SITE PLAN REVIEW SET
DELAMAR RESIDENCES

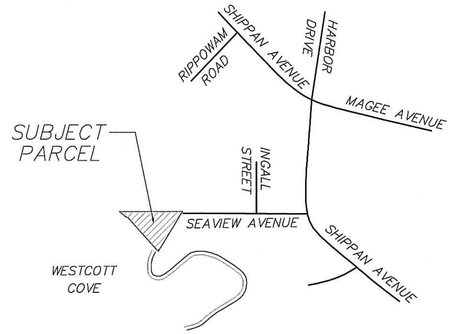
LOCATION

68–70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT

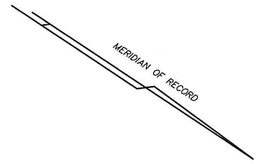
PREPARED FOR

SEAVIEW HOUSE, LLC

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



LOCATION MAP – 1" = 500'±



SHEET INDEX

FLOOD ZONE NOTES:

1. *This property currently lies within Flood Hazard Zones "VE (EL. 15)", "AE (EL. 14)", and "X" as depicted on Flood Insurance Rate Map (FIRM) No. 09001C0517G, effective date July 8, 2013, as published by the Federal Emergency Management Agency (FEMA).*
2. *The foundation and support columns for the multi–story #70 Seaview Avenue building lies within Flood Hazard Zones "AE (El. 14)" and "X". The subject property is expected to be inundated during the 1% chance storm occurrance. The Base Flood Elevation (BFE) for the design of this building is elevation 14.0'.*
3. *One foot above the Base Flood Elevation = City of Stamford "Minimum Elevation Standard" (MES) or 15.0 feet (NAVD 88).*
4. *All insulation, wiring, mechanical systems, and utilities shall be situated a minimum of 1 foot above the Base Flood Elevation = City of Stamford "Minimum Electrical Standard" (MES) or 15.0 feet (NAVD 88).*
5. *All work shall be in accordance with the "Flood Prone Area Regulations" of the City of Stamford, CT.*
6. *Fully enclosed areas below the MES (15' NAVD 88) shall be used for the parking of cars and other similar vehicles, building access and limited storage only.*
7. *Areas below the Base Flood Elevation or MES (15' NAVD 88) shall not be defined as a "basement" per Stamford's "Flood Prone Area Regulations".*
8. *All ceiling, wall, and floor materials situated below the MES (15' NAVD 88) shall be unfinished and resistant to flood damages.*
9. *All utilities, mechanical equipment, and other related facilities that service the structure, including, but not limited to furnaces, hot water heaters, ventilation, utilities, electrical junction boxes, refrigerators, etc. shall be prohibited from areas situated below the MES (15' NAVD 88).*
10. *The proposed improvements have been designed in accordance with the City of Stamford Connecticut's "Flood Prone Area Regulations" (Section 15B of the the Zoning Regulations) and is capable of withstanding the flood depths, velocities, impact and uplift forces, and other factors associated with the Base Flood.*

ENGINEERING PLANS PREPARED BY

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

1–30–23
DATE

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

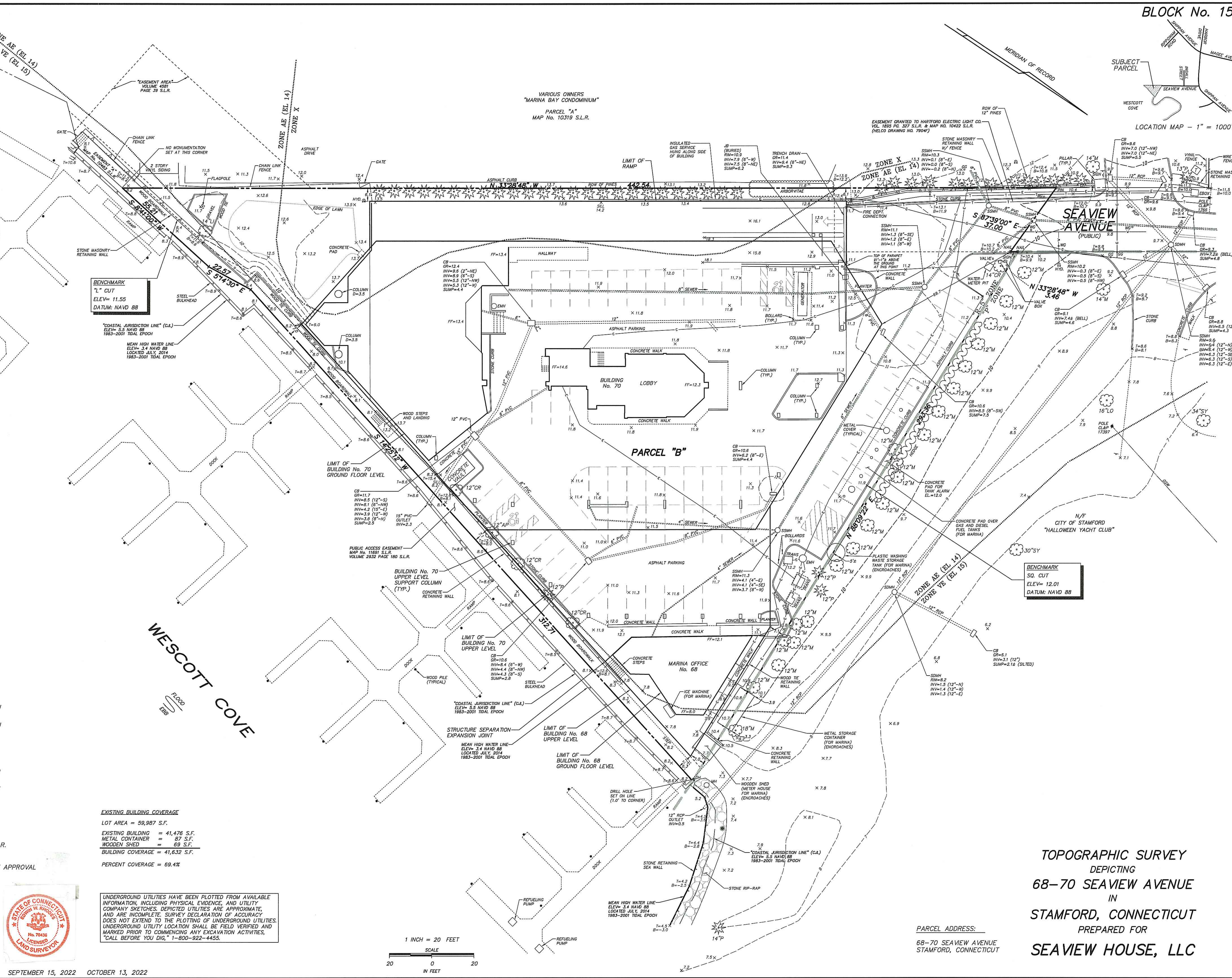
REV.	DATE	DESCRIPTION
2	1–30–23	SEAVIEW AVENUE UPDATE
1	10–13–22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5–20–22	ZONING SUBMISSION

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

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

MARKOFF_21VP_COVER_01_REVS.DWG (USD)

21VP



TREE LEGEND

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

LEGEND

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

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

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

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

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

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

AREA = 1.3771 ACRES

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

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

EXISTING BUILDING COVERAGE

LOT AREA = 59,987 S.F.

