

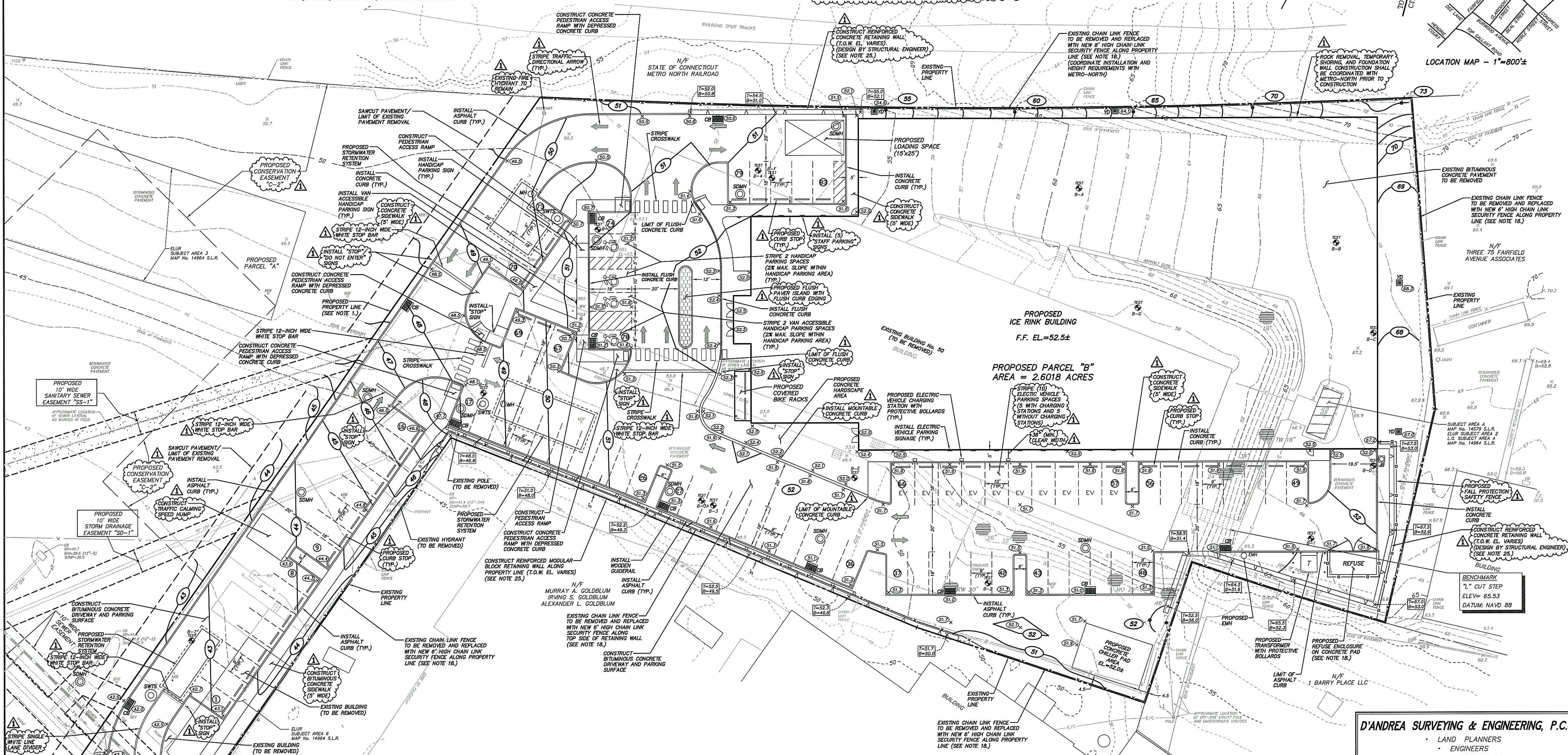
GENERAL NOTES:

- Boundary information was taken from a survey entitled "Preliminary Subdivision Map of Property at 23 & 50 Barry Place in Stamford, Connecticut, Prepared for Continental Family Holdings, LLC," dated February 15, 2023, as prepared by D'Andrea Surveying & Engineering, P.C.
- Existing features, and topography were taken from a survey entitled "Improvement Location Survey of Property at 23 & 50 Barry Place in Stamford, Connecticut, Prepared for Continental Family Holdings, LLC," revised February 15, 2023, as prepared by D'Andrea Surveying & Engineering, P.C.
- The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0516G, published by FEMA, effective date July 8, 2013.
- 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.
- 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.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-355, 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.

