SITE PLAN REVIEW SET

"WINGS ARENA"

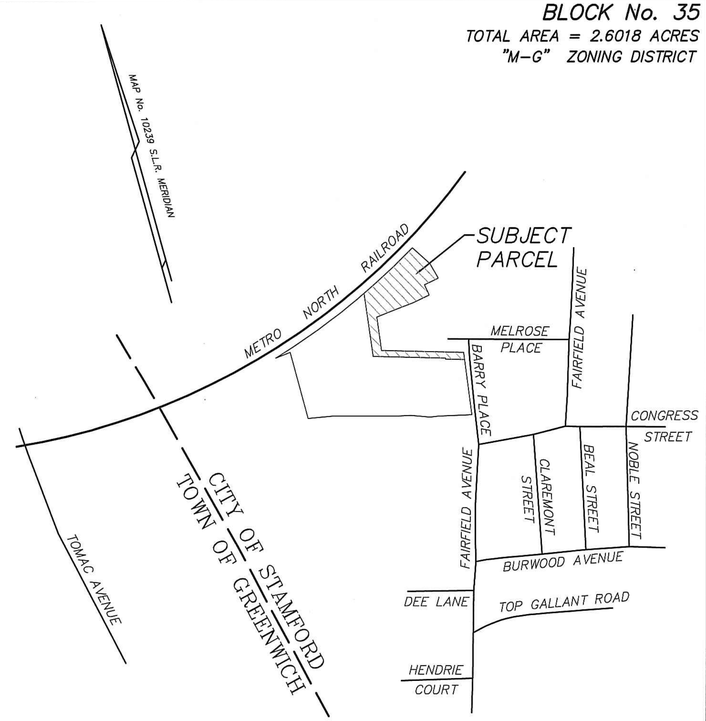
LOCATION

50 BARRY PLACE
STAMFORD, CONNECTICUT

PREPARED FOR

WINGS REAL ESTATE HOLDINGS, LLC

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



LOCATION MAP – 1"=400'±

SHEET INDEX

SHEET	TITLE	REVISION	DATE
	IMPROVEMENT LOCATION SURVEY		2–15–23
C–1.0	TOPOGRAPHIC SURVEY – "EXISTING CONDITIONS"	0	12–15–22
C–2.0	DEMOLITION PLAN	0	12–15–22
C–3.1	SITE GRADING PLAN	2	3–6–23
C–3.2	SITE GRADING PLAN	1	2–15–23
C–4.1	STORM DRAINAGE AND UTILITY PLAN	0	12–15–22
C–4.2	STORM DRAINAGE AND UTILITY PLAN	0	12–15–22
C–5.0	SEDIMENTATION AND EROSION CONTROL PLAN	0	12–15–22
C–6.1	NOTES AND DETAILS	0	12–15–22
C–6.2	DETAILS	0	12–15–22
C–7.0	LOW–IMPACT DEVELOPMENT PLAN	0	12–15–22

ENGINEERING PLANS PREPARED BY

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

3–6–23
DATE

STATE OF CONNECTICUT · DEREK E. DAUNAIS · No. 22861 · LICENSED · PROFESSIONAL ENGINEER

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
2	3–6–23	REVISED EV SPACES
1	2–15–23	RESPONSE TO CITY COMMENTS
0	12–15–22	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	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
	COVER SHEET

BARFIELD_22HQ_COVER_01_Rev2.DWG (0D3)

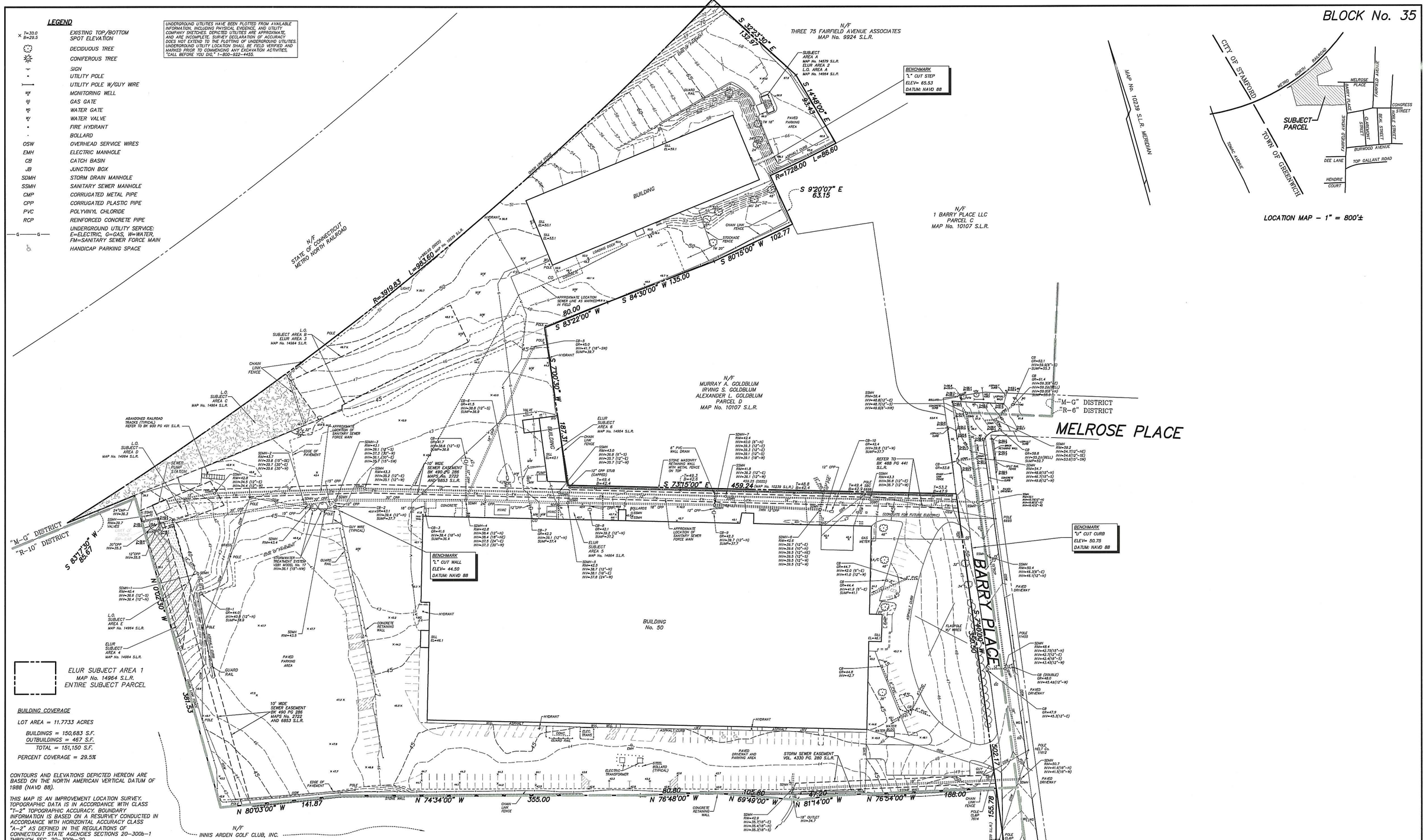
22HQ

BLOCK No. 35

LEGEND

T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	UTILITY POLE
	UTILITY POLE W/GUY WIRE
MW	MONITORING WELL
GG	GAS GATE
WG	WATER GATE
WV	WATER VALVE
	FIRE HYDRANT
	BOLLARD
OSW	OVERHEAD SERVICE WIRES
EMH	ELECTRIC MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
—G——G—	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER, FM=SANITARY SEWER FORCE MAIN
	HANDICAP PARKING SPACE

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.



LOCATION MAP – 1" = 800'±

MAP No. 10239 S.L.R. MERIDIAN

BUILDING COVERAGE

LOT AREA = 11.7733 ACRES

BUILDINGS = 150,683 S.F.
OUTBUILDINGS = 467 S.F.
TOTAL = 151,150 S.F.

PERCENT COVERAGE = 29.5%

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

THIS MAP IS AN IMPROVEMENT LOCATION 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.

AREA = 11.7733 ACRES

REFER TO VOLUME 10922 PAGE 224 AND MAPS No. 10239 AND 14579 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
ANTHONY L. D'ANDREA, CT LS & PE No. 9673
RIVERSIDE, CONNECTICUT

