



**US Army Corps  
of Engineers** <sup>®</sup>  
New England District  
596 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Comment Period Begins: February 21, 2012**  
**Comment Period Ends: March 22, 2012**  
**File Number: NAE-2011-1919**  
**In Reply Refer To: Ms. Diane M. Ray**  
**Phone: (978) 318-8831**  
**E-mail: [diane.m.ray@usace.army.mil](mailto:diane.m.ray@usace.army.mil)**

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The District Engineer has received a permit application from the applicant below to conduct work in waters of the United States as described below.

**APPLICANT: Davenport Landing Development – 28 Southfield 2011, LLC**

**ACTIVITY:** The proposed project consists of removing deteriorated shoreline structures and debris, retaining and replacing the existing stormwater outfall, retaining and supplementing the existing riprap shoreline, constructing a marina consisting of four main docks with associated ramps, finger docks and piles.

A detailed description and plans of the activity are attached.

**WATERWAY AND LOCATION OF THE PROPOSED WORK:**

This work is proposed in the West Branch of Stamford Harbor off property located at 28 Southfield Avenue in Stamford, Connecticut. The proposed location is at 41.03925° Latitude and -73.54780° Longitude.

**AUTHORITY:**

Permits are required pursuant to: Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act.

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public: Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

### **ESSENTIAL FISH HABITAT**

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

This project will impact approximately 2,200 square feet of Essential Fish Habitat (EFH) for those species listed on the attached table. This habitat consists of silt and clay. Loss of this habitat may adversely affect those species listed on the attached table. However, the District Engineer has made a preliminary determination that the site-specific adverse effect will not be substantial. Further consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision

### **SECTION 106 COORDINATION**

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

### **ENDANGERED SPECIES CONSULTATION**

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

**CENAE-R**  
**FILE NO. NAE-2011-1919**

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved **Coastal Zone Management Programs**. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The following authorizations have been applied for, or have been, or will be obtained:

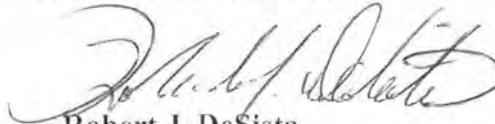
- (X) Permit, License or Assent from State.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Ms. Diane M. Ray at (978) 318-8831, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**



**Robert J. DeSista**  
**Chief, Permits and Enforcement Branch**  
**Regulatory Division**

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

## PROPOSED WORK AND PURPOSE

Davenport Landing is a proposed residential community located on the West Branch of Stamford Harbor in Stamford, Connecticut. The new development will consist of buildings which will contain apartments as well as a small, 30-boat slip marina. The marina will offer ten transient slips, ten slips to the general public and ten slips to the residents. There will also be public amenities including parking a café and access to the public boardwalk and viewing area.

The proposed work within the Corps jurisdiction includes the following:

1. Remove deteriorated shoreline structures and debris.
2. Replace the existing 24" RCP pipe with a new 36" RCP pipe secured to a headwall. The headwall will either be a prefabricated concrete structure or a cast-in-place concrete structure and will be approximately 10' x 1.5' wide and approximately 5' tall. A new stone riprap energy dissipater will be installed to dissipate velocities and reduce erosion.
3. Retain existing riprap and install and maintain approximately 1,500 cubic yards of new riprap over approximately 12,000 square feet of shoreline for stabilization.
4. Install and maintain approximately 12 pilings to support the approximately 385 square foot public access viewing area.
5. Install and maintain an approximately 590 square foot, pile-supported timber pier to transition from the proposed boardwalk to the existing timber boardwalk located to the south, of which, approximately 390 square feet will be below mean high water.
6. Install and maintain four, 6' x 50' main docks with sixteen, 3' x 20' finger docks, with 4' x 30' ramps and approximately 16 piles.
7. Install and maintain, two 7-pile dolphins at northerly docks
8. Install and maintain approximately eight piles or four concrete abutments to support the landward of the ramps.

The work is described on the enclosed plans entitled "Davenport Landing, 28 Southfield Avenue, Stamford, Connecticut" on 12 sheets, and dated "8/18/11", and "10/17/11".

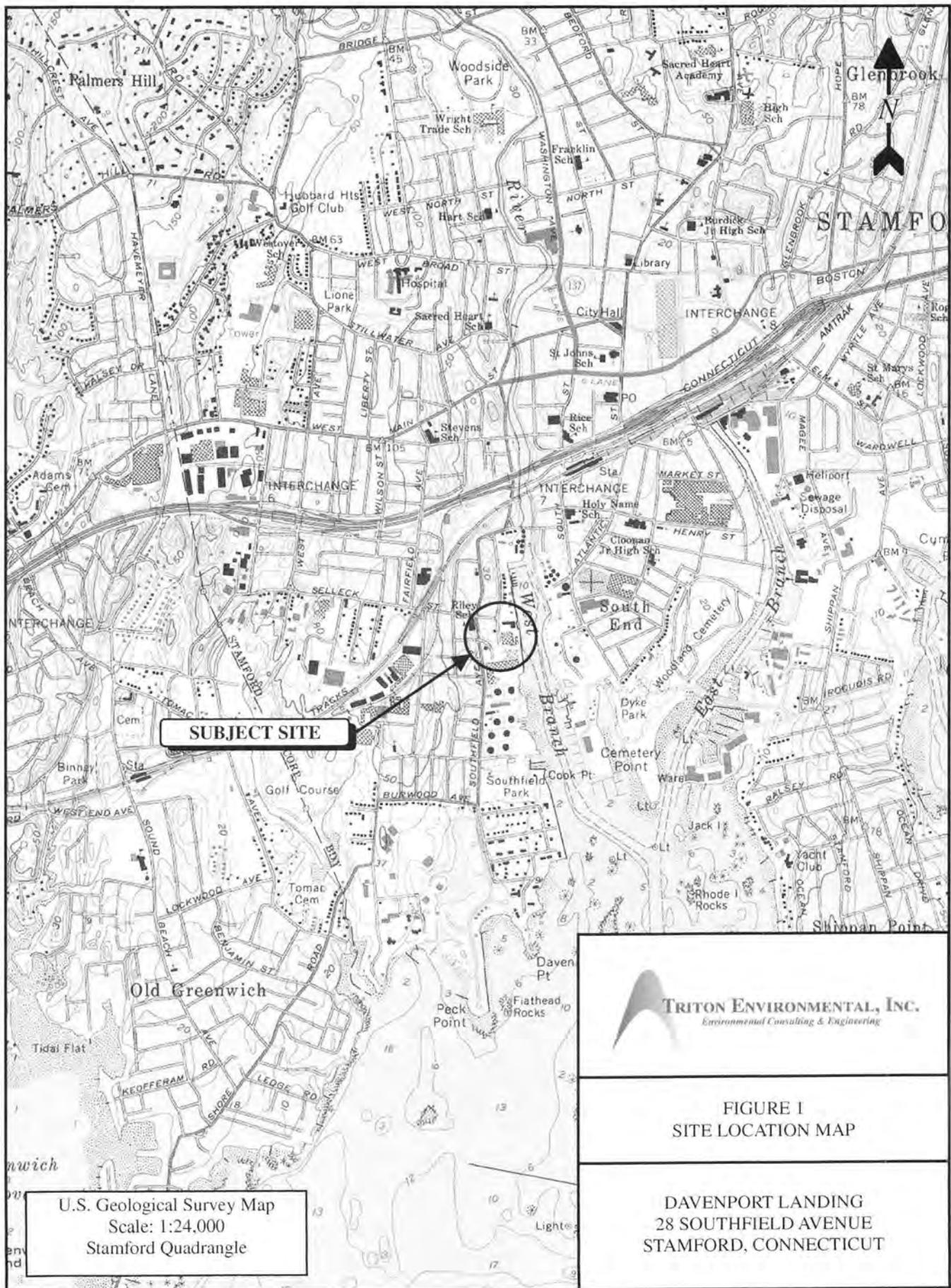
## Summary of Essential Fish Habitat (EFH) Designation

10' x 10' Square Coordinates:

|            |             |             |             |             |
|------------|-------------|-------------|-------------|-------------|
| Boundary   | North       | East        | South       | West        |
| Coordinate | 41° 10.0' N | 73° 30.0' W | 41° 00.0' N | 73° 40.0' W |

**Square Description (i.e. habitat, landmarks, coastline markers):** Atlantic Ocean waters within the square within Long Island Sound affecting south of the following: Greenwich, CT., Belle Harbor, CT., Cos Cob, CT., Riverside, CT., Stamford, CT., Glenbrook, CT., and Mianus, CT., along with Greenwich Pt., Shippan Pt., Field Pt., Cos Cob Harbor, and the entrance to the Ripparan River and the Mianus River, from Holly Pond south of Noroton Heights to east of Port Chester NY. Also affected are: Captain Harbor, Newfoundland Reef, The Cows, **Stamford Harbor**, Westcott Cove, and western Holly Pond.

