

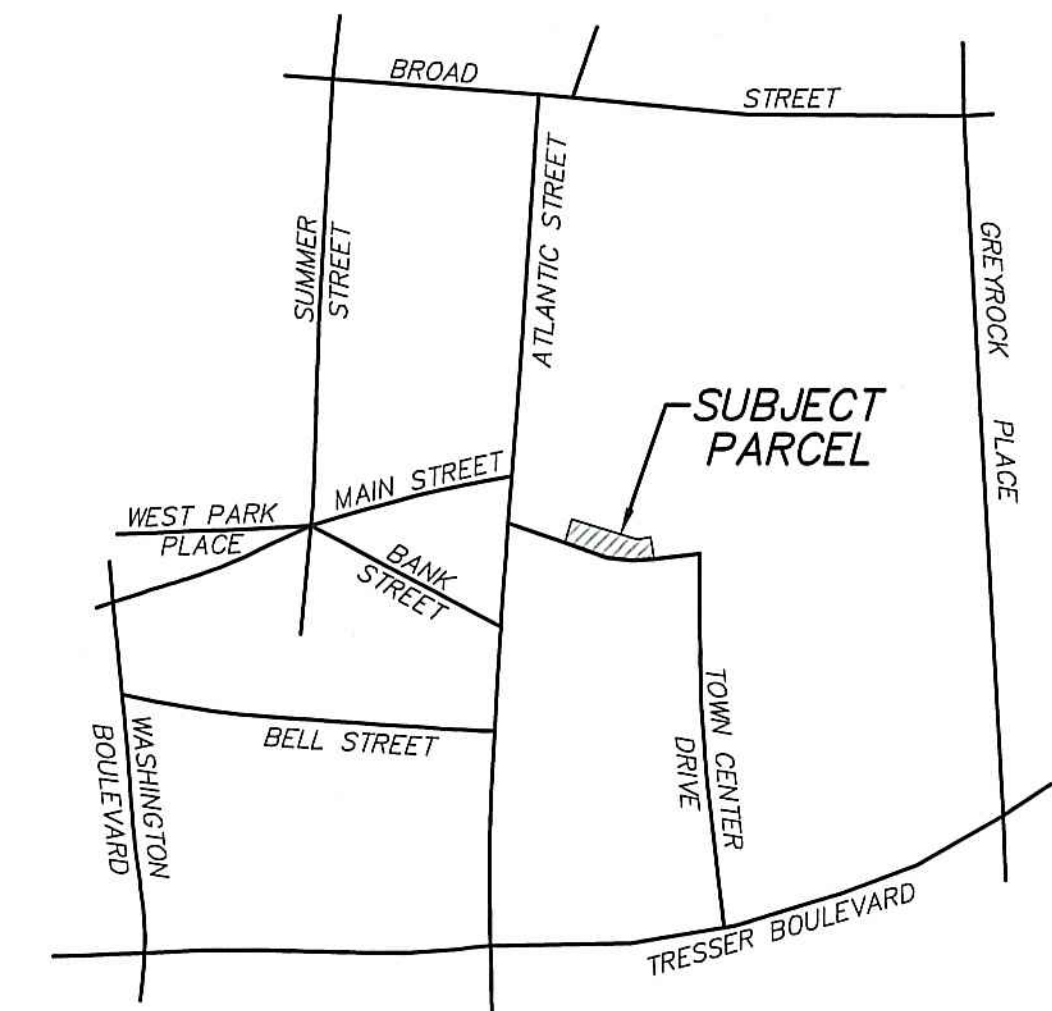
" THE OLD TOWNE HOTEL "

LOCATION

160 ATLANTIC STREET STAMFORD, CONNECTICUT

PREPARED FOR

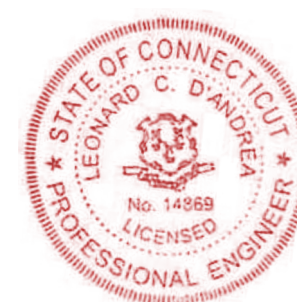
OLD TOWN SQUARE, LLC



LOCATION MAP - 1"=400'±

SHEET INDEX

<u>SHEET</u>	<u>TITLE</u>	<u>REVISION</u>	<u>DATE</u>
1 OF 5	EXISTING CONDITIONS "TOPOGRAPHIC SURVEY"	2	2-23-23
2 OF 5	DEVELOPMENT PLAN	6	4-19-23
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5 OF 5	CONSTRUCTION LOGISTICS PLAN	6	4-19-23



PLAN SET PREPARED BY:
Leonard C. D'Andrea
 D'ANDREA SURVEYING & ENGINEERING, PC
 LEONARD C. D'ANDREA, CT PE No. 14869
 DATE: 4-19-23

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D'ANDREA SURVEYING & ENGINEERING, PC
 • LAND PLANNERS
 • ENGINEERS
 • SURVEYORS
 P.O. BOX 549 RIVERSIDE, CT 06878
 6 NEIL LANE TEL: 637-1778

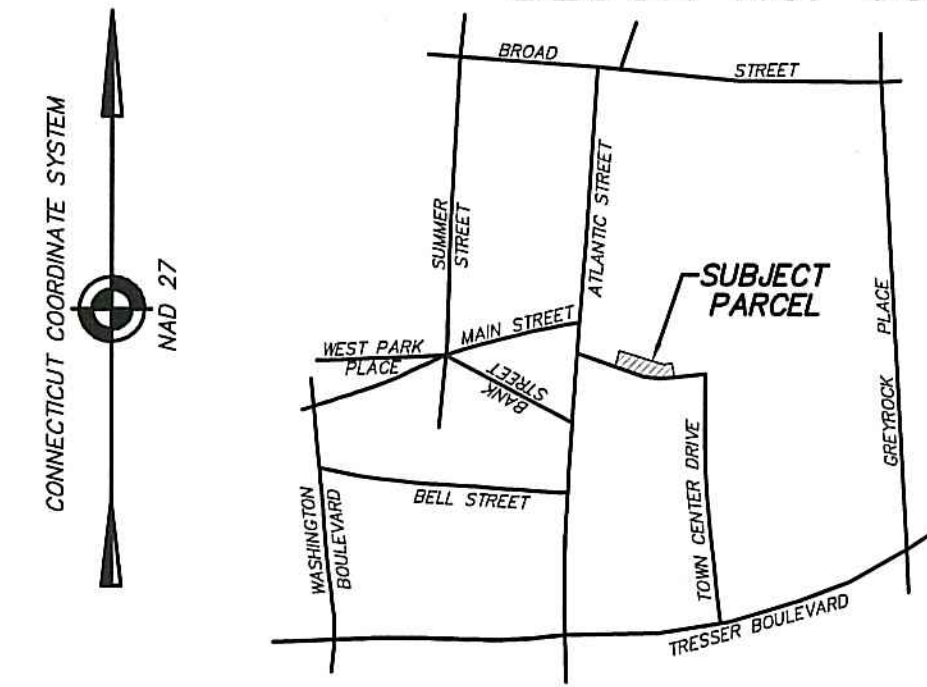
REV.	DATE	DESCRIPTION
6	4-19-23	TRANSFORMER LOCATION
5	3-3-23	REVISED PARKING AND WALKS
4	2-7-23	REVISED PARKING AND WALKS
3	1-4-23	REVISED REAR ENTRANCE
2	4-14-22	ENGINEER BUREAU COMMENTS
1	10-18-21	RE-SUBMISSION Z.B.
0	6-16-21	INITIAL SUBMISSION

