SITE PLAN REVIEW SET

DELAMAR RESIDENCES

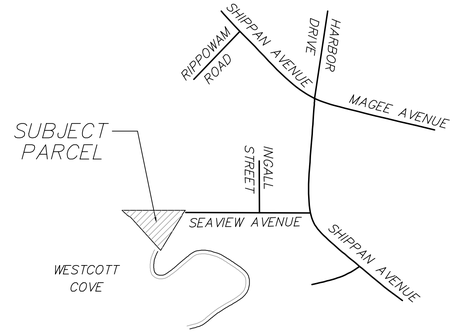
LOCATION

68–70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT

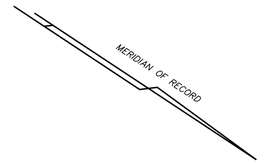
PREPARED FOR

SEAVIEW HOUSE, LLC

BLOCK No. 150
TOTAL AREA = 1.3771 ACRES
"R–5" ZONING DISTRICT



LOCATION MAP – 1" = 500'±



SHEET INDEX

SHEET	TITLE	REVISION	DATE
	TOPOGRAPHIC SURVEY – "EXISTING CONDITIONS"		5–20–22
1 OF 7	SITE GRADING AND LAYOUT PLAN	0	5–20–22
2 OF 7	STORM DRAINAGE AND UTILITY PLAN	0	5–20–22
3 OF 7	ROADWAY REGRADING PLAN	0	5–20–22
4 OF 7	SEDIMENTATION AND EROSION CONTROL PLAN	0	5–20–22
5 OF 7	NOTES AND DETAILS	0	5–20–22
6 OF 7	DETAILS	0	5–20–22
7 OF 7	FIRE TRUCK TURNING RADIUS PLAN	0	5–20–22
1 OF 1	LOW IMPACT DEVELOPMENT PLAN	0	5–20–22

ENGINEERING PLANS PREPARED BY

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

5–20–22
DATE

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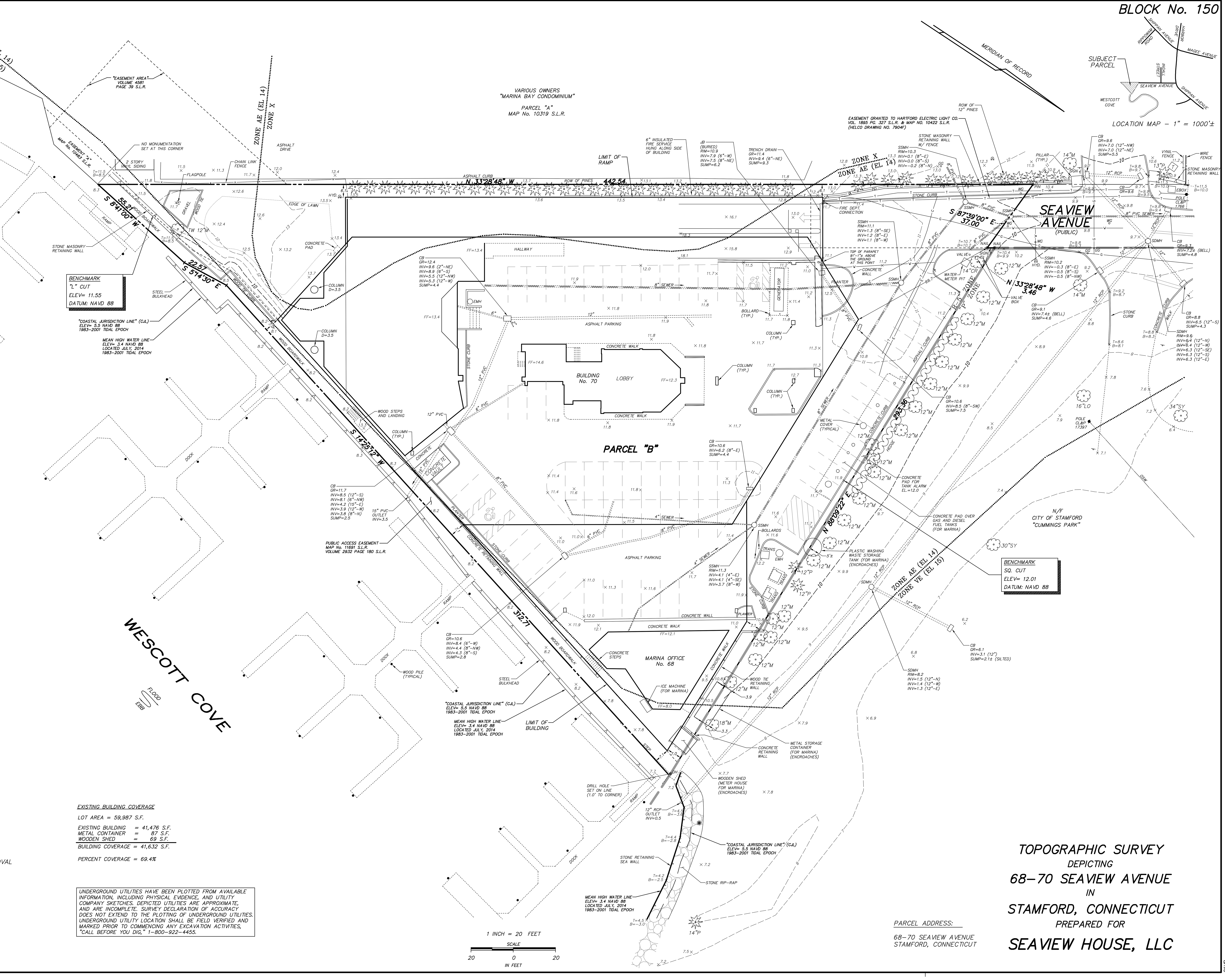
REV.	DATE	DESCRIPTION
0	5–20–22	ZONING SUBMISSION

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

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
	COVER SHEET

MARRIOTT_21VP_COVER_00_REVD.DWG (MJC)

21VP



TREE LEGEND

JM – JAPANESE MAPLE
LO – LOCUST
M – MAPLE
P – PINE
PR – PEAR
SY – SYCAMORE

LEGEND

——30——	EXISTING CONTOUR
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	HYDRANT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
—G——G—	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
NAIL	NAIL SET
DH	DRILL HOLE SET
PIN	STEEL PIN SET

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

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

THIS PARCEL LIES WITHIN ZONES "X", "AE(EL 14)", AND "VE (EL 15)" AS DEPICTED ON FIRM MAP No. 09001C0517G, EFFECTIVE DATE JULY 8, 2013, FOR THE COMMUNITY IN WHICH SAID SURVEYED

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

NO NEW MONUMENTATION WAS SET DURING THE COURSE OF MAKING THIS SURVEY.