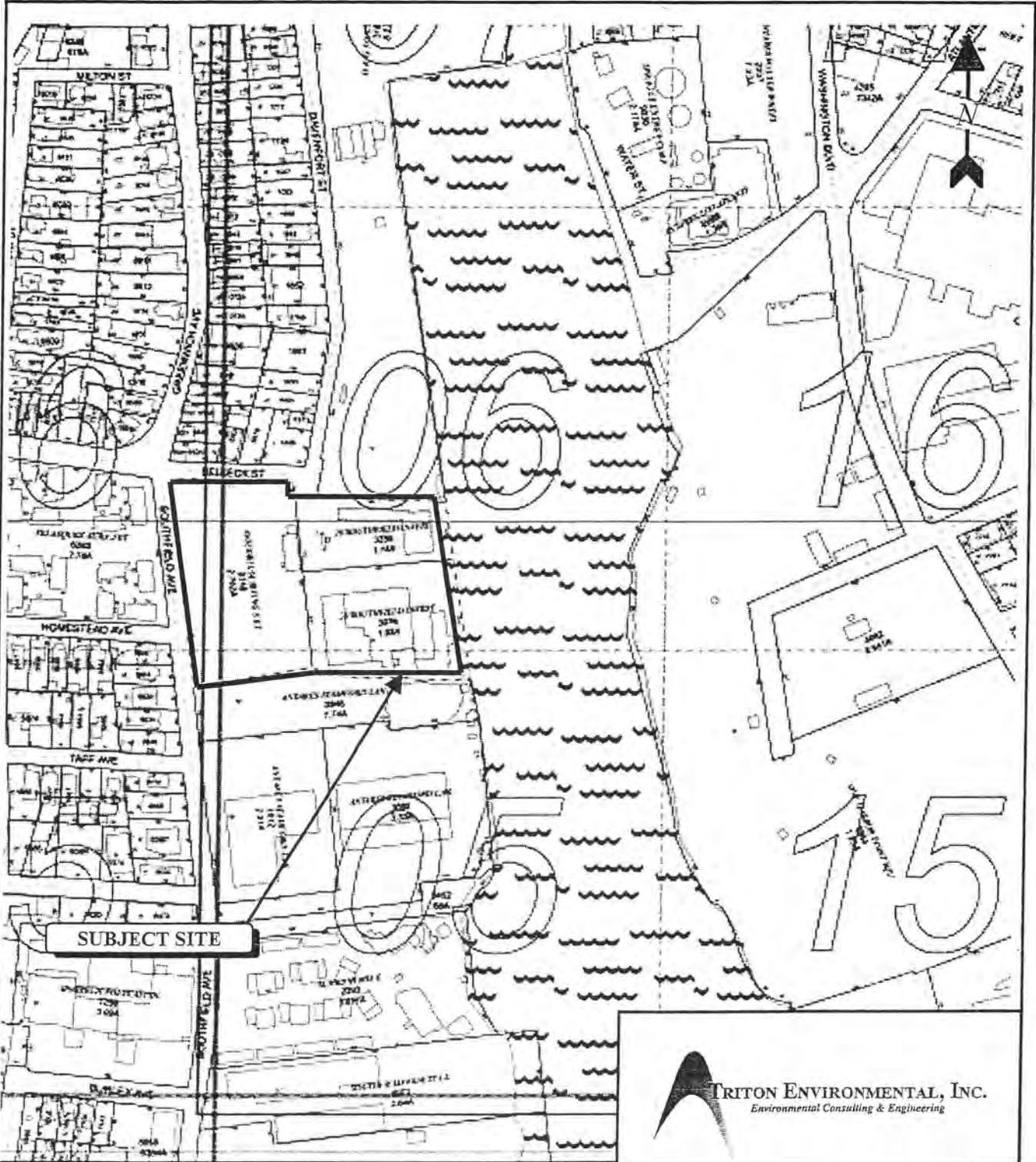
| Species   | Eggs | Larvae | Juveniles | Adults |
|---|------|--------|-----------|--------|
| Atlantic salmon ( <i>Salmo salar</i> )                  |      |        | X         | X      |
| pollock ( <i>Pollachius virens</i> )                    |      |        | X         | X      |
| red hake ( <i>Urophycis chuss</i> )                     | X    | X      | X         | X      |
| winter flounder ( <i>Pleuronectes americanus</i> )      | X    | X      | X         | X      |
| windowpane flounder ( <i>Scophthalmus aquosus</i> )     | X    | X      | X         | X      |
| American plaice ( <i>Hippoglossoides platessoides</i> ) |      |        | X         | X      |
| Atlantic sea herring ( <i>Clupea harengus</i> )         |      |        | X         | X      |
| bluefish ( <i>Pomatomus saltatrix</i> )                 |      |        | X         | X      |
| Atlantic mackerel ( <i>Scomber scombrus</i> )           | X    | X      | X         | X      |
| summer flounder ( <i>Paralichthys dentatus</i> )        |      |        | X         |        |
| scup ( <i>Stenotomus chrysops</i> )                     | X    | X      | X         | X      |
| black sea bass ( <i>Centropristus striata</i> )         |      |        | X         |        |
| king mackerel ( <i>Scomberomorus cavalla</i> )          | X    | X      | X         | X      |
| Spanish mackerel ( <i>Scomberomorus maculatus</i> )     | X    | X      | X         | X      |
| cobia ( <i>Rachycentron canadum</i> )                   | X    | X      | X         | X      |
| sand tiger shark ( <i>Odontaspis taurus</i> )           |      | X      |           |        |



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*Environmental Consulting & Engineering*

