Project Description

Introduction

888 Oldfield Road, LLC proposes to construct a 10 unit multi-family residential development on a 37,177 square foot property located at 888 and 898 Oldfield Road. The development will consist of 10 two-bedroom units.

Project Details

As shown on the Site Plan and Architectural Plans submitted herewith, the development will consist of ten (10) two bedroom townhouses with garages. Ten garage spaces and eleven surface parking spaces will be provided. The combined parcels total 37,177 square feet.

The proposal includes provision for decorative paved travel/parking surfaces with permeable paving for stormwater management. Shielded LED site lighting for parking and drive areas as provided along with extensive landscaping, including many native varieties. The units will vary in size, with living areas of 1230 sq. ft. to 1438 sq. ft.. Each unit will also include a garage - utility level of approximately 600 sq. ft..

Affordability

The project meets the standards of C.G.S Section 8-30g by setting aside 30% of the units (4 units) as affordable for a period of 40 years. Details of the set-aside are enumerated in the Affordability Plan. Two (2) units will be reserved for persons earning less than 60% of the statewide median income. Two (2) units will be reserved for persons earning less than 80% of the statewide median income.

A multitude of town-produced documents over many years attests to the need for affordable housing in Fairfield:

From the “Affordable Housing Plan for Fairfield” (1988):

The community has not accepted the Town’s role in providing or supporting the development of rental or for sale housing at below market rate. (pg 4)

Our young people need affordable housing...Our single population needs affordable housing.” (pg 6)

From the “Town of Fairfield, Request for Qualifications, Consultant to Assist with Affordable Housing Plan Update” (2013):

The Lack of affordable housing is a significant issue many communities face. This is especially true in Fairfield, where the average cost of a single family home in 2012 topped $512,000.
From the "3-5 Year Strategic Plan" covering 2010-2015, submitted to HUD as a requirement of receiving Community Development Block Grant funding:

Housing affordability is a widespread issue within Fairfield. (pg 49)

The Town does not have a large supply of rental housing, affordable or otherwise; however, much of what rental housing exists could be considered seasonal or student housing. (pg 51)

From the "Third Program Year CAPER" for the year 2012, also submitted to HUD:

Impediment #5: There is a lack of affordable rental housing in Town, especially for persons with disabilities. (pg 8)

Recommendation: Encourage the preservation and/or creation of affordable rental units...

According to the 2011 Annual Report of the Affordable Housing Committee, which lists affordable units in Fairfield and their locations, there are no affordable units in Southport.

In 2012, the Town of Fairfield received $343,457 in block grant funding from HUD. This funding was provided, in part, based on representations like those above made by the Town in support of affordable housing. In return for this funding, therefore, it is the obligation of the Town to take concrete steps toward honoring these representations.
COMPLIANCE PLAN
AFFORDABLE RESIDENTIAL UNITS

FOR APPLICATION OF
888 OLDFIELD ROAD, LLC

10 UNIT RESIDENTIAL DEVELOPMENT
(3 AFFORDABLE UNITS)
888 & 898 OLDFIELD ROAD
FAIRFIELD, CT

SEPTEMBER, 2021
This Affordability Plan (the "Plan") governs the administration of restrictions placed on three (3) of ten (10) residential units at a multi-family residential development at 888 & 898 Oldfield Road, Fairfield, Connecticut ("the Development"). This Plan imposes restrictions, as outlined below, which comply with Connecticut General Statutes Section 8-30g et seq. and corresponding State Regulations found at Section 8-30g-1 et seq. of the Regulations of Connecticut State Agencies and with Connecticut General Statute Section 8-30h.

I. Definitions.

A. "Affordable Unit" means a unit within the 10 unit Oldfield Road residential development ("the Development") that is subject to restrictions on the maximum household income of prospective or continuing tenants and on the maximum rent, as stated in this Plan.

B. "Administrator" means the person charged with the responsibility of administering this plan and ensuring compliance with the above referenced Sections of the Connecticut General Statutes and State Regulations.

