#007-24

Application # _____

CITY OF STAMFORD
ZONING BOARD OF APPEALS

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Telephone 203.977.4160 - **Fax** 203.977.4100 - **E-mail** mjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. **I/we hereby apply to the Zoning Board of Appeals for:**
   ( ) Variance(s)
   (x) Special Permit
   ( ) Appeal from Decision of Zoning Enforcement Officer
   ( ) Extension of Time
   ( ) Gasoline Station Site Approval

2. **Address of affected premises:**

1450 Newfield Avenue, Stamford, CT 06905 (Parcel ID 002-6601)

street zip code

Property is located on the north ( ) south ( ) east ( ) west(x) side of the street.

Block: 383 Zone: RA-1 Sewered Property (x) yes ( ) no
Is the structure 50 years or older (x) yes ( ) No

Corner Lots Only: Intersecting Street: Intervale Road East
Within 500 feet of another municipality: No (x) Yes ( ) Town of _____

3. **Owner of Property:** King School, Inc.

Address of Owner: 1450 Newfield Avenue, Stamford, CT Zip 06905

Applicant Name: King School, Inc.

Address of Applicant 1450 Newfield Avenue, Stamford, CT Zip 06905

Agent Name: Jacqueline Kaufman, Esq. - Carmody Torrance Sandak & Hennessey LLP

Address of Agent: 1055 Washington Boulevard, Stamford, CT Zip 06901

EMAIL ADDRESS: JKaufman@carmodylaw.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent (203) 425-4200 **Telephone # of Owner** _____ _____

(CONTACT IS MADE WITH AGENT, IF ONE)

4. **List all structures and uses presently existing on the affected property:**

The Property is used as a School, Non-Public Use, and is improved with lower, middle, and upper school buildings, a performing arts center building, administrative buildings, athletic fields and associated improvements, tennis courts, child play areas and associated recreational equipment, barns and storage structures, staff housing, driveways and parking areas, and landscaping and lighting.

5. **Describe in detail the proposed use and give pertinent linear and area dimensions:**

The Applicant proposes to renovate two (2) pre-kindergarten and two (2) kindergarten classrooms and enclose an existing 1,152 sf roofed walkway along the south wing of the lower school building. The proposed enclosed walkway will have a new 155 sf vestibule and an entrance from the central courtyard. The Applicant further proposes to renovate the existing playground area to the south of these classrooms. Specifically, the Applicant proposes to add new walkways, a synthetic turf play surface, seating, and landscaping. This area is dedicated to use by pre-kindergarten and kindergarten students and is separated by fencing from the larger playground that was constructed in 2012. No increase to existing student enrollment is proposed.

VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section

Variance(s) of the following section(s) of the Zoning Regulations is requested
(provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

N/A

DO NOT WRITE ON BACK OF PAGE

Variances of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

N/A

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

N/A

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

N/A

SPECIAL PERMIT

(Complete this section **only** for special permits)

SPECIAL PERMIT is requested as authorized by Section(s) Sections 4.B.1.c.(16) and 19.C. Appendix A, Table I, Use 41 (School, Non-Public) of the Zoning Regulations.

Provide details of what is being sought:

The Applicant proposes modification of the existing Special Permits (Exceptions) to permit the renovation of two (2) pre-kindergarten and two (2) kindergarten classrooms and to enclose an existing 1,152 sf roofed walkway along the south wing of the lower school building. The proposed enclosed walkway will have a new 155 sf vestibule and an entrance from the central courtyard. The Applicant further proposes to renovate the existing playground area to the south of these classrooms. Specifically, the Applicant proposes to add new walkways, a synthetic turf play surface, seating, and landscaping. This area is dedicated to use by pre-kindergarten and kindergarten students and is separated by fencing from the larger playground that was constructed in 2012. No increase to existing student enrollment is proposed.

SIGNATURE REQUIRED FOR ALL APPLICATONS

Jacqueline O. Kaufman (DCC) Jacqueline O. Kaufman, Esq.

Signature of : (X)Agent ( ) Applicant ( )Owner

Carmody Torrance Sandak & Hennessey, LLP

Date Filed: _____

Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT OFFICER

(Complete this section **only** for appeals of zoning enforcement officer decision:

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

DO NOT WRITE ON BACK OF PAGE

CITY OF STAMFORD
ZONING BOARD OF APPEALS

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
Lauren Jacobson
George Dallas

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST TWO WEEKS PRIOR TO THE APPLICATON DEADLINE.

Zoning Enforcement: _____ Date: 1/30/2024

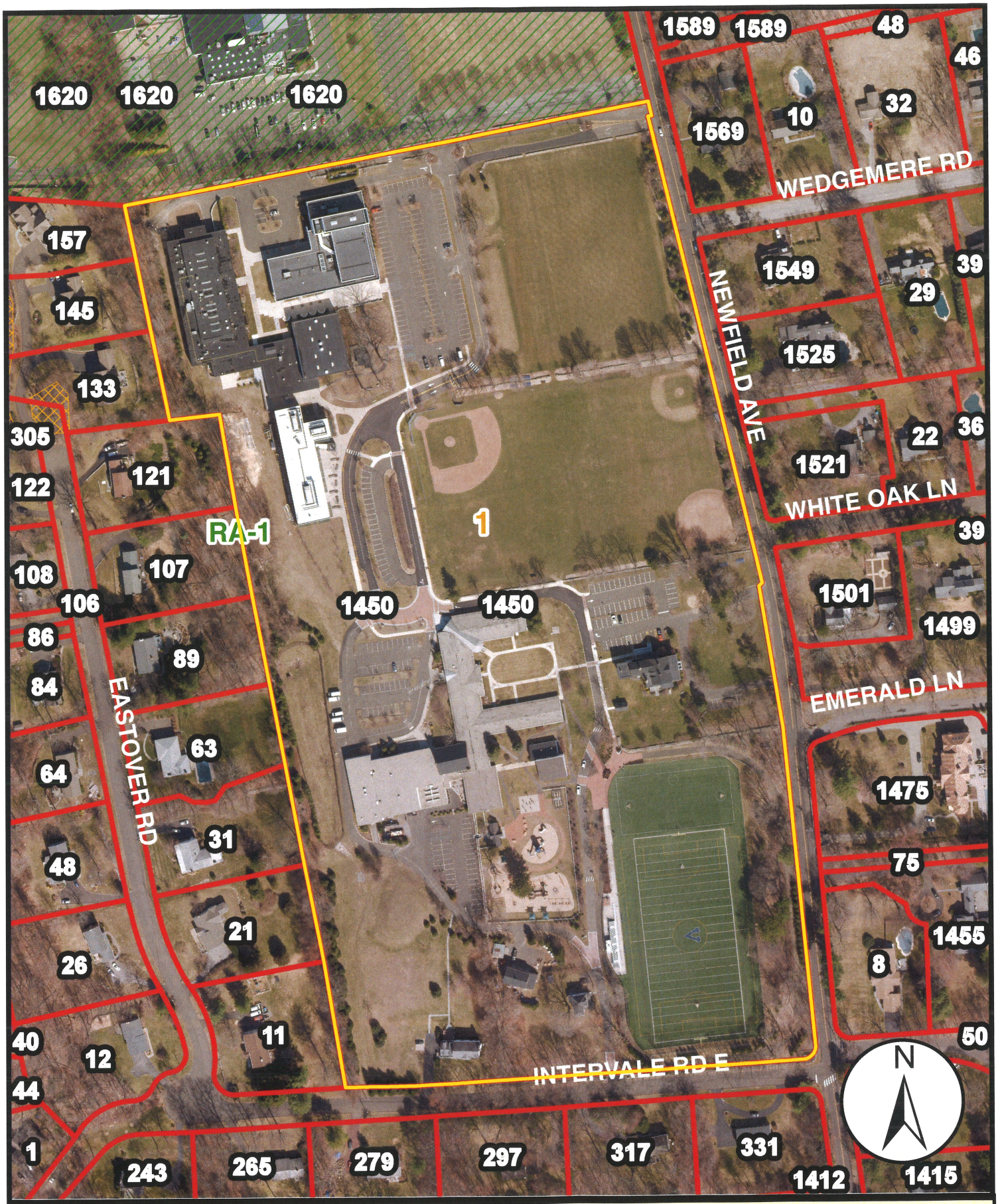
Is the project situated in the coastal boundary? Yes ( ) No (X)

