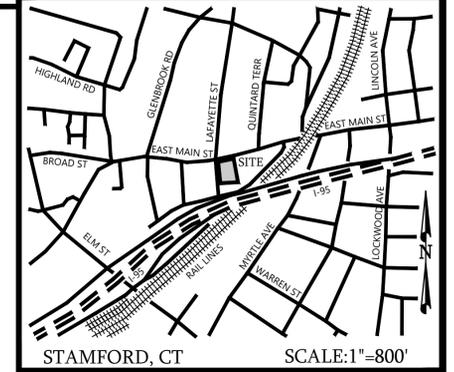


ZONE: MX-D
LOT AREA: 34,562 SF

ORIENTATION

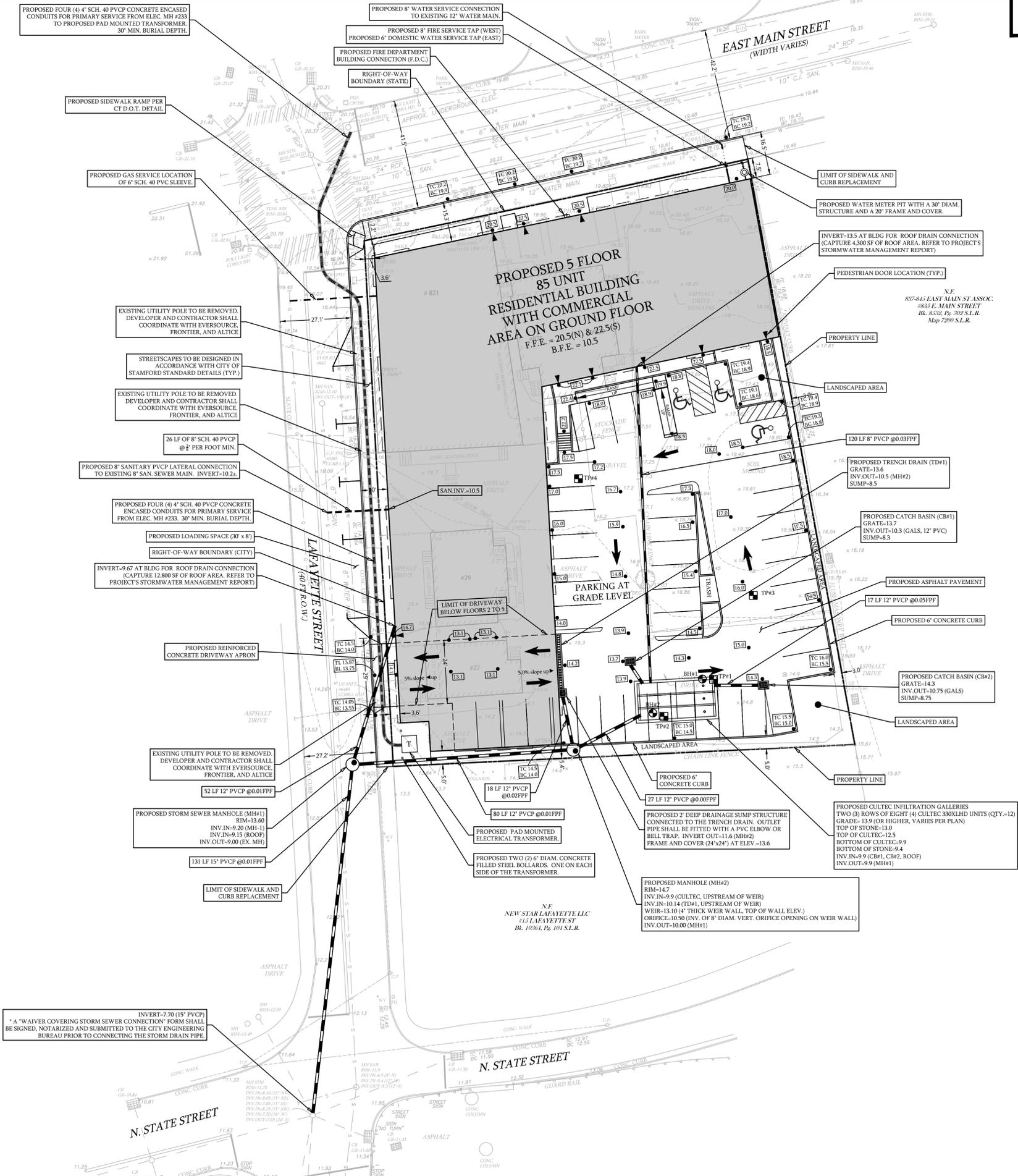


NOTES:

- THE INTENT OF THESE DRAWINGS IS FOR THE DEPICTION OF THE SITE GRADING, STORMWATER MANAGEMENT SYSTEM, SITE UTILITIES AND EROSION AND SEDIMENT CONTROL PLANS SHOWN HEREIN.
- REFER TO THE STORMWATER MANAGEMENT REPORT PREPARED BY OUR OFFICE DATED 4/23/2021.
- SURVEY DATA, BOUNDARY LINES, TOPOGRAPHY AND BUILDING LOCATIONS ARE FROM AN A-2 AND T-2 CERTIFIED SURVEY PREPARED BY THIS OFFICE TITLED "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 27, 29 LAFAYETTE STREET, 821, 825, 827 & 831 EAST MAIN STREET, STAMFORD, CT PREPARED FOR 819 EAST MAIN STREET, LLC DATED 11/02/2020. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).
- AREA OF THE PARCEL = 34,562 ± SF OR 0.7934 ± ACRES.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF STAMFORD REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE, THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, AND O.S.H.A. ALL PERMITS SHALL BE OBTAINED AND NECESSARY INSPECTIONS COMPLETED PRIOR TO BACKFILLING.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM INFORMATION INCLUDING FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES.
- THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWERS.
- CONTRACTOR SHALL SUPPLY COMPLETE SHOP DRAWINGS INCLUDING MANUFACTURER'S PRODUCT DATA SHEETS TO THE SITE ENGINEER, FOR ALL CONSTRUCTION MATERIAL USED IN CONJUNCTION WITH THESE DRAWINGS. CONTRACTOR SHALL ALLOW A 5 DAY REVIEW PERIOD, PRIOR TO FABRICATION AND INSTALLATION.
- PRIOR TO ANY EXCAVATION THE CONTRACTOR, LAND OWNER OR APPLICANT SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR MARK-OUT OF UNDERGROUND UTILITIES.
- ALL MATERIALS REMOVED FROM THE PROJECT SITE SHALL BE DISPOSED OF IN CONFORMANCE WITH ALL JURISDICTIONAL AGENCIES.
- ANY MATERIAL, MAN-MADE OR NATURAL, WHICH IS IN ANY WAY DISTURBED AND/OR UTILIZED DURING WORK SHALL NOT BE DEPOSITED IN ANY WETLAND OR WATERCOURSE, EITHER ON OR OFF-SITE, UNLESS SPECIFICALLY AUTHORIZED BY A DOCUMENTED PERMIT.
- THE WORK SHALL BE DONE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS/PLANS UNLESS CHANGES HAVE BEEN APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO THE WORK BEING DONE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, CONTRACTOR AND ENGINEER TO REVIEW THE SCOPE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE PRE-CONSTRUCTION MEETING.

