

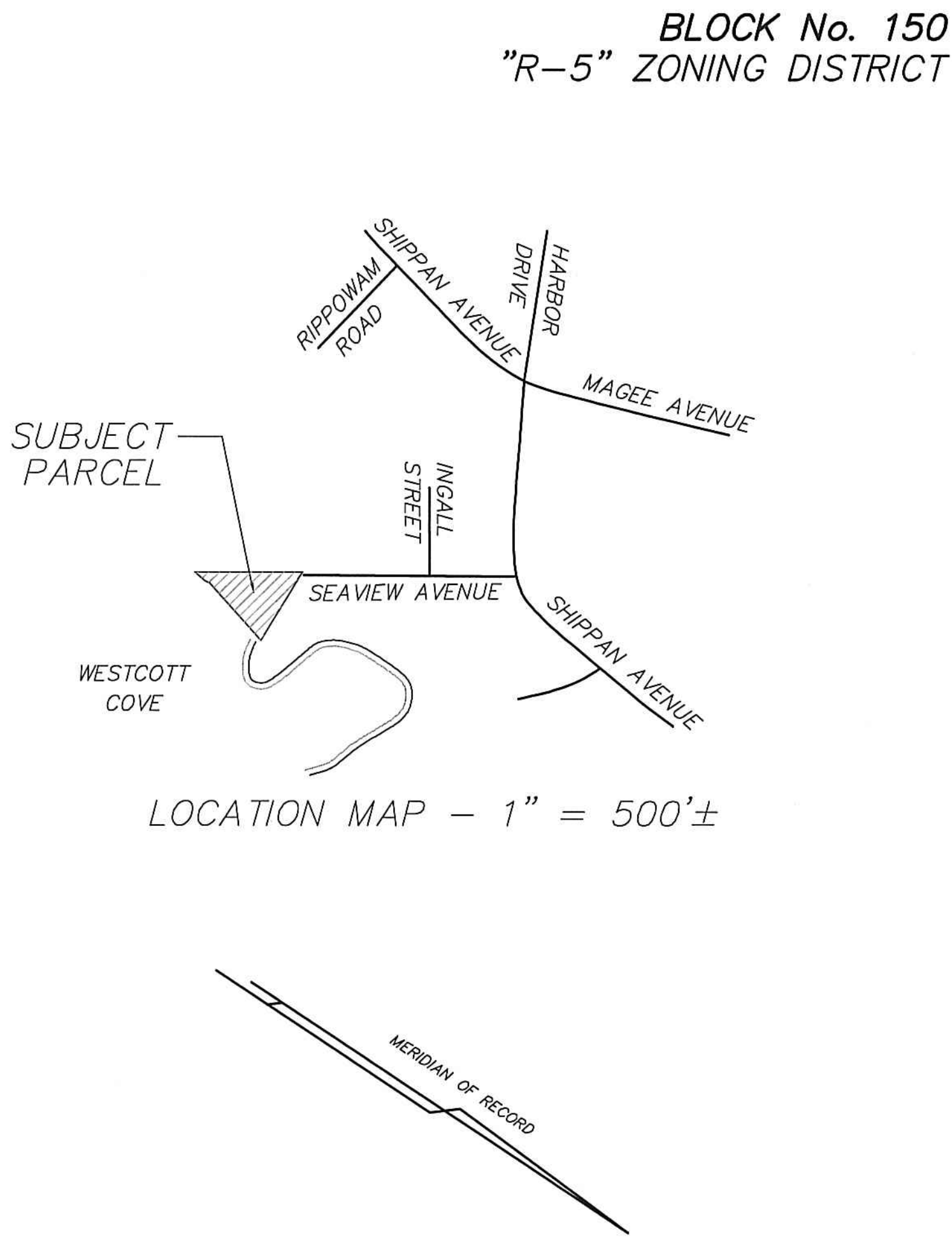
ROADWAY IMPROVEMENTS  
DELAMAR RESIDENCES

LOCATION

SEAVIEW AVENUE  
STAMFORD, CONNECTICUT

PREPARED FOR

SEAVIEW HOUSE, LLC



SHEET INDEX

SHEET	TITLE	REVISION	DATE
1 OF 5	TOPOGRAPHIC SURVEY - "EXISTING CONDITIONS"	0	1-30-23
2 OF 5	ROADWAY GEOMETRY PLAN	0	1-30-23
3 OF 5	ROADWAY UTILITY PLAN AND PROFILE	0	1-30-23
4 OF 5	SEDIMENTATION AND EROSION CONTROL PLAN	0	1-30-23
5 OF 5	ROADWAY NOTES AND DETAILS	0	1-30-23

ENGINEERING PLANS PREPARED BY

