

MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

February 23, 2024

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RECEIVED

FEB 23 2024

PLANNING BOARD

RE: Application 224-04– Joseph J. Capalbo, II, on behalf of RRIT LLC, 91 Hope Street, Stamford, CT-Site and Architectural Plans and/or Requested Uses - Applicant is proposing to construct 27 townhouses along with on-site parking and associated landscaping.

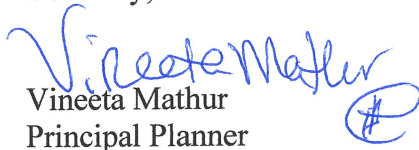
Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Site and Architectural Plans and/or Requested Uses is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **March 29, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner

Joseph J. Capalbo, II

ATTORNEY AND COUNSELOR AT LAW

1100 SUMMER STREET

STAMFORD, CONNECTICUT 06905

TEL: (203) 324-8882 • FAX: (203) 348-5600 • EMAIL: JJCLAW@CSHORE.COM

February 2, 2024

Zoning Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Attn: Vineeta Mathur
Principal Planner

RE: 91 HOPE STREET

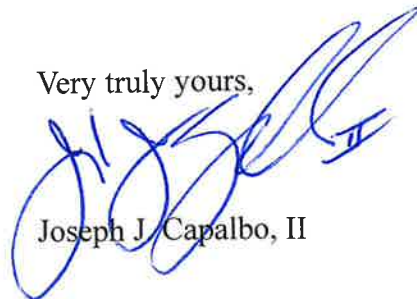
Dear Ms. Mathur:

In connection with the above-referenced Application for Site Plan Approval, enclosed please find twenty-one (21) copies of each of the following:

- Application for Site Plan Approval
- Engineers/Surveyors completed check list including surveys, Sanitary Sewer Connection Report, Drainage Summary Report, all plan layouts, etc.
- Proposed architectural plans including building elevations
- My check payable to the City of Stamford in the full amount of \$550.00 representing the filing fee
- My check payable to the City of Stamford in the full amount of \$1,000.00 representing the public hearing fee

Please set this matter down for a public hearing along with the Zoning Map Change already on file.

Very truly yours,



Joseph J. Capalbo, II

JJC/cs
Enclosures
HAND DELIVERED



Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Joseph J. Capalbo, II for RRIT LLC

APPLICANT ADDRESS: 1100 Summer Street, Stamford, CT 06905

APPLICANT PHONE #: 203-324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 27 Eljays Lane, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 91 Hope Street, Stamford, CT

PRESENT ZONING DISTRICT: RM-1

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Hope Street Townhouses 91 Hope Street, Stamford, CT

REQUESTED USE:
Residential development for 27 townhouse style homes

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Block No. 295; corner of Hope Street and Howes Avenue; Lot depth + 401 feet; legal description attached.

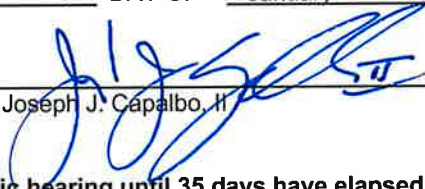
NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:	
NAME & ADDRESS	LOCATION
Bridgeport RC Diocesan Corp.	91 Hope Street
91 Hope Street	
Stamford, CT 06906	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 11th DAY OF January 20 24

SIGNED: 
Joseph J. Capalbo, II

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD January 11 2024
COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 224-04 Received in the office of the Zoning Board: Date: _____

By: _____



City of Stamford
Engineering Bureau
888 Washington Boulevard, 7th Floor Stamford, CT 06901
Phone 203-977-4189

CHECKLISTS

Project Name: "Hope Street Townhouses" - Residential Development
Project Address 91 Hope Street
Property Owner(s) RRIT, LLC
Tax Account Number(s) 002-6785
Engineer's Signature *Deirdre Dawson* Date: 12/12/2023

All checklists must be completed and submitted. Provide a brief explanation for any items not provided. Check boxes as completed or N/A as not applicable.

<input checked="" type="checkbox"/>	Existing Conditions Plan
<input checked="" type="checkbox"/>	Stormwater Management Report
<input checked="" type="checkbox"/>	Stormwater Management Plan / Construction Plan
<input type="checkbox"/>	Certificate of Occupancy

Checklist for Existing Conditions Plan

I. General Information

<input checked="" type="checkbox"/>	Site address
<input checked="" type="checkbox"/>	Orientation, block, zone, City, street name
<input checked="" type="checkbox"/>	Applicant name and legal address
<input checked="" type="checkbox"/>	Surveyor name, address, contact information
<input checked="" type="checkbox"/>	North arrow, bar scale, horizontal and vertical datum
<input checked="" type="checkbox"/>	24" x 36" sheet size unless otherwise approved
<input checked="" type="checkbox"/>	Existing conditions survey shall be prepared in accordance with the Minimum Standards for Surveys and Maps in the State of Connecticut. The class of survey shall be A-2 and T-2 and shall be represented as such on the map. The base map shall be sealed and signed by a Professional Land Surveyor licensed in the State of Connecticut.
<input checked="" type="checkbox"/>	Drawing scale shall be set at 1" = 20' or 1" = 40' when possible



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II. Existing Conditions Plan Elements

✓	Show and label all property boundaries with linear bearing / distances and curve information
✓	Required zoning setbacks
✓	Show and label monument information
✓	Show and label at least one permanent benchmark on the parcel with northing, easting and elevation
✓	Label adjacent property ownership information
✓	Existing contours based on NAVD 88 (no exceptions) at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent at a minimum of 20 ft. beyond the property boundaries of the subject parcel
✓	Show spot elevations at low points, high points, and where topography is flatter than 2 percent
✓	All buildings and structures (label current use and finished floor elevations)
✓	All pavement, parking, driveways, property access points
✓	All roadways, streets, and rights-of-way. Label streets as public or private with street name
✓	All patios, decks, walkways, sidewalks, curb ramps (both adjacent to and opposite and existing roadways or intersections)
✓	Show and label (size, material, inverts) all existing utilities (overhead and underground) within the right-of-way and the project site (label ownership) including but not limited to water, gas and electrical services, wells, storm sewers, sanitary sewers and subsurface sewerage disposal systems.
✓	Show and label existing conveyance systems (swales, ditches, storm drains) including dimensions, elevations, sizes, slopes, and direction of flow
✓	Show and label boundaries of all easements, both public and private, with type, owner, and width
✓	Show and label all other existing features and improvements (e.g. light poles, mature trees of 8" (dbh) diameter or greater, vegetation, walls with top and bottom elevations, fences, pavement markings)

III. Resource Areas

	Show and label limits of inland wetlands, tidal wetlands and any associated setbacks.
	Show and label existing natural site features including tree canopy, outcroppings, permanent and intermittent watercourses, waterbodies, streams
	Show and label limits of floodplain and floodway along with FIRM references (Community Number, Panel, Suffix, and Date) including any effective Letters of Map Revision/Amendment, zone designation and elevation.
	Show and label any Conservation Easement Areas
	Show and label Connecticut Coastal Jurisdiction Line (CJL)
	Show and label existing steep slopes (25% and greater)



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Checklist for Stormwater Management Report

I. Project Report

A. Applicant / Site Information

✓	Applicant name, legal address, contact information (email & phone)
✓	Engineers name, legal address, contact information (email & phone)
✓	Site address and legal description
✓	Current / proposed zoning and land use
✓	Site vicinity map (8.5" x 11")

B. Project Description and Purpose

✓	Project description including proposed project elements and anticipated construction schedule
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C. Existing Conditions Description

✓	Site area, ground cover, vegetation, features (roads, buildings, utilities, etc.)
✓	Site topography, slopes, drainage patterns, conveyances systems (swales, storm drains, etc.), stormwater discharge locations
	Receiving waterbody information including stormwater impairments and TMDL information (See the most recent State of Connecticut Integrated Water Quality Report)
✓	Site soils information including soil types, hydrologic soil group, bedrock / outcroppings, groundwater elevation, significant geologic features
✓	Provide NRCS Soils Mapping
	Resource protection areas (wetlands, streams, lakes, etc.), buffers, floodplains, floodways

D. Summary of Applicable General Design Criteria

✓	Methodology, design storm frequency
✓	Hydrologic design criteria
	Hydraulic design criteria
	Flood hazard areas

	<u>Applying under "Lite" Stormwater Management: Skip to Section I</u> (Refer to Flow Chart on page vii of the City of Stamford Stormwater Drainage Manual)
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E. Project Type in Accordance with Standard 1 Definitions