Is the project exempt from the coastal regulation?
Yes ( ) Exemption # _____ No ( ) N/A (X)

Environmental Protection: _____ Date:

CAM Review by:

☐ ZONING BOARD ☐ ZBA



ZBA Application #007-24
1450 Newfield Avenue

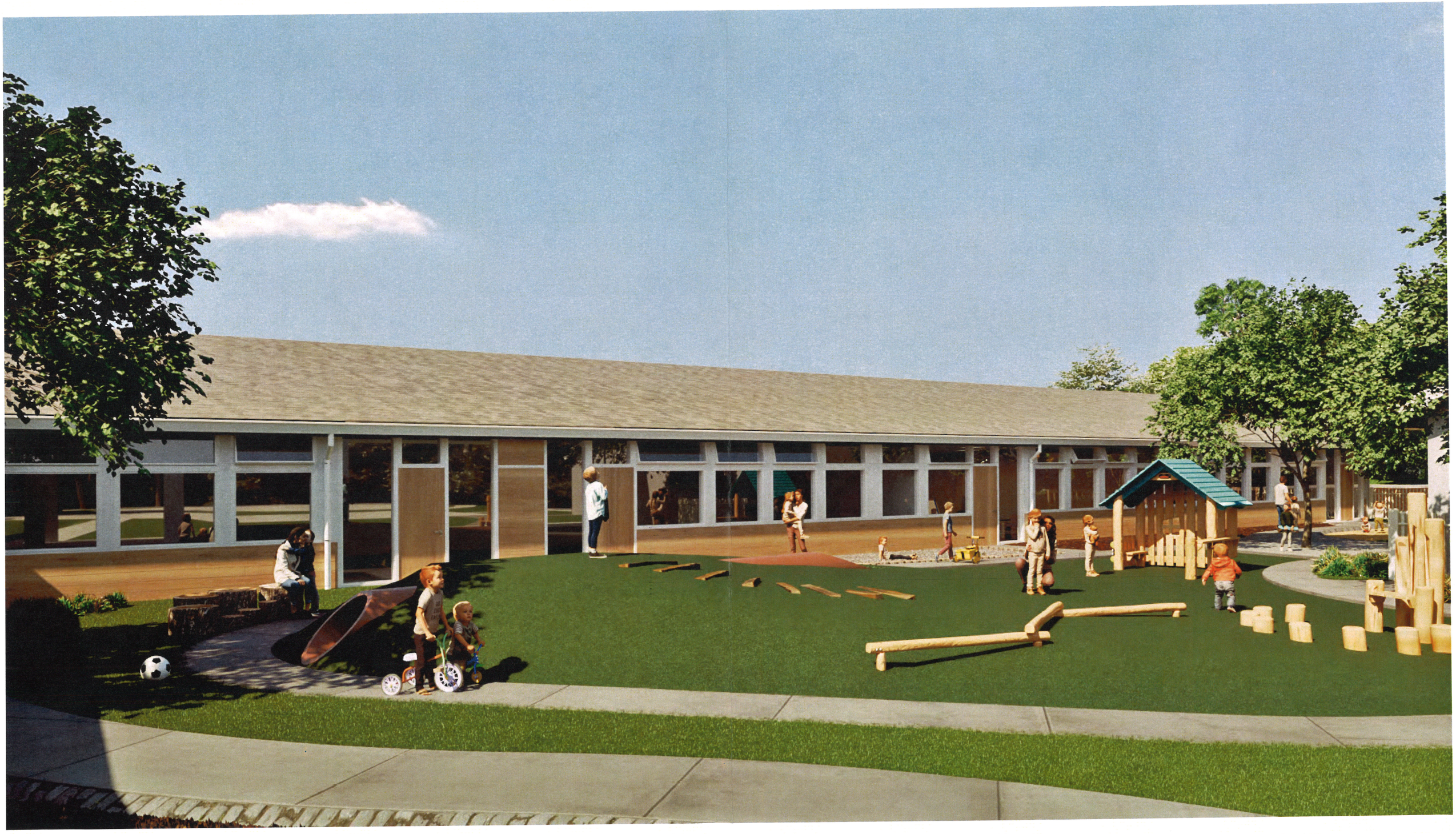
Date: 2/12/2024

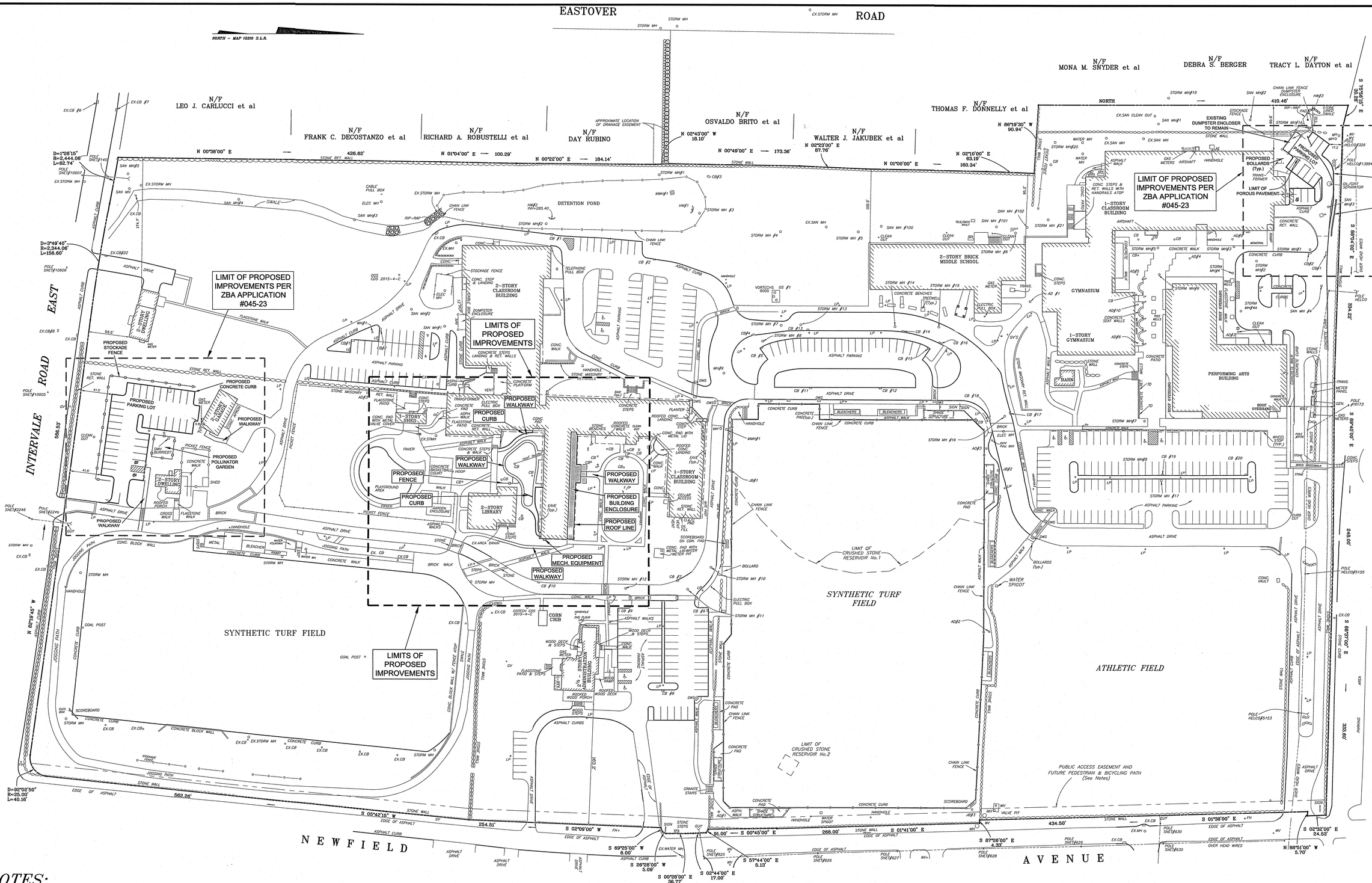
1 inch = 217 feet

210 105 0 210

Feet

#007-24





NOTES:

1. *This survey has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A–2 and intended to be used for application for determination of zoning compliance and for building permit purposes.*
2. *Total lot area = 1,483,209± SF or 34.0498 Ac.*
3. *Reference is hereby made to the following maps of record: 7345, 8702, 9041, 10255 and Parcel A, Map 12210 on file in the Stamford Land Records.*
4. *Reference is made to "Topographic Survey depicting 1450 Newfield Avenue, prepared for King School Stamford, Ct", dated April 17, 2019 and prepared by this office.*
5. *Reference is made to "Site Plans depicting 1450 Newfield Avenue, Stamford, Ct, prepared for King School" dated December 15, 2023, and prepared by this office.*
6. *Reference is made to FEMA Flood Insurance Rate Map No. 09001C0506F, effective date June 18, 2010. Subject parcel does not lie within a Special Flood Hazard Area.*