*Leonard C. D'Andrea* 1-30-23  
DATE

D'ANDREA SURVEYING & ENGINEERING, P.C.  
LEONARD C. D'ANDREA, CT PE No. 14869

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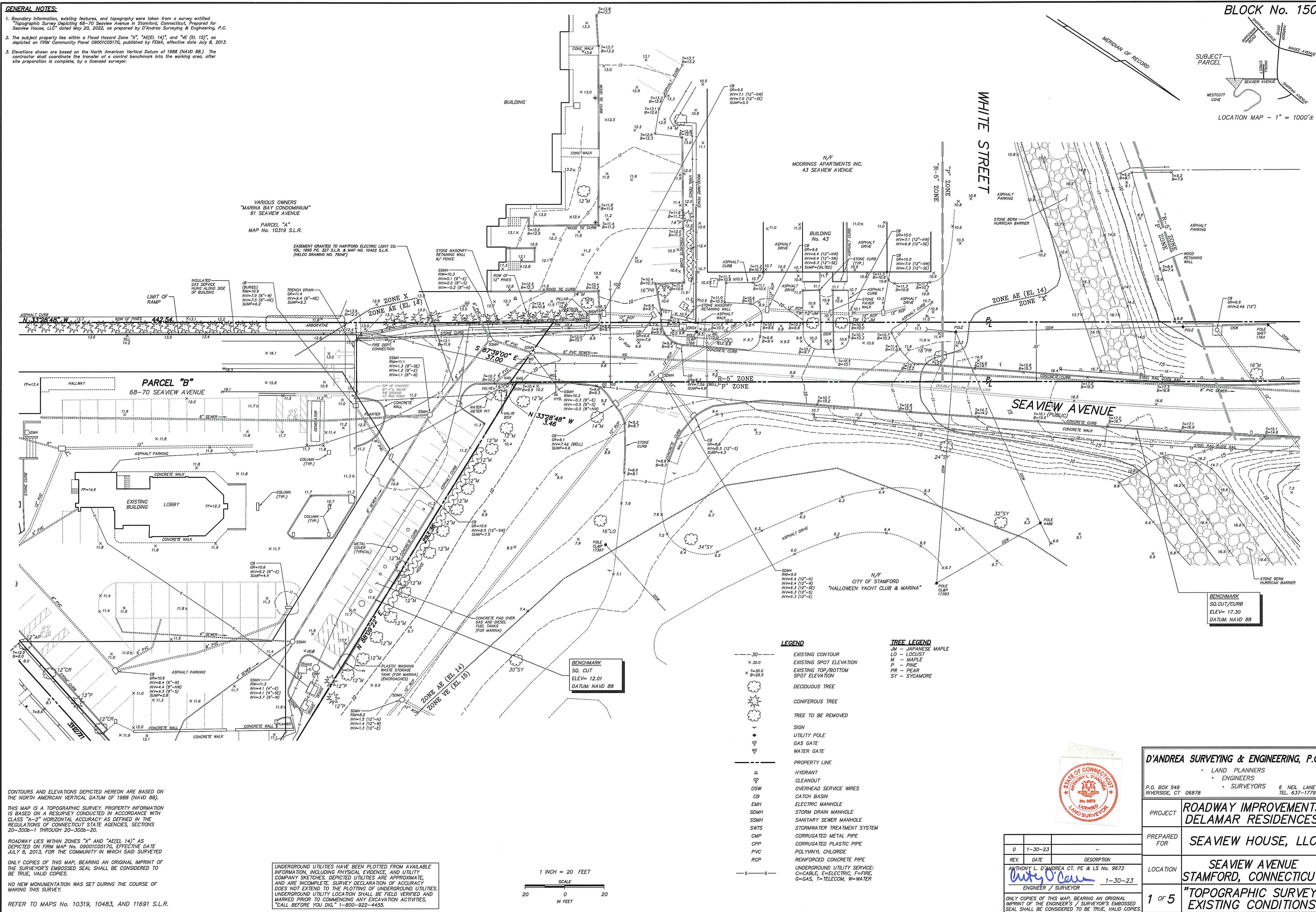
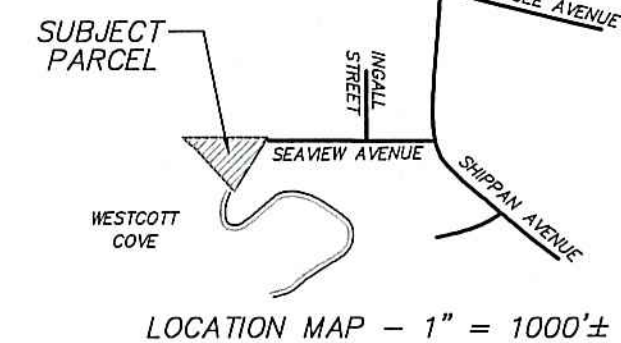
D'ANDREA SURVEYING & ENGINEERING, P.C. • LAND PLANNERS • ENGINEERS P.O. BOX 549 RIVERSIDE, CT 06878 6 NEIL LANE TEL. 637-1779	
PROJECT	ROADWAY IMPROVEMENTS DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	SEAVIEW AVENUE STAMFORD, CONNECTICUT
	COVER SHEET

