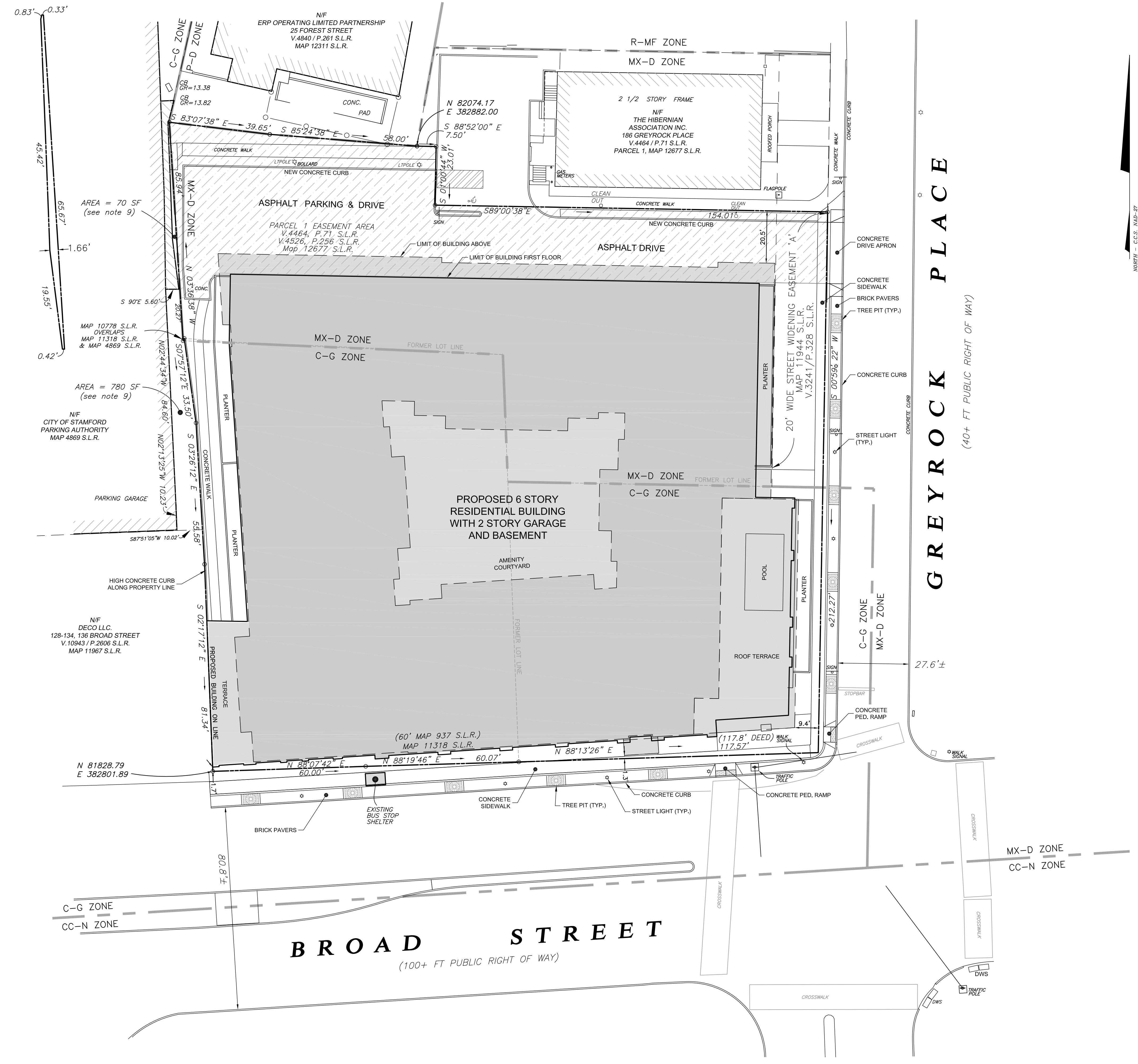


ORIENTATION



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.
- Total area of the surveyed parcel = 1.2931 Ac. Or 56,331+ S.F.
- Reference is made to the following maps of record: 937, 1046, 1526, 4869, 10778, 11318, 11967, 11992 and 12677 S.L.R.
- Reference is made to the following on file with S.L.R. Vol. 3241, Pg. 328: Parcel 1 Easement Area Vol. 4464, Pg. 71 & Vol. 4526, Pg. 256: Easement and Right of Way
- Coordinate values and bearing system are based on the Connecticut Coordinate System - NAD 27.
- As depicted on FEMA-FIRM 09001C0516 G, effective on 07/08/2013, no portion of the subject properties lie in a Special Flood Hazard Zone. They lie in Zone X.
- Owner of record: Greyrock Development, LLC Bk. 5305, Pg. 1 SLR Bk. 4854, Pg. 49 SLR
- Labels indicating linear and area dimensions of the land lying between the westerly property line and the City of Stamford Parking Authority garage are for informational and planning purposes only.
- Parcels are intended to be consolidated prior to issuance of a building permit.
- Reference is made to "Property & Topographic Survey depicting 154 Broad Street, 0 & 172 Greyrock Place, Stamford, Connecticut prepared for Broad & Greyrock Development Associates, LLC" dated 4/09/2021 and prepared by Redniss & Mead.
- Reference is made to Site Development Plans dated 04/09/2021 prepared by Redniss & Mead.
- Reference is made to Architectural Plans dated 04/09/2020 prepared by Lessard Design, Inc. P.C.
- Zoning Data Table is based on a pending Zone Change of the portion of the property currently in Zone MX-D to Zone CG.

ZONING LOCATION SURVEY
 DEPICTING
154 Broad Street, 0 & 172 Greyrock Place
 STAMFORD, CT
 PREPARED FOR
Broad & Greyrock Development Associates LLC

Scale: 1" = 20'

Drawn By: CJV Checked By: JPP Date: 04/09/2021

To my knowledge and belief this map is substantially correct as noted herein.

George P. Perera
 JORGE P. PERERA CT. L.S. #70179
 4/9/2021
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

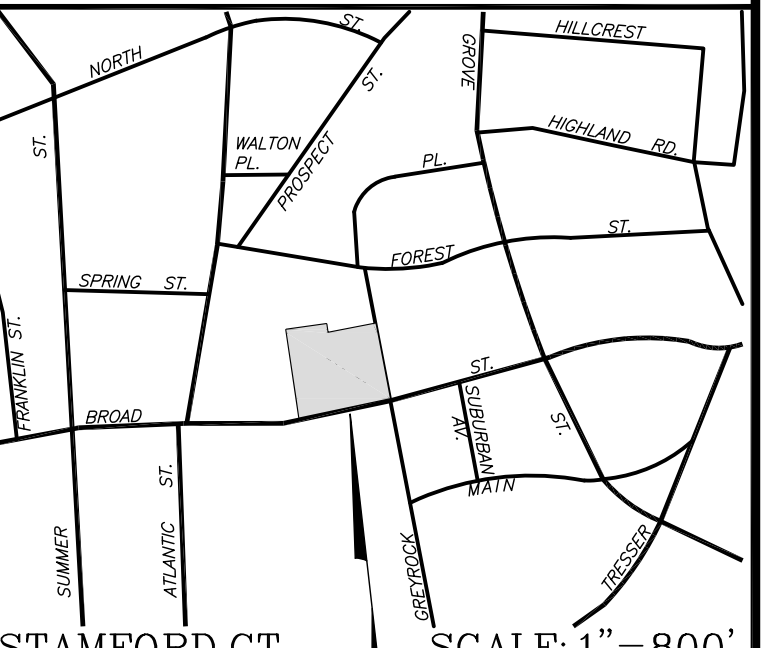
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ORIENTATION

ZONING DATA TABLE

C-G GENERAL COMMERCIAL			MX-D MIXED USE DEVELOPMENT		
CRITERIA	MINIMUM/ALLOWED	#154 & 172	CRITERIA	MINIMUM/ALLOWED	#0
LOT AREA	4,000 SF	32,807± SF	LOT AREA	VARIES	23,524± SF
FRONTAGE	40	341± FT	FRONTAGE	40 FT	108± FT
BUILDING AREA	90%	N/A	BUILDING AREA	40%	N/A
FRONT SETBACK	10 FT	N/A	FRONT SETBACK	VARIES	N/A
SIDE SETBACK	0 OR 4 FT	N/A	SIDE SETBACK	BY	N/A
REAR SETBACK	20 FT	N/A	REAR SETBACK	USE	N/A

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class 4-2 and the locations and elevations of which conform to Topographic Accuracy Class 1-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Total area of the surveyed parcels = 1.2931 Ac. Or 56,331± S.F.
- Reference is made to the following maps of record: 937, 1046, 1526, 4869, 10778, 11318, 11967, 11992 and 12677 S.L.R.
- Reference is made to the following on file with S.L.R. Vol. 3241, Pg. 328; Parcel 1 Easement Area Vol. 4464, Pg. 71 & Vol. 4526, Pg. 256; Easement and Right of Way
- Coordinate values and bearing system are based on the Connecticut Coordinate System - NAD 27.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD88).
- As depicted on FEMA-FIRM 09001C0516 G, effective on 07/08/2013, no portion of the subject properties lie in a Special Flood Hazard Zone. They lie in Zone X.
- Owners of record: Greyrock Development, LLC Bk. 5305, Pg. 1 SLR #0 Greyrock Place: Bk. 4854, Pg. 49 SLR
- Labels indicating linear and area dimensions of the land lying between the westerly property line and the City of Stamford Parking Authority garage are for informational and planning purposes only.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on and off the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING
154 Broad Street, 0 & 172 Greyrock Place
 STAMFORD, CT
 PREPARED FOR
Broad & Greyrock Development Associates LLC

Scale: 1" = 20'

Drawn By: CJV Checked By: JPP Date: 04/09/2021

To my knowledge and belief this map is substantially correct as noted herein.

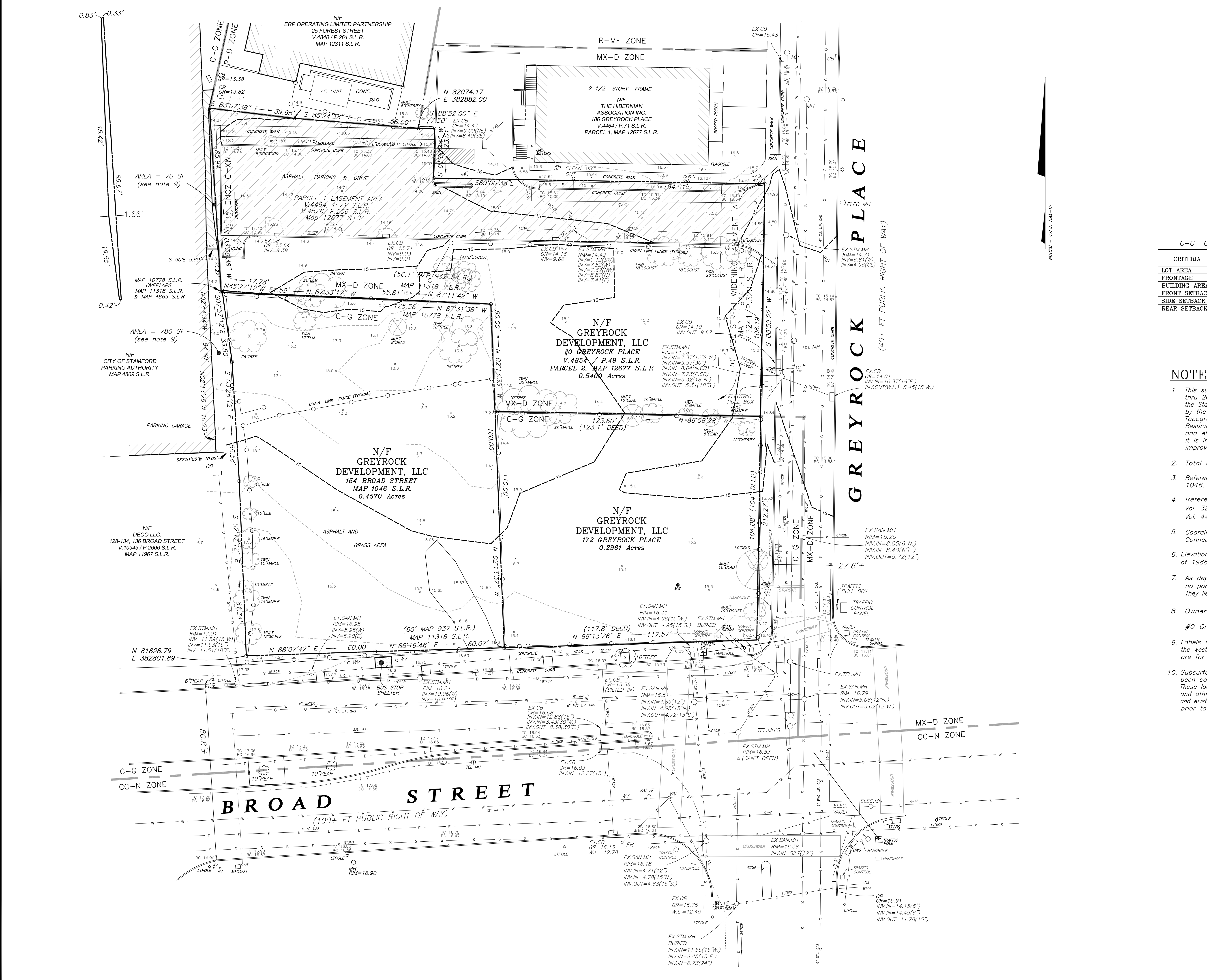
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 GEORGE P. PERERA CT. L.S. #70179
 4/9/2021
 DATE

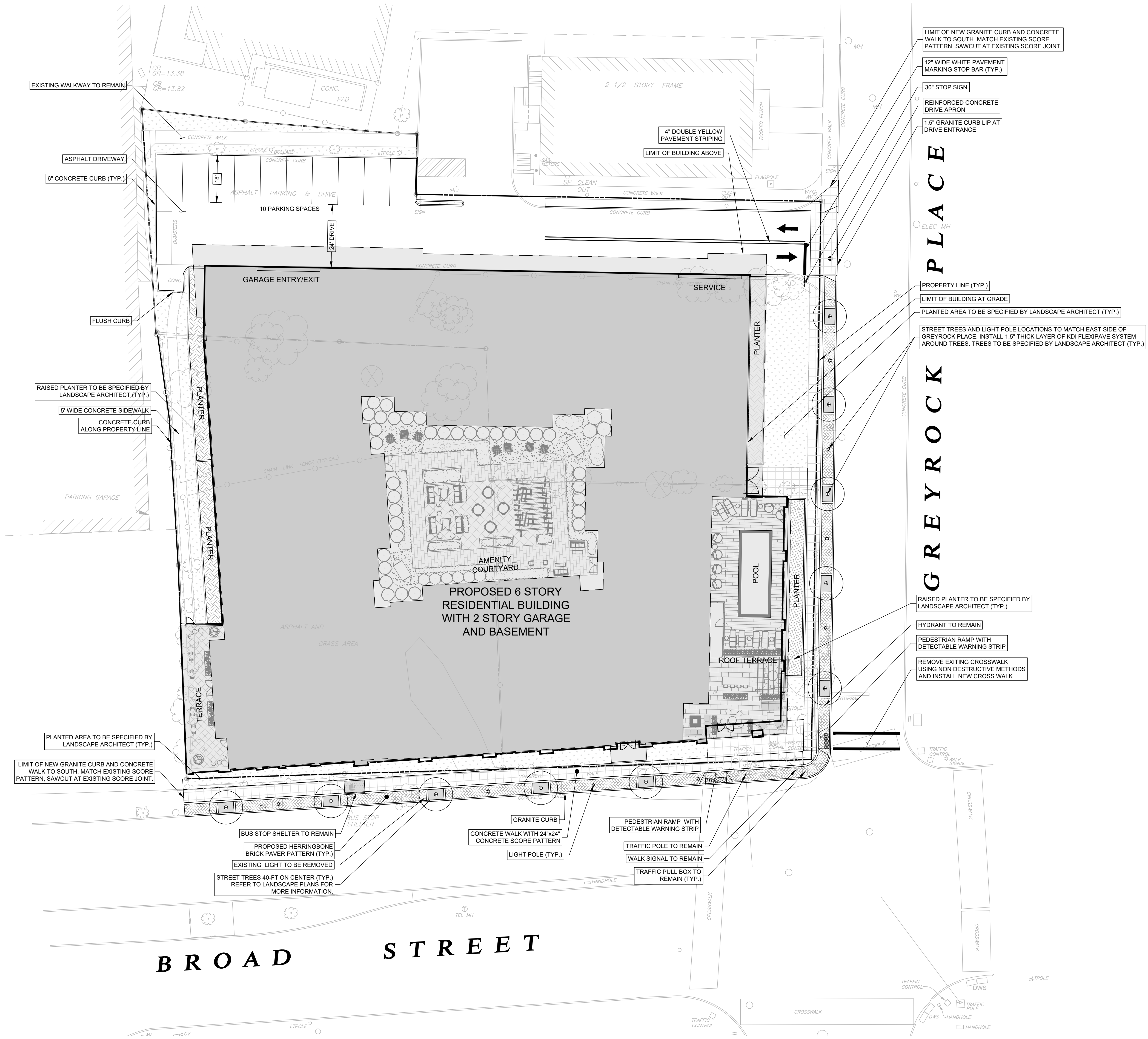
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NORTH - C.C.S. MAD-27

- LIMIT OF NEW GRANITE CURB AND CONCRETE WALK TO SOUTH. MATCH EXISTING SCORE PATTERN. SAWCUT AT EXISTING SCORE JOINT.
- 12" WIDE WHITE PAVEMENT MARKING STOP BAR (TYP.)
- 30" STOP SIGN
- REINFORCED CONCRETE DRIVE APRON
- 1.5" GRANITE CURB LIP AT DRIVE ENTRANCE
- PROPERTY LINE (TYP.)
- LIMIT OF BUILDING AT GRADE
- PLANTED AREA TO BE SPECIFIED BY LANDSCAPE ARCHITECT (TYP.)
- STREET TREES AND LIGHT POLE LOCATIONS TO MATCH EAST SIDE OF GREYROCK PLACE. INSTALL 1.5" THICK LAYER OF KDI FLEXPAVE SYSTEM AROUND TREES. TREES TO BE SPECIFIED BY LANDSCAPE ARCHITECT (TYP.)
- RAISED PLANTER TO BE SPECIFIED BY LANDSCAPE ARCHITECT (TYP.)
- HYDRANT TO REMAIN
- PEDESTRIAN RAMP WITH DETECTABLE WARNING STRIP
- REMOVE EXISTING CROSSWALK USING NON DESTRUCTIVE METHODS AND INSTALL NEW CROSS WALK

- LIMIT OF NEW GRANITE CURB AND CONCRETE WALK TO SOUTH. MATCH EXISTING SCORE PATTERN. SAWCUT AT EXISTING SCORE JOINT.
- PLANTED AREA TO BE SPECIFIED BY LANDSCAPE ARCHITECT (TYP.)
- CONCRETE WALK WITH 24"x24" CONCRETE SCORE PATTERN
- LIGHT POLE (TYP.)
- PEDESTRIAN RAMP WITH DETECTABLE WARNING STRIP
- TRAFFIC POLE TO REMAIN
- WALK SIGNAL TO REMAIN
- TRAFFIC PULL BOX TO REMAIN (TYP.)
- BUS STOP SHELTER TO REMAIN
- PROPOSED HERRINGBONE BRICK PAVER PATTERN (TYP.)
- EXISTING LIGHT TO BE REMOVED
- STREET TREES 40-FT ON CENTER (TYP.) REFER TO LANDSCAPE PLANS FOR MORE INFORMATION

I	04/09/2021	ORIGINAL ISSUE DATE
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING
GREYROCK PLACE
STAMFORD, CT
PREPARED FOR
RMS COMPANIES



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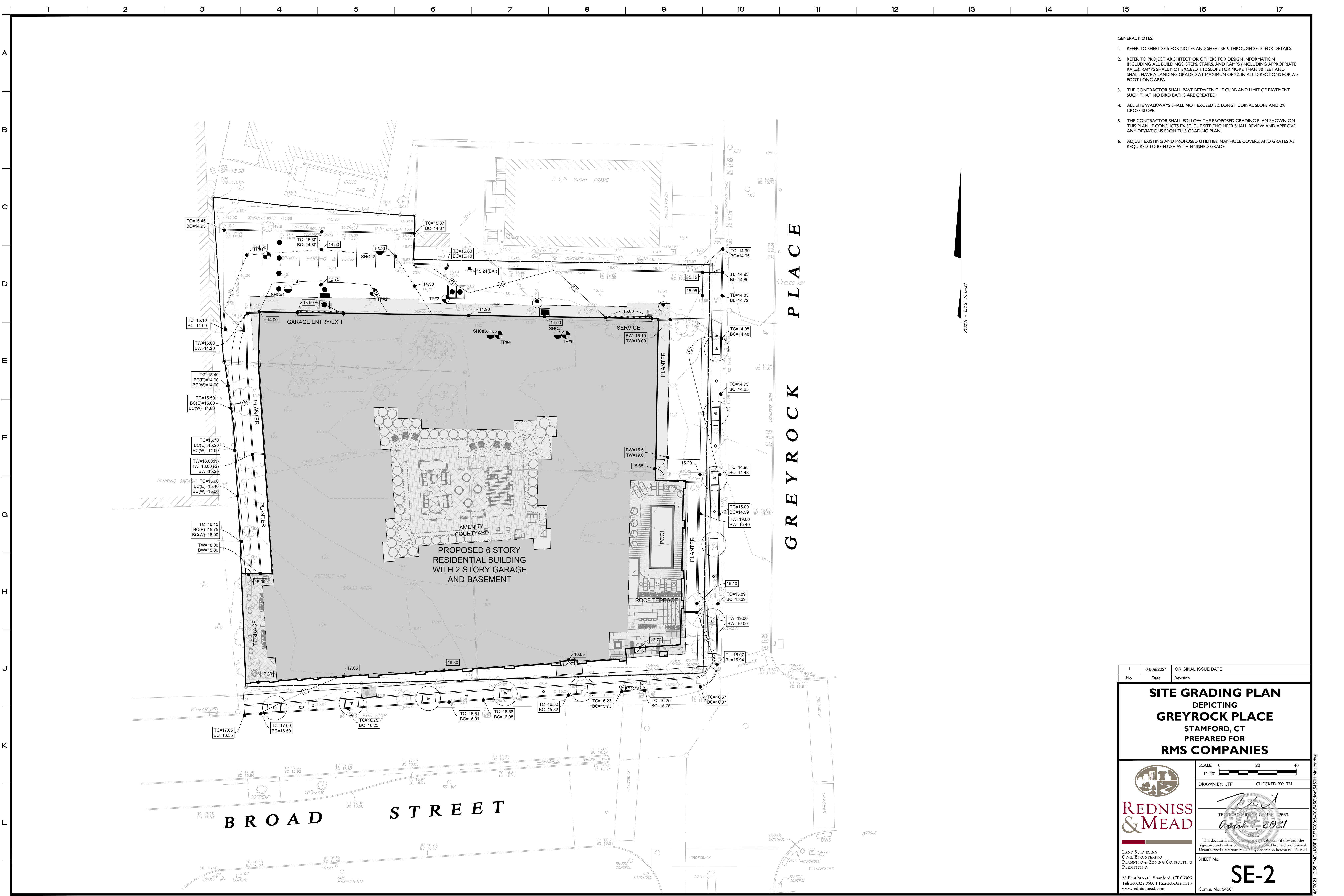
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SE-1

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GENERAL NOTES:

1. REFER TO SHEET SE-5 FOR NOTES AND SHEET SE-6 THROUGH SE-10 FOR DETAILS.
2. REFER TO PROJECT ARCHITECT OR OTHERS FOR DESIGN INFORMATION INCLUDING ALL BUILDINGS, STEPS, STAIRS, AND RAMPS (INCLUDING APPROPRIATE RAILS). RAMPS SHALL NOT EXCEED 1:12 SLOPE FOR MORE THAN 30 FEET AND SHALL HAVE A LANDING GRADED AT MAXIMUM OF 2% IN ALL DIRECTIONS FOR A 5 FOOT LONG AREA.
3. THE CONTRACTOR SHALL PAVE BETWEEN THE CURB AND LIMIT OF PAVEMENT SUCH THAT NO BIRD BATHS ARE CREATED.
4. ALL SITE WALKWAYS SHALL NOT EXCEED 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
5. THE CONTRACTOR SHALL FOLLOW THE PROPOSED GRADING PLAN SHOWN ON THIS PLAN. IF CONFLICTS EXIST, THE SITE ENGINEER SHALL REVIEW AND APPROVE ANY DEVIATIONS FROM THIS GRADING PLAN.
6. ADJUST EXISTING AND PROPOSED UTILITIES, MANHOLE COVERS, AND GRATES AS REQUIRED TO BE FLUSH WITH FINISHED GRADE.

No.	Date	Revision	ORIGINAL ISSUE DATE
1	04/09/2021		

SITE GRADING PLAN
DEPICTING
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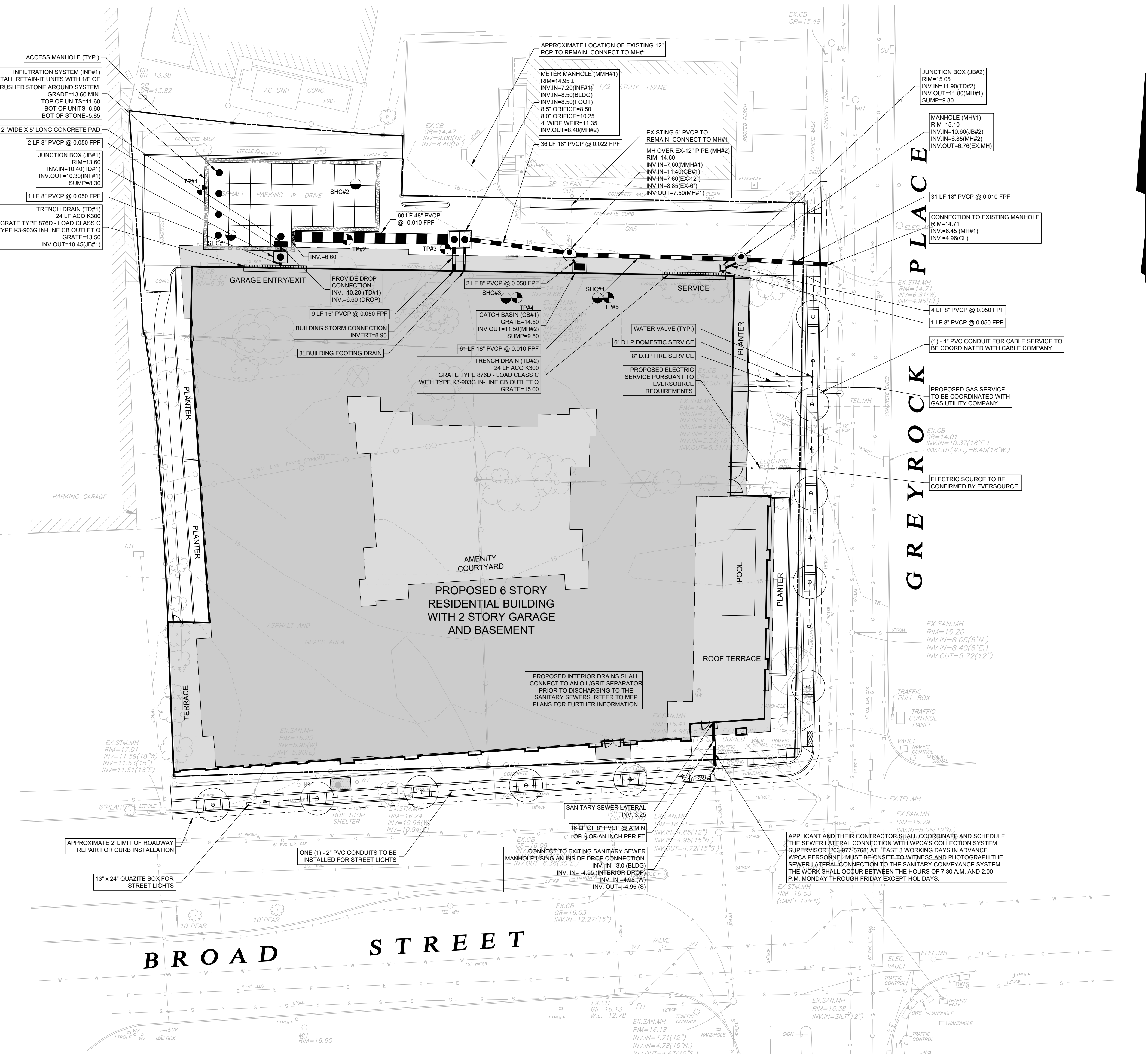
TEODOROS MEAD, P.E.
Professional Engineer
No. 2563
April 9, 2021

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SHEET No:
SE-2
Comm. No.: 5450H

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- GENERAL NOTES:
- REFER TO PLANS PREPARED BY THE PLUMBING ENGINEER FOR THE STORM SYSTEM LAYOUT OF THE ROOF AND PARKING GARAGE AREAS. THIS DRAWING SHOWS INFORMATION FOR STORM SEWER SYSTEMS FROM 5 FEET OFF OF THE BUILDING PERIMETER TO THE CITY SEWER SYSTEMS.
 - REFER TO PLANS PREPARED BY PLUMBING ENGINEER FOR THE SANITARY SEWER SYSTEM LAYOUT. INTERIOR PARKING GARAGE WITH DRAINS MUST BE PIPED TO AN OIL GRIT SEPARATOR DESIGNED BY PLUMBING ENGINEER. THIS DRAWING SHOWS INFORMATION FOR SANITARY SEWER SYSTEMS FROM 5 FEET OFF OF THE BUILDING PERIMETER TO THE CITY SEWER SYSTEMS.
 - UTILITIES SHOWN ON THESE PLANS ARE "NOT GUARANTEED" TO BE COMPLETE OR CORRECT. PRIOR TO ANY SITE ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CLEARANCES OF PROPOSED UTILITIES FROM EXISTING UTILITIES. THIS VERIFICATION SHALL INCLUDE PHYSICAL OBSERVATION BY MEANS OF TEST PITS OF THE LOCATIONS OF AFFECTED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE SITE ENGINEER IMMEDIATELY OF ANY CONFLICT AND SHALL ALLOW FOR A MINIMUM OF 10 DAYS FOR ANY REDESIGN TO OBTAIN CITY/STATE APPROVALS. ALL TEST PITS SHALL BE CONDUCTED AS PART OF THE BASE CONTRACT.
 - THIS PLAN SHOWS SERVICE LOCATION TO BE PROVIDED FOR THE DEVELOPMENT. SERVICE LOCATIONS SHALL BE COORDINATED AND INSTALLED AS DIRECTED BY THE APPLICABLE UTILITY COMPANIES.
 - ANY UTILITY COVERS WITHIN PAVED AREAS AND SIDEWALKS SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH WORK WITH THE UTILITY COMPANY.
 - THE CONTRACTOR IS RESPONSIBLE TO WORK WITH THE UTILITY COMPANIES TO APPROVE CONDUIT LAYOUT BEFORE INSTALLATION. UTILITY COMPANIES MAY REQUIRE FIELD CHANGES.
 - THE CONTRACTOR SHALL COORDINATE ALL LANE CLOSURES WITH THE CITY OF STAMFORD.
 - THE CONTRACTOR SHALL USE EXTREME CAUTION AGAINST ACCIDENTAL DUMPING OF DIRT, CONCRETE, OR ANY OTHER MATERIAL INTO THE PROPOSED OR EXISTING SANITARY SEWER LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP AND DAMAGE CAUSED TO PUMP STATION EQUIPMENT DOWNSTREAM.
 - THE CONTRACTOR SHALL CONTACT THE CITY OF STAMFORD WATER POLLUTION CONTROL AUTHORITY (WPCA) AT (203) 977-5896 OR (203) 977-4750 FOR INSPECTION OF THE SANITARY SEWER CONNECTION INTO THE MAIN. AS PART OF THE FINAL APPROVAL, THE LOCATION OF THE LATERAL CONNECTION TO THE SANITARY SEWER SHALL BE PROVIDED ON A SKETCH WITH THE FOLLOWING INFORMATION:
 - DISTANCE INFORMATION FROM AT LEAST TWO PERMANENT STATIONS (I.E. TELEPHONE POLE WITH NUMBER, NEAREST MANHOLE COVER, CORNER OF BUILDING WITH ADDRESS, ETC.)
 - DEPTH OF LATERAL CONNECTION
 - INSTALL 4" CONCRETE ENCASUREMENT AROUND PROPOSED UTILITIES WHERE CLEARANCES FROM EXISTING AND PROPOSED UTILITIES ARE LESS THAN TWO (2) FEET.
 - REFER TO SHEET SE-5 FOR ADDITIONAL NOTES AND SHEET SE-4 THROUGH SE-10 FOR DETAILS.
 - ALL UTILITIES WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED A MINIMUM OF 36" BELOW THE ROADWAY SURFACE.



No.	Date	Revision
1	04/09/2021	ORIGINAL ISSUE DATE

**SITE UTILITY PLAN
DEPICTING
GREYROCK PLACE
STAMFORD, CT
PREPARED FOR
RMS COMPANIES**

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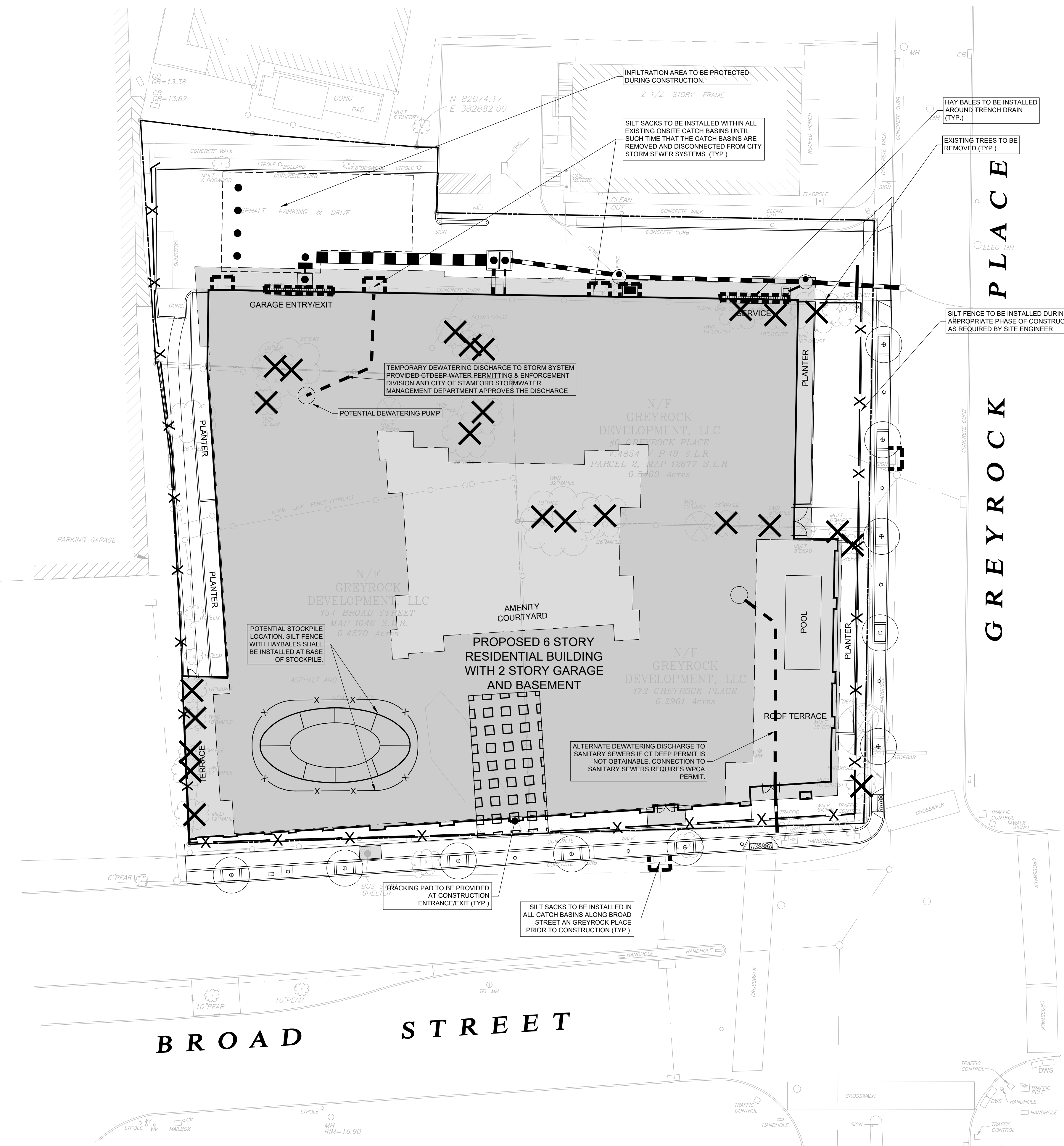
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SE-3

SHEET No:
Comm. No: 5450H

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SEDIMENT & EROSION CONTROL NOTES:

- The purpose of the Sediment and Erosion Control Plan, details and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:
- Trapping particles at source by promptly stabilizing disturbed areas;
 - Avoid concentration of water;
 - Avoid contamination of existing storm drains;
 - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly
- NOTES:
- Sheet SE-4 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
 - All sediment and erosion controls shall be done in conformance with the "Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council On Soil and Water Conservation.
 - The contractor is assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the City of Stamford of any transfer of this responsibility that construction is to begin three days prior to commencing work.
 - Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the site or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
 - If dewatering is required during construction, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by the site engineer or governing agencies. All pump discharges from dewatering shall be clear at the point where it flows off the property. Each dewatering pump intake shall be placed in a clean, perforated 55 gallon drum, surrounded by at least 18 inches of 3/4" crushed stone on all sides. The entire surface of the drum (sides, top and bottom) shall be protected from silt water entering the drum. If trench dewatering is required during construction, pump discharges shall pass through a sediment filter. If muddy and/or silty discharge is observed the site engineer may require a silt sack to be installed at the end of the pump discharge line. The project Licensed Environmental Professional or contractor shall be responsible for obtaining any permits related to dewatering activities.
 - If excessive groundwater is encountered during construction, the site and/or Geotechnical Engineer may require that the pump discharge shall pass through a sediment basin of adequate size to further clarify the discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a sealed trash dumpster. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and settlement basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
 - Temporary dewatering discharge to storm system provided CT DEEP Water Permitting & Enforcement Division and City of Stamford Stormwater Management Department approves the discharge. Alternate temporary dewatering discharge line to sanitary manhole if the required approvals to discharge to storm system are not obtainable. The project Licensed Environmental Professional is responsible for obtaining required permits for discharge.
 - Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
 - The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains and watercourses.
 - Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
 - Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.
- Temporary Seed Mix:
- | | |
|---------------------|----------------|
| Perennial Ryegrass | 40 lbs/ac. |
| Permanent Lawns | |
| Kentucky Bluegrass | 20 lbs/ac. |
| Creeping Red Fescue | 20 lbs/ac. |
| Perennial Ryegrass | 5 lbs/ac. |
| | (1 lb/1000 sf) |
- Optimum Seeding Dates:
- | | |
|-----------------------------|----------------|
| April 15 through June 15 | 45 lbs/ac. |
| August 15 through October 1 | (1 lb/1000 sf) |
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and reseed when season permits.
 - Upon installation of each area drain and catch basin, immediately install silt-sack as per inlet sediment control detail.
 - Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
 - Pavement and curbing should be placed as soon as possible after drainage is installed.
 - Loaded trucks shall be covered as required to keep down dust.
 - Construction access to the site shall be from Broad Street and Greystock Place.
 - Affected portions of off site roads and sidewalks must be swept clean when required to clean tracked sediment and / or prevent safety hazards or at least once a week during construction and as directed by the Site Engineer.
 - Periodically clean silt from affected storm sewer systems and including pipes and inlets. Use silt during final landscaping or dispose off-site legally.
 - Dust control to be achieved with watering down disturbed areas as required. After each storm event or once weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns shall be ordered by the site engineer.
 - Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
 - All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
 - A Sreamguard Catch Basin Insert Model 3003 or equivalent shall be installed to the existing catch basin temporarily where dewatering will occur. Inserts to be inspected and cleaned out after rainfalls exceeding 0.1" in 24 hours. Material removed from inserts shall be stockpiled appropriately uphill of silt fence. Inserts to be replaced when their conditions deteriorate beyond usability as determined by the Inspecting Engineer or any Governing Agency.

