BLOCK No. 374

GENERAL NOTES:

1. Refer to a map entitled "Existing Conditions" of property at 12 Walter Lane in Stamford, Connecticut, as prepared by D'Andrea Surveying & Engineering, P.C. and dated June 1, 2023.
2. Refer to "Soil Investigation Report" dated May 13, 2021 as prepared by Steven Danzer PHD and Associates LLC.
3. Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88).
4. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes (CGS) Sections 16–345 through 16–359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1.800.922.4455, 48 hours prior to commencing construction.
5. The locations of subsurface structures and utilities as depicted hereon indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown.
6. A Street Opening Permit is required for all work within the City of Stamford Right–of–Way.
7. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
8. The locations and elevations of the proposed storm drainage system depicted hereon may be modified with the approval of the project engineer to meet field conditions.
9. All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building codes, and those criteria shall take precedent over these plans.
10. 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 Location Plan, prepared by a licensed Land Surveyor in the State of Connecticut, will be required for submission.
11. 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.
12. THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AFFECTING THE CITY RIGHT–OF–WAY.
13. The project engineer shall be notified a minimum of three working days prior to the commencement of construction.
14. Appropriate measure shall be taken to control any sedimentation and erosion which may result during construction. Sedimentation and erosion controls shall be maintened and repaired as necessary throughout construction until the site is stabilized.
15. All material excavated during construction must be disposed of legally off site.
16. Significantly sized trees shall be preserved to the greatest extent feasible.
17. Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
18. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
19. Existing inverts on sanitary sewer lateral and utility services shall be field verified where appropriate, before commencing construction. The contractor shall excavate test pits wherever design conflicts may occur. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer. Plate or backfill and patch test pits as directed by the project engineer.
20. Trees within the City of Stamford Right–of–Way, designated to be removed, shall be posted in accordance with the Tree Ordinance.
21. All retaining walls greater than three (3) feet are required to be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Certification of the retaining wall shall be required prior to the issuance of a Certificate of Occupancy and/or bond release.
22. 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.
23. A Final Location Plan will be required by a professional land surveyor licensed in the State of Connecticut.
24. Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right–of–Way shall require a waiver from the City of Stamford Engineering Bureau.
25. All PVC pipe shall conform to ASTM D–3034 "standard specification for type PSM–Poly Vinyl Chloride (PVC) sewer pipe and fitting", or engineer approved equivalent (SDR–35).
26. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)".
27. The contractor shall provide all the equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the designated drains and manholes.
28. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
29. A 6" layer of crushed stone shall be placed under any exterior decks and/or open stairways.
30. Refer to architectural plans as prepared by Lefort Associates.
31. During the construction phase, and prior to completion of proposed site improvements, the contractor shall clean all drainage structures and pipes.

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 City of Stamford Engineering Bureau shall be notified three days prior to the commencement of any construction within the City of Stamford Right–of–Way.
4) Trees within the City of Stamford Right–of–Way, designated 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 Survey Map depicting "As–built" site conditions shall be prepared by a professional land surveyor licensed in the State of Connecticut and submitted to the Engineering Bureau.
9) Connection to a city–owned storm sewer shall require the Waiver Covering Storm Sewer Connection to be filed with the City of Stamford Engineering Bureau.
10) Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right–of–Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
11) Sedimentation and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
12) To obtain a Certificate of Occupancy, submital must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).

STAMFORD_DP_04_REV4.DWG (MMK)

TEST PIT DATA
12 Walter Lane, Stamford, Connecticut
Test Pits TP#1–2 by D'Andrea Surveying & Engineering, P.C., on April 12, 2023

Test Pit: TP#1	Test Pit: TP#2
0" Topsoil	0" Topsoil
12" Brown Silty Loam	6" Brown Silty Loam
30" Gray Mottled Silty Soil	29" Gray Mottled Silty Soil
72" Mottles @ 30" Water @ 42" No Ledge	70" Mottles @ 29" Water @ 40" No Ledge

LOCATION MAP – 1" = 1000'±

STAMFORD DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE:

NOTE: THE FOLLOWING IS A BEST PRACTICE MAINTENANCE SCHEDULE FOR THE STORMWATER MANAGEMENT STRUCTURES DESIGNED HERIN 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.

