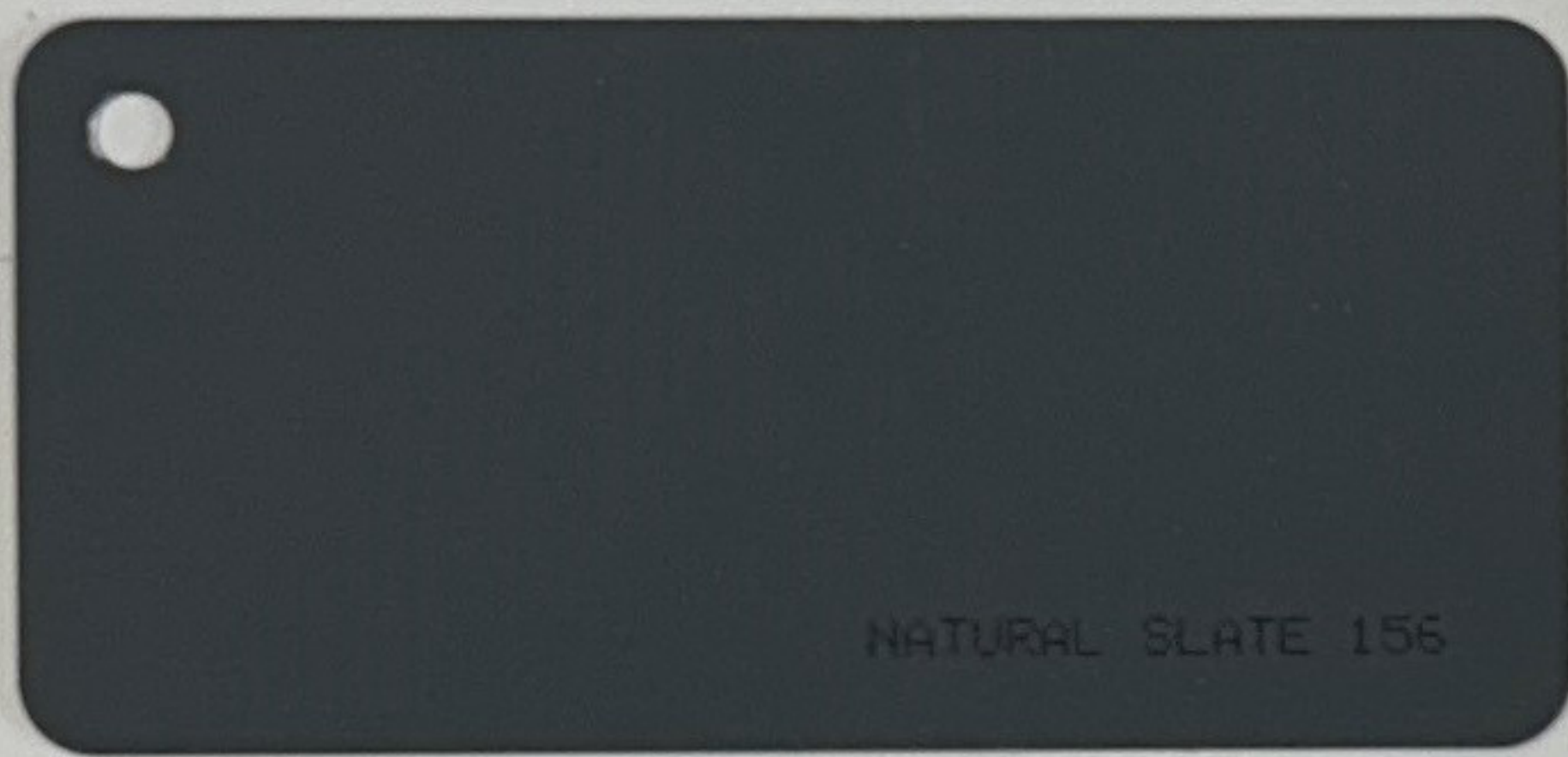


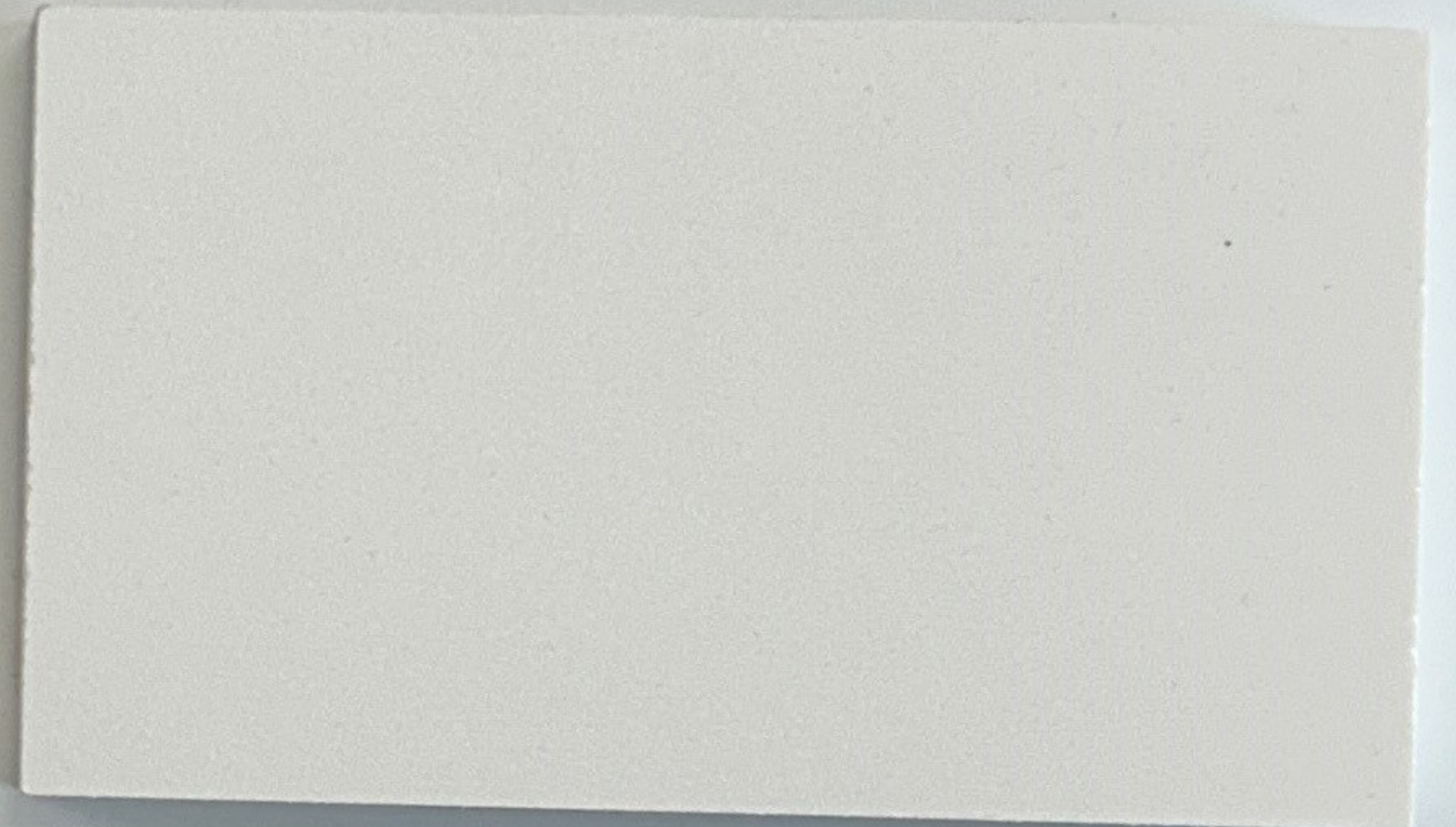
MATERIAL BOARD



HARDIE SIDING



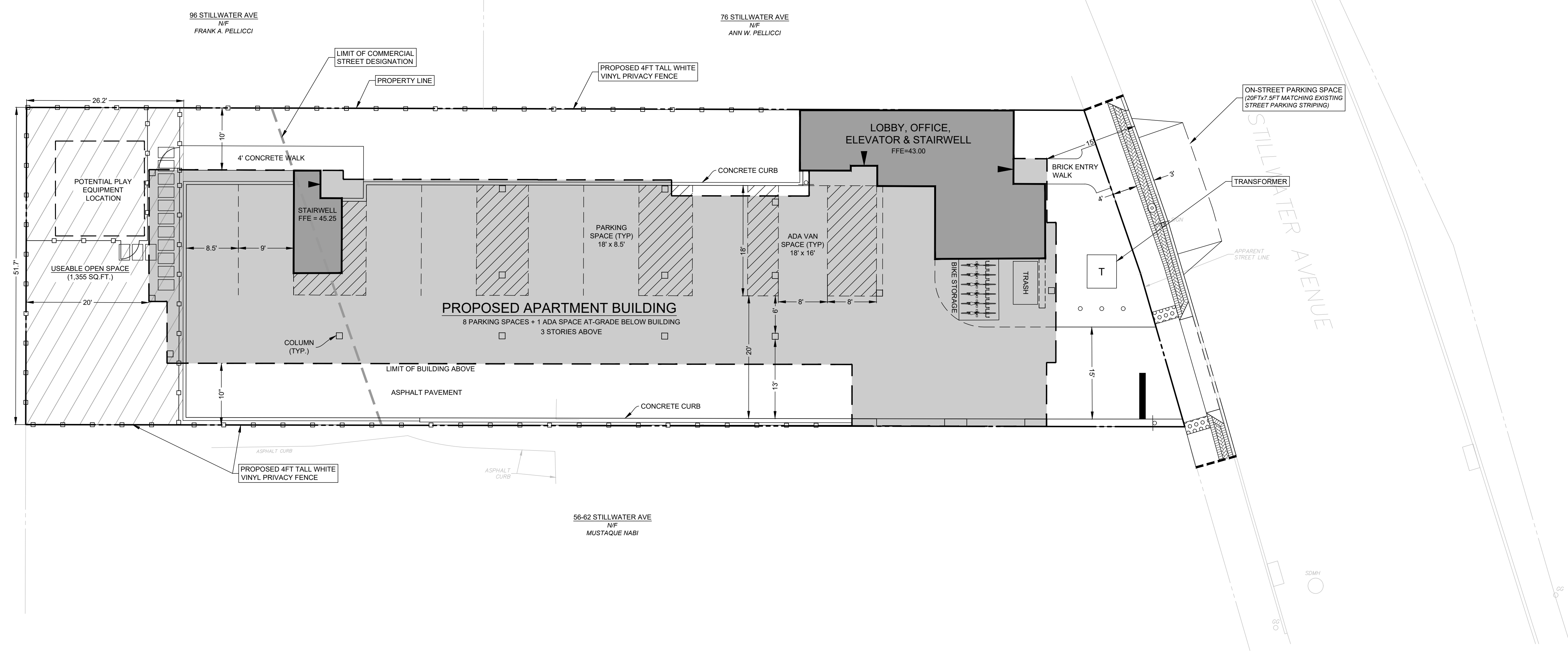
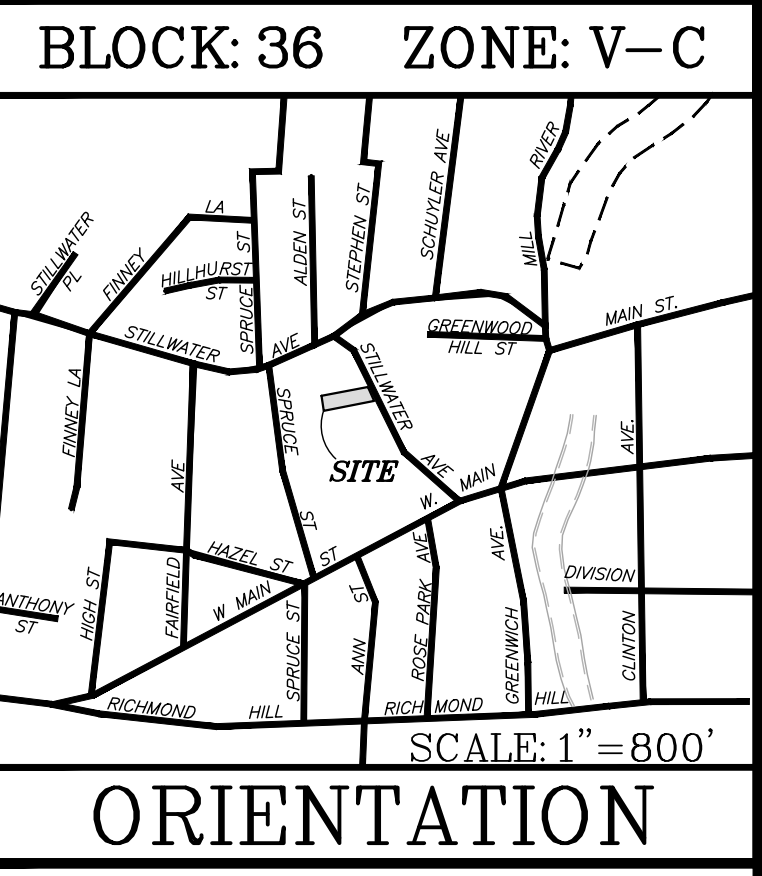
**METAL CLAD
WINDOW**



AZEK TRIM



SPLIT FACE BLOCK



- NOTES:**
- This drawing is intended only to determine zoning compliance related to the proposed apartment building development. This drawing is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by D'ANDREA SURVEYING & ENGINEERING entitled Topographic Survey dated December 18, 2019. Elevations depicted or labeled are based on NAVD-88.
 - Refer to Architectural plans prepared by AWA Design Group P.C., dated February 1, 2024, for information and design of the proposed building, including the layout of at-grade parking below the building.
 - Property lies in a V-C zone.
 - Area of the subject parcel: 9,347 sf (see survey referenced in note #2)
 - Refer to zoning compliance table prepared by Redniss & Mead, dated November 15, 2023.

2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: NGS CHECKED BY: AMK

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

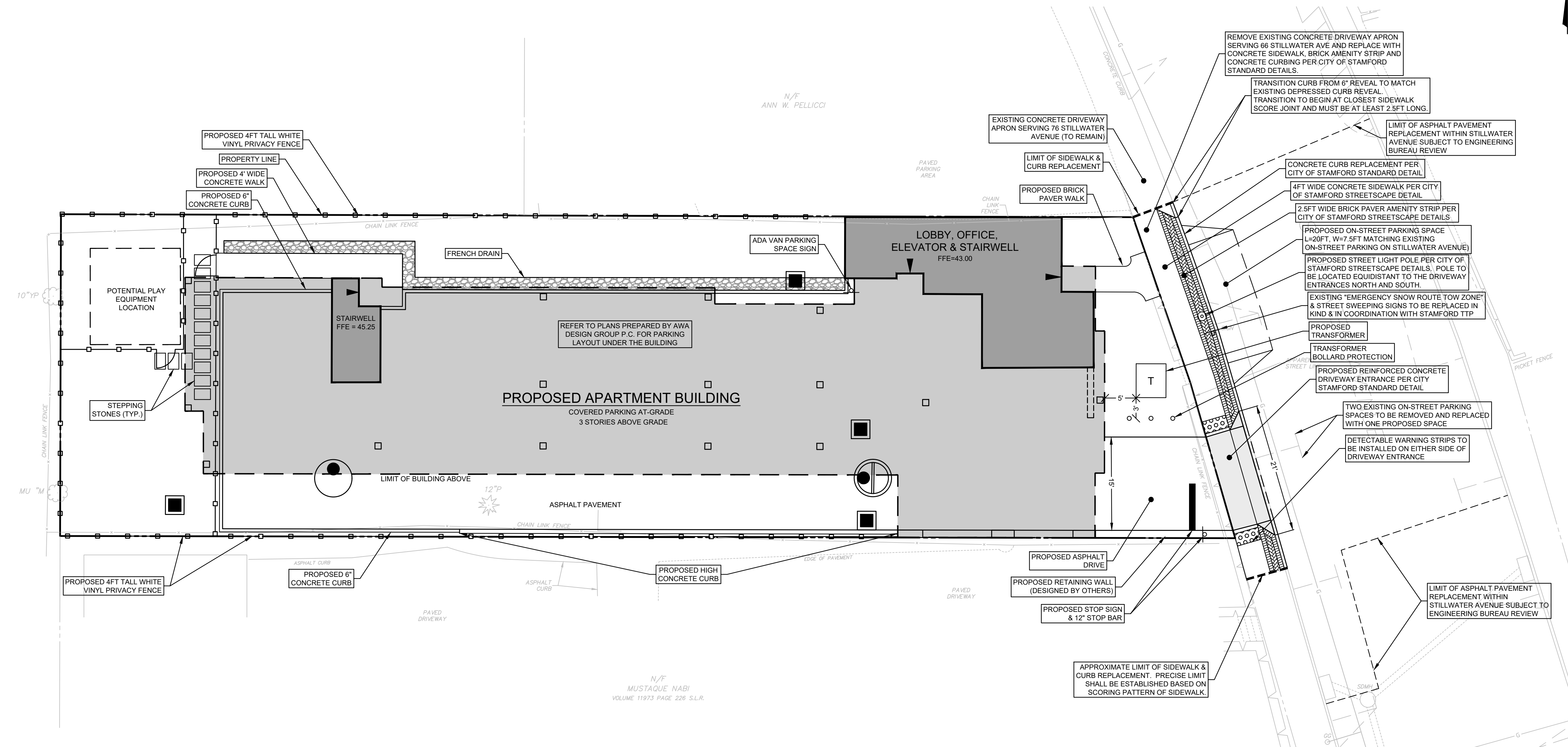
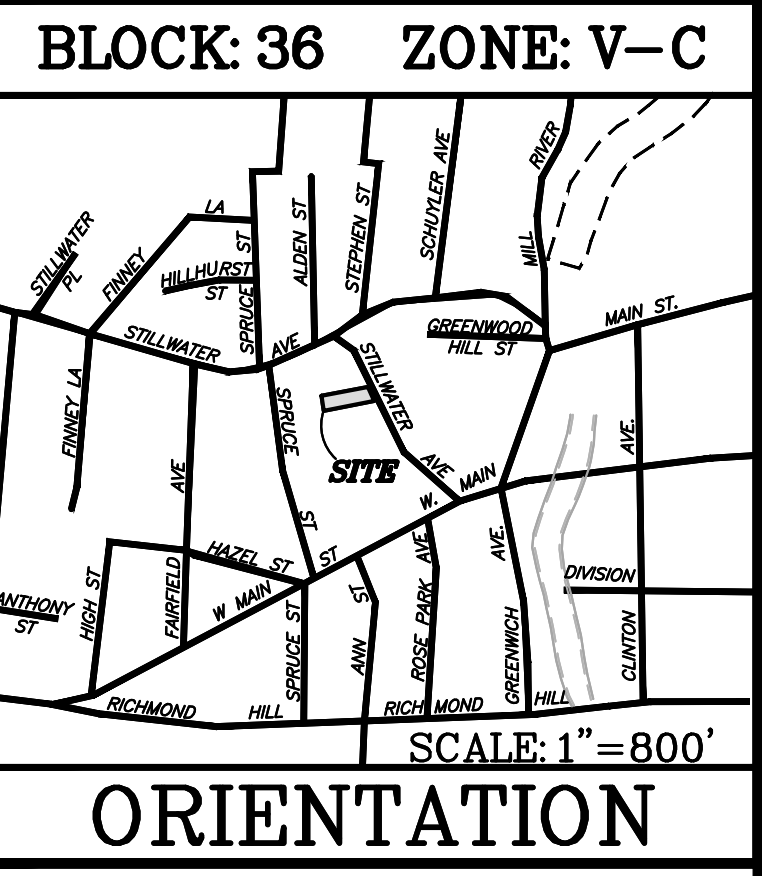
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

ANDREW M. KLONOWSKI
Professional Engineer No. 31389
February 1, 2024
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: **ZSP**
Comm. No.: 10568

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GENERAL NOTES:

- These drawings are intended only to depict the design of site grading, drainage, utilities & sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by D'ANDREA SURVEYING & ENGINEERING entitled Topographic Survey dated December 18, 2019. Elevations depicted or labeled are based on NAVD-88.
- Refer to Architectural plans prepared by AWA Design Group P.C., dated 02/01/24, for information and design of the proposed building, including the layout of at-grade parking below the building.
- Refer to Landscape plans prepared by Environmental Land Solutions, LLC for information and design of the proposed landscaping and site lighting.
- There are no known wetland soil types on the property or within 100' of the property.
- Property lies in a V-C zone.
- 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 and CT DOT Form 818 (latest edition).
- All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City of Stamford standards unless approved deviation is specifically set forth as part of this application. All work within the Stillwater Avenue right-of-way shall comply with City of Stamford Standards and Standard Details.
- 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.
- 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.
- The property shall be served by public water and sewers.
- 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 pits (at utility crossing(s) 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.