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

PERCENT COVERAGE = 69.4%

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

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

Edwin W. Rhodes III, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436

STATE OF CONNECTICUT · EDWIN W. RHODES · No. 70436 · LICENSED LAND SURVEYOR

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

MAY 20, 2022 SEPTEMBER 15, 2022 OCTOBER 13, 2022

MARINOFF_21VP_TS-SITE_0.DWG (DED)

PARCEL ADDRESS:
68-70 SEAVIEW AVENUE
STAMFORD, CONNECTICUT

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

21VP

BLOCK No. 150

TOTAL AREA = 1.3771 ACRES

"R-5" ZONING DISTRICT

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

LOCATION MAP – 1" = 1000'±

SUBJECT PARCEL

SEAVIEW AVENUE (PUBLIC)

WESTCOTT COVE

WESCOTT COVE

MERIDIAN OF RECORD

1% ANNUAL CHANCE FLOOD ACTUAL WAVE CREST. SEE GENERAL NOTE 25 ON SHEET 3 OF 7

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

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

EXISTING RETAINING WALL, FENCE, AND GATE TO REMAIN

"EASEMENT AREA" VOLUME 4581 PAGE 39 S.L.R.

REMOVE EXISTING FLAGPOLE AND RELOCATE TO THIS LOCATION. (FLAGPOLE BASE TO BE DESIGNED BY A STRUCTURAL ENGINEER TO RESIST FLOOD FORCES.)

PROPOSED LIGHT (TYP.) (SEE NOTE 18.)

PROPOSED CONCRETE POOL DECK AREA (SEE NOTE 18.)

PROPOSED CODE COMPLYING POOL FENCE (SEE NOTE 18.)

PROPOSED RETAINING WALL ALONG PROPERTY LINE WITH CODE COMPLYING POOL FENCE TO BE DESIGNED BY STRUCTURAL ENGINEER TO RESIST FLOOD FORCES T.O.W. EL.=14.5±

PROPOSED PLANTER AREA (SEE NOTE 18.)

EXISTING FIRE HYDRANT TO BE RAISED UP TO FINISH GRADE. ACCESS TO HYDRANT TO BE COORDINATED WITH THE CITY FIRE MARSHAL

EXISTING LOWER LEVEL BUILDING (TO BE REMOVED)

LIMIT OF RAMP

EXISTING RAMP ACCESS TO UPPER PARKING LEVELS (TO REMAIN)

PROPOSED TRENCH DRAIN

PORTION OF EXISTING RAMP TO BE REGRADED (TO BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER)

PROPOSED GAS METER BANK

INSULATED GAS SERVICE RUNS ALONG SIDE OF BUILDING

RAISE SSMH FRAME COVER RIM=14.4

EASEMENT GRANTED TO HARTFORD ELECTRIC LIGHT CO. VOL. 1895 PG. 327 S.L.R. & MAP NO. 10422 S.L.R. (HELCO DRAWING NO. 7904F)

REMOVE AND RELOCATE FIRE HYDRANT

INSTALL "STOP" SIGN AND STOP BAR

EXISTING STONE MASONRY RETAINING WALL AND FENCE TO REMAIN

RELOCATE WATER METER PIT (COORDINATE WITH AQUARION WATER COMPANY)

REMOVE EXISTING STONE CURB

PROPOSED DECORATIVE STAMPED CONCRETE DRIVEWAY AREA

STONE MASONRY RETAINING WALL / FENCE

EXISTING GENERATOR (TO BE REMOVED)

PROPOSED STORMWATER RETENTION SYSTEM

PROPOSED POOL EL.=14.6±

PROPOSED LEVEL SPREADER

PROPOSED GRILL AREA (SEE NOTE 18.)

EXISTING CB TO BE REMOVED

LIMIT OF PROPOSED GROUND FLOOR LEVEL

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

PROPOSED ADA ACCESS RAMP

PROPOSED ADA ACCESS RAMPS

INSTALL CONCRETE CURB AND SIDEWALK

STRIPE CROSSWALK

5% SLOPE

INSTALL CURB (TYP.)

"COASTAL JURISDICTION LINE" (CJL)
ELEV= 5.5 NAVD 88
1983–2001 TIDAL EPOCH

MEAN HIGH WATER LINE
ELEV= 3.4 NAVD 88
LOCATED JULY, 2014
1983–2001 TIDAL EPOCH

PROPOSED RETAINING WALL WITH CODE COMPLYING POOL FENCE TO BE DESIGNED BY STRUCTURAL ENGINEER TO RESIST FLOOD FORCES. T.O.W. EL.=14.5±

LIMIT OF EXISTING UPPER LEVEL BUILDING TO REMAIN

PROPOSED COVERED PATIO AREA (SEE NOTE 18.)

EXISTING STEPS TO BE REMOVED

LIMIT OF BUILDING No. 70 GROUND FLOOR LEVEL

PUBLIC ACCESS EASEMENT MAP No. 11689 S.L.R. VOLUME 2932 PAGE 180 S.L.R.

REMOVE EXISTING CONCRETE STORAGE/ ELECTRICAL ROOM. PROPOSED NEW STORAGE ROOM BENEATH PROPOSED TERRACE FLOOR EL.=8.2± (SEE NOTE 17.)

PROPOSED NEW ELECTRICAL CLOSET FLOOR EL.=13.0± (SEE NOTE 17.)

PROPOSED NEW RAMP FROM PARKING LEVEL DOWN TO BOARDWALK

EXISTING BITUMINOUS CONCRETE COVERED PARKING AREA TO BE REGRADED, REPAVED, AND RESTRIPED

BUILDING No. 70 UPPER LEVEL SUPPORT COLUMN (TYP.)

EXISTING CONCRETE RETAINING WALL AND PLANTER TO REMAIN

LIMIT OF BUILDING No. 70 UPPER LEVEL

STRIPE 3 HANDICAP PARKING SPACES (2% MAX. SLOPE WITHIN HANDICAP PARKING AREA) (TYP.)

STRUCTURE SEPARATION EXPANSION JOINT

INSTALL VAN ACCESSIBLE HANDICAP PARKING SIGN IN BOLLARD

INSTALL HANDICAP PARKING SIGN IN BOLLARD (TYP.)

INSTALL CONCRETE CURB (TYP.)

MARINA OFFICE No. 68 (TO REMAIN)

ICE MACHINE (FOR MARINA)

EXISTING CONCRETE WALL AND SIDEWALK TO REMAIN

LIMIT OF BUILDING No. 68 GROUND FLOOR LEVEL

LIMIT OF BUILDING No. 68 UPPER LEVEL

EXISTING REFUELING PUMPS TO REMAIN

REFUELING PUMP

STONE RETAINING SEA WALL

STONE RIP-RAP

MEAN HIGH WATER LINE
ELEV= 3.4 NAVD 88
LOCATED JULY, 2014
1983–2001 TIDAL EPOCH

"COASTAL JURISDICTION LINE" (CJL)
ELEV= 5.5 NAVD 88
1983–2001 TIDAL EPOCH

PROPOSED ELEVATED TRANSFORMER PLATFORM FL. EL.=15.0' (MIN.) (TO BE DESIGN BY STRUCTURAL ENGINEER TO RESIST FLOOD FORCES)

EXISTING TRANSFORMER TO BE RELOCATED TO NEW ELEVATED PLATFORM (TYP.)