CONSTRUCTION PHASING:

- The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.
- PHASE 1: PREPARATION**
- The inspecting engineer shall meet with the contractor and owner to review the Sediment and Erosion Control (S&E) Plan and discuss any modifications to construction sequence or S&E Plan.
 - Establish staging area with trailers and temporary utilities.
 - Install tracking pads for construction access.
 - Install construction barriers, gates, and jersey barriers as shown on the plans.
 - Site removals, cut trees to be removed, and grub areas to be cleared.
- PHASE 2: CONSTRUCTION**
- General earthwork. Excavate and install building foundation and retaining walls. Install construction dewatering and temporary filtering system at the appropriate stage in excavation.
 - Install stormwater system. The drainage utilities will be installed and ready to receive stormwater prior to the installation of paving. No silty runoff shall discharge into the infiltration system.
 - Install sediment and erosion controls associated with drainage structures.
 - Construct the building and backfill the foundation as soon as possible.
 - Install sanitary, water, gas, electric, and telephone utilities.
 - Final grading and paving.
 - Seed & mulch disturbed areas and install landscaping as soon as possible.
 - Maintain all sediment and erosion controls in an effective condition during the construction period.
- PHASE 3: CLEAN UP AFTER ALL AREAS ARE STABILIZED**
- Clean effected portion of on & off site roads and driveways.
 - Remove accumulated silt and debris from catch basin sumps & pipes of affected on & off storm drains.
 - Remove accumulated sediment from effected areas and dispose of legally.
 - Remove temporary sediment and erosion controls.
 - Make any necessary repairs to permanent sediment and erosion controls such as plantings.

I	04/09/2021	ORIGINAL ISSUE DATE
No.	Date	Revision

SEDIMENT & EROSION CONTROL PLAN
DEPICTING **GREYSTOCK PLACE**
STAMFORD, CT
PREPARED FOR **RMS COMPANIES**

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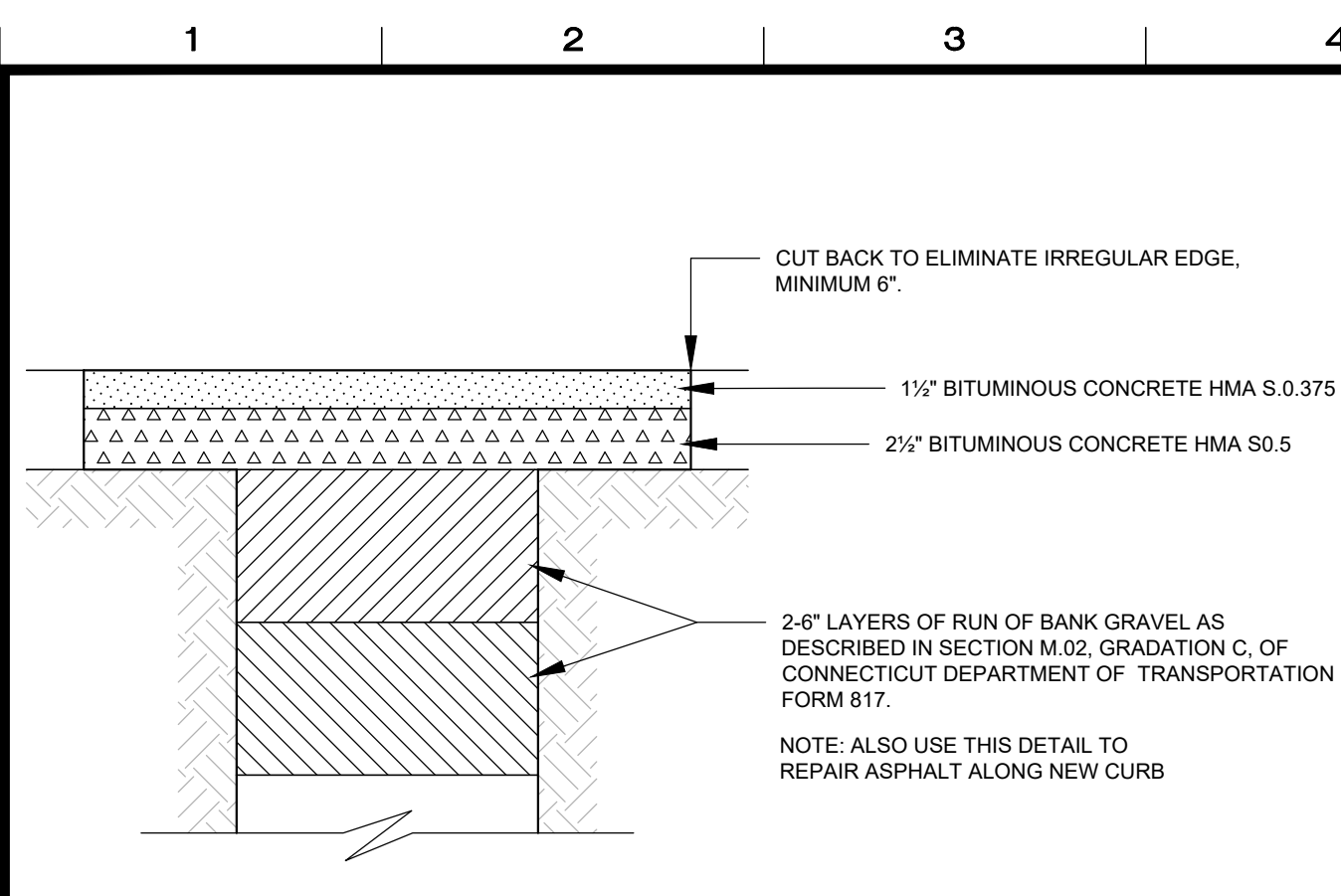
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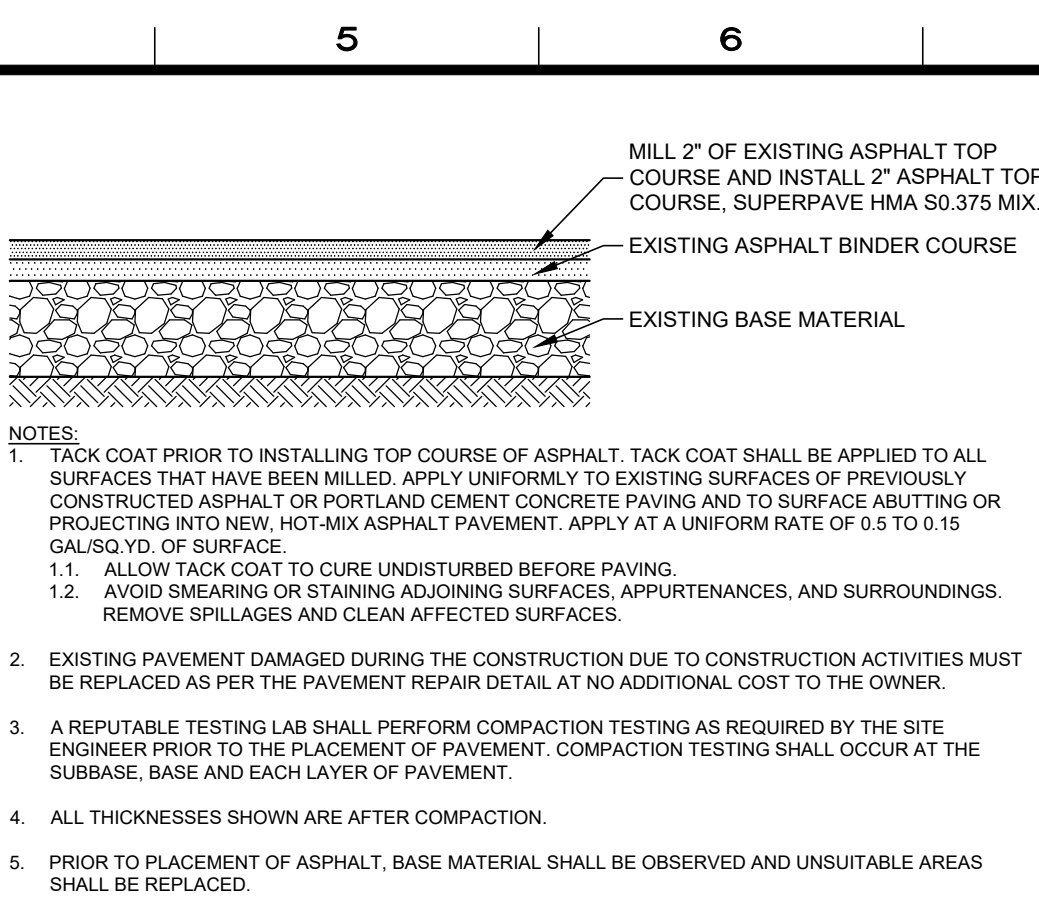
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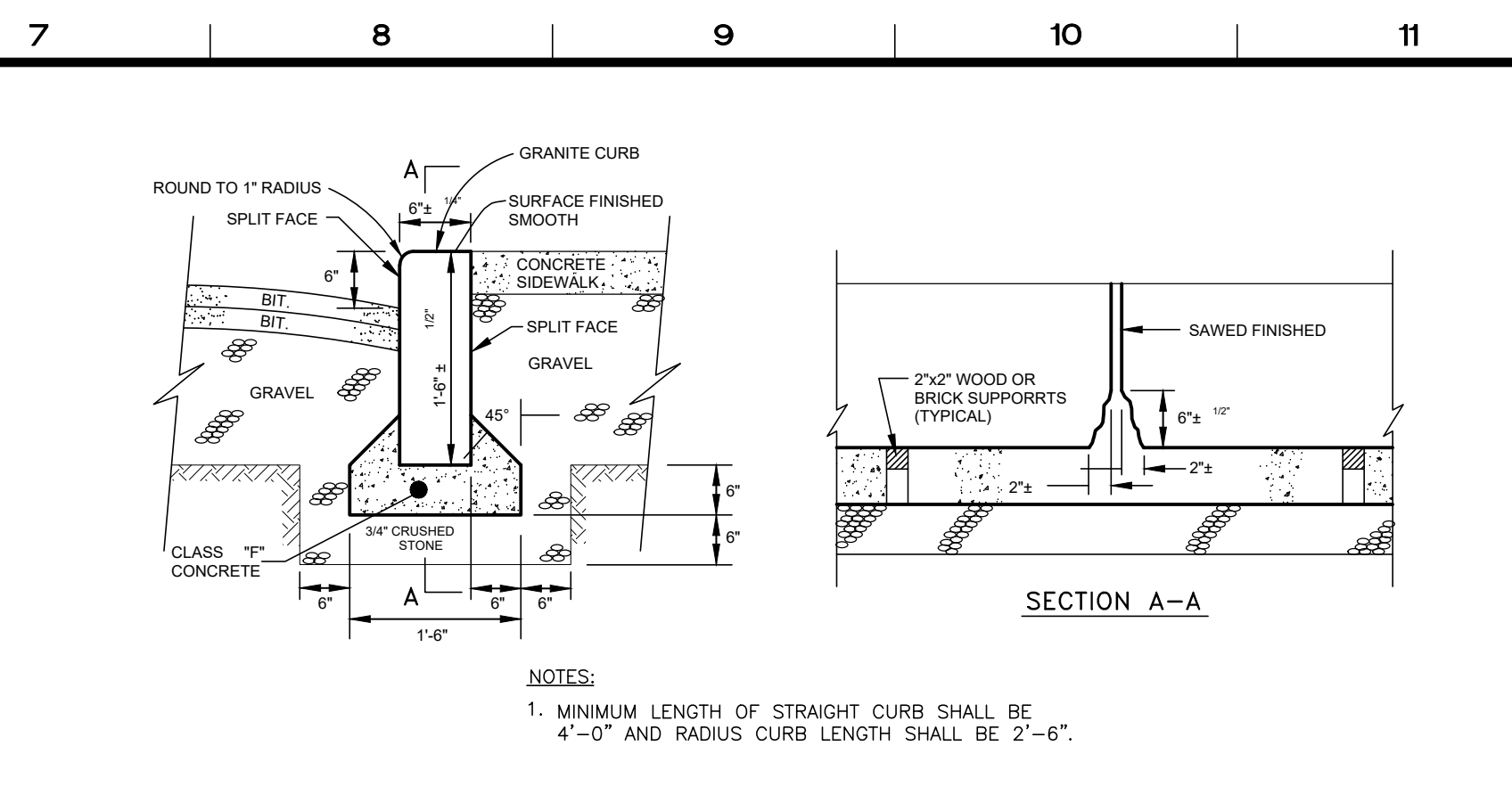
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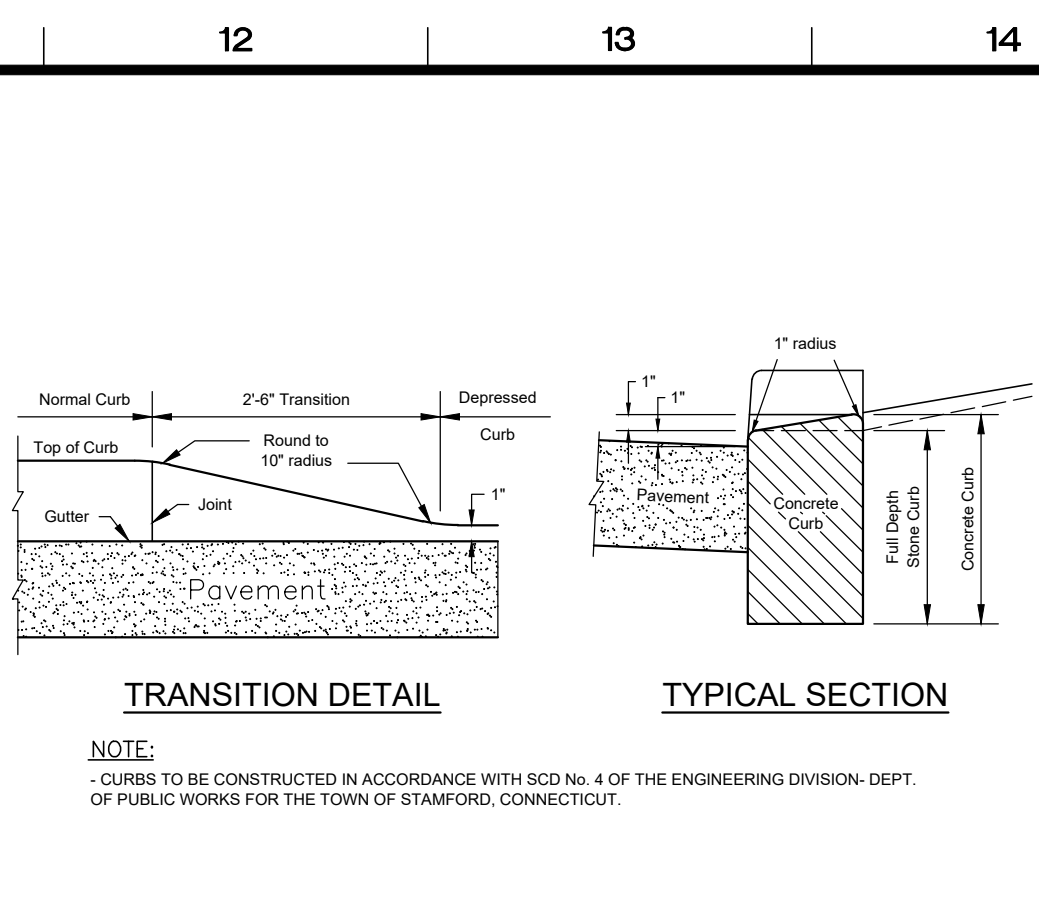
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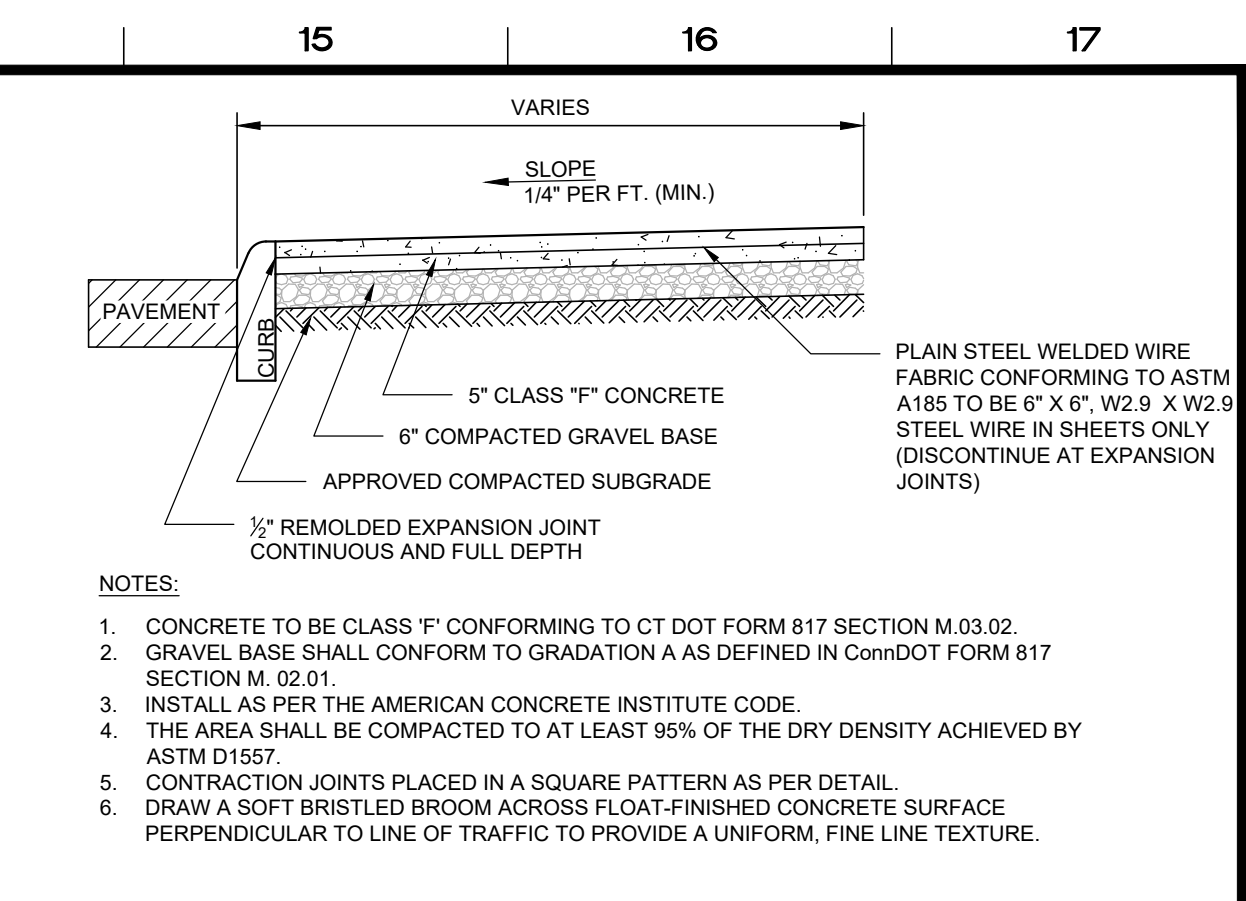
MILL & REPAVE DETAIL
N.T.S.



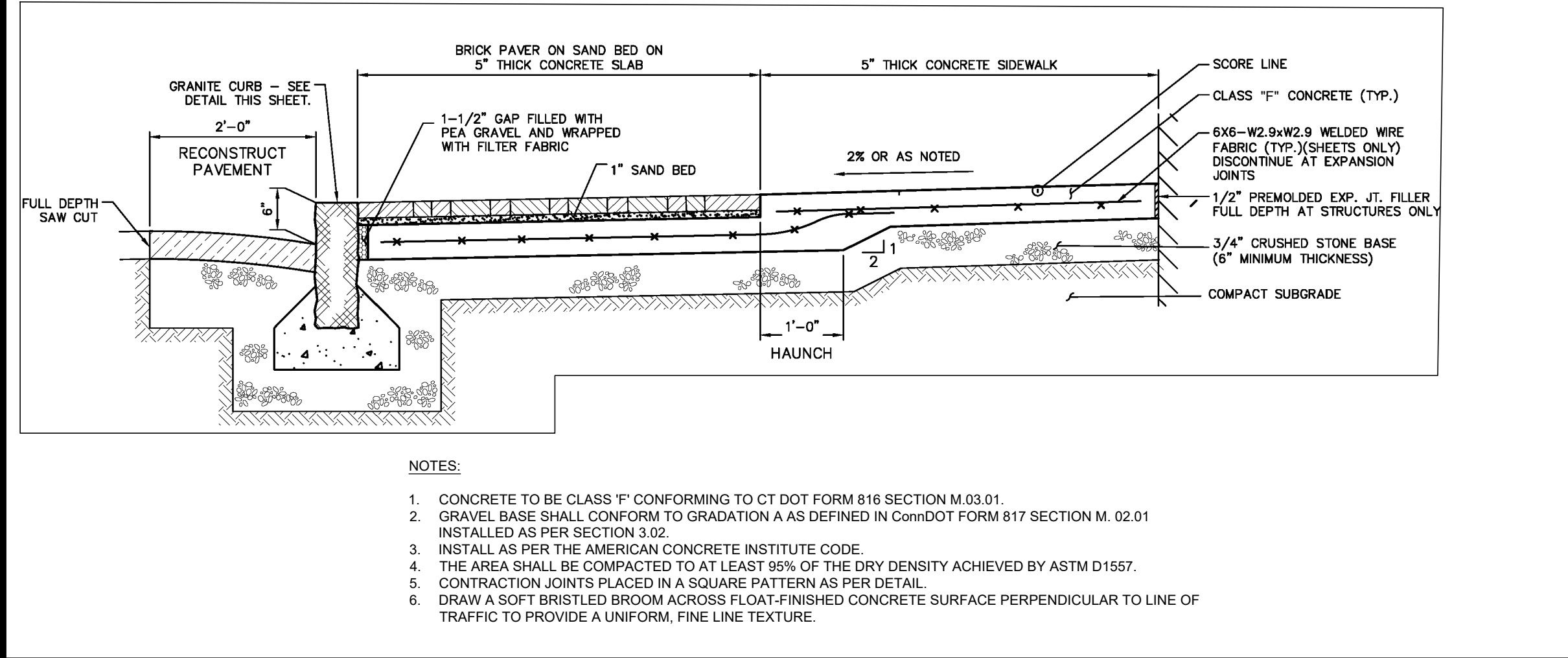
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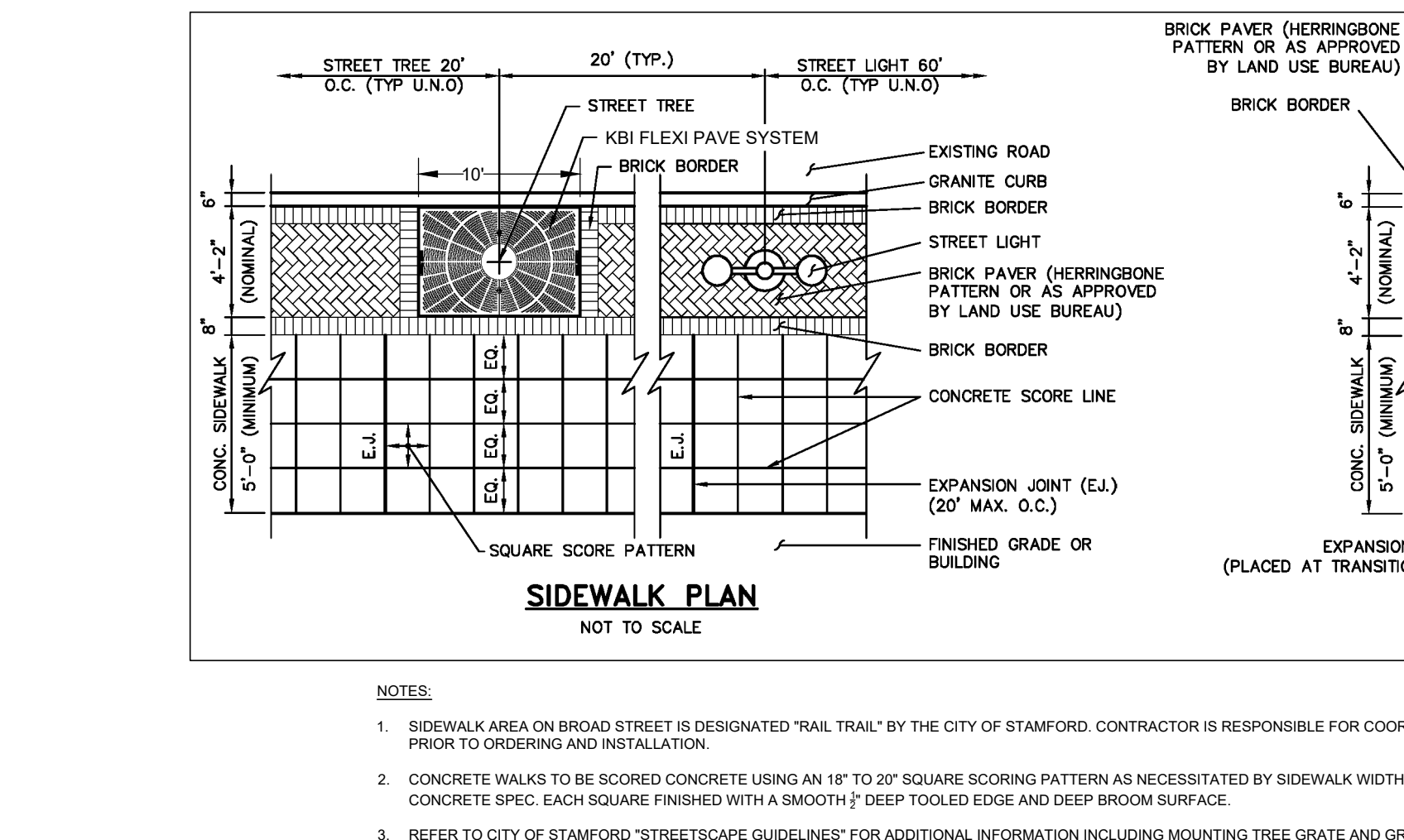
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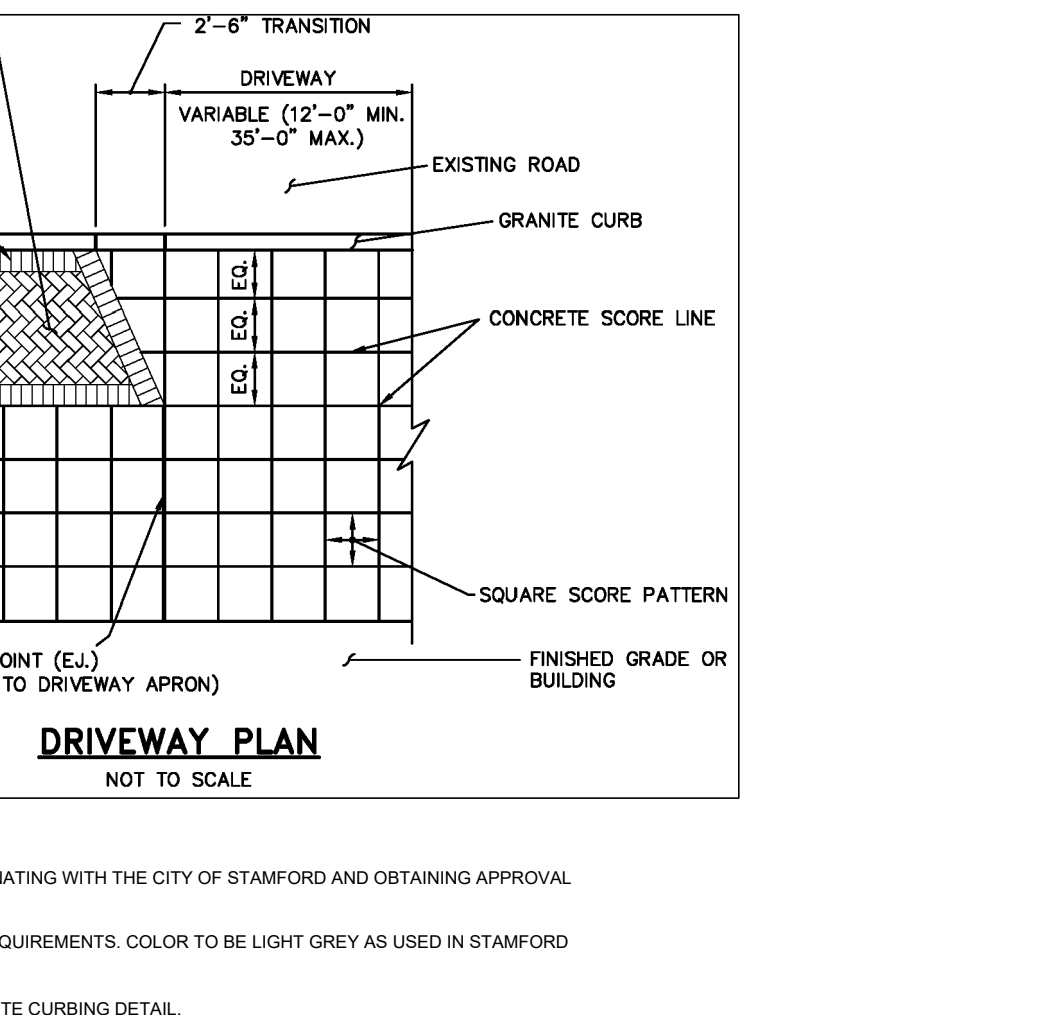
CONCRETE SIDEWALK
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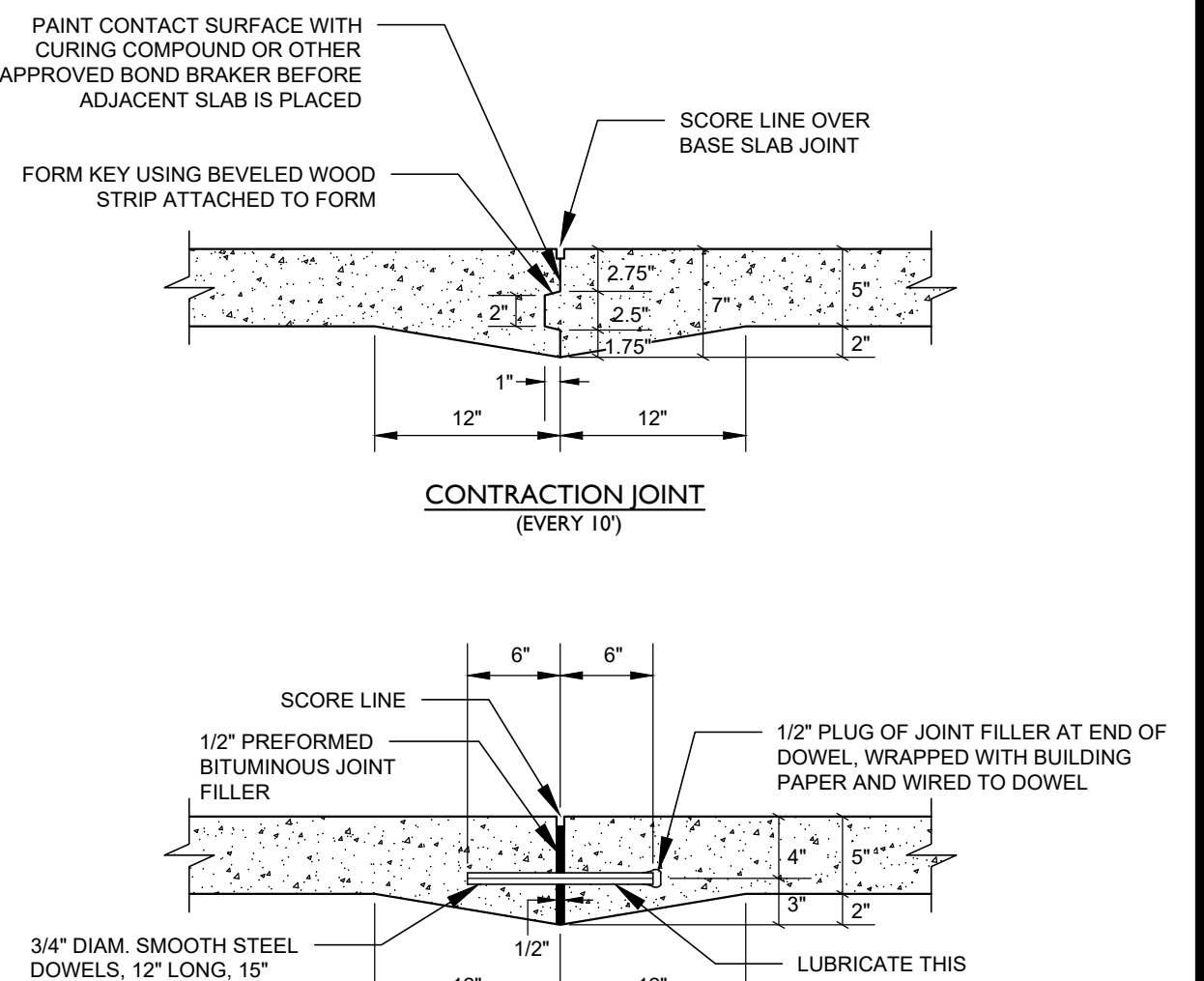
CITY OF STAMFORD TYPICAL SIDEWALK SECTION
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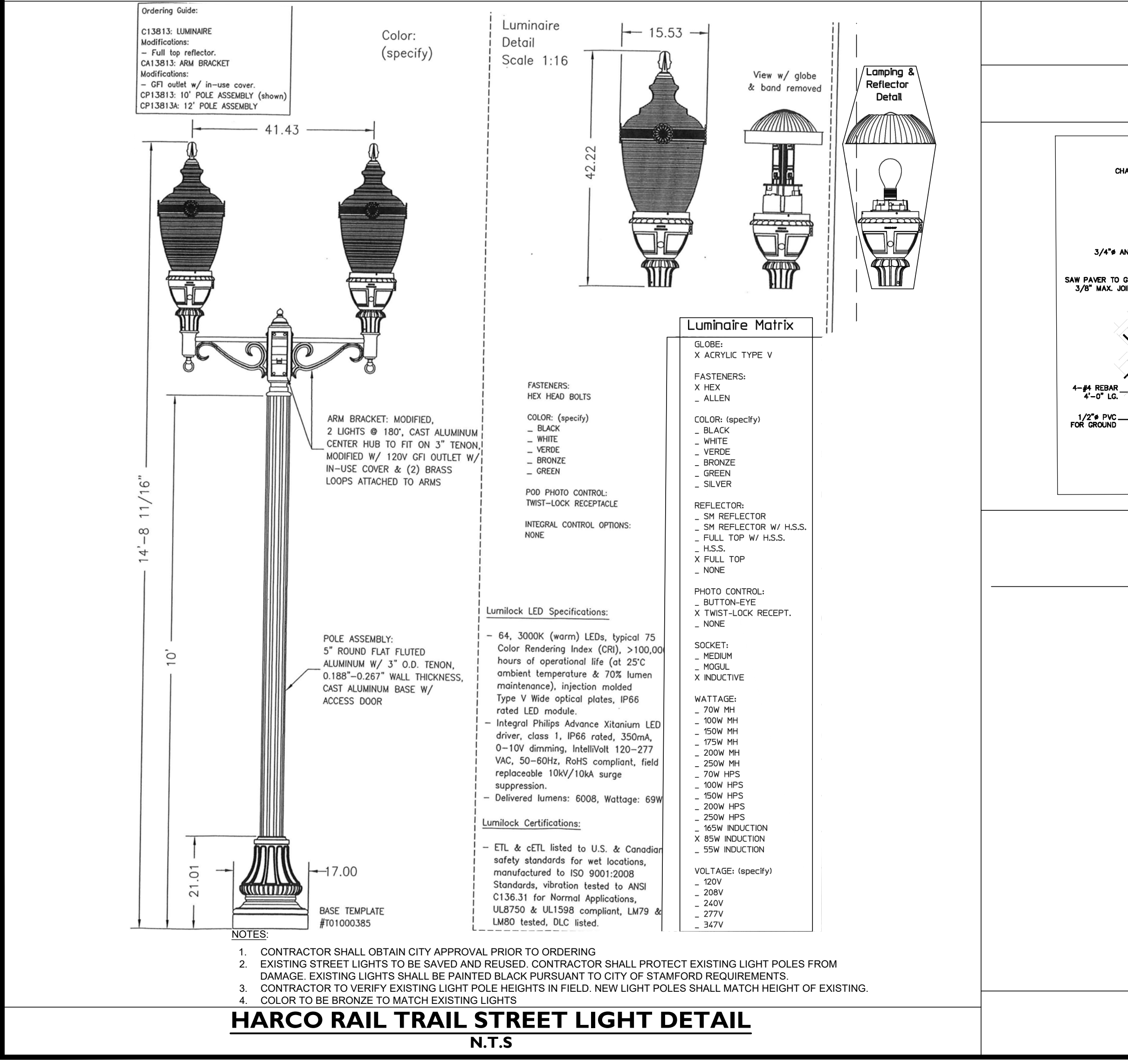
CITY OF STAMFORD SIDEWALK PAVING PATTERN DETAIL
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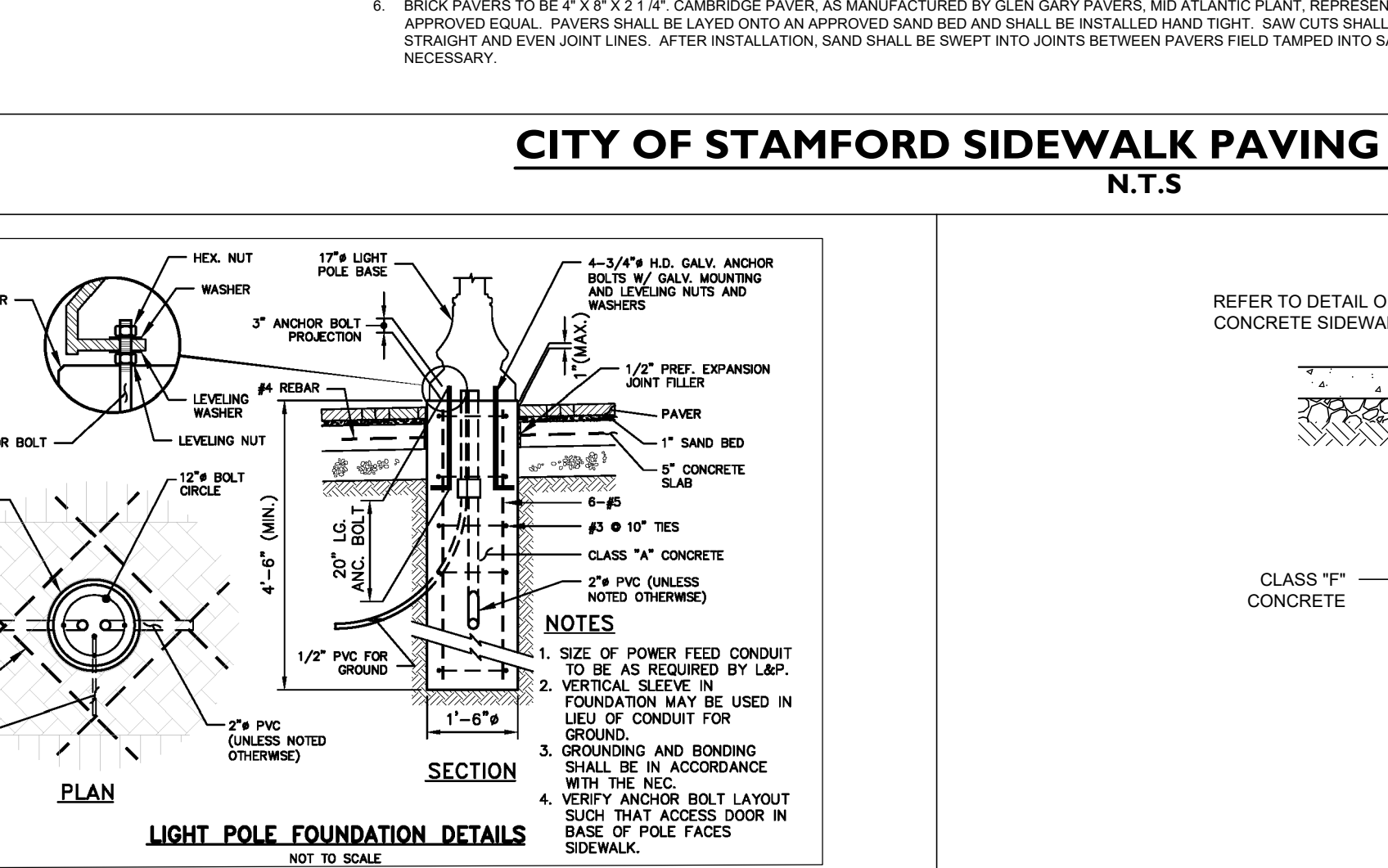
DRIVEWAY PLAN
NOT TO SCALE



