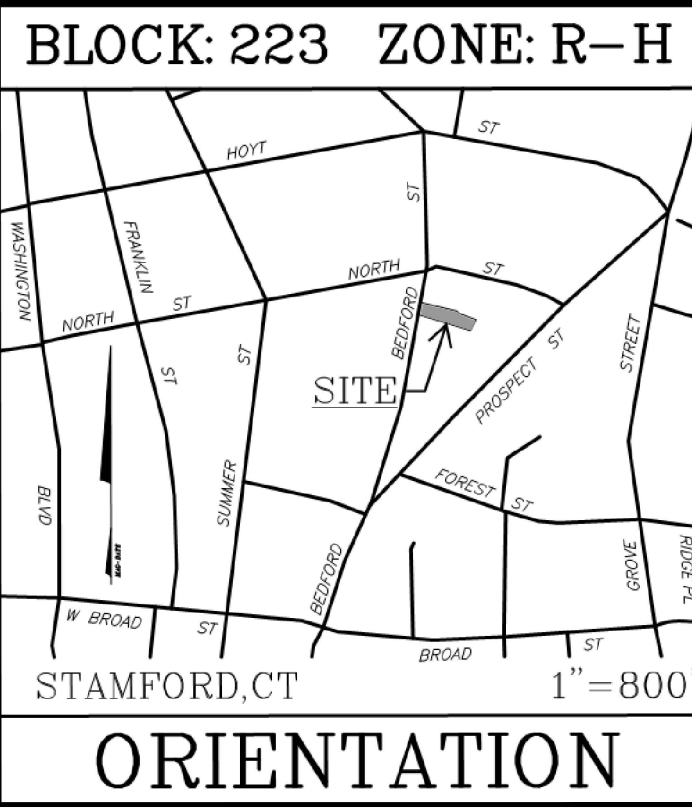


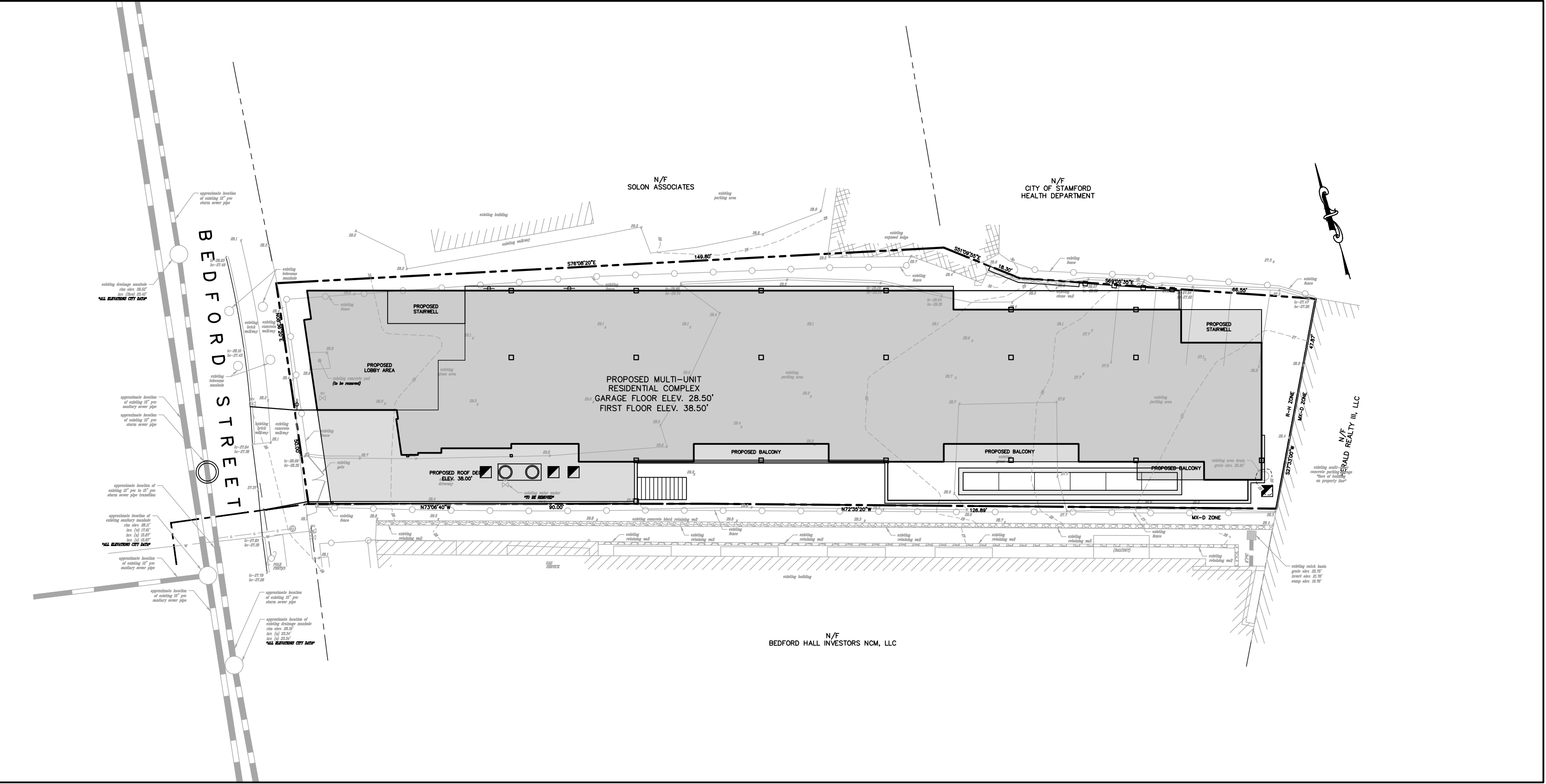
PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR:

