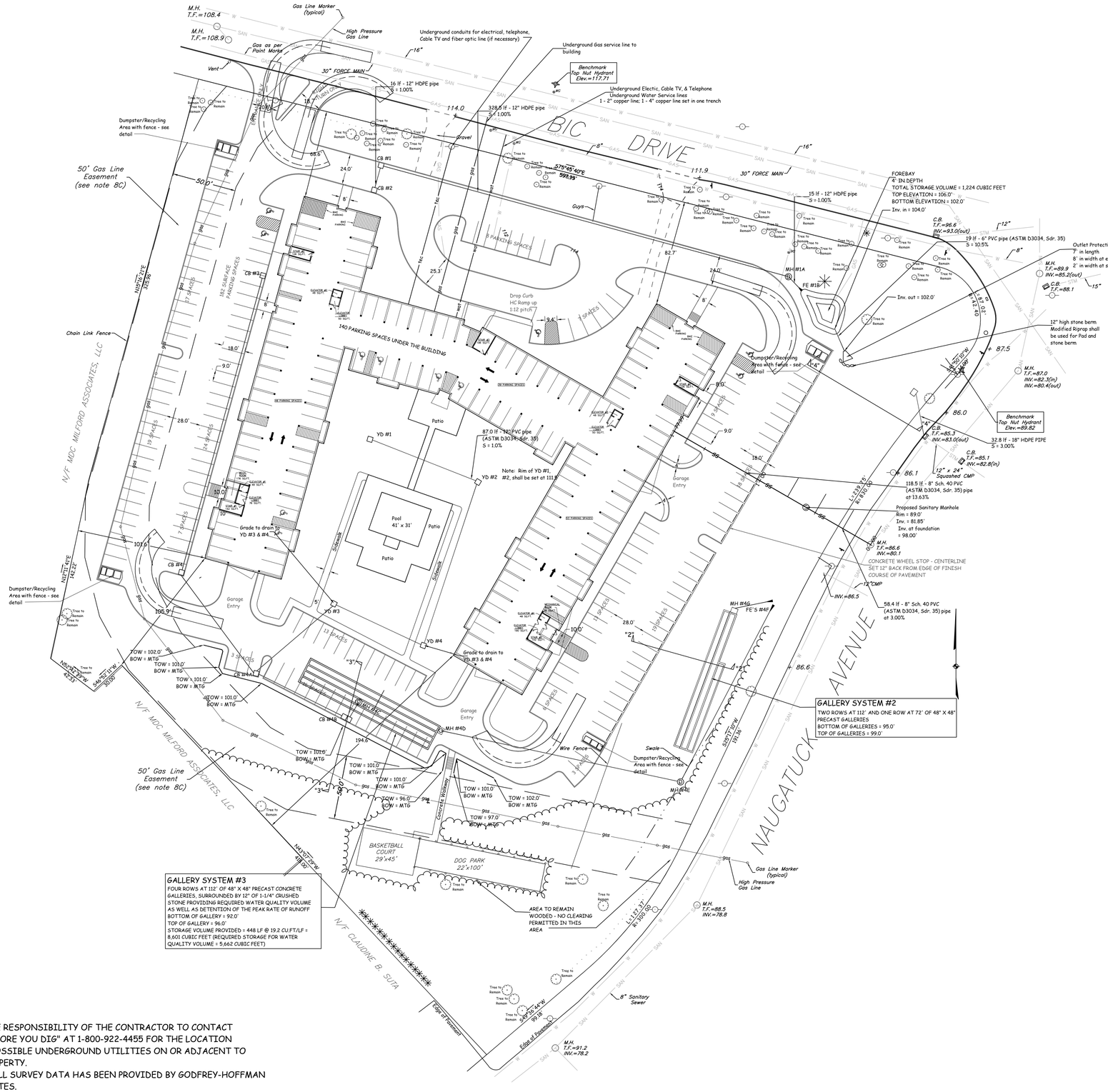

LEGEND

Property / Street Line	Deciduous Tree > 20"
Easement / Right of Way Line	Deciduous Tree < 20"
Stone Wall	Evergreen Tree > 20"
Wire / Chain Link Fence	Evergreen Tree < 20"
Wood / Rail Fence	N/F Now or Formerly
Water Course	Type "C" Catch Basin / PROPOSED
Existing Contour	Type "C-L" Catch Basin / PROPOSED
13 PROPOSED CONTOUR	Utility Pole
PROPOSED SILTFENCE	Fire Hydrant
UGE Underground Electric Line	Light Pole
OHW Overhead Wires	Wetlands
GAS Gas Line	X 13.0 Existing Spot Grade
SAN Sanitary Sewer Line	X 13.0 PROPOSED SPOT GRADE
STM Storm Sewer Line	H Hatch
T Telephone Line	WG Water Gate
W Water Line	GG Gas Gate
Tree Line	Exisitng Text – Lower Case "Italic" Letters
Existing Structure	PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
PROPOSED CONST. ENTRANCE	

Note: Test pits shall be excavated over the Iroquois Gas Line under the direct supervision of a representative from the Iroquois Gas Company to determine the depth of the gas line from Bic Drive to the point at which the gas line turns to the east. Measurements from existing grade shall be taken to the top of the gas line and a profile of the gas line relative to existing grade shall be prepared. This work shall be done prior to the commencement of any construction activity on the site.

ZONING TABLE

LOT AREA	7.38 ACRES (321,552 SQUARE FEET)
FRONT YARD SETBACK	82.7'
SIDE YARD - EAST (NAUGATUCK AVENUE)	146.3'
SIDE YARD - WEST (FORMER BIC FACTORY)	96.7'
REAR YARD SETBACK	89.7'
TOTAL PARKING SPACES	322
PARKING SPACES PER UNIT	1.25
BUILDING COVERAGE	15.87%
PERCENTAGE OF GREEN SPACES	38.2%
BUILDING FOOTPRINT	51,024 SQUARE FEET
NUMBER OF STORIES	4
BUILDING AREA	204,096 SQUARE FEET
BUILDING HEIGHT	53.0'
FLOOR AREA RATIO	0.67
TOTAL NUMBER OF UNITS	257
STUDIO UNITS	63
1-BEDROOM UNITS	194

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NOTE: ALL SURVEY DATA HAS BEEN PROVIDED BY GODFREY-HOFFMAN ASSOCIATES.

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STAMFORD, CT 06907

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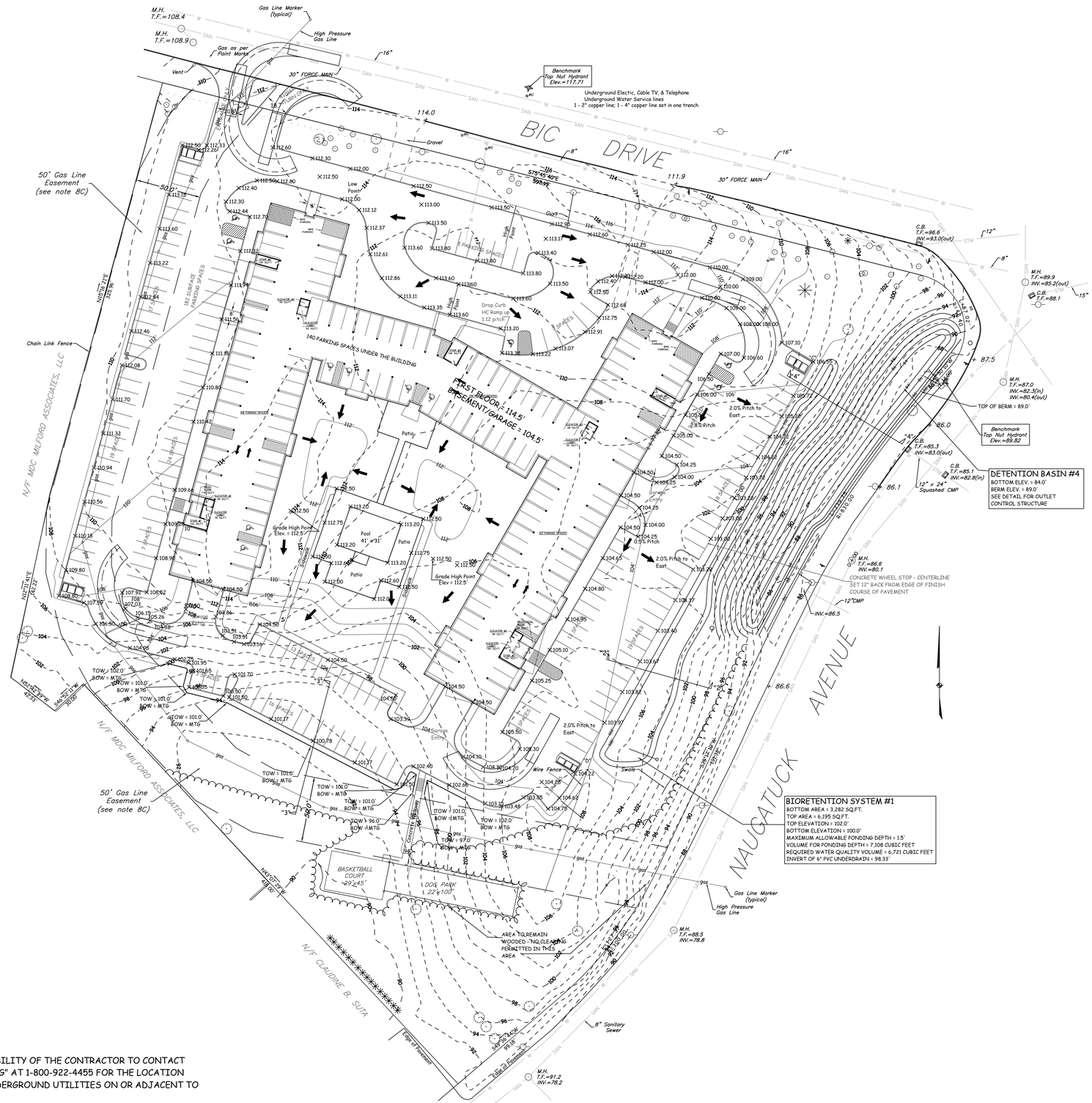
OVERALL SITE PLAN
SHEET 2 of 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT



LEGEND

Property / Street Line	Deciduous Tree > 20"
Easement / Right of Way Line	Deciduous Tree < 20"
Stone Wall	Evergreen Tree > 20"
Wire / Chain Link Fence	Evergreen Tree < 20"
Wood / Rail Fence	N/F Now or Formerly
Water Course	Type "C" Catch Basin / PROPOSED
Existing Contour	Type "C-L" Catch Basin / PROPOSED
PROPOSED CONTOUR	Utility Pole
PROPOSED SILTFENCE	Fire Hydrant
Underground Electric Line	Light Pole
Overhead Wires	Wetlands
Gas Line	Existing Spot Grade
Sanitary Sewer Line	PROPOSED SPOT GRADE
Storm Sewer Line	Hatch
Telephone Line	Water Gate
Water Line	Gas Gate
Tree Line	Exisitng Text – Lower Case "Italic" Letters
Existing Structure	PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
PROPOSED CONST. ENTRANCE	

NOTE: BIORETENTION SYSTEMS #1 AND DETENTION BASIN #4 SHALL BE SEEDED WITH NEW ENGLAND CONSERVATION SEED MIXTURE AS SHOWN BELOW.
NOTE: NO WOODY VEGETATION SHALL BE PLANTED ON THE BERM OF DETENTION BASIN #5 OR THE BIORETENTION SYSTEMS.
NOTE: TREES SHALL NOT BE PLANTED WITHIN 10' OF THE LIMITS OF GALLERY SYSTEM #2, BUT SMALL SHRUBS MAY BE PLANTED WITH 5' OF THE LIMITS OF THE GALLERY SYSTEM.

New England Conservation/Wildlife Mix

Botanical Name	Common Name
Andropogon gerardii	Big Bluestem
Asclepias syriaca	Common Milkweed
Aster novae-angliae	New England Aster
Chamaecrista fasciculata	Partridge Pea
Desmodium canadense	Showy Tick Trefoil
Elymus virginicus	Virginia Wild Rye
Eupatorium maculatum	Spotted Joe Pye Weed
Euthamia graminifolia	Grassed Leaved Goldenrod
Festuca rubra	Creeping Red Fescue
Heliopsis helianthoides	Ox Eye Sunflower
Panicum clandestinum	Deer Tongue
Panicum virgatum	Switch Grass
Rudbeckia laciniata	Tall/Green Headed Coneflower
Schizachyrium scoparium	Little Bluestem
Solidago juncea	Early Goldenrod
Sorghastrum nutans	Indian Grass

Planting Notes: Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed-soil contact. Best results are obtained with a Spring seeding. Late Spring or Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormat seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.
Application Rate: 25 lbs/acre
Website for more information: www.newp.com

