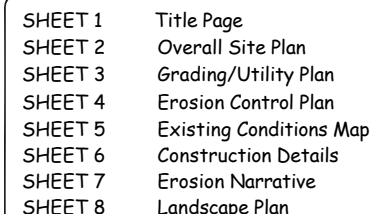


SITE DEVELOPMENT PLANS  
GARDEN HOMES MANAGEMENT  
92 & 140 BRONSON ROAD  
FAIRFIELD, CONNECTICUT  
TAX ASSESSORS MAP 229, PARCEL 20  
PLANNING & ZONING  
SUBMITTAL PLAN SET  
DATE: April 25, 2014



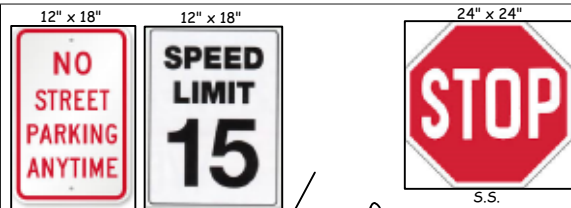
GARDEN HOMES MANAGEMENT  
29 KNAPP STREET  
STAMFORD, CONNECTICUT 06907  
203-653-2475

## DEVELOPMENT INFORMATION

LOT AREA = 125,453 SQUARE FEET (2.88 ACRES)  
RESIDENTIAL APARTMENT BUILDING  
NUMBER OF PARKING SPACES PROPOSED = 113 SPACES  
BUILDING FOOTPRINT = 22,710 SQUARE FEET



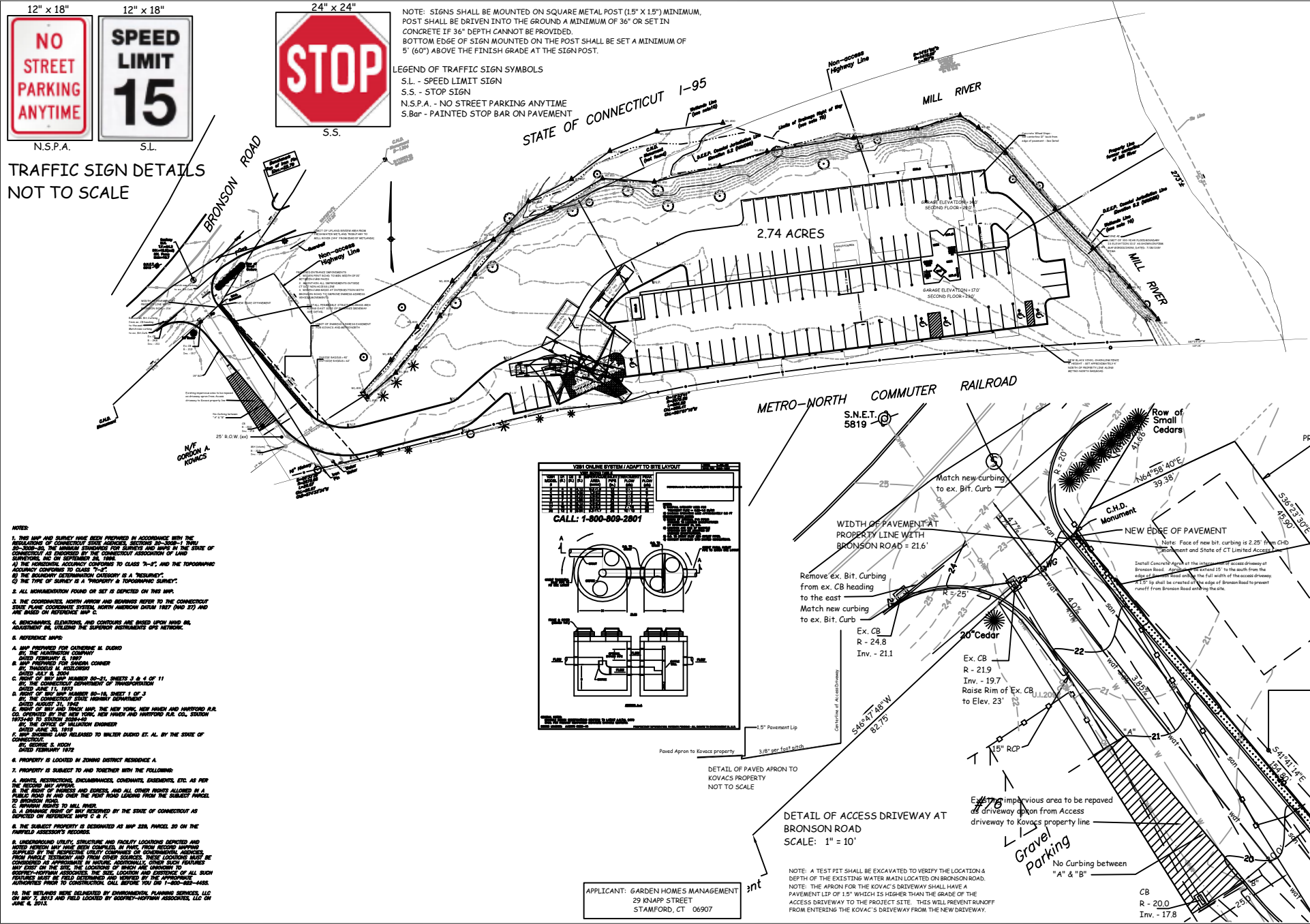
**TRINKAUS ENGINEERING, LLC**  
CIVIL ENGINEERS  
114 HUNTERS RIDGE ROAD  
SOUTHBURY, CONNECTICUT 06488  
203-264-4558 (phone & fax)  
Email: [strinkaus@earthlink.net](mailto:strinkaus@earthlink.net)  
[www.trinkausengineering.com](http://www.trinkausengineering.com)



