CACACE
TUSCH
SANTAGATA

Attorneys at Law

1111 Summer Street
Stamford, Connecticut 06905

(203) 327-2000
Facsimile (203) 353-3392
www.lawcts.com

e.mail: nvitti@lawcts.com

MICHAEL J. CACACE*
MARK P. SANTAGATA
PAUL T. TUSCH
JUDITH ELLENTHAL
NICHOLAS W. VITTI, JR.
MICHELLE A. MALONE*
FRANK L. BAKER, III*
JENNIFER NEAL BARDAVID*

LEGAL ASSISTANTS
CYNTHIA L. MAMMONE

*ALSO ADMITTED IN NEW YORK

April 16, 2021

BY HAND DELIVERY

Zoning Board of the City of Stamford
c/o Ralph Blessing, Land Use Bureau Chief
Government Center, 7th floor
888 Washington Boulevard
Stamford, CT 06901

Re: Application for Site & Architectural Plans Review & Special Permit; Lodato Properties LLC and Newman Realty Partners, LLC

Ladies and Gentlemen:

Enclosed please find an Application for Site & Architectural Plans Review and Special Permit filed by Lodato Properties LLC and Newman Realty Partners, LLC.

I have enclosed herewith the following:

1. A check payable to the City of Stamford totaling $4,831.97 ($3,831.97 in application fees; and $1,000.00 fee for the public hearing);

Thirteen copies of the following:

2. The form for the Site & Architectural Plans Review and Special Permit with legal description attached;

3. Project description and statement of findings;

4. Full-sized, scaled architectural plans (8 sheets bound), dated April 15, 2021 and prepared by Sullivan, Goulette &Wilson;

5. Full-sized, scaled civil engineering plans (sheets 1-6) dated April 15, 2021 and prepared by D'Andrea Surveying and Engineering P.C.;

6. Low Impact Development Plan dated April 15, 2021 and prepared by D'Andrea Surveying

CACACE TUSCH & SANTAGATA

Attorneys at Law

1111 Summer Street
Stamford, Connecticut 06905

(203) 327-2000
Facsimile (203) 353-3392
www.lawcts.com

e.mail: nvitti@lawcts.com

MICHAEL J. CACACE*
MARK P. SANTAGATA
PAUL T. TUSCH
JUDITH ELLENTHAL
NICHOLAS W. VITTI, JR.
MICHELLE A. MALONE*
FRANK L. BAKER, III*
JENNIFER NEAL BARDAVID*

LEGAL ASSISTANTS
CYNTHIA L. MAMMONE

*ALSO ADMITTED IN NEW YORK

and Engineering P.C.;

7. Lot Consolidation Plan dated April 15, 2021 and prepared by D'Andrea Surveying and Engineering P.C.;

8. Zoning Location Survey dated April 15, 2021 and prepared by D'Andrea Surveying and Engineering P.C.;

9. Executed agent authorizations for Cacace Tusch & Santagata to act on behalf of the applicants;

10. A Drainage Summary Report and engineering checklist (four copies each) dated April 15, 2021 and prepared by D'Andrea Surveying and Engineering P.C.;

11. A Traffic Evaluation Letter dated April 12, 2021 and prepared by Michael Galante of Hardesty & Hanover; and

12. Landscape plan dated April 15, 2021 and prepared by Matthew J. Popp, LA, PWS of Environmental Land Solutions, LLC.

Electronic copies of all the above are being forwarded contemporaneously with the filing of the hard copies. Of course, if you have any questions, please do not hesitate to reach out.

Sincerely,

Nicholas W. Vitti Jr.

Enclosures
Cc: Ric Newman

SCHEDULE A
PROPERTY DESCRIPTION

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled "Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.", certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk's Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32' 00" East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54° 30' 30" East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10' 40" East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06' 10" West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45' 00" West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

Property is known as 523 Hope Street, Stamford, Connecticut

Parcel 2:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30" E. 77.02 feet; thence on a curve to the right having a R = 570.00 feet and L = 91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances: S. 50° 16' 30" E. 148.73 feet, N. 30° 34' 40" E. 98.63 feet, N. 3°

42’ 10” W. 67.64 feet and N. 52° 02’ W. 81.95 feet to the easterly line of Hope Street, N. 47° 00’ 30” 30.53 feet; thence on a curve to the left having a R = 630.00 feet and a L = 23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04’ 20” E. 2.30 feet, S. 80° 36’ 50” E. 125.97 feet S. 74° 40’ 50” E. 53.75 feet and S. 67° 21’ 50” E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having a R = 2892.93 feet and a L = 313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18’ 40” W. 371.28 feet to the point or place of beginning.

Property is known as 535 Hope Street, Stamford, Connecticut

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR SPECIAL PERMIT

Complete, notorize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	**$460.00**
Special Permit more than 20,000 sq. ft.	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): Lodato Properties LLC & Hope Street Storage LLC

APPLICANT ADDRESS: 523 & 535 Hope Street, Stamford, Connecticut

APPLICANT PHONE #: 203-327-2000 (Agent, Nicholas W. Vitti Jr., Esq.)

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 523 & 535 Hope Street

ADDRESS OF SUBJECT PROPERTY: 523 & 535 Hope Street

PRESENT ZONING DISTRICT: M-G Industrial

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See enclosed Cover Letter & Cover Sheet to Plans

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

See enclosed Project Description

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See attached Schedule A for boundaries of land affected and enclosed survey for depths and intersecting streets. Town Clerk's Block No. is # 319.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
Lodato Properties LLC	523 Hope Street
Lodato Properties LLC	535 Hope Street

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 13th DAY OF April 20 21

SIGNED: _____
Nicholas W. Vitti Jr., Esq., Agent

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
ss STAMFORD April 13 20 21
COUNTY OF FAIRFIELD

Personally appeared Nicholas W. Vitti Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

_____
Mark Santagata ~~Notary Public~~ - Commissioner of the Superior Court

---

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 09/02/2020

SCHEDULE A
PROPERTY DESCRIPTION

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled "Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.", certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk's Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32' 00" East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54° 30' 30" East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10' 40" East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06' 10" West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45' 00" West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

Property is known as 523 Hope Street, Stamford, Connecticut

Parcel 2:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30" E. 77.02 feet; thence on a curve to the right having a R = 570.00 feet and L = 91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances: S. 50° 16' 30" E. 148.73 feet, N. 30° 34' 40" E. 98.63 feet, N. 3°

42' 10" W. 67.64 feet and N. 52° 02' W. 81.95 feet to the easterly line of Hope Street, N. 47° 00' 30" 30.53 feet; thence on a curve to the left having a R = 630.00 feet and a L = 23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04' 20" E. 2.30 feet, S. 80° 36' 50" E. 125.97 feet S. 74° 40' 50" E. 53.75 feet and S. 67° 21' 50" E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having a R = 2892.93 feet and a L = 313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18' 40" W. 371.28 feet to the point or place of beginning.

Property is known as 535 Hope Street, Stamford, Connecticut

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notorize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	**$460.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	**$260.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	**$260.00 + $10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): Lodato Properties LLC & Hope Street Storage LLC

APPLICANT ADDRESS: 523 & 535 Hope Street, Stamford, Connecticut

APPLICANT PHONE #: 203-327-2000 (Agent, Cacace Tusch & Santagata)

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 523 & 535 Hope Street

ADDRESS OF SUBJECT PROPERTY: 523 & 535 Hope Street

PRESENT ZONING DISTRICT: M-G Industrial

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See enclosed Cover Letter & Cover Sheet to Plans

REQUESTED USE: Self-storage Facility

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See attached Schedule A for boundaries of land affected and enclosed survey for depths and intersecting streets. Town Clerk's Block No. is # 319.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	**LOCATION**
Lodato Properties LLC	523 Hope Street
Lodato Properties LLC	535 Hope Street

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes *(If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).*

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 13th DAY OF April 20 21

SIGNED: _____
Nicholas W. Vitti Jr., Esq., Agent

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD Apr. 13 20 21
COUNTY OF FAIRFIELD

Personally appeared Nicholas W. Vitti Jr. signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

_____
Mark Sayegh Notary Public - Commissioner of the Superior Court

---

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 9/02/20

SCHEDULE A
PROPERTY DESCRIPTION

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled "Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.", certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk's Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32' 00" East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54° 30' 30" East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10' 40" East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06' 10" West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45' 00" West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

Property is known as 523 Hope Street, Stamford, Connecticut

Parcel 2:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30" E. 77.02 feet; thence on a curve to the right having a R = 570.00 feet and L = 91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances: S. 50° 16' 30" E. 148.73 feet, N. 30° 34' 40" E. 98.63 feet, N. 3°

42' 10" W. 67.64 feet and N. 52° 02' W. 81.95 feet to the easterly line of Hope Street, N. 47° 00' 30" 30.53 feet; thence on a curve to the left having a R = 630.00 feet and a L = 23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04' 20" E. 2.30 feet, S. 80° 36' 50" E. 125.97 feet S. 74° 40' 50" E. 53.75 feet and S. 67° 21' 50" E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having a R = 2892.93 feet and a L = 313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18' 40" W. 371.28 feet to the point or place of beginning.

Property is known as 535 Hope Street, Stamford, Connecticut

To: Zoning Board, City of Stamford

Please be advised that Lodato Properties LLC authorizes any attorney in the law firm of Cacace, Tusch & Santagata, to act as its agent in connection with applications for site and architectural plans review and special permit.

Lodato Properties LLC
By: Ross Lodato
Its: member/Co owner

Dated: April 8, 2021

CACACE TUSCH & SANTAGATA

Attorneys at Law

STATEMENT OF FINDINGS FOR THE APPLICATIONS FOR

SITE & ARCHITECTURAL PLANS REVIEW & SPECIAL PERMIT

APPLICANTS: LODATO PROPERTIES LLC & HOPE STREET STORAGE LLC

PREPARED BY CACACE TUSCH & SANTAGATA

FOR THE CITY OF STAMFORD ZONING BOARD

The purpose of the Statement of Findings is to describe specifically how the proposed development meets the findings as stated in Section 19.3.2 Zoning Regulations.

Standards:

SE Standard #1: Section 19-3.2. (a)(1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

- The location of subject property is ideal, as it is readily accessible via Hope Street and located just outside downtown Stamford, on a major thoroughfare with easy access to I-95 and public transportation, including bus and rail.
- The size and scale of the proposed self-storage facility is consistent with the Zoning Regulations for an M-G Zoning District.
- The self-storage use is extremely passive as it pertains to vehicular traffic and accordingly, drives and parking areas have been designed to over-accommodate the use. The drives and parking areas are conveniently located for the public's use in relation to the main building.

SE Standard #2: Section 19-3.2(a)(2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations…shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reasons of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

- As stated above, the self-storage use is among the most passive of all uses in terms of vehicular and customer use and there is an abundance of data supporting this assertion. As such, there will be no injury to the surrounding neighborhood by reasons of noise, fumes, vibration, artificial lighting, or other potential disturbances.
- The last user was of the property was United House Wrecking and the proposed self-storage facility will be considerably less intense.

SE Standard #3: Section 19-3.2 (a)(3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

- Hope Street is an arterial road within the City of Stamford. Ingress/egress to the site is had via a signaled intersection and that is more than adequate to accommodate the small amount of vehicular traffic that will occur with a self-storage facility.
- The site has 34 painted parking spaces which will adequately support the self-storage facility and allow all traffic circulation to be managed on-site.

SE Standard #4: Section 19-3.2 (a)(4) The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.

- The surrounding area is made up of a mix of commercial and residential uses, and the proposed self-storage facility will be located in between a dry cleaner and existing shopping plaza. The proposed use does not alter nor impair present and future development in any way.

SE Standard #5: Section 19-3.2 (a)(5)The Master Plan of City of Stamford and all purpose and intent of these regulations.

- The self-storage use is permitted in the M-G zone and the proposed is compliant with all applicable standards of the Regulations.
- The subject property is located within the Master Plan Category No. 7 (Commercial - Arterial category). This category is intended to provide for and protect business-oriented development extending from the Downtown along major arterial routes and therefore, the proposed self-storage facility is consistent with the Master Plan.

For all of the reasons cited above, the proposed is in accord with the public convenience and welfare and the Applicant requests approval from the Zoning Board.

CACACE TUSCH & SANTAGATA

Attorneys at Law

PROJECT DESCRIPTION FOR

SITE & ARCHITECTURAL PLANS REVIEW & SPECIAL PERMIT

APPLICANTS: LODATO PROPERTIES LLC & HOPE STREET STORAGE LLC

PREPARED BY CACACE TUSCH & SANTAGATA

FOR THE CITY OF STAMFORD ZONING BOARD

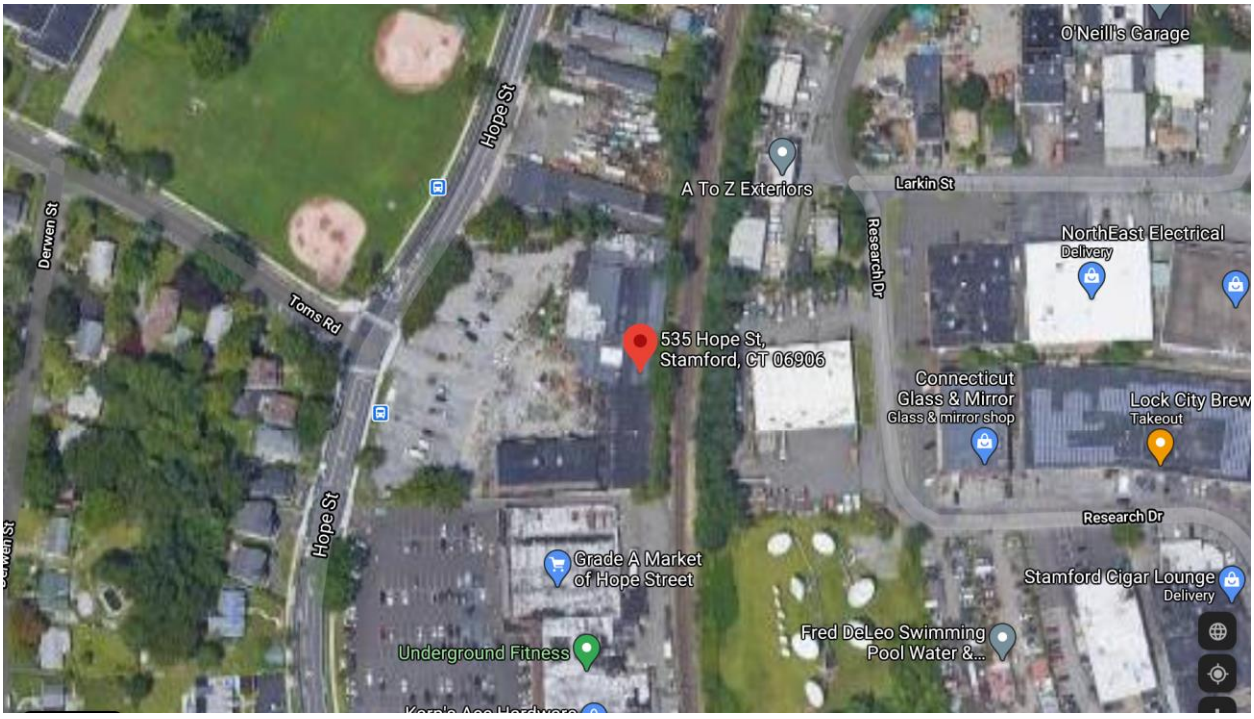
Project Description:

I. Introduction

Lodato Properties LLC and Hope Street Storage LLC (hereinafter collectively referred to as "Applicants") have filed applications for site and architectural plan review and for special permit to redevelop the properties located at 523 and 535 Hope Street (hereinafter the "Property"). Specifically, the Applicants are proposing to develop a new three-story, climate controlled, state-of-the art self-storage facility which is an as of right use in the M-G Industrial Zoning District. The special permit application requirement is only triggered due to Section 7.5 of the Zoning Regulations because of the proposed floor area associated with the development. The lots located at 523 and 535 Hope Street will be consolidated within the zoning approval process.

II. Background & Existing and Proposed Use at Property

The Lodato family of Stamford has owned the Property since the 1980s, and up until recently the Property housed the iconic business, United House Wrecking, which salvaged items from homes and sold them to the public.



Hope Street Storage LLC is an affiliated company of Newman Realty Partners ("NRP"), is the contract purchaser of 523 and 535 Hope Street. Founded in 1987 NRP, has developed over 1,500,000 square feet of office, retail and industrial property. Over the past five years NRP has focused exclusively on the self-storage market segment with projects from Massachusetts to Florida.

The facility will be developed as a Safeguard Self Storage. Since 1989, Safeguard Self Storage has been helping individuals and businesses keep and protect their treasured belongings. By 1993, Safeguard started building its own, new, stores to add to its portfolio of managed stores which put the company on the map both literally and figuratively.

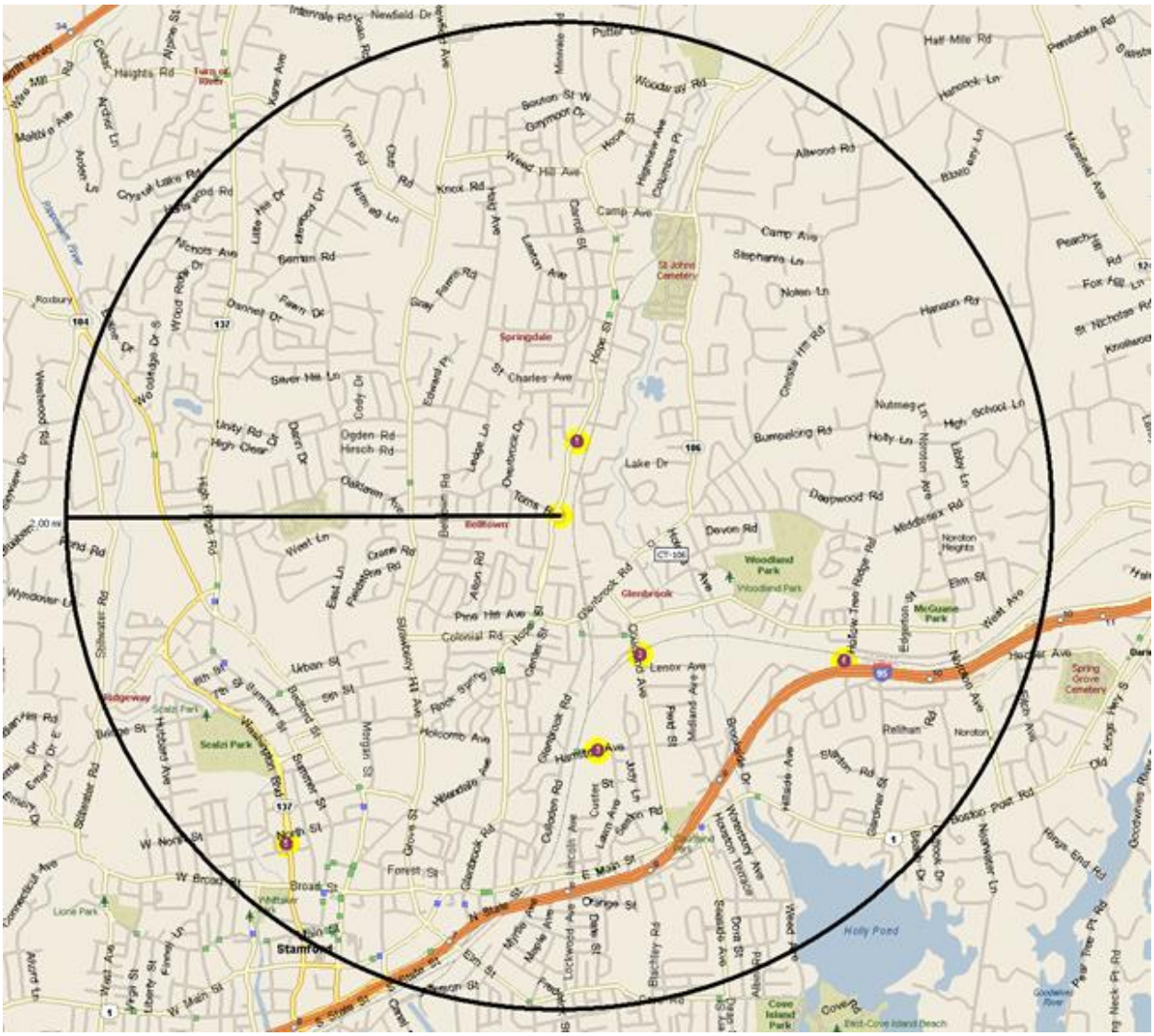
Safeguard quickly earned a reputation for convenient locations, superior amenities, top-notch security features and extraordinary service. Safeguard locations sprung up across the United States, from New Orleans to Miami, Illinois to New Jersey and New York. Now, Safeguard owns and operates over seventy-five locations in six states, encompassing over 4.4 million square feet of storage space. Their clean, appealing buildings and plentiful amenities such as drive-in loading areas and climate-controlled units simply make Safeguard a more pleasant place to store and visit. State of the art security features including computer-controlled or Bluetooth access, unit door alarms, digital video recording, and store-wide communication systems give their customers peace of mind that their belongings are well-maintained.

Why there is a need for more storage in Stamford:

When considering supply and demand characteristics, self-storage as an industry looks at micro markets which is the immediate geographic market that any facility would serve. In general, this is defined in the industry to be a two-to-three-mile radius. Demand in the industry is most typically defined by the total net rentable square feet of self-storage in that market divided by the number of people within that market or square foot per capita. As a baseline the national square foot per capita is over 7. The square foot per capita within the subject property's trade area is a low 3.65. Therefore there is a huge under supply of storage in this market area. This is exacerbated by the fact that there are no facilities serving the northern end of this trade area leaving this population virtually unserved for their self-storage needs.

Below is the map of the location with each existing self-storage facility in the market plotted.

1. Life Storage
2. Glenbrook Self Storage
3. CubeSmart
4. Hollow Tree Self Storage
5. Safe Haven Self Storage

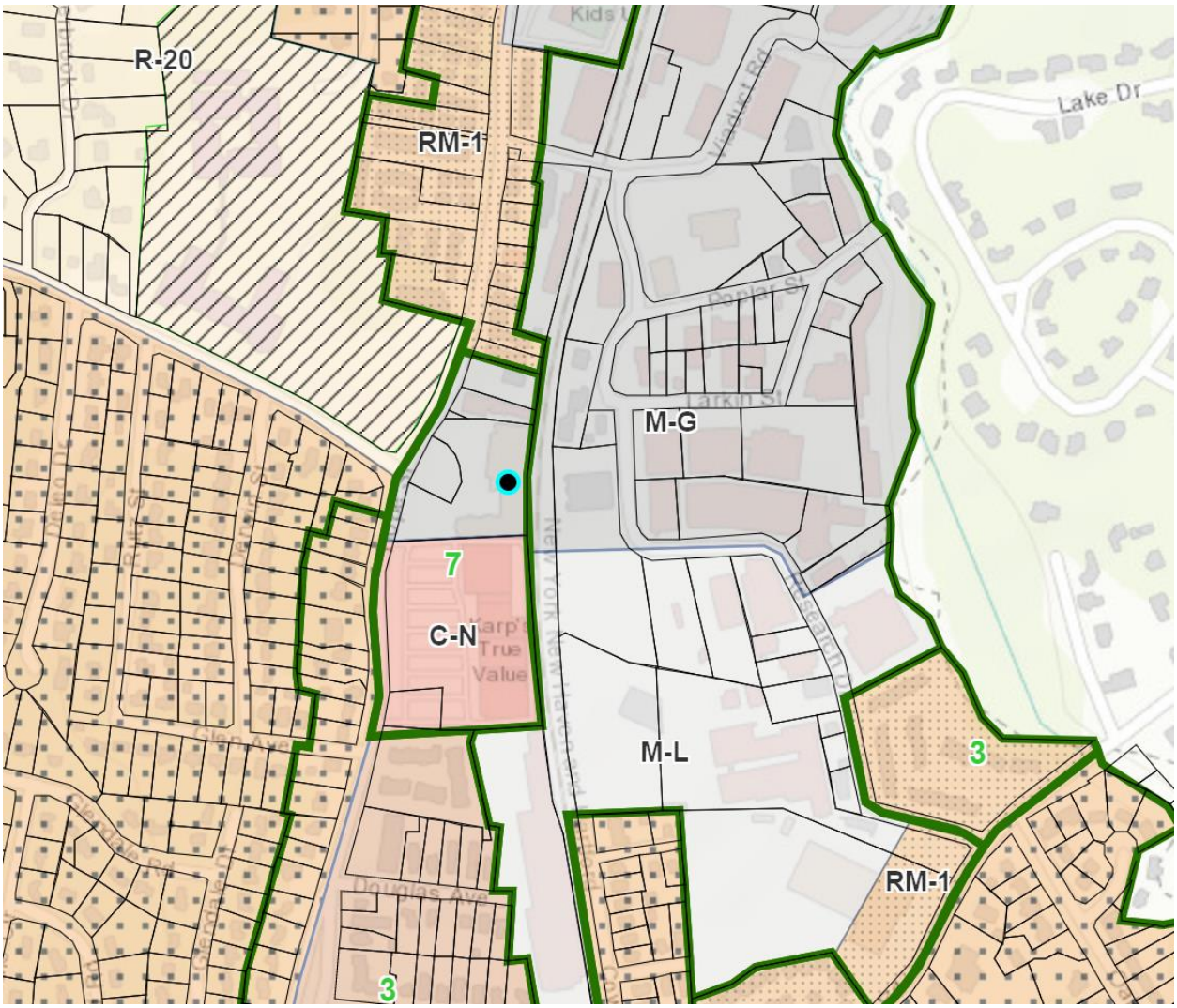


III. Description of the Surrounding Area

The Property is located on the easterly side of Hope Street, a major arterial roadway in the City and connects the sections of Springdale and Glenbrook to that of the downtown. An amalgam of uses surrounds the Property as one can see from the Google Maps image that follows. These uses include the Dolan Middle School to the west as well as multi-family

residential, a dry cleaner to the north, a shopping plaza to the south and the railway and an industrial park to the west.

The below excerpt of the Stamford zoning map shows the Property's location among a large swath of M-G industrial land:



The development site itself is just under 2.5 acres, comprised of two separate tax lots that have been historically held in single ownership and used together (proposed development will consolidate the lots). The Applicants represent that the proposed development complies with all bulk, area, and height requirements for this use within the M-G Zoning District. See the Zoning Data Table filed herewith within the architectural plan set for the specifics as to existing and proposed requirements.

IV. Conclusion

The proposed development enhances the site and meets the needed demand for self-storage space within the City of Stamford, particularly within this area of the City. It will provide beautiful, landscaped screening and buffer area for the streetscape where none is provided currently. The Property is located within an industrial zone where the most intense of uses are allowed, yet the self-storage use complements the built-out neighborhood and is not noxious in any sense. As a point in fact, the self-storage use represents one of the least intense uses from a vehicular and user perspective. For all of these reasons, the Applicants respectfully request that the Zoning Board approve its applications.

To: Zoning Board, City of Stamford

Please be advised that Hope Street Storage LLC authorizes any attorney in the law firm of Cacace, Tusch & Santagata, to act as its agent in connection with applications for site and architectural plans review and special permit.

Hope Street Storage LLC
By: Ric Vanasse
Its: Manager

Dated: April , 2021

BLOCK No. 319

LEGEND

- SIGN
- UTILITY POLE
- LIGHT POST
- OSW — OVERHEAD SERVICE WIRES
- CB — CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- PVC — POLYVINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- (27) — PROPOSED PARKING SPACE

PROPOSED PARKING SUMMARY

REGULAR PARKING SPACES = 32
HANDICAP PARKING SPACES = 2
TOTAL PARKING SPACES = 34

EXISTING BUILDING COVERAGE

LOT AREA = 2.435 ACRES
BUILDING = 36,667 S.F.
TOTAL = 36,667 S.F.
PERCENT COVERAGE = 34.5%

PROPOSED BUILDING COVERAGE

LOT AREA = 2.435 ACRES
PROPOSED BUILDING = 44,133 S.F.
TOTAL = 44,133 S.F.
PERCENT COVERAGE = 41.6%

REFER TO A CERTAIN MAP TO BE FILED IN THE STAMFORD LAND RECORDS ENTITLED "ZONING LOCATION DEPICTING CONSOLIDATION OF PROPERTIES AT 535 AND 523 HOPE STREET IN STAMFORD, CONNECTICUT PREPARED FOR HOPE STREET, LLC" AS PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C. AND DATED APRIL 15, 2021.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 2.435 ACES

REFER TO MAPS 2864, 11911 S.L.R.

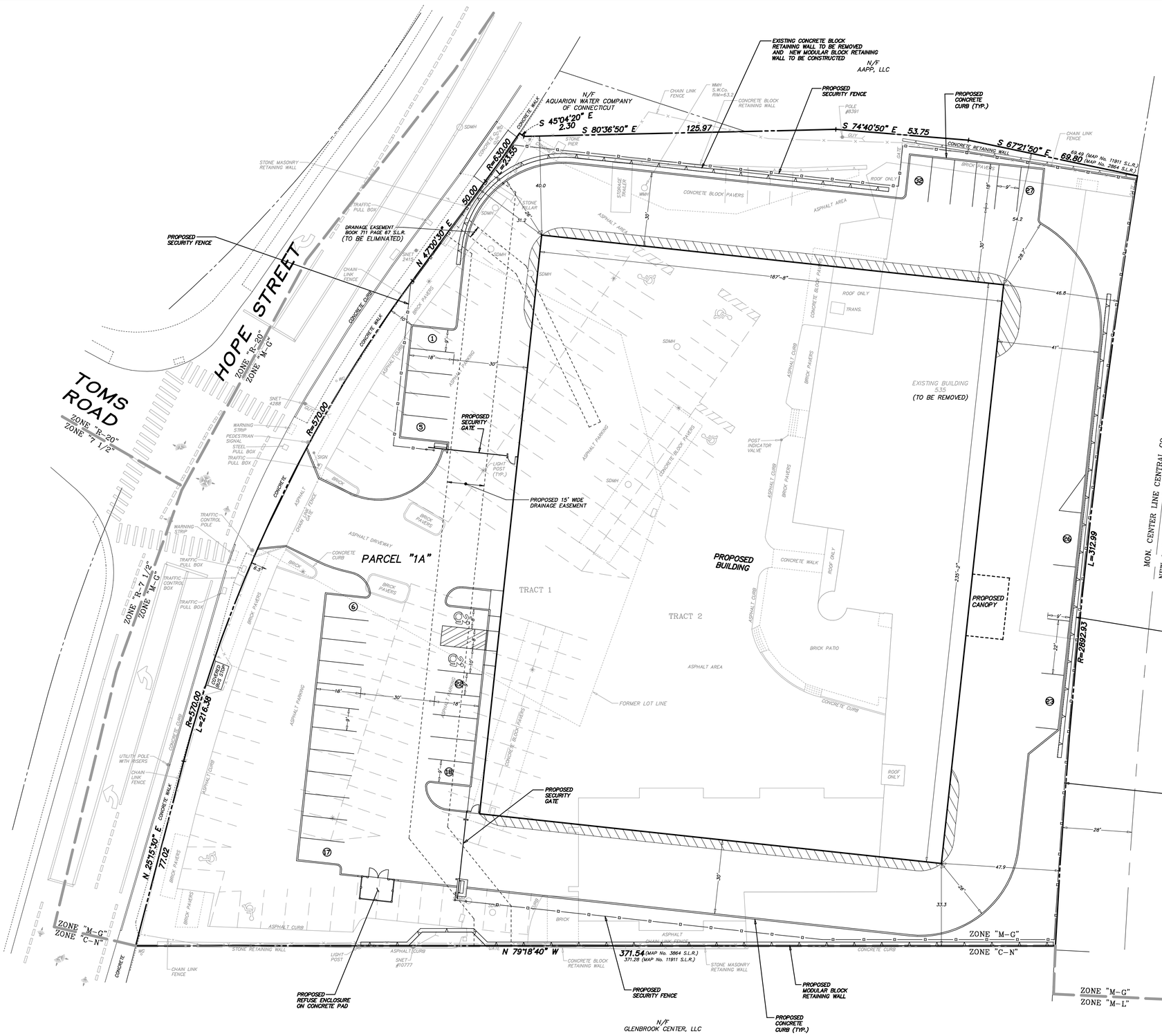
LAND LIES IN "M-G" ZONING DISTRICT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

_____, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436
RIVERSIDE, CONNECTICUT APRIL 15, 2021

TOMSHOPE_ZONE_2.5_G.DWG



CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

ZONING LOCATION SURVEY
DEPICTING
535 AND 523 HOPE STREET
IN
STAMFORD, CONNECTICUT
PREPARED FOR
HOPE STREET, LLC

22MB

Hardesty & Hanover
20 N. Main St., Suite 218, Norwalk, CT 06854
T: 203.255.3100
www.hardestyhanover.com

April 14, 2021

Mr. Ric Newman
Hope Street Storage, LLC
55 SE 2nd Avenue
Delray Beach, Florida 33444

Subject **Traffic Evaluation – Proposed Self-Storage Facility Development – 535 Hope Street, Stamford, Connecticut**

Dear Mr. Newman:

As requested, we are pleased to provide this Traffic Evaluation for the proposed redevelopment of the Subject Property. The existing furniture/retail store is closed and the proposal is to construct a self-storage facility on the Subject Property. Based on the discussions with the City Traffic Engineering Department it was determined that since the proposed redevelopment of the Subject Property will result in little change in site-generated traffic from a former use, a traffic evaluation/comparison would be appropriate to provide an assessment of access to the site, adjacent roadways, site traffic generation and a comparison to the previous use of the Subject Property with the proposed redevelopment for a self-storage facility. However, the existing vacant commercial building could be occupied with retail stores. Therefore, a comparison to a retail use is appropriate and provided.

The following sections describe the proposed development plan, adjacent roadways, baseline traffic volumes, access considerations and site traffic generation during peak hours.

Roadways

The site is located on the easterly side of Hope Street, which is a City-maintained roadway providing access to Springdale and Glenbrook sections of the City. Hope Street begins to the south at the intersection of Glenbrook Road at Lafayette Street and continues in a northerly direction to and past the Subject Property terminating to the north at the City/Town of Darien boundary. In the vicinity of the site frontage it is generally a two-lane, north-south, City-maintained roadway. It includes separate turning lanes at key intersections and double yellow centerline for most of its length.

The intersection of Hope Street at Toms Road/existing site access drive it is controlled by a traffic signal maintained and operated by the City. It includes crosswalks, with an exclusive pedestrian phase and is a three-phase traffic signal operation. The existing traffic signal also controls the existing site driveway. On the approaches to this intersection there is a separate left turn lane and one through/right turn lane for the northbound approach, a separate right turn lane and through/left turn movement lane on the southbound approach and a two-lane approach on Toms Road. This includes a separate right turn lane and one lane for through and left turn movements. The exit drive includes one exit lane. The posted speed limit on Hope

Street is 30 miles per hour. This roadway includes curbs and sidewalks and on-street parking in certain areas. Land use is both commercial and residential near the site.

Toms Road is generally an east-west, City-maintained roadway. Other than at the intersection with Hope Street it is a two-lane road, with a double yellow centerline with one travel lane in each direction. It includes shoulder lines and in certain sections and limited on-street parking. It includes a sidewalk along the northerly side in front of the Dolan School. The posted speed limit for the School area is a reduced speed of 25 miles per hour. Land use in the area of the site is commercial and residential and includes the School noted above. See the attached aerial photographs of the site frontage.

Traffic Volumes

Traffic data was obtained from the City of Stamford conducted in March 2017 at the intersection of Hope Street and at each of the key intersections within this Corridor. This traffic counting program included in the Toms Road/site access drive for each of the peak hours, including a Saturday midday condition. For reference purposes we obtained and summarized peak hour volumes for this signalized intersection and found that Hope Street had a two-way volume of approximately 1,280, 1,360 and 1,265 vehicles during the typical weekday morning, weekday afternoon and Saturday midday peak hours, respectively. Toms Road, immediately west of the Hope Street intersection, had a recorded two-way volume of 565, 765 and 570 during the same three peak hours noted above. At the time of the traffic counts the existing site traffic was found to be 4, 16 and 29 vehicle trip ends on the site driveway. It is unknown the level of business at that time; however, these volumes are provided for reference purposes.

Site Access Provisions

The site is currently served by a signalized intersection and driveway to Hope Street opposite the Toms Road intersection. It generally provides one travel lane for entering and one travel lane for exiting. This access drive crosses a concrete curb and sidewalk. There is an existing; however, gated driveway to the north of this location that was closed for the previous land use.

As part of the redevelopment of the Subject Property the existing site access drive will remain unchanged; however, improved to accommodate the new parking area and development of the Subject Property. The existing crosswalks and traffic signal operation will remain unchanged.

Estimation of Site Traffic Generation

The previous use of the Subject Property, which is now closed, was "designated" as a furniture store, which carried a variety of furnishings, pictures, statues and other decorative merchandise for outdoor and indoor use. The closed store comprises 41,509 square feet of floor area and provided on-site parking. However, it can be used as a general retail development.

The proposal is to demolish the existing building and construct a self-storage facility comprising 132,399 square feet of floor area. It will provide parking in front of the building and a limited number of spaces to the rear of the building. It will provide access around the entire new building, permitting truck access and access

for emergency vehicles. As noted above, the access drive and the existing signalization will remain unchanged.

It is appropriate to compare the trip generation for a possible reuse of the existing commercial buildings as a Shopping Center/retail establishment. Based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) and included in the "Trip Generation Handbook," 10th Edition, published in 2017 a Shopping Center comprising approximately 41,509 square feet of floor are is estimated to generate 39, 158 and 174 vehicle trip ends during a typical weekday morning, weekday afternoon and Saturday midday peak hour, respectively. It is also appropriate to assume a Shopping Center can account for a pass-by credit of 20 percent, accepted by the Connecticut Department of Transportation (CTDOT) and the City of Stamford and would reduce the new trips or primary trips for a Shopping Center use of the Subject Property to 31, 127 and 140 trip ends during the same three peak hours noted above.