**FIGURE I**  
**SITE LOCATION MAP**

**DAVENPORT LANDING**  
**28 SOUTHFIELD AVENUE**  
**STAMFORD, CONNECTICUT**

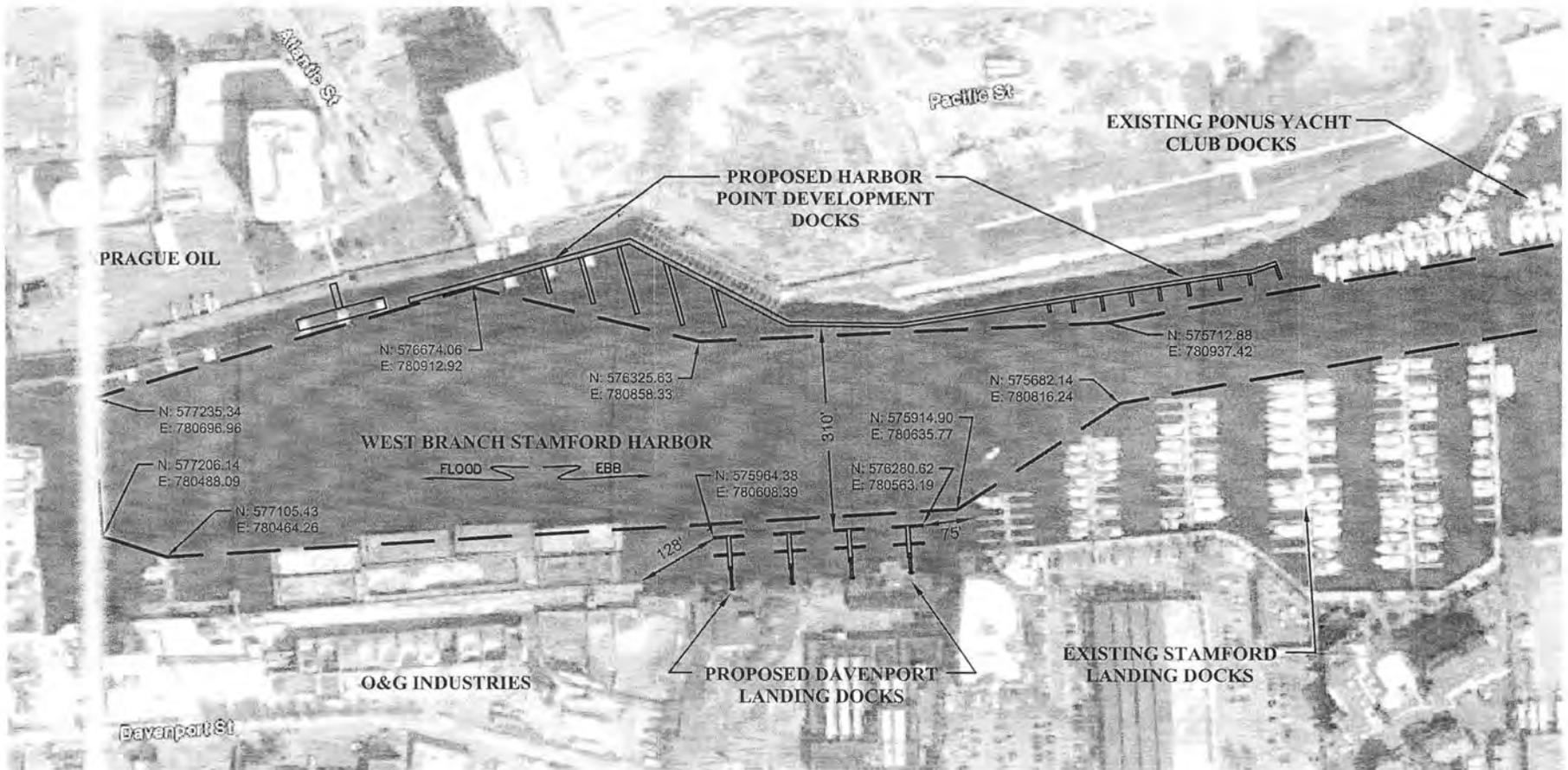


**SUBJECT SITE**

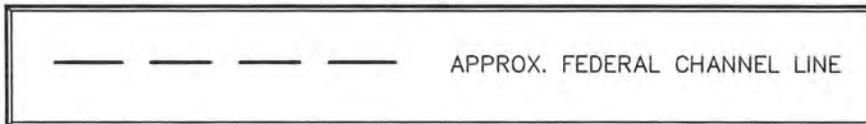


FIGURE 2  
TAX ASSESSOR MAP

DAVENPORT LANDING  
28 SOUTHFIELD AVENUE  
STAMFORD, CONNECTICUT

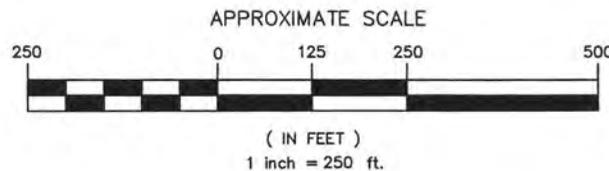


**LEGEND**



**NOTES:**

1. THE LOCATION OF ALL STRUCTURES, EQUIPMENT, DELINEATIONS AND OTHER FEATURES PRESENTED ON THIS DRAWING SHOULD BE CONSIDERED APPROXIMATE. THIS DRAWING SHOULD ONLY BE USED FOR GENERAL PRESENTATION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. TRITON MAKES NO WARRANTY AS TO THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION CONTAINED IN THIS DRAWING, AND THE USER ASSUMES ALL RISK OF LOSS TO PERSONS AND PROPERTY FROM RELIANCE THEREON.
2. BASE MAP IS BASED ON AN AUGUST 31, 2010 GOOGLE EARTH AERIAL IMAGE.
3. CHANNEL COORDINATES BASED ON INFORMATION PROVIDED BY UNITED STATES ARMY CORPS OF ENGINEERS.



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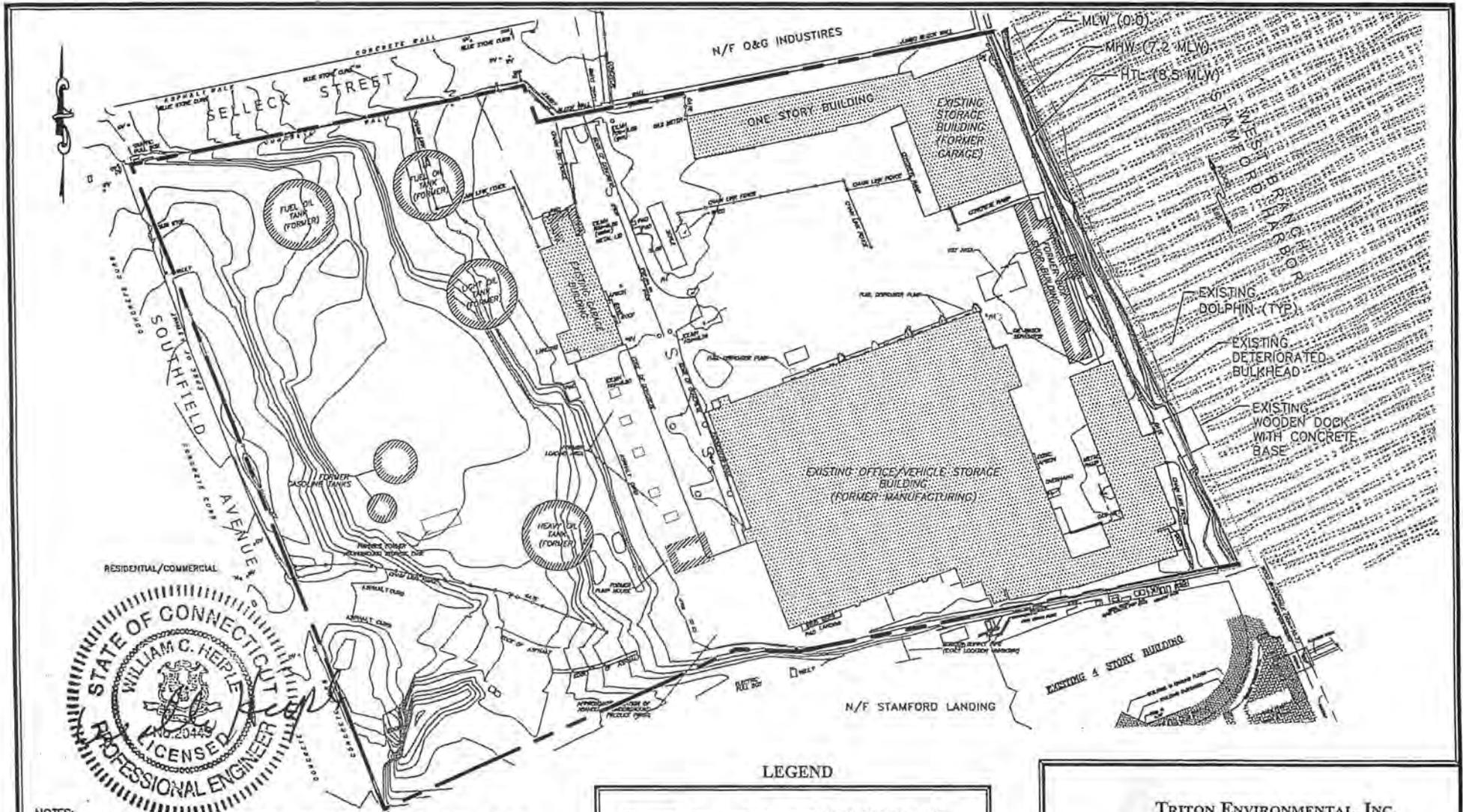
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**FIGURE 3**  
**HARBOR SHOWING**  
**EXISTING AND PROPOSED DOCKS**

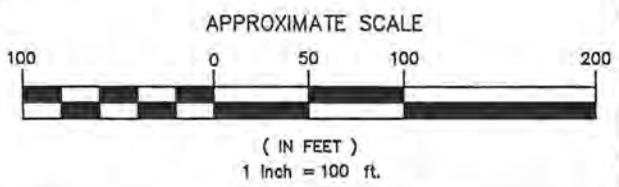
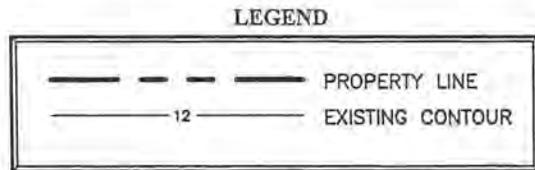
STRUCTURES, DREDGE, AND FILL APPLICATION

