

# NEW FAIRFIELD SHOPPING CENTER PROPOSED SITE IMPROVEMENTS

1 BRUSH HILL ROAD  
NEW FAIRFIELD, CONNECTICUT

7047-01

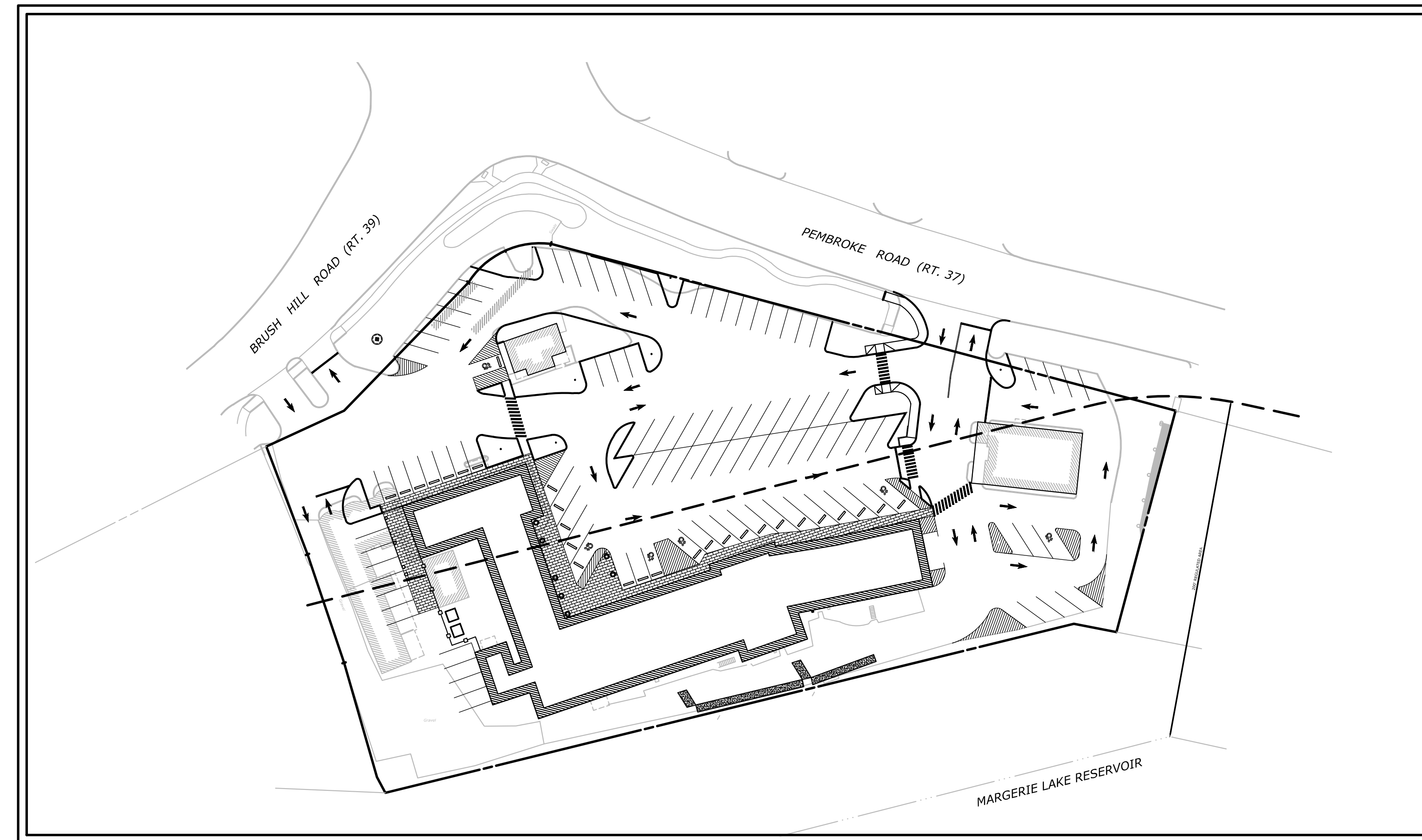
APRIL 9, 2021

REVISED APRIL 28, 2021

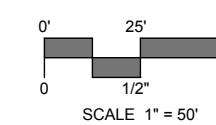
REVISED SEPTEMBER 1, 2021

REVISED SEPTEMBER 13, 2021

REVISED SEPTEMBER 16, 2021



PROJECT SITE VICINITY MAP:



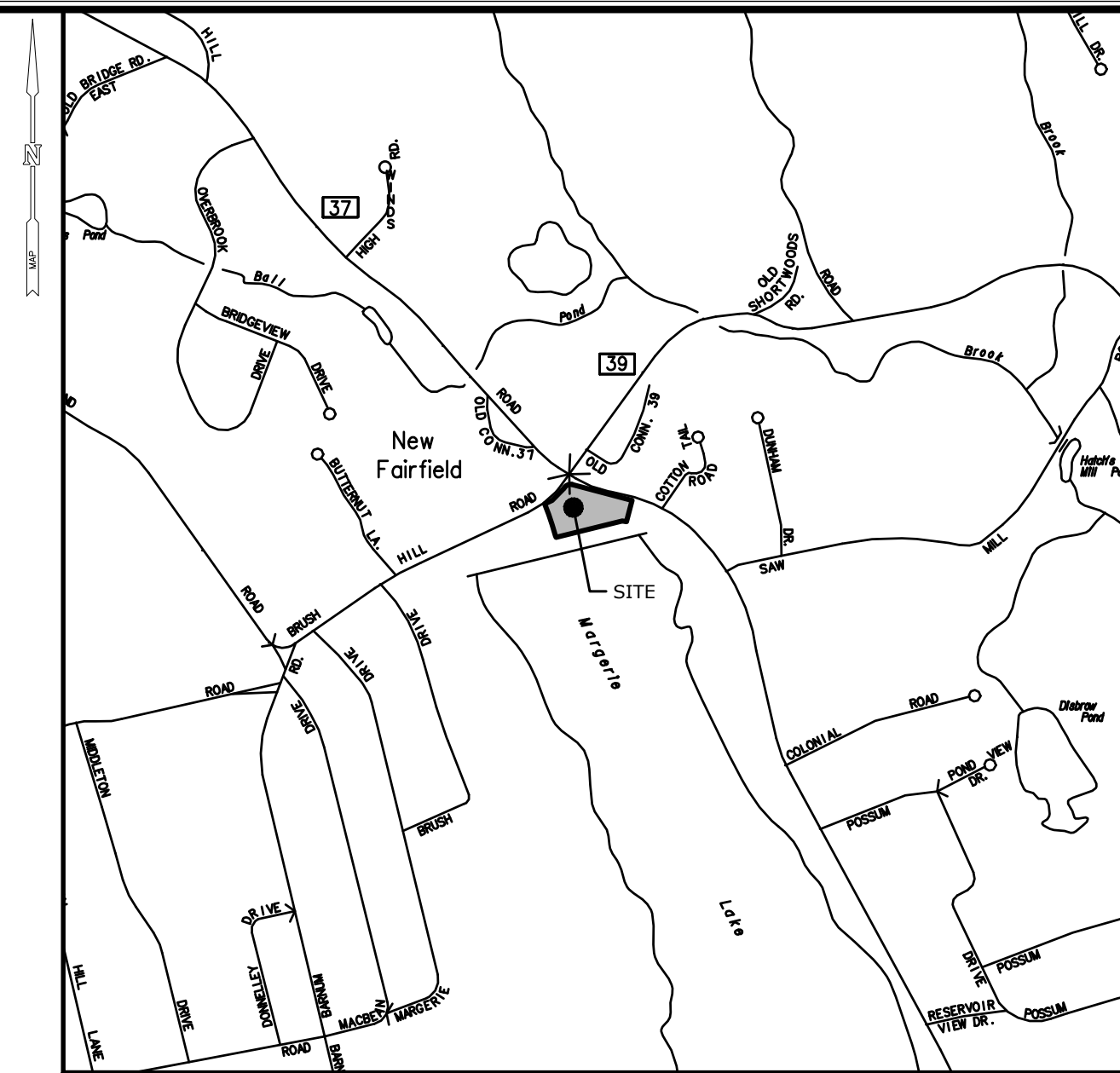
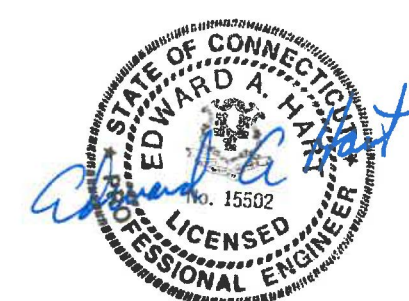
PREPARED FOR:

NORTHLAND RETAIL ASSOCIATES, LLC  
SOUND EQUITY HOLDINGS I, LLC

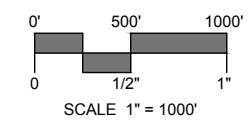
PREPARED BY:

**SLR**

99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
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LOCATION MAP:



**GENERAL NOTES**

- PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM CLASS A-2/T-2 SURVEY TITLED: "PROPERTY/TOPOGRAPHY SURVEY, PREPARED FOR: NEW FAIRFIELD SHOPPING CENTER, 1 BRUSH HILL ROAD, NEW FAIRFIELD, CONNECTICUT", SCALE: 1"=20', DATED: NOVEMBER 13, 2020, PREPARED BY: MILONE & MACBROOM, INC.
- NORTH ARROW, BEARINGS AND COORDINATES ARE ASSUMED. ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988)
- 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.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 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.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF NEW FAIRFIELD 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.
- 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.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- ALL EXISTING GROUNDWATER MONITORING WELLS ARE TO REMAIN UNDISTURBED.

**EROSION CONTROL NOTES  
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.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

**PROTECTION OF EXISTING SEPTIC SYSTEMS DURING  
PAVEMENT RECLAMATION**

- REVIEW THIS PROTECTION PLAN WITH THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- SPRAY PAINT THE LOCATION OF THE LATERALS, SEPTIC TANKS, DISTRIBUTION BOXES, AND LEACHING FIELDS.
- DIG BY HAND TO LOCATE THE TOP OF SEPTIC SYSTEMS SO THAT IN THE FOLLOWING STEP WHERE THE PAVEMENT IS REMOVED THE SEPTIC SYSTEMS WILL NOT BE DAMAGED.
- DURING PAVEMENT RECLAMATION, THE RECLAMATION MACHINE SHALL NOT BE USED ON TOP OF THE SEPTIC SYSTEMS. THE PAVEMENT IN THESE AREAS IS TO BE CAREFULLY REELED UP AND REMOVED WITH AN EXCAVATOR WITHOUT DAMAGING ANY COMPONENTS TO THE SYSTEM.
- WHEN GRADING AND COMPACTING THE SUBBASE ABOVE THE SEPTIC SYSTEMS, A PLATE COMPACTOR IS TO BE USED TO PREVENT DAMAGE TO THE SEPTIC SYSTEMS.