The proposed self-storage facility is estimated to generate 13, 23 and 41 vehicle trip ends during the same weekday morning, weekday afternoon and Saturday midday peak hours, respectively, as noted above. These are typically the busiest hours for many different types of land uses and generally these time periods are used since it indicates the highest level of traffic on the adjacent roadway system.

A comparison between the use of the existing building as a retail development and classified as a Shopping Center by ITE and a comparison to the proposed self-storage facility comprising 132,399 square feet of floor area and excluding the 20 percent credit or pass-by trips, there would be a reduction in site traffic of 26, 135 and 133 vehicle trip ends during the same weekday morning, weekday afternoon and Saturday midday peak hours, respectively. This is the change in site traffic at the site driveway and specifically at the signalized intersection of the site driveway at Hope Street opposite the Toms Road signalized intersection.

Although the previous use of the site as expanded furniture/recreational furniture supply store which could have generated as much as 46 trips during the Saturday midday peak hour it is appropriate to compare the existing building as a typical Shopping Center with different retail establishments within the building and compare it to the proposed self-storage facility in a newly constructed building. Table 1 provides a breakdown of the site traffic generation for each land use based on the existing and future square-footage for each of the peak hours.

Distribution and Assignment of Site-Generated Traffic

An evaluation of a possible Shopping Center/retail use of the Subject Property would likely have arrival and departure of site traffic for the possible retail use almost evenly split for each approach on Hope Street, as well as the Toms Road approach during peak hours.

It is assumed for a self-storage use of the Subject Property distribution would remain the same with an even distribution between each approach to the site driveway on both Hope Street from each direction and Toms Road from the west.

Potential Impacts

Although the previous use of the site was for a furniture/retail/home goods-type store it likely generated substantially more traffic than a typical furniture store. For purposes of providing a comparison of the possible reuse of the existing building as a typical retail establishment and classified by ITE as a Shopping Center it could generate a significantly higher level of site traffic then the proposed redevelopment of the site as a self-storage facility. As referenced above, there could be a significant reduction in site traffic during the peak hours and mostly during the weekday afternoon and Saturday midday peak hours with a reduction of 135 and 133 vehicle trip ends during the two peak hours noted above. This would result in a decrease in potential impacts along Hope Street and Toms Road and specifically at the existing signalized intersection controlling access to the Subject Property. It is difficult to provide a comparison to the former use of the building; however, it is appropriate to compare it to a Shopping Center use of the existing building and its potential site traffic generation levels based on standard ITE trip generation rates for a Shopping Center and for a self-storage facility. A self-storage building does not generate traffic throughout the day and weekends but is limited to patrons bringing items for storage and in many cases these patrons do not travel to and from the self-storage facility on a regular basis.

Based on a comparison of a possible Shopping Center use of the existing building and the proposed redevelopment of the Subject Property for a self-storage facility results in a significant reduction in site traffic and potential impacts to both Hope Street and Toms Road during peak hours and throughout the typical weekday and weekends.

Based on this comparison the existing traffic signal operation, access drive layout and operational characteristics of the signalized intersection of Hope Street at Toms Road opposite the site, the existing site access drive can essentially remain unchanged and without any modifications to pavement markings, traffic signal timing or layout of the existing site driveway.

Respectfully submitted,

Michael A. Galante

Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

Enclosure

y:\shared\projects\05263-self-storage facility 535 hope st\500-technical\50x-template\word\21-000.mag.docx: td

Table 1
SITE TRAFFIC GENERATION – PEAK HOURS
Retail to Self-Storage Conversion
535 Hope Street
Stamford, Connecticut

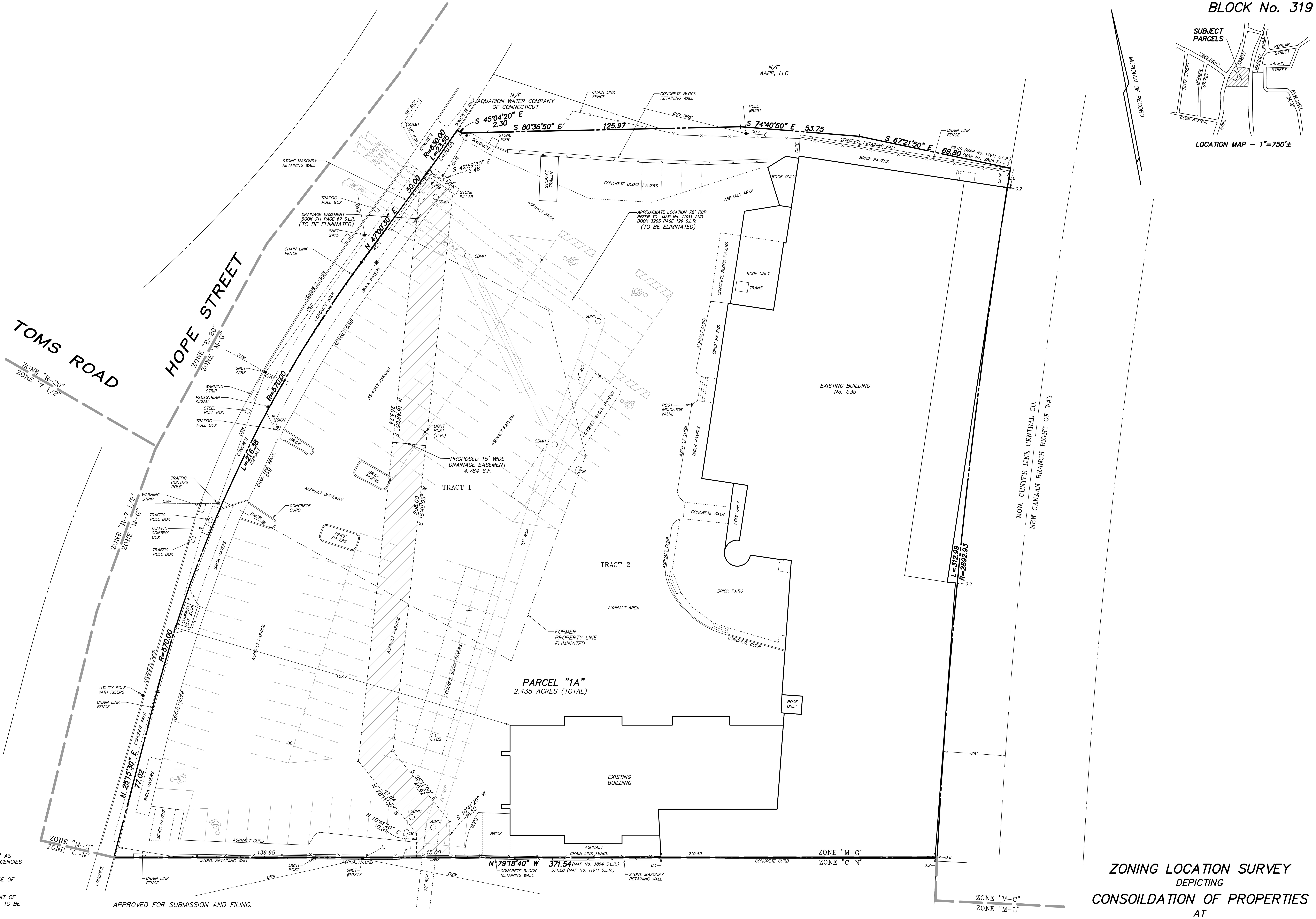
LAND USE	SIZE	TRAFFIC DIRECTION	VEHICLE TRIP ENDS		
			Weekday Morning	Weekday Afternoon	Saturday Midday
1) Existing Shopping Center	41,509 S.F.	Enter	24 (19)	79 (61)	87 (70)
		Exit	15 (12)	82 (66)	87 (70)
		Total	39 (31)	161 (127)	174 (140)
2) Proposed Self-Storage	132,399 S.F.	Enter	8	11	24
		Exit	5	12	17
		Total	13	23	41
Net Difference (2-1)	90,890S.F.	Enter	-16	-68	-63
		Exit	-10	-70	-70
		Total	-26	-138	-133

Sources: "Trip Generation," 10th Edition, published by the Institute of Transportation Engineers (ITE), 2017 using:
1) Shopping Center, Code #820 average rates.
2) Mini-Warehouse, Code #151 average rates.

( ) Represents a 20 percent pass-by credit has been applied.

Hardesty & Hanover, LLC
Y:\Shared\Projects\05263-Self-Storage Facility 535 Hope St\500-Technical\50X-Template\Word\21-001.stc.docx: td
4/9/2021


BUSINESS



LEGEND

	SIGN
	UTILITY POLE
	LIGHT POST
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE

BUILDING COVERAGE

LOT AREA = 2.435 ACRES

BUILDING = 36,667 S.F.

TOTAL = 36,667 S.F.

PERCENT COVERAGE = 34.5%

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

REFER TO MAPS 2864, 11911 S.L.R.

LAND LIES IN "M-G" ZONING DISTRICT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

_______________, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436
RIVERSIDE, CONNECTICUT APRIL 15, 2021

APPROVED FOR SUBMISSION AND FILING.

ON _________ BY _______________
OWNER OR AGENT

ON _________ BY _______________
OWNER OR AGENT

APPROVED BY THE STAMFORD PLANNING BOARD. FOR FILLING PURPOSES (NOT A SUBDIVISION PURSUANT TO CGS 8-18)

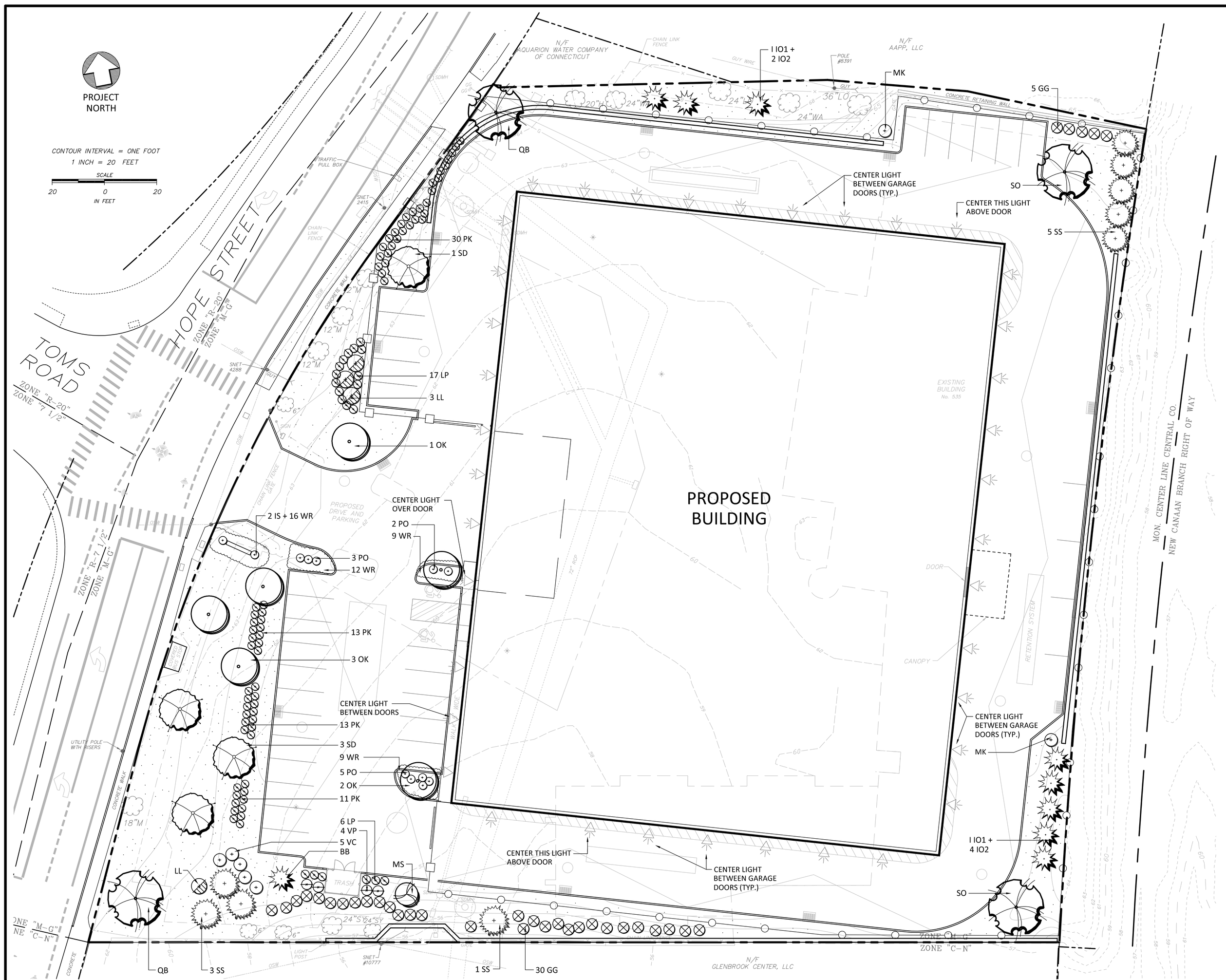
ON _________ BY _______________
CHAIR OR SECRETARY

1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

ZONING LOCATION SURVEY
DEPICTING
CONSOILDATION OF PROPERTIES
AT
535 AND 523 HOPE STREET
IN
STAMFORD, CONNECTICUT
PREPARED FOR
HOPE STREET, LLC

TOMSHOPE_ZONE_ZLS_CONS_0.DWG

20MB

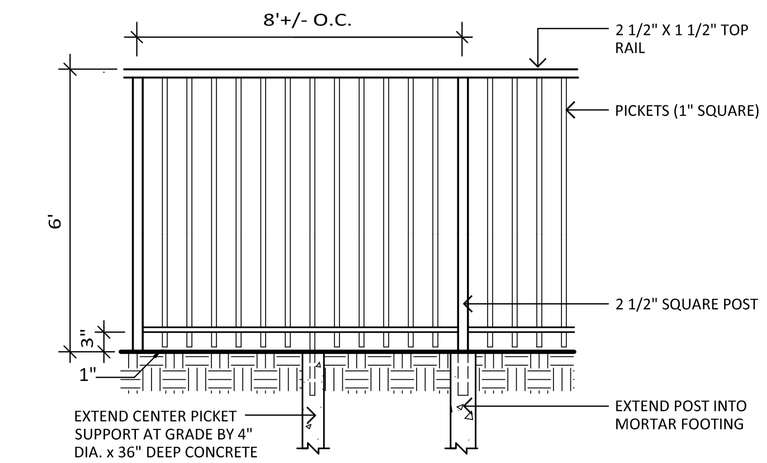


PLAN

SCALE: 1"=20'

LEGEND

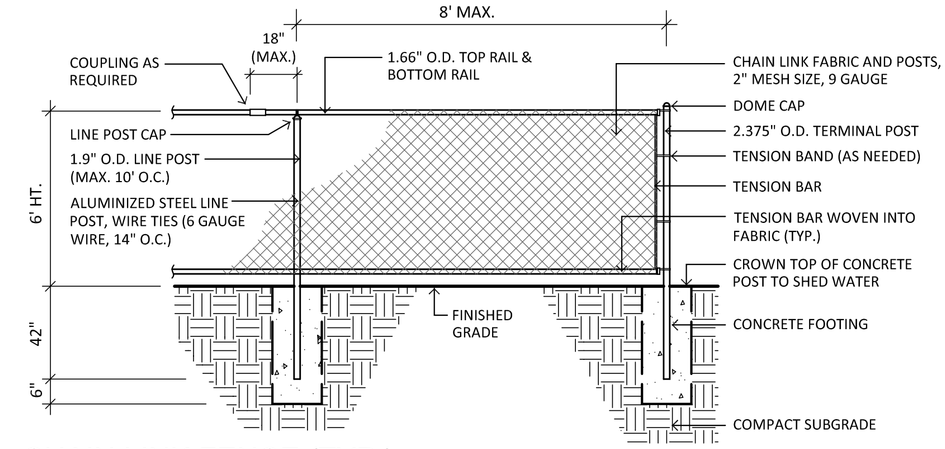
- PROPERTY LINE
- NEW ALUMINUM FENCE
- NEW CHAIN LINK FENCE
- 62 EXISTING CONTOUR
- 62 PROPOSED CONTOUR
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- LED WALL FIXTURE



ALUMINUM PICKET RAILING (TYP.)

NOTE: COLOR SHALL BE BLACK.

SCALE: NOT TO SCALE



CHAIN LINK FENCE (TYP.)

NOTE: CHAIN LINK FABRIC AND POSTS TO BE BLACK VINYL COATED (ALL SURFACES).

SCALE: NOT TO SCALE

PLANT LIST

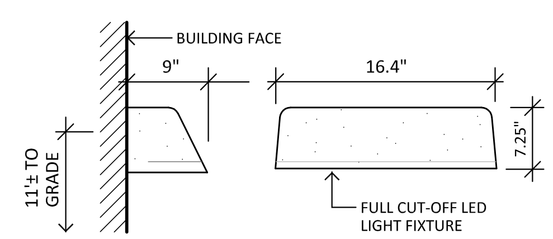
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
2	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2-3" CAL.	B&B	FULL
2	SO	QUERCUS IMBRICARIA	SHINGLE OAK	2-2 1/2" CAL.	B&B	
1	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7' HT.	B&B	FULL
1	MS	MAGNOLIA STELLATA 'CENTENNIAL'	STAR MAGNOLIA	4-5' HT.	B&B	
4	SD	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL.	B&B	MATCHING
6	OK	PRUNUS 'OKAME'	OKAME CHERRY	2-2 1/2" CAL.	B&B	MATCHING
2	IO1	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT HOLLY	4-5' HT.	B&B	MALE
6	IO2	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS HOLLY	4-5' HT.	B&B	FEMALE
1	MG	MAGNOLIA SOULANGIANA 'BROZZONI'	BROZZONI SAUCER MAGNOLIA	6-7' HT.	B&B	FULL
9	SS	PICEA OMORIKA	SERBIAN SPRUCE	7-8' HT.	B&B	
35	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6' HT.	B&B	
4	LL	HYDRANGEA PANICULATA 'LIME LIGHT'	LIMELIGHT HYDRANGEA	3-4' HT.	CONT.	
2	IS	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	3-4' HT.	CONT.	
10	PO	POTENTILLA 'KATHERINE DYKES'	KATHERINE DYKES CINQUEFOIL	2-3' HT.	CONT.	
46	WR	ROSA 'WHITE MEIDILAND'	WHITE MEIDILAND ROSE	2-3' SPR.	CONT.	
67	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	2-3' HT.	CONT.	
23	LP	SPIRAEA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2-3' HT.	CONT.	
2	MK	SYRINGA 'MISS KIM'	MISS KIM LILAC	3-4' HT.	CONT.	
5	VC	VIBURNUM CARLESII	MAYFLOWER VIBURNUM	3-4' HT.	B&B	
4	VP	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	3-4' HT.	B&B	

GENERAL NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY ROCCO V. D'ANDREA , INC.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
4. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

LANDSCAPE LIGHTING NOTES:

1. LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
2. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
3. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).



LED WALL FIXTURE

SCALE: NOT TO SCALE

NOTE:
1. LIGHT FIXTURE (GARDCO LED WALL SCONCE 101L) BY PHILIPS. INSTALL LIGHT FIXTURE PER MANUFACTURER'S RECOMMENDATIONS. LED COLOR SHALL BE 4000K.
2. FIXTURE SHALL MATCH BUILDING COLOR.
3. ALIGN FIXTURE LOCATIONS WITH BUILDING ARCHITECTURE.

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: HOPE STREET, LLC
523-535 HOPE STREET
STAMFORD, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL:

DATE: 4.15.21

SCALE: AS SHOWN

DRAWING NO.: LP.1

DRAINAGE SUMMARY REPORT

FOR
Commercial Development

LOCATED AT
535 & 523 HOPE STREET
STAMFORD, CONNECTICUT

PREPARED FOR
HOPE STREET, LLC

April 15, 2021

Derek E. Daunais, PE
CT License No. 22861

20MB_DSR_0

Table of Contents

Applicant / Site Information:

Applicant: **Hope Street, LLC**
Ric Newman
55 SE 2nd Avenue, Delray Beach, FL 334444
ric@newmanrp.com

Engineer: **D'Andrea Surveying & Engineering, PC**
Derek E. Daunais, PE
6 Neil Lane Riverside, CT 06878
derek@rvdi.com

Site Information:

535 & 523 Hope Street
Map 105 Block 319 Lot 6 & Lot 6a
Existing / Proposed Zone: M-G Zoning District
Existing / Proposed Use: Commercial

Introduction

The applicant for the proposed commercial development project to be located at 535 & 523 Hope Street in Stamford, Connecticut is proposing improvements to the subject parcels. The parcels are located on the easterly side of Hope Street, across from the intersection with Toms Road. The parcels total approximately 2.435 acres in the M-G Zoning District. The applicant is also proposing to consolidate the two parcels into one. The parcels are located outside all Flood Hazard Areas (refer to Exhibit D for further information).

Currently, the parcels support a commercial building and a large bituminous concrete parking lot. Stormwater runoff from the majority of the site is collected by an on-site storm drainage system and discharged into an existing 72-inch culvert that runs through the site. There is a small portion of the site and existing building in the northeast corner that discharges stormwater runoff onto the adjacent railroad right-of-way to the east. Refer to the Exhibit "A" for a depiction of existing conditions stormwater runoff flow patterns and watershed areas.

The Soil Survey of Fairfield County, Connecticut, as developed by the United States Department of Agriculture (USDA) and the Soil Conservation Service (SCS) classifies the on-site soil group as Urban Land with a hydrologic soil group rating of D. Refer to Exhibit C for the NRCS soil delineation map and hydrologic soil group rating. However, boring logs listed in a Geotechnical Engineering Report, dated March 19, 2021, as prepared by GZA GeoEnvironmental, Inc. have determined the on-site soils beneath the existing parking lot and building consist predominately of sand, gravel, and broken stone fill.

The proposed improvements will include the removal of all existing site features buildings, the relocation of the existing 72-inch culvert that runs through the property, and the construction of a new commercial building. Also included as part of the development would be attendant improvements such as the construction of a new asphalt parking lot with curbing, retaining walls, concrete sidewalks, installation of a stormwater collection, retention and conveyance system, installation of various underground utilities, and the implementation of a planting plan. One of the two existing concrete driveway entrances to the site is proposed to remain while the other is

proposed to be removed. The proposed stormwater collection and conveyance system will collect runoff from the proposed building roof and asphalt parking lot and direct runoff into four subsurface retention/infiltration systems. Refer to the Site Plan Review Set, Sheets 1 through 6 of 6, prepared by D'Andrea Surveying & Engineering, P.C. for a depiction of existing conditions and the proposed site improvements.

Summary

The total on-site impervious coverage is approximately 100,835 square feet (s.f.) or 95.0% under existing conditions. The proposed site improvements will decrease the total on-site impervious coverage by approximately 17,408 s.f., resulting in a proposed on-site impervious coverage of approximately 83,427 s.f. or 78.6%. Therefore, the proposed improvements will not result in an increase in either stormwater runoff or volume from the site as compared to existing conditions. However, four subsurface stormwater retention/infiltration systems have been proposed to collect and retain a minimum of half the water quality volume runoff from the proposed impervious building and parking lot in order to help mitigate their impacts on water quality and pollution to downstream areas. Drainage patterns and discharge points will be similar as under existing conditions. Refer to the Exhibit "B" for a depiction of proposed conditions stormwater runoff flow patterns and watershed areas.

The on-site drainage basins for existing and proposed conditions were modeled using HydroCAD 10.0 developed by HydroCAD Software Solutions LLC. The software was used to generate stormwater runoff rates for the 1-year to 100-year storm events, using the National Resources Conservation Services (NRCS) method.

The drainage model for existing conditions analyzed the site using two drainage areas and two points of concern. The runoff from existing Drainage Area 1 flows to the adjacent railroad right-of-way to the east, Point of Concern (POC) "A". The runoff from existing Drainage Area 2 is collected by on-site catch basins and is discharged into the existing 72-inch culvert that runs through the property, POC "B".

The drainage model for proposed conditions analyzed the site using three drainage areas and two overall points of concern. Proposed Drainage Area 1 will consist of a narrow strip of landscape area along the eastern property line. The runoff from Drainage Area 1 will flow overland to the adjacent railroad right-of-way, POC "A". Proposed Drainage Area 2 will consist of the landscaped area along the southern portion of the property. The runoff from this area will flow overland and be collected by an on-site catch basin and discharged into the 72-inch culvert, POC "B". Proposed Drainage Area 3 consists of the majority of the site and will include all of the proposed impervious surfaces, including the proposed building and parking lot areas. The runoff from this area will also eventually be discharged into the relocated 72-inch culvert, POC "B".

Drainage Area 3 was broken up into four sub-drainage areas (3A through 3D) for the analysis. Stormwater runoff from each of these sub-drainage areas will be routed into four separate subsurface stormwater retention/infiltration systems. Each of these retention systems have been sized to retain a minimum of half the water quality volume from its contributing watershed area. Refer to Appendix "A" for water quality volume calculations and retention system stage-storage data. The high-overflow runoff from each of these four proposed retention systems will be routed into the relocated 72-inch culvert, POC "B".

Based on the HydroCAD model, both the volume and peak rate of stormwater runoff exiting the site will be decreased for all storm events to POC A and B. Refer to Appendix "B" for a summary and comparison of the peak flow and volume discharge from the subject property for both existing and proposed conditions. In addition to reducing the peak flows, infiltrating half the Water Quality Volume from the proposed improvements will help pretreat stormwater runoff from the proposed asphalt parking lot and building roof prior to discharging downstream.

During the construction phase of the project, pretreatment of stormwater runoff will be provided by the use of temporary soil and erosion controls as outlined on the "Site Plan Review Set," prepared by D'Andrea Surveying & Engineering, P.C. This includes the stockpiling of excess

materials for control of sediment and periodic on-site inspections to ensure that the development of the site remains "tight" and stable throughout the construction phase.

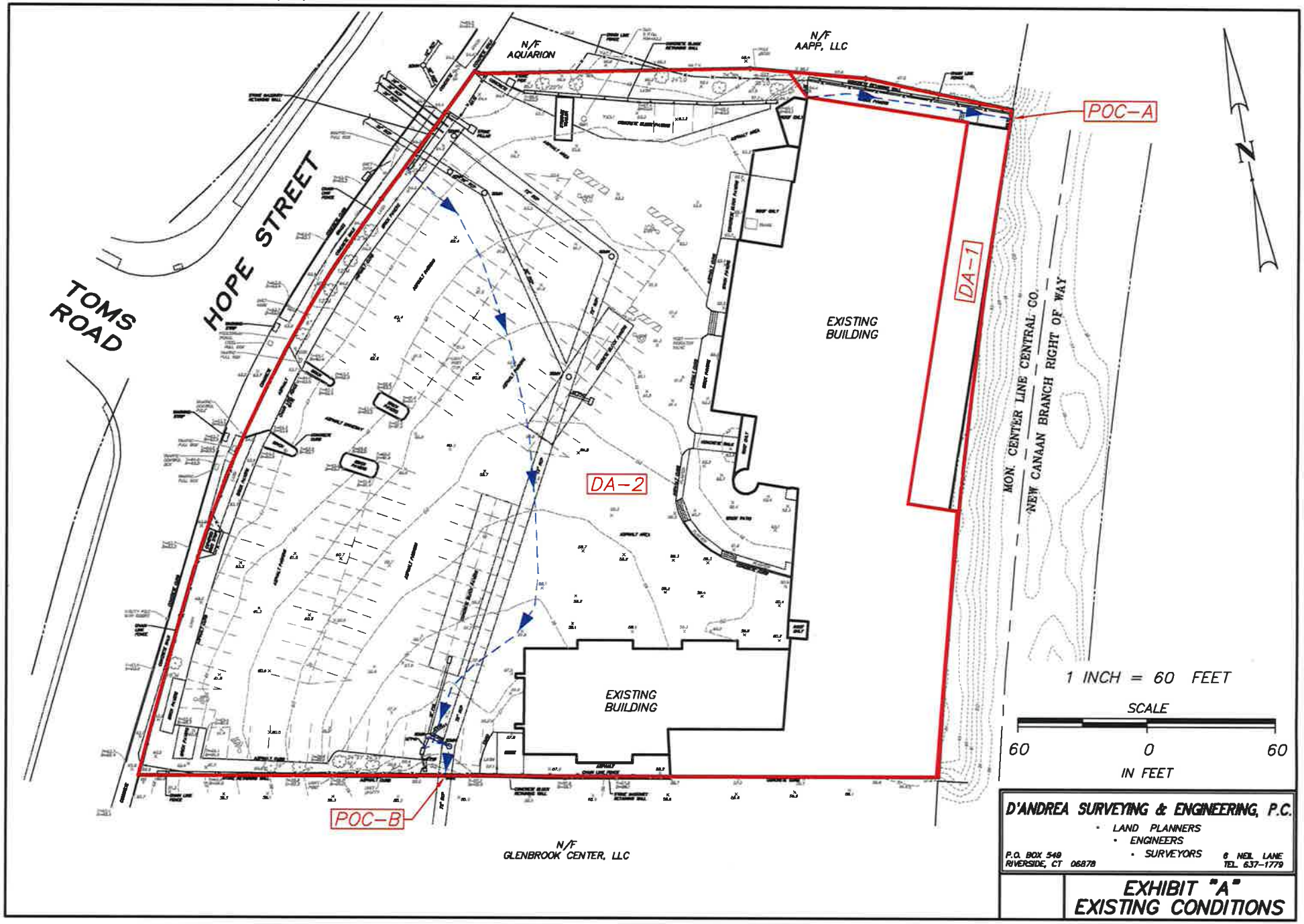
Conclusion

Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

Exhibits "A" & "B"

Watershed Maps
Existing & Proposed Conditions

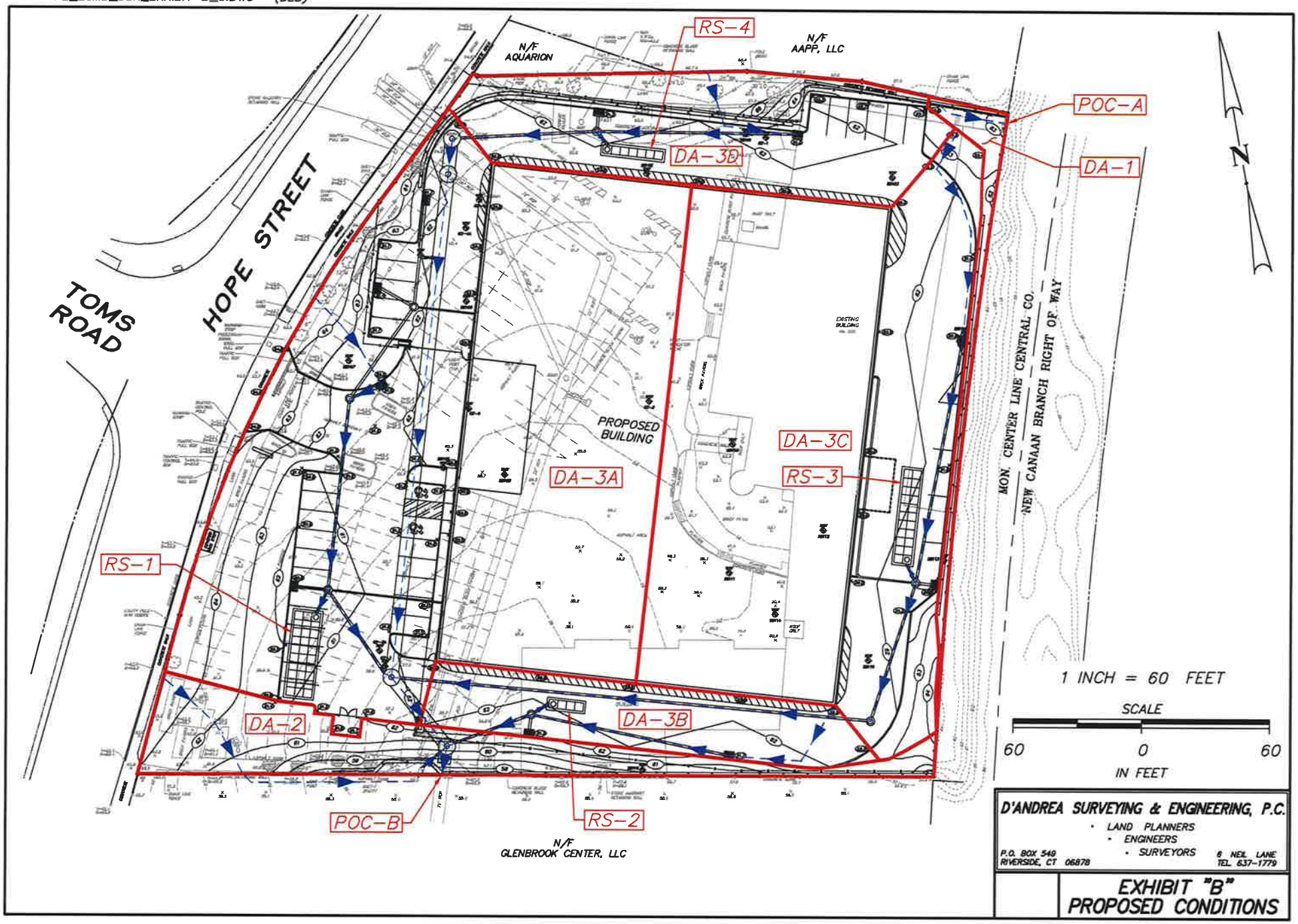
TOMSHOPE_20MB_DSR_EXHIBIT-A_0.DWG (DED)



D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 548
RIVERSIDE, CT 06878
6 NEIL LANE
TEL 637-1779

EXHIBIT "A"
EXISTING CONDITIONS

TOMSHOPE_20MB_DSR_EXHIBIT-B_0.DWG (DED)



D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

EXHIBIT "B"
PROPOSED CONDITIONS

Exhibit "C"

NRCS Soil Map &
Hydraulic Soil Group Rating

Hydrologic Soil Group—State of Connecticut
(535 Hope Street, Stamford)

Map Scale: 1:916 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	2.5	99.6%
308	Udorthents, smoothed	C	0.0	0.4%
Totals for Area of Interest			**2.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit "D"

FIRM Map

National Flood Hazard Layer FIRMette

FEMA

73°31'37"W 41°4'53"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

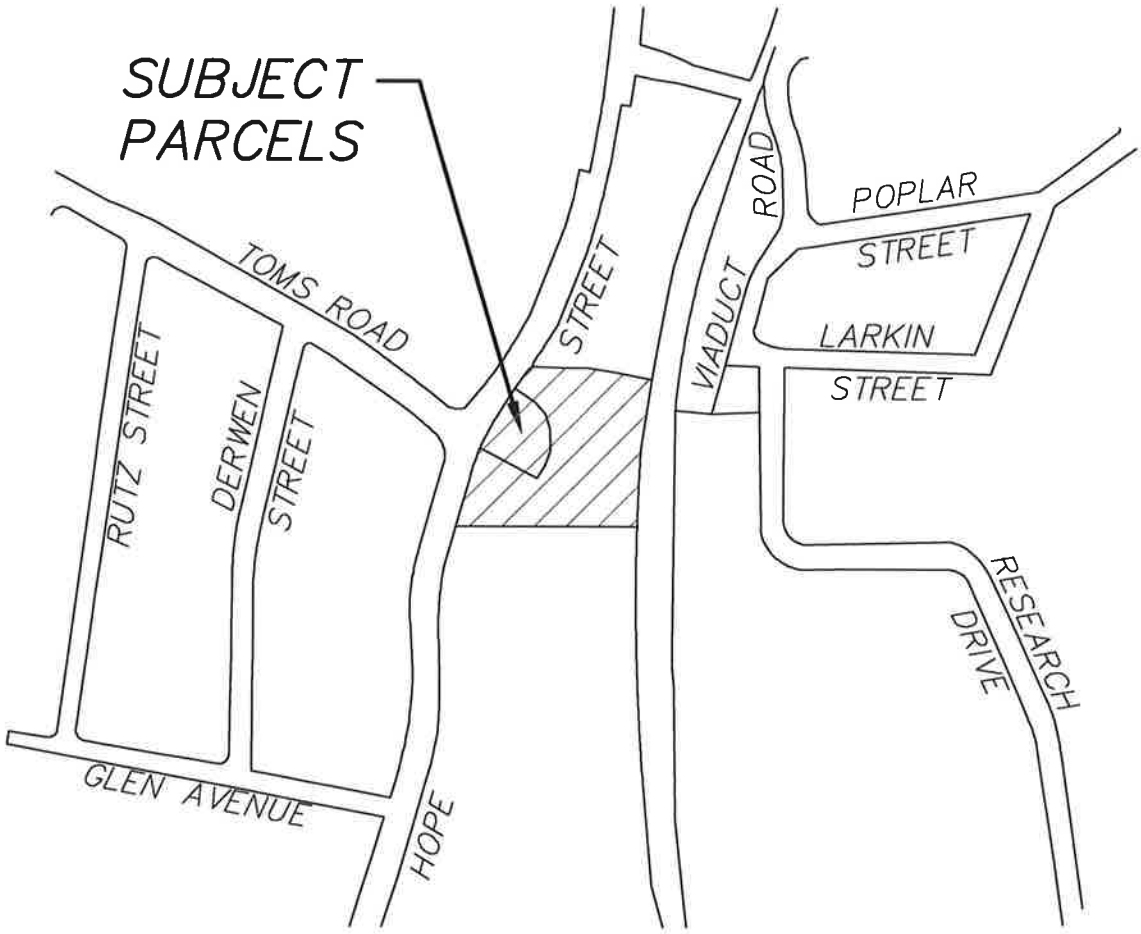
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/10/2021 at 1:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit "E"

Site Vicinity Map



LOCATION MAP – 1"=400'±

Appendix "A"

Stormwater Calculations

- **Water Quality Volume (WQV) Calculations**

$$(1/2)WQV = \frac{1/2in}{12\frac{in}{ft}}RA$$

R = Volumetric Runoff Coefficient $= RvI*\%I + RvT*\%T + RvF*\%F$
RvI= Runoff Coefficient for Impervious Cover = 0.95
%I = Percent of Watershed Basin in Impervious Cover (Fraction)
RvT = Runoff Coefficient for Lawn (HSG D=0.25)
%T = Percent of Watershed Basin in Lawn Cover (Fraction)
A = Watershed Area (square feet)

Drainage Area	Total Area (sf)	Impervious Coverage		Lawn Coverage		R (Runoff Coefficient)	½ WQV (cf)
		Area (sf)	% Coverage	Area (sf)	% Coverage		
Pr. Area #3A	46,716	38,304	82	8,412	18	0.824	1,603.9
Pr. Area #3B	6,128	6,082	99	46	1	0.943	240.8
Pr. Area #3C	33,801	31,892	94	1,909	6	0.908	1,278.8
Pr. Area #3D	10,866	7,149	66	3,717	34	0.712	453.5

Pr. Area #3A: The ½ WQV for this drainage area will be collected and infiltrated by Retention System #1. The storage volume of Retention System #1 below the 15" high-overflow outlet orifice is approximately 1,702 cubic feet. Refer to attached Stage-Area Storage table for RS-1.