0	1-30-23	-
REV.	DATE	DESCRIPTION

# GENERAL NOTES:

1. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC" dated May 20, 2022, as prepared by D'Andrea Surveying & Engineering, P.C.
2. The subject property lies within a Flood Hazard Zone "X", "AE(EL 14)", and "VE (EL 15)", as depicted on FIRM Community Panel 09001C05170, 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.

BLOCK No. 150



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.

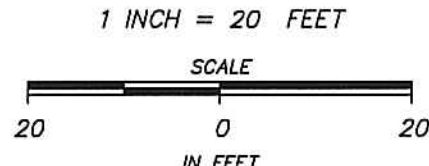
ROADWAY LIES WITHIN ZONES "X" AND "AE(EL 14)" AS DEPICTED ON FIRM MAP No. 09001C05170, EFFECTIVE DATE JULY 8, 2013, FOR THE COMMUNITY IN WHICH SAID SURVEYED

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.

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

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.



- LEGEND**
- 30' --- EXISTING CONTOUR
  - X 30.0 EXISTING SPOT ELEVATION
  - X 29.5 EXISTING TOP/BOTTOM SPOT ELEVATION
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE TO BE REMOVED
  - SIGN
  - UTILITY POLE
  - GAS GATE
  - WATER GATE
  - PROPERTY LINE
  - HYDRANT
  - 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
  - RCF REINFORCED CONCRETE PIPE
  - UNDERGROUND UTILITY SERVICE: C=CABLE, E=ELECTRIC, F=FIRE, G=GAS, T=TELECOM, W=WATER
- TREE LEGEND**
- JM JAPANESE MAPLE
  - LO LOCUST
  - M MAPLE
  - P PINE
  - FR PEAR
  - SY SYCAMORE