STATE OF CONNECTICUT ANTHONY L. D'ANDREA No. 9673 LICENSED LAND SURVEYOR

JUNE 29, 2017 JULY 29, 2022 DECEMBER 15, 2022 FEBRUARY 10, 2023 FEBRUARY 15, 2023

CONTOUR INTERVAL = ONE FOOT

1 INCH = 50 FEET

SCALE
50 0 50
IN FEET

IMPROVEMENT LOCATION SURVEY

OF PROPERTY AT

23-50 BARRY PLACE

IN

STAMFORD, CONNECTICUT

PREPARED FOR

CONTINENTAL FAMILY HOLDINGS, LLC
375 FAIRFIELD AVE ASSOCIATES

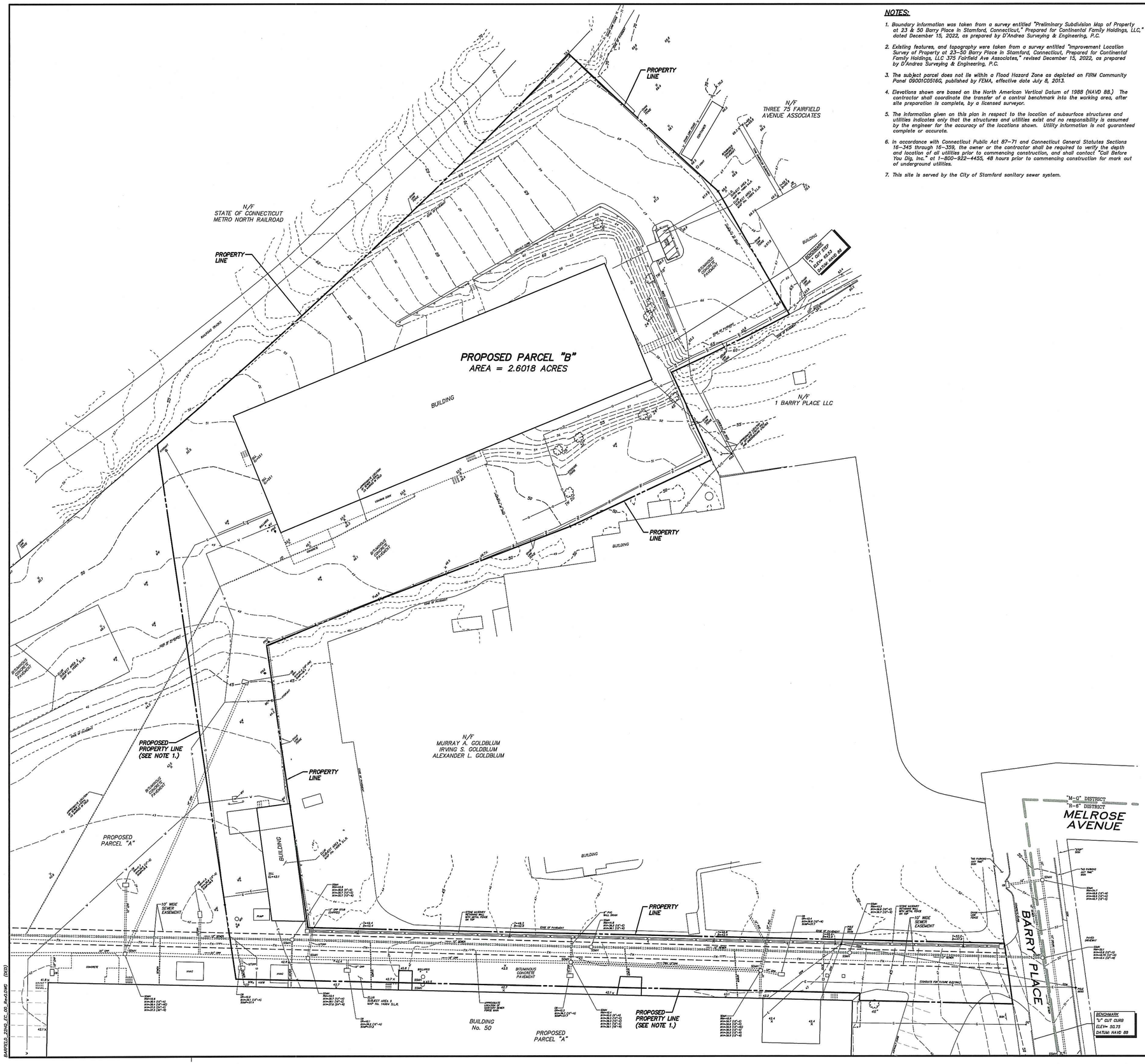
FAIRFIELD_150K.dwg (023)

150K

BLOCK No. 35

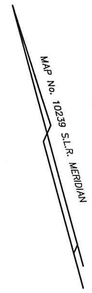
TOTAL AREA = 2.6018 ACRES

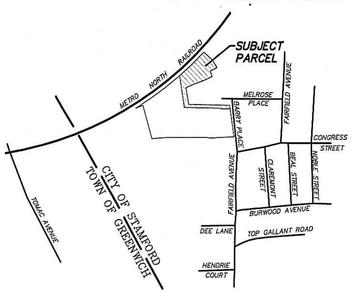
"M–G" ZONING DISTRICT



NOTES:

1. 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 December 15, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
2. 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 375 Fairfield Ave Associates," revised December 15, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
3. 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.
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.





LOCATION MAP – 1"=800'±

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
	DECIDUOUS TREE
	SIGN
	UTILITY POLE
	HYDRANT
GG	GAS GATE
WG	WATER GATE
WV	WATER VALVE
MW	MONITORING WELL
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
MH	MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
YD	YARD DRAIN
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
—G——G—	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
	PROPERTY LINE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND MAY BE INCOMPLETE. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES, "CALL BEFORE YOU DIG," 1–800–922–4455.

CONTOUR INTERVAL = ONE FOOT

1 INCH = 30 FEET

SCALE

30 0 30

IN FEET

STATE OF CONNECTICUT · DEREK E. DAUNAIS · LICENSED No. 22861 · PROFESSIONAL ENGINEER

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	12–15–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

ENGINEER 12–15–22

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

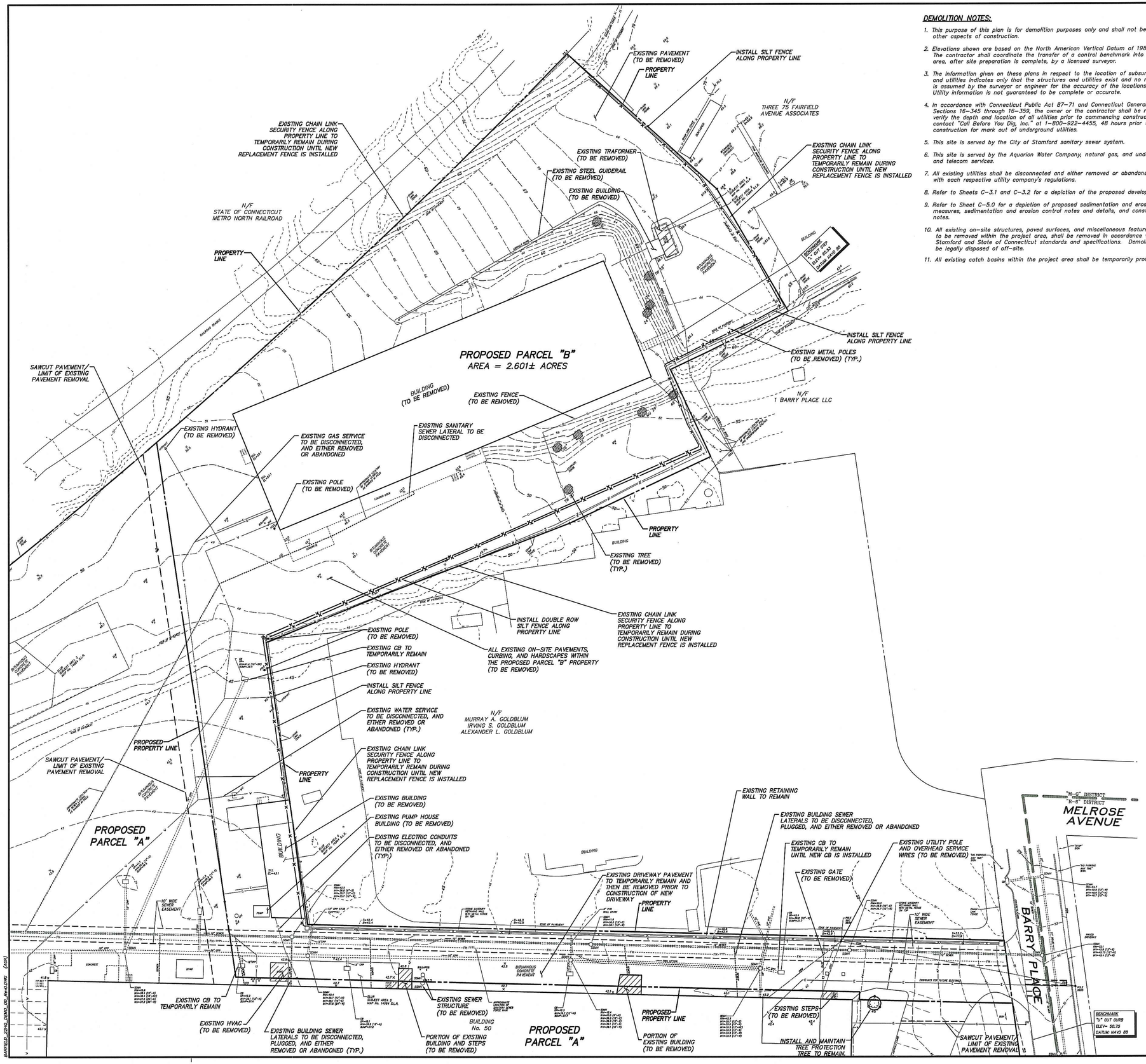
PROJECT	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C–1.0	EXISTING CONDITIONS PLAN

22HD

BLOCK No. 35

TOTAL AREA = 2.6018 ACRES

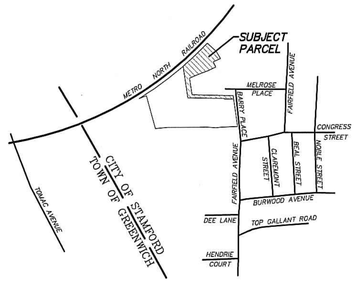
"M-G" ZONING DISTRICT



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 Sheets C-3.1 and C-3.2 for a depiction of the proposed development.
9. Refer to Sheet C-5.0 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.
11. All existing catch basins within the project area shall be temporarily protected with silt sacks.