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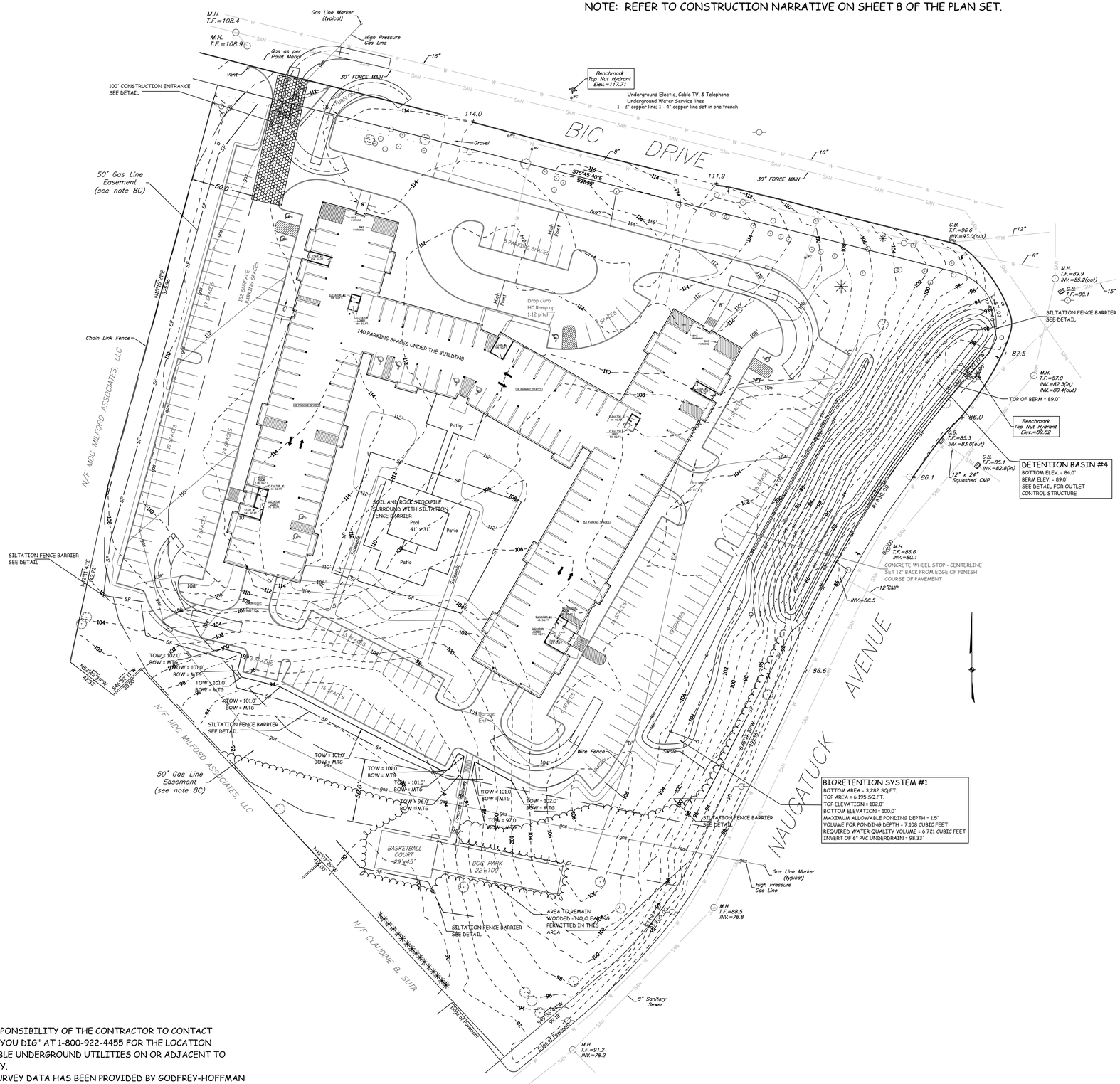
GRADING PLAN
SHEET 3 OF 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT

NOTE: REFER TO CONSTRUCTION NARRATIVE ON SHEET 8 OF THE PLAN SET.



LEGEND

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Existing Structure	PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
PROPOSED CONST. ENTRANCE	

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EROSION CONTROL PLAN
SHEET 4 OF 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

PREPARED FOR
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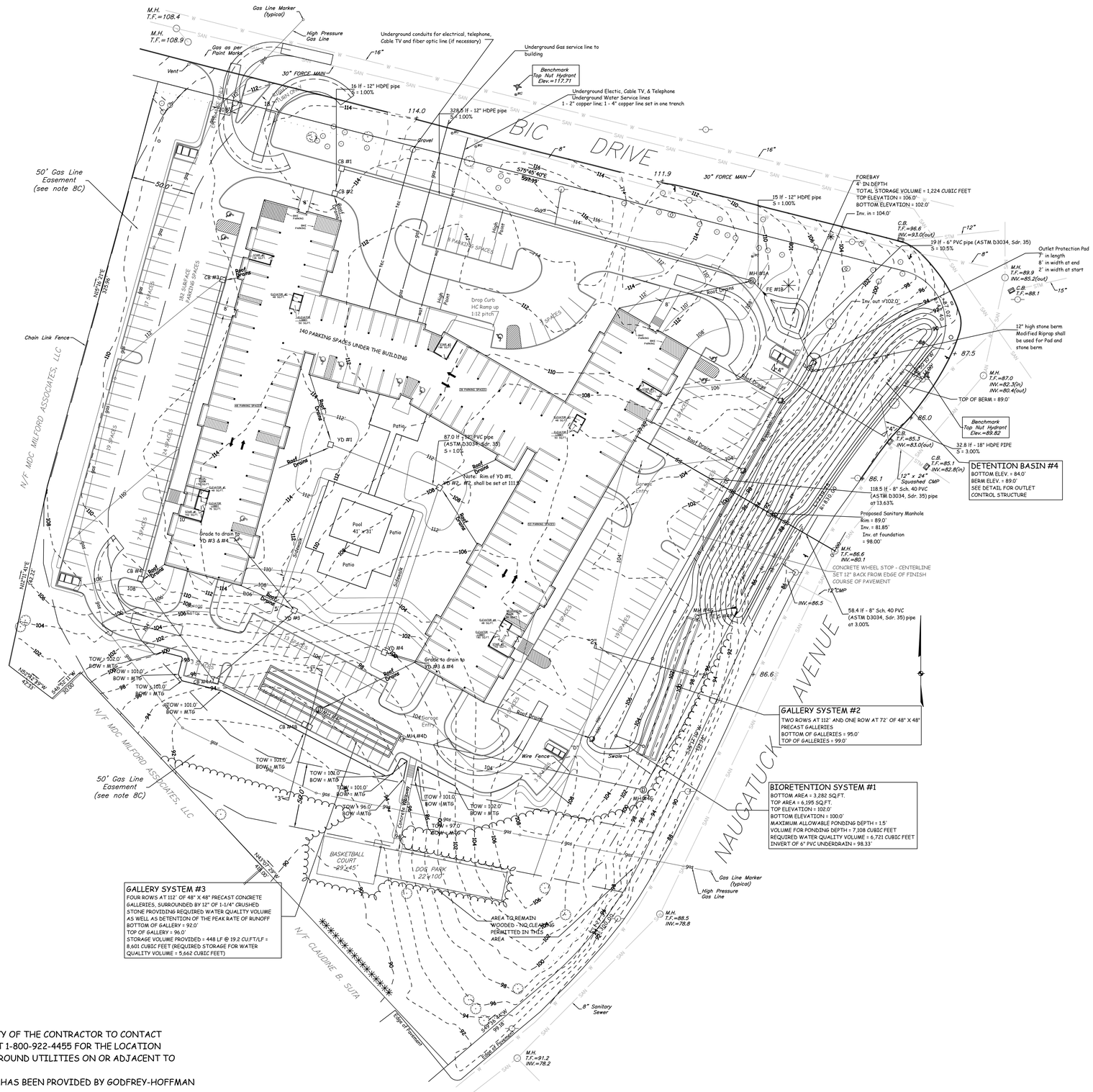
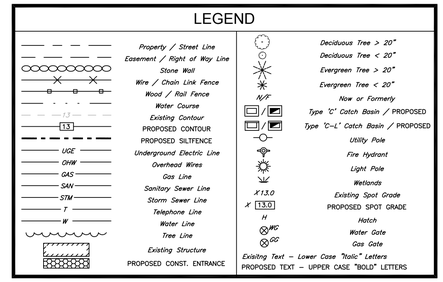
460 BIC DRIVE
MILFORD - CONNECTICUT





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STORMWATER MANAGEMENT SYSTEM

CB #1
RIM = 112.0'
INV. IN & OUT = 109.34'
CB #2
RIM = 112.0'
INV. OUT = 109.50'
MH #1A
RIM = 110.0'
INV. IN & OUT = 106.15'
FE #1B
INV. OUT = 106.0'
CB #3
RIM = 110.8'
INV. OUT = 107.30'
CB #4
RIM = 108.52'
INV. IN & OUT = 104.96'
CB #4A
RIM = 100.50'
INV. IN & OUT = 97.43'
CB #4B
RIM = 100.78'
INV. IN & OUT = 96.34'
MH #4C
RIM = 000.00'
INV. OUT = 96.0'

YD #1
RIM = 111.5'
INV. OUT = 109.0'
YD #2
RIM = 111.5'
INV. IN & OUT = 108.13'
YD #4
RIM = 104.5'
INV. IN & OUT = 102.50'
YD #3
RIM = 104.5'
INV. IN & OUT = 101.76'

MH #4D
RIM = 103.8' (match to finish grade)
INV. OUT = 92.0'
MH #4E
RIM = 99.0'
INV. OUT = 88.96'
MH #4G
RIM = 101.8'
INV. OUT = 88.82'
FE'S #4F
INV. OUT = 86.0'

STORMWATER MANAGEMENT SYSTEM - PIPE RUNS
CB #2 TO CB #1: 16 LF - 12" HDPE PIPE, S = 1.00%
CB #1 TO MH #1A: 328.5 LF - 12" HDPE PIPE, S = 1.00%
MH #1A TO FE #1B: 15 LF - 12" HDPE PIPE, S = 1.00%
CB #3 TO CB #4: 237 LF - 15" HDPE PIPE, S = 1.47%
CB #4 TO CB #4A: 95.5 LF - 15" HDPE PIPE, S = 10.3%
CB #4A TO CB #4B: 73 LF - 15" HDPE PIPE, S = 1.5%
CB #4B TO MH #4C: 13.7 LF - 15" HDPE PIPE, S = 2.48%
MH #4D TO MH #4E: 189.3 LF - 15" HDPE, S = 1.61%
MH #4E - FE #4F: 147.9 LF - 15" HDPE PIPE, S = 2.00%
MH #4G TO FE #4F: 28.2 LF - 15" HDPE PIPE, S = 10.00%

NOTE: CATCH BASINS #4A & #4B SHALL HAVE 48" DEEP SUMPS AND HOODED OUTLETS TO TRAP SEDIMENTS AND LIGHTER THAN WATER EMULSIONS IN THE CATCH BASIN

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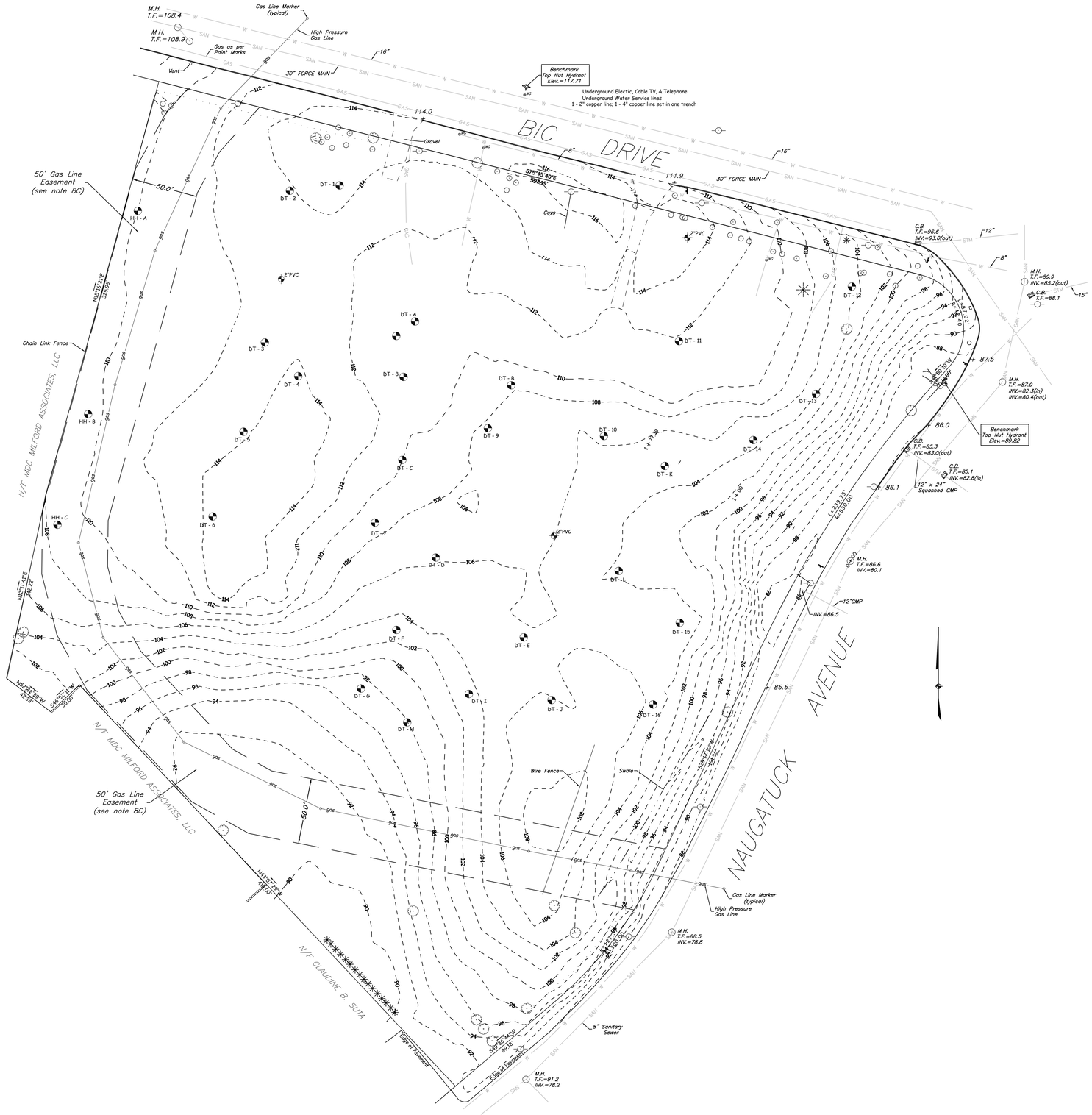
STORMWATER MANAGEMENT PLAN
SHEET 5 OF 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT



LEGEND

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Water Line	Gas Gate
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Existing Structure	PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
PROPOSED CONST. ENTRANCE	

DT - 1
0 - 8" TOPSOIL
8 - 27" ORANGE BROWN FINE SANDY LOAM
27 - 44" GREY BROWN FINE TO MEDIUM SAND
LEDGE AT 44"

DT - 2
0 - 10" TOPSOIL
10 - 30" ORANGE BROWN FINE SANDY LOAM
30 - 84" GREY BROWN STONY SAND AND SILT, COMPACT
LEDGE > 84", ROOTS TO 40"

DT - 3
0 - 8" TOPSOIL
8 - 18" ORANGE BROWN FINE SANDY LOAM
18 - 38" GREY BROWN FINE SAND AND SILT
LEDGE AT 38"

DT - 4
0 - 6" TOPSOIL
6 - 36" ORANGE BROWN FINE SANDY LOAM
LEDGE AT 36"

DT - 5
LEDGE AT 24"

DT - 6
LEDGE AT 16"

DT - 7
0 - 10" TOPSOIL
10 - 40" ORANGE BROWN FINE SANDY LOAM
40 - 84" GREY BROWN MEDIUM TO FINE SAND
LEDGE > 84", ROOTS TO 40"

DT - 8
0 - 12" TOPSOIL
12 - 34" ORANGE BROWN FINE SANDY LOAM
34 - 80" GREY BROWN MEDIUM TO FINE SAND
LEDGE > 80", ROOTS TO 40"

