



PHOTO 1



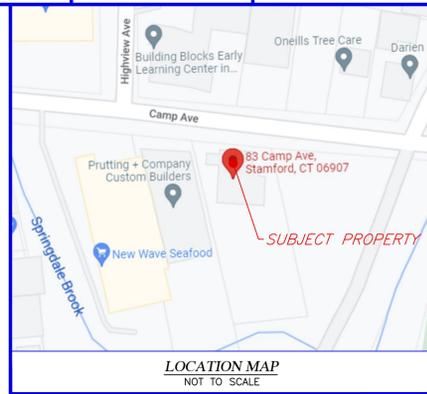
PHOTO 2



PHOTO 3



PHOTO 4



LOCATION MAP  
NOT TO SCALE

**GENERAL NOTES**

- THIS PLAN IS FOR AN EPB/ZONING APPLICATION FOR THE PROPOSED CHANGE IN USE.
- REFERENCE IS MADE TO "PROPERTY SURVEY" PREPARED FOR STEVE MICKELS DATED AUGUST 19, 2022 PREPARED BY JOSEPH F. RISOLI, P.E., LLC.
- PROPERTY SHOWN HEREON IS LOCATED IN MG ZONE. LOT AREA EQUALS 0.50003 ACRES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
- THE EXISTING DRIVEWAY WILL SERVE AS THE MACHINERY ACCESS ROUTE.
- THE PROPOSED CONSTRUCTION SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY EPB.
- ACTUAL PLACEMENT OF ANY PROPOSED EROSION CONTROL MEASURES TO BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE WETLAND AGENCY STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT NO. 83-388 (PASSED BY THE CONNECTICUT GENERAL ASSEMBLY). THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR SOIL AND WATER CONSERVATION, JANUARY 1985. COPIES OF SAID GUIDELINES CAN BE REVIEWED AT THE EPB OR THE OFFICE OF THE DESIGN ENGINEER. THE OWNER / DEVELOPER SHALL ALSO COMPLY WITH THE NARRATIVE ON EROSION-SEDIMENTATION CONTROLS FOR THIS PROJECT ON FILE AT THE EPB OR THE OFFICE OF THE DESIGN ENGINEER.
- RESTORE ANY DISTURBED AREAS WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
- THE SUBJECT PARCEL LIES ENTIRELY IN THE AE ZONE AS REFERENCED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 090010C007F WITH AN EFFECTIVE DATE OF JUNE 18, 2010 IN THE CITY OF STAMFORD, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT.
- THE DATUM DEPICTED ON THIS MAP IS BASED ON NAVD 1988.



VOLUME CALCULATION TO SATISFY COMPENSATORY REQUIREMENTS PER SECTION 15.B.4.a.(7) AND (8)

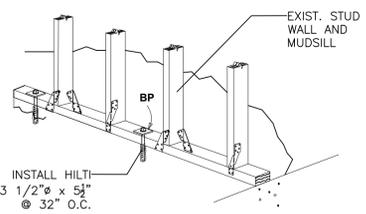
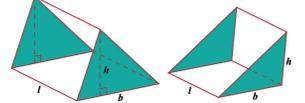
**VOLUME CALCULATION**

LOT AREA	0.500 ACRES	21,792 S.F.
AE ZONE	BFE = 76.0	
OLD BUILDING (PER GIS 2016)	3574 + 175 SOFT	
	VOL = 20,714 CUFT	
TOP SOIL	6,000	
SAND/GRAVEL	270	
MULCH AND DEBRIS	3560	
RETAINING WALLS	7460	
TOTAL VOLUME	17,290	
DIFFERENCE	2884	

NOTE: SINCE THE VOLUME OF THE OLD BUILDING THAT WAS DEMOLISHED IS GREATER THAN THE STOCKPILE AND RETAINING WALL VOLUMES; HENCE, THE WATER HOLDING CAPACITY OF THE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM), HAS NOT BEEN REDUCED.