Pr. Area #3B: The ½ WQV for this drainage area will be collected and infiltrated by Retention System #2. The storage volume of Retention System #2 below the 12" high-overflow outlet orifice is approximately 275 cubic feet. Refer to attached Stage-Area Storage table for RS-2.

Pr. Area #3C: The ½ WQV for this drainage area will be collected and infiltrated by Retention System #3. The storage volume of Retention System #3 below the 12" high-overflow outlet orifice is approximately 1,294 cubic feet. Refer to attached Stage-Area Storage table for RS-3.

Pr. Area #3D: The ½ WQV for this drainage area will be collected and infiltrated by Retention System #4. The storage volume of Retention System #4 below the 12" high-overflow outlet orifice is approximately 466 cubic feet. Refer to attached Stage-Area Storage table for RS-4.

- **Drawdown Calculations**

According to the NRCS Web Soil Survey in Exhibit "C", the site lies within a mapped area of HSG-D soils. The results of these tests can be found in Appendix "D". The following drawdown calculations are based on the soils observed in each test boring in the vicinity of the respective best management practice. The test borings predominately consisted of sand and gravel. A Rawls Infiltration Rate of 1.02 in/hr (sandy loam) was used as a conservative estimate in these calculations.

Retention System #1 Drawdown Time:

$$t_{drawdown} = \frac{DV}{kA}$$

Where:

DV	=	Design Volume	=	1,702	ft^3
k	=	Infiltration Rate	=	1.02	in/hr (Sandy Loam)
A	=	Bottom Area	=	638	ft^2

$$t_{drawdown} = \frac{1{,}702\,ft^3}{\left(1.02\,in/hr\right)\left(1\,ft/12in\right)638\,ft^2} = 31.4hr$$

Retention System #1 will draw down within 31.4 hrs

Retention System #2 Drawdown Time:

$$t_{drawdown} = \frac{DV}{kA}$$

Where:

DV	=	Design Volume	=	275	ft^3
k	=	Infiltration Rate	=	1.02	in/hr (Sandy Loam)
A	=	Bottom Area	=	115	ft^2

$$t_{drawdown} = \frac{275\,ft^3}{\left(1.02\,in/hr\right)\left(1\,ft/12in\right)115\,ft^2} = 28.1hr$$

Retention System #2 will draw down within 28.1 hrs

Retention System #3 Drawdown Time:

$$t_{drawdown} = \frac{DV}{kA}$$

Where:

DV	=	Design Volume	=	1,294	ft^3
k	=	Infiltration Rate	=	1.02	in/hr (Sandy Loam)
A	=	Bottom Area	=	497	ft^2

$$t_{drawdown} = \frac{1{,}294\,ft^3}{\left(1.02\,in/hr\right)\left(1\,ft/12in\right)497\,ft^2} = 30.6.0hr$$

Retention System #3 will draw down within 30.6 hrs

Retention System #4 Drawdown Time:

$$t_{drawdown} = \frac{DV}{kA}$$

Where:

DV	=	Design Volume	=	466	ft^3
k	=	Infiltration Rate	=	1.02	in/hr (Sandy Loam)
A	=	Bottom Area	=	192	ft^2

$$t_{drawdown} = \frac{466\,ft^3}{\left(1.02\,{}^{in}/_{hr}\right)\left({}^{1ft}/_{12in}\right)192\,ft^2} = 28.6hr$$

Retention System #4 will draw down within 28.6 hrs

Stage-Area-Storage for Pond 1P: RS-1

Elevation (feet)	Storage (cubic-feet)
52.50	0
52.60	26
52.70	51
52.80	77
52.90	102
53.00	128
53.10	172
53.20	216
53.30	261
53.40	306
53.50	352
53.60	397
53.70	443
53.80	488
53.90	533
54.00	579
54.10	624
54.20	669
54.30	715
54.40	760
54.50	805
54.60	850
54.70	895
54.80	941
54.90	986
55.00	1,031
55.10	1,076
55.20	1,121
55.30	1,166
55.40	1,210
55.50	1,255
55.60	1,300
55.70	1,345
55.80	1,390
55.90	1,434
56.00	1,479
56.10	1,524
56.20	1,568
56.30	1,613
56.40	1,658
56.50	1,702
56.60	1,739
56.70	1,748
56.80	1,756
56.90	1,765
57.00	1,773
57.10	1,779
57.20	1,786
57.30	1,792
57.40	1,798
57.50	1,805
57.60	1,811
57.70	1,818
57.80	1,824
57.90	1,830
58.00	1,837
58.10	1,843
58.20	1,850
58.30	1,856
58.40	1,862
58.50	1,869
58.60	1,875
58.70	1,881
58.80	1,888
58.90	1,894
59.00	**1,901**

← HIGH-OVERFLOW OUTLET

Stage-Area-Storage for Pond 2P: RS-2

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
53.50	0	55.58	137	57.66	283
53.54	2	55.62	140	57.70	284
53.58	4	55.66	143	57.74	284
53.62	6	55.70	146	57.78	285
53.66	7	55.74	149	57.82	286
53.70	9	55.78	152	57.86	287
53.74	11	55.82	155	57.90	288
53.78	13	55.86	157	57.94	289
53.82	15	55.90	160	57.98	290
53.86	17	55.94	163	58.02	291
53.90	18	55.98	166	58.06	291
53.94	20	56.02	169	58.10	292
53.98	22	56.06	172	58.14	292
54.02	24	56.10	175	58.18	293
54.06	27	56.14	178	58.22	293
54.10	30	56.18	180	58.26	294
54.14	33	56.22	183	58.30	294
54.18	36	56.26	186	58.34	294
54.22	39	56.30	189	58.38	295
54.26	41	56.34	192	58.42	295
54.30	44	56.38	195	58.46	296
54.34	47	56.42	198	58.50	296
54.38	50	56.46	201	58.54	297
54.42	53	56.50	203	58.58	297
54.46	56	56.54	206	58.62	298
54.50	59	56.58	209	58.66	298
54.54	62	56.62	212	58.70	299
54.58	65	56.66	215	58.74	299
54.62	68	56.70	218	58.78	300
54.66	71	56.74	221	58.82	300
54.70	73	56.78	224	58.86	300
54.74	76	56.82	226	58.90	301
54.78	79	56.86	229	58.94	301
54.82	82	56.90	232	58.98	**302**
54.86	85	56.94	235		
54.90	88	56.98	238		
54.94	91	57.02	241		
54.98	94	57.06	244		
55.02	97	57.10	246		
55.06	100	57.14	249		
55.10	102	57.18	252		
55.14	105	57.22	255		
55.18	108	57.26	258		
55.22	111	57.30	261		
55.26	114	57.34	264		
55.30	117	57.38	267		
55.34	120	57.42	269		
55.38	123	57.46	272		
55.42	126	57.50	275	← HIGH-OVERFLOW OUTLET	
55.46	129	57.54	278		
55.50	131	57.58	281		
55.54	134	57.62	282		

Stage-Area-Storage for Pond 3P: RS-3

Elevation (feet)	Storage (cubic-feet)
53.20	0
53.30	20
53.40	40
53.50	60
53.60	79
53.70	99
53.80	133
53.90	166
54.00	200
54.10	235
54.20	269
54.30	304
54.40	338
54.50	373
54.60	407
54.70	442
54.80	476
54.90	510
55.00	545
55.10	579
55.20	613
55.30	648
55.40	682
55.50	716
55.60	750
55.70	784
55.80	819
55.90	853
56.00	887
56.10	921
56.20	955
56.30	989
56.40	1,023
56.50	1,057
56.60	1,091
56.70	1,125
56.80	1,159
56.90	1,193
57.00	1,226
57.10	1,260
57.20	1,294 → HIGH-OVERFLOW OUTLET
57.30	1,323
57.40	1,330
57.50	1,337
57.60	1,344
57.70	1,352
57.80	1,357
57.90	1,362
58.00	1,367
58.10	1,372
58.20	1,377
58.30	1,382
58.40	1,387
58.50	1,391
58.60	1,396
58.70	1,401
58.80	1,406
58.90	1,411
59.00	1,416
59.10	1,421
59.20	1,426
59.30	1,431
59.40	1,436
59.50	1,441
59.60	1,446
59.70	1,451
59.80	1,456
59.90	1,461
60.00	**1,466**

Stage-Area-Storage for Pond 4P: RS-4

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
53.50	0	55.58	232	57.66	479
53.54	3	55.62	237	57.70	480
53.58	6	55.66	242	57.74	482
53.62	9	55.70	247	57.78	483
53.66	12	55.74	252	57.82	485
53.70	15	55.78	257	57.86	486
53.74	18	55.82	261	57.90	487
53.78	22	55.86	266	57.94	489
53.82	25	55.90	271	57.98	490
53.86	28	55.94	276	58.02	492
53.90	31	55.98	281	58.06	492
53.94	34	56.02	286	58.10	493
53.98	37	56.06	291	58.14	494
54.02	41	56.10	296	58.18	495
54.06	46	56.14	301	58.22	495
54.10	50	56.18	306	58.26	496
54.14	55	56.22	310	58.30	497
54.18	60	56.26	315	58.34	498
54.22	65	56.30	320	58.38	498
54.26	70	56.34	325	58.42	499
54.30	75	56.38	330	58.46	500
54.34	80	56.42	335	58.50	501
54.38	84	56.46	340	58.54	502
54.42	89	56.50	345	58.58	502
54.46	94	56.54	349	58.62	503
54.50	99	56.58	354	58.66	504
54.54	104	56.62	359	58.70	505
54.58	109	56.66	364	58.74	505
54.62	114	56.70	369	58.78	506
54.66	119	56.74	374	58.82	507
54.70	124	56.78	379	58.86	508
54.74	129	56.82	384	58.90	508
54.78	134	56.86	388	58.94	509
54.82	139	56.90	393	58.98	**510**
54.86	144	56.94	398		
54.90	149	56.98	403		
54.94	153	57.02	408		
54.98	158	57.06	413		
55.02	163	57.10	418		
55.06	168	57.14	422		
55.10	173	57.18	427		
55.14	178	57.22	432		
55.18	183	57.26	437		
55.22	188	57.30	442		
55.26	193	57.34	447		
55.30	198	57.38	451		
55.34	203	57.42	456		
55.38	208	57.46	461		
55.42	212	57.50	466 → HIGH-OVERFLOW OUTLET		
55.46	217	57.54	471		
55.50	222	57.58	476		
55.54	227	57.62	477		

Appendix "B"

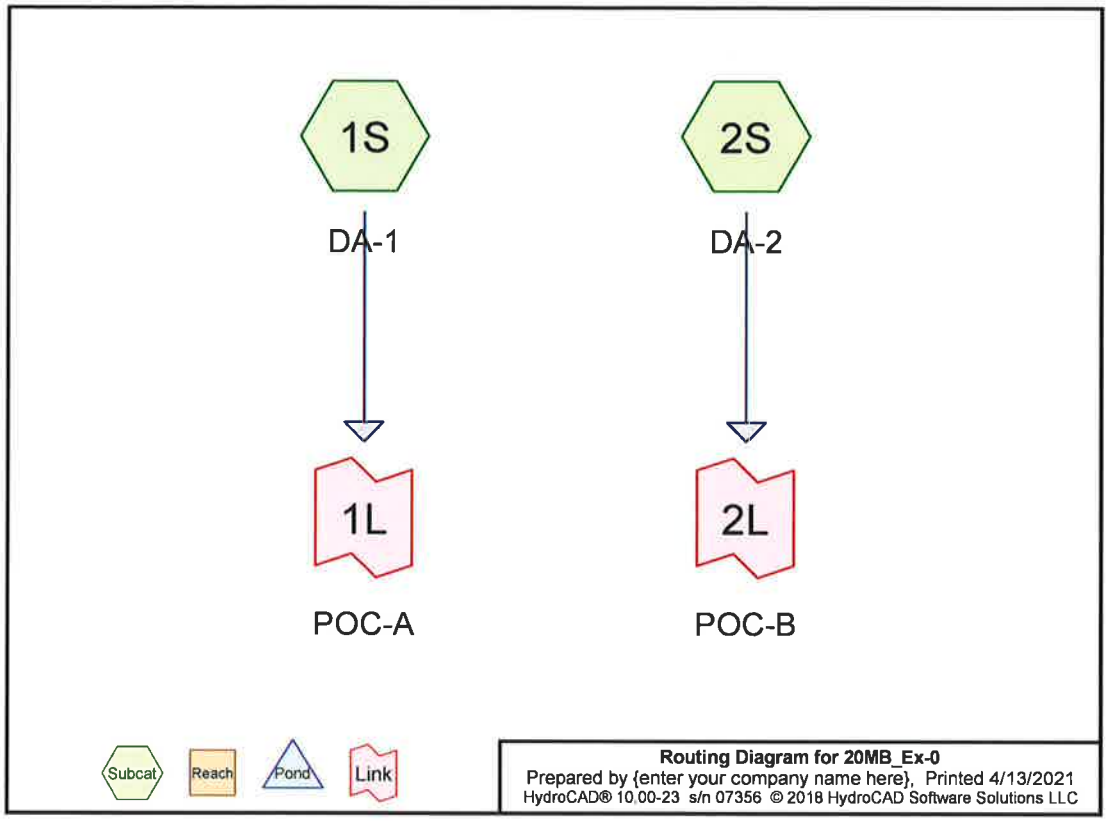
HydroCAD Summary Table
Existing & Proposed Conditions

Storm Event	POC	Flow/Volume	Existing	Proposed	Δ	Δ (%)
1 Year Storm	A	q (ft^3/s)	0.29	0.04	-0.25	-86.2
		v (ft^3)	932	125	-807	-86.6
	B	q (ft^3/s)	6.17	5.69	-0.48	-7.8
		v (ft^3)	20,011	14,794	-5,217	-26.1
2 Year Storm	A	q (ft^3/s)	0.36	0.06	-0.30	-83.3
		v (ft^3)	1,175	180	-995	-84.7
	B	q (ft^3/s)	7.62	7.16	-0.46	-6.0
		v (ft^3)	25,030	19,831	-5,199	-20.8
5 Year Storm	A	q (ft^3/s)	0.48	0.09	-0.39	-81.3
		v (ft^3)	1,582	278	-1,304	-82.4
	B	q (ft^3/s)	10.03	9.59	-0.44	-4.4
		v (ft^3)	33,419	28,325	-5,094	-15.2
10 Year Storm	A	q (ft^3/s)	0.57	0.12	-0.45	-78.9
		v (ft^3)	1,868	351	-1,517	-81.2
	B	q (ft^3/s)	11.70	11.28	-0.42	-3.6
		v (ft^3)	39,303	34,316	-4,987	-12.7
25 Year Storm	A	q (ft^3/s)	0.65	0.14	-0.51	-78.5
		v (ft^3)	2,154	426	-1,728	-80.2
	B	q (ft^3/s)	13.38	12.97	-0.41	-3.1
		v (ft^3)	45,192	40,330	-4,862	-10.8
50 Year Storm	A	q (ft^3/s)	0.73	0.17	-0.56	-76.7
		v (ft^3)	2,440	503	-1,937	-79.4
	B	q (ft^3/s)	15.05	14.65	-0.40	-2.7
		v (ft^3)	51,084	46,362	-4,722	-9.2
100 Year Storm	A	q (ft^3/s)	0.82	0.20	-0.62	-75.6
		v (ft^3)	2,768	592	-2,176	-78.6
	B	q (ft^3/s)	16.96	16.55	-0.41	-2.4
		v (ft^3)	57,821	53,271	-4,550	-7.9

Table 1: Comparison of Exising and Proposed Peak Flow Rates and Volumes for all Points of Concern.

Appendix "C"

HydroCAD Analysis
Existing Conditions



Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
5,336	80.0	>75% Grass cover, Good, HSG D (1S, 2S)
100,835	98.0	Paved parking, HSG D (1S, 2S)
106,171	**97.1**	**TOTAL AREA**

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=2.27"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.29 cfs 932 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=2.37"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=6.17 cfs 20,011 cf

Link 1L: POC-A Inflow=0.29 cfs 932 cf
Primary=0.29 cfs 932 cf

Link 2L: POC-B Inflow=6.17 cfs 20,011 cf
Primary=6.17 cfs 20,011 cf

Total Runoff Area = 106,171 sf Runoff Volume = 20,943 cf Average Runoff Depth = 2.37"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=2.86"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.36 cfs 1,175 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=2.97"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=7.62 cfs 25,030 cf

Link 1L: POC-A Inflow=0.36 cfs 1,175 cf
Primary=0.36 cfs 1,175 cf

Link 2L: POC-B Inflow=7.62 cfs 25,030 cf
Primary=7.62 cfs 25,030 cf

Total Runoff Area = 106,171 sf Runoff Volume = 26,205 cf Average Runoff Depth = 2.96"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=3.85"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.48 cfs 1,582 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=3.96"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=10.03 cfs 33,419 cf

Link 1L: POC-A Inflow=0.48 cfs 1,582 cf
Primary=0.48 cfs 1,582 cf

Link 2L: POC-B Inflow=10.03 cfs 33,419 cf
Primary=10.03 cfs 33,419 cf

Total Runoff Area = 106,171 sf Runoff Volume = 35,001 cf Average Runoff Depth = 3.96"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=4.54"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.57 cfs 1,868 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=4.66"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=11.70 cfs 39,303 cf

Link 1L: POC-A Inflow=0.57 cfs 1,868 cf
Primary=0.57 cfs 1,868 cf

Link 2L: POC-B Inflow=11.70 cfs 39,303 cf
Primary=11.70 cfs 39,303 cf

Total Runoff Area = 106,171 sf Runoff Volume = 41,171 cf Average Runoff Depth = 4.65"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=5.24"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.65 cfs 2,154 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=5.36"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=13.38 cfs 45,192 cf

Link 1L: POC-A Inflow=0.65 cfs 2,154 cf
Primary=0.65 cfs 2,154 cf

Link 2L: POC-B Inflow=13.38 cfs 45,192 cf
Primary=13.38 cfs 45,192 cf

Total Runoff Area = 106,171 sf Runoff Volume = 47,345 cf Average Runoff Depth = 5.35"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=5.94"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.73 cfs 2,440 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=6.06"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=15.05 cfs 51,084 cf

Link 1L: POC-A Inflow=0.73 cfs 2,440 cf
Primary=0.73 cfs 2,440 cf

Link 2L: POC-B Inflow=15.05 cfs 51,084 cf
Primary=15.05 cfs 51,084 cf

Total Runoff Area = 106,171 sf Runoff Volume = 53,524 cf Average Runoff Depth = 6.05"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=4,932 sf 89.19% Impervious Runoff Depth=6.73"
Flow Length=96' Tc=5.0 min CN=96.1 Runoff=0.82 cfs 2,768 cf

Subcatchment 2S: DA-2 Runoff Area=101,239 sf 95.26% Impervious Runoff Depth=6.85"
Flow Length=300' Tc=5.0 min CN=97.1 Runoff=16.96 cfs 57,821 cf

Link 1L: POC-A Inflow=0.82 cfs 2,768 cf
Primary=0.82 cfs 2,768 cf

Link 2L: POC-B Inflow=16.96 cfs 57,821 cf
Primary=16.96 cfs 57,821 cf

Total Runoff Area = 106,171 sf Runoff Volume = 60,589 cf Average Runoff Depth = 6.85"
5.03% Pervious = 5,336 sf 94.97% Impervious = 100,835 sf

Summary for Subcatchment 1S: DA-1

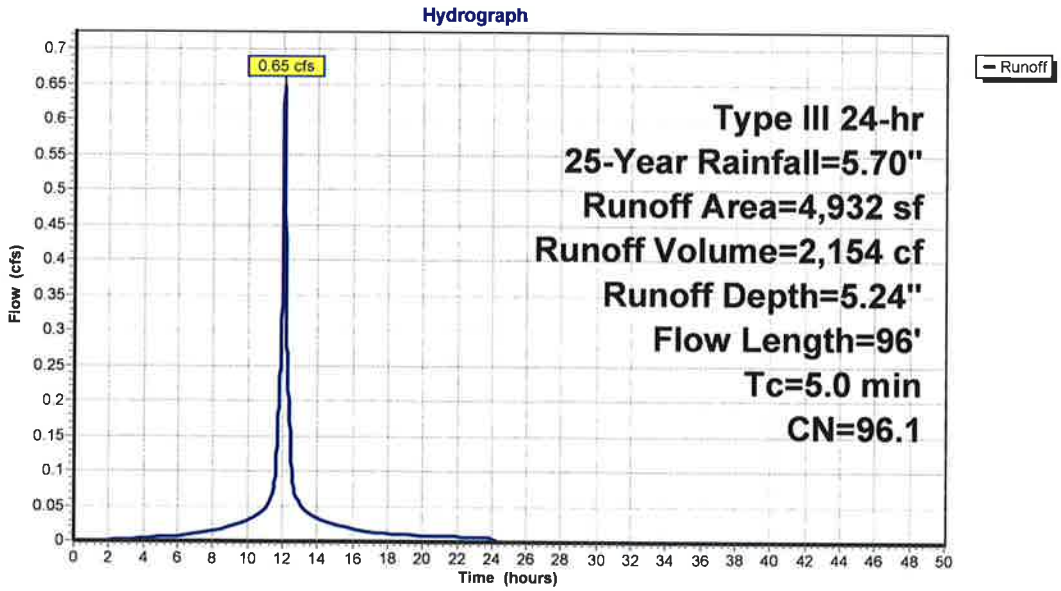
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 2,154 cf, Depth= 5.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
4,399	98.0	Paved parking, HSG D
533	80.0	>75% Grass cover, Good, HSG D
4,932	96.1	Weighted Average
533		10.81% Pervious Area
4,399		89.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	96		0.32		Direct Entry, 1

Subcatchment 1S: DA-1



Summary for Subcatchment 2S: DA-2

Runoff = 13.38 cfs @ 12.07 hrs, Volume= 45,192 cf, Depth= 5.36"

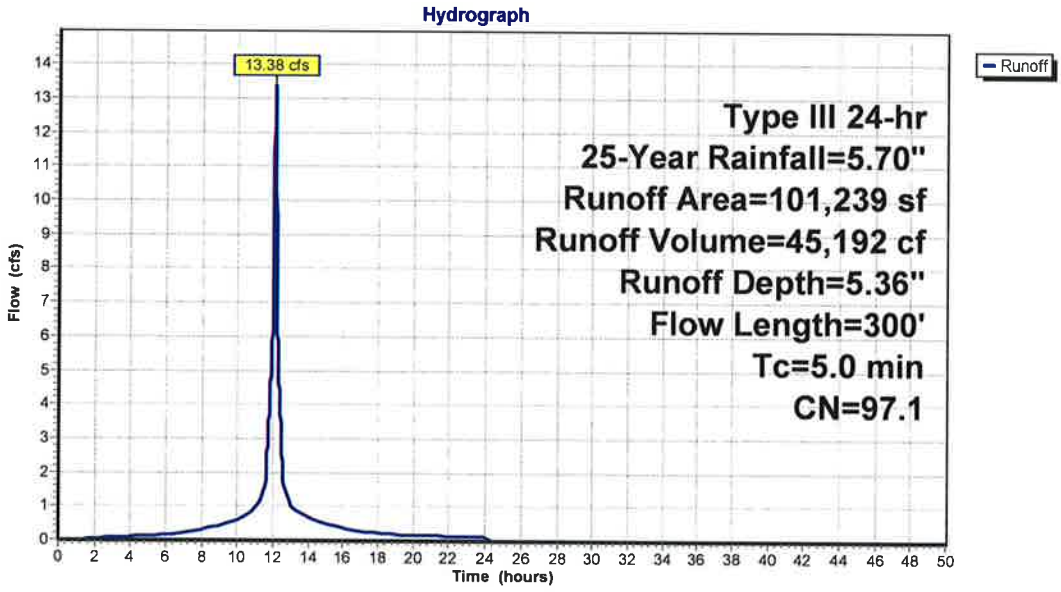
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
96,436	98.0	Paved parking, HSG D
4,803	80.0	>75% Grass cover, Good, HSG D
101,239	97.1	Weighted Average
4,803		4.74% Pervious Area
96,436		95.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	300		1.00		**Direct Entry, 1**

Subcatchment 2S: DA-2

Hydrograph

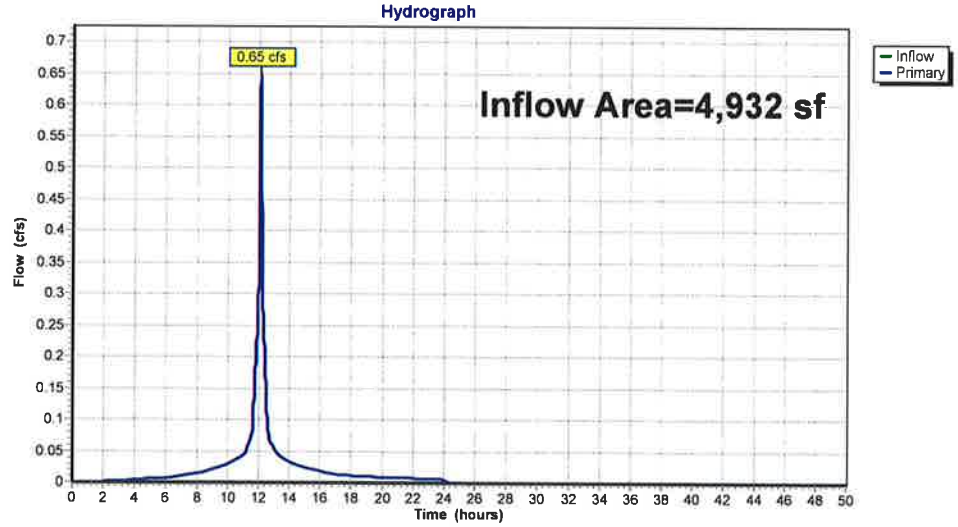


Summary for Link 1L: POC-A

Inflow Area = 4,932 sf, 89.19% Impervious, Inflow Depth = 5.24" for 25-Year event
Inflow = 0.65 cfs @ 12.07 hrs, Volume= 2,154 cf
Primary = 0.65 cfs @ 12.07 hrs, Volume= 2,154 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: POC-A

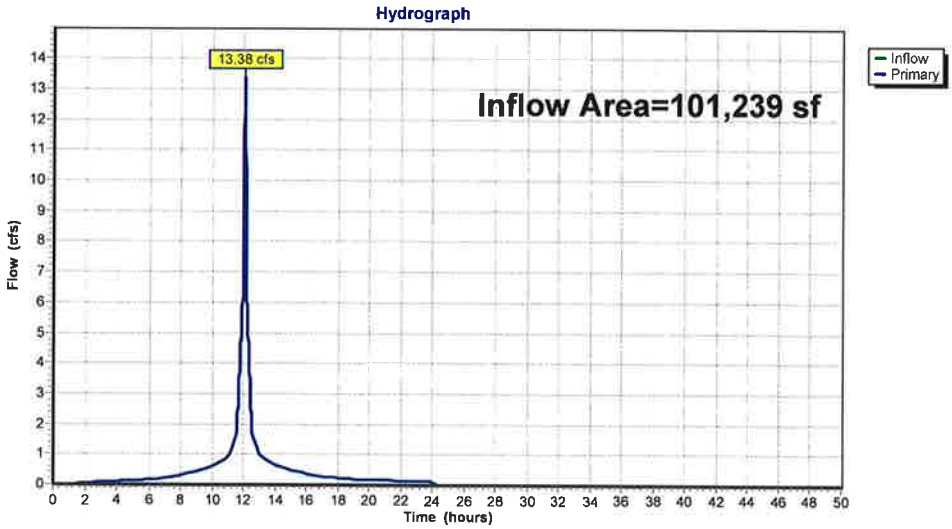


Summary for Link 2L: POC-B

Inflow Area = 101,239 sf, 95.26% Impervious, Inflow Depth = 5.36" for 25-Year event
Inflow = 13.38 cfs @ 12.07 hrs, Volume= 45,192 cf
Primary = 13.38 cfs @ 12.07 hrs, Volume= 45,192 cf, Atten= 0%, Lag= 0.0 min

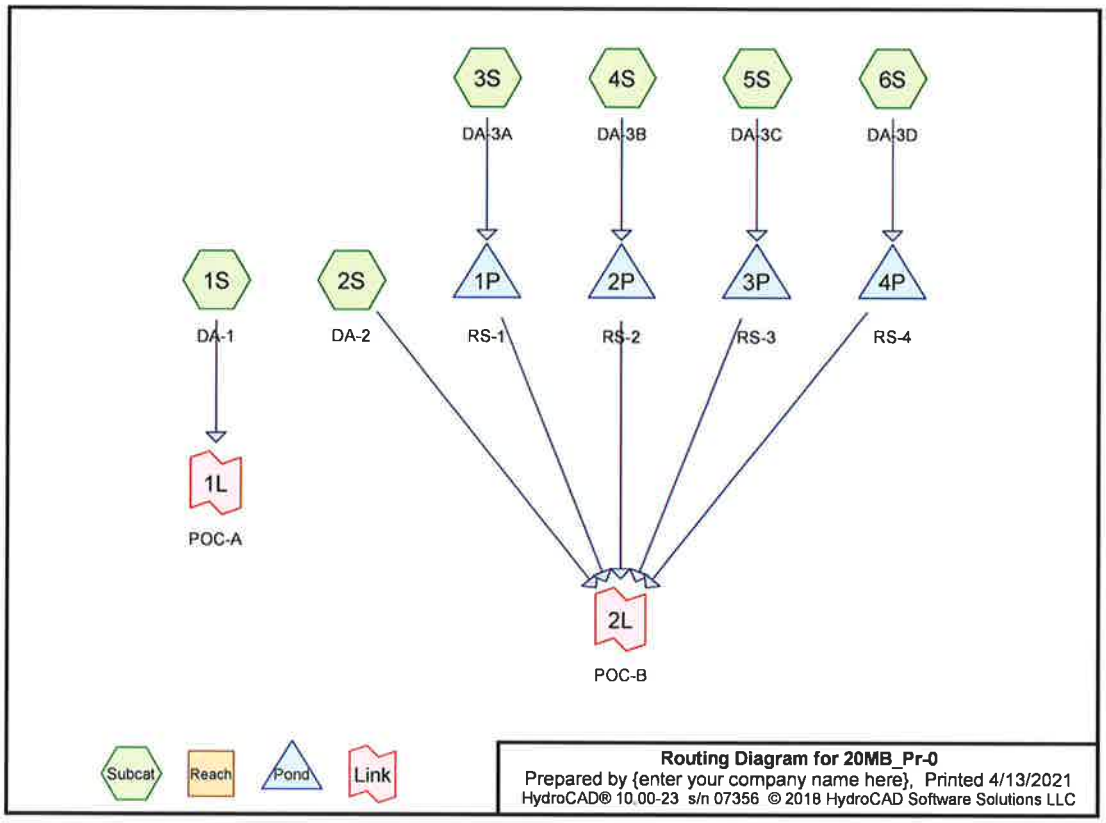
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 2L: POC-B



Appendix "D"

HydroCAD Analysis
Proposed Conditions



Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
22,744	80.0	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 4S, 5S, 6S)
83,427	98.0	Paved parking, HSG D (3S, 4S, 5S, 6S)
106,171	**94.1**	**TOTAL AREA**

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=1.03"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.04 cfs 125 cf

Subcatchment 2S: DA-2 Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=1.03"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.19 cfs 618 cf

Subcatchment 3S: DA-3A Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=2.14"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=2.55 cfs 8,322 cf

Subcatchment 4S: DA-3B Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=2.46"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.38 cfs 1,256 cf

Subcatchment 5S: DA-3C Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=2.36"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=2.05 cfs 6,651 cf

Subcatchment 6S: DA-3D Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=1.86"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=0.56 cfs 1,686 cf

Pond 1P: RS-1 Peak Elev=57.30' Storage=1,792 cf Inflow=2.55 cfs 8,322 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=2.55 cfs 6,619 cf

Pond 2P: RS-2 Peak Elev=57.80' Storage=286 cf Inflow=0.38 cfs 1,256 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.38 cfs 980 cf

Pond 3P: RS-3 Peak Elev=58.00' Storage=1,367 cf Inflow=2.05 cfs 6,651 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=2.05 cfs 5,357 cf

Pond 4P: RS-4 Peak Elev=57.88' Storage=487 cf Inflow=0.56 cfs 1,686 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=0.56 cfs 1,220 cf

Link 1L: POC-A Inflow=0.04 cfs 125 cf
Primary=0.04 cfs 125 cf

Link 2L: POC-B Inflow=5.69 cfs 14,794 cf
Primary=5.69 cfs 14,794 cf

Total Runoff Area = 106,171 sf Runoff Volume = 18,658 cf Average Runoff Depth = 2.11"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=1.48"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.06 cfs 180 cf

Subcatchment 2S: DA-2 Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=1.48"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.28 cfs 888 cf

Subcatchment 3S: DA-3A Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=2.72"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=3.21 cfs 10,598 cf

Subcatchment 4S: DA-3B Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=3.06"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.47 cfs 1,561 cf

Subcatchment 5S: DA-3C Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=2.96"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=2.54 cfs 8,326 cf

Subcatchment 6S: DA-3D Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=2.43"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=0.72 cfs 2,198 cf

Pond 1P: RS-1 Peak Elev=57.43' Storage=1,800 cf Inflow=3.21 cfs 10,598 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=3.20 cfs 8,895 cf

Pond 2P: RS-2 Peak Elev=57.84' Storage=287 cf Inflow=0.47 cfs 1,561 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.47 cfs 1,285 cf

Pond 3P: RS-3 Peak Elev=58.14' Storage=1,374 cf Inflow=2.54 cfs 8,326 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=2.54 cfs 7,031 cf

Pond 4P: RS-4 Peak Elev=57.94' Storage=489 cf Inflow=0.72 cfs 2,198 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=0.72 cfs 1,731 cf

Link 1L: POC-A Inflow=0.06 cfs 180 cf
Primary=0.06 cfs 180 cf

Link 2L: POC-B Inflow=7.16 cfs 19,831 cf
Primary=7.16 cfs 19,831 cf

Total Runoff Area = 106,171 sf Runoff Volume = 23,749 cf Average Runoff Depth = 2.68"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=2.29"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.09 cfs 278 cf

Subcatchment 2S: DA-2 Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=2.29"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.44 cfs 1,376 cf

Subcatchment 3S: DA-3A Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=3.71"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=4.29 cfs 14,425 cf

Subcatchment 4S: DA-3B Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=4.05"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.61 cfs 2,070 cf

Subcatchment 5S: DA-3C Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=3.95"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=3.34 cfs 11,126 cf

Subcatchment 6S: DA-3D Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=3.39"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=0.99 cfs 3,067 cf

Pond 1P: RS-1 Peak Elev=57.64' Storage=1,814 cf Inflow=4.29 cfs 14,425 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=4.28 cfs 12,722 cf

Pond 2P: RS-2 Peak Elev=57.89' Storage=288 cf Inflow=0.61 cfs 2,070 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.61 cfs 1,795 cf

Pond 3P: RS-3 Peak Elev=58.48' Storage=1,390 cf Inflow=3.34 cfs 11,126 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=3.33 cfs 9,831 cf

Pond 4P: RS-4 Peak Elev=58.02' Storage=492 cf Inflow=0.99 cfs 3,067 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=0.98 cfs 2,601 cf

Link 1L: POC-A Inflow=0.09 cfs 278 cf
Primary=0.09 cfs 278 cf

Link 2L: POC-B Inflow=9.59 cfs 28,325 cf
Primary=9.59 cfs 28,325 cf

Total Runoff Area = 106,171 sf Runoff Volume = 32,341 cf Average Runoff Depth = 3.66"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1
Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=2.89"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.12 cfs 351 cf

Subcatchment 2S: DA-2
Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=2.89"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.55 cfs 1,736 cf

Subcatchment 3S: DA-3A
Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=4.40"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=5.04 cfs 17,118 cf

Subcatchment 4S: DA-3B
Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=4.75"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.71 cfs 2,426 cf

Subcatchment 5S: DA-3C
Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=4.65"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=3.90 cfs 13,090 cf

Subcatchment 6S: DA-3D
Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=4.07"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=1.17 cfs 3,683 cf

Pond 1P: RS-1
Peak Elev=57.85' Storage=1,827 cf Inflow=5.04 cfs 17,118 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=5.03 cfs 15,415 cf

Pond 2P: RS-2
Peak Elev=57.93' Storage=289 cf Inflow=0.71 cfs 2,426 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.71 cfs 2,151 cf

Pond 3P: RS-3
Peak Elev=58.76' Storage=1,404 cf Inflow=3.90 cfs 13,090 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=3.89 cfs 11,795 cf

Pond 4P: RS-4
Peak Elev=58.08' Storage=493 cf Inflow=1.17 cfs 3,683 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=1.17 cfs 3,217 cf

Link 1L: POC-A
Inflow=0.12 cfs 351 cf
Primary=0.12 cfs 351 cf

Link 2L: POC-B
Inflow=11.28 cfs 34,316 cf
Primary=11.28 cfs 34,316 cf

Total Runoff Area = 106,171 sf Runoff Volume = 38,405 cf Average Runoff Depth = 4.34"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1
Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=3.51"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.14 cfs 426 cf

Subcatchment 2S: DA-2
Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=3.51"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.67 cfs 2,108 cf

Subcatchment 3S: DA-3A
Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=5.09"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=5.79 cfs 19,818 cf

