

BLOCK: 25  
ZONE: R-20

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Subdivision Map the Boundary Determination Categories of which are a Resurvey of the boundary perimeter and an Original Survey of the created lot lines, each of which conform to Horizontal Accuracy Class A-2 and are intended to depict the layout of lots and associated public or private highways, easements and lands. All structures within the entire property shall be removed.
- Reference is made to the Deed of Record found in Vol. 12413, Pg. 83 of the Stamford Land Records (S.L.R.).
- Reference is made to the maps referenced hereon and to the following maps of record: 9032, 9485, 9492, 11611, 11643, 10183, 10325 and 13426 S.L.R.
- Reference is made to "Property & Topographic Survey depicting #40 Signal Road & #0 Thread Needle Lane (Lots 11 & 12, Map 10325 S.L.R.) Stamford, Ct., prepared for Sound Beach Landing, LLC, prepared by Redniss & Mead, dated 12/21/2022.
- Property appears on the Federal Emergency Management Agency - Flood Insurance Rate Map-Community/Panel No. 09001C0518G panel 518 of 626 dated July 8, 2013 and is depicted to be partially in Zone AE (Elev.12)
- Elevations depicted hereon are based on the North American Vertical Datum on 1988 (NAVD-88).
- Area of existing parcels (Lots 11 & 12) = 2.3325± Acres to Mean High Water.
- Wetlands, if any, are not depicted hereon.
- Reference is made to instruments of record as labeled hereon.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal & owner records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
- Reference is made to Zoning Board Certificate Vol. 13057, Pg. 167 S.L.R. Rezone #40 Signal Road and 0 Thread Needle Lane from RA-1 Zoning District to R-20 Zoning District.
- Existing building on proposed lots 1, 2 & 3 shall be removed prior to conveyance of said parcel.
- Access and Utility Easements to be established where necessary.
- These parcels contain regulated areas and are subject to review and approval of the Environmental Protection Board.
- Appropriate easements (driveway, utilities, etc.) will be established prior to filing of final subdivision map.
- Installations of in-ground fuel storage tanks are prohibited.
- Proposed electrical wires to be overhead / underground.

(Symbol)	PROPERTY LINE (APPROXIMATE)
(Symbol)	CURB LINE
(Symbol)	CHAIN LINK FENCE
(Symbol)	STOCKADE FENCE
(Symbol)	GUARD RAIL
(Symbol)	EDGE OF PAVEMENT
(Symbol)	GAS VALVE
(Symbol)	WATER VALVE
(Symbol)	FIRE HYDRANT
(Symbol)	UTILITY POLE
(Symbol)	EXISTING CONTOUR
(Symbol)	TREES (SIZE AND TYPE AS DEPICTED)
(Symbol)	STONE WALL
(Symbol)	OVERHEAD WIRES
(Symbol)	ELECTRIC MANHOLE
(Symbol)	STORM MANHOLE
(Symbol)	SANITARY MANHOLE
(Symbol)	CATCH BASIN
(Symbol)	ZONE: A
(Symbol)	ZONE: AA
(Symbol)	ZONE BOUNDARY LINE

PRIMARY STRUCTURE	
FRONT (FYSB) (min.)	40'
SIDE YARD (SYSB) (min.)	15' one / 35' both
REAR YARD (SYSB) (min.)	50'
BUILDING AREA (max.)	15%
BUILDING HEIGHT (max.)	2½ Stories / 30'
ACCESSORY STRUCTURE	
SIDE (min.)	5'
REAR (min.)	5'
LOT	
LOT AREA (min.)	20,000 sf
FRONTAGE (min.)	100'

PRELIMINARY SUBDIVISION MAP  
DEPICTING  
#40 SIGNAL ROAD &  
#0 THREAD NEEDLE LANE  
(LOTS 11 & 12, MAP 10325 S.L.R.)  
STAMFORD, CT  
PREPARED FOR  
SOUND BEACH LANDING, LLC

Scale: 1" = 30'

Drawn By: RJB Checked By: JPP Date: 12/21/2022

To my knowledge and belief this map is substantially correct as noted hereon.

*Jorge J. Pereira*  
JORGE J. PEREIRA CT. L.S. #70179  
12/21/2022  
DATE

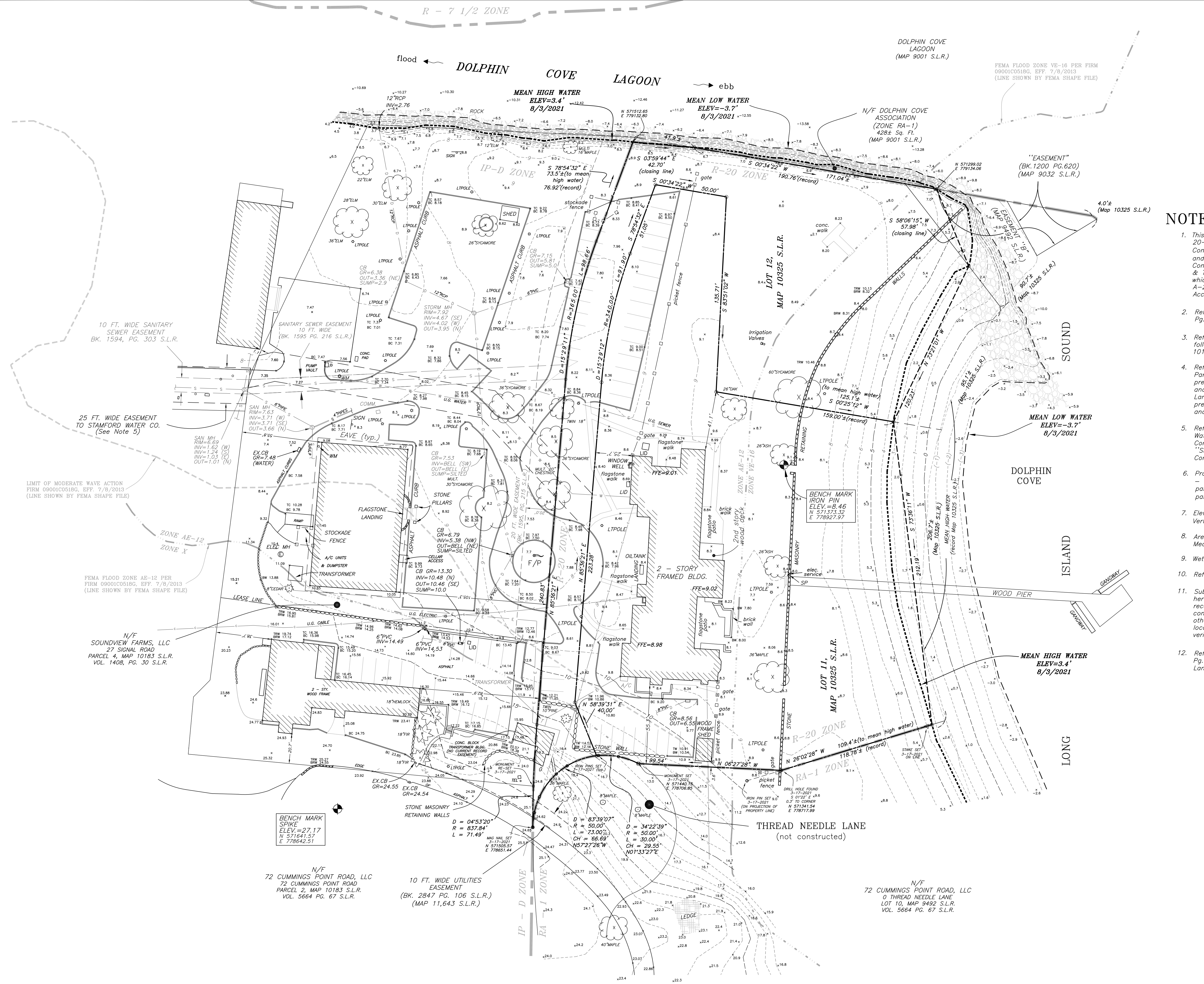
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No:  
**PSUB**

22 First Street | Stamford, CT 06905  
Tel 203.327.0500 | Fax 203.357.1118  
www.rednissmead.com

Comm No: 2008F-1





**NOTES:**

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property & Topographic Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the topographic content conforms to Topographic Accuracy Class T-2.
- Reference is made to the Deed of Record found in Vol. 12413, Pg. 83 of the Stamford Land Records (S.L.R.).
- Reference is made to the maps referenced hereon and to the following maps of record: 9032, 9485, 9492, 11611, 11643, 10183, 10325 and 13426 S.L.R.
- Reference is made to Map titled "Property Survey depicting Parcels 4, 8 & 7 (in Part), Map 10183 S.L.R., Stamford, CT, prepared for Tudor Investment Corporation" dated 10/1997 and prepared by this office, and to Map titled "ALTA/ACSM Land Title Survey depicting Lots 11 & 12 on Map 10325 S.L.R. prepared for Tudor Investment Corporation" dated 8/7/97 and prepared by this office.
- Reference is made to an unfiled map titled "Map Showing Water Main Easement To Be Conveyed To The Stamford Water Company By Soundview Farms, Stamford, Connecticut" Certified "Substantially Correct", Andrew G. Viggiano, L.S. 7918, Stamford, Connecticut, Oct. 25, 1976, Office of Moody & O'Brien, P.E.&L.S.
- Property appears on the Federal Emergency Management Agency - Flood Insurance Rate Map-Community/Panel No. 09001C0518G panel 518 of 626 dated July 8, 2013 and is depicted to be partially in Zone AE (Elev.12)
- Elevations depicted hereon are based on the North American Vertical Datum on 1988 (NAVD-88).
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- Reference is made to Zoning Board Certificate Vol. 13057, Pg. 167 S.L.R. Rezone 40 Signal Road and 0 Thread Needle Lane from RA-1 Zoning District to R-20 Zoning District.