TRAFFIC SIGN DETAILS  
NOT TO SCALE

NOTE: SIGNS SHALL BE MOUNTED ON SQUARE METAL POST (1.5" X 1.5") MINIMUM, POST SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 36" OR SET IN CONCRETE IF 36" DEPTH CANNOT BE PROVIDED. BOTTOM EDGE OF SIGN MOUNTED ON THE POST SHALL BE SET A MINIMUM OF 5' (60") ABOVE THE FINISH GRADE AT THE SIGN POST.

LEGEND OF TRAFFIC SIGN SYMBOLS  
S.L. - SPEED LIMIT SIGN  
S.S. - STOP SIGN  
N.S.P.A. - NO STREET PARKING ANYTIME  
S.Bar - PAINTED STOP BAR ON PAVEMENT



NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-200-1 THRU 20-200-26. THE SURVEYOR'S SIGNATURE AND SEAL IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AND ON SEPTEMBER 26, 2014.

2. THE SURVEYING ACCURACY CONFORMS TO CLASS "3"-4", AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS "3"-4".

3. THE SURVEYING ACCURACY CATEGORY IS A "SURVEY".

4. THE TYPE OF SURVEY IS A "PROPERTY & TOPOGRAPHIC SURVEY".

5. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.

6. THE COORDINATES, NORTH ARROW AND BENCHMARKS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83) AND ARE BASED ON REFERENCE MAP C.

7. BENCHMARKS, ELEVATIONS AND CONTIGUOUS ARE BASED UPON NAD 83. ADJUSTMENT IS UTILIZING THE SURVEYOR'S INSTRUMENTS AND NETWORK.

8. REFERENCE MAPS:

A. MAP PREPARED FOR CONVERSE M. DUBOIS BY THE LANDMARK COMPANY DATED FEBRUARY 5, 1967

B. MAP PREPARED FOR CONVERSE M. DUBOIS BY THE LANDMARK COMPANY DATED JULY 5, 1967

C. MAP OF NEW HAVEN MAP NUMBER 20-21, SHEETS 3 & 4 OF 11 DATED JUNE 11, 1973

D. MAP OF NEW HAVEN MAP NUMBER 20-16, SHEET 1 OF 3 DATED JUNE 11, 1973

E. MAP OF THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED AUGUST 21, 1964

F. MAP OF NEW HAVEN AND THORNTON MAP, THE NEW HAVEN AND THORNTON P.R. CO. OPERATED BY THE STATE OF CONNECTICUT, NEW HAVEN AND THORNTON P.R. CO. DATED 1964

G. BY THE OFFICE OF SURVEILLANCE ENGINEER

H. MAP SHOWING LAND RELEASED TO WALTER DUBOIS ET. AL. BY THE STATE OF CONNECTICUT DATED FEBRUARY 1973

9. PROPERTY IS LOCATED IN ZONING DISTRICT RESIDENCE A.

10. PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:

A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAP RECORD.