**LEGEND**

EXISTING		PROPOSED
—	STREET LINE	—
—	PROPERTY LINE	—
—	SETBACK LINE	—
- - - 70	MAJOR CONTOUR	— 100
- - - 68	MINOR CONTOUR	— 98
x 70.5	SPOT GRADE	+ 70.5
~	TREE LINE	~
☀	TREE/ SHRUB	☀
—	STONEWALL	—
☀	SITE LIGHT	☀
☀	HYDRANT	☀
WV	WATER VALVE	WV
GV	GAS VALVE	GV
□	CATCH BASIN	□
○	MANHOLE/YARD DRAIN	○
—	SANITARY SEWER W/MANHOLE	—
—	STORM DRAIN	—
—	WATER MAIN	—
—	GAS MAIN	—
E	ELECTRIC LINE	E
ETC	ELECTRIC, TELEPHONE, CABLE	ETC
—	UTILITY POLE	—
—	TRAFFIC SIGN	—
—	IRON PIPE	—
—	MONUMENT	—
—	EDGE OF PAVEMENT W/CURB	—
—	GUARD RAIL	—
—	CHAIN LINK FENCE	—
—	WATERCOURSE	—
—	WETLAND	—

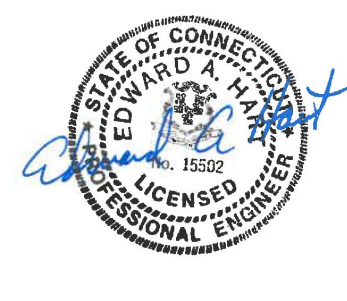
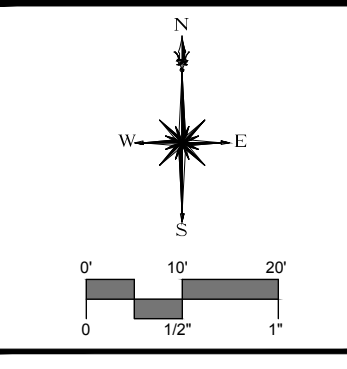
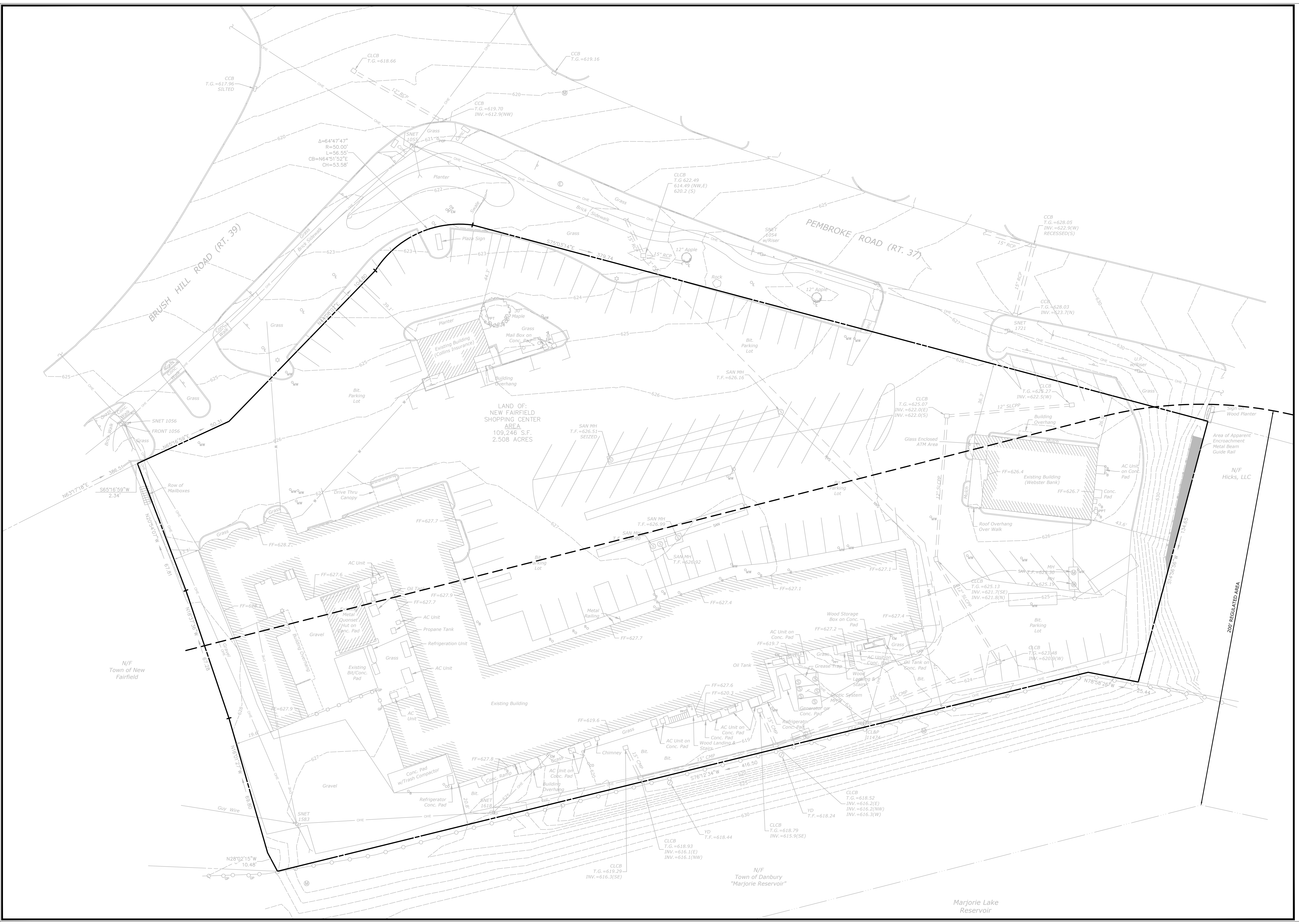
**LIST OF DRAWINGS**

NO.	NAME	TITLE
1	TITLE	TITLE SHEET
2	EX	EXISTING CONDITIONS
3	RP	REMOVALS PLAN
4	SP	SITE PLAN
5	IM	IMPERVIOUS COVERAGE MAPS
6	SE	SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
7	SD-1	SITE DETAILS
8	SD-2	SITE DETAILS
9	SD-3	SITE DETAILS
1 OF 1		PROPERTY/TOPOGRAPHIC SURVEY



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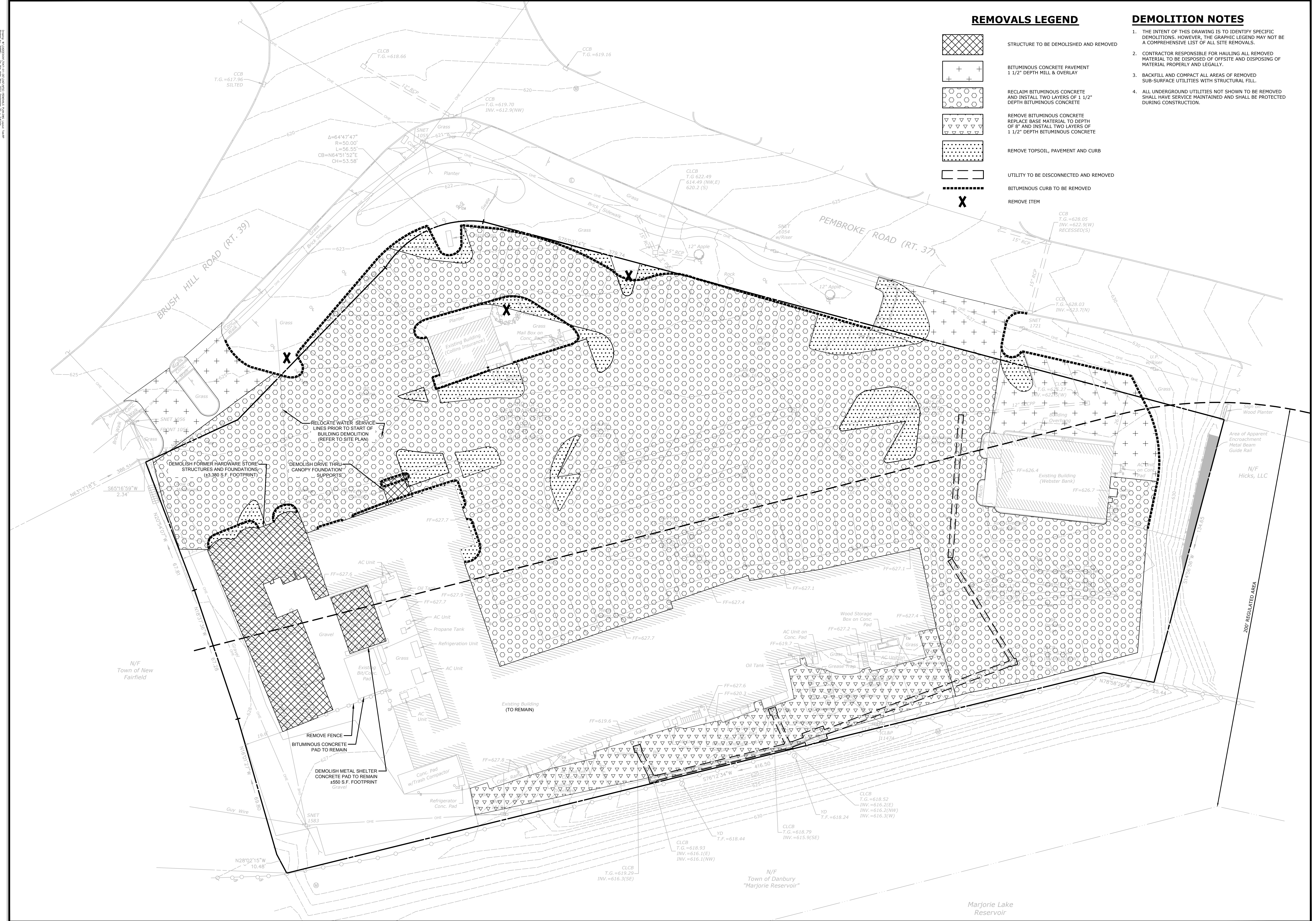


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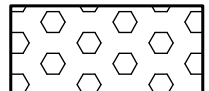
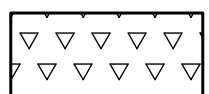
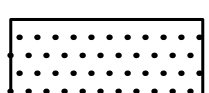
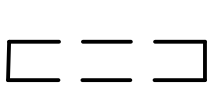


DESCRIPTION	DATE	BY
ZONING SUBMISSION	04/28/2021	TDR

**EXISTING CONDITIONS PLAN**  
**NEW FAIRFIELD SHOPPING CENTER**  
**PROPOSED SITE IMPROVEMENTS**  
 1 BRUSH HILL ROAD  
 NEW FAIRFIELD, CONNECTICUT

TR	TR	RE
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: APRIL 9, 2021		
PROJECT NO.: 7047-01		
SHEET NAME: EX		

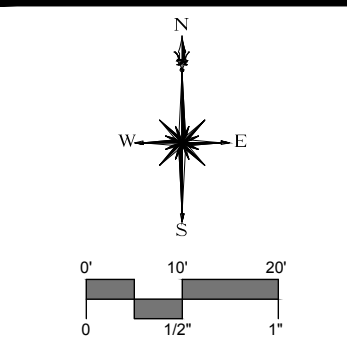


**REMOVALS LEGEND**

-  STRUCTURE TO BE DEMOLISHED AND REMOVED
-  BITUMINOUS CONCRETE PAVEMENT 1 1/2" DEPTH MILL & OVERLAY
-  RECLAIM BITUMINOUS CONCRETE AND INSTALL TWO LAYERS OF 1 1/2" DEPTH BITUMINOUS CONCRETE
-  REMOVE BITUMINOUS CONCRETE REPLACE BASE MATERIAL TO DEPTH OF 8" AND INSTALL TWO LAYERS OF 1 1/2" DEPTH BITUMINOUS CONCRETE
-  REMOVE TOPSOIL, PAVEMENT AND CURB
-  UTILITY TO BE DISCONNECTED AND REMOVED
-  BITUMINOUS CURB TO BE REMOVED
-  REMOVE ITEM

**DEMOLITION NOTES**

1. THE INTENT OF THIS DRAWING IS TO IDENTIFY SPECIFIC DEMOLITIONS. HOWEVER, THE GRAPHIC LEGEND MAY NOT BE A COMPREHENSIVE LIST OF ALL SITE REMOVALS.
2. CONTRACTOR RESPONSIBLE FOR HAULING ALL REMOVED MATERIAL TO BE DISPOSED OFFSITE AND DISPOSING OF MATERIAL PROPERLY AND LEGALLY.
3. BACKFILL AND COMPACT ALL AREAS OF REMOVED SUB-SURFACE UTILITIES WITH STRUCTURAL FILL.
4. ALL UNDERGROUND UTILITIES NOT SHOWN TO BE REMOVED SHALL HAVE SERVICE MAINTAINED AND SHALL BE PROTECTED DURING CONSTRUCTION.



