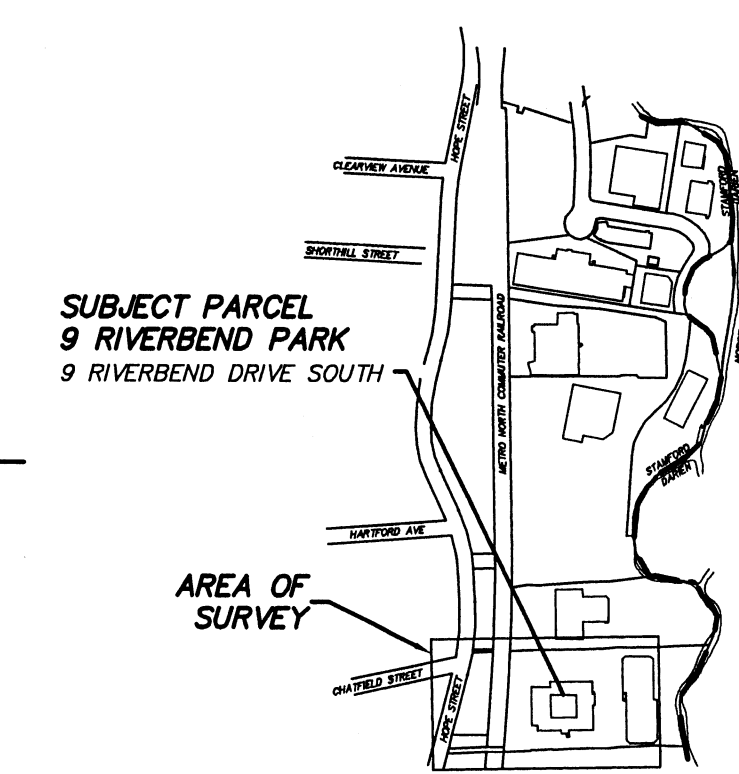
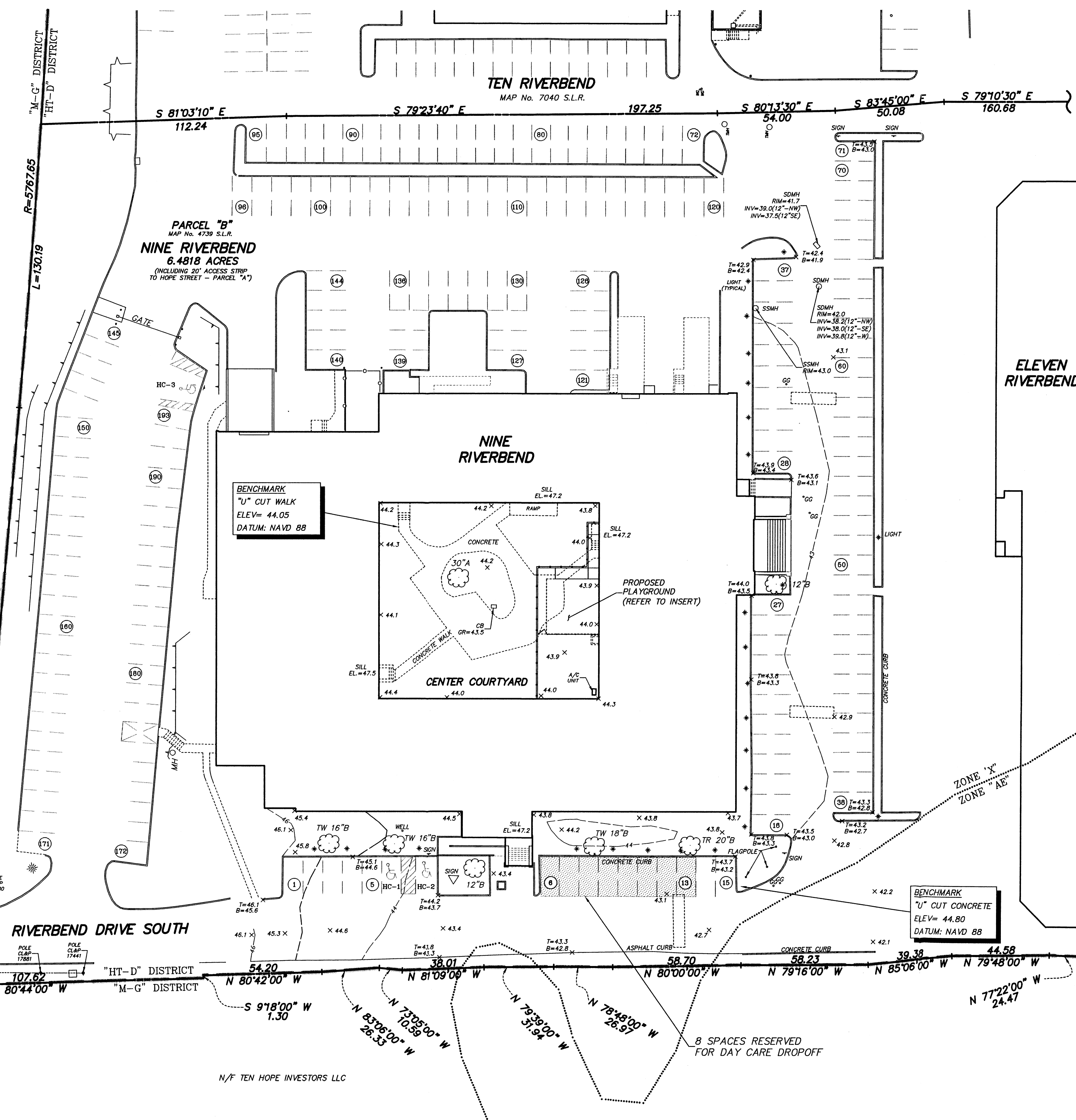