Subcatchment 4S: DA-3B
Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=5.45"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.81 cfs 2,783 cf

Subcatchment 5S: DA-3C
Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=5.34"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=4.46 cfs 15,055 cf

Subcatchment 6S: DA-3D
Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=4.75"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=1.36 cfs 4,303 cf

Pond 1P: RS-1
Peak Elev=58.08' Storage=1,842 cf Inflow=5.79 cfs 19,818 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=5.77 cfs 18,116 cf

Pond 2P: RS-2
Peak Elev=57.96' Storage=290 cf Inflow=0.81 cfs 2,783 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.81 cfs 2,508 cf

Pond 3P: RS-3
Peak Elev=59.08' Storage=1,420 cf Inflow=4.46 cfs 15,055 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=4.44 cfs 13,761 cf

Pond 4P: RS-4
Peak Elev=58.13' Storage=494 cf Inflow=1.36 cfs 4,303 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=1.36 cfs 3,837 cf

Link 1L: POC-A
Inflow=0.14 cfs 426 cf
Primary=0.14 cfs 426 cf

Link 2L: POC-B
Inflow=12.97 cfs 40,330 cf
Primary=12.97 cfs 40,330 cf

Total Runoff Area = 106,171 sf Runoff Volume = 44,495 cf Average Runoff Depth = 5.03"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1
Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=4.14"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.17 cfs 503 cf

Subcatchment 2S: DA-2
Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=4.14"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.79 cfs 2,487 cf

Subcatchment 3S: DA-3A
Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=5.79"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=6.53 cfs 22,524 cf

Subcatchment 4S: DA-3B
Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=6.15"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=0.91 cfs 3,140 cf

Subcatchment 5S: DA-3C
Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=6.04"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=5.02 cfs 17,022 cf

Subcatchment 6S: DA-3D
Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=5.44"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=1.54 cfs 4,926 cf

Pond 1P: RS-1
Peak Elev=58.34' Storage=1,858 cf Inflow=6.53 cfs 22,524 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=6.51 cfs 20,821 cf

Pond 2P: RS-2
Peak Elev=57.99' Storage=290 cf Inflow=0.91 cfs 3,140 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=0.91 cfs 2,865 cf

Pond 3P: RS-3
Peak Elev=59.44' Storage=1,438 cf Inflow=5.02 cfs 17,022 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=4.98 cfs 15,728 cf

Pond 4P: RS-4
Peak Elev=58.18' Storage=495 cf Inflow=1.54 cfs 4,926 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=1.54 cfs 4,460 cf

Link 1L: POC-A
Inflow=0.17 cfs 503 cf
Primary=0.17 cfs 503 cf

Link 2L: POC-B
Inflow=14.65 cfs 46,362 cf
Primary=14.65 cfs 46,362 cf

Total Runoff Area = 106,171 sf Runoff Volume = 50,603 cf Average Runoff Depth = 5.72"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points x 3
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA-1 Runoff Area=1,457 sf 0.00% Impervious Runoff Depth=4.88"
Flow Length=33' Tc=5.0 min CN=80.0 Runoff=0.20 cfs 592 cf

Subcatchment 2S: DA-2 Runoff Area=7,203 sf 0.00% Impervious Runoff Depth=4.88"
Flow Length=60' Slope=0.0500 '/' Tc=6.4 min CN=80.0 Runoff=0.92 cfs 2,929 cf

Subcatchment 3S: DA-3A Runoff Area=46,716 sf 81.99% Impervious Runoff Depth=6.58"
Flow Length=159' Tc=6.3 min CN=94.8 Runoff=7.38 cfs 25,620 cf

Subcatchment 4S: DA-3B Runoff Area=6,128 sf 99.25% Impervious Runoff Depth=6.95"
Flow Length=160' Tc=5.0 min CN=97.9 Runoff=1.03 cfs 3,549 cf

Subcatchment 5S: DA-3C Runoff Area=33,801 sf 94.35% Impervious Runoff Depth=6.84"
Flow Length=232' Tc=5.0 min CN=97.0 Runoff=5.66 cfs 19,271 cf

Subcatchment 6S: DA-3D Runoff Area=10,866 sf 65.79% Impervious Runoff Depth=6.23"
Flow Length=152' Tc=5.0 min CN=91.8 Runoff=1.75 cfs 5,640 cf

Pond 1P: RS-1 Peak Elev=58.67' Storage=1,880 cf Inflow=7.38 cfs 25,620 cf
15.0" Round Culvert n=0.013 L=45.0' S=0.0311 '/' Outflow=7.35 cfs 23,918 cf

Pond 2P: RS-2 Peak Elev=58.02' Storage=291 cf Inflow=1.03 cfs 3,549 cf
12.0" Round Culvert n=0.013 L=36.0' S=0.0194 '/' Outflow=1.03 cfs 3,273 cf

Pond 3P: RS-3 Peak Elev=59.90' Storage=1,461 cf Inflow=5.66 cfs 19,271 cf
12.0" Round Culvert n=0.013 L=64.0' S=0.0203 '/' Outflow=5.60 cfs 17,977 cf

Pond 4P: RS-4 Peak Elev=58.24' Storage=496 cf Inflow=1.75 cfs 5,640 cf
12.0" Round Culvert n=0.013 L=62.0' S=0.0097 '/' Outflow=1.75 cfs 5,174 cf

Link 1L: POC-A Inflow=0.20 cfs 592 cf
Primary=0.20 cfs 592 cf

Link 2L: POC-B Inflow=16.55 cfs 53,271 cf
Primary=16.55 cfs 53,271 cf

Total Runoff Area = 106,171 sf Runoff Volume = 57,602 cf Average Runoff Depth = 6.51"
21.42% Pervious = 22,744 sf 78.58% Impervious = 83,427 sf

Summary for Subcatchment 1S: DA-1

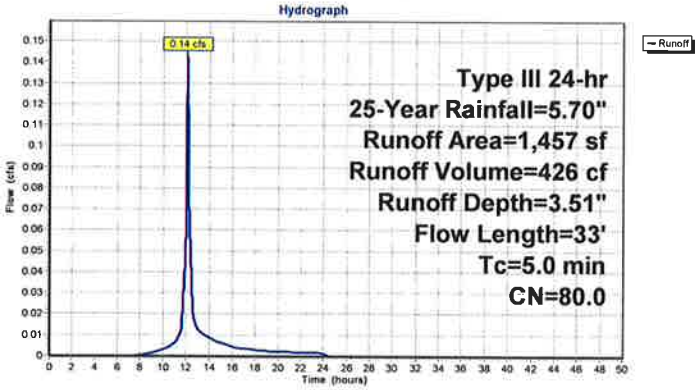
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 426 cf, Depth= 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
1,457	80.0	>75% Grass cover, Good, HSG D
1,457		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	33		0.11		Direct Entry, 1

Subcatchment 1S: DA-1



Summary for Subcatchment 2S: DA-2

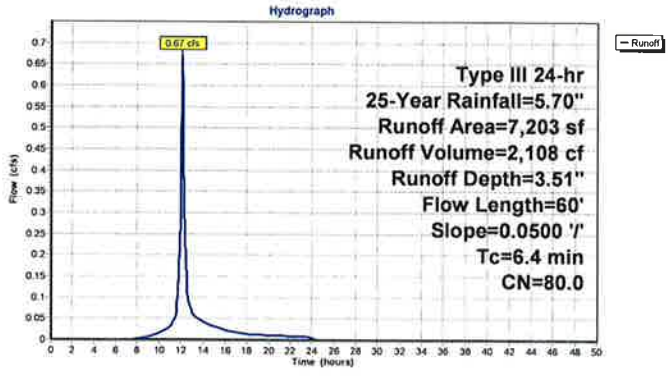
Runoff = 0.67 cfs @ 12.09 hrs, Volume= 2,108 cf, Depth= 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
7,203	80.0	>75% Grass cover, Good, HSG D
7,203		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	60	0.0500	0.16		Sheet Flow, 1 Grass: Dense n= 0.240 P2= 3.35"

Subcatchment 2S: DA-2



Summary for Subcatchment 3S: DA-3A

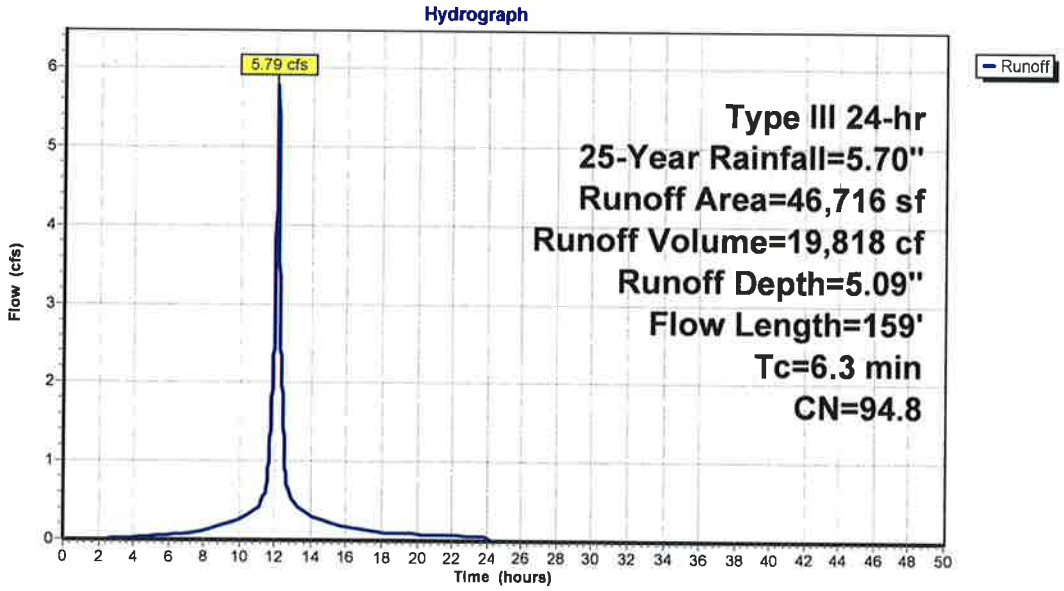
Runoff = 5.79 cfs @ 12.09 hrs, Volume= 19,818 cf, Depth= 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
38,304	98.0	Paved parking, HSG D
8,412	80.0	>75% Grass cover, Good, HSG D
46,716	94.8	Weighted Average
8,412		18.01% Pervious Area
38,304		81.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	50	0.0420	0.14		**Sheet Flow, 1** Grass: Dense n= 0.240 P2= 3.35"
0.3	109	0.0100	5.90	4.63	**Pipe Channel, 2** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
6.3	159	Total			

Subcatchment 3S: DA-3A



Summary for Subcatchment 4S: DA-3B

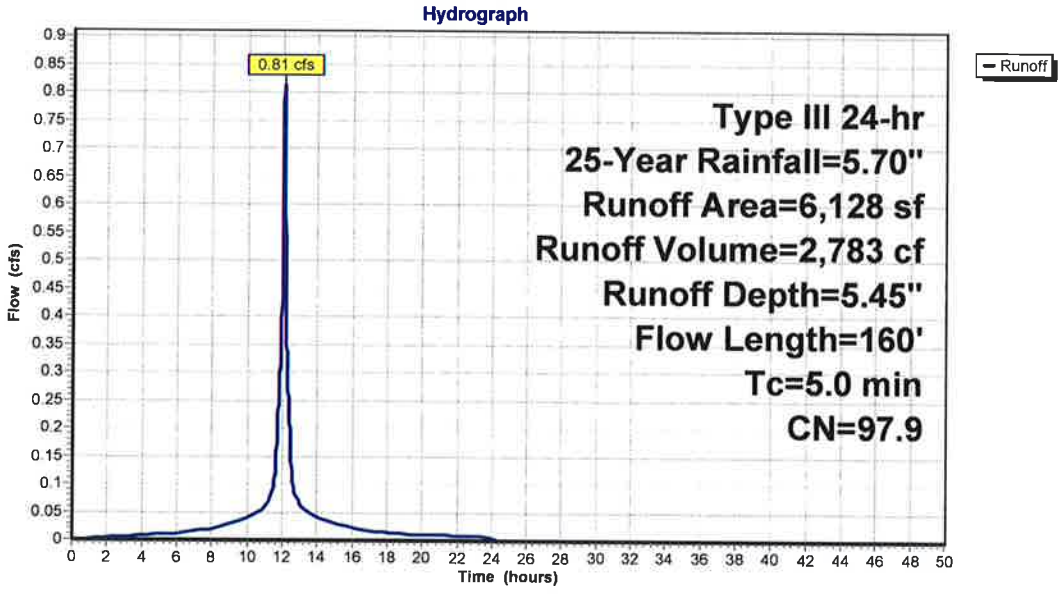
Runoff = 0.81 cfs @ 12.07 hrs, Volume= 2,783 cf, Depth= 5.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
6,082	98.0	Paved parking, HSG D
46	80.0	>75% Grass cover, Good, HSG D
6,128	97.9	Weighted Average
46		0.75% Pervious Area
6,082		99.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	160		0.53		**Direct Entry, 1**

Subcatchment 4S: DA-3B



Summary for Subcatchment 5S: DA-3C

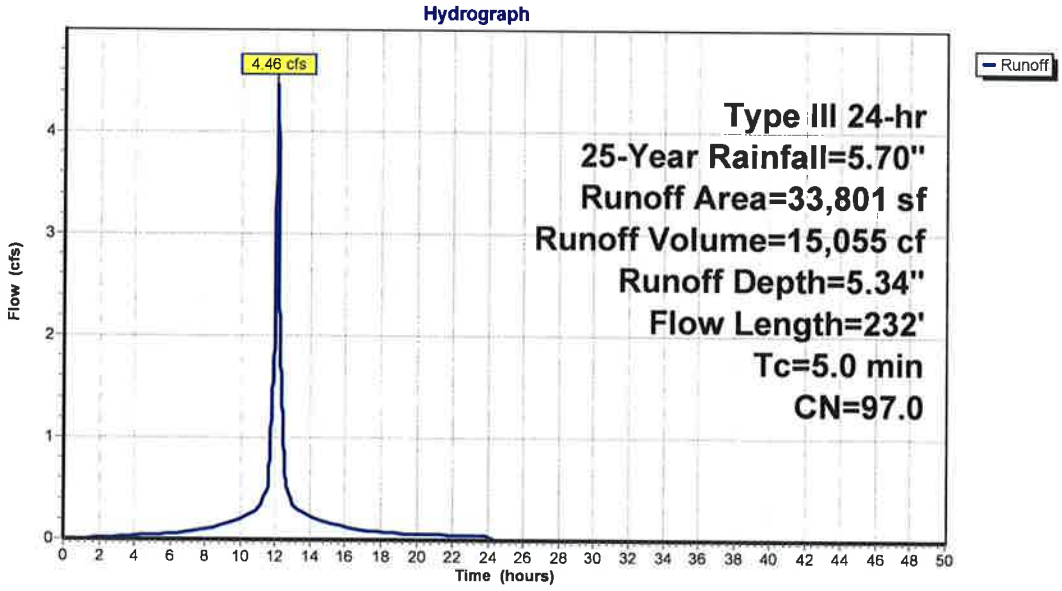
Runoff = 4.46 cfs @ 12.07 hrs, Volume= 15,055 cf, Depth= 5.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
31,892	98.0	Paved parking, HSG D
1,909	80.0	>75% Grass cover, Good, HSG D
33,801	97.0	Weighted Average
1,909		5.65% Pervious Area
31,892		94.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	232		0.77		**Direct Entry, 1**

Subcatchment 5S: DA-3C



Summary for Subcatchment 6S: DA-3D

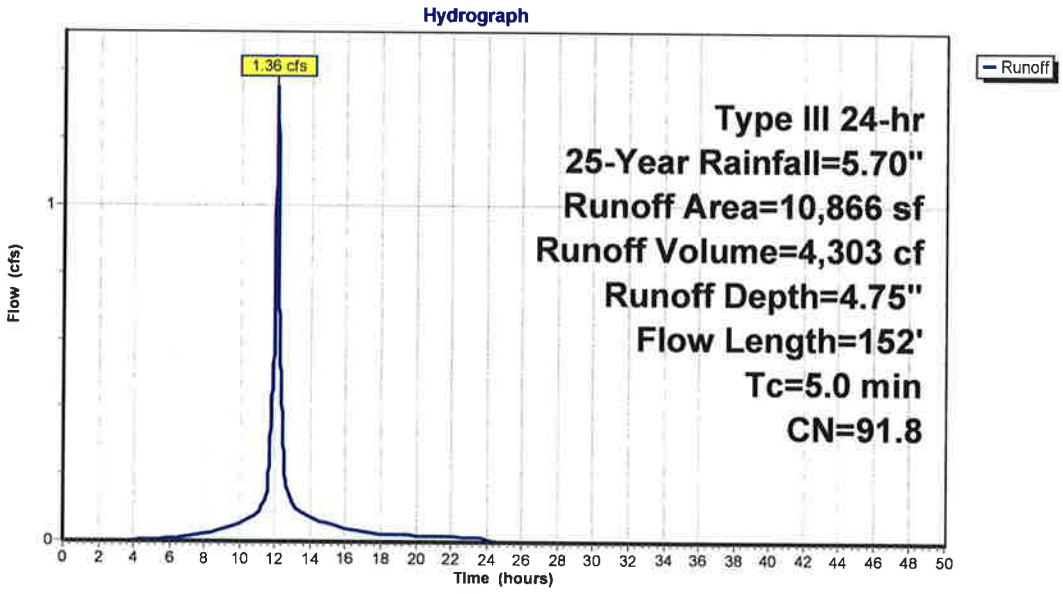
Runoff = 1.36 cfs @ 12.07 hrs, Volume= 4,303 cf, Depth= 4.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=5.70"

Area (sf)	CN	Description
7,149	98.0	Paved parking, HSG D
3,717	80.0	>75% Grass cover, Good, HSG D
10,866	91.8	Weighted Average
3,717		34.21% Pervious Area
7,149		65.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	152		0.51		**Direct Entry, 1**

Subcatchment 6S: DA-3D



Summary for Pond 1P: RS-1

Inflow Area = 46,716 sf, 81.99% Impervious, Inflow Depth = 5.09" for 25-Year event
Inflow = 5.79 cfs @ 12.09 hrs, Volume= 19,818 cf
Outflow = 5.77 cfs @ 12.09 hrs, Volume= 18,116 cf, Atten= 0%, Lag= 0.3 min
Primary = 5.77 cfs @ 12.09 hrs, Volume= 18,116 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 58.08' @ 12.09 hrs Surf.Area= 1,276 sf Storage= 1,842 cf

Plug-Flow detention time= 78.0 min calculated for 18,116 cf (91% of inflow)
Center-of-Mass det. time= 33.8 min (800.0 - 766.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	52.50'	443 cf	**15.20'W x 42.00'L x 4.50'H Field A** 2,873 cf Overall - 1,766 cf Embedded = 1,107 cf x 40.0% Voids
#2A	53.00'	1,330 cf	**Concrete Galley 4x4x4** x 30 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 30 Chambers in 3 Rows
#3	57.00'	128 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 1,276 cf Overall x 10.0% Voids
		1,901 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.00	638	0	0
59.00	638	1,276	1,276

Device	Routing	Invert	Outlet Devices
#1	Primary	56.50'	**15.0" Round Culvert** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.50' / 55.10' S= 0.0311 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=5.76 cfs @ 12.09 hrs HW=58.08' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 5.76 cfs @ 4.70 fps)

Pond 1P: RS-1 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

10 Chambers/Row x 4.00' Long = 40.00' Row Length +12.0" End Stone x 2 = 42.00' Base Length
3 Rows x 52.8" Wide + 12.0" Side Stone x 2 = 15.20' Base Width
6.0" Base + 48.0" Chamber Height = 4.50' Field Height

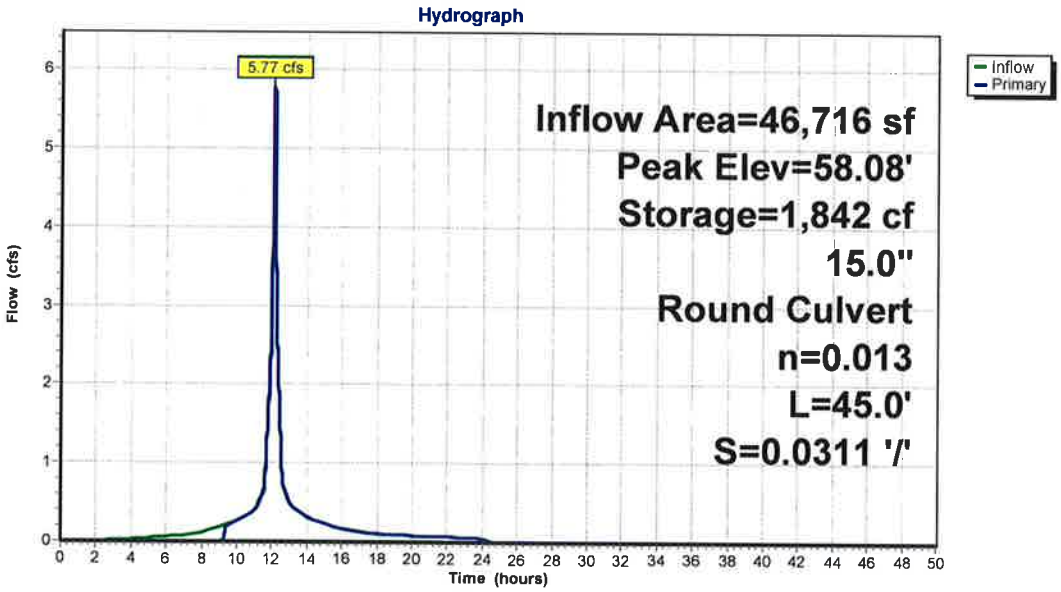
30 Chambers x 44.3 cf = 1,330.3 cf Chamber Storage
30 Chambers x 58.9 cf = 1,766.3 cf Displacement

2,872.8 cf Field - 1,766.3 cf Chambers = 1,106.5 cf Stone x 40.0% Voids = 442.6 cf Stone Storage

Chamber Storage + Stone Storage = 1,772.9 cf = 0.041 af
Overall Storage Efficiency = 61.7%
Overall System Size = 42.00' x 15.20' x 4.50'

30 Chambers
106.4 cy Field
41.0 cy Stone

Pond 1P: RS-1



Summary for Pond 2P: RS-2

Inflow Area = 6,128 sf, 99.25% Impervious, Inflow Depth = 5.45" for 25-Year event
Inflow = 0.81 cfs @ 12.07 hrs, Volume= 2,783 cf
Outflow = 0.81 cfs @ 12.07 hrs, Volume= 2,508 cf, Atten= 0%, Lag= 0.1 min
Primary = 0.81 cfs @ 12.07 hrs, Volume= 2,508 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 57.96' @ 12.07 hrs Surf.Area= 115 sf Storage= 290 cf

Plug-Flow detention time= 93.1 min calculated for 2,508 cf (90% of inflow)
Center-of-Mass det. time= 43.6 min (789.4 - 745.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	53.50'	113 cf	**6.40'W x 18.00'L x 4.50'H Field A** 518 cf Overall - 236 cf Embedded = 283 cf x 40.0% Voids
#2A	54.00'	177 cf	**Concrete Galley 4x4x4** x 4 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf
#3	58.00'	12 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 115 cf Overall x 10.0% Voids
		302 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
58.00	115	0	0
59.00	115	115	115

Device	Routing	Invert	Outlet Devices
#1	Primary	57.50'	**12.0" Round Culvert** L= 36.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 57.50' / 56.80' S= 0.0194 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.81 cfs @ 12.07 hrs HW=57.96' TW=0.00' (Dynamic Tailwater)
↳**1=Culvert** (Inlet Controls 0.81 cfs @ 2.31 fps)

Pond 2P: RS-2 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

4 Chambers/Row x 4.00' Long = 16.00' Row Length +12.0" End Stone x 2 = 18.00' Base Length
1 Rows x 52.8" Wide + 12.0" Side Stone x 2 = 6.40' Base Width
6.0" Base + 48.0" Chamber Height = 4.50' Field Height

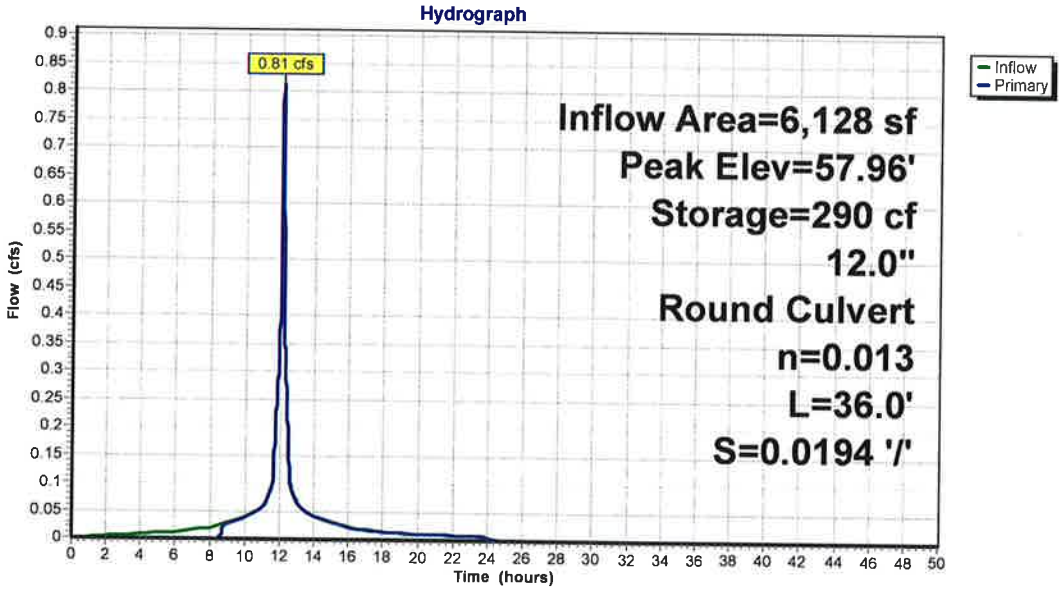
4 Chambers x 44.3 cf = 177.4 cf Chamber Storage
4 Chambers x 58.9 cf = 235.5 cf Displacement

518.4 cf Field - 235.5 cf Chambers = 282.9 cf Stone x 40.0% Voids = 113.2 cf Stone Storage

Chamber Storage + Stone Storage = 290.5 cf = 0.007 af
Overall Storage Efficiency = 56.0%
Overall System Size = 18.00' x 6.40' x 4.50'

4 Chambers
19.2 cy Field
10.5 cy Stone

Pond 2P: RS-2



Summary for Pond 3P: RS-3

Inflow Area = 33,801 sf, 94.35% Impervious, Inflow Depth = 5.34" for 25-Year event
Inflow = 4.46 cfs @ 12.07 hrs, Volume= 15,055 cf
Outflow = 4.44 cfs @ 12.08 hrs, Volume= 13,761 cf, Atten= 1%, Lag= 0.5 min
Primary = 4.44 cfs @ 12.08 hrs, Volume= 13,761 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 59.08' @ 12.08 hrs Surf.Area= 994 sf Storage= 1,420 cf

Plug-Flow detention time= 82.5 min calculated for 13,758 cf (91% of inflow)
Center-of-Mass det. time= 38.0 min (790.2 - 752.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	53.20'	376 cf	**10.80'W x 46.00'L x 4.50'H Field A** 2,236 cf Overall - 1,295 cf Embedded = 940 cf x 40.0% Voids
#2A	53.70'	976 cf	**Concrete Galley 4x4x4** x 22 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 22 Chambers in 2 Rows
#3	57.70'	114 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 1,143 cf Overall x 10.0% Voids
		1,466 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
57.70	497	0	0
60.00	497	1,143	1,143

Device	Routing	Invert	Outlet Devices
#1	Primary	57.20'	**12.0" Round Culvert** L= 64.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 57.20' / 55.90' S= 0.0203 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=4.43 cfs @ 12.08 hrs HW=59.07' TW=0.00' (Dynamic Tailwater)
↳**1=Culvert** (Inlet Controls 4.43 cfs @ 5.64 fps)

Pond 3P: RS-3 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

11 Chambers/Row x 4.00' Long = 44.00' Row Length +12.0" End Stone x 2 = 46.00' Base Length
2 Rows x 52.8" Wide + 12.0" Side Stone x 2 = 10.80' Base Width
6.0" Base + 48.0" Chamber Height = 4.50' Field Height

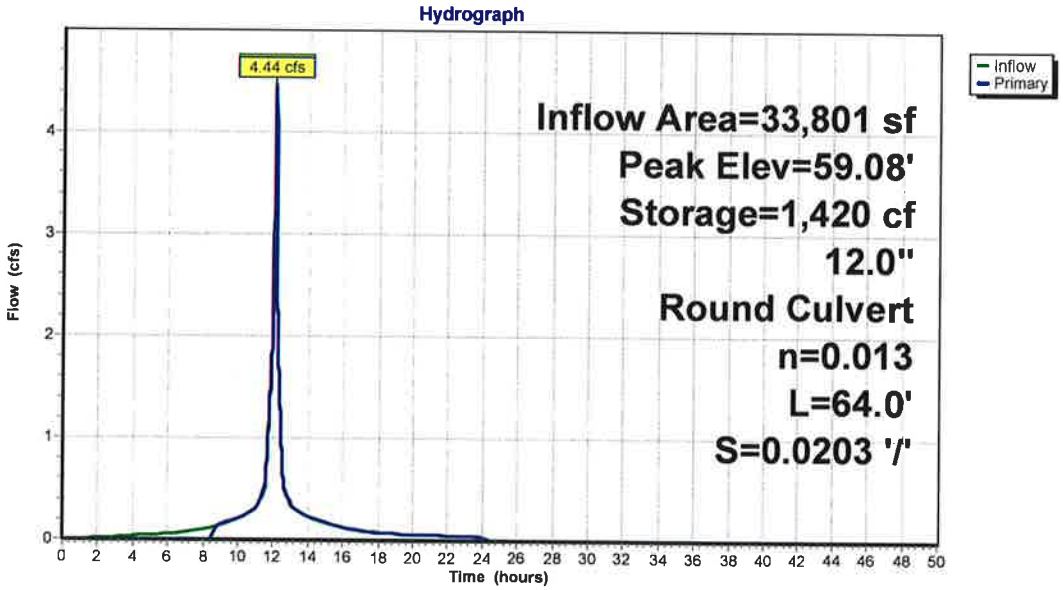
22 Chambers x 44.3 cf = 975.6 cf Chamber Storage
22 Chambers x 58.9 cf = 1,295.3 cf Displacement

2,235.6 cf Field - 1,295.3 cf Chambers = 940.3 cf Stone x 40.0% Voids = 376.1 cf Stone Storage

Chamber Storage + Stone Storage = 1,351.7 cf = 0.031 af
Overall Storage Efficiency = 60.5%
Overall System Size = 46.00' x 10.80' x 4.50'

22 Chambers
82.8 cy Field
34.8 cy Stone

Pond 3P: RS-3



Summary for Pond 4P: RS-4

Inflow Area = 10,866 sf, 65.79% Impervious, Inflow Depth = 4.75" for 25-Year event
Inflow = 1.36 cfs @ 12.07 hrs, Volume= 4,303 cf
Outflow = 1.36 cfs @ 12.07 hrs, Volume= 3,837 cf, Atten= 0%, Lag= 0.1 min
Primary = 1.36 cfs @ 12.07 hrs, Volume= 3,837 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 58.13' @ 12.07 hrs Surf.Area= 384 sf Storage= 494 cf

Plug-Flow detention time= 86.5 min calculated for 3,837 cf (89% of inflow)
Center-of-Mass det. time= 34.8 min (813.4 - 778.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	53.50'	181 cf	**6.40'W x 30.00'L x 4.50'H Field A** 864 cf Overall - 412 cf Embedded = 452 cf x 40.0% Voids
#2A	54.00'	310 cf	**Concrete Galley 4x4x4** x 7 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf
#3	58.00'	19 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc) 192 cf Overall x 10.0% Voids
		510 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
58.00	192	0	0
59.00	192	192	192

Device	Routing	Invert	Outlet Devices
#1	Primary	57.50'	**12.0" Round Culvert** L= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 57.50' / 56.90' S= 0.0097 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.35 cfs @ 12.07 hrs HW=58.13' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Barrel Controls 1.35 cfs @ 3.71 fps)

Pond 4P: RS-4 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

7 Chambers/Row x 4.00' Long = 28.00' Row Length +12.0" End Stone x 2 = 30.00' Base Length
1 Rows x 52.8" Wide + 12.0" Side Stone x 2 = 6.40' Base Width
6.0" Base + 48.0" Chamber Height = 4.50' Field Height

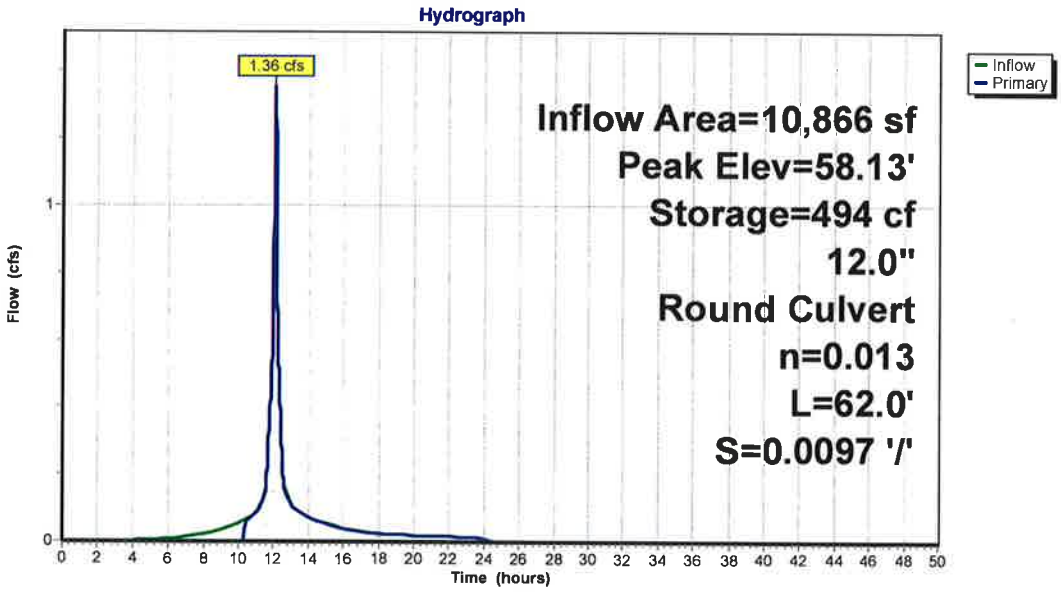
7 Chambers x 44.3 cf = 310.4 cf Chamber Storage
7 Chambers x 58.9 cf = 412.1 cf Displacement

864.0 cf Field - 412.1 cf Chambers = 451.9 cf Stone x 40.0% Voids = 180.7 cf Stone Storage

Chamber Storage + Stone Storage = 491.2 cf = 0.011 af
Overall Storage Efficiency = 56.8%
Overall System Size = 30.00' x 6.40' x 4.50'

7 Chambers
32.0 cy Field
16.7 cy Stone

Pond 4P: RS-4



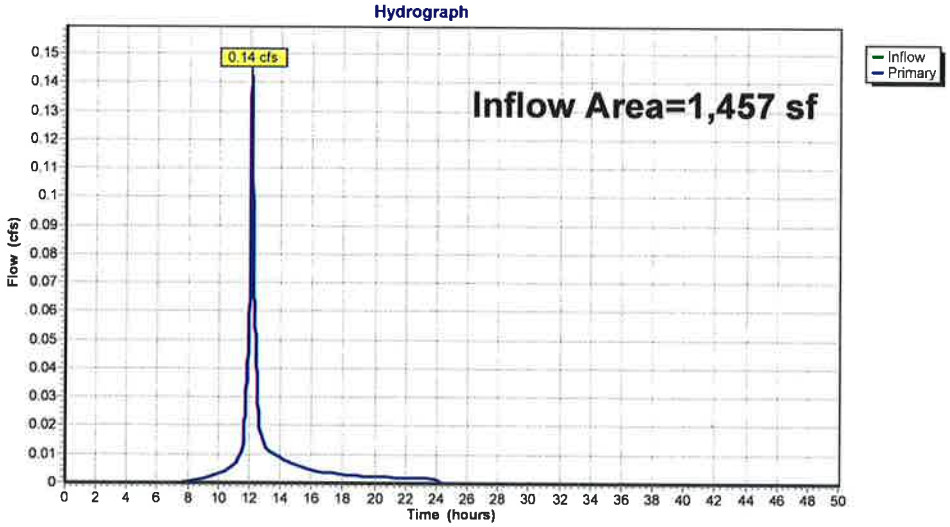
Summary for Link 1L: POC-A

Inflow Area = 1,457 sf, 0.00% Impervious, Inflow Depth = 3.51" for 25-Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 426 cf
Primary = 0.14 cfs @ 12.07 hrs, Volume= 426 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 1L: POC-A

Hydrograph



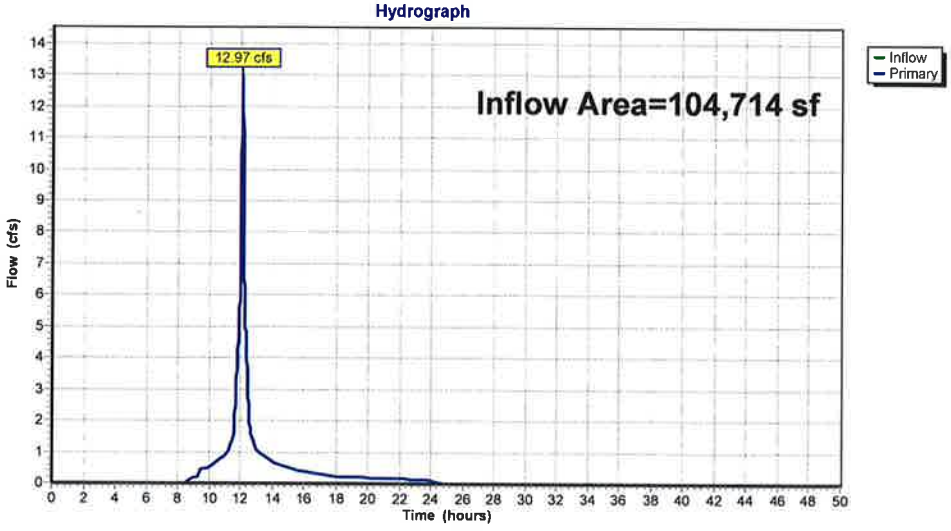
Summary for Link 2L: POC-B

Inflow Area = 104,714 sf, 79.67% Impervious, Inflow Depth = 4.62" for 25-Year event
Inflow = 12.97 cfs @ 12.08 hrs, Volume= 40,330 cf
Primary = 12.97 cfs @ 12.08 hrs, Volume= 40,330 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Link 2L: POC-B

Hydrograph



Appendix "E"

DCIA Worksheet

Directly Connected Impervious Area Tracking Worksheet
City of Stamford Drainage Manual

Note to user: complete all cells of this color only, as indicated by section headings

Part 1: General Information (All Projects)	
Project Name	Commercial Development
Project Address	535 & 523 Hope Street
Project Applicant	Hope Street, LLC
Title of Plan	Site Grading and Layout Plan
Revision Date of Plan	15-Apr-21
Tax Account Number	001-7917, 000-6010

Part 2: Project Details (All Projects)		
1. What type of development is this? (choose from dropdown)	Redevelopment	
2. What is the total area of the project site?	106,171	ft^2
3. What is the total area of land disturbance for this project?	104,460	ft^2
4. Does project site drain to High Quality Waters, a Direct Waterfront, or within 500 ft. of Tidal Wetlands? (Yes/No)	No	
Does Standard 1 apply based on information above?	Yes	

Part 3: Water Quality Target Total (Only for Standard 1 Projects)		
5. What is the current (pre-development) ***DCIA*** for the site?	100,835	ft^2
6. Will the proposed development increase ***DCIA*** (without consideration of proposed stormwater management)? (Yes/No)	No	
7. What is the proposed-development ***total impervious area*** for the site?	83,427	ft^2
Water Quality Volume (WQV)	6699.4	ft^3
Standard 1 requirement	Retain 1/2 WQV on-site	
Required retention volume	3349.7	ft^3
Provided retention volume for proposed development	3,737.0	ft^3

Part 4: Proposed DCIA Tracking (Only for Standard 1 Projects)		
Pre-development ***total impervious area***	100,835	ft^2
Current ***DCIA***	100,835	ft^2
Proposed-development ***total impervious area***	83,427	ft^2
Proposed-development ***DCIA*** (after stormwater management)	0	ft^2
Net change in ***DCIA*** from current to proposed-development	-100,835	ft^2

Part 5: Post-Development (As-Built Certified) DCIA Tracking (Only for Standard 1 Projects)		
Post-development (per as-built) ***total impervious area***		ft^2
Post-development (per as-built) ***DCIA*** (after stormwater management)		ft^2
Net change in ***DCIA*** from current to post-development		ft^2

Certification Statement

I hereby certify that the information contained in this worksheet is true and correct.