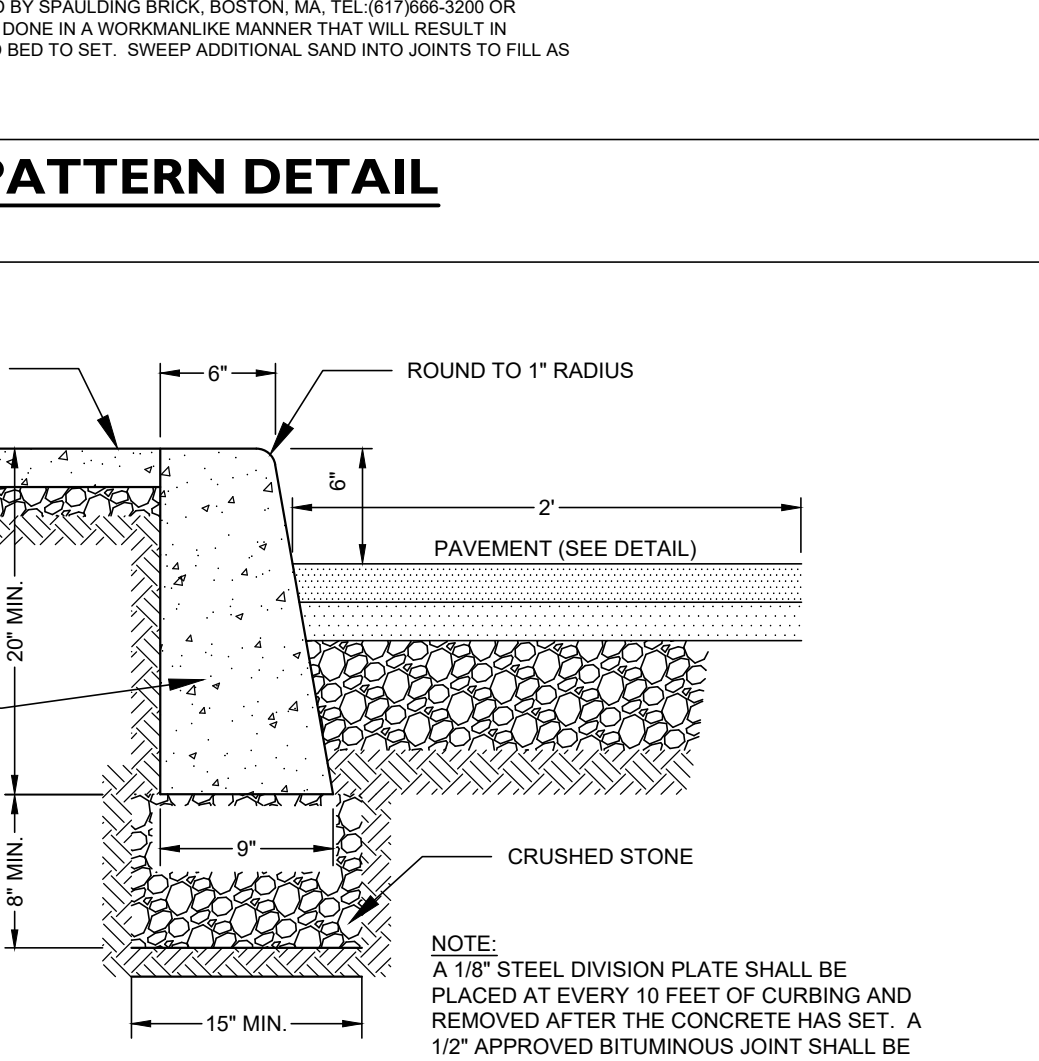
CONCRETE SIDEWALK JOINT DETAILS
N.T.S.



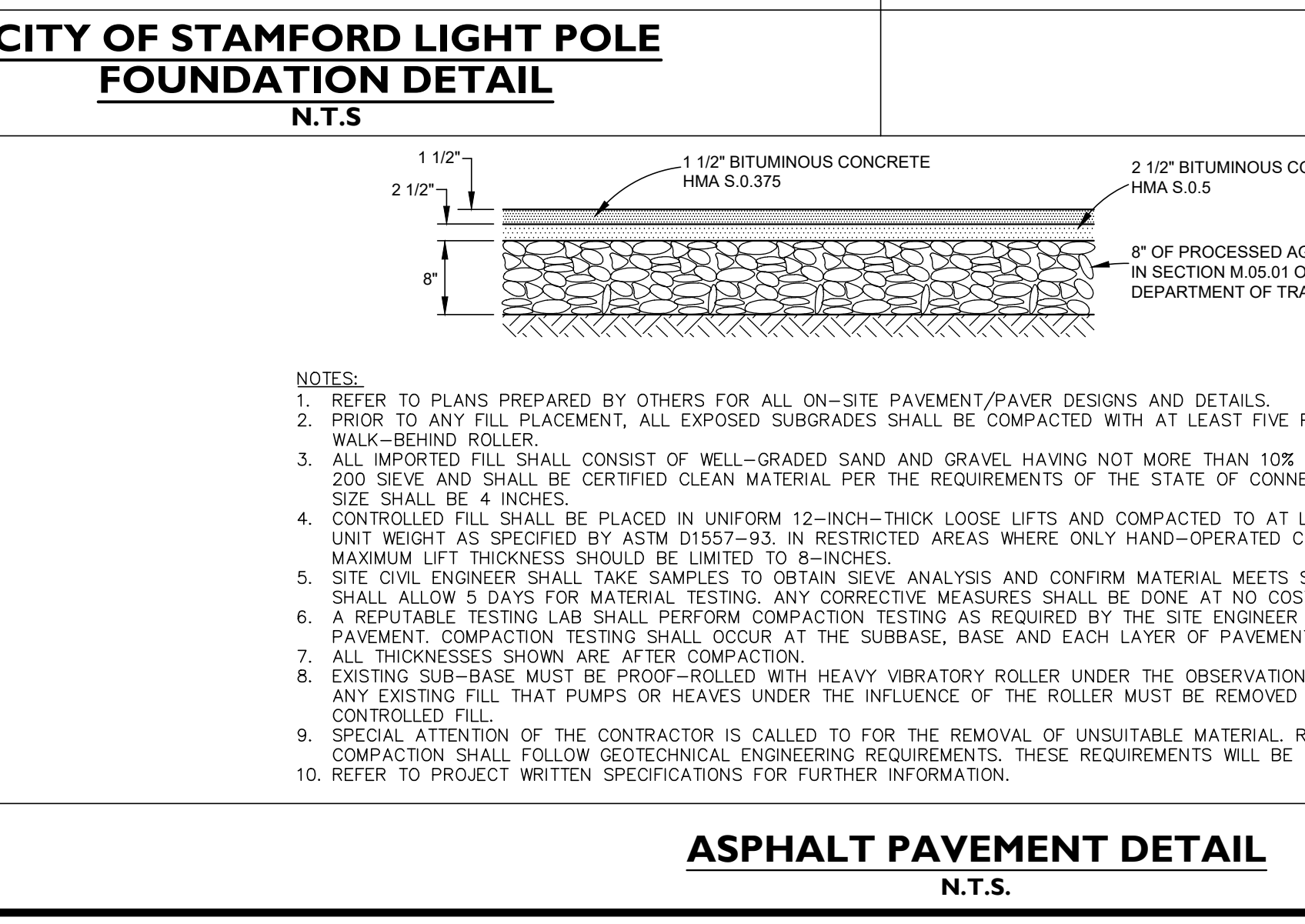
HARCO RAIL TRAIL STREET LIGHT DETAIL
N.T.S.



CITY OF STAMFORD LIGHT POLE FOUNDATION DETAIL
N.T.S.



CONCRETE CURB
N.T.S.



ASPHALT PAVEMENT DETAIL
N.T.S.

1	04/09/2021	ORIGINAL ISSUE DATE
No.	Date	Revision

DETAILS
DEPICTING
GREYROCK PLACE
STAMFORD, CT
PREPARED FOR
RMS COMPANIES

SCALE: N.T.S.

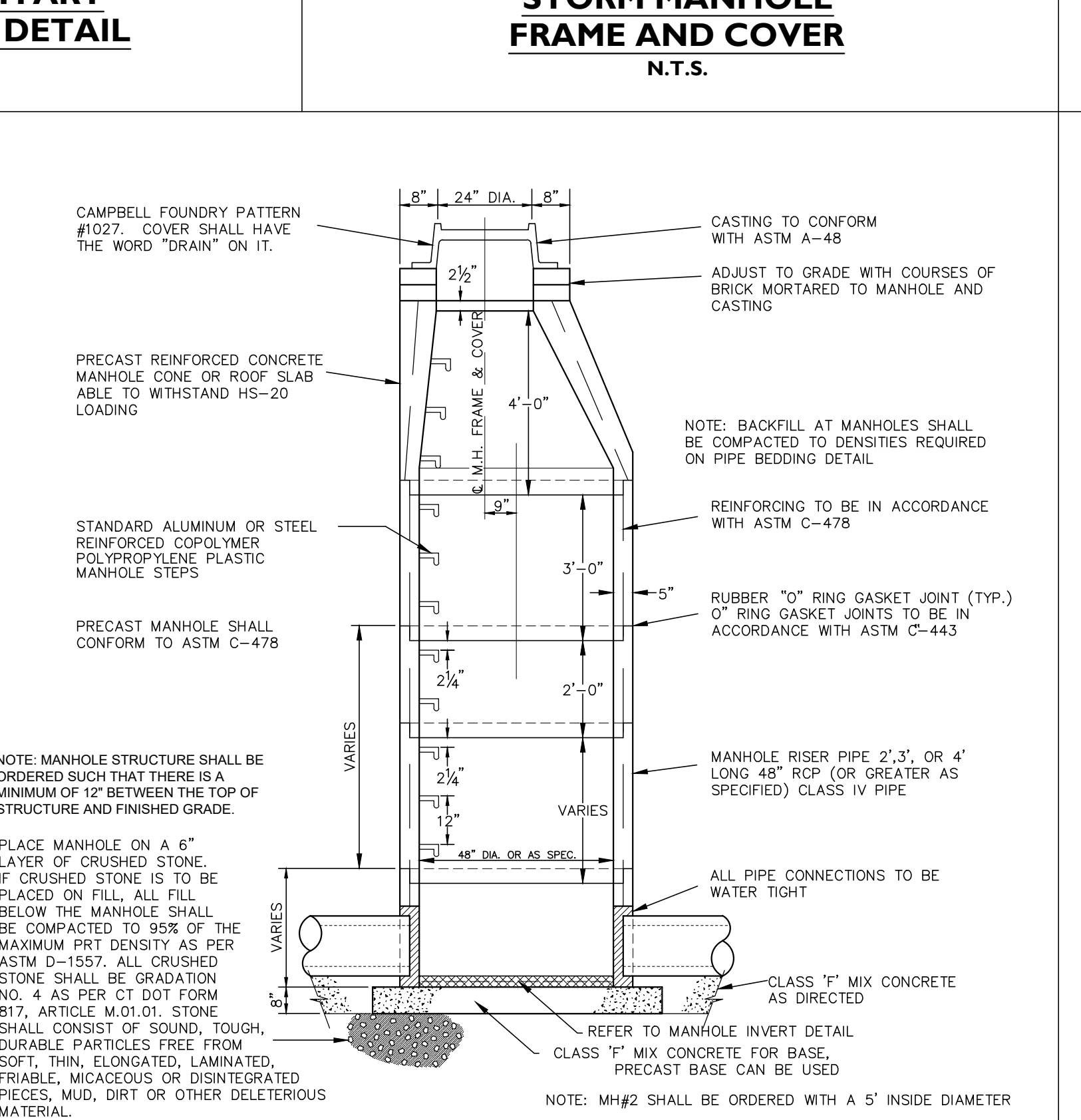
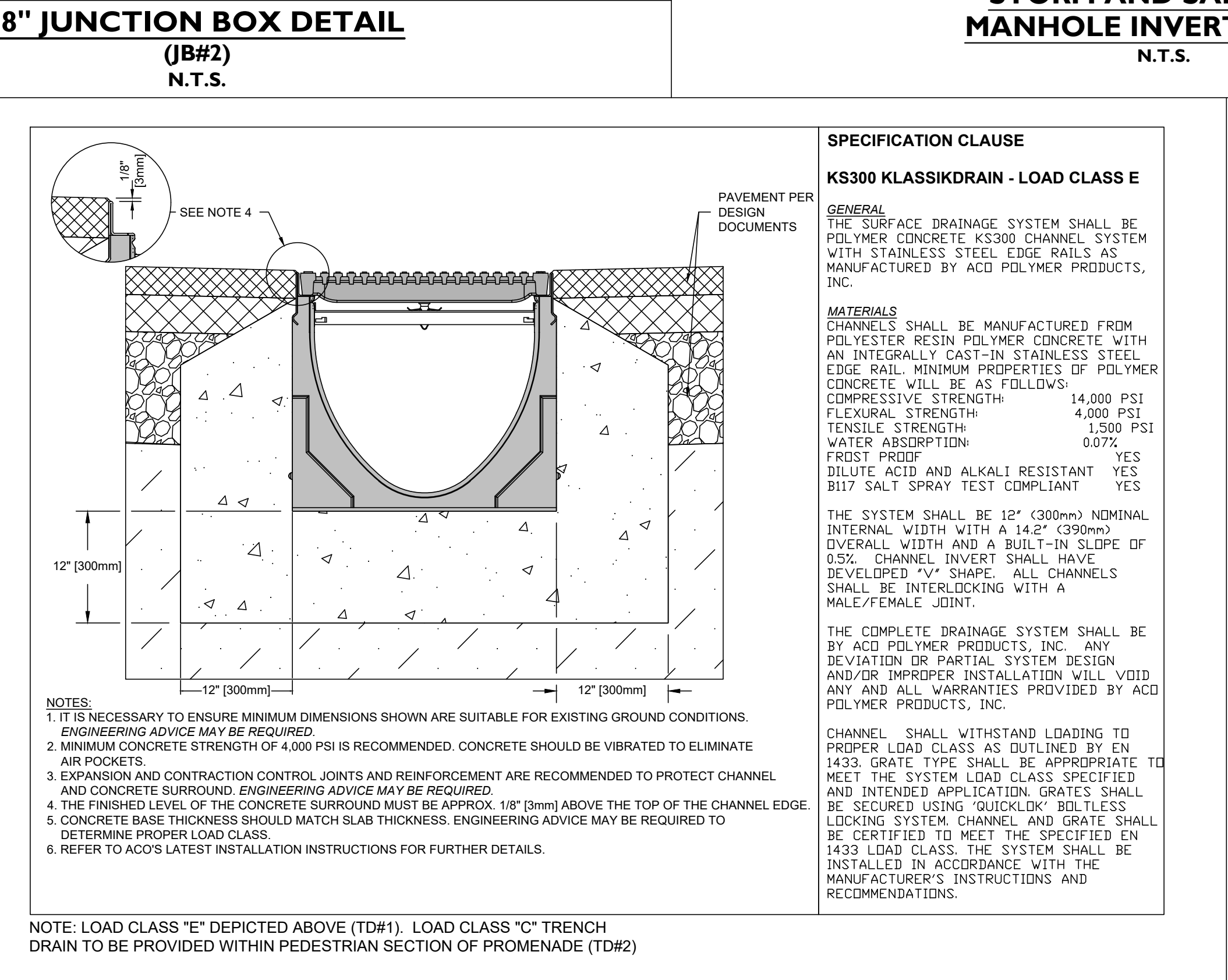
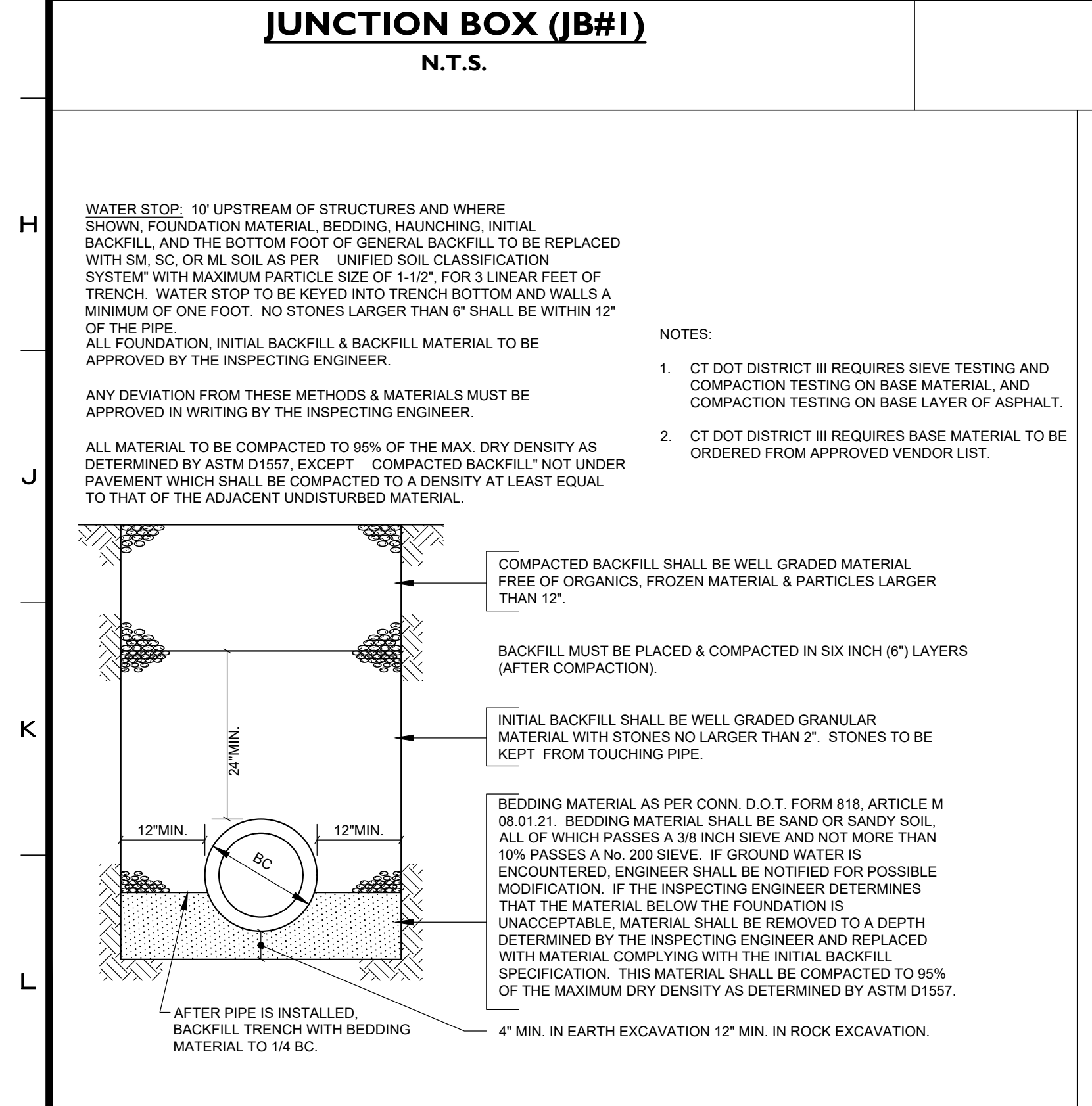
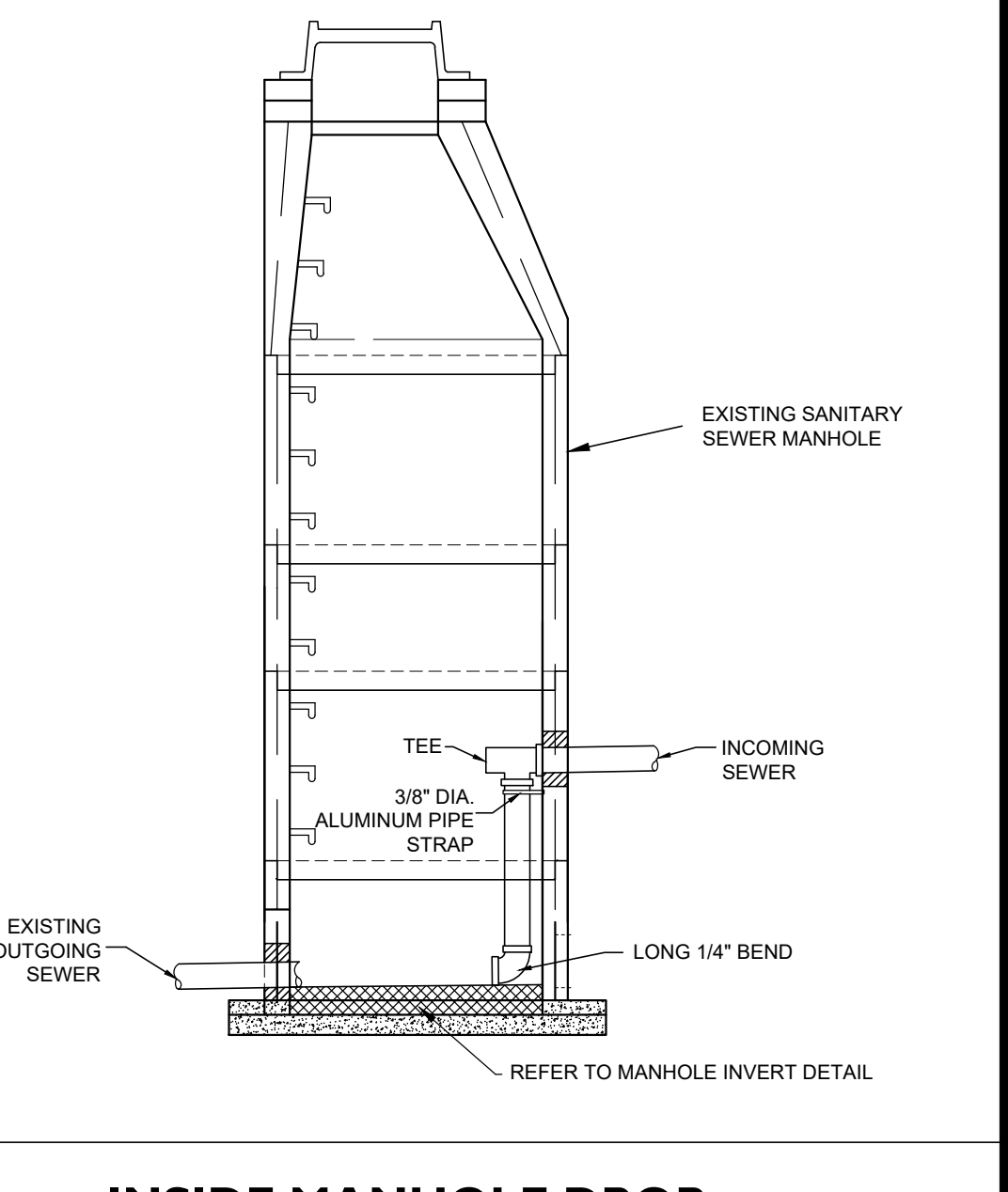
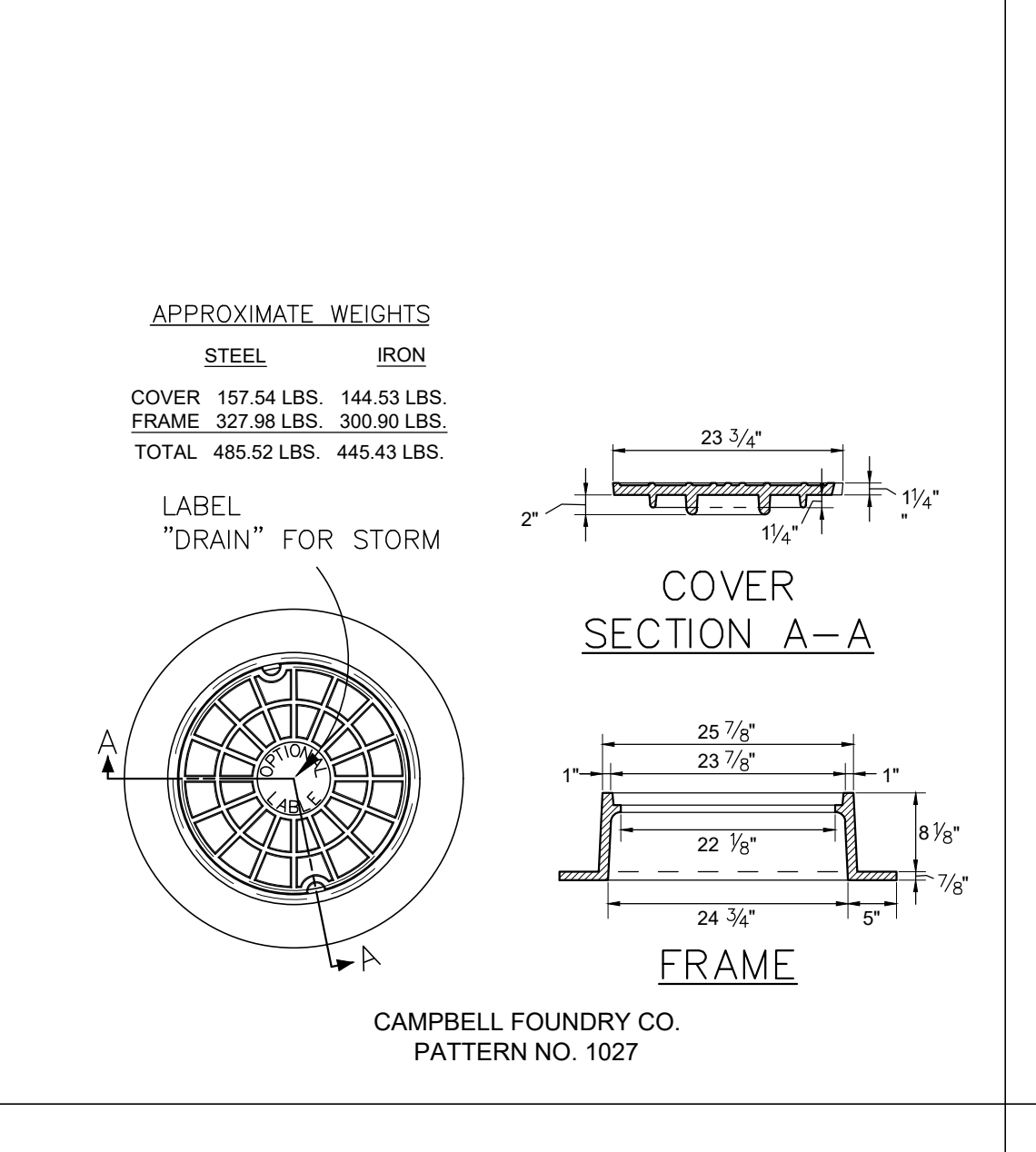
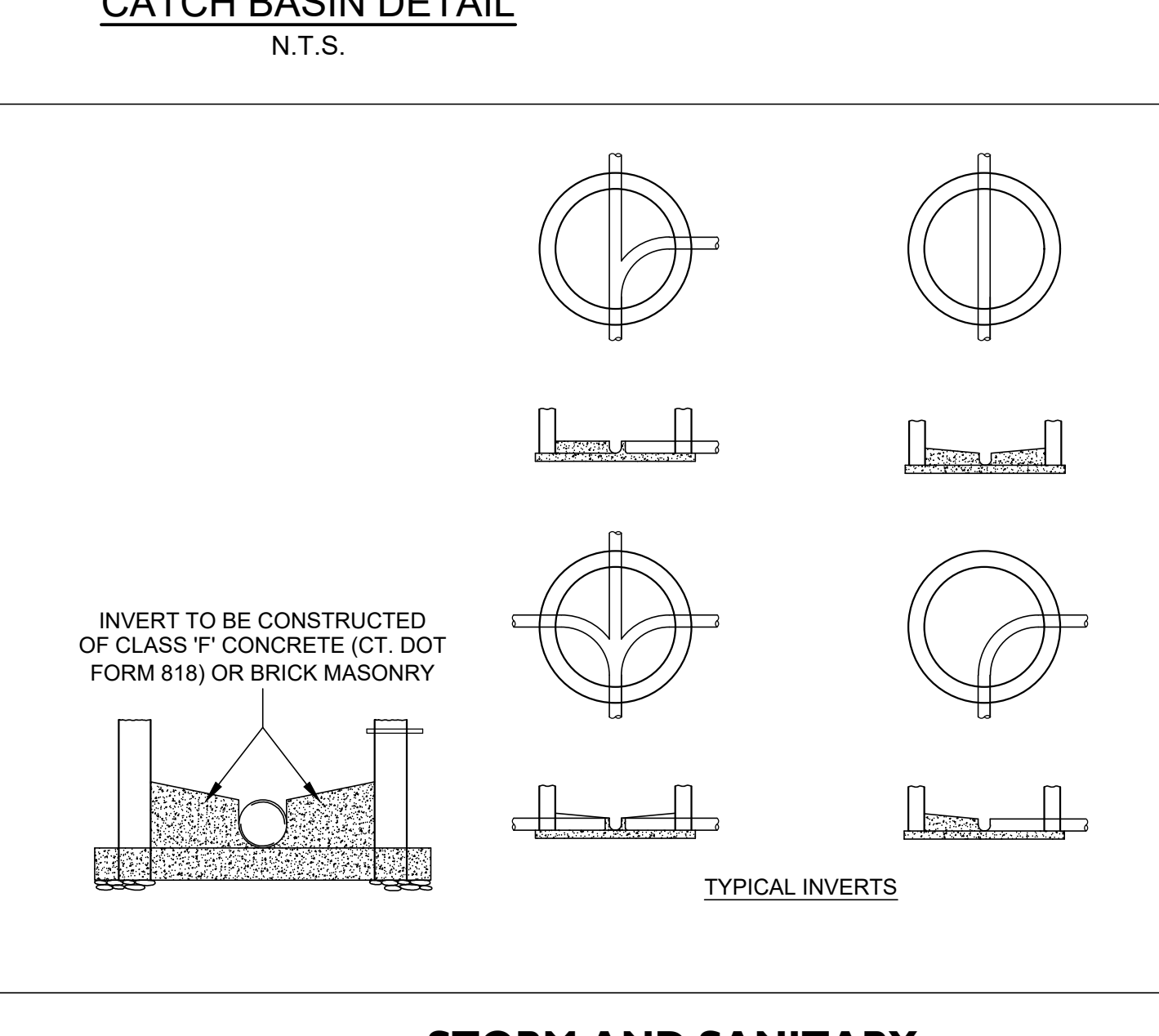
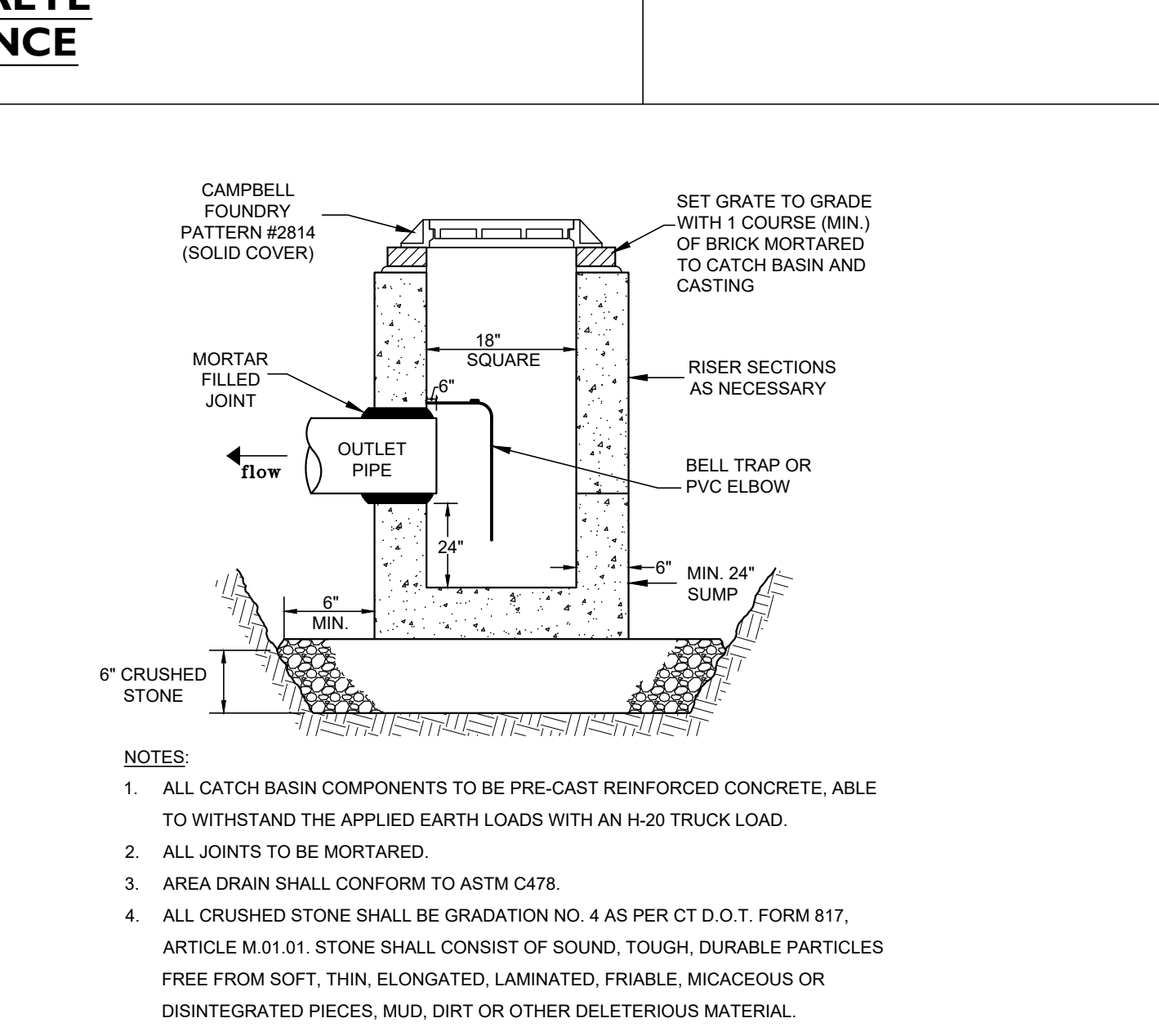
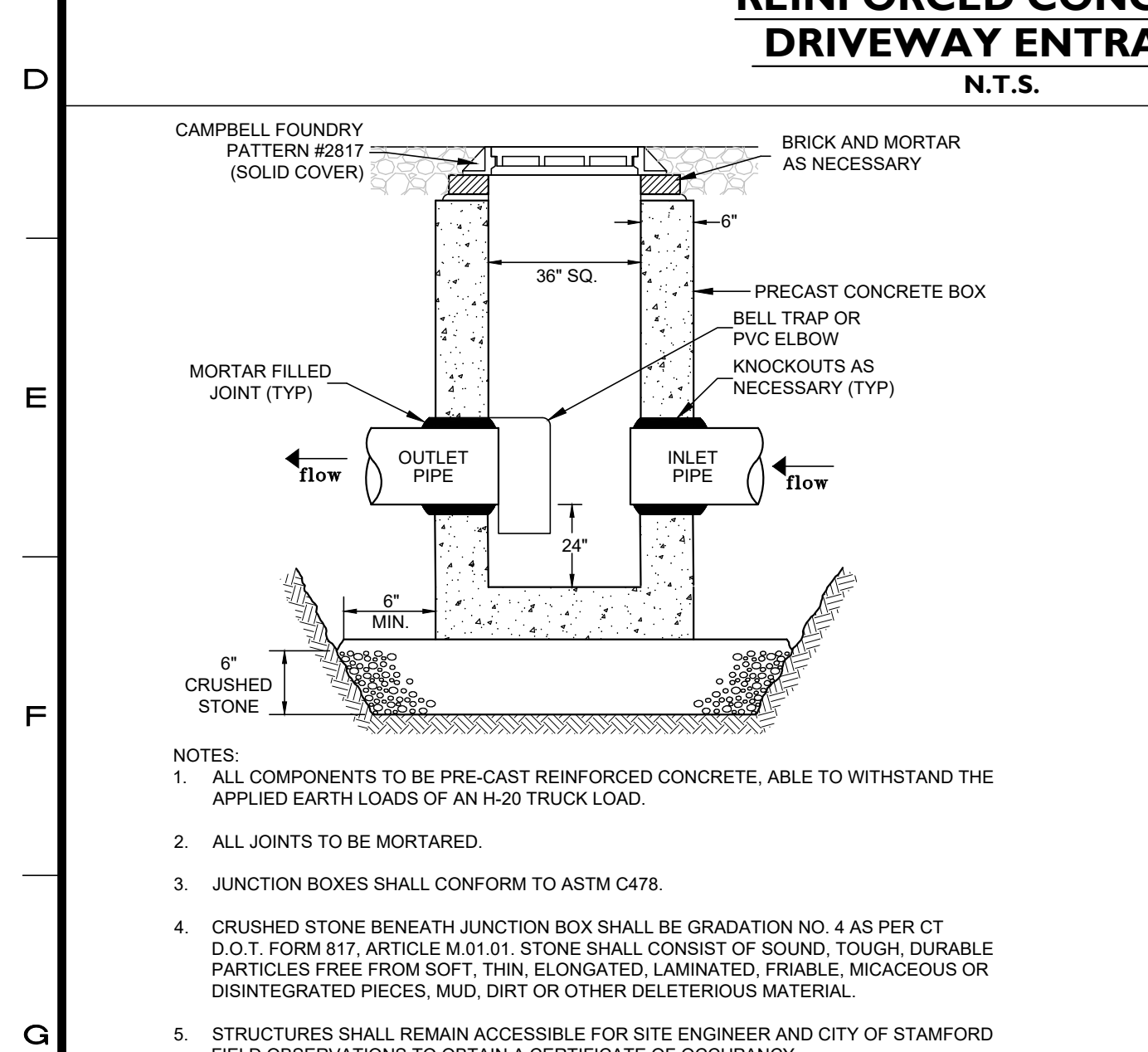
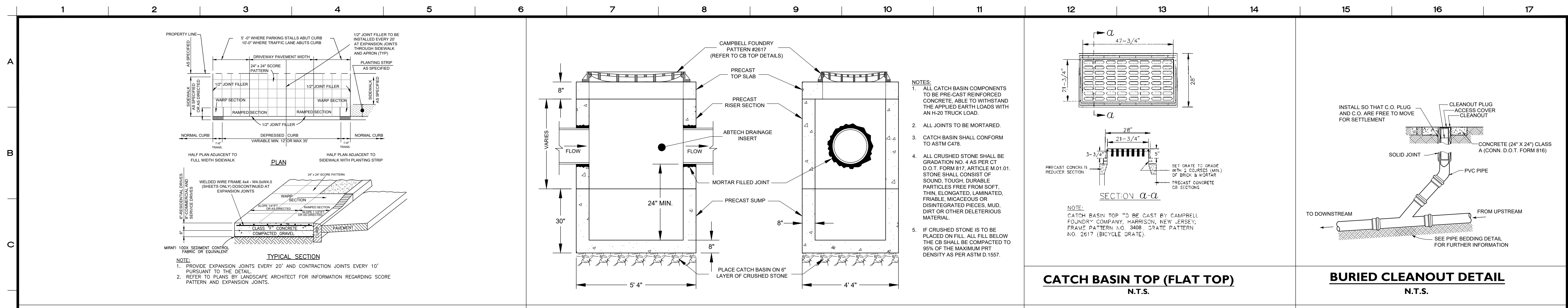
DRAWN BY: JTF CHECKED BY: TM

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SHEET No: **SE-6**
Conn. No.: 5450H



No.	Date	Revision
1	04/09/2021	ORIGINAL ISSUE DATE

DETAILS DEPICTING GREYROCK PLACE STAMFORD, CT PREPARED FOR RMS COMPANIES

SCALE: N.T.S.