No.	By	Date	Revision Note
1	RJB	12/21/2022	Converted to State Plane Coordinate System, added LIMWA & underground utilities, etc.

PROPERTY & TOPOGRAPHIC SURVEY  
DEPICTING  
#40 SIGNAL ROAD &  
#0 THREAD NEEDLE LANE  
(LOTS 11 & 12, MAP 10325 S.L.R.)  
STAMFORD, CT  
PREPARED FOR  
SOUND BEACH LANDING, LLC

Scale: 1" = 30'

Drawn By: RJB Checked By: JPP Date: 10/7/2021

To my knowledge and belief this map is substantially correct as noted hereon.

*George J. Pereira*  
JORGE J. PEREIRA CT. L.S. #70179  
12/21/2022  
DATE

This document and copies thereof are valid only if they bear the signature and enclosed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No: **PSTS**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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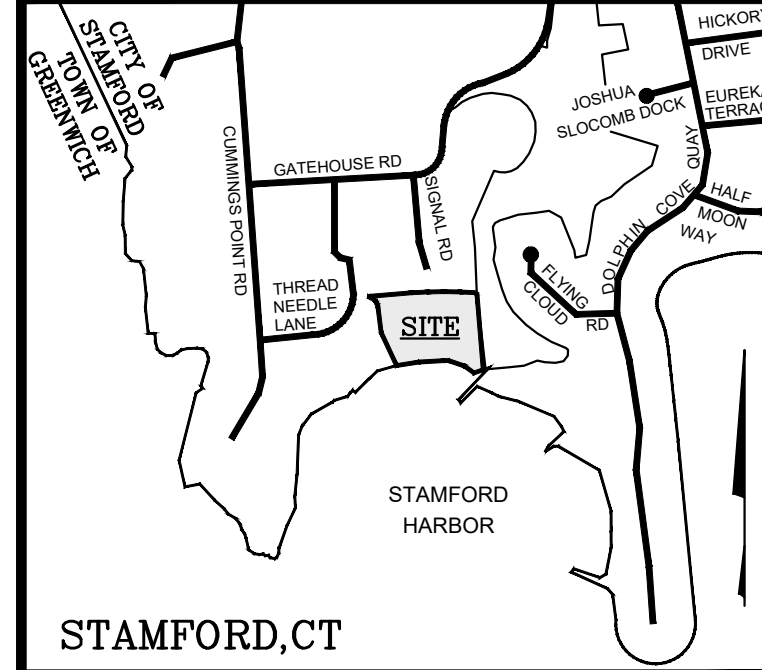
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**STANDARD CITY OF STAMFORD NOTES:**

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 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. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
9. Connection to a city-owned storm sewer shall require the Waiver Covering Storm 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).

**BLOCK: 25 ZONE: R-20**



**ORIENTATION**

**GENERAL NOTES:**

1. These drawings are intended only to depict the design of site grading, drainage, utilities, and sediment & erosion controls associated with the proposed subdivision application. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated December 21, 2022. Elevations depicted or labeled are based on NAVD-88.
3. Refer to drawings by Sound Engineering Associates for information regarding structural design and flood zone compliance.
4. Refer to plans prepared by Dodaro Architects, LLC for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Dodaro Architects, LLC received on December 8, 2022.
5. Property lies in a R-20 zone.
6. The property lies within the FEMA VE-16, Coastal AE-12, and AE-12 Flood Hazard Areas (NAVD-88). Flood zones as shown on the Flood Insurance Rate Map Community No. 090015 Panel 0518 Suffix G, effective date July 8, 2013. A small portion of the property (the northwest corner) lies in the FEMA Zone X area of minimal flood hazard.
7. All construction shall comply with the City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property is currently and shall remain served by public water and sewers.
12. Prior to any excavation the Contractor and/or Applicant, 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. Dig test (DTS) at utility crossings is to be performed to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
16. Building elevations are subject to change and shall be finalized prior to building permit.
17. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
18. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
19. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
20. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.
21. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set one foot above the BFE or waterproofed.



LIMIT OF MODERATE WAVE ACTION FIRM 09001C0518G, EFF. 7/8/2013 (LINE SHOWN BY FEMA SHAPE FILE)

FEMA FLOOD ZONE AE-12 PER FIRM 09001C0518G, EFF. 7/8/2013 (LINE SHOWN BY FEMA SHAPE FILE)

POTENTIAL OPEN SPACE AREA = 24,850 SF. OPEN SPACE AREA EXCEEDS 10%. DETAILS TO BE COORDINATED WITH EPB AND PLANNING BOARD. DEVELOPMENT / OWNER(S) SHALL RETAIN THE RIGHT TO MAINTAIN, REPAIR, AND/OR REPLACE THE EXISTING DOCK/PIER WITHIN THE OPEN SPACE.

\* Note: The required front yard setback for the proposed lots shall be reduced by 50% to 20' pursuant to Section 4.B.2, paragraph (4) of the Stamford Zoning Regulations effective January 24, 2023 as approved under Text Change Application 222-35.

No.	Date	Revision
2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE

**SITE DEVELOPMENT PLAN**  
**DEPICTING**  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
**PREPARED FOR**  
**SOUND BEACH LANDING, LLC**

SCALE: 0 20 40  
 1"=20'

DRAWN BY: SPC CHECKED BY: TM

**REDNISS & MEAD**  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
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TEODORO MOON, P.E. 2599  
 Jan 2023

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SHEET No: **SE-1**

Comm. No.: 2008

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- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
  - Earth slopes shall be no steeper than 2:1 (horz:vert).
  - No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).
  - General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
  - General fill may be silt, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
  - Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
  - Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
  - After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
  - Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
  - Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
  - Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
  - During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
  - Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Stamford requirements. A Retaining Wall Certification Sign-Off and Retaining Wall Field Inspection Record form shall be submitted prior to issuance of a Certificate of Occupancy. Refer to plans prepared by the structural engineer for information regarding the design any retaining walls.
- PAVEMENT AND PAVEMENT MARKINGS:**
- Permeable pavers shall be installed in accordance with the details on Sheet SE-5.
  - Permeable pavers shall be specified by the architect and/or approved site engineer prior to ordering.
  - Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
  - Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
  - Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
  - Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
  - A testing lab shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
  - A qualified independent testing agency shall perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
  - Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
  - Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
  - Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
  - The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
  - Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
  - Finished grade shall be within 1/4" of that noted on the drawings.
  - The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
  - Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
  - New sign material shall be retroreflective material in compliance with CT DOT Form 818 section 12.08 as revised.

LIMIT OF MODERATE WAVE ACTION  
 FIRM 09001C0518G,  
 EFF. 7/8/2013  
 (LINE SHOWN BY FEMA SHAPE FILE)

FEMA FLOOD ZONE  
 AE-12 PER FIRM  
 09001C0518G, EFF.  
 7/8/2013  
 (LINE SHOWN BY FEMA SHAPE FILE)

FEMA FLOOD ZONE VE-16 PER FIRM  
 09001C0518G, EFF. 7/8/2013  
 (LINE SHOWN BY FEMA SHAPE FILE)

DOLPHIN COVE LAGOON  
 (MAP 9001 S.L.R.)

"EASEMENT"  
 (BK.1200 PG.620)  
 (MAP 9032 S.L.R.)

MEAN LOW WATER  
 ELEV=-3.7'  
 8/3/2021

MEAN HIGH WATER  
 ELEV=3.4'  
 8/3/2021

2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE
No.	Date	Revision

**SITE GRADING PLAN**  
**DIPICING**  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
**PREPARED FOR**  
**SOUND BEACH LANDING, LLC**

SCALE: 0 20 40  
 1"=20'

DRAWN BY: SPC CHECKED BY: TM

**REDNISS & MEAD**

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Comm. No.: 2008

**SE-2**

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**STORM AND SANITARY SEWER SYSTEMS:**

- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
- All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
- All Ductile Iron Pipe (D.I.P.) shall be AWWA C150, C151, with cement mortar lining complying with AWWA C104; class 51 with push on gasketed joints and furnished in minimum normal 18 foot length.
- The ductile iron pipe shall be double cement lined inside and then asphalt seal coated on the outside and inside approximately 1 mil. thick. The cement lining shall conform to ANSI A21.4.
- All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent welded joints.
- Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
- All existing manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
- Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
- When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
- Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
- Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
- All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
- The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
- Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibells" Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI-B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be straight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
- At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

**UTILITIES:**

- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Essentials may be required in favor of the various utility companies.
- Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
- It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
- All proposed utility facilities shall be raised or lowered to be flush with finished grade.
- Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
- Utility connections at building face shall be coordinated with the building contractors.
- The contractor must supply and install drag lines with all conduits.
- In general, each utility shall have a minimum clearance of three feet to any other underground utility.
- Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
- All utilities shall be installed per FEMA regulations for flood protection, in conformance to the requirements of the governing utility companies, and shall be compliant with the City of Stamford Zoning Regulations Flood Prone Area Regulations Section 15.B. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set at least one foot above the Base Flood Elevation (BFE) or waterproofed.
- Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.
- Electric  
Telephone & Control  
Natural Gas  
Water Systems  
Fire Protection Systems  
Mains  
System  
& S Communication Conduit
- Red  
Orange  
Yellow  
Blue  
Blue  
Green  
Orange
- Caution Electric Line Buried Below  
Caution Telephone Line Buried Below  
Caution Gas Line Buried Below  
Caution Water Line Buried Below  
Caution Fire Line Buried Below Sprinkler  
Caution Sprinkler Line Buried Below Sewer  
Caution Sewer Line Buried Below  
Conc. N/A
- Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.