589 BEDFORD STREET, STAMFORD, CT



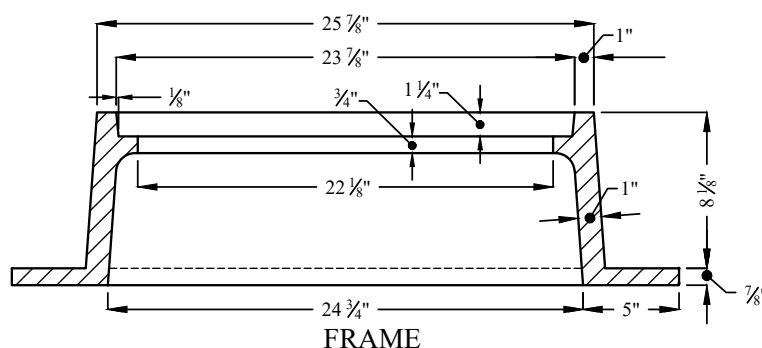
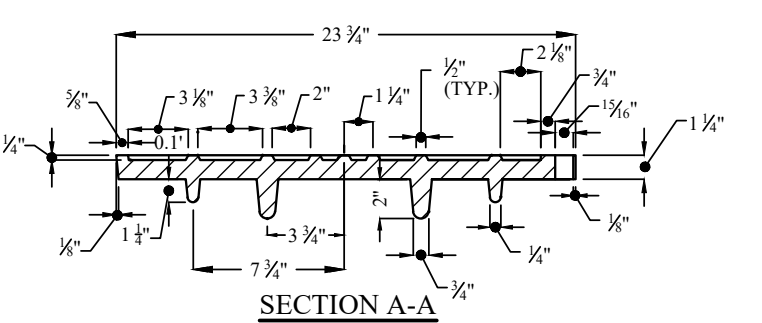
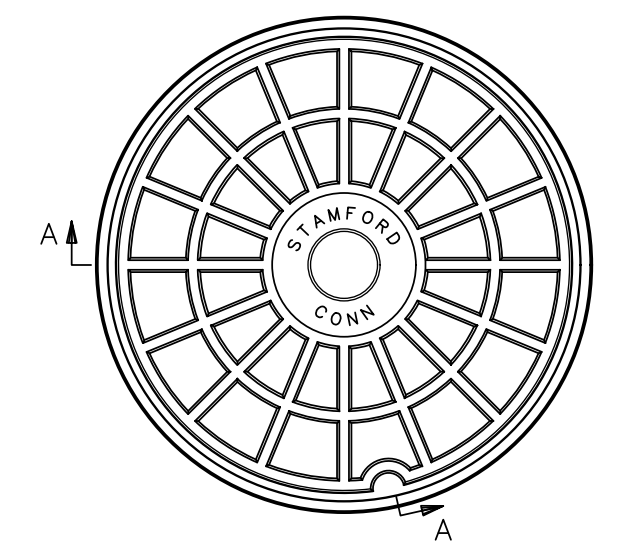
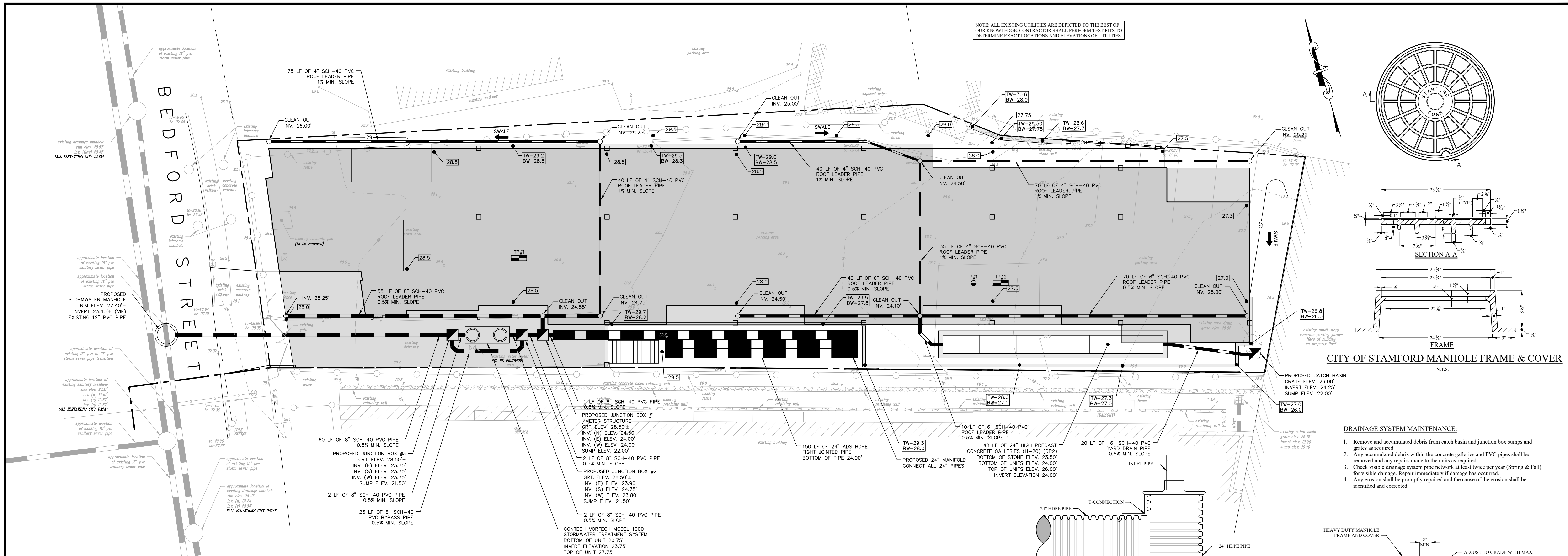
REFERENCE DRAWINGS:

- PROPERTY & TOPOGRAPHIC SURVEY
- CE 1 - ZONING LAYOUT PLAN
- CE 2 - GRADING & DRAINAGE PLAN
- CE 3 - UTILITY LAYOUT PLAN
- CE 4 - SEDIMENT AND EROSION CONTROLS PLAN
- FULL SET OF ARCHITECTURAL PLANS



SCALE: 1" = 20'

LEGEND			
LIMIT OF PAVEMENT		ELECTRIC SERVICE	
CURBING		STORM GRAVITY SEWER	
RETAINING WALL		GAS SERVICE	
BLDG FOOTPRINT		CATCH BASIN (CB)	
WATER SERVICE		STORM DETENTION SYSTEM	
SANITARY GRAVITY SEWER			



CITY OF STAMFORD MANHOLE FRAME & COVER
N.T.S.

- DRAINAGE SYSTEM MAINTENANCE:**
1. Remove and accumulated debris from catch basin and junction box sumps and grates as required.
 2. Any accumulated debris within the concrete galleries and PVC pipes shall be removed and any repairs made to the units as required.
 3. Check visible drainage system pipe network at least twice per year (Spring & Fall) for visible damage. Repair immediately if damage has occurred.
 4. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.

DEEP TEST PIT LOG
CONDUCTED BY: KOUSIDIS ENGINEERING, LLC
DATE CONDUCTED: DECEMBER 22, 2022

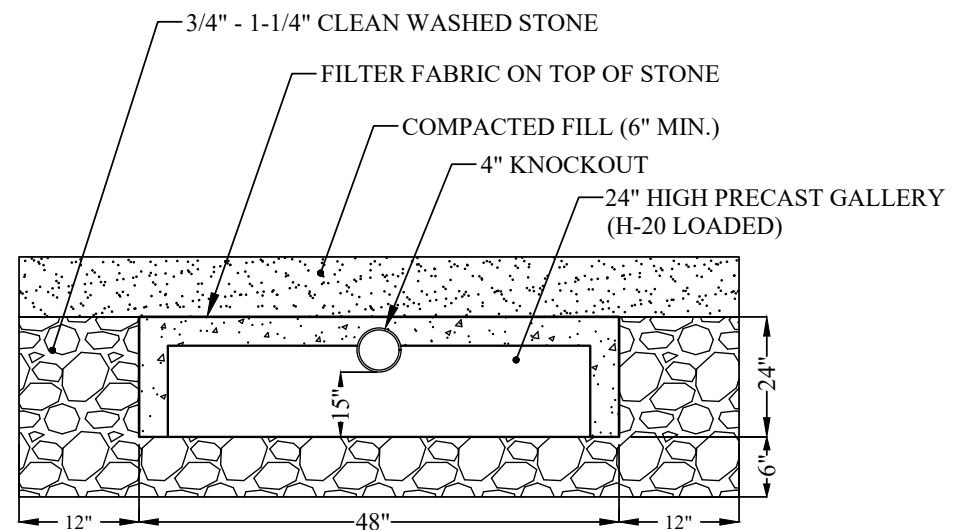
TEST PIT #1
00-50" MISCELLANEOUS FILL
50-56" ORIGINAL TOPSOIL
56-68" YELLOW BROWN SILTY LOAM
68-102" TAN MOTTLED FINE SAND & SILT
*MOTTLES @ 68"
*NO GROUND WATER
*NO LEDGE
*NO ROOTS

TEST PIT #2
00-10" TOPSOIL
10-42" ORANGE BROWN SILTY LOAM
42-64" TAN FINE TO MEDIUM SAND
WITH TRACE SILT
*NO MOTTLES
*NO GROUND WATER
*LEDGE @ 64"
*NO ROOTS

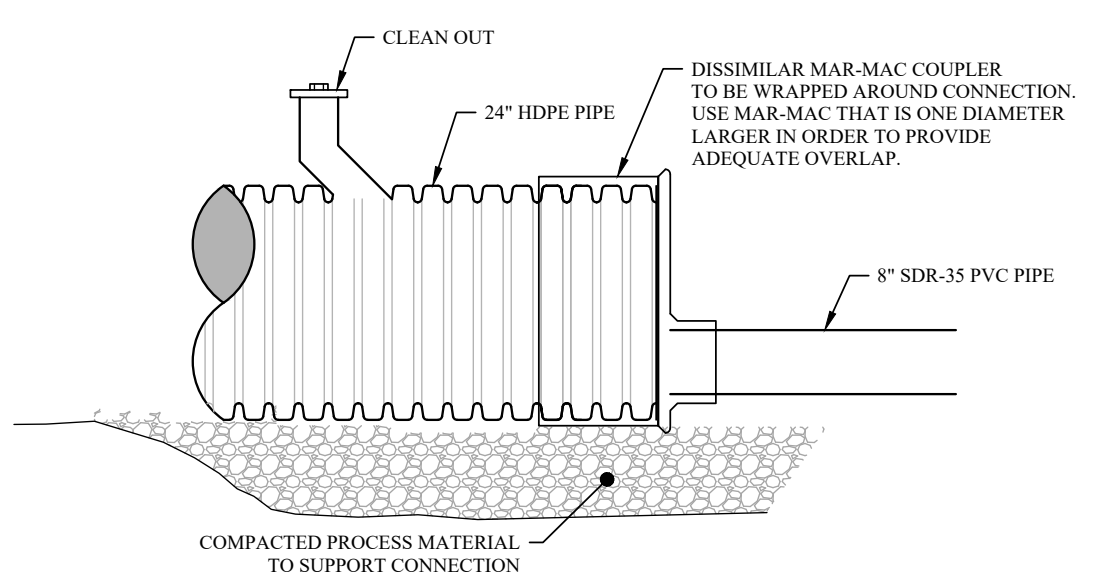
PERCOLATION TEST DATA:

PERFORMED BY: KOUSIDIS ENGINEERING, LLC
DATE: DECEMBER 22, 2022
DIAMETER: 9" SANITARIAN: N/A
DEPTH: 32" PRE SOAK TIME: 10:00

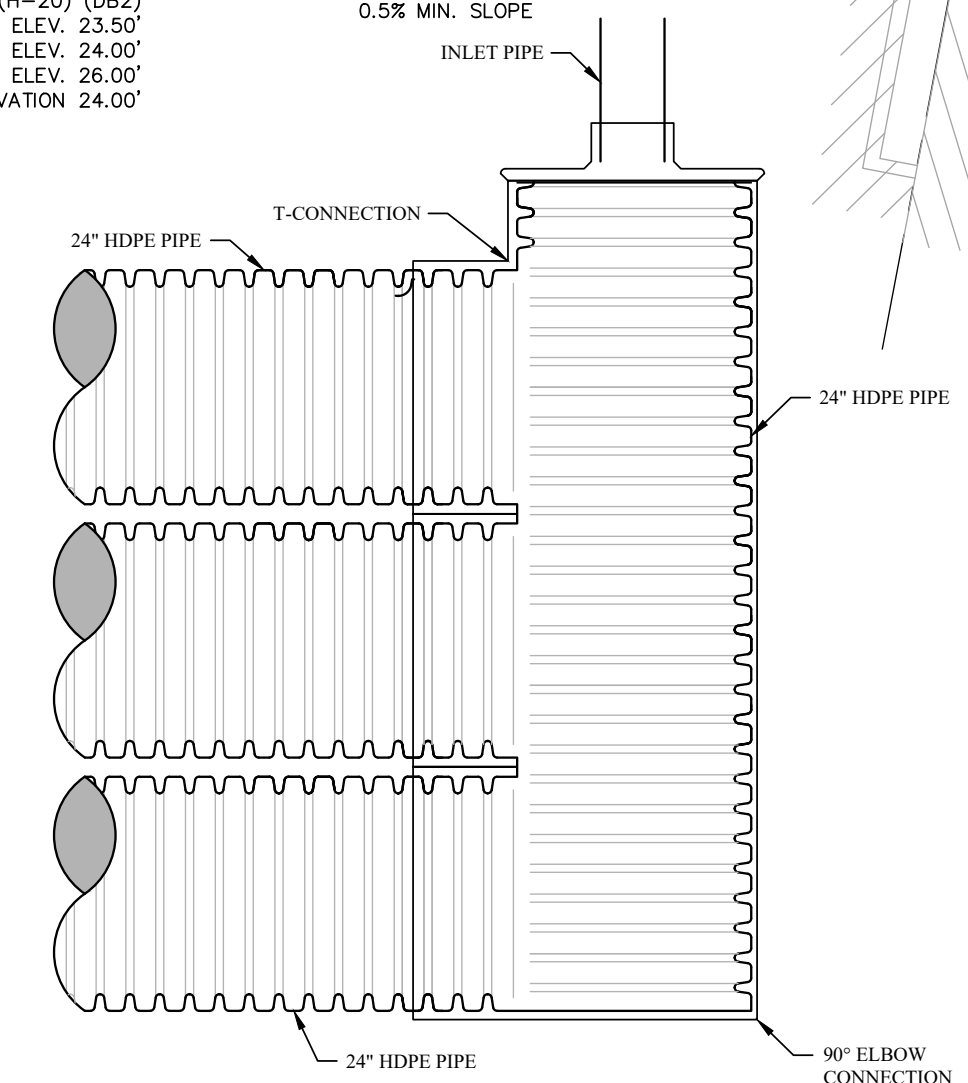
TIME	TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	PERC. RATE (MIN./INCH)
11:00	-	9.25"	-	3.08
11:10	10.0 MIN.	12.50"	3.25"	4.44
11:20	10.0 MIN.	14.75"	2.25"	6.67
11:30	10.0 MIN.	16.25"	1.50"	8.00
11:40	10.0 MIN.	17.50"	1.25"	8.00
11:50	10.0 MIN.	18.75"	1.25"	8.00
12:00	10.0 MIN.	20.00"	1.25"	8.00



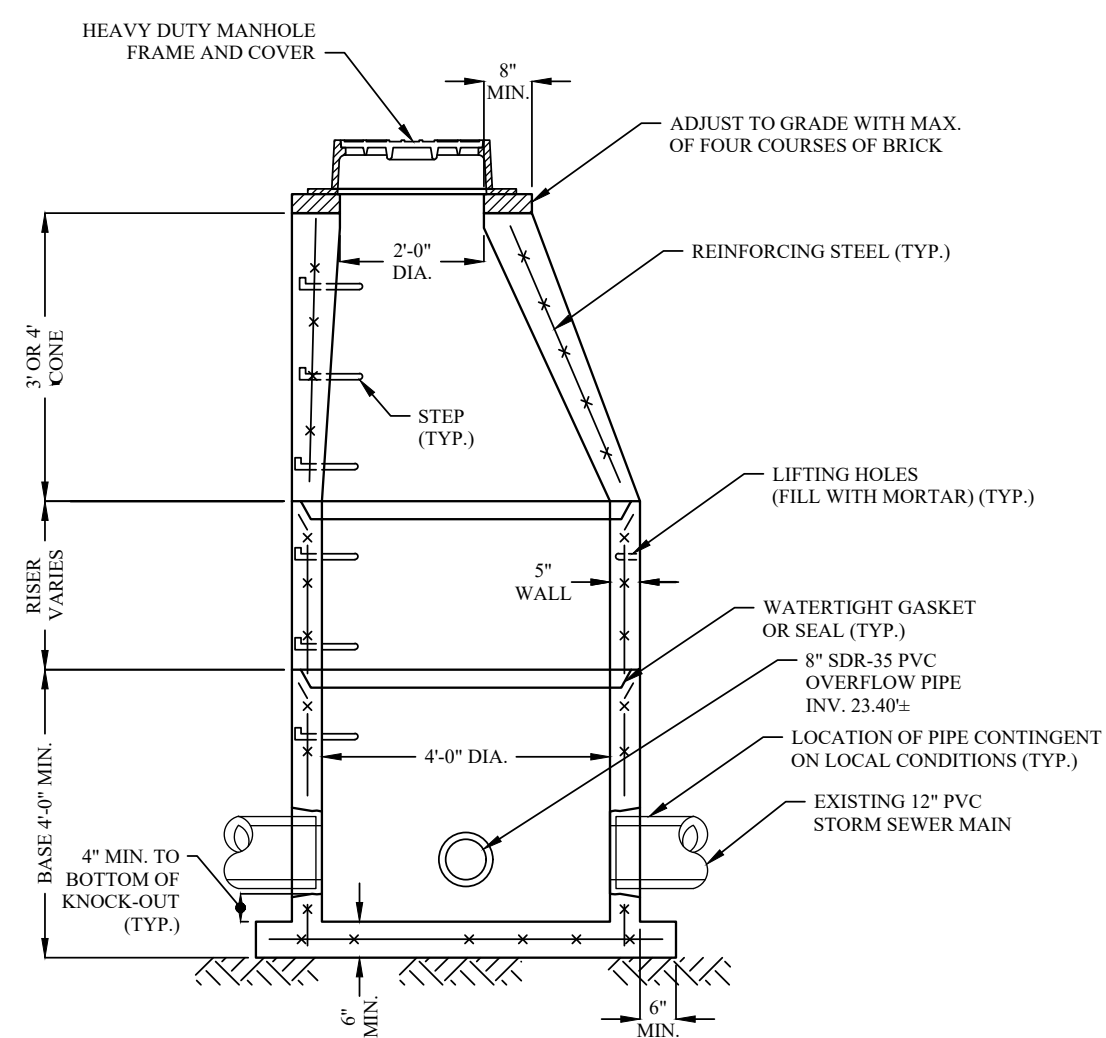
24" HIGH PRECAST GALLERY
(H-20 LOADED - DRAINAGE)
N.T.S.