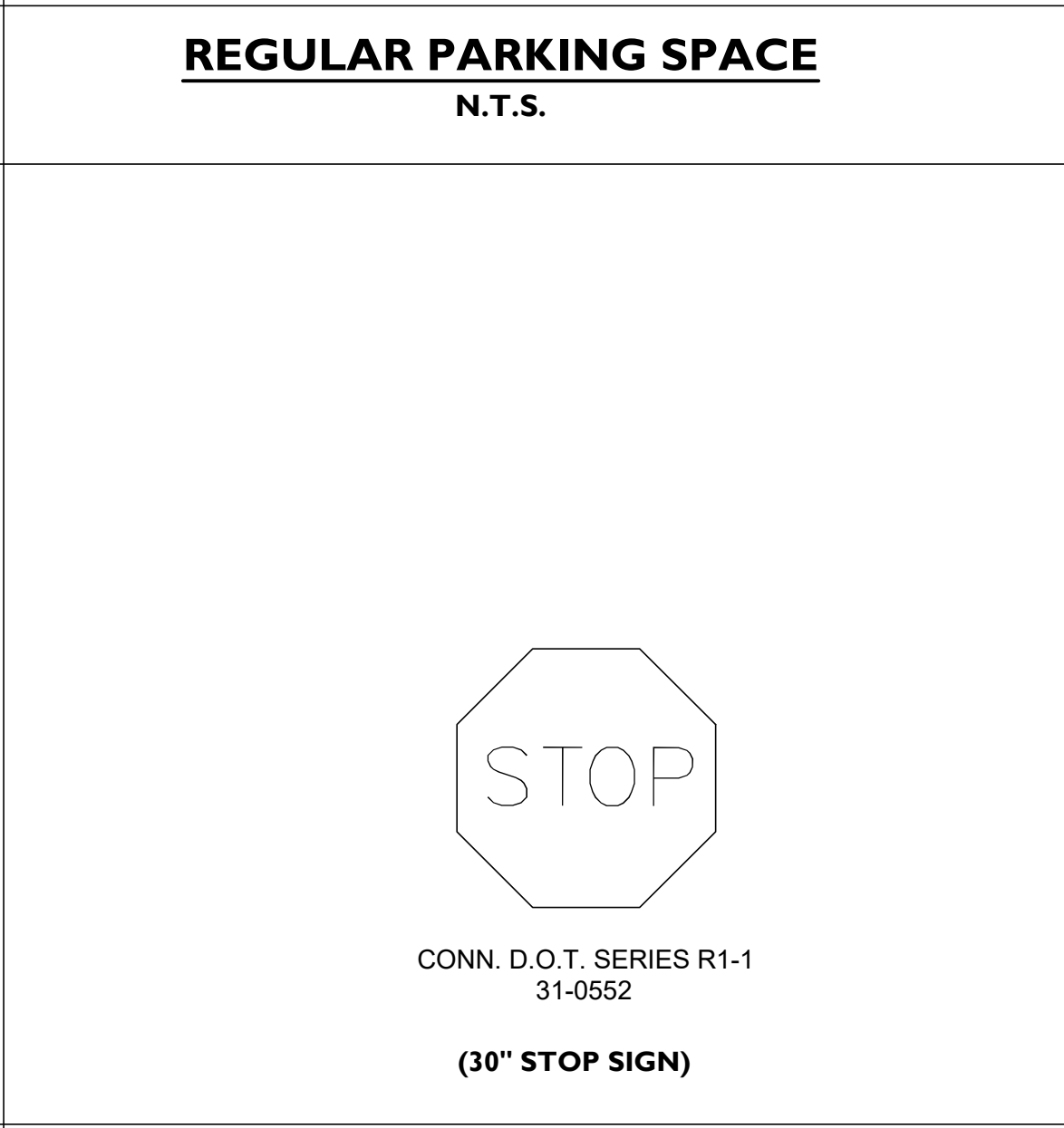
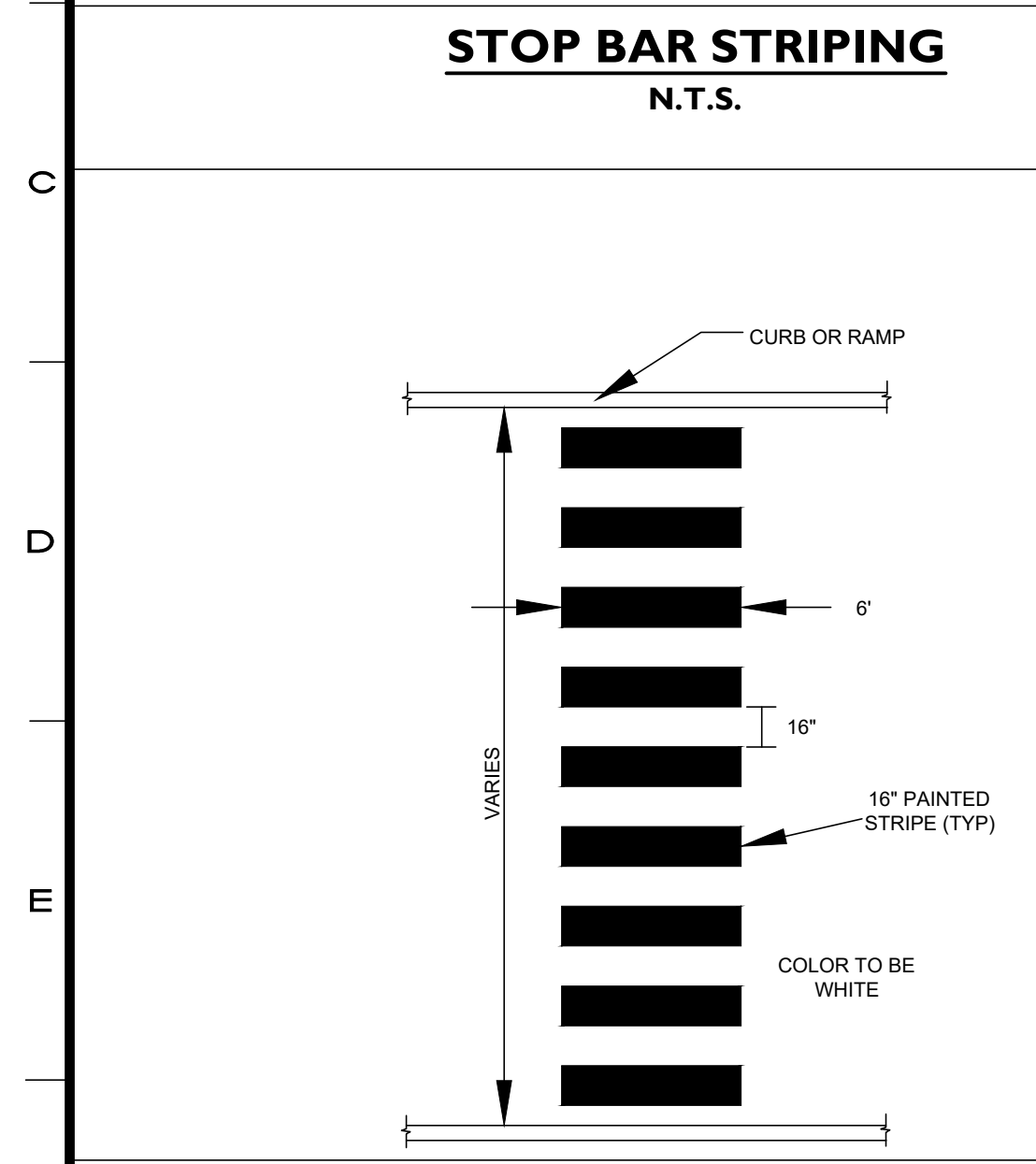
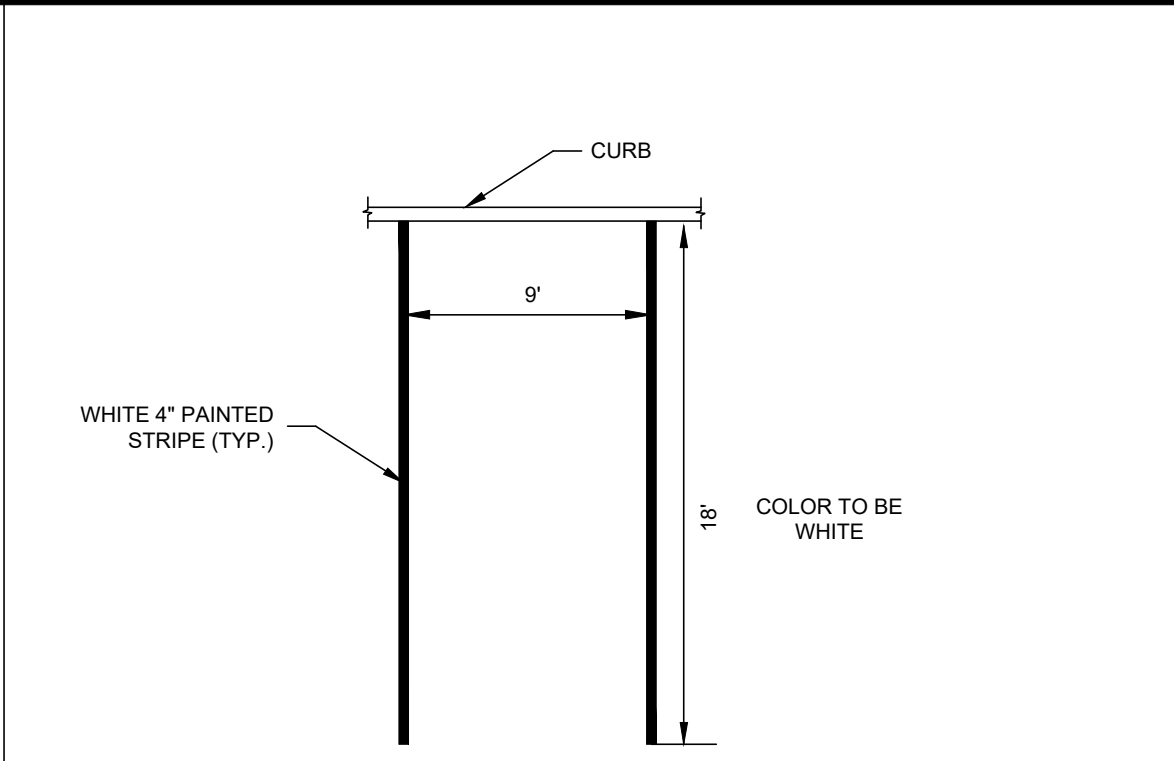
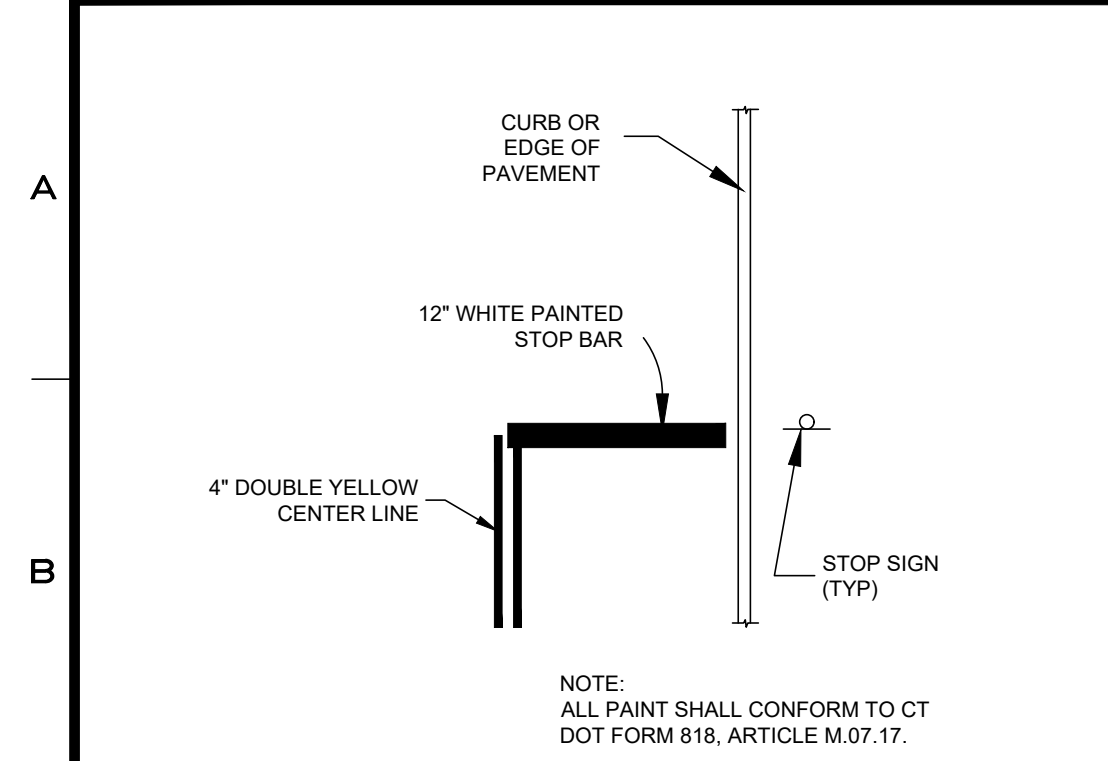
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SHEET No: **SE-7**
Comm. No.: 5450H

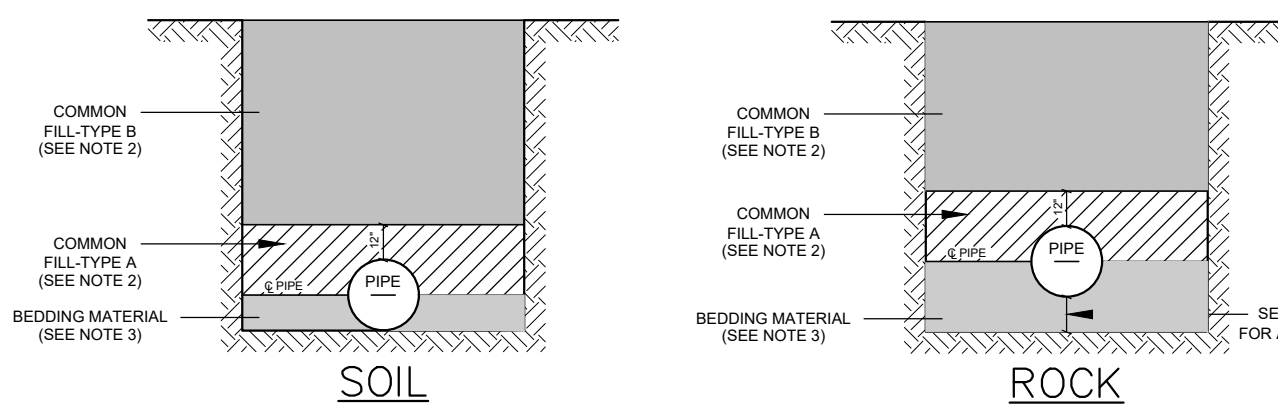


WATER SERVICE:

UTILITY CONNECTIONS:
THIS CONTRACTOR SHALL PROVIDE ALL UTILITY CONNECTIONS REQUIRED AND INDICATED ON THE DRAWINGS; AND ALL INTERIOR OR EXTERIOR CONNECTIONS TO "MAINS" AND EXISTING SERVICE LINES SHALL BE INSTALLED COMPLETE AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE CODES HAVING JURISDICTION AND THE SERVING UTILITY INVOLVED. ALL SERVICE LINES AND CONNECTION POINTS SHALL BE VERIFIED IN THE FIELD BY THIS CONTRACTOR, AND HE SHALL WORK IN CONJUNCTION WITH THE UTILITY INVOLVED IN THE INSTALLATION OF ALL SERVICES. THIS CONTRACTOR SHALL PROVIDE ALL SERVICE PIPING AND ACCESSORIES REQUIRED TO COMPLETE CONNECTION AND NOT FURNISHED BY THE SERVING UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE SERVING UTILITY COMPANY REGARDING THE ITEMS FURNISHED, THE WORK PERFORMED, INSPECTIONS REQUIRED, AND ANY ASSOCIATED FEES, CHARGES, OR PERMITS.

EXCAVATION, BACKFILLING, CUTTING, PATCHING, AND ROUGH-IN WORK: DO ALL EXCAVATION OF ALL MATERIALS ENCOUNTERED INCLUDING ROCK REQUIRED FOR WORK UNDER THIS SECTION. BACKFILL ALL TRENCHES, TAMPING WELL IN 6" LAYERS. SYSTEM SHALL BE TESTED, MADE TIGHT AND ACCEPTED BEFORE BACKFILL. REMOVE FROM PREMISES ALL EXCESS MATERIAL NOT USED IN BACKFILLING. REPAIR ALL STREETS, SIDEWALKS, DRIVES, PAVING, ETC. DAMAGED. REPAIR MATERIALS SHALL GENERALLY MATCH EXISTING CONSTRUCTION. ALL BACKFILLING AND REPAIRING SHALL MEET ALL REQUIREMENTS OF THE CITY AND OTHERS HAVING JURISDICTION. REPAIR WORK SHALL BE THOROUGHLY FIRST CLASS. CONFORM TO ALL REQUIREMENTS OF DIVISION TWO OF THIS SPECIFICATION.

THIS CONTRACTOR SHALL DO ALL CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO INSTALL WORK UNDER THIS SECTION. CONTRACTOR SHALL OBTAIN PERMISSION OF THE ARCHITECT BEFORE DOING ANY CUTTING. ALL HOLES SHALL BE CUT AS SMALL AS POSSIBLE. GENERAL CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. ALL PATCHING SHALL BE THOROUGHLY FIRST CLASS AND SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION. COORDINATE WITHOUT DELAY ALL ROUGHING-IN WITH GENERAL CONSTRUCTION. ALL PIPING, CONDUIT, ROUGH-IN SHALL BE CONCEALED EXCEPT IN UNFINISHED AREAS AND WHERE OTHERWISE SHOWN.



WATER SERVICE TRENCH BACKFILL MATERIALS
N.T.S.

NOTES:

1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.
2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:
 - COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
 - COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"
 COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - A) ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
 - B) SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.
 IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.
3. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1/2 INCH. THE MATERIAL SHALL CONFORM TO ASTM D2487 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES USING THE UNIFIED SOIL CLASSIFICATION SYSTEM, EXCEPT WHERE A HIGHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

THE MATERIAL SHALL MEET A CLASS II DESIGNATION. SOIL TYPES GW, GP, SV AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE Voids, FINE GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

 BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.
4. REFER TO SECTION 2210 OF THE AQUARIUM WATER COMPANY SPECIFICATIONS.
5. CT DOT DISTRICT III REQUIRES BASE MATERIAL TO BE ORDERED FROM APPROVED VENDOR LIST.

GENERAL:

1. The customer (contractor) shall be responsible for service trench, conduit, concrete encasement and conduit inspections.
2. NU shall be responsible for sealing the inside of the conduit.
3. NU shall not be responsible for any leak between the conduit and the wall.

SERVICE TRENCH - Trench location, as specified by NU, shall be in as direct a line as possible without reverse curves from the distribution facility to the customer service entrance.

Trench shall be excavated and backfilled by the customer. Corrosive fill such as cinders shall not be used.

The backfill within 6 inches of conduit shall not contain any large or sharp rocks or other objects that might damage conduit.

The trench shall have a 24-inch minimum cover over supply conduit to finish grade, except where ledge is encountered, then the cover may be reduced to 18 inches if steel is used.

The trench shall have a 4-inch-per-100-foot downward pitch toward distribution facility, if physically possible.

Maintain a 12-inch minimum separation from other facilities except for communication conduit which may have 3 inches of concrete separation.

CONDUIT - Conduit shall be as specified by NU but supplied and installed by customer.

	Steel Galv	IMC	PVC Schedule 40	PVC Type EB*
Direct-Buried (DB)	X	X	X	X
Disturbed Earth (i.e., Filled Area)	X	X	-	X
Delta Primary (i.e., 4.8 KV)	X	X	-	X

*Must be encased in concrete

For a discussion of the types of conduit and their applications, see DTR 44.351.

Sweeps in the conduit run, achieved by forcing a gradual bend in a length of Type EB PVC conduit, shall have a minimum radius of 15 feet. Manufactured bends in the conduit run shall have a minimum radius of 48 inches. This requirement does not include the bends used at riser poles or equipment pads where the bend radius shall be a minimum of 24 inches, with 36 inches preferred.

CONCRETE ENCASEMENT - Concrete shall be 2,000 psi, 28 day strength with 1/2-inch maximum aggregate. A stiff field mix of 1 part cement, 3 parts sand, 5 parts stone (1:3:5) will be acceptable.

Encasement shall be 3 inches top and bottom, 2 inches sides and 1-1/2 inches between conduits (except 2 inches between 6-inch conduit). All dimensions are minimum.

When steel conduit and PVC conduit are joined the encasement should be extended 1 foot onto the steel conduit.

CONDUIT INSPECTION:

1. Conduit(s) shall be cleaned with a wire brush of the same diameter as the conduit.
2. A test shall be made by pulling a 17-inch-long flexible mandrel through the conduit, equal to diameter of the conduit. NU reserves the right to witness the cleaning and testing.
3. A 1/4-inch-diameter nylon pull line shall be placed in the conduit, including 10 feet of slack, and secured to a plastic conduit plug at each end of the conduit run.

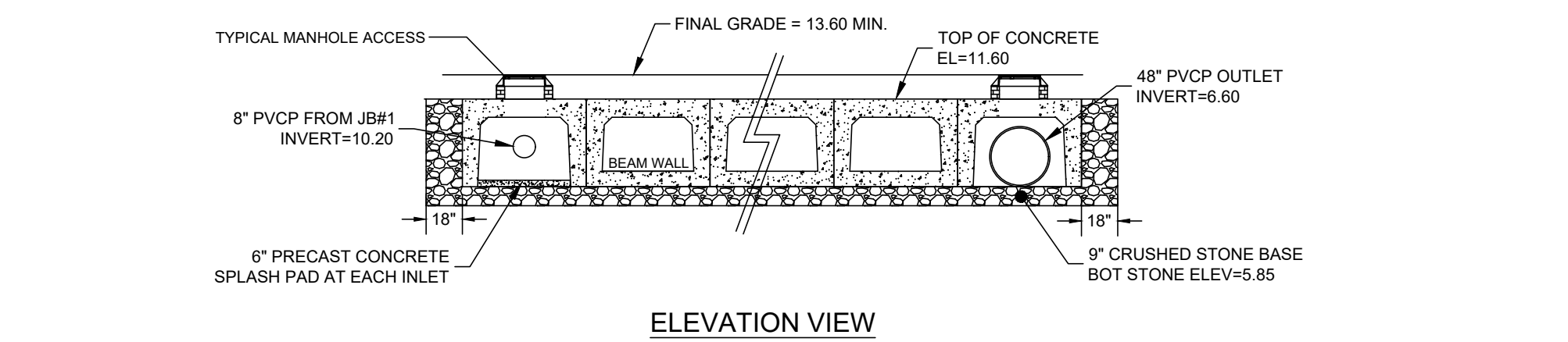
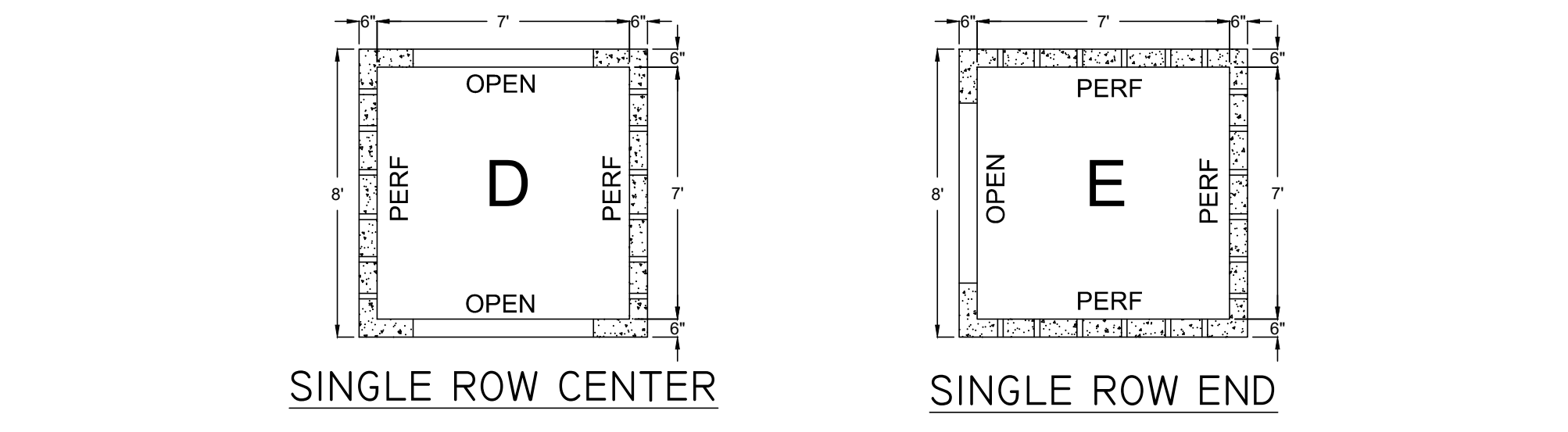
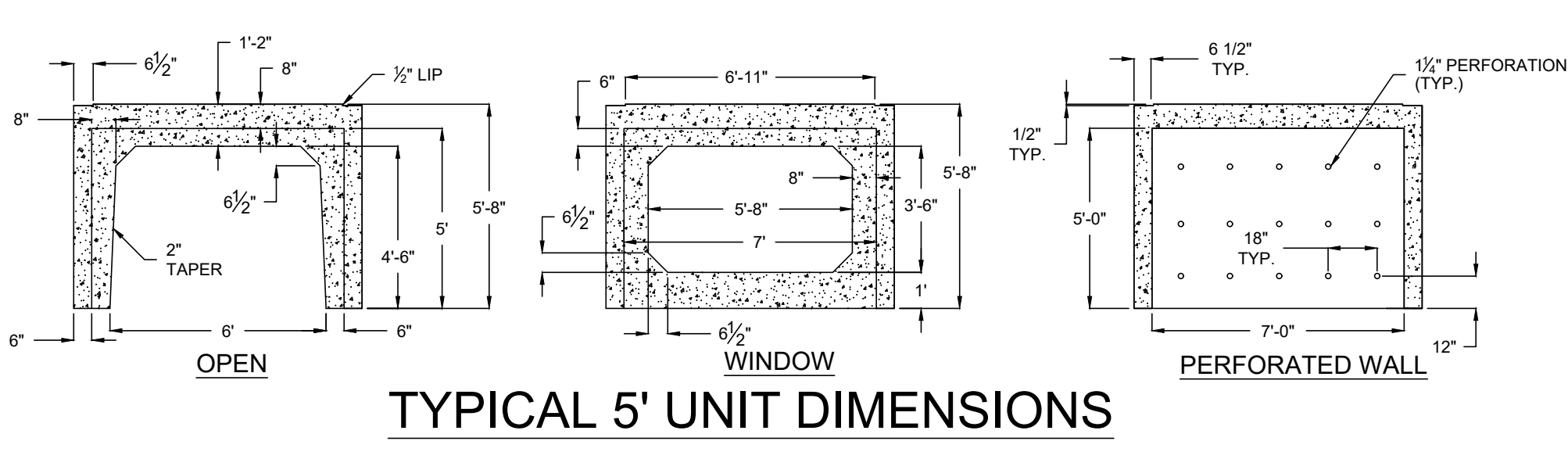
CONDUIT SEALING - Conduit occupied with cable is to be sealed by NU at the customer service entrance with jute and dust sealing putty. The water-path in bare standard neutral cable will be sealed by splicing a piece of covered cable onto the bare neutral using a waterstop connector (See DTR 73.251-252).

Empty conduit shall be sealed at the customer service entrance with a plastic plug to prevent the possible entry by water or gas. If physical conditions require conduit to slope toward the customers facilities additional seals will be required at the distribution facilities, i.e., manhole or other types of UG structures.

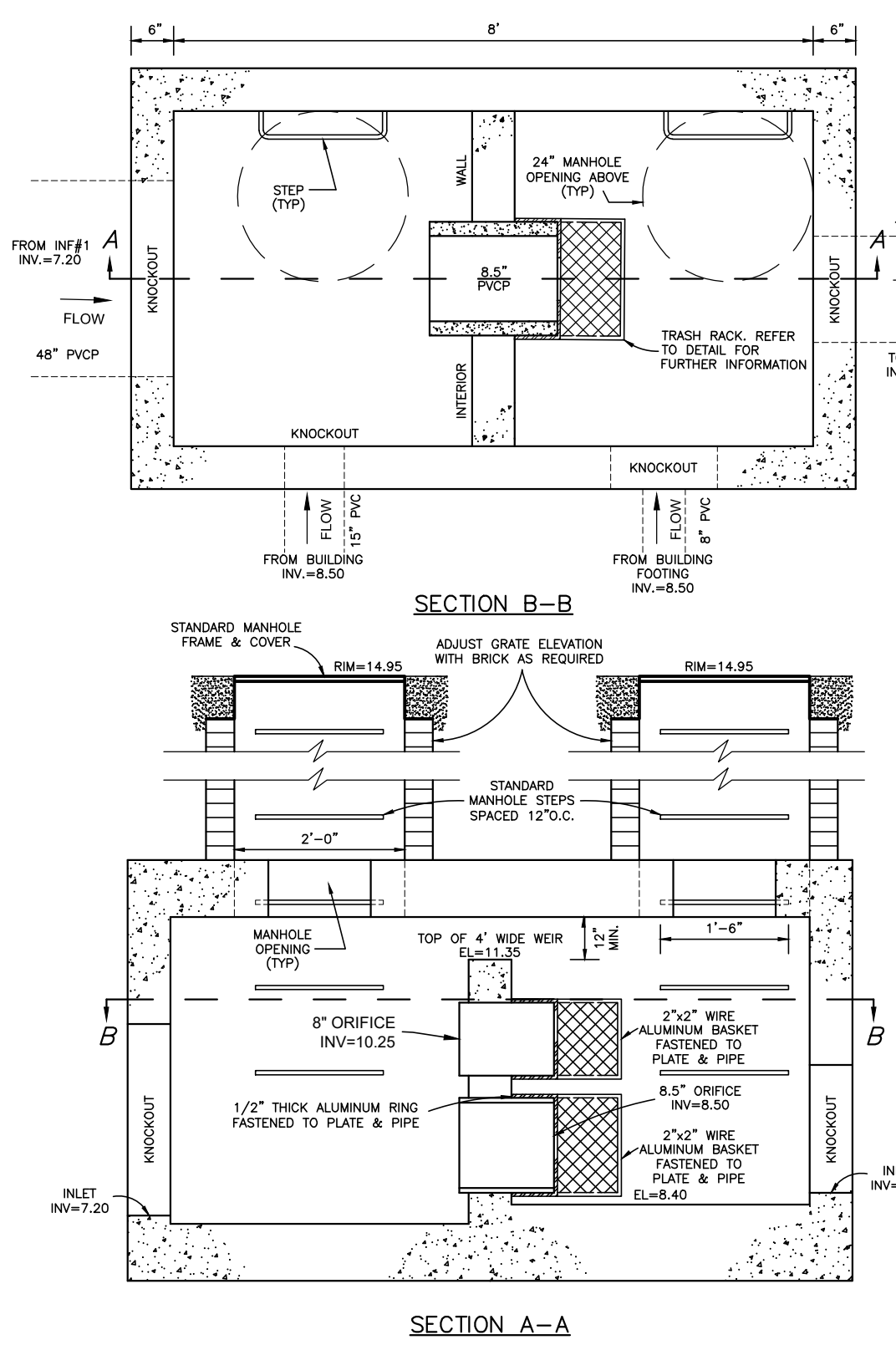
EVERSOURCE CONDUIT INSTALLATION DETAIL
N.T.S.

Best Management Practices	Action/Activity	Frequency
Catch Basin Unit	<ul style="list-style-type: none"> Inspect grate and remove sediment, oil and grease, litter and debris Inspect catch basin sump when the sediment has reached a level eight (8) inches below the pipe invert 	April & October Clean a minimum once every two years
Oil / Grit Separator	Maintain in accordance with the manufacturer's requirements.	As specified by manufacturer
Infiltration System	<ul style="list-style-type: none"> Inspect the infiltration system three (3) days following a rain event greater than three (3) inches to ensure the system has fully drained. The infiltration system shall be inspected and cleaned as necessary. An inspection and maintenance log shall be completed after each inspection and cleaning. 	First year: quarterly and following any rain event greater than 3 inches (filter media to be inspected monthly for the first 6 months) Second year onward: twice per year (once in spring and once in fall after leaf cleanup is complete) and following any rain event greater than 3 inches.
Outdoor Litter and Waste Management	<ul style="list-style-type: none"> Inspect grounds for residual litter and properly remove. Inspect grounds for spilled liquids, and properly contain and clean-up. Ensure FOG recycling and/or, non-recycling units; and, dumpster are closed at all times and properly maintained. 	Monthly
Sweeping Impervious Areas	Inspect impervious areas; sweep and remove sediment	Monthly; as needed with signs of sediment build-up
Roof Run-off Management	Using appropriate safety measures/procedures, inspect roof areas and drainage connections; make necessary repairs; and, properly remove bird fecal matter, sediment, litter and/or debris.	April & October
Winter Sanding/De-icing Agents	Properly calibrate application equipment to ensure uniform coverage; stockpiling materials onsite require proper cover and containment.	Each use
Snow Removal	Snow removal shall occur as necessary to maintain safe passage.	As necessary
Maintaining Street Trees and Plantings	<ul style="list-style-type: none"> Inspect and replace damaged, dead and diseased plant material. Plant shapes and branching patterns should remain natural looking. Maintain plant size according to the presence of structure limits, i.e. sidewalks, buildings, and/or plant maturity size. Remove fallen plant biomass materials, i.e. leaves, twigs, branches, etc. 	Once per year As needed

STORM SYSTEM MAINTENANCE
N.T.S.