✓	Area of disturbance, receiving waterbody classification (High Quality, Tidal Wetlands, Direct Waterfront)
✓	Project type (development, redevelopment, linear development)
✓	Pollutant reduction standard per flowchart Section 2.4



F. Summary of LID Site Constraints

	Description of sensitive areas for protection
✓	Mature tree inventory, which shall include 8-inch (dbh) diameter trees or greater
	Steep slopes
	Ledge and bedrock depth
	Seasonal high groundwater elevation
	Pollutant hotspots
✓	Summary of infiltration rates

G. Summary of Proposed Stormwater Treatment Practices

✓	Proposed LID controls (i.e. minimize impervious, minimize DCIA, minimize disturbance, increase time of concentrations, other LID controls and strategies)
✓	Location, size, types
✓	Design criteria and references
✓	Stormwater treatment practice, drainage area characteristics / details

H. Summary of Compliance with Standards 1

✓	Required pollutant reduction criteria
✓	Provided pollutant reduction (WQV) by stormwater treatment practice
✓	Summary of compliance with Standard 1

I. Summary of Compliance with Standards 2, 3, and 4

✓	Description of proposed stormwater management system
✓	Pre-development site hydrology with delineation of each watershed area and sub-basin
✓	Post-development site hydrology with delineation of each watershed area and sub-basin
✓	Comparison table of pre- and post-development hydrology, peak flow, volume, and percent difference
✓	Summary table of watershed areas and sub-basin areas, time of concentration and runoff coefficients
	Summary table demonstrating the 2-year, 24-hour post development peak flow rate is less than or equal to the lowest of either: - The pre-development 1-year, 24-hour storm peak flow rate - 50 percent of the pre-development 2-year, 24-hour storm peak flow rate
	Conveyance protection, emergency outlet sizing
	Hydraulic grade line summary and tail water elevation used in analysis
✓	Construction erosion and sediment control description, Standard 3
✓	Operation and Maintenance, maintenance tasks and schedule on construction plans per Standard 4



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Phone 203-977-4189

J. Summary of Compliance with Applicable Drainage Facility Design Requirements

✓	Description of applicable design requirements and compliance
✓	Description of proposed drainage facilities and compliance

K. Stormwater Management Report

✓	Signed and stamped by professional engineer licensed in the State of Connecticut
✓	Drainage impact statement in accordance with Standard 5B.

II. **Supporting Calculations** (as appendix to Project Report)

	<u>Applying under "Lite" Stormwater Management: Skip to Section N</u>
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L. Water Quality Volume / Water Quality Flow Calculations

✓	Calculations demonstrating the total Water Quality Volume generated by the post-development site and the required retention/treatment volume per Standard 1 in cubic feet.
✓	Calculations demonstrating the total Water Quality Volume retained/treated by each stormwater treatment practice and the total Water Quality Volume generated by the post-development contributing drainage area to each stormwater treatment practice

M. Stormwater Treatment Practice Sizing Calculations

✓	Calculations demonstrating how each stormwater treatment practice has been designed and sized in accordance with the Structural Stormwater BMP Design references in Appendix B. Calculations will vary by stormwater treatment practice, but a minimum, applicants shall provide calculations in accordance with design criteria from the Connecticut Stormwater Quality Manual.
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N. Hydrologic and Hydraulic Design Calculations

	Stream channel protection, Standard 2A
	Conveyance protection, Standard 2B
✓	Peak flow control (1-year, 2-year, 5-year, 10-year, 25-year, and 50-year storms), Standard 2C
	Inlet analysis
	Gutter flow (Site by site basis as requested by Engineering Bureau)
	Storm sewers and culverts (velocities, capacity, hydraulics)
	Hydraulic grade line required when pipe is flowing at full capacity <ul style="list-style-type: none"> ○ Provide existing and proposed summary table ○ Provide existing and proposed mapping, label structures
✓	Detention facilities (outlet structure, stage/storage, freeboard)
	Emergency outlet sizing, safely pass the 100 year storm, Standard 2D
	Outlet protection calculations, based on conveyance protection (i.e. riprap, energy dissipater)



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O. Hydrologic and Hydraulic Model, Existing and Proposed

✓	Drainage routing diagram
✓	Summary
✓	Storage pond input

P. Downstream analysis (Site by site basis as required by the Engineering Bureau)

	Downstream analysis, Standard 2E
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III. Supporting Mapping (as appendix to Project Report)

Q. Pre-Development Drainage Basin Area Mapping

✓	11" x 17" or 8.5" x 11" sheet size
✓	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✓	Locations of existing stormwater discharges
	Perennial and intermittent streams, wetlands, and floodplain / floodways
✓	NRCS soil types, locations, boring locations, infiltration testing locations
✓	Vegetation and groundcover
✓	Existing roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✓	Location, size, type of existing structural stormwater controls, facilities and conveyance systems

R. Post-Development Drainage Basin Area Mapping

✓	11" x 17" or 8.5" x 11" sheet size
✓	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✓	Locations of proposed stormwater discharges
	Perennial and intermittent streams, wetlands, and floodplain / floodways
✓	NRCS soil types, locations, boring locations, infiltration testing locations
✓	Vegetation, ground cover and proposed limits of clearing/disturbance
✓	Proposed, roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✓	Location, size, type of proposed structural stormwater controls, facilities and conveyance systems

IV. DCIA Tracking Worksheet (as appendix to Project Report)

✓	DCIA Tracking Worksheet (Use form found in Appendix E)
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V. Proposed LID Review Map

	Applying under "Lite" Stormwater Management - Proposed LID Review Map <u>NOT</u> required.
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A. General

✓	Site address
✓	Applicant name, legal address, contact information
✓	Engineers name, address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✓	Signed and stamped by a Licensed Professional Engineer in the State of Connecticut
✓	11" x 17" or 24" x 36" sheet size unless otherwise approved
✓	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
✓	Locations of existing stormwater discharges
✓	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✓	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.)

B. LID Constraints:

✓	Boring / test pit locations
✓	Infiltration testing locations and results
✓	Vegetation and proposed limits of clearing / disturbance
✓	NRCS soils mapping
	Steep slopes
	Surface waters / Perennial and intermittent streams
	Resource protection areas and buffers, wetlands, floodplain / floodways
✓	Existing vegetation and mature trees, which shall include 8-inch (dbh) diameter trees or greater
✓	Poor soils (HSG C & D)
	Shallow bedrock / ledge
	Seasonal high groundwater elevation
	Other site constraints (e.g. brownfield caps)

C. Proposed Stormwater Treatment Measures:

✓	Location, size, type, limits, and WQV provided by each proposed stormwater treatment practices
✓	Drainage area to each proposed stormwater treatment practice (total area, impervious area, WQV)

D. Site Summary Table:

✓	Total site area, disturbed area, pre- and post-development impervious areas
✓	Required pollutant reduction volume (retention or detention)
✓	Provided pollutant reduction volume (retention or detention)



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Phone 203-977-4189

Checklist for Stormwater Management Plan / Construction Plans

A. General

✓	Site orientation, address and legal description
✓	Applicant name, legal address, contact information
✓	Engineers name, address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✓	Stamped by a Licensed Professional Engineer in the State of Connecticut
✓	24" x 36" sheet size unless otherwise approved

B. Site Development Plans

✓	City of Stamford Standard Notes
✓	As required by the Drainage Maintenance Agreement, provide a written narrative describing the nature of the proposed development activity and the program for operation and maintenance of drainage facilities and control measures throughout the life of the project.
✓	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
✓	All required spot elevations to clearly depict positive pitch
✓	Top and bottom elevation of all walls
✓	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✓	All utilities and easements
✓	Location, size, maintenance access, type of proposed structural stormwater controls and facilities with elevations and inverts
	Location, size, maintenance access, type of proposed non-structural stormwater controls and facilities with elevations and inverts
✓	Location, size, type of proposed stormwater infrastructure, inlets, manholes, infiltration and detentions systems, control structures with elevations and inverts
✓	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.) with elevations and inverts
✓	Identify roof leaders, curtain drains and foundation drains with elevations and inverts
✓	Proposed water quality treatment systems, size and model type
✓	Final stabilization measures which may include slope stabilization

C. Erosion and Sedimentation Control Plan

✓	Phasing and schedule
✓	Construction access and staging and stock pile areas
✓	Operation and maintenance of erosion and sedimentation controls
✓	Tree protection
✓	Downstream protection such as location of silt fencing
✓	Limit of disturbance
✓	Construction fencing



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D. Construction Details

✓	Standard City of Stamford details
✓	Infiltration system details
✓	Control structure details
✓	Water quality treatment details
✓	Infiltration testing results

Checklist for Certificate of Occupancy

	Final Improvement Location Survey
	Stormwater Management Certification Form
	Final DCIA Tracking Worksheet
	Standard City of Stamford Drainage Maintenance Agreement (Agreement Covenant)

Other Certifications at the discretion of the Engineering Bureau and/or EPB

	Wall Certification
	Landscape Certification
	Landscape Maintenance Agreement
	Waiver Covering Storm Sewer Connection
	Waiver Covering Granite Block, Depressed Curb, and Driveway Aprons
	Flood Certification

LEGAL DESCRIPTION

All those certain pieces, parcels or tracts of land, with the buildings thereon, situated in the City of Stamford, Cuntty of Fairfield and State of Connecticut and bounded and described as follows:

TRACT 1: Shown and delineated as "Plot A" on a certain map entitled, "Map Showing Subdivision of Property of Stanley Dejewski, Stamford, Conn.," certified "Substantially Correct" William M. Walsh, Surveyor, Stamford, Conn., August 23, 1950, which map is on file in the Office of the Town Clerk of the said City of Stamford and there numbered 4067.