PROJECT	THE OLD TOWNE HOTEL
PREPARED FOR	OLD TOWN SQUARE, LLC
LOCATION	160 ATLANTIC STREET STAMFORD, CONNECTICUT

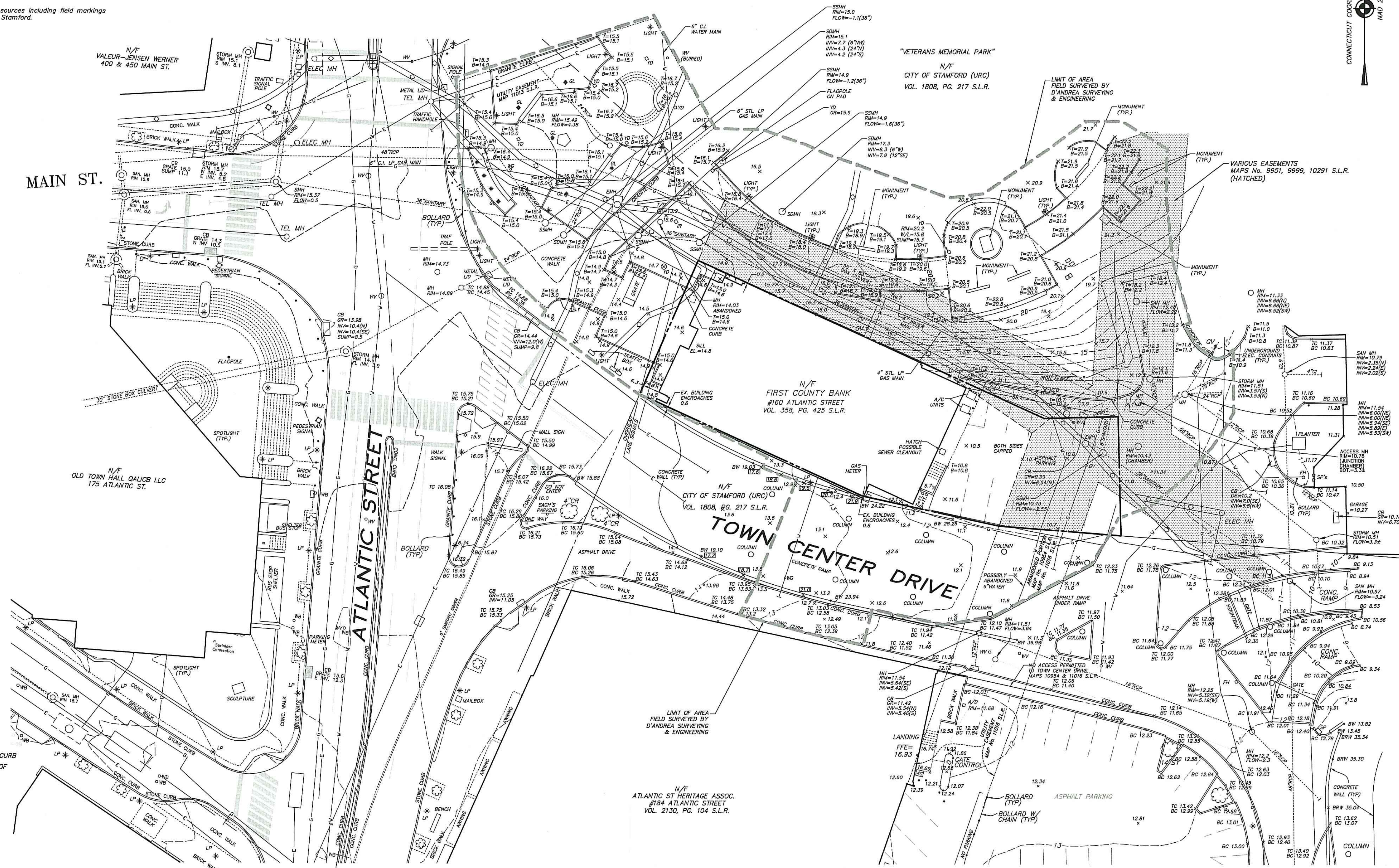
GENERAL SURVEYING NOTES

- Existing conditions within the noted project limits were taken from a topographic survey prepared by D'Andrea Surveying & Engineering. Outside of the project area, the existing conditions were taken from a survey prepared by Edward J. Frattoni, Inc. along Atlantic Street and portions of Town Center Drive and Main Street. Limited portions of Veterans Park were taken from a survey map prepared by Rednis and Mead, prior to the Veterans Park Improvement.
- Contours and Elevations referenced to the North American Vertical Datum of 1988 (NAVD 88).
- Existing utilities were obtained using multiple sources including field markings by others, and maps on file with the City of Stamford.

BLOCK No. 63



LOCATION MAP - 1"=600'±



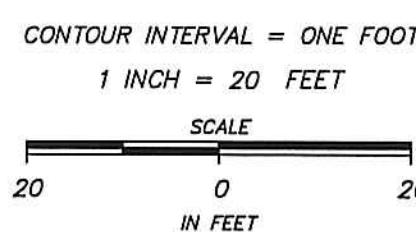
BUILDING COVERAGE
 LOT AREA = 9,246 S.F.
 BUILDING = 5,558 S.F.
 PERCENT COVERAGE = 60.1%

TREE LEGEND
 CR - CHERRY
 S - SPRUCE
 SY - SYCAMORE

LEGEND:

- 30- - - - - EXISTING CONTOUR
- x 25.3 - - - - EXISTING SPOT ELEVATION
- x 143.0 - - - - TOP/BOTTOM OF WALL OR CURB
- x 100.0 - - - - EXISTING SPOT ELEVATION OF UNDER SIDE OF RAMP
- () - - - - DECIDUOUS TREE
- MH - - - - MANHOLE
- SSMH - - - - SANITARY SEWER MANHOLE
- SDMH - - - - STORM DRAIN MANHOLE
- CB - - - - CATCH BASIN
- AD - - - - AREA DRAIN
- YD - - - - YARD DRAIN
- TD - - - - TRENCH DRAIN
- PVC - - - - POLYVINYL CHLORIDE
- CRP - - - - CORRUGATED PLASTIC PIPE
- RCF - - - - REINFORCED CONCRETE PIPE
- TW - - - - TOP OF WALL
- ⊕ - - - - FIRE HYDRANT
- ⊙ - - - - UTILITY POLE
- ⊙ - - - - SIGN
- ⊙ - - - - LIGHT POST
- WC - - - - WATER GATE
- WV - - - - WATER VALVE
- GV - - - - GAS VALVE
- ⊖ - - - - ELECTRIC CONDUIT BANK
- ⊖ - - - - UNDERGROUND UTILITY SERVICE:
 W= WATER, G= GAS, E= ELECTRIC

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.



THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" AND "T-3" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

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

AREA = 9,246 S.F.

REFER TO BOOK 12151 PAGE 81 AND MAP No. 10247 S.L.R.

LAND LIES IN "CC" ZONING DISTRICT

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

REV.	DATE	DESCRIPTION
2	2-23-23	UPDATED TOPOGRAPHIC SURVEY
1	2-7-23	UPDATED TOPOGRAPHIC SURVEY
0	4-14-22	TOPOGRAPHIC SURVEY

ANTHONY J. D'ANDREA CT. PE & LS No. 9673
 Anty D'Andrea 2-23-23
 ENGINEER/SURVEYOR

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

PROJECT	HOTEL DEVELOPMENT
PREPARED FOR	OLD TOWN SQUARE, LLC
LOCATION	160 ATLANTIC STREET STAMFORD, CONNECTICUT
1 of 5	EXISTING CONDITIONS

CONSTRUCTION NOTES:

- 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.
- Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
- All specimen trees shall be protected during the construction period, except those specifically designated to be removed, in accordance with generally accepted standards.
- The proposed building shall be designed by the architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
- 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.
- Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
- The contractor shall not commence any paving until the grading and shaping of the compacted gravel base has been approved by the project engineer.
- 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.
- 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. Pits or backfill and patch test pits as directed by the project engineer.
- Manhole structures shall be precast concrete with gaskets as manufactured by Eastern Precast Co., Inc. or engineer approved equal, unless noted otherwise.
- 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.
- 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 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.
- 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).
- 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).
- 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.
- Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)".
- All storm drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
- 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.
- Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
- 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.
- All traffic control devices including traffic signs and pavement markings shall be installed 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.
- 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.
- All construction shall be inspected by a professional engineer prior to backfill and as the work progresses.
- The project engineer shall be notified a minimum of three working days prior to the commencement of each phase of construction.
- Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
- 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 environmentally sound manner and shall be disposed of legally off-site.
- Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
- 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.

STANDARD CITY OF STAMFORD NOTES:

- A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
- 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.
- 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.
- Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
- 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.
- 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.
- 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.
- A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
- 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.
- 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.
- Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
- To obtain a Certificate of Occupancy, submit all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).

STAMFORD DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE:

NOTE: THE FOLLOWING IS A BEST PRACTICE MAINTENANCE SCHEDULE FOR THE STORMWATER MANAGEMENT STRUCTURES DESIGNED HEREIN ON THIS PLAN SET FOR THE OWNERS OF THE SUBJECT PARCEL TO FOLLOW. IT IS NOT INTENDED TO DESCRIBE OR SUPERSEDE THE MAINTENANCE AGREEMENT COVENANT OF THE SUBJECT PARCEL, AS REQUIRED BY THE CITY OF STAMFORD UPON COMPLETION OF WORK AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. REFER TO THE CITY OF STAMFORD DRAINAGE MAINTENANCE AGREEMENT COVENANT REGARDING LONG-TERM MAINTENANCE REQUIREMENTS, CITY APPROVAL, CITY RIGHTS TO INSPECTION, AND PENALTY AND LEGAL ACTION FOR FAILURE OF COMPLIANCE TO SAID AGREEMENT COVENANT.

- OWNER shall clean the drainage facilities or cause such facilities to be cleaned by periodic removal of accumulated sediment and debris in a good and workman-like manner, at least two (2) times during every twelve (12) month period, which times shall be in the period between April and June and between October and December and more often as the City may determine to be necessary.
- OWNER shall sweep, or cause to be swept, garage facilities, driveways and roadway surfaces located on the Property at least once per calendar quarter.
- OWNER shall utilize only sand or calcium chloride in connection with the de-icing of areas within the Property meaning and intending that road salt (Sodium Chloride) shall not be used for said purpose.
- OWNER shall repair or replace any defects or defective drainage facilities so as to maintain the drainage facilities, at all times, in a fully functional capacity.
- OWNER shall file as-built drainage plans with the EPB immediately upon the completion of work. Said plans shall be prepared by a professional engineer/surveyor registered in the State of Connecticut.