STANDARD CITY OF STAMFORD NOTES:

- A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
- ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF STAMFORD REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.
- THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION OR WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
- TREES WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY TO BE REMOVED SHALL BE POSTED IN ACCORDANCE WITH THE TREE ORDINANCE.
- PRIOR TO ANY EXCAVATION THE CONTRACTOR AND/OR APPLICANT/OWNER, IN ACCORDANCE WITH PUBLIC ACT 77-350, SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR MARK-OUT OF UNDERGROUND UTILITIES.
- ALL RETAINING WALLS THREE (3) FEET OR HIGHER MEASURED FROM FINISHED GRADE AT THE BOTTOM OF THE WALL TO FINISHED GRADE AT THE TOP OF THE WALL AND RETAINING WALLS SUPPORTING A SURCHARGE OR IMPOUNDING CLASS I, II OR III-A LIQUIDS ARE REQUIRED TO HAVE A BUILDING PERMIT. RETAINING WALLS SHALL BE DESIGNED AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, RETAINING WALLS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
- CERTIFICATION WILL BE REQUIRED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT THAT WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED DRAWINGS.
- A FINAL LOCATION SURVEY WILL BE REQUIRED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
- CONNECTION TO A CITY-OWNED STORM SEWER SHALL REQUIRE THE "WAIVER COVERING STORM SEWER CONNECTION" TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
- GRANITE BLOCK OR OTHER DECORATIVE STONE OR BRICK, DEPRESSED CURB, DRIVEWAY APRON AND CURBING WITHIN CITY OF STAMFORD RIGHT-OF-WAY SHALL REQUIRE THE "WAIVER COVERING GRANITE BLOCK DEPRESSED CURB AND DRIVEWAY APRONS" TO BE FILED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.
- SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL THE SITE IS STABILIZED.
- TO OBTAIN A CERTIFICATE OF OCCUPANCY, SUBMITTAL MUST INCLUDE ALL ITEMS OUTLINED IN THE CHECKLIST FOR CERTIFICATE OF OCCUPANCY (APPENDIX D OF THE CITY OF STAMFORD DRAINAGE MANUAL).
- REFERENCE IS MADE TO ZONING APPLICATIONS #220-45 & #220-46



LEGEND

PROPOSED CONTOUR	---	102
PROPOSED SPOT ELEVATION	●	101.1
TC = TOP OF CURB ELEVATION	●	TC 100.8
BC = BOTTOM OF CURB ELEVATION	●	BC 100.3
TW = TOP OF WALL ELEVATION	●	TW 103.3
BW = BOTTOM OF WALL ELEVATION	●	BW 100.0
PROPOSED DOOR LOCATIONS	▲	
TEST PIT, SOILS	■	TP3A
BOREHOLE INFILTRATION TEST, SOILS	⊕	BH#3
STORM SEWER, GRAVITY	---	
SANITARY SEWER, GRAVITY	---	
DOMESTIC WATER SERVICE	---	
ELECTRIC SERVICE CONDUITS	---	
COMM. SERVICE CONDUITS	---	
GAS SERVICE	---	

DRAWING LIST

DRAWING TITLE	NUMBER	ORIG. DATE
SITE PLAN	C-1	4/23/2021
TRAFFIC SIGNAGE & PAVE. PLAN	C-2	4/23/2021
EROS. & SED. CONTROL PLAN	C-3	4/23/2021
NOTES & DETAILS	C-4	4/23/2021
DETAILS - 1	C-5	4/23/2021
DETAILS - 2	C-6	4/23/2021

SITE PLAN
DEPICTING
**821, 825, 827 & 831 EAST MAIN STREET
27 & 29 LAFAYETTE STREET
STAMFORD, CT
PREPARED FOR
819 EAST MAIN STREET, LLC**

DATE: 4/23/2021
JOB NO. 173

SCALE: 0 20 40
1" = 20'

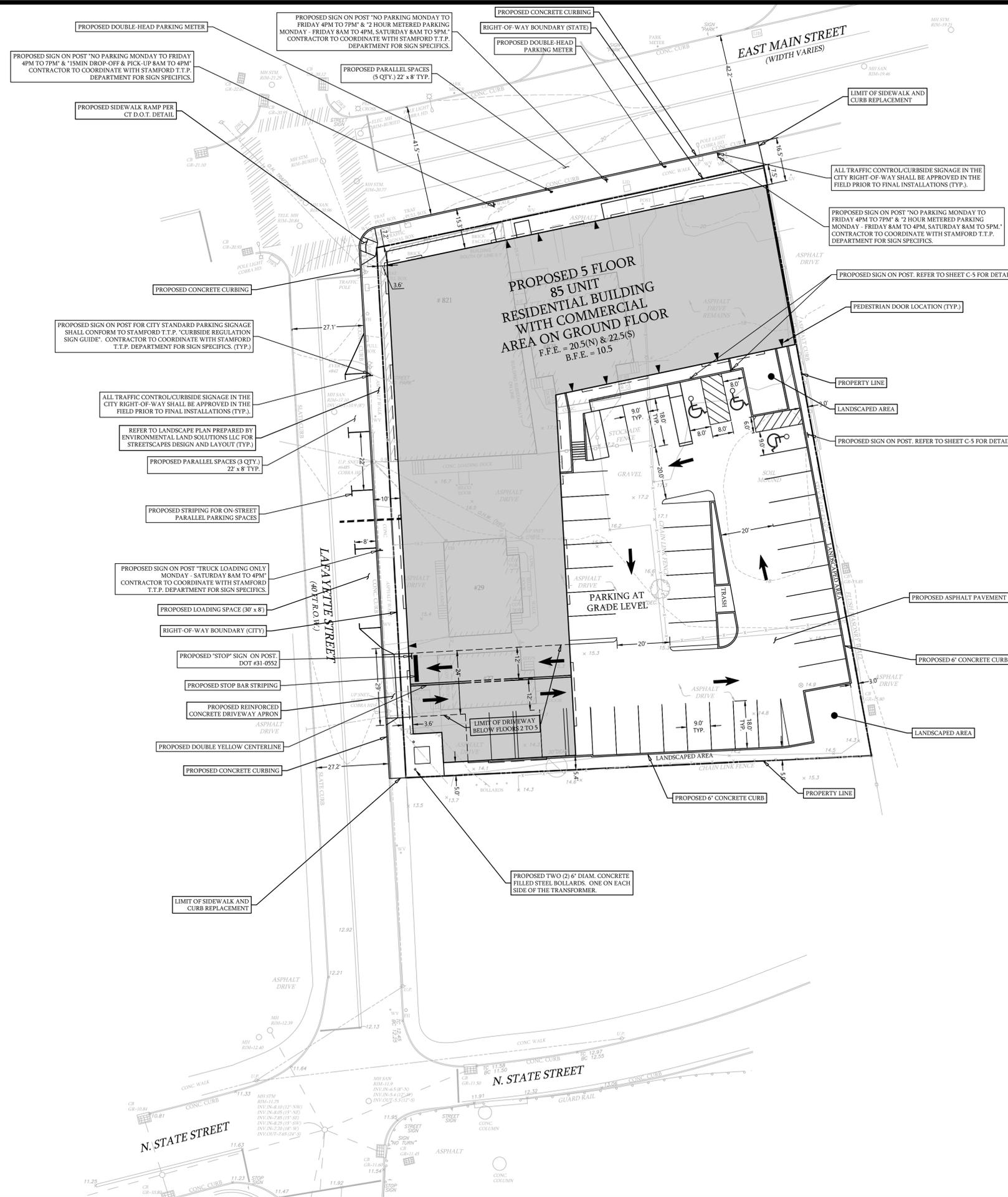
To my knowledge and belief this map is substantially correct as noted hereon

Louis Dimarzo
LOUIS DIMARZO, C.T.P.E. 26847
4/23/2021
DATE

DIMARZO & BERECKLY
191 LLOYD DRIVE
FAIRFIELD, CT 06825
203.897.4110
LAND SURVEYING
CIVIL ENGINEERING
PERMITTING

This document is valid only if it bears the signature and seal of the designated licensed professional. Unauthorized alteration or addition to this document shall make the contents null and void.