**MILONE & MACBROOM**  
 NOW PART OF **SLR**  
 88 REARBY DRIVE  
 CHESTER, CT 06410  
 203.271.1173  
 WWW.MILONE-MACBROOM.COM | SLRCONSULTING.COM

DESCRIPTION	DATE	BY
ZONING SUBMISSION	04/28/2021	TDR
TOWN ENGINEER COMMENTS	09/10/2021	TDR
TOWN ENGINEER COMMENTS	09/16/2021	K/G

**REMOVALS PLAN**  
**NEW FAIRFIELD SHOPPING CENTER**  
**PROPOSED SITE IMPROVEMENTS**  
 1 BRUSH HILL ROAD  
 NEW FAIRFIELD, CONNECTICUT

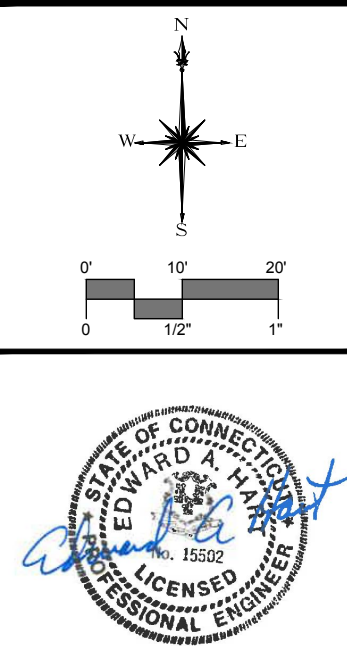
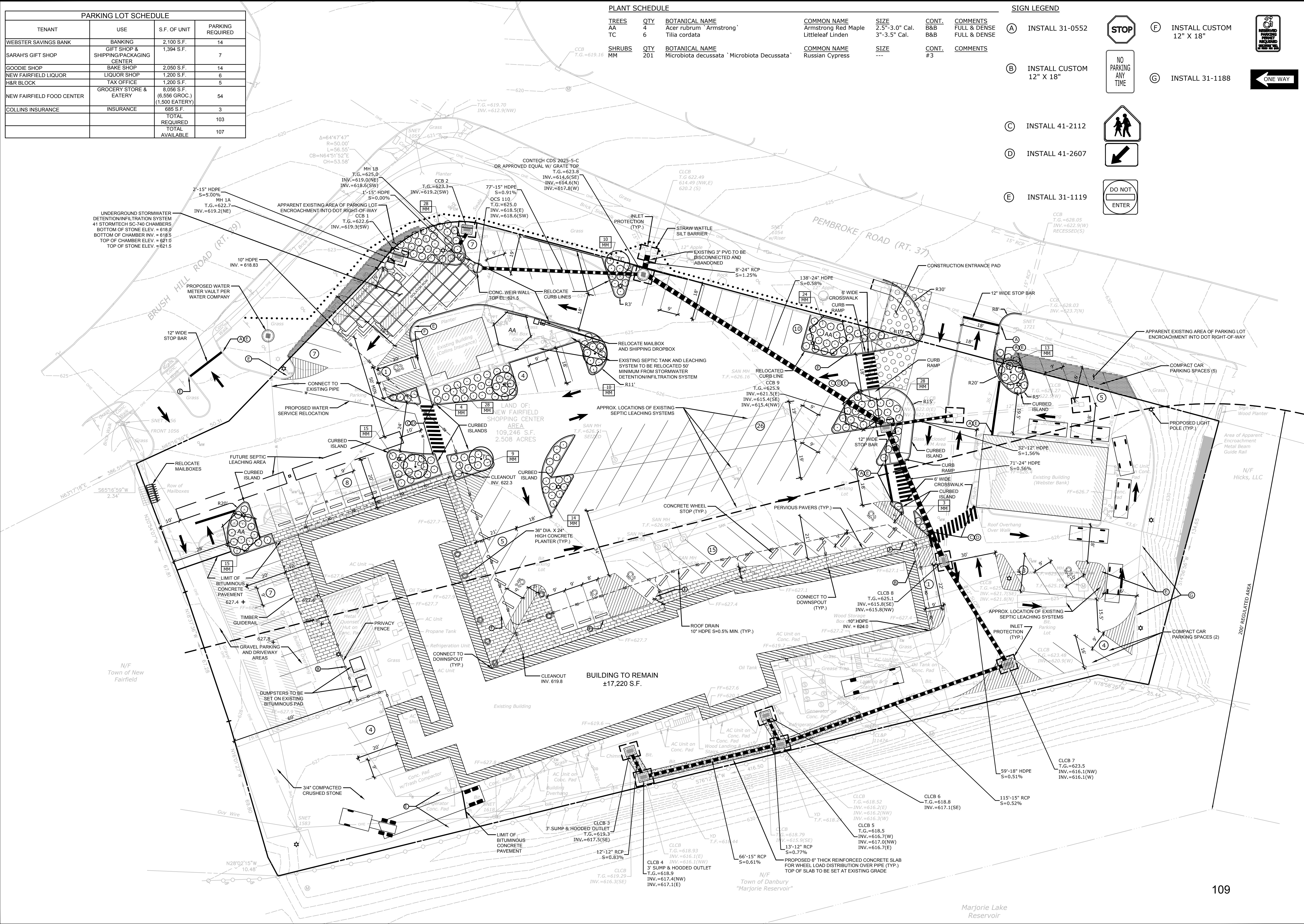
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DESIGNED	DRAWN	CHECKED

SCALE: 1"=20'  
 DATE: APRIL 9, 2021  
 PROJECT NO.: 7047-01  
 SHEET NAME: RP

PARKING LOT SCHEDULE			
TENANT	USE	S.F. OF UNIT	PARKING REQUIRED
WEBSTER SAVINGS BANK	BANKING	2,100 S.F.	14
SARAH'S GIFT SHOP	GIFT SHOP & SHIPPING/PACKAGING CENTER	1,394 S.F.	7
GOODIE SHOP	BAKE SHOP	2,050 S.F.	14
NEW FAIRFIELD LIQUOR	LIQUOR SHOP	1,200 S.F.	6
H&R BLOCK	TAX OFFICE	1,200 S.F.	5
NEW FAIRFIELD FOOD CENTER	GROCERY STORE & EATERY (6,556 GROC.) (1,500 EATERY)	8,056 S.F.	54
COLLINS INSURANCE	INSURANCE	685 S.F.	3
	TOTAL REQUIRED		103
	TOTAL AVAILABLE		107

PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME	COMMON NAME
AA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple
TC	6	Tilia cordata	Littleleaf Linden
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
MM	201	Microbiota decussata 'Microbiota Decussata'	Russian Cypress

SIGN LEGEND	
(A)	INSTALL 31-0552
(B)	INSTALL CUSTOM 12" X 18"
(C)	INSTALL 41-2112
(D)	INSTALL 41-2607
(E)	INSTALL 31-1119
(F)	INSTALL CUSTOM 12" X 18"
(G)	INSTALL 31-1188



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DESCRIPTION	DATE	BY
TOWN ENGINEER COMMENTS	9/1/2021	TDR
TOWN ENGINEER COMMENTS	9/13/2021	TDR
TOWN ENGINEER COMMENTS	9/16/2021	TDR

**SITE PLAN**  
**NEW FAIRFIELD SHOPPING CENTER**  
**PROPOSED SITE IMPROVEMENTS**  
 1 BRUSH HILL ROAD  
 NEW FAIRFIELD, CONNECTICUT

TR	TR	TH
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: AUGUST 23, 2021		
PROJECT NO: 7047-01		
SHEET NAME: SP		



**SEDIMENT AND EROSION CONTROL SPECIFICATIONS**

**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, WATERBODY, 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 WATERBODIES, 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:
    - THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
    - 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.
    - NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
    - 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.

**TOPSOILING**

- 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.

**MATERIAL:**

- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES, LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
- AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
- SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
- THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

**APPLICATION:**

- 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.

**TEMPORARY VEGETATIVE COVER**

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

**GENERAL:**

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- APPLY SOIL AMENDMENTS AS FOLLOWS:  
 ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE  
 UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST INTO THE SOIL - APPLY IT EVENLY TO SOIL SURFACE AS A SEED BED.  
 TLLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

**SITE PREPARATION:**

- SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
- MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE NEEDED.

**PERMANENT VEGETATIVE COVER**

**GENERAL:**

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

**SITE PREPARATION:**

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- APPLY SOIL AMENDMENTS AS FOLLOWS:  
 LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.  
 ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE  
 UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST

**VEGETATED COVER SELECTION AND MULCHING**

**TEMPORARY VEGETATIVE COVER:**

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)  
 DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

**\* PERMANENT VEGETATIVE COVER:**

DUTCH WHITE CLOVER 30%  
 BARON KENTUCKY BLUEGRASS 30%  
 JAMESTOWN II CHEWINGS FESCUE 20%  
 PALMER PERENNIAL RYEGRASS 20%

\* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED RATE/TIME SEEDING.  
 SPRING SEEDING: 4/1 to 5/31  
 FALL SEEDING: 8/16 to 10/15

**TEMPORARY MULCHING:**

STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

**ESTABLISHMENT:**

- SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
- APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- 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 BELOW).
- USE PROPER INOCULANT ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
- 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.

**EROSION CHECKS**

**GENERAL:**

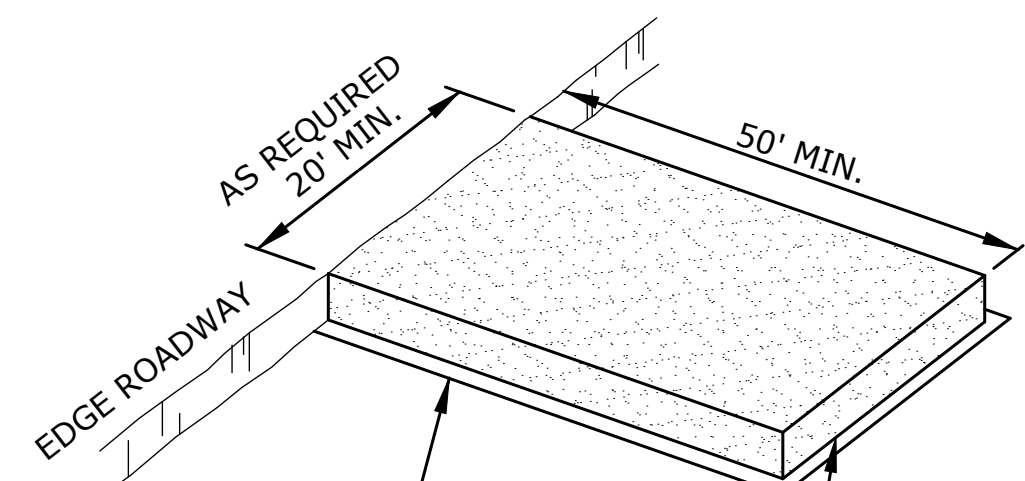
- TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

**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 (4") 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 FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