FEMA FLOOD ZONE VE-16 PER FIRM 09001C0518G, EFF. 7/8/2013 (LINE SHOWN BY FEMA SHAPE FILE)

DOLPHIN COVE LAGOON (MAP 9001 S.L.R.)

MEAN LOW WATER ELEV=-3.7' 8/3/2021

MEAN HIGH WATER ELEV=3.4' 8/3/2021

2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE
No.	Date	Revision

**SITE UTILITY PLAN**  
**DEPICTING**  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
**PREPARED FOR**  
**SOUND BEACH LANDING, LLC**

SCALE: 0 20 40  
1"=20'

DRAWN BY: SPC CHECKED BY: TM

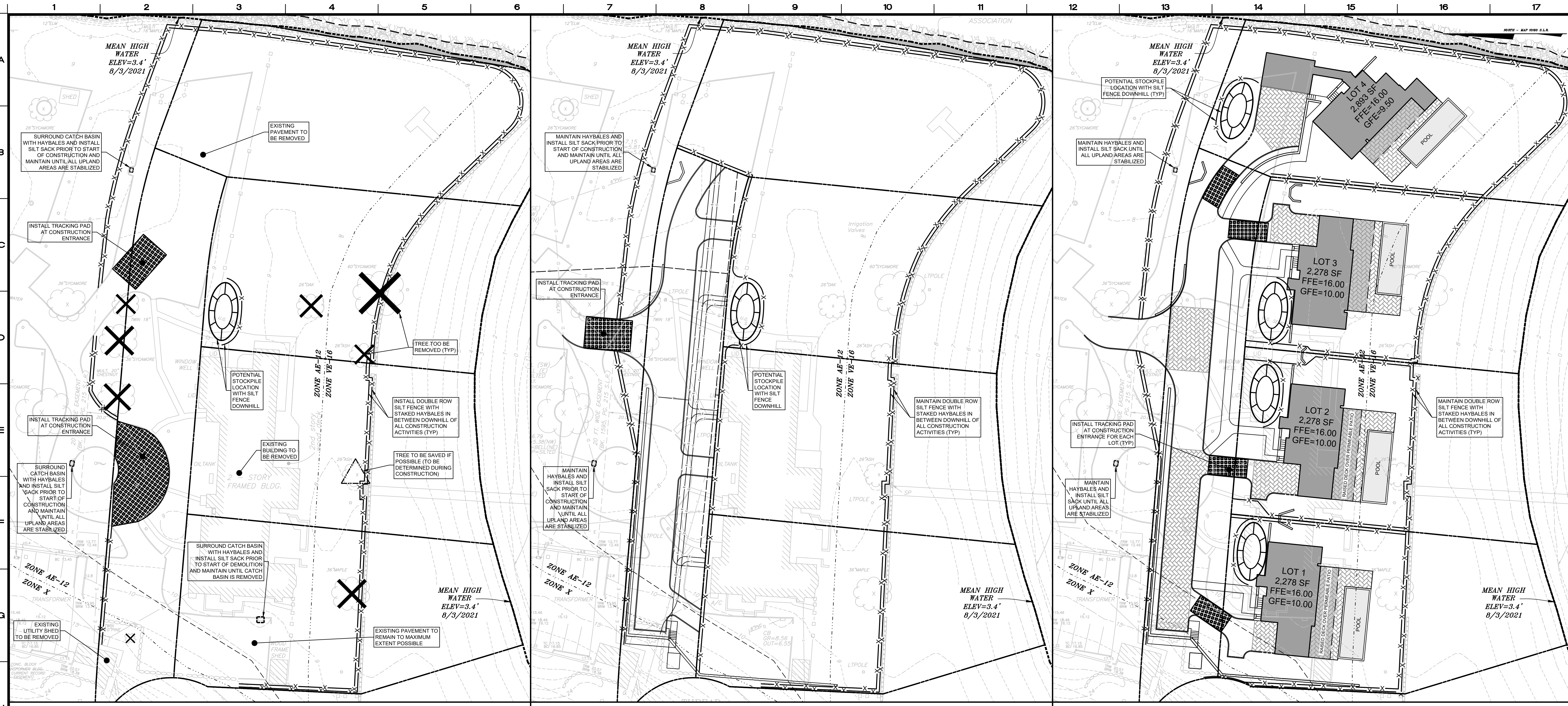
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**SE-3**

1/27/2023 1:04 PM G:\CIBFILES\2000\2000\2008\DWG\2008\_Measr\_3\_Southbeach (Reduced) Front Yard.dwg



**SITE DEMOLITION**

**CONSTRUCTION OF COMMON DRIVE AND UTILITIES IN R.O.W.**

**CONSTRUCTION OF INDIVIDUAL LOTS**

**SEDIMENT AND EROSION CONTROL NARRATIVE:**

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

- Trapping particles at source by promptly stabilizing disturbed areas;
- Avoid concentration of water;
- Avoid contamination of existing storm drains;
- Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

**SEDIMENT AND EROSION CONTROL NOTES:**

- This sheet, sheet SE-4, is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings. Final S&E controls and construction phasing shall be determined prior to building permit.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and EPB that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced areas, except during construction of the proposed facilities shown beyond the fences.
- Where existing trees are to be saved, trees shall be protected with trunk armor where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Traffic and materials storage over the tree roots shall be avoided.
- Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

- Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.
- Land disturbance shall be kept to a minimum. All disturbed area 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.	(1 lb/1000 sq ft)	
Permanent Lawns:			
Kentucky Bluegrass	20 lbs/ac.		
Creeping Red Fescue	20 lbs/ac.		
Perennial Ryegrass	5 lbs/ac.		
	45 lbs/ac.	(1 lb/1000 sq ft)	

Optimum Seeding Dates:  
 April 15 through June 15  
 August 15 through October 1

- Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these shrubs are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
- Disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
- Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.
- If excavation/dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
- Dewatering pumping, if any, must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Each dewatering pump shall discharge into the existing or proposed storm drainage system in a manner that will not cause erosion, sedimentation, nuisance or safety hazards. Each dewatering pump intake shall be placed in a clean, perforated 55 gallon drum, surrounded by at least 18 inches of 3/4" crushed stone. The entire surface of the drum (sides, top and bottom) shall be protected from silt water entering the drum. If necessary, the pump discharge shall pass through a settlement basin of adequate size to further clarify the pump discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a sealed trash dumpster. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and settlement basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
- Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
- Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
- Under no circumstances shall sediment or silt water be allowed to enter porous driveways or permeable patios.
- Install permanent rip rap with the construction of headwalls. Immediately install haybales until the site is thoroughly stabilized.
- Paved and curbing should be placed as soon as possible after drainage is installed.
- Load trucks shall be covered as required to keep down dust.
- Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
- Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.
- Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

**CONSTRUCTION PHASING:**

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. A construction sequencing and logistics plan shall be prepared by the Contractor and finalized prior to a Building Permit Request.

**PHASE I: PREPARATION**

- AT LEAST ONE MONTH PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (S&E PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S&E PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
- ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
- INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS AND PROVIDE TEMPORARY UTILITY SERVICES.
- INSTALL SILT FENCE, CONSTRUCTION FENCE, AND STAKED HAY BALES AS SHOWN ON THE PLAN.
- GRUB AREAS TO BE CLEARED. CONTRACTOR SHALL LIMIT THE AREAS TO BE GRUBBED AND PAVEMENT REMOVAL TO THE LIMIT OF WORK AREA.

**PHASE II: DEMOLITION / CONSTRUCTION PREPARATION / UTILITIES**

- GENERAL EARTHWORK. REMOVE EXISTING BUILDING.
- REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.
- BUILD WALLS ASSOCIATED WITH COMMON DRIVEWAY AND INSTALL UTILITIES TO EACH PROPERTY.
- ROUGH GRADE COMMON DRIVEWAY. TEMPORARILY STABILIZE COMMON DRIVEWAY WITH A 4" LAYER OF CRUSHED STONE ON TEMPORARY ASPHALT.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THIS PHASE.
- INSTALL TRANSFORMER EQUIPMENT PAD.

**PHASE III: BUILDING CONSTRUCTION**

- ROUGH GRADE DRIVEWAY.
- EXCAVATE AND INSTALL BUILDING FOUNDATION, POOL FOUNDATION, AND RETAINING WALLS.
- INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY. COORDINATE DEWATERING WITH SITE GEOTECHNICAL ENGINEER AND/OR CIVIL ENGINEER.
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE SYSTEM STRUCTURES AND CONTINUE TO PROVIDE STABILIZATION AS REQUIRED.
- BACKFILL FOUNDATION, ROUGH GRADE, AND CONSTRUCT BUILDINGS.
- INSTALL UTILITIES BETWEEN R.O.W. AND BUILDINGS.

**PHASE IV: LANDSCAPING, PATIO, AND DRIVEWAY INSTALLATION**

- INSTALL R.O.W. ASPHALT, POROUS DRIVEWAYS, AND PERMEABLE PATIOS AROUND POOLS.
- FINAL GRADING.
- INSTALL LANDSCAPING, SEED & MULCH DISTURBED AREAS.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THIS PHASE.

**PHASE V: CLEAN UP AFTER ALL AREAS ARE STABILIZED**

- CLEAN AFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
- REMOVE ACCUMULATED SILT AND DEBRIS FROM AREA DRAIN SUMP & PIPES.
- REMOVE ACCUMULATED SEDIMENT FROM AFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROLS ONLY ONCE SITE IS STABILIZED.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.