7. *Record owners: King School, Inc.*

#007-24

ZONING SCHEDULE
(LOWER SCHOOL ADDITION)

ZONE RA–1	REQUIRED/ALLOWED	EXISTING	PROPOSED ADDITION
MIN. AREA	43,560 SF	1,483,209 SF	NO CHANGE
SETBACKS FRONT	40'/40'	53.5'	NO CHANGE
SIDE	15'/35' (aggregate)	60.8'	NO CHANGE
REAR	N/A – 2 FRONTS	N/A	N/A
BUILDING COVERAGE	15%	9.6%	9.7%
TOTAL IMP. COVERAGE	35%	31.0% (459,475± SF)	31.7% (469,973± SF)*
FRONTAGE	125'	1,720'± (total)	NO CHANGE
HEIGHT	3 STORIES/35'	2–1/2 STORIES**	NO CHANGE
GROSS FLOOR AREA (SF)	222,481**	191,547***	192,875****
FLOOR AREA RATIO	0.15	0.129***	0.130****

*PROPOSED IMP. COVERAGE INCLUDES PROPOSED PARKING LOTS (ZBA#045–23)
**PROVIDED BY ROGER FERRIS & PARTNERS.
***PROVIDED BY SLAM MASTER PLAN REPORT – MAY, 2021
****PROVIDED BY PETER GISOLFI ASSOCIATES LLP

ZONING LOCATION SURVEY

DEPICTING PROPOSED LOWER SCHOOL IMPROVEMENTS

1450 NEWFIELD AVENUE

STAMFORD, CT

PREPARED FOR

KING SCHOOL

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.rednissmead.com

Scale: 1"=50' (0, 50, 100)

Drawn By: TRM | Checked By: | Date: 12/15/2023

To my knowledge and belief this map is substantially correct as noted hereon.

JORGE P. PEREIRA, CT. L.S. #70179

12/15/2023
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 hereon null & void.