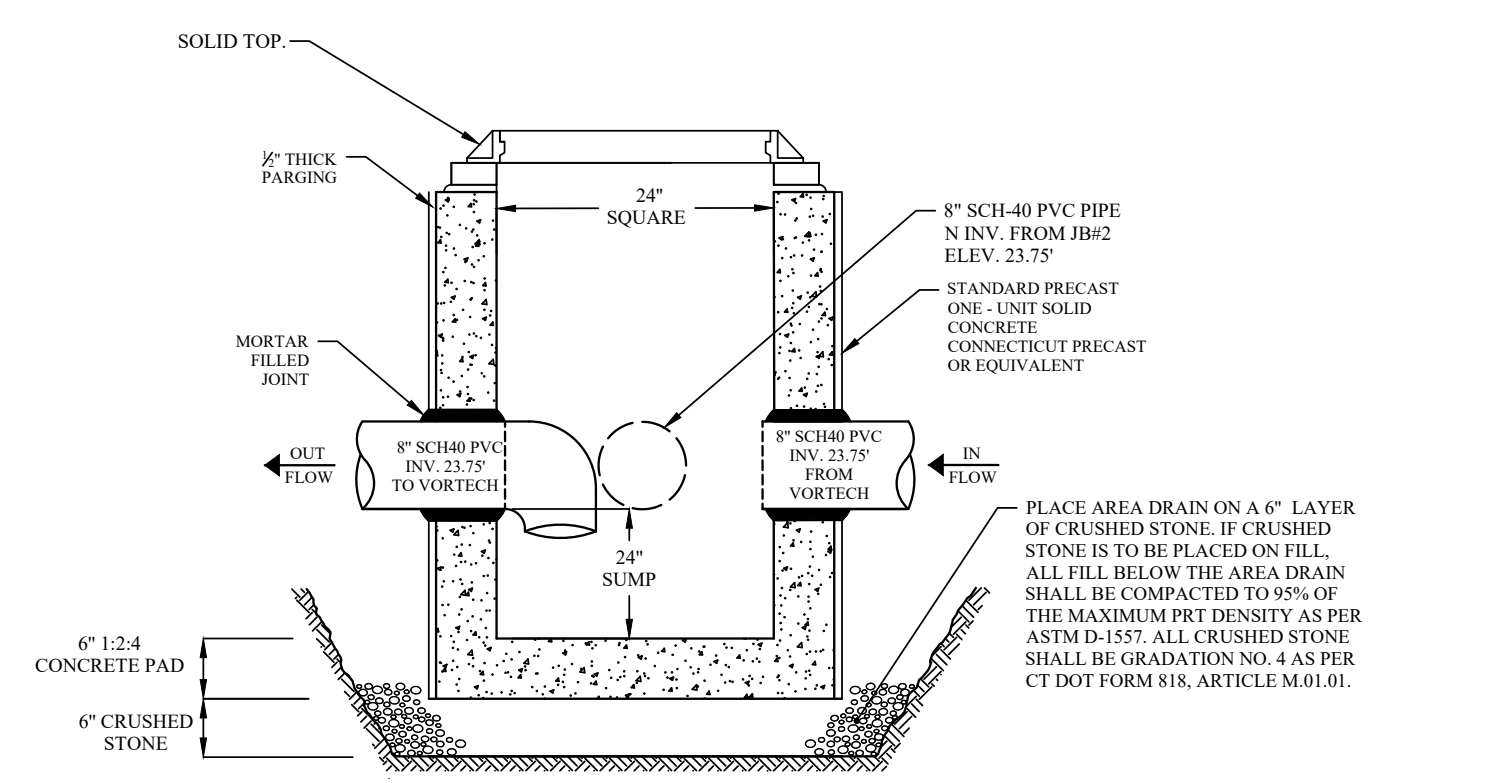
24" HDPE TO 8" SDR-35 PVC PIPE CONNECTION
N.T.S.



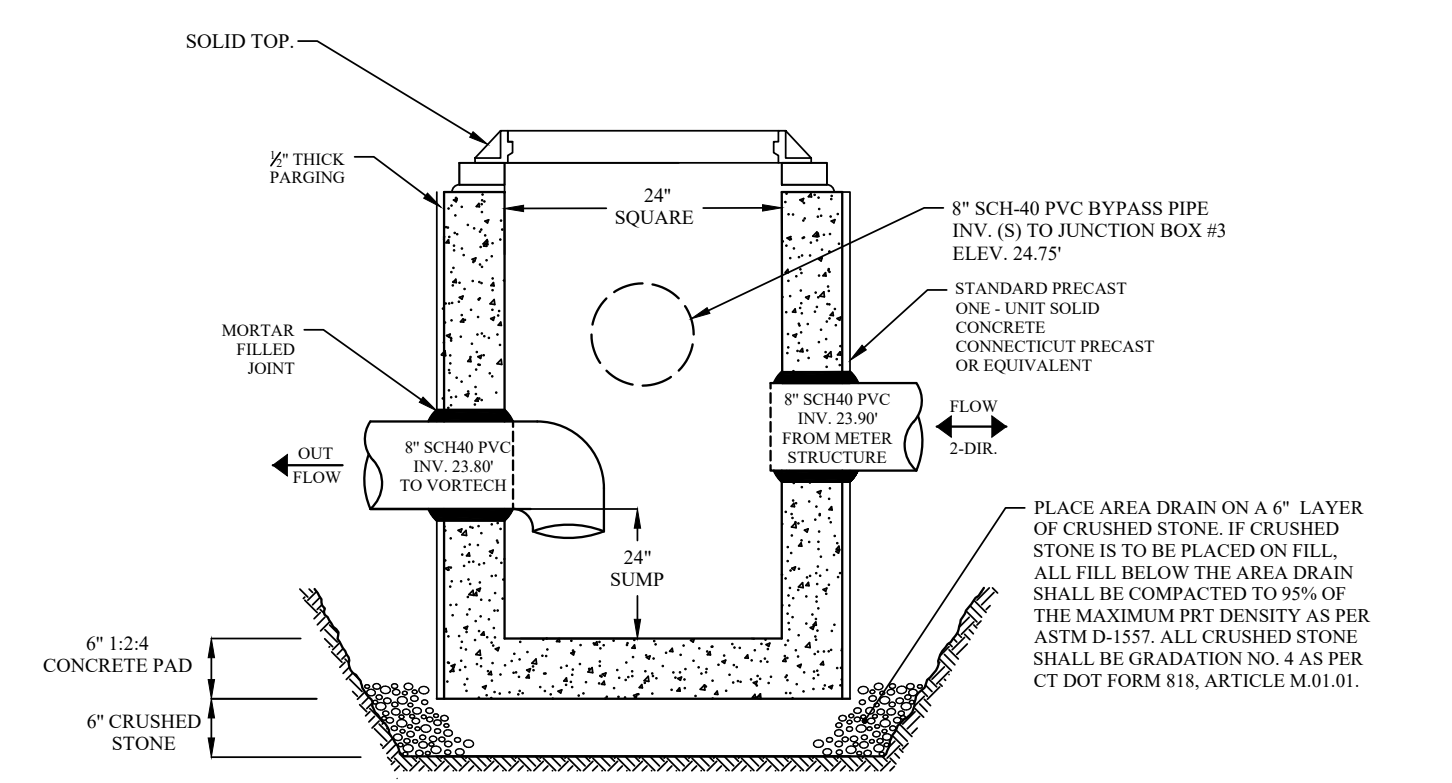
24" HDPE PIPE CONNECTION MANIFOLD
N.T.S.