C. "Property Manager" refers to the person in charge of overall residential services at the Development.

II. Entity Responsible For Administration And Compliance Reporting.

888 Oldfield Road, LLC (hereafter "888 Oldfield Road, LLC") with its principal office at 3 Sheldrake Road, Greenwich, CT 06830, or its successors or assigns, will be the Property Manager for the development. 888 Oldfield Road, LLC will be the Administrator of the Plan and will be responsible for compliance with this Affordability Plan. Any change in the name or contact information of the Property Manager or Administrator will be conveyed in writing to the Town Zoning Enforcement Officer.

III. Construction Quality, Phasing, Bedroom Type, And Dispersal Of Affordable Units.

A. Quality And Size.

The Affordable Units shall be of a construction quality and size that is substantially equivalent to market-rate units within the development, and the Affordable Units shall be dispersed throughout the development.

B. Phasing.

No project sequencing will be necessary and the construction will occur in a single phase, and all Affordable Units will be completed at the same time as the market-rate units and offered for initial rental and occupancy at the same time. In addition, the required 30 percent set aside of Affordable Units will be applied among all the units comprising the Development.
C. **Unit Size.**

Units within the development shall be 10 two bedroom units. The units will vary in size, with living areas between 1230 sq. ft. and 1438 sq. ft.. Each unit will also include a garage – utility level of approximately 600 sq. ft.

D. **Dispersal.**

Connecticut General Statutes Section 8-30g requires that not less than 30% of dwelling units created shall be designated as Affordable Units. That equates to 3 units in the development which shall be designated as Affordable.

The units will be distributed within the development. Unit locations will vary floor-to-floor and final locations will be recorded and communicated in writing to the Town of Fairfield Zoning Enforcement Officer prior to occupancy.

E. **Affordability Period.**

Restrictions for the required minimum percentage of Affordable Units shall remain in full force and effect for a period of forty (40) years beginning from the initial date of occupancy of each affordable unit. These restrictions shall be administered in accordance with this Plan.

IV. **Tenant Eligibility.**

Two (2) units shall be offered to families whose income is less than or equal to 60 percent of the area or statewide median income, whichever is less. One (1) affordable unit will be offered to families whose income is greater than 60 percent but less than or equal to 80 percent of the area or statewide median income, whichever is less. The area and statewide income median income shall be determined by HUD.
V. **Notice Of Availability Of Affordable Units.**

888 Oldfield Road, LLC shall provide notice of the availability of each Affordable Unit. Such notices shall be provided in accordance with the Affirmative Fair Housing Marketing Plan as outlined in Section VI. The Administrator shall also provide such notice to the Plan and Zoning Commission. Such notice shall include a description of the available Affordable Unit(s), the eligibility criteria for potential tenants, and the availability of application forms and additional information. All such notices shall comply with the Federal Fair Housing Act, 42 U.S.C. §§ 3601 et seq. and the Connecticut Fair Housing Act, Connecticut General Statutes §§ 46a-64b and 64c (together, the "Fair Housing Acts").

VI. **Affirmative Fair Housing Marketing Plan.**

888 Oldfield Road, LLC shall submit an Affirmative Fair Market Housing Plan which:
1. Shall govern the rental of all price restricted units,
2. Shall be based upon the provisions of sections 8-37ee-1 et seq. of the Regulations of Connecticut State Agencies, particularly sections 8-37ee-301 and, 302;
3. Complies with applicable HUD requirements, and regulations of the Town of Fairfield Housing Authority and,
4. Shall be implemented by the Administrator for the development.

For implementation of this Affirmative Fair Marketing Plan the Administrator shall be responsible for:

- undertaking marketing efforts in one or more geographic areas within the housing market area with high concentrations of such racial and ethnic groups, and
- collecting basic racial and ethnic information for all residents and persons on the waitlist for the town.
- contacting the Town of Fairfield Housing Authority and notifying them of the availability of affordable units.

VII. **Application Process.**

A family or household seeking to rent one of the Affordable Units ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.
A. Application Form.

The application form shall be provided by the Administrator and shall include an income pre-certification eligibility form and an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the 12 month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the 12 month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed on Schedule B, attached.

B. Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.

2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.