2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE
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**SEDIMENT & EROSION CONTROL PLAN**  
 DEPICTING  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
 PREPARED FOR  
**SOUND BEACH LANDING, LLC**

SCALE: 0 30 60  
 1"=30'

DRAWN BY: SPC CHECKED BY: TM

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DATE: **Jan 27, 2023**

SHEET No: **SE-4**

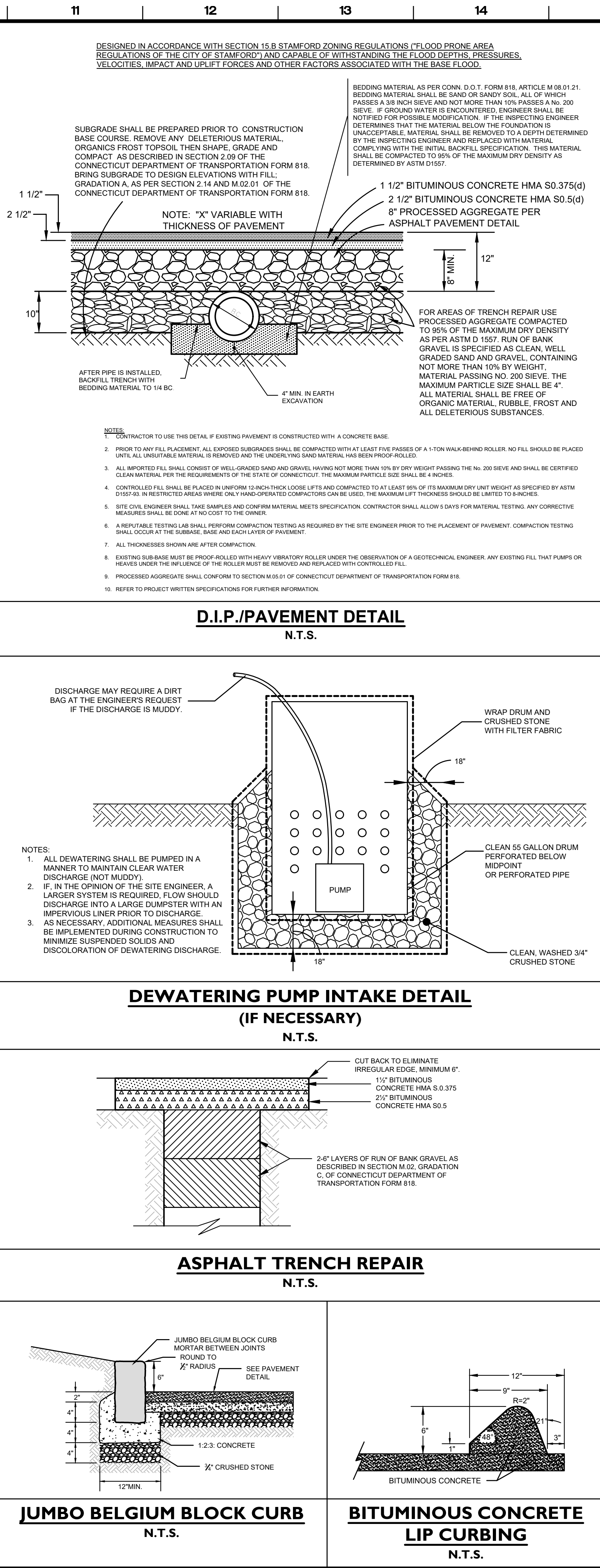
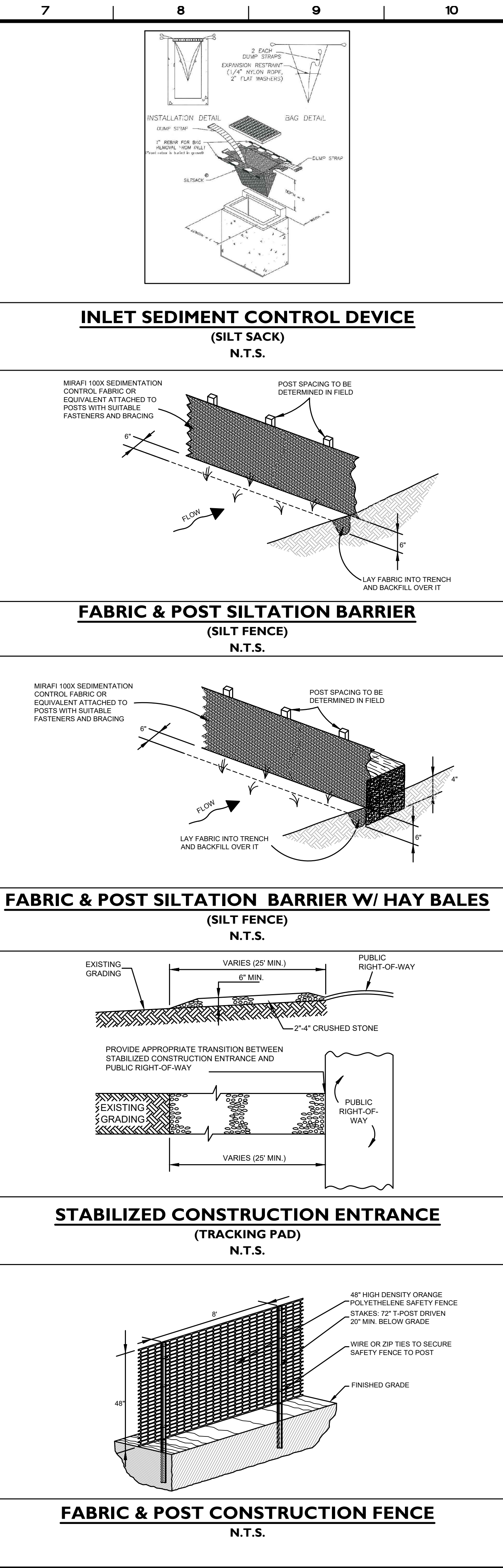
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1/27/2023 1:08 PM G:\CIBFILES\2008\0000\0008\DWG\2008 Measr 3 Screenshot (Reduced) Front Yard.dwg

A	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: N/A	Roots at: 8"
	Test Pit #: 1 Inspector: BDH Ledge at: 36" (south side of TP) to 68" (north side of TP) Water at: N/A	Depth: 68" 0'-12" 12"-29" 29"-68"	Soil Description Topsoil Coarse sand Beach sand		
B	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: N/A	Roots at: N/A
	Test Pit #: 2 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 56" 0'-10" 10'-30" 30'-56"	Soil Description Topsoil Brown silty loam Dark sand & gravel		
C	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: N/A	Roots at: 6"
	Test Pit #: 3 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 56" 0'-10" 10'-56"	Soil Description Mulch/topsoil Fill		
D	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: N/A	Roots at: N/A
	Test Pit #: 4 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 48" 0'-4" 4'-19" 19'-48"	Soil Description Mulch Topsoil Fill		
E	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 36"	Roots at: 30"
	Test Pit #: 5 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 66" 0'-11" 11'-20" 20'-36" 36'-66"	Soil Description Topsoil Fill Beach sand Orange brown sand & gravel		
F	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 48"	Roots at: 8"
	Test Pit #: 6 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 64" 0'-6" 6'-27" 27'-48" 48'-60" 60'-64"	Soil Description Mulch/organics Sandy fill Beach sand Dark gray wet silt Mottled orange sand & gravel		
G	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 46"	Roots at: 24"
	Test Pit #: 7 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 78" 0'-11" 11'-20" 20'-42" 42'-55" 55'-78"	Soil Description Topsoil Sandy fill Tan sand (old septic system) Mottled silty loam Dark gray wet silt		
H	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 36"	Roots at: N/A
	Test Pit #: 8 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 75" 0'-2" 2'-10" 10'-48" 48'-75"	Soil Description Asphalt Processed aggregate Fine beach sand with bands of orange sand (mottling) at 36" Dark gray wet silt		
J	Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 48"	Roots at: N/A
	Test Pit #: 9 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 74" 0'-16" 16'-48" 48'-74"	Soil Description Topsoil Light tan sand Mottled tan/brown sand		

Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: N/A	Roots at: 10"	
Test Pit #: 10 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 65" 0'-18" 18'-25" 25'-40" 40'-65"	Soil Description Topsoil Light tan sand Coarse sand Beach sand			
Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 28"	Roots at: 24"	
Test Pit #: 11 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 60" 0'-14" 14'-28" 28'-60"	Soil Description Topsoil Sandy fill Light tan sand			
Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 46"	Roots at: 46"	
Test Pit #: 12 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 60" 0'-15" 15'-46" 46'-60"	Soil Description Topsoil Beach sand Mottled sand			
Subsurface Soil Investigation Soil Profile	Date: 10/20/2022	Sanitarian:	Mottling at: 42"	Roots at: 8"	
Test Pit #: 13 Inspector: BDH Ledge at: N/A Water at: N/A	Depth: 60" 0'-12" 12'-26" 26'-38" 38'-60"	Soil Description Topsoil Sandy fill Sand & gravel (possible fill) Beach sand			