METRO NORTH RAILROAD (NEW CANAAN BRANCH)

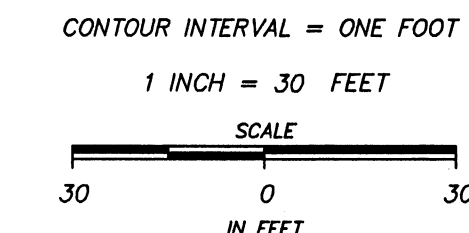


- LEGEND:**
- 30 - EXISTING CONTOUR
 - x 25.3 - EXISTING SPOT ELEVATION
 - (Tree symbol) - DECIDUOUS TREE
 - WG - WATER GATE
 - GG - GAS GATE
 - UP - UTILITY POLE
 - - PROPERTY LINE
 - - FENCE
 - - EXISTING RETAINING WALL
 - CB - CATCH BASIN
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - PVC - POLYVINYL CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - VTP - VITRIFIED TILE PIPE
 - T - TOP OF WALL/CURB
 - B - BOTTOM OF WALL/CURB
 - GR - GRATE ELEVATION
 - RIM - RIM ELEVATION
 - INV - INVERT ELEVATION
 - TYP. - TYPICAL
 - A.O.B.E. - AS ORDERED BY ENGINEER
 - V.I.F. - VERIFY IN FIELD
 - x - ORANGE CONSTRUCTION FENCE
 - - UNDERGROUND UTILITY SERVICE:
C=CABLE, E=ELECTRIC, G=GAS, T=TELEPHONE, W=WATER

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 LOCATIONS SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. "CALL BEFORE YOU DIG", 1-800-922-4455.

- GENERAL NOTES:**
- Existing features and topography were taken from a survey entitled "Topographic Survey showing a portion of Riverbend Executive Center at Nine Riverbend Drive South in Stamford, Connecticut, prepared for CottonTails Childcare and Learning Center, LLC prepared by Rocco V. D'Andrea, Inc. dated August 23, 2022.
 - Contours and elevations depicted herein are based on the North American Vertical Datum of 1988 (NAVD 88).
 - Contractor shall coordinate disconnection of all services with each respective utility company before demolition of the dwelling.
 - In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-359, the contractor shall 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.
 - 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.
 - Property lies within flood hazard zones "AE" and "X", and building lies entirely in zone "X" as depicted on a firm map no. 09001C0509F, effective June 18, 2010, published by FEMA and transcribed herein.
 - Refer to plans prepared by Visionary Interiors Architecture for all interior modifications, and all exterior improvements associated with the play areas proposed for the center courtyard.

- CITY OF STAMFORD:**
- A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
 - All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
 - The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement within the City of Stamford Right-of-Way.
 - Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
 - Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
 - All retaining walls greater than three (3) feet are required to be designed, and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Certification of the retaining shall be required prior to issuance of a Certificate of Occupancy and/or bond release.
 - 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.
 - Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require a waiver from the City of Stamford Engineering Bureau.
 - Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.



REV.	DATE	DESCRIPTION
0	8-29-22	COURTYARD ADDITION
 LEONARD C. D'ANDREA, P.E. No. 14869 ENGINEER		

D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEEL LANE
TEL. 637-1779

PROJECT	CHILD DAY CARE CENTER
PREPARED FOR	COTONTAILS CHILDCARE AND LEARNING CENTER, LLC
LOCATION	NINE RIVERBEND DRIVE SOUTH STAMFORD, CONNECTICUT
1 of 1	SITE PLAN

#027-22

RIVERBEND-27765-SP-4-REV-02 (REV)