DT - 9
0 - 10" TOPSOIL
10 - 36" ORANGE BROWN FINE SANDY LOAM
36 - 75" GREY BROWN MEDIUM TO FINE SAND
LEDGE > 75"

DT - 10
0 - 10" TOPSOIL
10 - 31" ORANGE BROWN FINE SANDY LOAM
31 - 84" GREY BROWN MEDIUM TO FINE SAND
LEDGE > 84"

DT - 11
0 - 8" TOPSOIL
8 - 30" ORANGE BROWN FINE SANDY LOAM
30 - 96" GREY BROWN MEDIUM SAND AND GRAVEL
LEDGE > 96"

DT - 12
0 - 10" TOPSOIL
10 - 33" ORANGE BROWN SANDY LOAM
33 - 60" GREY BROWN MEDIUM TO FINE SAND
60 - 83" GREY BROWN COARSE SAND AND GRAVEL
LEDGE > 83", ROOTS TO 60"

DT - 13
0 - 6" TOPSOIL
6 - 21" ORANGE BROWN SANDY LOAM
21 - 40" GREY BROWN MEDIUM TO FINE SAND
40 - 72" GREY BROWN COMPACT SAND AND GRAVEL
LEDGE > 72", ROOTS TO 40"

DT - 14
0 - 12" TOPSOIL
12 - 36" ORANGE BROWN SANDY LOAM
36 - 80" GREY BROWN MEDIUM TO FINE SAND
LEDGE > 80"

DT - 15
0 - 7" TOPSOIL
7 - 30" ORANGE BROWN FINE SANDY LOAM
30 - 45" GREY BROWN MEDIUM TO FINE SAND
45 - 60" GREY BROWN COMPACT SILTY SAND AND GRAVEL
LEDGE > 60", ROOTS TO 40"

DT - 16
0 - 6" TOPSOIL
6 - 28" ORANGE BROWN FINE SANDY LOAM
28 - 45" GREY BROWN MEDIUM TO FINE SAND
45 - 67" GREY BROWN MEDIUM COMPACT SAND AND GRAVEL
LEDGE > 67", ROOTS TO 36"

HH - A
0 - 7" TOPSOIL
7 - 37" ORANGE BROWN FINE SANDY LOAM
37 - 45" BROWN MEDIUM SAND
NO MOTTLES OR WATER

HH - B
0 - 7" TOPSOIL
7 - 36" ORANGE BROWN FINE SANDY LOAM
36 - 42" BROWN MEDIUM SAND
NO MOTTLES OR WATER

HH - C
0 - 8" TOPSOIL
8 - 38" ORANGE BROWN FINE SANDY LOAM
38 - 44" BROWN MEDIUM SAND
NO MOTTLES OR WATER

DT - A
0 - 7" TOPSOIL
7 - 38" ORANGE BROWN VERY SANDY LOAM
38 - 90" BROWN GREY MEDIUM SAND
90 - 96" GREY BROWN SILTY SAND
LEDGE > 96", ROOTS TO 80", NO MOTTLING

DT - B
0 - 12" TOPSOIL
12 - 45" ORANGE BROWN VERY SANDY LOAM
45 - 62" BROWN GREY MEDIUM SAND
62 - 96" BROWN SILTY SAND
LEDGE > 96", ROOTS TO 62", NO MOTTLING

DT - C
0 - 12" TOPSOIL
12 - 37" ORANGE BROWN VERY SANDY LOAM
37 - 65" BROWN GREY MEDIUM SAND
65 - 84" GREY BROWN SILTY SAND
LEDGE > 84", ROOTS TO 65", NO MOTTLING

DT - D
0 - 13" TOPSOIL
13 - 39" ORANGE BROWN VERY SANDY LOAM
39 - 84" BROWN GREY MEDIUM SAND
84 - 102" BROWN GREY SILTY SAND
LEDGE > 102", ROOTS TO 84", NO MOTTLING

DT - E
0 - 13" TOPSOIL
13 - 44" ORANGE BROWN SANDY LOAM
44 - 78" BROWN GREY MEDIUM SAND
78 - 96" BROWN GREY MEDIUM SAND AND GRAVEL
LEDGE > 96", ROOTS TO 78", NO MOTTLING

DT - F
0 - 13" TOPSOIL
13 - 45" ORANGE BROWN SANDY LOAM
45 - 84" BROWN GREY MEDIUM SAND
84 - 96" BROWN GREY MEDIUM SAND AND GRAVEL
LEDGE > 96", ROOTS TO 75", NO MOTTLING

DT - G
0 - 12" TOPSOIL
12 - 26" ORANGE BROWN FINE SANDY LOAM
26 - 48" BROWN GREY MEDIUM SAND
48 - 84" GREY BROWN SAND AND GRAVEL WITH COBBLES
LEDGE > 84", ROOTS TO 48", NO MOTTLING

DT - H
0 - 13" TOPSOIL
13 - 38" ORANGE BROWN SANDY LOAM
38 - 49" BROWN GREY SAND AND GRAVEL
49 - 96" BROWN GREY COARSE SAND AND GRAVEL
LEDGE > 96", ROOTS TO 55", NO MOTTLING

DT - I
0 - 13" TOPSOIL
13 - 48" ORANGE BROWN FINE SANDY LOAM
48 - 96" BROWN GREY MEDIUM SAND AND GRAVEL
LEDGE > 96", ROOTS TO 55", NO MOTTLING

DT - J
0 - 11" TOPSOIL
11 - 43" ORANGE BROWN SANDY LOAM
43 - 72" BROWN GREY SILTY SAND (MEDIUM COMPACT)
72 - 96" GREY BROWN SAND AND GRAVEL
LEDGE > 96", ROOTS TO 60", NO MOTTLING

DT - K
0 - 12" TOPSOIL
12 - 36" ORANGE BROWN FINE SANDY LOAM
36 - 60" BROWN MEDIUM SAND
60 - 96" BROWN GREY MEDIUM COMPACT SILTY SAND
LEDGE > 96", ROOTS TO 60", NO MOTTLING

DT - L
0 - 14" TOPSOIL
14 - 42" ORANGE BROWN FINE SANDY LOAM
42 - 72" BROWN GREY MEDIUM SAND
72 - 96" GREY BROWN MEDIUM COMPACT SAND AND GRAVEL
LEDGE > 96", ROOTS TO 66", NO MOTTLING

INFILTRATION TEST RESULTS
TESTS PERFORMED BY USING A TURF-TECH INFILTROMETER
IN HH - A AND HH - C, TESTS WERE PERFORMED AT 40" IN THE LAYER OF MEDIUM SAND
RESULTS:
HH - A: INFILTRATION RATE = 24" PER HOUR
HH - C: INFILTRATION RATE = 23" PER HOUR
DT - 13: INFILTRATION RATE = 25" PER HOUR
DT - 15: INFILTRATION RATE = 22" PER HOUR
FOR DT - 13 AND DT - 15, THE INFILTRATION TESTS WERE PERFORMED AT 36" BELOW EXISTING GRADE