AREA = 1.3771 ACRES

REFER TO MAPS No. 10319, 10483, AND 11691 S.L.R.

LAND LIES IN "R–5" ZONING DISTRICT
"M–G" ZONING DISTRICT AT TIME OF APPROVAL

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

D'ANDREA SURVEYING & ENGINEERING, PC
PO BOX 549 / SIX NEIL LANE
RIVERSIDE, CONNECTICUT 06878
203–637–1779
MAY 20, 2022

MARINOFF_21VP_TS–SITE_0.DWG (DED)

EXISTING BUILDING COVERAGE

LOT AREA = 59,987 S.F.

EXISTING BUILDING	= 41,476 S.F.
METAL CONTAINER	= 87 S.F.
WOODEN SHED	= 69 S.F.
BUILDING COVERAGE	= 41,632 S.F.

PERCENT COVERAGE = 69.4%

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.

PARCEL ADDRESS:

68–70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT

TOPOGRAPHIC SURVEY
DEPICTING
68–70 SEAVIEW AVENUE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
SEAVIEW HOUSE, LLC

21VP

BLOCK No. 150

TOTAL AREA = 1.3771 ACRES

"R-5" ZONING DISTRICT

REFER TO SHEET 3 FOR PROPOSED SITE GRADES AND IMPROVEMENTS ALONG SEAVIEW AVENUE

LOCATION MAP - 1" = 1000'±

SUBJECT PARCEL

SEAVIEW AVENUE (PUBLIC)

WESCOTT COVE

VARIOUS OWNERS "MARINA BAY CONDOMINIUM" PARCEL "A" MAP No. 10319 S.L.R.

N/F CITY OF STAMFORD "CUMMINGS PARK"

MARINA OFFICE No. 68 (TO REMAIN)

EXISTING BUILDING No. 70 TO BE RENOVATED PROPOSED F.F. EL.=15.0±

BUILDING No. 70 LOBBY

R-5 ZONE

ZONE AE (EL 14) ZONE VE (EL 15)

ZONE X ZONE AE (EL 14)

BENCHMARK
"L" CUT
ELEV= 11.55
DATUM: NAVD 88

BENCHMARK
SQ. CUT
ELEV= 12.01
DATUM: NAVD 88

MERIDIAN OF RECORD

1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

GENERAL NOTES:

1. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" dated May 20, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
2. The subject property lies within a Flood Hazard Zone "X", "AE(El. 14)", and "VE (El. 15)", as depicted on FIRM Community Panel 09001C0517G, published by FEMA, effective date July 8, 2013.
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 7 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 existing building shall be tied into the new storm drainage system. Final locations of the roof drain connections shall be coordinated between the architect, the MEP, the site engineer, and the contractor.
12. All existing building material, hardscapes, and miscellaneous debris designated to be removed shall be removed from the site and disposed of legally.
13. Refer to Sheet 2 of 7 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.
14. Refer to Sheet 4 of 7 for sedimentation and erosion control notes and details and general construction staging notes.
15. Refer to Sheet 5 of 7 for City of Stamford Standard Notes.
16. The proposed building renovations 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 Minno Wasko Architects and Planners.
18. Refer to Landscape Architectural plans as prepared by Eric Rains Landscape Architecture for final design of proposed hardscapes, landscaping, and fencing.
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.

LEGEND

30	EXISTING CONTOUR
× 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
	CONIFEROUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	HYDRANT
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SWTS	STORMWATER TREATMENT SYSTEM
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
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: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
29	PROPOSED PARKING SPACE

TREE LEGEND

JM - JAPANESE MAPLE
LO - LOCUST
M - MAPLE
P - PINE
PR - PEAR
SY - SYCAMORE

COASTAL RESOURCES:

COASTAL AREA MANAGEMENT PROGRAM
CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION

- D • DEVELOPED SHOREFRONT
- EM • ESTUARINE EMBAYMENT
- • COASTAL FLOOD HAZARD AREA
- • SHORELANDS

COASTAL RESOURCES AS DEFINED IN SECTION 22a-93(7) OF THE CONNECTICUT GENERAL STATUTES

SOURCE OF RESOURCE IDENTIFICATION:

- MAP ENTITLED "COASTAL RESOURCES" DATED 1979, PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
- MAP ENTITLED "SHELLFISH CONCENTRATION AREAS" DATED 1979, PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ON-SITE FIELD INSPECTION

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	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
5-20-22
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	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
1 OF 7	SITE GRADING AND LAYOUT PLAN

MARINOFF_21VP_SGP_00_RevD.DWG (DSD)

21VP

BLOCK No. 150

TOTAL AREA = 1.3771 ACRES

"R-5" ZONING DISTRICT

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.

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.

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 7 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 existing building shall be tied into the new storm drainage system. Final locations of the roof drain connections shall be coordinated between the architect, the MEP, the site 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. 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.
15. A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
16. Coordinate utility service reconnections to building with MEP plans.