Sheet No: ZLS

Comm. No.: 3070–35

NOTES:

1. This survey has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property & Limited Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A–2 and the locations and elevations of which conform to Topographic Accuracy Class T–2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
2. Reference is hereby made to the following maps of record: 7345, 8702, 9041, 10255 and Parcel A, Map 12210 on file in the Stamford Land Records.
3. Reference is made to "Topographic Survey depicting 1450 Newfield Avenue, prepared for King School Stamford, Ct", dated 4/17/2019 and prepared by this office.
4. Total lot area = 1,483,209± SF or 34.0498 Ac.
5. Elevations depicted hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD–29).
6. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0506F, effective date June 18, 2010. Subject parcel does not lie within a Special Flood Hazard Area.
7. Record owners: King School, Inc.
8. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records, field measurements and contractor's records. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

#007-24

No.	By	Date	Revision Note
1	TRM	12/15/2023	Topographic areas added from 10/25/2023 & 11/28/2023.

PROPERTY & LIMITED
TOPOGRAPHIC SURVEY
DEPICTING
1450 NEWFIELD AVENUE
STAMFORD, CT
PREPARED FOR
KING SCHOOL

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.rednissmead.com

Scale: 1"=40' 0 40 80

Drawn By: TRM | Checked By: | Date: 10/26/2022

To my knowledge and belief this map is substantially correct as noted hereon

JORGE P. PEREIRA CT. L.S. #70179
12/15/2023
DATE

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Sheet No: PLTS
Comm. No.: 3070–35

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No.	Date	Revision
I	01/26/2024	ZBA SUBMISSION

SITE OVERVIEW PLAN
DEPICTING LOWER SCHOOL
1450 NEWFIELD AVENUE
STAMFORD, CT
PREPARED FOR
KING SCHOOL

SCALE: 0 60 120
1"=60'

DRAWN BY: JWB | CHECKED BY: BDH

BRET D. HOLZWARTH CT. P.E. 27812

January 26, 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 hereon null & void.

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.rednissmead.com

SHEET No: SP-1

Comm. No.: 3070

1/25/2024 2:04 PM G:\JOBFILES\3000\3000\3070\dwg\Lower School\3070 King School - Lower School Master2.dwg

GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by this office entitled Property & Limited Topographic Survey dated 10/26/2022. Elevations depicted or labeled are based on NGVD-29.

3. Refer to drawings by Peter Gisolfi Associates for information regarding proposed improvements pertaining to the Lower School.

4. Property lies in a RA-1 zone.

5. The property lies within the FEMA Flood Zone X; NAVD-88. Flood zones as shown on the Flood Insurance Rate Map Community No. 090015 Panel 0506 Suffix F, effective date June 18, 2010.

6. 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, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.

7. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with city standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.

8. 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.

9. 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.

10. The property is served by public water and sewers.

11. 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 pit(s) 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.

12. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

13. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.

14. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.

15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.

16. 16. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

EARTHWORK & GRADING:

17. Grade away from building walls at 2% minimum (typical).

18. Earth slopes shall be no steeper than 3:1 (horz.:vert.)

19. No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).

20. 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 8" 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.

21. 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.

22. 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.

23. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

24. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 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 ut ilities 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.

25. 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.

STORM AND SANITARY SEWER SYSTEMS:

26. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.

27. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.

28. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.

29. 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.

30. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.

31. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.

32. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.

33. 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.

34. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.

35. 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.

36. 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.

37. At the end of construction, after the site has be 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.

UTILITIES:

38. 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 of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.

39. Easements may be required in favor of the various utility companies.

40. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.

41. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure 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.

42. All proposed utility facilities shall be raised or lowered to be flush with finished grade.

43. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.

44. Utility connections at building face shall be coordinated with the building contractors.

45. The contractor must supply and install drag lines with all conduits.

46. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.

47. In general, each utility shall have a minimum clearance of three feet to any other underground utility.

48. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.

49. 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 no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler
Mains	Blue	Caution Sprinkler Line Buried Below Sewer
System	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

50. 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.

PAVEMENT AND PAVEMENT MARKINGS:

51. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

52. 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.

53. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.

54. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

55. 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.

56. 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.

57. 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.

58. 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).

59. 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.

60. 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.

61. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.

62. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.

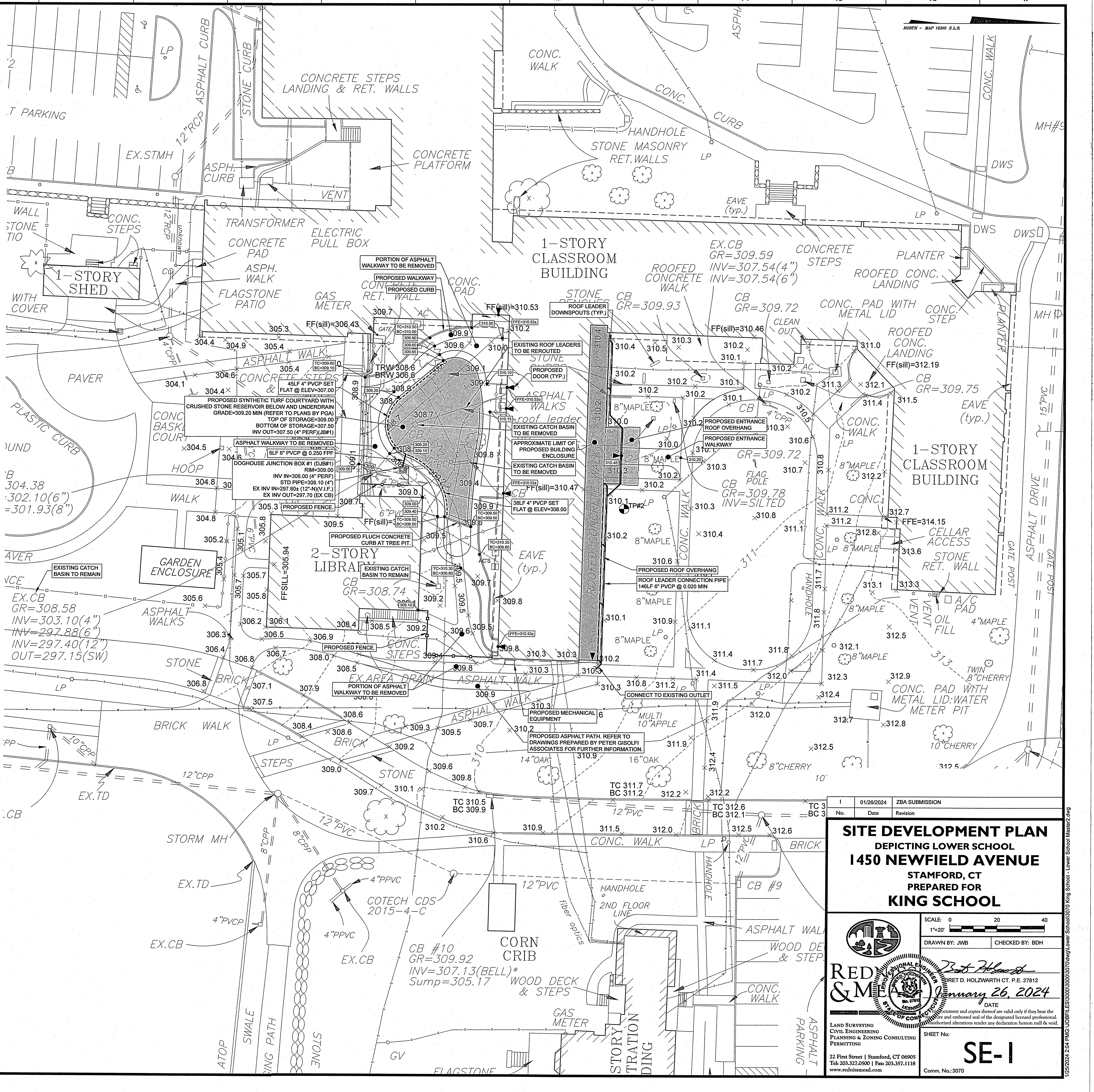
63. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

64. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).

65. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.

66. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.

67. All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.



I	01/26/2024	ZBA SUBMISSION
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING LOWER SCHOOL
1450 NEWFIELD AVENUE
STAMFORD, CT
PREPARED FOR
KING SCHOOL

SCALE: 0 20 40
1"=20'

DRAWN BY: JWB CHECKED BY: BDH

BRET D. HOLZWARTH CT. P.E. 27812

January 26, 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 hereon null & void.

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CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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www.rednissmead.com

SHEET No: SE-1

Comm. No.: 3070

1/25/2024 2:04 PMG:\JOBFILES\3000\3000\3070\dwg\Lower School\3070 King School - Lower School Master2.dwg

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-3 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. Armoring and 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 envirofence, Amoco siltstop 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 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.	(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

11. 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.

12. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting 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.

13. All runoff from dewatering activities shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.

14. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.

15. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

16. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.

17. Pavement and curbing should be placed as soon as possible after drainage is installed.

18. Loaded trucks shall be covered as required to keep down dust.

19. 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.

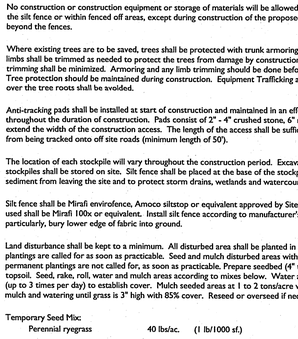
20. Dust control to be achieved with watering down disturbed areas as required.

21. 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.

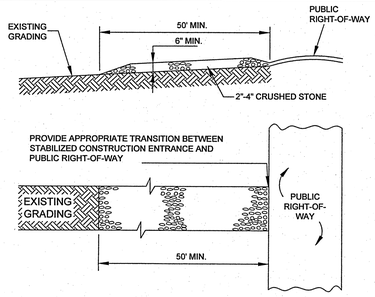
22. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

23. 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.

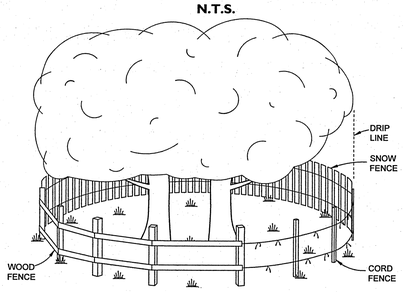
24. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



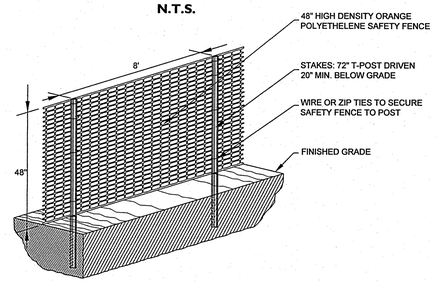
INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