TRACT 2: Shown and delineated as "Plot B to be Conveyed to Joseph S. Dejewski et ux." on a certain map entitled, "Map Showing Subdivision of Property of Stanley Dejewski, Stamford, Conn." Stamford, Conn., August 23, 1950, which map is on file in the office of the Town Clerk of the said City of Stamford and there numbered 4067.

TRACT 3: Known and designated as Lot No. 58 on a certain map entitled, "Revised Map of Homestead Heights, Stamford, Conn., Property of the Vick Realty Co.," which map is on file in the Office of the City and Town Clerk of the said City of Stamford and there numbered 1189. Said premises are bounded NORTHERLY 150 feet, more or less, by Howes Avenue; EASTERLY 75 feet, more or less, by land now or formerly of Ann D. Plotkin; SOUTHERLY 150.07 feet, more or less, by other land of The Stamford Gospel Tabernacle Incorporated; and WESTERLY 75.01 feet, more or less, by Hope Street.

PROJECT DESCRIPTION
91 HOPE STREET, STAMFORD, CT

This is an application for Site Plan approval to permit the construction of 27 town house style residential units on the property at 91 Hope Street, Stamford, Connecticut (hereinafter the "Premises"). The Premises is owned by the Bridgeport Roman Catholic Diocesan Corp. The land is approximately 2.33 acres or 101,495 square feet in area. It is currently improved with a commercial structure, religious in character, approximately 6400 square feet in size. It is constructed of stucco and brick and, according to assessor's records, was built in the year 1953. Also located on the site is a single-family brick residence, approximately 2700 square feet in size, with a detached garage, constructed according to assessor's records in 1930. A large majority of the surface of the Premises is impervious comprised of an asphalt parking lot originally intended to support the existing commercial religious structures and uses. There are existing mature trees around the perimeter of the Premises many of which will remain. The most recent occupant of the Premises was the Haitian American Catholic Center. As its name would indicate, it was primarily used and occupied as a form of community center. It has remained vacant and unoccupied for a good number of years. As a result, the structure has fallen into a certain amount of disrepair and is being minimally maintained at this time.

The applicant's intention is to remove the existing commercial structure and the accessory garage. The existing residence will remain as a single family

dwelling. The residence, located on the northwest corner of the Premises, directly on the corner of Hope Street and Howes Avenue, will provide for consistency in character with the single family residences on Howes Avenue. The residence, while maintaining its present appearance, will be incorporated and included in the 27 unit development. This will result in there being no change to the present character of Howes Avenue. The remainder of the Premises will be developed with 26 town house style homes in accordance with the plans on file. The applicant will address and satisfy the Below Market Rate (BMR) requirement by offering three (3) on site units.

Each of the proposed town house units is intended to have three bedrooms, 2 ½ baths and a two car garage. The proposed site also takes into consideration bicycle parking, as well as EV charging and nineteen (19) additional parking spaces. The proposed development meets or exceeds all the standard requirements for the RM-1 zone. The applicant is not requesting a variance, bonus density or special permit for any aspect of this project. Each unit shall be constructed with asphalt roof shingles, vinyl clad double hung windows, vinyl siding as well as aluminum clad and vinyl trim.

Considering the location and nature of the site, its proposed use and the surrounding area, the form of development will provide an appropriate transition between the single family neighborhoods along Howes Avenue and Nash Place, and the significantly higher density condominiums within the immediate area along Hope Street and Glenbrook Road. The Premises shall be heavily landscaped

in accordance with the landscape plan on file prepared by Environmental Land Solutions. Further, the project engineering is designed to alleviate the on going drainage and flooding issues of the surrounding single family properties.

The applicant's proposed development for residential housing fulfills the goals of encouraging neighborhood revitalization in a responsible manner by maintaining the residential character of the neighborhood and promoting and providing additional affordable housing to a standard greater than required. The proposed RM-1 zone and development provides an appropriate transition between the single family character to the east and the multi-family, significantly more intensive development to the south and west.

SANITARY SEWER CONNECTION SUMMARY REPORT

**FOR
“HOPE STREET TOWNHOUSES”
RESIDENTIAL DEVELOPMENT**

**LOCATED AT
91 HOPE STREET
STAMFORD, CONNECTICUT**

**PREPARED FOR
RRIT, LLC**

December 12, 2023



A handwritten signature in blue ink that reads "Derek Daunais". The signature is fluid and cursive, with the first and last names being clearly legible.

Derek Daunais, PE
CT License No. 22861

20XE_SSCSR_00

LAND PLANNERS • ENGINEERS • SURVEYORS

D'Andrea Surveying & Engineering, PC

SECTION I: Introduction

The purpose of this report is to summarize the impacts that the sanitary sewer flow from the proposed 27-unit residential development will have on the City of Stamford sanitary sewer system. The proposed development will consist of the removal of an existing building that was previously used as a church, the construction of 26 new townhouse units, and the remodeling of an existing on-site dwelling into the 27th unit of the development.

The sanitary sewer lateral for the existing dwelling (proposed Unit 27) will remain in use. The sanitary sewer laterals for eight of the proposed townhouse Units (1-5 and 10-12) will discharge by gravity into a common sanitary sewer main that connects into the public 8-inch diameter sewer main in Hope Street. The sanitary sewer laterals for the other eighteen of the proposed townhouse Units (6-9 and 13-26) will be discharged by gravity into a proposed on-site sanitary sewer pump station. The collected sewage in the pump station from these units will then be pumped through a force main and discharged into a proposed on-site sanitary sewer manhole near the driveway entrance. The outflow from this manhole will then discharge by gravity into the previously mentioned common sanitary sewer main that connects into the public 8-inch diameter sewer main in Hope Street. Refer to the "Sanitary Sewer and Utility Layout Plan", Sheet 4 of 8, in the civil "Site Plan Review Set" prepared by this firm (D'Andrea Surveying & Engineering, P.C.) for a depiction of the proposed development and its sanitary sewer connection to the City's system.

The following is a summary of the contributing sanitary sewer flows from the proposed residential development.

SECTION II: Proposed Contributing Sanitary Sewer Flow

The proposed development will consist of the construction of nine new 4-bedroom townhouse units (Units 1-9), seventeen new 3-bedroom townhouse units (Units 10-26), and the remodeling of the existing on-site 4-bedroom house (Unit 27). The following computations were performed in order to determine the contributing sanitary sewer design flow from the proposed development to the sanitary sewer main in Hope Street. The amount of sewage that will be generated can be expressed in terms of average flow, or gallons per day (gpd). Average flow is estimated based on bedroom occupancy.

Proposed Residential Units:

Proposed number of 4 bedroom units = 10

Proposed number of 3 bedroom units = 17

The design flow per bedroom is 150 gallons per day (gpd) except for bedrooms beyond three in a single townhouse unit that have a design flow of 75 gpd for each additional bedroom.

$10 \times (3 \text{ bedrooms} \times 150 \text{ gpd} + 1 \text{ bedroom} \times 75 \text{ gpd}) = 5,250 \text{ gpd}$ (Units 1-9)

$17 \times (3 \text{ bedrooms} \times 150 \text{ gpd}) = 7,650 \text{ gpd}$ (Units 10-26 & 27)

Proposed Total Design Flow Discharge = 12,900 gpd

The calculation for the proposed total design flow discharge is based on full occupancy with two people per every bedroom. This is a conservative calculation because occupancy is typically less than 2 people in every bedroom. The actual total discharge will most likely be less than calculated.