B. THE STATE OF LAND OVER THE PORT ROAD LEADING FROM THE SUBJECT PARCEL TO BRONSON ROAD.

C. THE SURVEYING RIGHT OF WAY OWNED BY THE STATE OF CONNECTICUT AS SHOWN ON REFERENCE MAP C & F.

D. THE SUBJECT PROPERTY IS DESIGNATED AS MAP 226, PARCEL 30 ON THE PARCEL ASSESSOR'S RECORDS.

E. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED BY PUBLIC UTILITY RECORDS MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES FROM PUBLIC RECORDS AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO SURVEYOR-HOFFMAN ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE DETERMINED BY THE SURVEYOR-HOFFMAN ASSOCIATES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-482-4888.

F. THIS MAP WAS PREPARED BY SURVEYOR-HOFFMAN ASSOCIATES, LLC ON MAY 7, 2013 AND FIELD LOCATIONS BY SURVEYOR-HOFFMAN ASSOCIATES, LLC ON JUNE 6, 2013.

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

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OVERALL SITE PLAN  
SHEET 2 OF 8  
PROJECT #018-2013  
SCALE: 1" = 30'  
DATE: April 25, 2014

PREPARED FOR  
GARDEN HOMES MANAGEMENT  
92 & 140 BRONSON ROAD  
FAIRFIELD - CONNECTICUT







<p>PREPARED FOR GARDEN HOMES MANAGEMENT 92 &amp; 140 BRONSON ROAD MILFORD - CONNECTICUT</p>	<p>CONSTRUCTION DETAILS</p> <p>SHEET 6 of 8 PROJECT #0006-2013 SCALE AS NOTED DATE: April 25, 2014</p>	 <p>TRINKA ENGINEERING, LLC CIVIL ENGINEERS 114 HUNTERS RIDGE ROAD SOUTHURY, CONNECTICUT 06488 203-264-4958 (phone &amp; fax) Email: strinka@earthlink.net www.trinkaengineering.com</p>
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PROPERTY LOCATION: 92 & 140 BRONSON ROAD, FAIRFIELD, CONNECTICUT

1.1 PROJECT DESCRIPTION:

This project proposes the construction of an apartment building. A total of 116 parking spaces will be provided under the building, the building as well as on the ground surface. The site contains 2.88 acres. There are both freshwater and tidal wetlands on the site. Both wetland boundaries were delineated by Environmental Planning Services. Field survey and topographic mapping was provided by Godfrey-Hoffman, Land Surveyors. It is anticipated that construction may commence in 2014 after all necessary land use approvals have been obtained from the Town of Fairfield.

1.2 ESTIMATED DISTURBANCE AREA:

It is estimated that a total of 1.1 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:

This project will be constructed in two phases. The first phase involves the removal of the existing structures on the site and general site preparation. Phase two will include the construction of the access driveway, parking area, building and stormwater management system.

1.5 CONSTRUCTION START DATES:

Construction on the site may occur after all required local land use approvals have been obtained from the Town of Fairfield. 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:

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 local 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, Grassed Swales and Infiltration Galleries to filter runoff to runoff to reduce pollutant loads as well as reduce surface runoff by infiltration into the underlying coarse sandy soils. In addition to addressing water quality issues, these systems will meet the Town of Fairfield requirement to reduce the post-development peak rate for the ten-year storm event to the pre-development peak rate for the two-year storm event.

1.9 DOCUMENT LIST:

- Storm Water Management Report
- Project Plan Set comprised of Sheet 1 of 8 & 8.