Engineer's Signature _____ Date _____ Engineer's Seal _____

Appendix "F"

Boring Log Results

(Boring logs were taken from a Geotechnical Engineering Report, dated March 19, 2021, as prepared by GZA GeoEnvironmental, Inc.)

TEST BORING LOG – NEAR RS-1

GZA GeoEnvironmental, Inc.
Engineers and Scientists

Proposed Self-Storage Facility
535 Hope Street
Stamford, Connecticut

EXPLORATION NO.: GZ-3A (OW)
SHEET: 1 of 1
PROJECT NO: 05.0046744.00
REVIEWED BY: P. Waters

Logged By: L. Berlin
Drilling Co.: Seaboard Drilling
Foreman: D. Griffin

Type of Rig: Truck
Rig Model: Mobile B-53
Drilling Method: HSA

Boring Location: See Plan
Ground Surface Elev. (ft.): 59
Final Boring Depth (ft.): 17
Date Start - Finish: 2/23/2021 - 2/23/2021

H. Datum: N/A
V. Datum: NAVD88

Hammer Type: Automatic Hammer
Hammer Weight (lb.): 140
Hammer Fall (in.): 30
Auger or Casing O.D./I.D Dia (in.): 4-1/4

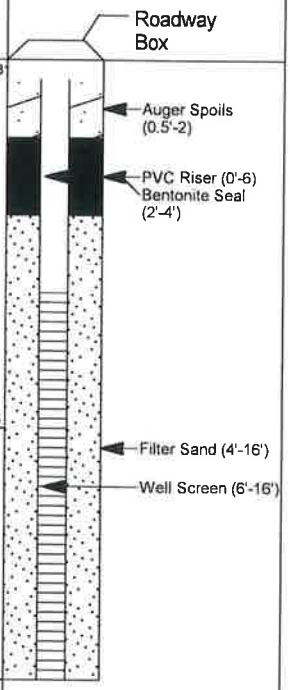
Sampler Type: SS
Sampler O.D. (in.): 2.0
Sampler Length (in.): 24
Rock Core Size: N/A

Groundwater Depth (ft.)

Date	Time	Water Depth	Stab. Time
2/23/21	1500	12	45 min.

Depth (ft)	Casing Blows/ Core Rate	Sample No.	Sample Depth (ft.)	Sample Pen. (in)	Sample Rec. (in)	Sample Blows per 6"	SPT Value	Sample Description Modified Burmister	Remark	Field Test Data
			0-0					Augered to 5 feet		
5		SS-1	5-7	24	8	2 2 3 6	5	SS-1 : Loose, dark brown, fine to coarse SAND, some fine Gravel, little Silt		
		SS-2	7-9	24	12	1 1 1 2	2	SS-2 : Top 5": Dark brown, fine to coarse SAND, some fine Gravel, little Silt, trace Glass Bottom 8": Grey, tan, fine to medium SAND, some Silt		
10		SS-3	10-12	24	16	12 22 24 29	46	SS-3 : Dense, brown, fine to coarse SAND and fine to coarse GRAVEL, trace Silt		
15		SS-4	15-17	24	18	11 12 26 25	38	SS-4 : Top 9": Brown, fine to coarse SAND and fine to coarse GRAVEL, trace Silt (Wet) Bottom 9": Grey, fine to coarse GRAVEL (Weathered Rock)	1 2	
20								End of exploration at 17 feet.		
25										
30										

Depth (ft.)	Stratum Description	Elev. (ft.)
0.2	ASPHALT PAVEMNT	58.8
	FILL	
9.5		49.5
	SAND AND GRAVEL	
16		43.0
17	WEATHERED ROCK	42.0



REMARKS

1 - Auger refusal at a depth of 17 feet below ground surface.
2 - 2-inch I.D. observation well installed with a 10 foot screen set from 6 feet to 16 feet and 6 feet of riser set from 0 feet to 6 feet. Annulus backfilled with auger spoils from 0.5 feet to 2 feet, filter sand from 4 feet to 16 feet, and bentonite from 2 feet to 4 feet. Roadbox installed and asphalt patched flush with ground surface.

Stratification lines represent approximate boundaries between soil and bedrock types. Actual transitions may be gradual. Water level readings have been made at the times and under the conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the times the measurements were made.

Exploration No.: GZ-3A (OW)

GZA TEMPLATE TEST BORING W/ EQUIP. 46744 BORING LOGS.GPJ LIBRARY 012111.GLB 3/8/2021 8:32:11 AM

RANSOM Consulting, LLC

BORING AND MONITORING WELL LOG

SB116/MW109 - NEAR RS-2

Project Number: 201.01068.002	Drilling Company: TDS	Total Depth: 20 feet
Project: United House Wrecking	Drilling Method: Direct Push (GeoProbe)	Start Date: 12/15/2020
Site Location: 523 & 535 Hope Street Stamford, Connecticut	Well Stick Up: flush	Date Completed: 12/15/2020
	Boring Diameter: 4"	Logged by: CMV
Client: United House Wrecking, Inc.	Groundwater Observed: 15 feet	Reviewed by:

DESCRIPTION Based on USCS and Modified Burmister Soil Classification System	SAMPLE*	SAMPLE NUMBER	BLOWS (PER 6")	PENETRATION / RECOVERY	PID/FID (PPM)	DEPTH (FT.)	WELL CONSTRUCTION
5" ASPHALT, over 9" brown fine to medium SAND, some fine to medium gravel and crushed rock.		S1	NM	60/14	<1	1	
14" brown fine to medium SAND, some fine to medium gravel and crushed rock.		S2	NM	60/14	<1	5	
2" brown fine to medium SAND, some fine to medium gravel and crushed rock, over 4" ORGANIC SILT, over 20" gray SILTY CLAY, some fine to medium gravle, over 8" gray fine to medium SAND, trace fine gravel.		S3	NM	60/34	<1	10	
Sampling rod refusal at 15 feet, drive point to 20 feet to facilitate well installation.						15	
						19	

Notes: Well completed with flush mounted road box.

Well Legend: Filter Sand; Native Fill; Bentonite; Bentonite grout; Concrete; PVC Screen

NA=not applicable; NM=not measured; NE=not encountered

*Sample designated with black fill submitted for laboratory analysis.

RANSOM Consulting, LLC

BORING AND MONITORING WELL LOG

SB112/MW107 - NEAR RS-3

Project Number: 201.01068.002	Drilling Company: TDS	Total Depth: 20 feet
Project: United House Wrecking	Drilling Method: Direct Push (GeoProbe)	Start Date: 12/14/2020
Site Location: 523 & 535 Hope Street Stamford, Connecticut	Well Stick Up: flush	Date Completed: 12/14/2020
	Boring Diameter: 4"	Logged by: CMV
Client: United House Wrecking, Inc.	Groundwater Observed: 17 feet	Reviewed by:

DESCRIPTION Based on USCS and Modified Burmister Soil Classification System	SAMPLE*	SAMPLE NUMBER	BLOWS (PER 6")	PENETRATION / RECOVERY	PID/FID (PPM)	DEPTH (FT.)	WELL CONSTRUCTION
6" CONCRETE, over 17" brown fine to medium SAND, some fine to coarse gravel, brick and crushed rock.		S1	NM	60/23	<1	1 2 3 4	
6" medium to coarse GRAVEL, some fine to medium sand (wet, possibly leech field to former dry well), over 23" tan fine to medium SAND, some fine to coarse gravel and crushed rock.		S2	NM	60/29	<1	5 6 7 8 9	
24" tan fine to medium SAND, some fine to coarse gravel and crushed rock.		S3	NM	60/24	<1	10 11 12 13 14	
Sampling rod refusal at 15 feet, drive point to 20 feet to facilitate well installation.						15 16 17 18 19	

Notes: Well completed with flush mounted road box.

Well Legend: Filter Sand; Native Fill; Bentonite; Bentonite grout; Concrete; PVC Screen

NA=not applicable; NM=not measured; NE=not encountered

*Sample designated with black fill submitted for laboratory analysis.

RANSOM Consulting, LLC

BORING LOG

SB113 - NEAR RS-3

Project Number: 201.01068.002	Drilling Company: TDS	Total Depth: 10
Project: United House Wrecking	Drilling Method: Direct Push (GeoProbe)	Start Date: 12/14/2020
Site Location: 523 & 535 Hope Street Stamford, Connecticut	Well Stick Up: ---	Date Completed: 12/14/2020
	Boring Diameter: 4"	Logged by: CMV
Client: United House Wrecking, Inc.	Groundwater Observed: not observed	Reviewed by:

DESCRIPTION Based on USCS and Modified Burmister Soil Classification System	SAMPLE*	SAMPLE NUMBER	BLOWS (PER 6")	PENETRATION / RECOVERY	PID/FID (PPM)	DEPTH (FT.)	WELL CONSTRUCTION
6" CONCRETE, over 35" brown fine to medium SAND, some fine to coarse gravel, trace crushed rock, coal clinkers and coal ash.		S1	NM	60/41	<1	1 2 3 4 5	
23" brown fine to medium SAND and CRUSHED ROCK, some fine to medium gravel.		S2	NM	60/23	<1	6 7 8 9 10	
End boring at 10 feet, sampling rod refusal						11 12 13 14 15 16 17 18 19	

Notes:

Well Legend: Filter Sand | Native Fill | Bentonite | Bentonite grout | Concrete | PVC Screen

NA=not applicable; NM=not measured; NE=not encountered

*Sample designated with black fill submitted for laboratory analysis.

RANSOM Consulting, LLC

BORING AND MONITORING WELL LOG

SB102/MW101 -NEAR RS-4

Project Number: 201.01068.002	Drilling Company: TDS	Total Depth: 18.5 feet
Project: United House Wrecking	Drilling Method: Direct Push (GeoProbe)	Start Date: 12/14/2020
Site Location: 523 & 535 Hope Street Stamford, Connecticut	Well Stick Up: flush	Date Completed: 12/14/2020
	Boring Diameter: 4"	Logged by: CMV
Client: United House Wrecking, Inc.	Groundwater Observed: 18.5 feet	Reviewed by:

DESCRIPTION Based on USCS and Modified Burmister Soil Classification System	SAMPLE*	SAMPLE NUMBER	BLOWS (PER 6")	PENETRATION / RECOVERY	PID/FID (PPM)	DEPTH (FT.)	WELL CONSTRUCTION
4" ASPHALT, over 32" tan fine to medium SAND and CRUSHED ROCK		S1	NM	60/36	<1	1	
35" tan fine to medium SAND and CRUSHED ROCK		S2	NM	60/35	<1	5	
31" tan fine to medium SAND and CRUSHED ROCK		S3	NM	60/31	<1	10	
23" tan fine to medium SAND and CRUSHED ROCK, wet at 18.5'		S4	NM	42/23	<1	15	
End boring at 18.5', drilling refusal						19	

Notes: Well completed with flush mounted road box.

Well Legend: Filter Sand; Native Fill; Bentonite; Bentonite grout; Concrete; PVC Screen

NA=not applicable; NM=not measured; NE=not encountered

*Sample designated with black fill submitted for laboratory analysis.

SITE PLAN REVIEW SET

"COMMERCIAL DEVELOPMENT"

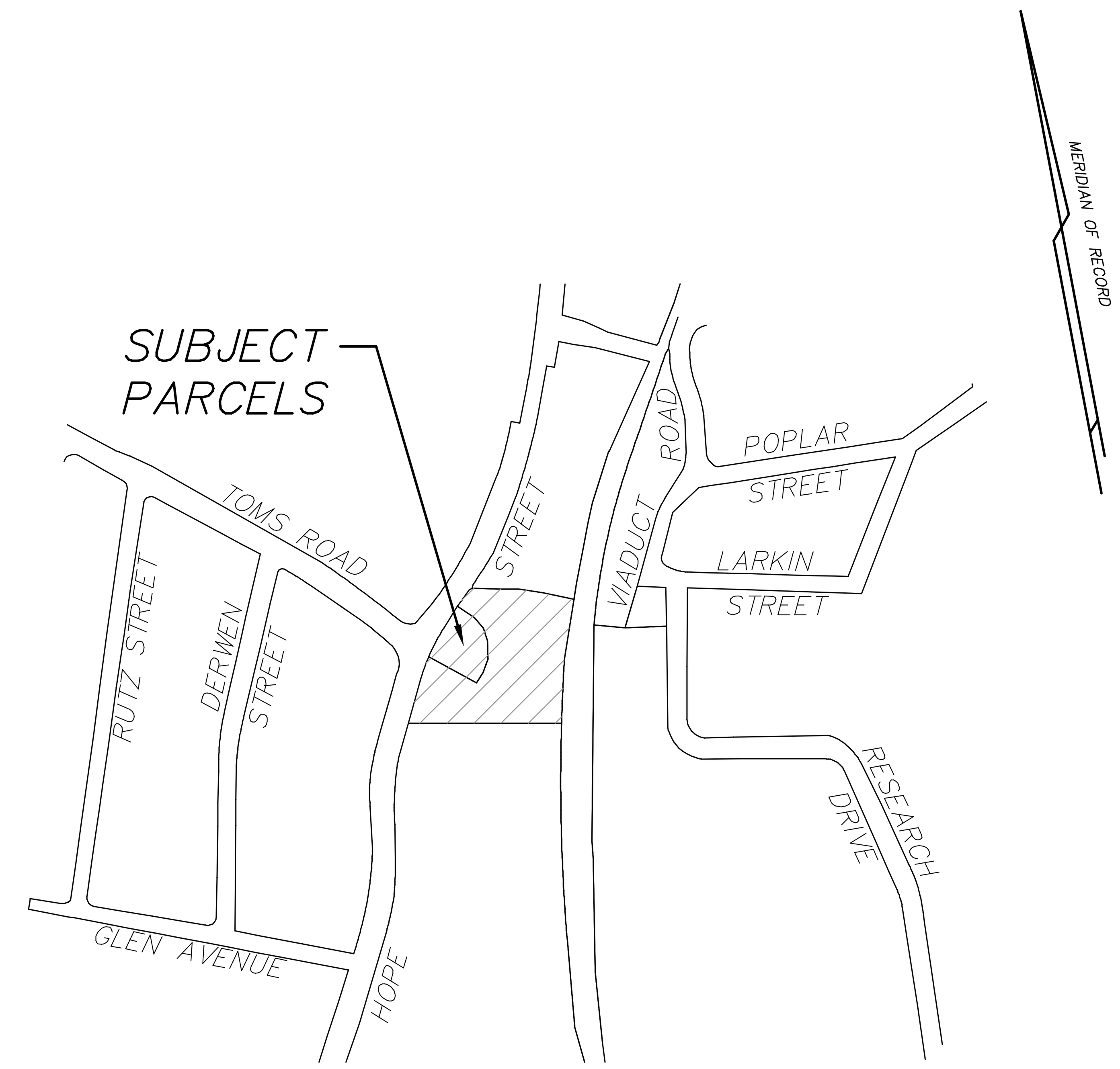
LOCATION

535 & 523 HOPE STREET
STAMFORD, CONNECTICUT

PREPARED FOR

HOPE STREET, LLC

BLOCK No. 319
TOTAL AREA = 2.435 ACRES
"M-G" ZONING DISTRICT



LOCATION MAP – 1"=300'±

SHEET INDEX

SHEET	TITLE	REVISION	DATE
	TOPOGRAPHIC SURVEY – "EXISTING CONDITIONS"		4–15–21
1 OF 6	DEMOLITION PLAN	0	4–15–21
2 OF 6	SITE GRADING AND LAYOUT PLAN	0	4–15–21
3 OF 6	STORM DRAINAGE AND UTILITY LAYOUT PLAN	0	4–15–21
4 OF 6	SEDIMENTATION AND EROSION CONTROL PLAN	0	4–15–21
5 OF 6	NOTES AND DETAILS	0	4–15–21
6 OF 6	DETAILS	0	4–15–21
1 OF 1	LOW–IMPACT DEVELOPMENT PLAN	0	4–15–21

ENGINEERING PLANS PREPARED BY

D'ANDREA SURVEYING & ENGINEERING, P.C.
DEREK E. DAUNAIS, CT. PE No. 22861

4–15–21
DATE

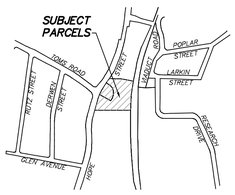
ONLY COPIES OF THIS SET, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S / SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

REV.	DATE	DESCRIPTION
0	4–15–21	ZONING SUBMISSION

D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637–1779

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
	COVER SHEET

BLOCK No. 319



LOCATION MAP – 1"=750'±

LEGEND

---30---	EXISTING CONTOUR
× 30.0	EXISTING SPOT ELEVATION
T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	LIGHT POST
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
WMH	WATER MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
—G— G—	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE

TREE LEGEND

H – HICKORY
LO – LOCUST
M – MAPLE
O – OAK
SY – SYCAMORE
WA – WALNUT

BUILDING COVERAGE

LOT AREA = 1.997 ACRES
TRACT 2 (535 HOPE STREET) ONLY
BUILDING = 36,667 S.F.

TOTAL = 36,667 S.F.

PERCENT COVERAGE = 42.2%

BENCHMARK
"L"CUT/CONC BASE
ELEV= 64.11
DATUM: NAVD 88

TOMS ROAD
HOPE STREET
ZONE "R-20"
ZONE "M-G"
ZONE "R-7 1/2"
ZONE "C-N"

TRACT 1
TRACT 2
EXISTING BUILDING No. 535
EXISTING BUILDING
ROOF ONLY
TRANS.
N/F AQUARION WATER COMPANY OF CONNECTICUT
N/F AAPP, LLC
N/F GLENBROOK CENTER, LLC
MON. CENTER LINE CENTRAL CO. / NEW CANAAN BRANCH RIGHT OF WAY
MERIDIAN OF RECORD

S 45°04'20" E 2.30
S 80°36'50" E 125.97
S 74°40'50" E 53.75
S 67°21'50" E 69.80 (MAP No. 11911 S.L.R.) 69.49 (MAP No. 2864 S.L.R.)
R=630.00 L=23.65
N 47°09'30" E 30.63
N 47°09'30" E 19.47
S 52°02'00" E 87.95
S 37°42'10" E 87.64
R=570.00 L=224.84
N 50°18'30" W 148.73
S 30°34'40" W 98.63
R=570.00 L=91.44
N 25°15'30" E 77.02
L=312.99 R=2892.93
N 79°18'40" W 371.54 (MAP No. 11911 S.L.R.) 371.28 (MAP No. 2864 S.L.R.)

DRAINAGE EASEMENT BOOK 711 PAGE 67 S.L.R.
APPROXIMATE LOCATION 72" RCP REFER TO MAP No. 11911 AND BOOK 3203 PAGE 129 S.L.R.

CONTOURS AND ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T–2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A–2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH SEC. 20–300b–20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

TRACT 1 (523 HOPE STREET) = 0.438 ACRES
TRACT 2 (535 HOPE STREET) = 1.997 ACRES
AREA = 2.435 ACRES

REFER TO MAPS 2864, 11911 S.L.R.

LAND LIES IN "M–G" ZONING DISTRICT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

_____, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436
RIVERSIDE, CONNECTICUT APRIL 15, 2021

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

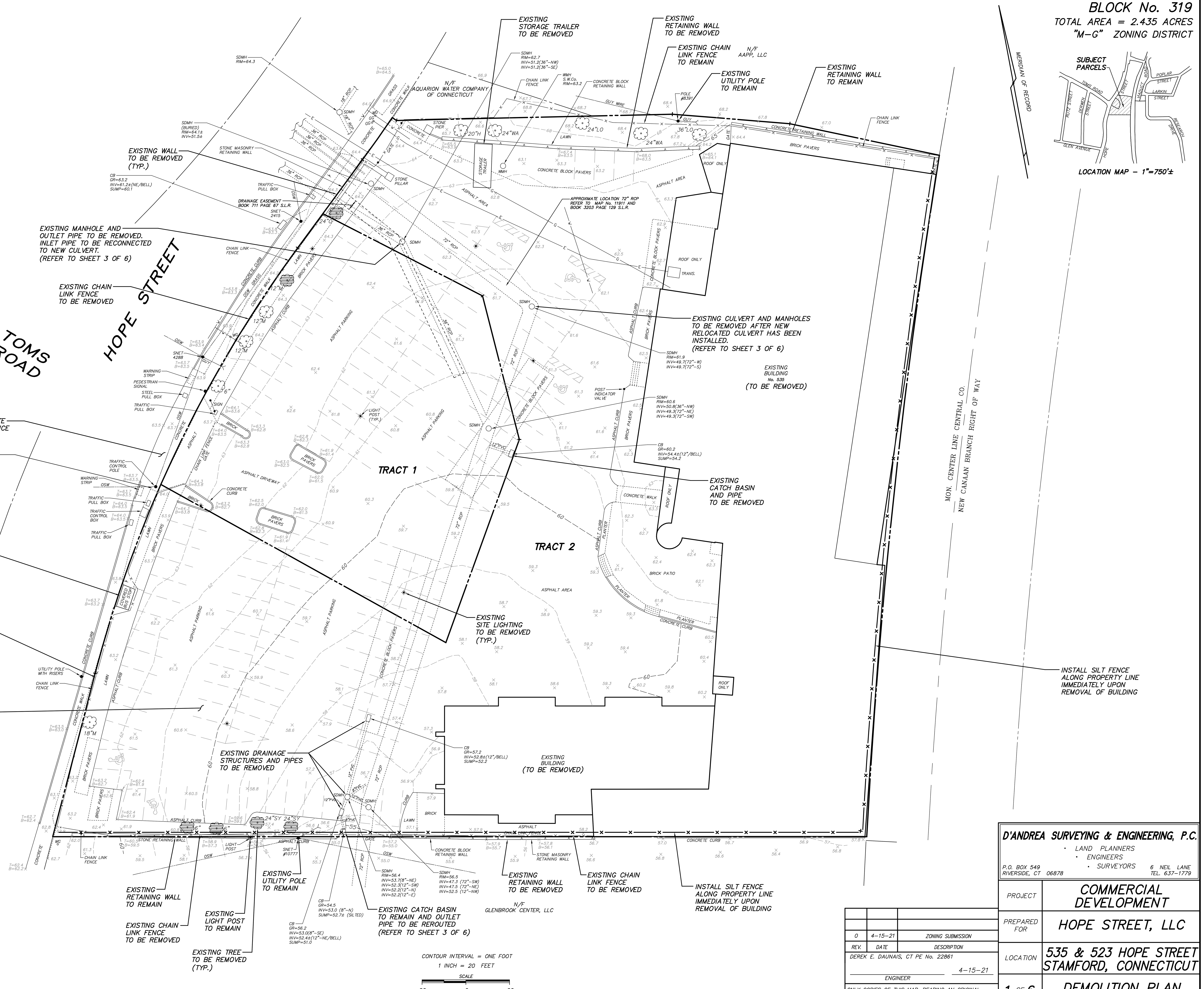
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND ARE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES, "CALL BEFORE YOU DIG," 1–800–922–4455.

TOPOGRAPHIC SURVEY
DEPICTING
535 AND 523 HOPE STREET
IN
STAMFORD, CONNECTICUT
PREPARED FOR
HOPE STREET, LLC

TOMHOPE_ZONE_TS_D.DWG
ZONE

DEMOLITION NOTES:

1. This purpose of this plan is for demolition purposes only and shall not be used for other aspects of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
3. The information given on these plans in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
4. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes Sections 16–345 through 16–359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 48 hours prior to commencing construction for mark out of underground utilities.
5. This site is served by the City of Stamford sanitary sewer system.
6. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
7. All existing utilities shall be disconnected and either removed or abandoned in accordance with each respective utility company's regulations.
8. Refer to Sheet 2 of 6 for a depiction of the proposed development.
9. Refer to Sheet 4 of 6 for a depiction of proposed sedimentation and erosion control measures, sedimentation and erosion control notes and details, and construction staging notes.
10. All existing on–site structures, paved surfaces, and miscellaneous features, designated to be removed within the project area, shall be removed in accordance with City of Stamford and State of Connecticut standards and specifications. Demolition debris shall be legally disposed of off–site.



LEGEND

- – – 30 – – EXISTING CONTOUR
- × 30.0 EXISTING SPOT ELEVATION
- × T=30.0 B=29.5 EXISTING TOP/BOTTOM SPOT ELEVATION
- DECIDUOUS TREE
- TREE TO BE REMOVED
- SIGN
- UTILITY POLE
- GG GAS GATE
- WG WATER GATE
- LIGHT POST
- OSW OVERHEAD SERVICE WIRES
- CB CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- WMH WATER MANHOLE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- —G—G— UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
- PROPERTY LINE

TREE LEGEND

- H – HICKORY
- LO – LOCUST
- M – MAPLE
- O – OAK
- SY – SYCAMORE
- WA – WALNUT

D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS · ENGINEERS · SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637–1779

REV.	DATE	DESCRIPTION
0	4–15–21	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 4–15–21

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
1 OF 6	DEMOLITION PLAN

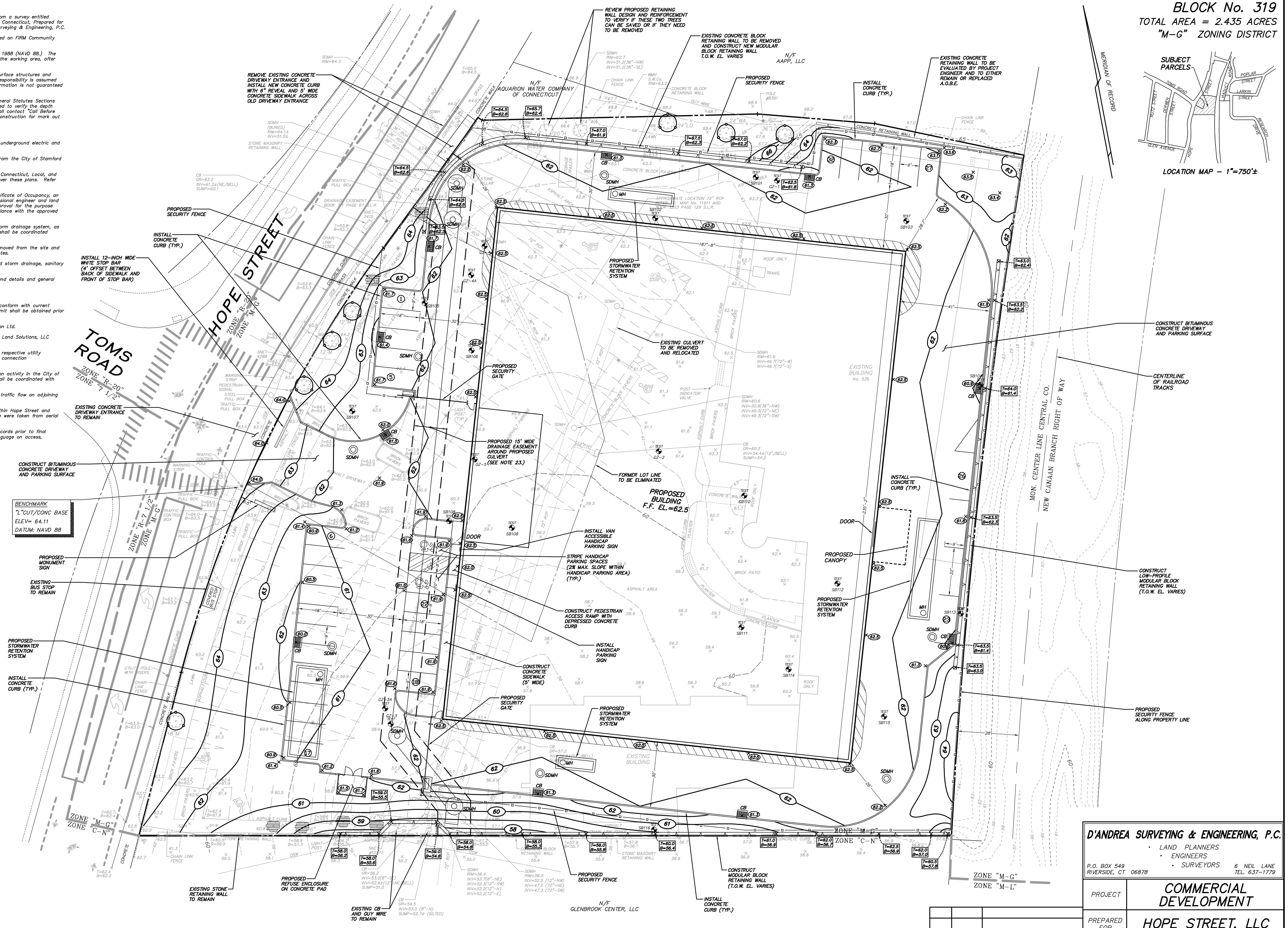
20MB

TOMSHOPE_ZONE_DEMO_00_REVO.DWG (DED)

GENERAL NOTES:

1. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 535 and 523 Hope Street in Stamford, Connecticut, Prepared for Hope Street, LLC" dated March 31, 2021, as prepared by D'Andrea Surveying & Engineering, P.C.
2. The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0509F, published by FEMA, effective date June 18, 2010.
3. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88.) The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
4. The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
5. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes Sections 16–345 through 16–359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 48 hours prior to commencing construction for mark out of underground utilities.
6. This site is served by the City of Stamford sanitary sewer system.
7. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
8. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
9. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 5 and 6 of 6 for construction notes and details.
10. Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As–Built" map and certification letter shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Bureau for review and approval for the purpose of confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
11. Roof drains from the proposed building shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated between the architect, the project engineer, and the contractor.
12. All existing buildings, driveways, and miscellaneous debris shall be removed from the site and disposed of legally. Refer to Sheet 2 of 6 for general demolition notes.
13. Refer to Sheet 3 of 6 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.
14. Refer to Sheet 4 of 6 for sedimentation and erosion control notes and details and general construction staging notes.
15. Refer to Sheet 5 of 6 for City of Stamford Standard Notes.
16. The proposed building shall be designed by an architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
17. Refer to Architectural Plans as prepared by Sullivan, Goulette & Wilson Ltd.
18. Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping and exterior site lighting.
19. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
20. A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right–of–way. All construction within the right–of–way shall be coordinated with the City of Stamford Engineering Bureau.
21. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
22. Depicted locations of lane markings, crosswalks, and traffic lights within Hope Street and edge of road and sidewalks along the opposite side of the road area were taken from aerial photography and are for informational purposes only.
23. Easement map and document shall be filed on the Stamford land records prior to final Certificate of Occupancy. The easement document shall included language on access, maintenance, and repair.

BLOCK No. 319
TOTAL AREA = 2.435 ACRES
"M–G" ZONING DISTRICT



LEGEND

— — 30 — —	EXISTING CONTOUR
- - - 30 - - -	EXISTING OFF–SITE CONTOUR (TAKEN FROM CITY GIS)
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
—(30)—	PROPOSED CONTOUR
× (30.0)	PROPOSED SPOT ELEVATION
× T=30.0 B=29.5	PROPOSED TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	LIGHT POST
	TRAFFIC SIGNAL
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
DS	ROOF LEADER DOWNSPOUT
SDMH	STORM DRAIN MANHOLE
WMH	WATER MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
T.O.W.	TOP OF WALL
— G — G —	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
TEST	TEST BORING
(27)	PROPOSED PARKING SPACE

TREE LEGEND

H – HICKORY
LO – LOCUST
M – MAPLE
O – OAK
SY – SYCAMORE
WA – WALNUT

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

TOMSHOPE_20MB_SGLP_00_REV0.DWG (DED)

D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS • ENGINEERS • SURVEYORS
P.O. BOX 549 RIVERSIDE, CT 06878
6 NEIL LANE TEL. 637–1779

REV.	DATE	DESCRIPTION
0	4–15–21	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 4–15–21

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
2 OF 6	SITE GRADING AND LAYOUT PLAN

20MB

STORM DRAIN AND UTILITY NOTES:

1. The purpose of this plan is only to depict the layout of the proposed storm drainage, sanitary sewer, and utilities; water, propane, electric, telephone, and cable. This plan shall not be used for the construction of any other aspect of this project.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
3. The information given on these plans in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
4. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes Sections 16–345 through 16–359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 48 hours prior to commencing construction for mark out of underground utilities.
5. This site is served by the City of Stamford sanitary sewer system.
6. This site is served by the Aquarion Water Company, natural gas, and underground electric, and telecom services.
7. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
8. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 5 and 6 of 6 for construction notes and details.
9. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
10. Roof drains from the proposed building shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated between the architect, the project engineer, and the contractor.
11. The locations and elevations of the proposed storm drainage system depicted hereon may be modified with the approval of the project engineer to meet field conditions.
12. The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur prior to the installation of any portion of either the proposed sanitary sewer or storm drainage systems. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer.
13. New storm drain pipes greater than 8–inches in diameter shall not have bends. New storm drain pipes of diameter 8–inches or less shall not have bends that exceed 45–degrees.
14. Depicted locations of the proposed propane service, water service, and underground utilities; electric, telephone, and cable are approximate for approval purposes only. Final locations shall be coordinated between each respective utility company and the owner.
15. The contractor shall coordinate the final location and installation of all proposed electric transformers, and other necessary utility splice boxes with each respective utility company.
16. A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
17. Coordinate utility service connections to building with MEP plans.