**GENERAL NOTES:**

- PERMEABLE PAVERS TO BE SELECTED BY THE OWNER AND/OR ARCHITECT AND/OR APPROVED BY SITE ENGINEER PRIOR TO ORDERING.
- RECOMMENDED PERMEABLE PAVERS SHALL BE "ECO-PRIOR" BY UNLOCK OR EQUIVALENT. COLOR AND PATTERN SHALL BE FINALIZED PRIOR TO CONSTRUCTION AND SHALL BE DETERMINED BY THE OWNER.
- BEDDING COURSE FOR PERMEABLE PAVERS SHALL CONSIST OF A 2" THICK LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 8 OF SECTION M.01 OF CTDOT FORM 818.
- GEOTEXTILE TO BE "MIRAFIX HP 350" OR APPROVED EQUIVALENT. PLACE GEOTEXTILE ON THE BOTTOM AND SIDES OF THE BEDDING COURSE. ELIMINATE WRINKLES IN THE GEOTEXTILE AND ENSURE NOT TO DAMAGE IT DURING CONSTRUCTION.
- THE ASTM NO. 57 BASE LAYER IS SPREAD AND COMPACTED AS ONE 4" LIFT. THE STONE MATERIAL SHOULD BE MOST DURING CONSTRUCTION FOR BETTER CONSOLIDATION. LIKE THE SUBBASE AGGREGATE, THE INITIAL PASSES WITH THE ROLLER CAN BE WITH VIBRATION. THE FINAL PASSES WITH THE ROLLER SHOULD BE WITHOUT THE VIBRATION. A 13,500 LBF PLATE COMPACTOR ALSO CAN BE USED TO COMPACT THE ASTM NO. 57 BASE LAYER.
- CRUSHED STONE RESERVOIR SHALL CONSIST OF A LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01.
- ALL AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF SECTION M.02 OF CTDOT FORM 818 AND SHALL CONSIST OF SOUND, TIGHT, DURABLE, BROKEN STONE THAT IS REASONABLY FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
- AFTER SCREENING THE BEDDING MATERIAL, THE PAVERS ARE PLACED ON THIS LAYER. PAVEMENT INSTALLATION CAN BE BY HAND OR WITH MECHANICAL EQUIPMENT.
- THE PAVEMENT JOINTS ARE FILLED WITH ASTM NO. 8 STONE, DEPENDING ON THE PICK AREA, SPREADING AND SWEEPING CAN BE DONE WITH SHOVELS AND BROOMS, OR LARGER AREAS WITH BOBCATS AND SWEEPERS INTO THE PAVEMENT JOINTS WITH POWERED BROOMS OR SWEEPERS. ONCE THE JOINTS ARE FULL (WITHIN 1/4 IN. OF THE PAVEMENT SURFACE), THE SURFACE MUST BE SWEEPED CLEAN PRIOR TO COMPACTING AS LOOSE STONES ON THE SURFACE CAN MAR THE PAVERS, WHEN IN CONTACT WITH A PLATE COMPACTOR.
- AFTER THE PICK SURFACE IS SWEEPED CLEAN, IT IS COMPACTED WITH A PLATE COMPACTOR. A MINIMUM OF TWO PASSES SHOULD BE MADE WITH THE SECOND PASS IN A PERPENDICULAR DIRECTION FROM THE FIRST PASS. THE PATH OF THE PLATE COMPACTOR SHOULD OVERLAP SEVERAL INCHES FOR PAVING UNITS 3'-18 IN. TO 4 IN. THICK. THE PLATE COMPACTOR SHOULD EXERT A MINIMUM 5,000 LBF AT 70 TO 90 HZ.
- COMPACTOR CAN CAUSE SOME SETTLEMENT OF THE STONES INSIDE THE JOINTS. IF THE STONES ARE MORE THAN 1/4 IN. FROM THE PAVEMENT SURFACE, THEY SHOULD BE TAPPED UP TO THIS LEVEL WITH ADDITIONAL STONES. THROUGH COMPACTING OF THE BASE, PAVERS AND BEDDING LAYERS, HOWEVER, IT IS ADVISABLE FOR THE CONTRACTOR TO RETURN TO THE SITE AFTER SIX MONTHS, INSPECT THE JOINTS AND TOP THEM UP WITH AGGREGATE IF THEY HAVE SETTLED TO MORE THAN 1/4 IN. BELOW THE PAVEMENT SURFACE.
- THE ABOVE CONSTRUCTION NOTES ARE FROM THE PERMEABLE INTERLOCKING CONCRETE PAVEMENTS MANUAL BY DAVID R. SMITH - FOURTH EDITION. ADDITIONAL INFORMATION FOR THE DESIGN, SPECIFICATIONS, CONSTRUCTION, AND MAINTENANCE OF PICK ARE IN THE MANUAL.

**MAINTENANCE NOTES:**

- CLEAN AND VACUUM (REGENERATIVE AIR VACUUM) THE PERMEABLE INTERLOCKING CONCRETE PAVERS UPON THE COMPLETION OF CONSTRUCTION.
- CHECK FOR STANDING WATER ON THE SURFACE OF THE PAVEMENT AFTER A PRECIPITATION EVENT. IF STANDING WATER REMAINS WITHIN 30 MINUTES AFTER RAINFALL HAS ENDED, CLEANING OF PERMEABLE PAVERS IS RECOMMENDED.
- MANUFACTURERS SPECIFICATIONS SHOULD BE USED REGULARLY TO REMOVE SEDIMENT AND ORGANIC DEBRIS ON THE PAVEMENT SURFACE. THE SWEEPER MAY BE LIFE WITH WATER JETS.
- PAVEMENT VACUUMING SHOULD OCCUR DURING SPRING CLEANUP FOLLOWING THE LAST SNOW EVENT TO REMOVE ACCUMULATED DEBRIS. AT A MINIMUM.
- PAVEMENT VACUUMING SHOULD OCCUR DURING FALL CLEANUP TO REMOVE DEAD LEAVES, AT A MINIMUM.
- POWER WASHING CAN BE AN EFFECTIVE TOOL FOR CLEANING CLOGGED AREAS. SEE MANUFACTURERS SPECIFICATIONS FOR FURTHER INFORMATION.
- CHECK FOR DEBRIS ACCUMULATING ON PAVEMENT, ESPECIALLY DEBRIS BUILDUP IN WINTER FOR LOOSE DEBRIS. A POWERLEAF BLOWER OR GUTTER BROOM CAN BE USED TO REMOVE LEAVES AND TRASH.
- IN THE EVENT THAT THE POROUS SURFACE BECOMES CLOGGED AN ENGINEER MUST BE RETAINED TO DETERMINE HOW TO RESTORE THE POROUS SURFACE TO ITS ORIGINAL CONDITION.
- ANY ADDITIONAL MAINTENANCE REQUIRED PER THE MANUFACTURERS SPECIFICATIONS SHALL ALSO BE COMPLETED.

2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE

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**SOIL DATA & DETAILS**  
**DIGNICTING**  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
**PREPARED FOR**  
**SOUND BEACH LANDING, LLC**

SCALE: **N.T.S.**

DRAWN BY: SPC CHECKED BY: TM

**REDNISS & MEAD**  
REGISTERED PROFESSIONAL ENGINEER  
No. 2563  
January 27, 2023  
DATE

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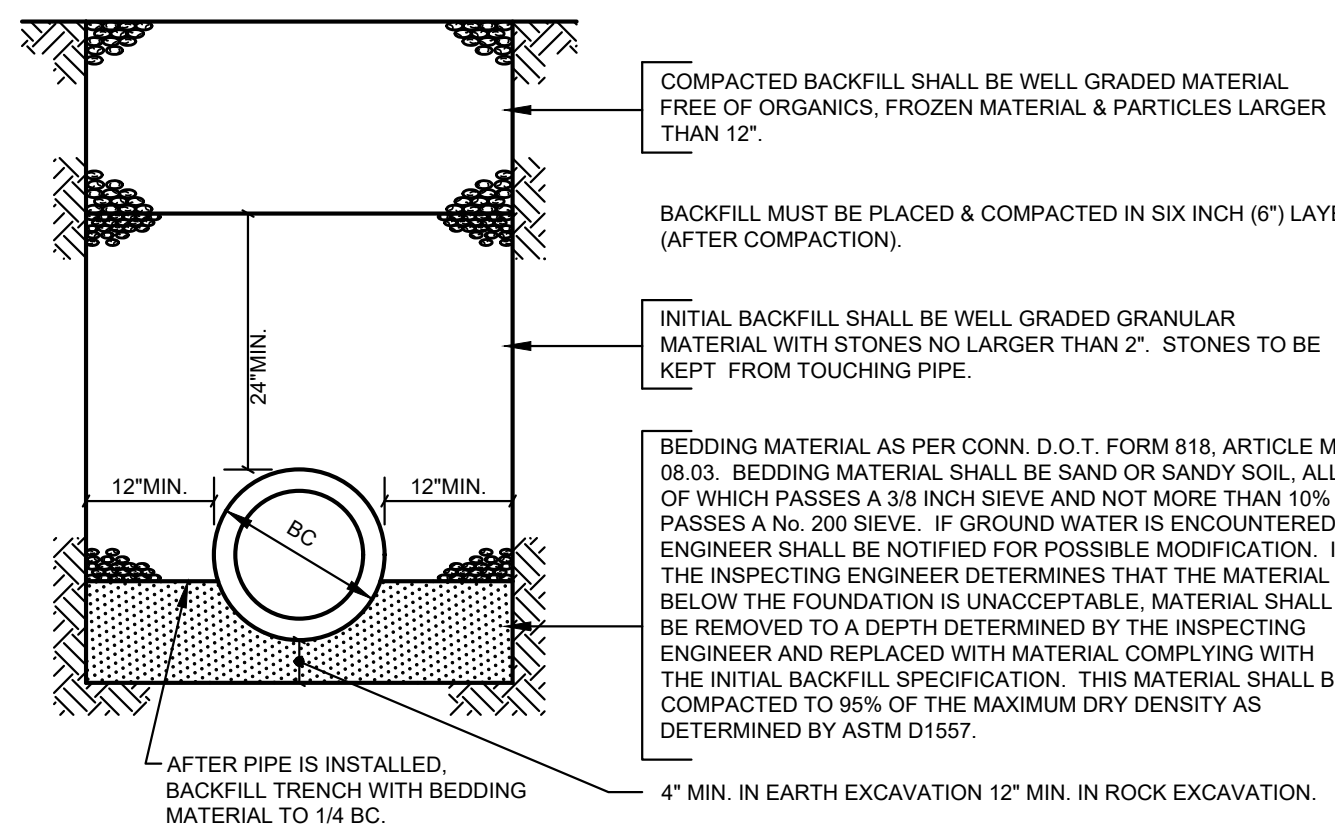
SHEET No: **SE-5**