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EXISTING CONDITIONS MAP

SHEET 6 OF 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

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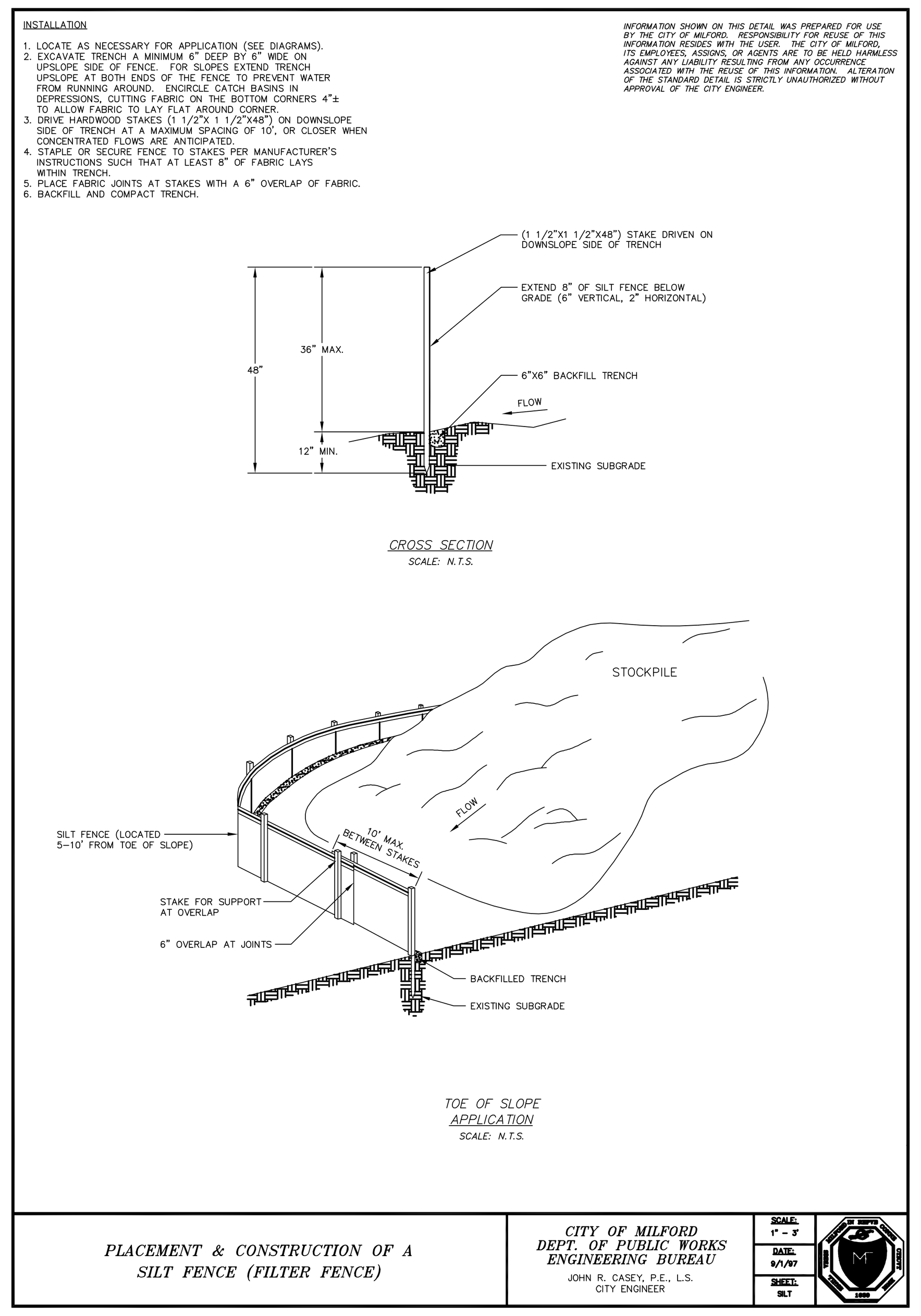
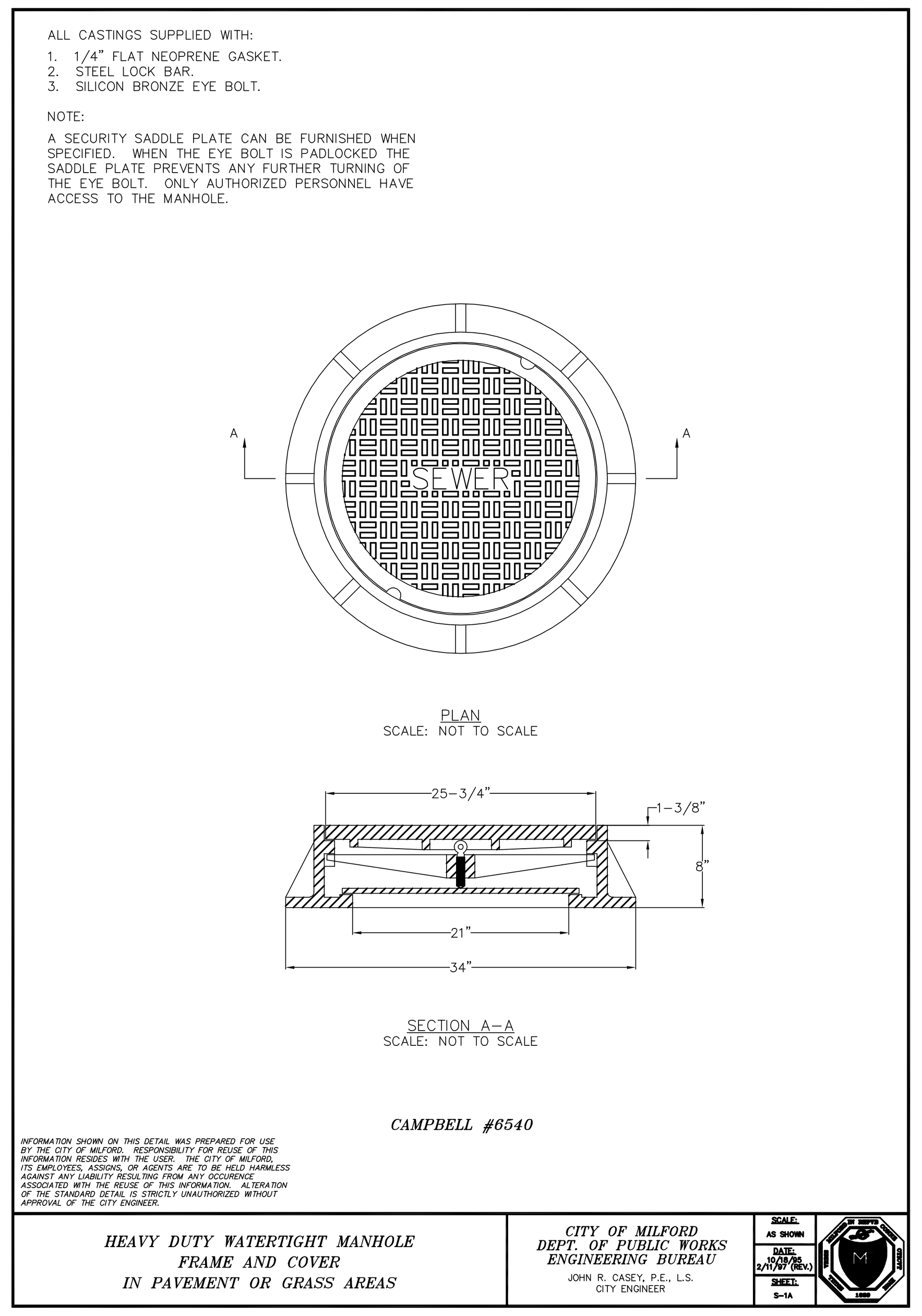
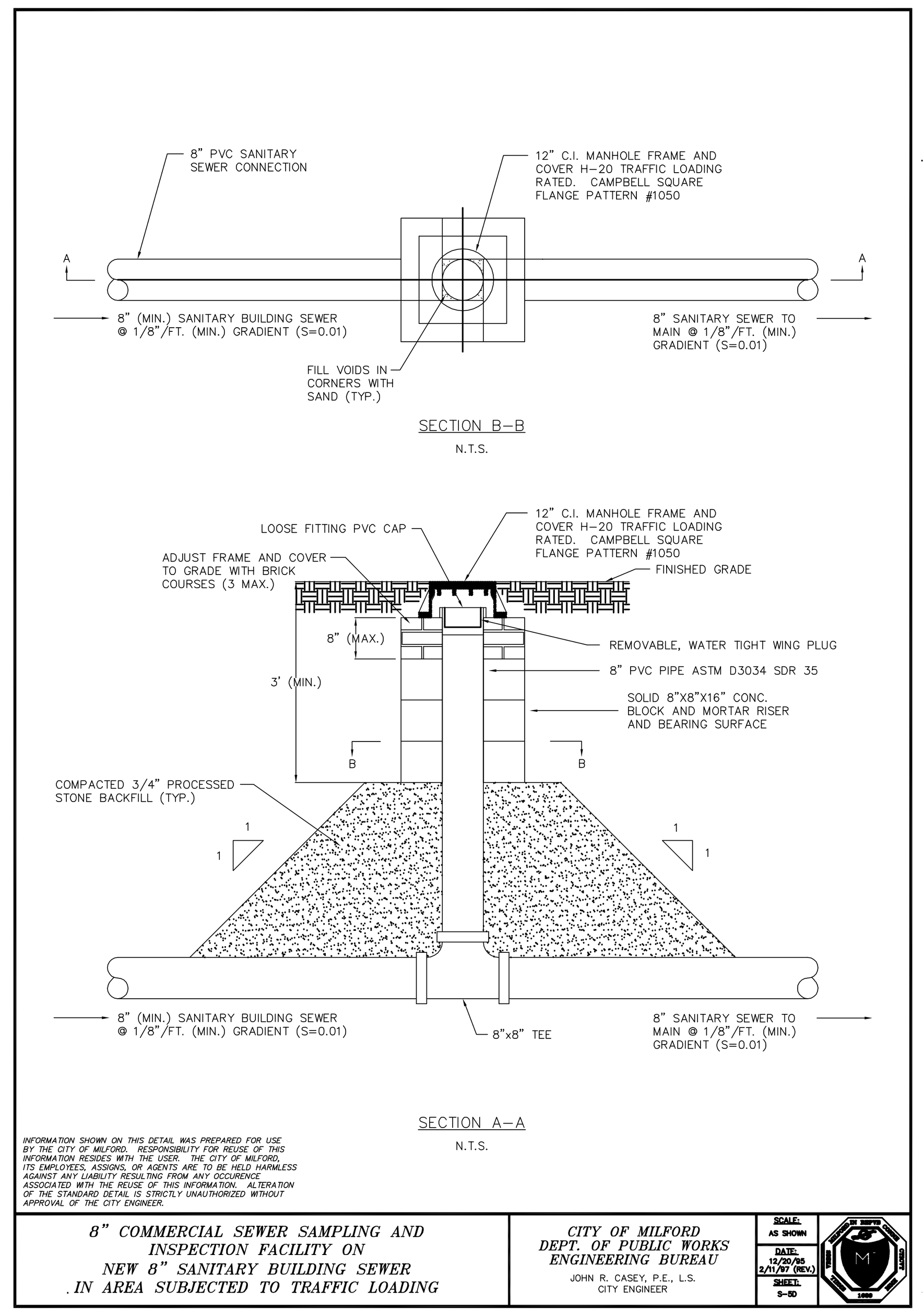
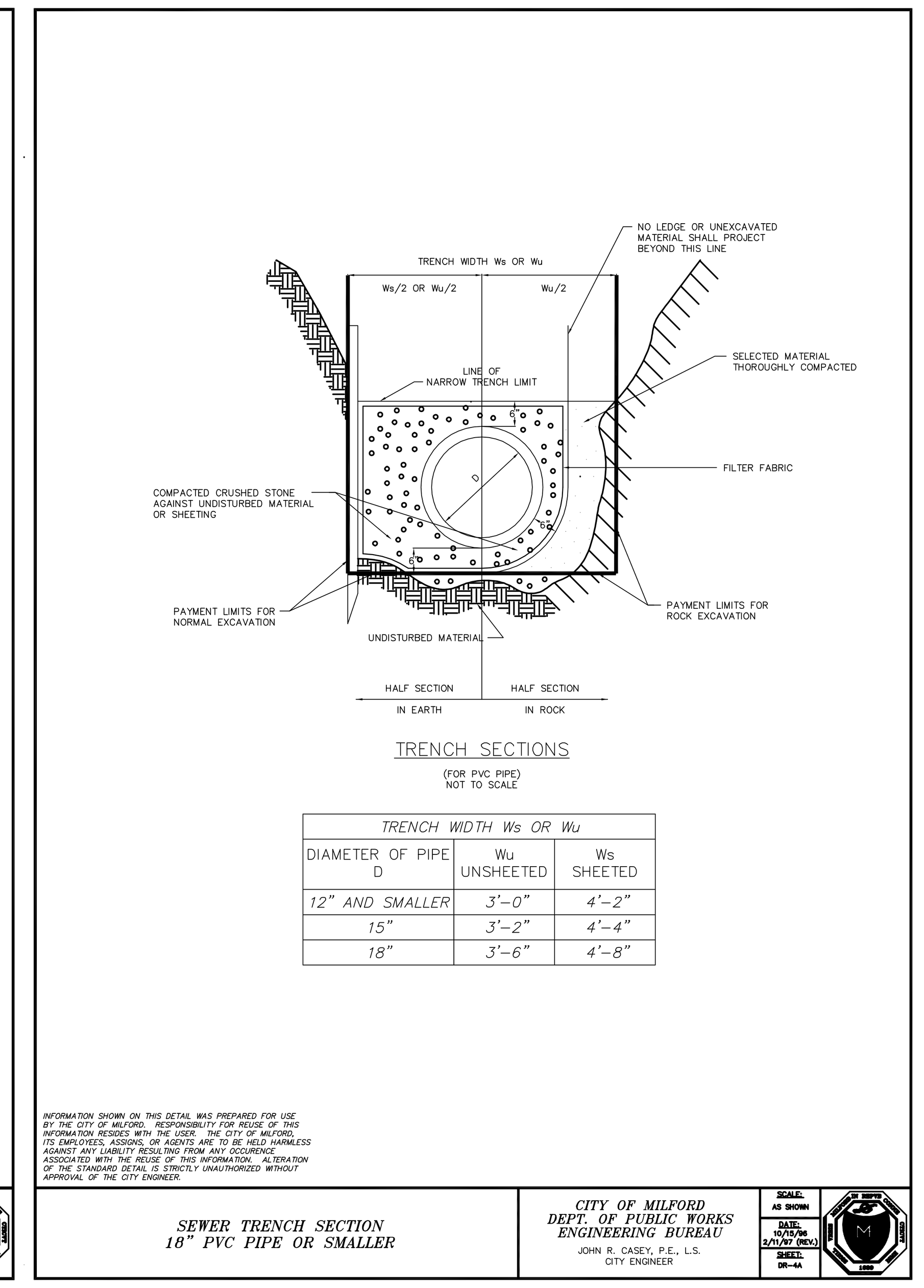
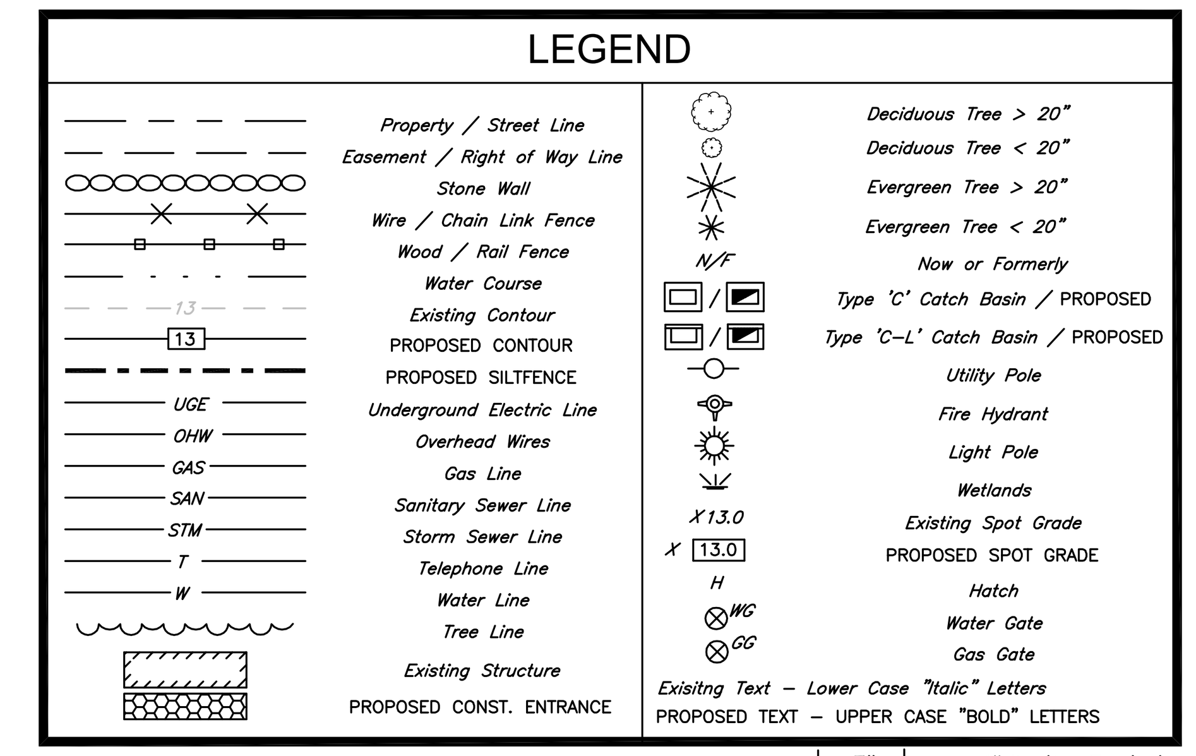
460 BIC DRIVE
MILFORD - CONNECTICUT