C-1



LEGEND	
PROPOSED CONTOUR	--- 102 ---
PROPOSED SPOT ELEVATION	● 101.1
TC = TOP OF CURB ELEVATION	● TC 100.8
BC = BOTTOM OF CURB ELEVATION	● BC 100.3
TW = TOP OF WALL ELEVATION	● TW 103.3
BW = BOTTOM OF WALL ELEVATION	● BW 100.0
PROPOSED DOOR LOCATIONS	▶
TEST PIT, SOILS	TP#3A
BORHOLE INFILTRATION TEST, SOILS	BH#3
STORM SEWER, GRAVITY	— — — — —
SANITARY SEWER, GRAVITY	— — — — —
DOMESTIC WATER SERVICE	— — — — —
ELECTRIC SERVICE CONDUITS	— — — — —
COMM. SERVICE CONDUITS	— — — — —
GAS SERVICE	— — — — —

TRAFFIC SIGNAGE & PAVEMENT PLAN
 DEPICTING
**821, 825, 827 & 831 EAST MAIN STREET
 27 & 29 LAFAYETTE STREET
 STAMFORD, CT**
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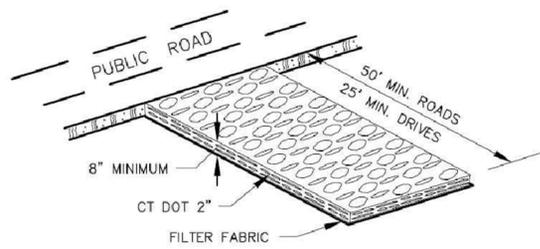
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 LOUIS DIMARZO CT. P.E. 26847
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 DATE

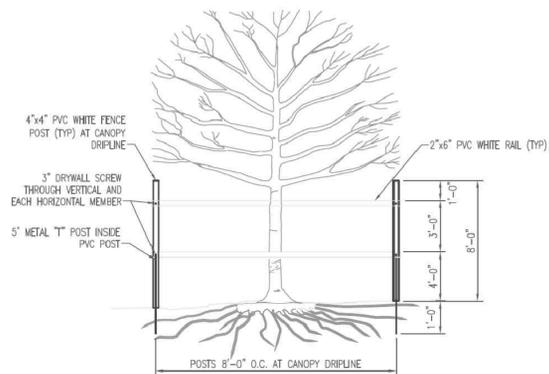
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LAND SURVEYING
 CIVIL ENGINEERING
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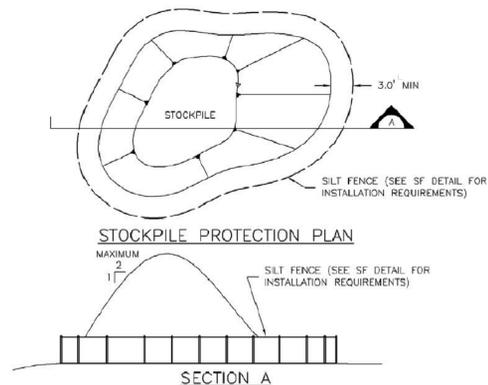
C-2



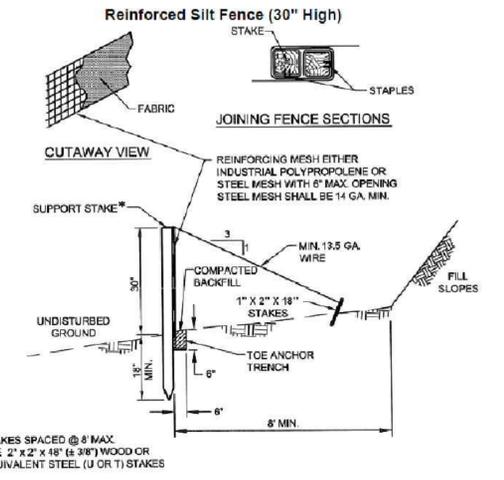
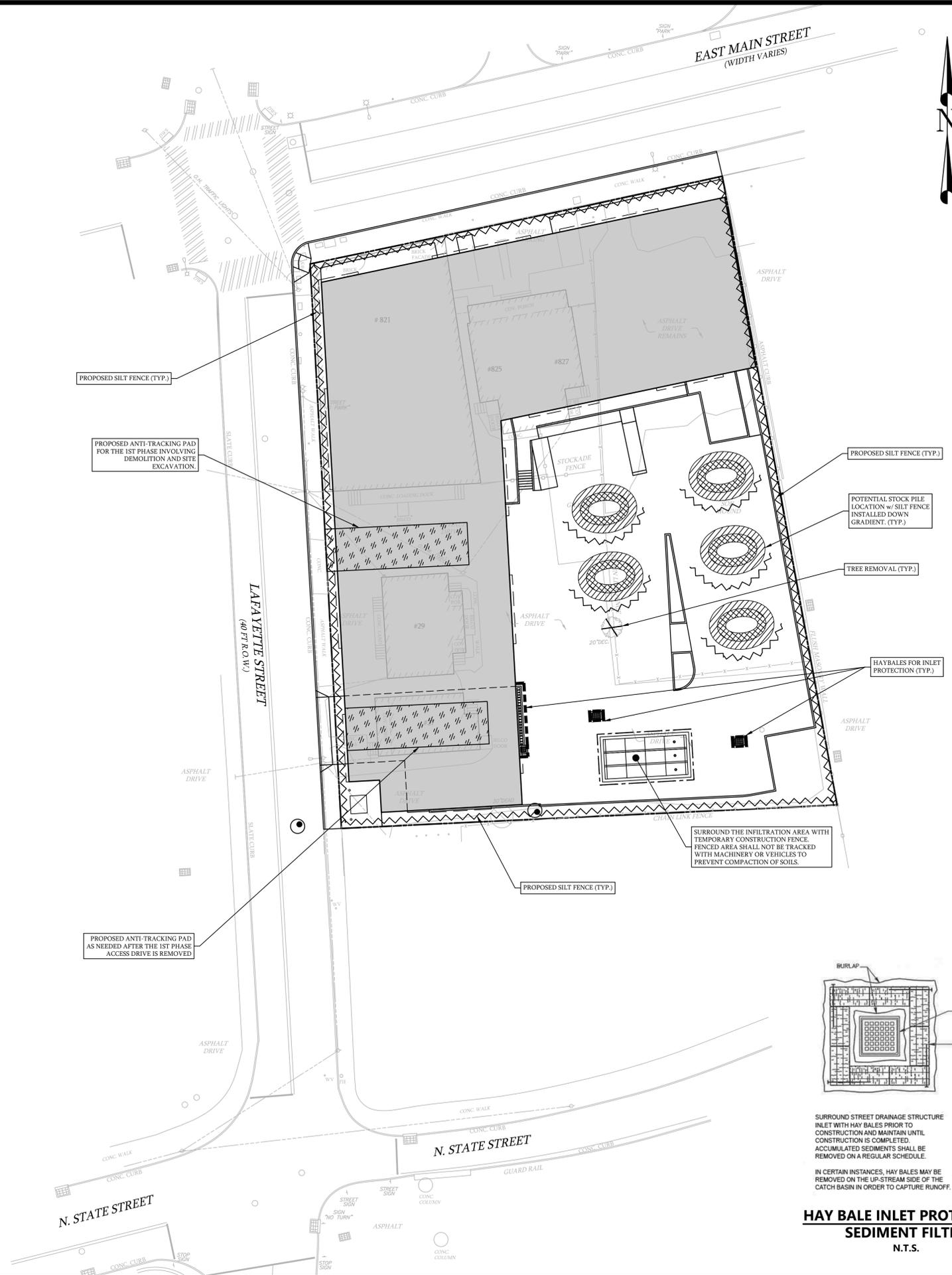
**ANTI-TRACKING PAD
CONSTRUCTION ACCESS DETAIL**
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

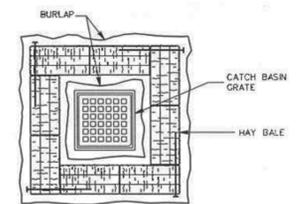


STOCKPILE PROTECTION DETAIL
N.T.S.



FABRIC & POST SILTATION BARRIER DETAIL
(SILT FENCE)
N.T.S.

LEGEND	
SILT FENCE	
TEMP. CONSTRUCTION FENCE	
HAYBALES (SEDIMENT FILTER)	
ANTI-TRACKING PAD	
TREE REMOVAL	
TREE PROTECTION	
STOCKPILE (TEMPORARY)	



SURROUND STREET DRAINAGE STRUCTURE INLET WITH HAY BALES PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL CONSTRUCTION IS COMPLETED. ACCUMULATED SEDIMENTS SHALL BE REMOVED ON A REGULAR SCHEDULE.

IN CERTAIN INSTANCES, HAY BALES MAY BE REMOVED ON THE UP-STREAM SIDE OF THE CATCH BASIN IN ORDER TO CAPTURE RUNOFF.