PORTION OF EXISTING CONCRETE SIDEWALK AND CURB ENCROACHMENT TO BE REMOVED

SAWCUT CONCRETE SIDEWALK/ LIMIT OF SIDEWALK REMOVAL

N/F
CITY OF STAMFORD
"HALLOWEEN YACHT CLUB"

METAL STORAGE CONTAINER (FOR MARINA) (ENCROACHES)

EXISTING STORAGE CONTAINER TO BE RELOCATED TO ELIMINATE ENCROACHMENT (COORDINATE WITH MARINA OFFICE)

WOODEN SHED (METER HOUSE FOR MARINA) (ENCROACHES)

EXISTING SHED TO BE MODIFIED TO ELIMINATE ENCROACHMENT (COORDINATE WITH MARINA OFFICE)

EXISTING STORAGE TANK TO BE REMOVED (COORDINATE WITH MARINA OFFICE)

EXISTING CB TO BE REMOVED

PROPOSED LOADING ZONE

PLASTIC WASHING WASTE STORAGE TANK (FOR MARINA) (ENCROACHES)

CONCRETE PAD OVER GAS AND DIESEL FUEL TANKS (FOR MARINA)

EXISTING FUEL STORAGE TANK ALARM AND CONCRETE PAD TO BE RELOCATED (COORDINATE WITH MARINA OFFICE)

CONSTRUCT CONCRETE SIDEWALK (WIDTH=4'-0")

EXTEND DRIVEWAY

STONE BLOCK BANDING (TYP.)

EXISTING STORAGE TANK TO BE REMOVED (COORDINATE WITH MARINA OFFICE)

BENCHMARK
SQ. CUT
ELEV= 12.01
DATUM: NAVD 88

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

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

ZONE X
ZONE AE (EL 14)

"P" ZONE

COASTAL RESOURCES (REFER TO TABLE)

EM

FLOOD EBB

D

GENERAL NOTES:

1. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 68–70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" revised October 13, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
2. The subject property lies within a Flood Hazard Zone "X", "AE(El. 14)", and "VE (El. 15)", as depicted on FIRM Community Panel 09001C0517G, published by FEMA, effective date July 8, 2013.
3. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88.) The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
4. The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
5. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes Sections 16–345 through 16–359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 48 hours prior to commencing construction for mark out of underground utilities.
6. This site is served by the City of Stamford sanitary sewer system.
7. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
8. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
9. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 5 and 6 of 7 for construction notes and details.
10. Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As–Built" map and certification letter shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Bureau for review and approval for the purpose of confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
11. Roof drains from the existing building shall be tied into the new storm drainage system. Final locations of the roof drain connections shall be coordinated between the architect, the MEP, the site engineer, and the contractor.
12. All existing building material, hardscapes, and miscellaneous debris designated to be removed shall be removed from the site and disposed of legally.
13. Refer to Sheet 2 of 7 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.
14. Refer to Sheet 4 of 7 for sedimentation and erosion control notes and details and general construction staging notes.
15. Refer to Sheet 5 of 7 for City of Stamford Standard Notes.
16. The proposed building renovations shall be designed by an architect and a building permit shall be obtained prior to commencing construction.
17. Refer to Architectural Plans as prepared by Minno Wasko Architects and Planners.
18. Refer to Landscape Architectural plans as prepared by Eric Rains Landscape Architecture for final design of proposed hardscapes, lighting, landscaping, and fencing.
19. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
20. A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right–of–way. All construction within the right–of–way shall be coordinated with the City of Stamford Engineering Bureau.
21. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
22. Refer to the Cover Sheet for standard flood zone notes.

LEGEND

30	EXISTING CONTOUR
X 30.0	EXISTING SPOT ELEVATION
T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
30	PROPOSED CONTOUR
X 30.0	PROPOSED SPOT ELEVATION
T=30.0 B=29.5	PROPOSED TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
	HYDRANT
	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
JB	JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SWTS	STORMWATER TREATMENT SYSTEM
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
T.O.W.	TOP OF WALL
G G	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
29	PROPOSED PARKING SPACE
	PROPOSED LIGHT

TREE LEGEND

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

1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

COASTAL RESOURCES:

COASTAL AREA MANAGEMENT PROGRAM
CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

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

SOURCE OF RESOURCE IDENTIFICATION:

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

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

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

REV.	DATE	DESCRIPTION
3	1–30–23	SEAVIEW AVENUE UPDATE
2	10–13–22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
1	8–31–22	ELIMINATE UPPER LEVEL REMOVAL
0	5–20–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
1–30–23
ENGINEER

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

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
1 OF 7	SITE GRADING AND LAYOUT PLAN

MARRIOTT_21VP_SSG_P_04_Rev3.DWG (D.T.)

21VP

BLOCK No. 150

TOTAL AREA = 1.3771 ACRES

"R-5" ZONING DISTRICT

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

LOCATION MAP – 1" = 1000'±

SUBJECT PARCEL

SEAVIEW AVENUE (PUBLIC)

WESCOTT COVE

SHERMAN AVENUE

MAGEE AVENUE

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

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

ZONE X

ZONE AE (EL 14)

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

BENCHMARK
SQ. CUT
ELEV= 12.01
DATUM: NAVD 88

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.

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

STORM DRAIN AND UTILITY NOTES:

1. The purpose of this plan is only to depict the layout of the proposed storm drainage, sanitary sewer, and utilities; water, propane, electric, telephone, and cable. This plan shall not be used for the construction of any other aspect of this project.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
3. The information given on these plans in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
4. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes Sections 16–345 through 16–359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 48 hours prior to commencing construction for mark out of underground utilities.
5. This site is served by the City of Stamford sanitary sewer system.
6. This site is served by the Aquarion Water Company, natural gas, and underground electric, and telecom services.
7. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
8. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 5 and 6 of 7 for construction notes and details.
9. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
10. Roof drains from the existing building shall be tied into the new storm drainage system. Final locations of the roof drain connections shall be coordinated between the architect, the MEP, the site engineer, and the contractor.
11. The locations and elevations of the proposed storm drainage system depicted hereon may be modified with the approval of the project engineer to meet field conditions.
12. The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur prior to the installation of any portion of either the proposed sanitary sewer or storm drainage systems. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer.
13. New storm drain pipes greater than 8–inches in diameter shall not have bends. New storm drain pipes of diameter 8–inches or less shall not have bends that exceed 45–degrees.
14. The contractor shall coordinate the final location and installation of all proposed electric transformers, and other necessary utility splice boxes with each respective utility company.
15. A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
16. Coordinate utility service reconnections to building with MEP plans.
17. All sanitary sewer manhole covers set below the base flood elevation of 14.0' shall have watertight bolted down covers.
18. All storm drain manhole and junction box covers set below the base flood elevation of 14.0' shall have bolted down covers.
19. All utility connections shall be watertight.
20. The existing sanitary sewer lateral, water service, gas service, and utility (electric, telephone and cable) services to #70 Seaview Avenue building shall be maintained.
21. Refer to the Cover Sheet for standard flood zone notes.
22. 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. Deep test pit and infiltration test results shall be submitted to the City Engineering Bureau for their records.