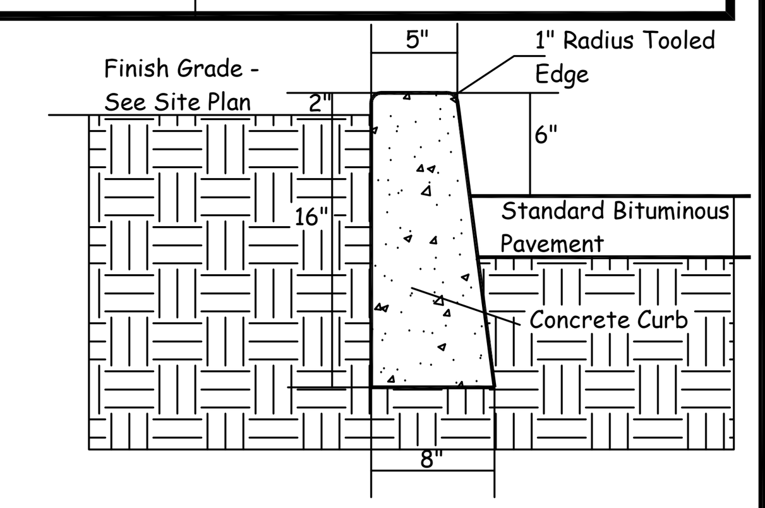




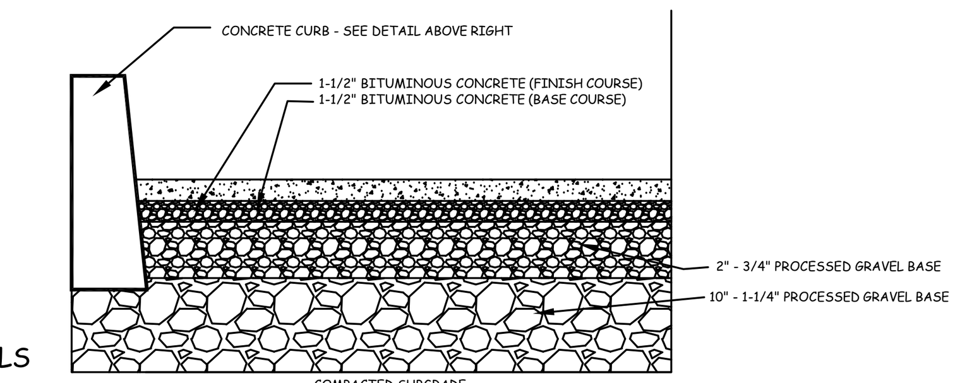




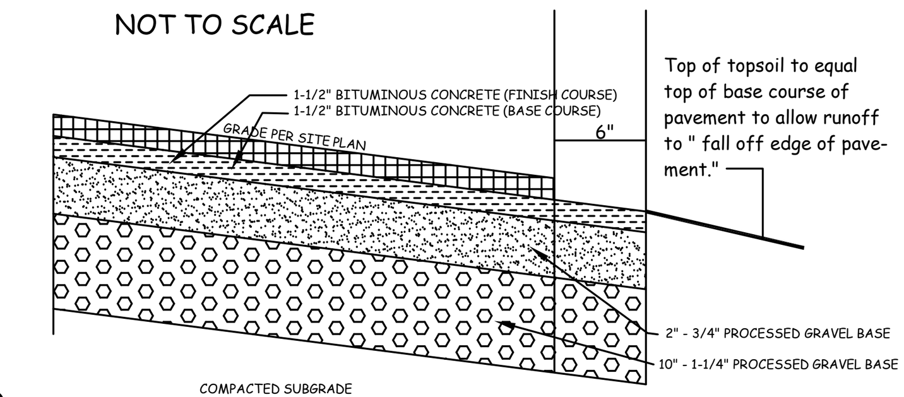




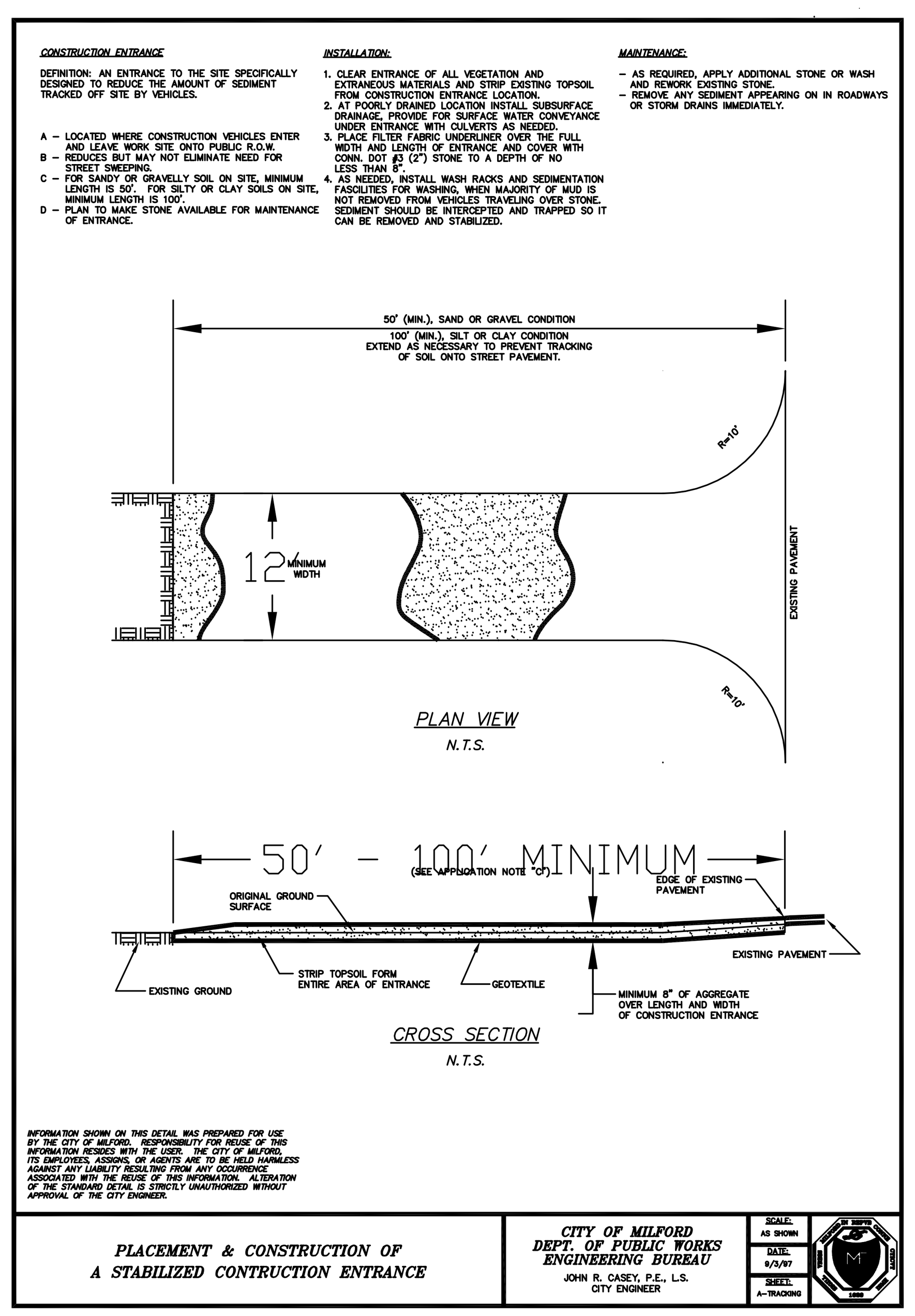
Typical Cross section of Cast In-place Concrete Curbing
Not to Scale

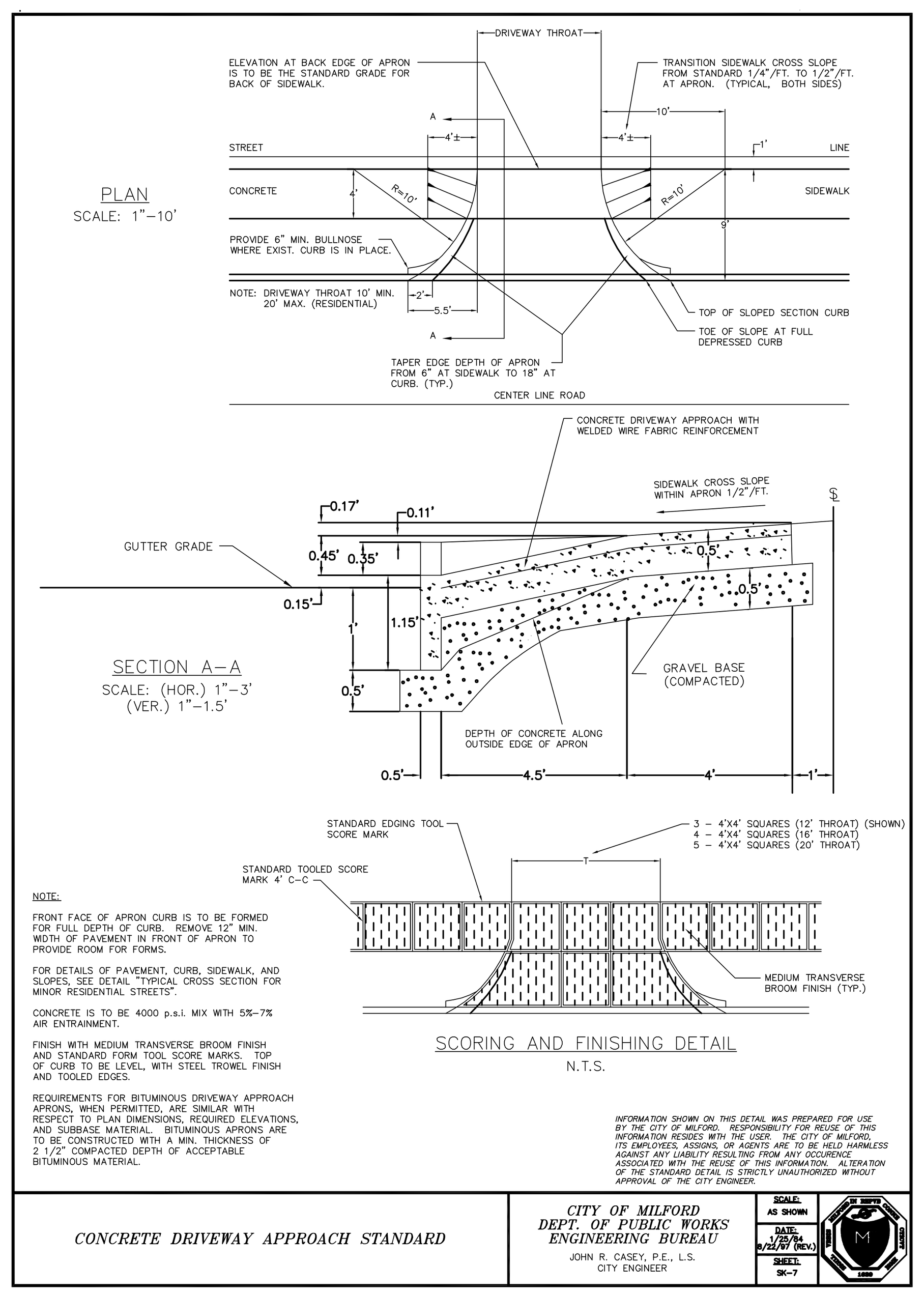


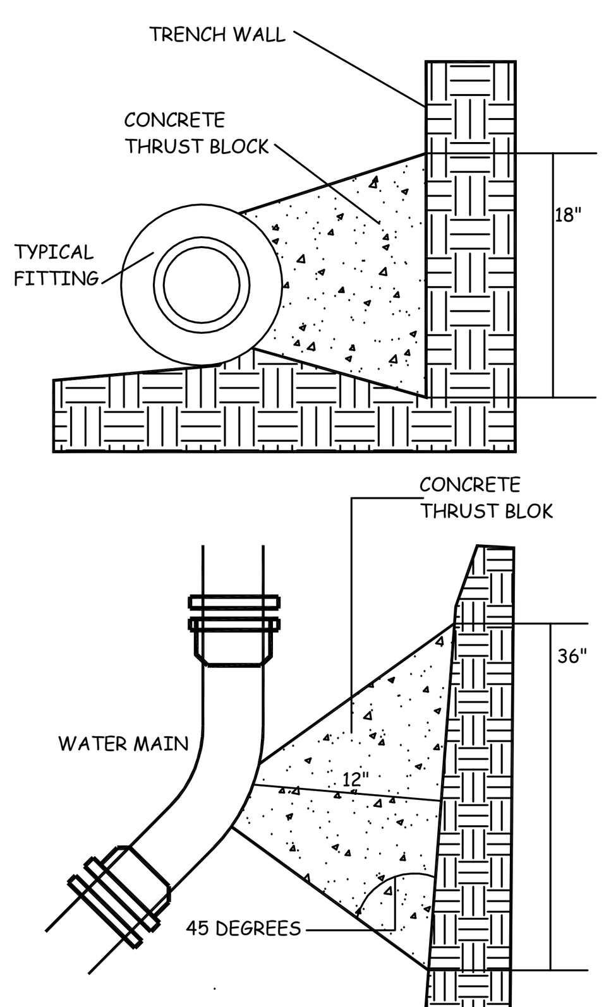
CROSS SECTION OF STANDARD
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



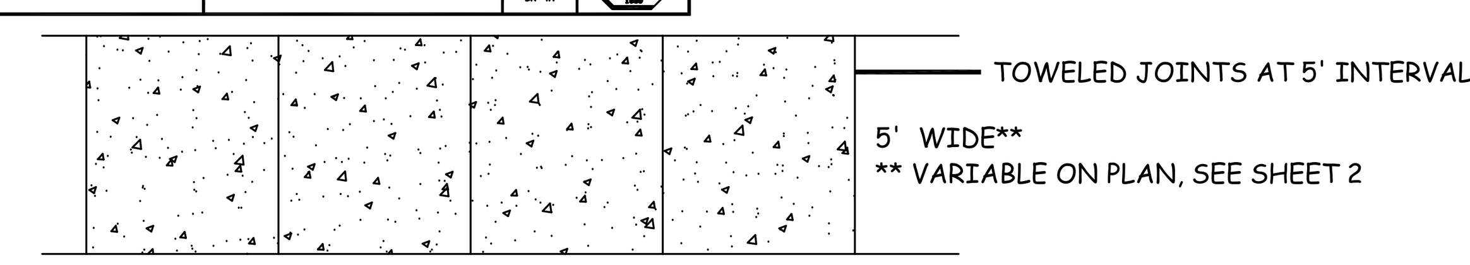
CROSS SECTION OF PAVEMENT
WHEN NO CURBING SHALL BE INSTALLED
NOT TO SCALE



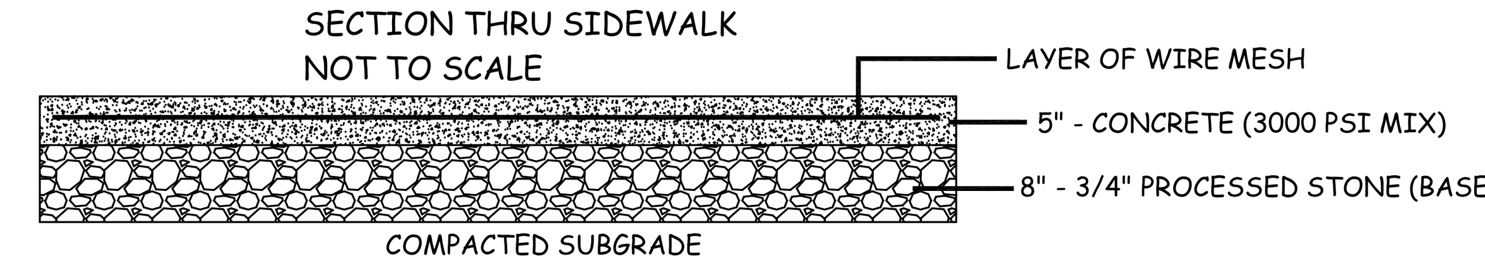




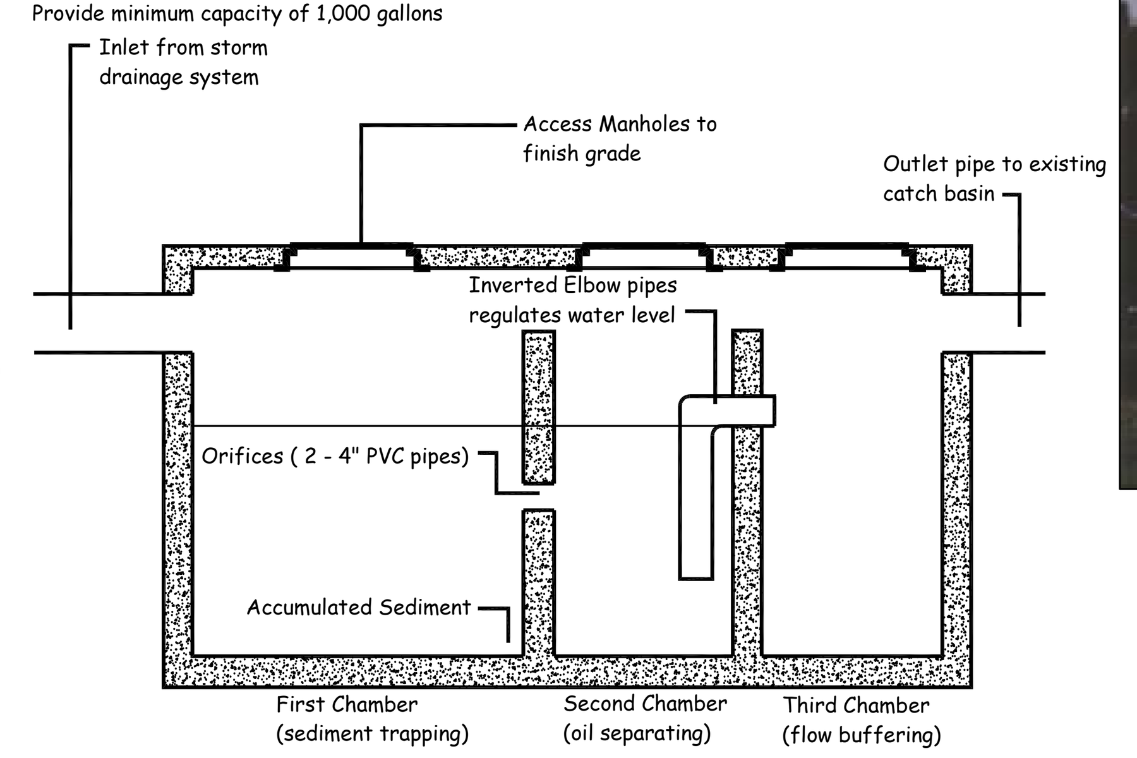
45 OR 22 DEGREE BEND
DETAIL OF CONCRETE THRUST
BLOCK FOR WATER LINES
NOT TO SCALE