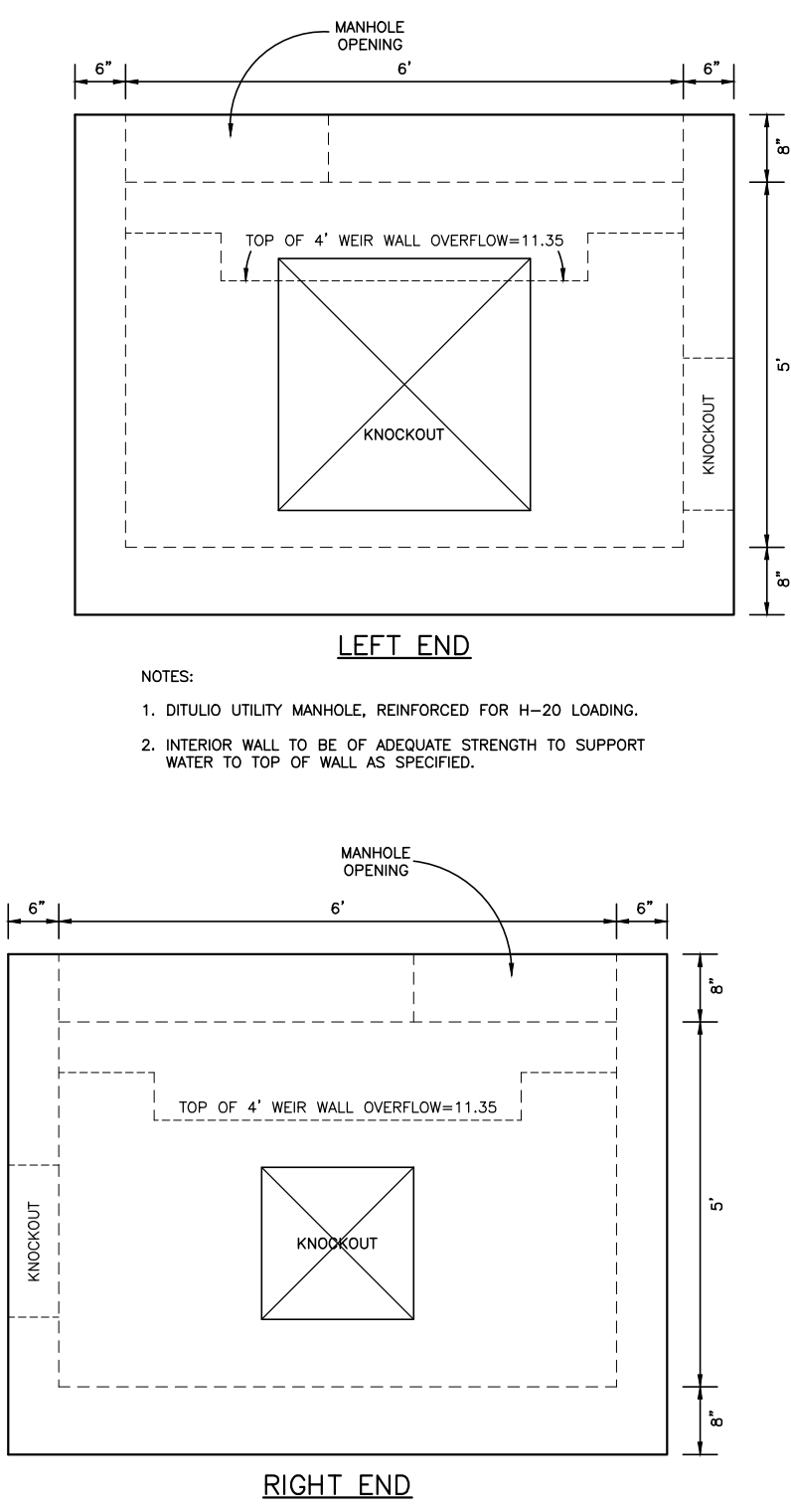


5' RETAIN-IT DETAIL (INFIL#1)
N.T.S.



NOTE: STRUCTURE SHALL BE ORDERED SUCH THAT 9" OF COVER IS OBTAINABLE BETWEEN TOP OF STRUCTURE AND FINISHED PAVEMENT

STORM WATER METERING MANHOLE
N.T.S.



NOTES:
1. DITULIO UTILITY MANHOLE, REINFORCED FOR H-20 LOADING.
2. INTERIOR WALL TO BE OF ADEQUATE STRENGTH TO SUPPORT WATER TO TOP OF WALL AS SPECIFIED.

No.	Date	Revision
1	04/09/2021	ORIGINAL ISSUE DATE

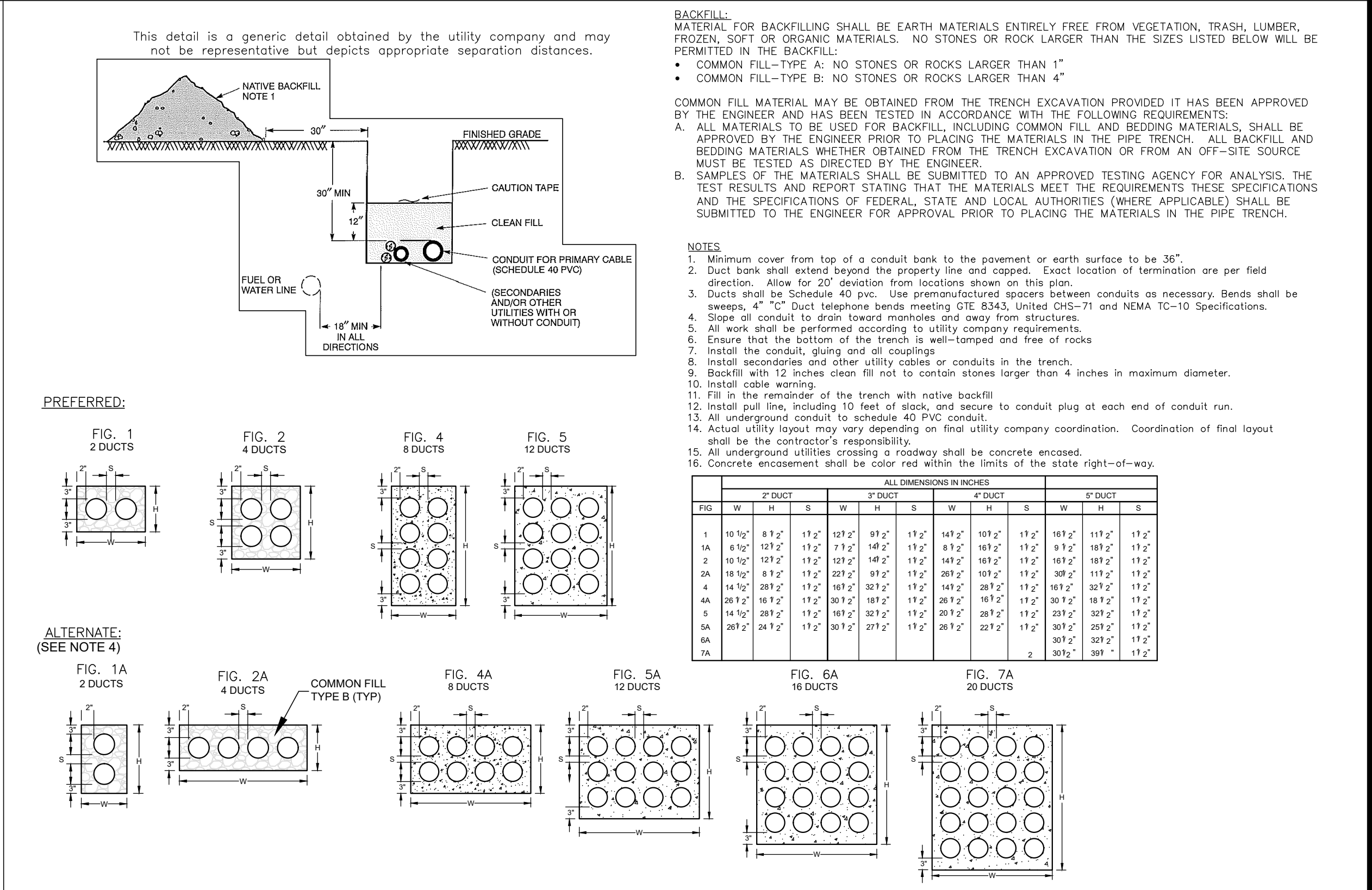
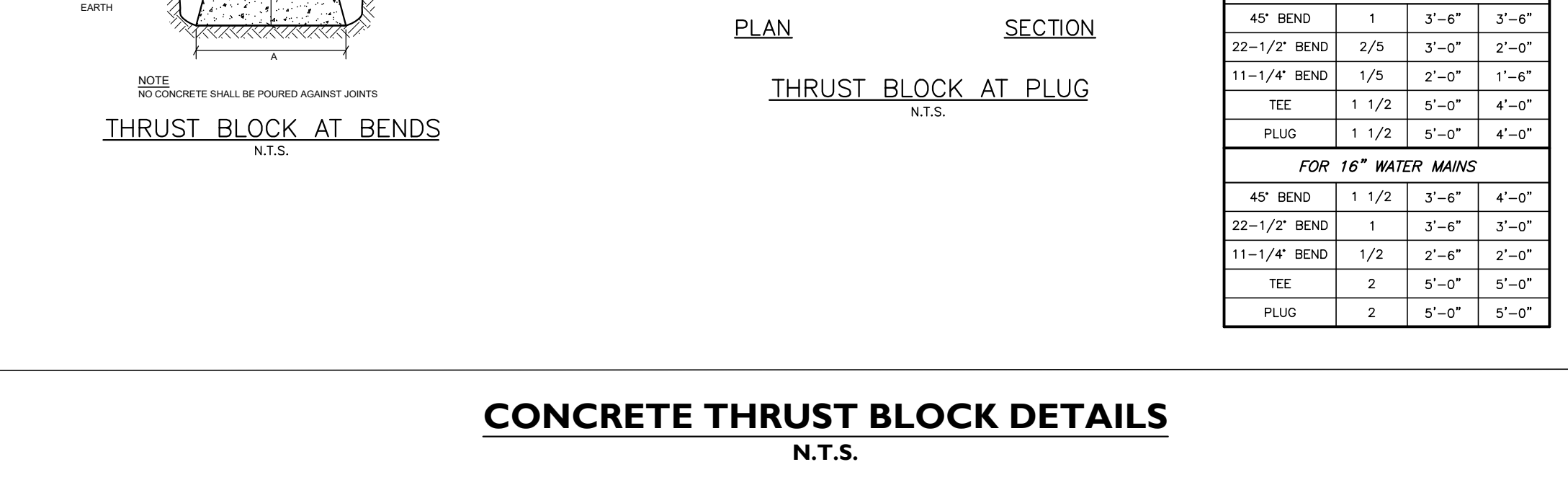
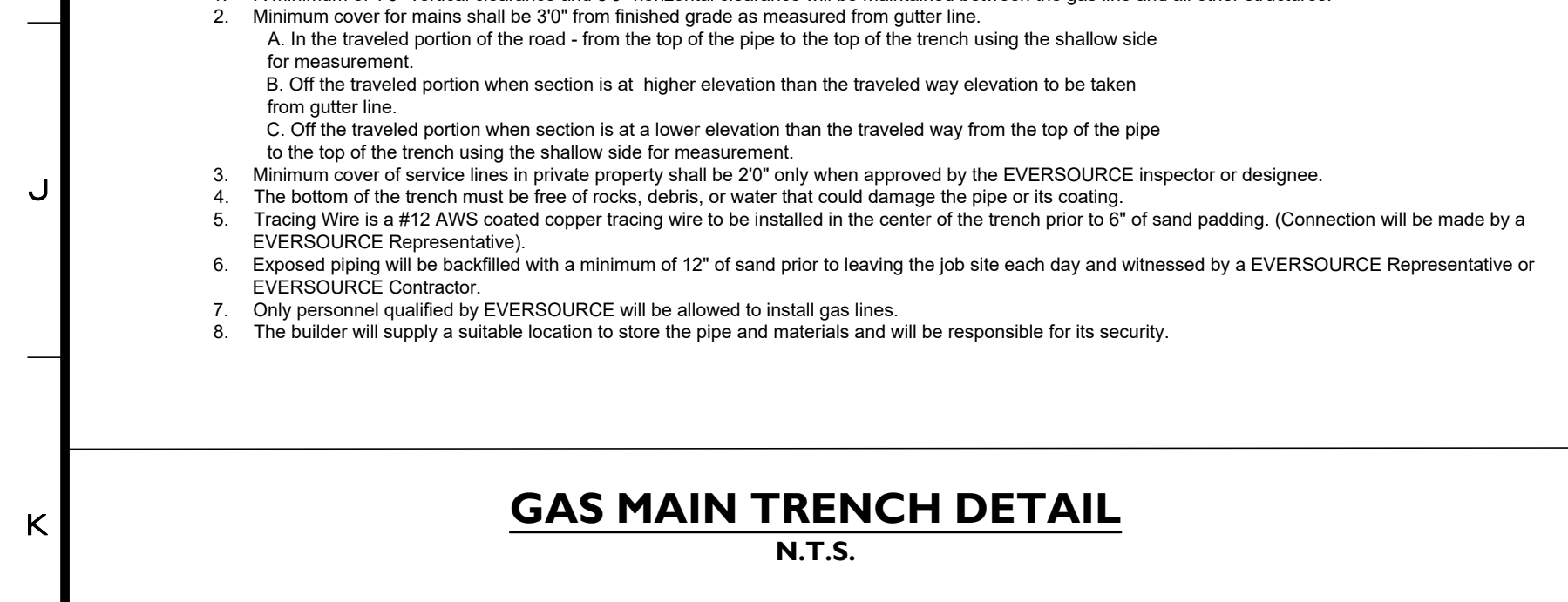
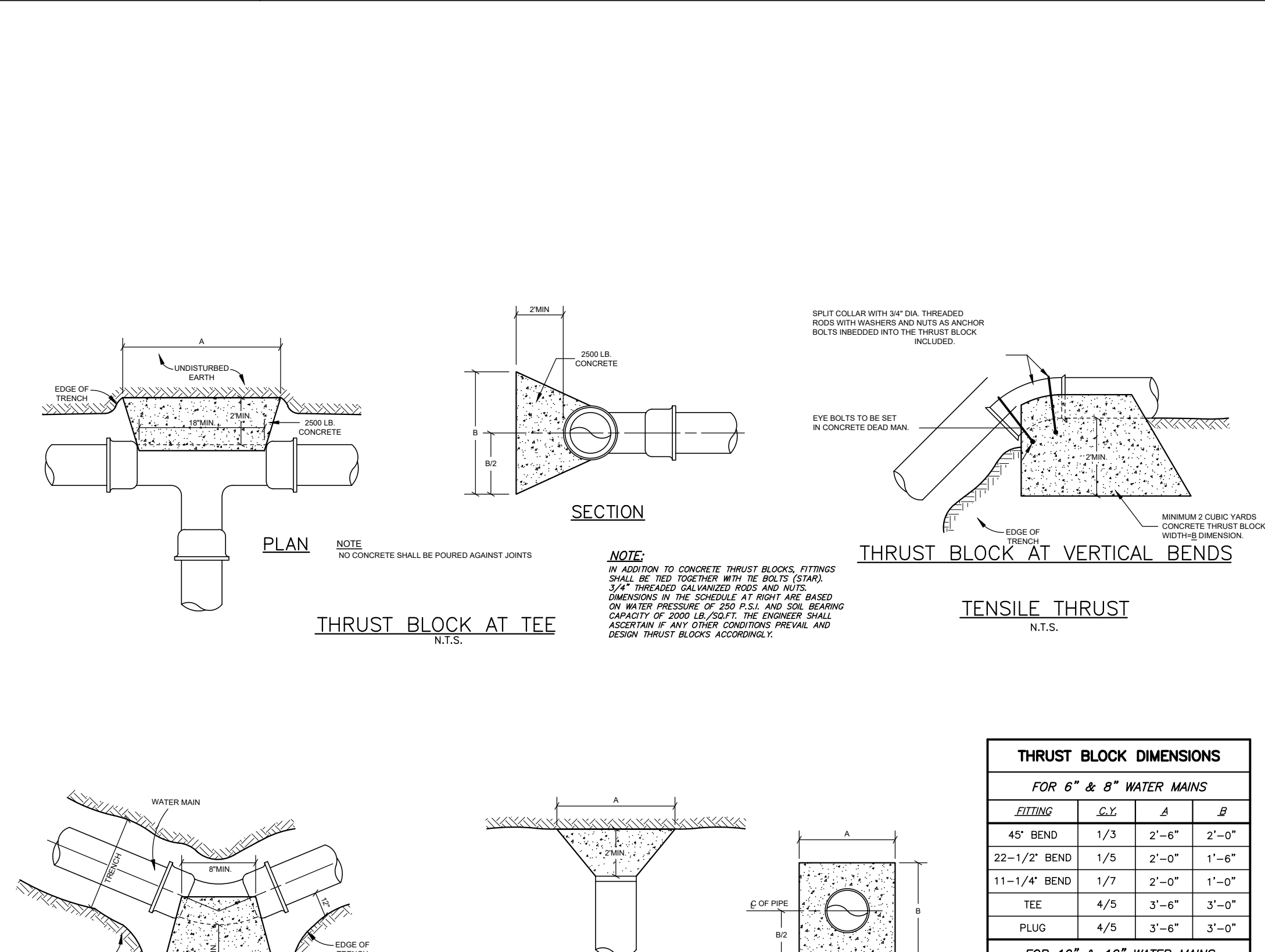
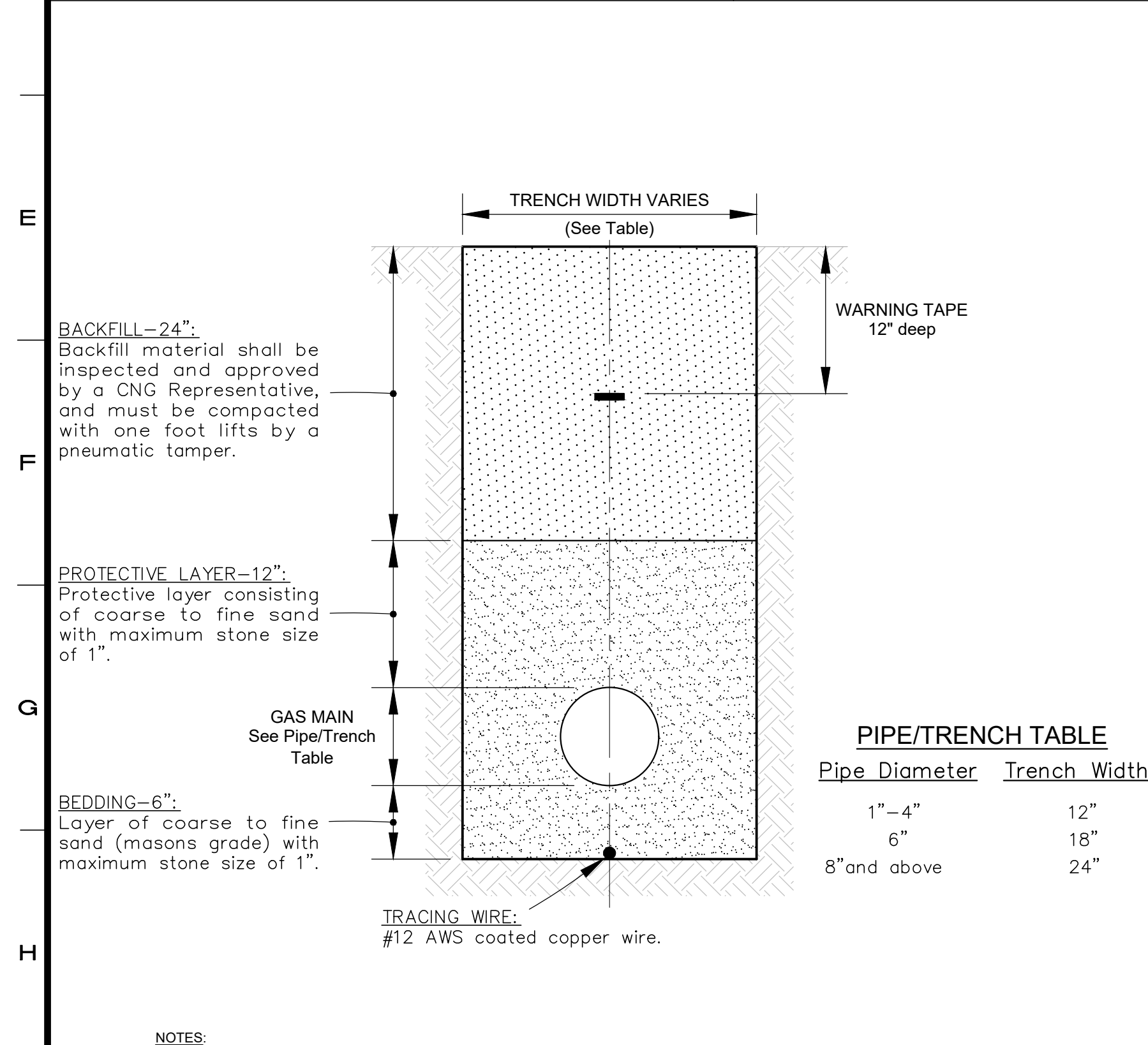
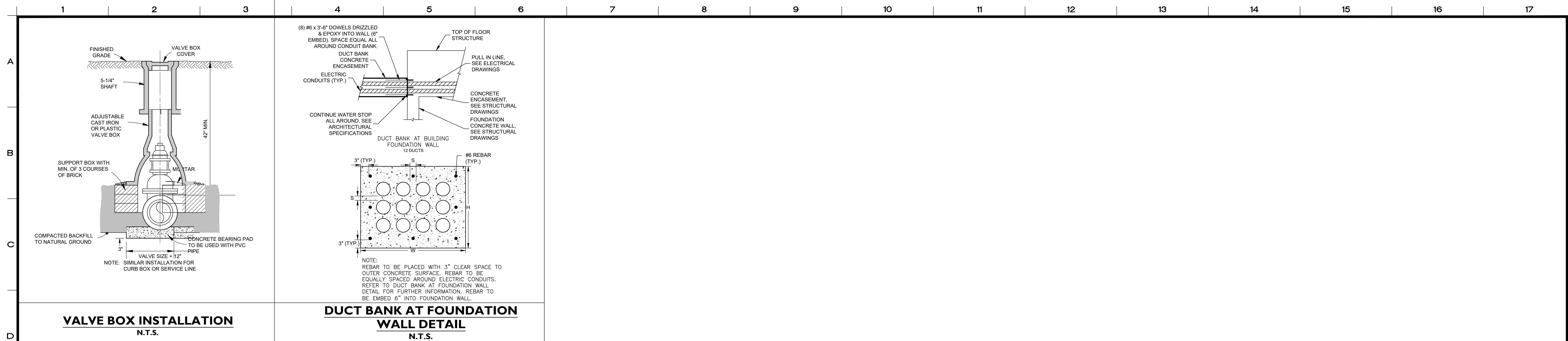
DETAILS
DEPICTING
GREYROCK PLACE
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PREPARED FOR
RMS COMPANIES

SCALE: N.T.S.
DRAWN BY: JTF
CHECKED BY: TM

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Comm. No.: 5450H



CONDUIT BANK CONSTRUCTION
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DETAILS
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PREPARED FOR
RMS COMPANIES

SCALE: N.T.S.

DRAWN BY: JTF **CHECKED BY:** TM

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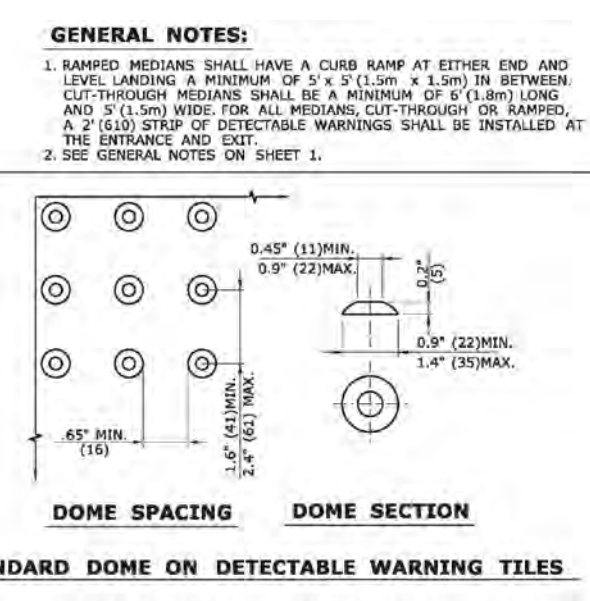
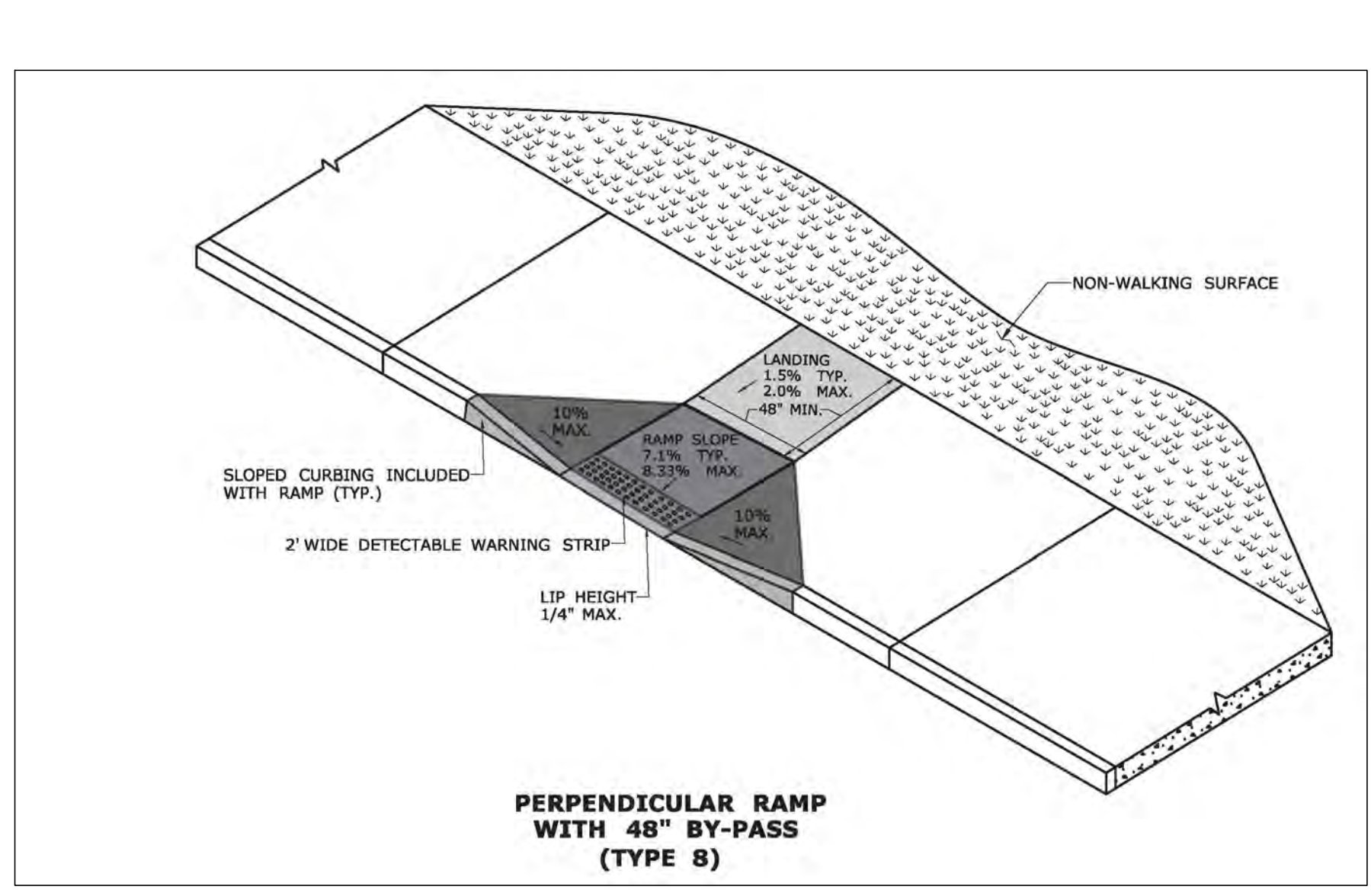
SE-9