DAVENPORT LANDING  
28 SOUTHFIELD AVENUE  
STAMFORD, CONNECTICUT

|                          |                  |
|--------------------------|------------------|
| DRAWN BY: RGM            | APPROVED BY: WCH |
| DATE: 10/17/11           | SCALE: 1" = 250' |
| FILE No.: 103206AERIAL04 |                  |



- NOTES:**
1. THIS DRAWING SHOULD ONLY BE USED FOR GENERAL PRESENTATION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
  2. ALL SOUNDINGS ARE IN FEET AND TENTHS AND REFER TO MEAN LOW WATER. (1983-2001 EPOCH)
  2. ALL SOUNDINGS ARE NEGATIVE UNLESS SHOWN WITH A PLUS (+).
  3. THE BATHYMETRIC INFORMATION DEPICTED REPRESENTS THE RESULTS OF A HYDROGRAPHIC SURVEY MADE ON 2-1-07 AND CAN ONLY BE CONSIDERED AS THE GENERAL CONDITIONS AT THAT TIME.
  4. FEDERAL NAVIGATION CHANNEL BOUNDARY DATA PROVIDED BY US ARMY CORP OF ENGINEERS.
  5. BASE MAP IS BASED ON A SERIES OF MAPS:
    - A. AN EXISTING CONDITIONS MAP PROVIDED ELECTRONICALLY BY BRENNAN BEER GORMAN ARCHITECTS ON 4/5/06.
    - B. A PROPOSED SITE LAYOUT PROVIDED ELECTRONICALLY BY READNISS & MEAD ON 10/27/10.
    - C. AN A-2/T-2 SURVEY PROVIDED ELECTRONICALLY BY REDNISS & MEAD ON 6/3/08.



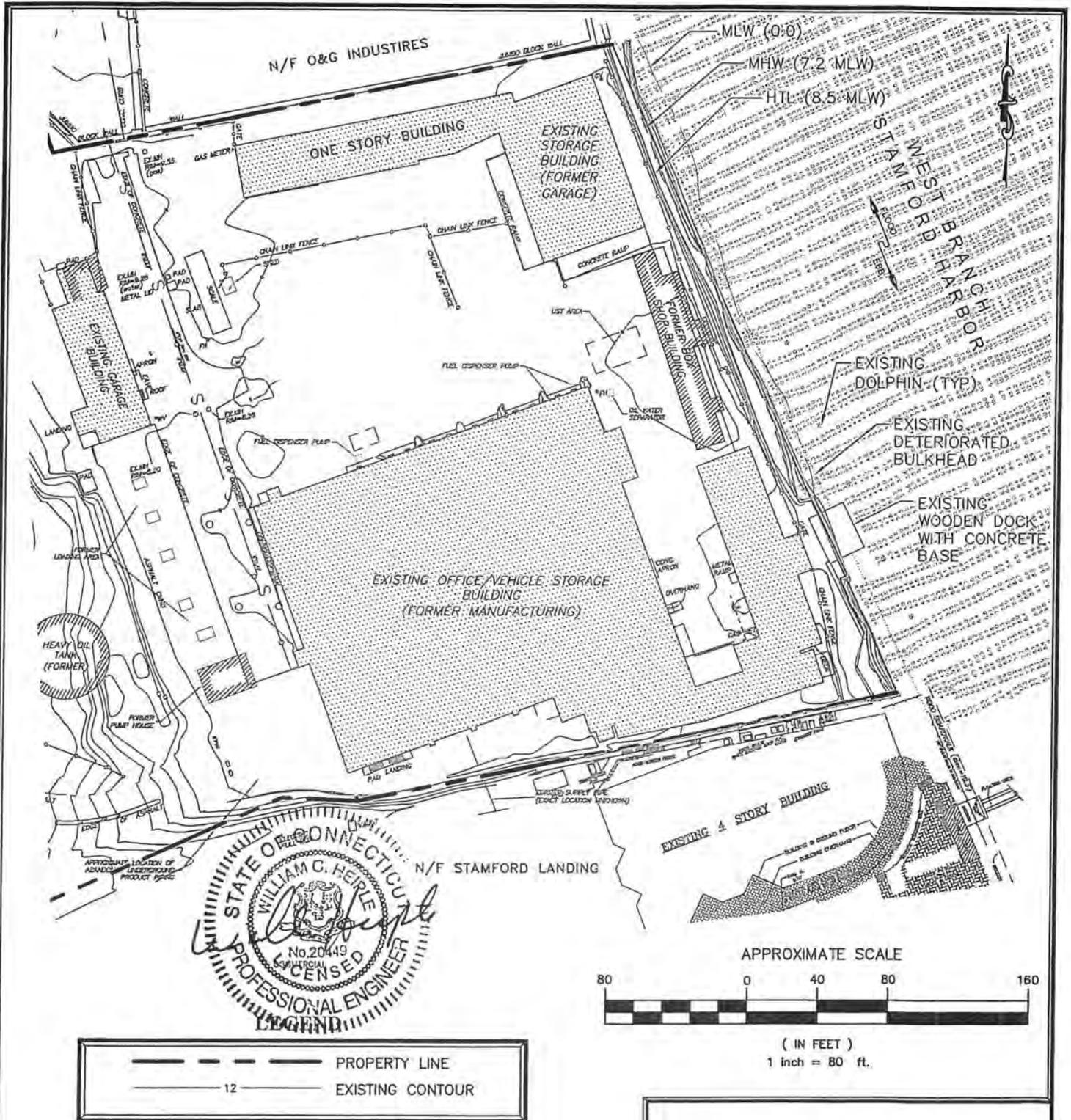
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**FIGURE 4**  
**SITE PLAN SHOWING**  
**EXISTING SITE CONDITIONS**  
**STRUCTURES, DREDGE, AND FILL APPLICATION**

28 SOUTHFIELD 2011, LLC  
DAVENPORT PARTNERS, LLC  
66 GATE HOUSE ROAD  
STAMFORD, CONNECTICUT 06902

|               |  |
|---------------|--|
| DRAWN BY: RGM | APPROVED BY: WCH                       |
| DATE: 8/18/11 | SCALE: 1" = 100' FILE No.: 103206SDF18 |



- NOTES:**
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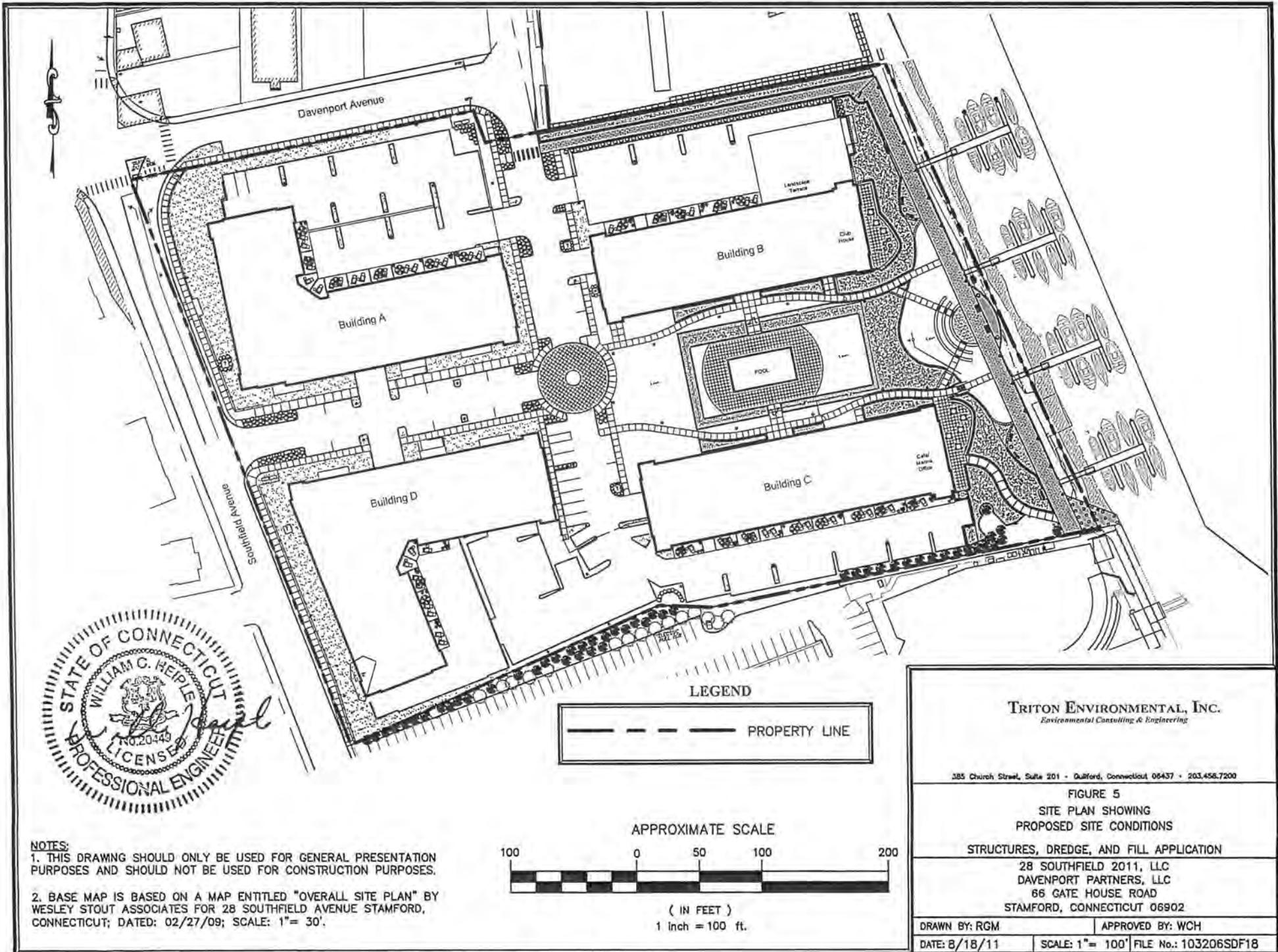
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**FIGURE 4A**  
**SITE PLAN SHOWING**  
**EXISTING COASTAL CONDITIONS**  
**STRUCTURES, DREDGE, AND FILL APPLICATION**