PAVEMENT AND PAVEMENT MARKINGS:

- Areas of new asphalt shall follow the details on Sheet SE-6.
- 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.
- Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
- Contractor shall engage a testing lab who 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.
- The Contractor shall engage a qualified independent testing agency to 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.
- After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

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 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 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, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).

2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: NGS
CHECKED BY: AMK

ANDREW M. REDNISS, P.E. 31389
February 1, 2024
DATE

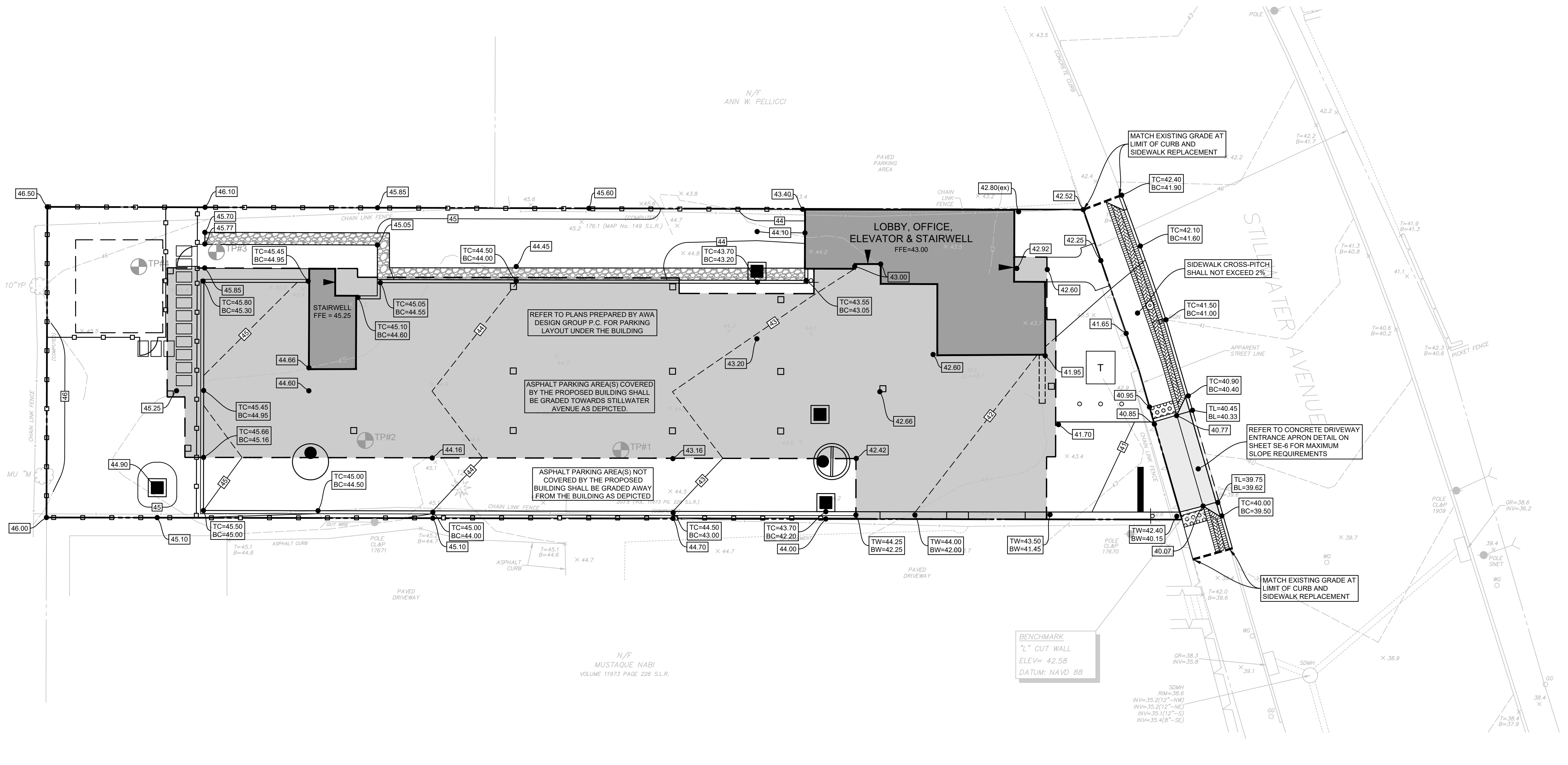
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

SHEET No: **SE-1**

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

Comm. No.: 10568

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22. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

1. Grade away from building walls at 2% minimum (typical).
2. Earth slopes shall be no steeper than 2:1 (horz:vert).
3. Area(s) of asphalt not under building cover shall be graded away from the building towards proposed stormwater collection system(s) as depicted on SE-2.
4. No work shall commence until erosion controls have been inspected and approved by the inspecting Engineer or their designees).
5. 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 9" 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.
6. General fill may be till, 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".
7. 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.
8. 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.
9. 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.
10. 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.

11. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
12. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of CSH4, 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.
13. 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:

14. All retaining walls greater than three feet are required to be designed and inspected during construction by a Professional Engineer registered in the State of Connecticut. A Retaining Wall Certification Sign-Off and Retaining Wall Field Inspection Record form shall be submitted prior to issuance of a Certificate of Occupancy.
15. Retaining walls with a grade difference equal to or greater than 4 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.
16. Retaining walls are shown for schematic purposes only and shall be designed by the structural engineer.

2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
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SITE GRADING PLAN
 DEPICTING
66 STILLWATER AVENUE
 STAMFORD, CT
 PREPARED FOR
MICA DEVELOPMENT CO. LLC

REDNISS & MEAD

LAND SURVEYING
 CIVIL ENGINEERING
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SCALE: 0 10 20
 1"=10'

DRAWN BY: NGS CHECKED BY: AMK

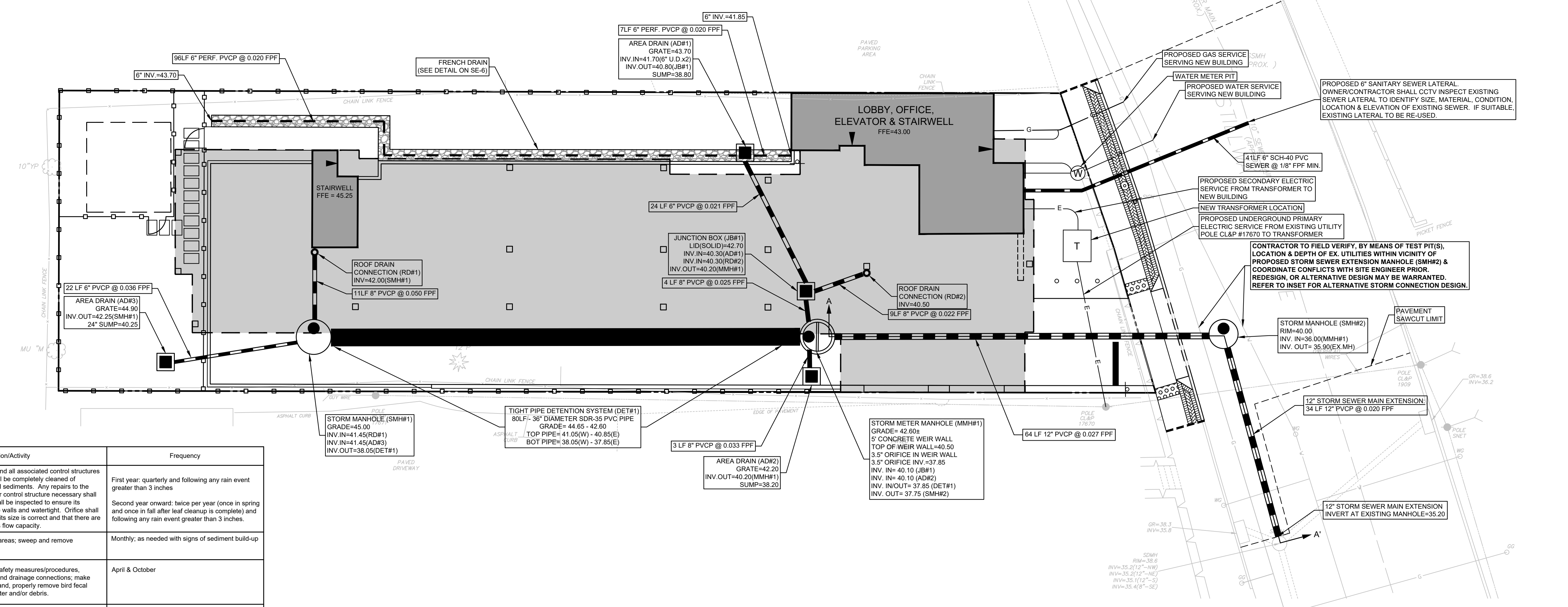
ANDREW P. REDNISS, P.E.
 31389
 February 1, 2024
 DATE

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SHEET No:
SE-2

Comm. No.: 10568

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Best Management Practices	Action/Activity	Frequency
Stormwater Detention System & Control Structures	The detention system and all associated control structures (orifices, weir, etc.) shall be completely cleaned of accumulated debris and sediments. Any repairs to the detention system and/or control structure necessary shall be made. Weir wall shall be inspected to ensure its secured to the structure walls and watertight. Orifice shall be inspected to ensure its size is correct and that there are no blockages limiting its flow capacity.	First year: quarterly and following any rain event greater than 3 inches. Second year onward: twice per year (once in spring and once in fall after leaf cleanup is complete) and following any rain event greater than 3 inches.
Sweeping Impervious Areas	Inspect impervious areas; sweep and remove sediment	Monthly; as needed with signs of sediment build-up
Roof Run-off Management	Using appropriate safety measures/procedures, inspect roof areas and drainage connections, make necessary repairs; and, properly remove bird fecal matter, sediment, litter and/or debris.	April & October
Winter Sanding/De-icing Agents	Properly calibrate application equipment to ensure uniform coverage; stockpiling materials onsite require proper cover and containment.	Each use
Snow Removal	Snow removal shall occur as necessary to maintain safe passage.	As necessary

STORM SYSTEM MAINTENANCE
N.T.S.

STORM AND SANITARY SEWER SYSTEMS:

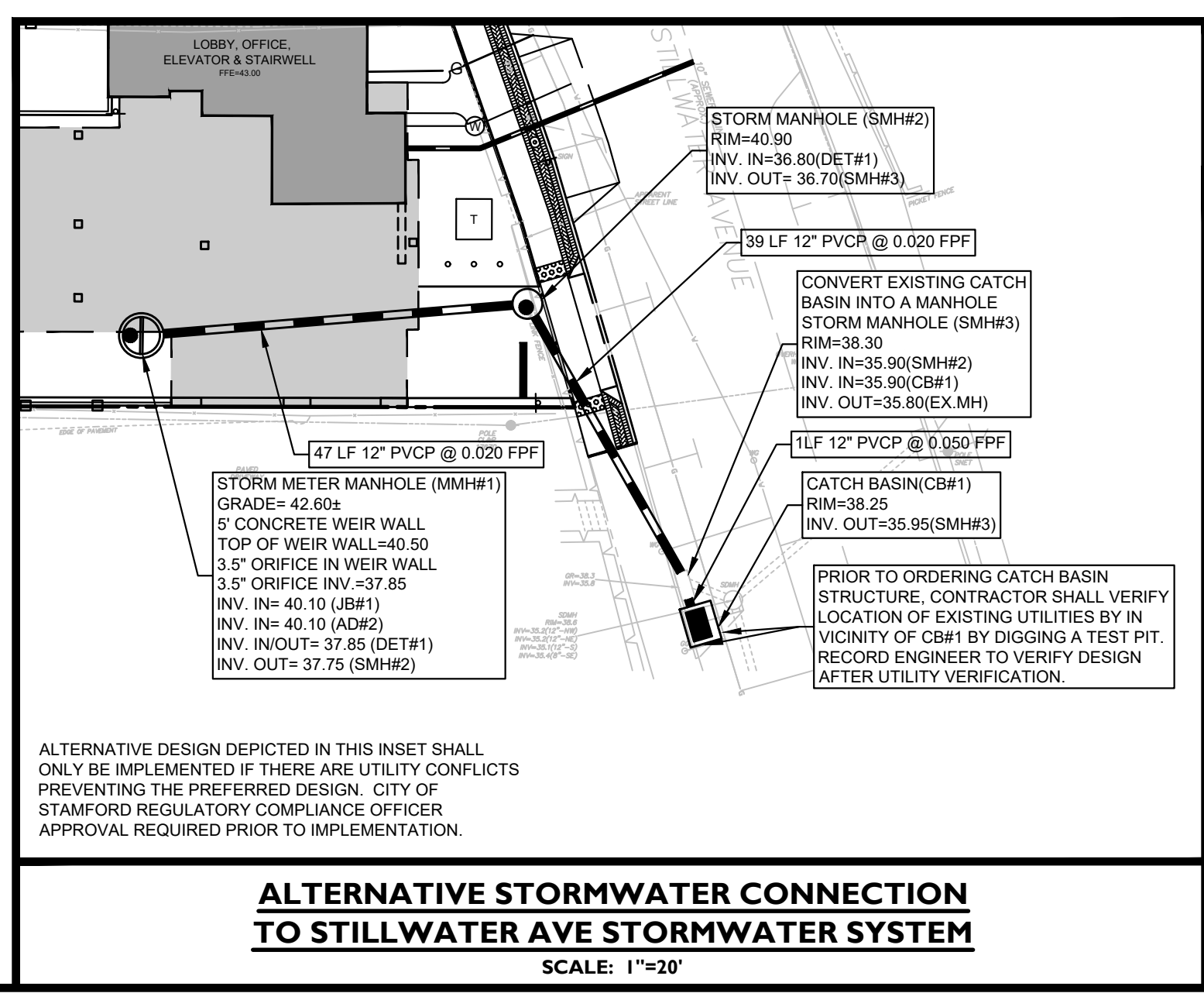
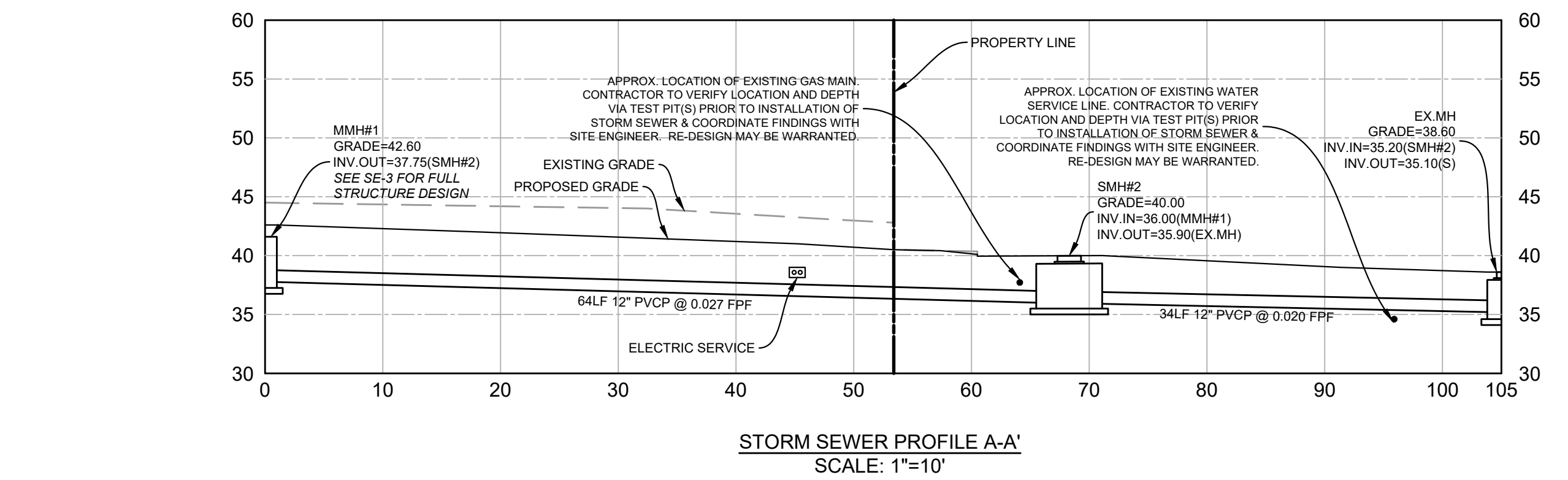
- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
- All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and 3212. High Density Polyethylene Pipe (HDPE) cannot be used in lieu of PVC unless explicitly approved by the Certifying Engineer.
- All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld 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 catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows. This requirement is strictly enforced by the City of Stamford Engineering Department.
- Unless otherwise noted, manhole diameters are minimum sizes and are assumed to be 4' inside diameter.
- All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
- The contractor/developer is responsible for camera inspecting the existing sanitary lateral to determine pipe condition, size, type, location and elevation. Camera inspection results to be reviewed with Stamford Water Pollution Control Authority (WPCA) to determine if re-using existing lateral connection is feasible. If the existing lateral cannot be re-used, locate, cap and abandon at the property line in conformance with Stamford WPCA disconnection requirements.
- 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 "Unibell's" 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 pipes shall be air tight 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.
- Maintenance of all onsite drainage facilities shall be the responsibility of the property owner.

UTILITIES:

- Existing 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 at the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Estimates 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 these plans. The contractor shall work with the utility companies and site engineer to ensure 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.
- Assume one 2" PVC conduit for all site lighting. Service location to be determined.
- 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.
- Existing fire valves shall be cut flush to grade in accordance with Aquarion Water Company requirements.
- The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
- All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.
- Gas service to the meter room shall be installed by the utility company.
- 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 not less than 12-inches to the buried utility piping or service.
- Electric Telephone & Control
Orange
Natural Gas
Blue
Fire Protection Systems
Mains
Green
System
IS & S Communication Conduit
Orange
- 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.
- Provide water service piping materials and factory-fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by installer to comply with installation requirements meeting the City and Aquarion Water Company requirements. Provide materials and products complying with NFPA 24 where applicable. Provide sizes and types matching piping and equipment connections; provide fittings of materials which match pipe materials used in fire and potable water piping systems.