DETAIL OF PROPOSED
CONCRETE SIDEWALK/ WALKWAY
NOT TO SCALE
SECTION THRU SIDEWALK
NOT TO SCALE



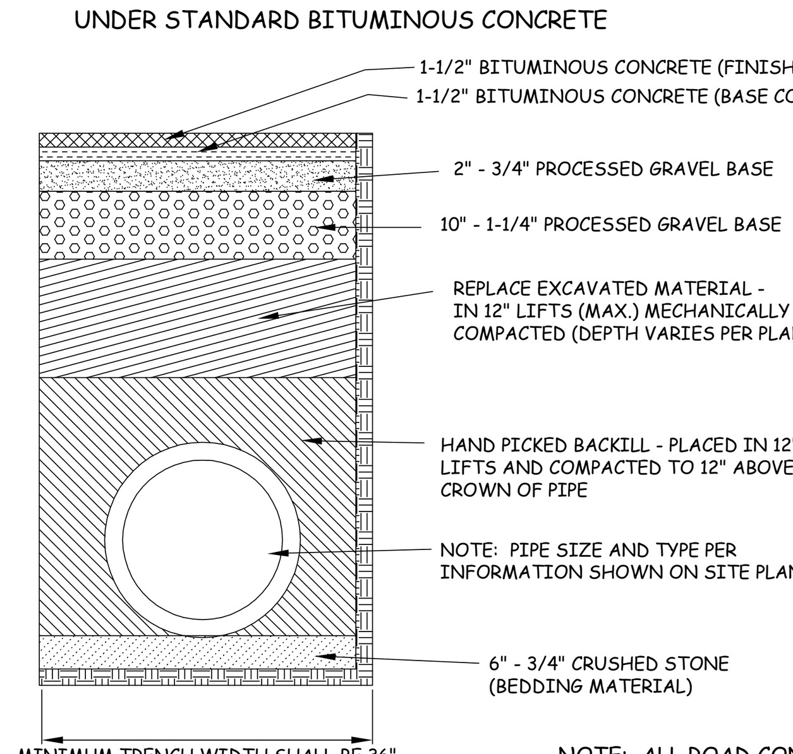
Sizing Criteria for Oil/Grit Separator: 400 cubic feet per acre of drainage area.
A = 2,855 sq.ft. (0.065 acres)
Min. Capacity of unit = 400 * 0.065 * 7.48 = 180 gallons capacity for First & Sediment Chamber
Provide minimum capacity of 1,000 gallons



OIL/GRIT SEPARATOR
NOT TO SCALE

SOLID VINYL FENCE FOR DUMPSTER ENCLOSURES
AND GATES
NOT TO SCALE

THE DETAIL BELOW IS ONLY FOR DRAINAGE LINES INSTALLED UNDER STANDARD BITUMINOUS CONCRETE



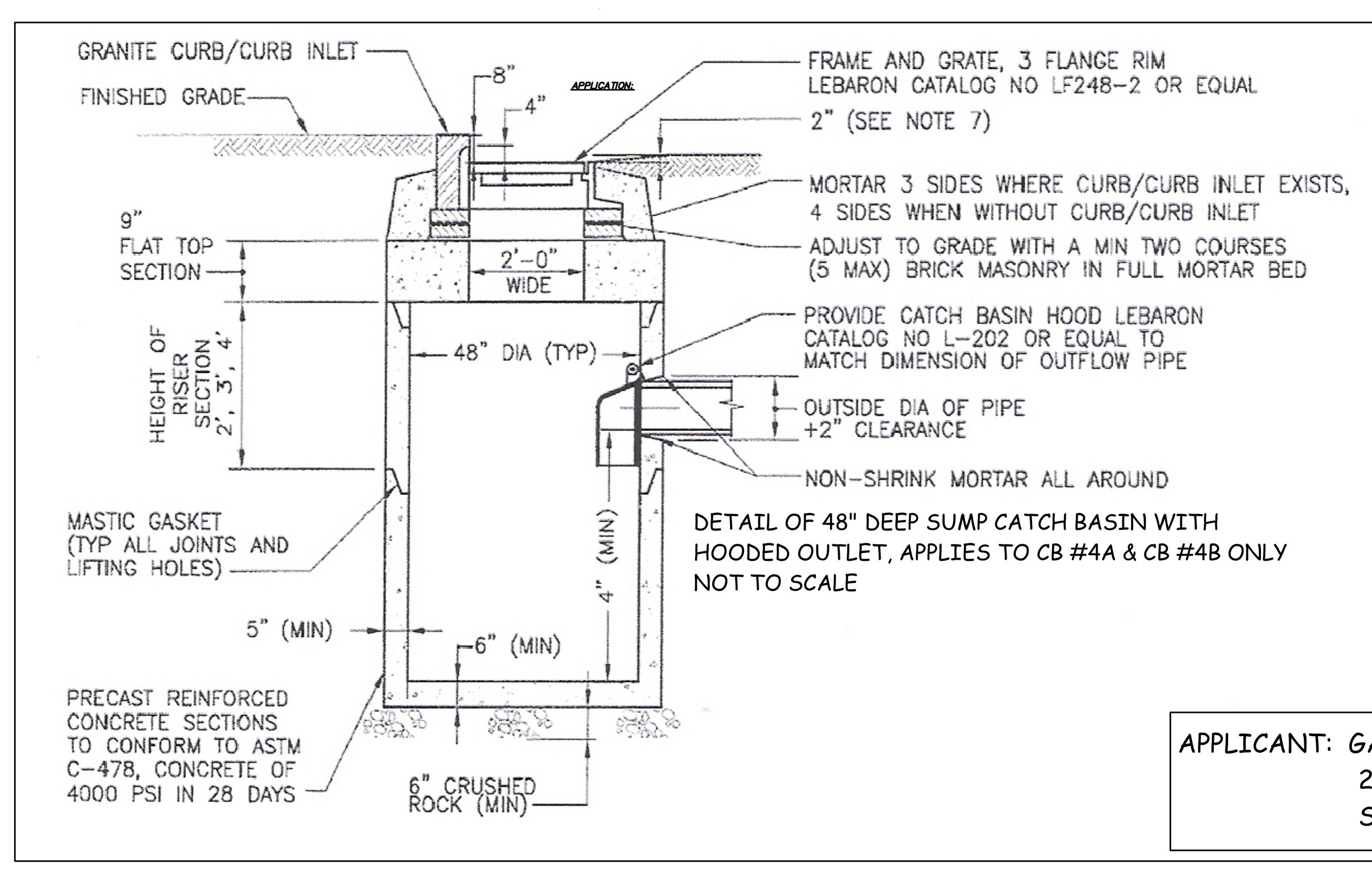
TRENCH DETAIL - N.T.S.

NOTE: ALL ROAD CONSTRUCTION MATERIALS SHALL CONFORM TO THE LATEST CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS

NOTES REQUIRED BY TOWN OF MILFORD ENGINEERING DEPARTMENT:
1. SANITARY SEWER LINE IS TO BE 8" SDR PIPE WITH RUBBER GASKETS.
2. THE MANHOLE HAS TO BE CORE BORED IF CONCRETE OR THE INVERT MUST BE RECONSTRUCTED WITH RED BRICK IF MANHOLE IS BRICK.
3. ROAD MUST BE SAW CUT.
4. ROAD MUST BE COMPACTED IN 8" LIFTS.
5. 12" OF COMPACTED BASE IS REQUIRED UNDER ROAD SURFACE.
6. TEMPORARY PATCH IS NOT REQUIRED WHEN DONE PER 3, 4, AND 5.

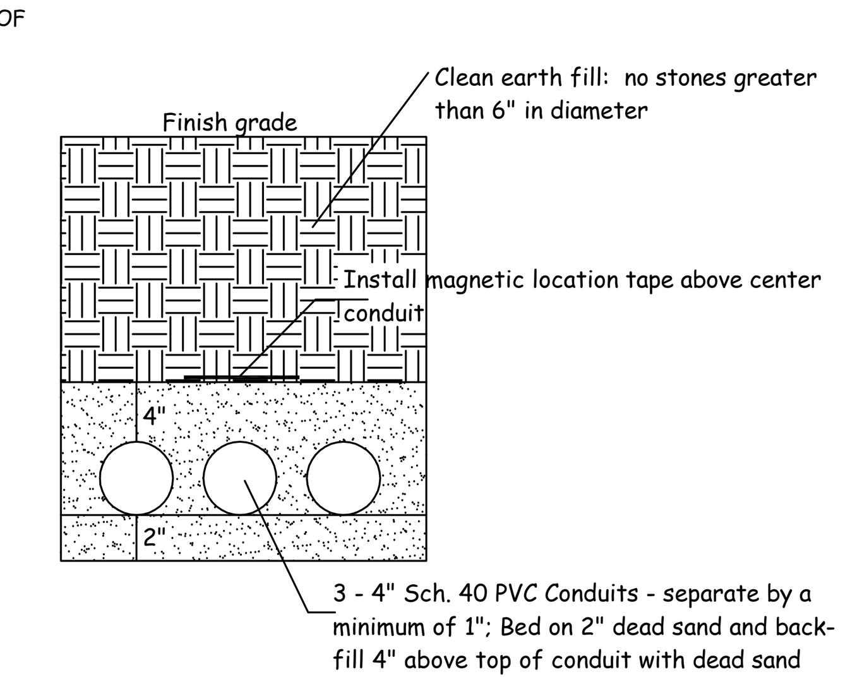
NOTES REGARDING WATER SERVICE LINES TO BUILDING:
- 2" DIAMETER DOMESTIC,
- 4" DIAMETER FIRE SERVICE
- 6" DIAMETER HYDRANT SERVICE
NOTE: ALL THREE WATER LINES BY "OTHERS" AND THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR THE LOCATION OF ALL POSSIBLE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS PROPERTY.
NOTE: ALL SURVEY DATA HAS BEEN PROVIDED BY GODFREY-HOFFMAN ASSOCIATES.

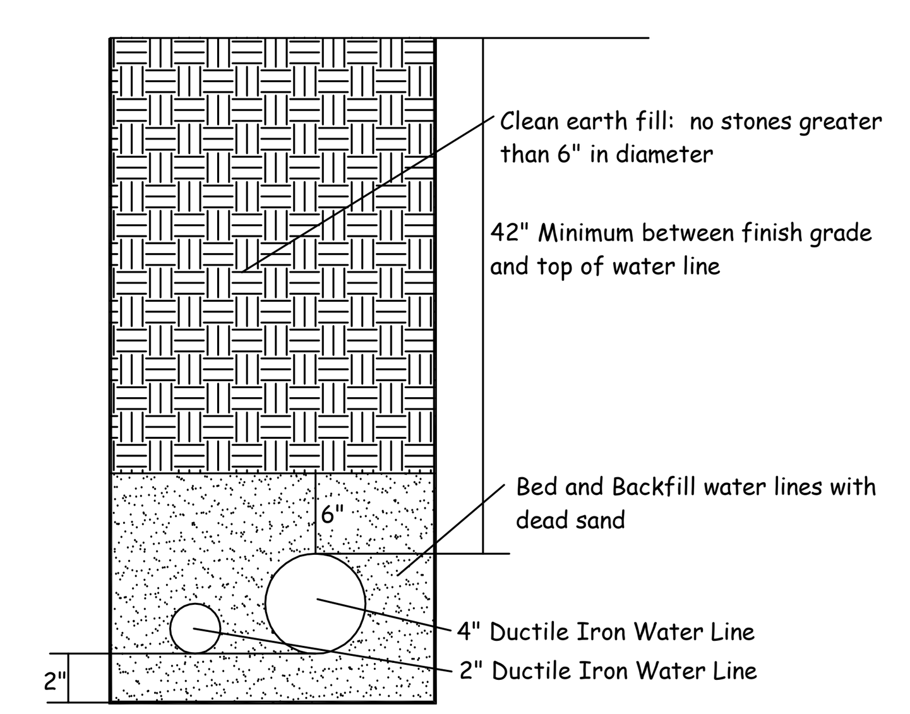


DETAIL OF 48" DEEP SUMP CATCH BASIN WITH HOODED OUTLET, APPLIES TO CB #4A & CB #4B ONLY
NOT TO SCALE

APPLICANT: GARDEN HOMES MANAGEMENT
29 KNAPP STREET
STAMFORD, CT 06907



TYPICAL TRENCH DETAIL FOR UNDERGROUND
ELECTRICAL, TELEPHONE & CABLE TV LINES
NOT TO SCALE



TRENCH DETAIL FOR INSTALLATION
OF WATER LINES
NOT TO SCALE

TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBURY, CONNECTICUT 06488
203-264-4558 (phone & fax)
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Low Impact Development
© Trinkaus Engineering, LLC

CONSTRUCTION DETAILS
SHEET 7 of 10
PROJECT #006-2013
SCALE AS NOTED
DATE: May 4, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT

PROPERTY LOCATION: 460 BIC DRIVE - MILFORD, CONNECTICUT

1.1 PROJECT DESCRIPTION:

This project proposes the construction of an apartment building containing 257 residential units. There will be 63 studio units and 194 one-bedroom units. A total of 322 parking spaces will be provided in under the building parking as well as on the ground surface. The site consists of 7.38 acres of land. There are no delineated inland wetlands on the subject property. Field survey and topographic mapping was provided by Godfrey-Hoffman, land surveyors.

It is anticipated that construction will commence in the Spring of 2015 after all necessary land use approvals have been obtained from the Town of Milford.

1.2 ESTIMATED DISTURBANCE AREA:

It is estimated that a total of 6.0 acres will be disturbed for the construction of the building, parking area and stormwater management systems.

1.3 EROSION CONTROL MEASURES:

The following are erosion control measures to be utilized on this site during the construction period: siltation fence barriers, stone construction entrances, wood chips for mulch and soil stockpiles

1.4 CONSTRUCTION PHASES:

The project will be constructed in two phases. Phase I will cover site clearing, removal of topsoil, blasting and construction of stormwater management system facilities. Phase II will cover the construction of the building, parking areas, recreational areas and landscaping.

1.5 CONSTRUCTION START DATES:

Construction on the site may occur after all requried local land use approvals have been obtained from the Town of Milford. It is anticipated that all work will be completed with twelve months from commencement date.