**HAY BALE INLET PROTECTION
SEDIMENT FILTER**
N.T.S.

EROSION & SEDIMENT CONTROL PLAN
DEPICTING
**821, 825, 827 & 831 EAST MAIN STREET
27 & 29 LAFAYETTE STREET
STAMFORD, CT**
PREPARED FOR
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1" = 20'

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LAND SURVEYING
CIVIL ENGINEERING
PERMITTING

C-3

EARTHWORK & GRADING:

- GRADE AWAY FROM BUILDING WALLS AT 2% MINIMUM (TYPICAL).
- EARTH SLOPES SHALL BE NO STEEPER THAN 2:1 (HORZ:VERT).
- NO WORK SHALL COMMENCE UNTIL EROSION CONTROLS HAVE BEEN INSPECTED AND APPROVED BY THE PROJECT ENGINEER OR DESIGNATED INSPECTORS.
- GENERAL FILL BEYOND PAVED AREAS SHALL BE FREE OF BRUSH RUBBISH, STUMPS AND STONES LARGER THAN 4". FILL SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8" IN THICKNESS. THE DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR TEST.
- FILL UNDER PAVED AREAS SHALL BE TILL, LOAM, SAND OR GRAVEL MIXTURE. IT SHALL HAVE NOT MORE THAN 10% FINES PASSING THE #100 SIEVE, NOT MORE THAN 10% PASSING THE #200 SIEVE, AND NO STONES LARGER THAN 4".
- SUBGRADE AND FILL SHALL BE UNIFORMLY COMPACTED BY THE USE OF EQUIPMENT MANUFACTURED FOR THAT PURPOSE.
- FILL OR TOPSOIL SHALL NOT BE PLACED NOR COMPACTED WHILE IN A FROZEN OR MUDDY CONDITION OR WHILE SUBGRADE IS FROZEN.

RETAINING WALLS:

- ALL RETAINING WALLS GREATER THAN THREE FEET ARE REQUIRED TO BE DESIGNED, AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONNECTICUT.
- RETAINING WALLS WITH A GRADE DIFFERENCE EQUAL TO OR GREATER THAN 2.5 FEET MAY REQUIRE A SAFETY BARRIER ON THE TOP OF THE WALL. RETAINING WALLS AND BARRIERS ARE TO BE DESIGNED BY OTHERS.
- RETAINING WALLS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY, AND SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BASIC BUILDING CODE OF THE STATE OF CONNECTICUT, LATEST EDITION AND THE CITY OF STAMFORD REQUIREMENTS.

STORM AND SANITARY SEWER SYSTEMS:

- ALL PIPE SHALL BE INSTALLED STRAIGHT AND AT THE VERTICAL AND HORIZONTAL ALIGNMENT SHOWN. PIPES SHALL HAVE A UNIFORM SLOPE AS SPECIFIED.
- MINIMUM COVER ON ALL PIPES SHALL BE TWO FEET (2') UNLESS OTHERWISE NOTED.
- ALL STORM PIPE SPECIFIED AS POLY VINYL CHLORIDE PIPE (PVC) SHALL BE SDR 35 WITH RUBBER GASKETED JOINTS AND MEET THE REQUIREMENTS OF ASTM D3034 AND D3212.
- WHEN CONNECTING NEW PIPES TO EXISTING STRUCTURES SUCH AS MANHOLES AND CATCH BASINS, THE STRUCTURE SHALL BE COMPLETELY CLEANED OUT. THE HOLE MADE IN THE STRUCTURE SHALL BE MADE AS SMALL AS POSSIBLE. THE STRUCTURE SHALL BE REPAIRED TO MATCH ITS ORIGINAL TYPE OF CONSTRUCTION. THE JOINT BETWEEN THE STRUCTURE AND THE PIPE SHALL BE MADE WATERTIGHT BY FILING THE JOINT WITH MORTAR.
- UNDER NO CIRCUMSTANCES SHALL TRENCH WATER BE ALLOWED TO DRAIN OFF THROUGH SANITARY SEWER LINES.
- ALL CATCH BASINS SHALL HAVE TWO FOOT (2') MIN. SUMP AND BELL TRAPS INSTALLED.
- ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT DOT FORM 817, TABLE M.01.02-2. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES.
- AT THE END OF CONSTRUCTION, AFTER THE SITE HAS BEEN FULLY STABILIZED, ALL NEW AND PREVIOUSLY EXISTING STORM SEWER FACILITIES INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, AREA DRAINS, MANHOLES, JUNCTION BOXES, FLOW CONTROL STRUCTURES, PIPES, OIL GRIT SEPARATORS, PERMEABLE PAVERS AND POROUS PAVEMENT SHALL BE FULLY CLEANED WITH EQUIPMENT DESIGNED FOR THAT PURPOSE TO THE SATISFACTION OF THE INSPECTING ENGINEER.

UTILITIES:

- PROPOSED ELECTRIC, TELEPHONE, CABLE SERVICES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING UTILITY COMPANY REVIEW. THESE UTILITIES SHALL BE DESIGNED BY OTHERS AND INSTALLED IN CONFORMANCE TO THE REQUIREMENTS OF THE GOVERNING UTILITY COMPANIES.
- DETECTABLE TAPE SHALL BE USED TO MARK PIPING LISTED BELOW. THE IDENTIFICATION TAPE SHALL BE BURIED AT LEAST 6-INCHES TO 10-INCHES BELOW FINAL GRADE BUT NO CLOSER THAN 12-INCHES TO THE BURIED UTILITY PIPING OR SERVICE.

HIGH VOLTAGE	RED	CAUTION ELECTRIC LINE BURIED BELOW 600 VOLTS & ABOVE
LOW VOLTAGE	RED	CAUTION ELECTRIC LINE BURIED BELOW 600 VOLTS & BELOW
TELEPHONE & CONTROL	ORANGE	CAUTION TELEPHONE LINE BURIED
BELOW NATURAL GAS	YELLOW	CAUTION GAS LINE BURIED BELOW
WATER SYSTEMS	BLUE	CAUTION WATER LINE BURIED BELOW
FIRE PROTECTION SYSTEMS	BLUE	CAUTION FIRE LINE BURIED BELOW
SPRINKLER MAINS	BLUE	CAUTION SPRINKLER LINE BURIED
BELOW SEWER SYSTEM	GREEN	CAUTION SEWER LINE BURIED BELOW
COMMUNICATION CONDUIT	ORANGE	CAUTION COMM. LINE BURIED BELOW
- UNDERGROUND-TYPE PLASTIC LINE MARKER, MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED DETECTABLE TAPE, CONTINUOUS-PRINTED PLASTIC TAPE, INTENDED FOR DIRECT-BURIAL SERVICE, NOT LESS THAN 4" WIDE X 4 MILS THICK.

PAVEMENT:

- AREAS OF NEW ASPHALT SHALL FOLLOW THE DETAIL ON SHEET C-4.
- AREAS OF ASPHALT PAVEMENT THAT ARE DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED IN ACCORDANCE WITH THE ASPHALT PAVEMENT DETAIL. THE FINISHED GRADE OF ASPHALT PAVING SHALL BLEND TO EXISTING GRADE AND THE EDGE OF THE CONCRETE PAVEMENT SMOOTHLY.
- FINISHED PAVING SHALL BE FREE OF "BIRD BATHS" AND BE SMOOTH AT THE SLOPES SPECIFIED ON THE PLANS.
- THE PAVEMENT SHALL BE PROTECTED FROM VEHICULAR TRAFFIC OF ANY KIND WITH THE USE OF BARRICADES, ETC. FOR A MINIMUM PERIOD OF 24 HOURS AFTER FINAL ROLLING. MAINTAIN AND PROTECT ASPHALT SURFACE FROM SCRAPES, SEARS, SPILLS, HYDRAULIC LEAKS, AND ANY OTHER CONSTRUCTION DAMAGE FOR THE REMAINDER OF CONSTRUCTION UNTIL OWNER'S ACCEPTANCE.
- THICKNESSES OF ALL LAYERS SHOWN ARE AFTER COMPACTION. COMPACT ALL LAYERS TO 95% PER ASTM D 1557 (MODIFIED PROCTOR METHOD).