WATER SERVICE:

- Contractor installing water service shall be on the Aquarion Water Company approved contractors list.
- Ductile-Iron Pipe for water service shall be AWWA C151, with cement mortar lining complying with AWWA C104, class 50 with push on gasketed joints complying with Aquarion Water Company requirements 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.
- Ductile-Iron Pipe: Install in accordance with AWWA C600 "Standard for Installation of Ductile-Iron Water Mains and Their Appurtenances". In addition, water pipe shall be installed in accordance with Aquarion Water Company Specifications. The contractor shall furnish all materials, installation, testing and disinfection of pipes and fittings. In addition, all fire lines to conform to NFPA 24, Chapter 8.
- Fittings shall be short body ductile iron Class 350 Mechanical Joint, conforming to AWWA C110. Fittings shall have the same lining and coating as the pipe specified above.
- Contractor shall provide all adapters and fittings such as transition couplings, as determined in the field, necessary to complete all connections, whether or not specifically stated in the Contract Drawings and Specifications.
- Restraints for mechanical joint fittings shall be Megalug as manufactured by Ebba Iron Co. or equal. Restraints for push-on joints shall be series 800 coverall as manufactured by Ebba Iron Co. or equal.
- Pipe for use with sleeve-type couplings shall be as specified except that the ends shall be plain (without bells or beads). The ends shall be cast or machined at right angles to the axis.
- Couplings and Adapters: Sleeve-type couplings for plain end pipe shall be provided with plain rubber gaskets and steel, tee-head bolts with nuts. Couplings shall be given a shop coat compatible with the same outside coating as the pipe specified above. Couplings shall be furnished preassembled, as manufactured by Dresser Industries, Inc., Smith-Bar, Coupling Systems, Inc., or equal.
- Gate valves shall be of the double disc, parallel seat type with cast-iron body bronze stem and rings designed for 175 pounds per square inch working pressure. All gate valves shall be tested hydraulically to 300 pounds per square inch. Gate valves shall meet the latest AWWA C500.
- Valve Boxes: Furnish valve boxes 5-inches in diameter, 3/16-inch thick, with cast-iron bases and covers. Cast all part of valve boxes, bases and covers by dipping in hot bituminous varnish. Provide Mueller H-10360, two-piece, screw type with base, top section and cover as required, or an approved equal. Identify covers with the casting work WATER.
- The valves shall be of gray cast iron designed to withstand, UL listed, 300 PSI working pressure and be compatible with the existing and new pipe joints. All valves shall be suitable for ordinary waterworks service, intended to be installed in a normal position on buried pipe lines for water distribution systems.
- Water Service Depth of Cover: Provide minimum depth of cover over underground piping in accordance with NFPA 24, "Depth of Cover" or "60", which ever is greater.
- Apply bituminous seal coat on all metallic elements of valves, pipes, fittings, and fire hydrants conforming to ANSI A214 (AWWA C104). Coating shall be smooth, tough and tenacious and impervious to water without tendency to scale off and shall not be brittle.
- Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.
- Water Service Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.
- Hydrostatic Tests: Test at not less than 200 psi for 2-hrs. Test fails if leakage exceeds those called for in Aquarion Water Company and NFPA 24 Specifications. Increase pressure in 50 psi increments and inspect each joint between increments. Hold at test pressure for one hour, decrease to 20 psi. Slowly increase again to test pressure and hold for one more hour.
- Water Service Disinfection: Before being placed into service, all new pipes and repaired portions of, or extensions to existing pipes shall be disinfected and tested as per Aquarion Specifications.
- Aquarion Water Company shall be retained to perform disinfection tests, hydrostatic tests, and conduct piping tests.
- Contractor shall obtain all materials from Aquarion Water Company. Contractor shall obtain approval from Aquarion Water Company prior to ordering materials.



2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
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SITE UTILITY PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO., LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: NGS CHECKED BY: AMK

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
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PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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SE-3
Comm. No.: 10568

18. All pavement striping and replacement shall conform to the City of Stamford Engineering standards and the latest edition of AASHTO Highway Design Manual.

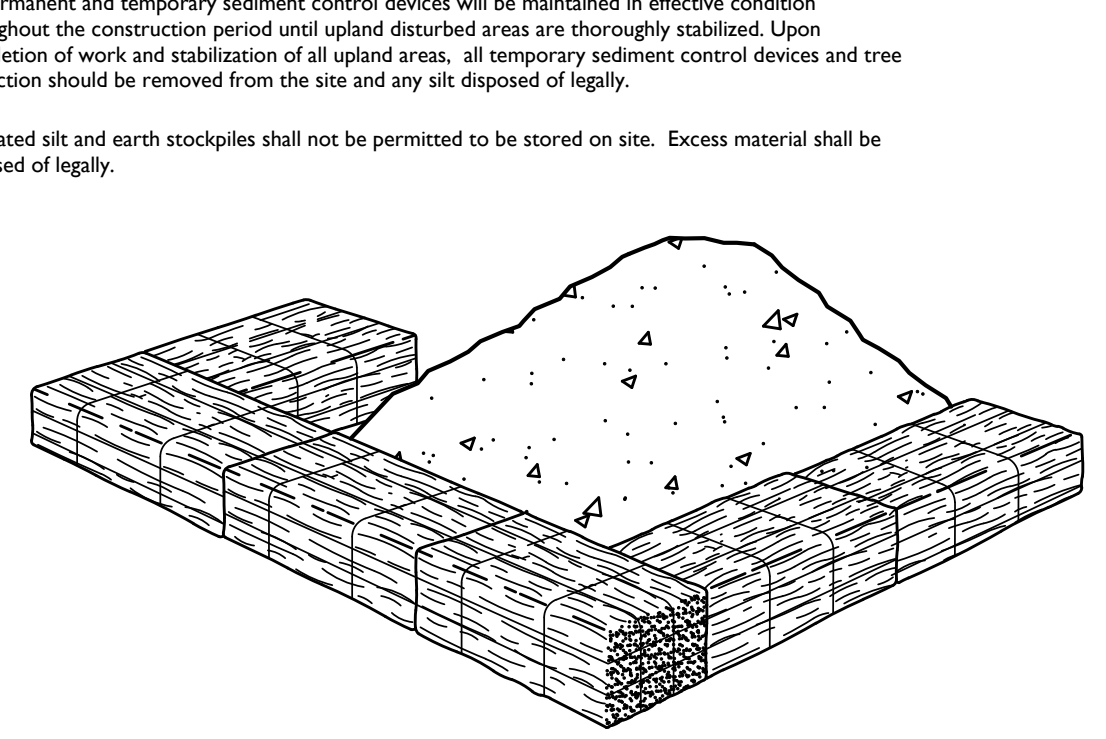
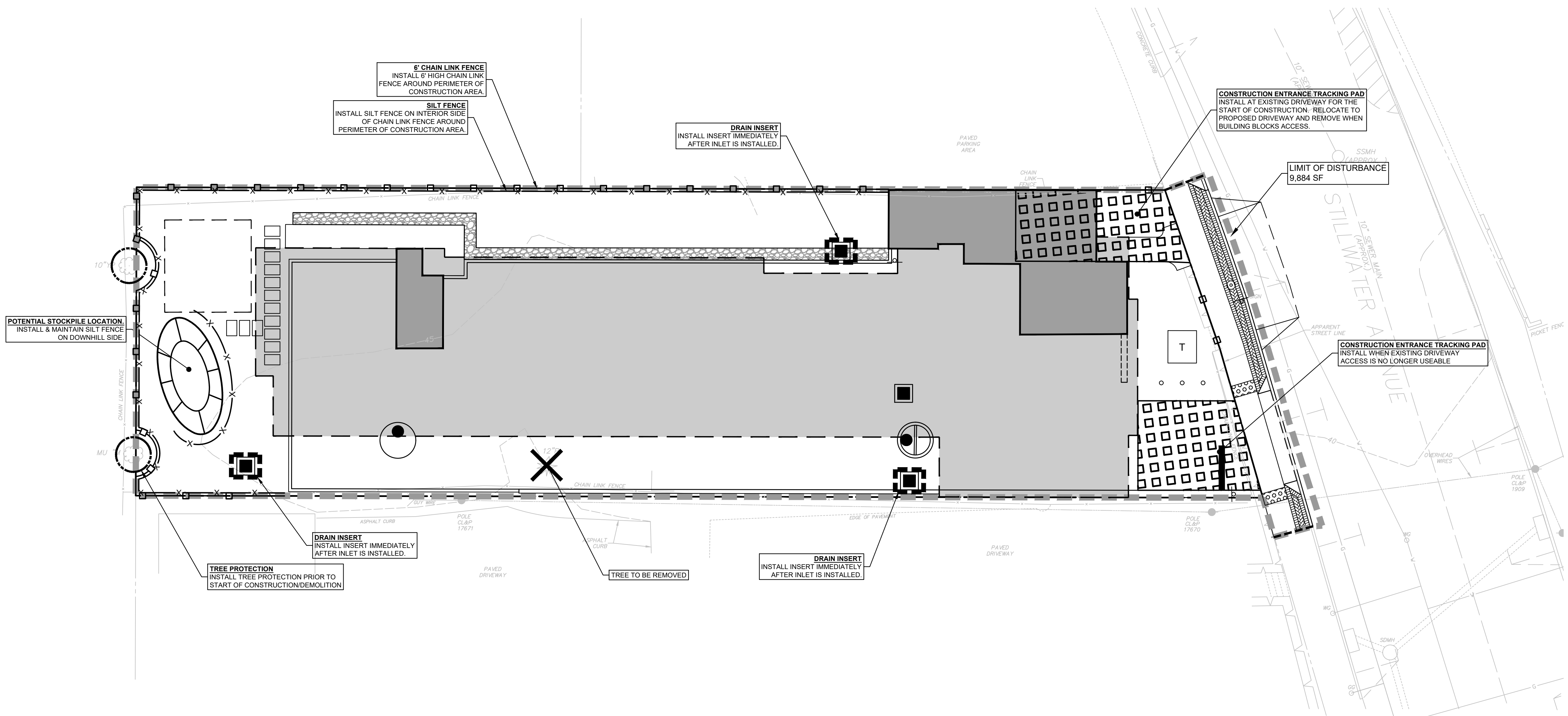
SEDIMENT AND EROSION CONTROL NARRATIVE:

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:

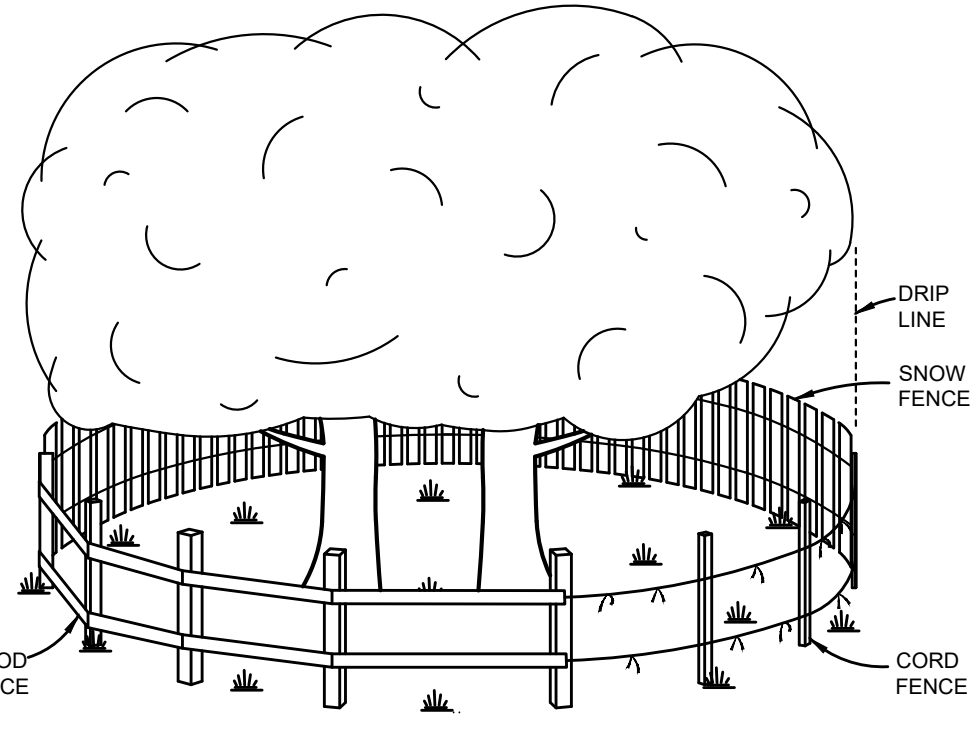
- a) Trapping particles at source by promptly stabilizing disturbed areas;
- b) Avoid concentration of water;
- c) Avoid contamination of existing storm drains;
- d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

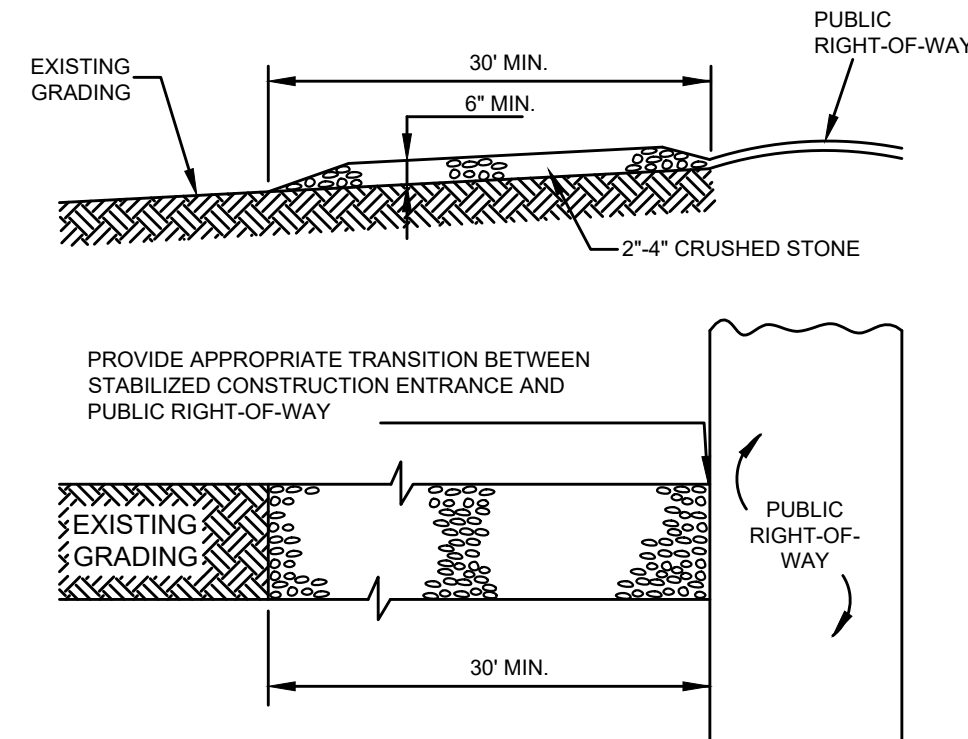
1. Sheet SE-4 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
3. 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.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment, Trafficking and materials storage over the tree roots shall be avoided.
7. Anti-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').
8. 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.
9. Silt fence shall be Mirafi 100x 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.
10. 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 ton/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.
11. Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac. (1 lb/1000 sf.)
- Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping Red Fescue 20 lbs/ac.
Perennial Ryegrass 5 lbs/ac.
45 lbs/ac. (1 lb/1000 sf.)
- Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1
12. If 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.
13. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be just meeting 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.
14. 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.
15. If excessive groundwater is encountered during construction, the site and/or Geotechnical Engineer may require that the pump discharge pass through a settlement basin of adequate size to further clarify the 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.
16. Contractor shall contact Hygenix for information regarding soil and groundwater contamination prior to any dewatering activities.
17. Upon installation of each catch basin and area drain, immediately surround it with haybales and install a drain insert as depicted on plan sheet SE-4.
18. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
19. Temporarily block pipes leading into the storm water detention system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the detention system.
20. Pavement and curbing should be placed as soon as possible after drainage is installed.
21. Loaded trucks shall be covered as required to keep down dust.
22. 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.
23. Dust control to be achieved with watering down disturbed areas as required.
24. 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.
25. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
26. 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.
27. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.



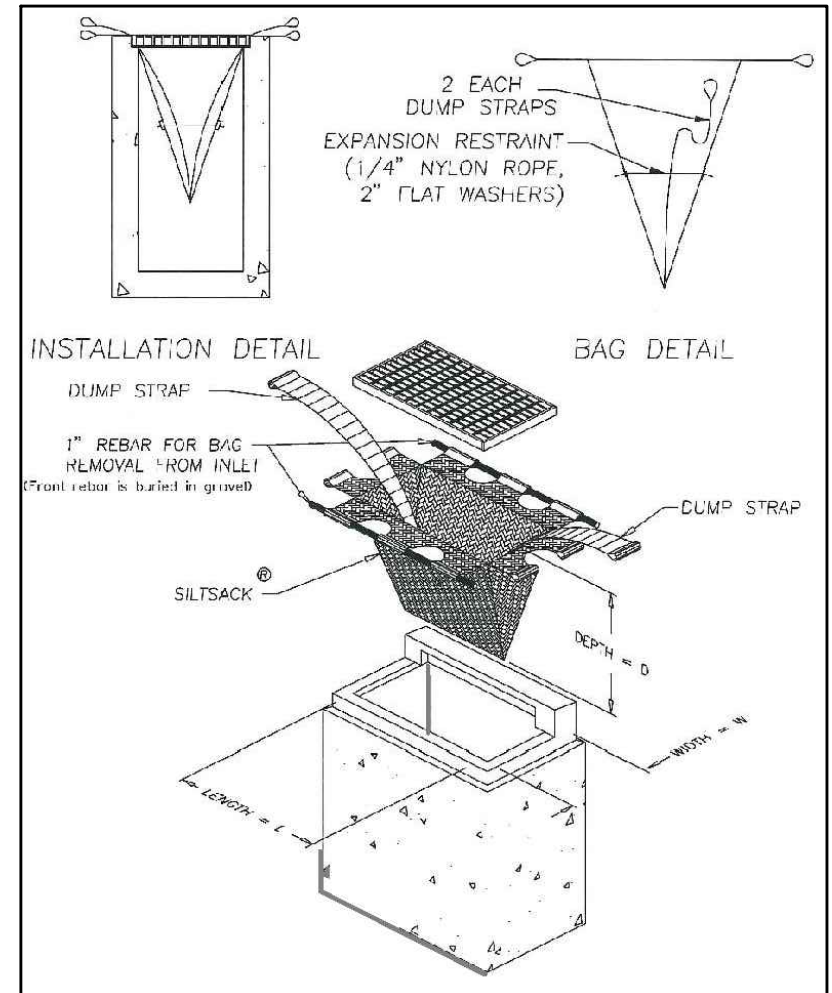
SEDIMENT FILTER FOR STOCK PILE ON PAVEMENT
N.T.S.



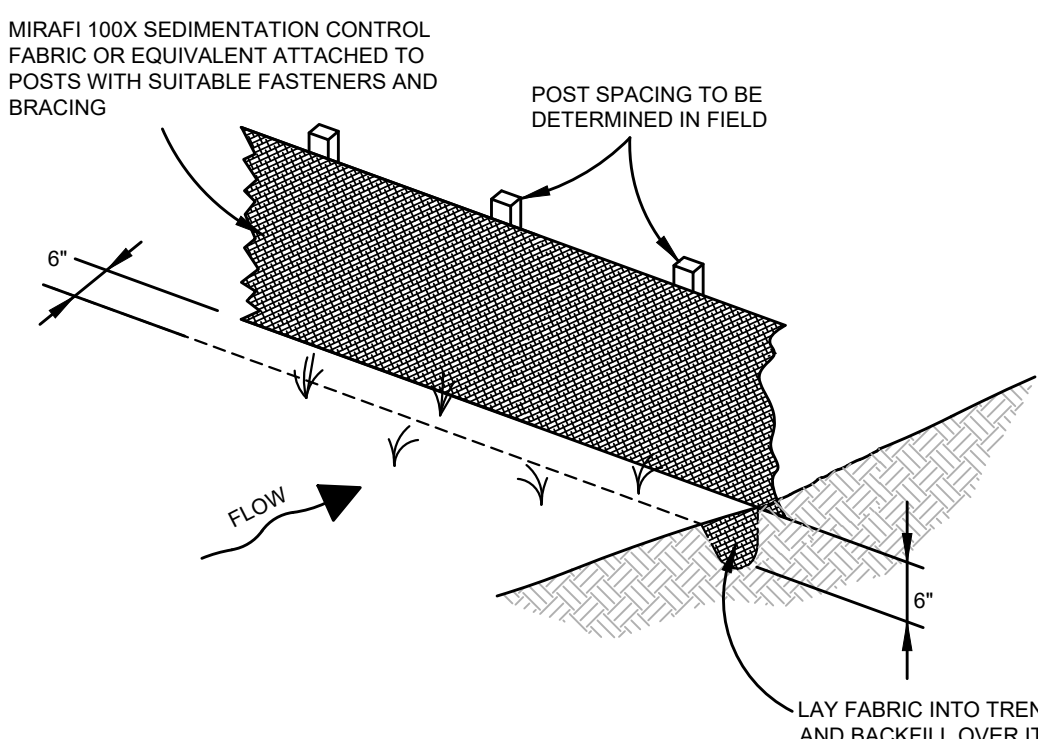
TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.