2.1 HYDRAULIC CALCULATIONS:

The stormwater management report contains all the calculations and analyses to clearly demonstrate that the Town of Fairfield requirement of reducing the post-development peak rate associated with the ten-year rainfall event to the pre-development peak rate associated with the two-year rainfall 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 and exceeded.

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:

- The existing house, garage, barn and other out-buildings shall be demolished and the debris disposed of off-site. In addition, the existing house located at 92 Bronson Road shall along with the detached garage.
- 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. The construction entrance at the intersection of the site driveway and Bronson Road shall be installed per the approved plan.
- The perimeter siltation fence barriers shall be installed in those locations shown on the approved plans and in accord with the submitted details.
- Stumps shall be removed from the site and disposed of off-site in a proper and legal manner.
- Topsoil shall be removed from the area of the proposed building and placed in a stockpile location. The stockpile shall be ringed by a staked siltation fence barrier.
- All existing debris on-site and in along the steep watercourse banks (not within Mill River) including visible embedded debris, causing minimal site disturbance under direct continuous site direction by 3rd party environmental site monitor. Such debris shall be replaced with filling-in of the embedded holes with topsoil, seed and mulch and the re-planting with CT native shrubs and vegetation. No other site activity or staging shall take place during this clean-up so the entire focus will be on this sensitive activity.
- If any soil staining, soil discoloration, or unusual soil odor is encountered during the on-site clean up (#6 above), that disturbance shall cease immediately and an LEP shall be contacted asap for additional soil samples and evaluation.

PHASE TWO:

- The access driveway shall be rough to the vicinity of the proposed building to provide viable construction access for the site.
- The two bioretention systems shall be installed at this time in accordance with the details and specifications found on the approved plans. The overflow pipes to the gallery system shall also be installed at this time.
- The bioretention systems shall be seeded with the Conservation Seed Mixture as specified on the plan.
- The underground galleries shall be installed at this time in accordance with the approved plans. The overflow outlet pipe shall be installed at this time.
- A siltation fence barrier shall be installed immediately upgradient of the bioretention systems to protect the systems while the vegetation is becoming established. Once the siltation fence has been installed between the bioretention systems and the proposed building, other work on the site may commence.
- The frost walls and columns for the proposed building shall be installed at this time in accordance with the approved plans.
- The catch basins under the proposed building shall be installed at this time and the piped connections be made to the respective bioretention system. Outlet protection shall be installed at the end of the pipes per the approved plans.
- The catch basins outside the limit of the proposed building shall be installed at this time and connected to the respective bioretention system. Outlet protection shall be installed at the end of the pipe per the approved plan.
- All catch basin grates shall be ringed by staked siltation fence barriers to prevent silt from entering the bioretention systems.
- As construction commences on the proposed building, the new catch basins on the access driveway shall be installed along with the hydrodynamic separator. The portion of the existing 24" RCP shall be removed and the channel reggraded per the approved plan and detail. After the channel has been reggraded, the outlet pipe from the separator shall be installed as shown.
- Underground electrical, telephone, and Cable TV lines shall be installed in Sch. 40 PVC conduit in the location shown on the plans.
- The driveway shall be rough graded per the approved site plan to the required subgrade elevation. The base course of crushed stone shall be placed at this time and mechanically compacted to 95% Proctor Density for the material.

- The pump chamber shall be installed under the parking area with locking manhole covers to finish grade.
- Grading under the building shall be done in accord with the approved plan and the base course of crushed stone installed as described above.
- The existing gravel driveway shall be removed and the area restored per the plan prepared by Environmental Planning Services.
- Site landscaping shall be done in accord with the approved plan.
- All disturbed areas shall be finish graded, covered with a minimum of 4" of topsoil, seeded and mulched.
- 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 7 of 8 of the project plan set.

Catch basin sumps shall be inspected twice a year, once in April and the second in November. If the depth of sediment is greater than 6", the sediment shall be removed and disposed off in a proper fashion. Grass is the swale shall be mowed to maintain a average height of 3-4" within the swale itself.

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:

- 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.
- Keep land disturbance to a minimum. The site layout has been designed to minimize any potential impacts to wetlands.