3. Verify that all sources of family income and family assets have been listed in the application. The term "family" shall be as defined by the zoning regulations of the town of Fairfield.

4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.

5. Inform the Applicant that a certified decision as to eligibility cannot be made until all items on the application have been verified.

6. Review with the Applicant the process and restrictions regarding rental.

C. Verification Of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall issue a pre-certification letter. The letter shall indicate to the Applicant and the Developer, that the
Applicant is income eligible, subject to the verification of the information provided in the Application. The letter will notify the Applicant that he/she will have 30 days to submit all required documentation.

If applicable, the Applicant shall provide the documentation listed on Schedule B, attached, to the Administrator. This list is not exclusive, and the Administrator may require any other verification or documentation, as the Administrator deems necessary.

VIII. **Standard Lease Provision.**

Each lease for an Affordable Unit that is rented will contain substantially the following provision:

This apartment is being rented as an "affordable housing" unit in compliance with Connecticut General Statutes Section 8-30g. This development has been approved by the Fairfield Plan and Zoning Commission based in part on the condition that a defined percentage of units will be rented as affordable housing units. The Property Manager is required by law to strictly enforce these restrictions.

IX. **Maximum Rental Calculations.**

See page 7.
XI.  **Principal Residency Of Affordable Units; No Subletting.**

The Affordable Unit shall be the principal residence of the tenant. Subletting of the Affordable Units shall be prohibited.

XII.  **Annual Reporting Requirements**

The Administrator shall file an Annual Affordability Compliance Report by January 31 of each year, for the prior year. The report shall be in the form and substance as that contained in Appendix A and/or B. In addition, the Administrator shall provide the following, to the extent such information is available:

1. A description of fair market housing efforts undertaken during the year including advertisements and other notices, as well as the names of publications utilized to disseminate the information and the dates when the advertisements or notices were published.
2. Certification signed by the Administrator. (Appendix C)

The Administrator may utilize an Affordable and Public Housing Software program in order to comply with the annual reporting requirements.
Affordable Appeals
Maximum Rental Price Calculation
Fill In the Yellow Boxes

Sample - Fairfield
2021

Step 1: The lessor of State Median or Area Median Income
$100,600 $102,600
Identify the Number of Bedrooms in the Unit
2
Adjustment for Family Size based on 1.5 Persons per Bedroom
3

Step 2: Adjust Income for Family Size

80% Units 60% Units

Step 3: Multiply Step 2 by Applicable Percentage
72432 54324

Step 4: Multiply Step 3 by 30%
21730 16297

Step 5: Divide Step 4 by 12 months
1811 1358

Step 6: Determine the FMR by bedroom size according to the latest published figures 2021 FMR's
1446

Step 7: Multiply Step 6 times 120% for 80% AMI unit
1735 1446

Step 8: Identify the Lesser of Step 5 or Step 7
1735 1358

Step 9: Determine Monthly Expenses and Sum:
Common Charges (Condo Fees)
Real Estate Taxes
Property Insurance
Heat/HOT Water/Electricity

If you have actual utility costs enter them here; otherwise, use a utility allowance calculation

Step 10: Subtract Step 9 from Step 8:
1735 1358
APPENDIX A - Rental Units

<table>
<thead>
<tr>
<th>Blog</th>
<th>Unit #</th>
<th>Square Footage</th>
<th>Program AIMS</th>
<th># Beds</th>
<th>Head of Household</th>
<th>Total HH Count</th>
<th>Total HH Income</th>
<th>Move In</th>
<th>Lease Start</th>
<th>Lease End</th>
<th>Gross Rent</th>
<th>Utility Allowance</th>
<th>Resident Portion</th>
<th>Housing Authority Portion</th>
<th>Net Rent</th>
<th>Has this unit been subject to significant changes?</th>
</tr>
</thead>
</table>

Was this unit designated as an "affordable unit" during the last reporting period or has it changed?
APPENDIX B – Sale of Unit

<table>
<thead>
<tr>
<th>Annual Compliance Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Manager</td>
</tr>
<tr>
<td>Date of Submission</td>
</tr>
<tr>
<td>As of Date: December 31, 20xx</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bldg</th>
<th>Unit # Square Footage</th>
<th>Program AMI%</th>
<th>Head of Household</th>
<th>Total HH Count</th>
<th>Total HH Income</th>
<th>Move In</th>
</tr>
</thead>
</table>
Appendix C

Certification

I hereby certify that the Affordable Compliance Plan enclosed is the Annual Compliance Report for _______________. This report certifies that each listed resident has been certified as required and qualifies to reside in an affordable unit based upon their annual household income and statutory requirements. Please refer to the attached report for detailed occupancy information.