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



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



FABRIC & POST CONSTRUCTION FENCE
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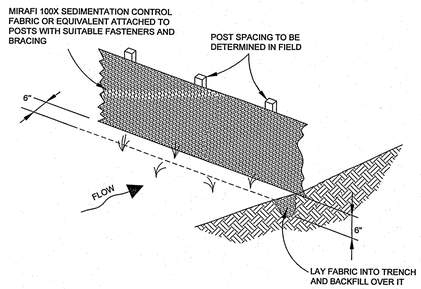
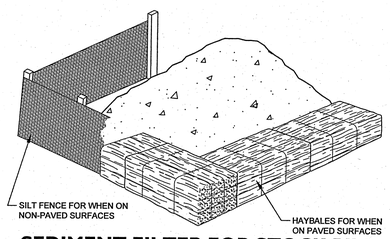
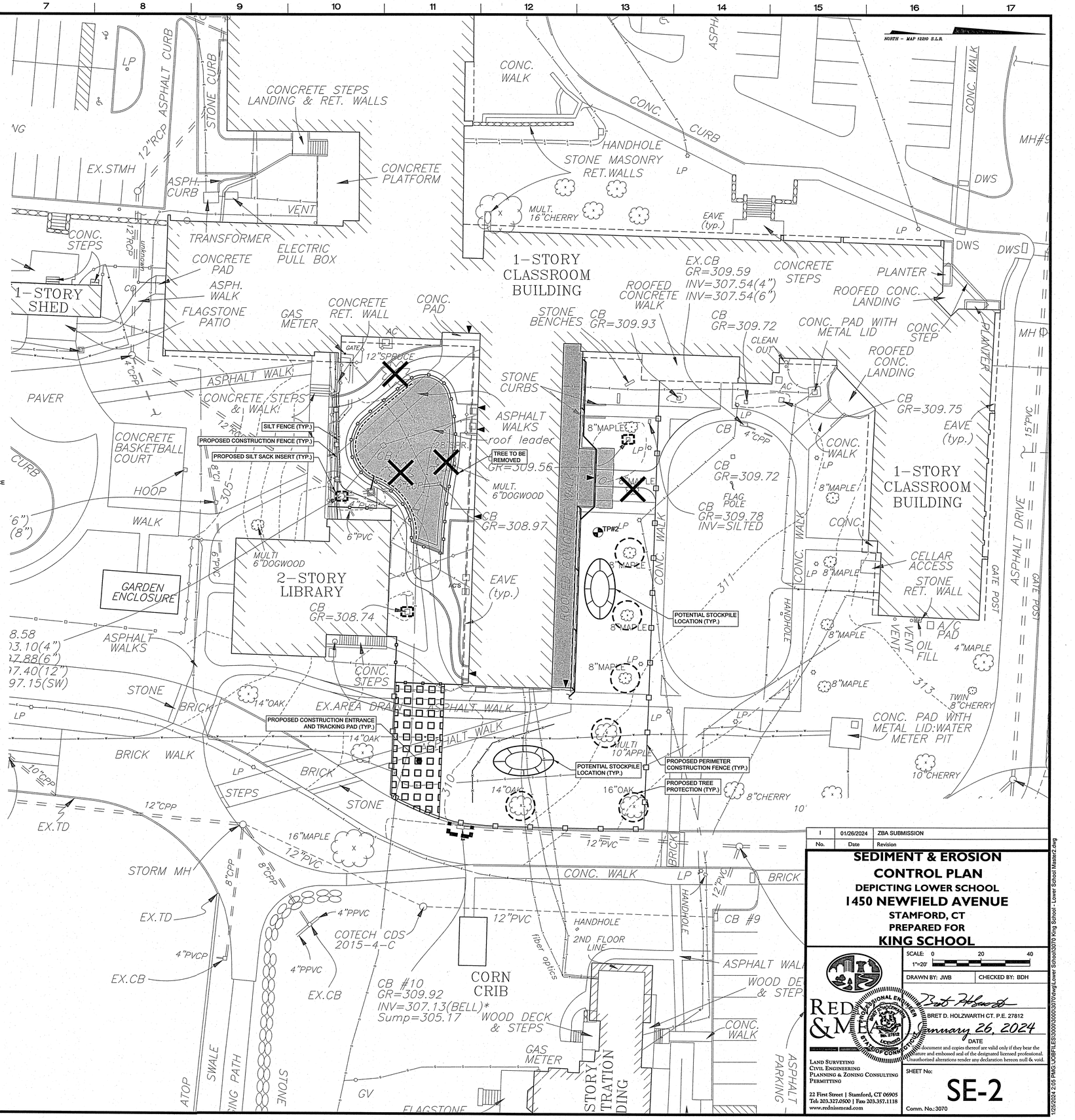


FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



SEDIMENT FILTER FOR STOCK PILE
N.T.S.



No.	Date	Revision
1	01/26/2024	ZBA SUBMISSION

SEDIMENT & EROSION CONTROL PLAN
DEPICTING LOWER SCHOOL
1450 NEWFIELD AVENUE
STAMFORD, CT
PREPARED FOR
KING SCHOOL

SCALE: 1"=20' (0, 20, 40)
DRAWN BY: JWB | CHECKED BY: BDH

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PLANNING & ZONING CONSULTING
PERMITTING
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Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

BRET D. HOLZWARTH CT. P.E. 27812
January 26, 2024
DATE

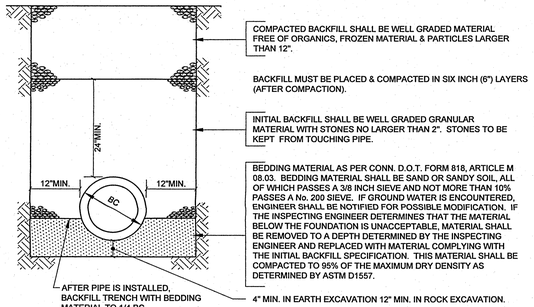
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: SE-2
Comm. No.: 3070

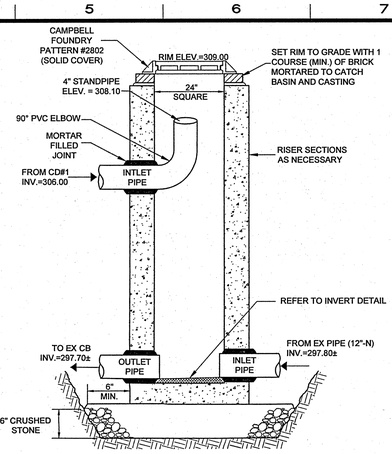
WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER □ UNIFIED SOIL CLASSIFICATION SYSTEM" WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED 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.

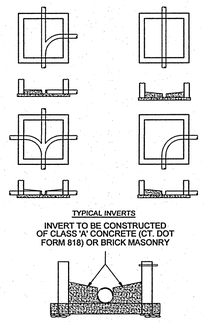


PVC/RCP PIPE TRENCH BEDDING DETAIL
(48" DIA. & UNDER)
N.T.S.

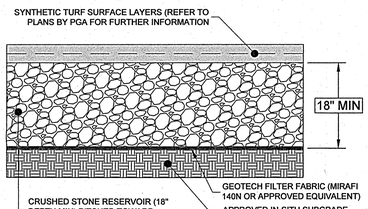


NOTES:
1. ALL DRAIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. DRAIN SHALL CONFORM TO ASTM C478.
4. CRUSHED STONE UNDERNEATH DRAINAGE STRUCTURES SHALL BE GRADATION NO. 4 AS PER CT DOTFORM 818 M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, DELETERIOUS MATERIAL.

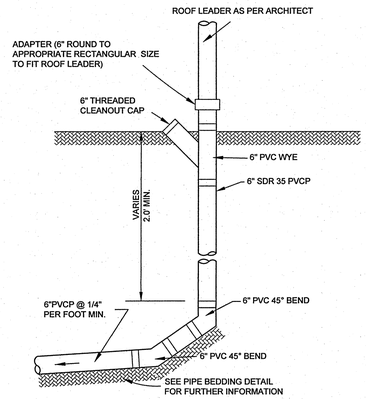
24" METERING JUNCTION BOX
(JB#1)
N.T.S.



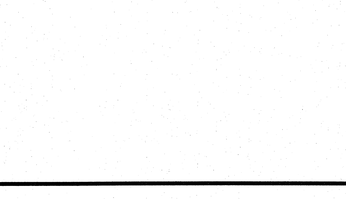
INVERT DETAIL
N.T.S.



STONE RESERVOIR DETAIL
N.T.S.



ROOF LEADER CLEANOUT DETAIL
N.T.S.



NOTES:
1. PIPE SHALL BE SLOTTED ADS MANUFACTURED IN ACCORDANCE WITH ASTM F405 & F667 OR PERFORATED POLY VINYL CHLORIDE PIPE (PVCP) SDR 35 AND MEET THE REQUIREMENTS OF ASTM D3034 AND D3212.
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.