LEGEND

— — 30 — —	EXISTING CONTOUR
× 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
	CONIFEROUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	HYDRANT
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
SDMH	STORM DRAIN MANHOLE
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SWTS	STORMWATER TREATMENT SYSTEM
CMP	CORRUGATED METAL PIPE
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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: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
—— – – ——	PROPERTY LINE

TREE LEGEND

JM – JAPANESE MAPLE
LO – LOCUST
M – MAPLE
P – PINE
PR – PEAR
SY – SYCAMORE

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• LAND PLANNERS • ENGINEERS • SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637–1779

REV.	DATE	DESCRIPTION
0	5–20–22	ZONING SUBMISSION

DERKEK E. DAUNAIS, CT PE No. 22861 — ENGINEER — 5–20–22

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

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
2 OF 7	STORM DRAINAGE AND UTILITY PLAN

21VP

GENERAL NOTES:

1. The purpose of this plan is to depict the site grading and improvements proposed along Seaview Avenue. Refer to Sheets 1 and 2 of 7 for proposed on–site grading and improvements.
2. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 68–70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" dated May 20, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
3. The subject property lies within a Flood Hazard Zone "X", "AE(El. 14)", and "VE (El. 15)", as depicted on FIRM Community Panel 09001C0517G, published by FEMA, effective date July 8, 2013.
4. 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.
5. 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.
6. 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.
7. This site is served by the City of Stamford sanitary sewer system.
8. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
9. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
10. 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 7 for construction notes and details.
11. 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.
12. Refer to Sheet 5 of 7 for City of Stamford Standard Notes.
13. 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.
14. 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.
15. The Contractor shall be responsible for coordinating and maintaining traffic flow along Seaview Avenue to the adjoining properties throughout the project.
16. All work proposed on adjoining properties must be scheduled and coordinated with the owner of that property prior to the start of construction.

TREE LEGEND

JM – JAPANESE MAPLE
LO – LOCUST
M – MAPLE
P – PINE
PR – PEAR
SY – SYCAMORE

LEGEND

— — 30 — —	EXISTING CONTOUR
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
(30)	PROPOSED CONTOUR
× (30.0)	PROPOSED SPOT ELEVATION
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	DECIDUOUS TREE
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	TREE PROTECTION
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	WATER GATE
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A.O.B.E.	AS ORDERED BY ENGINEER
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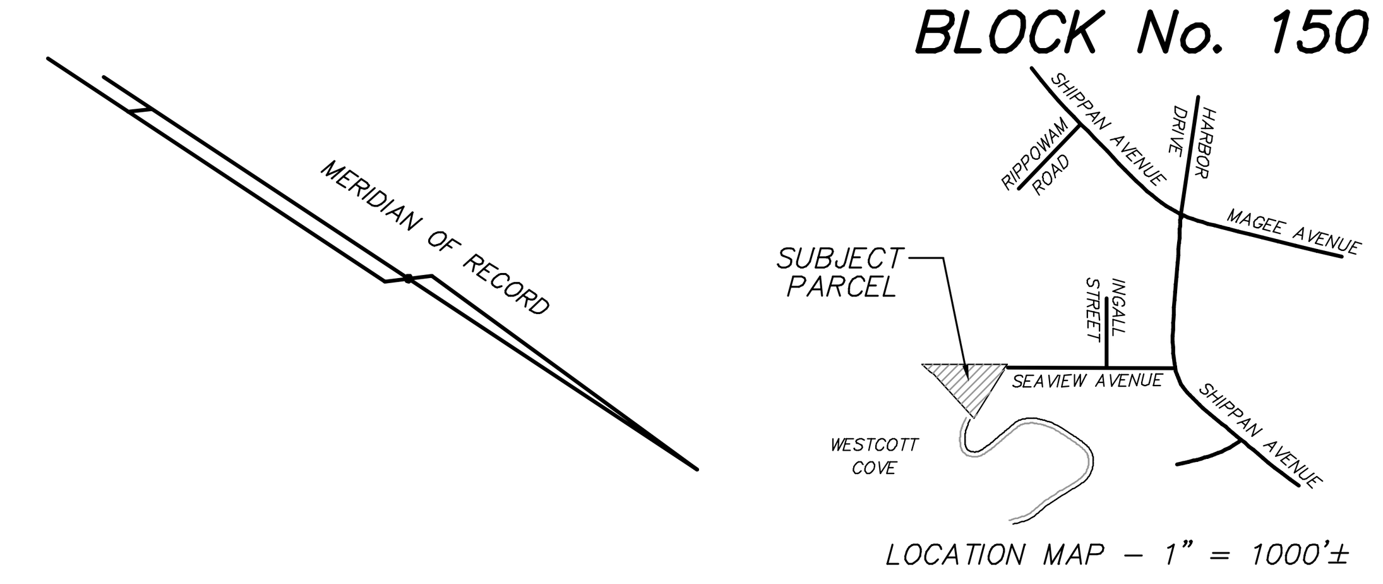
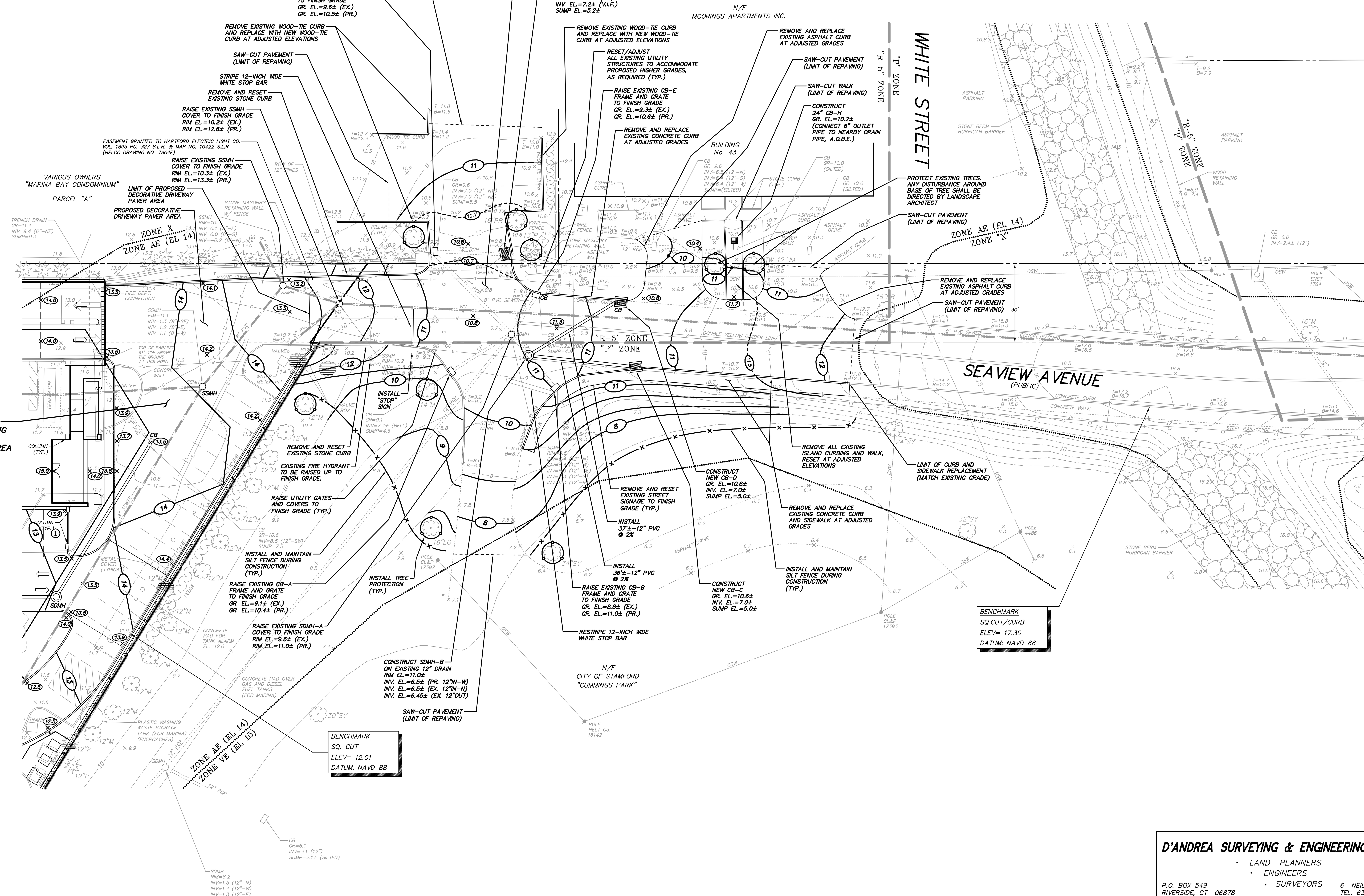
—— G —— G ——	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
	PROPOSED PARKING SPACE
— × — × —	SILT FENCE