LEGEND

30	EXISTING CONTOUR
× 30.0	EXISTING SPOT ELEVATION
T=30.0 B=29.5	EXISTING TOP/BOTTOM
30	PROPOSED CONTOUR
× 30.0	PROPOSED SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
FH	HYDRANT
	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
JB	JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SWTS	STORMWATER TREATMENT SYSTEM
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
T.O.W.	TOP OF WALL
G G	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
	PROPOSED LIGHT

TREE LEGEND

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

1 INCH = 20 FEET

SCALE 20 0 20 IN FEET

MERIDIAN OF RECORD

N/F CITY OF STAMFORD "HALLOWEEN YACHT CLUB"

2	1–30–23	SEAVIEW AVENUE UPDATE
1	10–13–22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5–20–22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861
1–30–23
ENGINEER

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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

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

MARKUP_21VP_SDMLP_02_Rev2.DWG (2L1)

21VP

GENERAL NOTES:

1. The purpose of this plan is to depict the site grading and improvements proposed along Seaview Avenue. Refer to Sheets 1 and 2 of 7 for proposed on-site grading and improvements.
2. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" dated May 20, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
3. The subject property lies within a Flood Hazard Zone "X", "AE(El. 14)", and "VE (El. 15)", as depicted on FIRM Community Panel 09001C0517G, published by FEMA, effective date July 8, 2013.
4. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88.) The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
5. The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
6. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-922-4455, 48 hours prior to commencing construction for mark out of underground utilities.
7. This site is served by the City of Stamford sanitary sewer system.
8. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
9. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
10. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 5 and 6 of 7 for construction notes and details.
11. Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" map and certification letter shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Bureau for review and approval for the purpose of confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
12. Refer to Sheet 5 of 7 for City of Stamford Standard Notes.
13. All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
14. A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right-of-way. All construction within the right-of-way shall be coordinated with the City of Stamford Engineering Bureau.
15. The Contractor shall be responsible for coordinating and maintaining traffic flow along Seaview Avenue to the adjoining properties throughout the project.
16. All work proposed on adjoining properties must be scheduled and coordinated with the owner of that property prior to the start of construction.
17. All sanitary sewer manhole covers set below the base flood elevation of 14.0' shall have watertight bolted down covers.
18. All storm drain manhole covers set below the base flood elevation of 14.0' shall have bolted down covers.
19. All off-site improvements shall meet City of Stamford standards and shall be paid for by the Developer.
20. The final location of the flood depth gauge shall be approved by the City of Stamford Emergency Operations Center. A video camera feed of the flood depth gauge shall also be installed and coordinated with the City Emergency Operations Center.
21. Seaview Avenue to remain open to residents throughout construction with access to all adjoining driveways also to remain open unless prior notice has been given and approval by the Ownership of the property has been granted for temporary closure.
22. All equipment and construction material associated with the proposed Seaview Avenue improvements shall be stored and stockpiled on the subject property when not in use within appropriate erosion control methods.
23. Existing catch basins within the project area shall be protected with erosion control measures such as haybales or silt sacks until they have been removed. New catch basins or modified existing catch basins shall have silt sacks installed in them after they are constructed. The silt sacks shall be maintained and cleaned, as necessary, by the Contractor until final site stabilization of uphill disturbed areas has been achieved.
24. Refer to Sheet 4 of 7 for additional sedimentation and erosion control notes and details.
25. The actual wave crest for the 1% Annual Chance Flood was computed by RACE Coastal Engineering and confirmed by Harbor Engineering, LLC.
26. Refer to Sheets 1 through 5 of 5 entitled "Roadway Improvements" dated January 30, 2023 prepared by D'Andrea Surveying & Engineering, P.C.

LEGEND

30	EXISTING CONTOUR
X 30.0	EXISTING SPOT ELEVATION
T=30.0 B=29.8	EXISTING TOP/BOTTOM SPOT ELEVATION
30	PROPOSED CONTOUR
X 30.0	PROPOSED SPOT ELEVATION
T=30.0 B=29.8	PROPOSED TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION
	SIGN
	UTILITY POLE
GG	GAS GATE
WG	WATER GATE
H	HYDRANT
CO	CLEANOUT
OSW	OVERHEAD SERVICE WIRES
CB	CATCH BASIN
EMH	ELECTRIC MANHOLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SWTS	STORMWATER TREATMENT SYSTEM
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
T.O.W.	TOP OF WALL
-G-G-	UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
	PROPERTY LINE
29	PROPOSED PARKING SPACE
-x-x-	SILT FENCE

TREE LEGEND

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

REFER TO SHEETS 1 AND 2 FOR PROPOSED SITE GRADING AND IMPROVEMENTS WITHIN DEVELOPMENT PROPERTY AREA

BENCHMARK
SQ. CUT
ELEV= 12.01
DATUM: NAVD 88

BENCHMARK
SQ.CUT/CURB
ELEV= 17.30
DATUM: NAVD 88

REFER TO SHEET 7 OF 8 FOR ROADWAY PROFILE AND CROSS-SECTIONS

1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

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REV.	DATE	DESCRIPTION
3	1-30-23	SEAVIEW AVENUE UPDATE
2	12-8-22	MODIFY MOORINGS APT. REGRADING
1	10-11-22	ZONING RESUBMISSION/ ENGINEERING COMMENTS
0	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
1-30-23
ENGINEER

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

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

REFER TO SHEET 3 FOR ADDITIONAL NOTES REGARDING EROSION CONTROL MEASURES ALONG SEAVIEW AVENUE

INSTALL SILT SACK IN PROPOSED CATCH BASINS AND EXISTING CATCH BASINS TO REMAIN (TYP.)

NOTE:
THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEPT CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCES SHALL BE KEPT FREE OF DUST AND SEDIMENT.

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

"EASEMENT AREA" VOLUME 458, PAGE 39 S.L.R.

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE. REMOVE DURING CONSTRUCTION OF RETAINING WALL.

INSTALL TREE PROTECTION (TYP.)

CONSTRUCTION ACCESS ROUTE TO PROPOSED POOL AREA THROUGH ADJOINING PROPERTY PARKING LOT (COORDINATE ACCESS AND SCHEDULE WITH ADJOINING PROPERTY OWNER)

PROPOSED POOL EL.=14.6±

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

INSTALL AND MAINTAIN SILT FENCE TO PROTECT LEVEL SPREADER (TYP.)

"COASTAL JURISDICTION LINE" (CJL) ELEV= 5.5 NAVD 88 1983-2001 TIDAL EPOCH

MEAN HIGH WATER LINE ELEV= 3.4 NAVD 88 LOCATED JULY, 2014 1983-2001 TIDAL EPOCH

LIMIT OF PROPOSED GROUND FLOOR LEVEL

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

EXISTING CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PROTECTED WITH EROSION CONTROL MEASURES SUCH AS HAYBALES OR SILT SACKS UNTIL THEY HAVE BEEN REMOVED (TYP.)

PUBLIC ACCESS EASEMENT MAP No. 1169 P. S.L.R. VOLUME 2932 PAGE 180 S.L.R.

INSTALL SILT SACK IN PROPOSED CATCH BASINS AND EXISTING CATCH BASINS TO REMAIN (TYP.)

INSTALL HAY BALES AROUND STOCKPILE AREA. STOCKPILE AREA NOT TO BE SET OVER ANY CATCH BASINS. LOCATION OF STOCKPILE AREA TO BE ADJUSTED IN THE FIELD, AS NECESSARY, TO ACCOMMODATE FIELD CONDITIONS.

TEMPORARY STOCKPILE AREA

INSTALL AND MAINTAIN ANTI-TRACKING PAD IN THE CONSTRUCTION ENTRANCE ADJUST LOCATION AS ROADWAY ALIGNMENT CHANGES

EASEMENT GRANTED TO HARTFORD ELECTRIC LIGHT CO. VOL. 1855 PG. 327 S.L.R. & MAP NO. 10422 S.L.R. (HELCO DRAWING NO. 79047)

REMOVE EXISTING PIPE

INSTALL TREE PROTECTION (TYP.)

INSTALL AND MAINTAIN SILT FENCE (TYP.)