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

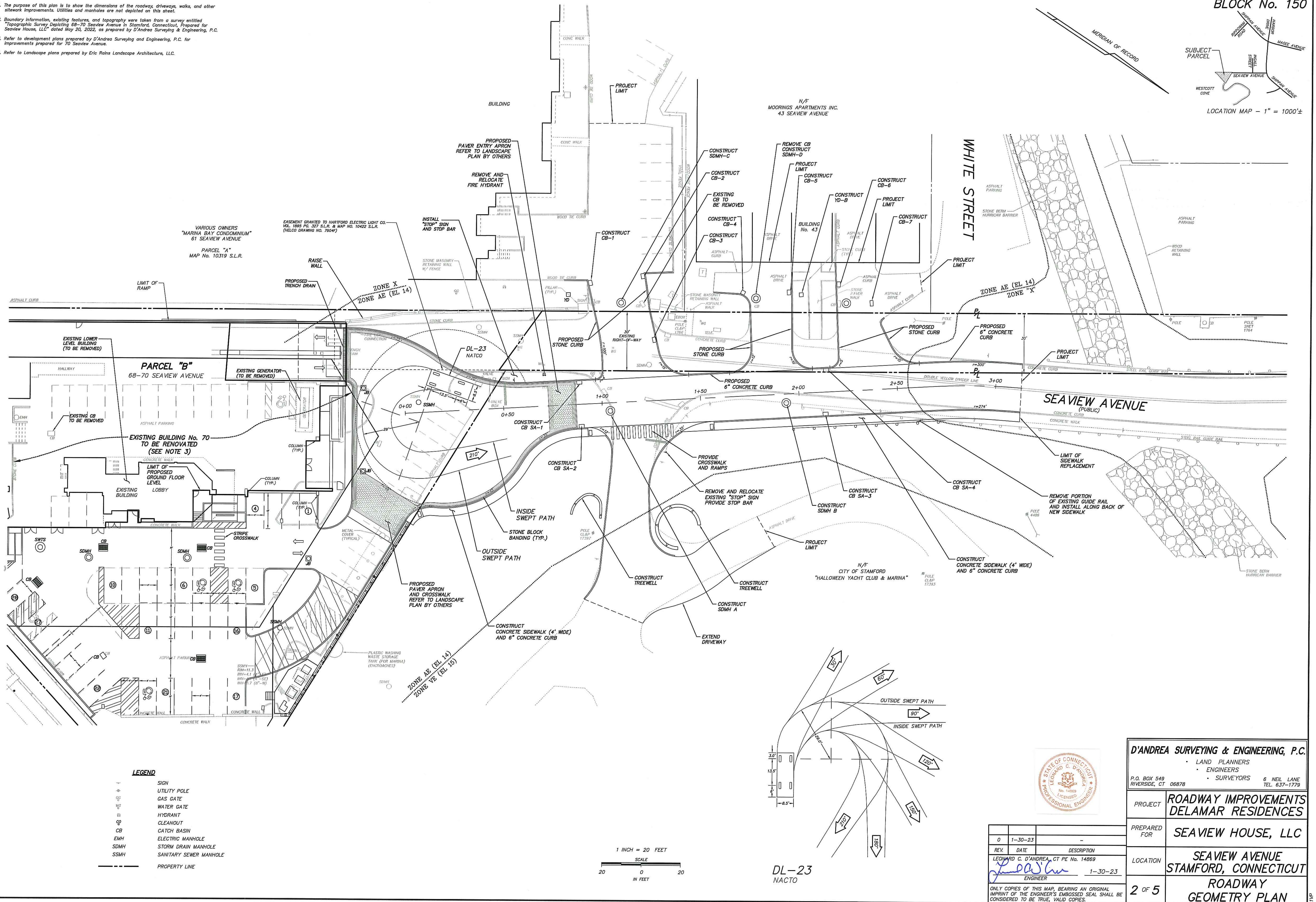
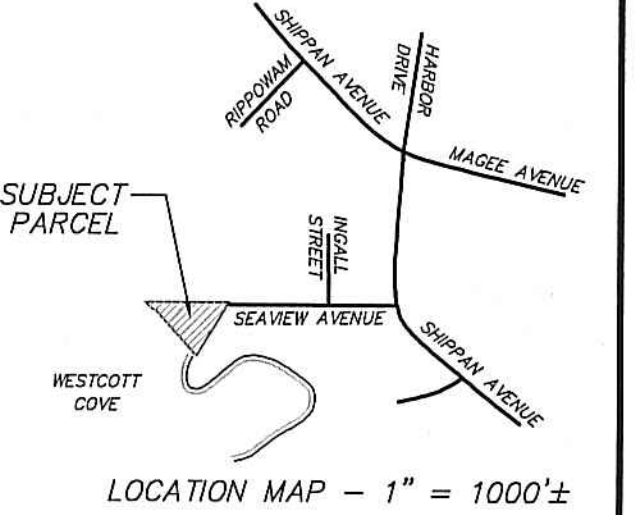
REV	DATE	DESCRIPTION
0	1-30-23	-
1	1-30-23	ENGINEER / SURVEYOR