BLOCK No. 150





0	5–20–22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861
5–20–22
ENGINEER

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

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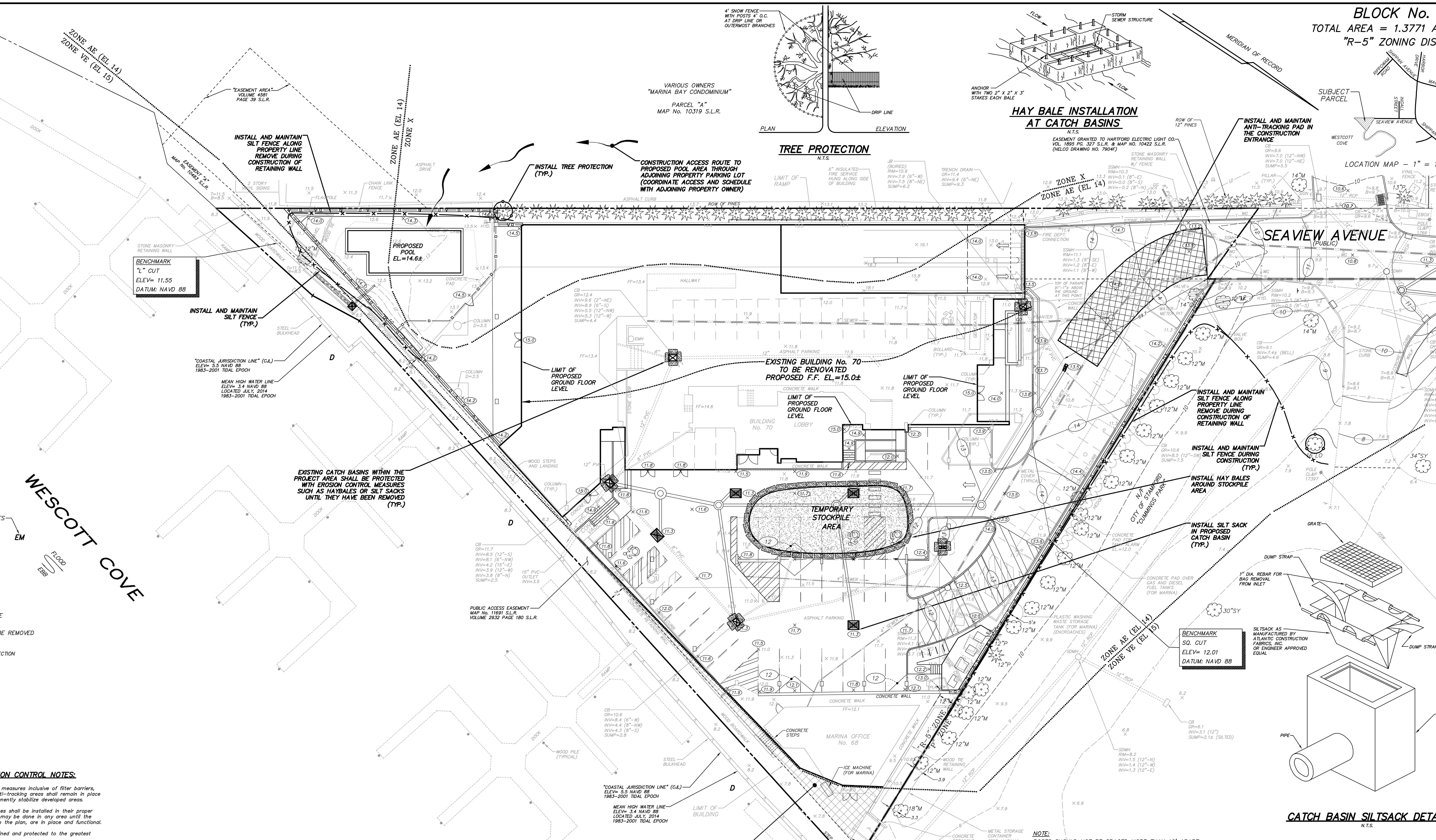
• LAND PLANNERS • ENGINEERS • SURVEYORS
P.O. BOX 549 RIVERSIDE, CT 06878
6 NEIL LANE TEL. 637–1779

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
3 OF 7	ROADWAY REGRADING PLAN

21VP

MARKOFF_21VP_RRGP_00_Rev0.DWG (DED)