Comm. No.: 2008

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM WITH MAXIMUM PARTICLE SIZE OF 1-1/2" FOR 3' LINEAR FEET OF TRENCH. WATER STOP TO BE KEPT INTO TRENCH BOTTOM AND GENERAL A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

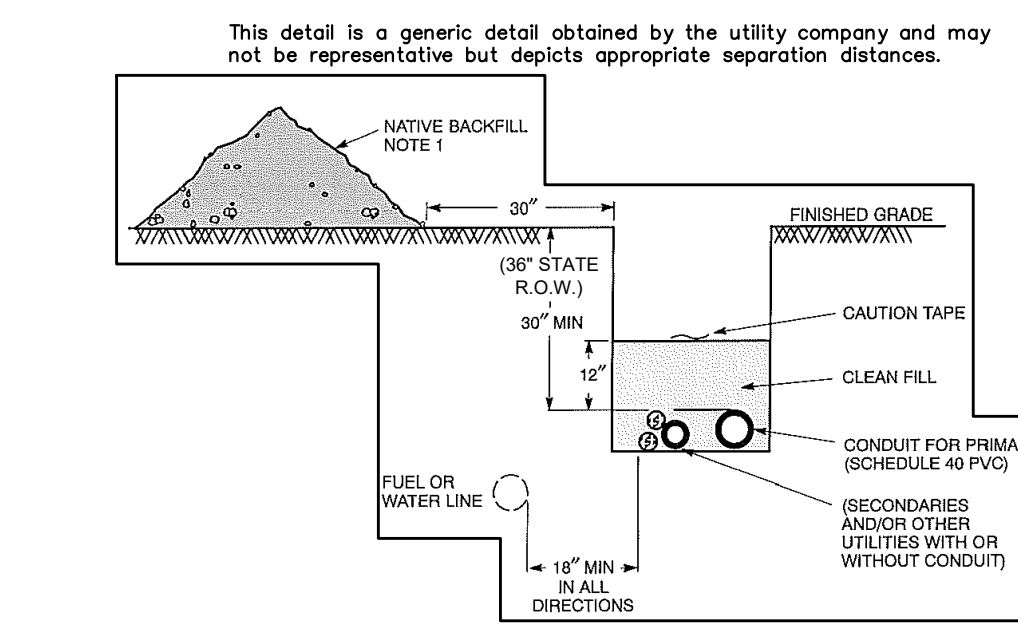
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.

DESIGNED IN ACCORDANCE WITH SECTION 15.B STAMFORD ZONING REGULATIONS ("FLOOD PRONE AREA REGULATIONS OF THE CITY OF STAMFORD") AND CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

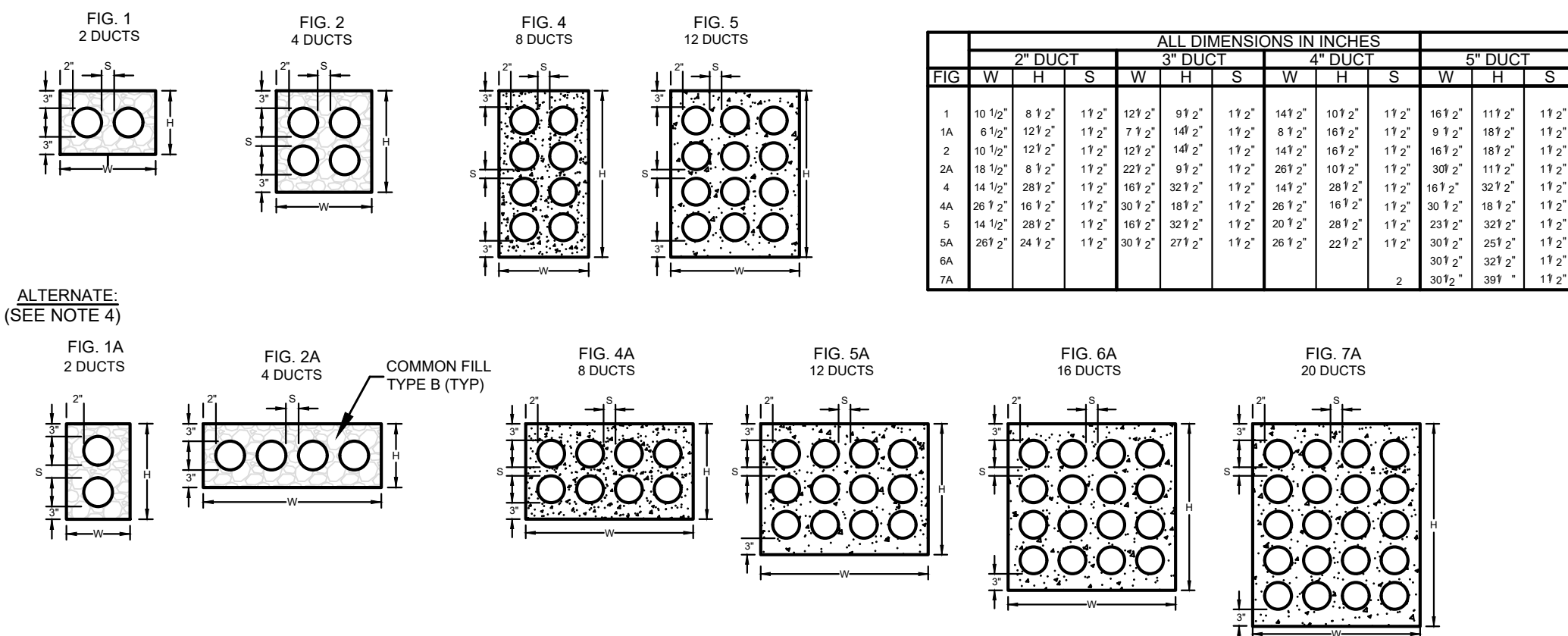


**PVC PIPE TRENCH BEDDING DETAIL**  
(48" DIA. & UNDER)  
N.T.S.

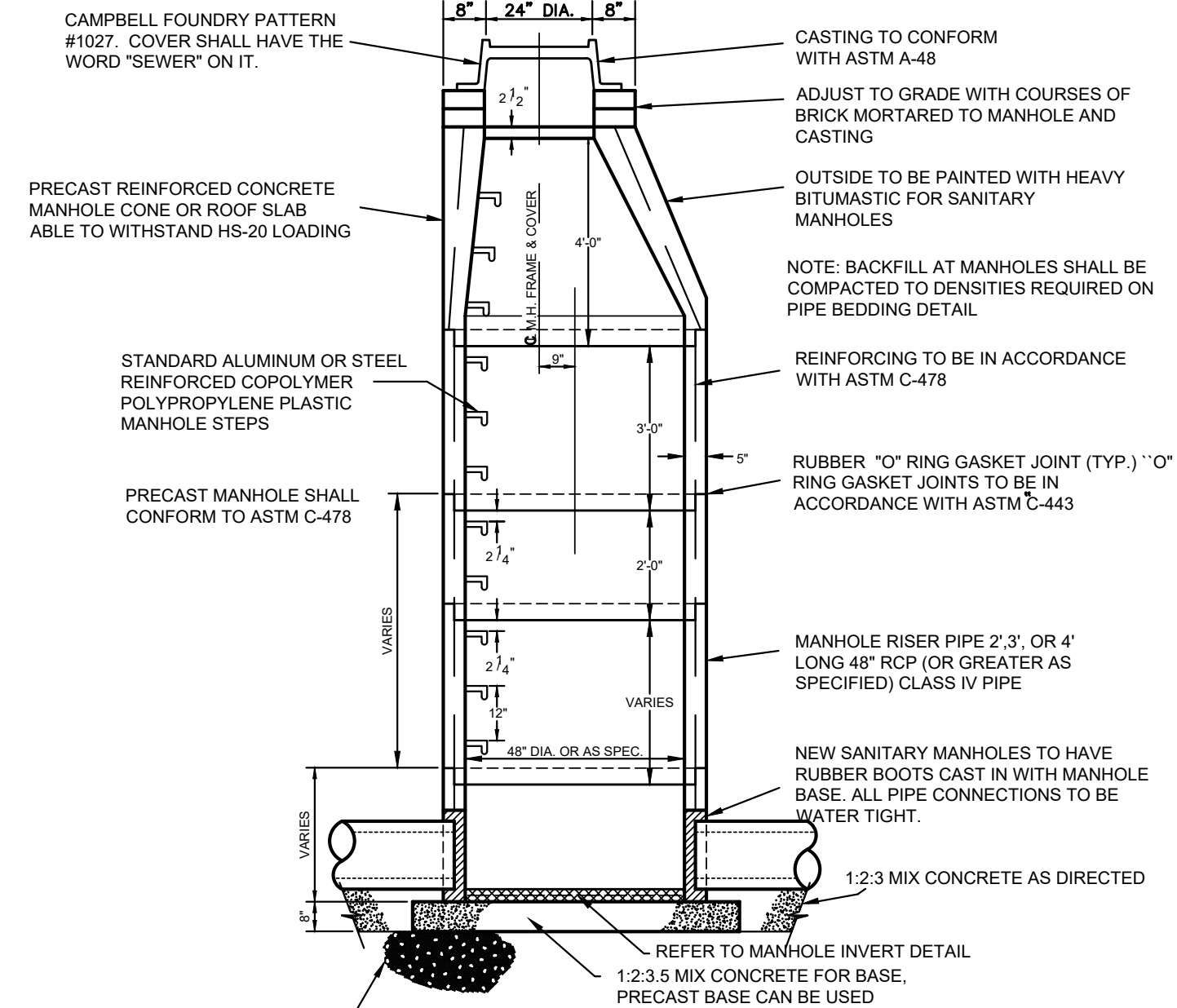
DESIGNED IN ACCORDANCE WITH SECTION 15.B STAMFORD ZONING REGULATIONS ("FLOOD PRONE AREA REGULATIONS OF THE CITY OF STAMFORD") AND CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.