- This site is served by the City of Stamford sanitary sewer system.
- This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- 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 C-6.1 and C-6.2 for construction notes and details.
- Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" map 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.
- 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.
- All existing buildings, driveways, and miscellaneous debris shall be removed from the site and disposed of legally. Refer to Sheet C-1.0 for general demolition notes.
- Refer to Sheets C-4.1 and C-4.2 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.

- Refer to Sheets C-5.0 for sedimentation and erosion control notes and details and general construction staging notes.
- Refer to Sheet C-6.1 for City of Stamford Standard Notes.
- 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.
- Refer to Architectural Plans as prepared by Rogers McGee Architects and Interior Designs, P.C.
- Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping, fencing, and exterior site lighting.
- 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.
- 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.
- The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.

- 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. Retaining wall shop drawings shall be to the project engineer for review prior to construction.
- Refer to Sheet C-6.2 for soil boring and test pit data.
- Footings for new walls shall not extend onto adjacent properties.
- The locations of the planned (proposed) Environmental Land Use Restriction (ELUR) Subject Areas depicted hereon were taken from a map entitled "Easement Map Exhibit C of the Declaration of Environmental Land Use Restriction and Grant of Easement, Conal Corporation, 23 Barry Place a/k/a 50 Barry Place," dated August 10, 2017, as prepared by Rednas & Mead (Map #14964 S.L.R.). ELUR Subject Area 1 encompasses the entire property.
- Any excavation or installation of storm drain pipes or structures within the existing "Environmental Land Use Restriction (ELUR) Subject Areas" or "Low Occupancy (L.O.) Subject Areas" depicted on the plan shall be coordinated with the Owner and their Environmental Consultant. Work/Excavation within these Subject Areas will require a Soil Management Plan and proper handling/disposal of any soil disturbed or removed during the work in accordance with the requirements associated with the Areas.
- Existing monitoring wells within the limits of disturbance shall either be protected, relocated, or abandoned in coordination with recommendations from the project's Environmental Consultant and the CT DEEP.



MATCHLINE A-A

(SEE SHEET C-3.2)

MATCHLINE A-A

LEGEND	YD	YARD DRAIN
---30---	EXISTING CONTOUR	
---30---	EXISTING OFF-SITE CONTOUR (TAKEN FROM CITY GIS)	
× 30.0	EXISTING SPOT ELEVATION	
× 30.0	EXISTING TOP/BOTTOM SPOT ELEVATION	
30	PROPOSED CONTOUR	
× 30.0	PROPOSED SPOT ELEVATION	
× 30.0	PROPOSED TOP/BOTTOM SPOT ELEVATION	
○	DECIDUOUS TREE	
○	TREE TO BE REMOVED	
+	SIGN	
⊕	UTILITY POLE	
⊕	HYDRANT	
⊕	GAS GATE	
⊕	WATER GATE	
⊕	WATER VALVE	
⊕	MONITORING WELL	
⊕	CLEANOUT	
⊕	OVERHEAD SERVICE WIRES	
⊕	CATCH BASIN	
⊕	MANHOLE	
⊕	STORM DRAIN MANHOLE	
⊕	SANITARY SEWER MANHOLE	
YD	YARD DRAIN	
CPP	CORRUGATED PLASTIC PIPE	
PVC	POLYVINYL CHLORIDE	
EV	ELECTRIC VEHICLE	
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, G=GAS, W=WATER, FM=FORCE MAIN	
—P—P—	PROPERTY LINE	
TEST	TEST PIT/BORING LOCATION	
○	PROPOSED PARKING SPACE	

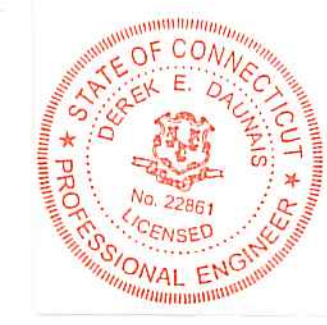
CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE

20 0 20

IN FEET



REV.	DATE	DESCRIPTION
1	2-15-23	RESPONSE TO CITY COMMENTS
0	12-15-22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
Derek E. Daunais	CT PE No. 22861	2-15-23
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	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C-3.1	SITE DESIGN PLAN

BLOCK No. 35
TOTAL AREA = 2.6018 ACRES
"M-G" ZONING DISTRICT

LOCATION MAP - 1"=800'±