PROJECT	ROADWAY IMPROVEMENTS DELAMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	SEAVIEW AVENUE STAMFORD, CONNECTICUT
1 OF 5	"TOPOGRAPHIC SURVEY" EXISTING CONDITIONS

**NOTES:**

1. The purpose of this plan is to show the dimensions of the roadway, driveways, walks, and other sitework improvements. Utilities and manholes are not depicted on this sheet.
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. Refer to development plans prepared by D'Andrea Surveying and Engineering, P.C. for improvements prepared for 70 Seaview Avenue.
4. Refer to Landscape plans prepared by Eric Rains Landscape Architecture, LLC.

**BLOCK No. 150**



THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT.

MARKING: 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 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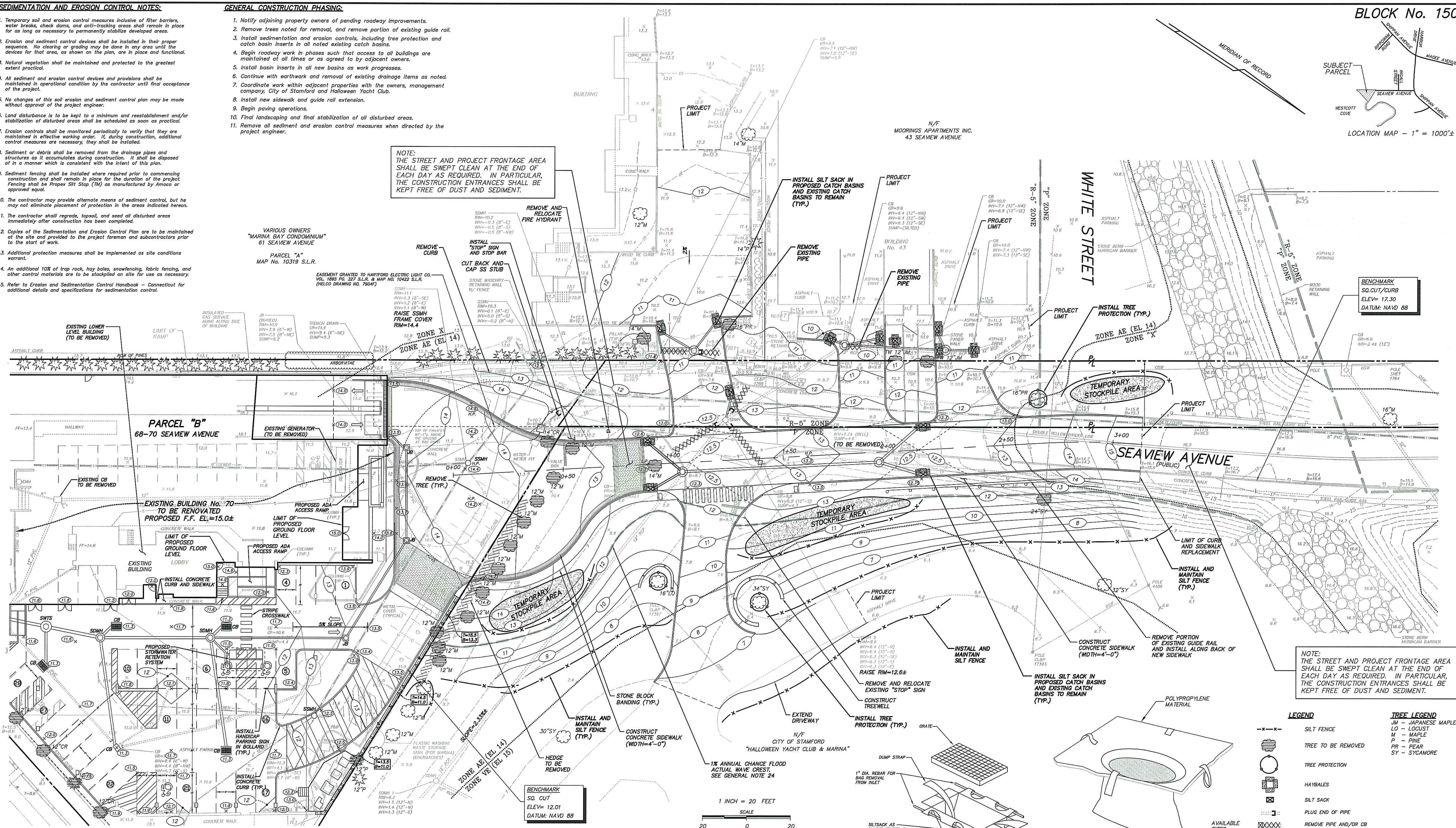
# SEDIMENTATION AND EROSION CONTROL NOTES:

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 Proper Silt Stop (TM) as manufactured by Amco 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 rack, 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.

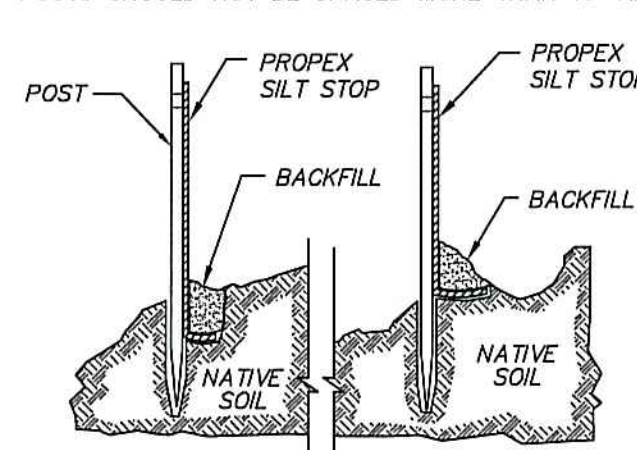
# GENERAL CONSTRUCTION PHASING:

1. Notify adjoining property owners of pending roadway improvements.
2. Remove trees noted for removal, and remove portion of existing guide rail.
3. Install sedimentation and erosion controls, including tree protection and catch basin inserts in all noted existing catch basins.
4. Begin roadway work in phases such that access to all buildings are maintained at all times or as agreed to by adjacent owners.
5. Install basin inserts in all new basins as work progresses.
6. Continue with earthwork and removal of existing drainage items as noted.
7. Coordinate work within adjacent properties with the owners, management company, City of Stamford and Halloween Yacht Club.
8. Install new sidewalk and guide rail extension.
9. Begin paving operations.
10. Final landscaping and final stabilization of all disturbed areas.
11. Remove all sediment and erosion control measures when directed by the project engineer.

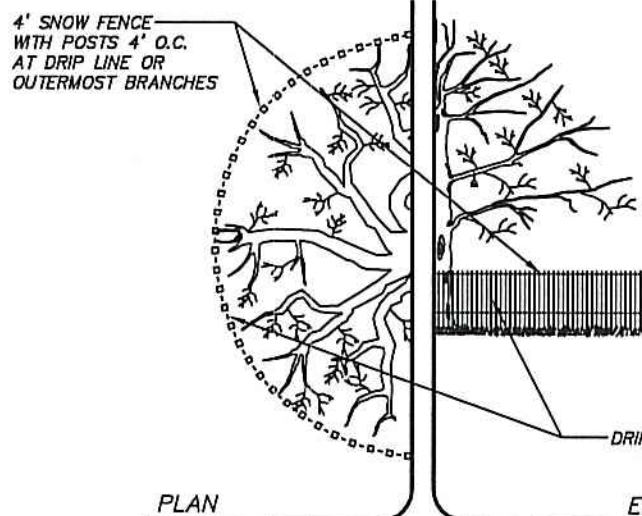
NOTE: THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCES SHALL BE KEPT FREE OF DUST AND SEDIMENT.