LEGEND

- SILT FENCE
- TREE TO BE REMOVED
- TREE PROTECTION
- HAYBALES
- SILT SACK

TREE LEGEND

JM – JAPANESE MAPLE
LO – LOCUST
M – MAPLE
P – PINE
PR – PEAR
SY – SYCAMORE

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

GENERAL CONSTRUCTION PHASING:

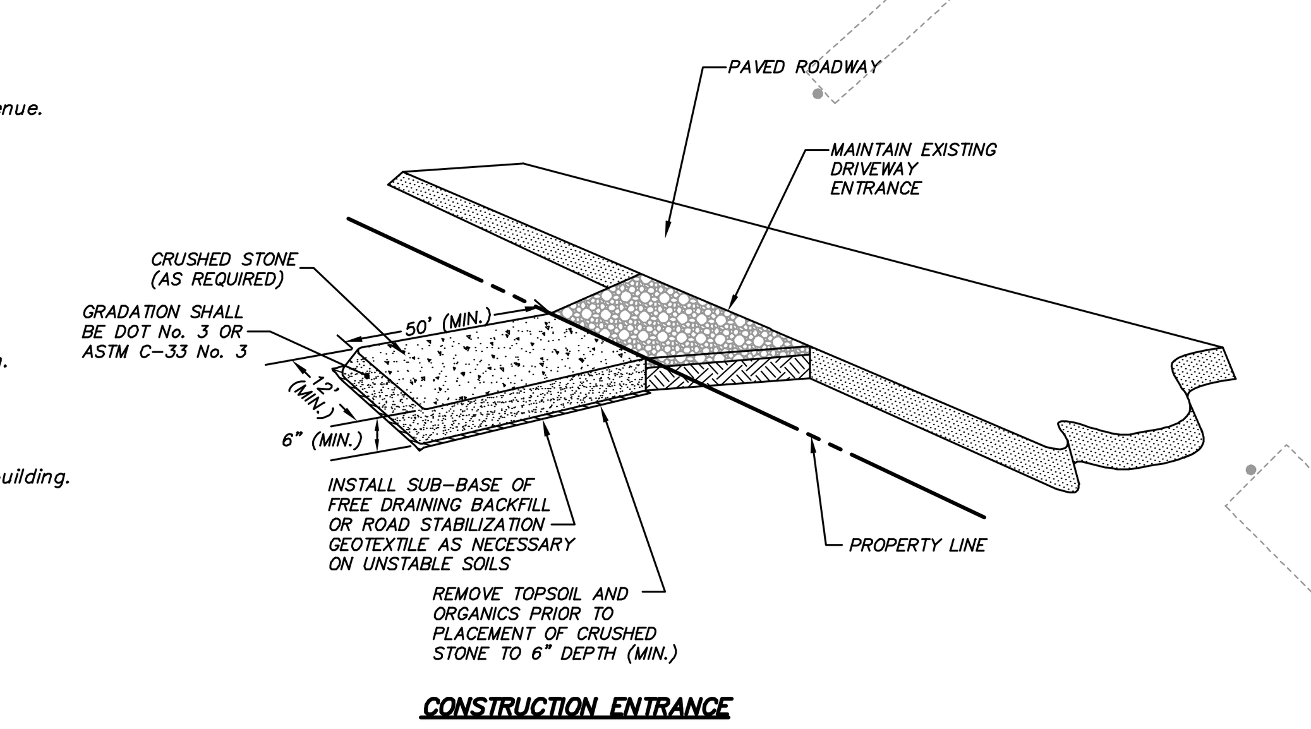
PHASE 1: DEMOLITION
1. Access site using existing driveway entrance from Seaview Avenue. Contractor parking and stockpiling to be on-site.
2. Remove vegetation.
3. Remove existing structures, hardscapes, and site features.
4. Install sedimentation and erosion controls and security fence.

PHASE 2: FOUNDATION CONSTRUCTION
1. Excavate for proposed lower level building foundation.
2. Construct proposed lower level building foundation.
3. Backfill and rough grade around lower level building foundation.

PHASE 3: SITE UTILITIES
1. Install storm drainage system.
2. Reconnect utilities and sewer lateral to proposed lower level building.

PHASE 4: BUILDING CONSTRUCTION
1. Construct proposed lower level of building.

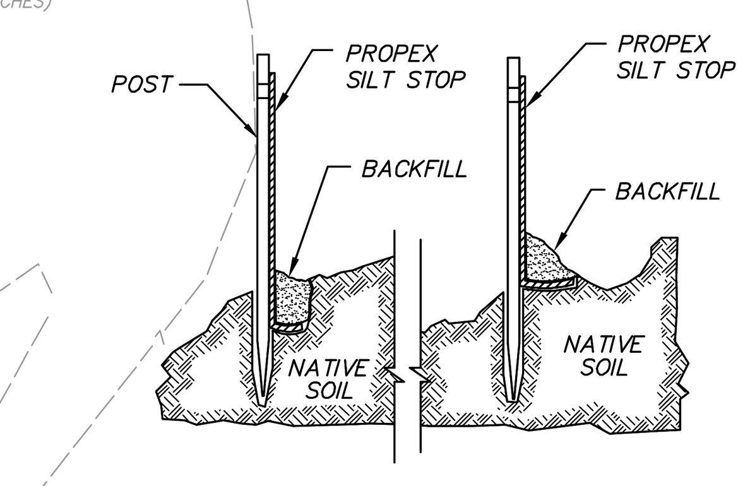
PHASE 5: SITE FEATURES
1. Rough grade site.
2. Construct retaining walls.
3. Construct curbing and hardscapes.
4. Construct driveway.
5. Fine grade and stabilize all slopes.
6. Landscape as required.
7. Remove sedimentation and erosion controls.



ANTI-TRACKING PAD DETAIL

N.T.S.

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



INSTALLATION DETAIL SEDIMENT CONTROL FABRIC

N.T.S.

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.