2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
No.	Date	Revision

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: NGS CHECKED BY: AMK

REDNISS & MEAD

ANDREW REDNISS, P.E. 31389
February 2024 DATE

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

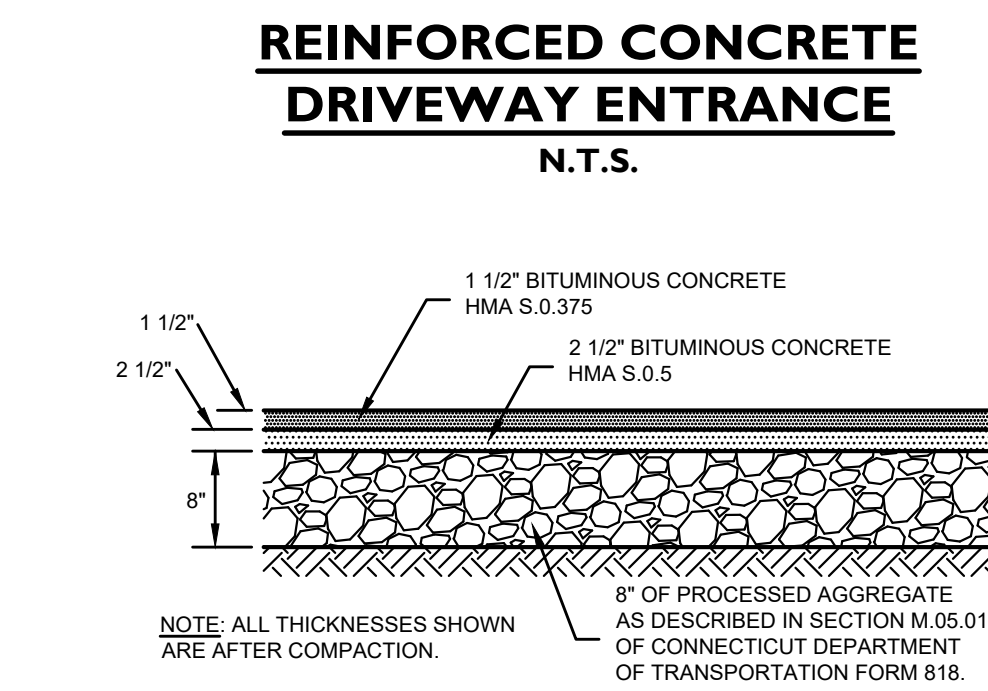
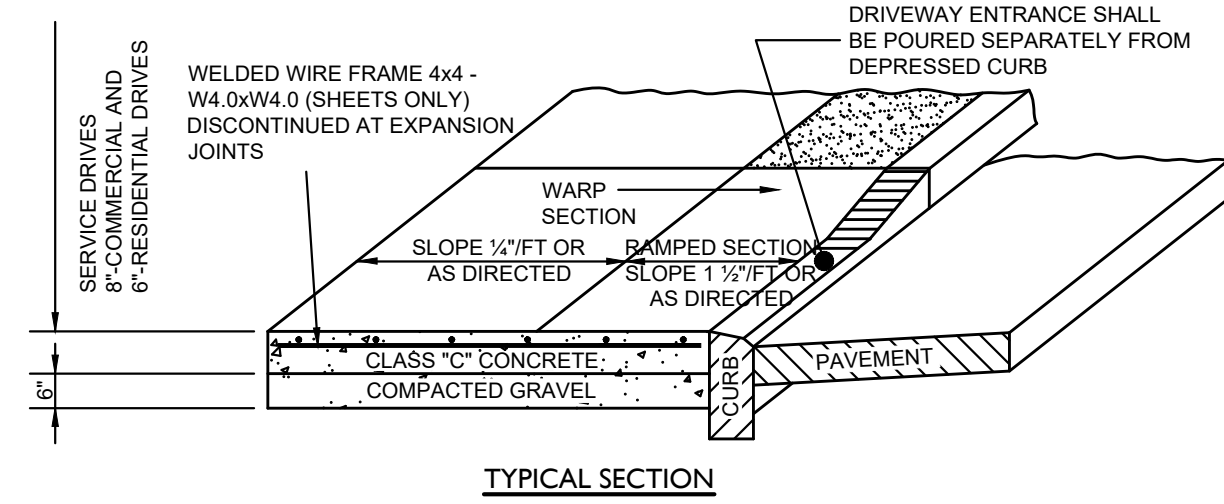
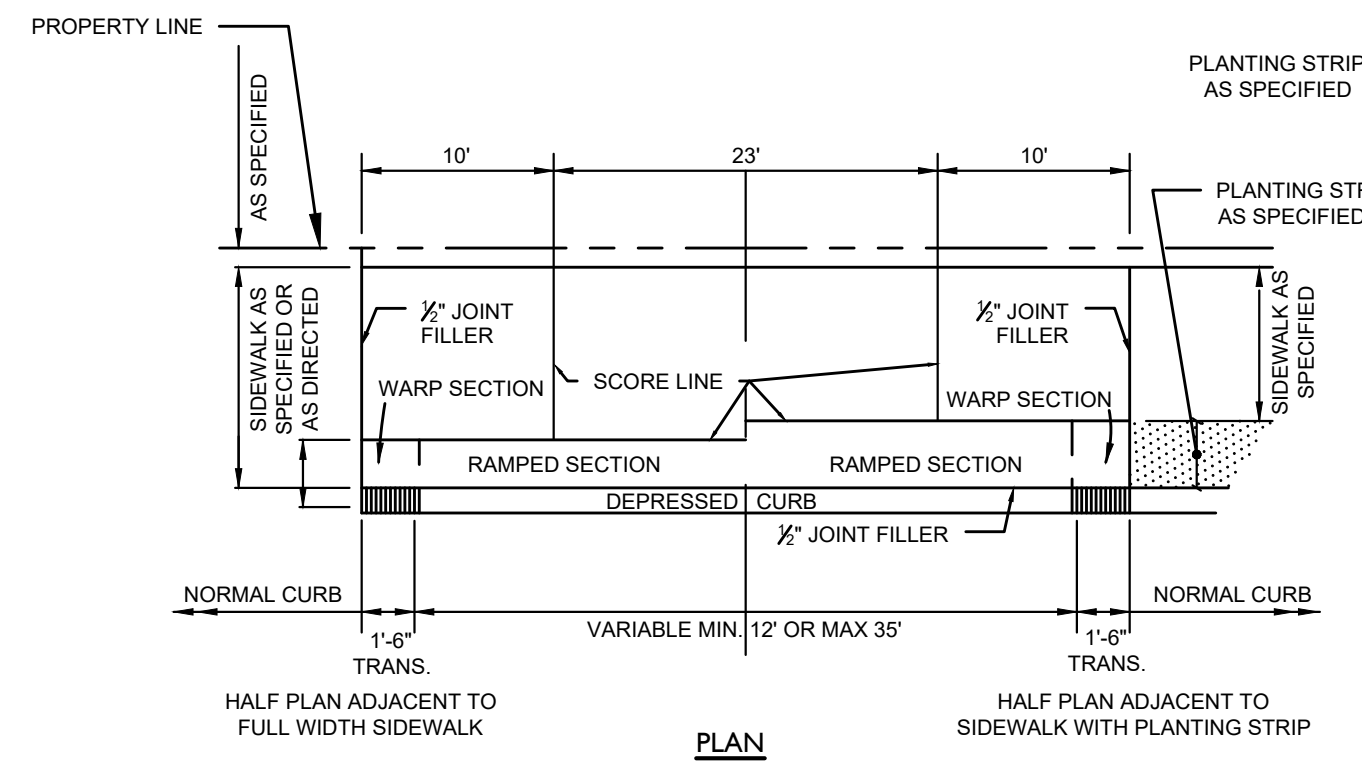
SHEET No: **SE-4**

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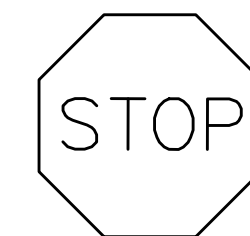
SOIL TEST PIT RESULTS

Subsurface Soil Investigation		Soil Profile	
Test Pit #: 1	Date: 02/24/2023		
Inspector: AMK	Sanitarian: N/A		
Ledge at: -	Mottling at: 33		
Water at: -	Roots at: 12		
Depth: 63	Soil Description		
0"-6"	Topsoil		
6"-33"	Brown Silty Loam		
33"-63"	Grey Mottled Silt & Fine Sand		
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 2	Date: 02/24/2023		
Inspector: AMK	Sanitarian: N/A		
Ledge at: -	Mottling at: 53		
Water at: -	Roots at: 12		
Depth: 67	Soil Description		
0"-12"	Topsoil		
12"-23"	Fill Material		
23"-28"	OTS		
28"-53"	Brown Silty Loam		
53"-67"	Grey Mottled Silt & Fine Sand		
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 3	Date: 02/24/2023		
Inspector: AMK	Sanitarian: N/A		
Ledge at: -	Mottling at: 55		
Water at: 74	Roots at: 12		
Depth: 75	Soil Description		
0"-12"	Topsoil		
12"-32"	Fill Material		
32"-55"	Brown Silty Loam		
55"-75"	Dark Grey Mottled Silt & Fine Sand		
Subsurface Soil Investigation		Soil Profile	
Test Pit #: 4	Date: 02/24/2023		
Inspector: AMK	Sanitarian: N/A		
Ledge at: -	Mottling at: 59		
Water at: 86	Roots at: 12		
Depth: 87	Soil Description		
0"-12"	Topsoil		
12"-34"	Fill Material		
34"-59"	Brown Silty Loam		
59"-87"	Dark Grey Mottled Silt & Fine Sand		



- NOTES:**
- REFER TO ASPHALT PAVEMENT DETAIL (ON-SITE) ON SHEET SE-5 FOR ALL ON-SITE PAVEMENT/PAVER DESIGNS AND DETAILS.
 - PRIOR TO ANY FILL PLACEMENT, ALL EXPOSED SUBGRADES SHALL BE COMPACTED WITH AT LEAST FIVE PASSES OF A 1-TON WALK-BEHIND ROLLER.
 - ALL IMPORTED FILL SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL HAVING NOT MORE THAN 10% BY DRY WEIGHT PASSING THE No. 200 SIEVE AND SHALL BE CERTIFIED CLEAN MATERIAL PER THE REQUIREMENTS OF THE STATE OF CONNECTICUT. THE MAXIMUM PARTICLE SIZE SHALL BE 4 INCHES.
 - CONTROLLED FILL SHALL BE PLACED IN UNIFORM 12-INCH-THICK LOOSE LIFTS AND COMPACTED TO AT LEAST 86% OF ITS MAXIMUM DRY UNIT WEIGHT AS SPECIFIED BY ASTM D1557-93. IN RESTRICTED AREAS WHERE ONLY HAND-OPERATED COMPACTORS CAN BE USED, THE MAXIMUM LIFT THICKNESS SHOULD BE LIMITED TO 8-INCHES.
 - SITE CIVIL ENGINEER SHALL TAKE SAMPLES TO OBTAIN SIEVE ANALYSIS AND CONFIRM MATERIAL MEETS SPECIFICATION. CONTRACTOR SHALL ALLOW 5 DAYS FOR MATERIAL TESTING. ANY CORRECTIVE MEASURES SHALL BE DONE AT NO COST TO THE OWNER.
 - A REPUTABLE TESTING LAB SHALL PERFORM COMPACTION TESTING AS REQUIRED BY THE SITE ENGINEER PRIOR TO THE PLACEMENT OF PAVEMENT. COMPACTION TESTING SHALL OCCUR AT THE SUBBASE, BASE AND EACH LAYER OF PAVEMENT.
 - ALL THICKNESSES SHOWN ARE AFTER COMPACTION.
 - EXISTING SUB-BASE MUST BE PROOF-ROLLED WITH HEAVY VIBRATORY ROLLER UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER. ANY EXISTING FILL THAT PUMPS OR HEAVES UNDER THE INFLUENCE OF THE ROLLER MUST BE REMOVED AND REPLACED WITH CONTROLLED FILL.
 - SPECIAL ATTENTION OF THE CONTRACTOR IS CALLED TO FOR THE REMOVAL OF UNSUITABLE MATERIAL. REPLACEMENT FILL MATERIAL AND COMPACTION SHALL FOLLOW GEOTECHNICAL ENGINEERING REQUIREMENTS. THESE REQUIREMENTS WILL BE STRICTLY ENFORCED.

ASPHALT PAVEMENT DETAIL (STILLWATER AVENUE)
N.T.S.



CONN. D.O.T. SERIES R1-1
NOTE: SIGNAGE TO BE COORDINATED WITH THE CITY OF STAMFORD

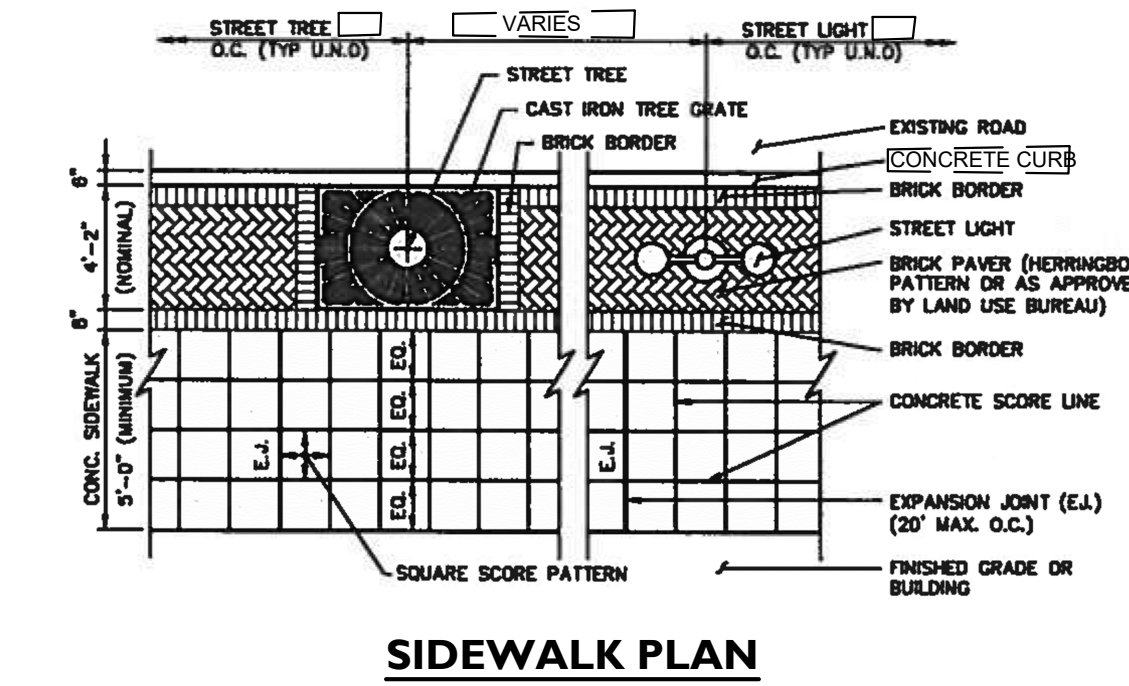
STOP SIGN DETAIL
N.T.S.



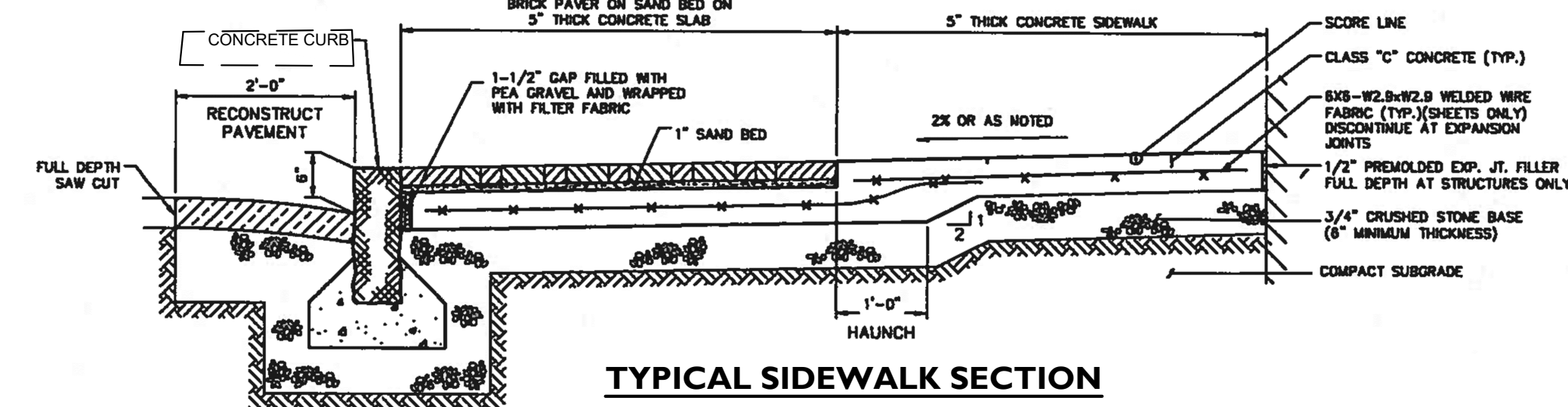
CONN. D.O.T. SERIES 30 #31-0629

HANDICAPPED PARKING SIGN DETAIL
N.T.S.

CONN. D.O.T. SERIES 30 #31-0648

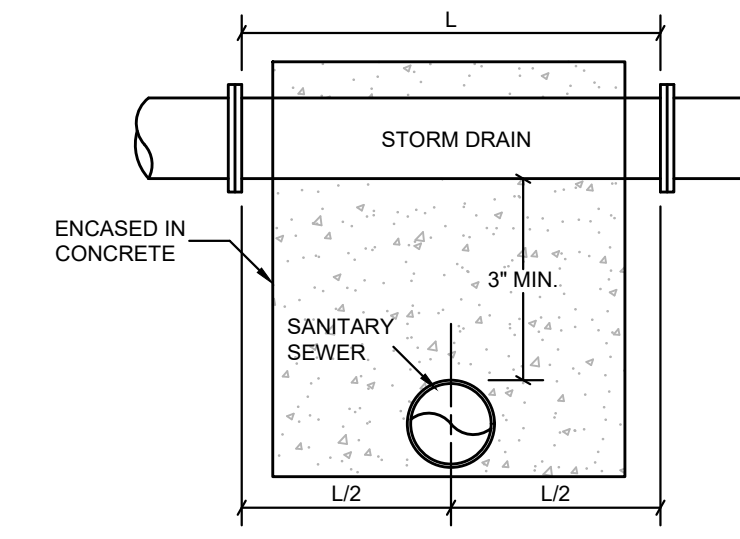


- CONCRETE TO BE CLASS "C" CONFORMING TO CT DOT FORM 818 SECTION M.05.01.
- GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 818 SECTION M.02.01 INSTALLED AS PER SECTION 2.14.
- INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
- THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
- CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
- DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.
- PROVIDE SCORE PATTERNS AS REQUIRED. REFER TO LANDSCAPE ARCHITECT PLANS FOR FURTHER INFORMATION WITH RESPECT TO SIDEWALK DETAILS & STREETScape.
- STREET LIGHT POLE SPECIFICATION TO MATCH LIGHT POLE INSTALLED ACROSS THE STREET AND SHALL BE COORDINATED WITH THE CITY ENGINEERING BUREAU PRIOR TO INSTALLATION.



CONCRETE SIDEWALK (STILLWATER AVENUE)
N.T.S.

NOTE:
THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE. THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.