1. 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.
2. OWNER shall sweep, or cause to be swept, garage facilities, driveways and roadway surfaces located on the Property at least once per calendar quarter.
3. 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.
4. 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.
5. 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.

SYMBOL LEGEND:

–30–	EXISTING CONTOUR
× 25.3	EXISTING SPOT ELEVATION
(30)	PROPOSED CONTOUR
× (25.3)	PROPOSED SPOT ELEVATION
	TREE TO REMAIN
	CONIFEROUS TREE
	STONE WALL
CB	CATCH BASIN
C.O.	CLEAN OUT
JB	JUNCTION BOX
YD	YARD DRAIN
DCB	DRIVEWAY CATCH BASIN
PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE
TW	TOP OF WALL
RCP	REINFORCED CONCRETE PIPE
A.O.B.E.	AS ORDERED BY ENGINEER
V.I.F.	VERIFY IN FIELD
H.P.	HIGH POINT
RD	ROOF DRAIN
RS	RETENTION SYSTEM
	FIRE HYDRANT
	UTILITY POLE
	SIGN
CO	CLEAN OUT
WG	WATER GATE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
TEST TP	TEST PIT
—G—G—	UNDERGROUND UTILITY SERVICE: W=WATER, G=GAS

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.

CONSTRUCTION STAGING:

1. Install sedimentation and erosion controls.
2. Rough in proposed driveway and construction access.
3. Strip topsoil and stockpile it with appropriate sedimentation and erosion control measures.
4. Excavate for proposed addition foundations in rear yard.
5. Construct proposed addition foundations in rear yard.
6. Construct proposed additions in rear yard.
7. Excavate for remaining proposed addition foundations.
8. Construct remaining proposed addition foundations.
9. Install storm drainage system, sanitary sewer system, and underground utilities.
10. Backfill and rough grade around dwelling foundations, stabilize all slopes.
11. Construct remaining proposed additions.
12. Construct driveway and curbing.
13. Construct steps and walkways.
14. Fine grade and stabilize all slopes.
15. Landscape as required.
16. Remove sedimentation and erosion controls.

CONTOUR INTERVAL = ONE FOOT

1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

WATER POLLUTION CONTROL AUTHORITY NOTES:

a. Proposed sanitary tie–in connection must be an approved saddle connection to the public sewer line if a direct connection to the sewer collector in the street is required. A chimney connection may be required to ensure the private lateral slope does not exceed 2%, and it must meet either the City standard specification and/or the approved modular style chimney design requirements. Both saddle and/or chimney connections must be encased in concrete.

b. Applicant and/or Contractor needs to schedule the tie–in activity with Stamford WPCAs Collection Systems Supervisor at least 3–days in advance for scheduling WPCA personnel to witness and photograph the sewer tie–in connection. Anytime between 7:30 a.m. and 2 p.m. (Mon. thru Fri.).

c. The contractor is not to break into the public sewer line without WPCA being present.

d. The sewer tie–in distance information from at least 2–permanent stations, i.e., telephone pole and number, distance from nearest manhole cover, corner of building with address number, etc., and depth of tie–in, along with a sketched drawing depicting these monuments and distances must be submitted for final approval.

e. A connection charge may be assessed by the SWPCA in accordance with Section 200–41. Please be aware that the connection charge based on the new development and prior use of the site can be substantial. The connection charge becomes due at the time the CO is issued.

f. Upon receipt of WPCAs approval, the owner/permit applicant must coordinate and schedule the reconnection activity of the new lateral to the existing stub lateral with the City Plumbing inspector.

g. Before connecting to the stub lateral, the owner/permit applicant must videotape this stub lateral to the public sanitary sewer line to ensure there are no obstructions and the lateral is in good operational condition. A copy of this video must be provided to WPCA for review and approval.