SEDIMENT AND EROSION CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN THEIR PROPER SEQUENCE. NO CLEARING OR GRADING MAY BE DONE IN ANY AREA UNTIL THE EROSION CONTROL DEVICES FOR THAT AREA, AS SHOWN ON THE PLAN, ARE IN PLACE AND FUNCTIONAL.
- SHEET C-3 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 "CONNECTICUT 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 THE SEDIMENT AND EROSION CONTROL PLAN.
- 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 SILT FENCE.
- SILT FENCE AND FILTER FABRIC SHALL BE APPROVED BY SITE ENGINEER. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION. PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND.
- ALL ROOF LEADER DOWNSPOUTS SHALL TEMPORARILY DISCHARGE ONTO SPLASH PADS.
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM.
- ALL DISTURBED LAND AREAS SHALL BE PLANTED AS SOON AS PRACTICABLE. SEED AND MULCH DISTURBED AREAS WITH GRASS SEED WHERE PERMANENT PLANTINGS AND SOD ARE NOT CALLED FOR, AS SOON AS PRACTICABLE.
- PREPARE SEEDBED WITH A MINIMUM OF 6" OF TOPSOIL. SEED, RAKE, ROLL, WATER AND MULCH AREAS ACCORDING TO THE MIXES BELOW. WATER AS OFTEN AS NECESSARY TO ESTABLISH COVER. MULCH SEEDING AREAS AT 1 TO 2 TONS/ACRE WITH STRAW HAY. MAINTAIN MULCH AND WATERING UNTIL GRASS IS 3" HIGH WITH 85% COVER. RESEED IF NECESSARY.

TEMPORARY SEED MIX:		
PERENNIAL RYEGRASS	40 LBS./ACRE	
PERMANENT LAWNS:		
KENTUCKY BLUEGRASS	20 LBS./ACRE	
CREeping RED FESCUE	20 LBS./ACRE	
PERENNIAL RYEGRASS	5 LBS./ACRE	

- SEEDING SHOULD OCCUR DURING THE OPTIMUM SEEDING DATES OF APRIL 15 THROUGH JUNE 15 OR AUGUST 15 THROUGH OCTOBER 1.
- IF DISTURBED AREAS CAN NOT BE SEEDING IMMEDIATELY DUE TO THE TIME OF YEAR, THEN MULCH AREA AND MAINTAIN MULCH UNTIL SEEDING CAN OCCUR. REMOVE MULCH AND SEED AND RE-MULCH WHEN SEASON PERMITS.
- IF EXCAVATION DEWATERING IS REQUIRED, ALL DEWATERING PUMPING MUST HAVE SEDIMENT AND EROSION CONTROL PROVISIONS TO MAINTAIN CLEAR WATER DISCHARGE.
- UPON INSTALLATION OF EACH CATCH BASIN AND AREA DRAIN, IMMEDIATELY SURROUND IT WITH HAYBALES AS PER SEDIMENT FILTER DETAIL.
- HAYBALES SHALL BE NEW AND ARE TO BE REPLACED WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY.
- LOADED TRUCKS SHALL BE COVERED AS REQUIRED TO KEEP DOWN DUST.
- AFFECTED PORTIONS OF OFF SITE ROADS AND SIDEWALKS MUST BE SWEEPED CLEAN WHEN REQUIRED TO KEEP DOWN DUST AND PREVENT SAFETY HAZARDS OR AT LEAST ONCE A WEEK DURING CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER.
- DUST CONTROL TO BE ACHIEVED WITH WATERING DOWN DISTURBED AREAS AS REQUIRED.
- AFTER EACH STORM EVENT OR ONCE BI-WEEKLY, ALL SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED.
- 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.

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 PROJECT ENGINEER.

PHASE 1: PREPARATION & DEMOLITION

- AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL PLAN.
- INSTALL SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE PLANS.
- INSTALL TREE PROTECTION AS REQUIRED.
- MARK AND CUT TREES TO BE REMOVED.
- DISCONNECT AND ABANDON SITE UTILITIES AS NEEDED. COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVE/DEMOLISH EXISTING BUILDINGS AND EXISTING HARDSCAPES. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROVIDE AN ANTI-TRACKING PAD FOR CONSTRUCTION.

PHASE 2: CONSTRUCTION

- STRIP TOPSOIL AND STOCKPILE WITH APPROPRIATE E & S CONTROLS.
- ROUGH GRADE SITE, GENERAL EARTHWORK. EXCAVATE FOR BUILDING FOUNDATION. INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY.
- CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE. AS-BUILT THE FOUNDATION PLAN.
- ROUGH-IN THE DRIVEWAY AND PARKING AREAS. PREPARE SUBGRADE FOR STORMWATER MANAGEMENT PRACTICES.
- INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
- FINAL GRADING AND PAVING.
- 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 EFFECTED ON & OFF SITE STORM DRAINS.
- REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS.

TP#1 - SOIL TEST PIT
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Depth	Description
0' - 18"	Fill
18" - 30"	Sand & Gravel w/ silts
30" - 96"	Sand & Gravel w/ 2" to 3" stones

Water: None
Mottling: None
Ledge: None
Roots: 30" sparse

TP#2 - SOIL TEST PIT
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Depth	Description
0' - 28"	Fill
28" - 40"	Sand & Gravel w/ silts
40" - 96"	Medium Coarse Sand & Gravel

Water: None
Mottling: None
Ledge: None
Roots: 32" sparse

TP#3 - SOIL TEST PIT
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Depth	Description
0' - 60"	Fill
60" - 115"	Medium Coarse Sand & Gravel

Water: None
Mottling: None
Ledge: None
Roots: None

TP#4 - SOIL TEST PIT
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Depth	Description
0' - 24"	Fill
24" - 96"	Medium Coarse Sand & Gravel

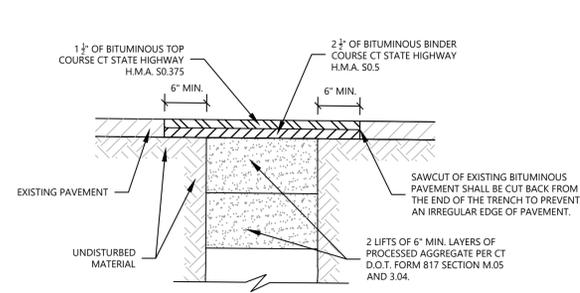
Water: None
Mottling: None
Ledge: None
Roots: None

BH#1 - INFILTRATION TEST
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Hole Number	Run No.	Start	Stop	Elapse Time Min.	Depth to Water from Ground Surface		Water Level Drop in Inches	Infiltration Rate inches/hour
					Start Inches	Stop Inches		
BH#1	1	12:12	1:12	60	6"	18.5"	12.5"	12.5" in/hr
	2	1:18	2:18	60	6"	16.25"	10.25"	10.25" in/hr
	3	2:22	3:22	60	6"	15.75"	9.5"	9.5" in/hr
	4	3:26	4:26	60	6"	14.75"	8.75"	8.75" in/hr
Average of Rates = 10.2 in/hr					Field Infiltration Rate = 5.1 in/hr			

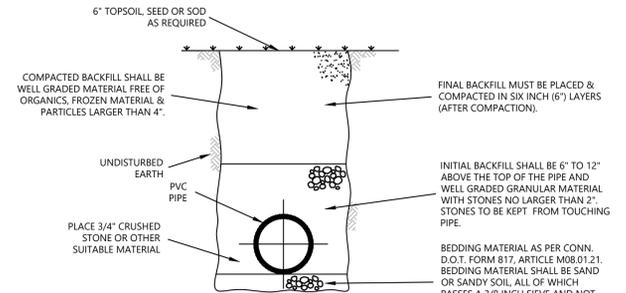
BH#2 - INFILTRATION TEST
Date: 11/17/2020 - Inspector: Lou DiMarzo, P.E.