BENCHMARK
SQ. CUT
ELEV= 12.01
DATUM: NAVD 88

SEAVIEW AVENUE (PUBLIC)

MARINA OFFICE No. 68 (TO REMAIN)

N/F CITY OF STAMFORD "HALLOWEEN YACHT CLUB"

WESCOTT COVE

LOCATION MAP – 1" = 1000'±

MERIDIAN OF RECORD

SUBJECT PARCEL

MAGEE AVENUE

SEAVIEW AVENUE

WESTCOTT COVE

SHIPMAN AVENUE

PLAN

ELEVATION

4' SNOW FENCE WITH POSTS 4' O.C. AT DRIP LINE OR OUTERMOST BRANCHES

DRIP LINE

VARIOUS OWNERS "MARINA BAY CONDOMINIUM"

PARCEL "A" MAP No. 10319 S.L.R.

TREE PROTECTION
N.T.S.

ANTI-TRACKING PAD DETAIL
N.T.S.

PAVED ROADWAY
MAINTAIN EXISTING DRIVEWAY ENTRANCE
CRUSHED STONE (AS REQUIRED)
50' (MIN.)
GRADATION SHALL BE DOT No. 3 OR ASTM C-33 No. 3
6" (MIN.)
INSTALL SUB-BASE OF FREE DRAINING BACKFILL OR ROAD STABILIZATION GEOTEXTILE AS NECESSARY
PROPERTY LINE
COASTAL RESOURCE BOUNDARY
(REFER TO TABULATIONS)
REMOVE TOPSOIL AND EARTHWORKS PRIOR TO PLACEMENT OF CRUSHED STONE TO 6" EMBANKMENT (MIN.)

CONSTRUCTION ENTRANCE

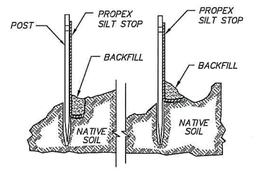
LEGEND

-x-x-	SILT FENCE
	TREE TO BE REMOVED
	TREE PROTECTION
	HAYBALES
	SILT SACK
	PLUG END OF PIPE
	REMOVE PIPE AND/OR CB

TREE LEGEND

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

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



INSTALLATION DETAIL SEDIMENT CONTROL FABRIC
N.T.S.

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.

GENERAL CONSTRUCTION PHASING:

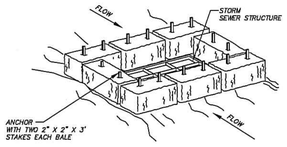
PHASE 1: DEMOLITION
1. Access site using existing driveway entrance from Seaview Avenue. Contractor parking and stockpiling to be on-site.
2. Remove vegetation.
3. Remove existing structures, hardscapes, and site features.
4. Install sedimentation and erosion controls and security fence.

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

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

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

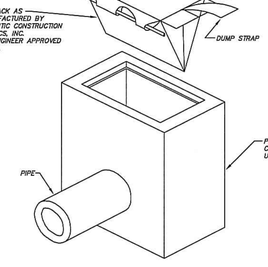
PHASE 5: SITE FEATURES
1. Rough grade site.
2. Construct retaining walls.
3. Construct curbing and hardscapes.
4. Construct driveway.
5. Fine grade and stabilize all slopes.
6. Landscape as required.
7. Remove sedimentation and erosion controls.



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

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

CATCH BASIN SILTSACK DETAIL
N.T.S.



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

2	1-30-23	SEAVIEW AVENUE UPDATE
1	10-13-22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5-20-22	ZONING SUBMISSION
REV.	DATE	DESCRIPTION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 1-30-23

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1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

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

MARINOFF_211P_SANDE_03_Rev2.DWG (DJ.T)

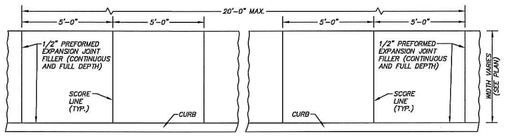
211VP

CONSTRUCTION NOTES:

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

STANDARD CITY OF STAMFORD NOTES:

1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction or work within the City of Stamford Right-of-Way.
4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
5. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
6. All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
7. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
9. Connection to a city-owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
10. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
13. Refer to Zoning Board Certificate for Application 221-17.



CONCRETE FOR THE SIDEWALK SHALL BE PLACED TO A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH 3/4" CRUSHED STONE BASE. THE SURFACE EDGES OF EACH PANEL SHALL BE ROUNDED TO A RADIUS OF 1/4 INCH.

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

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

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

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

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

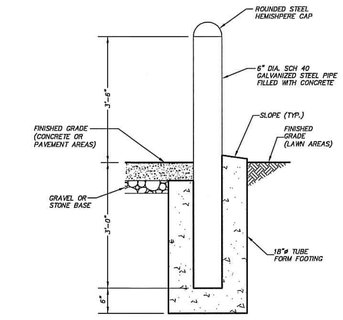
A MARKED OR SCORED CONTROL JOINT SHALL BE MADE AT FIVE FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. CONTROL JOINTS SHALL BE 1" DEEP.

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

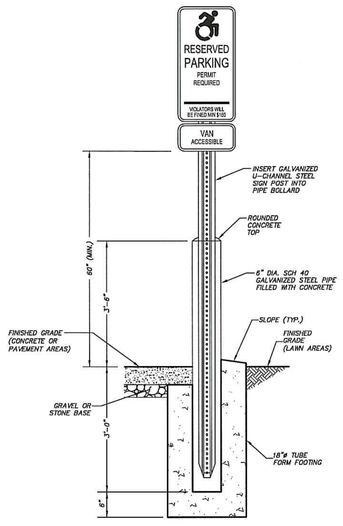
SURFACE SHALL BE GIVEN A BROOM FINISH ORIENTED PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC FLOW.

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

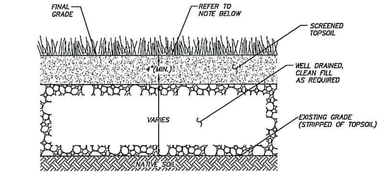
PLAN OF A SECTION OF CONCRETE SIDEWALK
N.T.S.



BOLLARD/PIPE GUARD DETAIL
N.T.S.



BOLLARD WITH SIGN POST DETAIL
N.T.S.



LAWN RESTORATION DETAIL
N.T.S.

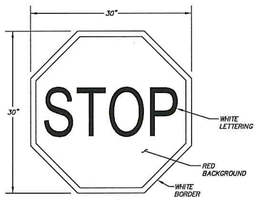
NOTE:

1. Land disturbance shall be kept to a minimum. All disturbed areas shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac.

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

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



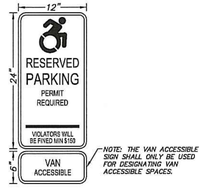
All "STOP" signs shall be an octagon with a white legend and border on a red background.

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

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

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

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



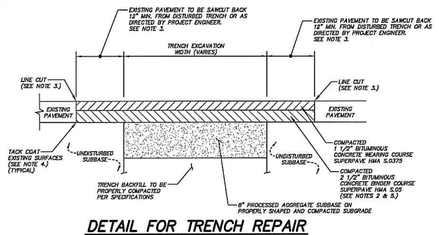
"RESERVED PARKING PERMIT REQUIRED" & "VAN ACCESSIBLE" signs shall have white lettering against a blue background.

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

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

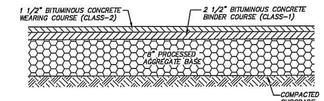
Confirm fine amount prior to sign fabrication.

RESERVED PARKING SPACE SIGN DETAIL
N.T.S.

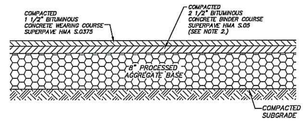


DETAIL FOR TRENCH REPAIR
N.T.S.