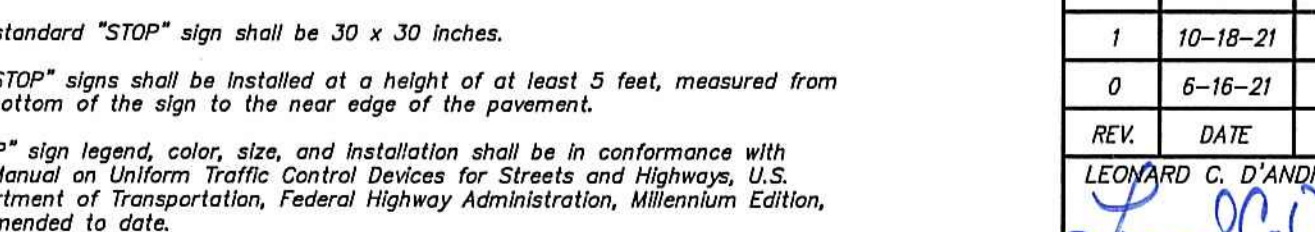
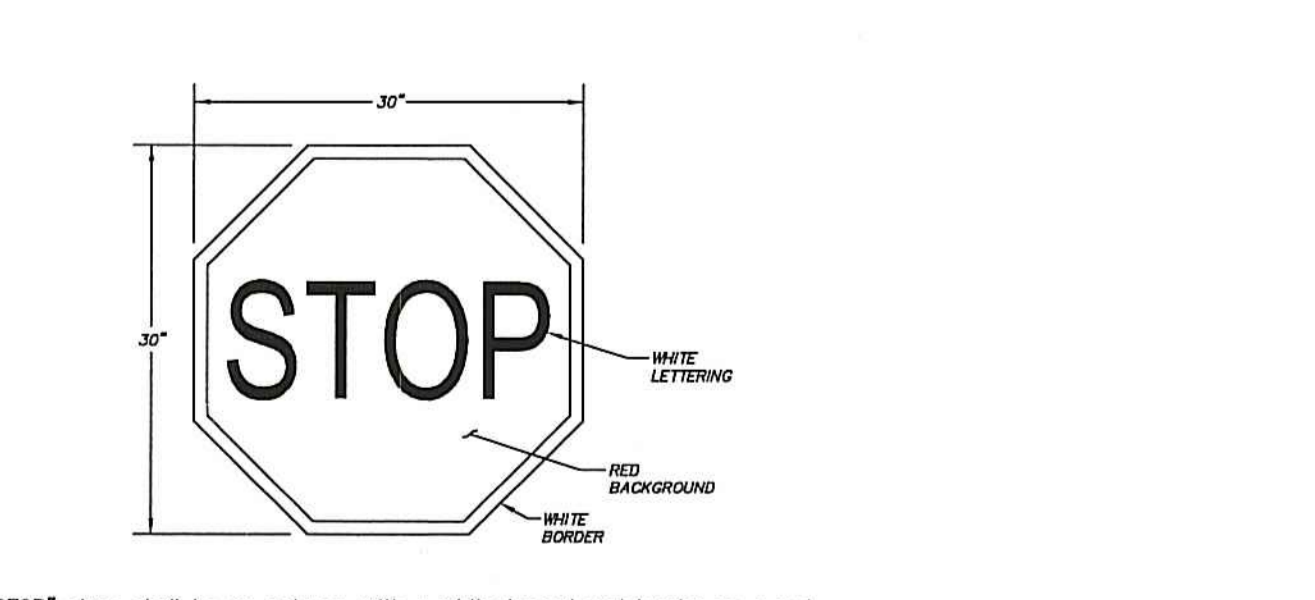
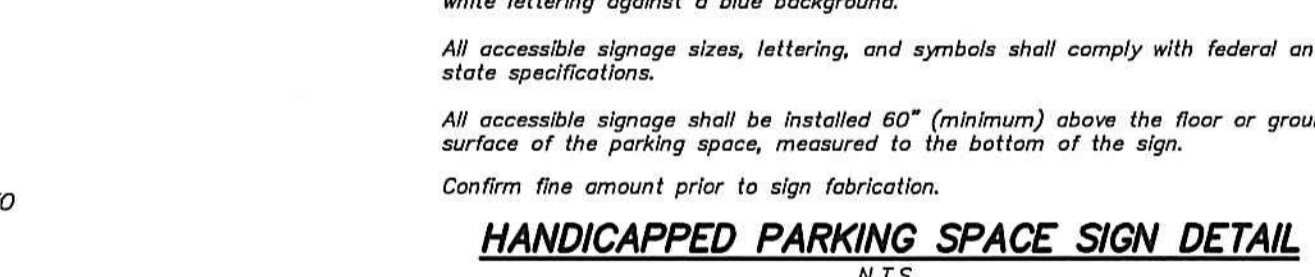
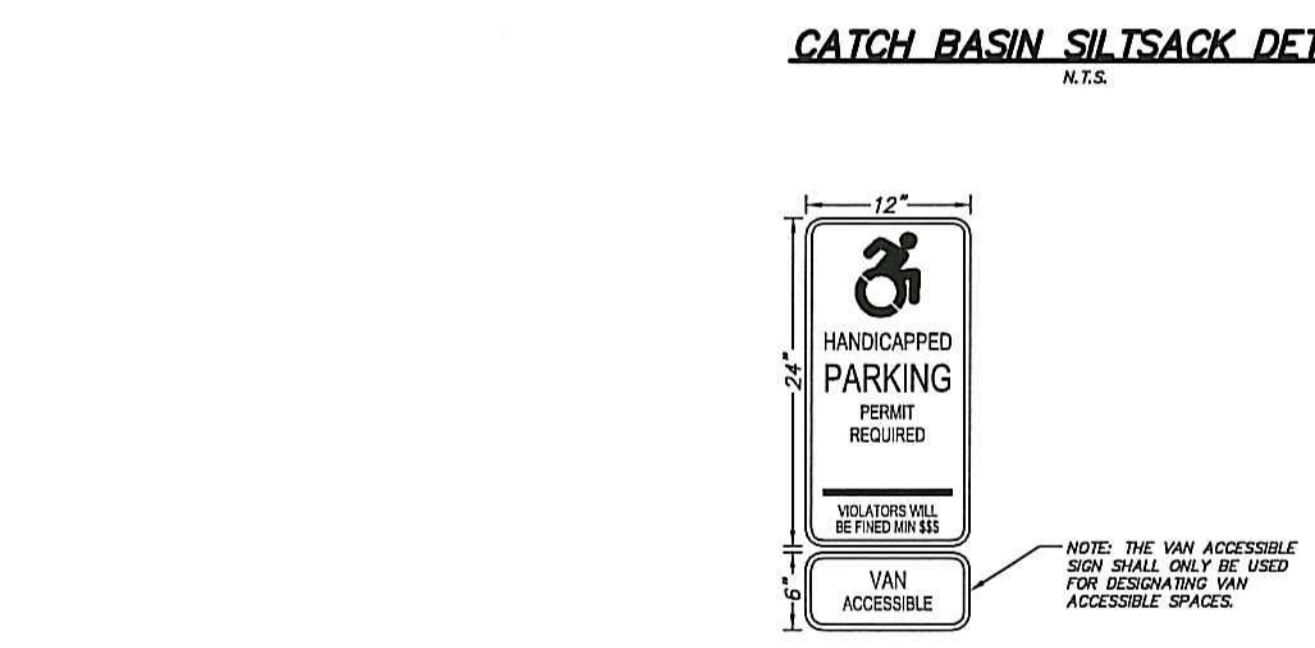