**SUSTAINABILITY
SCORECARD
APPLICATION**

**91 HOPE STREET
STAMFORD, CT**

Office use only

Date received
Application Nr (e.g., ZB, ZBA,
TB)

Location

*Address of Development
Number & Street
*Stamford, CT ZIP Code

91 Hope Street

Stamford, CT. 06906

Applicant Information

*Applicant full name
Applicant Company
*Applicant Street Address
*Applicant City, State, ZIP
*Applicant Email
*Applicant Phone

Joseph J. Capalbo for RRIT LLC

1100 Summer Street

Stamford, CT. 06905

jjclaw@cshore.com

203-324-8882

Property Owner Information

*Is the property owner the same
as the applicant?

No

If NO please answer the following

*Owner full name
Owner Company
*Owner Street Address
*Owner City, State, ZIP
*Owner Email
*Owner Phone

Bridgeport RC Diocesan Corp.

91 Hope Street

Stamford, CT. 06906

Is this ... (check one)

the 1st Submission (Zoning Board,
ZBA or Building Permit
application)

☒

the 2nd Submission (CO sign-off)

☐

SCORECARD RATING

Category	Max Points	Points achieved
Building Health	8	7
Energy Use	25	10
Landscaping and Open Space	11	3
Land Use	17	5
Mobility	29	5
Resiliency	11	5
Resource Management	9	3
Urban Design	10	8
Water Use	7	2
TOTAL	127	48

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

BUILDING HEALTH

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	1	1
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	1	1
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	1	1
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	1	1
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	1	1
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	1	1
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	1	1
Fitness equipment	BH8	Convenient and free access to fitness equipment	Promotes exercise and health	1	0
TOTALS				8	7

Alternative Path to Compliance

IWBI Well Platinum Rating - 10 Points

IWBI Well Gold Rating - 8 Points

IWBI Well Silver Rating - 6 Points

IWBI Well Bronze Rating - 4 Points

ENERGY USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Building efficiency	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	9	3
Efficient appliances	EU2	All appliances are Energy Star rated	Reduce energy use	1	1
Submetering	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf, or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	2	2
Cool surfaces	EU4	Achieve threshold percentages of reflectance and/or shade (see "Overview" for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	2	2
Exterior lighting	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	1	1
Interior lighting	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	1	1
Renewable energy production production OR combined heat and power	EU7	Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system	Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces enery use	7	0
Passive heating	EU9	Development employs strategies to maximize solar gain in winter and prevent solar gain in summer	Reduces energy use	2	0
TOTALS				25	10

LANDSCAPING & OPEN SPACE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Green roof	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the "heat island" effect and reduces stormwater runoff	2	0
Tree preservation	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	1	0
Tree canopy	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20% of the site)	Environmental benefits, reduces the "heat island" effect	1	0
Additional landscaping	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the "heat island" effect, reduces stormwater runoff	1	1
Native plants	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	2	1
Join Stamford Pollinator Pathway	LA6	Add the parcel to the Stamford Pollinator Pathway	Supports native habitats	1	0
Organic land care	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	1	1
New publicly accessible open space	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	2	0
TOTALS				11	3

LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Brownfields	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure, reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	3	0
Redevelopment	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped lands	1	1
Adaptive reuse	LU3	Adaptive reuse of existing building	Saves resources	2	2
Historic preservation	LU4	Historic preservation	Saves resources	2	2
Mixed-use	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	4	0
Transit-supportive density	LU6	Residential: 50 or more dwelling units per acre Commercial/mixed use: FAR of 3.0 or greater Within 1/2 mile of Stamford Transportation Center: 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	0
TOTALS				17	5

MOBILITY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from base ITE estimate	Reduces carbon emissions and pollutants by reducing travel to and from a site	2	0
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emissions	3	0
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	2	0
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	2
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	1
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	4	0
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	0
Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2 points)		2	2
Unbundled parking fees	M9	Residential: parking spaces sold or rented separately from dwelling units Commercial: daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	0
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	0
Contributions to transportation infrastructure	M11	Development provides \$50,000 to City transportation infrastructure improvements 1 point \$100,000 - 2 points \$200,000 - 3 points		3	0
TOTALS				29	5

RESILIENCY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	3	3
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base elevation	Makes buildings more resilient to flooding	2	0
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	3	0
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	2	2
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	1	0
TOTALS				11	5

RESOURCE MANAGEMENT

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled (1point)	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	3	
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	1	0
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	1	0
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	1	0
Sustainable Building Materials	RM5			3	3
TOTALS				9	3

URBAN DESIGN

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	1	1
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	1	1
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	1	1
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	3	3
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	3	1
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	1	1
TOTAL				10	8

WATER USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor water management	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	3	1
Outdoor water management	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	1	1
Stormwater management	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20%	Reduces amount of stormwater and associated pollutants draining into the municipal system	3	0
TOTALS				7	2

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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3	5.05.24	AREA CALCULATION

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

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.	2142	A.01
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		DWG. NO.

DRAWING TITLE:
ZONING DATA

ZONING DATA

RM-1 ZONE -MULTI- FAMILY, LOW DENSITY

ZONING SECTION		REQUIRED / ALLOWED	PROVIDED / PROPOSED	NOTES
SECTION 9.L.5-a	LOT SIZE	5,000 sf MIN.	2,331 A/C=101,539 sf	COMPLIANT
SECTION 9.L.5-c	LOT FRONTAGE	50 ft MIN.	±326 ft	
SECTION 9.L.5-d	BUILDING COVERAGE: 25% MAX.	25,384 sf	EXISTING BUILDING = 1,422 SF NEW UNITS = 21838 SF TOTAL PROPOSED = 23,260 SF = 22.9% SF	COMPLIANT
TABLE-II APPENDIX B NOTE #18	COVRAGE INCREASE 27% w/One car garage 32% w/Two car garage	37,415 sf 32,492 sf		
SECTION 9.L.5-e	BUILDING HEIGHT	2 1/2 ST, 30 FT	2 1/2 ST, 39 FT	COMPLIANT
TABLE-II APPENDIX B	NOTE #18	3 ST, 40 FT		
SECTION 9.L.5-f	MIN. YARDS			COMPLIANT
	FRONT			
	STREET LINE	25 ft- MIN	25 ft 1 in	
	STREET CENTER	50 ft- MIN	50 ft 1 in	
TABLE-II APPENDIX B	SIDE	10 ft- MIN	15 ft.	NOTE #18
	REAR	N/A	SECTION 3.M- CORNER LOT	
SECTION 9.L.5-b	RESIDENTIAL DENSITY			
SECTION 9.L.8	3750 sf PER UNIT DENSITY INCREASE 15 UNITS/AC	101,539/3750=27.07 UNITS =34.69 UNITS	EXISTING BUILDING = 1 UNITS NEW UNITS = 26 UNITS TOTAL PROPOSED = 27 UNITS	COMPLIANT
SECTION 9.M.5-g	BMR UNITS REQUIREMENT	10%=2.7 UNITS	2 UNITS 0.70 fee in lieu	
SECTION 3.B	LIGHT & AIR			COMPLIANT
	WINDOW EACH ROOM	12 SF	30 SF	
	UNOBSTRUCTED SPACE OPEN TO THE SKY	20 ft MIN.	20 ft MIN.	
SECTION 3.B	OPEN SPACE USEABLE 150 SF/UNIT	27x150=4,050 SF	10,000 SF	

AREA OF EACH UNITH (INCL GARAGE)

UNIT #1 THRU #9	
FIRST FLOOR	992 SF
SECOND FLOOR	992 SF
THIRD FLOOR	446 SF
TOTAL EACH UNIT	2,430 SF
TOTAL AREA COMBINED #1 THRU #9	21,870 SF

AREA OF EACH UNITH (INCL GARAGE)

UNIT #10 THRU #26	
LOWER LEVEL	703 SF
FIRST FLOOR	703 SF
SECOND FLOOR	695 SF
THIRD FLOOR	527 SF
TOTAL EACH UNIT	2,628 SF
TOTAL AREA COMBINED #10 THRU #26	44,676 SF

AREA OF EXISTING UNIT #27

FIRST FLOOR	±1422 SF
SECOND FLOOR	±1422 SF
TOTAL AREA	2,844 SF

TOTAL AREA OF PROJECT (INCL GARAGE)