MAP No. 10239 S.L.R. MERIDIAN



LOCATION MAP – 1"=800'±

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
	DECIDUOUS TREE
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION
	SIGN
	UTILITY POLE
	HYDRANT
GG	GAS GATE
WG	WATER GATE
WV	WATER VALVE
MW	MONITORING WELL
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
MH	MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
YD	YARD DRAIN
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
—G——G—	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
	PROPERTY LINE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND MAY BE INCOMPLETE. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES, "CALL BEFORE YOU DIG," 1-800-922-4455.

CONTOUR INTERVAL = ONE FOOT

1 INCH = 30 FEET

SCALE

30 0 30

IN FEET

STATE OF CONNECTICUT · DEREK E. DAUNAIS · No. 22861 · LICENSED · PROFESSIONAL ENGINEER

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	12-15-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

ENGINEER 12-15-22

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

PROJECT	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C-2.0	DEMOLITION PLAN

BARRFIELD_22940_22940_DD_Rev0.DWG (ASD)

22940

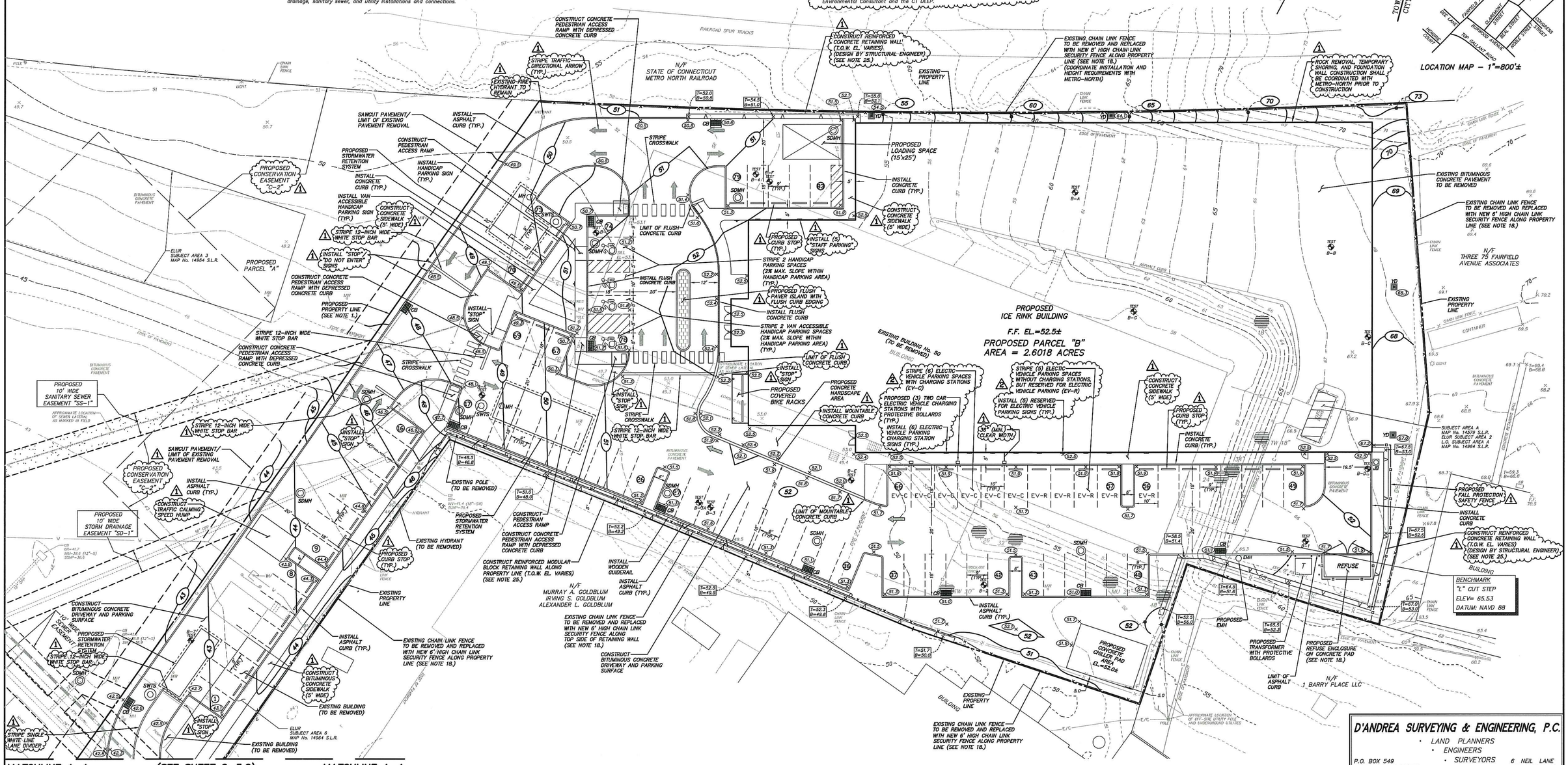
GENERAL NOTES:

1. 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.
2. 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.
3. 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.
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 C–6.1 and C–6.2 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. 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.
13. 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.
14. 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.
15. Refer to Sheets C–5.0 for sedimentation and erosion control notes and details and general construction staging notes.
16. Refer to Sheet C–6.1 for City of Stamford Standard Notes.
17. 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.
18. Refer to Architectural Plans as prepared by Rogers McCagg Architects and Interior Designs, P.C.
19. Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping, fencing, and exterior site lighting.
20. 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.
21. 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.
22. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
23. 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.
24. Refer to Sheet C–6.2 for soil boring and test pit data.
25. Footings for new walls shall not extend onto adjacent properties.
26. 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, Conair Corporation, 23 Barry Place o/k/a 50 Barry Place," dated August 10, 2017, as prepared by Rednius & Mead (Map #14964 S.L.R.). ELUR Subject Area 1 encompasses the entire property.
27. 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.
28. 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.

BLOCK No. 35

TOTAL AREA = 2.6018 ACRES

"M–G" ZONING DISTRICT



LEGEND

30	EXISTING CONTOUR		SIGN	YD	YARD DRAIN
30	EXISTING OFF–SITE CONTOUR (TAKEN FROM CITY GIS)		UTILITY POLE	CPP	CORRUGATED PLASTIC PIPE
×30.0	EXISTING SPOT ELEVATION		HYDRANT	PVC	POLYVINYL CHLORIDE
×T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION		GAS GATE	EV	ELECTRIC VEHICLE
30	PROPOSED CONTOUR		WATER GATE	A.O.B.E.	AS ORDERED BY ENGINEER
×30.0	PROPOSED SPOT ELEVATION		WATER VALVE	V.I.F.	VERIFY IN FIELD
×T=30.0 B=29.5	PROPOSED TOP/BOTTOM SPOT ELEVATION		MONITORING WELL	T.O.W.	TOP OF WALL
	DECIDUOUS TREE		CLEANOUT		UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
	TREE TO BE REMOVED		OVERHEAD SERVICE WIRES		PROPERTY LINE
			CATCH BASIN	TEST	TEST PIT/BORING LOCATION
			MANHOLE	34	PROPOSED PARKING SPACE
			STORM DRAIN MANHOLE		
			SANITARY SEWER MANHOLE		

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
2	3–6–23	REVISED EV SPACES
1	2–15–23	RESPONSE TO CITY COMMENTS
0	12–15–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

Derek Daunais 3–6–23

ENGINEER

STATE OF CONNECTICUT DEREK E. DAUNAIS No. 22861 LICENSED PROFESSIONAL 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	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C–3.1	SITE GRADING PLAN

BARFIELD, 22HO_SGP_03_Rev2.DWG (BID) (SHEET: C-3.1)

22HO

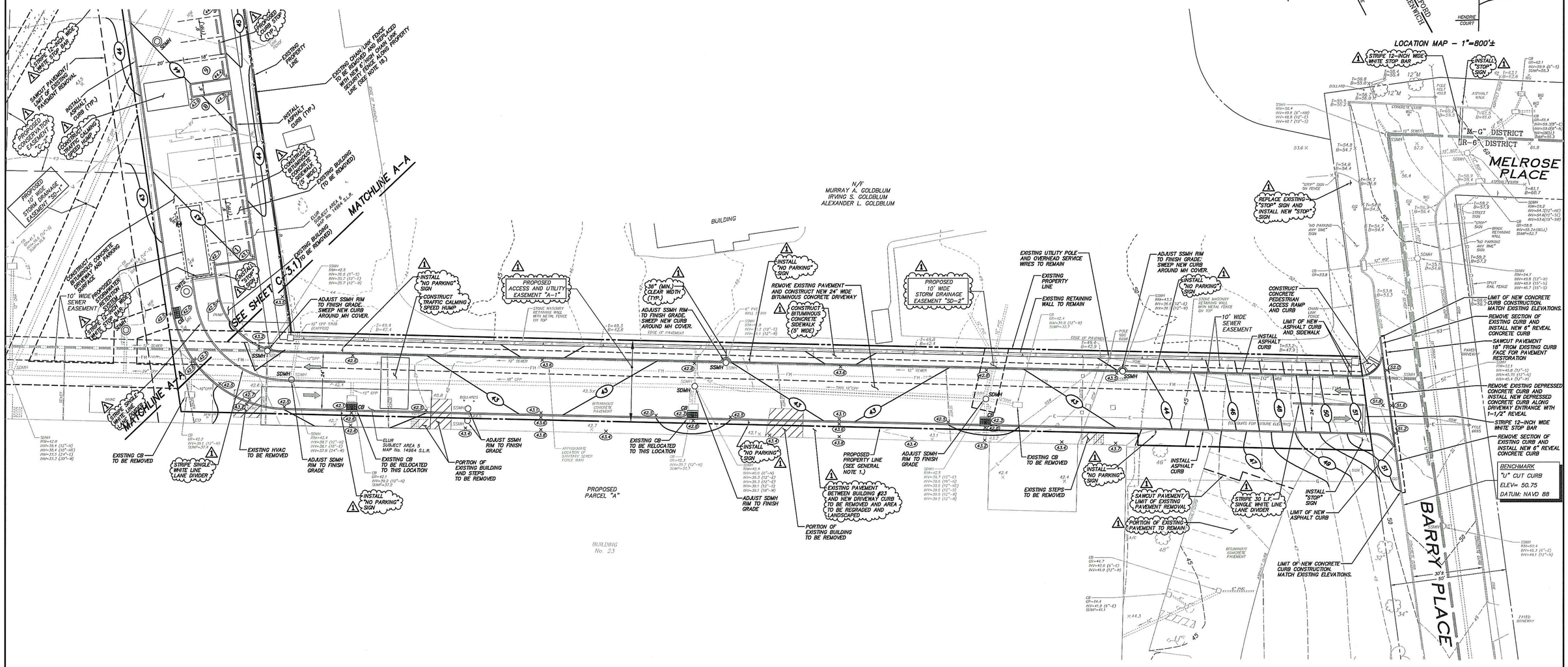
NOTES:

1. Refer to Sheet C-3.1 for General Notes.
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 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.
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. 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.
6. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.

BLOCK No. 35

TOTAL AREA = 2.6018 ACRES

"M-G" ZONING DISTRICT



LEGEND

30	EXISTING CONTOUR		SIGN	YD	YARD DRAIN
30	EXISTING OFF-SITE CONTOUR (TAKEN FROM CITY GIS)		UTILITY POLE	CPP	CORRUGATED PLASTIC PIPE
× 36.0	EXISTING SPOT ELEVATION		HYDRANT	PVC	POLYVINYL CHLORIDE
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION		GAS GATE	EV	ELECTRIC VEHICLE
30	PROPOSED CONTOUR		WATER GATE	A.O.B.E.	AS ORDERED BY ENGINEER
			WATER VALVE	V.I.F.	VERIFY IN FIELD
			MONITORING WELL	T.O.W.	TOP OF WALL
× 30.0	PROPOSED SPOT ELEVATION		CLEANOUT		
× T=30.0 B=29.5	PROPOSED TOP/BOTTOM SPOT ELEVATION	OSW	OVERHEAD SERVICE WIRES	—G—	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
		CB	CATCH BASIN		PROPERTY LINE
	DECIDUOUS TREE	MH	MANHOLE	TEST PIT	TEST PIT/BORING LOCATION
	TREE TO BE REMOVED	SDMH	STORM DRAIN MANHOLE	24	PROPOSED PARKING SPACE
		SSMH	SANITARY SEWER MANHOLE		

CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE

20 0 20

IN FEET

STATE OF CONNECTICUT DEREK E. DAUNAIS No. 22861 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
1	2-15-23	RESPONSE TO CITY COMMENTS
0	12-15-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

Dnl Daun 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-3.2	SITE GRADING PLAN

BARRYPLD_22HG_SDP_01_Bnd.DWG (0123) (SHEET- C-12)

0123

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, gas, 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 C–6.1 and C–6.2 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 gas 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 spike 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.
18. Refer to Sheet C–6.2 for soil boring and test pit data.
19. Prior to installation of any infiltration system, deep test pits shall be performed in the presence of the Project Engineer to certify that no restrictive layer, such as mottling, has been found and that the system will be installed a minimum of one foot above any restrictive layer. The Design Engineer shall also perform a hydraulic conductivity infiltration test in accordance with the City Stormwater Drainage Manual. Deep test pit and infiltration test results shall be submitted to the City Engineering Bureau for their records.

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.

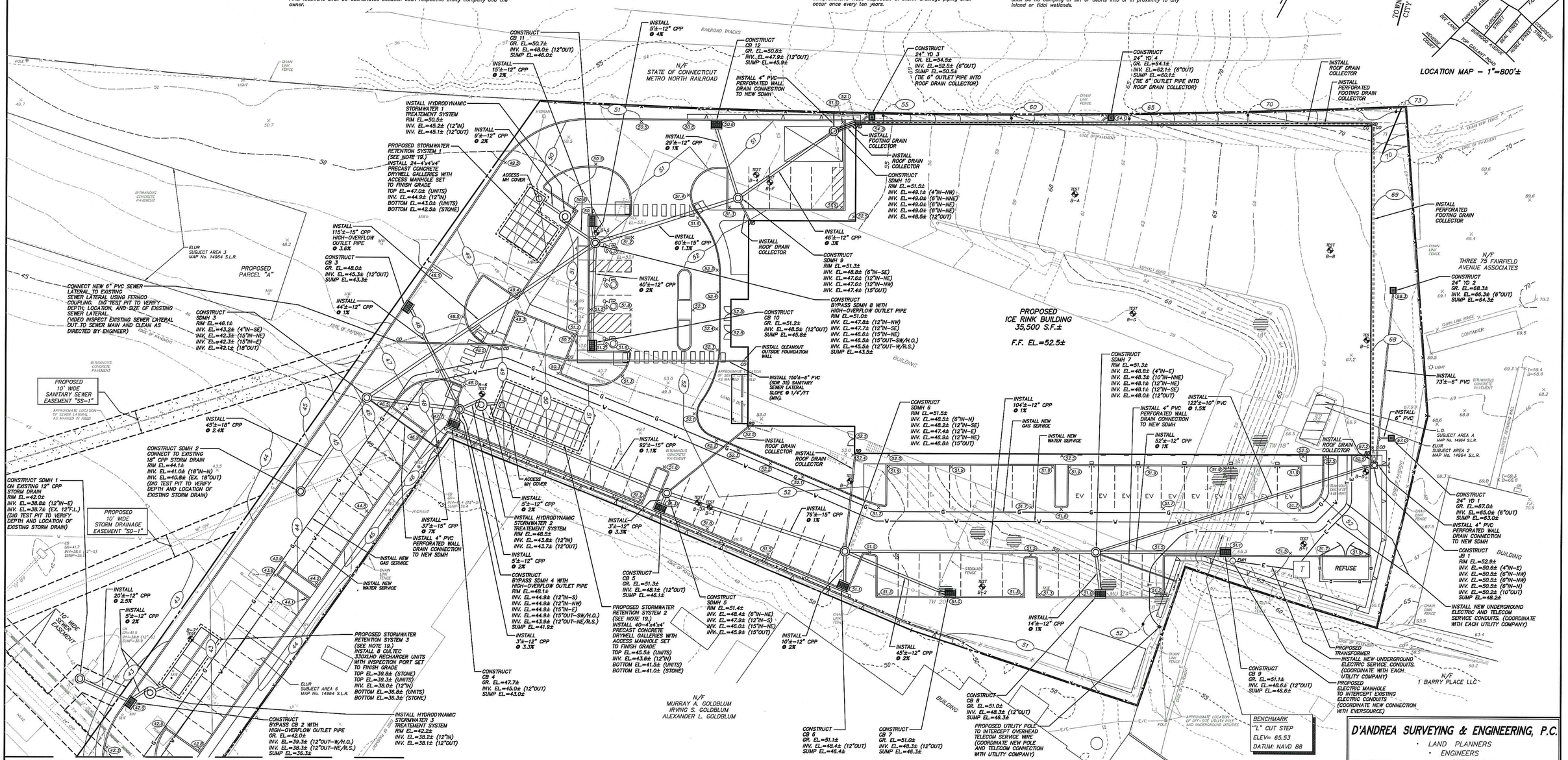
4. Roof Gutters – Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment – All debris and sediment removed from the stormwater structures and bioretention/infiltration 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.

BLOCK No. 35

TOTAL AREA = 2.6018 ACRES

"M–G" ZONING DISTRICT



LEGEND

30	EXISTING CONTOUR		SIGN	JB	JUNCTION BOX
30	EXISTING OFF–SITE CONTOUR (TAKEN FROM CITY GIS)		UTILITY POLE	YD	YARD DRAIN
× 30.0	EXISTING SPOT ELEVATION		HYDRANT	CPP	CORRUGATED PLASTIC PIPE
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION		GAS GATE	PVC	POLYVINYL CHLORIDE
30	PROPOSED CONTOUR		WATER GATE	EV	ELECTRIC VEHICLE
× 30.0	PROPOSED SPOT ELEVATION		WATER VALVE	A.O.B.E.	AS ORDERED BY ENGINEER
	DECIDUOUS TREE		MONITORING WELL	V.I.F.	VERIFY IN FIELD
	TREE TO BE REMOVED		CLEANOUT	T.O.W.	TOP OF WALL
		OSW	OVERHEAD SERVICE WIRES	G	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
		CB	CATCH BASIN		
		MH	MANHOLE		
		SDMH	STORM DRAIN MANHOLE		PROPERTY LINE
		SSMH	SANITARY SEWER MANHOLE	TEST	TEST BORING

CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE

20 20

IN FEET

STATE OF CONNECTICUT DEREK E. DAUNAIS No. 22861 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
0	12–15–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861

Derek Daunais 12–15–22

ENGINEER

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

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–4.1	STORM DRAINAGE AND UTILITY PLAN

BARRELD_22ND_SDMUP_DG_Rev0.DWG (SHEET: C-4.1) (DED)

02/10

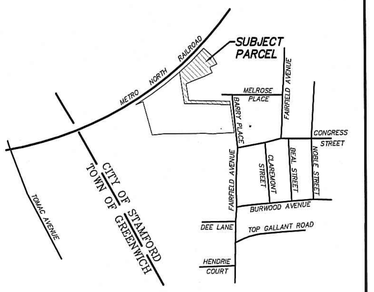
NOTES:

1. Refer to Sheet C-4.1 for Storm Drain and Utility Notes.
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 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.
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. 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.
6. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.