REV.	DATE	DESCRIPTION
4	7–13–23	POOL FENCE NOTE
3	7–10–23	PROPOSED PROPANE TANK
2	7–5–23	RESPOND TO ENG COMMENTS
1	6–28–23	RESPOND TO EPB & ENG COMMENTS
0	6–9–23	EPB APPLICATION

LEONARD C. D'ANDREA, CT. PE No. 14869

ENGINEER — DATE 7–13–23

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

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

PROJECT	RESIDENTIAL IMPROVEMENTS
PREPARED FOR	CHAILIN BARROSO JUAN ANTONIO CASTRO
LOCATION	12 WALTER LANE STAMFORD, CONNECTICUT
1 OF 2	DEVELOPMENT PLAN

21.LR

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 erosion control devices for that area, as shown on the plan, are in place and functional.
3. Natural vegetation shall be maintained and protected where 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 prior approval of the supervising engineer.
6. Land disturbance is to be kept to a minimum. 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 by that contractor.
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. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
10. Sediment fencing shall be installed where required prior to commencing construction, and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
11. The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
12. Refer to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for additional details and specifications.
13. Additional protection measures shall be implemented should site conditions warrant them.
14. All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards. (Refer to the Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for details and specifications).

JUNCTION BOX No.1 DETAIL
N.T.S.

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

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

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

TEMPORARY STOCKPILE DETAIL
N.T.S.

NOTE: STOCKPILES SHALL NOT BE PLACED OVER ANY INFILTRATION SYSTEM.

ANTI-TRACKING PAD DETAIL
N.T.S.

DETAIL FOR UNDERGROUND UTILITY TRENCH
N.T.S.

NOTES:
1. COORDINATE NUMBER AND SIZE OF CONDUIT WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO INSTALLATION.

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

INSTALLATION DETAIL SEDIMENT CONTROL FABRIC
N.T.S.

DETAIL FOR PVC SANITARY SEWER AND STORM DRAIN INSTALLATION
N.T.S.

NOTES:
1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS) FOR TRENCHING SPECIFICATIONS.
2. THIS SECTION IS DESIGNED TO RESIST UPLIFT FLOOD FORCES ASSOCIATED WITH THE MINIMUM ELEVATION STANDARD AS SPECIFIED IN THE ZONING REGULATIONS.

POROUS ASPHALT AND STONE RESERVOIR DETAIL
N.T.S.

NOTES:
1. 2" STONE MEETS ASTM No. 2 STANDARDS.
   3/4" STONE MEETS ASTM No. 57 STANDARDS.
2. THE UNDERLYING SOIL SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION BEFORE APPLYING THE RESERVOIR COURSE.
3. WHERE THE SYSTEM IS LOCATED WITHIN 10 FEET OF A RETAINING WALL OR FOUNDATION, INSTALL UV-RESISTANT IMPERMEABLE 30 MIL POLYLINER ON BOTTOM AND SIDES OF THE STONE RESERVOIR AS ORDERED BY THE PROJECT ENGINEER.
4. NON-WOVEN GEOTEXTILE FILTER FABRIC IS RECOMMENDED ALONG THE SIDES. FILTER FABRIC SHALL NOT BE USED ALONG THE BOTTOM OR BETWEEN LAYERS.
5. EACH STONE LAYER SHALL BE COMPACTED BEFORE APPLYING THE LAYER ABOVE.
6. ADD ADDITIONAL RESERVOIR COURSE AS NECESSARY TO PARALLEL THE FINAL GRADE.
7. THE POROUS ASPHALT SHALL BE PROTECTED FROM SEDIMENTS DURING CONSTRUCTION TO PREVENT CLOGGING.

ASPHALT DRIVEWAY PATCH DETAIL
N.T.S.

LAWN RESTORATION DETAIL
N.T.S.

NOTE:

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

Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac.

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

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

PIG™- STORM DRAIN FILTER DETAIL
N.T.S.
www.newpig.com

TREE PROTECTION
N.T.S.

REV.	DATE	DESCRIPTION
0	6-9-23	EPB APPLICATION

LEONARD C. D'ANDREA, CT PE No. 14869
ENGINEER — DATE 6-9-23

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

PROJECT	RESIDENTIAL IMPROVEMENTS
PREPARED FOR	CHAILIN BARROSO JUAN ANTONIO CASTRO
LOCATION	12 WALTER LANE STAMFORD, CONNECTICUT
2 OF 2	NOTES & DETAILS