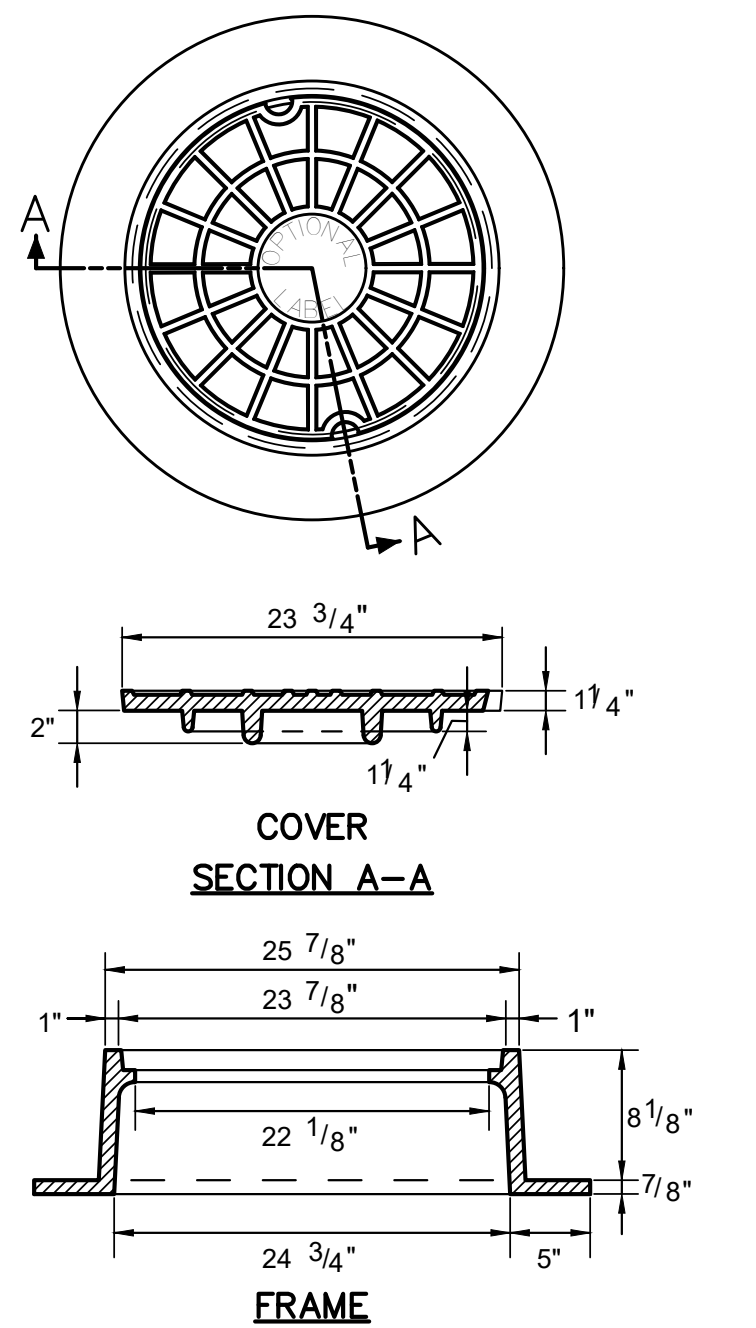
CONDUIT BANK CONSTRUCTION N.T.S.



**CONDUIT BANK CONSTRUCTION**  
N.T.S.

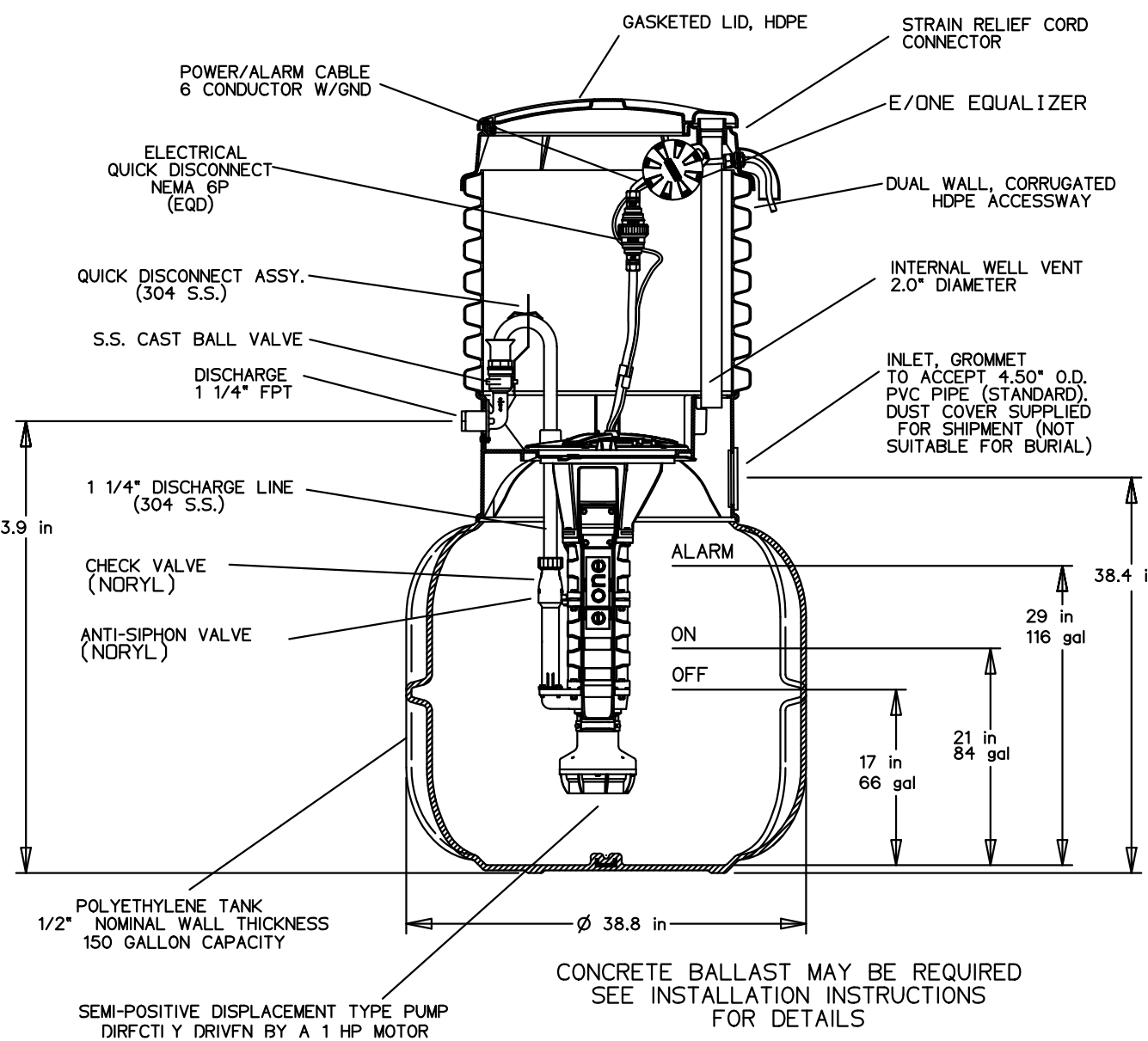


**SANITARY MANHOLE DETAIL**  
N.T.S.



**MANHOLE FRAME & COVER**  
N.T.S.

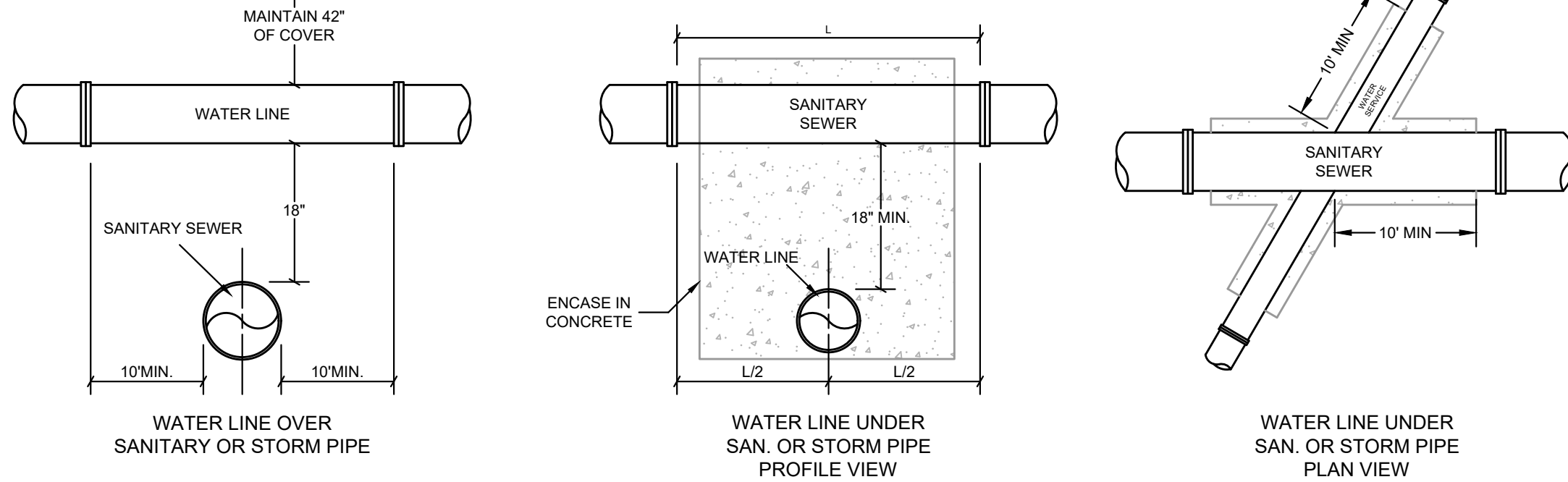
APPROXIMATE WEIGHTS	
	IRON
COVER	144.53 LBS.
FRAME	300.90 LBS.
TOTAL	445.43 LBS.