UNITS #1 THRU #9	21,870 SF
UNITS #10 THRU #26	44,676 SF
UNIT #27	2,844 SF
TOTAL AREA OF PROJECT	69,390 SF

PARKING REQUIRED- CATEGORY-3

SECTION 12.D.2	RESIDENTIAL	PROPOSED	
TABLE 12.7-**-	THREE BEDROOM-3.00 SP/U ** THREE BEDROOM-2.00 SP/U (EXSTG. BLDG) BMR UNITS ** ADDITIONAL 1 SP/ 4 TOWNHOUSES	24X3.00 = 72 SPACES 1X2.00 = 2 SPACES 2X2.00 = 4 SPACES 27X0.25 = 7 SPACES	COMPLIANT
	PARKING REQUIRED PARKING PROVIDED PARKING GARAGE PARKING OPEN SPACES TANDEM GUEST PARKING TOTAL	85 SPACES 52 SPACES 17 SPACES 26 SPACES 95 SPACES	

BICYCLE PARKING

SECTION 12-J.2	CLASS-A 27 @ -1SP/ 5 UNITS CLASS-B 27 @ -1SP/10 UNITS	6 SPACES 3 SPACES	COMPLIANT
	BICYCLE PARKING REQUIRED BICYCLE PARKING PROVIDED	9 SPACES 9 SPACES	

EV CHARGING AND PARKING

SECTION 12-L.2	EV PARKING SPACES REQUIRED 10% OF 85=9 EV PARKING PROVIDED	9 SPACES	COMPLIANT
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ZONING INFORMATION IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITY

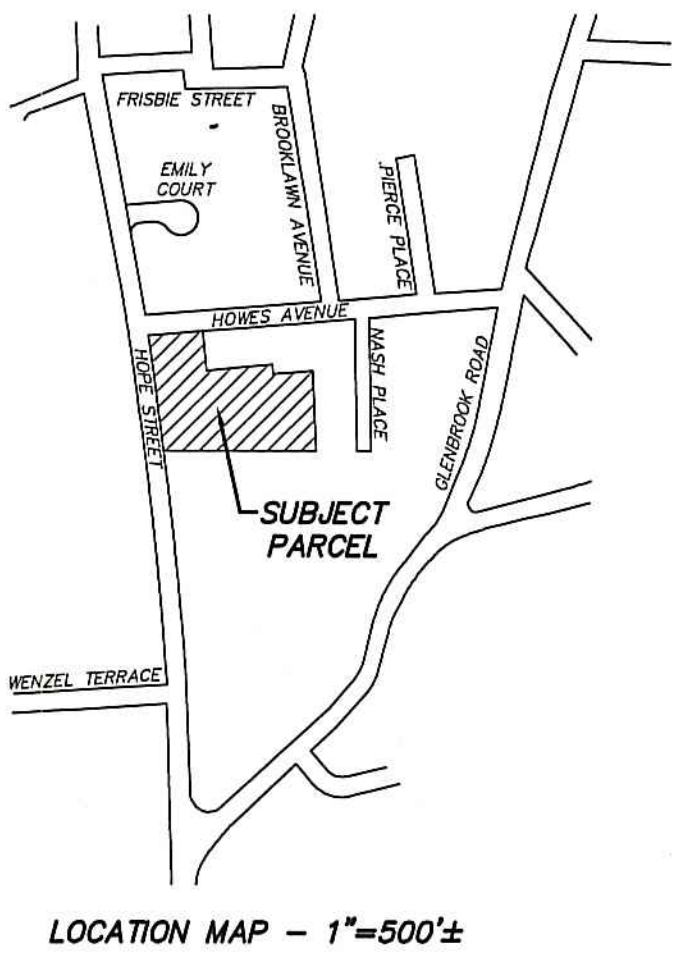
3

PARKING LEGEND

- ① GARAGE SPACE (52)
 ② TANDEM SPACE (26)
 ③ UNCOVERED SPACE (15)
 ④ HANDICAPPED SPACE (2)
 TOTAL PARKING COUNT = 95 SPACES

LEGEND

- SIGN
 UTILITY POLE
 OVERHEAD LIGHT
 WATER GATE
 HYDRANT
 CATCH BASIN
 STORM DRAIN MANHOLE
 SANITARY SEWER MANHOLE
 PROPERTY LINE
 PROPOSED LIGHT POLE



LOCATION MAP - 1"=500'±

PROPOSED BUILDING COVERAGE

LOT AREA = 101,538 S.F.	
UNITS 1 - 3 = 2,993 S.F.	
UNITS 4 - 7 = 3,985 S.F.	
UNITS 8 - 9 = 2,000 S.F.	
UNITS 10 - 12 = 2,136 S.F.	
UNITS 13 - 16 = 2,848 S.F.	
UNITS 17 - 20 = 2,848 S.F.	
UNITS 21 - 23 = 2,136 S.F.	
UNITS 24 - 26 = 2,136 S.F.	
UNIT 27 = 1,422 S.F.	
BUILDING COVERAGE = 22,504 S.F.	
PERCENT COVERAGE = 22.22%	

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 2.331 ACRES

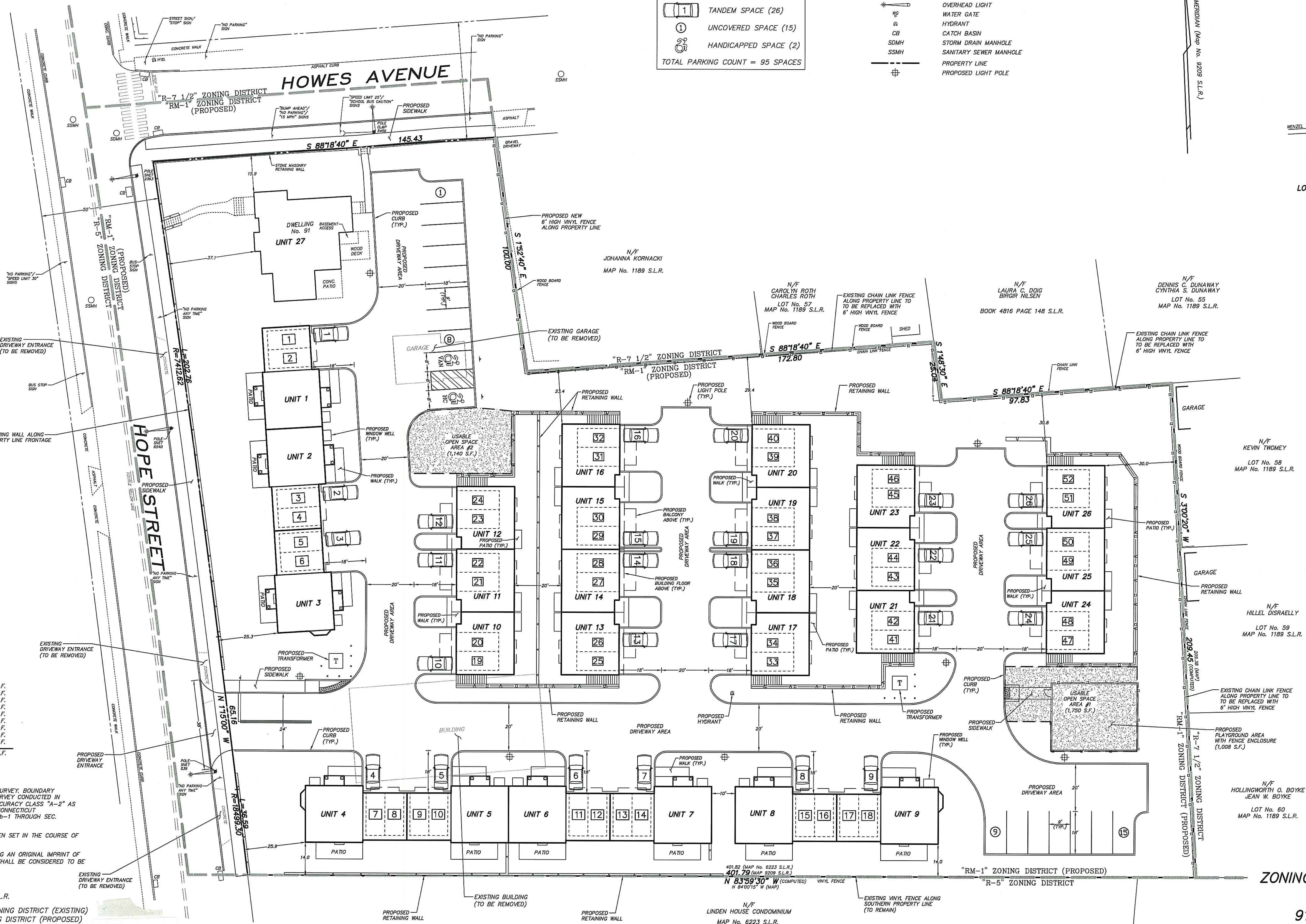
REFER TO MAP No. 9209 S.L.R.

LAND LIES IN "R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

D'ANDREA SURVEYING & ENGINEERING, P.C.