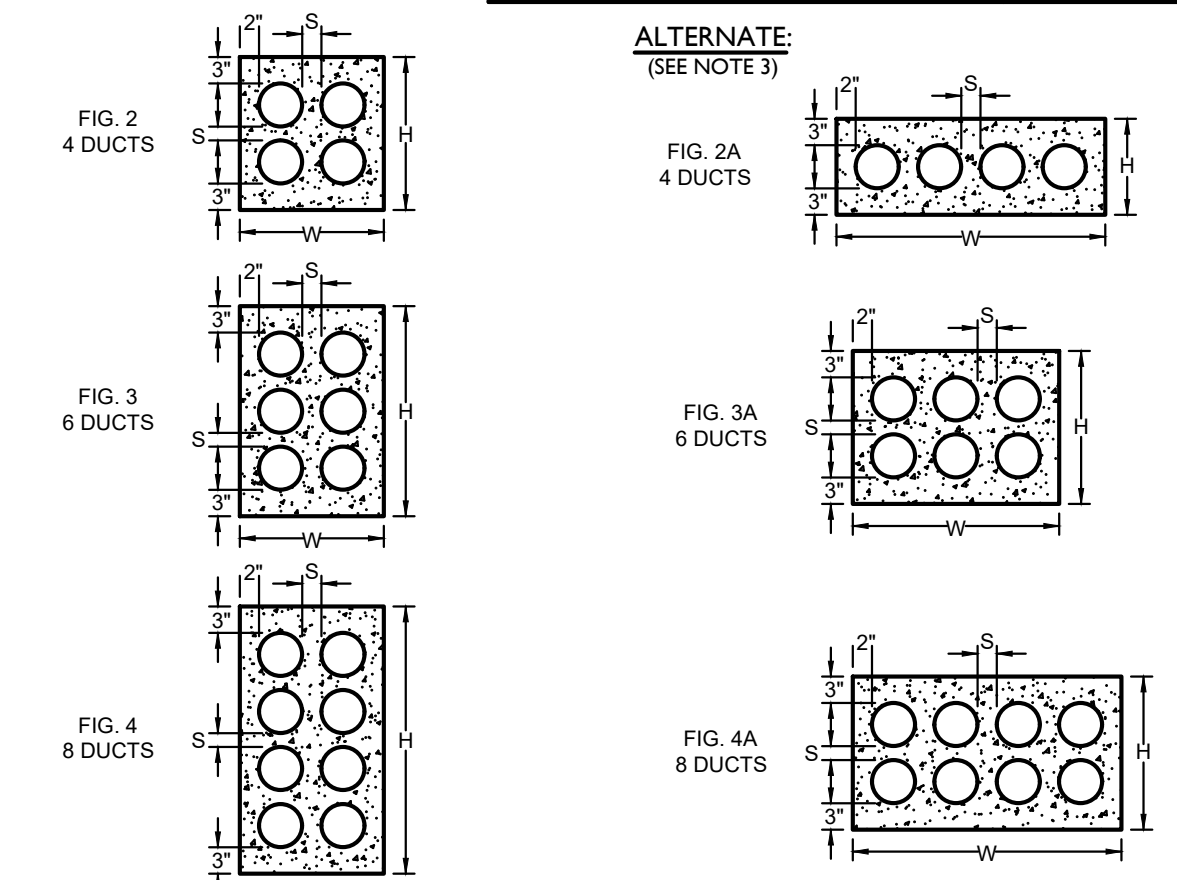


REQUIREMENTS AS STATED ABOVE WILL APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE STORM & SANITARY LINES ARE LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18".

CROSSINGS OF SANITARY PIPES AND STORM PIPES
N.T.S.

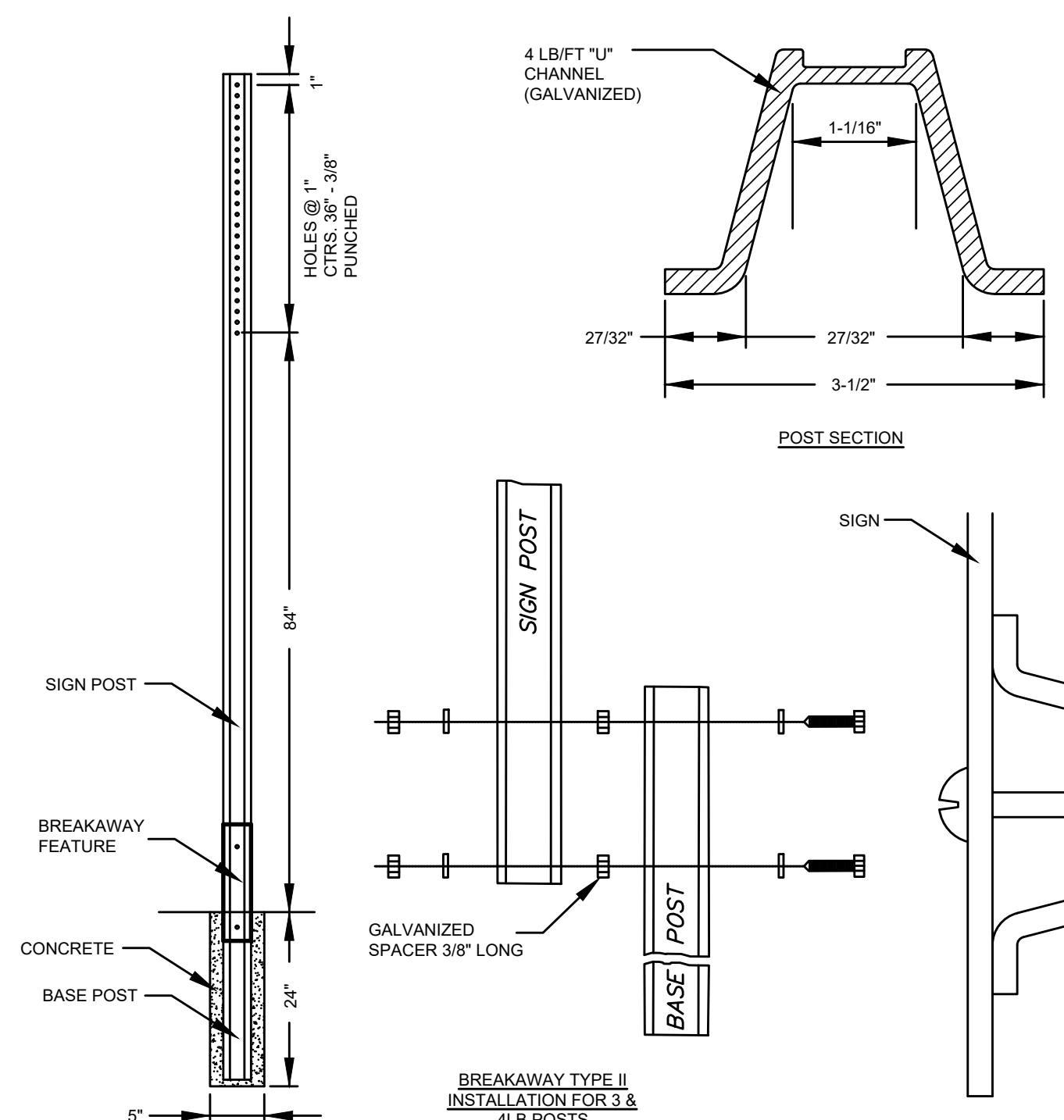
PREFERRED:

FIG.	DUCT BANK DIMENSIONS						
	4" DUCT		6" DUCT		8" DUCT		
	W	H	W	H	W	H	
1	14 1/2"	10 1/2"	15 1/2"	11 1/2"	15 1/2"	19 1/2"	12 1/2"
2	14 1/2"	16 1/2"	15 1/2"	16 1/2"	18 1/2"	19 1/2"	21 1/2"
2A	28 1/2"	10 1/2"	15 1/2"	30 1/2"	11 1/2"	15 1/2"	36 1/2"
3	14 1/2"	22 1/2"	15 1/2"	16 1/2"	25 1/2"	15 1/2"	19 1/2"
3A	20 1/2"	18 1/2"	15 1/2"	23 1/2"	18 1/2"	15 1/2"	27 1/2"
4	14 1/2"	28 1/2"	15 1/2"	16 1/2"	32 1/2"	15 1/2"	19 1/2"
4A	26 1/2"	18 1/2"	15 1/2"	30 1/2"	18 1/2"	15 1/2"	36 1/2"



- NOTES:**
- AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
 - MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
 - a) STATE HIGHWAYS - 36"
 - b) RAILROAD TRACKS - 60"
 - c) ALL OTHER AREAS - 24"
 - IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
 - CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-9" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
 - DUCTS SHALL BE SCHEDULE 40 PVC.

CONDUIT BANK CONSTRUCTION
N.T.S.



- NOTES:**
- STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 50 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL, TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL.
 - AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
 - ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS - 1985 - 1" THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT
 - PLEASE REFER TO THE STATE OF CONNECTICUT DOT "TYPICAL METAL SIGN POSTS AND SIGN MOUNTING DETAILS" SHEET NO. 39 (1999) FOR MORE INFORMATION.

METAL SIGN POST
N.T.S.

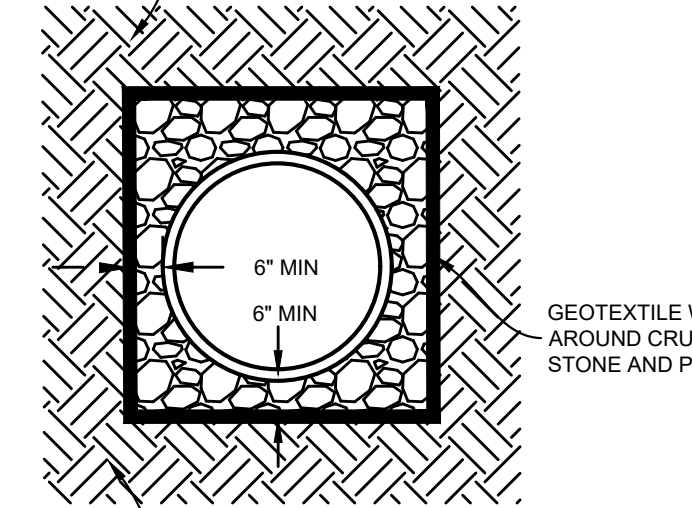
No.	Date	Revision
2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE

DETAILS & SOIL TEST RESULTS
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

SCALE: N.T.S.
DRAWN BY: NGS
CHECKED BY: AMK
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
Comm. No.: 10568
SE-5
DATE: February 2024
ANDREW K. KOSCIUSKO, P.E. 31389
Professional Engineer

A
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H
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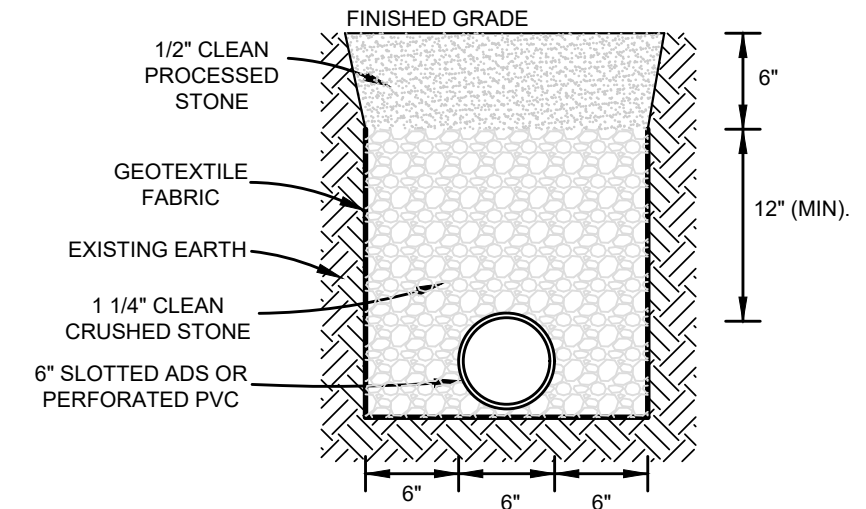
INITIAL BACKFILL SHALL BE RUN OF BANK GRAVEL WITH STONES NO LARGER THAN 4 INCHES. STONES SHALL BE KEPT FROM TOUCHING THE PIPE. SEE PAVEMENT DETAIL FOR BACKFILL.



BACKFILL WITH 3/4" CRUSHED STONE TO 3/4 THE HEIGHT OF PIPE COMPACTED IN MAX. 8" LOOSE LIFTS COMPACTED TO 95% MIN. OR MAX. SPD. BACKFILL WITH CRUSHED STONE TO FULL HEIGHT OF PIPE WITHIN 5 FT. OF ENDS.

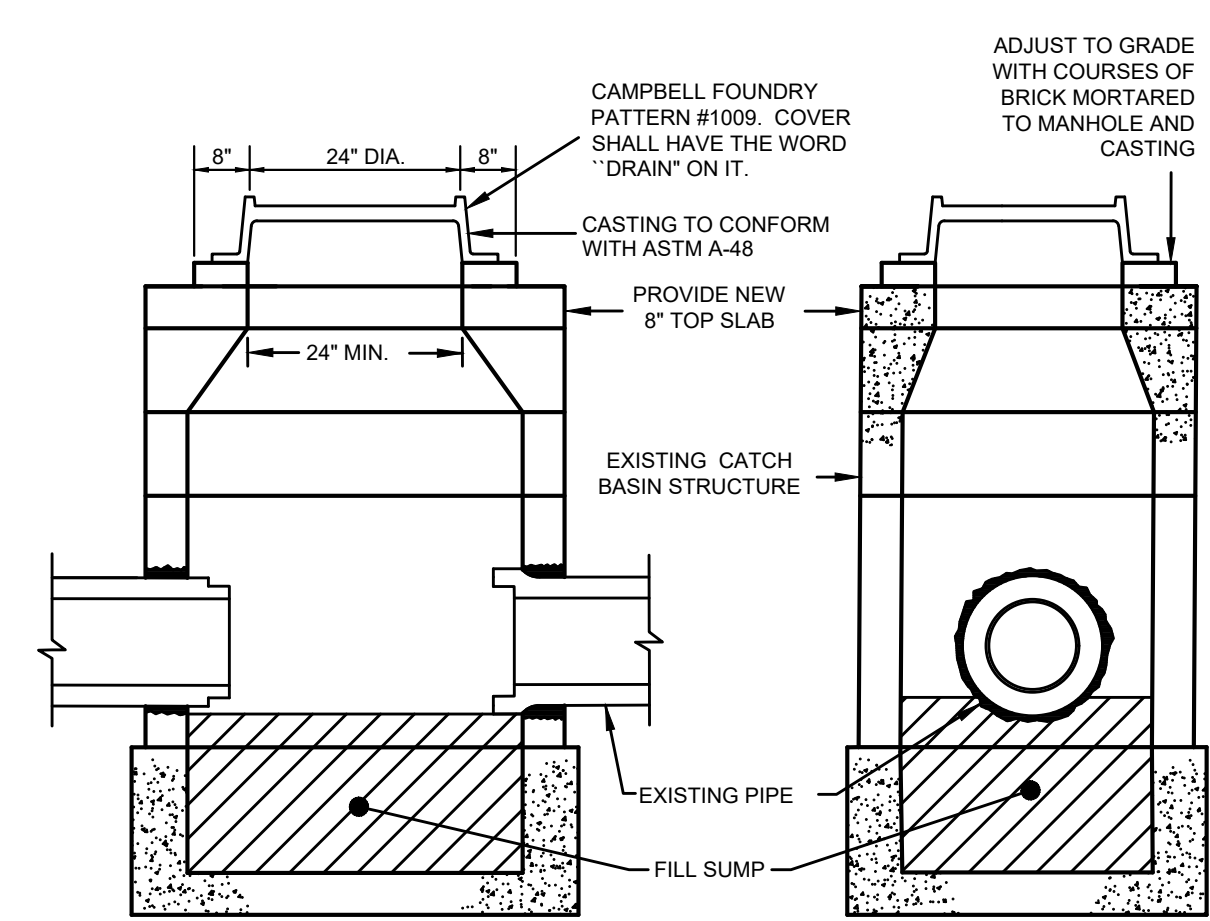
1. ENDS SHALL BE CAPPED AND SHALL BE WATER TIGHT.
2. SUBMIT SHOP DRAWING PRIOR TO MANUFACTURE AND INSTALLATION.
3. ALL PIPE TO HANDLE H20 LOADING. 36" PVC PIPE SHALL HAVE RUBBER GASKET JOINTS.
4. THE JOINT BETWEEN THE PIPES SHALL BE MADE WATER TIGHT BY FILLING THE JOINT PER MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR SHALL HAVE DETENTION SYSTEM FIELD INSPECTED BY SITE ENGINEER PRIOR TO BACKFILLING. AS-BUILT ELEVATIONS & LOCATION OF THE SYSTEM, INCLUDING BOTTOM & TOP OF PIPE ELEV. ON EITHER END AND LOCATION IS REQUIRED PRIOR TO BACKFILLING.

36" PVC DETENTION INSTALLATION (TYP.)
N.T.S.



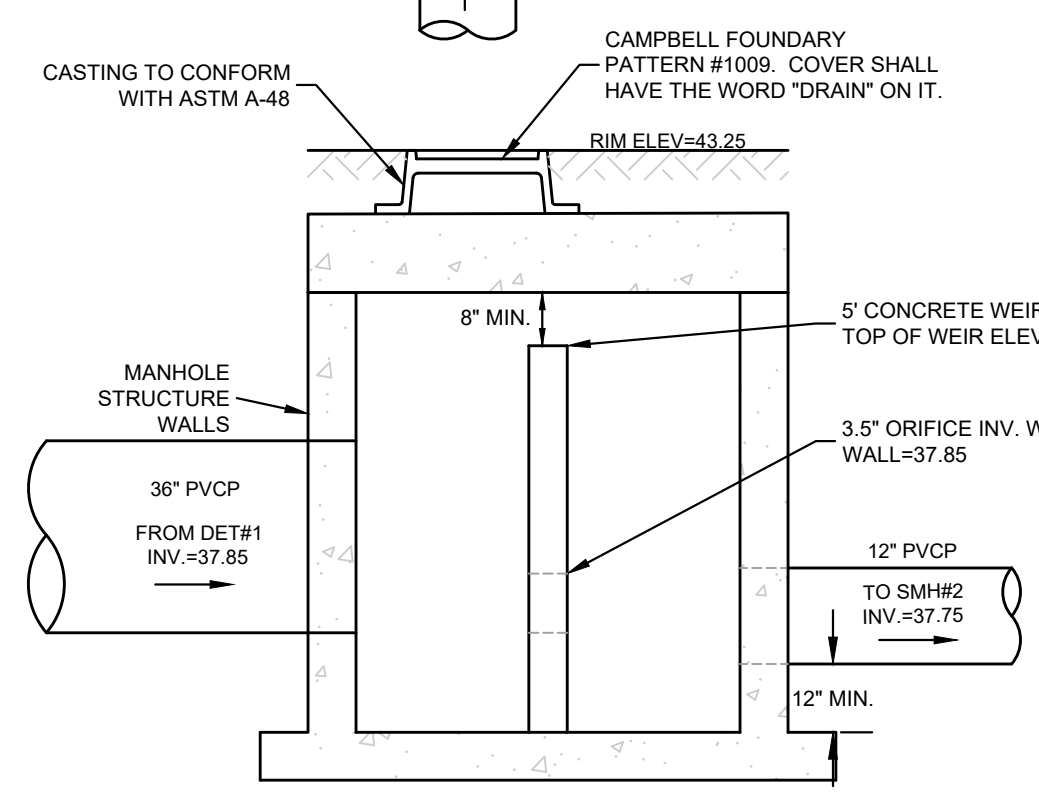
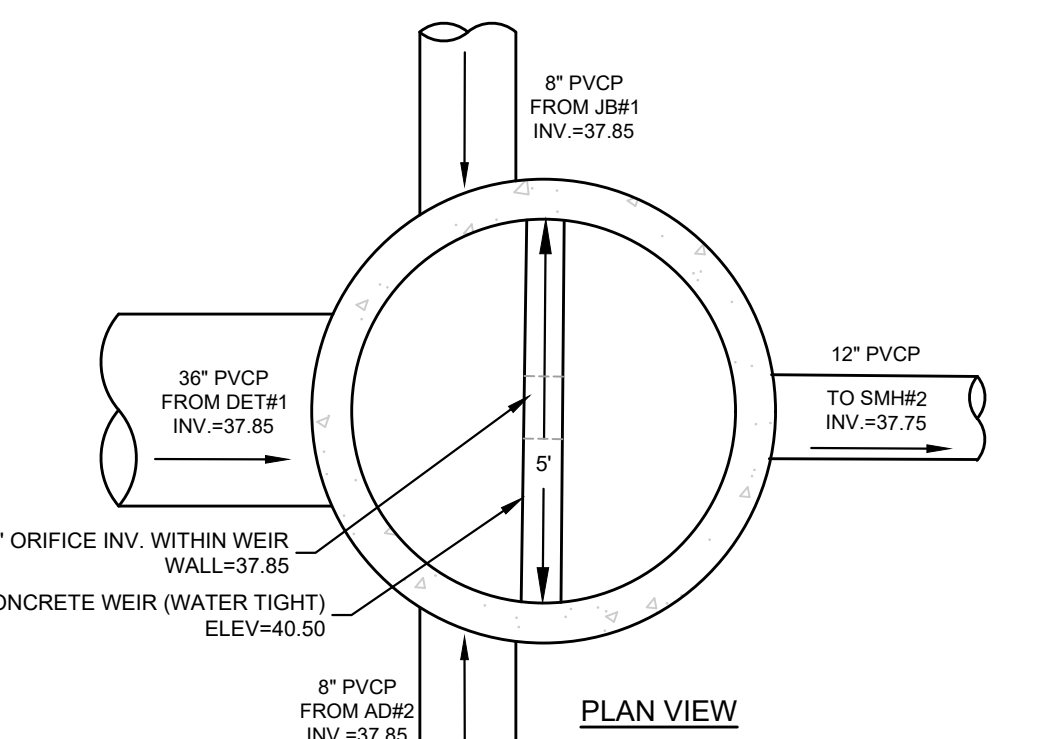
1. PIPE SHALL BE SLOTTED ADS MANUFACTURED IN ACCORDANCE WITH ASTM F405 & F667 OR PERFORATED POLY VINYL CHLORIDE PIPE (PVC) SDR 35 AND MEET THE REQUIREMENTS OF ASTM D3034 AND D3112.
2. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
3. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR EQUIVALENT.