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

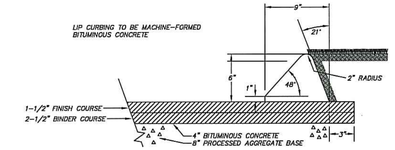


BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT PAVEMENT DETAIL
N.T.S.



BITUMINOUS CONCRETE ROADWAY PAVEMENT DETAIL
N.T.S.

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



PAVEMENT AND CURBING DETAIL
N.T.S.

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.

STONE BLOCK CURB
N.T.S.

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

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
1	10-13-22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5-20-22	ZONING SUBMISSION

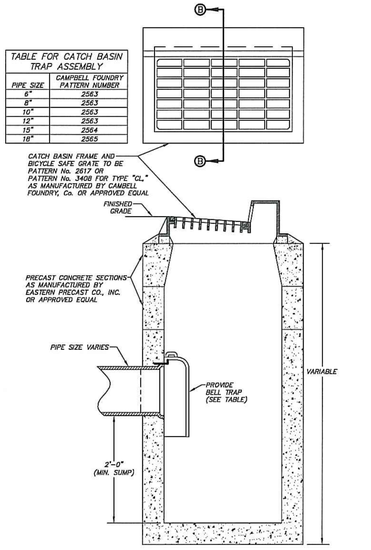
DEREK E. DAUNAIS, CT PE No. 22861
10-13-22
ENGINEER

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

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

MARNOFF_21VP_2D_01_REVA.DWG (12D) (SHEET 5) 21VP

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



SECTION "B-B"

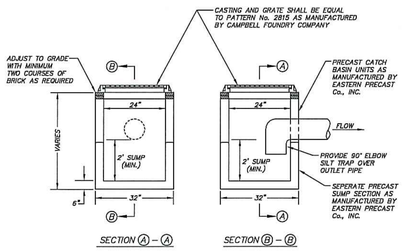
SINGLE CATCH BASIN DETAIL (TYPE "C")

N.T.S.

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

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

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



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

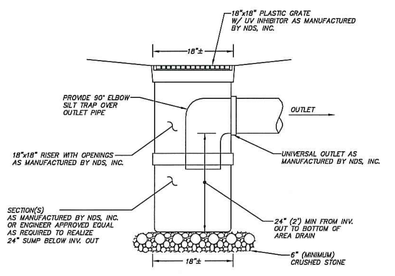
24"x24" YD/CB DETAIL TYPE "CL"

N.T.S.

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

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

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

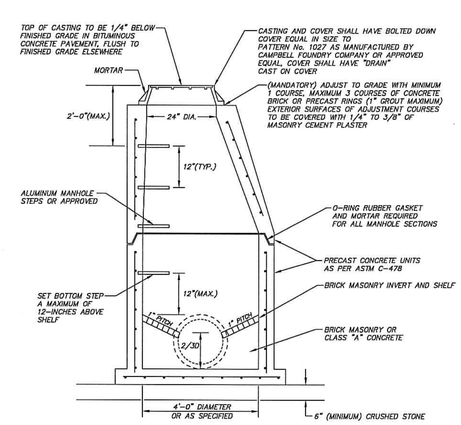


18"x18" PLASTIC YARD DRAIN DETAIL

N.T.S.

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

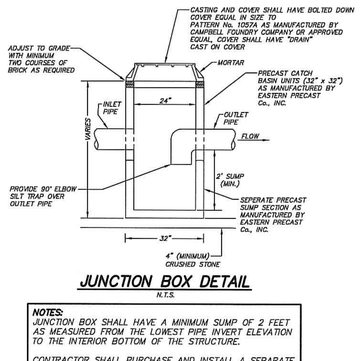
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATION OF ALL PIPES.



TYPICAL STORM DRAIN MANHOLE DETAIL

N.T.S.

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



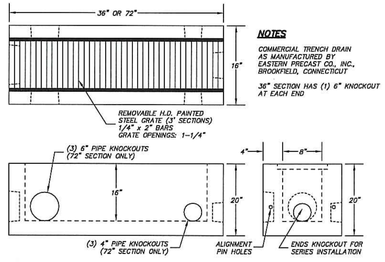
JUNCTION BOX DETAIL

N.T.S.

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

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

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

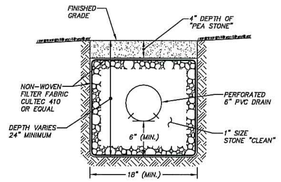


NOTES:
COMMERCIAL TRENCH DRAIN AS MANUFACTURED BY EASTERN PRECAST CO., INC., BROOKFIELD, CONNECTICUT

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

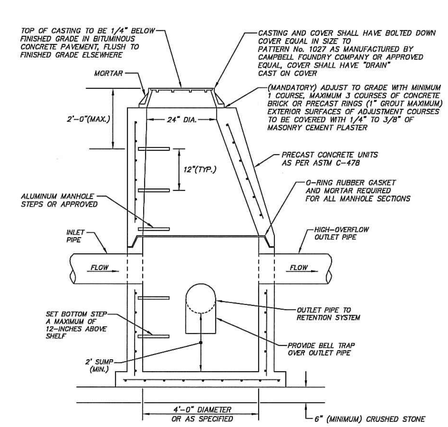
HEAVY DUTY TRENCH DRAIN SYSTEM DETAIL

NTS



6-INCH STORM WATER LEVEL SPREADER DETAIL

N.T.S.

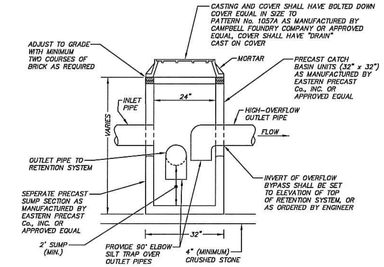


STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL FOR RETENTION SYSTEM #2

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.



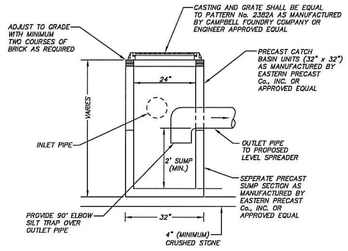
JUNCTION BOX WITH HIGH-OVERFLOW OUTLET DETAIL FOR RETENTION SYSTEM #1

N.T.S.

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

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

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



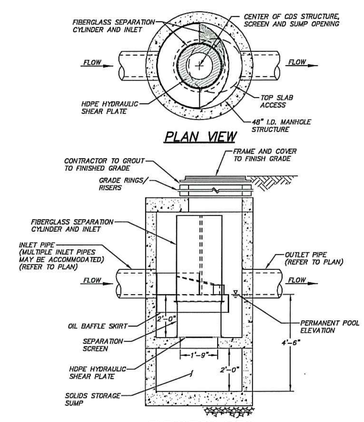
JUNCTION BOX #1 WITH GRATED COVER DETAIL

N.T.S.