Edwin W. Rhodes, III, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436
RIVERSIDE, CONNECTICUT DECEMBER 12, 2023

**HOWES AVENUE****HOPE STREET**

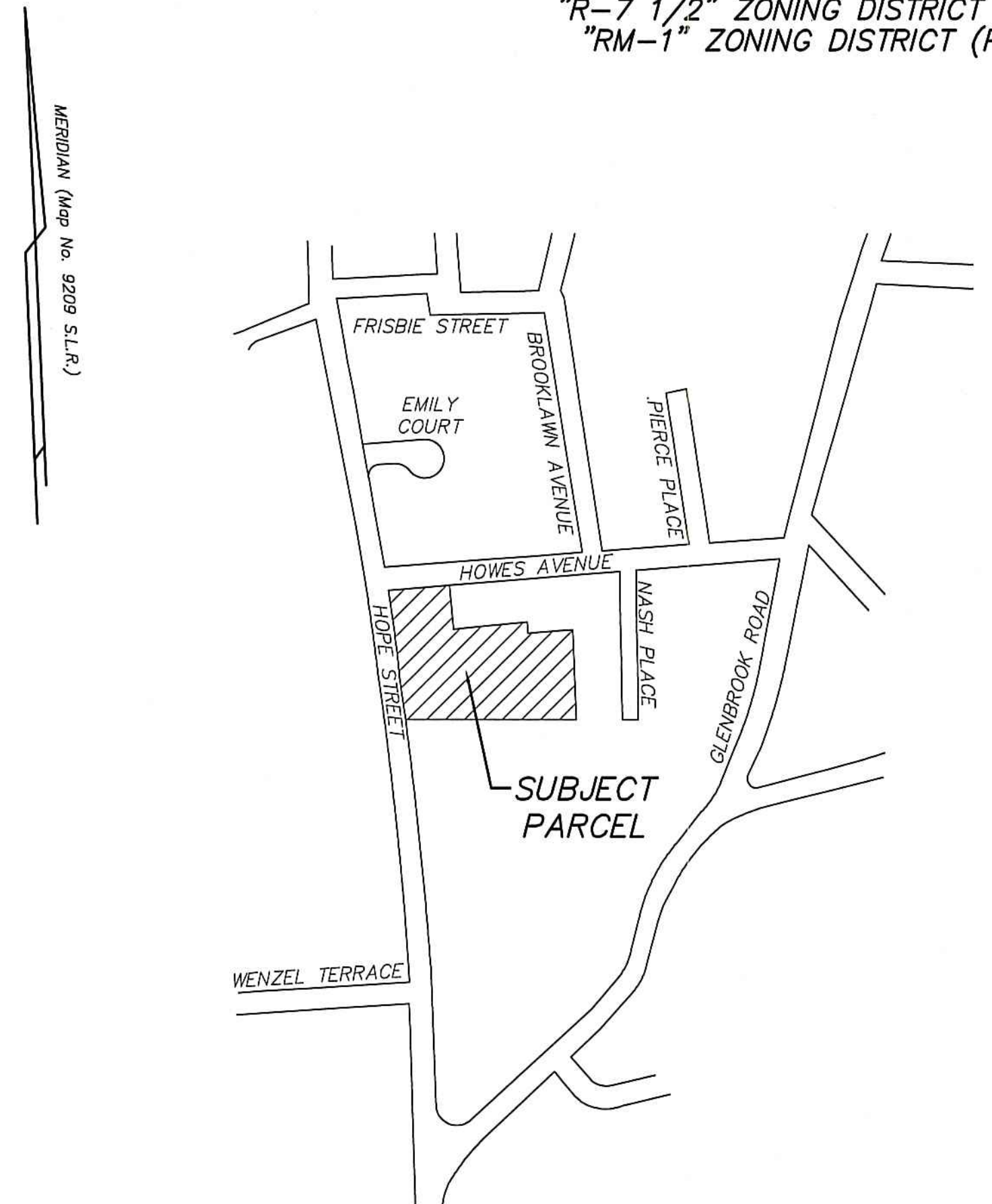
**ZONING LOCATION SURVEY
OF PROPERTY AT
91 HOPE STREET
IN
STAMFORD, CONNECTICUT
PREPARED FOR
RRIT, LLC**

SITE PLAN REVIEW SET
"HOPE STREET TOWNHOUSES"

LOCATION
91 HOPE STREET
STAMFORD, CONNECTICUT

PREPARED FOR
RRIT, LLC

BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=300'±

SHEET INDEX

SHEET	TITLE	REVISION	DATE
	TOPOGRAPHIC SURVEY - "EXISTING CONDITIONS"		12-12-23
1 OF 8	DEMOLITION PLAN	0	12-12-23
2 OF 8	SITE GRADING AND LAYOUT PLAN	0	12-12-23
3 OF 8	STORM DRAINAGE LAYOUT PLAN	0	12-12-23
4 OF 8	SANITARY SEWER AND UTILITY LAYOUT PLAN	0	12-12-23
5 OF 8	CONSTRUCTION STAGING AND MANAGEMENT PLAN	0	12-12-23
6 OF 8	SEDIMENTATION AND EROSION CONTROL PLAN	0	12-12-23
7 OF 8	NOTES AND DETAILS	0	12-12-23
8 OF 8	DETAILS	0	12-12-23
1 OF 1	LOW IMPACT DEVELOPMENT PLAN	0	12-12-23
1 OF 1	FIRE TRUCK TURNING RADIUS PLAN	0	12-12-23
1 OF 1	SIGHT DISTANCE PLAN	0	12-12-23

ENGINEERING PLANS PREPARED BY



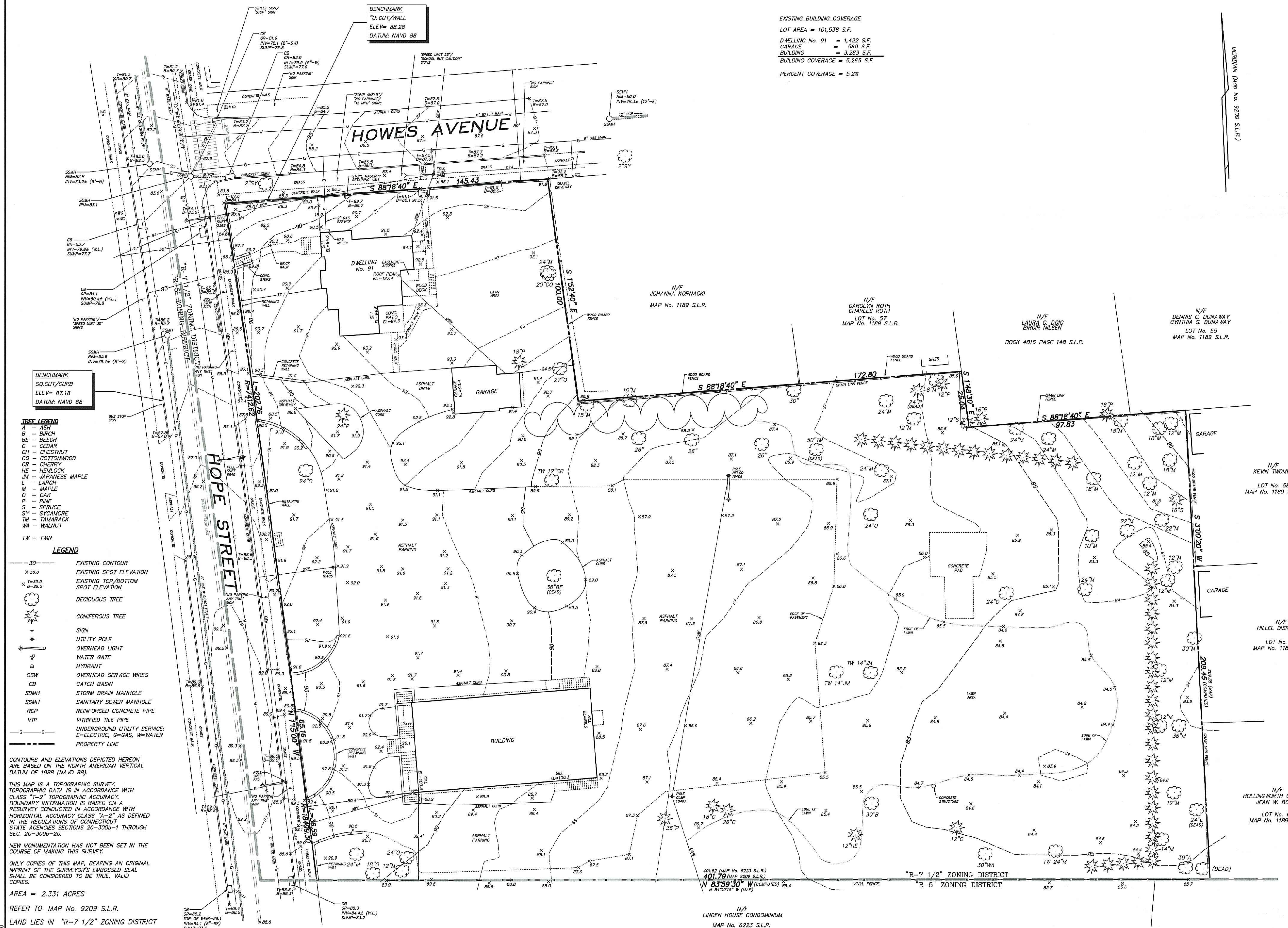
Derek Daunais 12-12-23
D'ANDREA SURVEYING & ENGINEERING, P.C. DATE
DEREK E. DAUNAIS, CT. PE No. 22861