CURTAIN DRAIN
N.T.S.

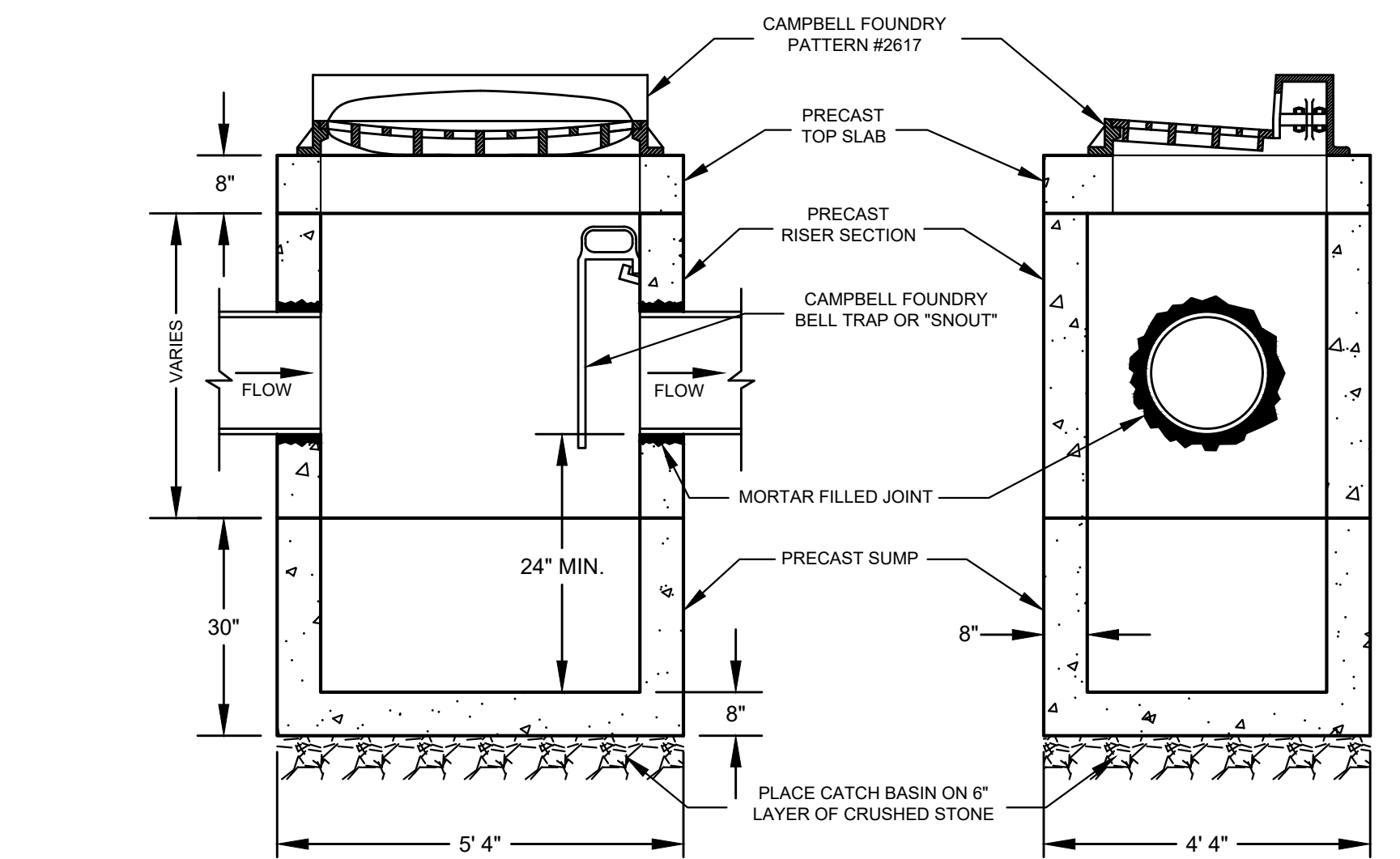


1. CONVERSION DETAIL/SPECIFICATIONS TO BE APPROVED BY CITY OF STAMFORD - ENGINEERING DEPARTMENT PRIOR TO EXECUTION.
2. REMOVE EXISTING CATCH BASIN FRAME AND GRATE.
3. PLACE A ROOF SLAB OVER CATCH BASIN STRUCTURE. ROOF SLAB TO WITHSTAND THE APPLIED LOADS WITH AN HS-20 TRUCK LOAD. THE ROOF SLAB SHALL HAVE A MINIMUM 24" OPENING.
4. PLACE MANHOLE FRAME AND COVER OVER ROOF SLAB. THIS MAY REQUIRE RAISING WITH LAYERS OF MORTAR AND BRICK TO THE REQUIRED GRADE.
5. INSTALL STANDARD STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC MANHOLE STEPS.
6. FILL SUMP WITH CONCRETE. INVERT SHALL BE FORMED IN FILLED PORTION OF SUMP.
7. REMOVE BELL TRAP.

CONVERSION OF EXISTING CATCH BASIN TO MANHOLE
(ALTERNATIVE STORMWATER CONNECTION ONLY)
N.T.S.

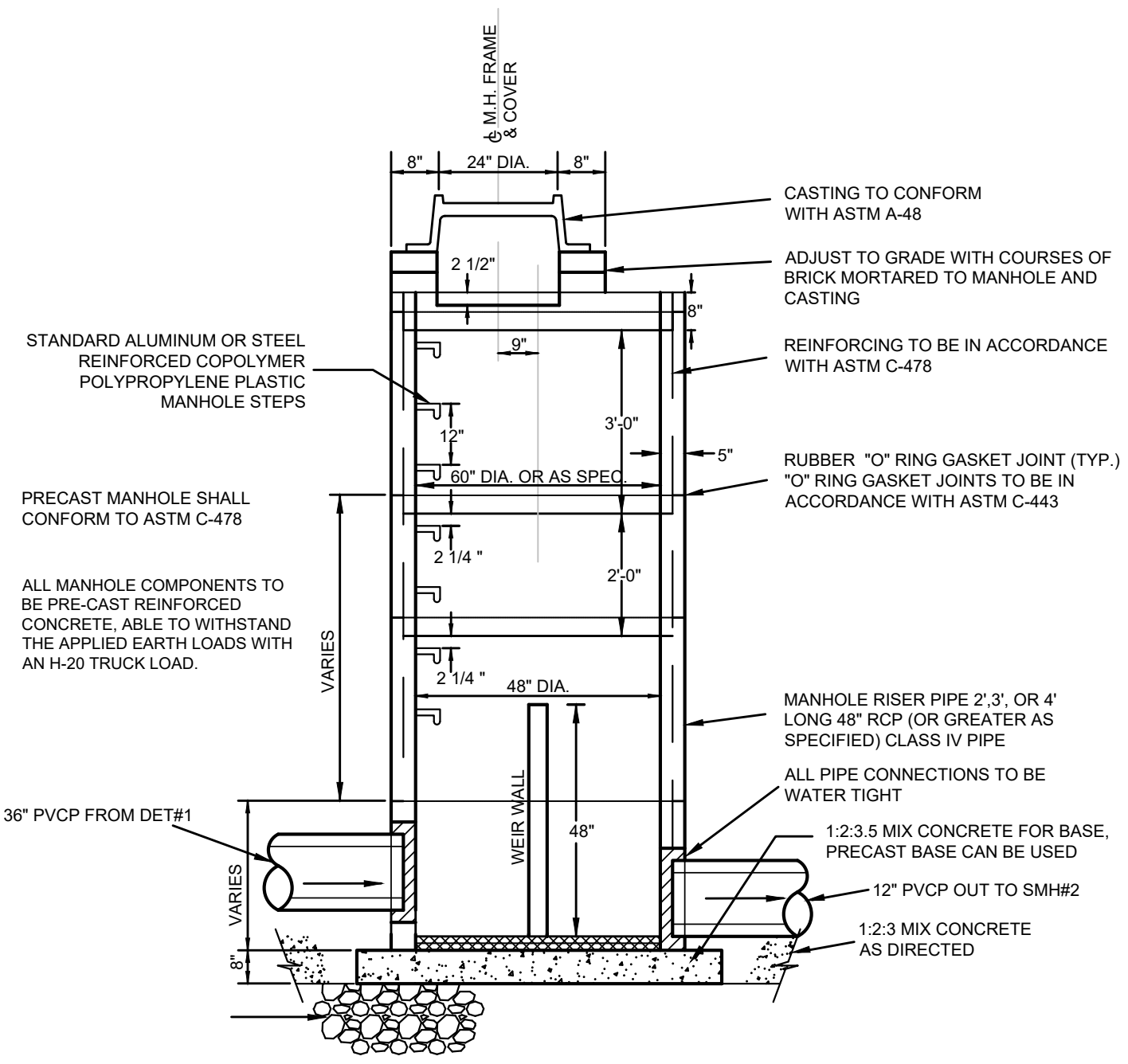


STORMWATER METERING MANHOLE DETAIL
(MMH#1)
N.T.S.



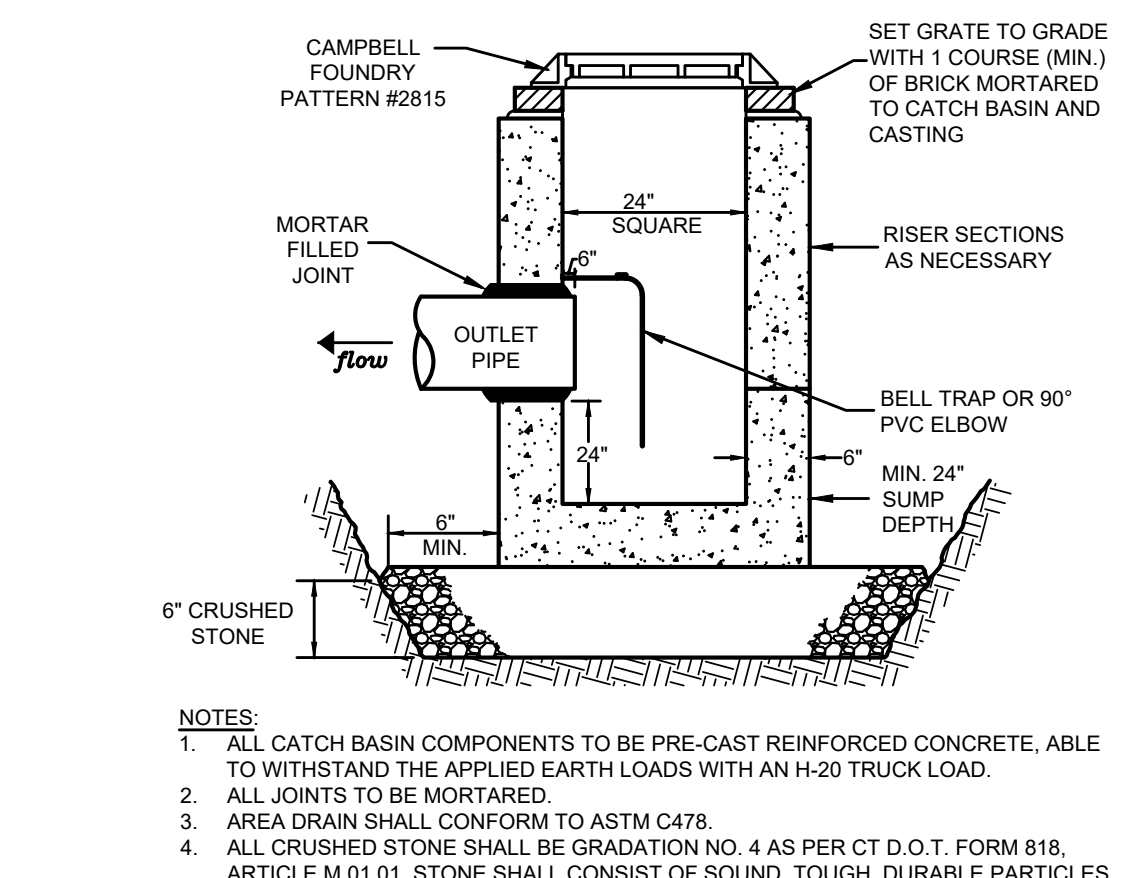
1. CATCH BASIN TO BE INSTALLED IN STILLWATER AVENUE RIGHT-OF-WAY. STRUCTURE SHALL CONFORM TO CITY OF STAMFORD - ENGINEERING DEPARTMENT CATCH BASIN STANDARD DETAIL & SPECIFICATIONS.
2. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
3. ALL JOINTS TO BE MORTARED.
4. CATCH BASIN SHALL CONFORM TO ASTM C478.
5. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
6. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE CB SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D.1557.

CATCH BASIN DETAIL
(ALTERNATIVE STORMWATER CONNECTION ONLY)
N.T.S.



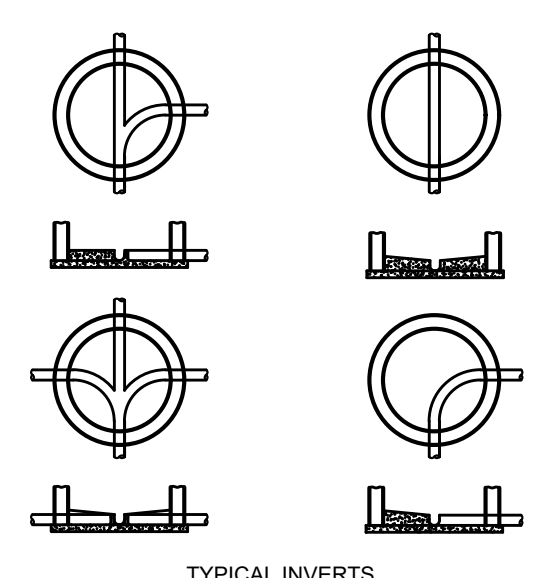
PLACE MANHOLE ON A 6" LAYER OF CRUSHED STONE. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE MANHOLE SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D-1557. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT DOT FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

STORM MANHOLE
N.T.S.