1.6 DESIGN INFORMATION:

Maintenance specifications for the erosion control measures are part of this narrative. Construction sequences for each phase are part of this narrative.

1.7 OTHER PERMITS:

As the site disturbance is well over 3 acres, a General Permit for the discharge of stormwater from construction activities and dewatering operations shall be obtained from the CT DEEP.

The owner of record shall be responsible for retaining a Licensed Professional Engineer or Certified Erosion & Sediment Control Specialist to inspect the site weekly in accordance with the CT DEP guidelines. Monitoring reports shall be prepared and filed with the owner, contractor, and the Planning and Zoning Commission.

1.8 CONSERVATION PRACTICES:

This project incorporates the following Low Impact Development strategies: Bioretention systems, and Infiltration galleries to filter runoff to reduce pollutant loads as well as reduce surface water runoff by infiltration into the underlying sandy soils. A standard dry detention basin will be utilized to reduce the peak rate of runoff back to pre-development conditions.

1.9 DOCUMENT LIST:

1. Storm Water Management Report
2. Project Plan Set comprised of Sheet 1 of 10 of 10.

2.1 HYDRAULIC CALCULATIONS:

The stormwater management report contains the necessary analyses and computations to demonstrate that the post-development peak rate of runoff will be reduced to the pre-development peak rate of runoff for the 25-yr storm event. In addition, the report demonstrates that the Groundwater Recharge Volume & Water Quality Volume per the CT DEP 2004 Storm Water Quality Manual have been met on this site.

2.2 SOIL TEST RESULTS:

Soil test results by this office are shown on Sheet 6 of 10 of the project plan set.

CONSTRUCTION PHASES:

PHASE I:

1. The clearing limits shall be delineated in the field by the project land surveyor. Brush shall be chipped into mulch and placed outside the construction area to be used as mulch as needed. The construction entrance shall be rough graded and the stone construction entrance installed as shown on the site plan.
2. The perimeter siltation fence barriers shall be installed in those locations shown on the approved plans and in accord with the submitted details.
3. Stumps shall be removed from the site and disposed off-site in a proper and legal manner.
4. Topsoil shall be removed from the area of the proposed building and placed in the stockpile location. The stockpile shall be ringed by a staked siltation fence barrier.
5. Subsoil shall be removed from the western and central portion of the building footprint as this is the area in which shallow bedrock was encountered based upon soil test holes.
6. A blasting plan shall be developed by the blasting contractor in accordance with the following requirements of the Iroquois Gas Company:
   a. Date and time of blast(s)
   b. Drawing specifying the location of the blast and nearest distane from the Iroquois pipeline facilities
   c. Rock configuration: Degree of confinement, presence of free faces of rock to move toward, and relative elevations of pipe and blast holes
   d. Hole sizing, spacing, depth and layout
   e. Types of explosives and specific energy release, calories per gram
   f. Total weight of explosives
   g. Delay interval
   h. Maximum charge weight per delay

Iroquois requires that any blasting activities within 200 feet of our pipeline be evaluated and monitored by an Iroquois representative. The Iroquois representative will perform a pre-and post-blast leak survey of the area prior to beginning any blasting. The Iroquois representative must be present whenever blasting within 200 feet of the pipeline.
After each blast, monitoring equipment, provided by the blaster, shall be placed as near as possible to a 90 degree angle from the point of the blast directly over the pipeline and reviewed to ensure that Peak Radial Soil Velocity (PRSV) does not exceed 2.0 inches/second. If the blast exceeds a PSRV of 2.0 inches/second, the blaster shall make corrections to reduce the PRSV to less than 2.0 inches/second. If a blast exceeds 5.0 inches/second, a Stop Work Order will be issued until the Iroquois Engineering Department has assessed the necessary information provided by the blaster and approves the re-start of blasting.

BLASTING REQUIREMENTS:

1. Blasting company will maintain liability with XCU exclusion deleted and coverage in an amount no less than $ 2,000,000.00. The insurance will be in force for the duration of blasting on site.
2. Bulk or free-flowing explosives will not be used. Cartridge or packaged explosives only will be used.
3. Adequate precautions will be taken to ensure Iroquois facilities are protected from flyrock.
4. Equipment to monitor Peak Radial Soil Velocity that has been calibrated as specified by the manufacturer will be placed directly over Iroquois pipeline at the nearest point to the blast.
5. Peak Radial Soil Velocity measured directly over Iroquois pipeline should not exceed 2.0 inches/second.
6. A licensed, experienced, and qualified blaster must be on site at all times during blasting.

6. The Bioretention system shall be installed at this time in accordance with the specifications and details shown on the approved plans.
7. The Bioretention system shall be seeded with the New England Conservation/Wildlife mix as specified. The seed shall be mulched if necessary and watered if growing conditions are dry.
8. The erosion control measures, which are shown above the Bioretention systems shall be installed to prevent the introduction of any sediment or silt in the Bioretention system during other construction activities.
9. The slope below Bioretention System #1 and the dry detention basin shall be regraded per the plan. Stockpiled topsoil shall be used to recover the newly graded slope and seeded with New England Conservation Seed Mixture. The slope shall be mulched and watered as needed to ensure establishment of the seed.
10. Install Detention Basin #4 and structural connection to the existing catch basin on Naugatuck Avenue. The berm of the detention basin shall be made in 12" lifts of clean earth fill. Each lift shall be mechanically compacted to 95% Proctor Density for the soil.
11. The bottom of the detention basin, side slopes and berm shall be seeded with New England Conservation Seed Mixture. The seed shall be mulched and watered as necessary to ensure establishment of the vegetation.
12. Underground gallery system #2 shall be installed at time in accord with the details shown on the plan. The outlet control structure shall be installed and directed to detention basin #4. The underdrain from Bioretention system #1 shall be connected to the gallery system. Riprap protection at the outlet of the flared end at the detention basin shall also be installed at this time.
13. Underground gallery system #3, located to the south of the building shall be installed at this time. After the galleries have been installed, blasted rock shall be used to backfill the galleries and raise the grade in this portion of the site.
14. Catch Basins #4A and #4B shall be installed as the grade is raised and the pipe connection to the gallery system shall be made. The outlet control structure shall be connected to Detention Basin #4 as shown on the plans.

PHASE II:

1. After the blasting has been completed, the foundation hole for the building shall be excavated. Excavated material shall be placed outside the foundation wall for backfilling purposes.
2. The footing and foundation wall shall be installed per the approved building plans. After the foundation walls have been installed, they shall be backfilled with free draining material. Footing drains shall be directed to Detention Basin #5.
3. After the foundation has been backfilled, construction shall commence on the building in accord with the approved building plans.
4. After the building has been framed, the western and southern driveway/parking area shall be finish graded in accordance with this plans. The subsoil shall be mechanically compacted to 95% proctor density prior to the placement of the gravel base material. After the gravel base has been installed, the base course of pavement shall be placed in this areas.
5. The finish grading between the edge of the pavement and Bioretention system #1 shall be done at this time and this area shall be seeded and mulched.
6. The eastern driveway/parking area shall be done next and shall follow the process defined above for the western parking area.
7. The front entrance and drop off zone shall be done next.
8. Concrete sidewalks shall be installed at this time in accord with the detail shown on the plan.
9. Site landscaping shall be done in accord with the approved plan.
10. All disturbed areas shall be finish graded, covered with a minimum of 4" of topsoil, seeded and mulched.
11. Erosion control measures shall remain in place and in effective condition until all disturbed areas are covered with vegetation.

LONG TERM MAINTENANCE SCHEDULE:

Best Management Practices (BMP's) program, for post-development conditions on the project has been developed to manage both the storm water quality. The recommendations are proposed to protect the site and downgradient wetland areas.

The success of the BMP controls requires professional and regulatory input, and monitoring through the implementation of a long-term maintenance program.

Maintenance procedures for the Bioretention systems are found on Sheet 9 of 10 of the project plan set.

PLAN OBJECTIVES AND PRINCIPALS:

The objectives of the Soil Erosion and Sediment Control Plan are to manage both the runoff and the earthwork operations by using Best Management Practices. The objectives are as follows:

a. Control erosion at its source with temporary control measures, minimize the runoff from areas of disturbance, distribute stormwater through natural vegetation before being discharged into wetland systems.
b. Keep land disturbance to a minimum. The site layout has been designed to minimize any potential impacts to wetlands.
c. Construct the project in phases to minimize the area of the site under active construction at one time.
d. Retain existing vegetation wherever feasible. Siltation fence or other barriers will be used to limit the extent of earthwork.
e. Stabilize disturbed areas as soon as practical. Earth disturbance shall not occur on a given area until active construction is to take place in this area.
f. Minimize the length and steepness of slopes.
g. Maintain low runoff velocities.
h. Trap sediment on site. Siltation fence barriers and driveway construction entrance will trap sediment during the construction period.
i. Establish a maintenance and repair program during the construction period. Erosion control measures will be inspected weekly during the spring months, twice a month during the summer and/or following rainfall events of greater than 0.5 inches and repaired as needed to ensure that they function properly.
j. Assign responsibility for the maintenance program. The responsibility for the maintenance program will be assigned to the contractor who shall designate one of its supervisory personnel to be the liason to the owner's representative. the owner shall retain the services of a licensed professional who shall inspect and monitor the contractor's methods and have the authority to require modifications to the Erosion and Sediment Control Plan. The town will be copied on all inspection reports prepared on behalf of the project.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES - MAINTENANCE REQUIREMENTS:

1. Siltation fence barriers: Accumulated sediment shall be removed when it has reached a height of 25% of the exposed sediment barrier and disposed off is an appropriate manner.
2. Construction Entrance: Stone for the pad shall be replaced as needed during the construction process to maintain the pad and prevent the tracking of soil onto the road.

CONTROL PLAN IMPLEMENTATION:

1. The contractor shall inspect the effectiveness and condition of erosion control devices during storm events, and after each rainfall event of 0.5" or more, prior to weekends and prior to forecasted large storm events.
2. The contractor shall repair or replace damaged erosion control measures immediately, and in case, more than four hours after observing such deficiencies.
3. The contractor shall be prepared to implement interm drainage controls and erosion control measures as may be necessary during the course of construction.
4. The constactor shall make available on-site all equipment, materials and labor necessary to effect emergency erosion control measures within four hours of any impending emergency situation.
5. The contractor shall make a final inspection, and clean up any tracked sediment on the existing road.
6. The contractor shall have on call at all times, a responsible representative who, when authorized, will mobilize the necessary personnel, materials and equipment and otherwise provide the required action when notified of any impending emergency situation.
7. The contractor shall supply a telephone number to the town engineer, planning agent so that the contractor may be contacted during the evenings and on weekends, if necessary.
8. The contractor shall maintain a minimum of 150 lf of silt fence, 30 straw bales and 1 ton of modified riprap on the site for use during emergencies during the development of the project.

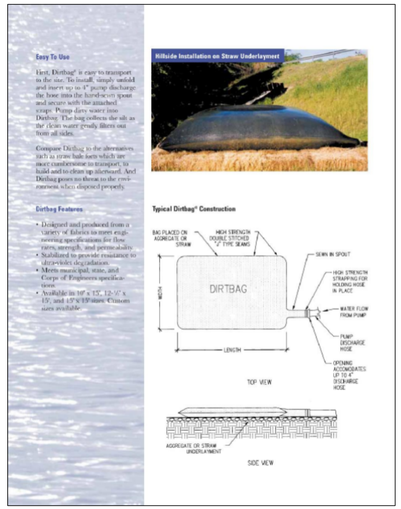
GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

1. Regrading on this site shall done in such a manner as to prevent stagnant water from collecting in depresssions.
2. All erosion and sedimentation control measures will be installed prior to the start of any construction activity.
3. All erosion and sedimentation control measures shall be constructed in accordance with the submitted construction details and in compliance with the specifications and standards found in the "Guidelines for Soil Erosion and Sediment Control" as prepared by the State of Connecticut, revised to 2002.
4. Siltation fence barriers will be installed at the limit of all disturbed areas. Staked straw bales, will be utilized as necessary during the construction period. All work done shall be in accordance with the details shown on the plans.
5. Land disturbance will be kept to a minimum. Restabilization of all disturbed areas will occur as soon as final grading in complete.
6. All erosion and sedimentation control measures will be maintained in an effective conditions throughout the construction period.
7. Accumulated sediment will be removed from the control structures and disposed of in a lawful and safe manner.
8. Additional control measures will be installed during the construction period if the Zoning or Wetland Enforcement Officer requires them. The design engineer shall inspect the site periodically to ensure the proper installation of erosion control measures.
9. Regular inspections of the construction site shall be made by a representative of the Town of Milford and a professional retained by the owner to assure compliance with the approved plans.
10. The responsibility for implementing the erosion and sedimentation control plan, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the appropriate town agencies of any transfer of this responsibility and for conveying a copy of the erosion and sedimentation control plan if title to the land is transferred is placed upon the owner of record.

INDIVIDUAL RESPONSIBLE FOR IMPLEMENTING
EROSION & SEDIMENTATION CONTROL PLAN
RICHARD FREEDMAN
GARDEN HOMES MANAGEMENT
29 KNAPP STREET
STAMFORD, CONNECTICUT 06907

DEWATERING SPECIFICATIONS IF NEEDED DURING CONSTRUCTION ACTIVITIES:

1. If dewatering is necessary during the excavation of the building footings or for the parking facility, a submersible pump shall be placed in an excavated area which is a minimum of 24" below the lowest level of the excavation. The pump shall be surround by 3/4" crushed stone.
2. The discharge line from the pump shall be directed to a "dirtbag". The "dirtbag" shall be placed on the ground upgradient of one of the sedimentation barriers shown on the plan.
3. The "dirtbag" shall be inspected on a weekly basis for accumulations of sediment. If the "dirtbag" is more than 1/3 full, the sediment shall be removed and disposed off in suitable upland area away from delineated inland wetlands.
4. A "dirtbag", model #DB5504x06 by ACF Environmental or approved equal shall be used if necessary.



NOTE: DIRT PLACE WILL ONLY BE USED IN THE EVENT, DEWATERING OF FOUNDATION TRENCH OR UTILITY TRENCHES IS NECESSARY. IF THE DIRT BAG IS USED, IT SHALL BE LOCATED A MINIMUM OF 30' FROM A DELINEATED WETLAND BOUNDARY AND A STRAW WATTLE SHALL BE PLACED 5' DOWNHILL OF THE DIRT BAG TO FILTER RUNOFF.