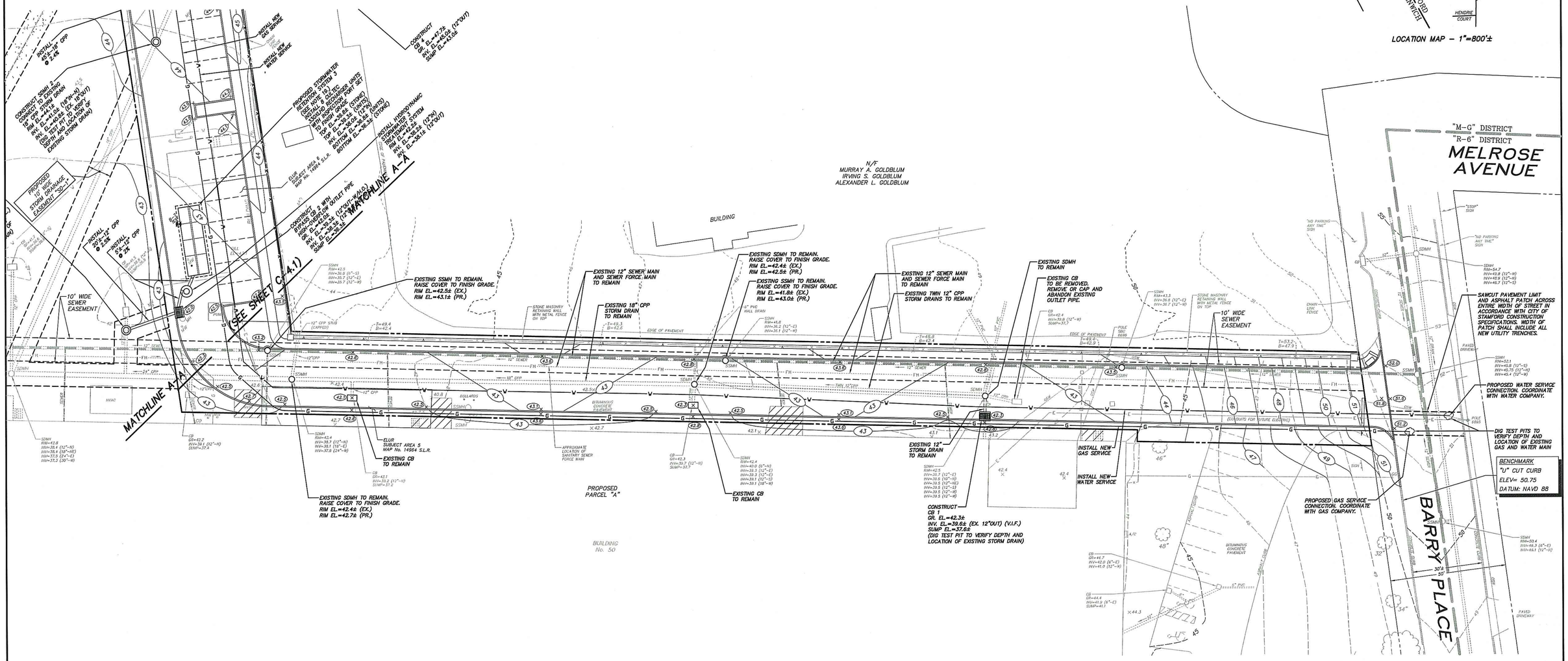
BLOCK No. 35

TOTAL AREA = 2.6018 ACRES

"M-G" ZONING DISTRICT



LOCATION MAP – 1"=800'±



LEGEND

30	EXISTING CONTOUR	SIGN	JB JUNCTION BOX
30	EXISTING OFF-SITE CONTOUR (TAKEN FROM CITY GIS)	UTILITY POLE	YD YARD DRAIN
× 30.0	EXISTING SPOT ELEVATION	HYDRANT	CPP CORRUGATED PLASTIC PIPE
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION	GAS GATE	PVC POLYVINYL CHLORIDE
		WATER GATE	EV ELECTRIC VEHICLE
		WATER VALVE	A.O.B.E. AS ORDERED BY ENGINEER
30	PROPOSED CONTOUR	MONITORING WELL	V.I.F. VERIFY IN FIELD
× 30.0	PROPOSED SPOT ELEVATION	CLEANOUT	T.O.W. TOP OF WALL
	DECIDUOUS TREE	OVERHEAD SERVICE WIRES	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, G=GAS, W=WATER, FM=FORCE MAIN
	TREE TO BE REMOVED	CATCH BASIN	
		MANHOLE	PROPERTY LINE
		STORM DRAIN MANHOLE	TEST PIT TEST BORING
		SANITARY SEWER MANHOLE	

CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE

20 0 20

IN FEET

STATE OF CONNECTICUT DEREK E. DAUNAIS No. 22861 LICENSED PROFESSIONAL ENGINEER

0	12-15-22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861

ENGINEER 12-15-22

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-4.2	STORM DRAINAGE AND UTILITY PLAN

BARFIELD_22HO_SDMUP_00_Rev0.DWG (BOD) (SHEET: C-4.2)

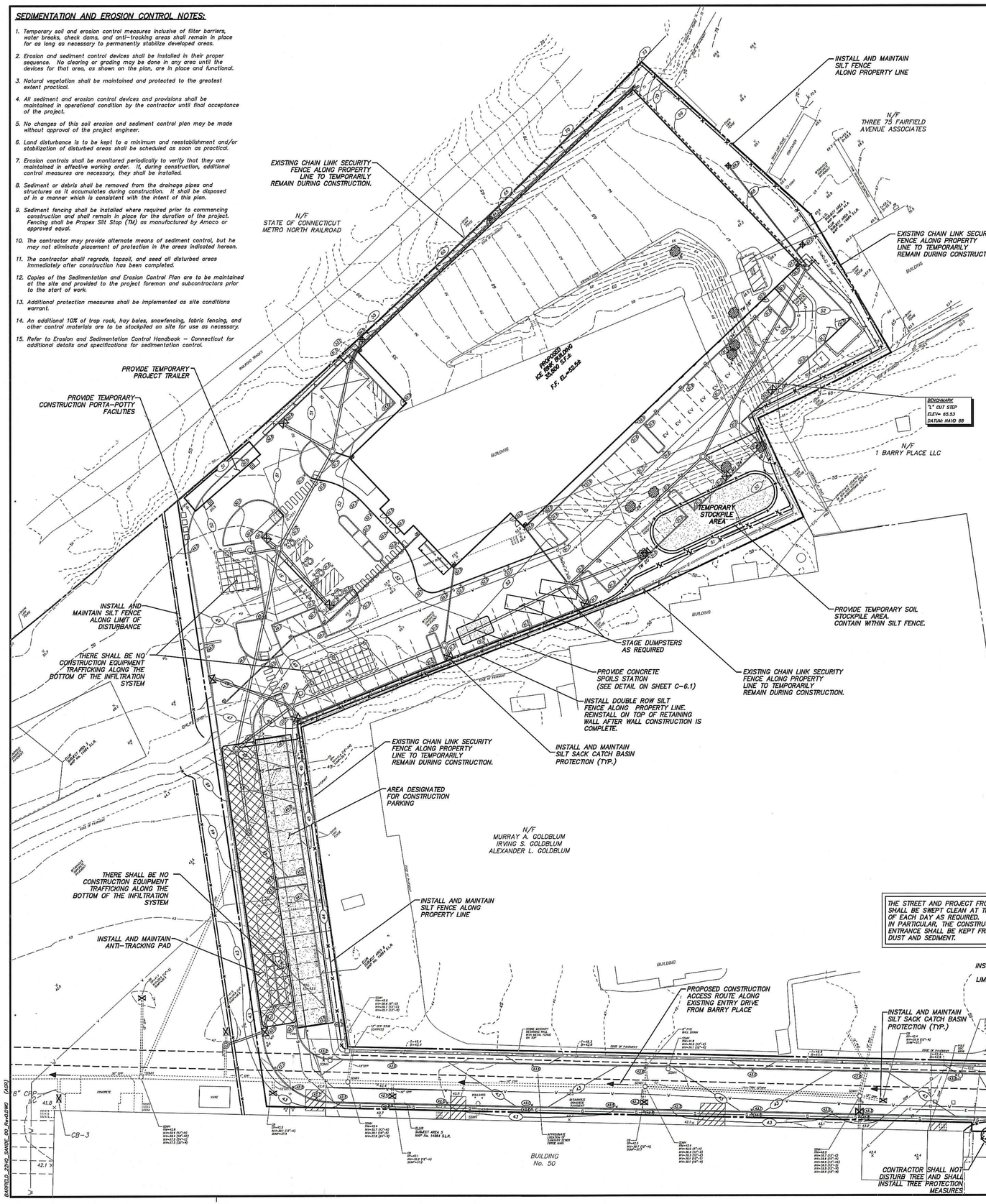
22HO

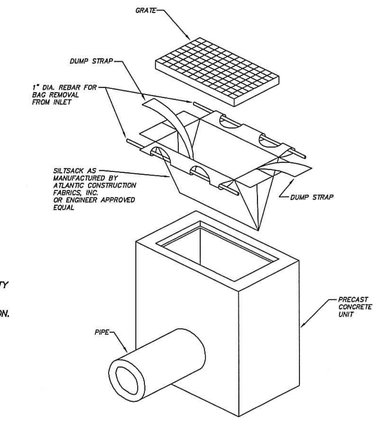
BLOCK No. 35

TOTAL AREA = 2.6018 ACRES
"M–G" ZONING DISTRICT

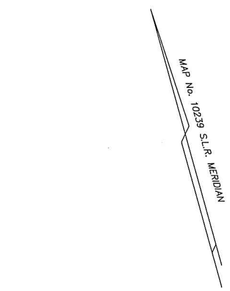
SEDIMENTATION AND EROSION CONTROL NOTES:

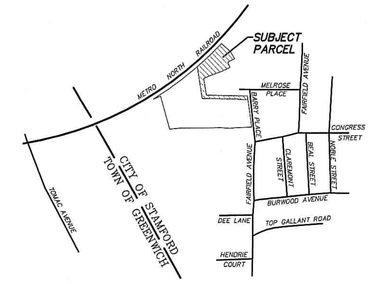
1. Temporary soil and erosion control measures inclusive of filter barriers, water breaks, check dams, and anti-tracking areas shall remain in place for as long as necessary to permanently stabilize developed areas.
2. Erosion and sediment control devices shall be installed in their proper sequence. 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 shall 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.



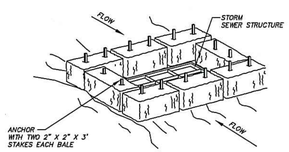


CATCH BASIN SILTSACK DETAIL
N.T.S.



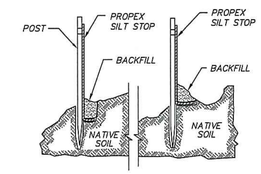


LOCATION MAP – 1"=800'±

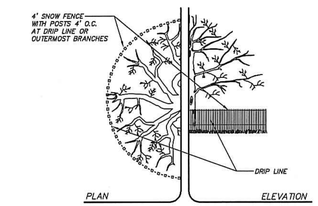


HAY BALE INSTALLATION AT CATCH BASINS
N.T.S.

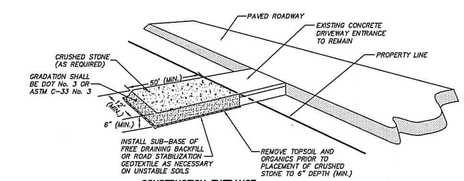
POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



INSTALLATION DETAIL SEDIMENT CONTROL FABRIC
N.T.S.



TREE PROTECTION
N.T.S.



CONSTRUCTION ENTRANCE

ANTI–TRACKING PAD DETAIL
N.T.S.

GENERAL CONSTRUCTION PHASING:

PHASE 1: DEMOLITION
1. Access site using existing driveway entrance along Barry Place. Contractor parking and stockpiling to be on–site.
2. Remove vegetation.
3. Remove existing structures, hardscapes, and site features, excluding the existing access driveway.
4. Install sedimentation and erosion controls.

PHASE 2: SITE GRADING/FOUNDATION CONSTRUCTION
1. Rough in proposed driveway and construction access.
2. Rough grade site.
3. Construct retaining walls.
4. Excavate for proposed building foundation.
5. Construct proposed building foundation.
6. 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 remainder of retaining walls, as required.
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.

PHASE 6: ENTRY DRIVEWAY
1. Remove existing pavement.
2. Construct new entry driveway and curbing.
3. Fine grade and stabalize slopes.
4. Landscape as required.
5. Remove sedimentation and erosion controls.

LEGEND

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

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.

STATE OF CONNECTICUT · DEREK E. DAUNAIS · No. 22861 · LICENSED PROFESSIONAL ENGINEER

CONTOUR INTERVAL = ONE FOOT
1 INCH = 30 FEET
SCALE
30 0 30
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	12–15–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
12–15–22
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	WINGS ARENA
PREPARED FOR	WINGS REAL ESTATE HOLDINGS, LLC
LOCATION	50 BARRY PLACE STAMFORD, CONNECTICUT
C–5.0	SEDIMENTATION AND EROSION CONTROL PLAN

22H0

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. 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. All reinforced concrete pipe (RCP) shall be Class IV.
21. 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.
22. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)."
23. 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.
24. All storm drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
25. 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.
26. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
27. Roadway pavement shall be 2 course bituminous concrete placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
28. 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.
29. 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.
30. 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.

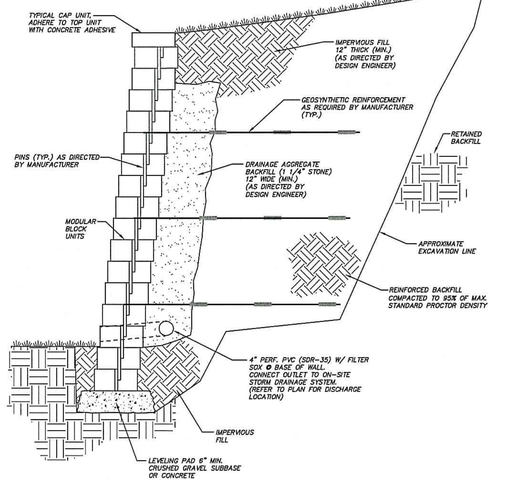
STANDARD CITY OF STAMFORD NOTES:

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).

BARSFIELD, ZIPKO, ED. D. REVOLDINI (LAND)

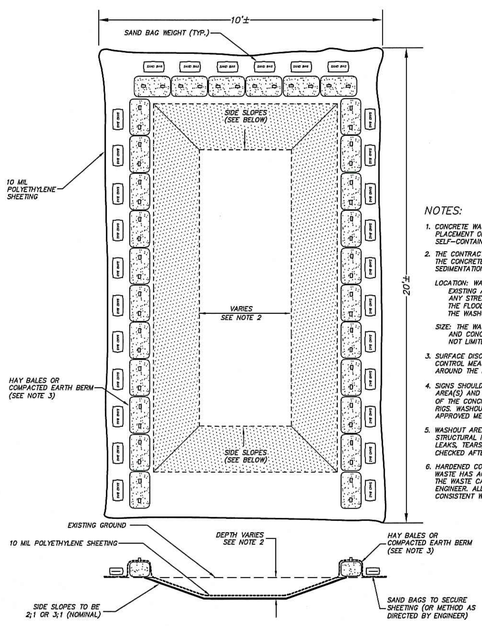
NOTES:

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 BLOCK WALL FACE 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.



NOTES:

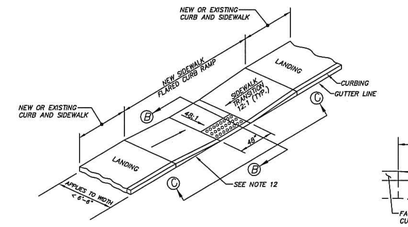
1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

   LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED WITHIN THE EXISTING ASPHALT PARKING LOT AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

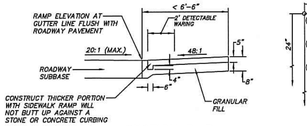
   SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTREGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

CONCRETE WASHOUT AREA

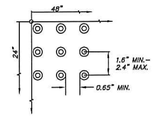
N.T.S.



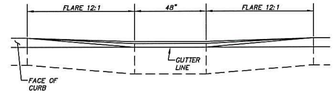
PARALLEL SIDEWALK RAMP



SECTION B–B



DOME SPACING



SECTION C–C

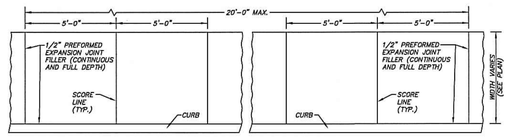
DOME SECTION

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 PROPORTION OF THIS, A MINIMUM LIMIT OF 18' 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 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.

NOTE: THE VAN ACCESSIBLE SIGN SHALL ONLY BE USED FOR DESIGNATING VAN ACCESSIBLE SPACES.

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

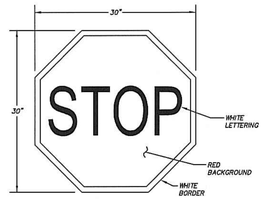
All accessible signage sizes, lettering, and symbols shall comply with federal and state specifications.

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.



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

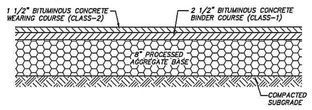
The standard "STOP" sign shall be 30 x 30 inches.

All "STOP" signs shall be installed at a height of at least 5 feet, measured from the bottom of the sign to the near edge of the pavement.

"STOP" sign lettering, color, size, and installation shall be in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration, Millennium Edition, as amended to date.

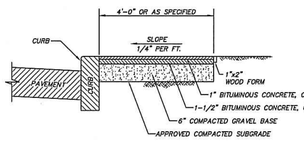
"STOP" SIGN DETAIL (R1-1)

N.T.S.



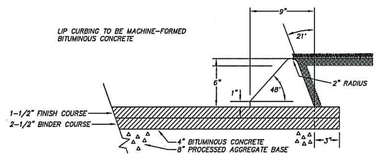
BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT DETAIL

N.T.S.