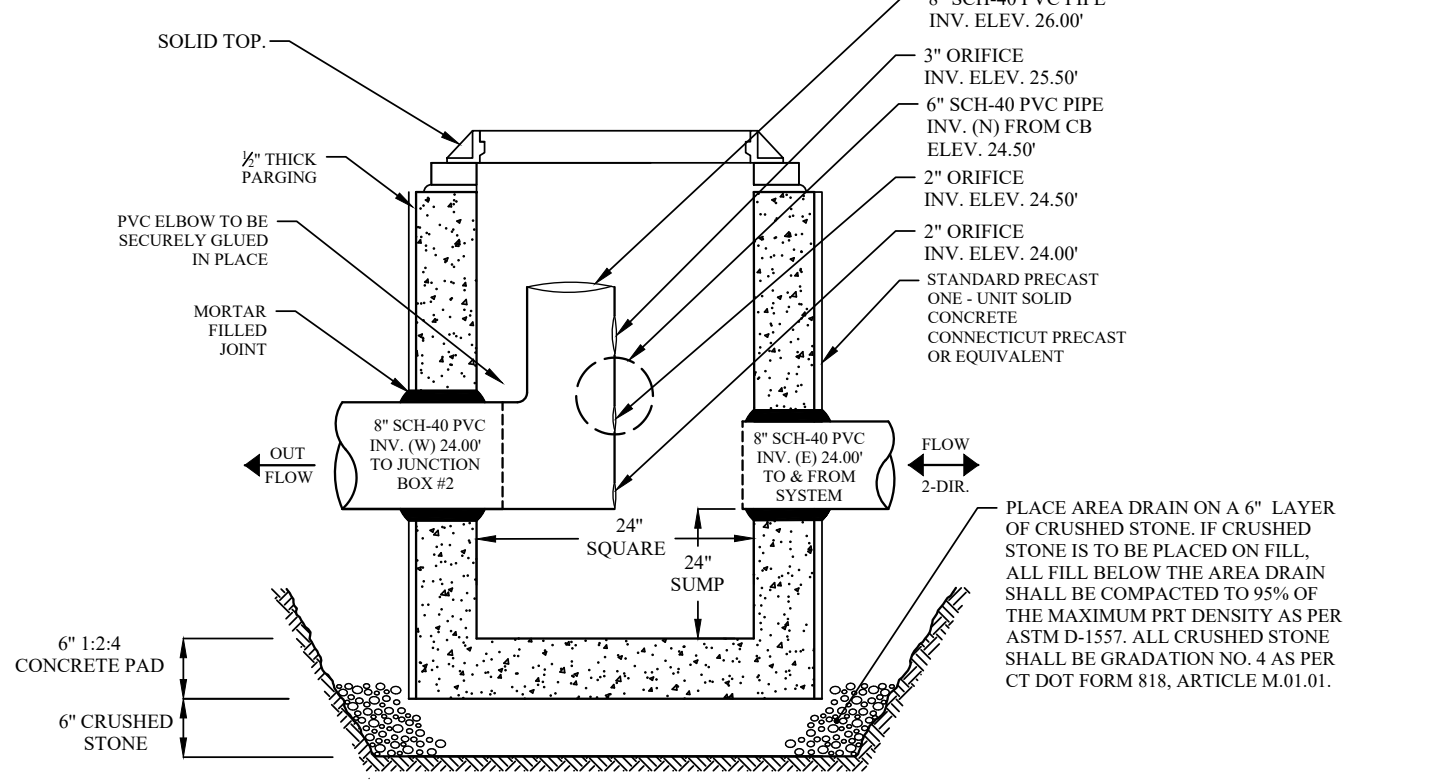
STANDARD MANHOLE
PRECAST CONCRETE UNITS
N.T.S.



JUNCTION BOX #3
N.T.S.



JUNCTION BOX #2
N.T.S.



JUNCTION BOX #1/METER STRUCTURE
N.T.S.

REVISED: 06/22/2023 - Per comments from the Transportation, Traffic & Parking Department & Engineering Bureau.
REVISED: 03/31/2023 - Amended building footprint & added screening fence per city comments.

GRADING & DRAINAGE PLAN

589 BEDFORD STREET

STAMFORD, CT

Prepared for

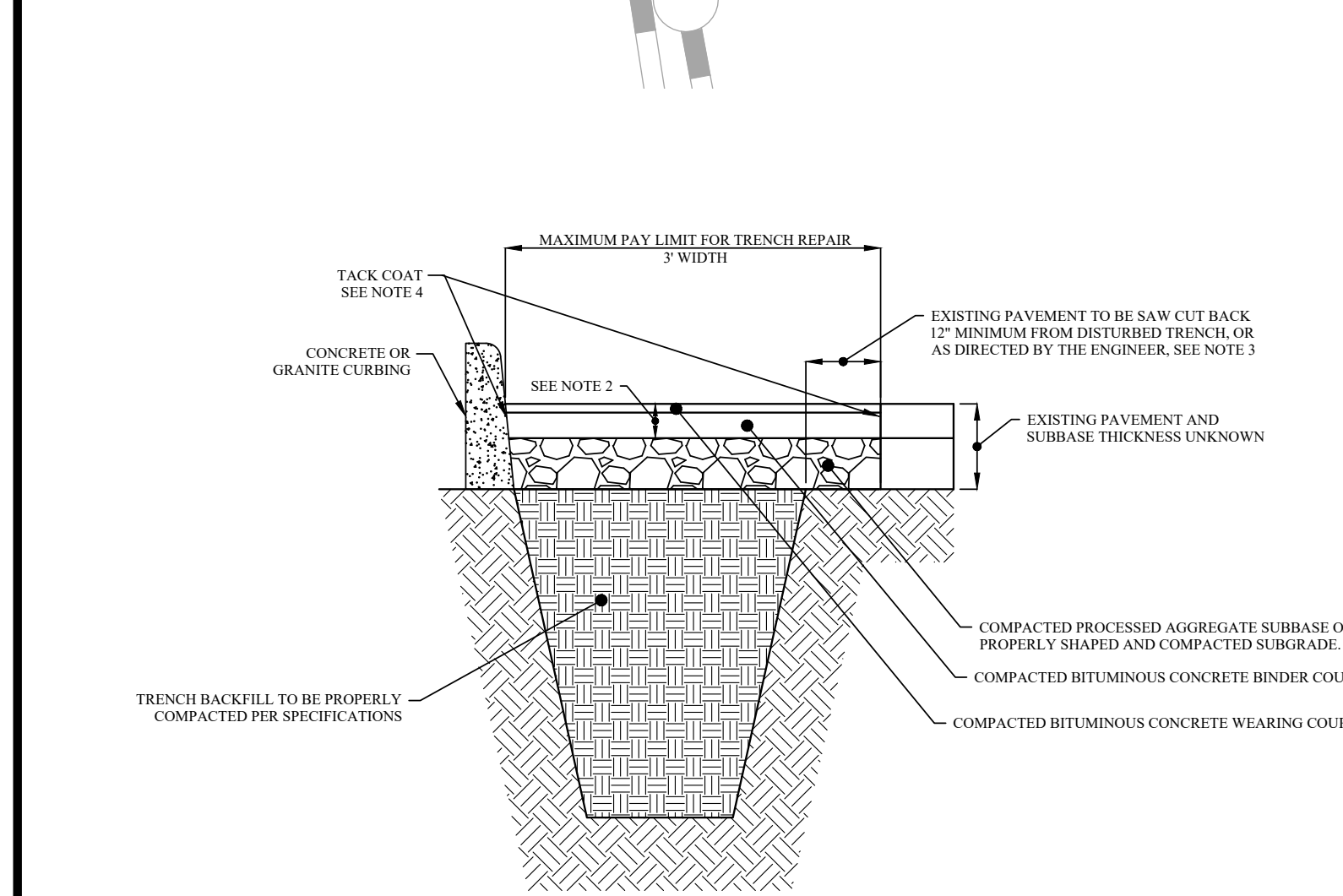
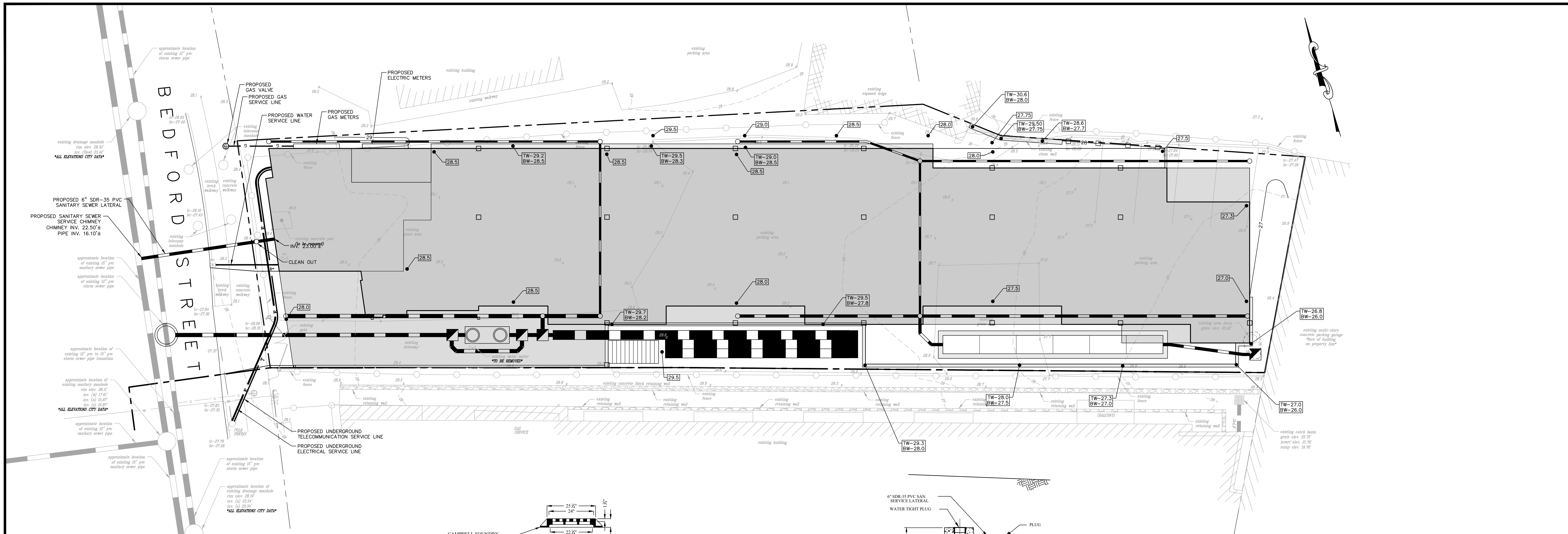
BEDFORD PROPERTIES, LLC