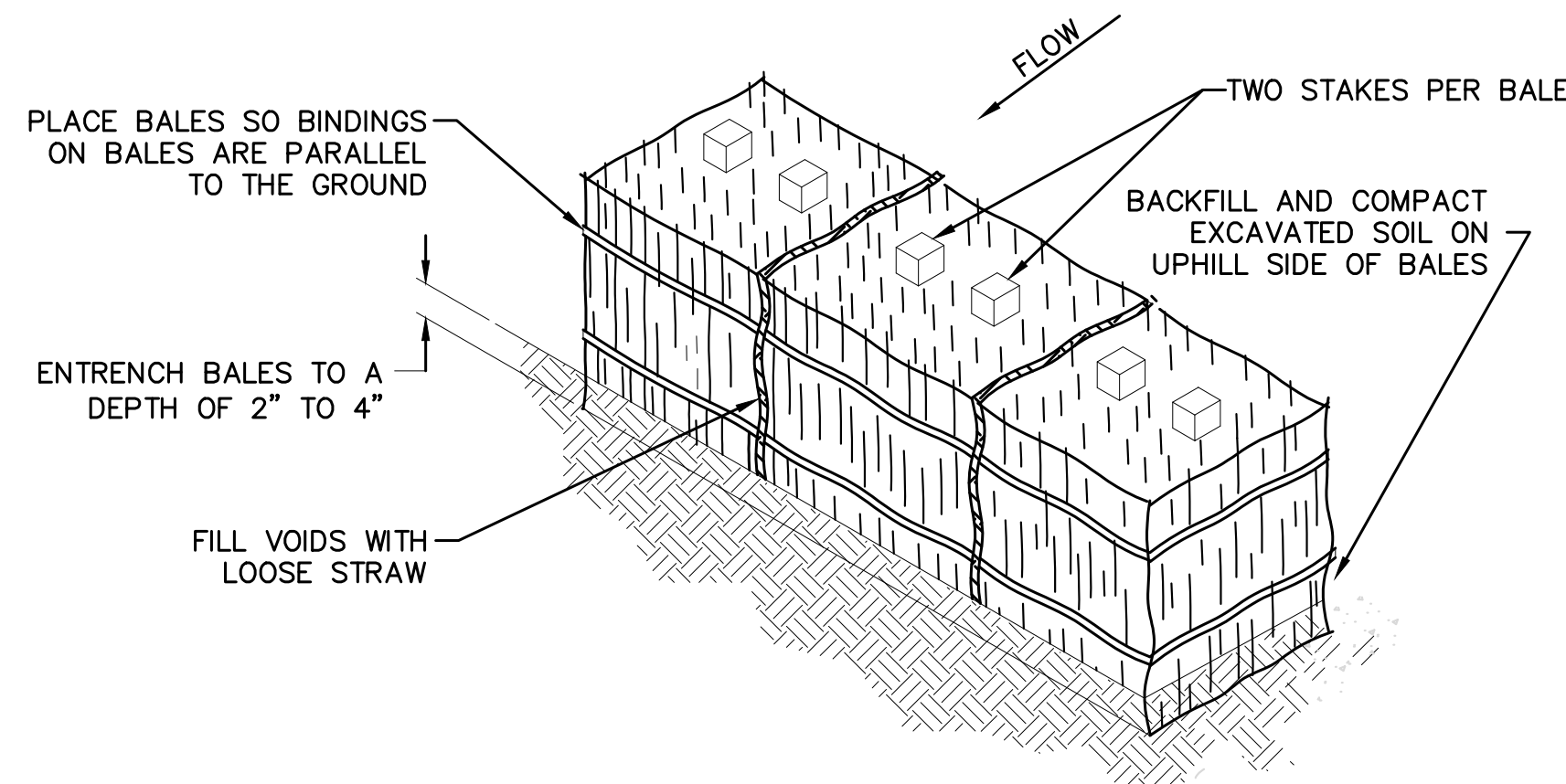
**INSTALLATION AND MAINTENANCE:**

- 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 DETERMINED APPROPRIATE DURING CONSTRUCTION.
- ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) 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 STORMWATER FLOW OR DRAINAGE.



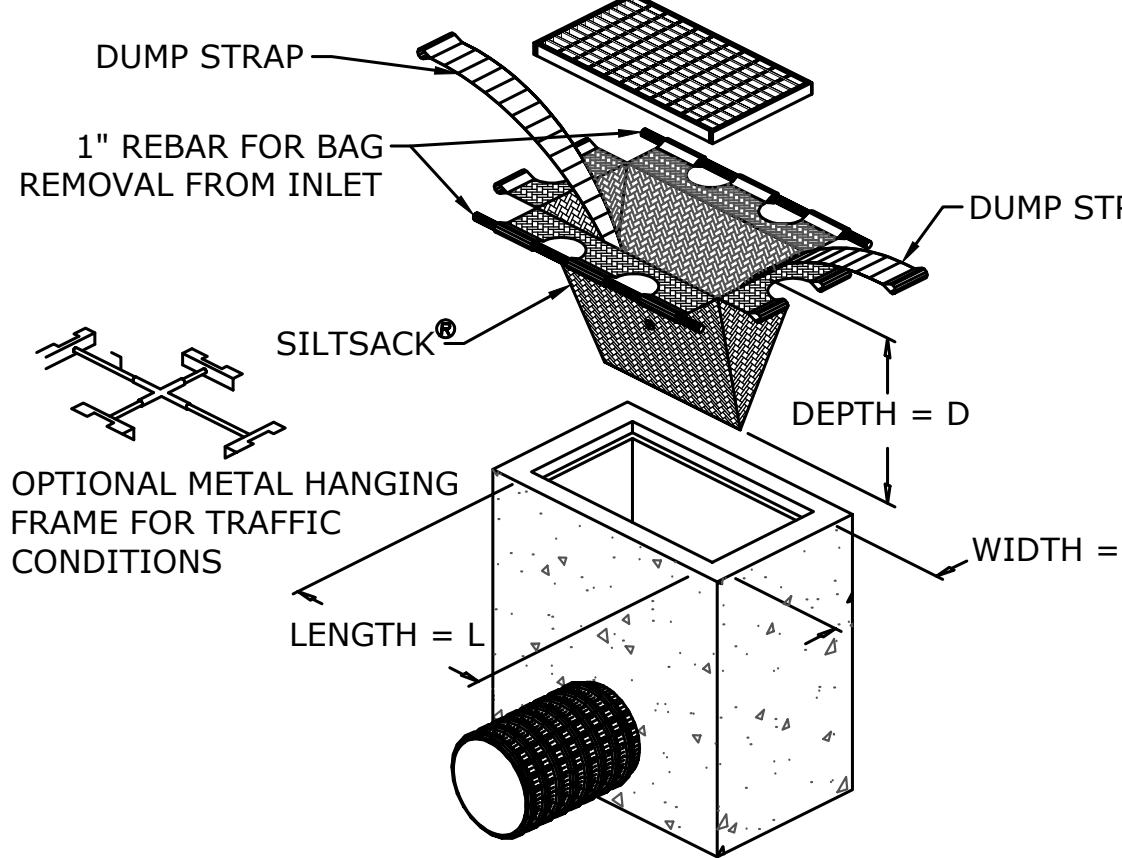
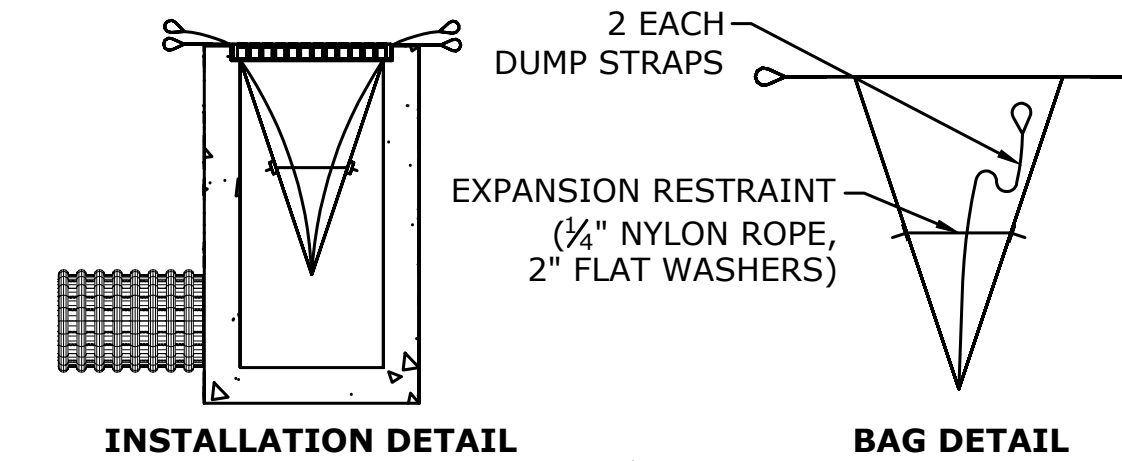
NOTE:  
 1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD

**CONSTRUCTION ENTRANCE PAD**  
 NOT TO SCALE

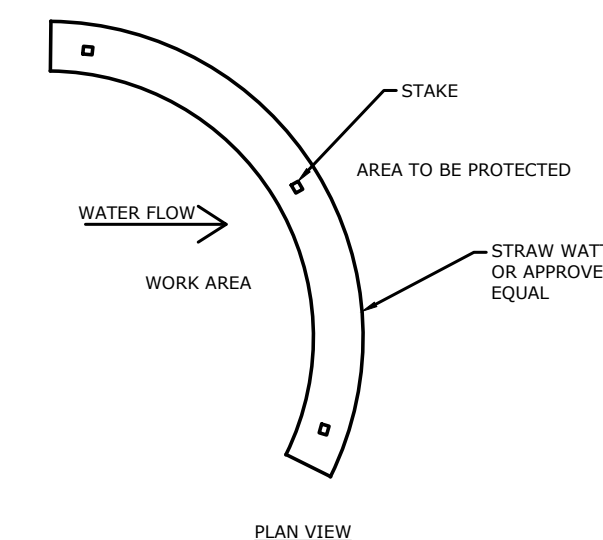
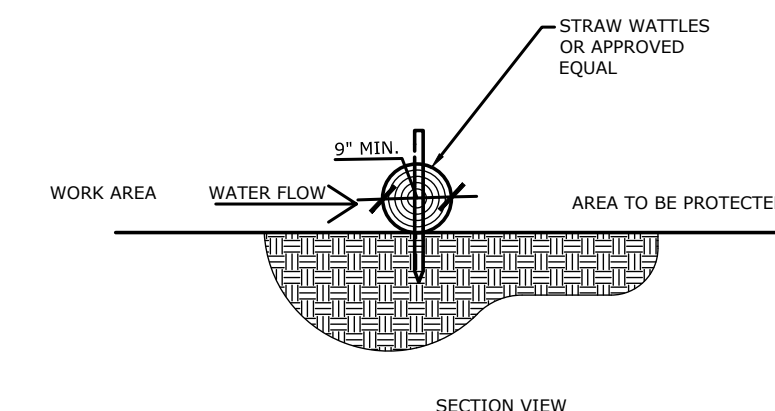


- IDEALLY, BALES SHOULD BE ENTRENCHED 2 TO 4 INCHES AND TIGHTLY BUTTED TOGETHER. BALES CAN BE SUCCESSFULLY PLACED WITHOUT A TRENCH IF GOOD GROUND CONTACT IS MADE. REMOVE HEAVY BRUSH AND FILL ALL VOIDS WITH LOOSE STRAW.
- BALES SHALL BE ONLY USED AS A TEMPORARY BARRIER AND FOR NO LONGER THAN 60 DAYS.
- WHEN SEDIMENTATION DEPOSITS REACH WITHIN 3" OF THE TOP OF BALES, REMOVE SEDIMENTATION OR ADD ADDITIONAL BALES ON SEDIMENTATION DIRECTLY BEHIND FIRST ROW OF BALES AS DIRECTED BY THE ENGINEER.
- UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS AND WHEN DIRECTED BY THE ENGINEER, HAY BALES WILL BE REMOVED AND USED AS MULCH. ANY SEDIMENTATION WILL BE THINLY SPREAD UPON ESTABLISHED GROUND COVER.

**STAKED HAY BALES**  
 NOT TO SCALE



**INLET PROTECTION**  
 NOT TO SCALE



**STRAW WATTLES**  
 NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS				
EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
STRAW WATTLES (SW) (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 RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO 1/2 THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE)	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
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 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE / STRAW WATTLES - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
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. PERIODIC REINFORCEMENT OF STRAW WATTLES, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF STRAW WATTLES	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.