DRAINAGE MAINTENANCE SCHEDULE

1. Catch Basins & Drainage Inlets:

a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Drywells and Infiltration Systems:

a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the units shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Roof Gutters – Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment – All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

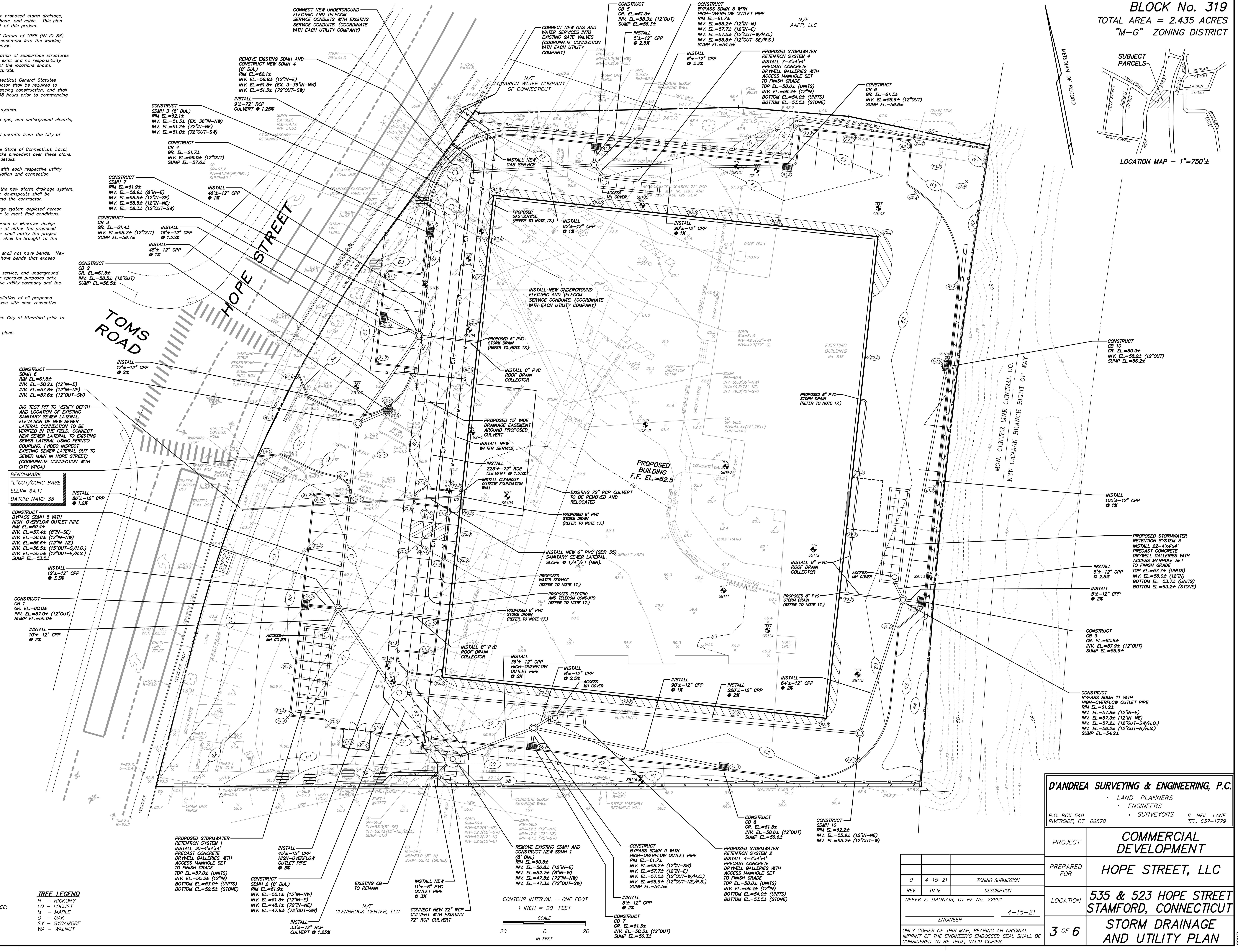
LEGEND

— 30 —	EXISTING CONTOUR
- - 30 - -	EXISTING OFF–SITE CONTOUR (TAKEN FROM CITY GIS)
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
(30)	PROPOSED CONTOUR
× (30.0)	PROPOSED SPOT ELEVATION
	DECIDUOUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	LIGHT POST
	TRAFFIC SIGNAL
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
DS	ROOF LEADER DOWNSPOUT
SDMH	STORM DRAIN MANHOLE
WMH	WATER MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
T.O.W.	TOP OF WALL
— G — G —	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
TEST	TEST BORING

TREE LEGEND

H – HICKORY
LO – LOCUST
M – MAPLE
O – OAK
SY – SYCAMORE
WA – WALNUT

TOMSHOPE_20MB_SDAUP_00_REV0.DWG (DED)



D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS • ENGINEERS • SURVEYORS
P.O. BOX 549, RIVERSIDE, CT 06878 — 6 NEIL LANE, TEL. 637–1779

REV.	DATE	DESCRIPTION
0	4–15–21	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861 — 4–15–21
ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
3 OF 6	STORM DRAINAGE AND UTILITY PLAN

20MB

SEDIMENTATION AND EROSION CONTROL NOTES:

1. Temporary soil and erosion control measures inclusive of filter barriers, water breaks, check dams, and anti–tracking areas shall remain in place for as long as necessary to permanently stabilize developed areas.
2. Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the devices for that area, as shown on the plan, are in place and functional.
3. Natural vegetation shall be maintained and protected to the greatest extent practical.
4. All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
5. No changes of this soil erosion and sediment control plan may be made without approval of the project engineer.
6. Land disturbance is to be kept to a minimum and reestablishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
7. Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed.
8. Sediment or debris shall be removed from the drainage pipes and structures as it accumulates during construction. It shall be disposed of in a manner which is consistent with the intent of this plan.
9. Sediment fencing shall be installed where required prior to commencing construction and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco or approved equal.
10. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
11. The contractor shalll regrade, topsoil, and seed all disturbed areas immediately after construction has been completed.
12. Copies of the Sedimentation and Erosion Control Plan are to be maintained at the site and provided to the project foreman and subcontractors prior to the start of work.
13. Additional protection measures shall be implemented as site conditions warrant.
14. An additional 10% of trap rock, hay bales, snowfencing, fabric fencing, and other control materials are to be stockpiled on site for use as necessary.

16. Refer to Erosion and Sedimentation Control Handbook – Connecticut for additional details and specifications for sedimentation control.

GENERAL CONSTRUCTION PHASING:

PHASE 1: CULVERT RELOCATION

1. Existing 72" RCP culvert to be maintained and operational.
2. Excavate for and install new 72" RCP culvert.
3. During a period of no rain in the forecast and little to no flow in the existing culvert, disconnect the existing culvert and replace the upstream and downstream manhole structures.
4. Remove the existing culvert after the new culvert is fully connected and functioning.

PHASE 2: DEMOLITION

1. Access site using existing driveway entrance along Hope Street. Contractor parking and stockpiling to be on–site.
2. Remove vegetation.
3. Remove existing structures, hardscapes, and site features.
4. Install sedimentation and erosion controls.

PHASE 3: FOUNDATION CONSTRUCTION

1. Rough in proposed driveway and construction access along Hope Street.
2. Rough grade site.
3. Excavate for proposed building foundation.
4. Construct proposed building foundation.
5. Backfill and rough grade around building foundation.

PHASE 3: SITE UTILITIES

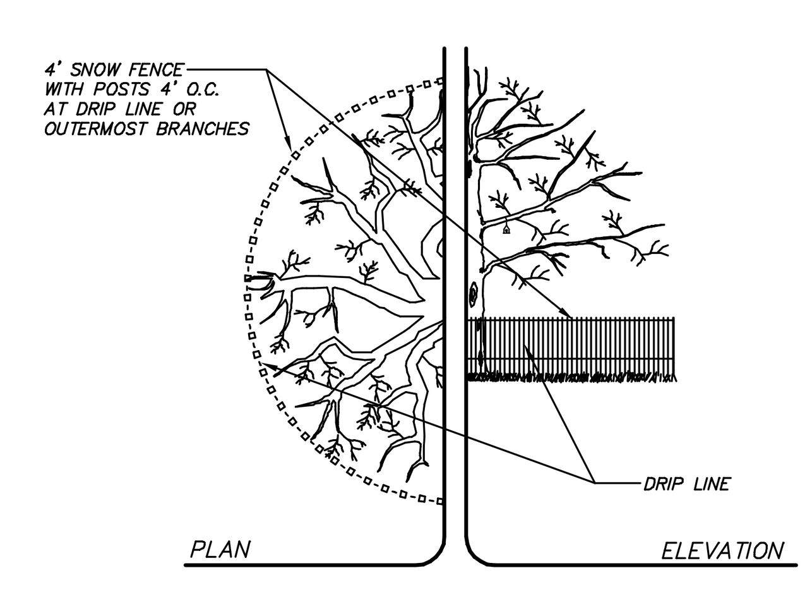
1. Install storm drainage system.
2. Install utilities and sewer lateral connection.

PHASE 4: BUILDING CONSTRUCTION

1. Construct proposed building.

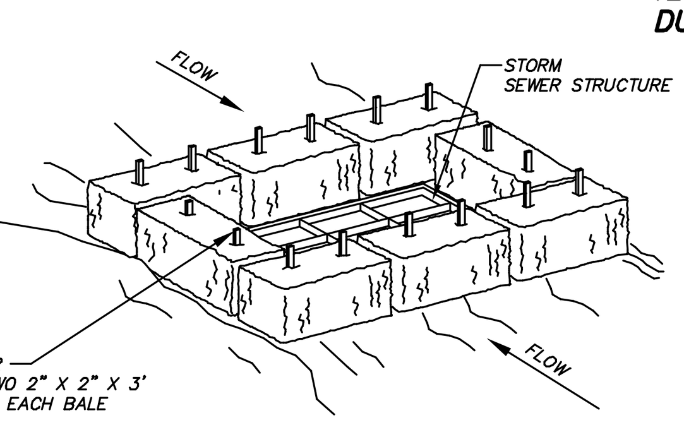
PHASE 5: SITE FEATURES

1. Construct retaining walls.
2. Construct curbing and hardscapes.
3. Construct driveway.
4. Fine grade and stabilize all slopes.
5. Landscape as required.
6. Remove sedimentation and erosion controls.



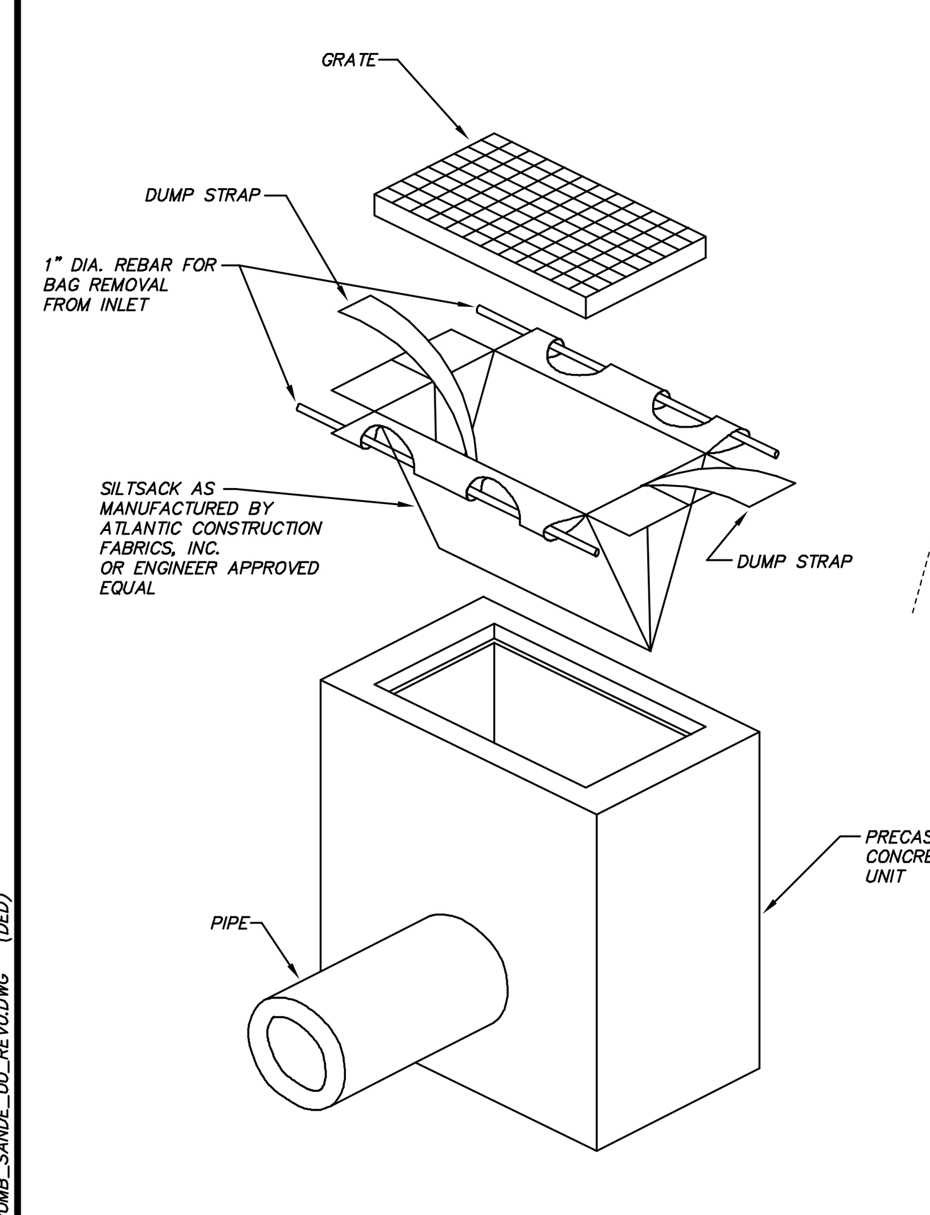
TREE PROTECTION

N.T.S.



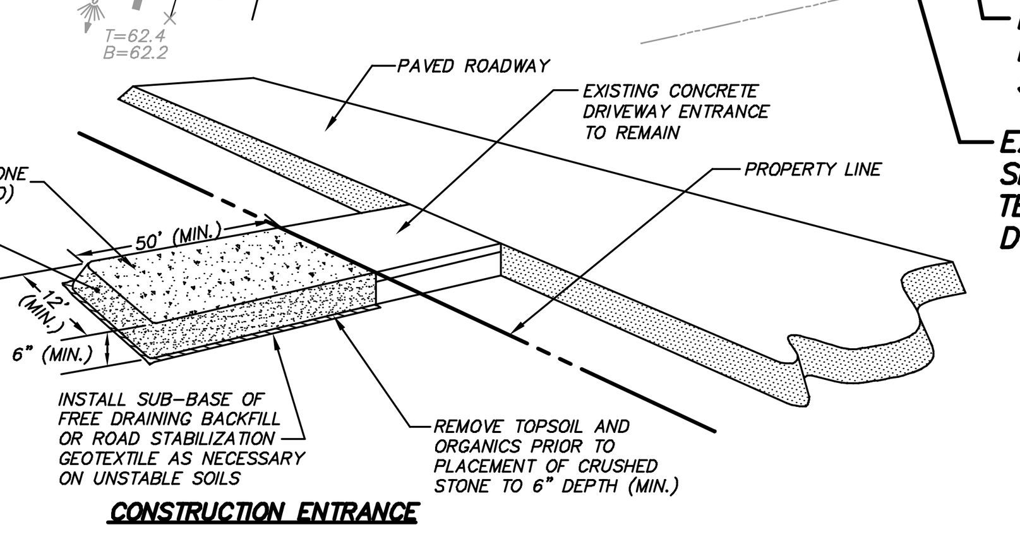
HAY BALE INSTALLATION AT CATCH BASINS

N.T.S.



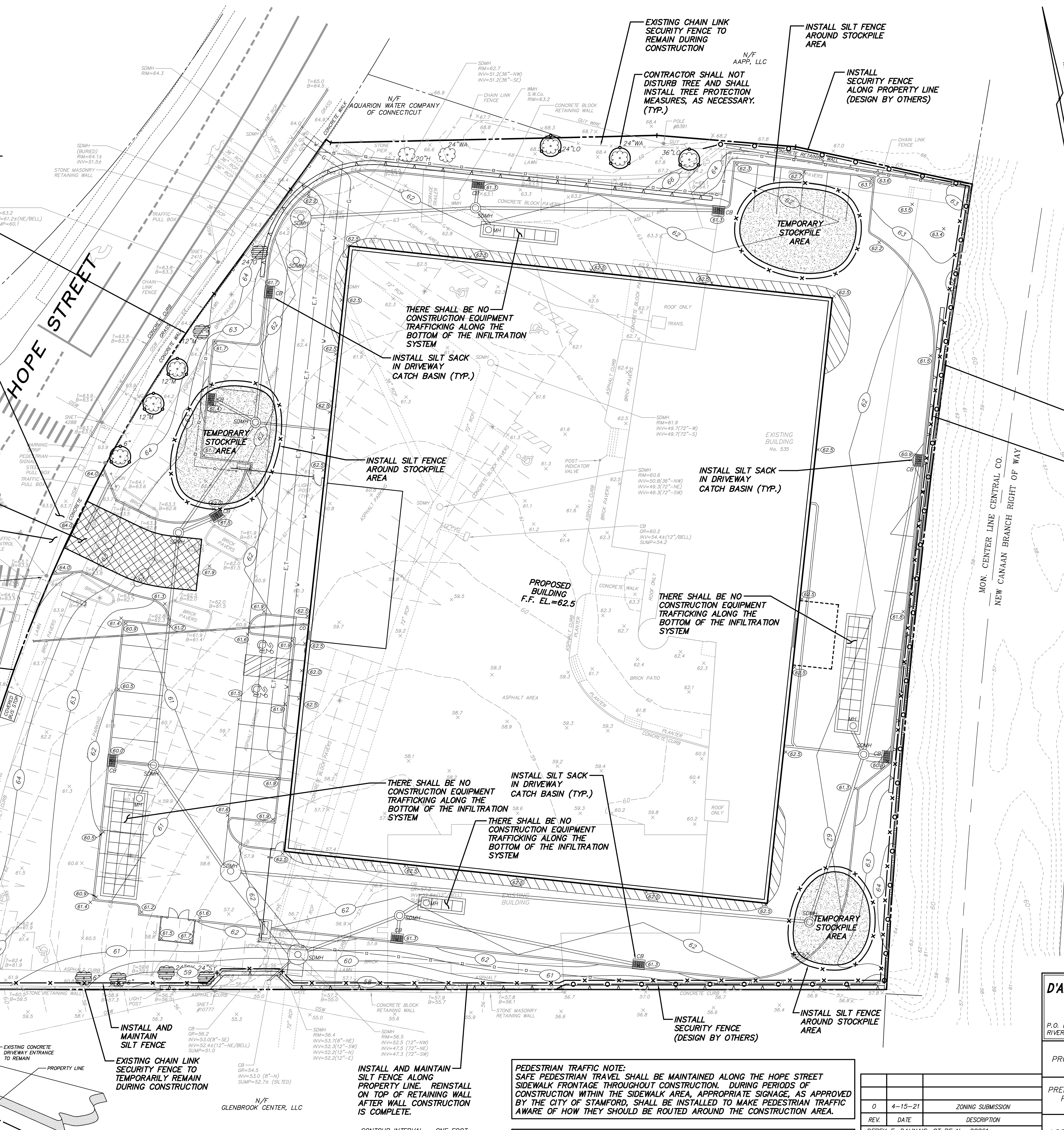
CATCH BASIN SILTSACK DETAIL

N.T.S.



ANTI–TRACKING PAD DETAIL

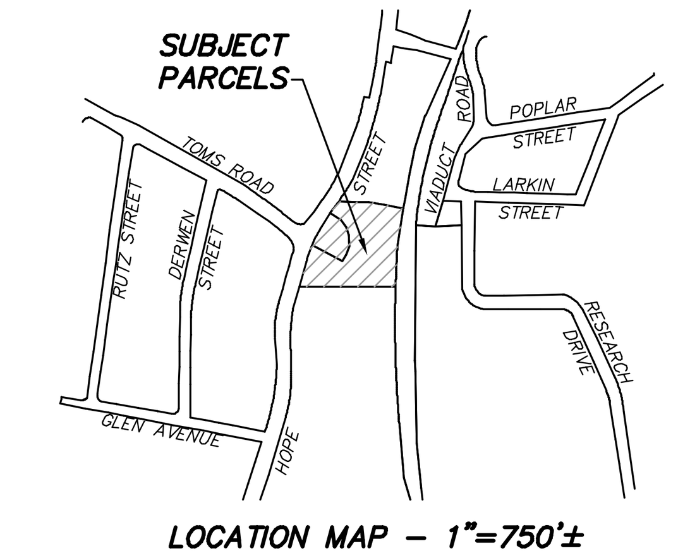
N.T.S.



BLOCK No. 319

TOTAL AREA = 2.435 ACRES

"M–G" ZONING DISTRICT



LOCATION MAP – 1"=750'±

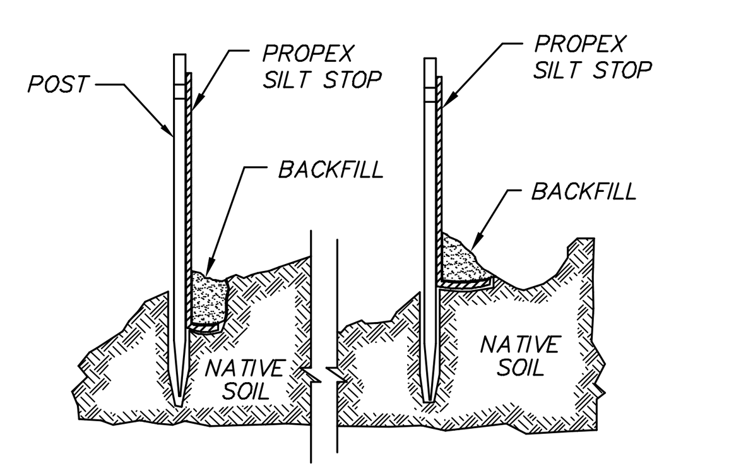
TREE LEGEND

H – HICKORY
LO – LOCUST
M – MAPLE
O – OAK
SY – SYCAMORE
WA – WALNUT

LEGEND

—o—o— SECURITY FENCE
—x—x— SILT FENCE
TREE TO BE REMOVED
TREE PROTECTION

NOTE:
POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



INSTALLATION DETAIL SEDIMENT CONTROL FABRIC

N.T.S.

PEDESTRIAN TRAFFIC NOTE:
SAFE PEDESTRIAN TRAVEL SHALL BE MAINTAINED ALONG THE HOPE STREET SIDEWALK FRONTAGE THROUGHOUT CONSTRUCTION. DURING PERIODS OF CONSTRUCTION WITHIN THE SIDEWALK AREA, APPROPRIATE SIGNAGE, AS APPROVED BY THE CITY OF STAMFORD, SHALL BE INSTALLED TO MAKE PEDESTRIAN TRAFFIC AWARE OF HOW THEY SHOULD BE ROUTED AROUND THE CONSTRUCTION AREA.

NOTE:
THIS PLAN SHALL BE USED EXPRESSLY FOR THE IMPLEMENTATION OF SEDIMENTATION AND EROSION CONTROL MEASURES. IN NO WAY IS THIS PLAN INTENDED FOR PURPOSES OTHER THAN SEDIMENTATION AND EROSION CONTROL MEASURES.

REV.	DATE	DESCRIPTION
0	4–15–21	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

ENGINEER 4–15–21

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS · ENGINEERS · SURVEYORS
P.O. BOX 549 RIVERSIDE, CT 06878
6 NEIL LANE TEL. 637–1779

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
4 OF 6	SEDIMENTATION AND EROSION CONTROL PLAN

20MB

CONSTRUCTION NOTES:

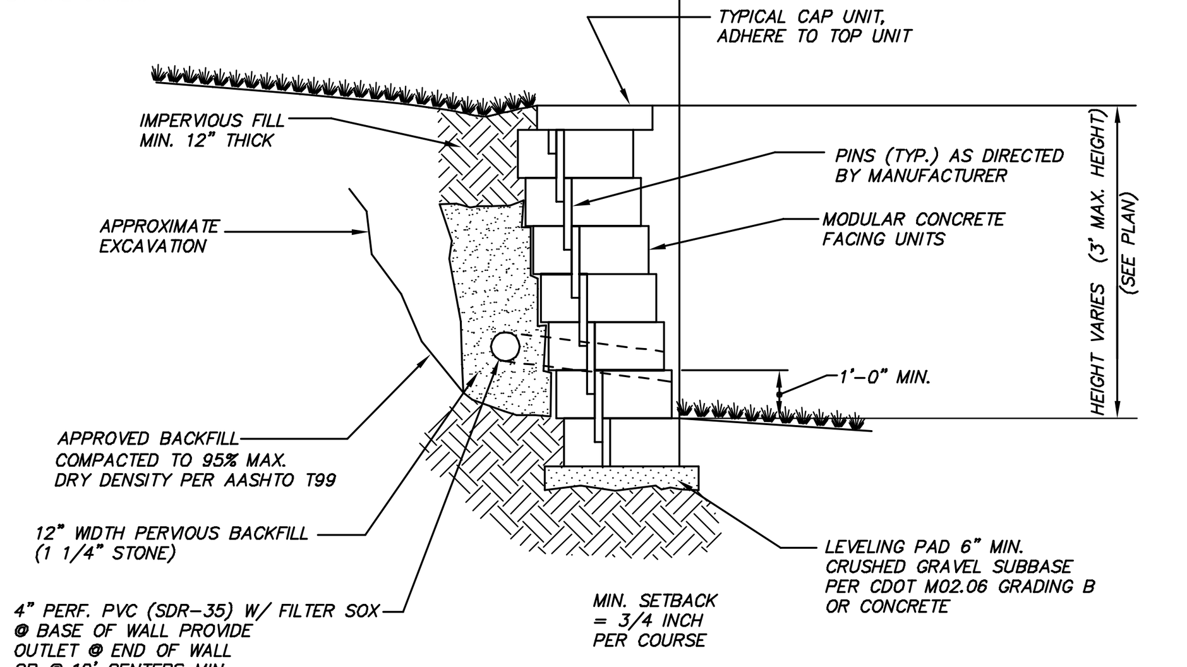
1. The contractor shall obtain all appropriate permits prior to commencing construction.
2. The contractor shall be solely responsible to coordinate his work with the work being done by others. The contractor shall likewise bear the responsibility for delays or other factors related to the work by others. No claims shall be allowed due to the contractor's failure to adequately coordinate such work.
3. All construction shall be inspected by a professional engineer prior to backfill and as the work progresses.
4. The project engineer shall be notified a minimum of three working days prior to the commencement of each phase of construction.
5. Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
6. All specimen trees shall be protected during the construction period, except those specifically designated to be removed, in accordance with generally accepted standards.
7. There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any inland or tidal wetland areas. All excavated material shall be stockpiled and contained on-site within silt fencing. The contractor shall be responsible for the removal of all excess material excavated during construction. All excess material shall be removed in a careful and environmentally sound manner and shall be disposed of legally off-site.
8. The proposed building shall be designed by the architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
9. Existing utilities in conflict through or above this parcel shall be relocated as directed by the appropriate utility company or the owner. The contractor shall excavate test pits to verify the location and depth of utilities where conflicts may exist.
10. Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
11. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
12. The contractor shall not commence any paving until the grading and shaping of the compacted gravel base has been approved by the project engineer.
13. Regrading, filling, and other such alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the plan.
14. Existing inverts on storm drains, sanitary sewers, and utility conduits shall be field verified where appropriate, before commencing construction. The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer. Plate or backfill and patch test pits as directed by the project engineer.
15. Manhole structures shall be precast concrete with gaskets as manufactured by Eastern Precast Co., Inc. or engineer approved equal, unless noted otherwise.
16. Precast concrete cone section to be eccentric. Flat slab tops to have eccentric openings. Eccentric cone sections shall be used when the vertical distance between manhole frame and top of highest pipe is six (6) feet or greater, otherwise flat slab tops shall be used. Aluminum manhole steps (drop form type) shall be provided in all manholes at 12 inch intervals. Each step shall be capable of supporting a minimum load of 1,000 pounds. Wall joints to be "O-ring" rubber gasket type with the interior and exterior faces of joints to be sealed with waterproof non-shrink grout.
17. Connection between manholes and PVC sanitary sewer or storm drain pipes shall be made with flexible rubber boot type connections sealed water tight with a stainless steel clamp. The contractor shall make sure that all connections of new sanitary sewers to manholes are water tight. Connections to manholes for reinforced concrete storm and sanitary sewer pipe shall be made with concrete brick masonry and non-shrink grout. The Contractor shall make sure that all connections of new sanitary sewers to manholes are water tight.
18. All gravity PVC storm drain and sanitary sewer pipes shall conform to ASTM D 3034 "Standard Specification for type PSM Poly Vinyl Chloride (PVC) Sewer Pipe and Fittings" or approved equal (SDR35).
19. Corrugated plastic pipe (CPP) shall be HDPE, N-12, smooth interior pipe as manufactured by Advanced Drainage Systems, Inc. or engineer approved equal and shall comply with AASHTO M294-94 Type S (smooth inner liner).
20. Where unsuitable foundation is encountered during construction of storm drains or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the project engineer.
21. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)."
22. All drainage and sewer conduits within the City right-of-way shall have 2 foot minimum cover or be encased in concrete if located under a paved or traveled way.
23. All storm drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
24. The contractor shall provide all equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the storm drains, sanitary sewers, and structures.
25. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
26. Roadway pavement shall be 2 course bituminous concrete placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
27. All existing manhole frames, catch basin grates, and utility structures shall be adjusted to new finish grade as required. Contractor to coordinate with utility companies to ensure their facilities are adjusted to finish grade.
28. Curbs and sidewalks in the City right-of-way shall be constructed in accordance with the City of Stamford specifications. The contractor shall pay specific attention to the location of construction joints.
29. All traffic control devices including traffic signs and pavement markings shall be installed in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration, Millenium Edition, as amended to date.

STANDARD CITY OF STAMFORD NOTES:

1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
2. 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 Erosion and Sedimentation Control.
3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction or work within the City of Stamford Right-of-Way.
4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
5. 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.
6. 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 the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
7. 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.
8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
9. 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.
10. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the 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.
11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
12. 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).
13. Reference EPB Permit #, Zoning Permit #, Zoning Board of Appeals #, Subdivision #, if applicable.

NOTES:

1. DETAIL SHOWS TYPICAL MODULAR BLOCK WALL. ACTUAL CONSTRUCTION TECHNIQUES WILL VARY DEPENDENT ON MANUFACTURER. IN ALL CASES, THE CONTRACTOR MUST PROVIDE DETAILED ENGINEERING SHOP DRAWINGS BEARING THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
2. COLOR AND TEXTURE OF WALL FACE SHALL BE APPROVED BY THE OWNER.

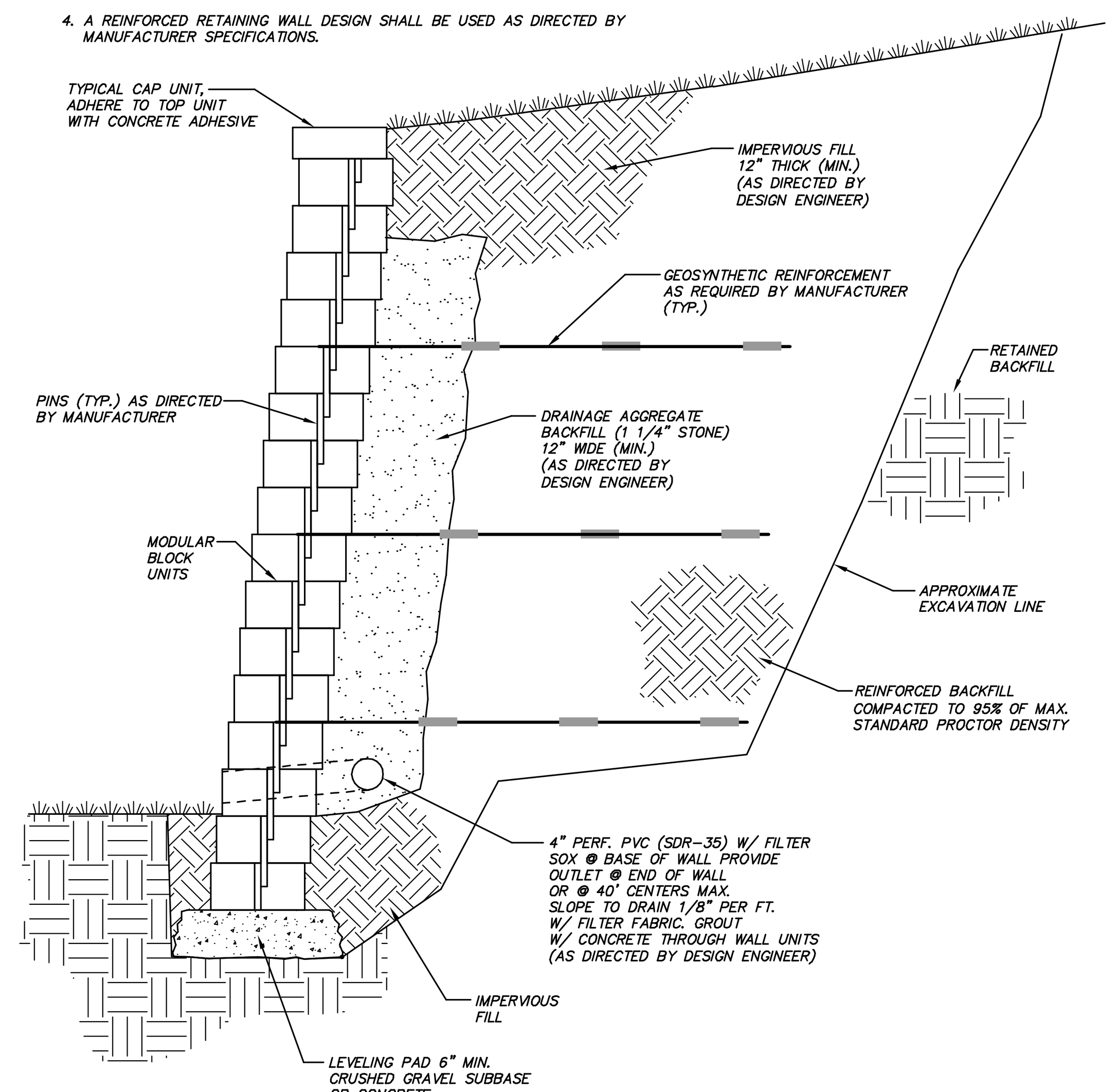


TYPICAL SECTION – UNREINFORCED LOW-PROFILE MODULAR CONCRETE BLOCK RETAINING WALL

N.T.S.

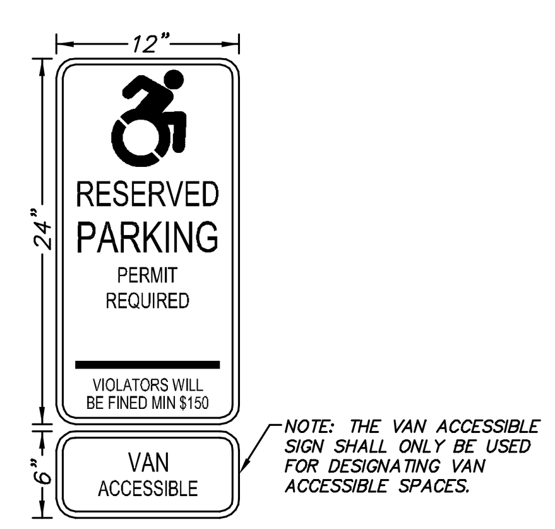
NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELEGATING THE STRUCTURAL DESIGN OF THE REINFORCED MODULAR BLOCK WALLS TO THE MANUFACTURER OF THE WALL SYSTEM. THE DESIGN AND AS-BUILT CERTIFICATION OF THE WALL SYSTEM MUST BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
2. DETAIL SHOWS TYPICAL MODULAR BLOCK WALL. ACTUAL CONSTRUCTION TECHNIQUES WILL VARY DEPENDENT ON MANUFACTURER AND DESIGN ENGINEER SPECIFICATIONS. IN ALL CASES CONTRACTOR MUST PROVIDE DETAILED ENGINEERING SHOP DRAWINGS BEARING THE SEAL AND SIGNATURE OF A P.E. LICENSED IN THE STATE OF CONNECTICUT.
3. COLOR AND TEXTURE OF MODULAR BLOCKS SHALL BE APPROVED BY THE OWNER.
4. A REINFORCED RETAINING WALL DESIGN SHALL BE USED AS DIRECTED BY MANUFACTURER SPECIFICATIONS.



TYPICAL SECTION – REINFORCED MODULAR CONCRETE BLOCK RETAINING WALL (DELEGATED DESIGN)

N.T.S.



"RESERVED PARKING PERMIT REQUIRED" & "VAN ACCESSIBLE" signs shall have white lettering against a blue background.

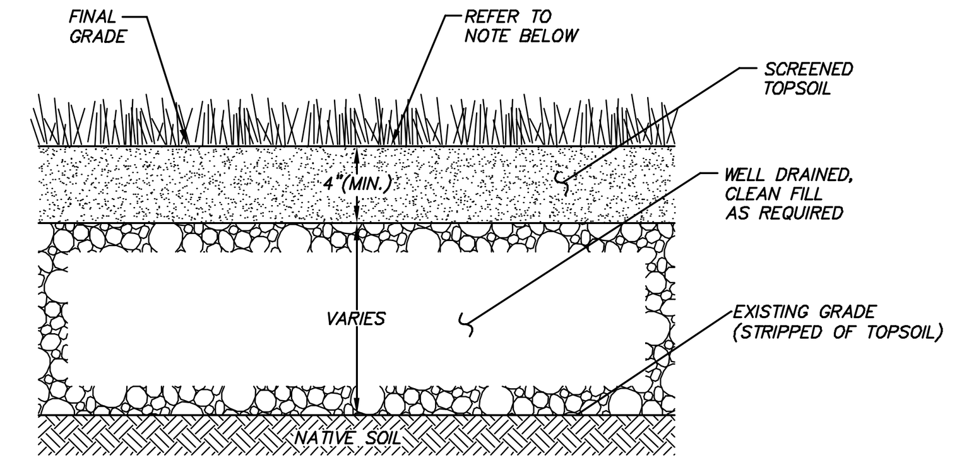
All accessible signage sizes, lettering, and symbols shall comply with federal and state specifications.

All accessible signage shall be installed 60" (minimum) above the floor or ground surface of the parking space, measured to the bottom of the sign.

Confirm fine amount prior to sign fabrication.

RESERVED PARKING SPACE SIGN DETAIL

N.T.S.



LAWN RESTORATION DETAIL

N.T.S.

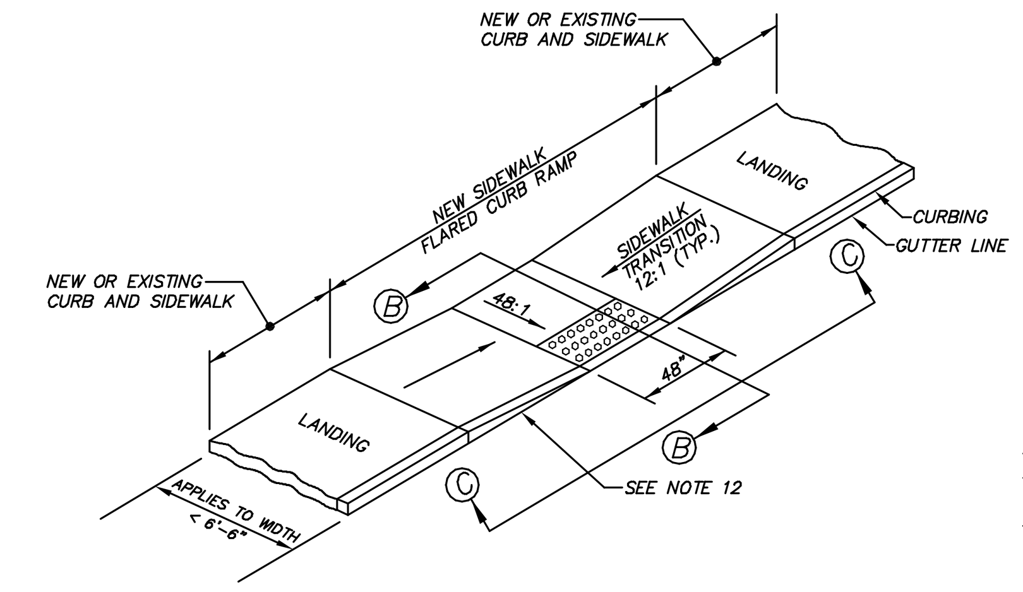
NOTE:

1. Land disturbance shall be kept to a minimum. All disturbed areas 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.