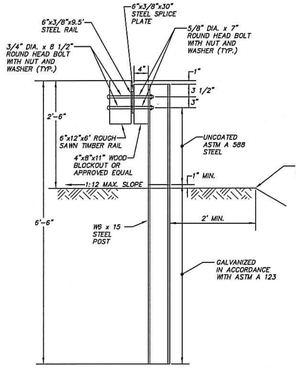
BITUMINOUS CONCRETE SIDEWALK

N.T.S.



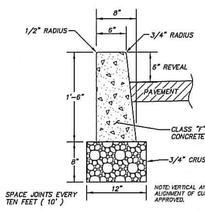
PAVEMENT AND CURBING DETAIL

N.T.S.



WOODEN GUIDERAIL DETAIL

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.

STATE OF CONNECTICUT · DEREK E. DAUNAIS · No. 22861 · LICENSED · PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
0	12-15-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT-PE No. 22861

Derek Daunais 12-15-22

ENGINEER

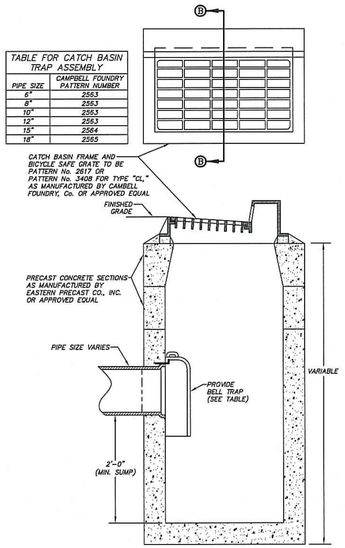
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

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-6.1	NOTES AND DETAILS

22140

TABLE FOR CATCH BASIN TRAP ASSEMBLY	
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2553
8"	2553
10"	2553
12"	2553
15"	2564
18"	2565



SECTION "B-B"

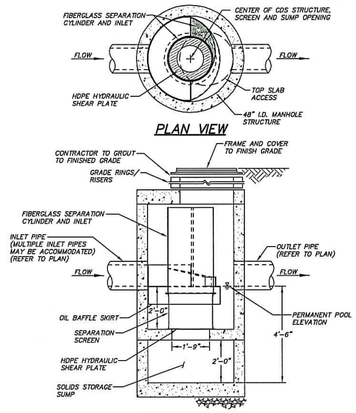
SINGLE CATCH BASIN DETAIL (TYPE "C")

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.

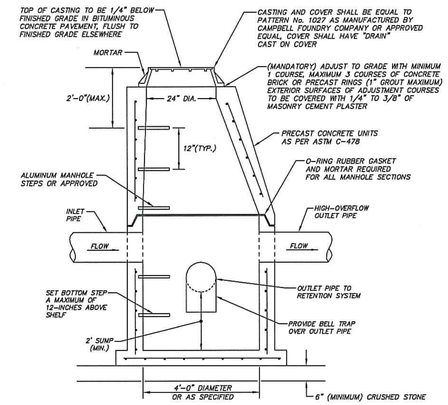


STORMWATER TREATMENT SYSTEM TYPICAL CONTECH CDS2015-4 DETAIL

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. 1-800-338-2047.
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.

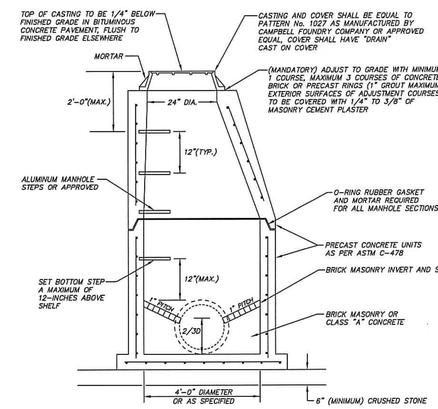


STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL

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.

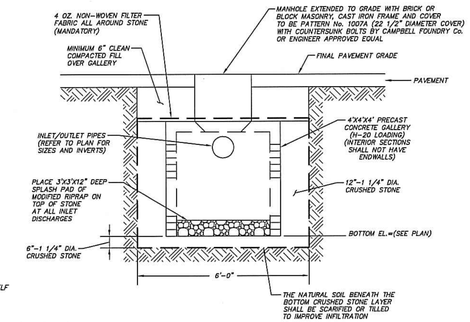
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATION OF ALL PIPES.



TYPICAL STORM DRAIN MANHOLE DETAIL

N.T.S.

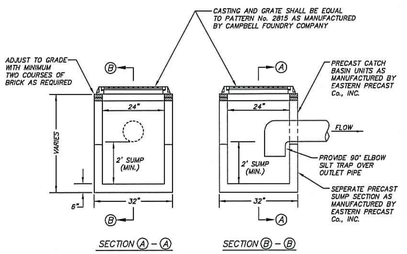
NOTE:
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



4'X4'X4' PRECAST CONCRETE GALLERY DRYWELL DETAIL FOR STORMWATER RETENTION/INFILTRATION SYSTEMS (RS-1 & RS-2)

N.T.S.

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



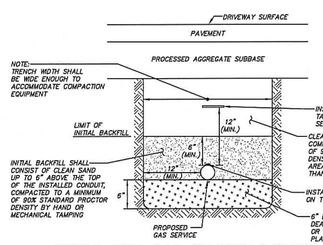
24"x24" YD/CB DETAIL TYPE "CL"

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.

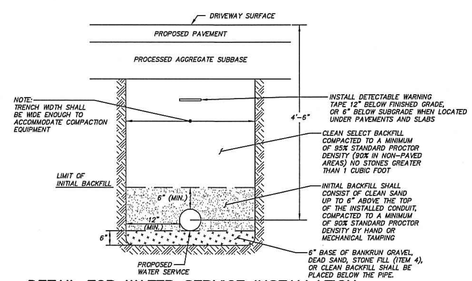


DETAIL FOR GAS SERVICE INSTALLATION

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.

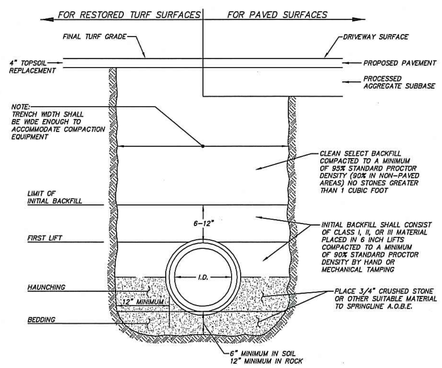


DETAIL FOR WATER SERVICE INSTALLATION

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.

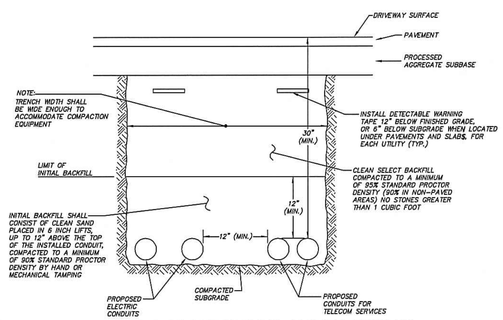


DETAIL FOR PVC SANITARY SEWER AND PVC/CPP STORM DRAIN INSTALLATION

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.

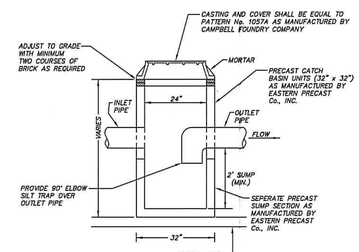


DETAIL FOR UNDERGROUND UTILITY TRENCH

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



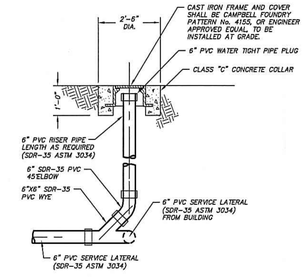
JUNCTION BOX DETAIL

N.T.S.

NOTES:
JUNCTION BOX SHALL HAVE A MINIMUM SUMMP 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.



CLEANOUT IN PAVEMENT

N.T.S.

Soil Boring Data:
Soil borings performed on November 28, 2022 through December 5, 2022.

B-A
0.0'----------
Asphalt
0.4'----------
Brown black fine to coarse sand with some silt little gravel (Fill)
1.0'----------
Cobbles with fractured partly weathered bedrock
6.0'----------
Augor Refusal/Bedrock
11.0'==========
No Groundwater
End boring @ 11.0'

B-B
0.0'----------
Asphalt
0.4'----------
Sand and Gravel Base
1.0'----------
Brown fine to medium Sand
4.0'----------
Partly Decomposed Bedrock
6.0'----------
Augor Refusal/Bedrock
10.0'==========
No Groundwater
End boring @ 10.0'

B-C
0.0'----------
Asphalt
0.5'----------
Brown fine coarse sand and cobbles
2.5'----------
Fractured Bedrock
6.0'==========
No Groundwater
End boring @ 6.0'

B-D
0.0'----------
Asphalt
0.8'----------
Brown fine to coarse sand, little silt, and little fine gravel
4.0'----------
Brown red fine to medium sand and silt little coarse sand, fine gravel (Possible Fill)
5.5'----------
Partly decomposed bedrock
7.0'----------
Augor Refusal
Bedrock
12.0'==========
No Groundwater
End boring @ 12.0' (refusal)

B-E
0.0'----------
Asphalt
0.4'----------
Brown Black Grey fine to medium sand and fine to coarse gravel with some silt (Fill)
1.0'----------
Partly Decomposed Bedrock
6.5'----------
Augor Refusal
Bedrock
9.5'==========
No Groundwater
End boring @ 9.5' (refusal)