28 SOUTHFIELD 2011, LLC  
 DAVENPORT PARTNERS, LLC  
 66 GATE HOUSE ROAD  
 STAMFORD, CONNECTICUT 06902

|               |                                       |
|---------------|---------------------------------------|
| DRAWN BY: RGM | APPROVED BY: WCH                      |
| DATE: 8/18/11 | SCALE: 1" = 80' FILE No.: 103206SDF18 |



**NOTES:**  
 1. THIS DRAWING SHOULD ONLY BE USED FOR GENERAL PRESENTATION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
 2. BASE MAP IS BASED ON A MAP ENTITLED "OVERALL SITE PLAN" BY WESLEY STOUT ASSOCIATES FOR 28 SOUTHFIELD AVENUE STAMFORD, CONNECTICUT; DATED: 02/27/09; SCALE: 1" = 30'.

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 Environmental Consulting & Engineering

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**FIGURE 5**  
 SITE PLAN SHOWING  
 PROPOSED SITE CONDITIONS

STRUCTURES, DREDGE, AND FILL APPLICATION

28 SOUTHFIELD 2011, LLC  
 DAVENPORT PARTNERS, LLC  
 66 GATE HOUSE ROAD  
 STAMFORD, CONNECTICUT 06902

DRAWN BY: RGM

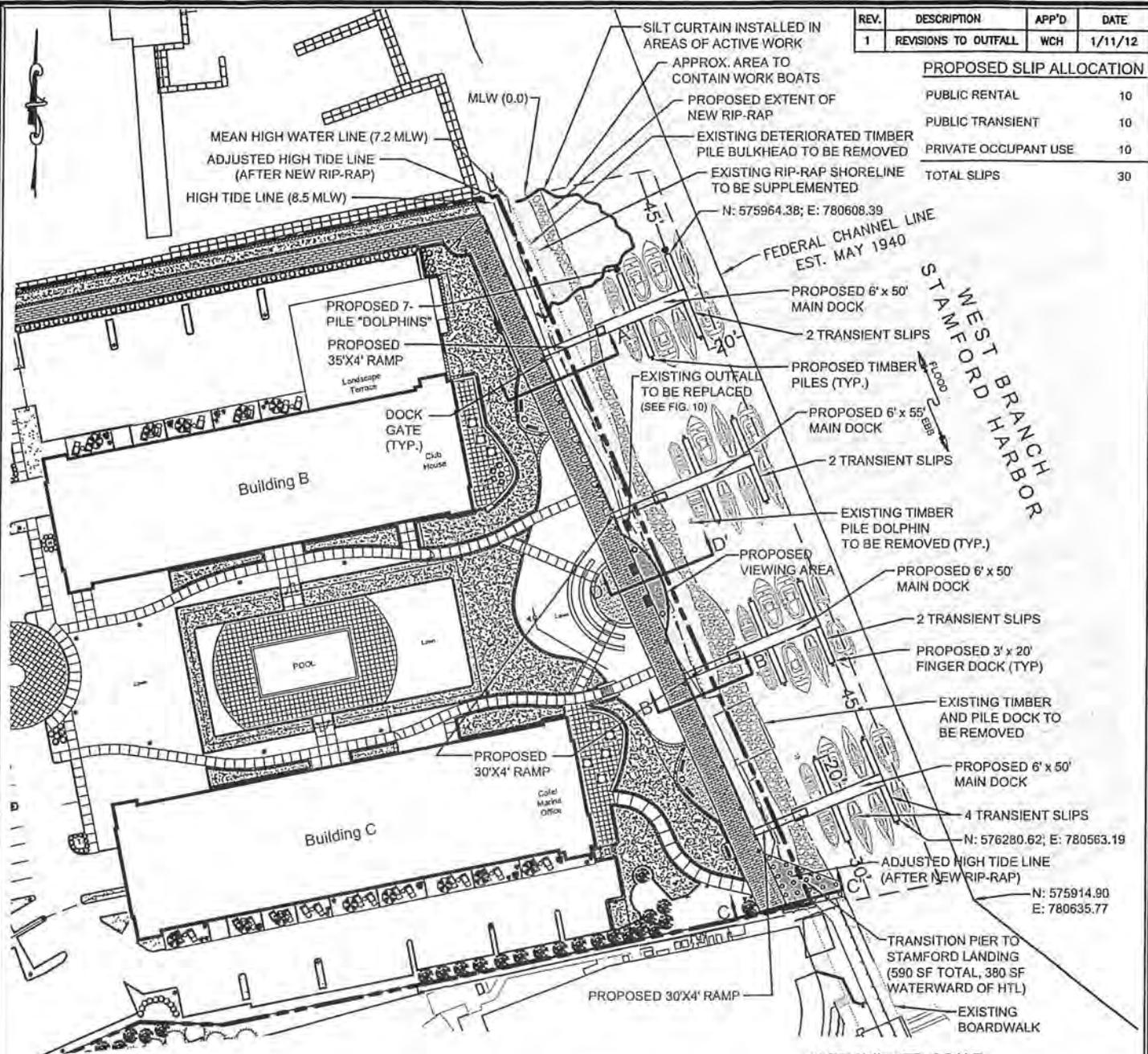
APPROVED BY: WCH

DATE: 8/18/11

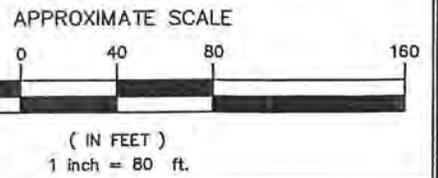
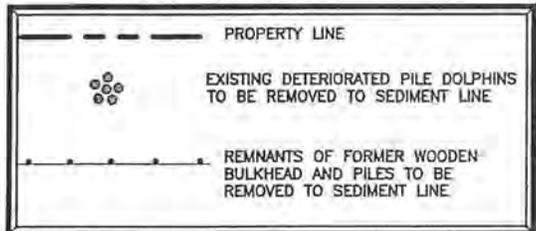
SCALE: 1" = 100' FILE No.: 103206SDF18

| REV. | DESCRIPTION          | APP'D | DATE    |
|------|----------------------|-------|---------|
| 1    | REVISIONS TO OUTFALL | WCH   | 1/11/12 |

| PROPOSED SLIP ALLOCATION |           |
|--------------------------|-----------|
| PUBLIC RENTAL            | 10        |
| PUBLIC TRANSIENT         | 10        |
| PRIVATE OCCUPANT USE     | 10        |
| <b>TOTAL SLIPS</b>       | <b>30</b> |