SCALE: 0 10 20
1" = 10'

DATED: 03/08/2023
JOB NO: SA23-1
SHEET NO: CE-2

KOUSIDIS ENGINEERING, LLC

Land Development Consultants and Site Design
10-B First Street, Norwalk, CT 06855
P: 203-557-8943 F: 203-557-8944
E: jim@kousidisengineering.com
Web: www.kousidisengineering.com



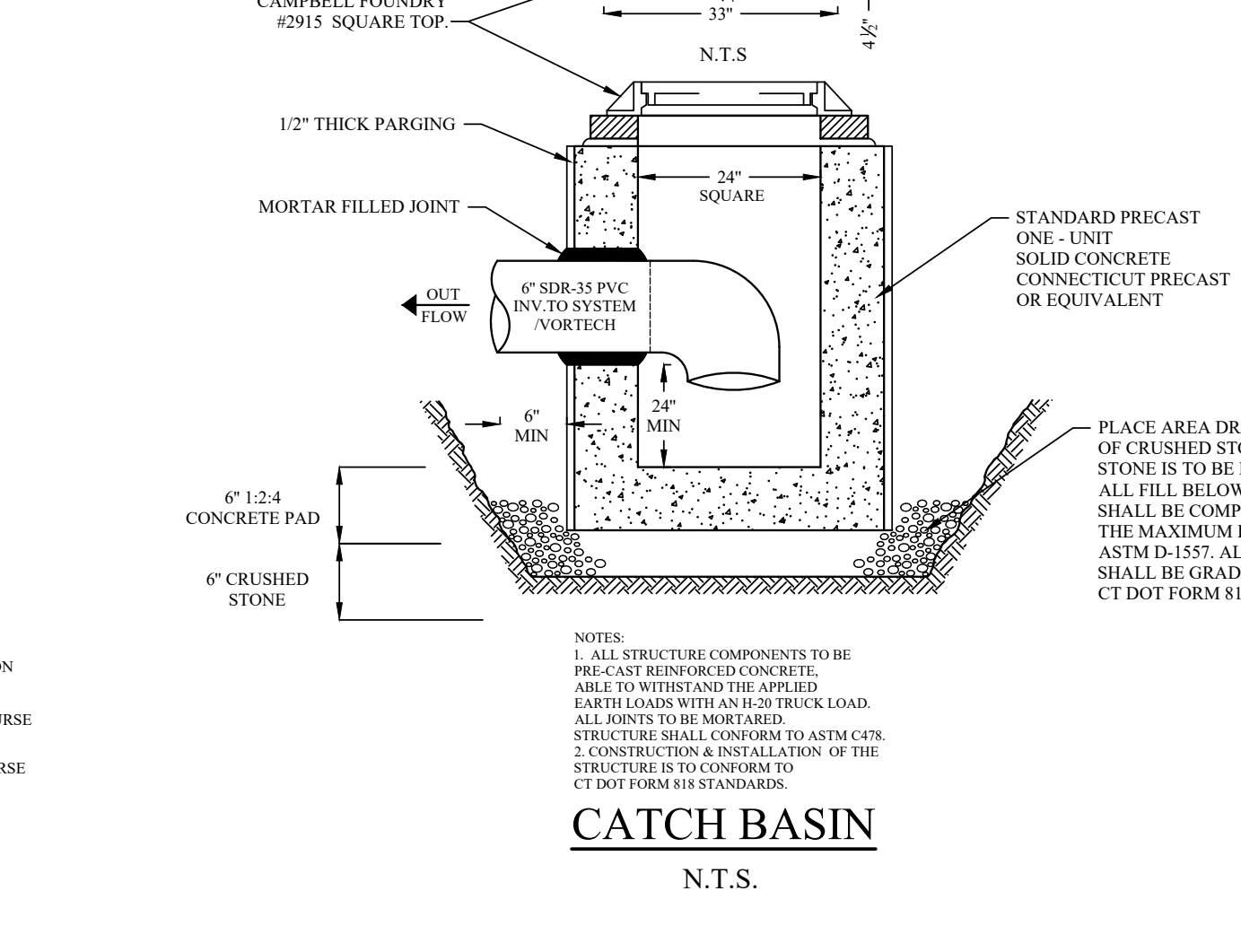
PERMANENT TRENCH REPAIR
ASPHALT ROADWAY
N.T.S.

- NOTES:**
1. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, LATEST EDITION OR AS DIRECTED BY THE ENGINEER.
 2. SHOULD THE TOTAL THICKNESS OF EXISTING PAVEMENT EXCEED THICKNESS OF PROPOSED BINDER PLUS WEARING COURSE, THE THICKNESS OF BINDER COURSE SHALL BE INCREASED SUCH THAT THE TOTAL THICKNESS OF REPAIR BITUMINOUS PAVEMENT MATCHES EXISTING.
 3. CUTBACKS SHALL BE MADE IMMEDIATELY PRIOR TO TRENCH REPAIR AND NOT WHEN TRENCH IS EXCAVATED. CUTBACKS SHALL BE STRAIGHT AND EVEN TO ELIMINATE IRREGULAR EDGES.
 4. TACK COAT SHALL BE APPLIED TO THE FULL DPTH OF EXISTING PAVEMENT ALONG THE PERIMETER EDGES OF THE TRENCH AND ALL CONTACT SURFACES SUCH AS CURBING AND STRUCTURES (MANHOLES AND CATCH BASINS). TACK COAT SHALL BE APPLIED BETWEEN LIFTS/COURSES THAT HAVE BEEN IN PLACE LONGER THAN FIVE (5) DAYS.
 5. HMA 50/50 BINDER COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 2 1/2" COMPACTED THICKNESS.
 6. BEDFORD STREET IS AN ARTERIAL ROAD; BINDER COURSE THICKNESS MUST BE 4 1/2" INCHES FOR PERMANENT TRENCH REPAIR.