**SLR**  
 99 REALTY DRIVE  
 CHESTER, CT 06410  
 203.271.1773  
 SLRCONSULTING.COM

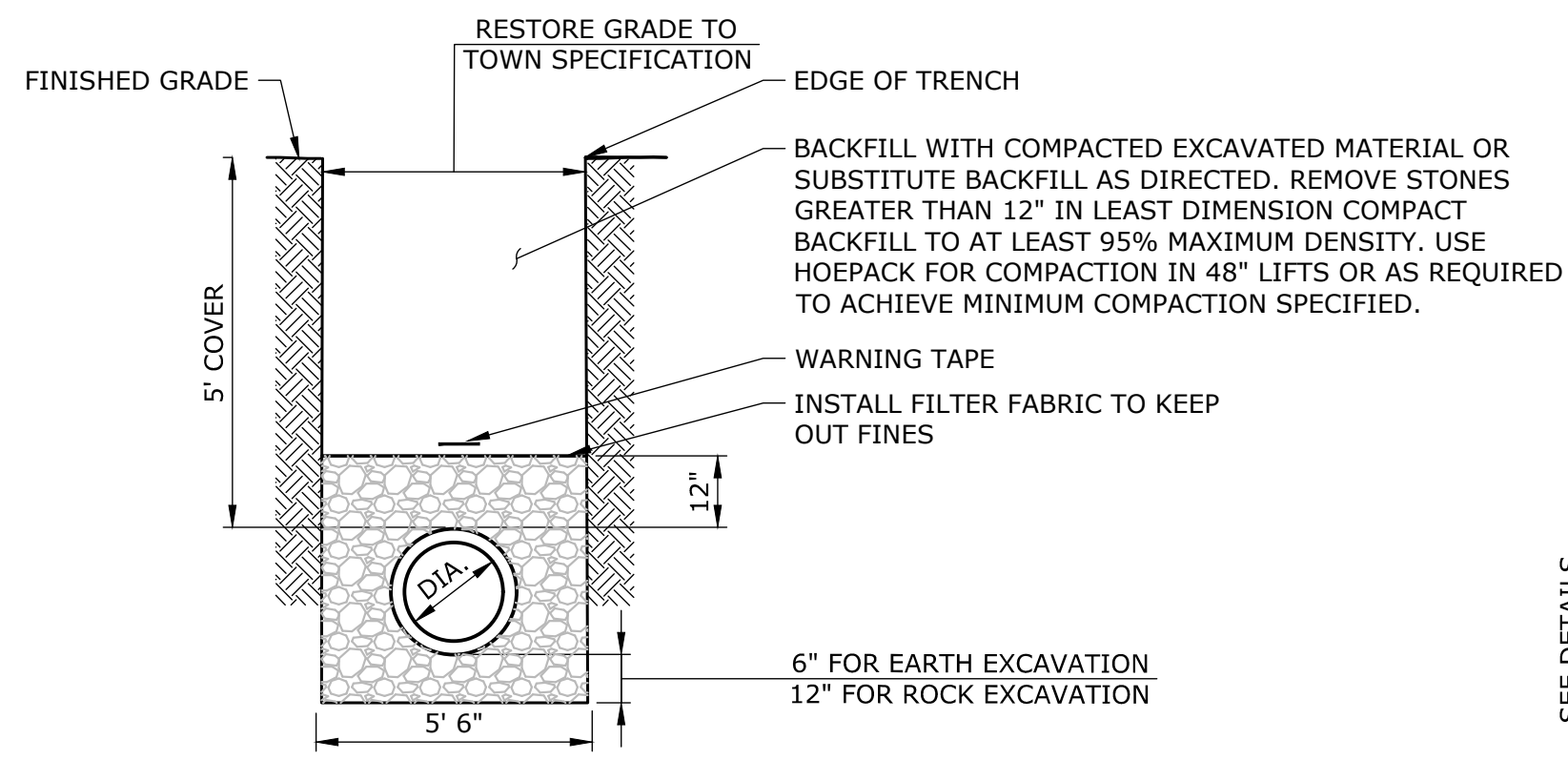
DESCRIPTION	DATE	BY
ZONING SUBMISSION	04/29/2021	TDR

**SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS**  
 NEW FAIRFIELD SHOPPING CENTER  
 PROPOSED SITE IMPROVEMENTS  
 1 BRUSH HILL ROAD  
 NEW FAIRFIELD, CONNECTICUT

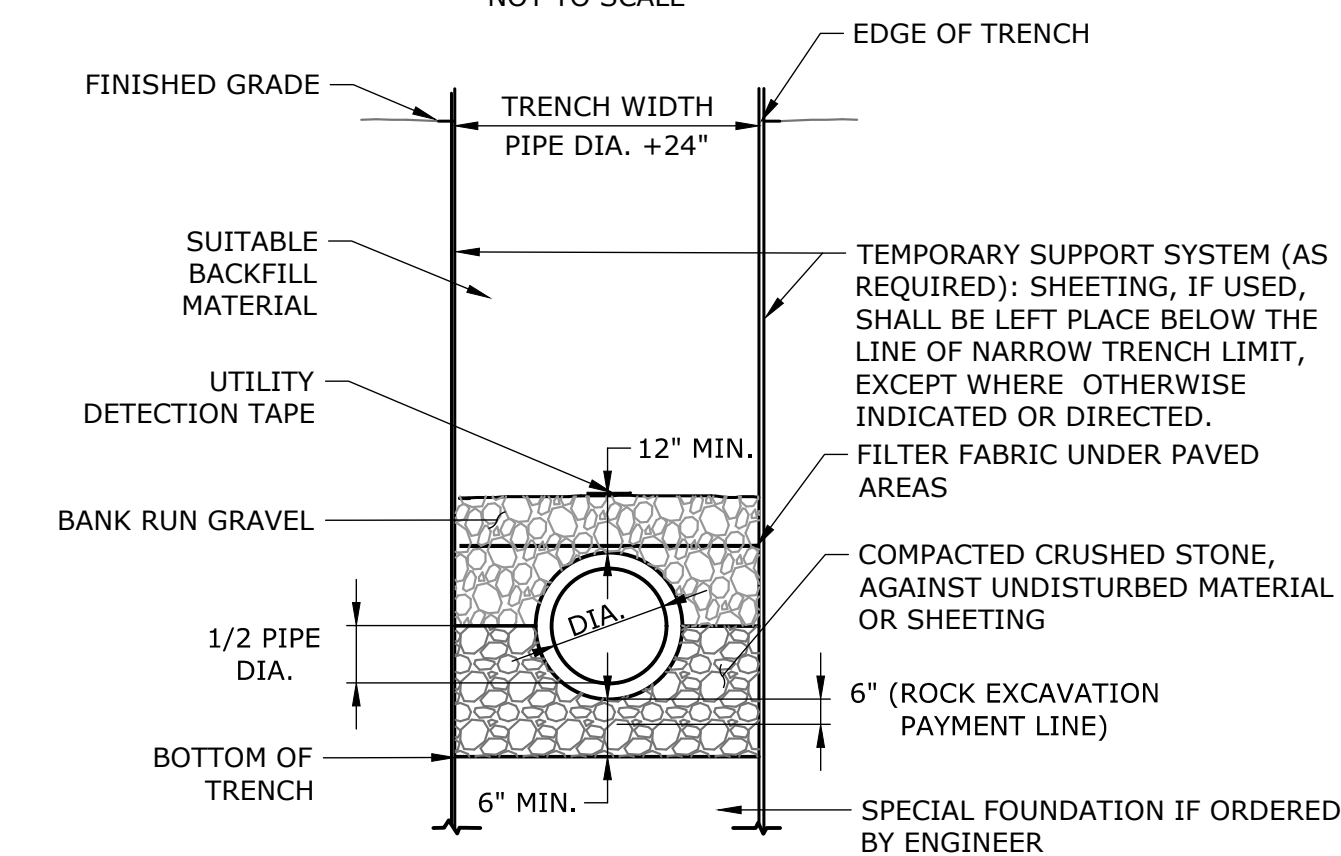
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AS NOTED		
DATE APRIL 9, 2021		
PROJECT NO. 7047-01		

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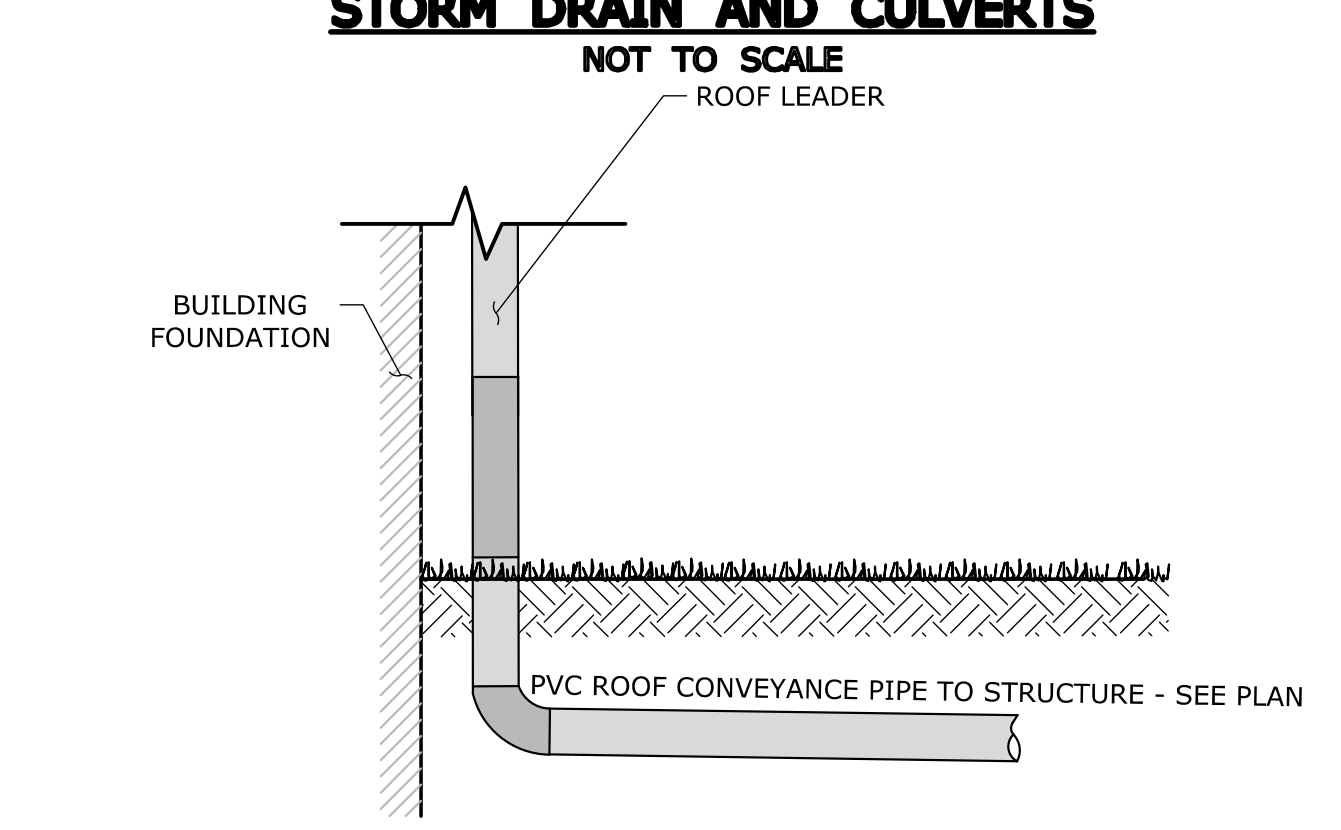