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

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
	COVER SHEET

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION



BENCHMARK
"U" CUT/WALL
ELEV= 88.28
DATUM: NAVD 88

BENCHMARK
SQ. CUT/CURB
ELEV= 87.18
DATUM: NAVD 88

TREE LEGEND
A - ASH
B - BIRCH
BE - BEECH
C - CEDAR
CH - CHESTNUT
CO - COTTONWOOD
CR - CHERRY
HE - HEMLOCK
JM - JAPANESE MAPLE
L - LARCH
M - MAPLE
O - OAK
P - PINE
S - SPRUCE
SY - SYCAMORE
TM - TAMARACK
WA - WALNUT
TW - TWIN

LEGEND
--- 30 --- EXISTING CONTOUR
X 30.0 EXISTING SPOT ELEVATION
X 20.0 EXISTING TOP/BOTTOM SPOT ELEVATION
DECIDUOUS TREE
CONIFEROUS TREE
SIGN
UTILITY POLE
OVERHEAD LIGHT
WATER GATE
HYDRANT
OVERHEAD SERVICE WIRES
CATCH BASIN
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
RCP REINFORCED CONCRETE PIPE
VTP VITRIFIED TILE PIPE
--- G --- UNDERGROUND UTILITY SERVICE:
E-ELECTRIC, G-GAS, W-WATER
--- P --- PROPERTY LINE

CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 2.331 ACRES

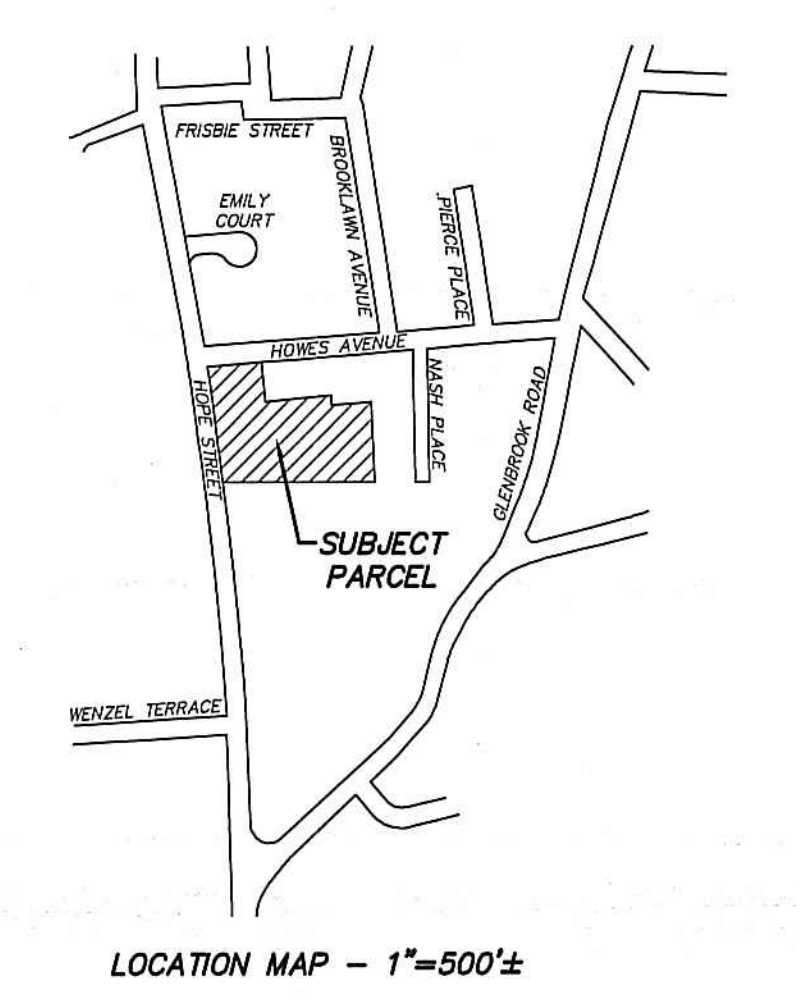
REFER TO MAP No. 9209 S.L.R.

LAND LIES IN "R-7 1/2" ZONING DISTRICT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

D'ANDREA SURVEYING & ENGINEERING, P.C.

EDWIN W. RHODES, III, SURVEYOR
EDWIN W. RHODES, III, OT LS No. 70436
RIVERSIDE, CONNECTICUT DECEMBER 12, 2023

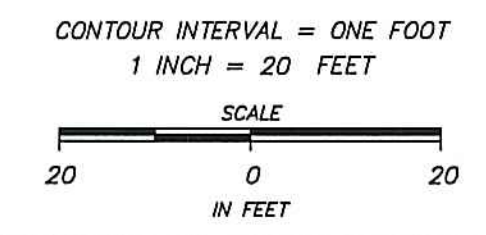
EXISTING BUILDING COVERAGE
LOT AREA = 101,538 S.F.
DWELLING No. 91 = 1,422 S.F.
GARAGE = 550 S.F.
BUILDING = 3,283 S.F.
BUILDING COVERAGE = 5,255 S.F.
PERCENT COVERAGE = 5.2%



LOCATION MAP - 1"=500'±

TOPOGRAPHIC SURVEY
OF PROPERTY AT
91 HOPE STREET
IN
STAMFORD, CONNECTICUT
PREPARED FOR
RRIT, LLC

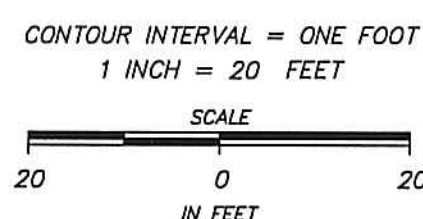
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND ARE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. "CALL BEFORE YOU DIG," 1-800-922-4455.



MERIDIAN (Map No. 9209 S.L.R.,

1. This purpose of this plan is for demolition purposes only and shall not be used for other aspects of construction.
2. Elevation shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
3. The information given on these plans in respect to the location of subsurface structures and utilities only to the firm's owners or the contractor and no responsibility is assumed by the surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
4. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes 28-150a, the contractor shall be responsible for locating and marking all utilities to verify the depth and location of all utilities prior to commencing construction, and shall be responsible for obtaining all necessary permits and pay all fees 45 days prior to commencing construction for mark out of underground utilities.
5. This site is served by the City of Stamford sanitary sewer system.
6. This site is served by the Aquarion Water Company, natural gas, and overhead electric and telecom services.
7. All existing utilities shall be disconnected and either removed or abandoned in accordance with each respective utility company's regulations.
8. Refer to Sheet 2 of 8 for a depiction of the proposed development.
9. Refer to Sheet 6 of 8 for a depiction of proposed sedimentation and erosion control measures, sedimentation and erosion control notes and details, and construction staging notes.
10. All existing on-site structures, paved surfaces, and miscellaneous features, designated to be removed within the project area, shall be removed in accordance with City of Stamford and State of Connecticut standards and specifications. Demolition debris shall be removed from the site.

1. Access site using existing driveway entrance from Hope Street. Contractor parking and stockpiling to be on-site.
2. Install sedimentation and erosion controls.
3. Remove vegetation.
4. Remove existing structures, hardscapes, and site features, designated to be removed.



Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

D'ANDREA SURVEYING & ENGINEERING, P.C.