**LEGEND**



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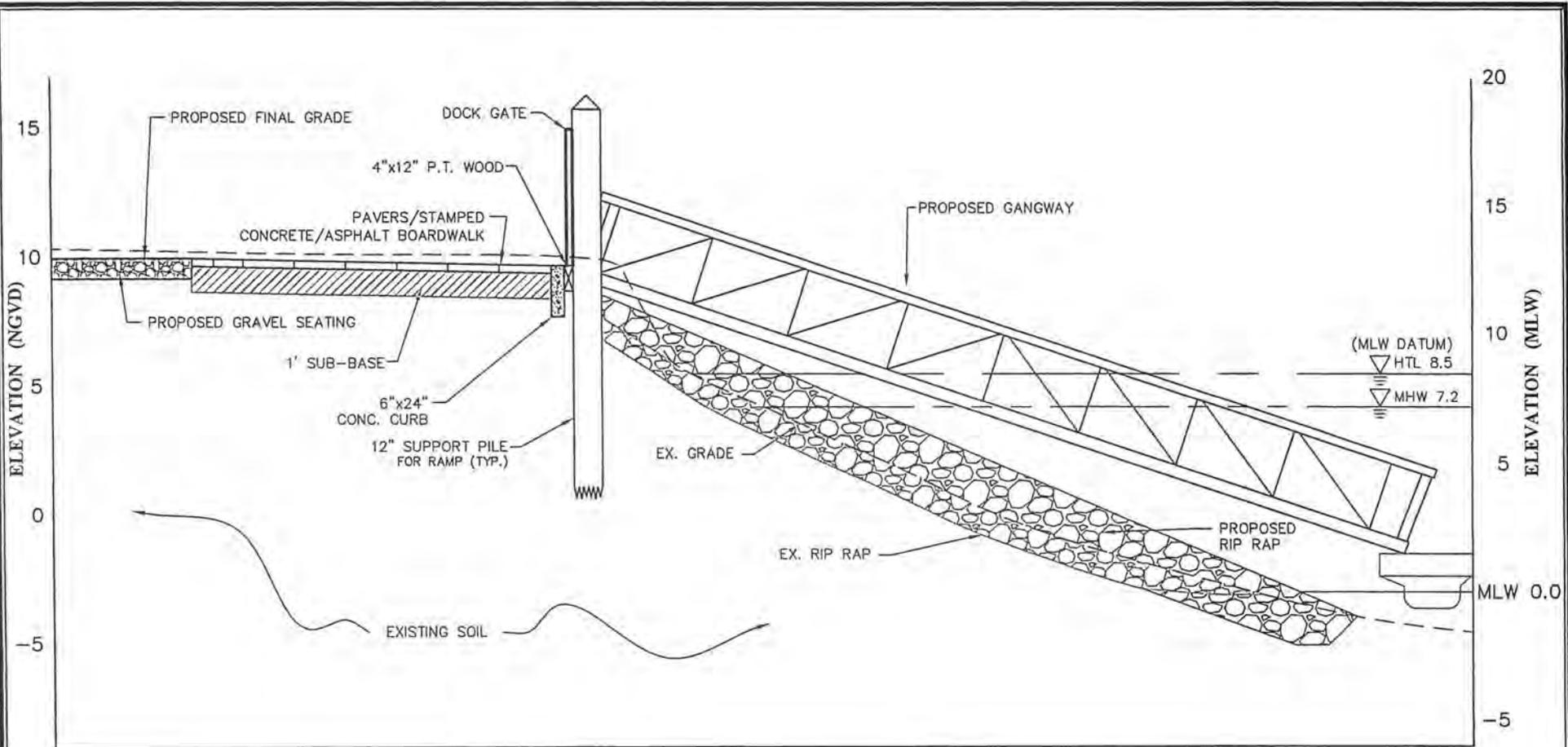
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**FIGURE 5A**  
**SITE PLAN SHOWING**  
**PROPOSED COASTAL CONDITIONS**  
**STRUCTURES, DREDGE, AND FILL APPLICATION**

28 SOUTHFIELD 2011, LLC  
 DAVENPORT PARTNERS, LLC  
 66 GATE HOUSE ROAD  
 STAMFORD, CONNECTICUT 06902

|                |                                       |
|----------------|---------------------------------------|
| DRAWN BY: RGM  | APPROVED BY: WCH                      |
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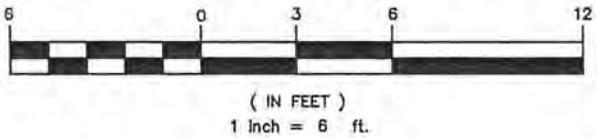


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APPROXIMATE SCALE



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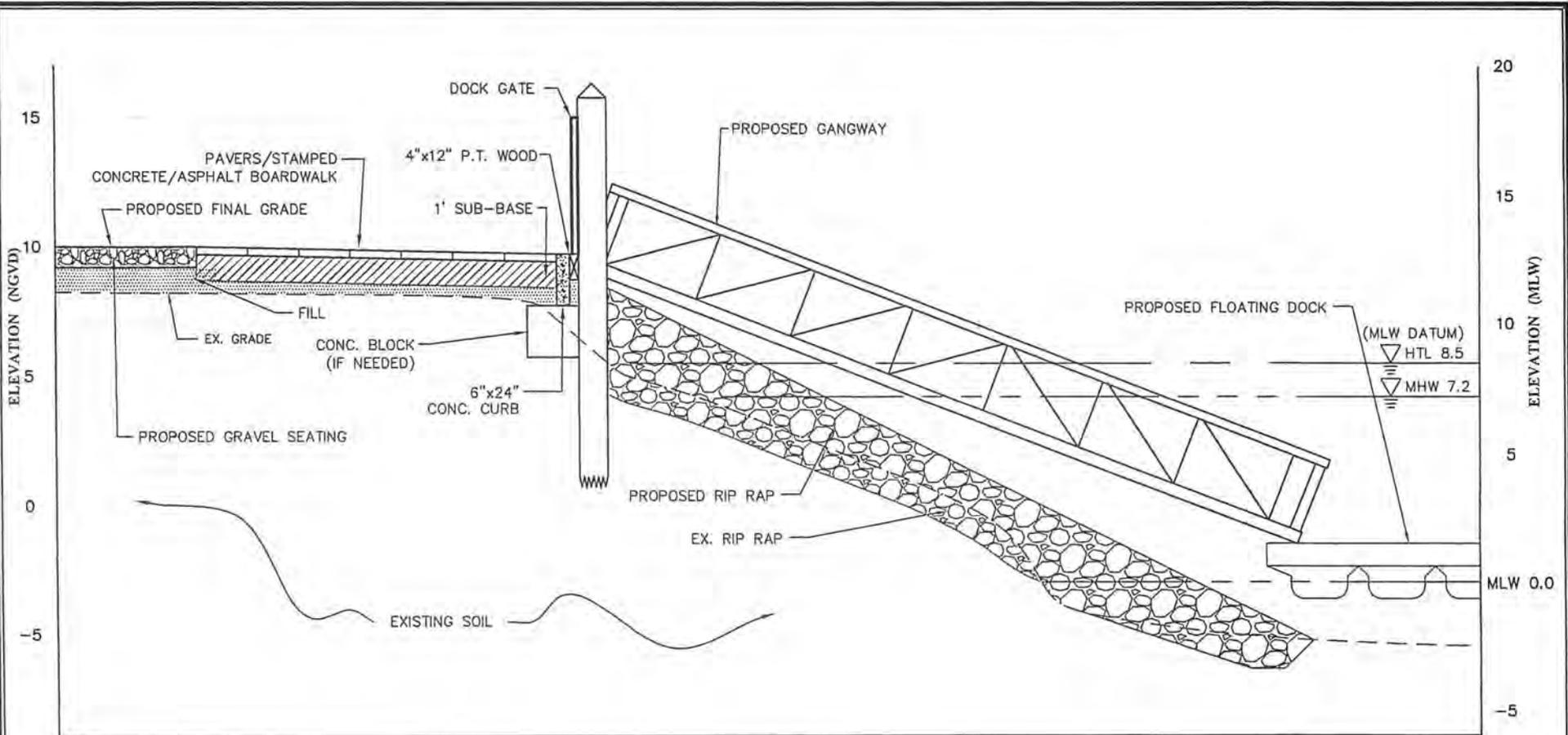
FIGURE 6

CROSS SECTION A-A'

STRUCTURES, DREDGE, AND FILL APPLICATION

28 SOUTHFIELD 2011, LLC  
DAVENPORT PARTNERS, LLC  
66 GATE HOUSE ROAD  
STAMFORD, CONNECTICUT 06902

|               |                                      |
|---------------|--------------------------------------|
| DRAWN BY: RGM | APPROVED BY: WCH                     |
| DATE: 8/18/11 | SCALE: 1" = 6' FILE No.: 103206SDF18 |



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APPROXIMATE SCALE



( IN FEET )  
1 Inch = 6 ft.