__________________________
Administrator
Dated

I hereby certify that the Affordable Compliance Plan enclosed is the Annual Compliance Report for _______________. This report certifies that each listed resident has qualified for affordable home ownership based on household income and statutory requirements. Please refer to the attached report for detailed ownership information.

__________________________
Administrator
Dated
SCHEDULE A
DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:

(a) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

(b) The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

(c) Interest, dividends, and other net income of any kind from real or personal property;

(d) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

(e) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

(f) Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(1) the amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(2) the maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

(g) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g., periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance;

(h) All regular pay, special pay and allowances of a member of the armed forces, and

(i) Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.
2. Excluded from the definition of family annual income are the following:

(a) Income from employment of children under the age of 18;

(b) Payments received for the care of foster children;

(c) Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;

(d) Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;

(e) Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;

(f) Amounts received under training programs funded by HUD;

(g) Food stamps; and

(h) Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).

3. Net family assets for purposes of imputing annual income include the following:

(a) Cash held in savings and checking accounts, safety deposit boxes, etc.;

(b) The current market value of a trust for which any household member has an interest;

(c) The current market value, less any outstanding loan balances of any rental property or other capital investment;

(d) The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;

(e) The current value of any individual retirement, 401K or Keogh account;

(f) The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;

(g) Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);
(h) The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

(i) Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

(a) Necessary personal property (clothing, furniture, cars, etc.);

(b) Vehicles equipped for handicapped individuals;

(c) Life insurance policies;

and

(d) Assets which are part of an active business, not including rental properties;

(e) Assets that are not accessible to the Applicant and provide no income to the Applicant.
SCHEDULE B
DOCUMENTATION OF INCOME

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. **Employment Income.**

   Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next 12 months. Acceptable forms of verification (of which at least one must be included in the Applicant file include:

   (a) An employment verification form completed by the employer.

   (b) Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.

   (c) W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.

   (d) Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. **Social Security, Pensions, Supplementary Security Income, Disability Income.**

   (a) Benefit verification form completed by agency providing the benefits.

   (b) Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)

   (c) If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. **Unemployment Compensation.**

   (a) Verification form completed by the unemployment compensation agency.
(b) Records from unemployment office stating payment dates and amounts.

4. **Government Assistance.**

   (a) All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next 12 months.

   (b) Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. **Alimony Or Child Support Payments.**

   (a) Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

   (b) A letter from the person paying the support.

   (c) Copy of latest check. The date, amount, and number of the check must be documented.

   (d) Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. **Net Income From A Business.**

   The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next 12 months.

   (a) IRS Tax Return, Form 1040, including any:

      (1) Schedule C (Small Business);

      (2) Schedule E (Rental Property Income); and

      (3) Schedule F (Farm Income).

   (b) An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)
(c) Audited or unaudited financial statement(s) of the business.

(d) A copy of a recent loan application listing income derived from the business during the previous 12 months.

(e) Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

(a) Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

(b) Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, And Veterans Administration Benefits For Education.

(a) Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next 12 months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

(b) Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next 12 months.

(c) Lease and receipts or bills for rent and utility costs paid by students living away from home.


For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

(a) Verification forms, letters, or documents from a financial institution, broker, etc.

(b) Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.
(c) Quotes from a stock broker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

(d) Real estate tax statements if tax authority uses approximate market value.

(e) Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

(f) Appraisals of personal property held as an investment.

(g) Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. **Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.**

(a) Applicant's certification as to whether it has disposed of assets for less than FMV during the two years preceding the Application Date.