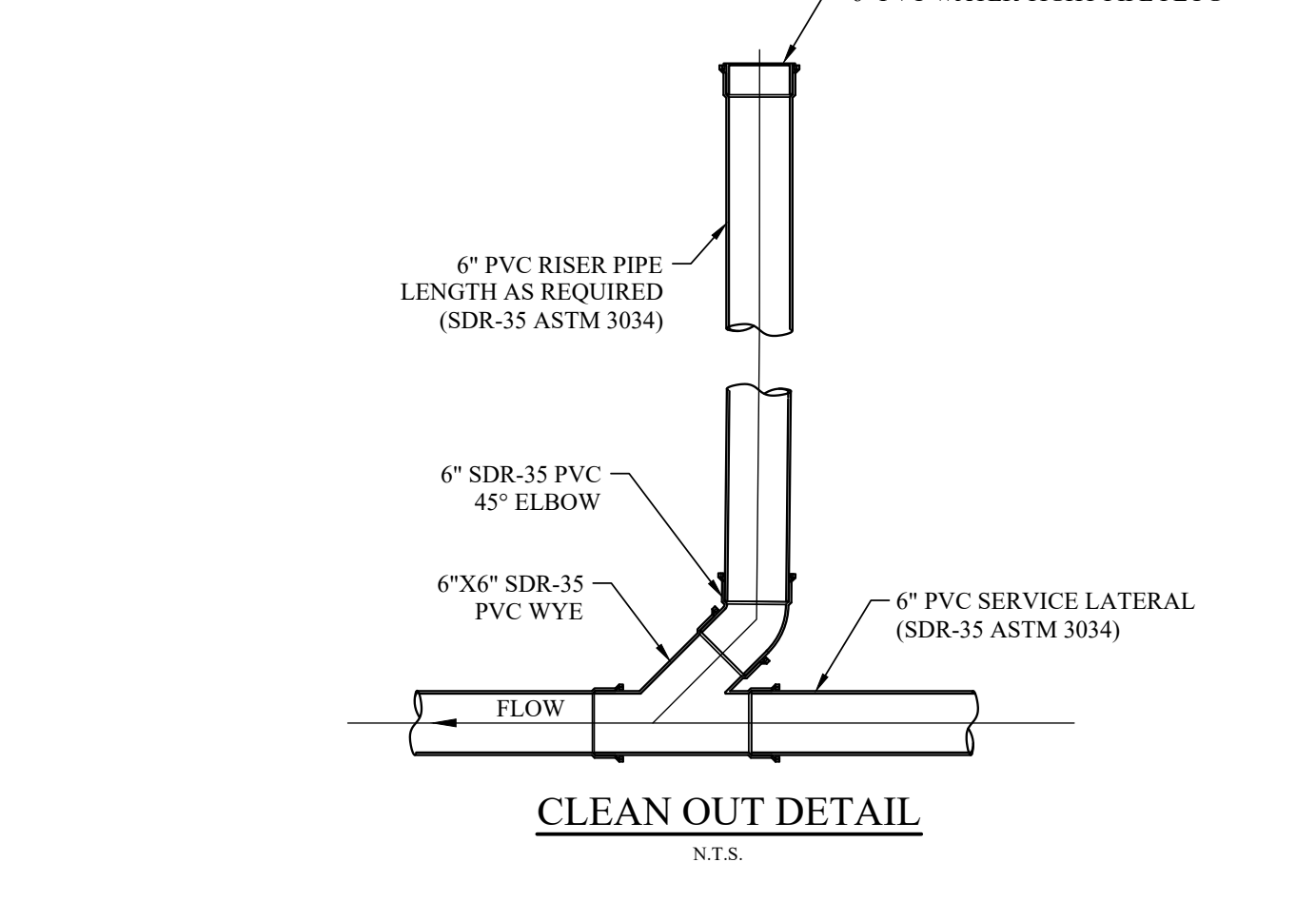
PAVEMENT COMPOSITION		
ROADWAY CLASSIFICATION	COLLECTOR	ARTERIAL
WEARING COURSE	1 1/2" HMA 50.375	1 1/2" HMA 50.375
BINDER COURSE	2 1/2" HMA 50.50	4 1/2" HMA 50.50 *
PROC. AGG. SUBBASE	8"	8"

TABLE NOTES:

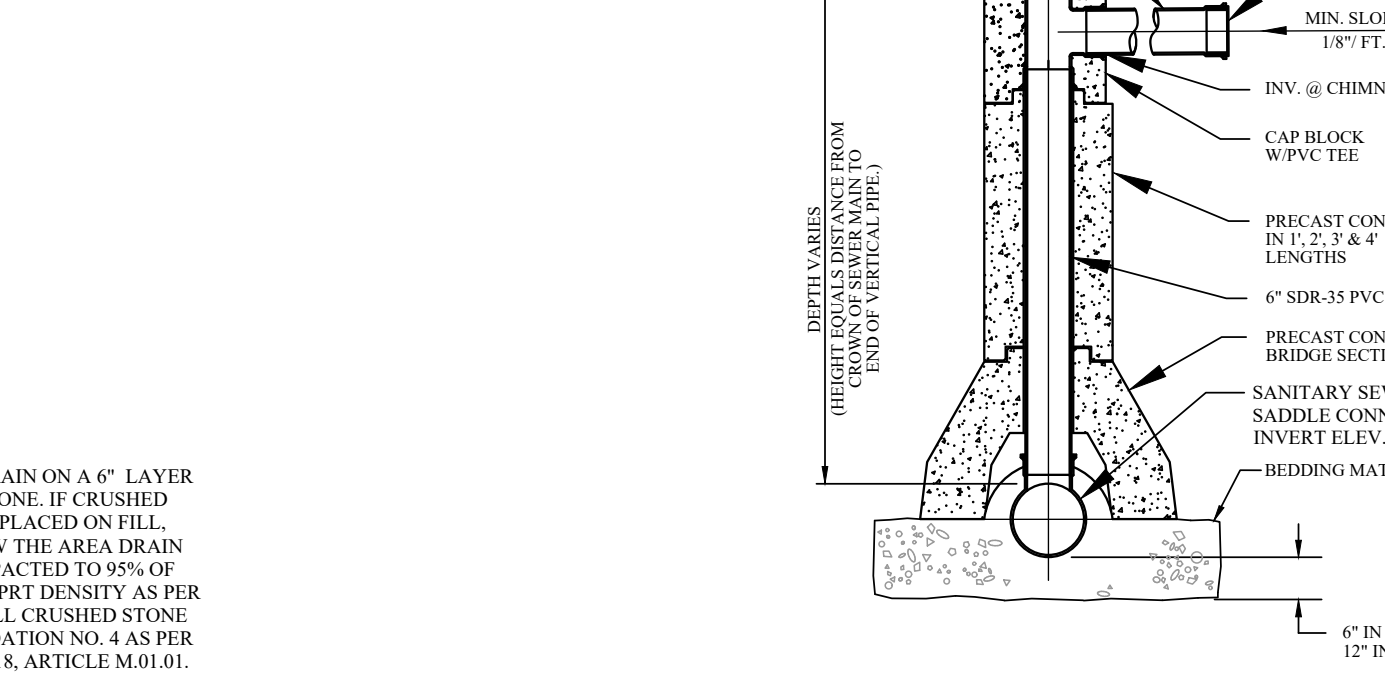
1. ENGINEER TO DETERMINE ROADWAY CLASSIFICATION.
2. THICKNESS INDICATED IS THAT OF COMPACTED MATERIAL.
3. * DENOTES COURSES REQUIRING MULTIPLE LIFTS



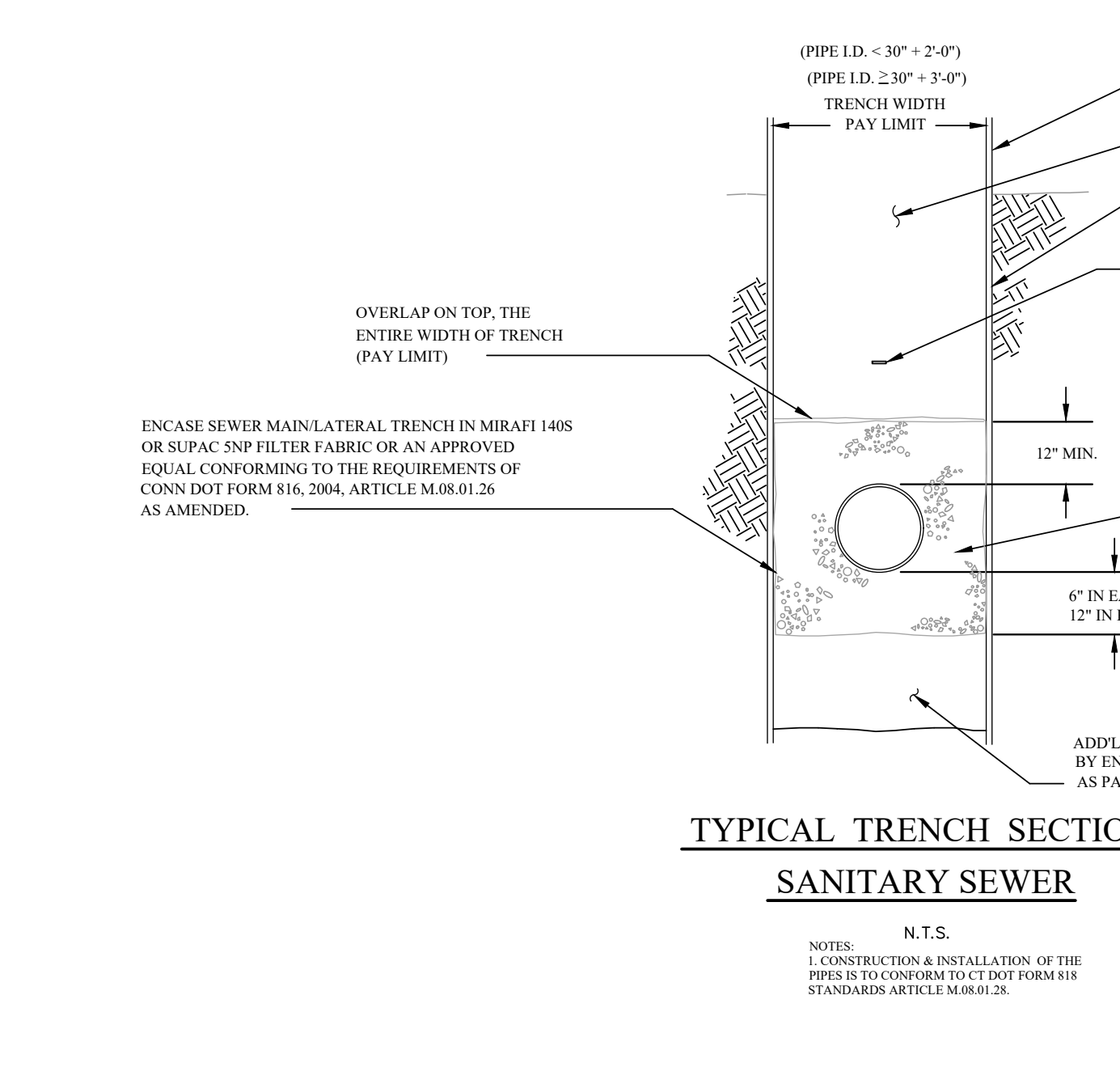
CATCH BASIN
N.T.S.