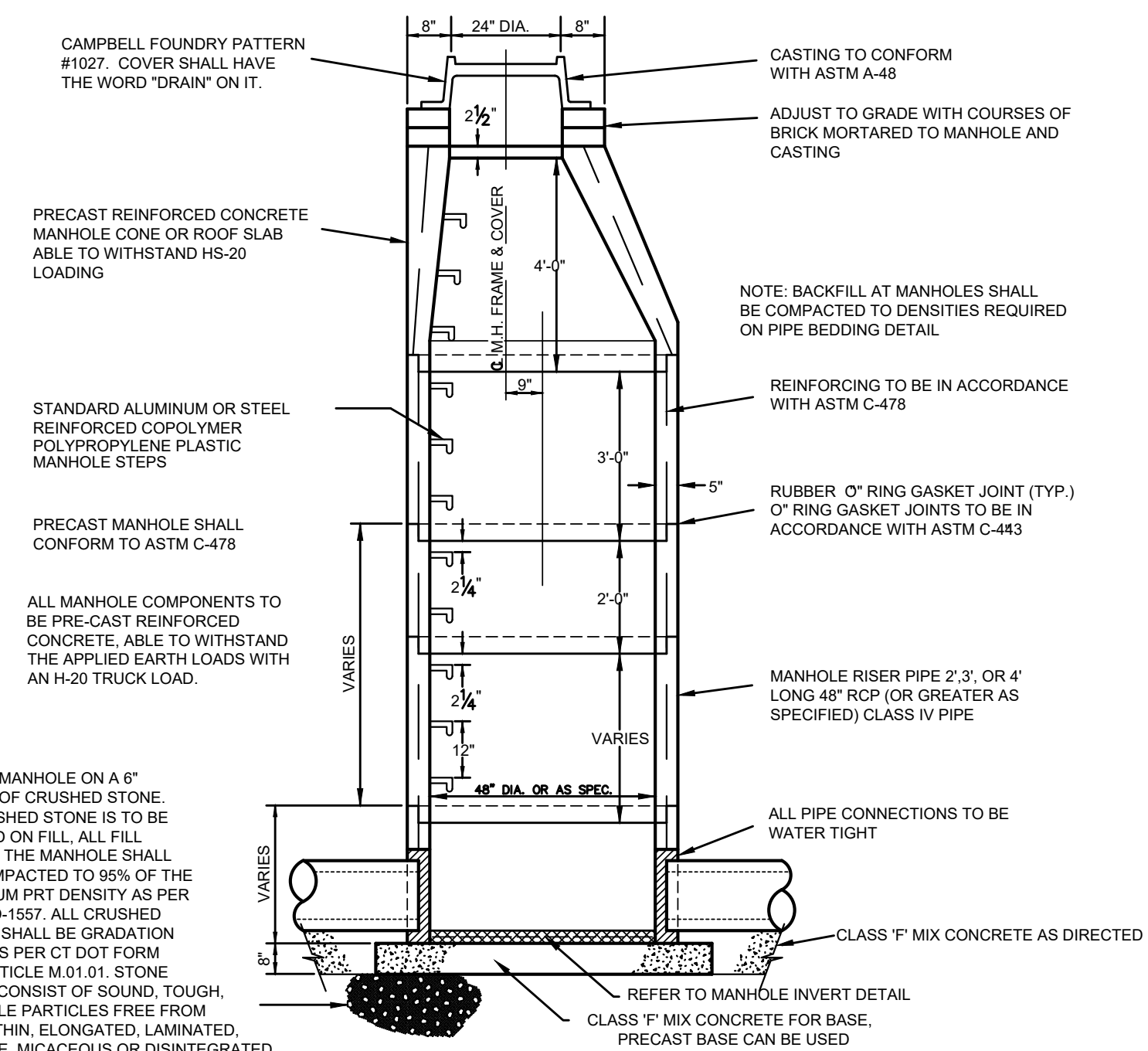


1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

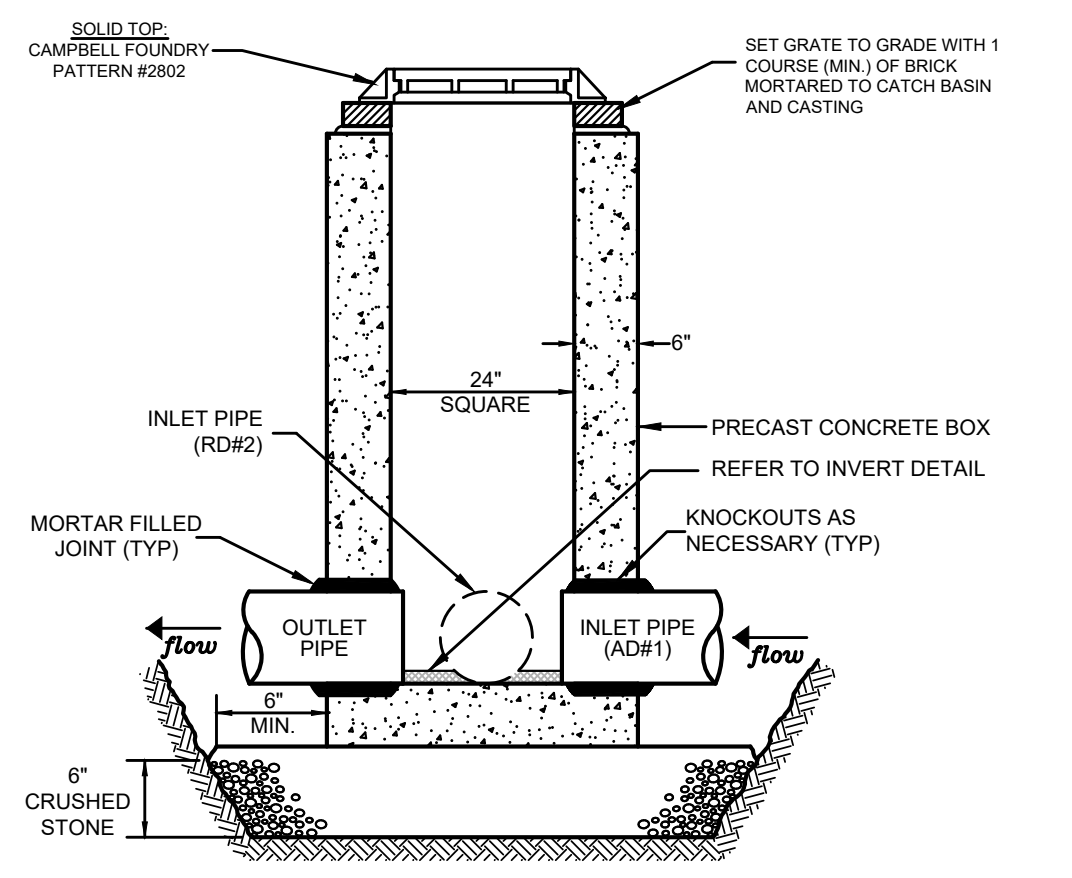
24" AREA DRAIN
N.T.S.



MANHOLE & JUNCTION BOX INVERT
N.T.S.



NOTE: MANHOLE STRUCTURE SHALL BE ORDERED SUCH THAT THERE IS A MINIMUM OF 12" BETWEEN THE TOP OF STRUCTURE AND FINISHED GRADE.



1. ALL COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS OF AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. JUNCTION BOXES SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

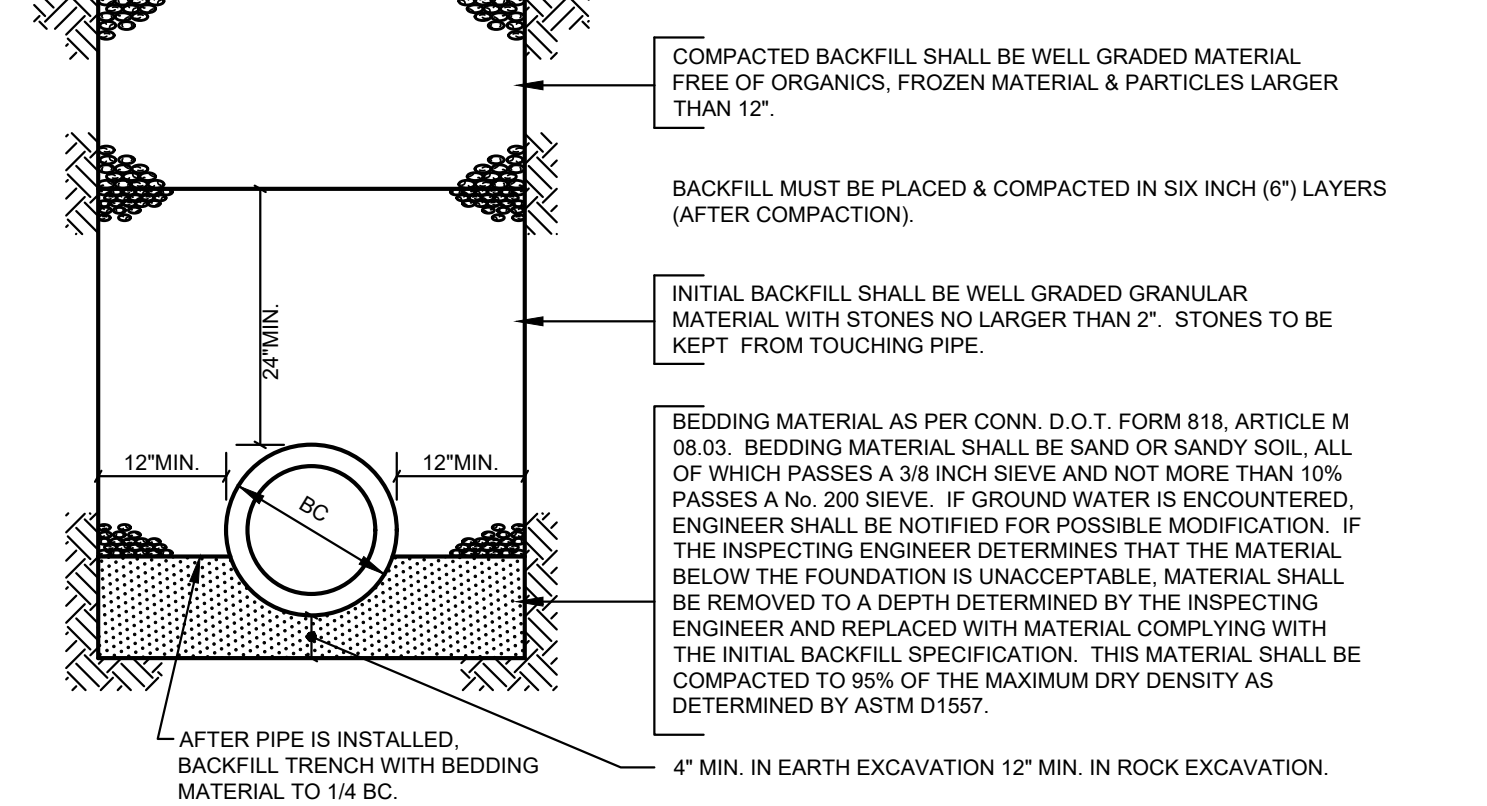
JUNCTION BOX (JB#1)
N.T.S.

WATER STOP - 1' 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 WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER. ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

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 15.8 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/RCP PIPE TRENCH BEDDING DETAIL
(48" DIA. & UNDER)
N.T.S.

2	2/1/24	REV: ENGINEERING & TTP COMMENTS
1	11/15/23	ORIGINAL ISSUE DATE
No.	Date	Revision

DETAILS
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

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

DRAWN BY: NGS CHECKED BY: AMK

REDNISS & MEAD

ANDREW W. REDNISS, P.E. 31389
February 2024 DATE

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

SHEET No: **SE-6**

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

Conn. No.: 10658

February 1, 2024

Willetta F. Capelle, PE
Coordinator of Inspections and Plan Reviews
Engineering Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**RE: 66 Stillwater Avenue – Pacific House Inc. & Mica Development Co. LLC
Zoning Application No. 223-44**

Dear Ms. Capelle,

We are in receipt of comments issued by you to Vineeta Mathur, City Planner, on January 22, 2024 as part of your review of Zoning Application No. 223-44 – 66 Stillwater Avenue. We have revised the site plans to address your comments and offer the following point-by-point response:

1. The storm sewer main extension design and profile is now included in the attached, revised site plans. The existing conditions survey depicts gas and water mains within Stillwater Avenue that may conflict with the main extension and the subject site's connection to the main. The plans now call for test pits to be dug in Stillwater Avenue to determine the location and elevation of both gas and water mains. The originally submitted design to connect the projects stormwater discharge pipe to the City storm sewer is now included as an alternate in the event the gas and/or water main location is in conflict with the storm sewer main extension.
2. As noted in the Site Engineering Report, the site soil conditions are poor and have been classified as Hydraulic Soil Group Type-D. Due to the poor soil conditions, retaining & infiltrating runoff volume on-site to reduce runoff volume is not feasible. The project qualifies for the "Lite Stormwater Management Report" due to the project not being in a critical area with a total disturbance less than ½ acre. The "Lite report" requirements do not include Standard #1: Runoff and Pollutant Reduction, therefore it is our belief that runoff reduction is not required for this project.
3. Device 3 in Pond 3P of the previously submitted HydroCAD model represents the 12" storm pipe from MMH#1 to SMH#2. The inverts utilized in the HydroCAD model match the design plan inverts, and therefore have not been modified. The intent of device 3 is to demonstrate that the pipe leaving MMH#1 can pass the combined flow from the two outlets (orifice and weir).
4. As noted in response #1, the plans have been revised to show the catch basin to manhole conversion design option as part of an alternative design to connect the site stormwater discharge to the City storm sewer system in Stillwater Avenue. If the alternative is determined to be necessary, we will seek approval from the City's Regulatory Compliance Officer.
5. All proposed retaining walls exceeding 3ft in height will be designed by a CT Professional Engineer prior to a request for building permit.
6. The proposed junction box has been revised to indicate a solid access lid.


7. TTP issued a comment memo dated 1/22/24 that indicated the portion of Stillwater Avenue impacted by this project will need to be re-paved curb to curb. As such, the asphalt trench repair detail has been replaced with an asphalt pavement detail. The pavement detail shows a binder thickness of 4 1/2".
8. A junction box detail has been added to plan sheet SE-6. Detail note #1 indicates the structure to be H-20 rated.
9. The stormwater metering manhole detail on plan sheet SE-6 has been revised to require that the manhole be H-20 rated.
10. The City manhole invert detail has been added to plan sheet SE-6.
11. The concrete curb detail on plan sheet SE-5 has been revised to add the 1/2" preformed expansion joint material between the back of curb and sidewalk as requested.
12. The asphalt pavement detail on plan sheet SE-5 has been revised to reflect the CT DOT Form 818 as requested.
13. A signed and sealed copy of the Topographic Survey prepared by RVDI will be provided prior to a Building Permit.
14. Noted.

Copies of the following, revised documents are enclosed for your review and approval:

<u>Document</u>	<u>Prepared by</u>	<u>Last Revised</u>
• Civil Plan Set (SE-1 through SE-6)	Redniss & Mead	2/1/2024

We trust the above information addresses your comments. Please do not hesitate to call us should you have any questions or comments.

Sincerely,



Andrew M. Kuzmich, P.E.

cc:

February 1, 2024

Frank W. Petise, PE
Transportation Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**RE: 66 Stillwater Avenue – Pacific House Inc. & Mica Development Co. LLC
Zoning Application No. 223-44**

Dear Mr. Petise,

We are in receipt of comments issued by you to the Zoning Board Office on January 16, 2024 as part of your review of Zoning Application No. 223-44 – 66 Stillwater Avenue. We have revised the development plans to address your comments and offer the following point-by-point response:

1. The proposed driveway entrance requires the removal of two existing on-street parking spaces along the site frontage. The plans call for these two parking spaces to be removed and replaced with one relocated space just north of the new driveway entrance. Existing and proposed on-street parking space striping is indicated on site plan sheet SE-1. There is one existing sign along the site frontage, which is indicated to be replaced in kind on site plan sheet SE-1.
2. The project proposes eight parking spaces and 1 ADA parking space. The plans have been amended to reflect this count. Proposed parking space dimensions are provided on the Zoning Site Plan.
3. The proposed ADA parking space has been revised on the Zoning Site Plan. The parking area no longer blocks access to the lobby and elevator door.
4. Reflective tape around the supporting columns in the parking area is now indicated within the Architectural Plans.
5. The bike parking corrals have been adjusted as requested.
6. ADA parking space signage is now indicated on plan sheet SE-1. A detail for the sign is included on plan sheet SE-5.
7. A stop sign is now indicated along with the 12" painted white stop bar at the new driveway exit. The sign detail is included on plan sheet SE-5.
8. Given the size of the parking area (9 spaces) and exit driveway characteristics (20ft @ 6%), we believe a speed bump is not warranted.
9. The streetscape design has been modified to match the streetscape across the street. City of Stamford standard streetscape details have been added to plan sheet SE-5.
10. The tracking pad has been revised to no longer encroach into the City ROW.
11. Specifications for the proposed signage and pavement markings can be found in the notes on plan sheet SE-1 titled "Pavement and Pavement Markings" and details on plan sheet SE-5.

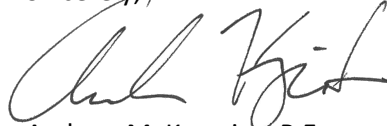
12. Curb to curb restoration of Stillwater Avenue is now indicated on the site plans.
13. A Construction Parking Management Plan will be provided prior to Building Permit issuance as requested.
14. A MPT plan will be provided prior to Building Permit issuance as requested.
15. Detectable warning strips have been added to the site plans on either side of the driveway and sidewalk intersection.
16. A 4ft min. free path to walk across the driveway entrance is provided. This portion of the driveway entrance is designed to be flush with the adjacent sidewalk on either side. Refer to site grading plan sheet SE-2 for proposed grade elevations.

Copies of the following, revised documents are enclosed for your review and approval:

<u>Document</u>	<u>Prepared by</u>	<u>Last Revised</u>
• Civil Plan Set (SE-1 through SE-6)	Redniss & Mead	2/1/2024
• Architectural Plan Set	AWA Design Group	2/1/2024

We trust the above information addresses your comments. Please do not hesitate to call us should you have any questions or comments.

Sincerely,



Andrew M. Kuzmich, P.E.

cc:

DRAWING INDEX

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ARCHITECTURAL DRAWINGS:

- A.000 TITLE SHEET
- A.101 FLOOR PLANS
- A.102 FLOOR PLANS
- A.103 ELEVATIONS
- A.104 ELEVATIONS & TYPICAL UNIT PLANS

NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:	
-------	--

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippin Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO:	2014	A.000
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED		DWG. NO.

DRAWING TITLE:
TITLE SHEET



PROPOSED RESIDENTIAL DEVELOPMENT

66 STILLWATER AVE, STAMFORD, CT

FOR

MICA DEVELOPMENT CO.

PROJECT DIRECTORY

DEVELOPER	LAND USE CONSULTANTS	SITE ENGINEER	LANDSCAPE ARCHITECT
MICA DEVELOPMENT CO. STAMFORD, CT 06905	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	ENVIRONMENTAL LAND SOLUTION INC 8 KNIGHT STREET #203 NORWALK, CT 06851 203-855-7879

DRAWING TITLE:
TITLE SHEET

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NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

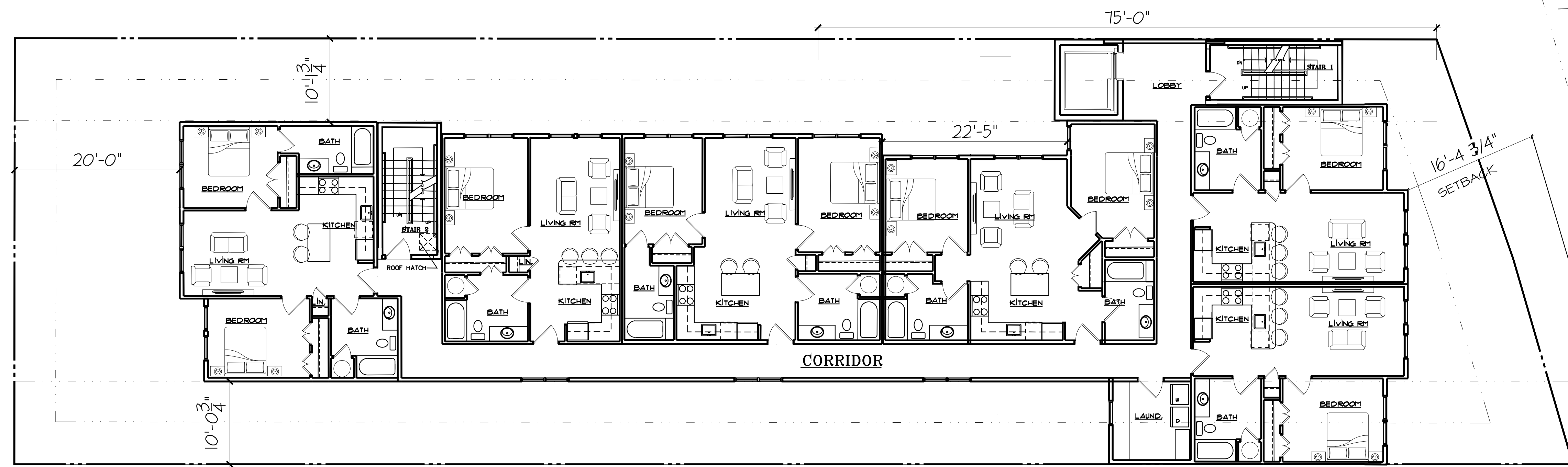
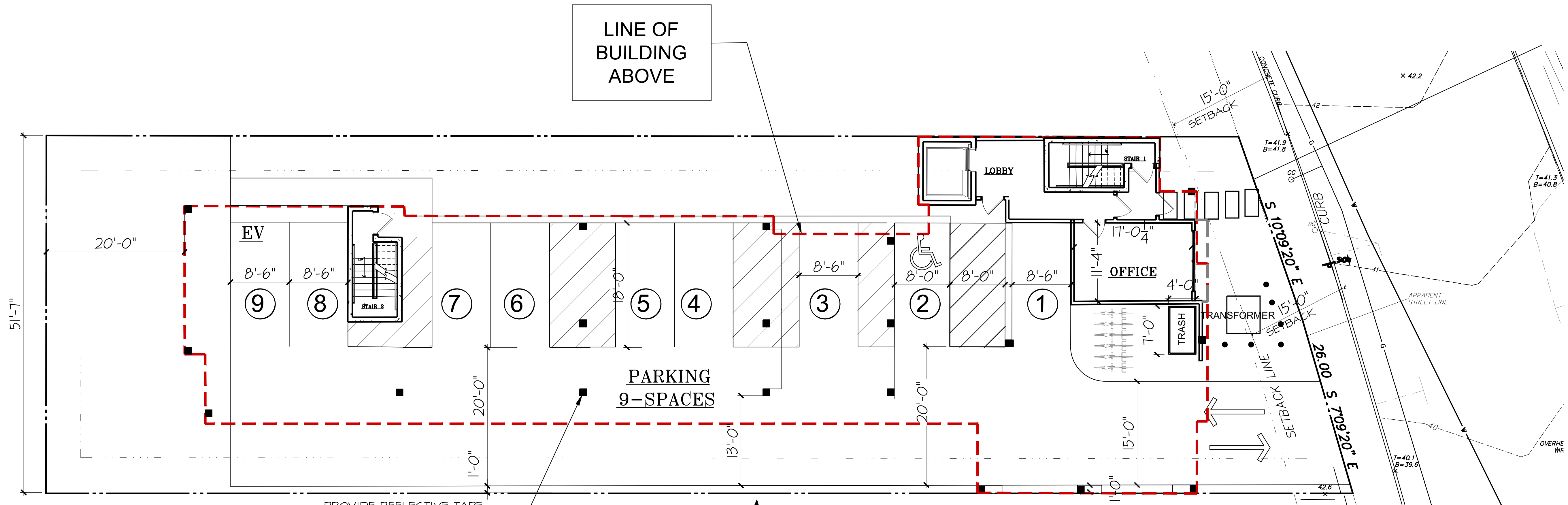
Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWADg.com Email: awa@AWADg.com