(b) If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

1. a list of all assets disposed of for less than FMV;
2. the date Applicant disposed of the assets;
3. the amount the Applicant received; and
4. the market value to the asset(s) at the time of disposition.

11. **Savings Account Interest Income and Dividends.**

(a) Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

(b) Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

(c) If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Administrator must adjust the information to project earnings expected for the next 12 months.
12. **Rental Income From Property Owned By Applicant.**

   The following, adjusted for changes expected during the next 12 months, may be used:

   (a) IRS Form 1040 with Schedule E (Rental Income).

   (b) Copies of latest rent checks, leases, or utility bills.

   (c) Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).

   (d) Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. **Full-Time Student Status.**

   (a) Written verification from the registrar's office or appropriate school official.

   (b) School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.
September 3, 2021

888 Oldfield Road, LLC
C/O Mr. Christopher Cocco
230 Oldfield Road
P.O. Box 525
Southport, Connecticut 06890

Subject: Proposed Residential Development Modified Plan – 888 Oldfield Road, Fairfield, Connecticut (F4655.00)

Dear Mr. Cocco:

The current Application before the Town Plan and Zoning Commission is to reduce the proposed number of residential units from 13 to 10 units.

The 13 units would have generated 6 and 7 vehicle trip ends during the typical weekday morning and weekday afternoon peak hours, respectively. Reduction of three units to a total of 10 units will result in a traffic generation of 5 and 6 vehicle trip ends during the same weekday morning and weekday afternoon peak hours, respectively. Therefore, there will be a reduction of potential impacts to Oldfield Road. Results of the original analyses, with the 13 units, indicated a minimal, if any, measurable increase in vehicle delay along the site frontage on Oldfield Road and no measurable impact at other nearby intersections along Oldfield Road.

Based on this comparison, there is no change in the results of the analyses presented in the Traffic Report dated May 2021.

Respectfully submitted,

Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC
Sanitary Sewer Notes:

The subject parcel appears to lie within flood zone "AE (elv. 11.0)" as depicted on Fema's Flood Insurance Rate Map (FIRM), verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

Footing and roof drain discharges are to be protected from unwanted entry of foreign objects and fauna.

All construction methods, materials and system installation are to conform to all applicable local and state health codes.

The reservoir bed shall not receive any stormwater flow until the entire contributing drainage area has been fully stabilized.

Protect the reservoir bed and sub-grade for the permeable pavement from unnecessary disturbance and compaction to avoid premature failure of the system. Placement of overburden over the reservoir bed maybe used to provide additional protection.

Care should be taken during site preparation and construction to protect the reservoir bed and sub-grade for the permeable paver system. Stockpile areas to be appropriately located and protected.

Outlet pipes from YD1, YD2 and YD3 shall be capped and sealed at each yard drain.

Remove silt fence and dispose of sediment as directed by the engineer.

Install protection for internal drainage structures with hay-bales prior to becoming operable.

The reservoir and permeable pavers shall be supervised by a professional engineer.

Install silt fence as indicated on plan.

Install storm drainage and sanitary structures.

Install permeable paver system.

Install tributary roof drains. YD1 (South half of building 1), YD2 (North half of building 1 & South half of building 2), YD3 (North half of building 2), YD4 (South half of building 2), YD5 (North half of building 3), YD6 (South half of building 3). All roof drain discharges shall be protected from unwanted entry of foreign objects and fauna.

Outlet pipes at YD1, YD2 and YD3 shall be capped and sealed at each yard drain.

Storm Water Management Notes:

1. Stockpile areas to be appropriately located and protected.
2. Site runoff to be properly designed and managed.
3. Stockpile areas to be appropriately located and protected.
4. Site runoff to be properly designed and managed.
5. Stockpile areas to be appropriately located and protected.
6. Site runoff to be properly designed and managed.
7. Stockpile areas to be appropriately located and protected.
8. Site runoff to be properly designed and managed.
9. Stockpile areas to be appropriately located and protected.
10. Site runoff to be properly designed and managed.
11. Install permeable paver system.
12. Structure tributary roof drains. YD1 (South half of building 1), YD2 (North half of building 1 & South half of building 2), YD3 (North half of building 2), YD4 (South half of building 2), YD5 (North half of building 3), YD6 (South half of building 3). All roof drain discharges shall be protected from unwanted entry of foreign objects and fauna.
13. Uncap outlet pipes at YD1, YD2 and YD3.
14. Outlet pipes from YD1, YD2 and YD3 shall be capped and sealed at each yard drain.