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REV.	DATE	DESCRIPTION
0	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 5-20-22

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PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
4 OF 7	SEDIMENTATION AND EROSION CONTROL PLAN

MARINOFF_21VP_SANDE_01_Rev0.DWG (MLC)

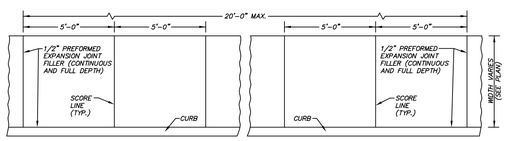
21VP

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 environmetally sound manner and shall be disposed of legally off-site.
8. 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.
9. Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
10. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
11. The contractor shall not commence any paving until the grading and shaping of the compacted gravel base has been approved by the project engineer.
12. 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.
13. 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.
14. Manhole structures shall be precast concrete with gaskets as manufactured by Eastern Precast Co., Inc. or engineer approved equal, unless noted otherwise.
15. 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.
16. 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.
17. 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).
18. 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).
19. All reinforced concrete pipe (RCP) shall be Class IV.
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 existing 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. Refer to Zoning Board Certificate for Application 221-17.



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 1/4 INCH.

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

WELDED WIRE FABRIC (WWF) SHALL BE 6x6 - W2.9xW2.9 (SHEETS ONLY). DISCONTINUE AT EXPANSION JOINTS.

WWF SHALL BE INSTALLED MID DEPTH OF SIDEWALK AND SHALL BE SUPPORTED ON CONCRETE BLOCK OR OTHER APPROVED MATERIAL.

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

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

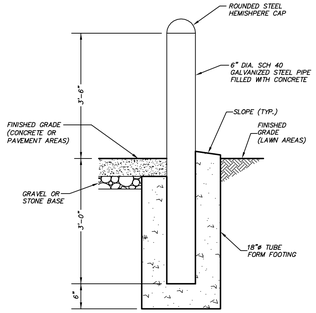
A MARKED OR SCORED CONTROL JOINT SHALL BE MADE AT FIVE FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. CONTROL JOINTS SHALL BE 1" DEEP.

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

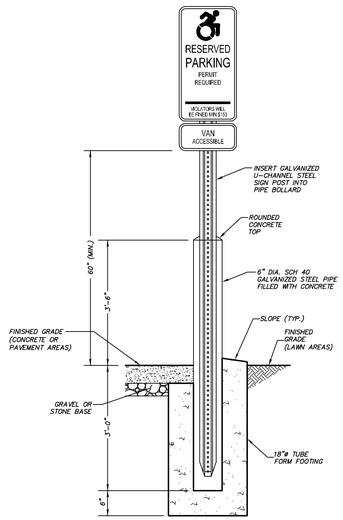
SURFACE SHALL BE GIVEN A BROOM FINISH ORIENTED PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC FLOW.

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

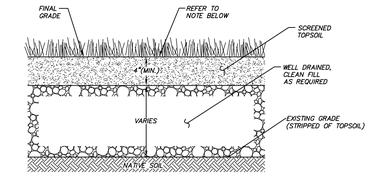
PLAN OF A SECTION OF CONCRETE SIDEWALK
N.T.S.



BOLLARD/PIPE GUARD DETAIL
N.T.S.



BOLLARD WITH SIGN POST DETAIL
N.T.S.



LAWN RESTORATION DETAIL
N.T.S.

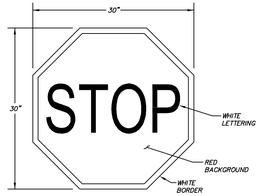
NOTE:

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.)



All "STOP" signs shall be an octagon with a white legend and border on a red background.

The standard "STOP" sign shall be 30 x 30 inches.

All "STOP" signs shall be installed at a height of at least 7 feet, measured from the bottom of the sign to the near edge of the pavement.

"STOP" sign legend, color, size, and installation shall be in conformance with the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration.

"STOP" SIGN DETAIL (R1-1)
N.T.S.

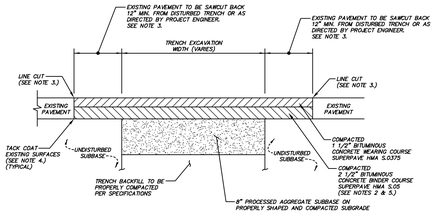
"RESERVED PARKING PERMIT REQUIRED" & "VAN ACCESSIBLE" signs shall have white lettering against a blue background.

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.

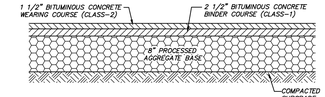
Confirm fine amount prior to sign fabrication.

RESERVED PARKING SPACE SIGN DETAIL
N.T.S.

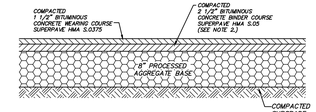


DETAIL FOR TRENCH REPAIR
N.T.S.

NOTES:
1. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, LATEST EDITION, OR AS DIRECTED BY PROJECT ENGINEER.
2. SHOULD THE TOTAL THICKNESS OF EXISTING PAVEMENT EXCEED THICKNESS OF PROPOSED BINDER PLUS WEARING COURSE, THE THICKNESS OF BINDER COURSE SHALL BE INCREASED SUCH THAT THE TOTAL THICKNESS OF REPAIR BITUMINOUS PAVEMENT MATCHES EXISTING.
3. CUTBACKS SHALL BE MADE IMMEDIATELY PRIOR TO TRENCH REPAIR AND NOT WHEN TRENCH IS EXCAVATED. CUTBACKS SHALL BE STRAIGHT AND EVEN TO ELIMINATE IRREGULAR EDGES.
4. TACK COAT SHALL BE APPLIED TO THE FULL DEPTH OF EXISTING PAVEMENT ALONG THE PERIMETER EDGES OF THE TRENCH AND ALL CONTACT SURFACES SUCH AS CURBING AND STRUCTURES (MANHOLES AND CATCH BASINS). TACK COAT SHALL BE APPLIED BETWEEN LIFTS/COURSES THAT HAVE BEEN IN PLACE LONGER THAN FIVE (5) DAYS.
5. HMA S.05 BINDER COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 2 1/2" COMPACTED THICKNESS.

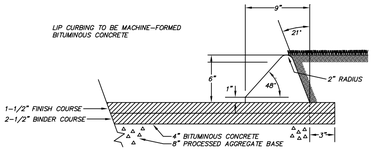


BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT DETAIL
N.T.S.