APPLICANT: GARDEN HOMES MANAGEMENT
29 KNAPP STREET
STAMFORD, CT 06907

TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
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www.trinkausengineering.com

Low Impact Development
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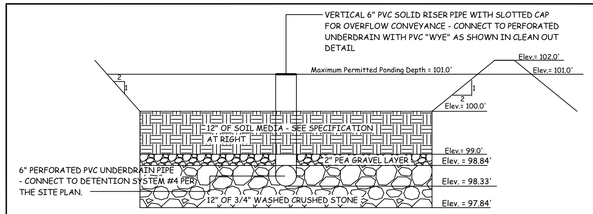
EROSION NARRATIVE
SHEET 8 OF 10
PROJECT #006-2013
SCALES AS NOTED
DATE: May 5, 2014

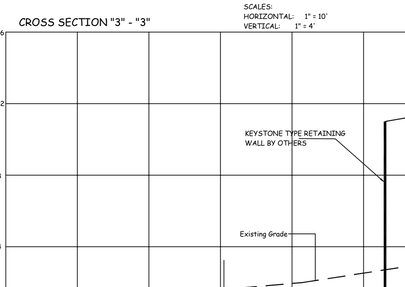
PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT



Section of Bioretention System #1
Not to scale

MAINTENANCE REQUIREMENTS FOR BIORETENTION:
1. The bioretention system must be installed and fully vegetated prior to the introduction of stormwater,
2. The plants shall be watered as needed after seeding to fully establish themselves,
3. System shall be inspected twice a year and non-native plants and weeds shall be removed as needed,
4. The perennial vegetation shall be cut back in Late October and the cut vegetation removed from the bioretention system and disposed off in a proper manner,
5. Accumulated leaves shall be removed from the bioretention system in the fall and spring as needed,
6. The system shall be inspected in the spring and fall for accumulated sediment, if more than 0.5" of sediment is observed in the bioretention system, it shall be removed and disposed off. The soil surface shall be lightly raked to loosen the soil surface.

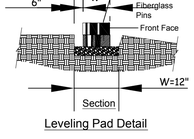
COMPOSITION OF SOIL MEDIA FOR BIORETENTION SYSTEM:
WASHED CONCRETE SAND (85%)
LEAF COMPOST (13%)
ORGANIC SOIL (2%):
Organic soil shall not have more than 2% clay (native sandy loam from the site can be used for this component).
The soil shall have a P-Index of less than 30. The P-Index shall be achieved by the addition of water treatement plant residuals (Alum used as a flocculant) at a rate of 5% of the total soil volume. Iron filings can also be used at a rate of 5% by volume. A P-Index less than 30 creates and environment which increases the removal of phosphorous from the stormwater.



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

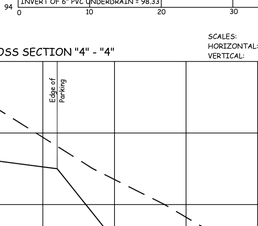
Typical Reinforced Wall Section
Standard Unit - 1" Setback

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.

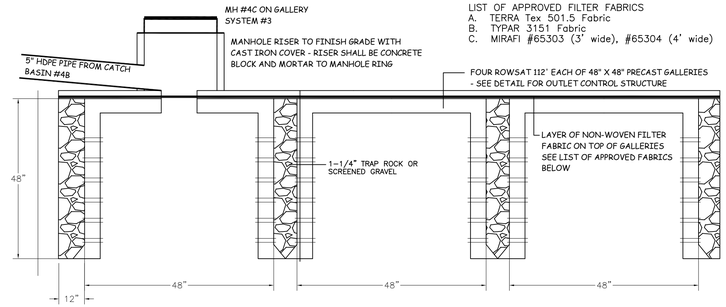


Leveling Pad Detail

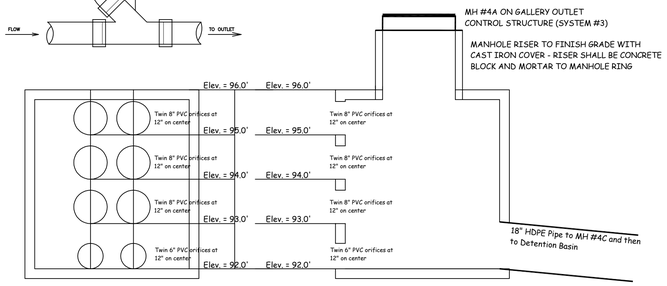
PROFILE ALONG SANITARY SEWER LATERAL
SCALES:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



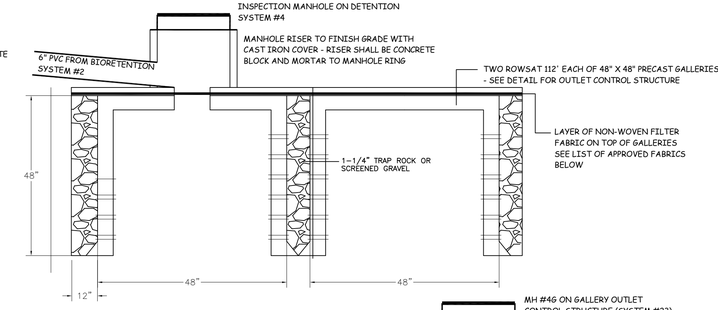
CROSS SECTION OF GALLERY SYSTEM #3
NOT TO SCALE
INSTALLATION NOTES:
1. Removal of topsoil and loam to bottom of gallery elevation,
2. Scarification of bottom soil surface by hydraulic excavator to a minimum depth of 6" prior to placement of galleries,
3. Scarification of sidewalls with hand rake prior to placement of galleries,
4. Installation of galleries and then backfill with crushed stone,
5. Installation of drainage components (manhole for inlet pipe & outlet control structure),
6. Placement of filter fabric layer on top of galleries, then backfill with crushed stone from rock removal in foundation.

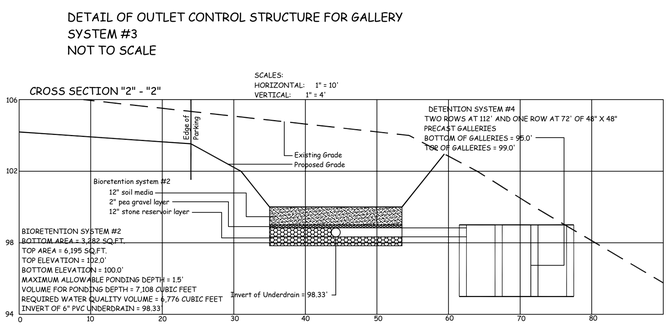


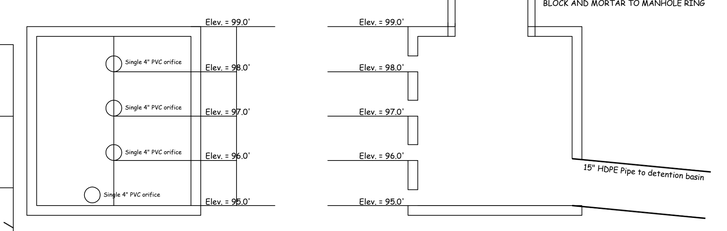
LIST OF APPROVED FILTER FABRICS
A. TERRA Tex 501.5 Fabric
B. TYPAR 3151 Fabric
C. MIRAFI #65303 (3' wide), #65304 (4' wide)



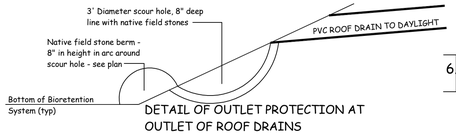
DETAIL OF OUTLET CONTROL STRUCTURE FOR GALLERY SYSTEM #3
NOT TO SCALE



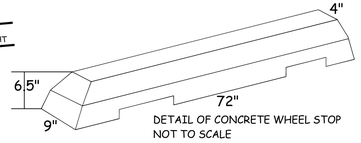




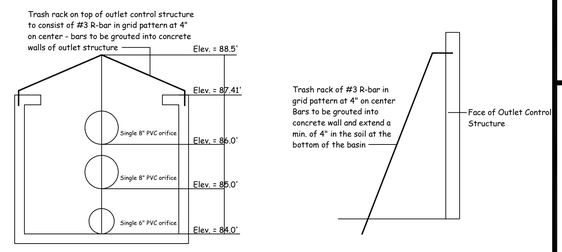
DETAIL OF OUTLET CONTROL STRUCTURE FOR GALLERY SYSTEM #2
NOT TO SCALE

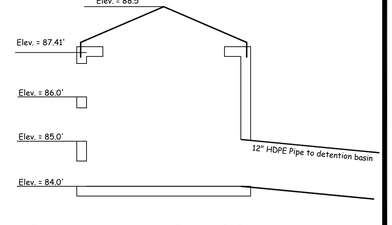


DETAIL OF OUTLET PROTECTION AT OUTLET OF ROOF DRAINS
NOT TO SCALE



DETAIL OF CONCRETE WHEEL STOP
NOT TO SCALE





DETAIL OF OUTLET CONTROL STRUCTURE FOR DETENTION BASIN #4
NOT TO SCALE

APPLICANT: GARDEN HOMES MANAGEMENT
29 KNAPP STREET
STAMFORD, CT 06907

TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
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Low Impact Development
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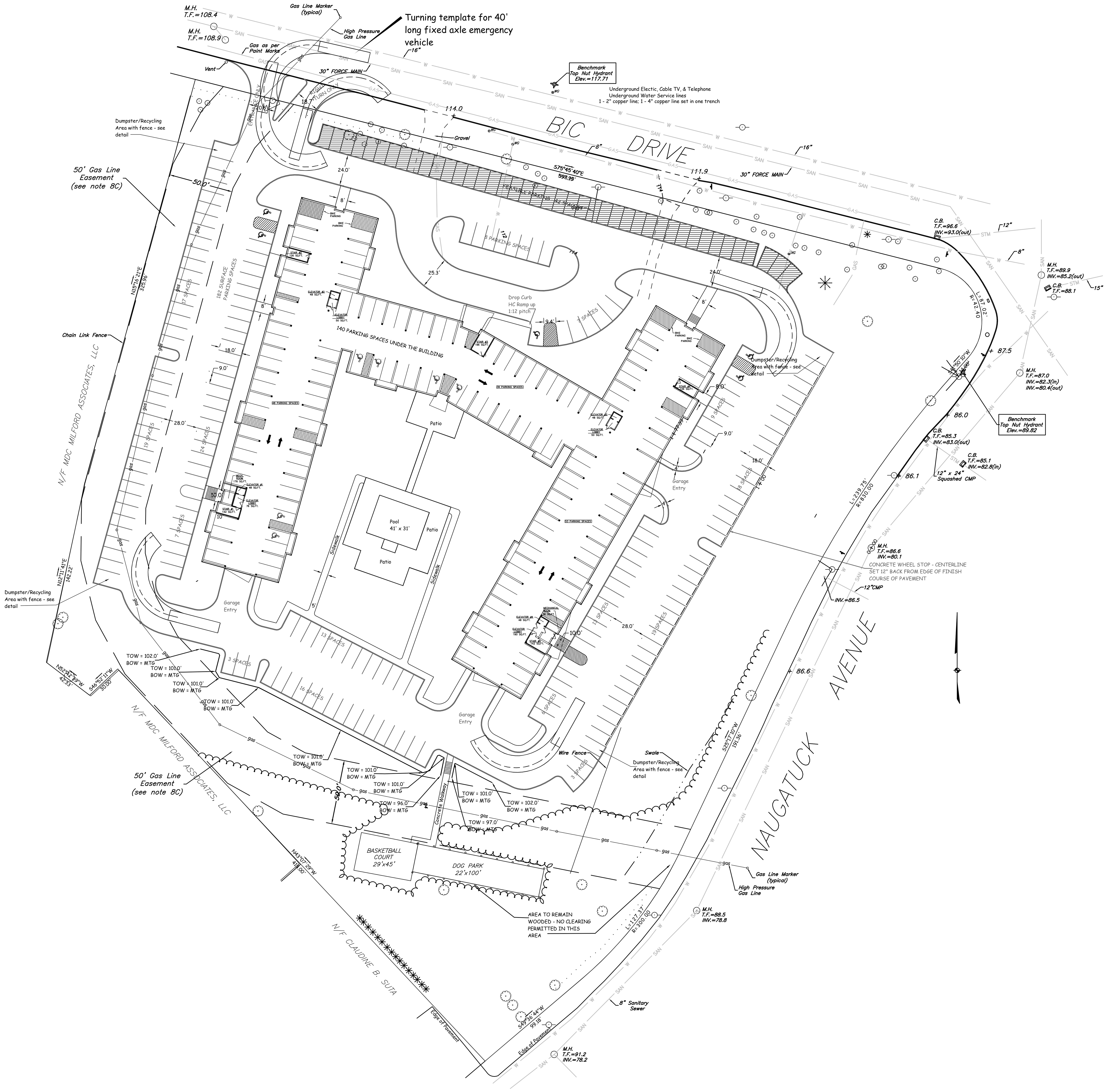
CROSS SECTIONS
SHEET 9 OF 10
PROJECT #006-2013
SCALES AS NOTED
DATE: May 5, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT



LEGEND

	Property / Street Line		Deciduous Tree > 20"
	Easement / Right of Way Line		Deciduous Tree < 20"
	Stone Wall		Evergreen Tree > 20"
	Wire / Chain Link Fence		Evergreen Tree < 20"
	Wood / Rail Fence	N/F	Now or Formerly
	Water Course		Type 'C' Catch Basin / PROPOSED
13	Existing Contour		Type 'C-L' Catch Basin / PROPOSED
13	PROPOSED CONTOUR		Utility Pole
	PROPOSED SILTFENCE		Fire Hydrant
UGE	Underground Electric Line		Light Pole
OHW	Overhead Wires		Wetlands
GAS	Gas Line	X 13.0	Existing Spot Grade
SAN	Sanitary Sewer Line	X 13.0	PROPOSED SPOT GRADE
STM	Storm Sewer Line	H	Hatch
T	Telephone Line	WG	Water Gate
W	Water Line	GG	Gas Gate
	Tree Line		Exisitng Text – Lower Case "Italic" Letters
	Existing Structure		PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
	PROPOSED CONST. ENTRANCE		

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ALTERNATIVE PARKING PLAN

SHEET 10 OF 10
PROJECT #006-2013
SCALE: 1" = 40'
DATE: May 5, 2014

PREPARED FOR
GARDEN HOMES MANAGEMENT
460 BIC DRIVE
MILFORD - CONNECTICUT

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR THE LOCATION OF ALL POSSIBLE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS PROPERTY.

NOTE: ALL SURVEY DATA HAS BEEN PROVIDED BY GODFREY-HOFFMAN ASSOCIATES.

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STAMFORD, CT 06907