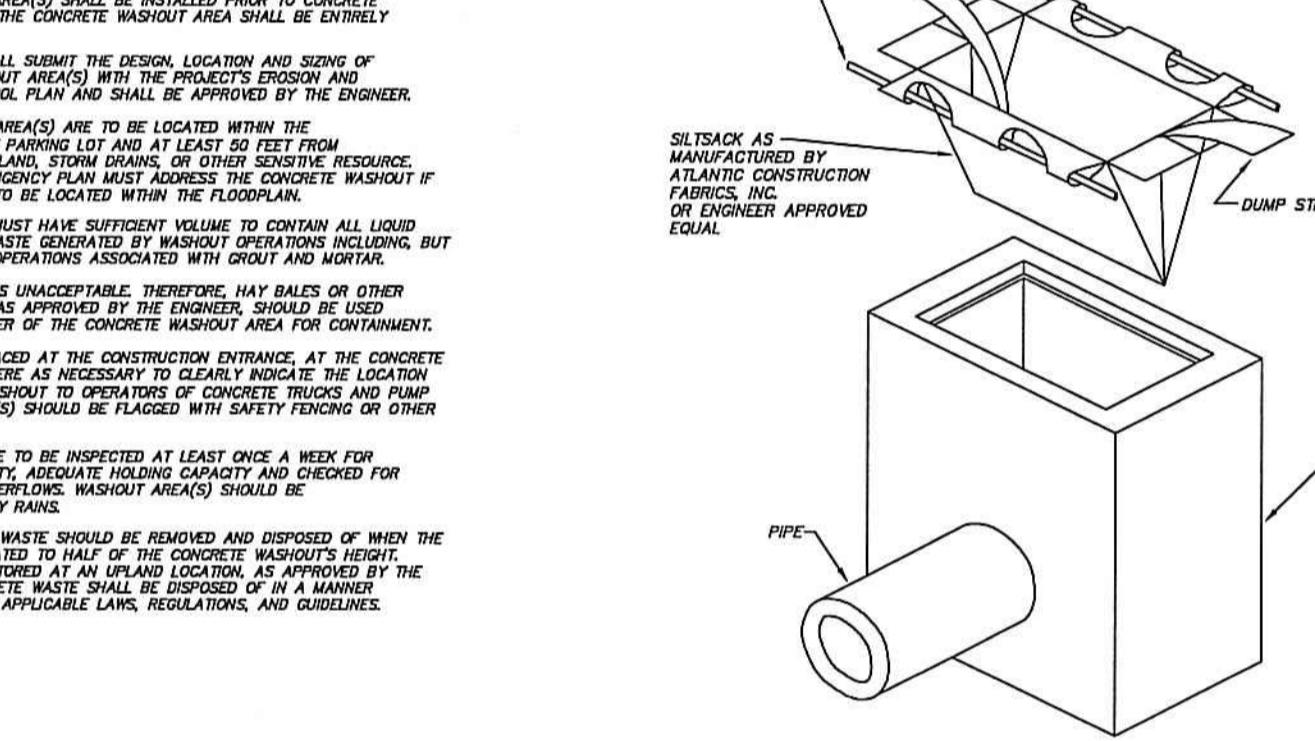
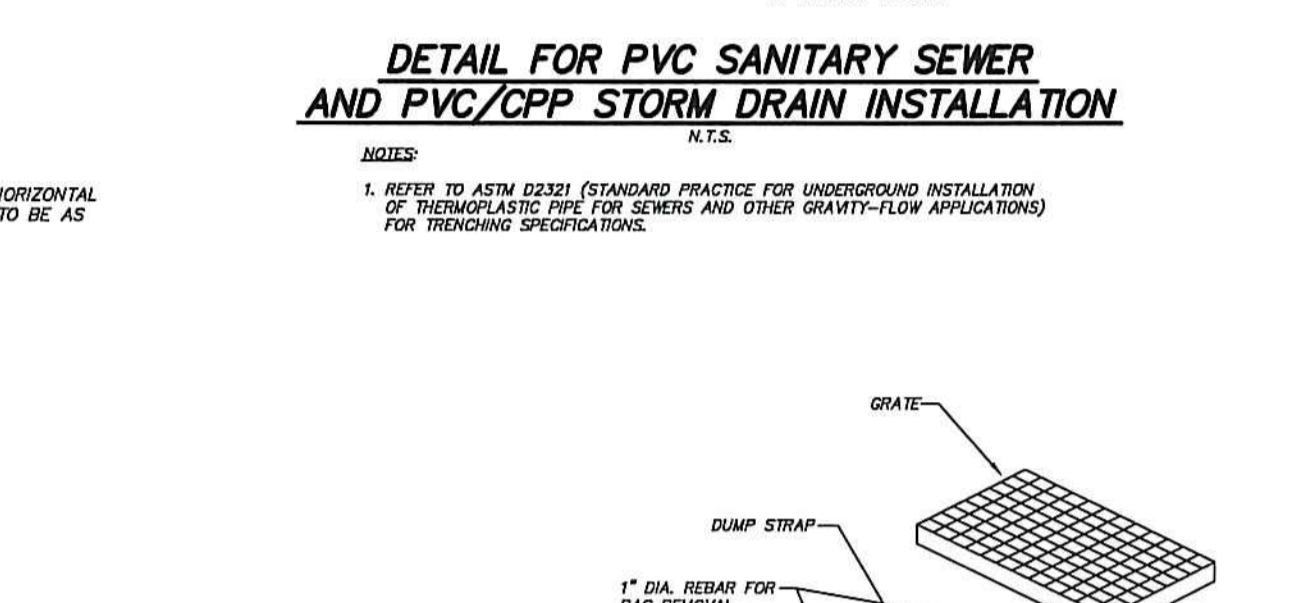
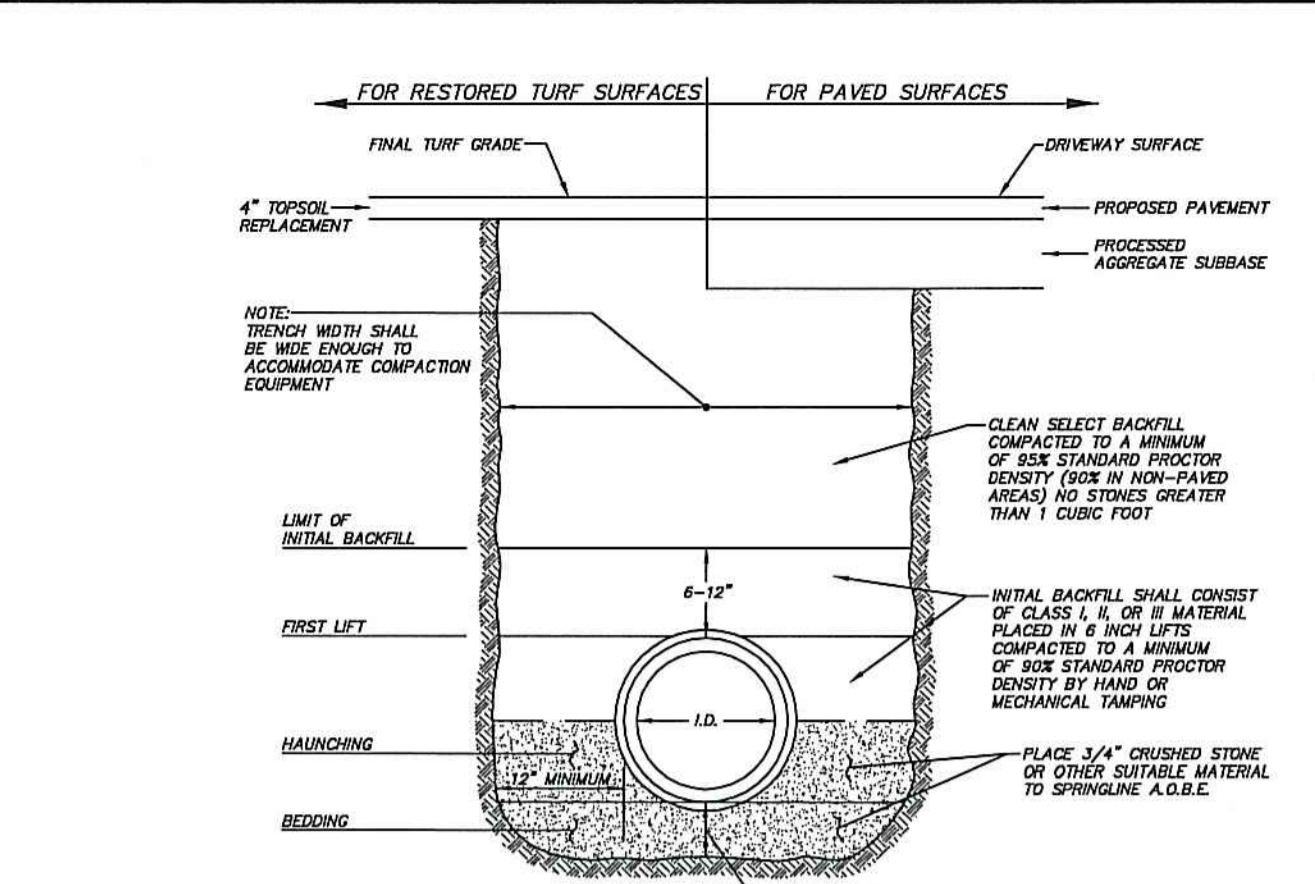
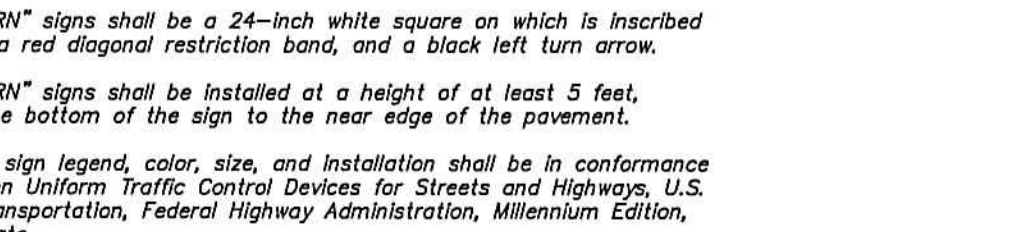
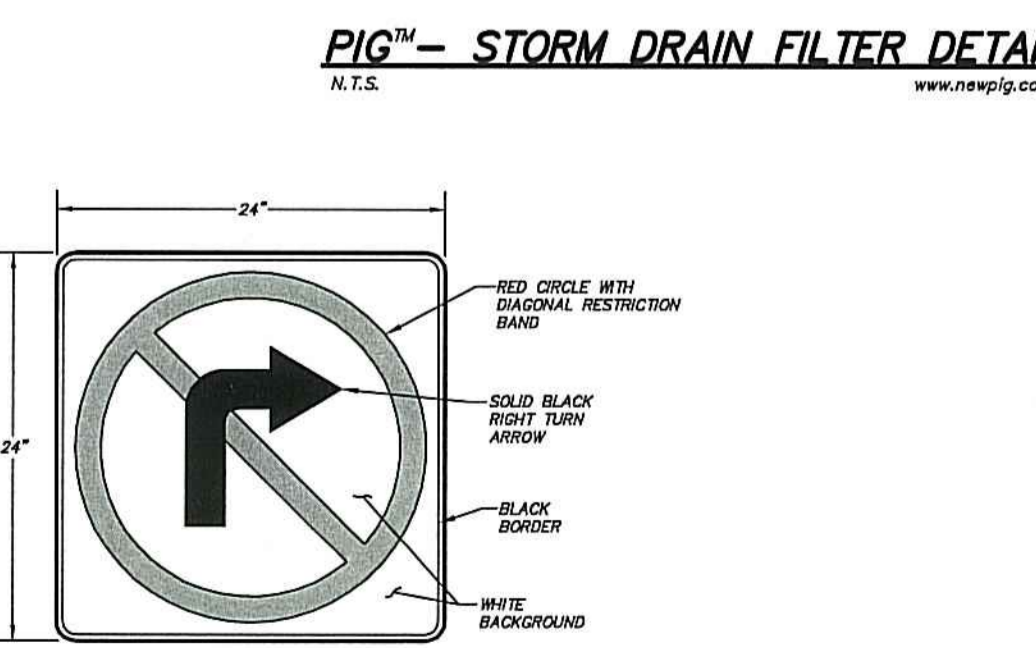