UNDER DRAIN DETAIL
N.T.S.

No.	Date	Revision
1	01/26/2024	ZBA SUBMISSION

DETAILS
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1450 NEWFIELD AVENUE
STAMFORD, CT
PREPARED FOR
KING SCHOOL

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

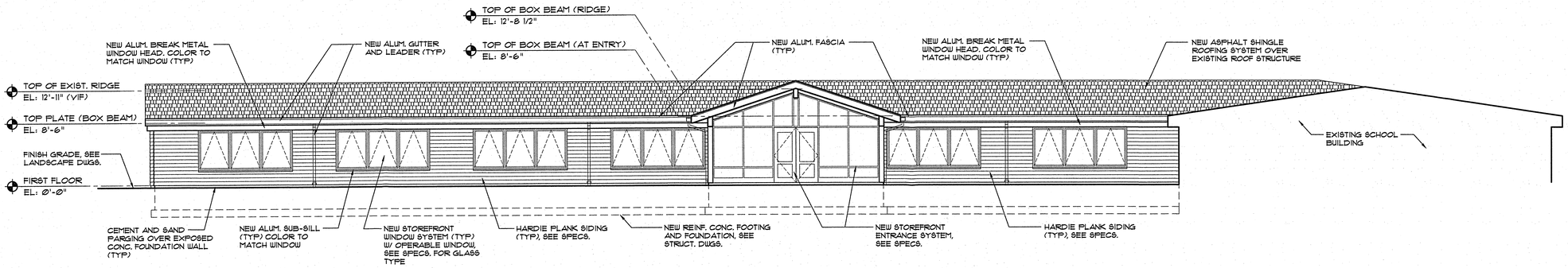
DRAWN BY: JWB | CHECKED BY: BDH

BRET D. HOLZWARTH CT. P.E. 27812

January 26, 2024
DATE

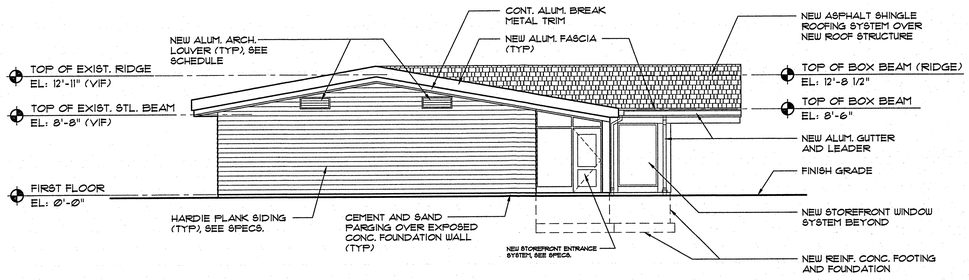
SHEET No: **SE-3**

Comm. No.: 3070



1 NORTH ELEVATION

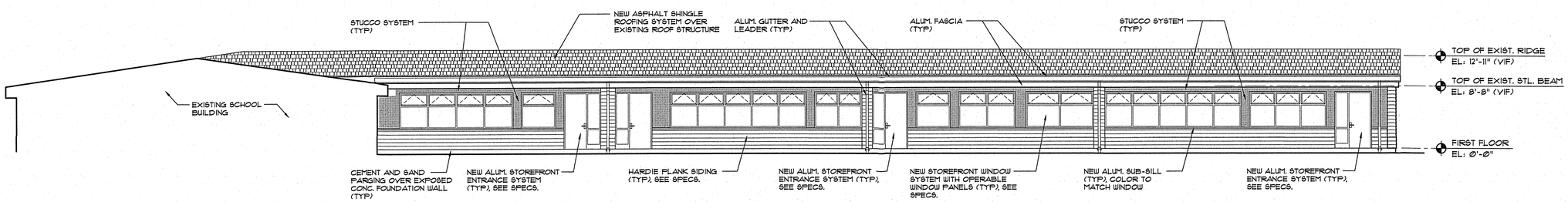
SCALE: 1/8"=1'-0"



2 EAST ELEVATION

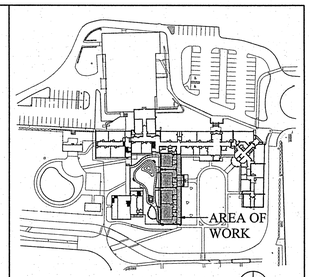
SCALE: 1/8"=1'-0"

#007-24



3 SOUTH ELEVATION

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



KEY PLAN

No.	Date	Revision
4.	01/26/24	ISSUED FOR ZBA
3.	12/08/23	ISSUED FOR DD ESTIMATE
2.	06/28/23	ISSUED FOR SD ESTIMATE
1.	04/21/23	ISSUED FOR SD ESTIMATE

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Stamp

STATE OF CONNECTICUT · Michael L Trice · No. 7953 · LICENSED ARCHITECT

Project Title

KING SCHOOL
LOWER SCHOOL

1450 Newfield Avenue
Stamford, CT 06905

Drawing Title

LOWER SCHOOL
BUILDING ELEVATIONS

Scale	Job No.	Date	Drawing No.
AS NOTED	2301.03	04/23	A-200
Drawn	**Checked**	**Approved**	
CS	MT		