B-4/B-F
0.0'----------
Asphalt
0.3'----------
Gravel Base
1.0'----------
Brown fine to medium sand and silt little fine to coarse gravel (Fill)
3.0'----------
Grey brown fine sand and silt, little cobbles
6.0'----------
Partly weathered bedrock
6.5'----------
Augor Refusal
Bedrock
6.5'==========
No Groundwater
End boring @ 6.5'

B-G
0.0'----------
Topsoil
0.5'----------
Brown fine to medium sand and fine gravel with silt
1.5'----------
Partly decomposed bedrock
2.2'----------
Augor Refusal
Bedrock
2.2'==========
No Groundwater
End boring @ 2.2' (refusal)

B-1
0.0'----------
Asphalt
0.4'----------
Brown fine to coarse sand, little silt, fine gravel
5.0'----------
Brown fine to coarse sand, little silt, fine gravel
6.0'----------
Boulders and/or fractured bedrock
10.0'----------
Brown fine to coarse sand with some fine gravel, little silt (possibly partly decomposed bedrock)
15.0'----------
partly decomposed/fractured bedrock
20.7'==========
No Groundwater
End boring @ 20.7'

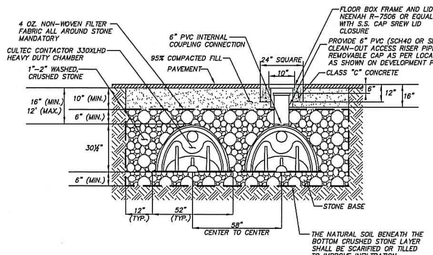
B-2
0.0'----------
Topsoil
0.2'----------
Brown fine to medium sand and silt, some fine gravel
3.0'----------
Partly decomposed bedrock
10.2'==========
No Groundwater
End boring @ 10.2' (refusal)

B-3
0.0'----------
Asphalt
0.4'----------
Dark brown fine to medium sand and fine gravel with some silt (fill)
2.0'----------
Augor Refusal
2.0'==========
No Groundwater
End boring @ 2.0' (refusal)

B-5
0.0'----------
Asphalt
0.3'----------
Gravel Base
1.0'----------
Brown fine to medium sand and fine gravel with some silt (fill)
5.0'----------
Grey fine to medium sand and silt
8.5'----------
Brown fine to medium sand and silt with some gravel (possibly partly decomposed bedrock)
11.0'----------
Augor Refusal
11.0'==========
No Groundwater
End boring @ 11.0' (refusal)

B-6
0.0'----------
Asphalt
0.5'----------
Dark brown tan fine to medium sand and silt with little fine to coarse gravel (fill)
3.0'----------
Grey fine sand and silt with little fine to coarse gravel
9.0'==========
No Groundwater
End boring @ 9.0'

B-7
0.0'----------
Asphalt
0.5'----------
Brown fine to medium sand and fine to coarse gravel, little silt (fill)
5.0'----------
Grey fine to medium sand and silt with little fine gravel
8.0'----------
Partly decomposed bedrock
8.5'----------
Spoon Refusal
8.5'==========
No Groundwater
End boring @ 8.5' (refusal)



TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM RECHARGER 330XLHD PAVED (H-20) LOADING

NOTES:

1. STORMWATER CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. (800) 428-5832 OR ENGINEER APPROVED EQUAL.
2. ALL CHAMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
3. THE SOILS BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.

STATE OF CONNECTICUT DEREK E. DAUNAIS No. 22861 LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
0	12-15-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
Derek Daunais 12-15-22
ENGINEER

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

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-6.2	DETAILS

BARFIELD, 22HO, PD_D_REVOLVING (ADR)

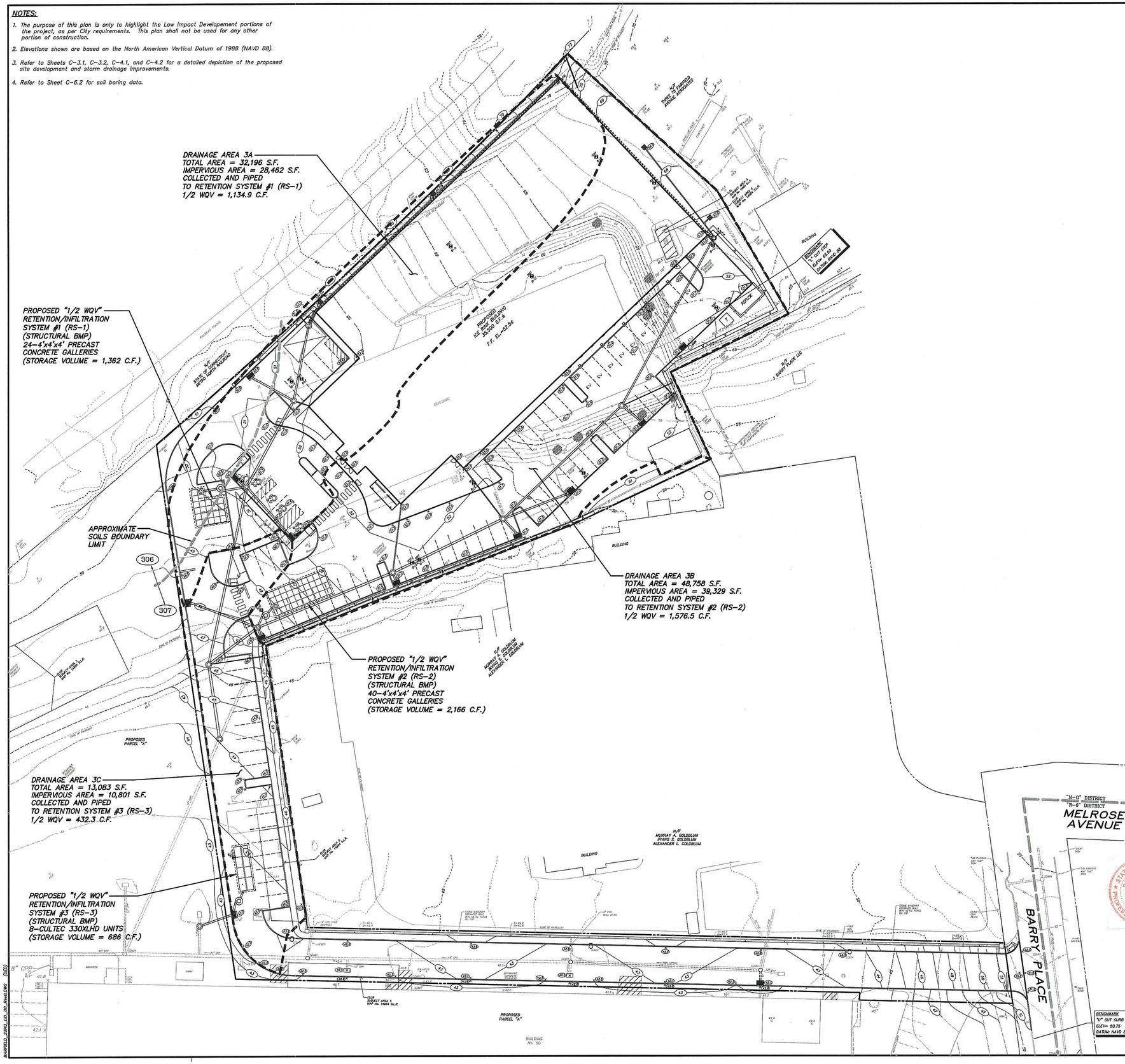
22HO

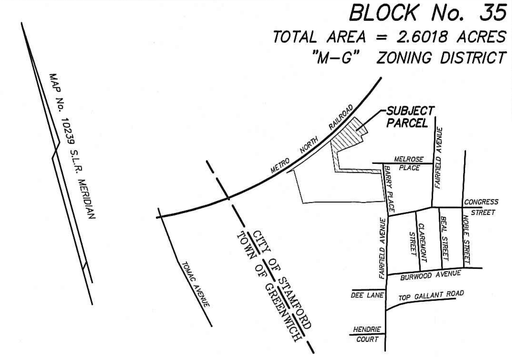
NOTES:

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 C-3.1, C-3.2, C-4.1, and C-4.2 for a detailed depiction of the proposed site development and storm drainage improvements.
4. Refer to Sheet C-6.2 for soil boring data.

BLOCK No. 35

TOTAL AREA = 2.6018 ACRES
"M-G" ZONING DISTRICT





LOCATION MAP – 1"=800'±

HYDROLOGIC SOIL GROUP SUMMARY

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP (HSG)
306	UDORTHENTS–URBAN LAND COMPLEX	B
307	URBAN LAND	D

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

TOTAL SITE AREA	113,335 SQ.FT.
DISTURBED AREA	111,935 SQ.FT.
PRE-DEVELOPMENT IMPERVIOUS AREA	91,662 SQ.FT.
POST-DEVELOPMENT IMPERVIOUS AREA	92,234 SQ. FT.
REQUIRED 1/2 WQV	3,694.9 CUBIC FEET
PROVIDED RET. VOL.	4,214 CUBIC FEET

STATE OF CONNECTICUT
DEREK E. DAUNAIS
No. 22861
LICENSED
PROFESSIONAL ENGINEER

CONTOUR INTERVAL = ONE FOOT
1 INCH = 30 FEET
SCALE
30 0 30
IN FEET

REV.	DATE	DESCRIPTION
0	12-15-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
12-15-22
ENGINEER

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

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-7.0	LOW IMPACT DEVELOPMENT PLAN

BARRETTD_ZPHO_LID_DD_Rev4.DWG (DD3)

22H10