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FIGURE 7

CROSS SECTION B-B'

STRUCTURES, DREDGE, AND FILL APPLICATION

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DAVENPORT PARTNERS, LLC  
66 GATE HOUSE ROAD  
STAMFORD, CONNECTICUT 06902

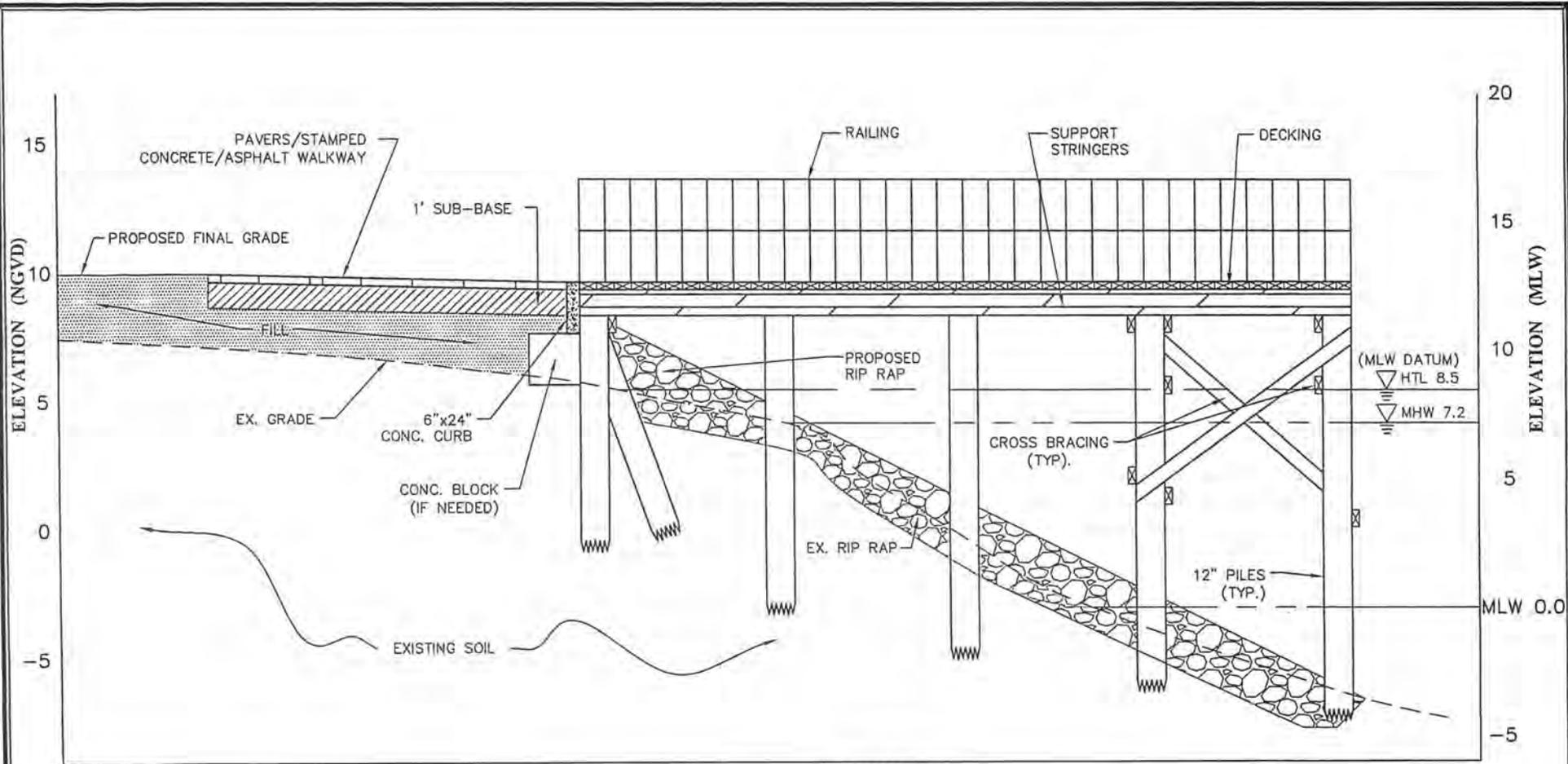
DRAWN BY: RGM

APPROVED BY: WCH

DATE: 8/18/11

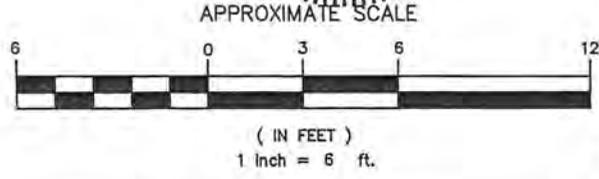
SCALE: 1" = 6'

FILE No.: 103206SDF18



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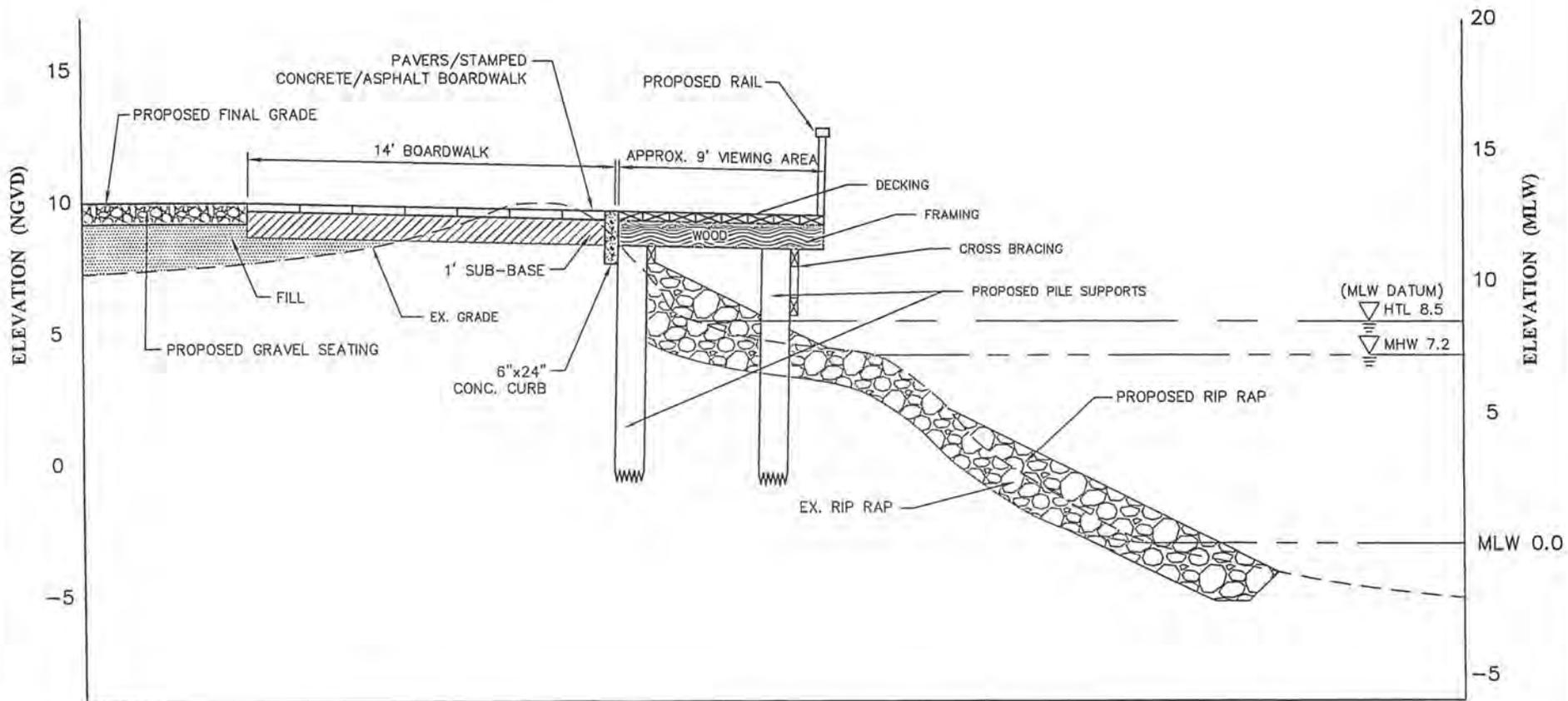
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FIGURE 8  
CROSS SECTION C-C'