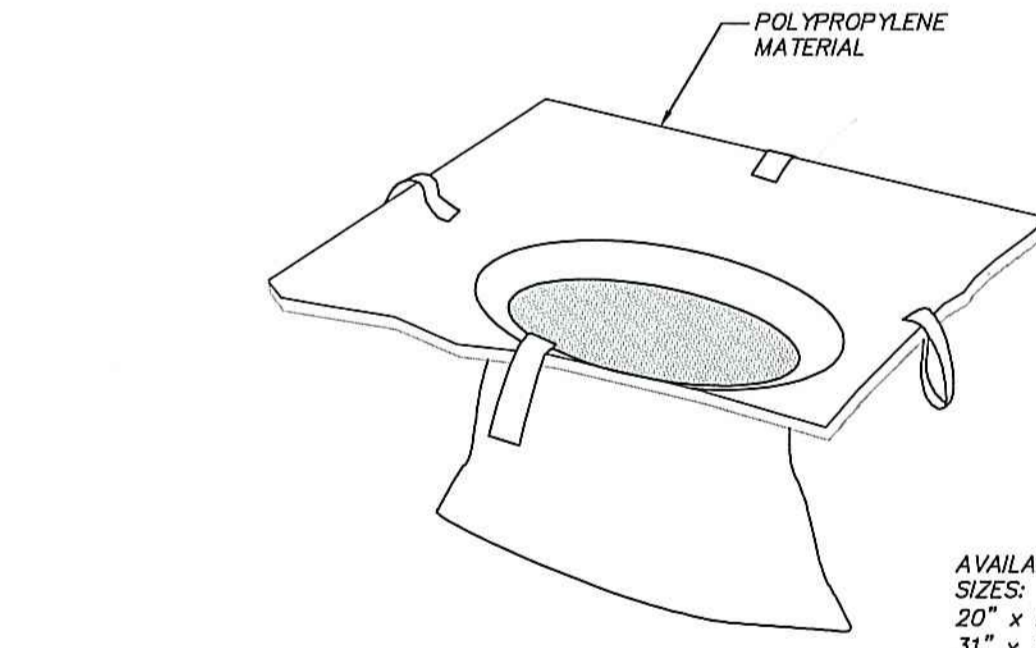
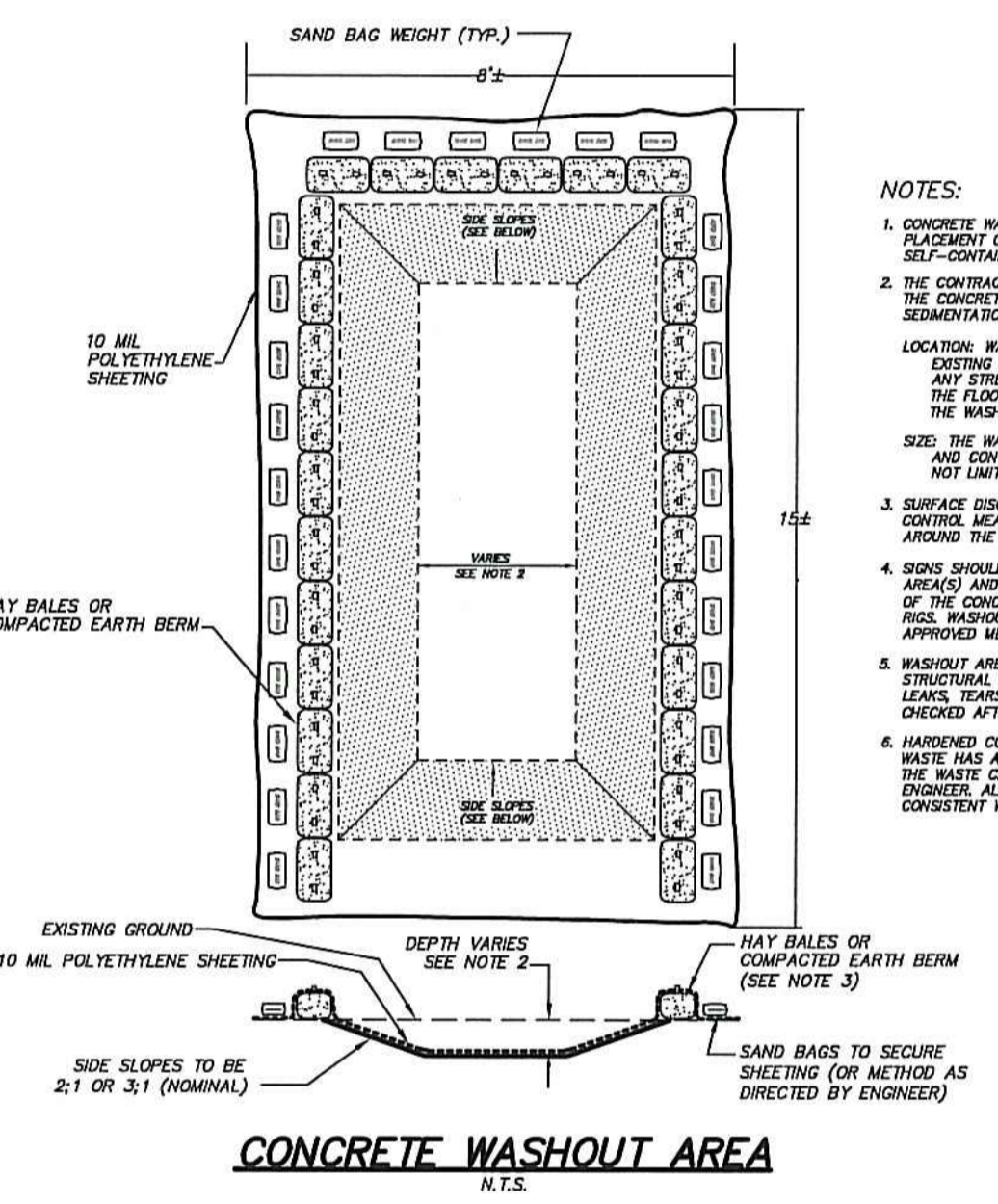
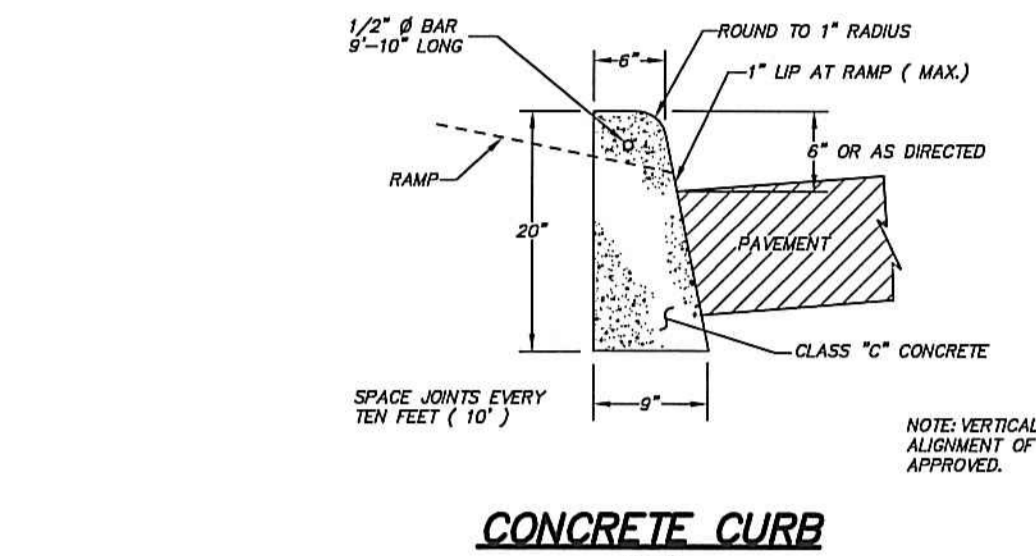
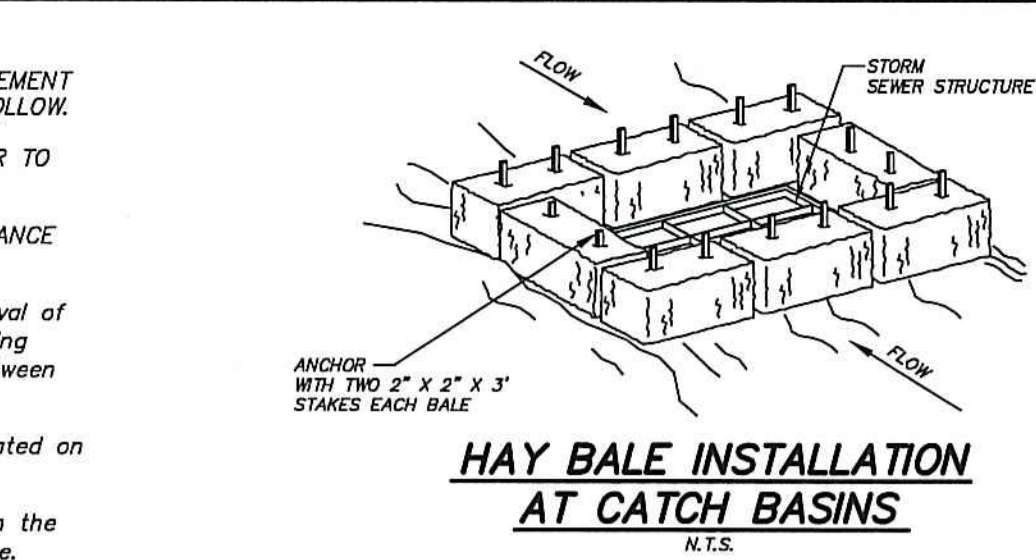