Legend of Symbols:

- CC 8.0
- Water 8.0
- 10" AC SANITARY SEWER
- 8" WATER
- BC 8.3 x
- BC 8.5 x
- 6" PL. H.P. GAS
- 6" CI. L.P. GAS
- 9.0
- 8.5
- 8.6
- 9.5

Owner of Record: 888 Oldfield Road, LLC
SOIL EROSION & SEDIMENT CONTROL PLAN

SP3

LEGEND OF SYMBOLS

CE - CONSTRUCTION ENTRANCE
DV - DIVERSION
FW - FIBER WADDLE LOG
OP - OUTLET PROTECTION
PV - PERMANENT VEGETATION
RR - RIP RAP
SI - SILT FENCE
SS - SILT SACK
ST - HAYBALE FILTER
TV - TEMPORARY VEGETATIVE COVER
VP - VEGETATIVE PROTECTION

LEGEND OF SOILS

CC
A

6" PL. H.P. GAS
6" CI. L.P. GAS
10" AC SANITARY SEWER

AGENCY SUBMISSION DRAWINGS
NOT FOR CONSTRUCTION

SP3
NOTES:
1. This development consists of 10 dwellings grouped into 2 triples and 2 duplexes.
   Townhouses in buildings 1 and 2 are 18'-4" wide, duplex units in buildings 3 and 4 are 22'-0" wide. The depth of 32'-6" is typical of all units.
2. The units depicted on this drawing are those that are 18'-4" wide. The wider 22' units will be similar in design.
3. The duplex units in building 3 consist of similar design to the end unit in buildings 1 and 2.
4. The duplex units in building 4 have the floor plan oriented to have living space on the second floor with views and balconies to the north.
5. See site plans prepared by Codispoti & Associates for arrangement of the buildings on the site.
6. This architectural design is at the schematic design phase and will be refined through subsequent phases. Interior room arrangements may change but all townhouses will remain as 2-bedroom units with a one-car garage underneath and 1-1/2 baths.
7. Townhouses in buildings 1 and 2 are required to be separated by 2-hour fire-resistance-rated walls which extend from the foundation up to the roof deck. Units in buildings 3 and 4 are required to have separation walls of 1-hour fire-resistance-rated design. Final design and construction will comply with the 2015 International Residential Code portion of the 2018 Connecticut State Building Code.
   It appears that this parcel lies within flood zone AE (EL 11). Final design will comply with FEMA design guidelines and the 2015 International Residential Code Section R322 for Flood-Resistant Construction.
NOTES:
1. This development consists of 10 dwellings grouped into 2 triplexes and 2 duplexes.
2. The units depicted on this drawing are those that are 16'-0" wide. The wider 22'-0" units will be similar in design.
3. The triplex units in building 3 consist of a common design to the units in buildings 1 and 2.
4. The triplex units in building 4 have the floor plan oriented to have living space on the second floor with views and balconies to the north.
5. See site plans prepared by Codebright & Associates for arrangement of the buildings on the site.
6. This architectural design is at the schematic design phase and will be refined through subsequent phases. Interior room arrangements may change but all townhouses will remain as 2-bedroom units with a one-car garage underneath and 1-1/2 baths.
7. Townhouses in building 1 and 2 are required to be separated by 2-hour fire-resistance-rated walls which will extend from the foundation up to the roof deck. Units in buildings 3 and 4 are required to have separation walls of 1-hour fire-resistance-rated design. Final design and construction will comply with the 2015 International Residential Code portion of the 2015 Connecticut State Building Code.
8. It appears that this parcel lies within flood zone AE (EL 1). Final design will comply with FEMA design guidelines and the 2015 International Residential Code Section R322 for Flood-Resistant Construction.