- Construct the project in phases to minimize the area of the site under active construction at one time.
- Retain existing vegetation wherever feasible. Siltation fence or other barriers will be used to limit the extent of earthwork.
- 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.
- Minimize the length and steepness of slopes.
- Maintain low runoff velocities.
- Trap sediment on site. Siltation fence barriers and driveway construction entrance will trap sediment during the construction period.

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.

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 liaison 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:

- Siltation fence barriers: Accumulated sediment shall be removed when it has reached a height of 25% of the exposed sediment barrier and disposed off in an appropriate manner.
- 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:

- 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.
- The contractor shall repair or replace damaged erosion control measures immediately, and in case, more than four hours after observing such deficiencies.
- The contractor shall be prepared to implement interim drainage controls and erosion control measures as may be necessary during the course of construction.
- The contractor 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.
- The contractor shall make a final inspection, and clean up any tracked sediment on the existing road.
- 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.
- 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.
- The contractor shall maintain a minimum of 150 lb 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.

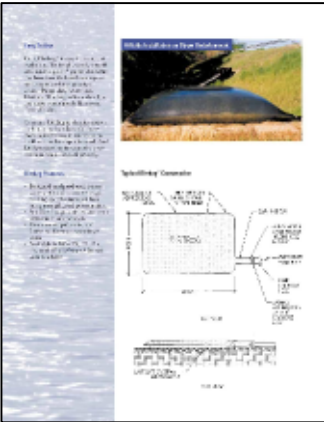
GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

- Regrading on this site shall be done in such a manner as to prevent stagnant water from collecting in depressions.
- All erosion and sedimentation control measures will be installed prior to the start of any construction activity.
- 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.
- 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.
- Land disturbance will be kept to a minimum. Restabilization of all disturbed areas will occur as soon as final grading is complete.
- All erosion and sedimentation control measures will be maintained in an effective conditions throughout the construction period.
- Accumulated sediment will be removed from the control structures and disposed of in a lawful and safe manner.
- 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.
- Regular inspections of the construction site shall be made by a representative of the Town of Fairfield and a professional retained by the owner to assure compliance with the approved plans. The environmental site monitor shall inspect the site as often as necessary, daily, if needed, and after rain events, and shall report to the Fairfield Inland Wetlands Agency/Conservation Department.
- 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:

- 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 surrounded by 3/4" crushed stone.
- 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.
- 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.
- A "dirtbag", model #DB85504x06 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.

NOTE: BIORETENTION SYSTEMS #1 AND #2 SHALL BE SEEDDED WITH NEW ENGLAND CONSERVATION SEED MIXTURE AS SHOWN BELOW. NOTE: NO WOODY VEGETATION SHALL BE PLANTED ON THE BERM OF THE BIORETENTION SYSTEMS. NOTE: TREES SHALL NOT BE PLANTED WITHIN 10' OF THE LIMITS OF GALLERY SYSTEM #3, BUT SMALL SHRUBS MAY BE PLANTED WITH 5' OF THE LIMITS OF THE GALLERY SYSTEM #3.

Botanical Name	Common Name
Andropogon gerardii	Big Bluestem
Asclepias syriaca	Common Milkweed
Aster novae-angliae	New England Aster
Oenothera biennis	Partridge Pea
Desmodium illinoense	Showy Tick Trefoil
Elymus virginicus	Virginia Wild Rye
Equisetum hyemale	Spartan Joe Pye Weed
Euthamia graminifolia	Grassless Leaved Goldenrod
Festuca rubra	Creeping Red Fescue
Helleopsis scabra	Ox Eye Sunflower
Panicum clandestinum	Doar Tongue
Panicum virgatum	Switch Grass
Rudbeckia hirta	Tall Green Headed Coneflower
Schizanthus scaberrimus	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 dormant 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.neswp.com](http://www.neswp.com)

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EROSION NARRATIVE

SHEET 7 OF 8  
PROJECT #018-2013  
SCALE: 1" = 20'  
DATE: April 25, 2014

PREPARED FOR  
GARDEN HOMES MANAGEMENT  
92 & 140 BRONSON ROAD  
FAIRFIELD - CONNECTICUT