Hole Number	Run No.	Start	Stop	Elapse Time Min.	Depth to Water from Ground Surface		Water Level Drop in Inches	Infiltration Rate inches/hour
					Start Inches	Stop Inches		
BH#2	1	12:15	1:15	60	6"	16.25"	10.25"	11.5" in/hr
	2	1:21	2:21	60	6"	15.5"	9.5"	10" in/hr
	3	2:25	3:25	60	6"	15.25"	9.25"	9.25" in/hr
	4	3:29	4:29	60	6"	14.5"	8.5"	9" in/hr
Average of Rates = 9.3 in/hr					Field Infiltration Rate = 4.6 in/hr			



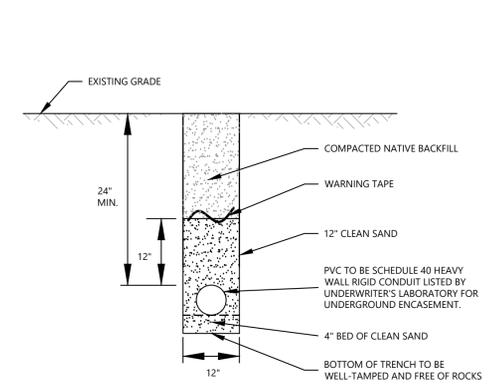
- NOTES:**
- THICKNESS OF ALL LAYERS ARE SHOWN AFTER PLACEMENT AND COMPACTION.
 - IF EXISTING THICKNESS OF BITUMINOUS PAVING LAYERS ARE GREATER THAN SHOWN ABOVE, THEN MATCH THE EXISTING THICKNESS OF LAYERS.

ASPHALT TRENCH REPAIR DETAIL
N.T.S.



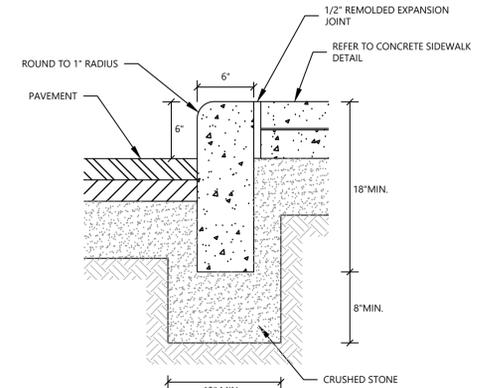
- NOTES:**
- ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.
 - ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

STORM/SAN PIPE INSTALLATION
(48" DIA. & UNDER)
N.T.S.



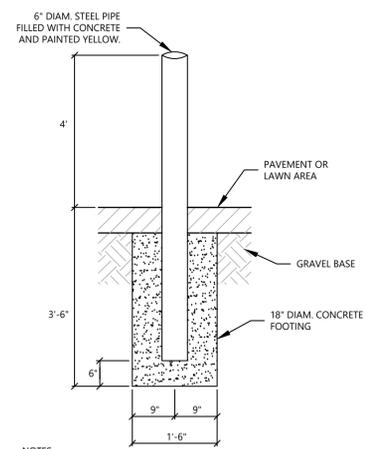
- NOTES:**
- IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
 - ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
 - ALL WORK SHALL BE PERFORMED ACCORDING TO THE APPROPRIATE UTILITY COMPANY REQUIREMENTS.

CONDUIT TRENCH (SAND BEDDING)
N.T.S.



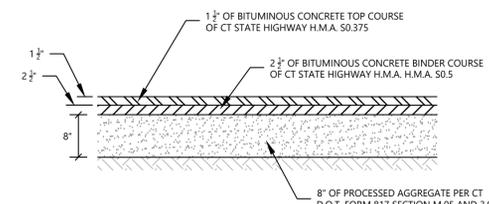
- NOTES:**
- CONCRETE TO BE CLASS 'A' CONFORMING TO CONN DOT FORM 817 SECTION M.03.01.
 - INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
 - A 1/8" STEEL PLATE SHALL BE PLACED AT EVERY 10 FEET OF CURBING AND REMOVED AFTER THE CONCRETE HAS SET. A 1/4" APPROVED BITUMINOUS JOINT SHALL BE PLACED EVERY 50 FEET.

CURB DETAIL
N.T.S.



- NOTES:**
- CONCRETE TO BE MINIMUM OF 2,500 PSI STRENGTH.

BOLLARD DETAIL
N.T.S.



- NOTES:**
- THICKNESS OF ALL LAYERS ARE SHOWN AFTER PLACEMENT AND COMPACTION.

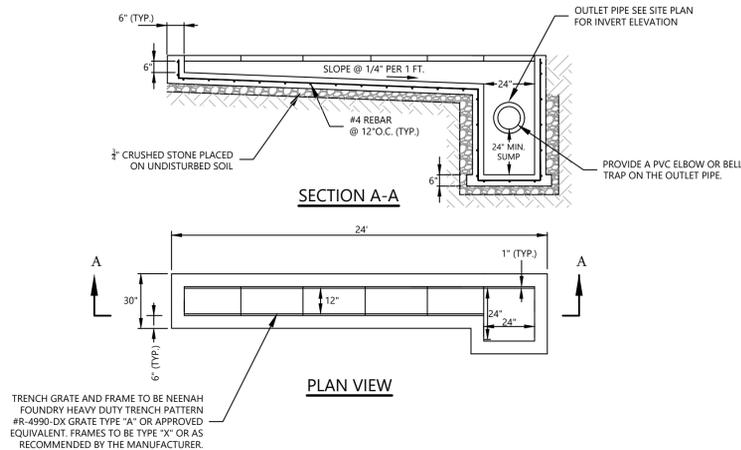
ASPHALT PAVEMENT DETAIL
N.T.S.

NOTES & DETAILS
DEPICTING
821, 825, 827 & 831 EAST MAIN STREET
27 & 29 LAFAYETTE STREET
STAMFORD, CT
PREPARED FOR
819 EAST MAIN STREET, LLC

DATE: 4/23/2021	SCALE: AS NOTED
JOB NO. 173	
To my knowledge and belief this map is substantially correct as noted hereon.	
 LOUIS DIMARZO CT. P.E. 26847 DATE 4/23/2021	
191 LLOYD DRIVE FAIRFIELD, CT 06825 203.897.4110 LAND SURVEYING CIVIL ENGINEERING PERMITTING	

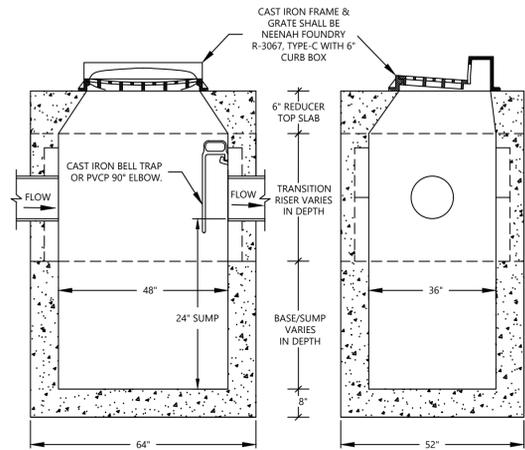
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C-4



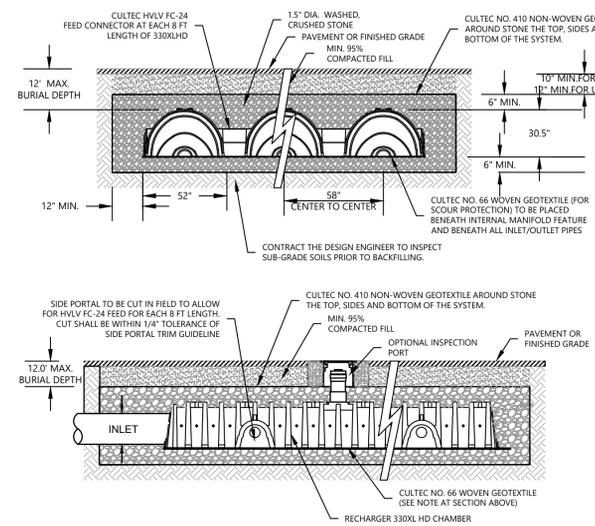
TRENCH DRAIN (TD#1)
N.T.S.

TRENCH GRATE AND FRAME TO BE NEENAH FOUNDRY HEAVY DUTY TRENCH PATTERN #R-499L-DX GRATE TYPE "A" OR APPROVED EQUIVALENT. FRAMES TO BE TYPE "X" OR AS RECOMMENDED BY THE MANUFACTURER.