04/09/2021 ORIGINAL ISSUE DATE

No. Date Revision

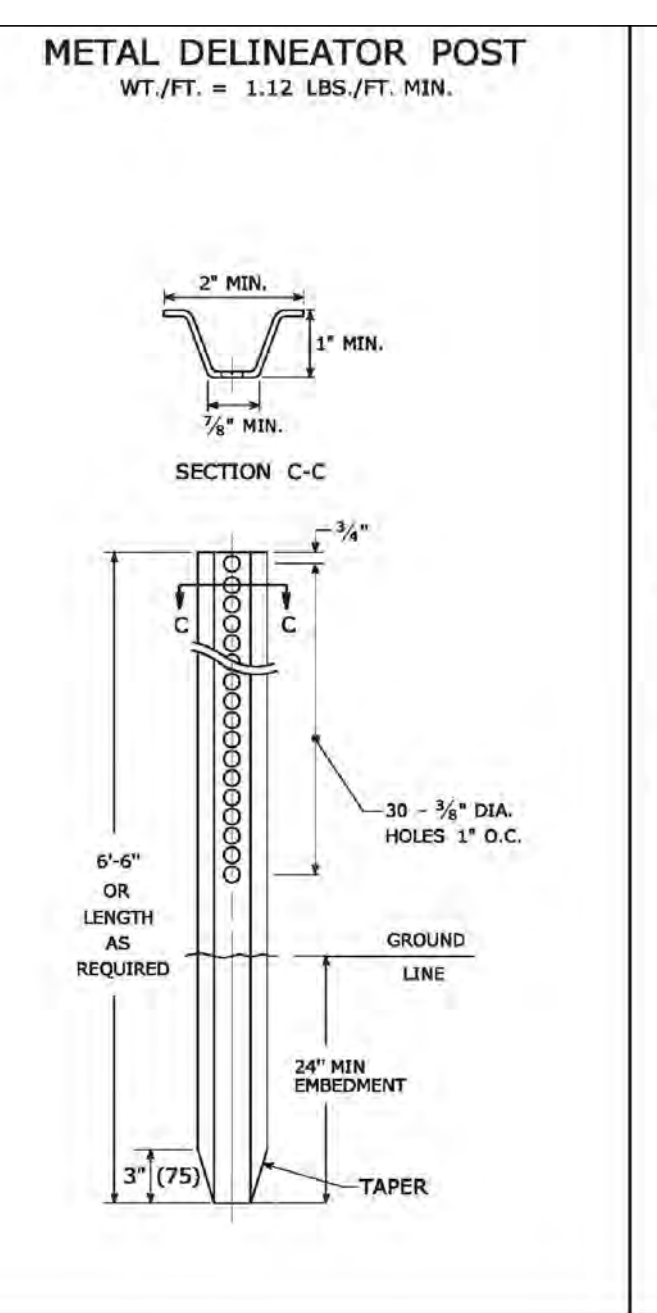
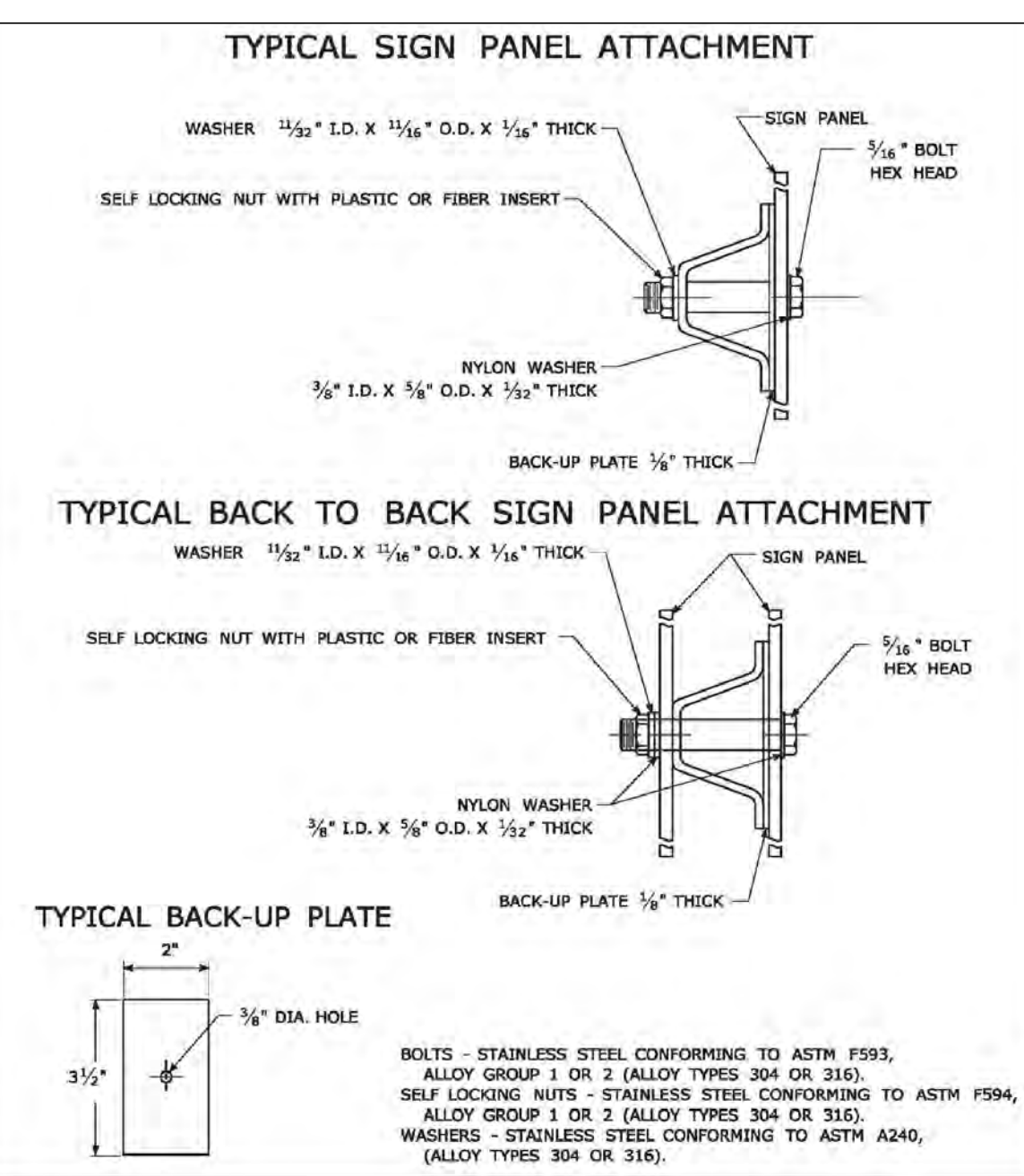
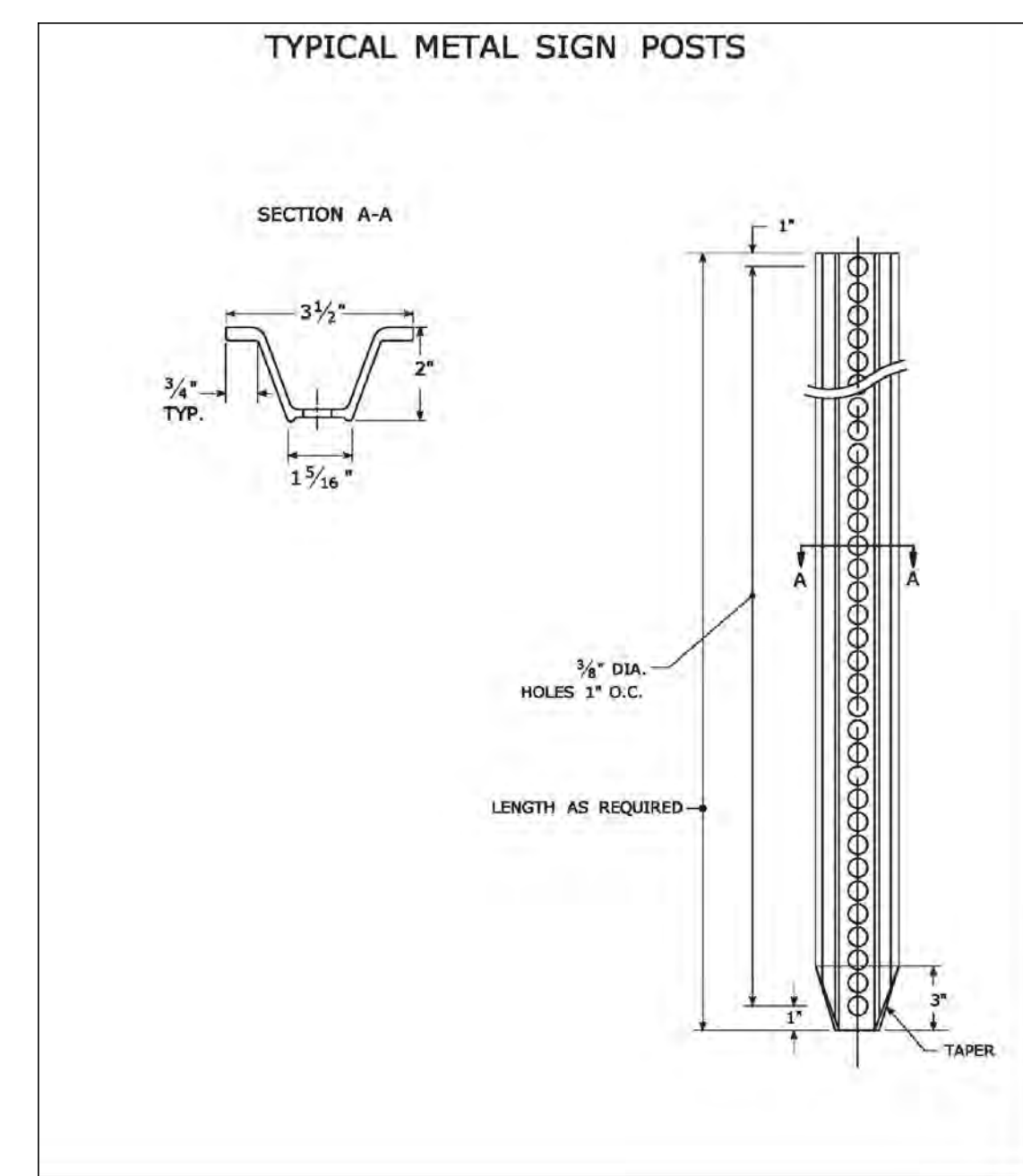
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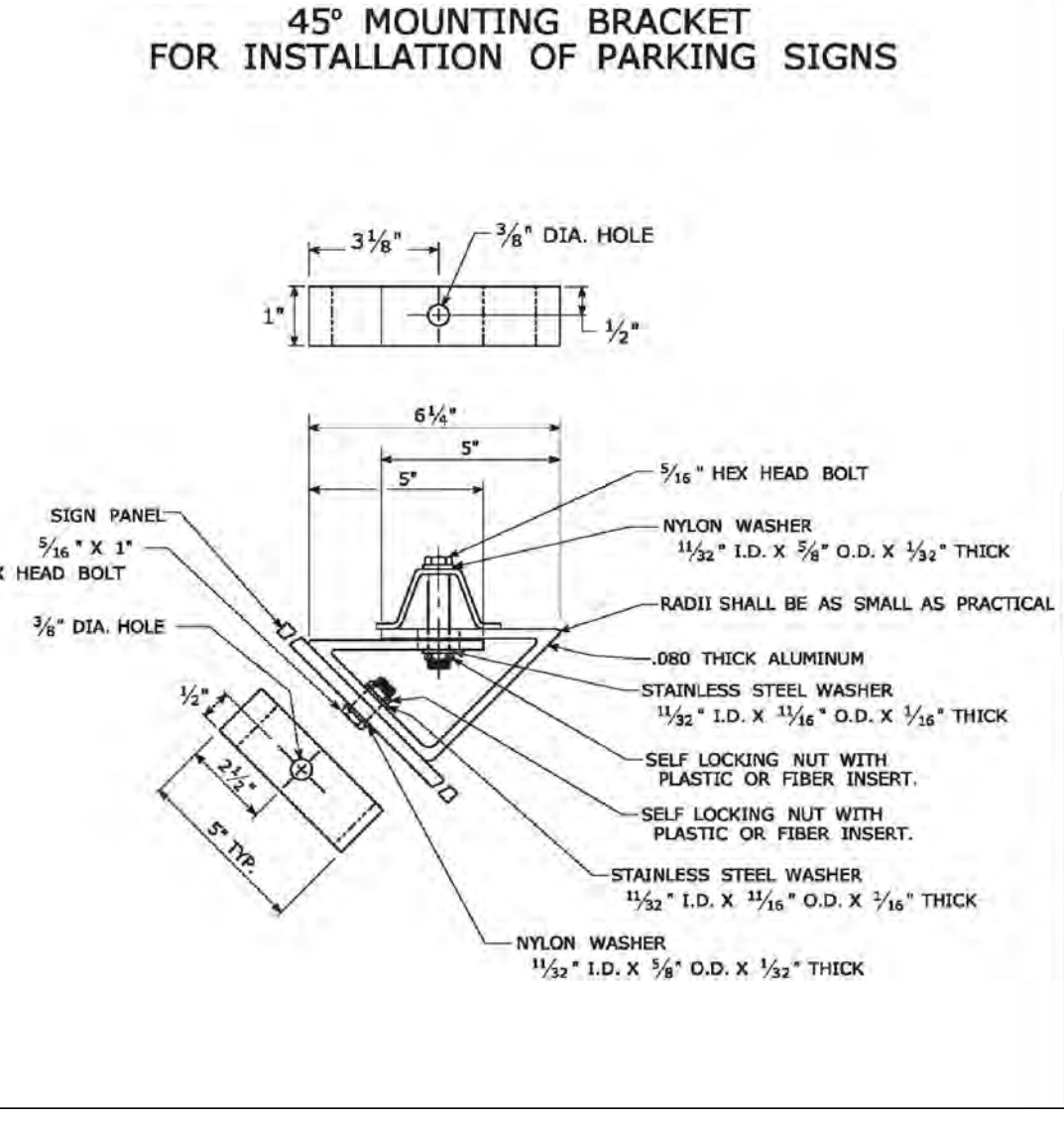
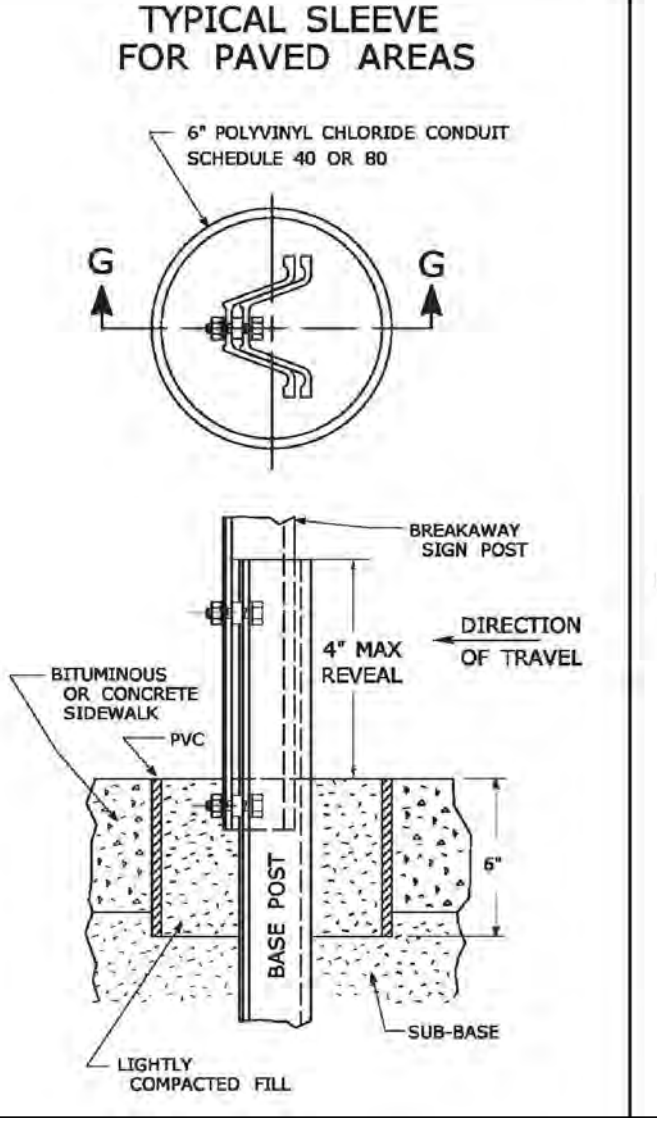
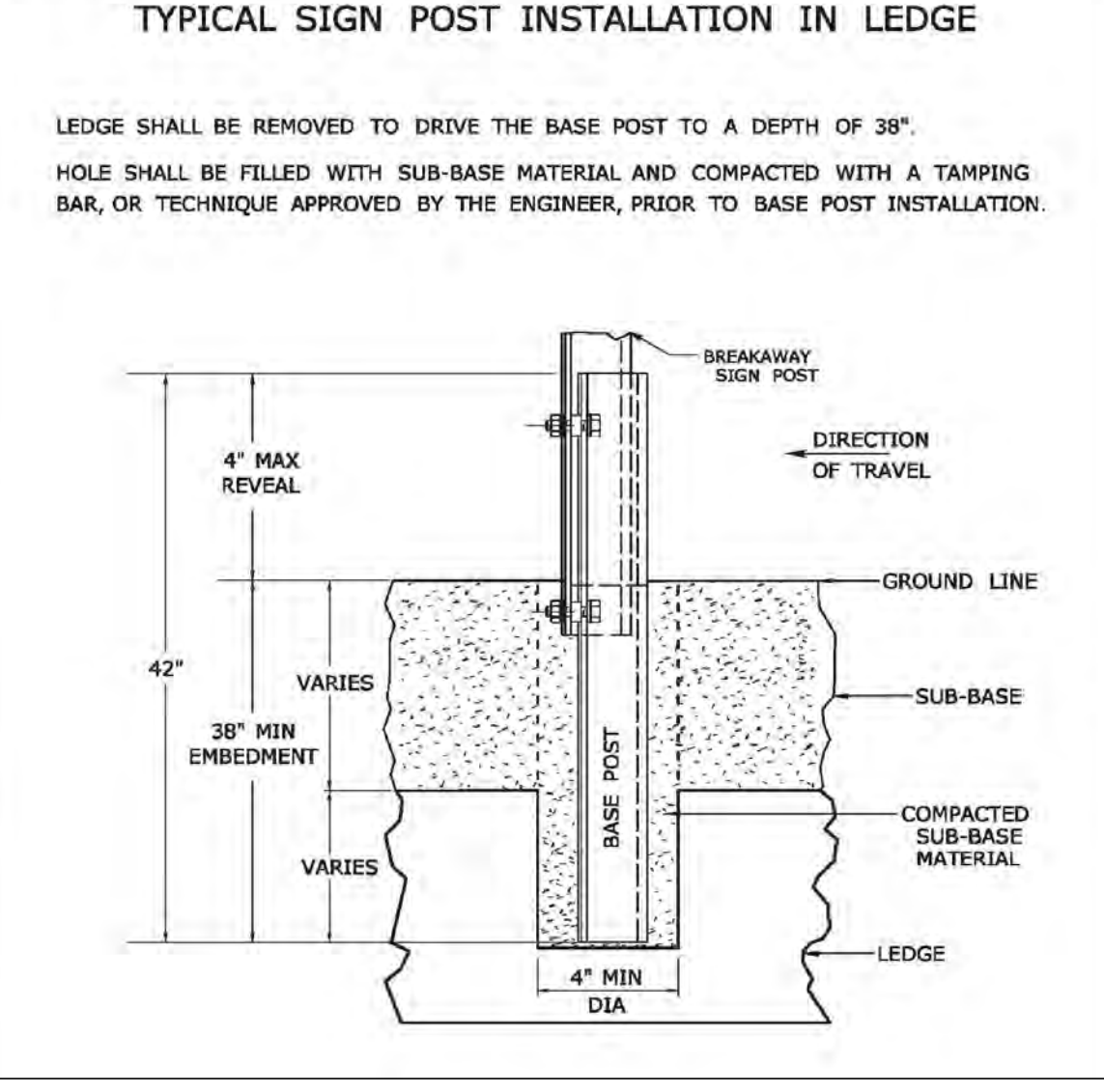
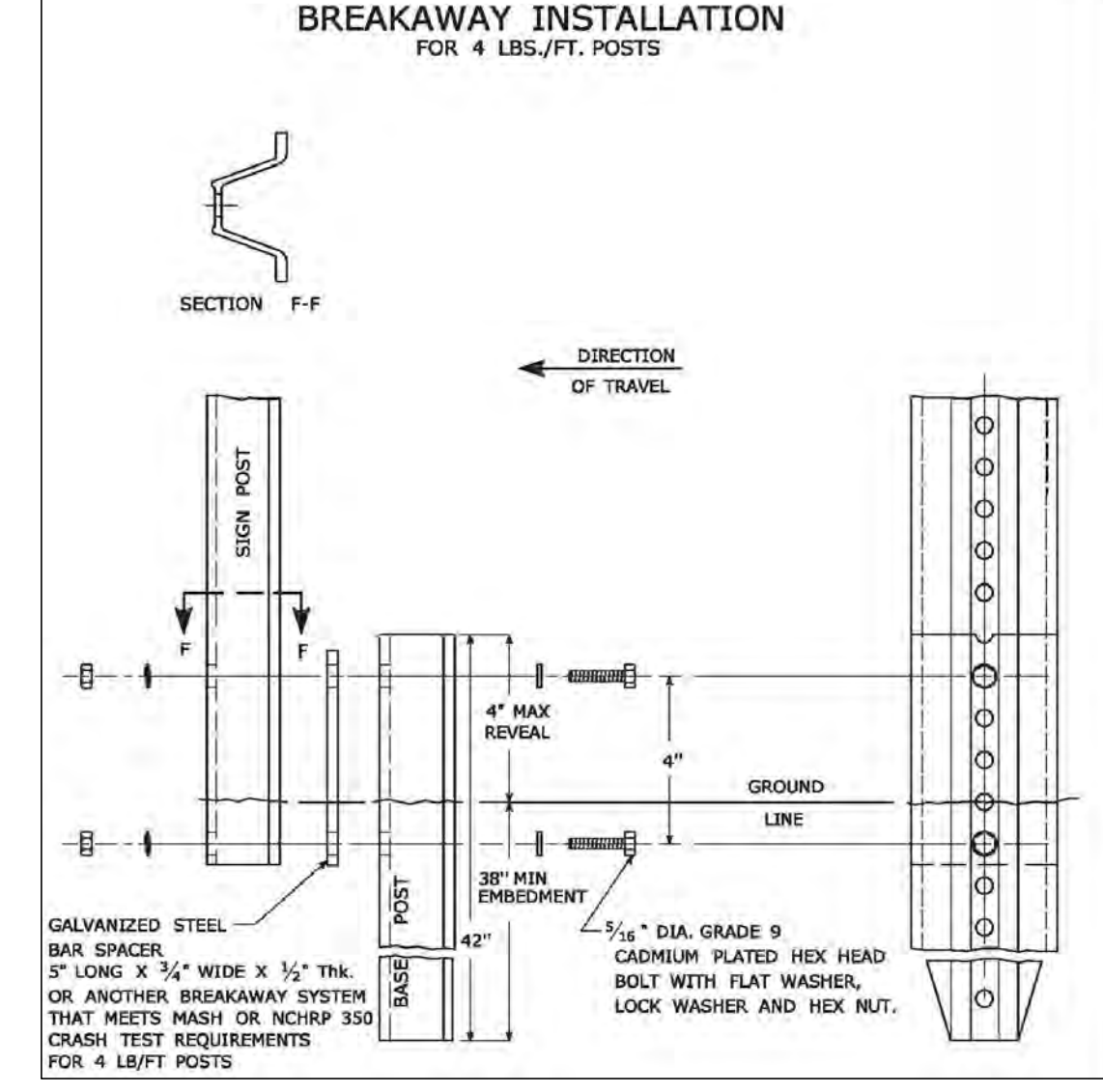


- GENERAL NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP SHOULD NOT EXCEED 5%. THE MAXIMUM GRADE DIFFERENCE BETWEEN THE GUTTER AND CURB RAMP SHALL NOT EXCEED 1.3%. SEE DETAIL 1 ON SHEET 4.
 - RAMP GRADE SHALL BE UNIFORM, FREE OF SAGS AND ABRUPT GRADE CHANGES. RUNNING SLOPES OF RAMPS SHALL NOT EXCEED 8.33% AND SHALL NOT EXCEED 15' (4.5m) WITHOUT PROVIDING A LANDING.
 - ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "P" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
 - SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE OF ALL SIDEWALK RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/4" (6.35) MAX VERTICAL DISCONTINUITIES BETWEEN 3/4" (19.0) AND 1/2" (12.7) MAX. SHALL BE BEVELED 1:2 MINIMUM APPLIED ACROSS THE ENTIRE LEVEL CHANGE.
 - DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. DIAGONAL AND PERPENDICULAR RAMPS SHALL HAVE THE RAMP CUT PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS FOR THE DESIGNATED ACCESSIBLE ROUTE. BOTH LONGITUDINAL SIDES OF THE RAMP SHOULD BE THE SAME LENGTH. SKEWED RAMPS SHOULD BE AVOIDED. FLARES ARE NOT CONSIDERED PART OF PEDESTRIAN ACCESS ROUTE. DIAGONAL RAMPS SHOULD NOT BE INSTALLED WHERE CURB RADIUS IS LESS THAN 20'(6096).
 - REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT. 8.33% MAXIMUM SLOPE MAY NOT BE ACHIEVABLE DUE TO EXISTING SIDEWALK GRADE. IN RECOGNITION OF THIS, A LIMIT OF 15' (4572) FOR REMOVAL SHALL BE USED UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK RAMP OR 'CONCRETE SIDEWALK'".
 - EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' (3658) UNLESS OTHERWISE NOTED.
 - CONCRETE SIDEWALK RAMPS SHALL BE PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK RAMP", AS DEFINED BY THE CONSTRUCTION LIMITS ON THE PLANS AND SHALL BE FIELD VERIFIED.
 - SIDEWALK RAMPS SHALL BE CONSTRUCTED WITH THE TOE AT THE GUTTER CAST INTEGRALLY WITH RAMP UNLESS DIRECTED OTHERWISE BY THE ENGINEER (SEE TYPICAL SECTION ON SHEET 3). CURB REMOVAL AND CAST IN PLACE CURBING REQUIRED FOR THE RAMP SHALL BE INCLUDED WITH PAY ITEM "CONCRETE SIDEWALK RAMP".
 - CURBING OUTSIDE LIMITS OF RAMP OR LANDING SHOWN ON SHEET 3 SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
 - PREFERRED LOCATION TO INSTALL DETECTABLE WARNING STRIP SHALL BE 6' (182) FROM THE EDGE OF ROAD ALONG THE FULL WIDTH OF THE RAMP. FOR ALTERNATE LOCATIONS, REFER TO DETECTABLE WARNING PLACEMENT DETAILS ON SHEET 4.
 - TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF RUNNING SLOPE (PERPENDICULAR TO CURB OR SLOPE BREAK). THE TRANSITION FROM RAMP TO GUTTER SHALL BE FLUSH WITHOUT A LIP.
 - WHERE COMMERCIAL DRIVEWAYS ARE PROVIDED WITH TRAFFIC SIGNALS AND THE SIDEWALK IS CONTINUOUS THROUGH DRIVEWAY, DETECTABLE WARNINGS ARE REQUIRED AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND DRIVEWAY.
 - CONSTRUCT A SIDEWALK CURB WHEN THERE IS INSUFFICIENT BUFFER AVAILABLE TO GRADE OR WHEN CALLED FOR IN PLANS. PAID FOR WITH SIDEWALK RAMP WHEN REQUIRED FOR RAMP.
 - THE TOP AND BOTTOM OF RAMPS SHOULD BE PROVIDED WITH A 4' x 4' (1219 x 1219) MINIMUM LEVEL LANDING AREA WITH A CROSS SLOPE LESS THAN OR EQUAL TO 2% IN ANY DIRECTION.
 - UTILITY POLES, LUMINAIRE, PEDESTRIAN OR SIGNAL POLES, GRATES, ACCESS COVERS, AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON RAMPS, LANDINGS, BLENDED TRANSITIONS, AND @ GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
 - APPROACH SIDEWALK WIDTHS, GRASS STRIP OR UTILITY STRIP WIDTHS MAY VARY.
 - APPROACH SIDEWALK AND LANDING CROSS SLOPE SHALL NOT EXCEED 2%.
 - THE RUNNING OR CROSS SLOPES ON LANDINGS AT MID BLOCK CROSSING MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
 - FOR PERPENDICULAR CURB RAMPS A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE TOP OF CURB RAMP. WHERE THE LEVEL LANDING IS RESTRICTED AT THE BACK OF SIDEWALK THE LEVEL LANDING SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.
 - FOR PARALLEL CURB RAMPS, A MIN. 4'(1.2m) x 4'(1.2m) LEVEL LANDING SHALL BE PROVIDED AT THE BOTTOM OF CURB RAMP. IF THE LEVEL LANDING IS RESTRICTED ON 2 OR MORE SIDES, THE LEVEL LANDING SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
 - WHEN WIDTH OF SIDEWALK IS ≥ 48" AND A PERPENDICULAR SIDEWALK RAMP IS INSTALLED, THE FLARED SIDES SHALL BE 10% MAX. IF WIDTH OF SIDEWALK IS < 48" THE FLARED SIDES MUST NOT EXCEED 8.33% (1:12.1).
 - SHADED AREAS ARE TYPICAL PAY LIMITS FOR CONCRETE SIDEWALK RAMP BUT MAY VARY AS DIRECTED BY THE ENGINEER.
 - OPTIONAL RAMP, WHEN REQUIRED, SHALL BE PAID FOR AS PART OF CONCRETE SIDEWALK RAMP.

PEDESTRIAN RAMP DETAILS
ATLANTIC STREET
N.T.S.



- GENERAL NOTES:**
- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
 - AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
 - WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
 - SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
 - ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
 - ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - SIGN POSTS SHALL BE 4 LBS./FT.



CT DOT METAL SIGN POST DETAIL
N.T.S.

1	04/09/2021	ORIGINAL ISSUE DATE
No.	Date	Revision

DETAILS
DEPICTING
GREYROCK PLACE
STAMFORD, CT
PREPARED FOR
RMS COMPANIES

SCALE: N.T.S.

DRAWN BY: JTF CHECKED BY: TM

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

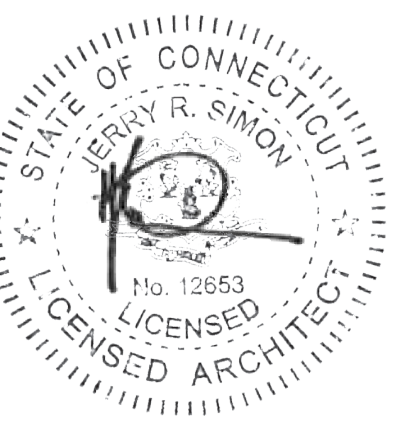
SE-10

Comm. No.: 5450H

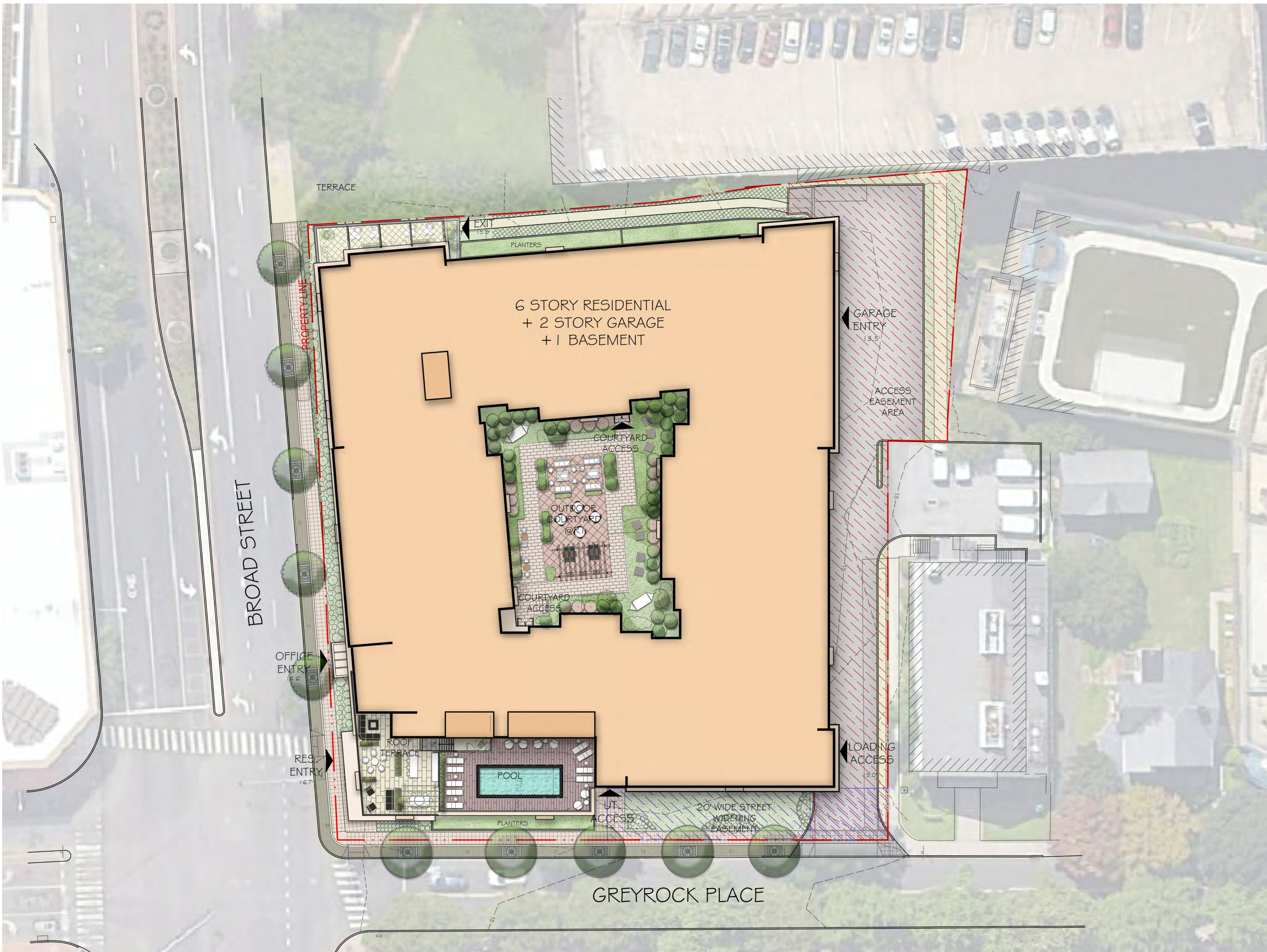


INDEX

- A.00 - COVER
- A.01 - ILLUSTRATIVE SITE PLAN
- A.02 - FLOOR PLANS
- A.03 - FLOOR PLANS
- A.04 - FLOOR PLANS
- A.05 - BUILDING SECTIONS
- A.06 - BUILDING ELEVATIONS
- A.07 - BUILDING ELEVATIONS
- A.08 - MATERIAL BOARD



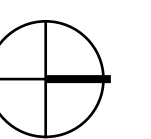
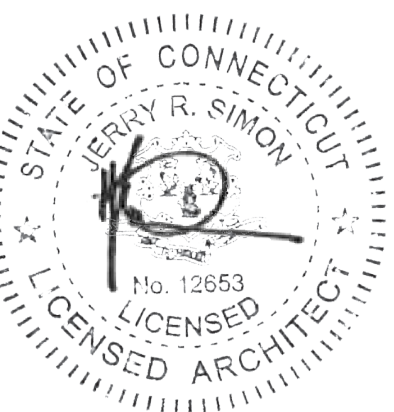
*NOTES:
 * REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
 ** LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR TREES, COURTYARD, TERRACES AND LANDSCAPE INFORMATION.
 *** DECORATIVE LIGHTING AND SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 ****PERSPECTIVE VIEW SHOWN FOR ILLUSTRATIVE PURPOSES

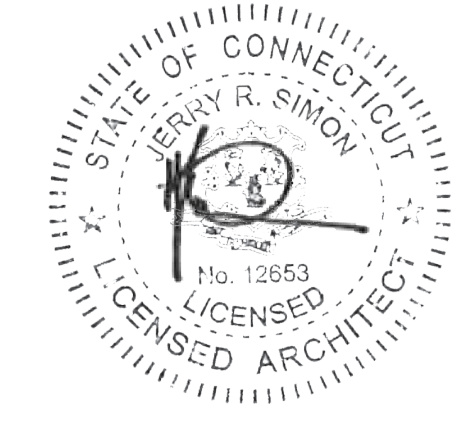
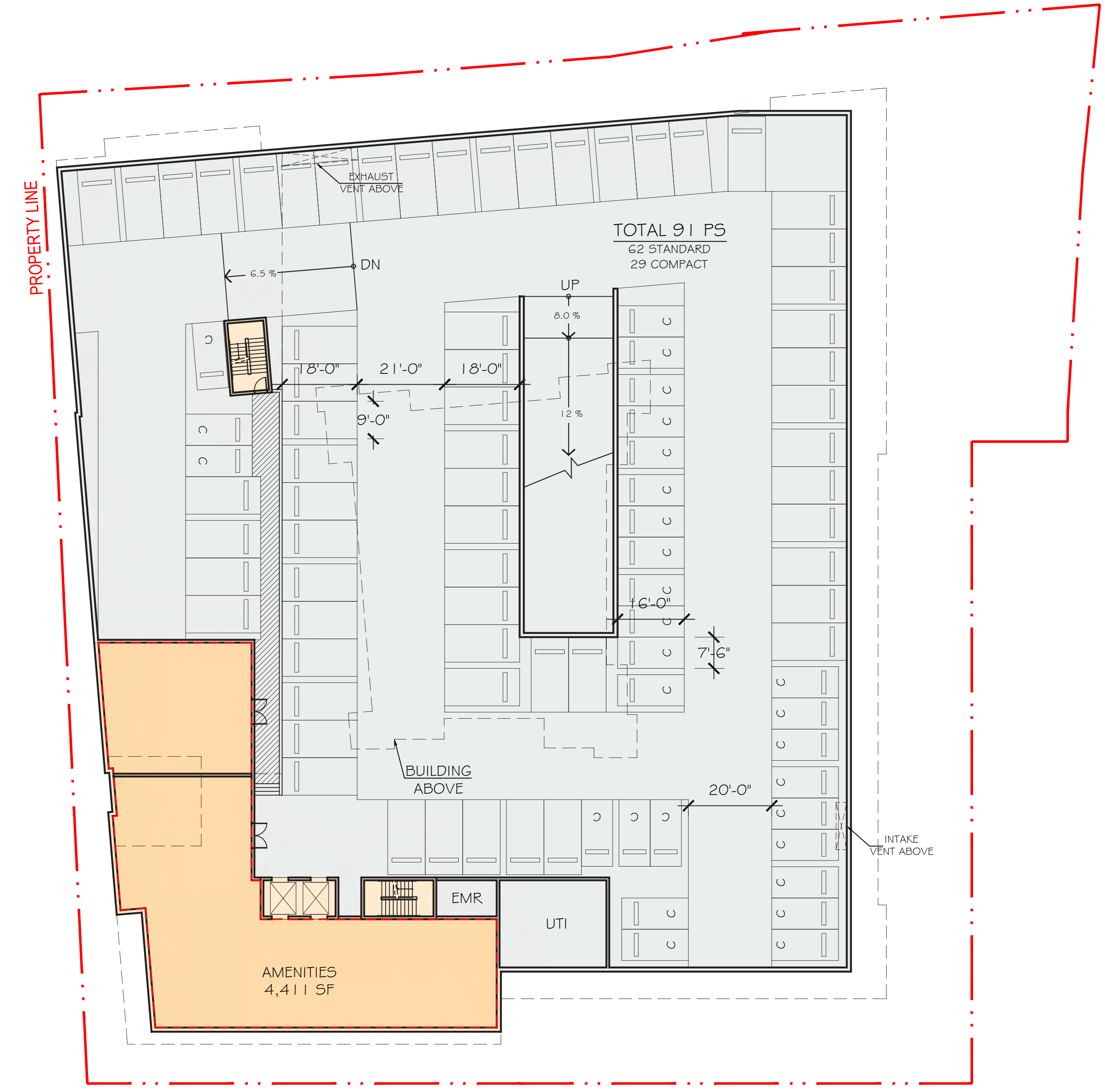
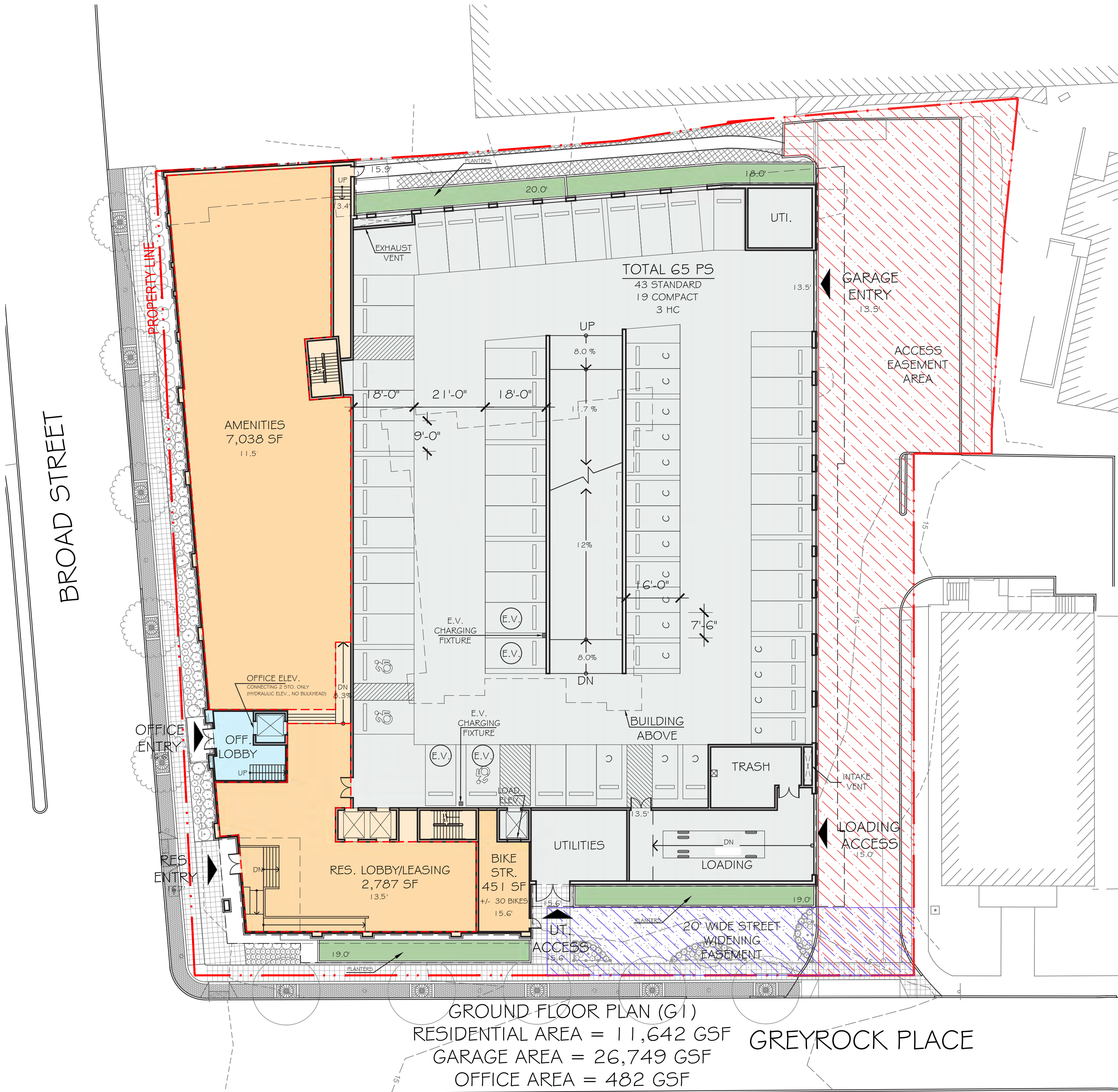


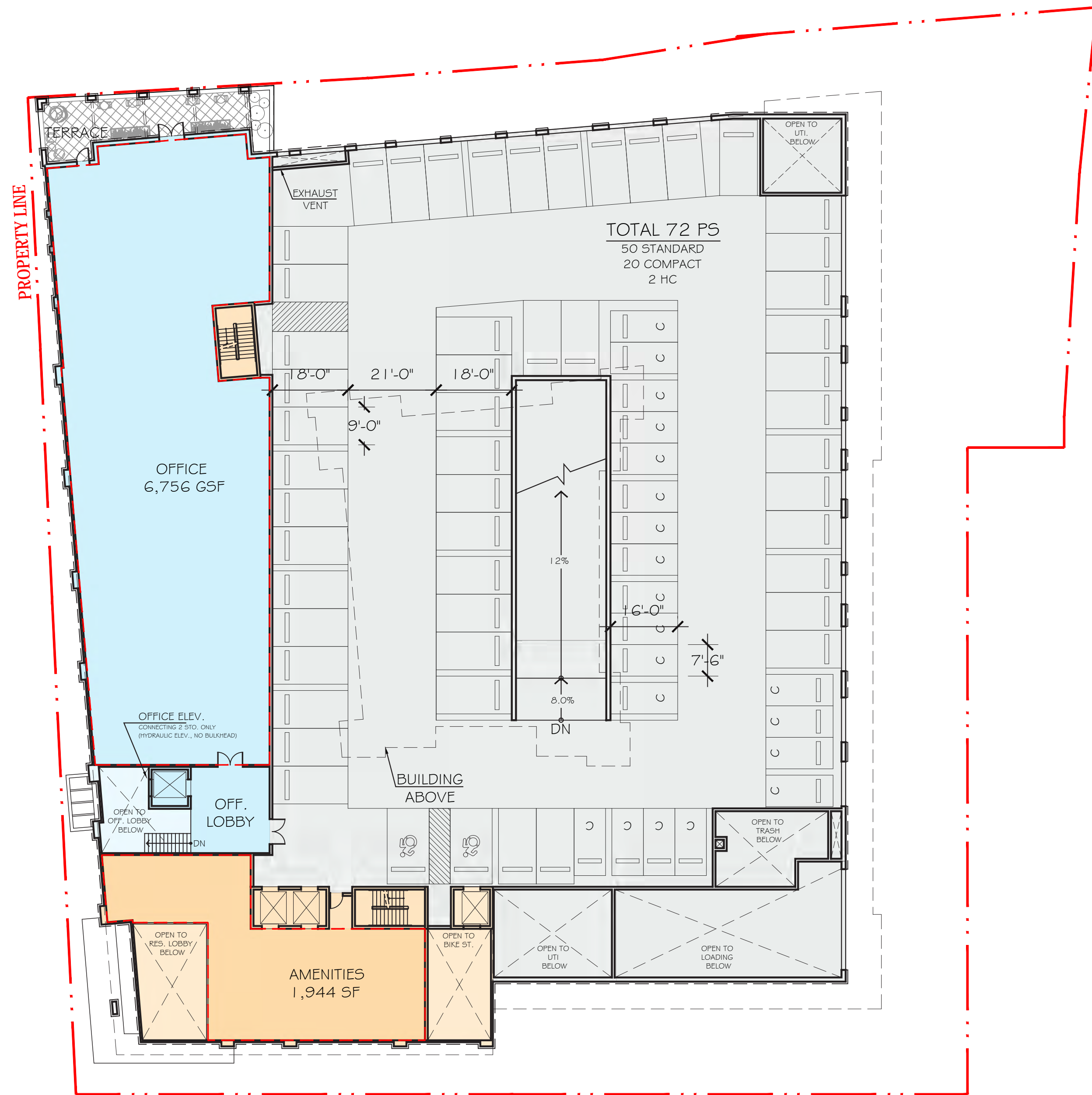
SUMMARY OF PROVISIONS

RESIDENTIAL AREA =	+/- 229,742 GSF
TOTAL UNITS =	228 UNITS
TOTAL PARKING =	228 PS
PARKING RATIO =	1 PS/UNIT
RESIDENTIAL AMENITIES =	+/- 19,946 GSF
OFFICE AREA =	+/- 7,892 GSF