**E/ONE DHI51/DR151 GRINDER PUMP DETAIL**  
(IF NECESSARY)  
N.T.S.

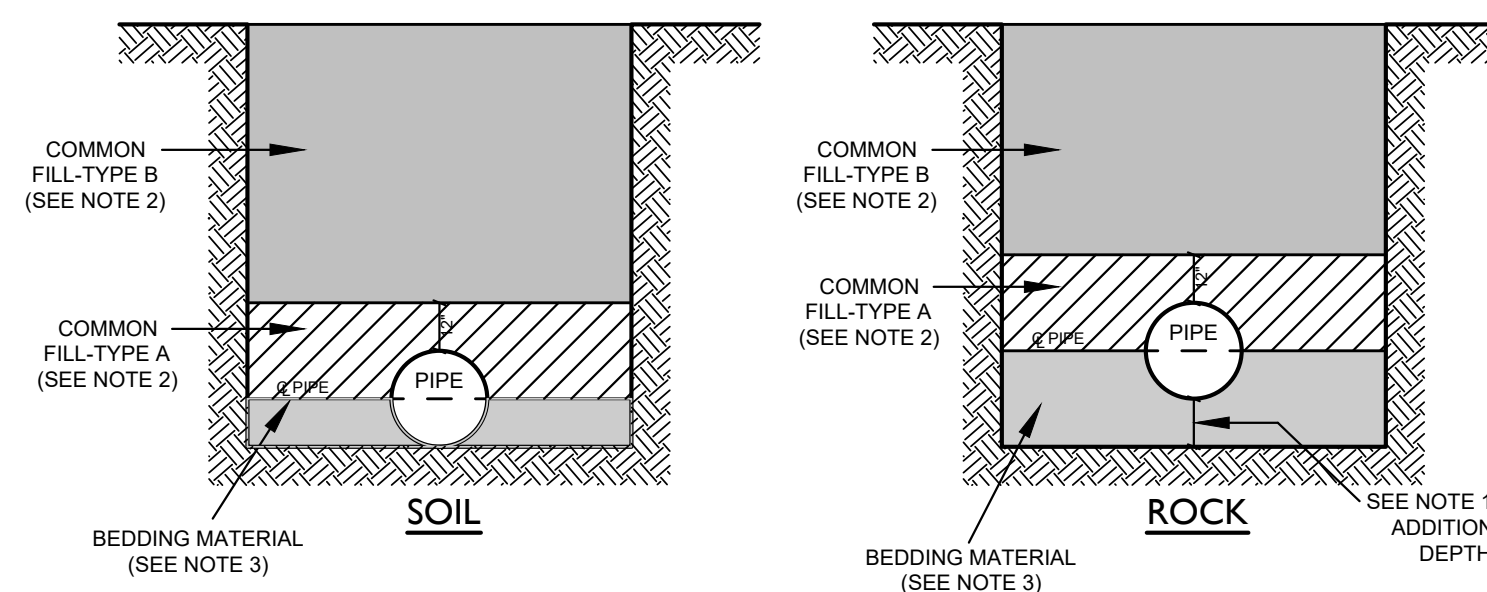
NOTE: WHERE THE WATER LINE PASSES ABOVE THE SANITARY SEWER, THE JOINTS OF THE SANITARY SEWER SHALL BE A MINIMUM OF TEN FEET HORIZONTALLY FROM THE POINT OF CROSSING. MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN THE PIPES.

NOTE: WHERE THE WATER LINE PASSES BENEATH THE SANITARY SEWER, THE JOINTS OF THE PIPES SHALL BE A MINIMUM OF TEN FEET FROM THE POINT OF CROSSING. BOTH PIPES SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF TEN FEET PAST THE POINT OF CROSSING IN BOTH DIRECTIONS. MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN THE PIPES.



REQUIREMENTS AS STATED IN THE TWO NOTES ABOVE APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER & WATER LINES IS LESS THAN TEN FEET AND VERTICAL SEPARATION IS LESS THAN 18".

**CROSSINGS OF WATER SERVICE AND SAN. & STORM PIPES**  
N.T.S.



DESIGNED IN ACCORDANCE WITH SECTION 15.B STAMFORD ZONING REGULATIONS ("FLOOD PRONE AREA REGULATIONS OF THE CITY OF STAMFORD") AND CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

**TRENCH BACKFILL MATERIALS**  
N.T.S.

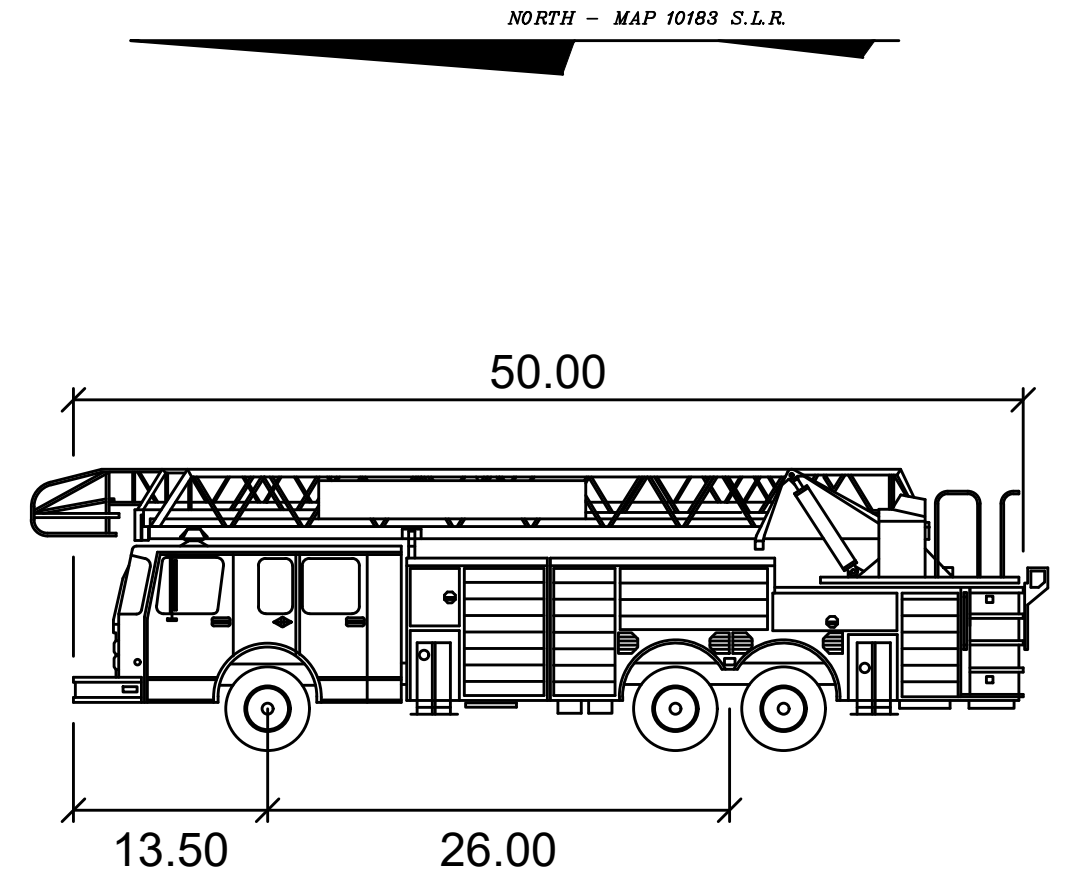
NOTES:  
1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 18" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.  
2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL.  
3. COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1" COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4" COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:  
a. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.  
b. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.  
4. IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.  
5. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1/4". THE MATERIAL SHALL CONFORM TO ASTM D1557 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES, USING THE UNIFIED SOIL CLASSIFICATION SYSTEM, EXCEPT WHERE A HIGHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE SITE OF THE WORK.  
6. THE MATERIAL SHALL MEET A CLASS II DESIGNATION. SOIL TYPES GW, GP, GV AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOIDES, FINE GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.  
7. BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL IS OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.  
8. REFER TO SECTION 2210 OF THE CONNECTICUT-AMERICAN WATER COMPANY SPECIFICATIONS.

No.	Date	Revision
2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE

**DETAILS**  
DEPICTING  
**40 SIGNAL ROAD**  
STAMFORD, CT  
PREPARED FOR  
**SOUND BEACH LANDING, LLC**

SCALE: N.T.S.  
DRAWN BY: SPC CHECKED BY: TM  
**REDNISS & MEAD**  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING  
22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com  
SHEET No: **SE-6**  
Comm. No.: 2008





**Stamford Ladder**

feet

Width : 9.50

Track : 9.00

Lock to Lock Time : 6.0

Steering Angle : 40.0

2	01/27/2023	REVISED PER TEXT CHANGE APPROVAL
1	12/21/2022	ORIGINAL ISSUE DATE
No.	Date	Revision

**FIRE TRUCK ACCESS EXHIBIT**  
**DEPICTING**  
**40 SIGNAL ROAD**  
**STAMFORD, CT**  
**PREPARED FOR**  
**SOUND BEACH LANDING, LLC**

SCALE: 0 20 40  
1"=20'

DRAWN BY: SPC CHECKED BY: TM

**REDNISS & MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissandmead.com

1/27/2023 1:04 PM: C:\BFILES\2020\2000\2008\DWG\2008 Master 3 Stothman (Reduced Front Yard).dwg

SE-7

Comm. No.: 2008