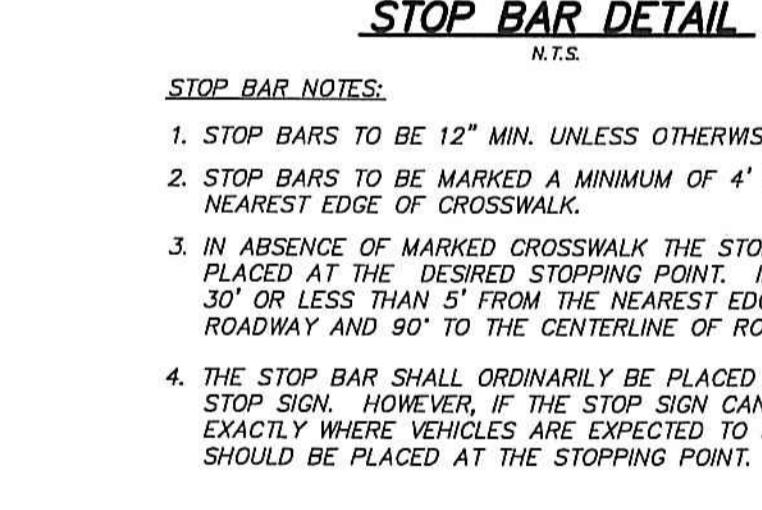
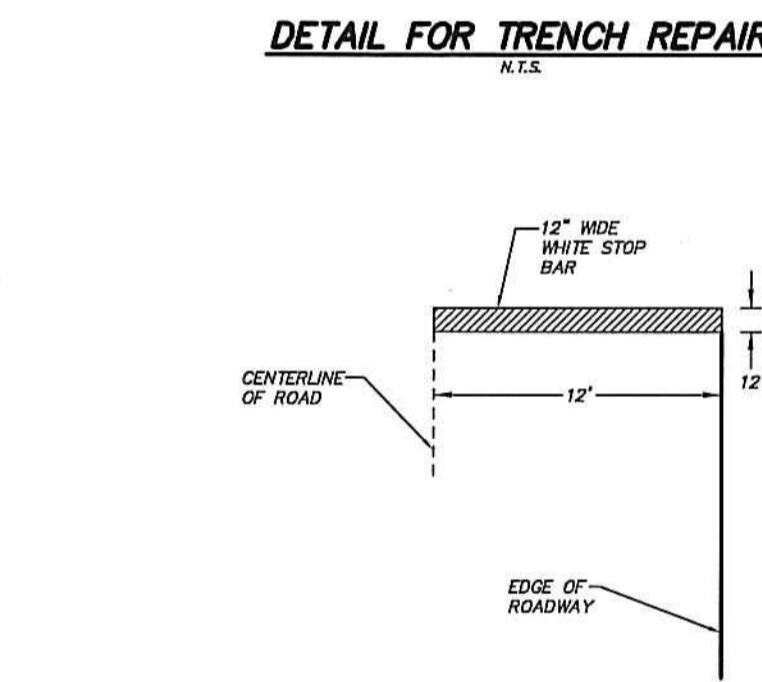
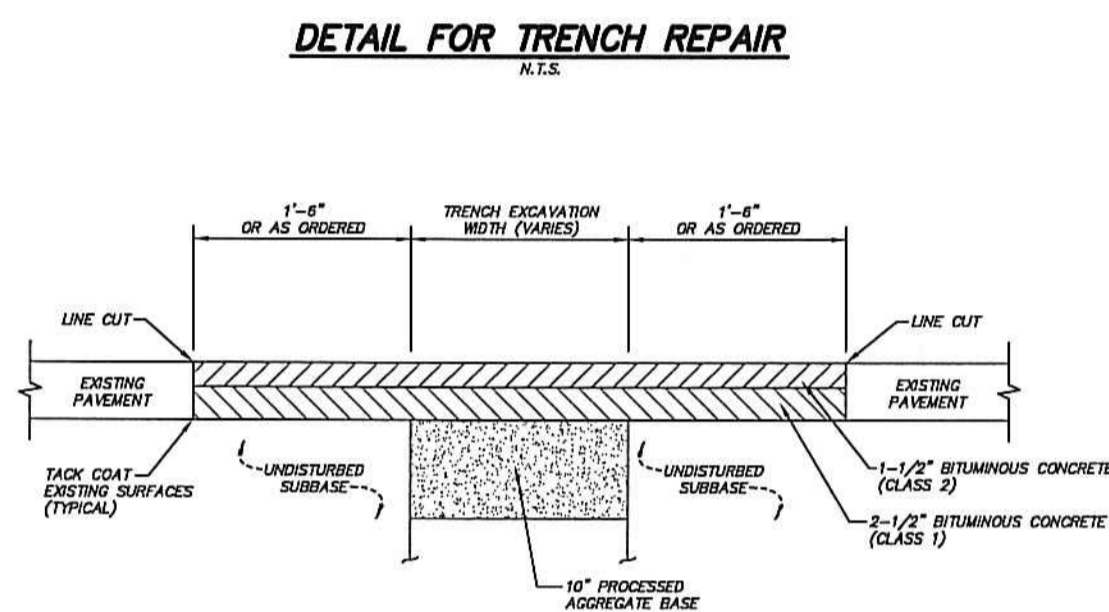
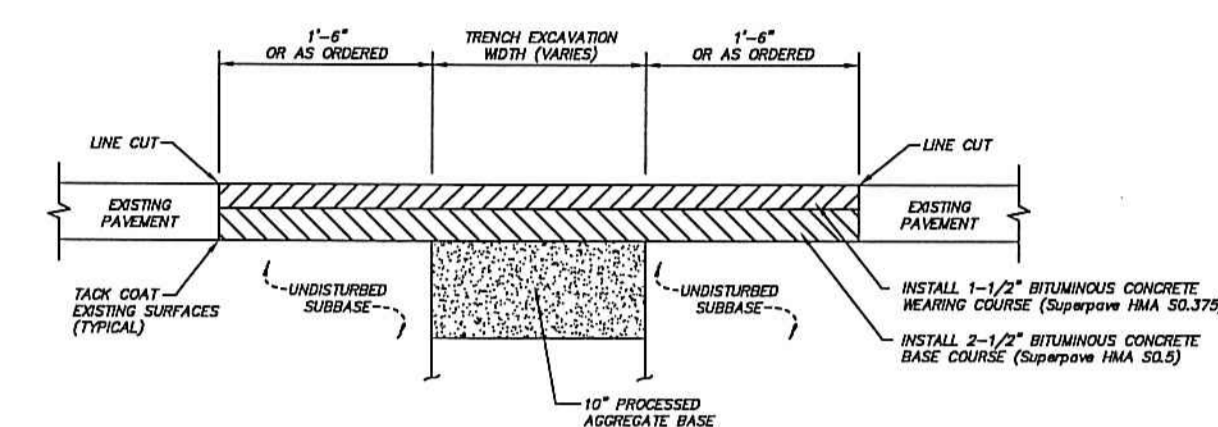
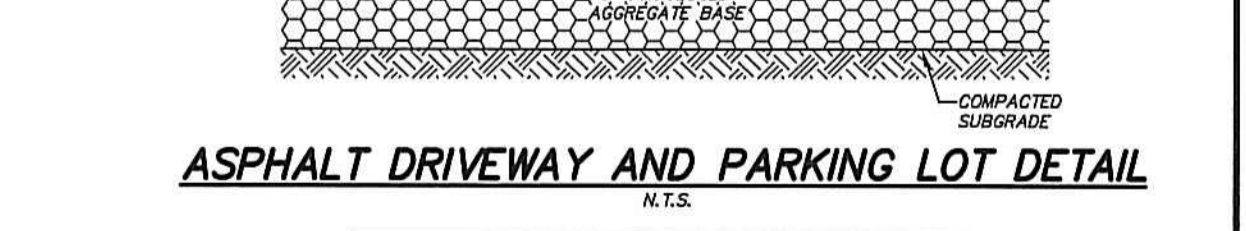