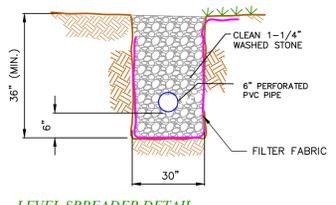
Volume of Triangular Prism

$$V = \frac{1}{2} bhl$$



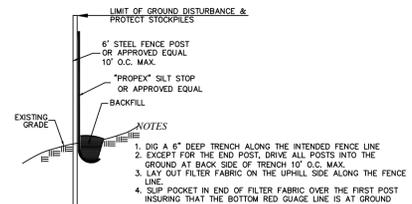
**ANCHORING DETAIL FOR SHED**

NOTE: THE SHED AND ANCHORING HAVE BEEN DESIGNED IN ACCORDANCE WITH STAMFORD'S FLOOD PRONE AREA REGULATIONS (SECTION 15B OF THE ZONING REGULATIONS) AND IS CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.



**LEVEL SPREADER DETAIL**

NOT TO SCALE



**SILT FENCE AND FILTER FABRIC DETAIL**

SCALE: N.T.S.



**COIR LOG FOR EROSION CONTROL**

NOT TO SCALE

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION	REC.	APP.
1	04/14/2023	ADDRESS EPB COMMENTS	JNV	JFR
2	08/30/2023	ADDRESS EPB COMMENTS	JNV	JFR



JOSEPH F. RISOLI, P.E.  
CT LICENCE NO. 9844

DATE:	AUGUST 19, 2022	SURVEYED BY:	DH
DATUM:	ASSUMED	DESIGNED BY:	--
FILE LOCATION:	NASJOBS	DRAWN BY:	SBG/DR
FILE NAME:	MICKELS - MASTER FILE 08-21-23.dwg	RECOMMENDED PROJECT MANAGER:	--
DRAWING NO.:	00D000	APPROVED PROJECT MANAGER:	SBG

GRAPHIC SCALE 1" = 10 FT



IT IS THE REQUIREMENT OF THE OWNER AND/OR HIS/HER LEGAL REPRESENTATIVE TO ADVISE THE PLANNER/ENGINEER OF ANY AND/OR ALL DEED RESTRICTIONS ON THE PROPERTY WHICH MAY PRECLUDE FURTHER CONSTRUCTION ON THIS PROPERTY OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND IS NOT A WARRANTY OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND/OR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE JOSEPH F. RISOLI, P.E. THESE PLANS ARE VOID UNLESS THEY ARE PRODUCED AND USED IN COLOR.

PREPARED FOR:

**STEVE MICKELS**  
83 CAMP AVENUE, STAMFORD, CT

**SITE DEVELOPMENT PLAN C-2.0**  
SHEET 00 OF 00

**Risoli Planning & Engineering**  
ENGINEERS-PLANNERS-SURVEYORS

Division of **AI Engineers, Inc.**  
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**EMERGENCY ACTION PLAN (IN CASE OF POTENTIAL FLOODING)**

- THE FOLLOWING IS THE FLOOD RESPONSE PLAN NEEDED TO ASSESS THE RISK OF A POTENTIAL FLOODING.
- A MAP OF THE FACILITY SHALL BE AVAILABLE TO ALL EMPLOYEES TO MAKE THEM AWARE OF STREAM, DITCHES, DRAINAGE AREAS, AND OTHER LOW-LYING AREAS ON THE PROPERTY.
  - ALL ACCESS AND EGRESS ROUTES SHALL IDENTIFIED IN CASE OF EVACUATION.
  - UPDATE EMPLOYEE CONTACT LISTS WITH ALTERNATE CONTACT INFORMATION IN THE EVENT EVACUATION IS NECESSARY.
  - IF FLOODING IS PROBABLE, ASSIGNED TRAINED PERSONNEL SHALL SECURE THE PREMISES AND ALL EQUIPMENT AND MACHINERY.
  - ASSIGNED TRAINED PERSONNEL SHALL LAY DOWN COIR LOGS AT THE PERIMETER OF TOPSOIL PILE TO PREVENT EROSION.
  - PERFORM CONTINUOUS MONITORING OF THE FLOOD THROUGH VARIOUS MEDIA OUTLETS AND WEATHER TRACKING.
  - AFTER FLOOD SUBSIDES AND CLEAN-UP WILL BE DONE BY EMPLOYEES. ENSURE CLEAN-UP EQUIPMENT IS AVAILABLE, ADEQUATE, AND AMPLIFIED.
  - CONDUCT A POST-INCIDENT REVIEW AND IDENTIFY MITIGATION OPPORTUNITIES TO PREVENT FUTURE FLOODING IMPACTS.