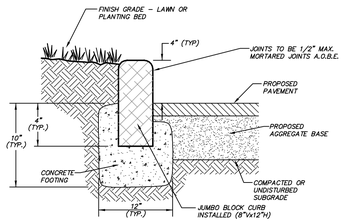


BITUMINOUS CONCRETE ROADWAY PAVEMENT DETAIL
N.T.S.

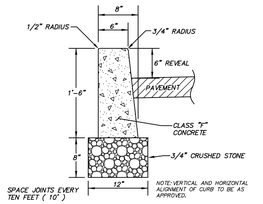
NOTES:
1. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, LATEST EDITION, OR AS DIRECTED BY PROJECT ENGINEER.
2. HMA S.05 BINDER COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 2 1/2" COMPACTED THICKNESS.



PAVEMENT AND CURBING DETAIL
N.T.S.



STONE BLOCK CURB
N.T.S.



CONCRETE CURB DETAIL
N.T.S.

NOTES:
1. ALL CURBING TO BE CAST-IN-PLACE WITHIN CITY RIGHT-OF-WAY.
2. APPROVED 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED AT A MAXIMUM SPACING OF 10 FEET COINCIDING WITH EXPANSION JOINTS IN SIDEWALK.

0	5-20-22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861

5-20-22
ENGINEER

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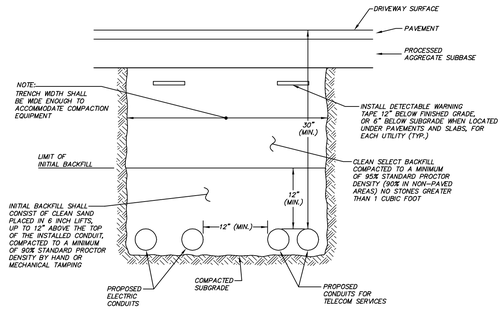
PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
5 OF 7	NOTES AND DETAILS

MARRIOTT_21VP_2D_3D_REVISIONS (MLC) (SHEET 5)

21VP

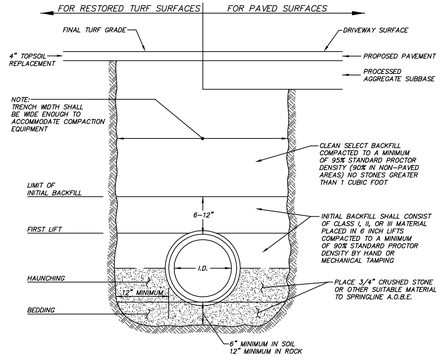


DETAIL FOR UNDERGROUND UTILITY TRENCH

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.

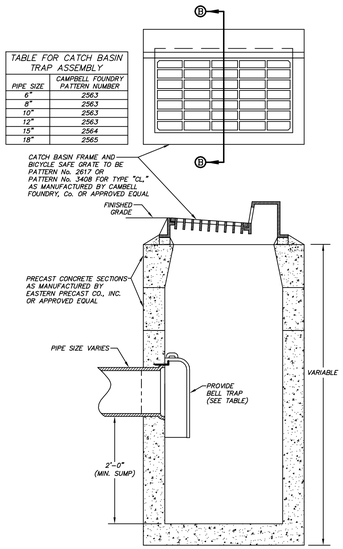


TABLE FOR CATCH BASIN TRAP ASSEMBLY	
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2563
8"	2563
10"	2563
12"	2563
15"	2564
18"	2565

SECTION "B-B"

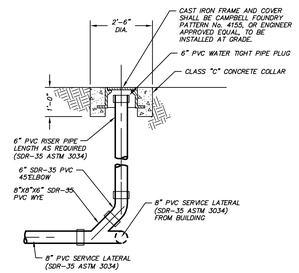
SINGLE CATCH BASIN DETAIL (TYPE "C")

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.

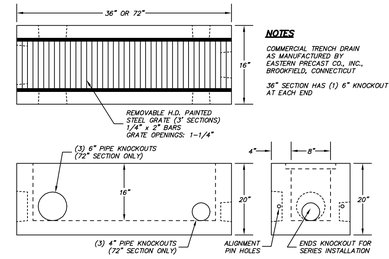
CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION. NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.

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



CLEANOUT IN PAVEMENT

N.T.S.



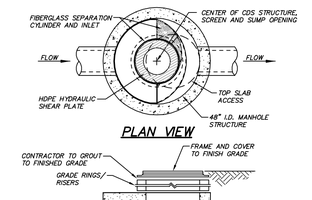
NOTES

COMMERCIAL TRENCH DRAIN AS MANUFACTURED BY EASTERN PRECAST CO., INC., BROOKFIELD, CONNECTICUT

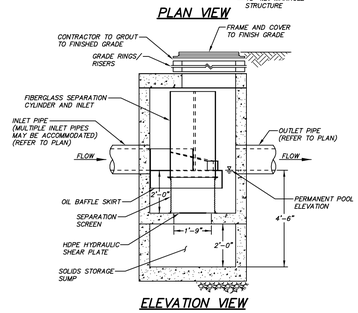
36" SECTION HAS (1) 6" KNOCKOUT AT EACH END

HEAVY DUTY TRENCH DRAIN SYSTEM DETAIL

NTS



PLAN VIEW



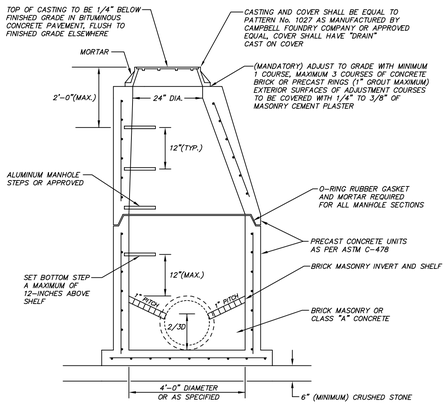
ELEVATION VIEW

STORMWATER TREATMENT SYSTEM TYPICAL CONTECH CDS2015-4 DETAIL

N.T.S.