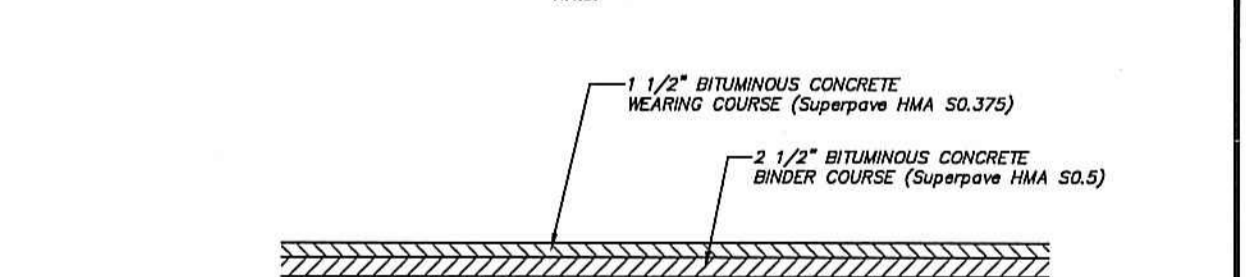
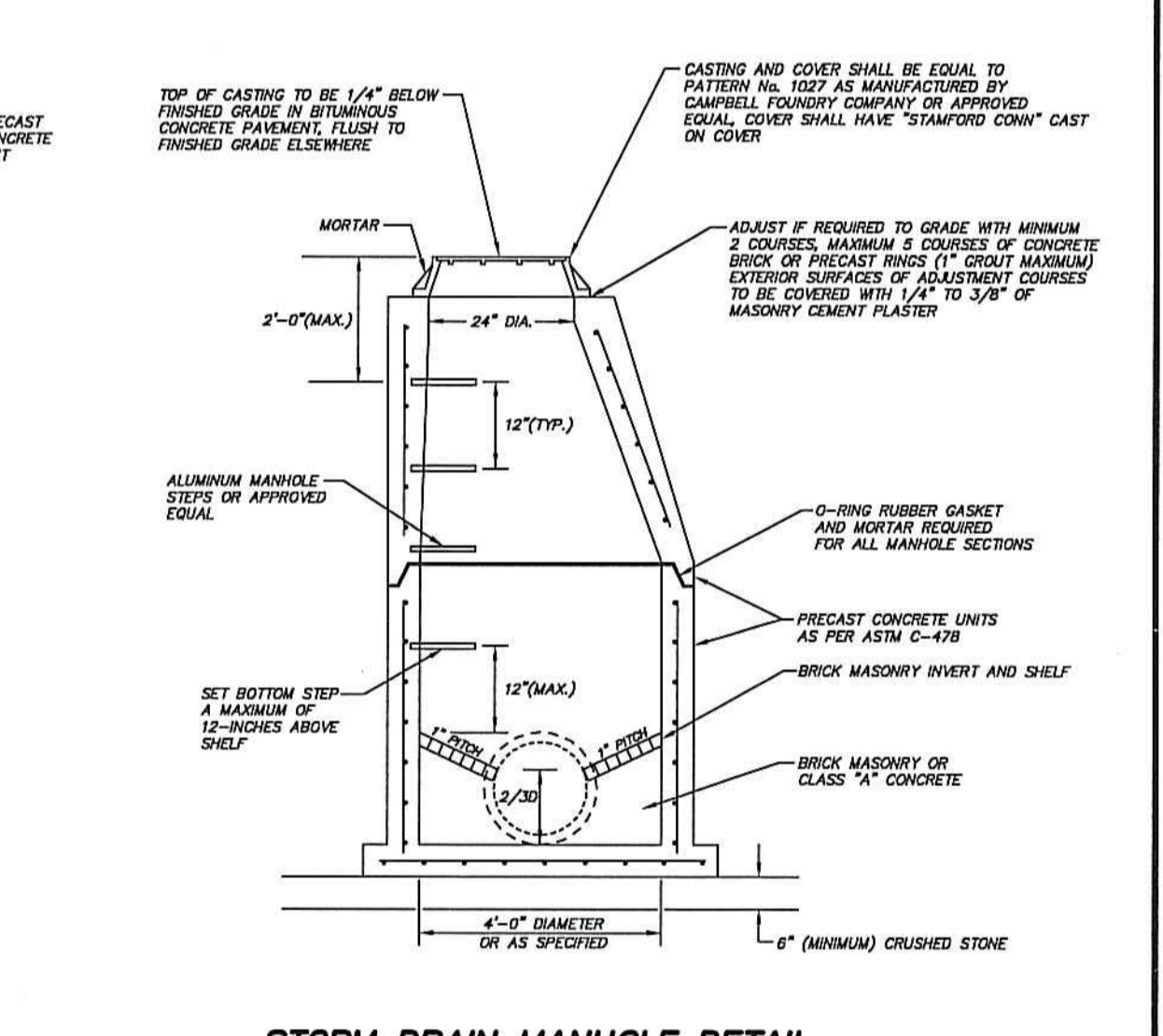
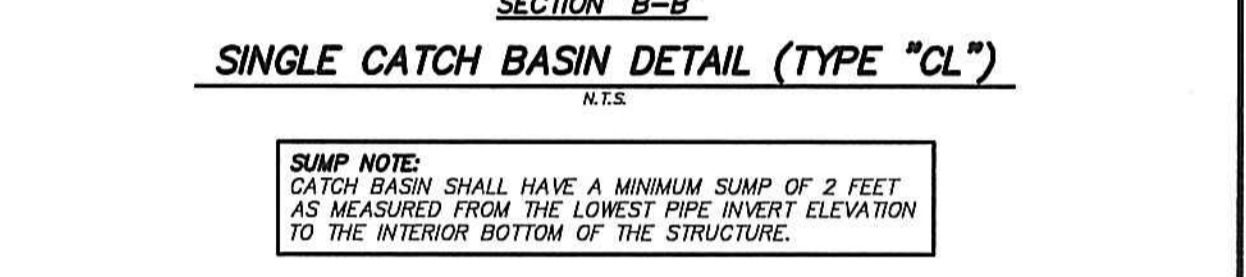
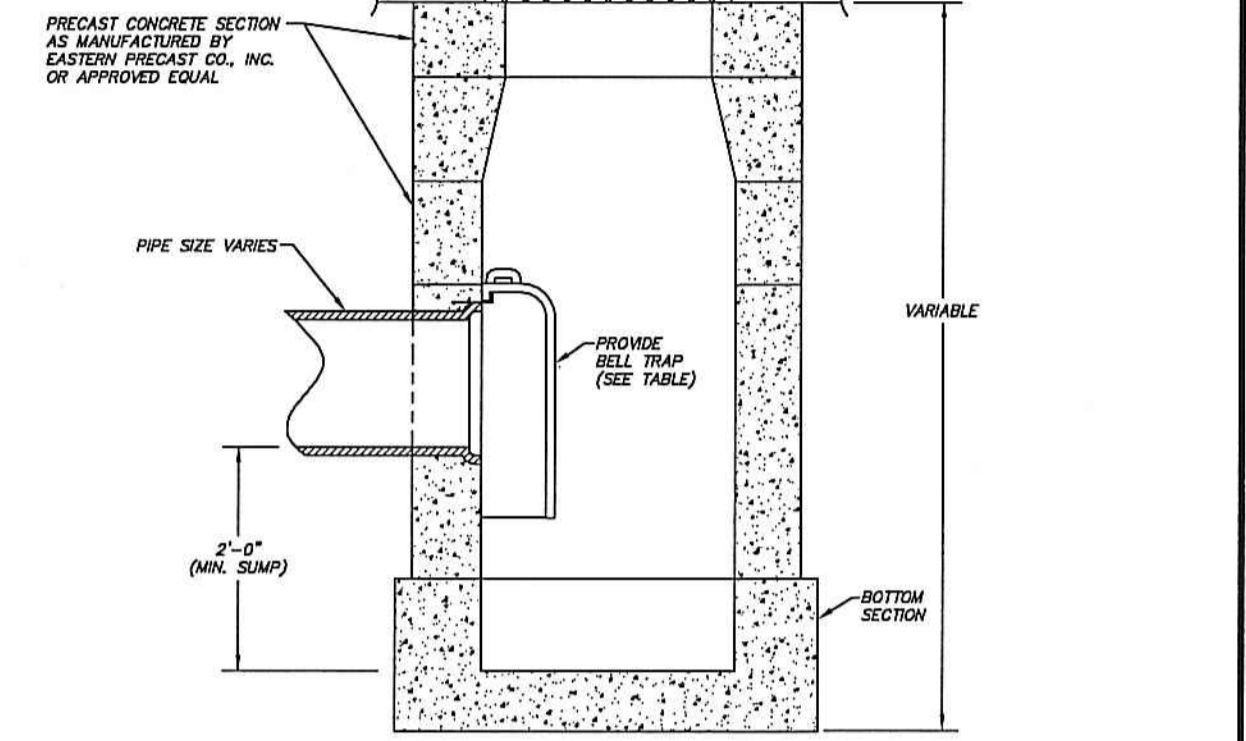