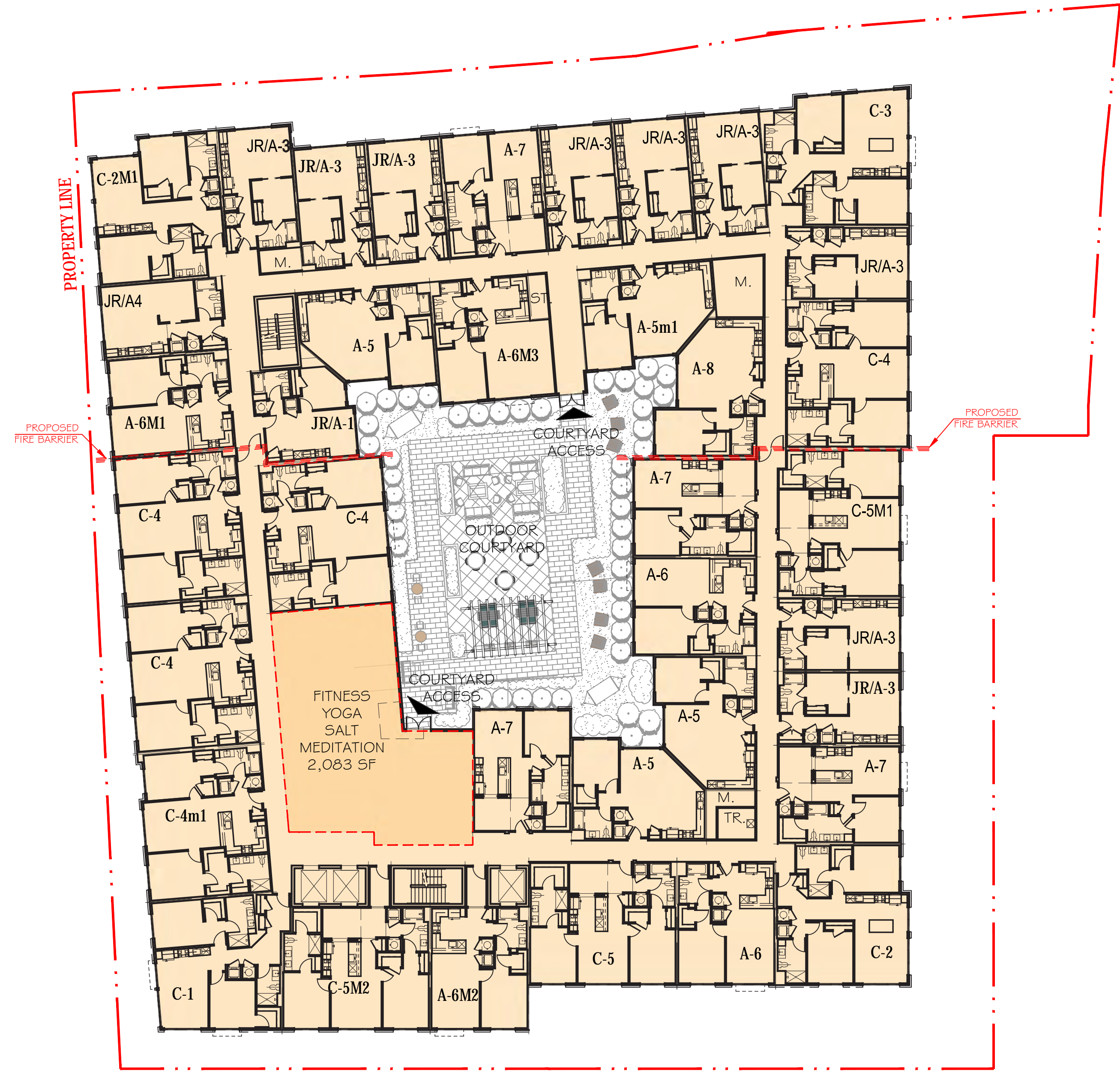
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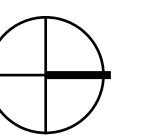
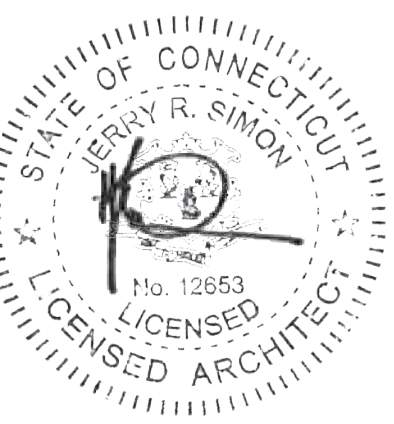


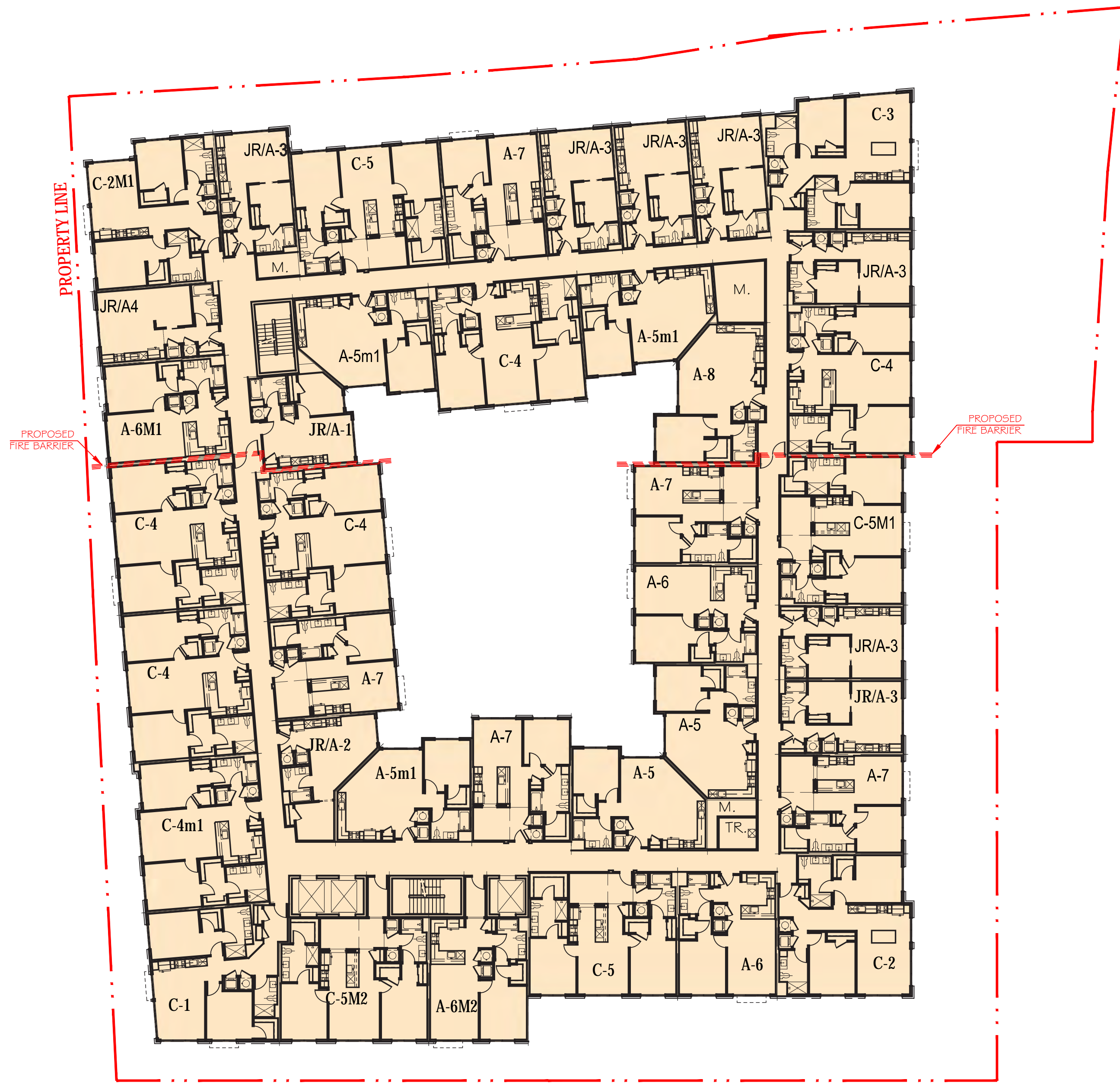


GARAGE FLOOR PLAN (G2)
 RESIDENTIAL AREA = 2,625 GSF
 GARAGE AREA = 22,587 GSF
 OFFICE AREA = 7,410 GSF

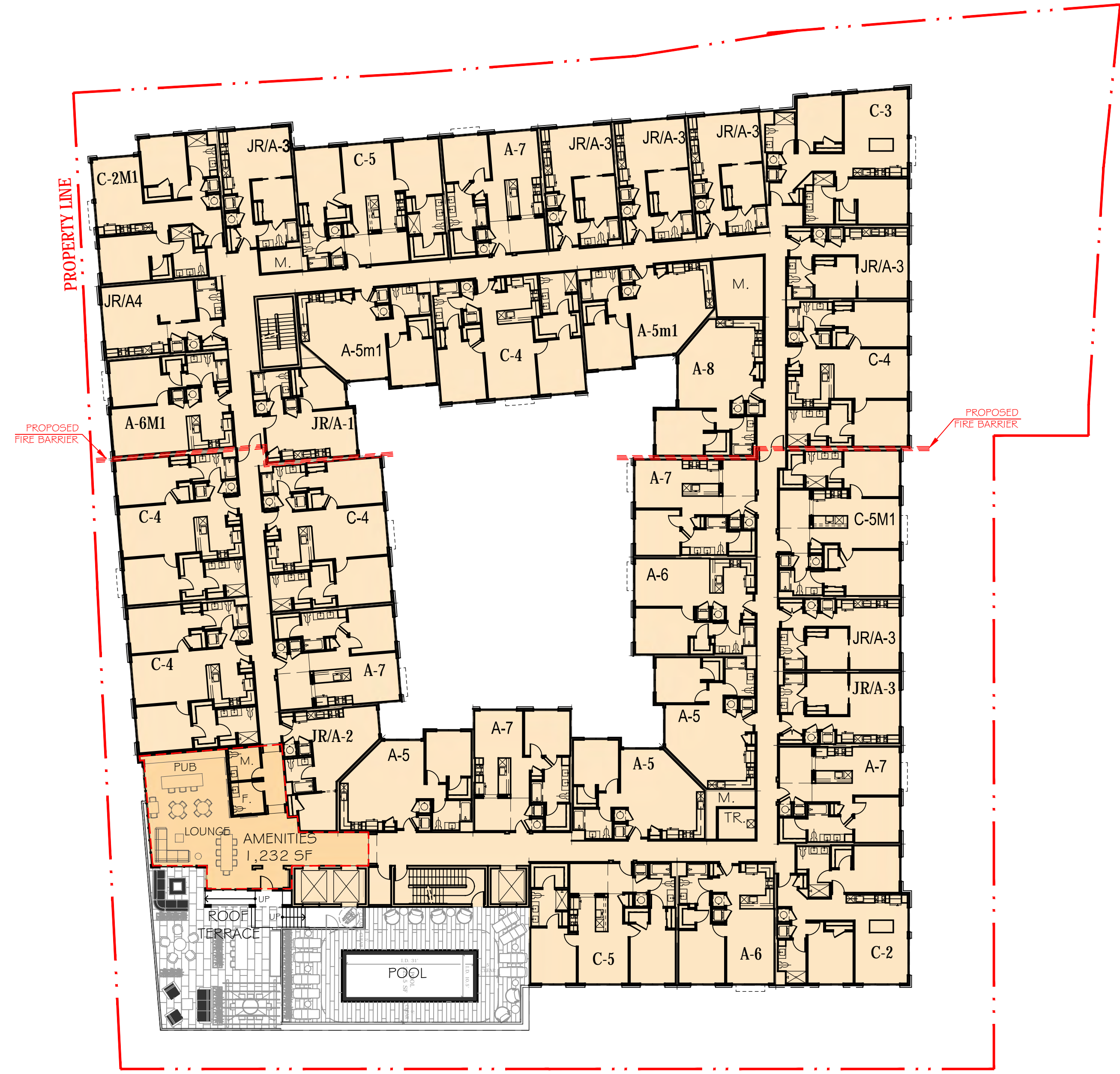


RESIDENTIAL FLOOR PLAN (R1)
 RESIDENTIAL AREA = 35,609 GSF

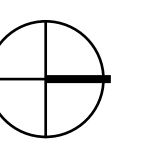


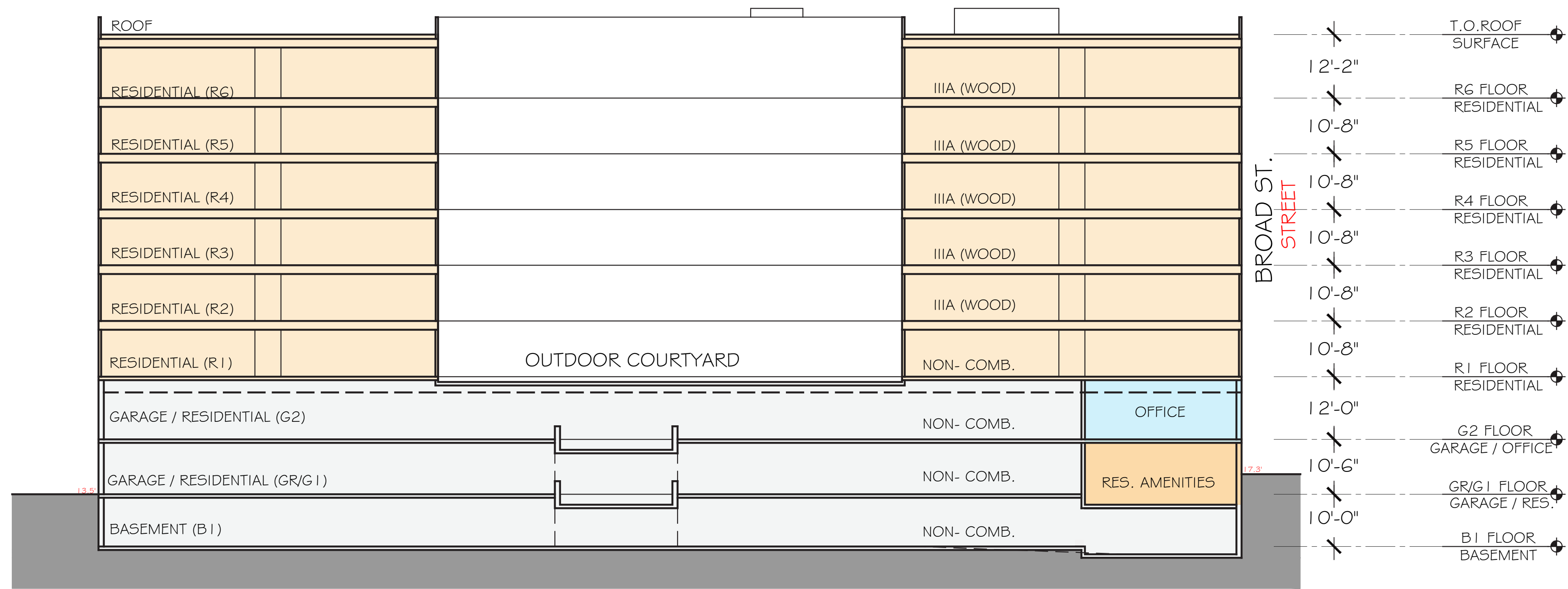


TYPICAL FLOOR PLAN (R2-R5)
RESIDENTIAL AREA = 35,526 GSF

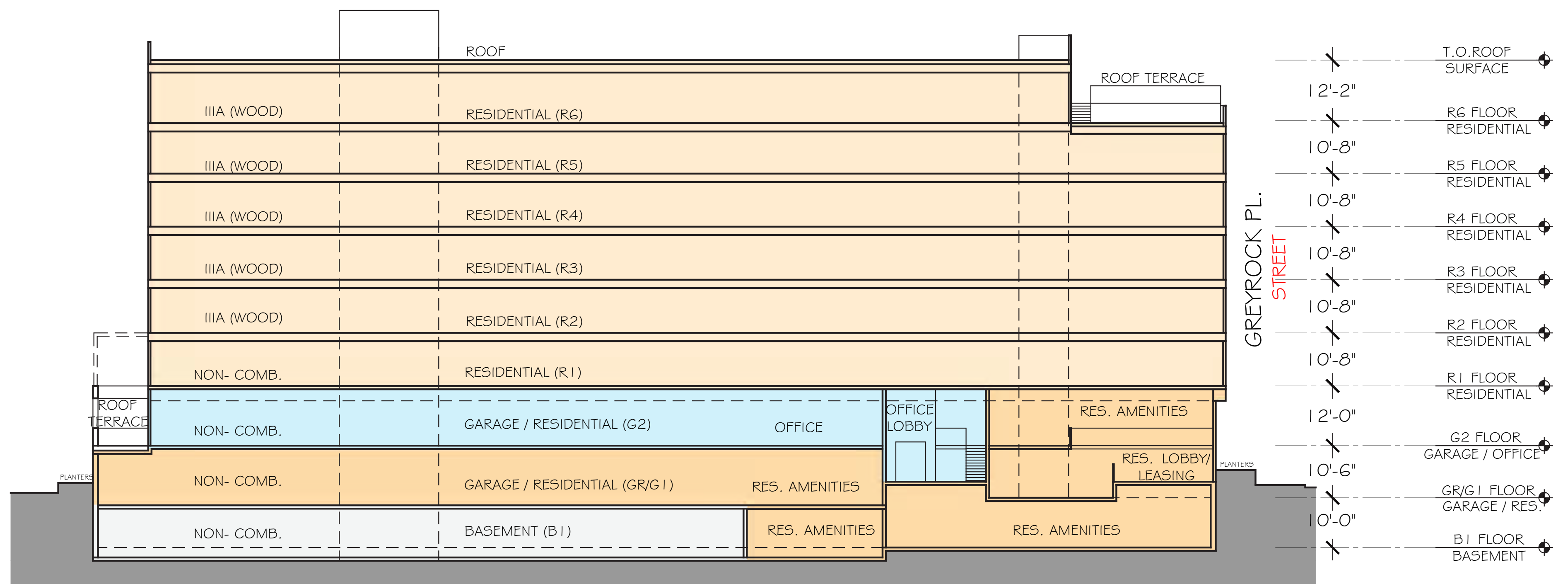


RESIDENTIAL FLOOR PLAN (R6)
RESIDENTIAL AREA = 32,568 GSF

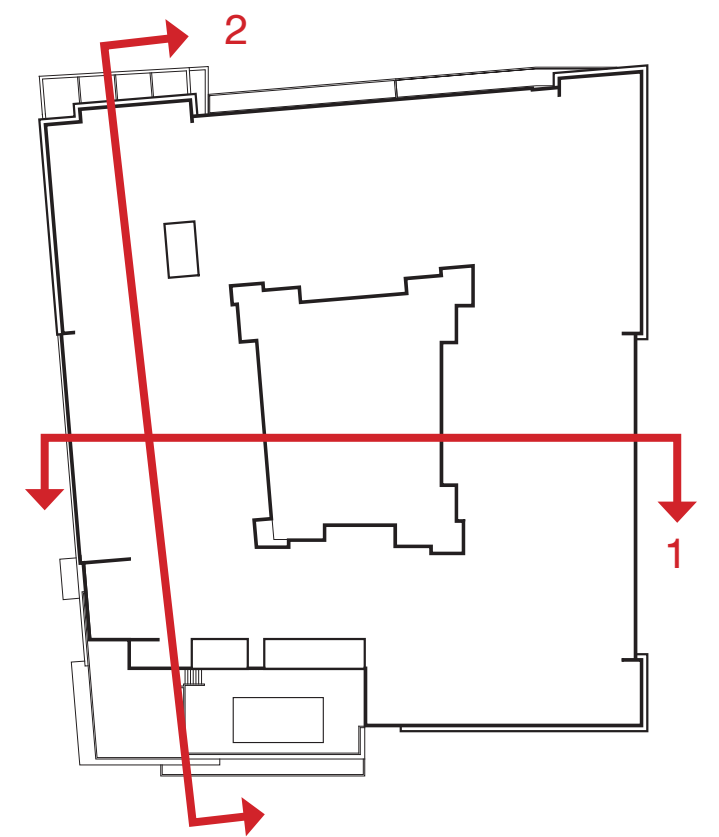




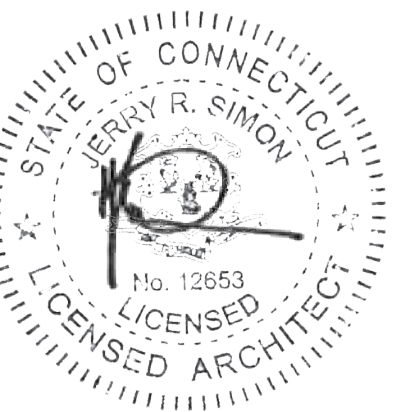
BUILDING SECTION 1

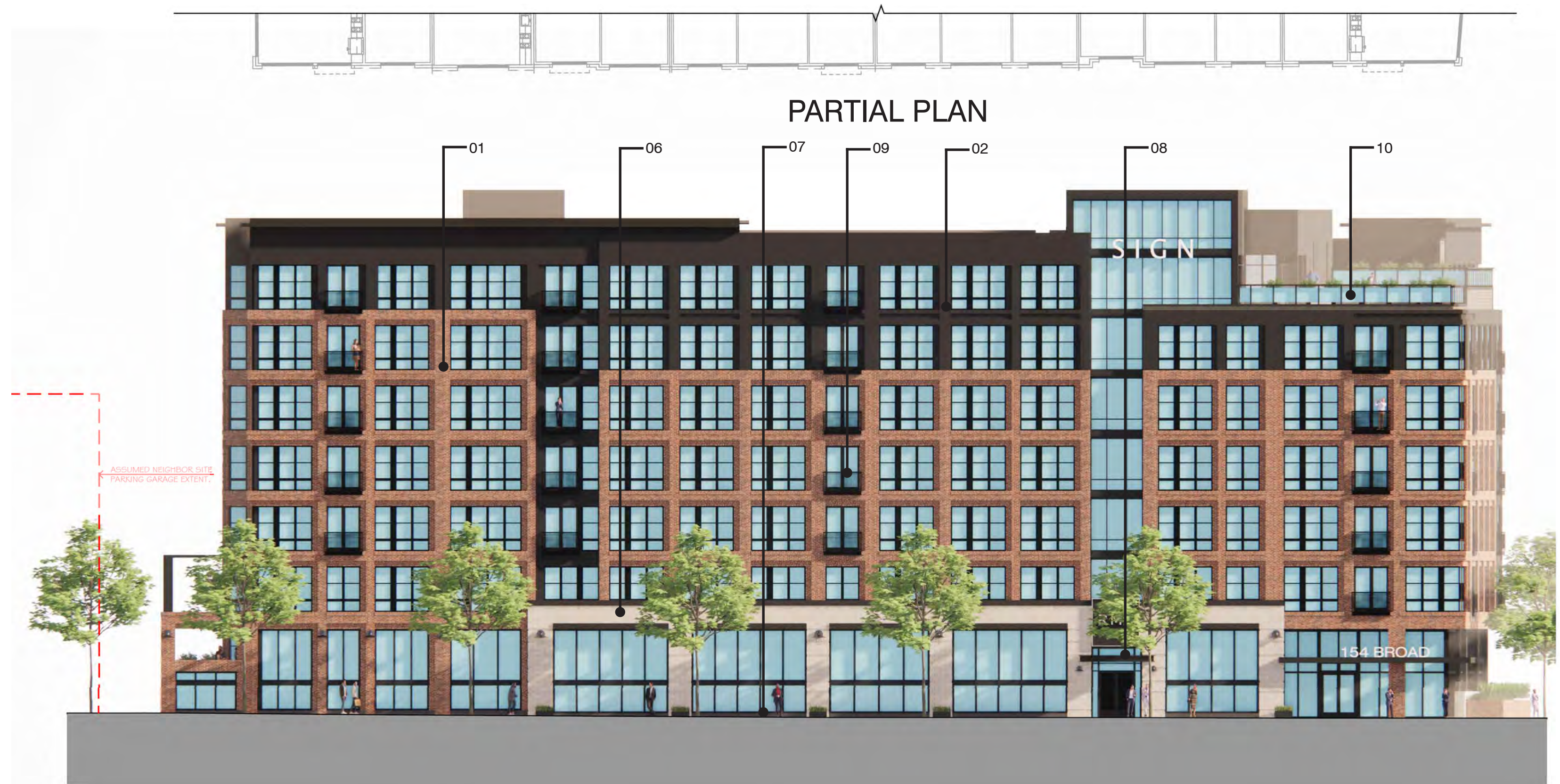


BUILDING SECTION 2



KEY PLAN





BUILDING ELEVATION 1

12'-2"	T.O. ROOF SURFACE
10'-8"	R6 FLOOR RESIDENTIAL
10'-8"	R5 FLOOR RESIDENTIAL
10'-8"	R4 FLOOR RESIDENTIAL
10'-8"	R3 FLOOR RESIDENTIAL
10'-8"	R2 FLOOR RESIDENTIAL
10'-8"	R1 FLOOR RESIDENTIAL
12'-0"	G2 FLOOR GARAGE / OFFICE
10'-6"	GR/G1 FLOOR GARAGE / RES.

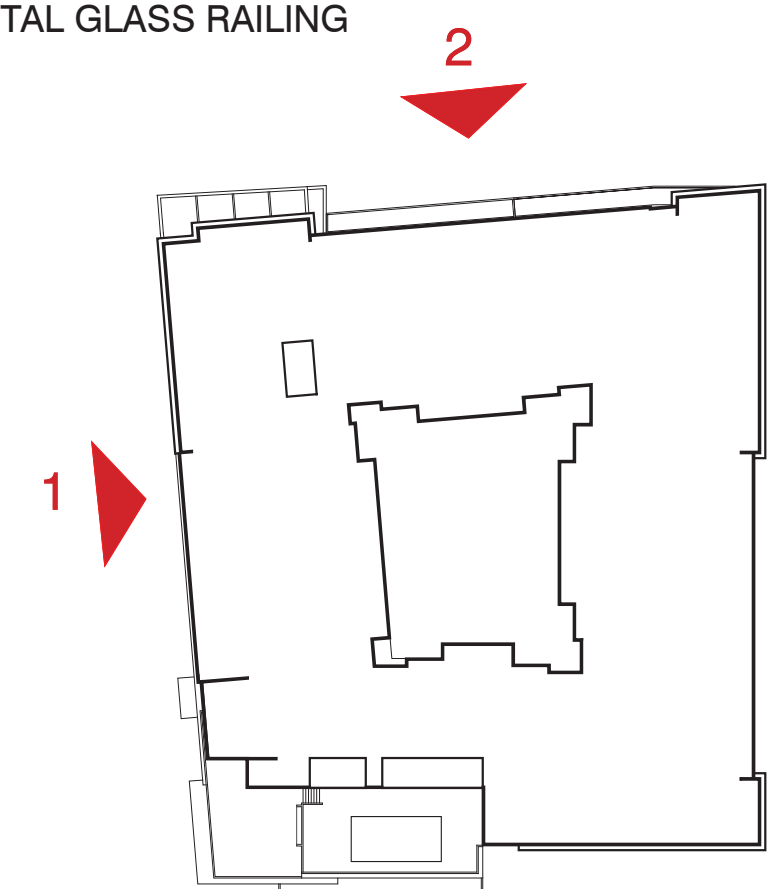
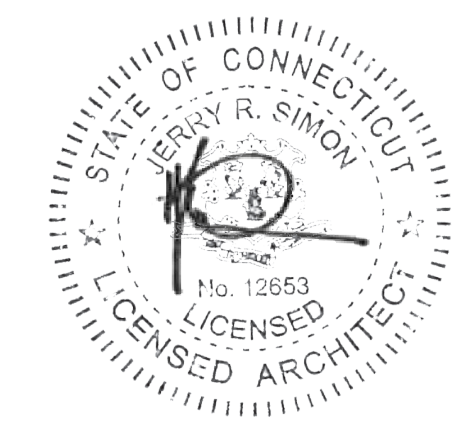


BUILDING ELEVATION 2

12'-2"	T.O. ROOF SURFACE
10'-8"	R6 FLOOR RESIDENTIAL
10'-8"	R5 FLOOR RESIDENTIAL
10'-8"	R4 FLOOR RESIDENTIAL
10'-8"	R3 FLOOR RESIDENTIAL
10'-8"	R2 FLOOR RESIDENTIAL
10'-8"	R1 FLOOR RESIDENTIAL
12'-0"	G2 FLOOR GARAGE / OFFICE
10'-6"	GR/G1 FLOOR GARAGE / RES.

MATERIAL LEGEND

- 01 BRICK - RED
- 02 FIBER CEMENT PANEL - DARK GREY
- 03 FIBER CEMENT PANEL - MEDIUM GREY
- 04 FIBER CEMENT LAP SIDING - DARK GREY/SMOOTH
- 05 FIBER CEMENT LAP SIDING - MEDIUM GREY/SMOOTH
- 06 ARCHITECTURAL STONE - LIGHT BEIGE
- 07 GRANITE - ABSOLUTE BLACK
- 08 METAL ACCENT - DARK GREY
- 09 WIRE MESH RAILING
- 10 METAL GLASS RAILING



KEY PLAN

*NOTE: DECORATIVE LIGHTING, SIGNAGE AND LANDSCAPE TREE'S SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.



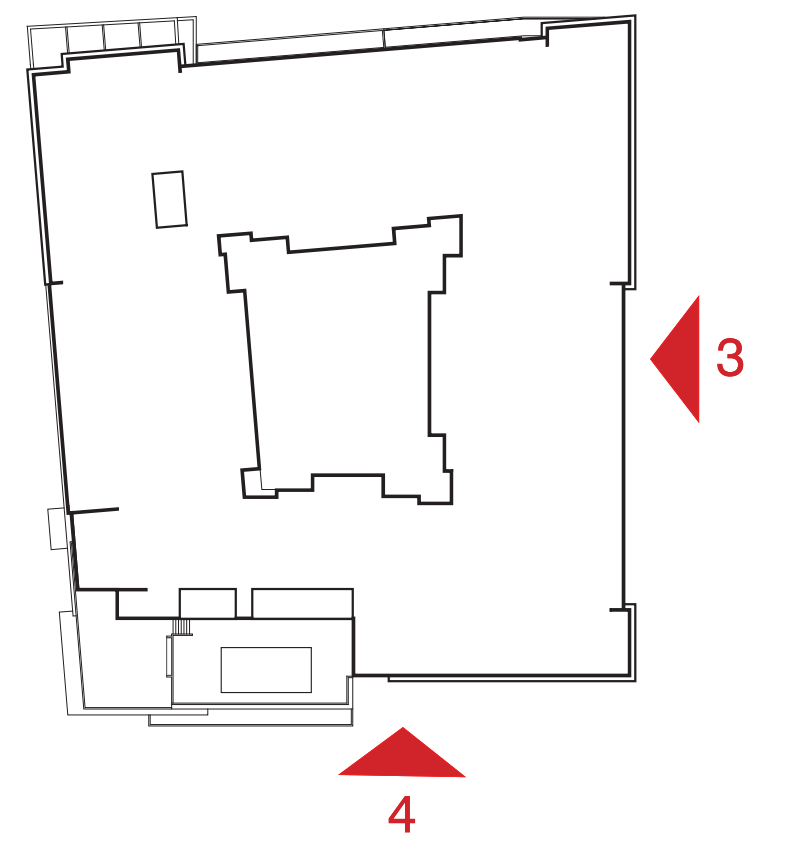
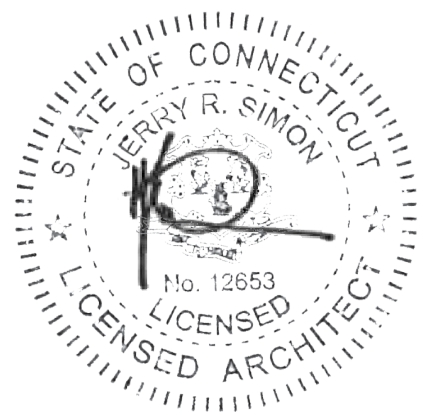
BUILDING ELEVATION 3



BUILDING ELEVATION 4

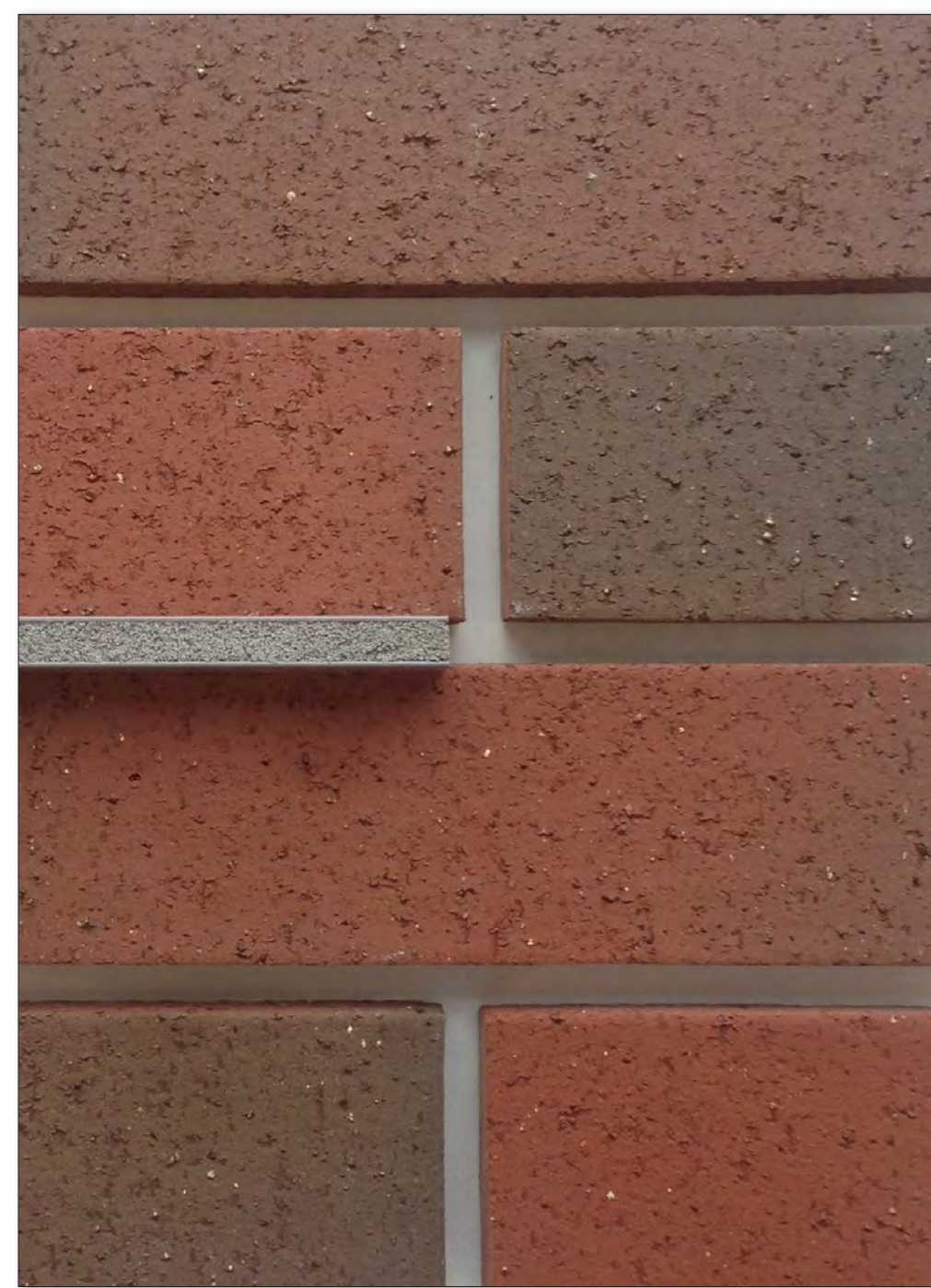
MATERIAL LEGEND

- 01 BRICK - RED
- 02 FIBER CEMENT PANEL - DARK GREY
- 03 FIBER CEMENT PANEL - MEDIUM GREY
- 04 FIBER CEMENT LAP SIDING - DARK GREY/SMOOTH
- 05 FIBER CEMENT LAP SIDING - MEDIUM GREY/SMOOTH
- 06 ARCHITECTURAL STONE - LIGHT BEIGE
- 07 GRANITE - ABSOLUTE BLACK
- 08 METAL ACCENT - DARK GREY
- 09 WIRE MESH RAILING
- 10 METAL GLASS RAILING



KEY PLAN

*NOTE: DECORATIVE LIGHTING, SIGNAGE AND LANDSCAPE TREE'S SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.