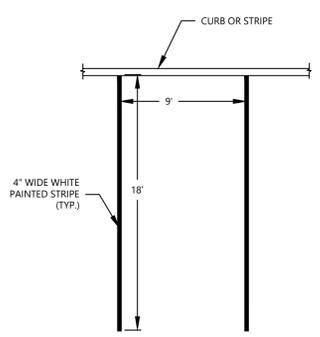
- NOTES:**
- CATCH BASIN BASE/SUMP STRUCTURE SHALL BE PLACED ON A 6" MIN. LAYER OF CRUSHED STONE. CRUSHED STONE SHALL BE PER CT D.O.T. FORM 817 SECTION M.01.01 GRADATION NO.4
 - ANY FILL MATERIAL PLACED UNDER THE CATCH BASIN STRUCTURE SHALL BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557.
 - DESIGN AND REINFORCEMENT OF PRECAST CONCRETE SHALL COMPLY WITH ASTM C 478.
 - CATCH BASIN STRUCTURE SHALL COMPLY WITH AASHTO HS-20 LOADING.
 - THIN WALL KNOCKOUT SPACE ALONG THE PRECAST WALL SHALL BE FILLED WITH BRICK AND MORTAR SO TO MAKE ALL WALL THICKNESS 8" MIN. EXCLUDING THE PIPE PENETRATION.
 - ALL JOINTS AND PENETRATIONS SHALL BE MORTARED SMOOTH WITH THE FACE OF THE ADJACENT PRECAST CONCRETE SURFACE.
 - REFER TO CONNECTICUT PRECAST CORP. CATCH BASIN PRODUCT 36"x48" STANDARD PRECAST CTDOT DROP INLET - 8" WALL, TYPE-C FOR PRODUCT SPECIFICATION.

CATCH BASIN DETAIL
N.T.S.

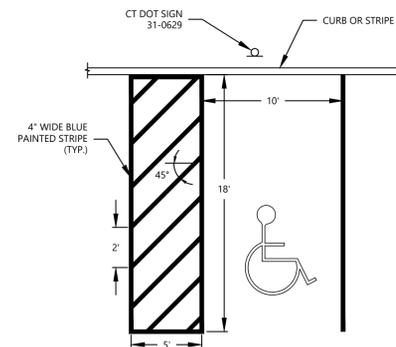


CULTECH-330XLHD INFILTRATOR
(INFILTRATION SYSTEM)
N.T.S.

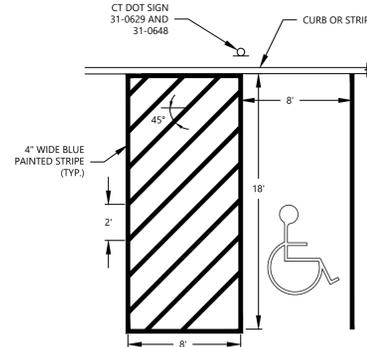
- CULTECH SYSTEM NOTES:**
- CONTRACTOR 330XLHD BY CULTECH, INC. OF BROOKFIELD, CT.
 - REFER TO CULTECH, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 - MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65M).
 - ALL GALLERIES TO HANDLE H-20 LOADINGS AND SHALL COMPLY WITH THE DETAIL. INTERIOR SECTIONS TO HAVE NO END WALLS. END SECTIONS TO HAVE ONE END WALL.
 - THERE SHALL BE A 6" LAYER OF 1 1/2" CRUSHED STONE BELOW ALL UNITS.
 - REMOVE ANY TOPSOIL PRIOR TO INSTALLATION OF GALLERY.
 - CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATION. THE DESIGN ENGINEER MAY REVERSE THE ELEVATIONS OF THE GALLERIES IF FIELD CONDITIONS DICTATE.
 - ALL CRUSHED STONE SHALL BE PER CT D.O.T. FORM 817 SECTION M.01.01 GRADATION NO.4
 - SOIL BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.



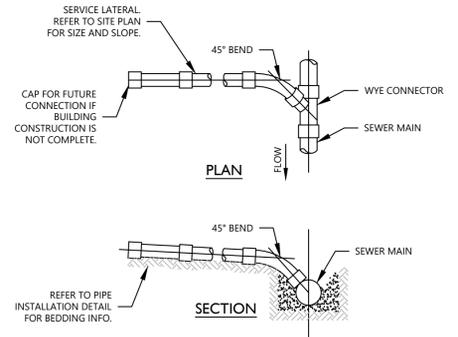
STRIPING AND SIGNAGE
REGULAR PARKING SPACE
N.T.S.



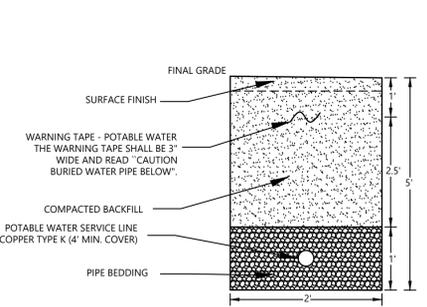
STRIPING AND SIGNAGE
HANDICAP PARKING SPACE
N.T.S.



STRIPING AND SIGNAGE
HANDICAP VAN PARKING SPACE
N.T.S.

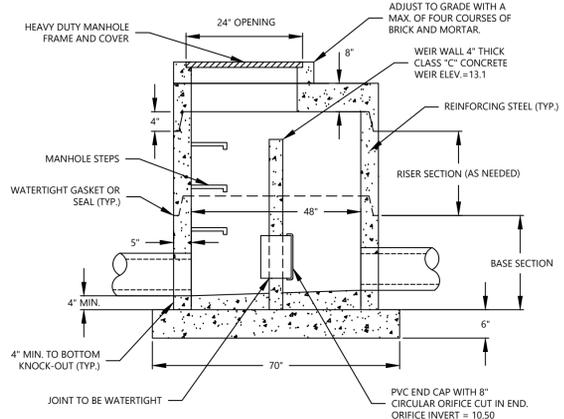


LATERAL CONNECTION TO
SANITARY SEWER
N.T.S.



WATER SERVICE DETAIL
N.T.S.

- NOTES:**
- THE PIPE BEDDING SHALL BE ASTM CLASS III SAND AND SHALL NOT CONTAIN ANY COBBLES OR GRAVEL AND SHALL BE CLEAN AND FREE OF UNDESIRABLE MATERIAL.
- POTABLE WATER PIPES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY PIPE.
- POTABLE WATER PIPES CROSSING SANITARY PIPES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER PIPE AND THE OUTSIDE OF THE SANITARY PIPE. THIS SEPARATION SHALL BE THE CASE WHEN THE WATER PIPE IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER PIPE LOCATED ABOVE THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SANITARY PIPE AS POSSIBLE.
- ALL BURIED PIPE USED FOR POTABLE WATER DISTRIBUTION SHALL BE PRESSURE TESTED UNDER THE SUPERVISION OF THE ENGINEER IN ACCORDANCE WITH AWWA C600 AT 75 PSI.
- ALL NEW CLEANED OR REPAIRED POTABLE WATER PIPES AND EQUIPMENT SHALL BE DISINFECTED UNDER THE SUPERVISION OF THE ENGINEER IN ACCORDANCE WITH AWWA STANDARD C651-92, EXCEPT SECTION 5.1 (THE TABLET METHOD).
- THE POTABLE WATER SUPPLY WELL SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C654-87 AFTER INSTALLATION AND PRIOR TO PLACING INTO SERVICE. PRIOR TO PLACING INTO SERVICE, A WATER SAMPLE SHALL BE COLLECTED TO DOCUMENT THE ABSENCE OF COLIFORM BACTERIA.



- NOTES:**
- OVERALL MANHOLE SPECIFICATIONS SHALL MEET OR EXCEED THE CITY OF STAMFORD STANDARD MANHOLE DETAIL ON THE CITY "STORM DRAINAGE DETAILS" SHEET SD-1.
 - MANHOLE BASE SLAB OR BASE SECTION SHALL BE PLACED ON A 6" MIN. LAYER OF CRUSHED STONE. CRUSHED STONE SHALL BE PER CT D.O.T. FORM 817 SECTION M.01.01 GRADATION NO.4
 - ANY FILL MATERIAL PLACED UNDER THE MANHOLE STRUCTURE SHALL BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557.
 - DESIGN AND REINFORCEMENT OF PRECAST CONCRETE SHALL COMPLY WITH ASTM C 478.
 - MANHOLE SHALL COMPLY WITH AASHTO HS-20 LOADING.
 - MANHOLE STEPS SHALL COMPLY WITH ASTM A-615 GRADE 60 (STEEL), OR ASTM D-4104 (POLY.)
 - ALL JOINTS AND PENETRATIONS SHALL BE MORTARED SMOOTH WITH THE FACE OF THE ADJACENT PRECAST CONCRETE SURFACE.
- MANHOLE WITH OVERFLOW WEIR DETAIL**
48" DIAMETER w/ TOP SLAB
N.T.S.