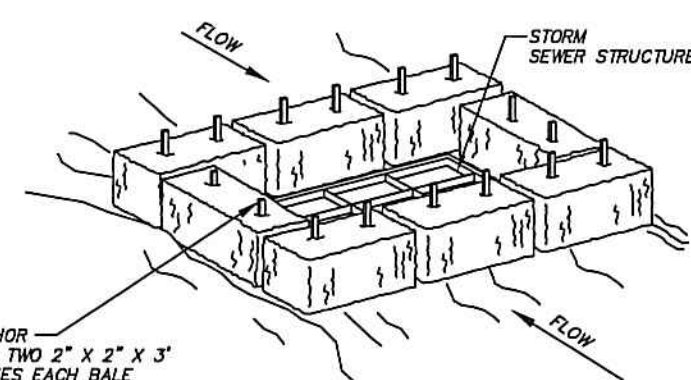
NOTE: POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



INSTALLATION DETAIL  
SEDIMENT CONTROL FABRIC  
N.T.S.



TREE PROTECTION  
N.T.S.

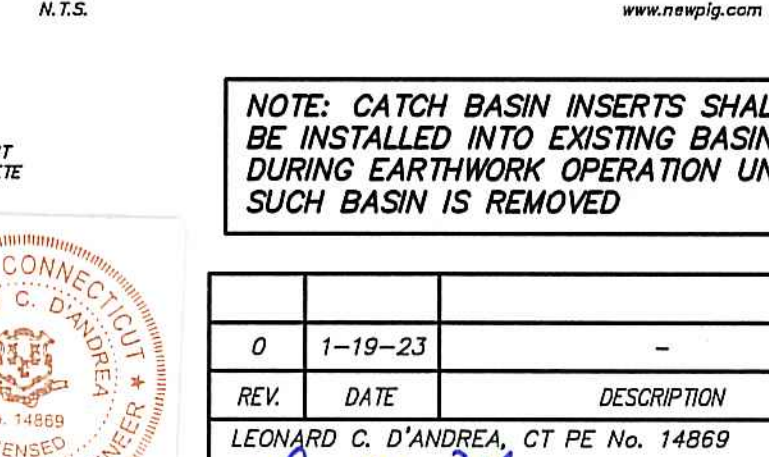


HAY BALE INSTALLATION  
AT CATCH BASINS  
N.T.S.

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.

FIG. 1 - STORM DRAIN FILTER DETAIL  
N.T.S.



NOTE: CATCH BASIN INSERTS SHALL BE INSTALLED INTO EXISTING BASINS DURING EARTHWORK OPERATION UNTIL SUCH BASIN IS REMOVED

REV	DATE	DESCRIPTION
0	1-19-23	-
1	1-19-23	LEONARD C. D'ANDREA, CT PE No. 14869

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

LEGEND		TREE LEGEND	
-X-X-	SILT FENCE	JM - JAPANESE MAPLE	
◯	TREE TO BE REMOVED	LO - LOCUST	
◯	TREE PROTECTION	M - MAPLE	
◯	HAYBALES	P - PINE	
◯	SILT SACK	PR - PEAR	
◯	PLUG END OF PIPE	SY - SYCAMORE	
◯	REMOVE PIPE AND/OR CB		

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PROJECT	ROADWAY IMPROVEMENTS DELMAR RESIDENCES
PREPARED FOR	SEAVIEW HOUSE, LLC
LOCATION	SEAVIEW AVENUE STAMFORD, CONNECTICUT
4 of 5	SEDIMENTATION AND EROSION CONTROL PLAN