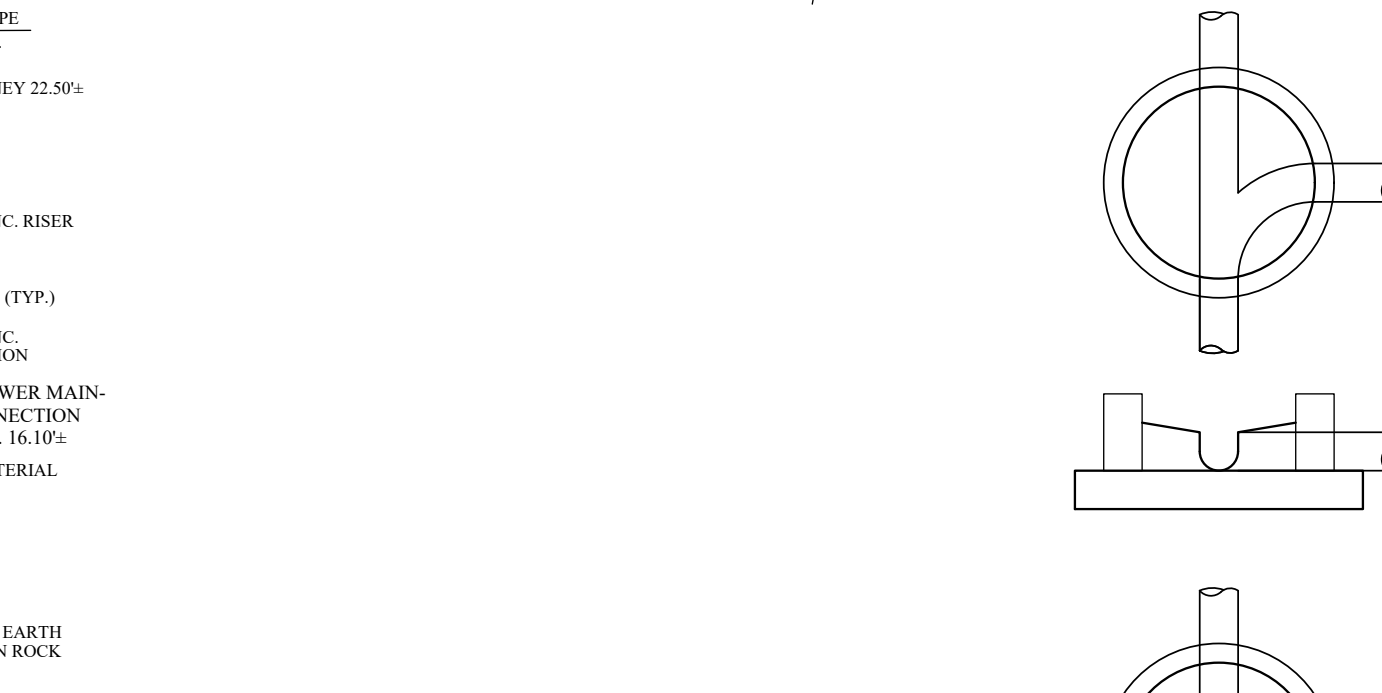
CLEAN OUT DETAIL
N.T.S.



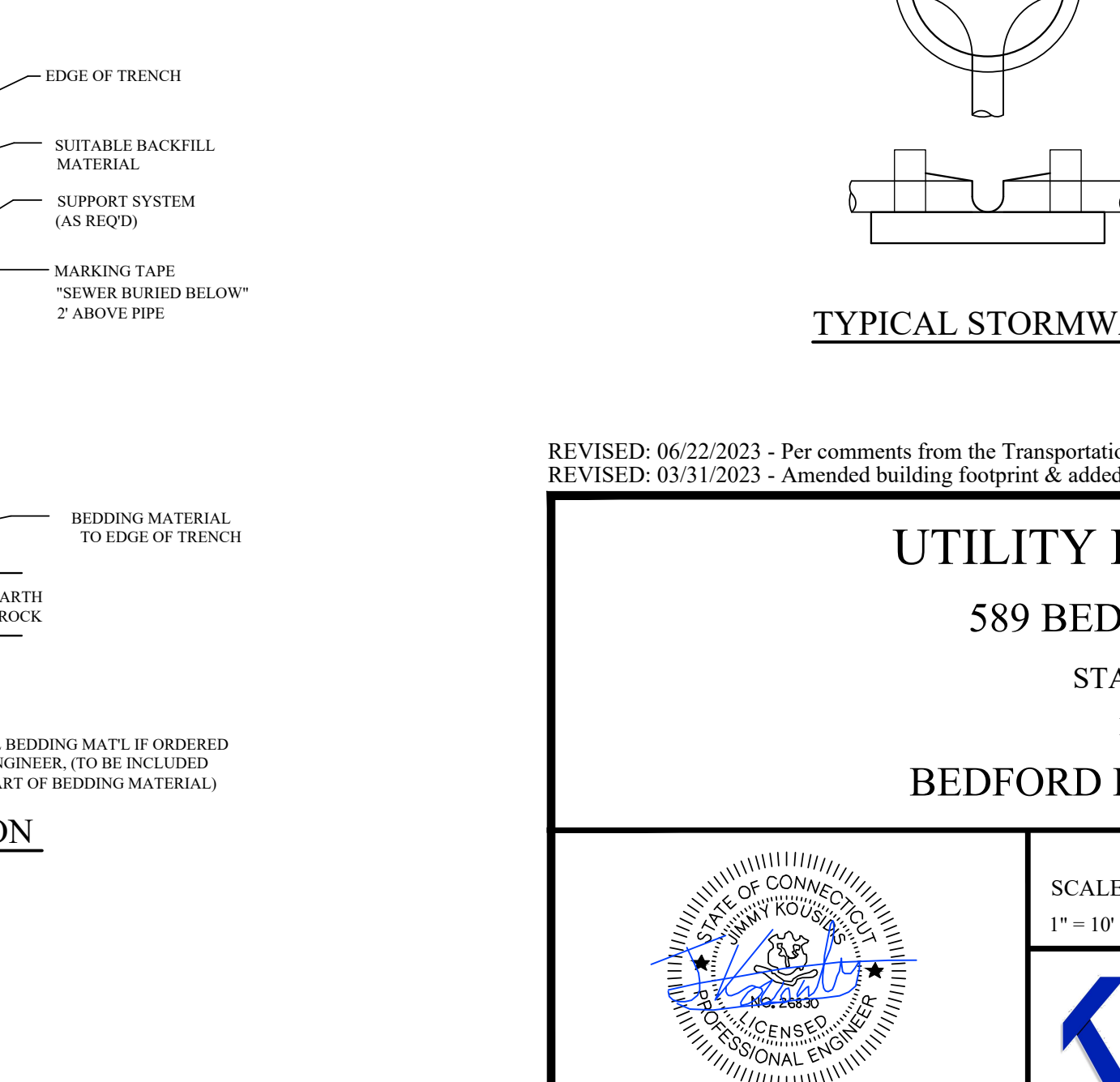
PRECAST CONCRETE SERVICE CHIMNEY
N.T.S.



TYPICAL TRENCH SECTION
SANITARY SEWER
N.T.S.



TYPICAL STORMWATER MANHOLE INVERTS
N.T.S.



TYPICAL TRENCH SECTION
SANITARY SEWER
N.T.S.

REVISED: 06/22/2023 - Per comments from the Transportation, Traffic & Parking Department & Engineering Bureau.
REVISED: 03/31/2023 - Amended building footprint & added screening fence per city comments.

UTILITY LAYOUT PLAN
589 BEDFORD STREET
STAMFORD, CT
Prepared for
BEDFORD PROPERTIES, LLC

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1" = 10'

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JOB NO: SA23-1
SHEET NO: CE-3