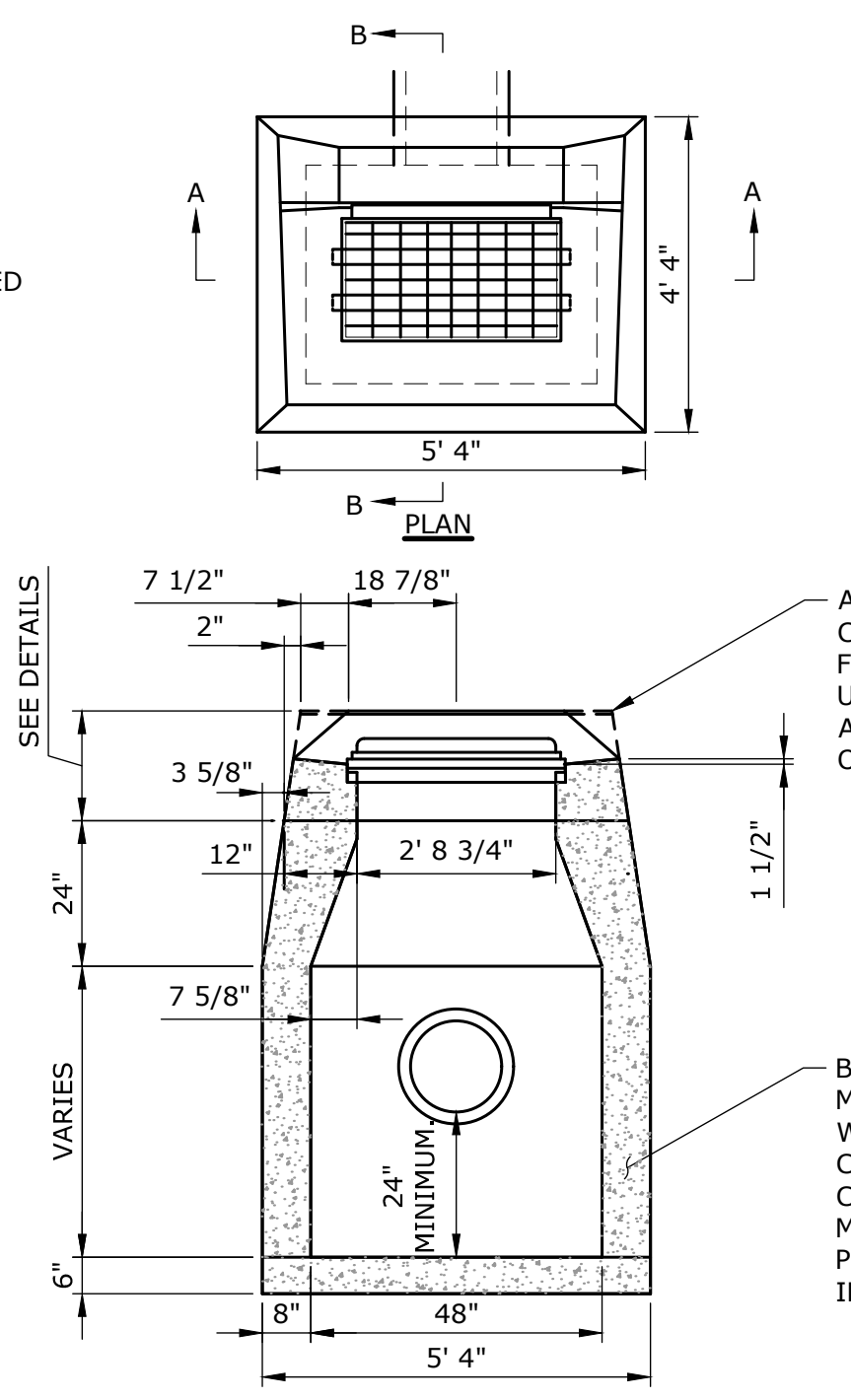
**WATER MAIN TRENCH**  
NOT TO SCALE



**TYPICAL TRENCH SECTION**  
**STORM DRAIN AND CULVERTS**  
NOT TO SCALE



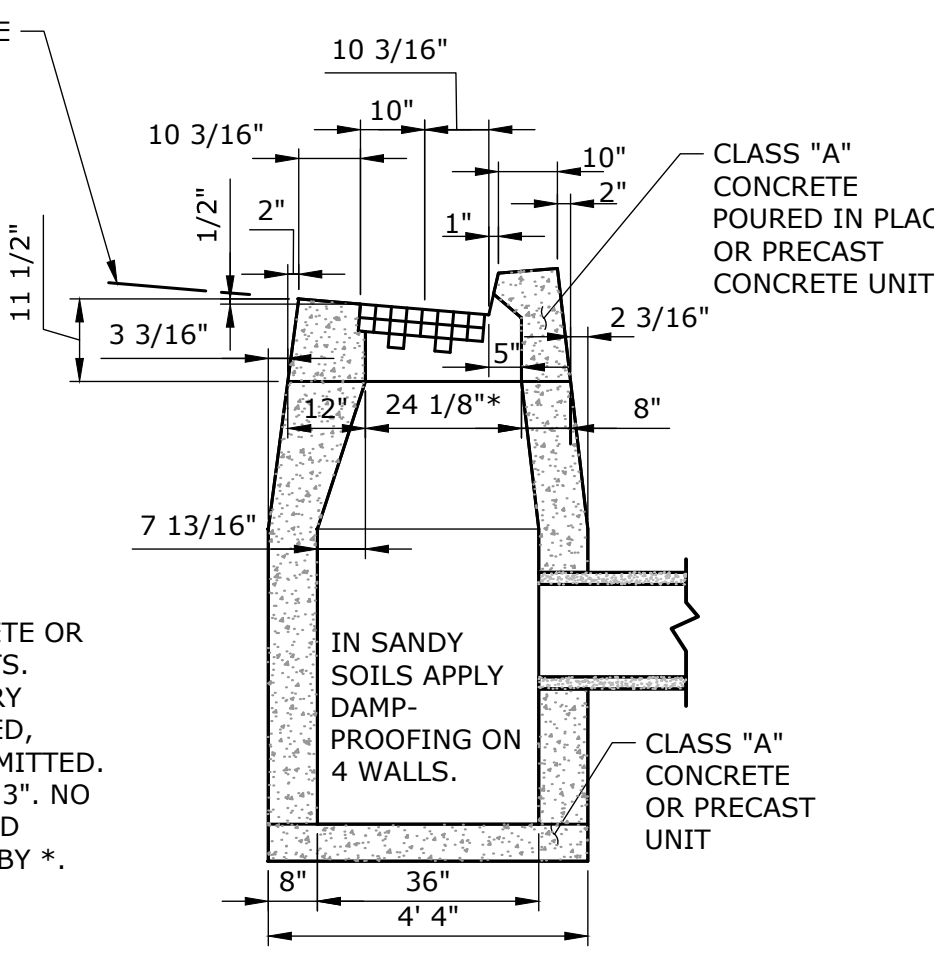
**ROOF LEADER CONNECTION**  
NOT TO SCALE



**TYPE "C" CATCH BASIN**  
NOT TO SCALE

**NOTES:**

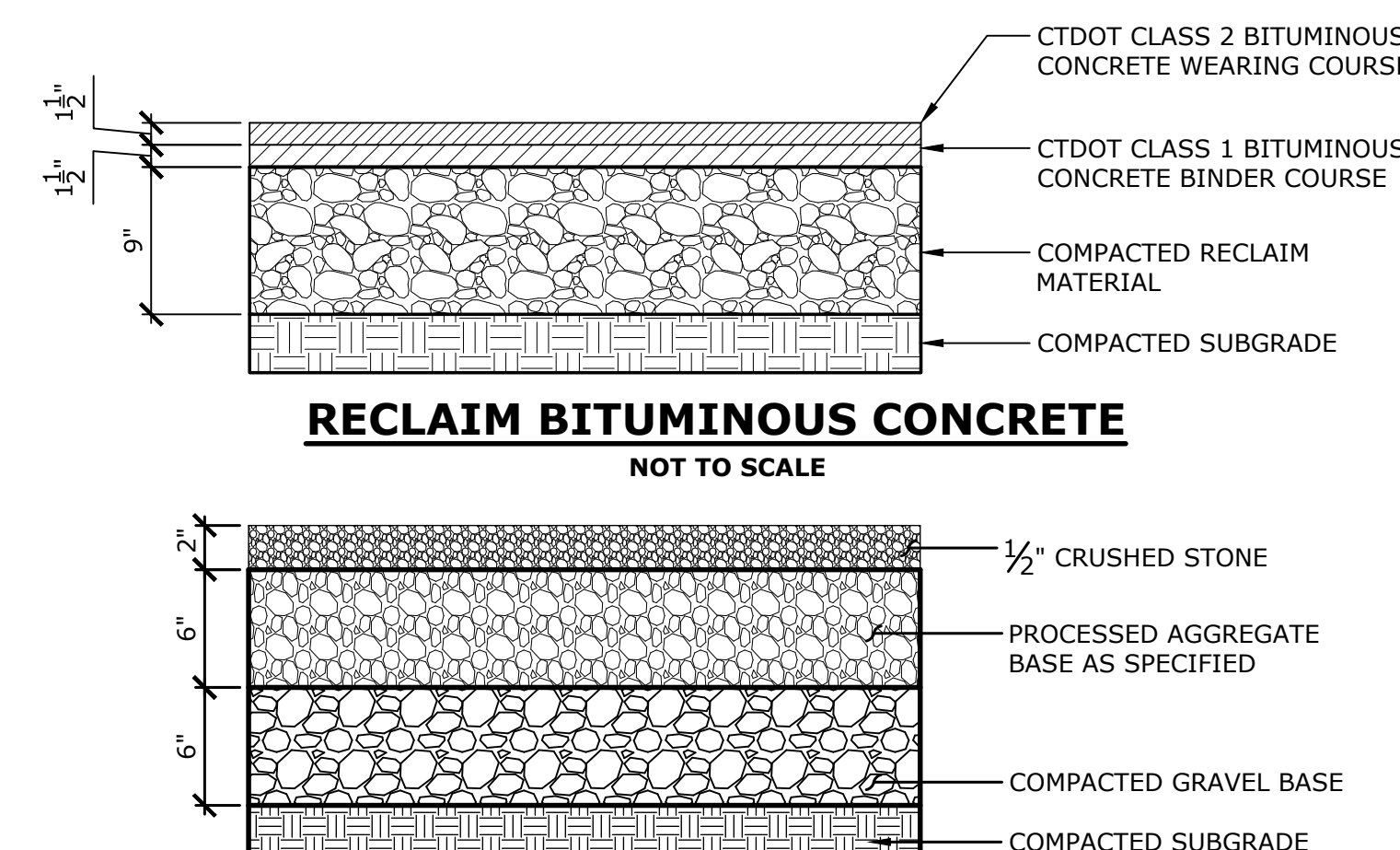
1. WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
2. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.