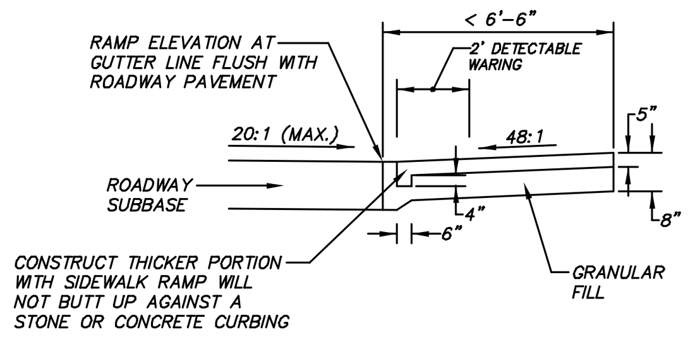
Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac.

Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping red fescue 20 lbs/ac.
Perennial ryegrass 5 lbs/ac.
(1 lb/1000 sf.)

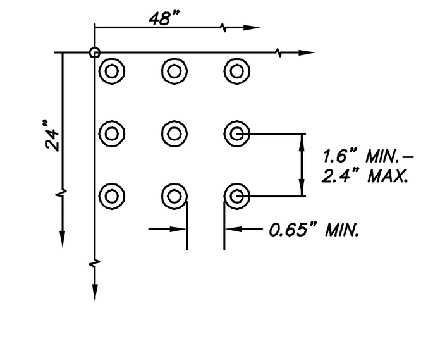
Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1 45 lbs/ac.
(1 lb/1000 sf.)



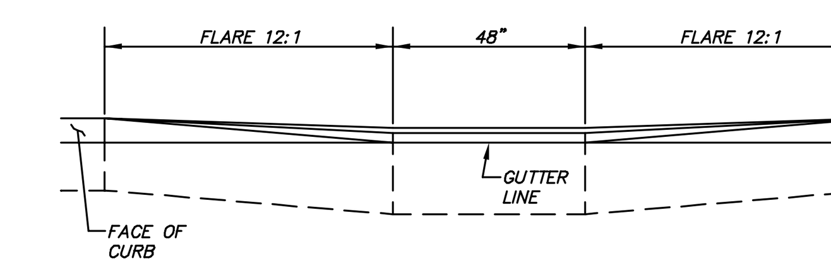
PARALLEL SIDEWALK RAMP



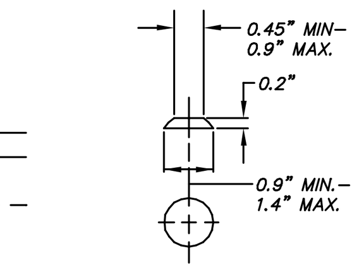
SECTION B-B



DOME SPACING



SECTION C-C



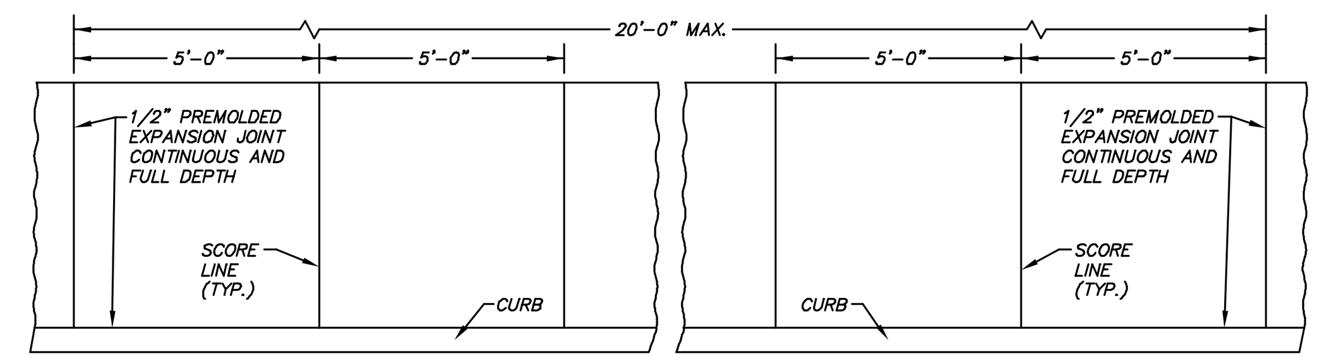
DOME SECTION

NOTES:

1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
2. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT, 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER, SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
8. RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CANNOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK" INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
10. CURBING WITHIN THE LIMITS OF NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 817 SECTIONS 8.11 AND 8.13.
11. HANDICAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118A, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
12. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
13. INSTALL THE EDGE OF THE DETECTABLE WARNING 6" FROM THE EDGE OF ROAD.
14. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

DETAILS FOR PEDESTRIAN ACCESS RAMPS

N.T.S.



CONCRETE FOR THE SIDEWALK SHALL BE PLACED TO A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH 3/4" CRUSHED STONE BASE. THE SURFACE EDGES OF EACH PANEL SHALL BE ROUNDED TO A RADIUS OF 3/32 INCH.

CONCRETE SHALL BE CLASS "F" CEMENT TYPE II (4,400 PSI MIN.)
AIR ENTRAINMENT SHALL BE BETWEEN 6-7%.

A 1/2" THICK APPROVED PREMOLDED BITUMINOUS EXPANSION JOINT SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAX. AND BETWEEN NEW CONCRETE CURBING AND SIDEWALKS.

A 1/2" THICK APPROVED PREMOLDED BITUMINOUS EXPANSION JOINT SHALL BE UTILIZED BETWEEN ALL RIGID STRUCTURES (INCLUDING WALLS) AND NEW SIDEWALK WORK.

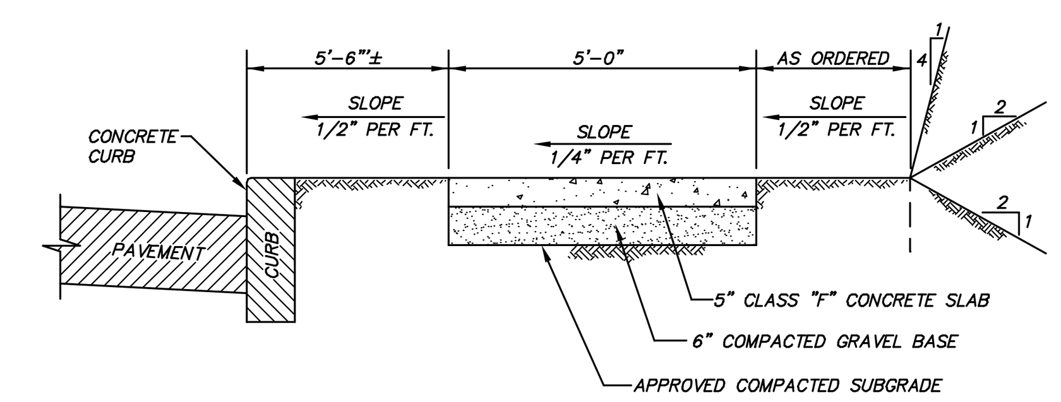
A MARKED OR SCORED CONTROL JOINT SHALL BE MADE AT FIVE FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. CONTROL JOINTS SHALL BE 1 1/4" DEEP.

ADDITIONAL CONTROL JOINTS SHALL BE PLACED AS REQUIRED TO ELIMINATE ANY CONDITION WHICH WILL CAUSE STRESS VERTICES. (EXAMPLE AT CORNERS OF STRUCTURES)

ANY CHANGES REQUIRED BY LOCAL FIELD CONDITIONS SHALL BE MADE ONLY BY ORDER OF THE PROJECT ENGINEER OR THE CITY ENGINEER.

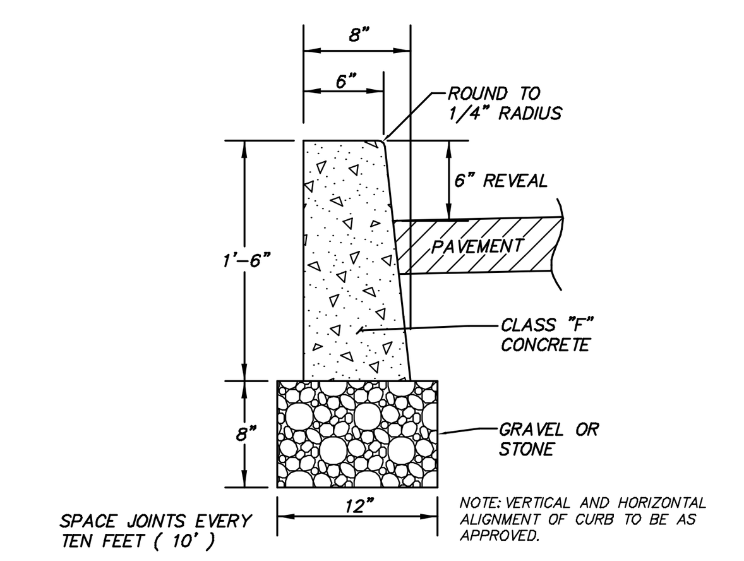
PLAN OF A SECTION OF CONCRETE SIDEWALK

N.T.S.



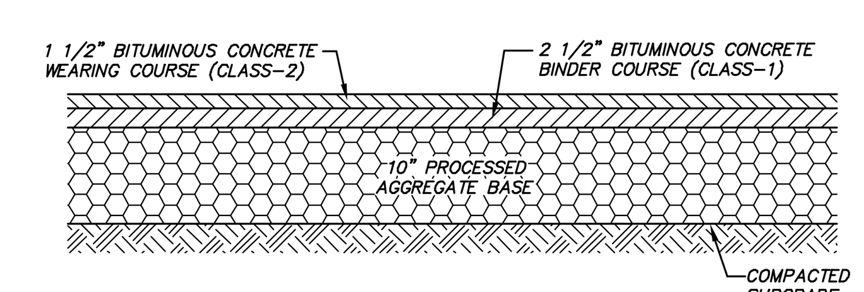
CONCRETE SIDEWALK WITH PLANTING STRIP IN CITY R.O.W.

N.T.S.



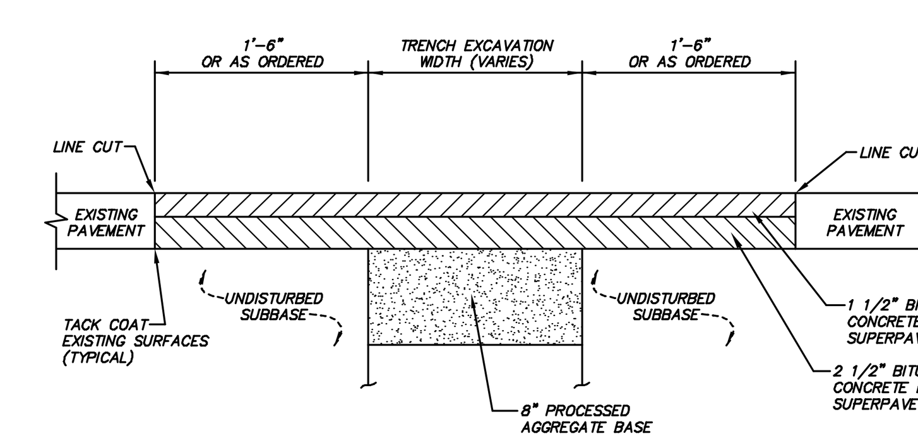
CONCRETE CURB DETAIL

N.T.S.



ASPHALT DRIVEWAY AND PARKING LOT DETAIL

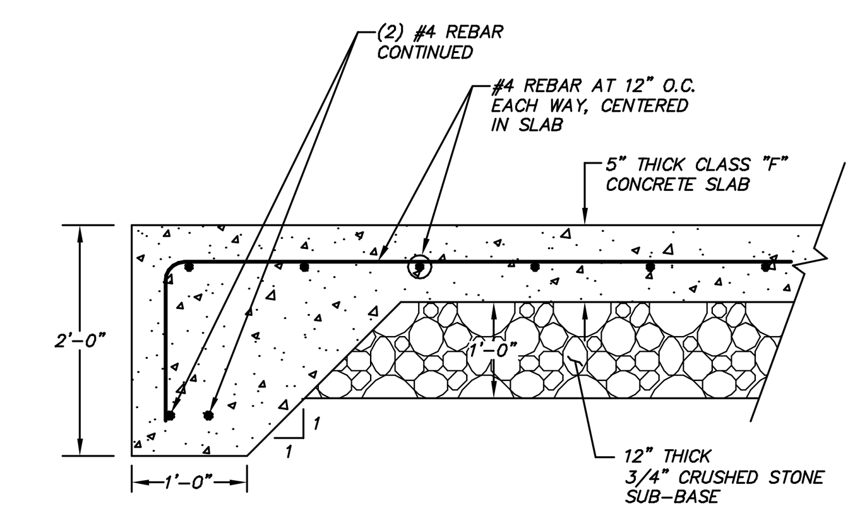
N.T.S.



NOTES:
1. IF ANY EXISTING ASPHALT IS THICKER THAN 4" THEN MATCH EXISTING ASPHALT THICKNESS.
2. ANY CONCRETE ROADWAY BASE THAT IS REMOVED SHALL BE REPLACED IN KIND.

DETAIL FOR TRENCH REPAIR

N.T.S.



REFUSE PAD DETAIL

N.T.S.

NOTE:
CONTRACTOR SHALL PROVIDE SAMPLES AND/OR CUT SHEETS OF ALL MATERIAL TO BE INSTALLED FOR REVIEW BY THE PROJECT ENGINEER PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALLOW THREE DAYS FOR PROJECT ENGINEER TO REVIEW MATERIALS AND/OR CUT SHEETS FOR APPROVAL. ALL MATERIALS AND PRODUCTS MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

0	4-15-21	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861 4-15-21
ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

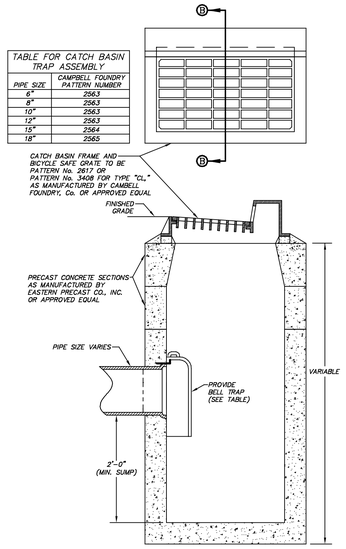
D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
5 OF 6	NOTES AND DETAILS

TOWSHEPE_ZONE_ED_DD_REVELONG (DED) (SHEET 5)

20MB

TABLE FOR CATCH BASIN TRAP ASSEMBLY	
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2563
8"	2563
10"	2563
12"	2563
15"	2564
18"	2565



SECTION "B-B"

SINGLE CATCH BASIN DETAIL (TYPE "C")

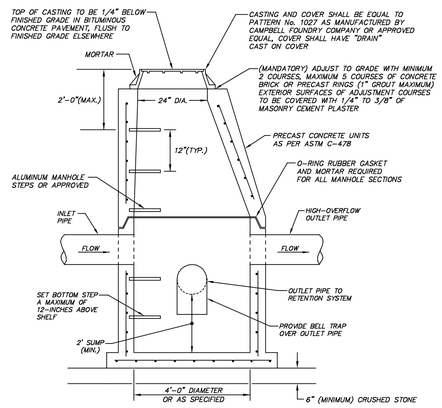
N.T.S.

NOTES:

CATCH BASIN SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.

CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION. NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.

REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



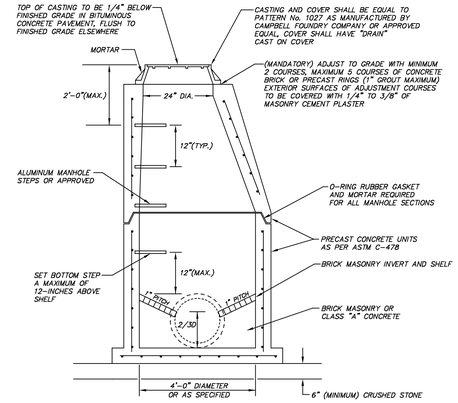
STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL

N.T.S.

NOTES:

MANHOLE SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.

REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATION OF ALL PIPES.

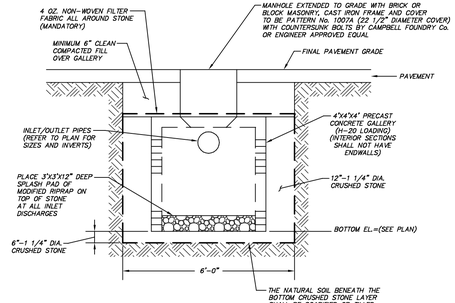


TYPICAL STORM DRAIN MANHOLE DETAIL

N.T.S.

NOTE:

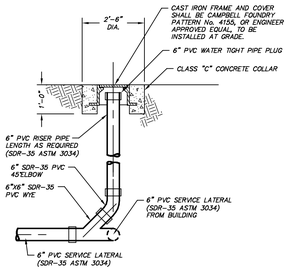
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



4'X4'X4' PRECAST CONCRETE GALLERY DRYWELL DETAIL

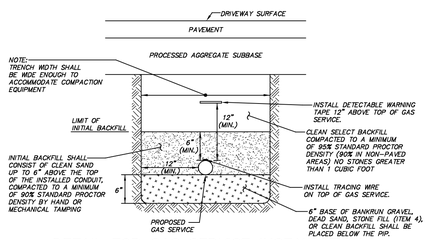
N.T.S.

NOTE: DURING CONSTRUCTION MUDDY AND TURBID WATER SHALL BE PREVENTED FROM ENTERING THE DRYWELLS.



CLEAN OUT IN PAVEMENT

N.T.S.

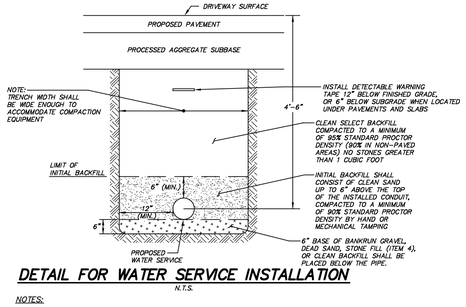


DETAIL FOR GAS SERVICE INSTALLATION

N.T.S.

NOTES:

1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE GAS COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE GAS COMPANY.

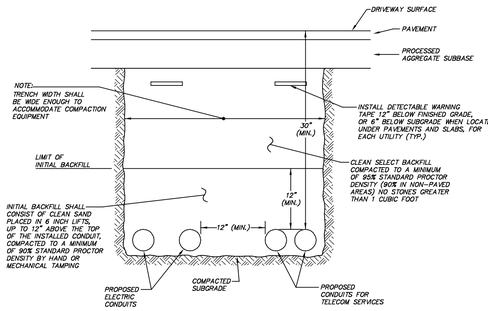


DETAIL FOR WATER SERVICE INSTALLATION

N.T.S.

NOTES:

1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE AQUARION WATER COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE AQUARION WATER COMPANY.

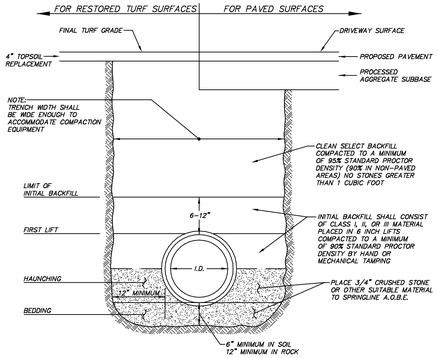


DETAIL FOR UNDERGROUND UTILITY TRENCH

N.T.S.

NOTES:

1. COORDINATE INSTALLATION WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF CONDUITS TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF CONDUITS TO BE INSTALLED WITH BOTH THE OWNER AND EACH RESPECTIVE UTILITY COMPANY

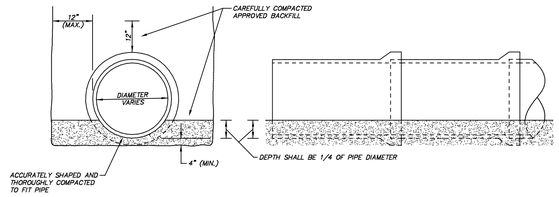


DETAIL FOR PVC SANITARY SEWER AND PVC/CPP STORM DRAIN INSTALLATION

N.T.S.

NOTES:

1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS) FOR TRENCHING SPECIFICATIONS.



TYPICAL METHOD OF LAYING PIPE (R.C.P.)

N.T.S.

D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
P.O. BOX 549, RIVERSIDE, CT 06878
6 NEIL LANE, TEL. 637-1779

0	4-15-21	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861

4-15-21

ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
6 OF 6	DETAILS

TOWSHOPE_ZONING_ED_06_REVISIONS (DED) (SHEET 6)

20MB

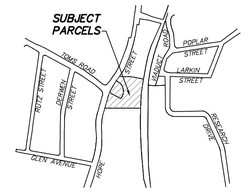
NOTES:

1. The purpose of this plan is only to highlight the Low Impact Developement portions of the project, as per City requirements. This plan shall not be used for any other portion of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).
3. Refer to Sheets 2 and 3 of 6 for a detailed depiction of the proposed site development and storm drainage improvements.

BLOCK No. 319

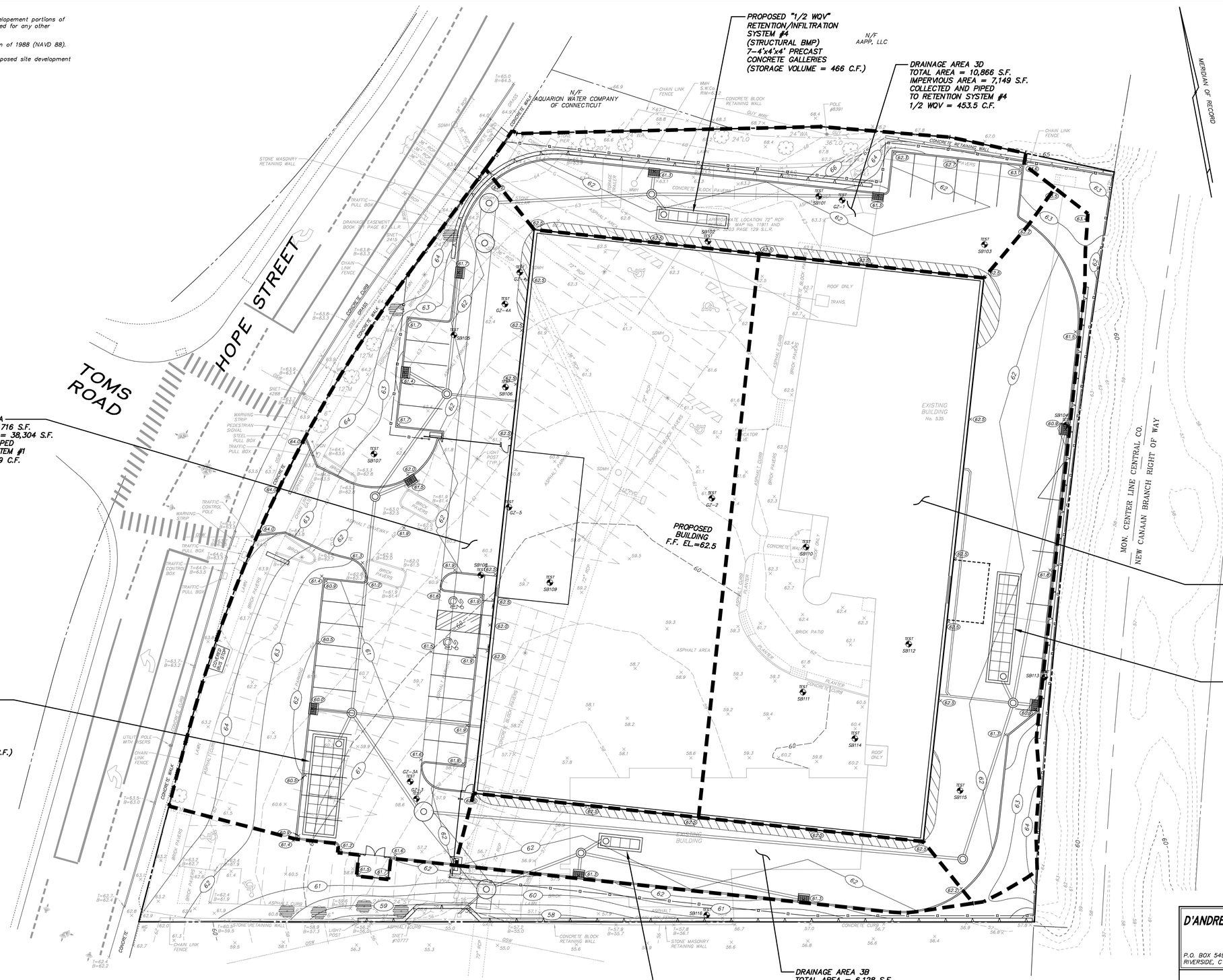
TOTAL AREA = 2.435 ACRES

"M-G" ZONING DISTRICT



LOCATION MAP - 1"=750'±

MERIDIAN OF RECORD



HYDROLOGIC SOIL GROUP SUMMARY

THE PROPERTY IS COMPOSED OF

URBAN LAND (HSG-D)

SOIL INFORMATION TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

TOTAL SITE AREA	106,171 SQ.FT.
DISTURBED AREA	104,460 SQ.FT.
PRE-DEVELOPMENT IMPERVIOUS AREA	100,835 SQ.FT.
POST-DEVELOPMENT IMPERVIOUS AREA	83,427
REQUIRED 1/2 WQV	3,577 CUBIC FEET
PROVIDED RET. VOL.	3,737 CUBIC FEET

CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE

20 0 20

IN FEET

D'ANDREA SURVEYING & ENGINEERING, P.C.

· LAND PLANNERS
· ENGINEERS
· SURVEYORS

P.O. BOX 549 RIVERSIDE, CT 06878

6 NEIL LANE TEL. 637-1779

REV.	DATE	DESCRIPTION
0	4-15-21	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

4-15-21

ENGINEER

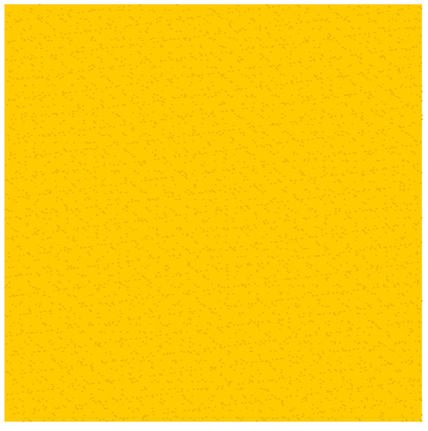
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	LOW IMPACT DEVELOPMENT PLAN

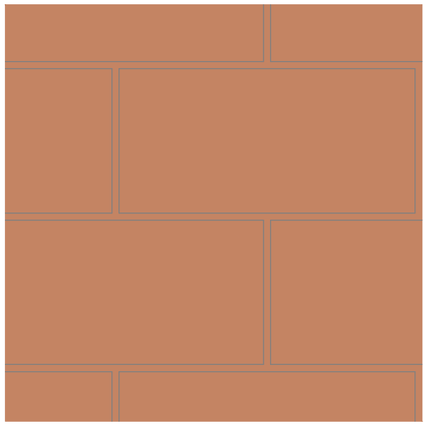
TOMSHOPE_ZONE_LID_02_REVD.DWG (LID)

23MAR

⑱ EFIS - 310 ESSENCE FINE SAND -
DRYVIT - SHWERWIN WILLIAMS
'LANTERN LIGHT' SW6687



⑰ EFIS - 310 ESSENCE FINE SAND -
DRYVIT - SHWERWIN WILLIAMS
'CONFIDENT YELLOW' SW 6911



⑯ SMOOTH FACED CMU
PAINTED TO MATCH
GLEN-GERY WALNUT VELOUR

⑮ SMOOTH METAL PANEL
SILVER METALLIC

⑧ PREFINISHED ALUMINUM COPING
⑨PREFINISHED ALUMINUM DOWNSPOUTS
⑩ PAINTED METAL CANOPY
⑪ ROLL UP DOORS
⑫ METAL TRIM
SHERWIN WILLIAMS -
'CONFIDENT YELLOW' SW 6911

⑥ HIGH SPEED OVERHEAD DOOR
⑦ STOREFRONT WINDOW SYSTEM
⑬ BRAKE METAL SPANDREL
⑭ STANLEY SLIDING DOOR
ANODIZED BRONZE

⑤ METAL DOOR AND FRAME
-COLOR BENJAIMIN MOORE
'GULL WING GRAY' #2314-50

③ EFIS - 310 ESSENCE FINE SAND -
DRYVIT - SHWERWIN WILLIAMS
'EXTRA WHITE' SW 7066

② UTILITY BRICK -
GLEN GERY WALNUT VELOUR

① RENAISSANCE STONE BASE
④ RENAISSANCE STONE BAND

SGW ARCHITECTURE & DESIGN

safeguard self storage

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

MATERIAL & COLOR BOARD

APRIL 12, 2021

NEW FULLY SPRINKLERED, 3-STORY
CLIMATE CONTROLLED SELF-STORAGE
FACILITY (S-1) W/ ACCESSORY OFFICE (B)
TYPE II-A CONSTRUCTION
AT

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

OWNER:

safeguard self storage

ARCHITECT:

SULLIVAN GOULETTE & WILSON
ARCHITECTS

ARCHITECT:
SULLIVAN GOULETTE WILSON, LTD.
444 N. MICHIGAN AVENUE - SUITE 1850
CHICAGO, IL 60611
TEL. (312) 988-7412
FAX. (312) 988-7409
www.sgwarch.com

CIVIL ENGINEER:
RVDI & DS&E, PE
SIX NEIL LANE
PO BOX 549
TEL: (203) 637-1779
FAX: (203) 637-1770

DEVELOPER:
SAFEGUARD SELF STORAGE
1522 OLD COUNTRY ROAD
PLAINVIEW, NEW YORK 11803
TEL: (631) 539-0200
FAX: (631) 539-0206
www.safeguardit.com

LANDSCAPE ARCHITECT:
ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, SUITE 203
NORWALK, CT 06851
COMPANY ADDRESS
TEL: (203) 855-7879
FAX: (203) 855-7836

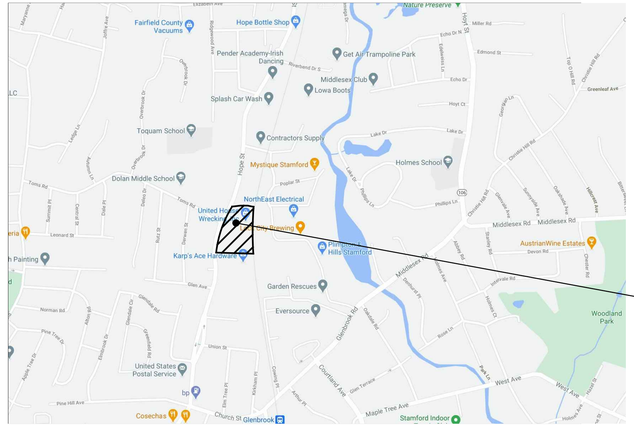
ABBREVIATIONS

ALT	ALTERNATE
A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ARF	ABOVE RAISED FLOOR
AT	ACOUSTIC TILE
BD	BOARD
BLD	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BR	BRUSHED
BRG	BEARING
CA	CLEAR ANODIZED
CAB	CABINET
CPT	CARPET
CL	CENTERLINE
CLG	CEILING
CJ	CONTROL JOINT
CMU	CONC. MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CI	CAST IRON
CO	CLEAN OUT
CW	COLD WATER
CP	CEMENT PLASTER
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DET	DETAIL
DW	DRY WALL
DWG	DRAWING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELECT	ELECTRICAL
EL	ELEVATION
EJ	EXPANSION JOINT
EP	EPOXY PAINT
EQ	EQUAL
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FD	FLOOR DRAIN
FLR	FLOOR
FOM	FACE OF MASONRY TO FACE OF MASONRY
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GL	GLASS
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HW	HOT WATER
INT	INTERIOR
INSUL	INSULATION
JT	JOINT
LC	LIGHTWEIGHT CONC.
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HAND
MFR	MANUFACTURER
MO	MASONRY OPENING
MWK	MILLWORK
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
OPP	OPPOSITE
PNT	PAINT
PR	PAIR
PLAM	PLASTIC LAMINATE
PL	PLATE
QT	QUARRY TILE
RAD	RADIUS
R	RISER
RH	RIGHT HAND
REQ'D	REQUIRED
RO	ROUGH OPENING
SB	SANDBLAST
SC	SOLID CORE
SCHED	SCHEDULE
SM	SHEET METAL
SHT	SHEET
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
THK	THICK
TRANS	TRANSPARENT
T	TREAD
TO	TOP OF
T & G	TONGUE AND GROOVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
WD	WOOD
WP	WALL PHONE
WWF	WELDED WIRE FABRIC

LEGEND

- ROOM NAME/NUMBER TAG (ROOM #)
- ELEVATION TAG/ MARK (FLOOR EL.-XX.XX)
- DRAWING REVISION TAG
- NOTE TAG
- DOOR TAG (See A5-# series dwgs) (###)
- WINDOW TAG (See A5-# series dwgs) (XX)
- WALL TYPE (See A4-# series dwgs) (XX)
- DETAIL TAG (DETAIL # / DWG #)
- INTERIOR ELEVATION TAG (ELEVATION # / SHEET #)
- EXTERIOR ELEVATION TAG (ELEVATION # / SHEET #)
- SECTION TAG (SECTION # / SHEET #)
- RCP ELEVATION TAG (0'-0")
- SMOKE DETECTOR (SD)
- CARBON MONOXIDE DETECTOR (CO)
- NEW PARTITION- SEE PLANS FOR TYPE
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING N.I.C.
- EXISTING CONSTRUCTION TO REMAIN
- ACOUSTIC TILE
- ALUMINUM
- BATT. INSUL. OR SOUND ATTN. BLANKET
- BRICK (PLAN & SECTION)
- BRICK (ELEV.)
- CONCRETE
- CONCRETE MASONRY UNIT (C.M.U.)
- EXISTING DOOR TO REMAIN
- GLASS (ELEV.)
- GLASS (SECT.)
- MORTAR, GROUT, THINSET OR CEMENT
- GYPSUM BOARD
- METAL LATH & PLASTER
- PLYWOOD
- QUARRY TILE OR CERAMIC TILE
- RIGID INSULATION
- STEEL
- TERRAZZO
- WOOD STYLE
- WOOD-ROUGH OR FRAMING
- 2 x 2 LAY-IN ACOUSTICAL TILE CEILING
- GYP. BD. CLG./SOFFIT

LOCATION MAP



DRAWING INDEX

DWG#	DESCRIPTION	CITY OF STAMFORD REVIEW ISSUED: 04/15/2021				
GENERAL						
G0-00	TITLE SHEET & DRAWING INDEX	●				
G0-01	ZONING DATA	●				
CIVIL						
C-0	COVER SHEET	●				
C-S1	TOPOGRAPHIC SURVEY - "EXISTING CONDITIONS"	●				
C-1	DEMOLITION PLAN	●				
C-2	SITE GRADING & LAYOUT PLAN	●				
C-3	STORM DRAINAGE & UTILITY PLAN	●				
C-4	SEDIMENTATION & EROSION CONTROL PLAN	●				
C-5	NOTES & DETAILS	●				
C-6	DETAILS	●				
C1-1	LOW-IMPACT DEVELOPMENT PLAN	●				
LANDSCAPE						
LP.1	LANDSCAPE PLAN	●				
ARCHITECTURAL						
A0-01	ARCHITECTURAL SITE PLAN	●				
A1-01	FIRST & SECOND FLOOR PLAN	●				
A1-02	THIRD FLOOR & ROOF PLAN	●				
A2-01	WEST & NORTH BUILDING ELEVATIONS	●				
A2-02	EAST & SOUTH BUILDING ELEVATIONS	●				
A2-03	BUILDING PERSPECTIVES	●				

NOT FOR CONSTRUCTION

THE DRAWINGS COMPLY WITH THE FOLLOWING STAMFORD CONNECTICUT MUNICIPAL CODES:
2018 Connecticut State Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2017 National Electric Code
2015 International Plumbing Code
N2015 International Energy Conservation Code
2009 ICC Accessibility Code

STATE OF CONNECTICUT · MARK I SULLIVAN · No. ARI.0013739 · LICENSED ARCHITECT

Affix Proffesional Seal Here

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com
PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