PROJECT NO:	2014	A.101
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
FLOOR PLANS

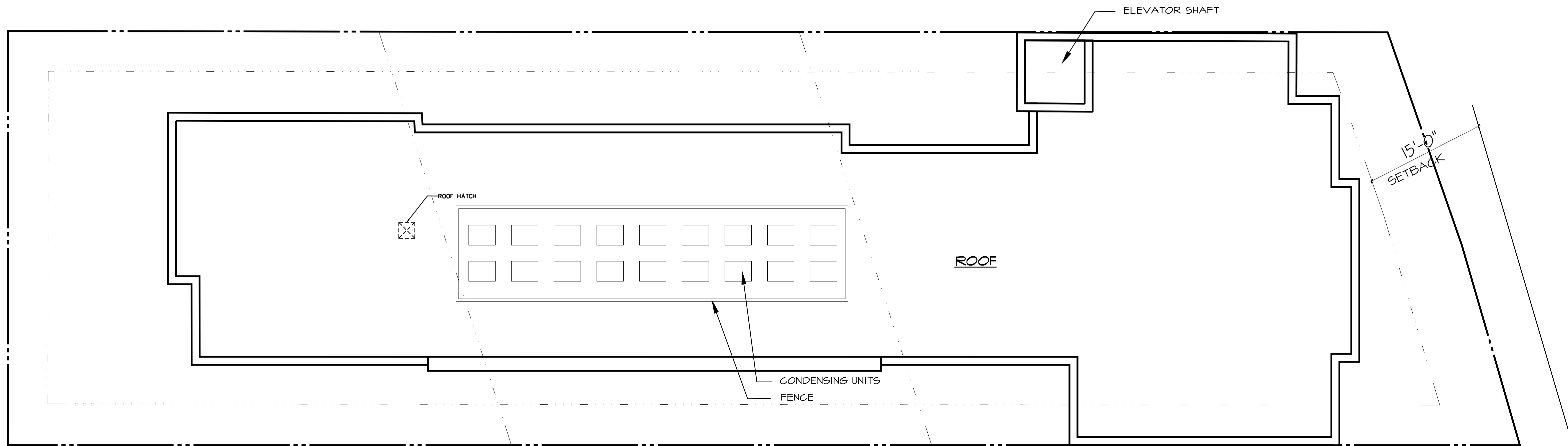


PROPOSED RESIDENTIAL UNIT COUNT

UNIT TYPE	COLOR	AREA	2ND FL	3RD FL	4TH FL	TOTAL UNITS
(A) ONE BED		± 544 SF	3	3	3	9
(B) TWO BED		± 768 SF	3	3	3	9
TOTAL			6	6	6	18

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NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3		
4		



ROOF PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
 66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

--	--

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
 ARCHITECTURE DESIGN PLANNING
 401 Shippan Ave., Suite 202 Stamford, CT 06902
 Phone: 203-325-4123 Fax: 203-325-4123
 Web Site: AVAdg.com Email: awa@AWAdg.com

PROJECT NO.	2014	A.102
DRAWN BY:	MS	
ISSUED:	11.16.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
FLOOR PLAN

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NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3		
4		



FRONT ELEVATION
NTS



REAR ELEVATION
SCALE: 1/8" = 1'-0"

NO.	MATERIAL
①	HARDI-SIDING
②	AZAK TRIM
③	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
④	METAL CLAD DOOR/WINDOW (BLACK)
⑤	METAL CAP
⑥	ARTIFICIAL WINDOW



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
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PROJECT NO. 2014
DRAWN BY: MG
ISSUED: 11.16.23
SCALE AS NOTED

A.103
DWG. NO.

DRAWING TITLE:
ELEVATIONS

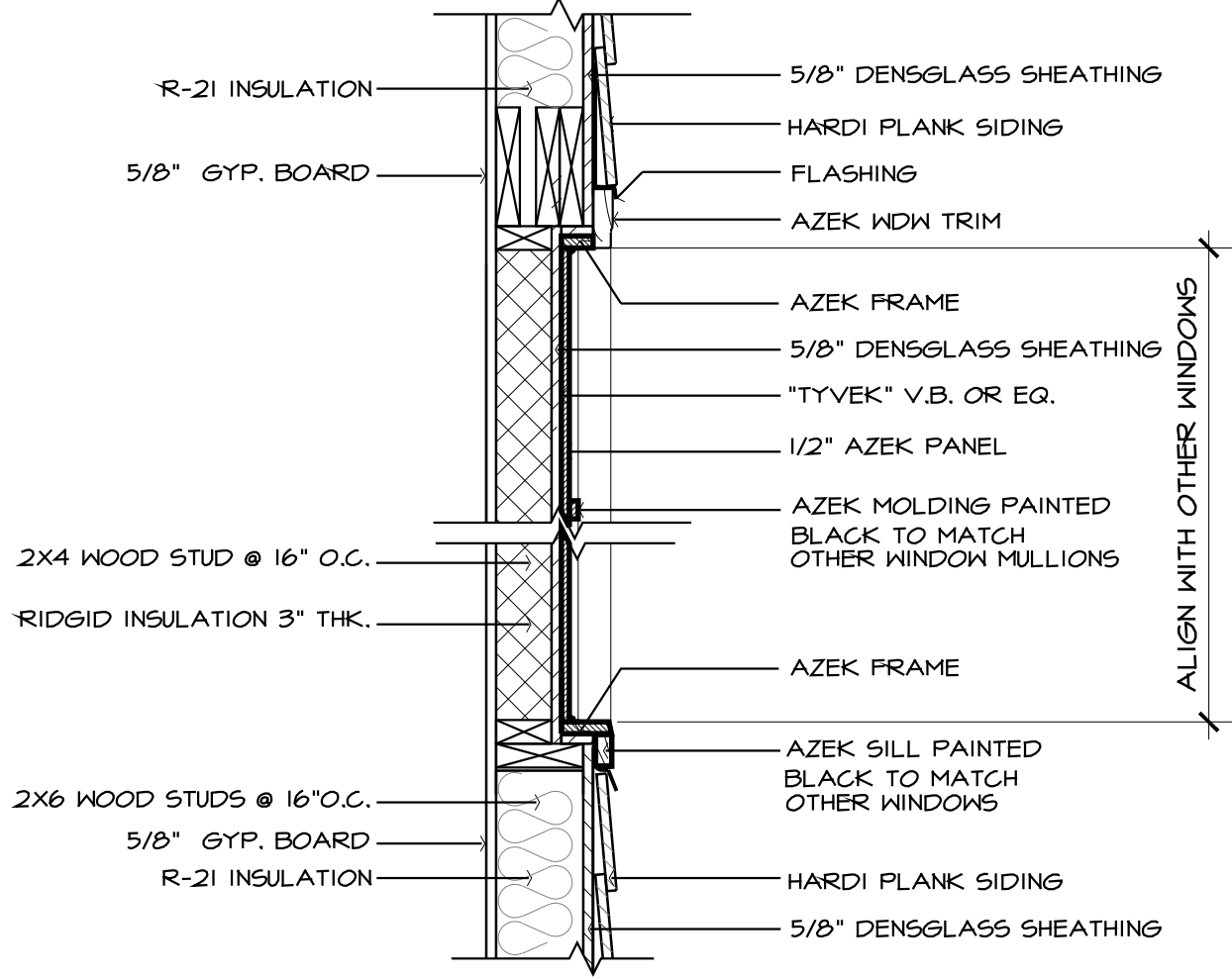
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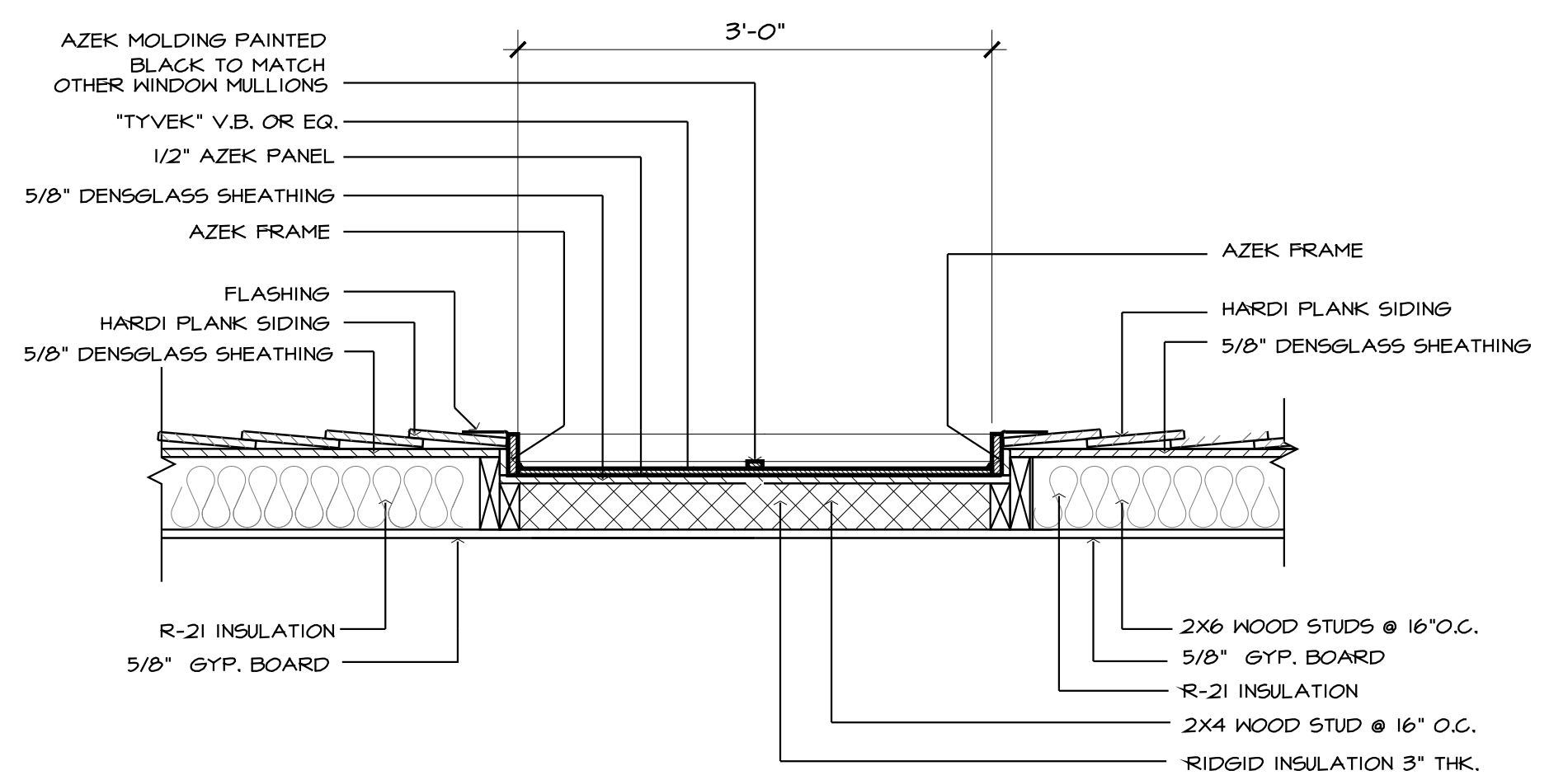
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NO.	MATERIAL
①	HARDI-SIDING
②	AZAK TRIM
③	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
④	METAL CLAD DOOR/WINDOW (BLACK)
⑤	METAL CAP
⑥	ARTIFICIAL WINDOW

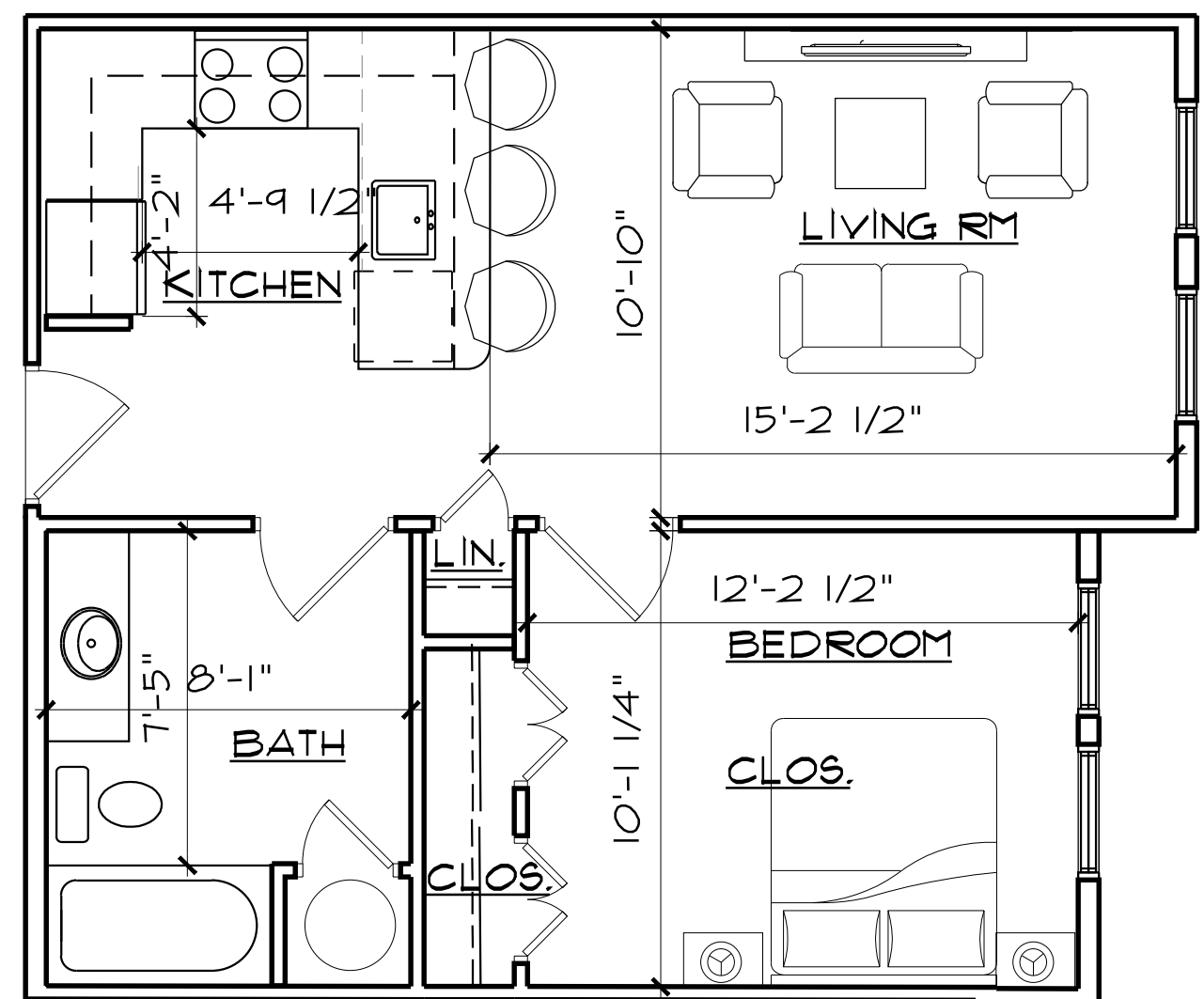
NO	DATE	ISSUE/REVISION
1	01.29.24	
2	02.01.24	
3		
4		



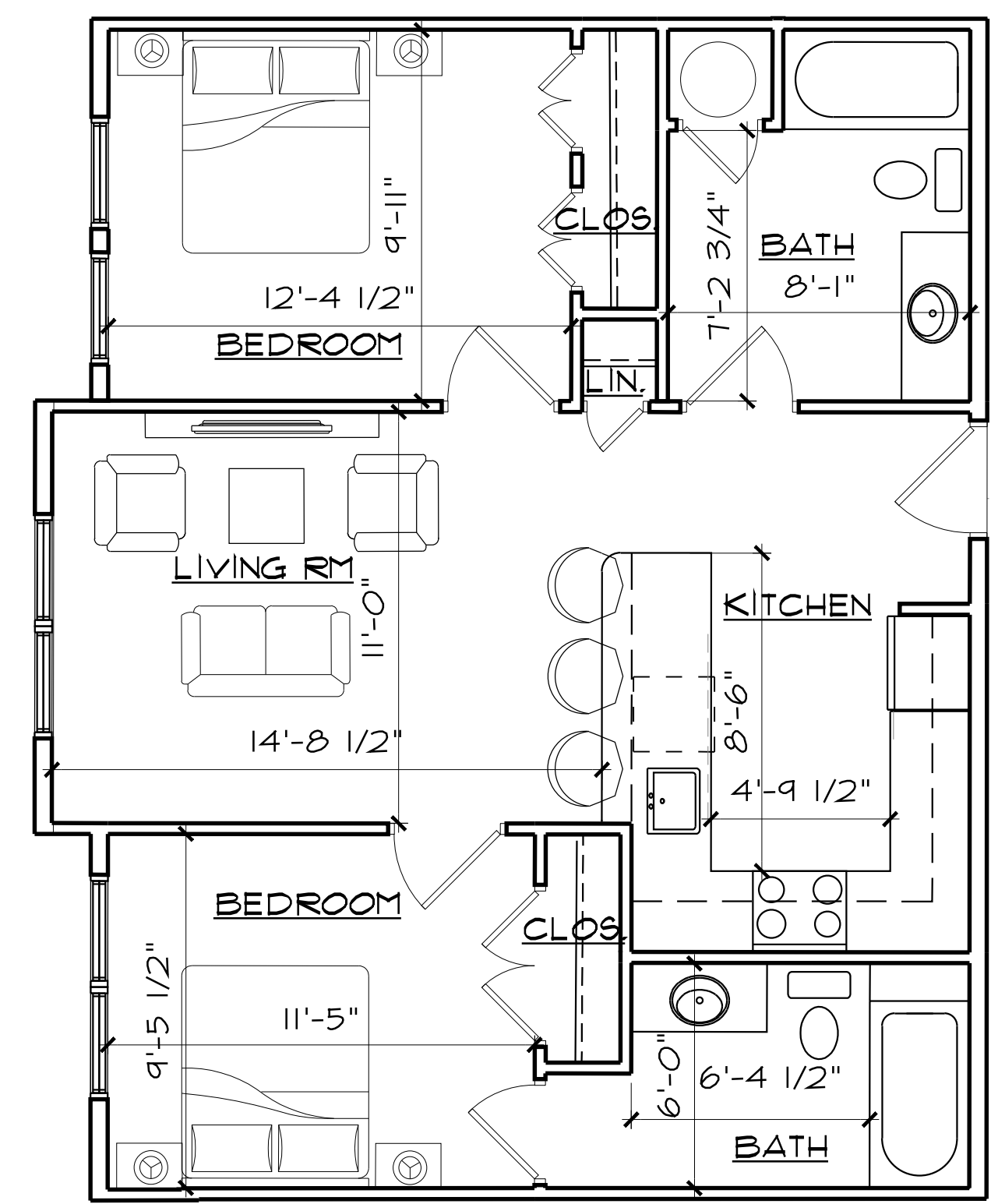
DETAIL @ ARTIFICIAL WINDOW
1" = 1'-0"



PLAN DETAIL @ ARTIFICIAL WINDOW
1" = 1'-0"



ONE BEDROOM
SCALE: 1/4" = 1'-0" AREA +/- 544 SF



TWO BEDROOM
SCALE: 1/4" = 1'-0" AREA +/- 768 SF

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
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PROJECT NO.	2014	A.104 DWG. NO.
DRAWN BY:	MG	
ISSUED:	11.16.23	
SCALE AS NOTED		

DRAWING TITLE:
ELEVATION & TYPICAL UNIT PLANS