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

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

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



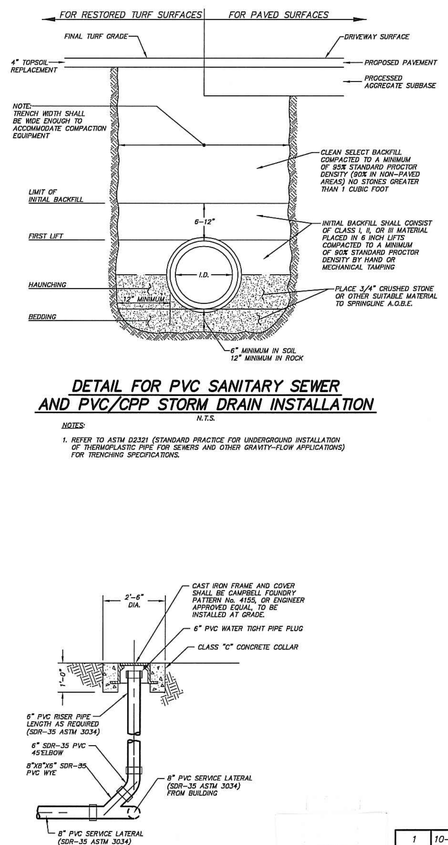
PLAN VIEW

ELEVATION VIEW

STORMWATER TREATMENT SYSTEM TYPICAL CONTECH CDS2015-4 DETAIL

N.T.S.

NOTES:
1. FINAL MODEL SIZE AND DIMENSIONS OF STORMWATER TREATMENT SYSTEM SHALL BE DETERMINED BY THE SYSTEM MANUFACTURER AND APPROVED BY THE SUPERVISING ENGINEER. ALTERNATE STORMWATER TREATMENT SYSTEM STRUCTURES AND DESIGNS SHALL BE APPROVED BY THE SUPERVISING ENGINEER.
2. STORMWATER TREATMENT SYSTEM CDS2015-4 IS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC. 1-800-338-2047.
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.



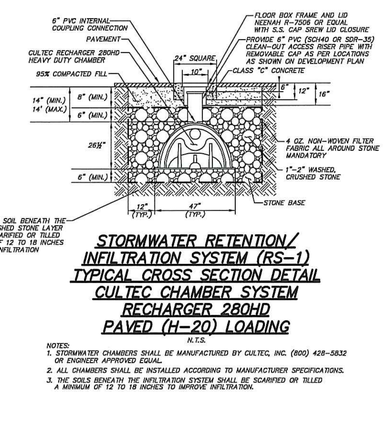
DETAIL FOR PVC SANITARY SEWER AND PVC/CPP STORM DRAIN INSTALLATION

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.

CLEANOUT IN PAVEMENT

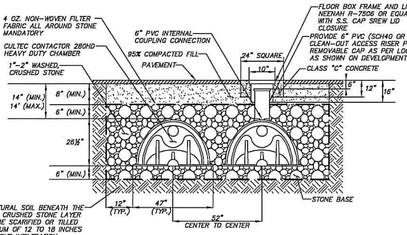
N.T.S.



STORMWATER RETENTION/ INFILTRATION SYSTEM (RS-1) TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM RECHARGER 280HD PAVED (H-20) LOADING

N.T.S.

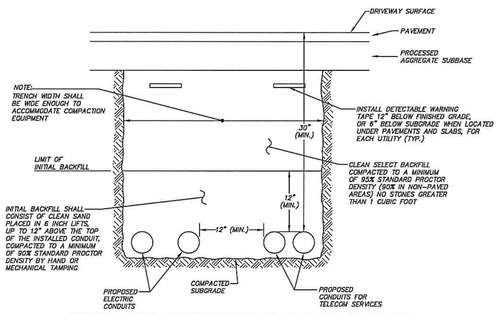
NOTES:
1. STORMWATER CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. (800) 428-5832 OR ENGINEER APPROVED EQUAL.
2. ALL CHAMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
3. THE SOILS BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED A MINIMUM OF 12 TO 18 INCHES TO IMPROVE INFILTRATION.



STORMWATER RETENTION/ INFILTRATION SYSTEM (RS-2) TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM RECHARGER 280HD PAVED (H-20) LOADING

N.T.S.

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 A MINIMUM OF 12 TO 18 INCHES TO IMPROVE INFILTRATION.



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

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

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

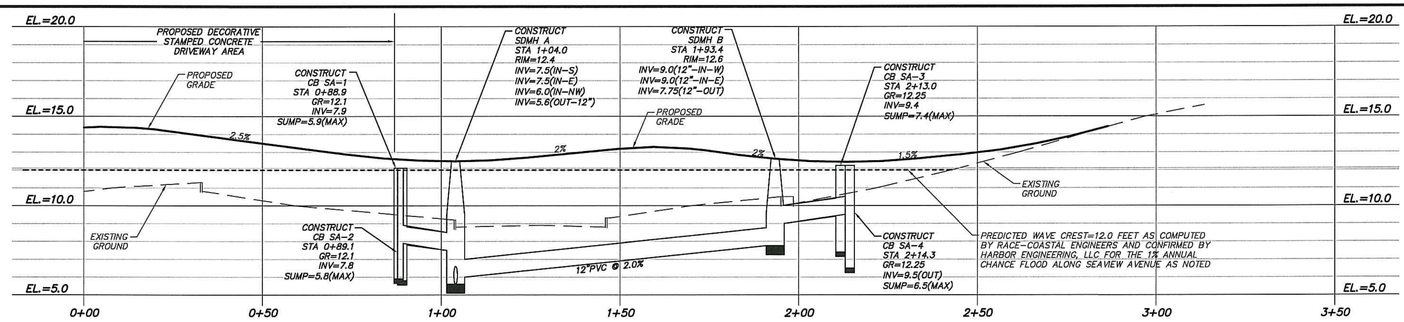
REV.	DATE	DESCRIPTION
1	10-13-22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5-20-22	ZONING SUBMISSION

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

DEBEK E. DAUNAIS, CT PE No. 22861
10-13-22
ENGINEER

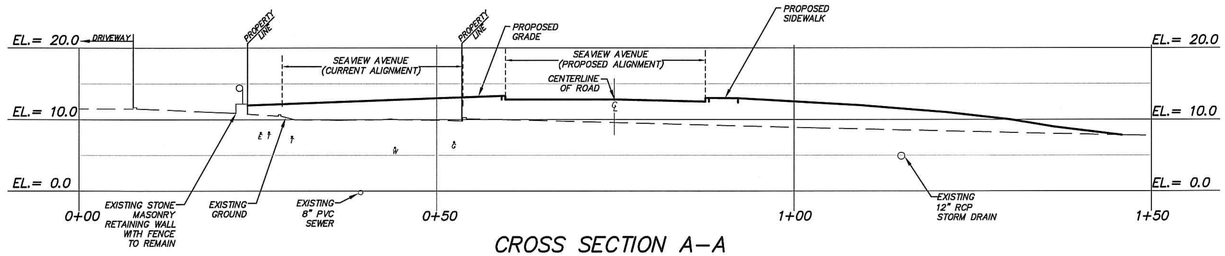
MAINOFF_219P_ED_01_REVI.DWG (SEQ) (SHEET 6)

219P



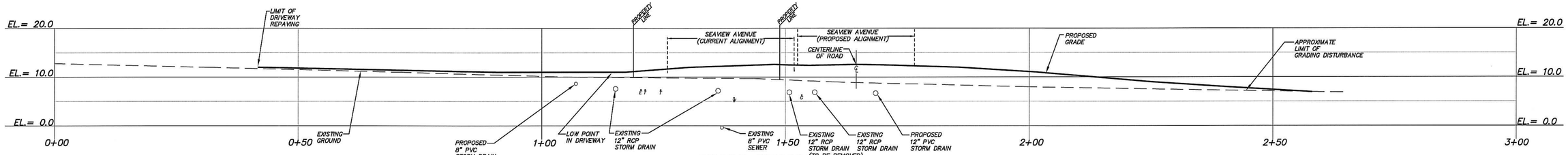
SEAVIEW AVENUE CENTERLINE PROFILE

SCALES: HORIZONTAL 1"=20'
VERTICAL 1"=4'