TITLE SHEET & DRAWING INDEX

04/15/21 - ISSUED FOR REVIEW

G0-00

Building Data

4/8/2021

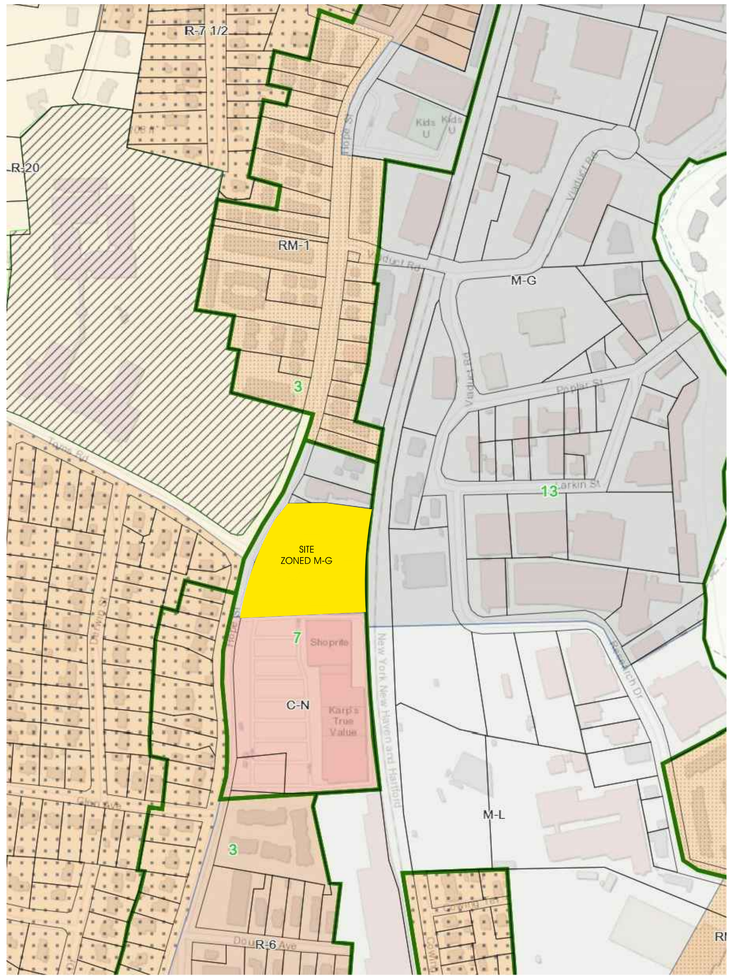
	ESTIMATED EFFICIENCY	F.A.R. [SF]	GROSS AREA [SF]
Level 1			
Office [SF]		799.0	799.0
Loading [SF]		1,960.0	1,960.0
Storage Area [SF]		39,572.0	39,572.0
Core [SF]		869.0	869.0
Building Use [SF]		933.0	933.0
Floor Total	72%	**44,133.0**	**44,133.0**
Level 2-3			
Storage Area [SF]		43,264.0	43,264.0
Core [SF]		869.0	869.0
Per Floor Total	78.4%	**44,133.0**	**44,133.0**
Level 2-3 Totals	78.4%	88,266.0	88,266.0
Scheme Totals	**76.2%**	**132,399.00**	**132,399.00**

Notes:

Zoning Data

535 Hope Street | Stamford, Connecticut 06906

4/8/2021



City of Stamford Zoning Ordinance

BULK & DENSITY		EXISTING ZONING	VARIANCES	PROPOSED PROJECT SCHEME A	
Lot Area [SF]		106,069		106,069	
Zoning District		M-G General Industrial		M-G General Industrial	
Use Group		186 - Storage Building		186 - Storage Building	
Maximum Floor Area Ratio Above Grade [F.A.R.]		1.25		Actual Ratio [F.A.R.]	1.25
Maximum Area Allowed by F.A.R. Above Grade		132,586.3		Actual Area [F.A.R.]	132,399.0
Maximum Floor Area Ratio Below Grade [F.A.R.]		0.5		Actual Ratio [F.A.R.]	0.0
Maximum Area Allowed by F.A.R. Below Grade		53,034.5		Actual Area [F.A.R.]	0.0
Maximum Building Coverage [%]		80%		Actual Lot Coverage[%]	42%
Maximum Building Coverage [SF]		84,855.2		Actual Lot Coverage[SF]	44,133.0
YARDS/HEIGHT					
Required Yards [ft]	**Front - Street Line**	25'-0"		Proposed	31'-3"
	Front - Street Center	35'-0"		Proposed	60'-10"
	Side [Minimum One Side]	0'-0"		Proposed	33'-3"
	Rear	15'-0"		Proposed	45'-1"
Maximum Building Height [ft]		50'-0"		Proposed	40'-0"
COMMERCIAL PARKING/LOADING					
Required Off Street Parking Spaces		Int. Storage - 1 per 5,000 SF Ext. Storage - 1 per 2,000 SF Retail - 4 per 1,000 SF		Provided	Int. Storage 117,593 / 5,000 = 24 Ext. Storage - 11,947 / 2,000 = 6 Retail - 799 / 1,000 x 4 = 4 Total Parking Spaces = 34 spaces
Required Accessible Parking Spaces		1 per 25 spaces		Provided	2.0
Required Off Street Loading		0-100,000 SF = 1 berth +100,000 = 2 berths		Provided	2.0
Required Bicycle Parking		TBD		Provided	0.0
LANDSCAPING					
Tree Requirements	**Street**	TBD			
	Site	TBD			
Signs	**Location**	Front Wall / Ground			Wall / Ground
	Quantity	1 Front / 1 Ground			2 / 1
	Size	1'-6" SF per each lineal foot of the building frontage / 50 SF & 10'-0" in length			235'-2" x 1'-6" = 352.5 SF Max Wall Sign - 276 SF Blade Sign - 76 SF Ground Sign - 40 SF
	Height	No Limit / 21'-0"			27'-0" / 6'-0"
Vehicular Use Area Landscaping		Yes			Yes
Trash Area Screening Required		Required			Screened
ADDITIONAL					
Architectural Standards		Yes			
Flood Zone / Criteria		Zone - X			
Easements		Yes - See Survey			

Notes:

NOT FOR CONSTRUCTION - ISSUED FOR REVIEW - 04/15/2021

STATE OF CONNECTICUT · MARK J SULLIVAN · No. ARI.0013730 · LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS
QC BY:
P.M.: CM
DRAWN BY: JW

SULLIVAN GOULETTE & WILSON ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

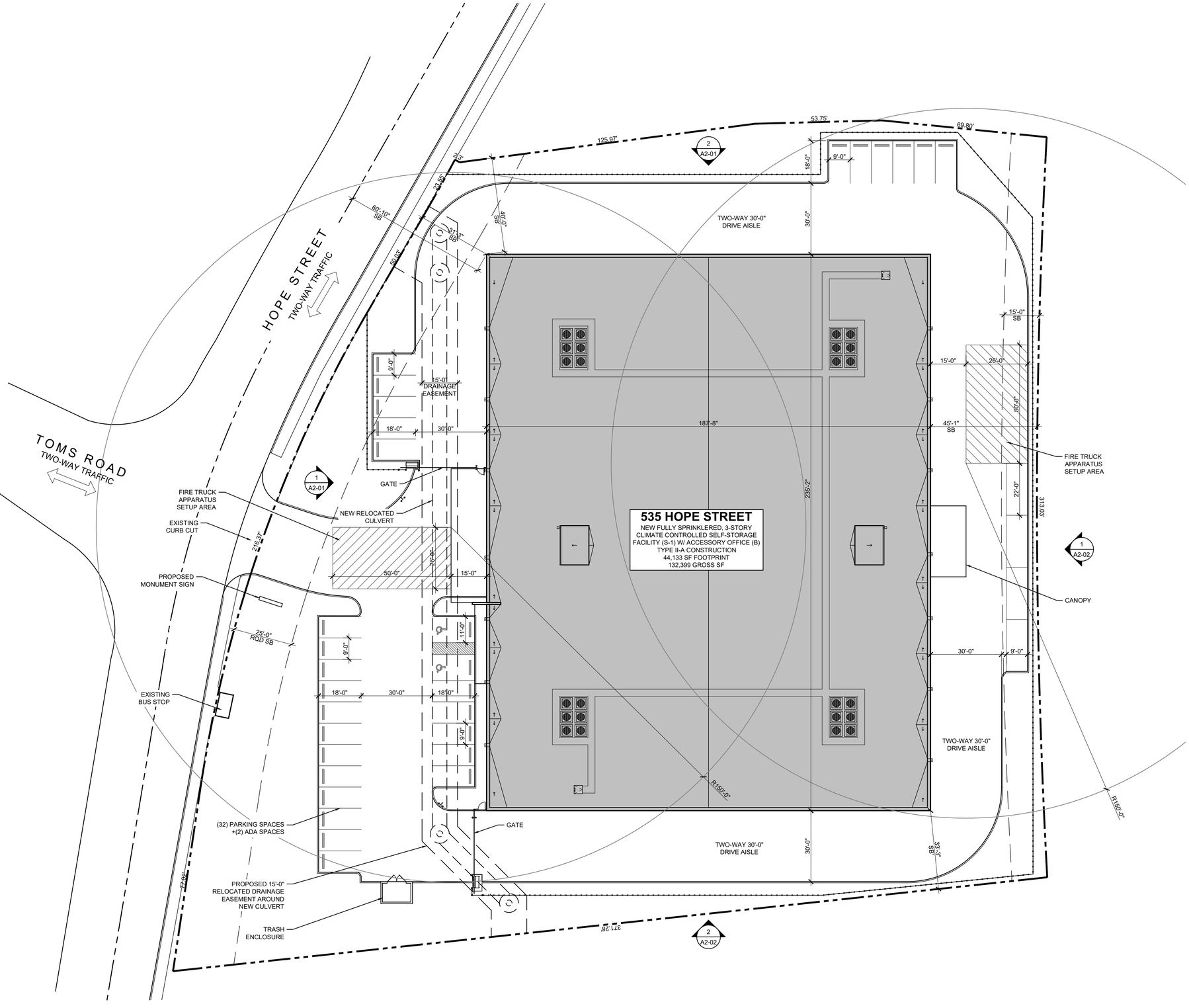
PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

ZONING DATA

G0-01



1 SITE PLAN
SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

0 5' 10' 20' 40'
SCALE: 1" = 20'

STATE OF CONNECTICUT
MARK J SULLIVAN
No. ARI.0013730
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

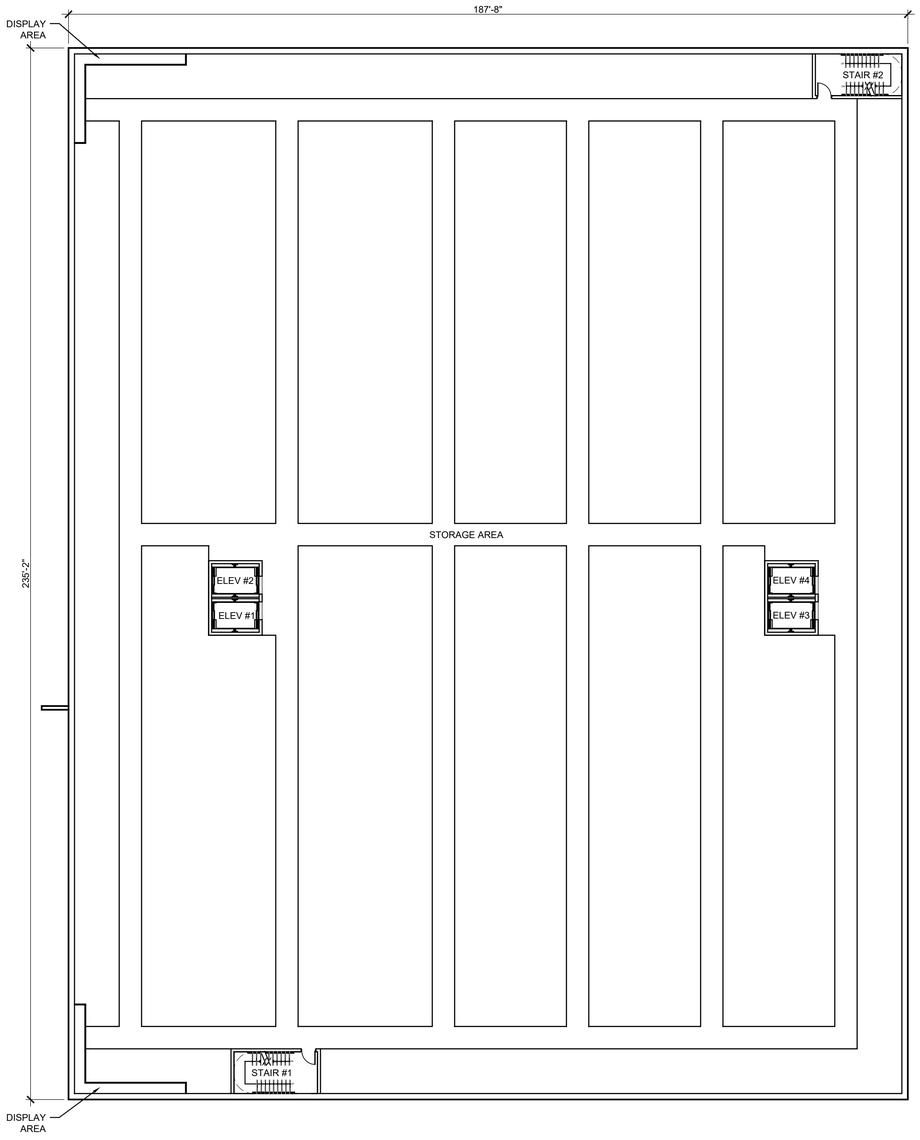
STAMFORD, CONNECTICUT 06906

SITE PLAN

NORTH

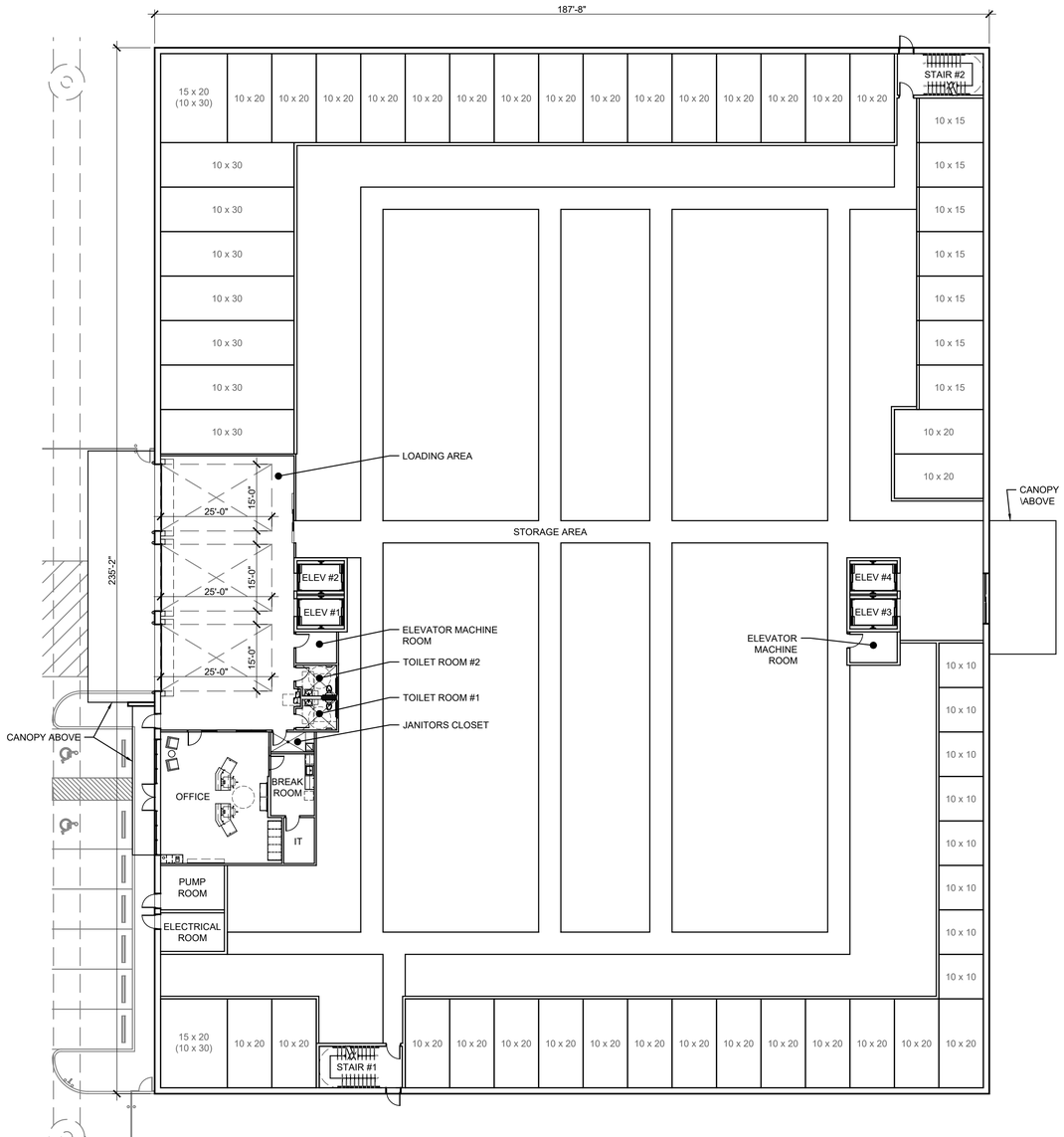
A0-01

04/15/21 - ISSUED FOR REVIEW



2 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



1 GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

04/15/21 - ISSUED FOR REVIEW

0 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

STATE OF CONNECTICUT
MARK J SULLIVAN
No. ARI.0013739
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: MS
QC BY:
P.M.: CM
DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

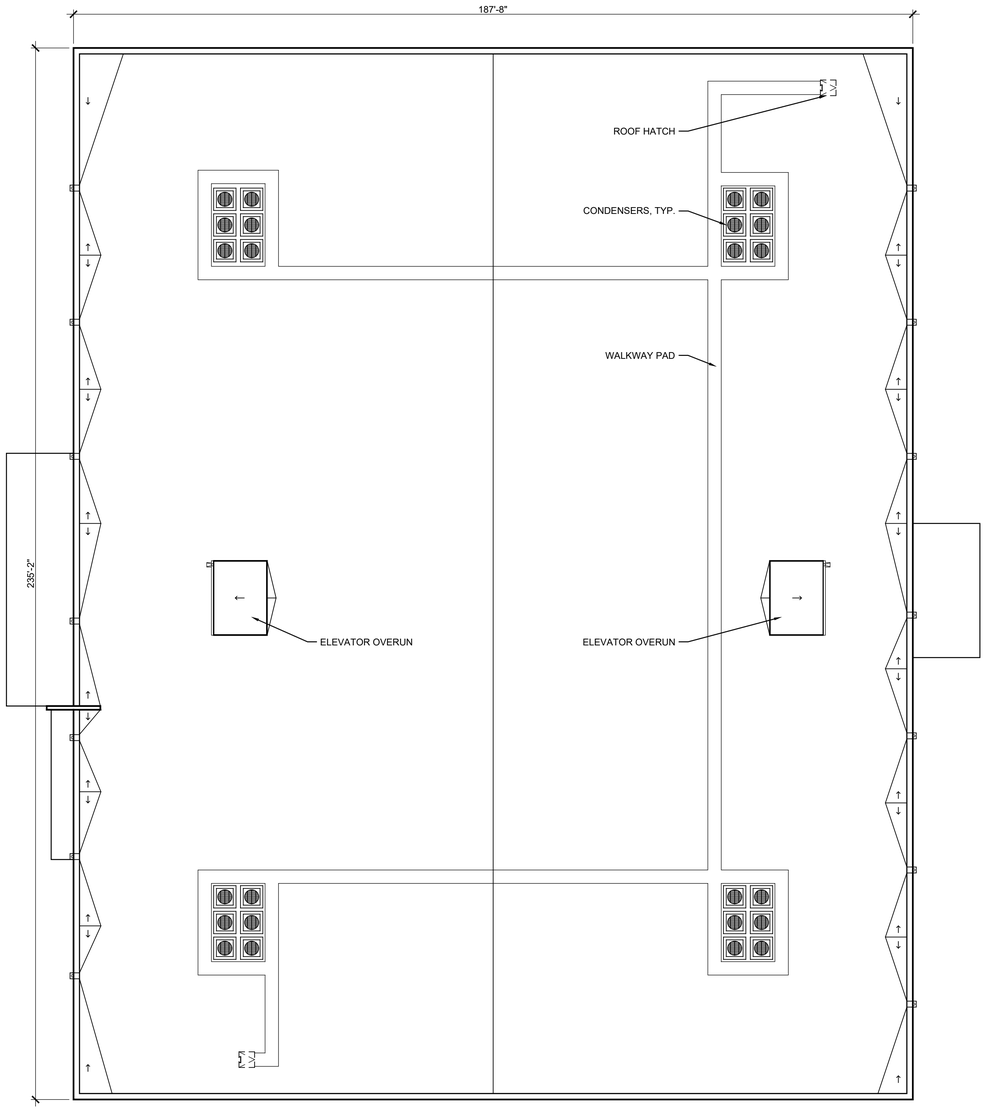
535 HOPE STREET

STAMFORD, CONNECTICUT 06906

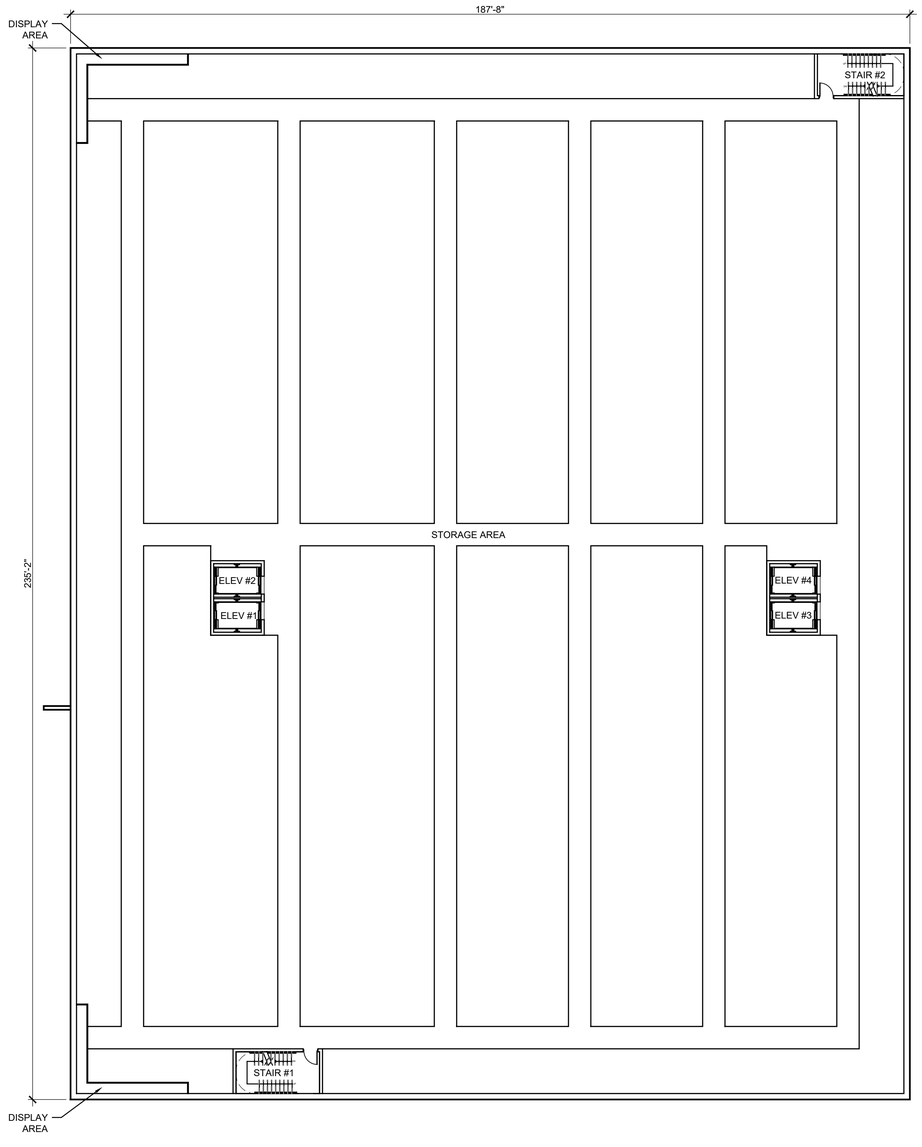
GROUND & SECOND FLOOR PLAN

NORTH

A1-01



2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

STATE OF CONNECTICUT
MARK J SULLIVAN
No. ARI.0013730
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

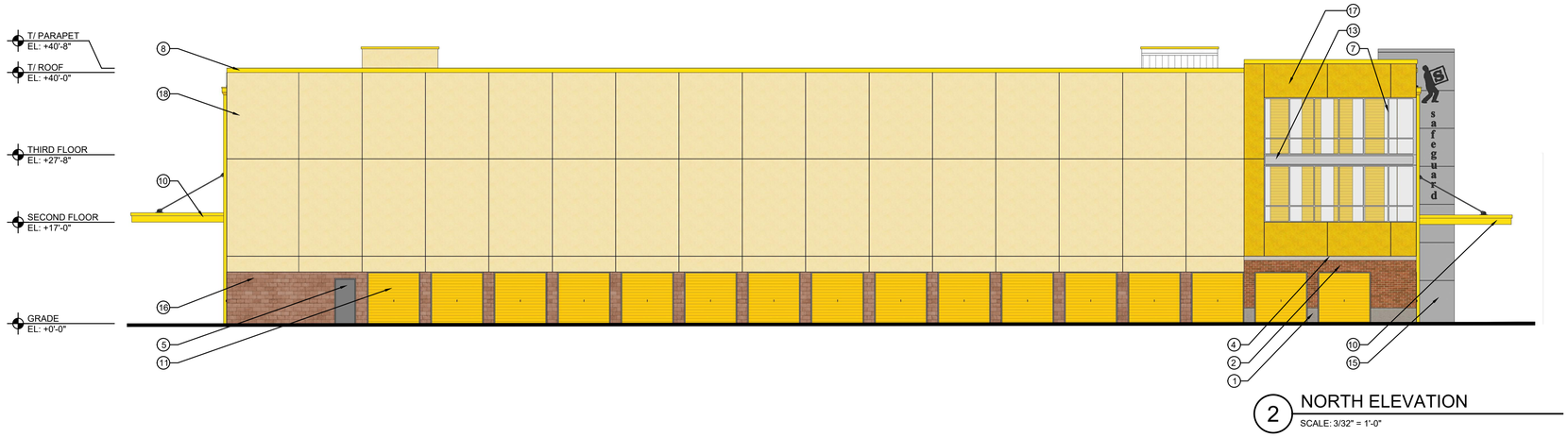
STAMFORD, CONNECTICUT 06906

THIRD FLOOR PLAN &
ROOF PLAN

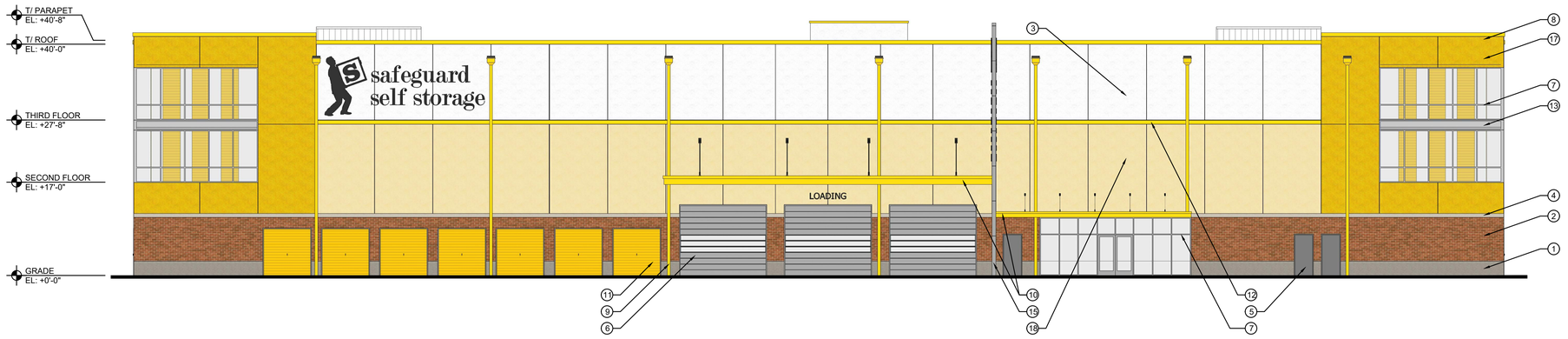
NORTH

A1-02

04/15/21 - ISSUED FOR REVIEW



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

SIGNAGE NOTE

THE ALLOWED SIGNAGE SQUARE FOOTAGE IS BASED ON 1.5 SF PER EACH LINIAL FOOT OF THE BUILDING FRONTAGE.

235'-2" x 1'-6" = 352.5 SF MAXIMUM ALLOWED

WALL SIGN = 276 SF
BLADE SIGN = 38 SF PER SIDE = 76 SF
TOTAL = 352 SF

KEY NOTE MATERIAL LEGEND

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

1. RENAISSANCE STONE BASE
2. UTILITY BRICK
   - COLOR: GLEN GERY WALNUT VELOUR
3. EFIS - 310 ESSENCE FINE SAND
   - COLOR TO MATCH SHERWIN WILLIAMS 'EXTRA WHITE', SW 7006
4. RENAISSANCE STONE BAND
5. METAL DOOR AND FRAME
   - COLOR TO MATCH BENJAMIN MOORE 'GULL WING GRAY', #2314-50
6. HIGH SPEED OVERHEAD DOOR
   - COLOR: CLEAR ANODIZED FINISH
7. STOREFRONT WINDOW SYSTEM
   - COLOR: CLEAR ANODIZED FINISH
8. PRE-FINISHED ALUMINUM COPING
   - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
9. PRE-FINISHED ALUMINUM DOWNSPOUTS
   - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
10. PAINTED METAL CANOPY
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
11. ROLL UP DOORS
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
12. METAL TRIM
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
13. BRAKE METAL SPANDREL
    - COLOR TO MATCH STOREFRONT
14. STANLEY SLIDING DOOR
    - COLOR: CLEAR ANODIZED FINISH
15. SMOOTH METAL PANEL BLADE SIGN
    -COLOR SILVER METALLIC
16. SMOOTH FACED PAINTED CMU
    -COLOR TO MATCH GLEN-GERY WALNUT VELOUR
17. EFIS - 310 ESSENCE FINE SAND
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
18. EFIS - 310 ESSENCE FINE SAND
    - COLOR TO MATCH SHERWIN WILLIAMS 'LANTERN LIGHT', SW 6687

COLOR LEGEND

- EXTRA WHITE
  SHERWIN WILLIAMS SW 7006
- UTILITY BRICK
  GLEN-GARY WALNUT VELOUR
- GULL WING GRAY
  BENJAMIN MOORE 2314-50
- CLEAR ANODIZED FINISH
- CONFIDENT YELLOW
  SHERWIN WILLIAMS SW 6911
- SMOOTH FACED PAINTED CMU
  PAINT TO MATCH GLEN-GARY WALNUT VELOUR
- LANTERN LIGHT
  SHERWIN WILLIAMS SW 6687

NOT FOR CONSTRUCTION

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

STATE OF CONNECTICUT
MARK I SULLIVAN
No. ARI.0013730
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS
QC BY:
P.M.: CM
DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

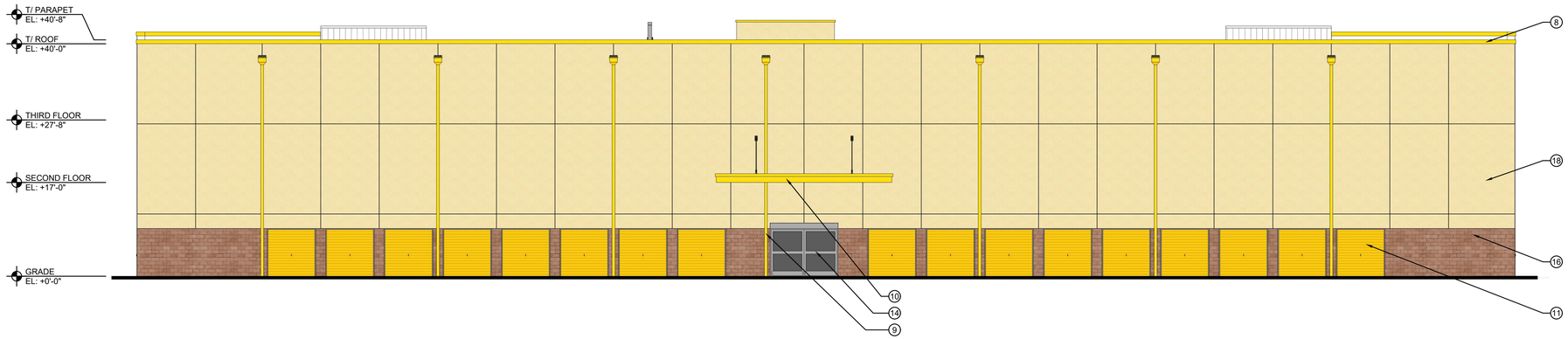
535 HOPE STREET

STAMFORD, CONNECTICUT 06906

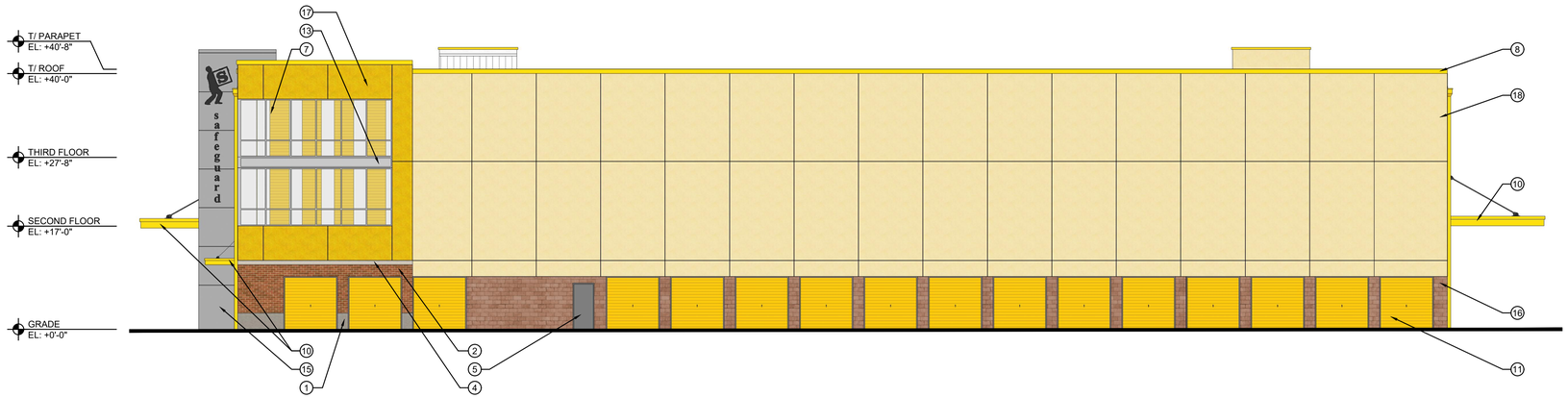
WEST & NORTH ELEVATIONS

04/15/21 - ISSUED FOR REVIEW

A2-01



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

SIGNAGE NOTE

THE ALLOWED SIGNAGE SQUARE FOOTAGE IS BASED ON 1.5 SF PER EACH LINIAL FOOT OF THE BUILDING FRONTAGE.

235'-2" x 1'-6" = 352.5 SF MAXIMUM ALLOWED

WALL SIGN = 276 SF
BLADE SIGN = 38 SF PER SIDE = 76 SF
TOTAL = 352 SF

KEY NOTE MATERIAL LEGEND

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

1. RENAISSANCE STONE BASE
2. UTILITY BRICK
   - COLOR: GLEN GERY WALNUT VELOUR
3. EFIS - 310 ESSENCE FINE SAND
   - COLOR TO MATCH SHERWIN WILLIAMS 'EXTRA WHITE', SW 7006
4. RENAISSANCE STONE BAND
5. METAL DOOR AND FRAME
   - COLOR TO MATCH BENJAMIN MOORE 'GULL WING GRAY', #2314-50
6. HIGH SPEED OVERHEAD DOOR
   - COLOR: CLEAR ANODIZED FINISH
7. STOREFRONT WINDOW SYSTEM
   - COLOR: CLEAR ANODIZED FINISH
8. PRE-FINISHED ALUMINUM COPING
   - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
9. PRE-FINISHED ALUMINUM DOWNSPOUTS
   - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
10. PAINTED METAL CANOPY
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
11. ROLL UP DOORS
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
12. METAL TRIM
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
13. BRAKE METAL SPANDREL
    - COLOR TO MATCH STOREFRONT
14. STANLEY SLIDING DOOR
    - COLOR: CLEAR ANODIZED FINISH
15. SMOOTH METAL PANEL BLADE SIGN
    -COLOR SILVER METALLIC
16. SMOOTH FACED PAINTED CMU
    -COLOR TO MATCH GLEN-GERY WALNUT VELOUR
17. EFIS - 310 ESSENCE FINE SAND
    - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
18. EFIS - 310 ESSENCE FINE SAND
    - COLOR TO MATCH SHERWIN WILLIAMS 'LANTERN LIGHT', SW 6687

COLOR LEGEND

- EXTRA WHITE
  SHERWIN WILLIAMS SW 7006
- UTILITY BRICK
  GLEN-GARY WALNUT VELOUR
- GULL WING GRAY
  BENJAMIN MOORE 2314-50
- CLEAR ANODIZED FINISH
- CONFIDENT YELLOW
  SHERWIN WILLIAMS SW 6911
- SMOOTH FACED PAINTED CMU
  PAINT TO MATCH GLEN-GARY WALNUT VELOUR
- LANTERN LIGHT
  SHERWIN WILLIAMS SW 6687

NOT FOR CONSTRUCTION

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

STATE OF CONNECTICUT
MARK I SULLIVAN
No. ARI.0013739
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS
QC BY:
P.M.: CM
DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

EAST & SOUTH ELEVATIONS

04/15/21 - ISSUED FOR REVIEW

A2-02

2 LOOKING SOUTHEAST ON HOPE STREET
SCALE: N.T.S.

1 LOOKING NORTHEAST ON HOPE STREET
SCALE: N.T.S.

NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
MARK J SULLIVAN
No. ARI.0013730
LICENSED
LICENSED ARCHITECT

NO	DATE	ISSUE DESCRIPTION
1	04/15/2021	CITY OF STAMFORD REVIEW

PRINCIPAL: MS P.M.: CM
QC BY: DRAWN BY: JW

SULLIVAN GOULETTE & WILSON
ARCHITECTS
444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

535 HOPE STREET

STAMFORD, CONNECTICUT 06906

PERSPECTIVES

A2-03

04/15/21 - ISSUED FOR REVIEW