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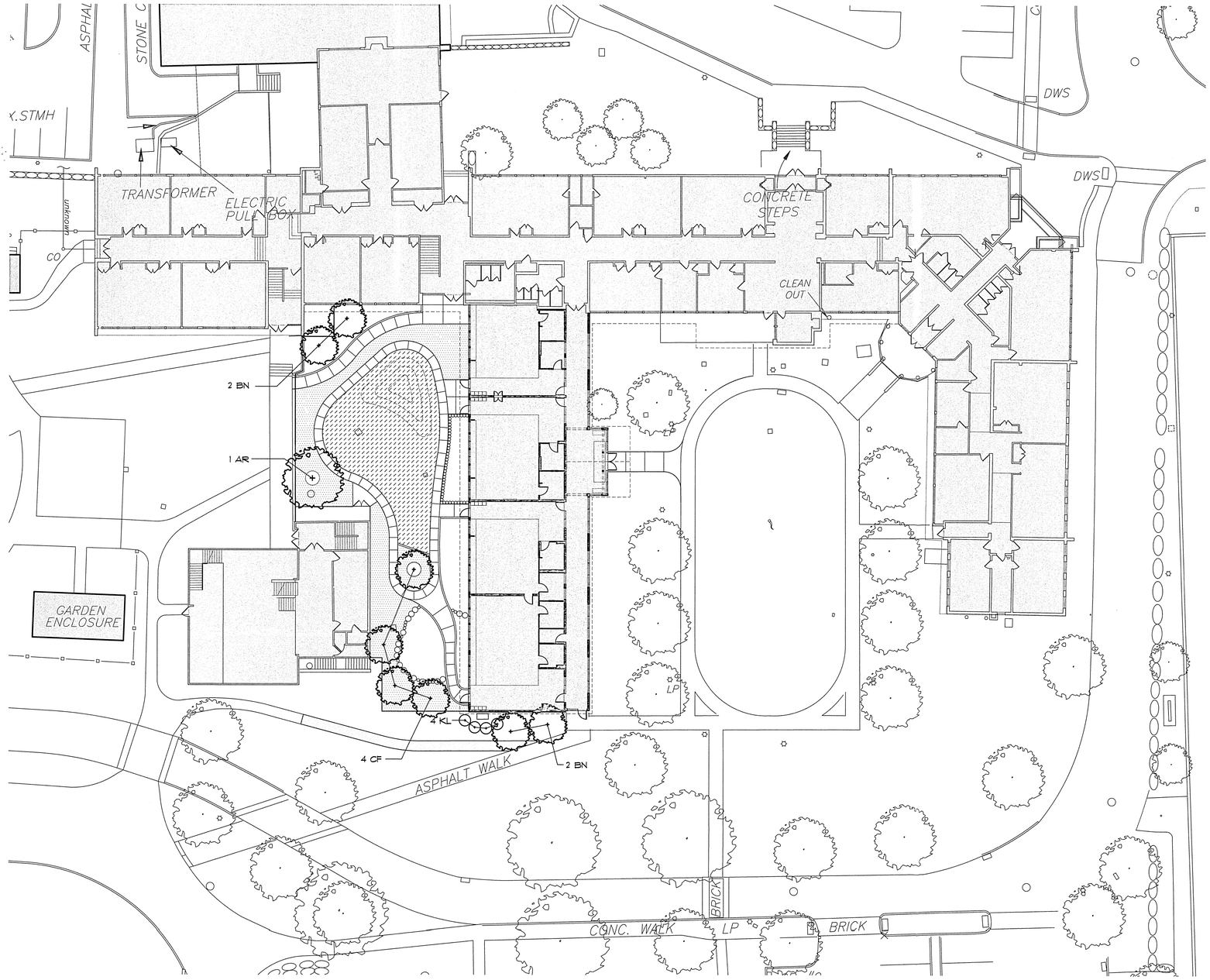
PETER GISOLFI ASSOCIATES

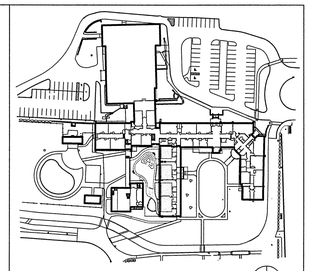


PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS. PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST AND MID-ATLANTIC REGIONS.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLAN(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
7. ALL TREES SHALL BE PLANTED SO THAT THE ROOT FLARE IS 1" - 2" ABOVE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER BALL AS REQUIRED TO EXPOSE THE ROOT FLARE ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. PLANTED AREAS SHALL BE WATERED BY THE CONTRACTOR WHEN RAINFALL IS LESS THAN 1" PER WEEK AND PERIODS OF EXCESSIVE HEAT. SHRUBS SHALL RECEIVE 3-5 GALLONS PER PLANT AND TREES 7-10 GALLONS PER INCH OF CALIPER PER WEEK OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. TREES SHALL BE GUYED OR STAKED AS INDICATED ON THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GUYING/STAKING FOR A PERIOD OF A YEAR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL GUYING/STAKING AFTER THIS PERIOD UPON DIRECTION OF THE OWNER'S REPRESENTATIVE.
11. ALL LAWN AREAS SHALL BE SODDED. SEE SPECIFICATIONS FOR TURF TYPE.
12. ALL PLANTING BEDS TO BE MULCHED WITH 2 INCHES OF CEDAR BARK MULCH.

NOTE: ALL TREES SHALL BE TAGGED AT THE NURSERIES WHILE STILL IN THE GROUND PRIOR TO DIGGING. THE CONTRACTOR SHALL PURCHASE LANDSCAPE MATERIALS AT NURSERIES WITHIN ONE HUNDRED AND FIFTY (150) MILES FROM THE PROJECT SITE ALLOWING THE LANDSCAPE ARCHITECT TO TRAVEL TO THE NURSERIES TO TAG THE TREES. THE CONTRACTOR SHALL OBTAIN THE NURSERIES DIGGING SEASONS SCHEDULE AS SOON AS POSSIBLE SO TAGGING TRIPS CAN BE SCHEDULED WHILE THE TREES ARE STILL IN THE GROUND.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING TOPSOIL QUANTITIES AS SHOWN ON THE PLANS AND DETAILS. IF TOPSOIL IS REQUIRED IN ADDITION TO SITE STOCKPILED TOPSOIL IT SHALL BE IMPORTED BY THE CONTRACTOR AS PART OF THIS CONTRACT IN ACCORDANCE WITH THE SPECIFICATIONS.



KEY PLAN N.T.S.

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
1	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	FULL, SYMM., HEAD WITH SINGLE LEADER
4	BN	BETULA NIGRA	RIVER BIRCH	8' - 10' HT.	MULTI-STEM, THREE STEMS MIN.
4	CF	CORNUS FLORIDA	CHEROKEE PRINCESS DOGWOOD	8' - 10' HT.	FULL, SYMM., HEAD WITH SINGLE LEADER
SHRUBS & GRASSES					
4	KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 CONTAINER	FULL TO GROUND

LEGEND

- PROPOSED SHADE TREE
- PROPOSED UNDER STORY OR DESORATIVE TREE
- PROPOSED SHRUB
- LAWN AREA
- EXISTING TREE

0 5' 10' 20' 40'

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Stamp

STATE OF CONNECTICUT Michael L. Tribe No. 7953 LICENSED ARCHITECT

Project Title

KING SCHOOL
LOWER SCHOOL

1450 Newfield Avenue
Stamford, CT 06905

#007-24

Drawing Title

PLANTING PLAN

Scale	Job No.	Date	Drawing No.
1" = 20'-0'	2301.00	04/2023	L-400

Drawn	Checked	Approved
RW	RW	MT

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