STRUCTURES, DREDGE, AND FILL APPLICATION

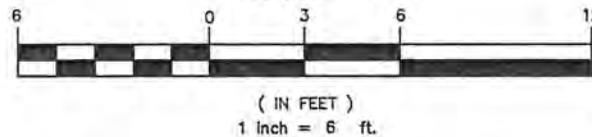
28 SOUTHFIELD 2011, LLC  
DAVENPORT PARTNERS, LLC  
66 GATE HOUSE ROAD  
STAMFORD, CONNECTICUT 06902

|               |                                      |
|---------------|--------------------------------------|
| DRAWN BY: RGM | APPROVED BY: WCH                     |
| DATE: 8/18/11 | SCALE: 1" = 6' FILE No.: 103206SDF18 |



**NOTES:**

1. THE LOCATION OF ALL STRUCTURES, EQUIPMENT, DELINEATIONS AND OTHER FEATURES PRESENTED ON THIS DRAWING SHOULD BE CONSIDERED APPROXIMATE. THIS DRAWING SHOULD ONLY BE USED FOR GENERAL PRESENTATION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. TRITON MAKES NO WARRANTY AS TO THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION CONTAINED IN THIS DRAWING, AND THE USER ASSUMES ALL RISK OF LOSS TO PERSONS AND PROPERTY FROM RELIANCE THEREON.



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FIGURE 9

CROSS SECTION D-D'

STRUCTURES, DREDGE, AND FILL APPLICATION

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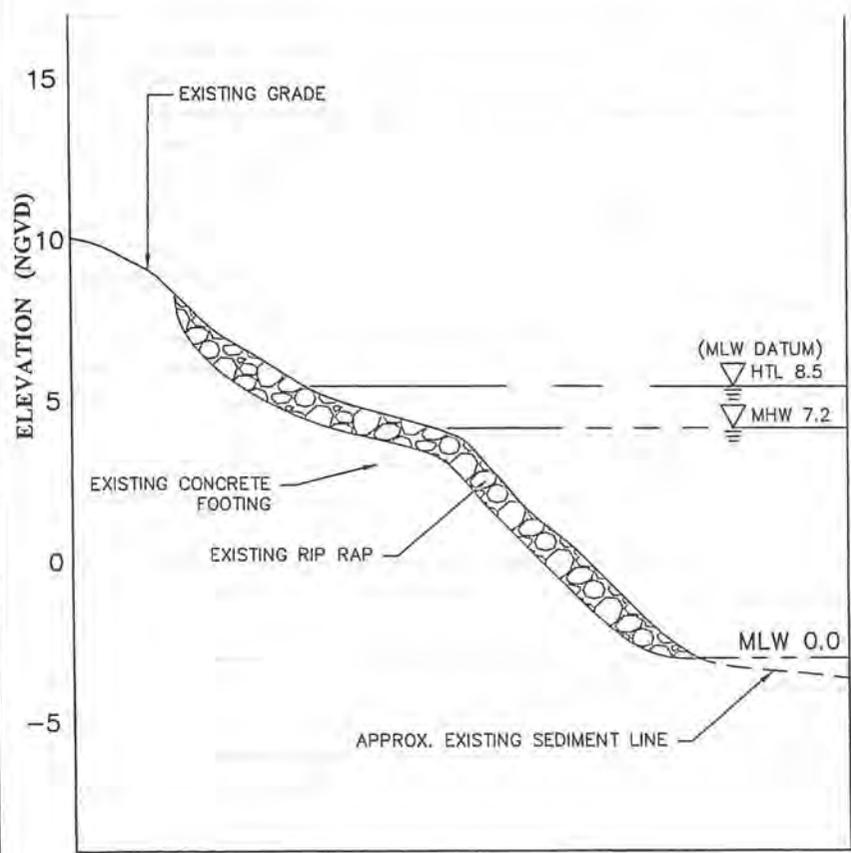
APPROVED BY: WCH

DATE: 8/18/11

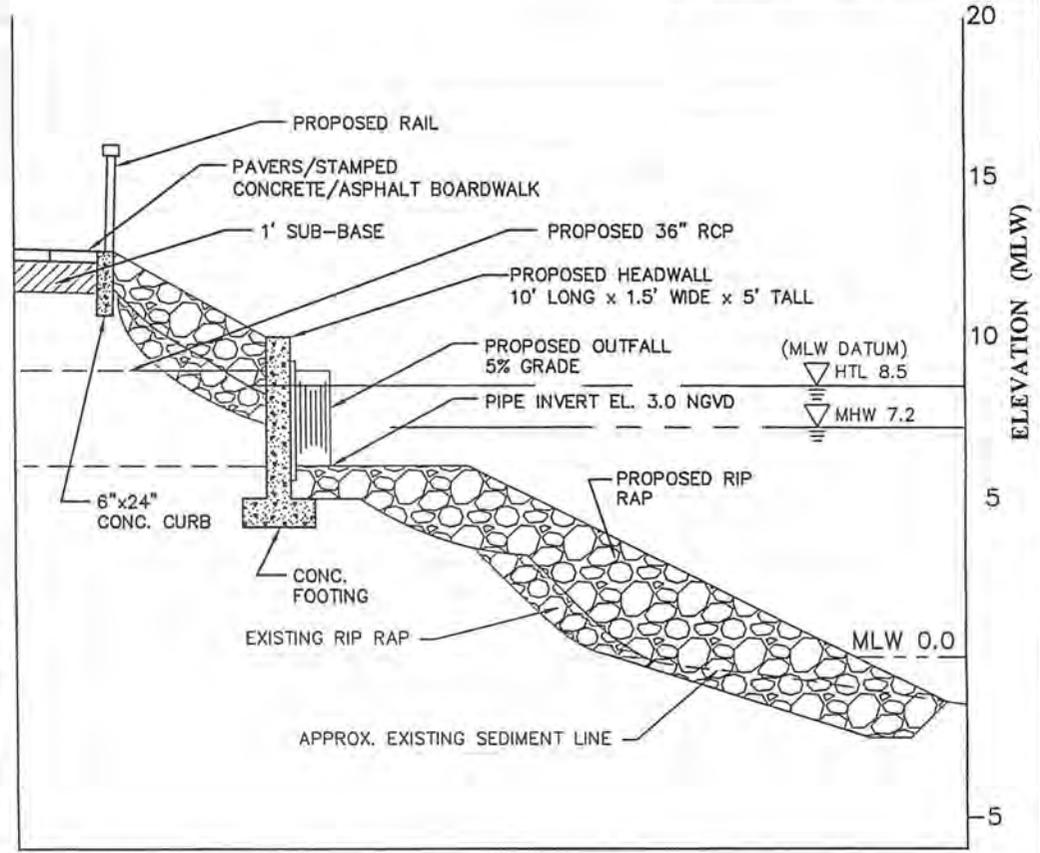
SCALE: 1" = 6'

FILE No.: 103206SDF18

| REV. | DESCRIPTION          | APP'D | DATE    |
|------|----------------------|-------|---------|
| 1    | REVISIONS TO OUTFALL | WCH   | 1/11/12 |



EXISTING CONDITIONS



PROPOSED CONDITIONS

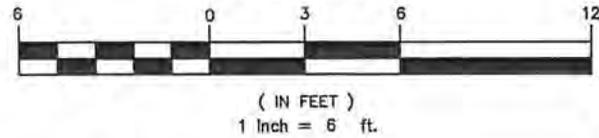
NOTE: BOTH NGVD AND MLW DATUM ARE SHOWN

NOTES:

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APPROXIMATE SCALE



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FIGURE 10

CROSS SECTION AT STORMWATER OUTFALL

STRUCTURES, DREDGE, AND FILL APPLICATION

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