NOTES:

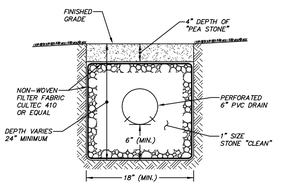
1. FINAL MODEL SIZE AND DIMENSIONS OF STORMWATER TREATMENT SYSTEM SHALL BE DETERMINED BY THE SYSTEM MANUFACTURER AND APPROVED BY THE SUPERVISING ENGINEER. ALTERNATE STORMWATER TREATMENT SYSTEM STRUCTURES AND DESIGNS SHALL BE APPROVED BY THE SUPERVISING ENGINEER.
2. STORMWATER TREATMENT SYSTEM CDS2015-4 IS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC. 1-800-338-1047.
3. DESIGN OF INTERNAL PVC PIPING AND BAFFLES WILL BE PROVIDED BY CONTECH ENGINEERED SOLUTIONS LLC.
4. LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M306) LOAD RATING.



TYPICAL STORM DRAIN MANHOLE DETAIL

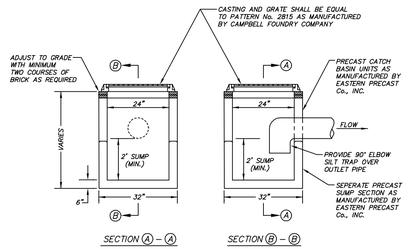
N.T.S.

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



6-INCH STORM WATER LEVEL SPREADER DETAIL

N.T.S.



SECTION (A) - (A) SECTION (B) - (B)

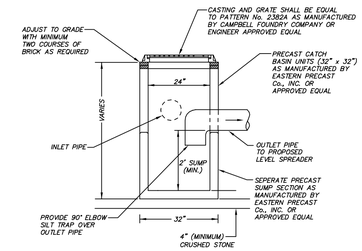
24"x24" YD/CB DETAIL TYPE "CL"

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.



JUNCTION BOX #1 WITH GRATED COVER DETAIL

N.T.S.

SUMP NOTE:
JUNCTION BOX 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 ELEVATION OF ALL PIPES.

D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
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PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
6 OF 7	DETAILS

REV.	DATE	DESCRIPTION
0	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

5-20-22

ENGINEER

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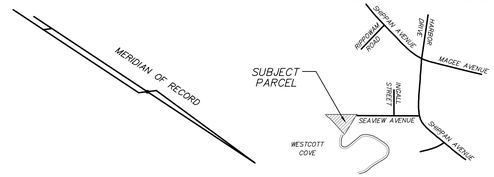
MARNOFF_ZVP_ED_00_REVISIONS (ALL) (SHEET 7)

ZVP

BLOCK No. 150

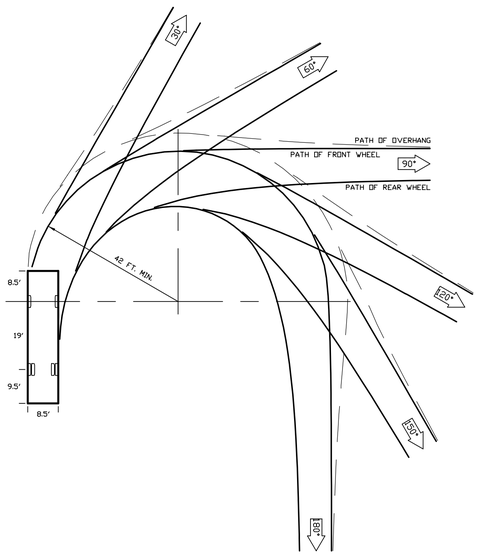


LOCATION MAP – 1" = 1000'±

VARIOUS OWNERS
"MARINA BAY CONDOMINIUM"
PARCEL "A"
MAP No. 10319 S.L.R.

SEAVIEW AVENUE
(PUBLIC)

2 STORY VINYL SIDING
ASPHALT DRIVE
ASPHALT CURB
HYD.
EBOX
POLE CL&P 1766
POLE CL&P 17397
PROPOSED POOL
WOOD BOARDWALK
RAMP
DOCK
STONE MASONRY RETAINING WALL
STEEL BULKHEAD
COLUMN D=3.5
LIMIT OF PROPOSED GROUND FLOOR LEVEL
EXISTING BUILDING No. 70 TO BE RENOVATED
BUILDING No. 70
COLUMN (TYP.)
WOOD STEPS AND LANDING
CONCRETE STAIRS
CONCRETE WALK
CONCRETE WALL
CONCRETE STEPS
MARINA OFFICE No. 68 (TO REMAIN)
ICE MACHINE (FOR MARINA)
WOOD PILE (TYPICAL)
STEP
EXISTING FIRE HYDRANT
FIRE TRUCK ACCESS ROUTE
"R.5" ZONE
P ZONE
N/F
CITY OF STAMFORD
"CUMMINGS PARK"
WESCOTT COVE
FLOOD
EBB
PORTION OF EXISTING BUILDING UPPER LEVELS WITHIN "VE" FLOOD ZONE TO BE REMOVED (EXCLUDING GROUND FLOOR MARINA OFFICE)



FIRE TRUCK TURNING RADIUS TEMPLATE

1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

NOTES:

1. The purpose of this plan is only to depict the feasibility that a fire truck can access the property. This plan shall not be used for construction purposes.

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• ENGINEERS
• SURVEYORS
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6 NEIL LANE TEL. 637-1779

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
7 OF 7	FIRE TRUCK TURNING RADIUS PLAN

REV.	DATE	DESCRIPTION
0	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 5-20-22

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MARINOFF_21VP_FDTR_D.DWG (MLC)

21VP

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 1 and 2 of 7 for a detailed depiction of the proposed site development and storm drainage improvements.

HYDROLOGIC SOIL GROUP SUMMARY

THE PROPERTY IS COMPOSED OF
UDORTHENTS–URBAN LAND COMPLEX (HSG–B)

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

TOTAL SITE AREA	59,986 SQ.FT.
DISTURBED AREA	52,165 SQ.FT.
PRE–DEVELOPMENT IMPERVIOUS AREA	52,389 SQ.FT.
POST–DEVELOPMENT IMPERVIOUS AREA	56,022 SQ.FT.

MARINOFF_21VP_LID_00_Rev0.DWG (MLC)

REV.	DATE	DESCRIPTION
0	5–20–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

ENGINEER 5–20–22

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RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637–1779

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
1 OF 1	LOW IMPACT DEVELOPMENT PLAN

21VP