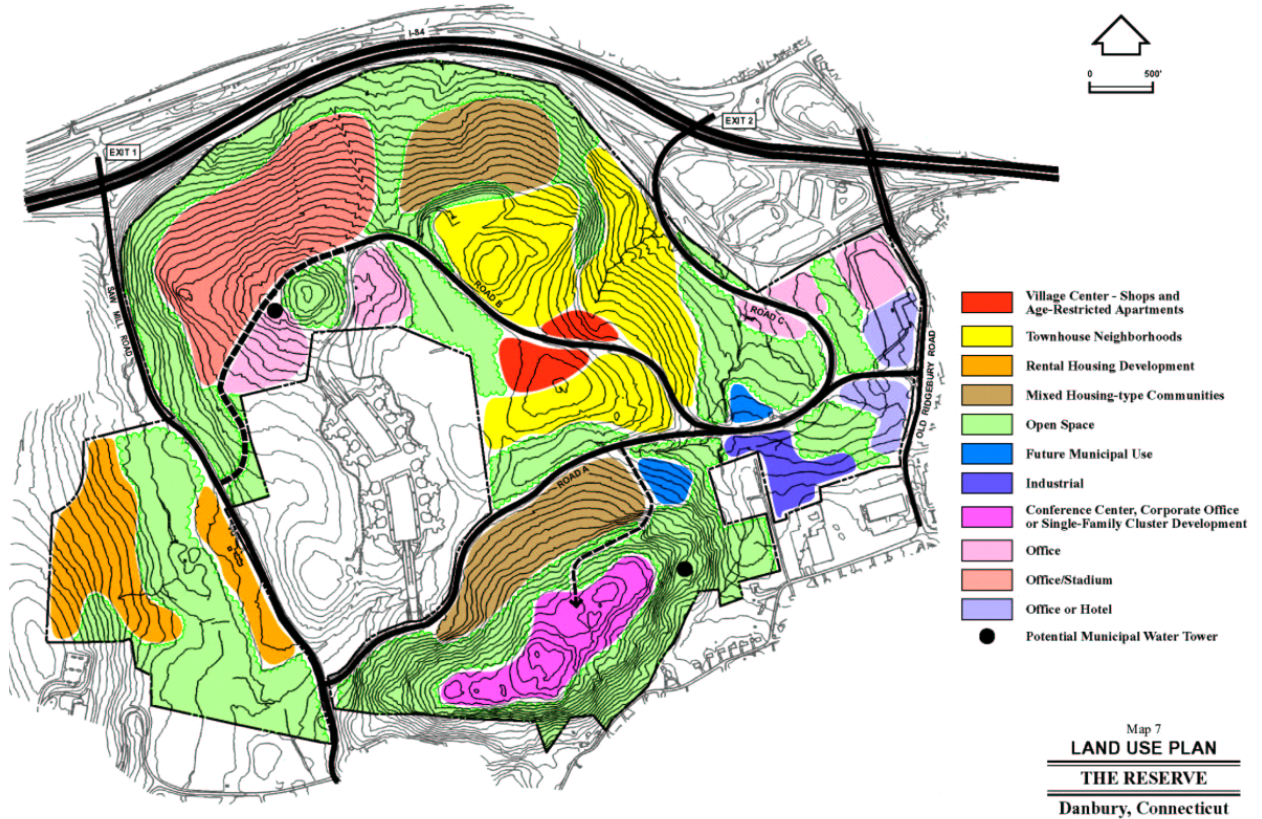


THE RESERVE DEVELOPMENT PROJECT

Danbury, Connecticut



Client

Woodland Group II

Description

The Reserve is located on the former Union Carbide property in Danbury, Connecticut at the intersection of Saw Mill Road and Interstate 84. The site consists of 546 acres that was originally zoned for light industrial use but was subsequently rezoned for a planned neighborhood district. The Master Plan provides for a variety of housing options, including traditional neighborhood-type development that focuses on a village center. Peripheral sites will provide non-residential uses, including a hotel, conference center, and office buildings.

Specifically, the Master Plan included the development of 2,230 dwelling units, including 325 age-restricted units. The residential housing will consist of a mixture of townhouses and rental housing units. A total of 1,465,000 square feet of non-residential space is envisioned. The site will be developed in a series of phases.

Tighe & Bond provided site and traffic engineering services for the Master Plan phase of the project. Included in Tighe & Bond’s scope during the Master Planning phase was identification of potentially required roadway improvements, and forecasting needs for both sanitary sewer and water. The forecasted needs were compared against available services, and potential required upgrades to the existing sanitary and water infrastructure that would be necessary to serve the project.

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Tighe & Bond was also active in obtaining development permits for the entire site, including a State Traffic Commission (STC) Certificate, a U.S. Army Corps of Engineers Programmatic General Permit, a Connecticut Department of Environmental Protection (CTDEP) 401 Water Quality Certification, and a CTDEP Water Diversion Permit. The CTDEP Water Diversion permit required that drainage and grading plans be prepared for each of the eleven phases of development, with supporting calculations. As a condition of the USACOE permit, Tighe & Bond assisted in the location of numerous easements throughout the site for the purposes of wildlife conservation.

Several of the phases have proceeded to detailed design. Tighe & Bond prepared grading plans to minimize the amount of excavation on the site, designed parking lots and circulation roadways, developed comprehensive stormwater management plans and sedimentation erosion control plans. Throughout the design process, Tighe & Bond coordinated with City officials, CTDEP and Connecticut DOT to seek their input on the design. Design features for the sites include wet detention ponds to attenuate peak flows from the site biofiltration swales and new roundabout intersections within the site.

Since the project is in a public water supply watershed area, Tighe & Bond conducted a detailed pollutant loading analysis to demonstrate the effectiveness of the designed stormwater management facilities and that the runoff from the site would not have a deleterious effect upon nearby Lake Kenosia or its public water supply watershed area. Several stormwater best management practices were used on the site, including wet detention ponds, infiltration gardens, biofiltration swales, and cascading rock filters.

During the construction of the phases of the Reserve project, Tighe & Bond participated in construction phase services, including inspection of sediment and erosion controls, providing field support for unforeseen conditions, and general observation services for the installation of stormwater and other site utilities. At the conclusion of each phase of the project, Tighe & Bond reviewed the as-built drawings prepared by the contractor's surveyor for conformance with the approved plans.