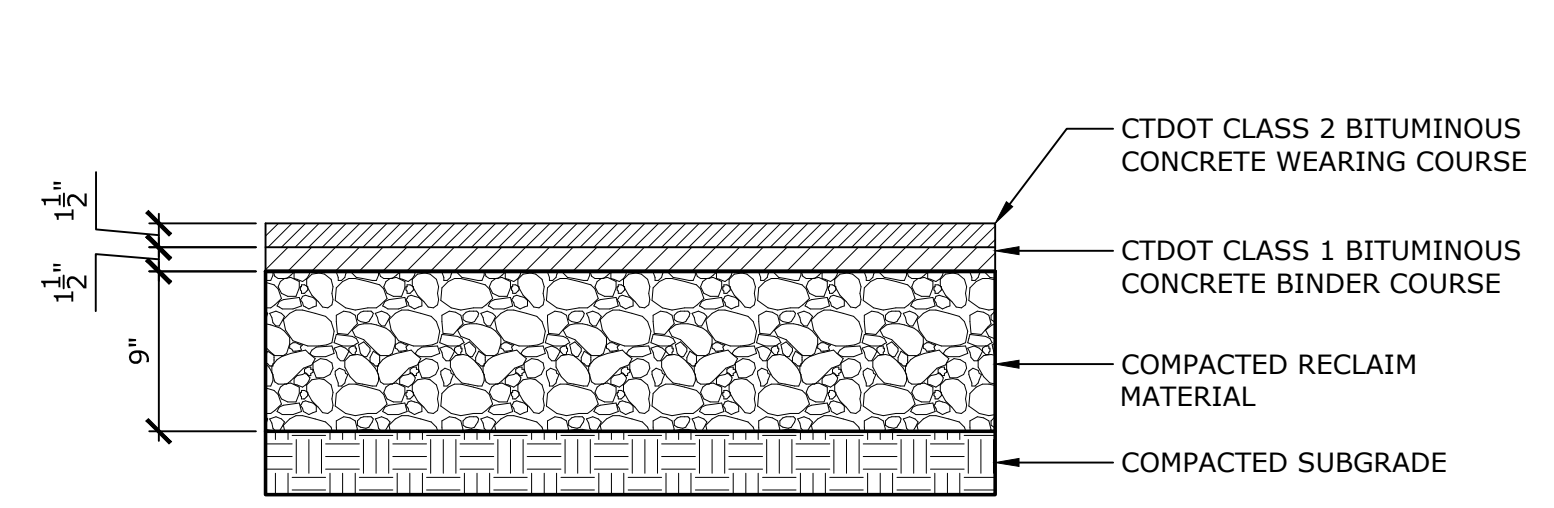
**TYPE "C-L" CATCH BASIN**  
NOT TO SCALE

**NOTES:**

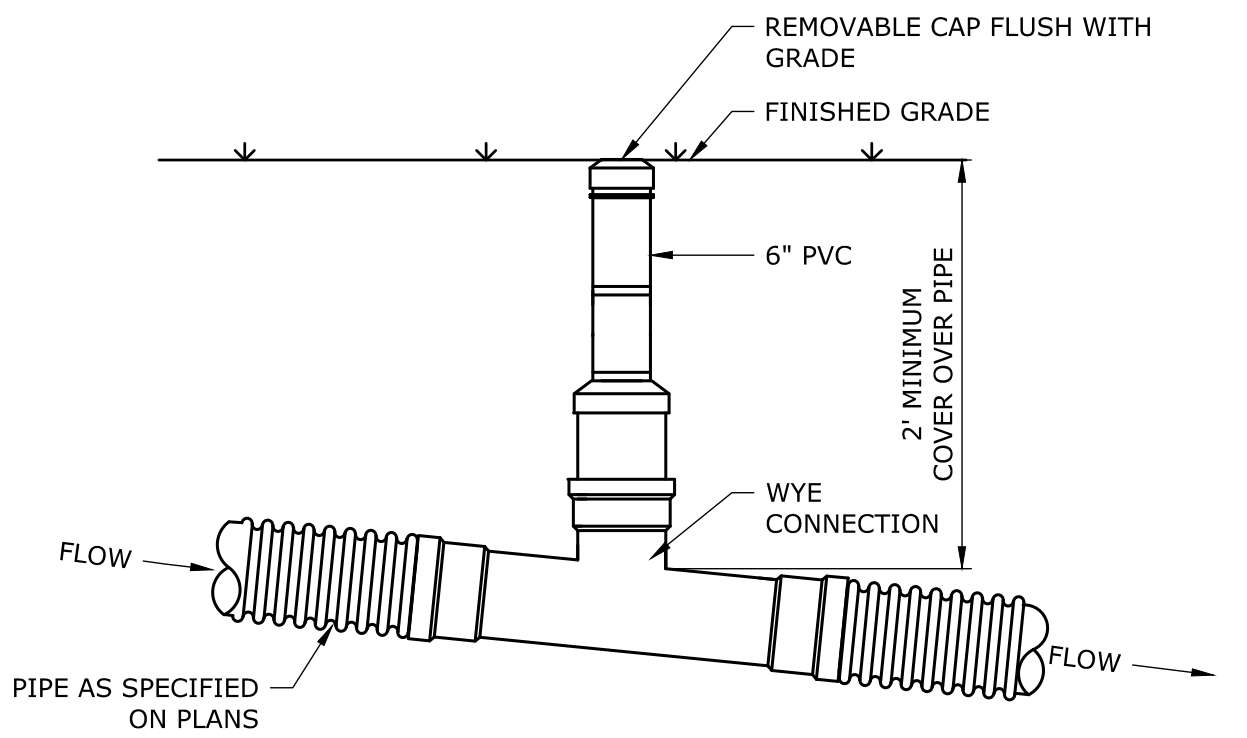
1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.



**GRAVEL PARKING LOT SURFACE**  
NOT TO SCALE

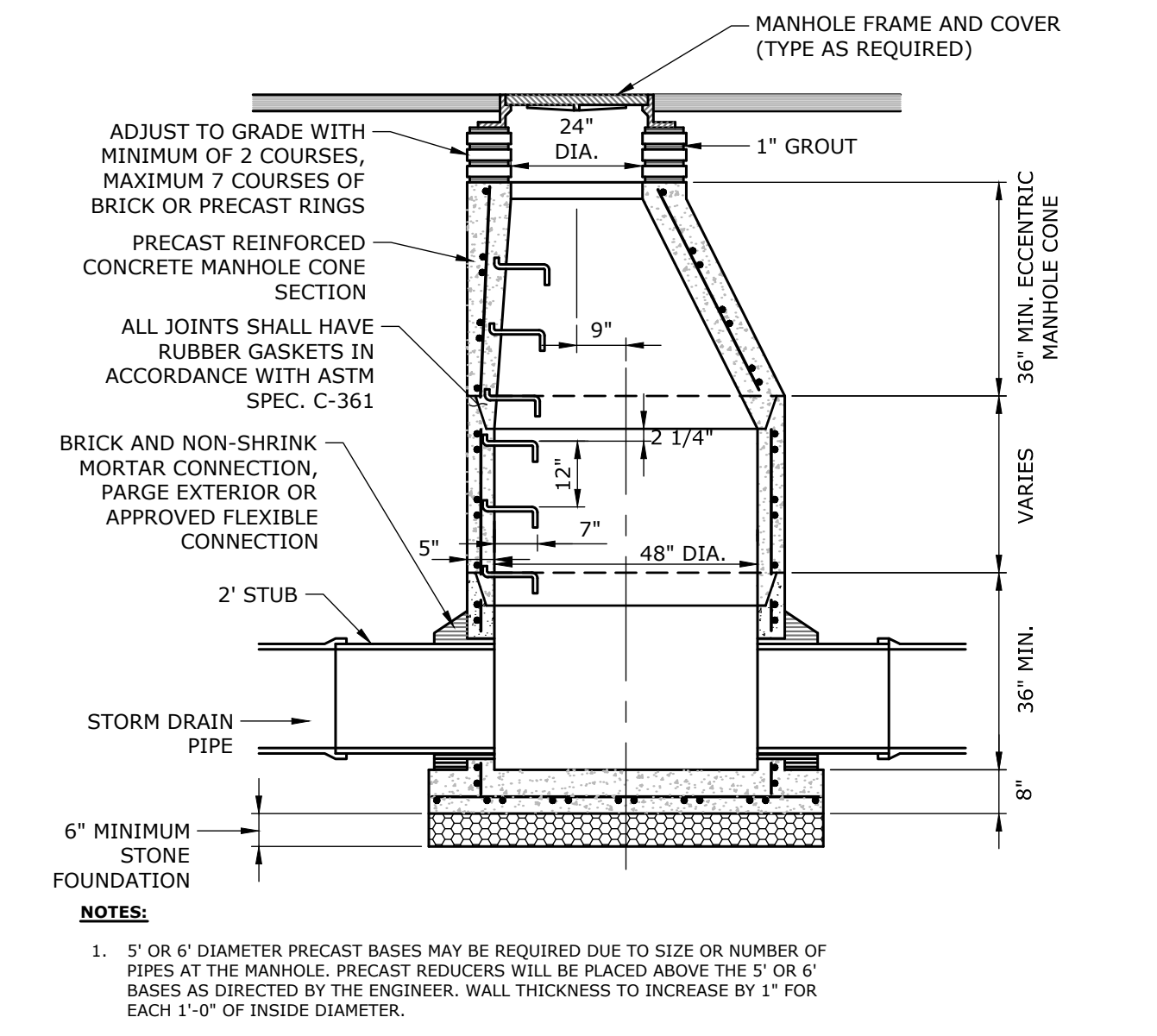


**BITUMINOUS CONCRETE**  
NOT TO SCALE

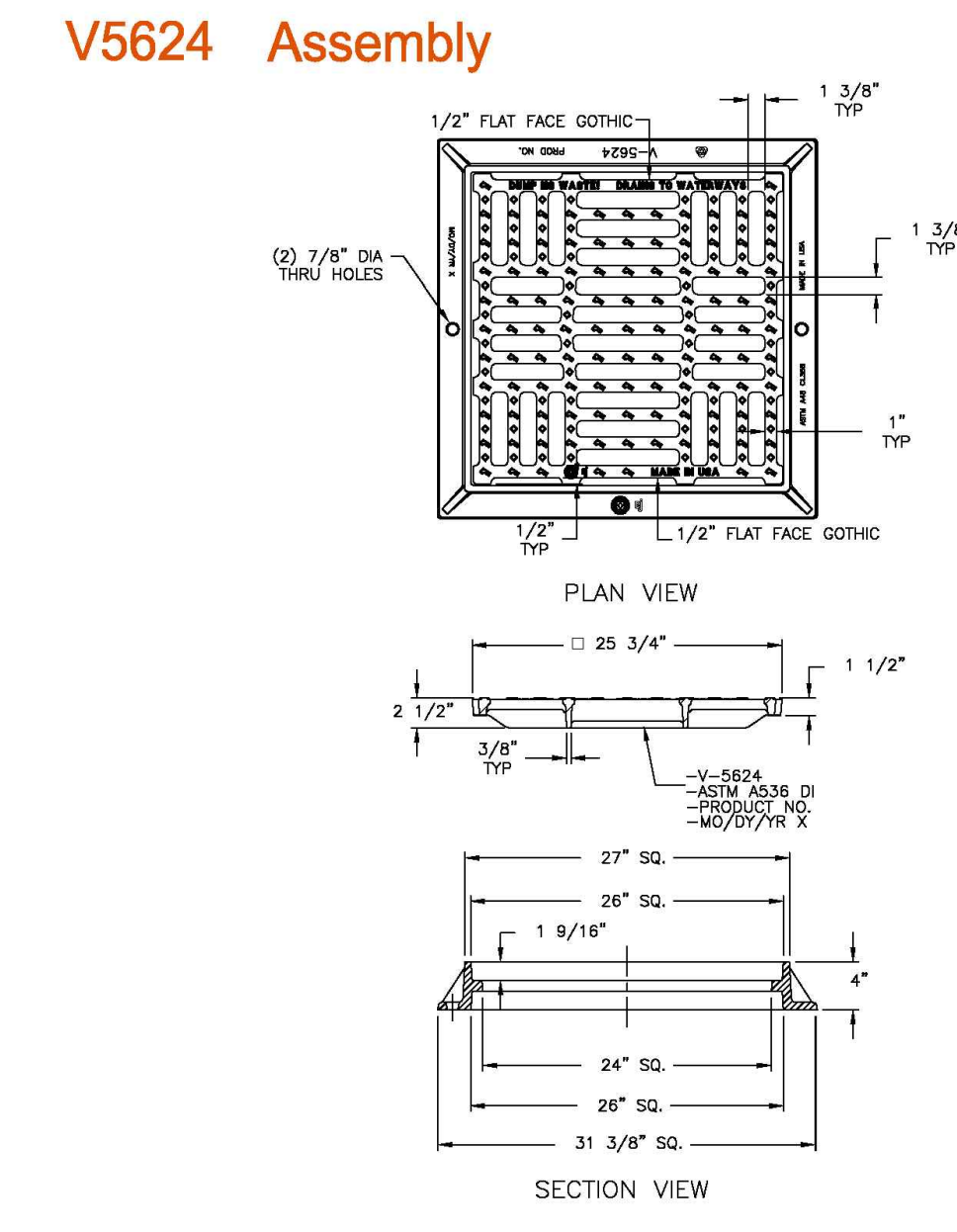


**ROOF LEADER CLEANOUT**  
NOT TO SCALE

**NOTE:** CLEANOUT TO BE INSTALLED OVER ROOF LEADER WYE CONNECTIONS AND BENDS



**PRECAST CONCRETE STORM DRAINAGE MANHOLE**  
NOT TO SCALE



**CURBLESS GRATE TOP FOR CONTECH CDS UNIT**  
NOT TO SCALE

**Product Number**  
4562405A01

**Design Features**

- Materials: Frame: Gray Iron (CL358), Grate: Ductile Iron (70-50-05), 88 lbs
- Design Load: Heavy Duty
- Open Area: 318 SQ. IN.
- Coating: Undipped
- Designates Machined Surface