DETAILS - 1
DEPICTING
821, 825, 827 & 831 EAST MAIN STREET
27 & 29 LAFAYETTE STREET
STAMFORD, CT
PREPARED FOR
819 EAST MAIN STREET, LLC

DATE: 4/23/2021	SCALE: AS NOTED
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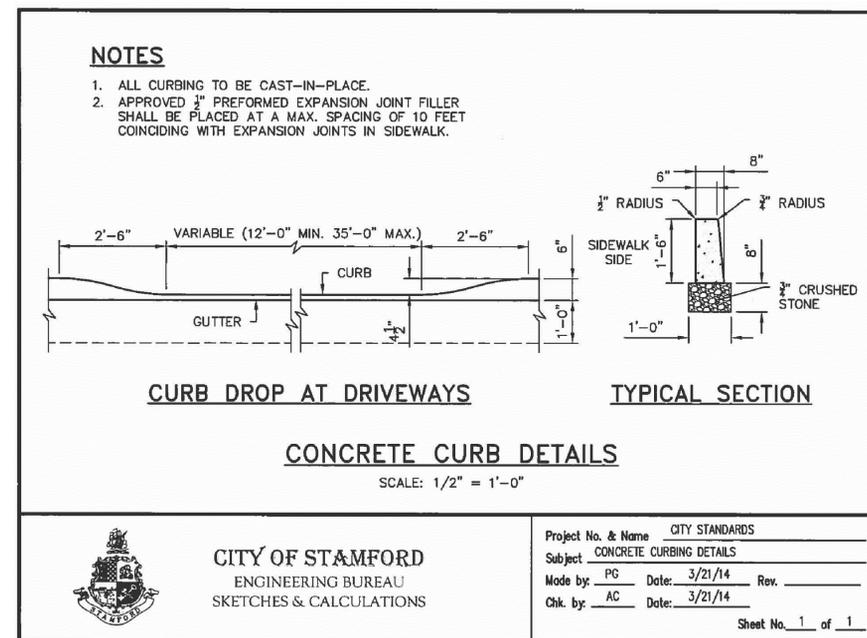
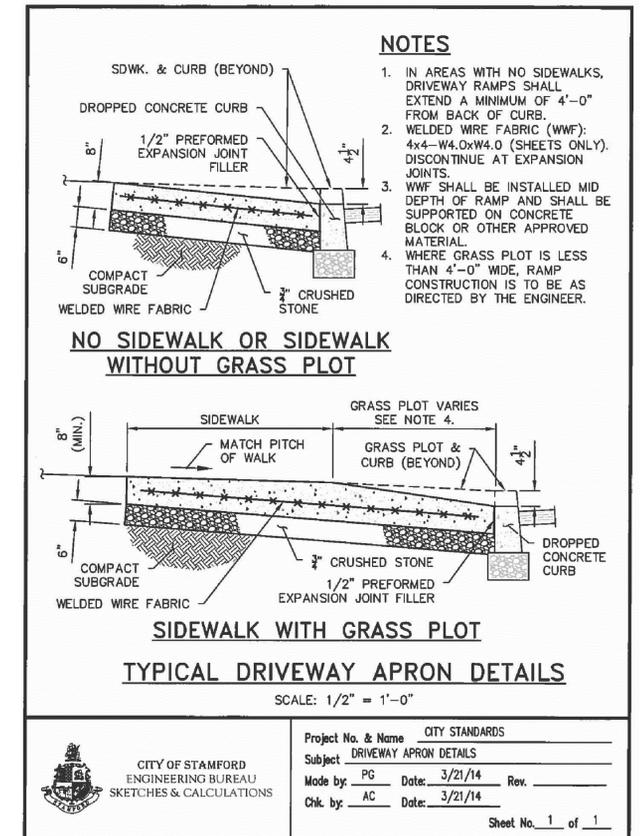
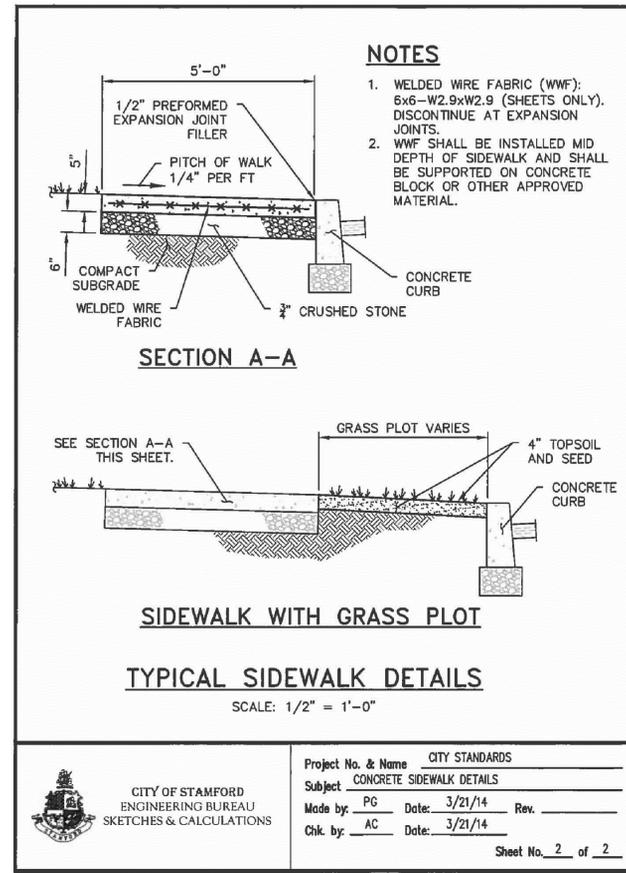
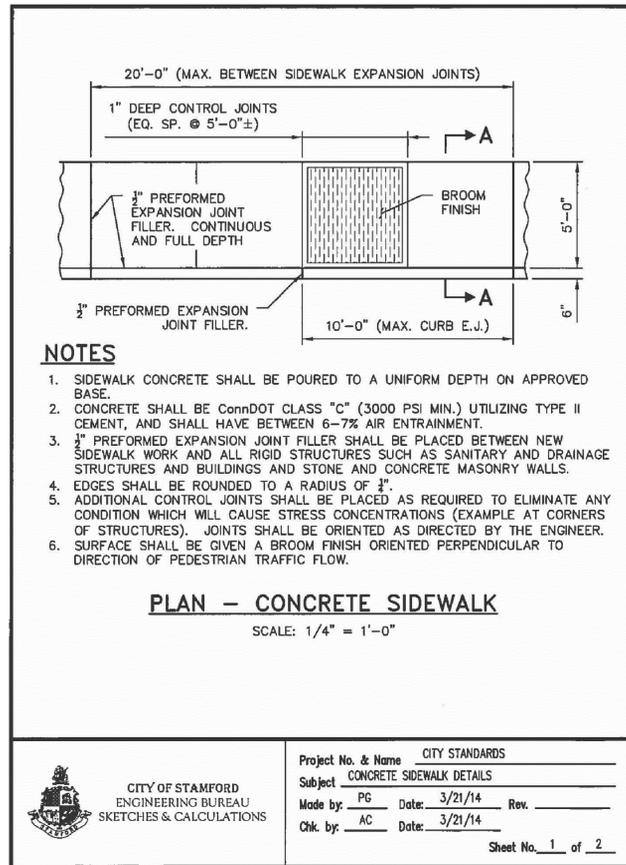
To my knowledge and belief this map is substantially correct as noted hereon.

Louis Dimarzo
LOUIS DIMARZO CT. P.E. 26847
4/23/2021
DATE

DIMARZO & BEREZKY
191 LLOYD DRIVE
FAIRFIELD, CT 06825
203.897.4110
LAND SURVEYING
CIVIL ENGINEERING
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DETAILS - 2
DEPICTING
**821, 825, 827 & 831 EAST MAIN STREET
27 & 29 LAFAYETTE STREET
STAMFORD, CT
PREPARED FOR
819 EAST MAIN STREET, LLC**

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