TABLE FOR CATCH BASIN STRAIN ASSEMBLY

PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2560
8"	2561
10"	2562
12"	2563
15"	2564
18"	2565
24"	2566A
30"	2569

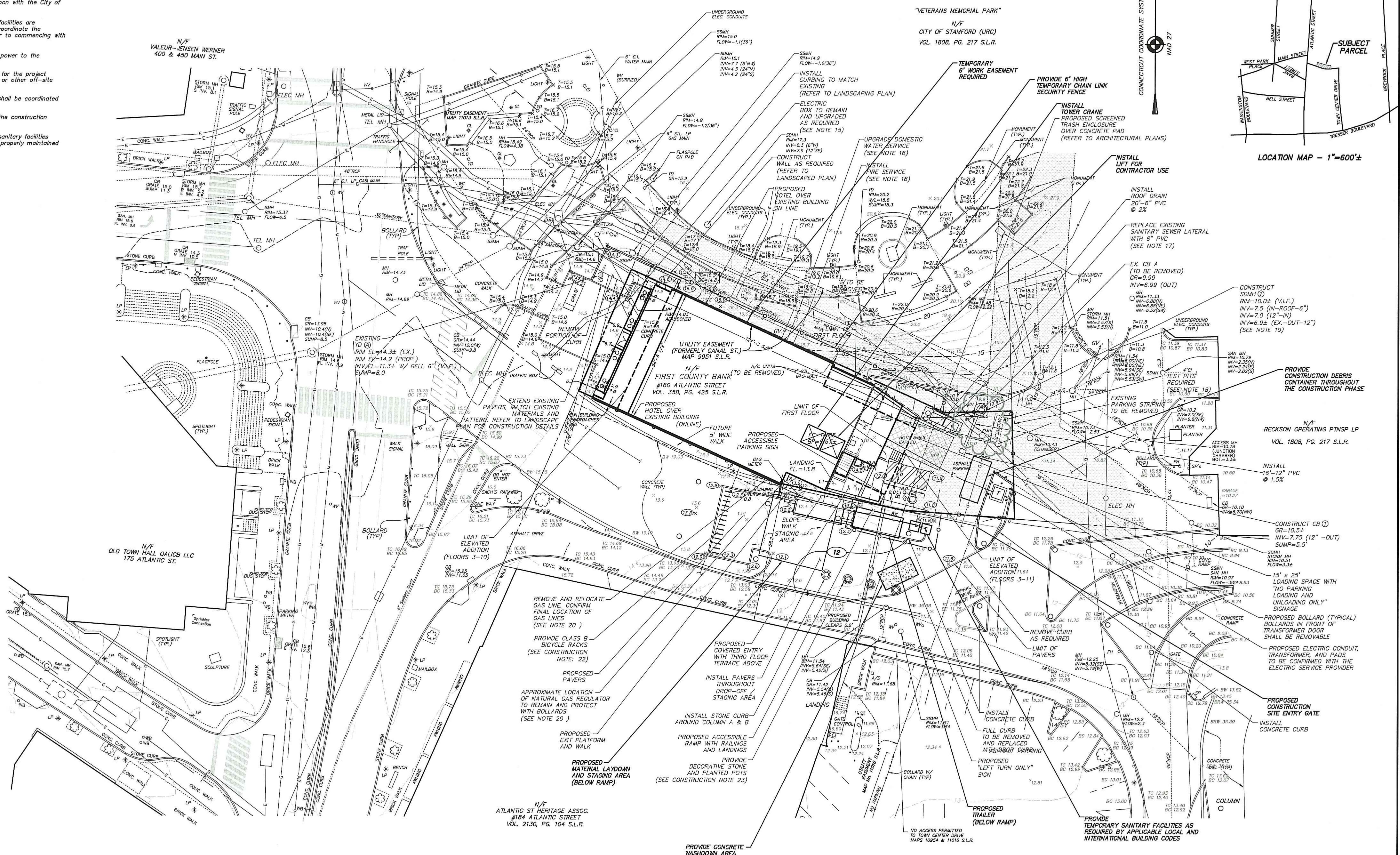
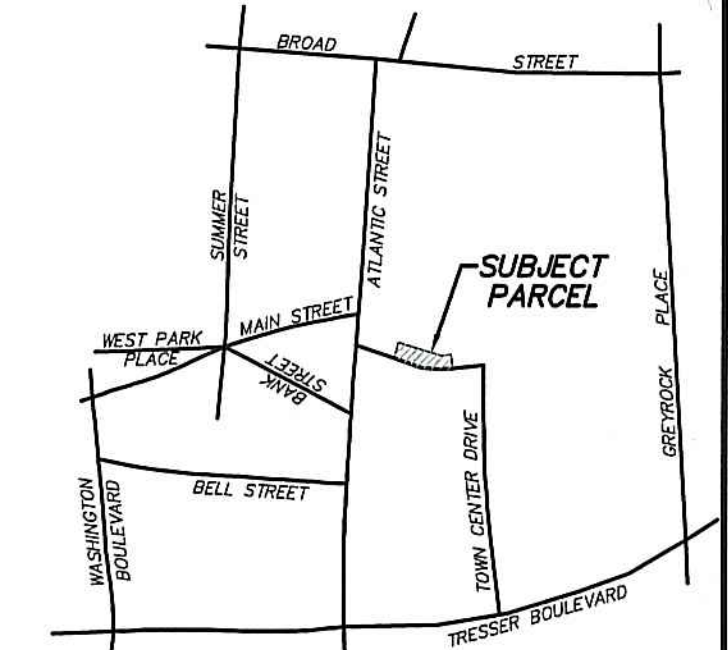


D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
SURVEYORS

P.O. BOX 549 RIVERSIDE, CT 06878 6 NEIL LANE TEL. 637-1779

PROJECT	HOTEL DEVELOPMENT
PREPARED FOR	OLD TOWN SQUARE, LLC
LOCATION	160 ATLANTIC STREET STAMFORD, CONNECTICUT
4 OF 5	NOTES AND DETAILS

- Notes:**
- The contractor shall be required to coordinate and install security fencing around the entire project limits as noted herein or as agreed to with the owner and the City of Stamford Office of Operations. As noted herein, certain sections of fencing fall outside of the property boundary. The owner shall coordinate a temporary work agreement with the City of Stamford prior to the installation of the fencing. The location of the double access gate shall be mutually agreed upon with the City of Stamford prior to the installation of the fencing.
 - Material laydown area, project trailer, and temporary sanitary facilities are proposed outside of the property boundary. The owner shall coordinate the temporary use of this area below the Stamford Mall ramp prior to commencing with construction.
 - The contractor shall be responsible for coordinating temporary power to the project trailer.
 - The owner and/or contractor shall coordinate off-site parking for the project workforce with the owner of the Stamford Mall parking garage or other off-site parking operator.
 - The installation of the tower crane and contractor people lift shall be coordinated with the architect and structural engineer for the project.
 - The contractor shall arrange for debris containers throughout the construction phase and containers shall not be overfilled.
 - Contractor shall arrange for the proper number of temporary sanitary facilities throughout the construction phase and such facilities shall be properly maintained and sanitized throughout the construction phase.

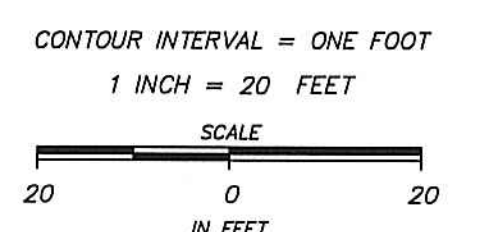


LEGEND

--- 30 ---	EXISTING CONTOUR	MH	MANHOLE
x 30.0	EXISTING SPOT ELEVATION	C.B.	CATCH BASIN
x=30.0	EXISTING TOP/BOTTOM SPOT ELEVATION	D.I.	DRAIN INLET
(30)	PROPOSED CONTOUR	SDMH	STORM DRAIN MANHOLE
	PROPOSED SPOT ELEVATION	SSMH	SANITARY SEWER MANHOLE
(tree symbol)	DECIDUOUS TREE	PVC	POLYVINYL CHLORIDE
(tree symbol)	TREE TO BE REMOVED	RCP	REINFORCED CONCRETE PIPE
(pole symbol)	UTILITY POLE	VTP	VITRIFIED TILE PIPE
(gate symbol)	GAS GATE	U.U.P.	UNDERGROUND UTILITY SERVICE
(gate symbol)	WATER GATE	C=CABLE, E=ELECTRIC, G=GAS, T=TELEPHONE, W=WATER	AS ORDERED BY ENGINEER
		V.I.F.	VERIFY IN FIELD
		(Z)	LIMIT OF WETLANDS AS FLAGGED

TREE LEGEND

AP	APPLE
B	BIRCH
CH	CHERRY
EL	ELM
H	HICKORY
LD	LINDSEY
M	MAPLE
O	OAK
P	PINE
S	SPRUCE
SY	SYCAMORE
MU	MULBERRY
TR	TRIN



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PROJECT	THE OLD TOWNE HOTEL
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5 OF 5	CONSTRUCTION LOGISTICS PLAN

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		LEONARD C. D'ANDREA, CT PE No. 14869
		4-19-23
		ENGINEER

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