**Certification**

- ASTM A536
- ASTM A48
- Country of Origin: USA

**Major Components**

45624010  
45624050

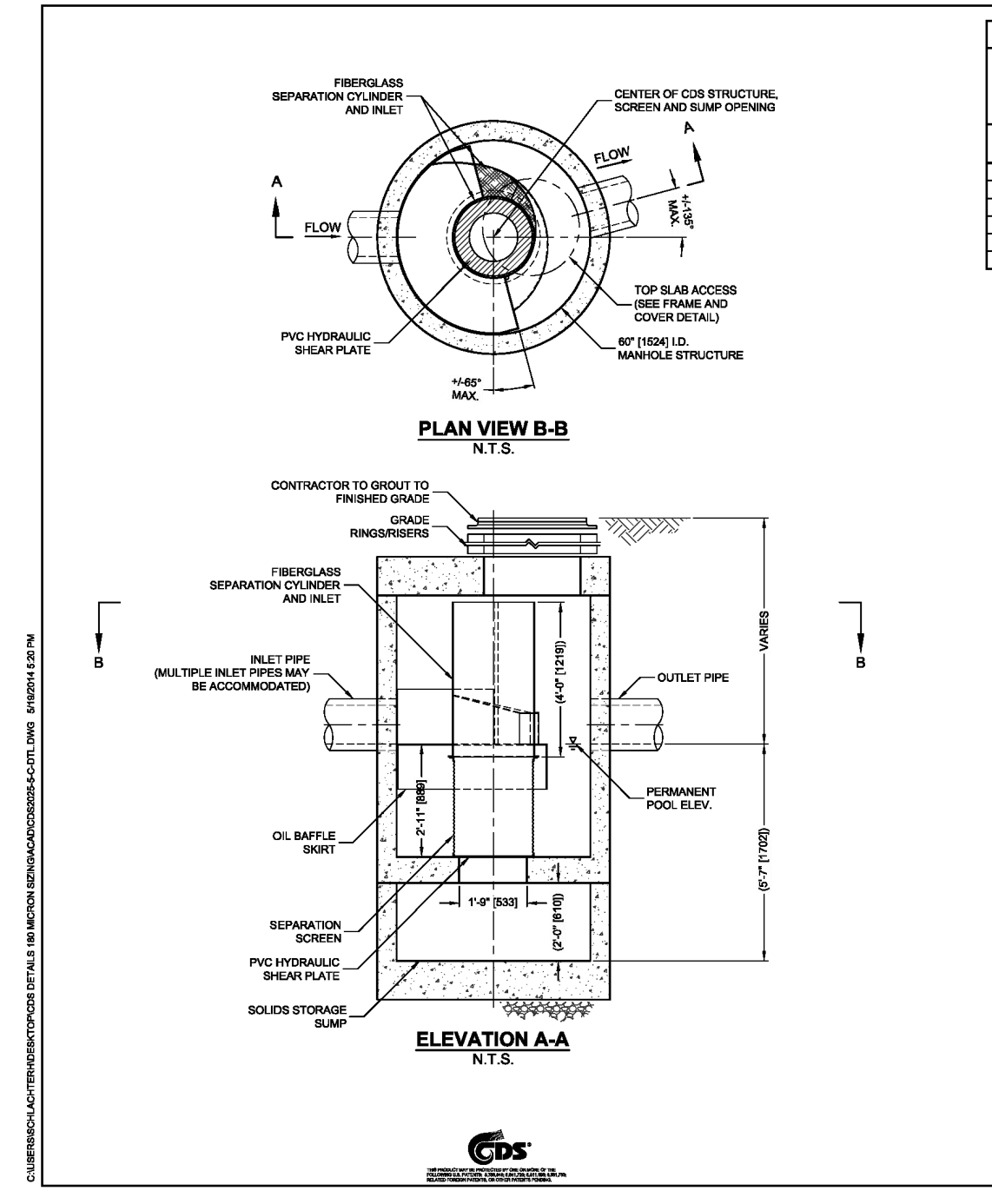
**Drawing Revision**

08/01/2017 Designer: MAH  
9/5/2017 Revised By: MAH

**Disclaimer**

While the P&ID drawings, specifications, and assembly drawings are prepared by our office, we assume no responsibility for modifications or errors that may occur in the field. All rights reserved.

**Contact**  
800.820.4653  
ej@contech.com



**CDS2025-5-C DESIGN NOTES**

THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

CONFIGURATION	DESCRIPTION
GRADED INLET ONLY (NO INLET PIPES)	
GRADED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPES)	
CURB INLET WITH INLET PIPE OR PIPES	
PERMANENT OIL BYPASS (SHALL BE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR SLOPE / FLAT CONFORMING UNITS	

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	DATE	DESCRIPTION

**GENERAL NOTES**

1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH (L) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. SOIL FABRIC FOR CURBLESSES SHALL BE 12' X 12' OR SMALLER. CONTRACTOR TO CONTACT YOUR CONTECH ENGINEER FOR FABRICATION DIMENSIONS AND MATERIAL SPECIFICATIONS.
4. CDS WITH QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET MINIMUM HEIGHT AND GROUNDING SHALL MEET MINIMUM AS PER LOCAL REGULATORY AGENCIES AND ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SIDE AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

- A. ANY EXISTING BACKFILL, DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SHOWN ON P&ID DRAWINGS.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE BETWEEN CURBLESSES.
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- D. CONTRACTOR TO PROVIDE INSTALLATION AND GROUT PIPES. MATCH PIPE INVERTS WITH EL ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO AVOID OVER-BREATHING. HOLDING WATER TO FLOUNDER INVERT MINIMUM. IT IS SOOLECTED THAT ALL JOINTS BELOW PIPES INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
800.820.4653

**CDS2025-5-C INLINE CDS STANDARD DETAIL**

**STATE OF CONNECTICUT**  
**DEPARTMENT OF TRANSPORTATION**  
**LICENSED PROFESSIONAL ENGINEER**

**SLR**  
99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
ZONING SUBMISSION	04/29/2021	TDR

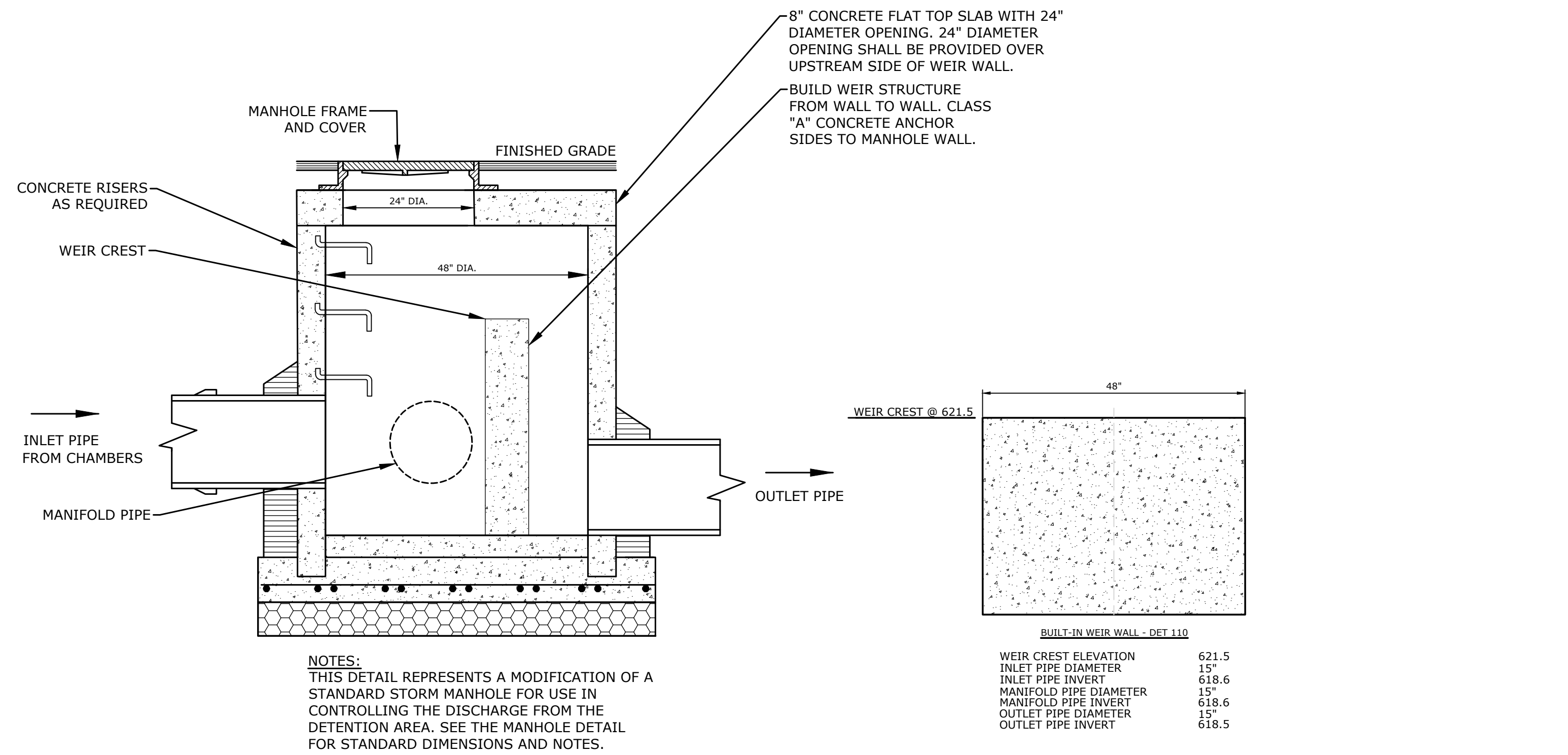
**SITE DETAILS**  
NEW FAIRFIELD SHOPPING CENTER  
PROPOSED SITE IMPROVEMENTS  
1 BRUSH HILL ROAD  
NEW FAIRFIELD, CONNECTICUT

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DESIGNED	DRAWN	CHECKED

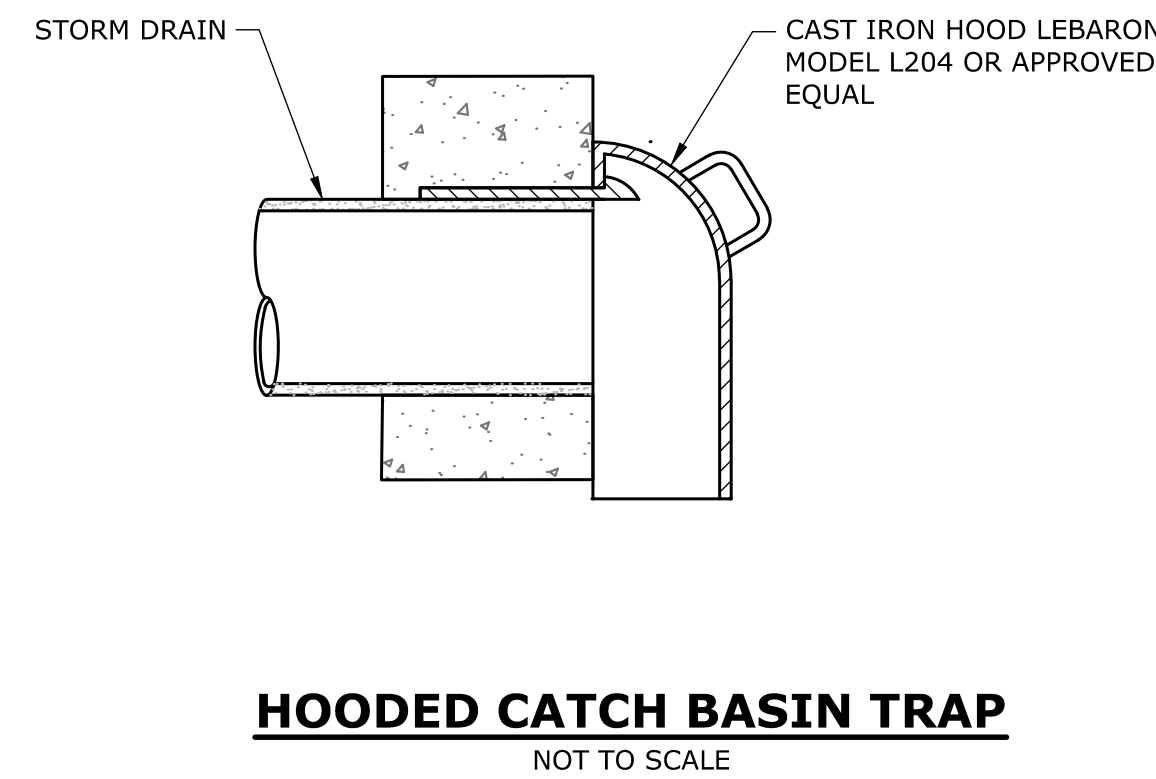
**AS NOTED**  
**APRIL 9, 2021**  
**7047-01**

**SD-2**





**OUTLET CONTROL STRUCTURE FOR UNDERGROUND DETENTION SYSTEM 110**  
NOT TO SCALE



**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2.4, A-3 OR AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN) DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN)
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