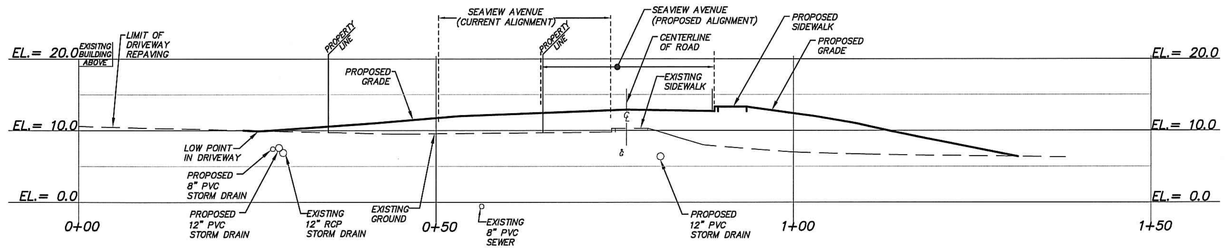
CROSS SECTION A-A

SCALES: HORIZONTAL 1"=10'
VERTICAL 1"=10'



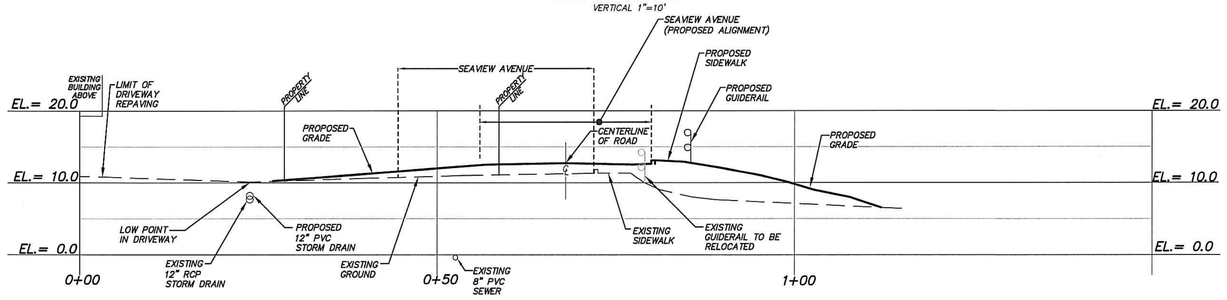
CROSS SECTION B-B

SCALES: HORIZONTAL 1"=10'
VERTICAL 1"=10'



CROSS SECTION C-C

SCALES: HORIZONTAL 1"=10'
VERTICAL 1"=10'



CROSS SECTION D-D

SCALES: HORIZONTAL 1"=10'
VERTICAL 1"=10'

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

REV.	DATE	DESCRIPTION
1	1-30-23	SEAVIEW AVENUE UPDATE
0	10-13-22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS

DEREK E. DAUNAIS: CT PE No. 22861
ENGINEER 1-30-23

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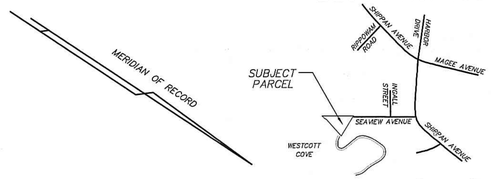
D'ANDREA SURVEYING & ENGINEERING, P.C.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549 RIVERSIDE, CT 06878
6 NEIL LANE TEL. 637-1779

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68-70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
7 OF 7	ROADWAY PROFILE AND CROSS-SECTION

MARKOFF_21VP_CS_01_Rev1.DWG (DLT)

21VP

BLOCK No. 150



LOCATION MAP – 1" = 1000'±

VARIOUS OWNERS
"MARINA BAY CONDOMINIUM"

PROPOSED FIRE HYDRANT

SEAVIEW AVENUE
(PUBLIC)

EXISTING BUILDING No. 70
TO BE RENOVATED

PROPOSED POOL
EL.=14.6±

CONCRETE PAD

2 STORY VINYL SIDING

ASPHALT DRIVE

ASPHALT CURB

LIMIT OF RAMP

LIMIT OF PROPOSED GROUND FLOOR LEVEL

COLUMN D=3.5

COLUMN (TYP.)

WOOD STEPS AND LANDING

FIRE TRUCK ACCESS ROUTE

GATE

DOCK

RAMP

WOOD BOARDWALK

CONCRETE WALL

CONCRETE STEPS

MARINA OFFICE
No. 68
(TO REMAIN)

ICE MACHINE
(FOR MARINA)

CONCRETE WALK

STEEL BULKHEAD

WOOD PILE (TYPICAL)

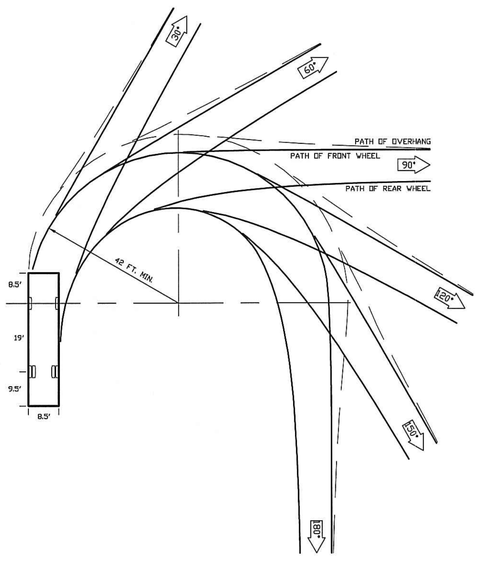
REFUELING PUMP

WESCOTT COVE

FLOOD

EBB

N/F
CITY OF STAMFORD
"HALLOWEEN YACHT CLUB"



FIRE TRUCK TURNING RADIUS TEMPLATE

NOTES:

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

1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

REV.	DATE	DESCRIPTION
2	1–30–23	SEAVIEW AVENUE UPDATE
1	10–13–22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5–20–22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
1–30–23
ENGINEER

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

PROJECT	DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	68–70 SEAVIEW AVENUE STAMFORD, CONNECTICUT
1 OF 1	FIRE TRUCK TURNING RADIUS PLAN

MARINOFF_21VP_FDTR_23_Rev2.DWG (CLT)

21VP

NOTES:

1. The purpose of this plan is only to highlight the Low Impact Developement portions of the project, as per City requirements. This plan shall not be used for any other portion of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).
3. Refer to Sheets 1 and 2 of 7 for a detailed depiction of the proposed site development and storm drainage improvements.

PROPOSED "1/2 WQV"
RETENTION/INFILTRATION
SYSTEM (RS-2)
(STRUCTURAL BMP)
4-CULTEC RECHARGER
280HD UNTS
(STORAGE VOLUME = 299 C.F.)

HYDROLOGIC SOIL GROUP SUMMARY

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

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

TOTAL SITE AREA	59,986 SQ.FT.
DISTURBED AREA	52,165 SQ.FT.
PRE-DEVELOPMENT IMPERVIOUS AREA	52,389 SQ.FT.
POST-DEVELOPMENT IMPERVIOUS AREA	54,471 SQ.FT.

1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

REV.	DATE	DESCRIPTION
2	1-30-23	SEAVIEW AVENUE UPDATE
1	10-13-22	ZONING RESUBMISSION/ EPB & ENGINEERING COMMENTS
0	5-20-22	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 1-30-23

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

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TEL. 637-1779

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

MARINOPT_21VP_LID_03_Rev2.DWG (SLT)

21VP