01

BRICK
RED



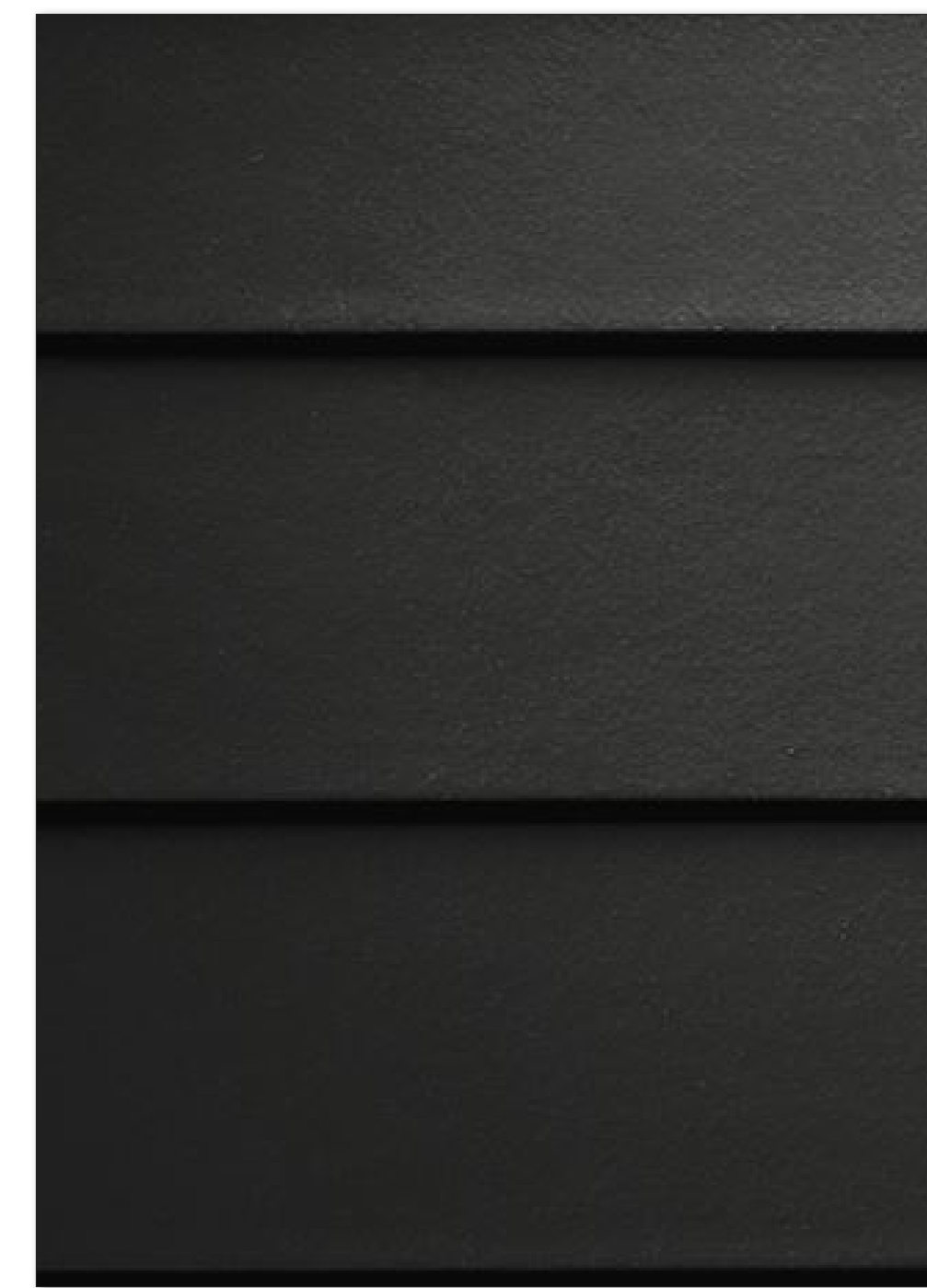
02

FIBER CEMENT PANEL
DARK GREY



03

FIBER CEMENT PANEL
MEDIUM GREY



04

**FIBER CEMENT
LAP SIDING**
DARK GREY/SMOOTH



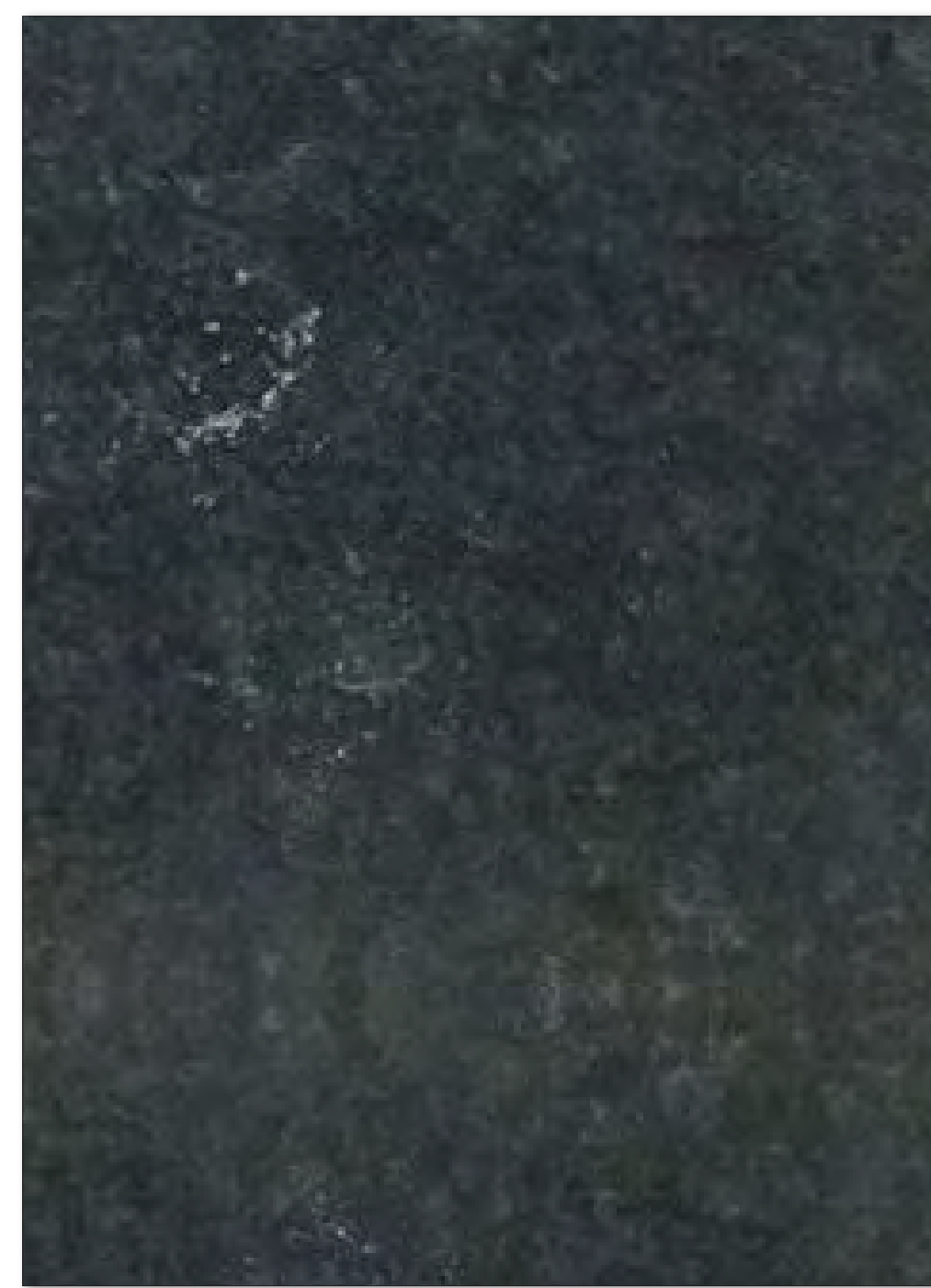
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**FIBER CEMENT
LAP SIDING**
MEDIUM GREY/SMOOTH



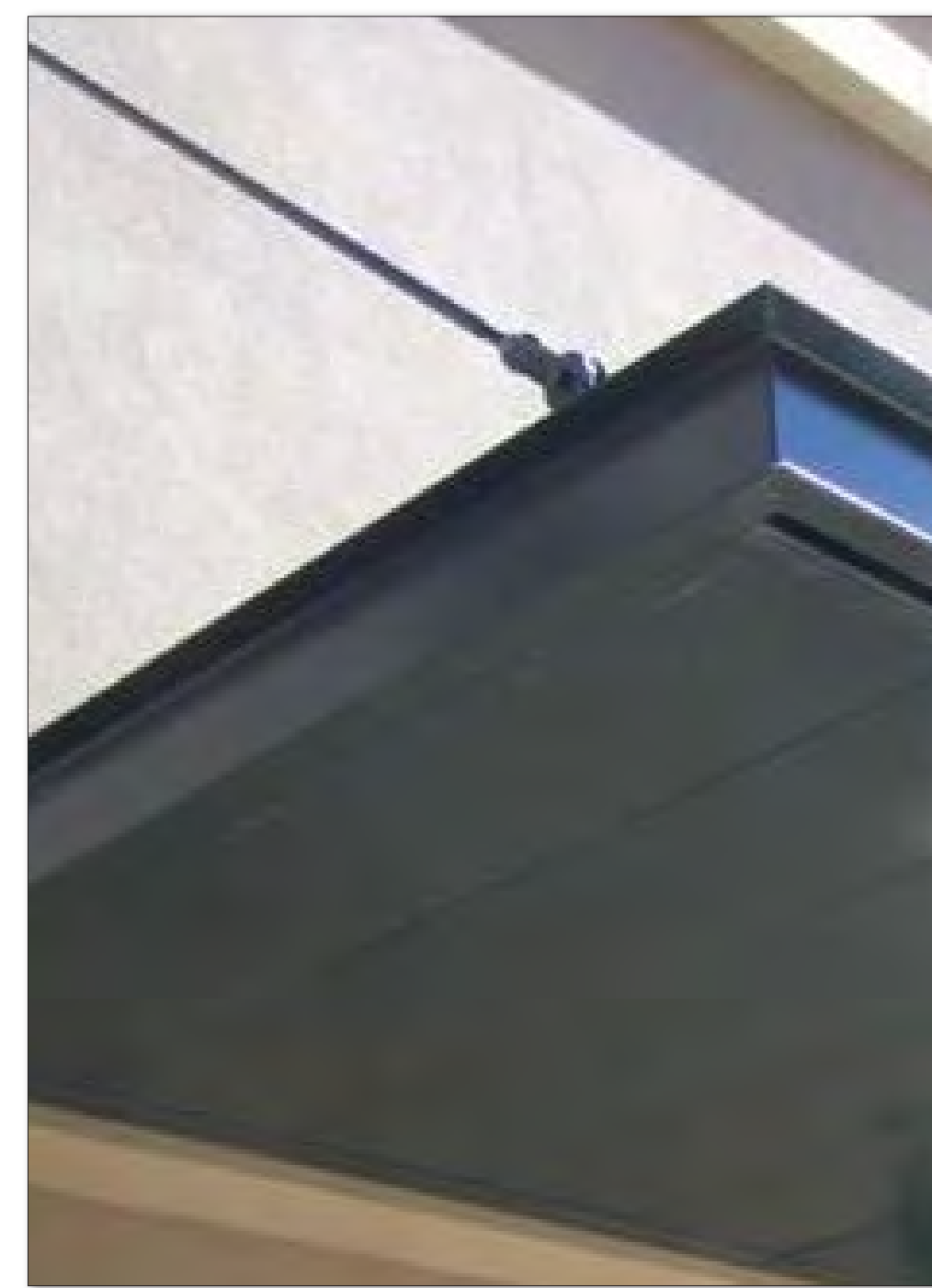
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ARCHITECTURAL STONE
LIGHT BEIGE



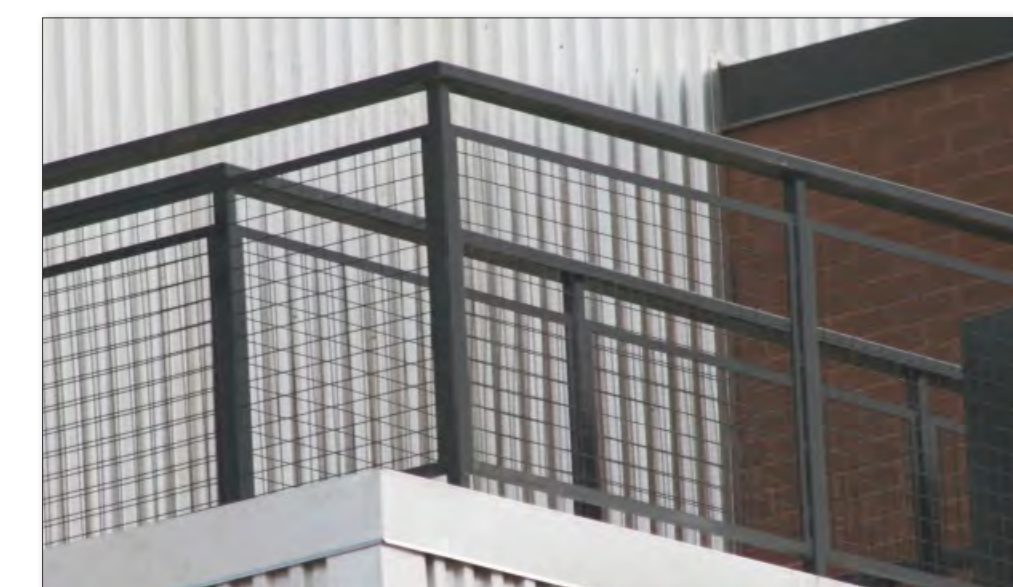
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GRANITE
ABSOLUTE BLACK



08

METAL ACCENT
DARK GREY



09

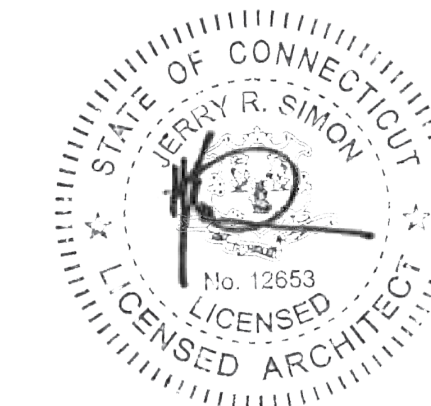
WIRE MESH RAILING



10

METAL GLASS RAILING

*NOTE: MATERIALS ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

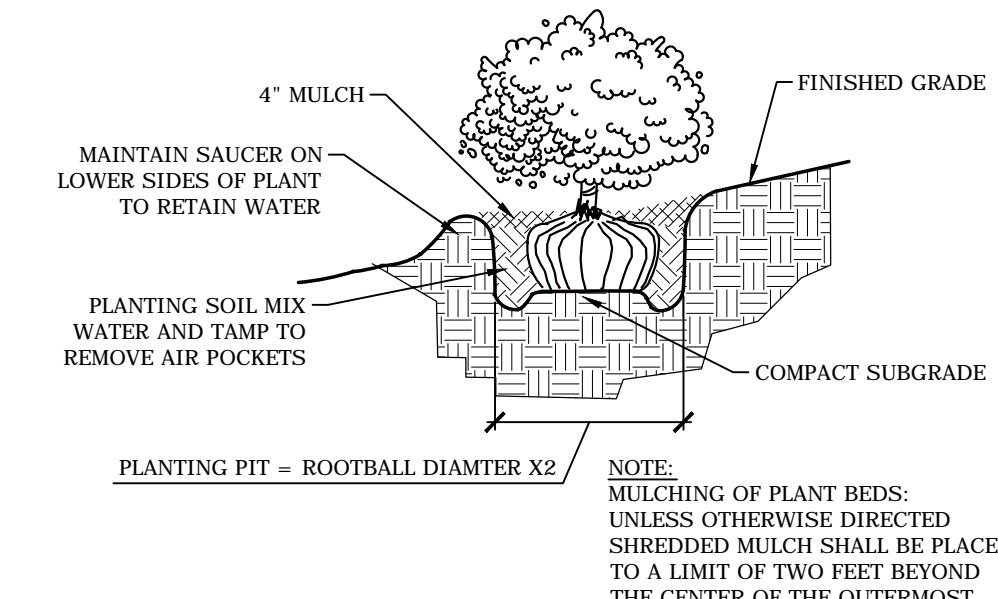


PLANTING NOTES

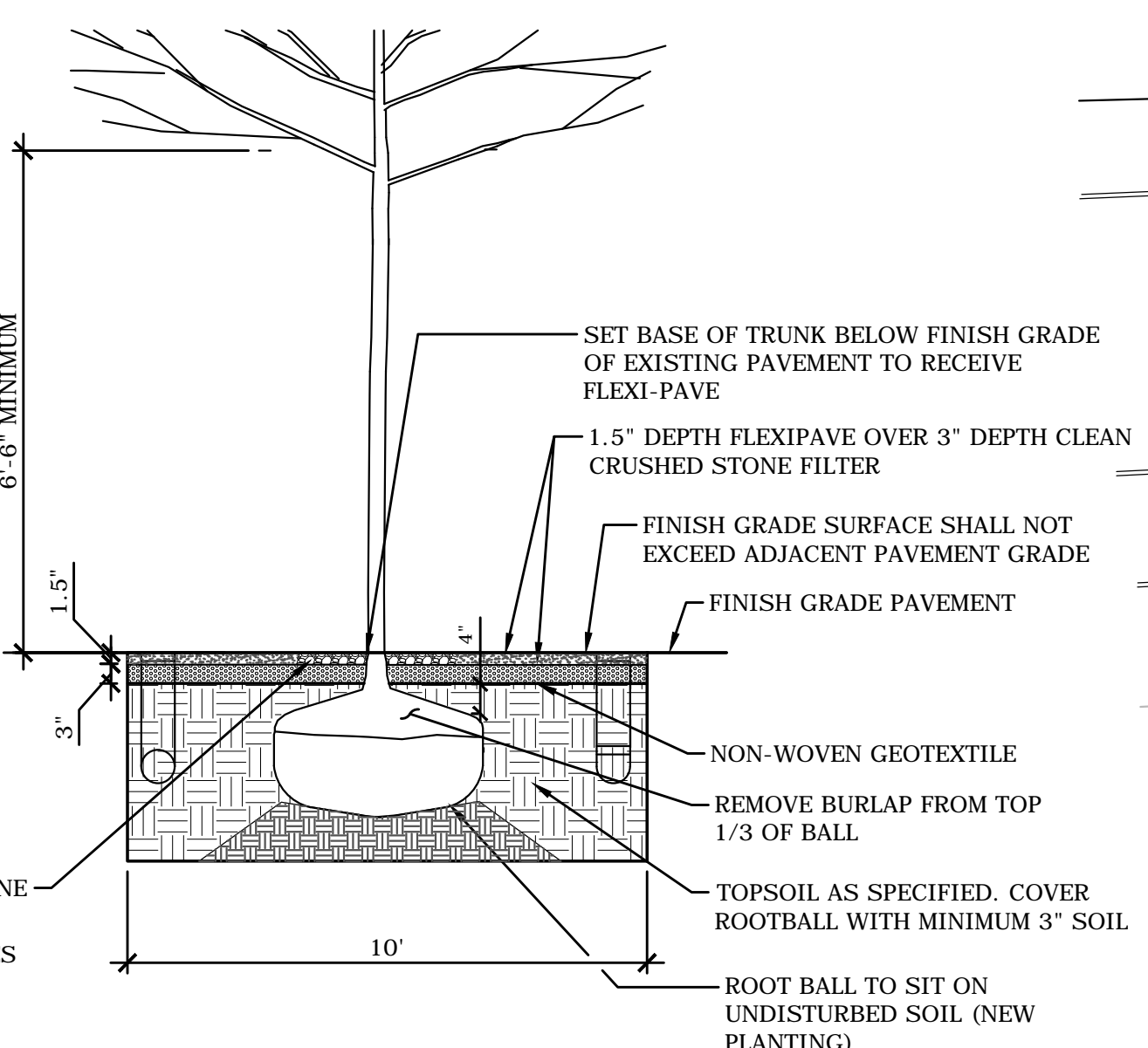
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITTS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. QUANTITY AND PLACEMENT OF PLANTS ARE APPROXIMATE AND ARE SUBJECT TO FINAL PLACEMENT IN THE FIELD BY THE DIRECTING LANDSCAPE ARCHITECT.
12. ALL TREES SHALL BE SOURCED FROM NORTHERN NURSERIES AND SHALL BE NORTHERN GROWN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	7	Ampelanchier canadensis	Canadian Serviceberry	8" /10" HT.
CF	5	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3"-3.5" Cal.
LS	2	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2"-2.5" Cal.
PA	5	Platanus x acerifolia	London Plane Tree	3.5"-4.0" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BA2	11	Buxus sempervirens 'Aureo-variegata'	Variegated Common Boxwood	18"-24" HT.
BA	4	Buxus sempervirens 'Aureo-variegata'	Variegated Common Boxwood	30"-36" HT.
FG	27	Fothergilla gardenii	Dwarf Fothergilla	#6
HJ	34	Hosta x 'June'	June Hosta	#2
HR	32	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	#10
JB	5	Juniperus chinensis 'Blue Point'	Blue Point Juniper	#10
WW	17	Weigela florida Wine & Roses	Weigela	#5
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CG	40	Carex glauca	Blue Sedge	#1
PH	33	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#5
PM	51	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass	#3
GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AB	24	Astilbe x arendsii 'Bressingham Beauty'	Bressingham Beauty Astilbe	#2
DP	30	Dennstaedtia punctilobula	Hay-scented Fern	#2

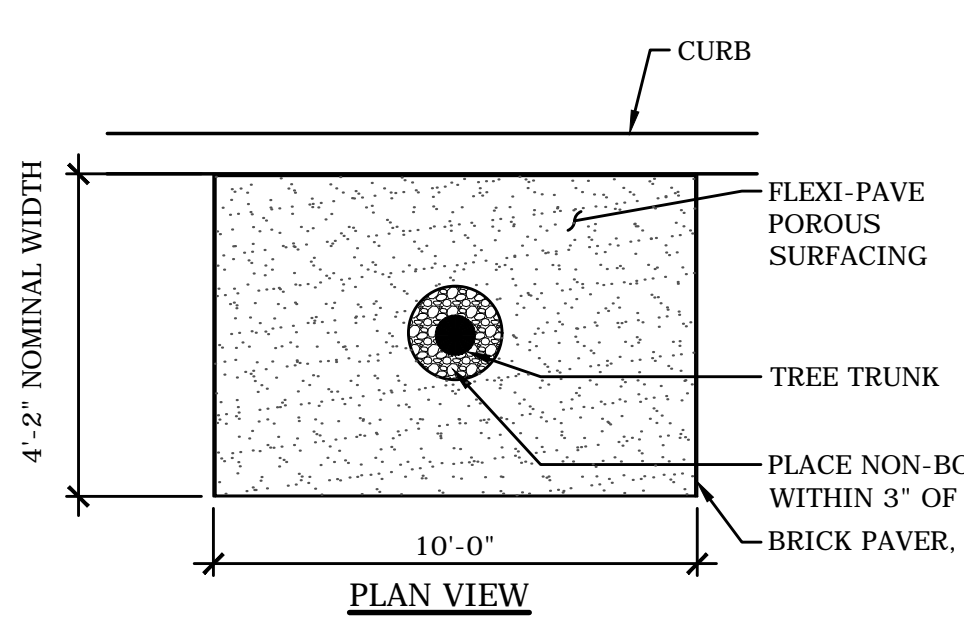


SHRUB AND PERENNIAL PLANTING
NOT TO SCALE

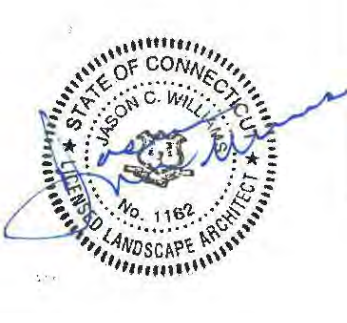
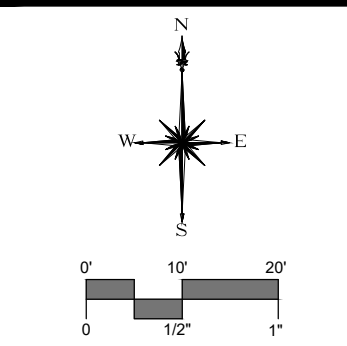
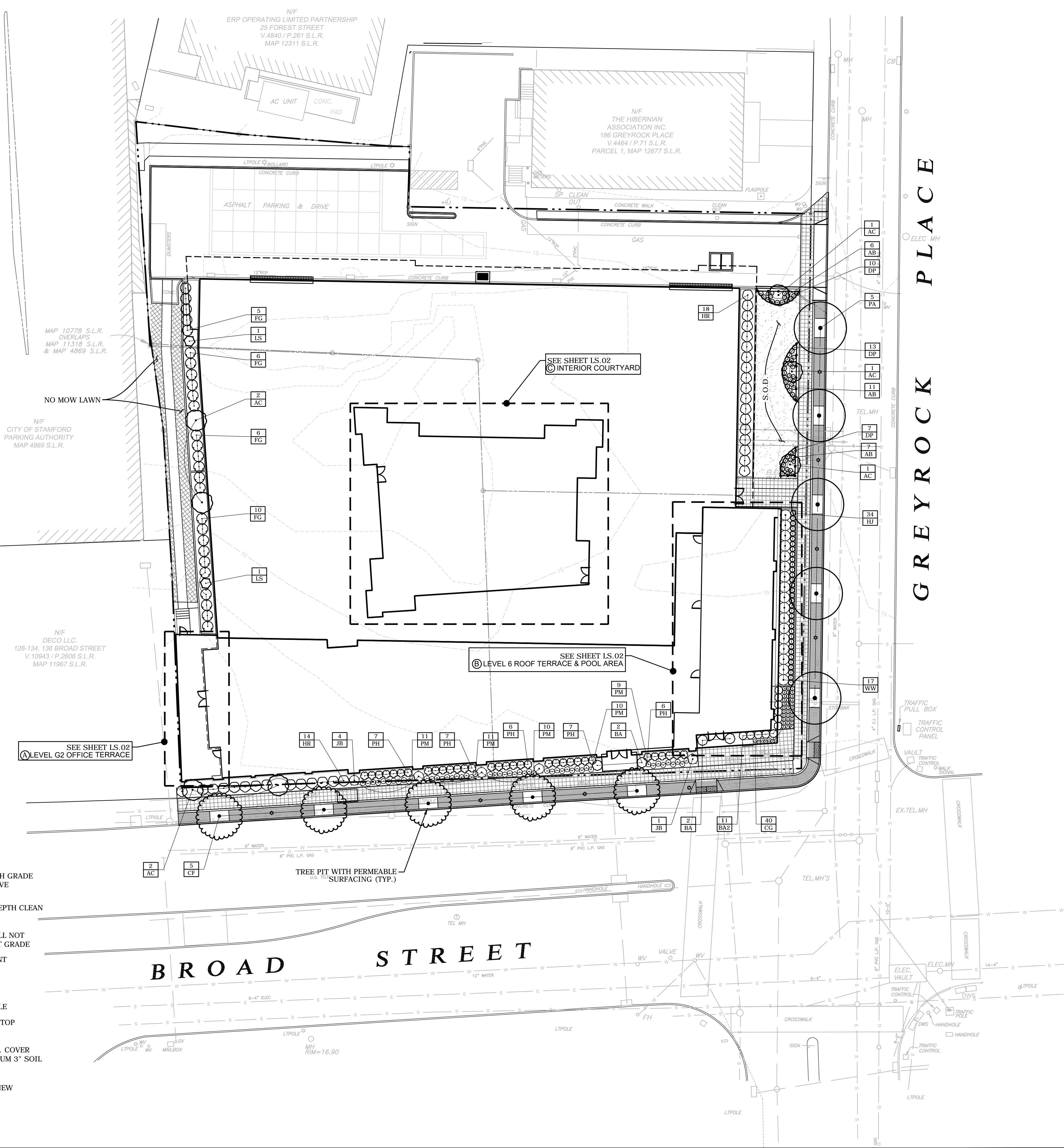


TREE PIT WITH PERMEABLE SURFACING
N.T.S.

- NOTES:**
1. REFER TO "CITY OF STAMFORD SIDEWALK PAVING PATTERN DETAIL" FOR ADJACENT PAVING MATERIAL AND DIMENSIONS



PLAN VIEW

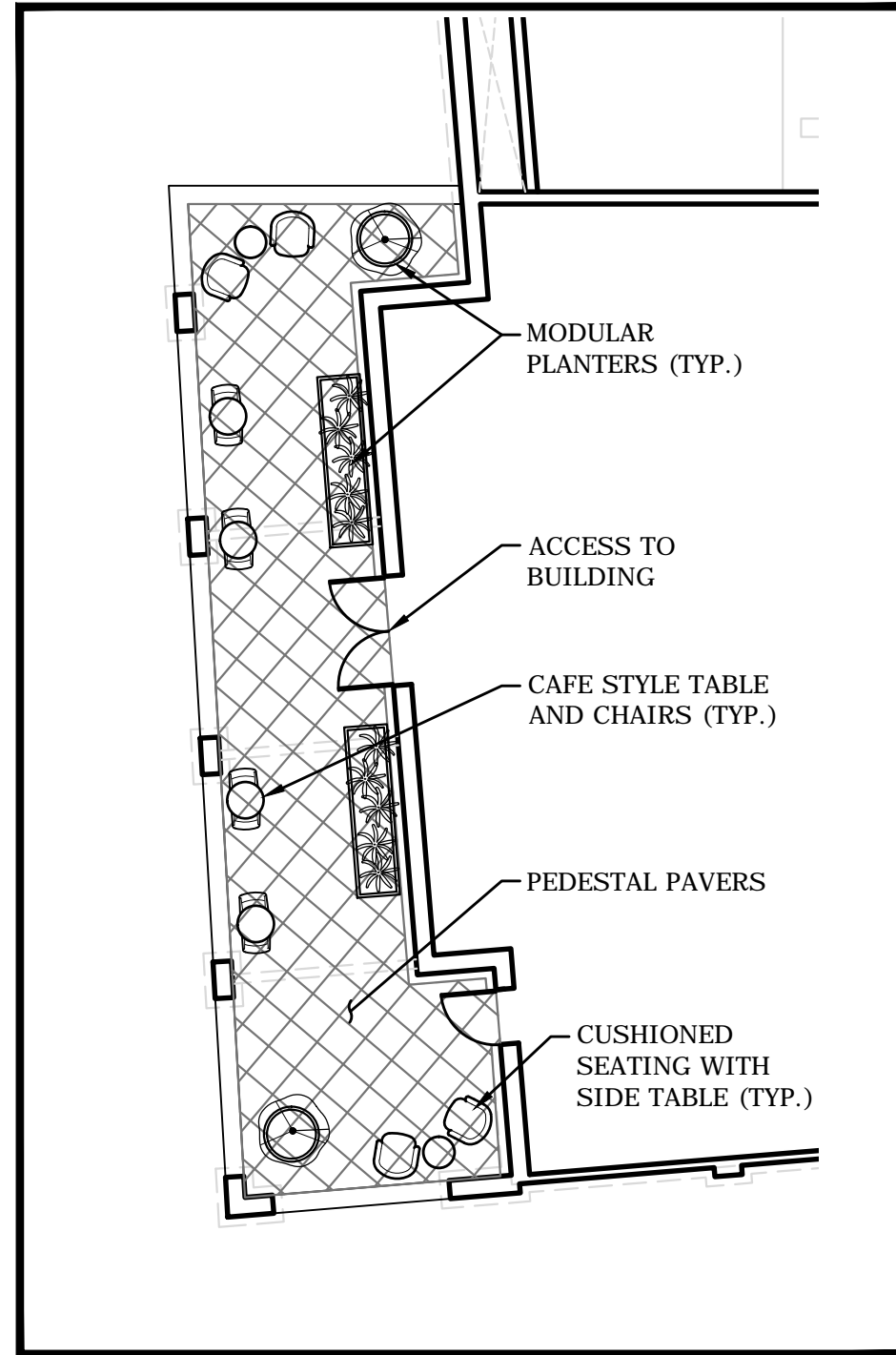


DESCRIPTION	DATE	BY

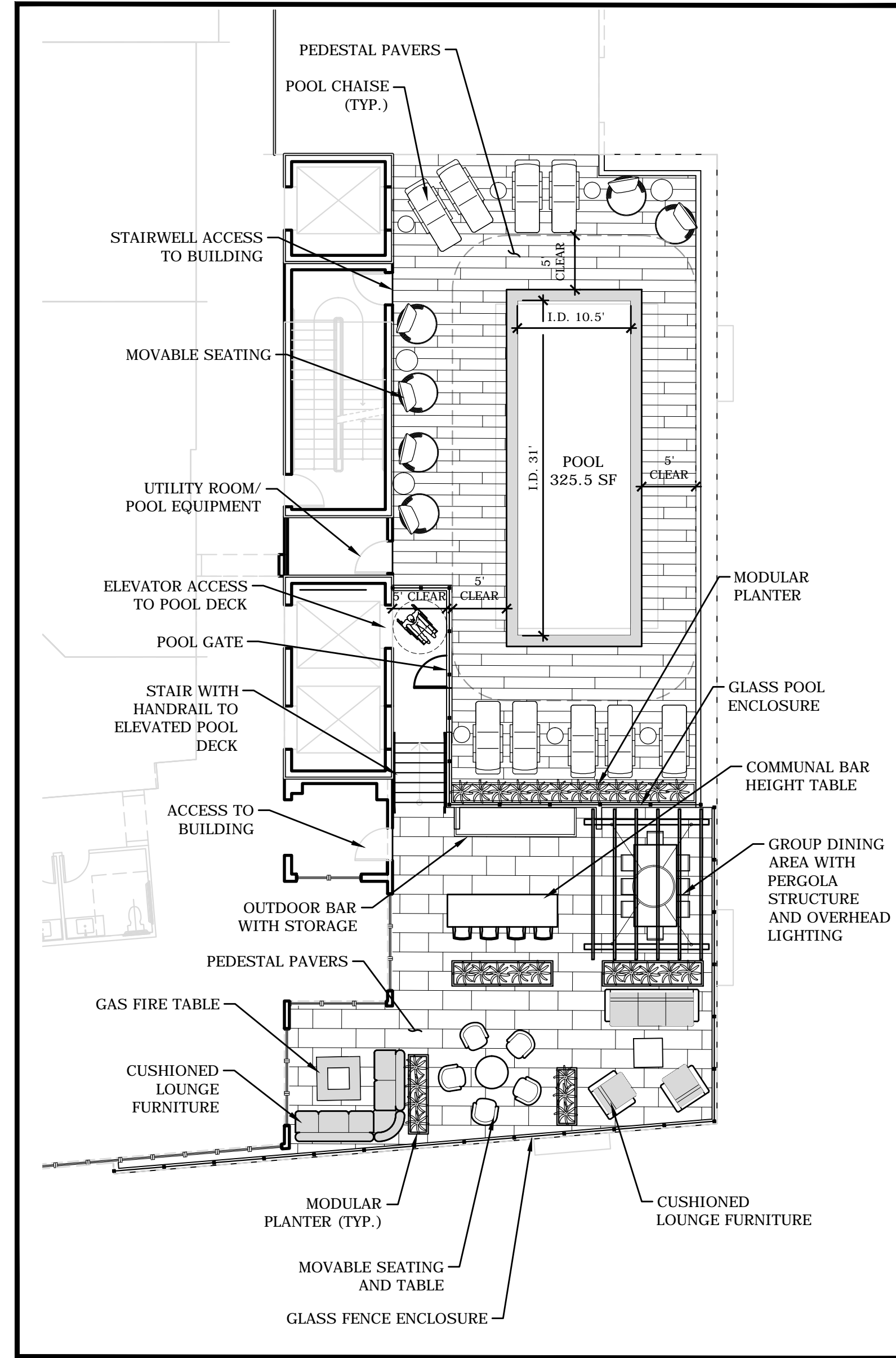
SITE LANDSCAPE PLAN
BROAD ST. & GREYROCK PL.
STAMFORD, CT

JW	LM	JW
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: APRIL, 2021		
PROJECT NO.: 13608-17		
SHEET NO.:		
LS.01		

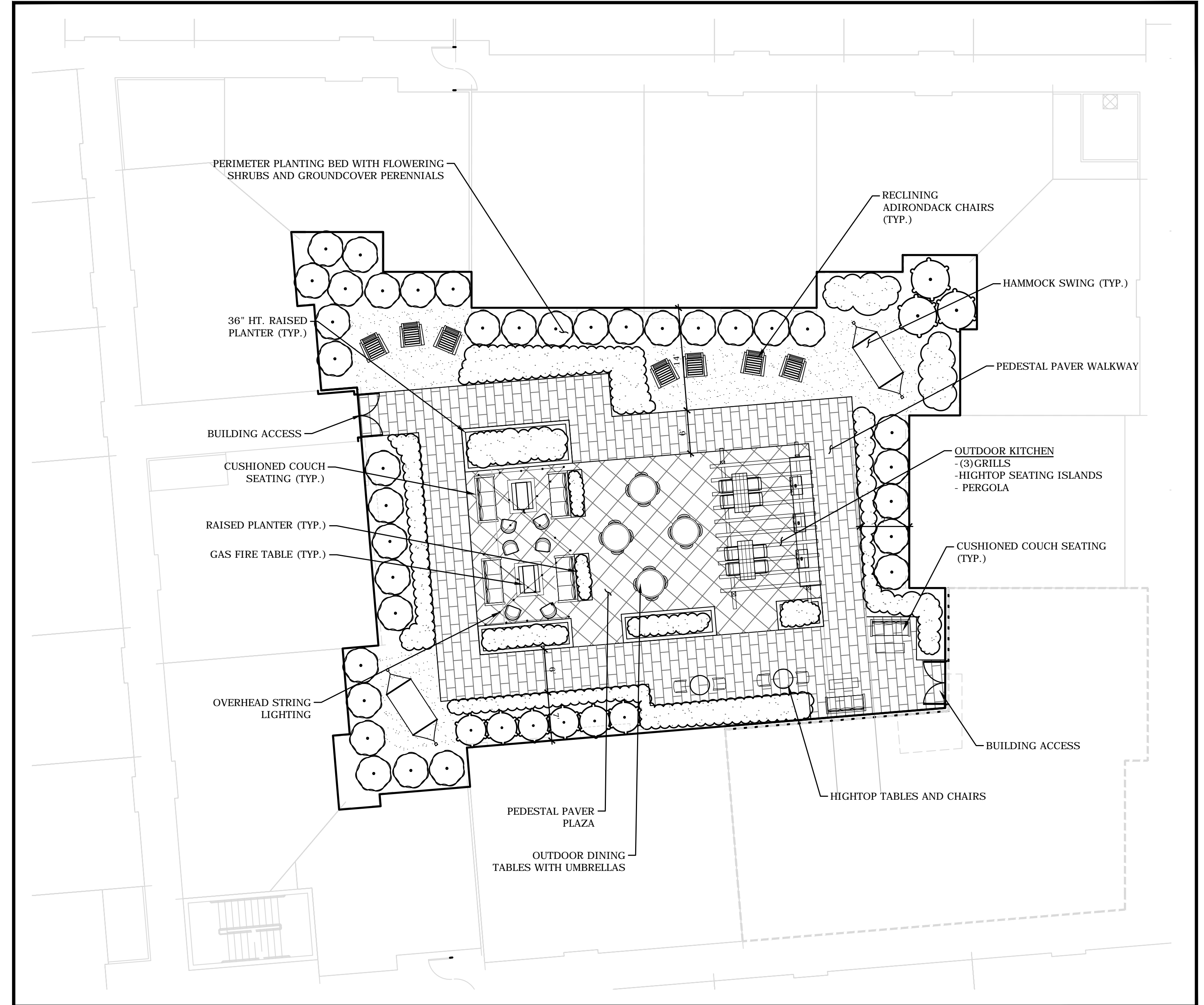
DESIGN: JAMES HANCOCK ARCHITECTS, INC. (JHA) 1000 WEST MAIN STREET, SUITE 200, STAMFORD, CT 06901
 DATE: 04/20/21
 PROJECT NO.: 13608-07
 SHEET NO.: LS.02



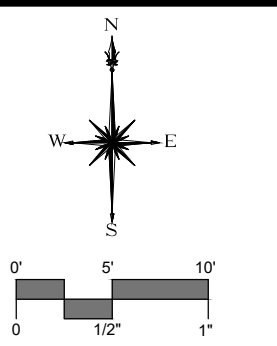
(A) LEVEL G2 OFFICE TERRACE



(B) LEVEL 6 ROOF TERRACE & POOL AREA



(C) INTERIOR COURTYARD



DESCRIPTION	DATE	BY

AMENITY AREA ENLARGEMENTS
BROAD ST. & GREYROCK
 STAMFORD, CT

JW	LM	JW
DESIGNED	DRAWN	CHECKED
SCALE: 1" = 10'		
DATE: APRIL, 2021		
PROJECT NO.: 13608-07		
SHEET NO.:		

LS.02