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

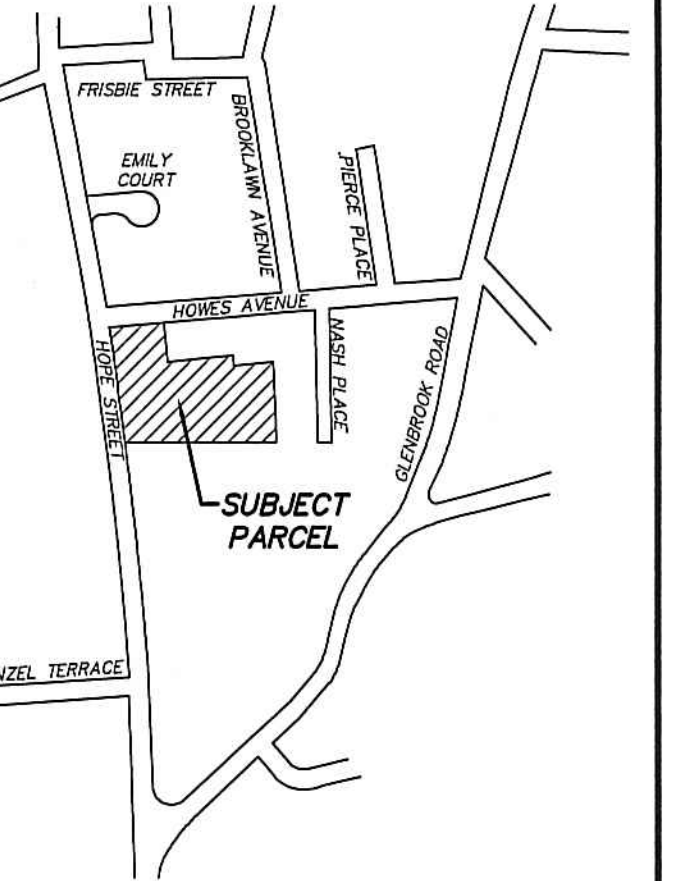
P.O. BOX 549
PIVERSIDE, CT 06878

6 NEIL LANE
TEL 637-1778

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 8	DEMOLITION PLAN

PROXE_HOPEFRISSE_DEMO_00_REV0.DWG (DSD)

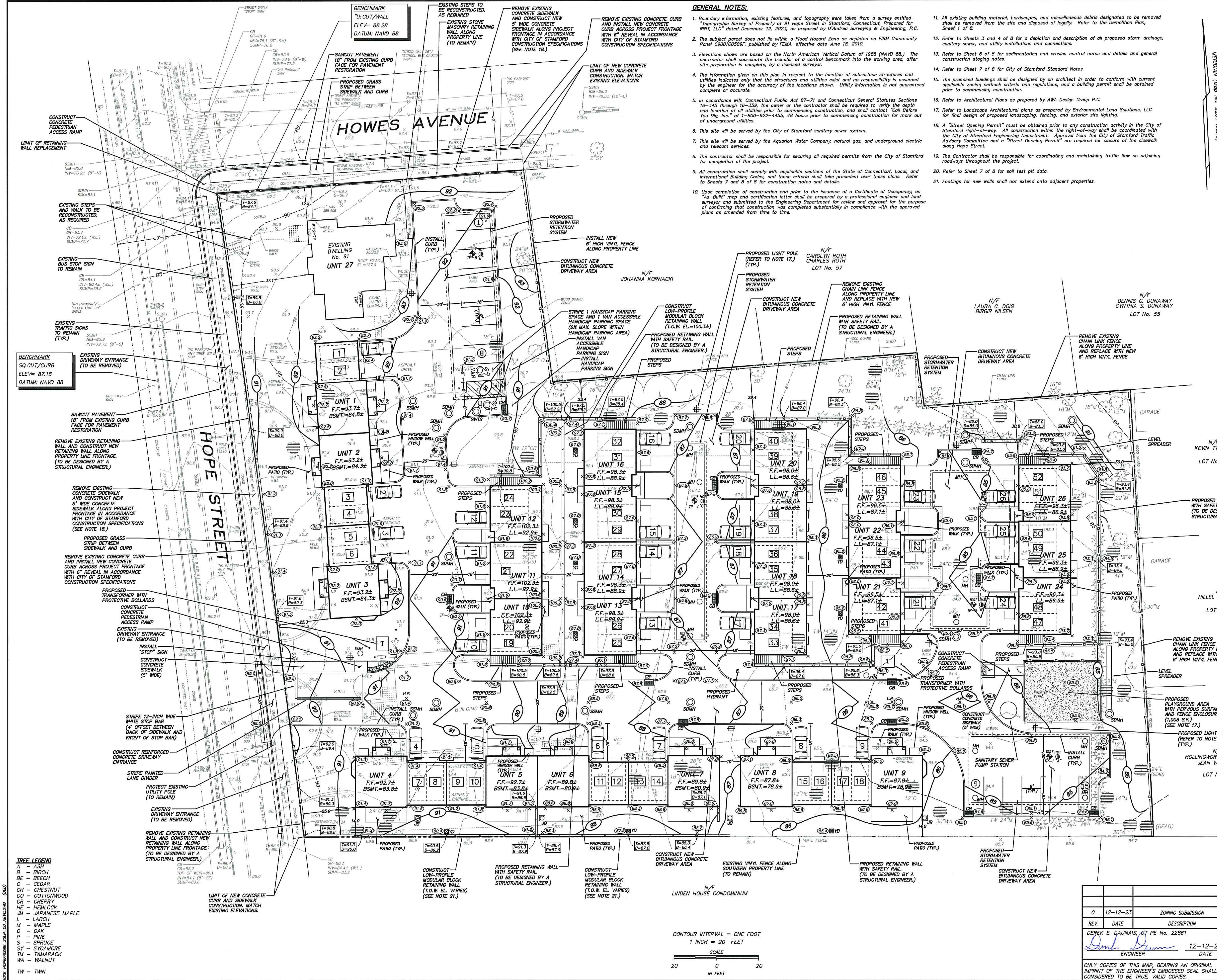
BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'

GENERAL NOTES:

- Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey of Property of 91 Hope Street in Stamford, Connecticut, Prepared for RRIT, LLC dated December 12, 2023, as prepared by D'Andrea Surveying & Engineering, P.C. Sheet 1 of 8.
- The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0529F, published by FEMA, effective date June 18, 2010.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
- The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown. Utility information is not guaranteed complete or accurate.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-922-4455, 48 hours prior to commencing construction for mark out of underground utilities.
- This site will be served by the City of Stamford sanitary sewer system.
- This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 7 and 8 for construction notes and details.
- Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" map and certification letter shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Department for review and approval for the purpose of certifying that construction was completed substantially in compliance with the approved plans as amended from time to time.
- All existing building material, hardscapes, and miscellaneous debris designated to be removed shall be removed from the site and disposed of legally. Refer to the Demolition Plan, Sheet 1 of 8.
- Refer to Sheets 3 and 4 of 8 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.
- Refer to Sheet 7 of 8 for City of Stamford Standard Notes.
- The proposed buildings shall be designed by an architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
- Refer to Architectural Plans as prepared by AWA Design Group P.C.
- Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping, fencing, and exterior site lighting.
- A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right-of-way. All construction within the right-of-way shall be coordinated with the City of Stamford Engineering Department. Approval from the City of Stamford Traffic Advisory Committee and a "Street Opening Permit" are required for closure of the sidewalk along Hope Street.
- The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
- Refer to Sheet 7 of 8 for soil test pit data.
- Footings for new walls shall not extend onto adjacent properties.



- LEGEND**
- 30' --- EXISTING CONTOUR
 - × 30.0 EXISTING SPOT ELEVATION
 - × 30.0 EXISTING TOP/BOTTOM SPOT ELEVATION
 - × 30.0 PROPOSED CONTOUR
 - × 30.0 PROPOSED SPOT ELEVATION
 - × 30.0 PROPOSED TOP/BOTTOM SPOT ELEVATION
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE TO BE REMOVED
 - SIGN
 - UTILITY POLE
 - OVERHEAD LIGHT
 - WATER GATE
 - HYDRANT
 - CLEANOUT
 - OSW OVERHEAD SERVICE WIRES
 - CB CATCH BASIN
 - DS ROOF LEADER DOWNSPOUT
 - JB JUNCTION BOX
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SWTS STORMWATER TREATMENT SYSTEM
 - CPP CORRUGATED PLASTIC PIPE
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - VTP VITRIFIED TILE PIPE
 - A.O.B.E. AS ORDERED BY ENGINEER
 - V.I.F. VERIFY IN FIELD
 - T.O.W. TOP OF WALL
 - UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER, T=TELECOM
 - PROPERTY LINE
 - TEST PIT LOCATION
 - HYDRAULIC CONDUCTIVITY TEST LOCATION
 - PROPOSED LIGHT POLE

- PARKING LEGEND**
- 1 GARAGE SPACE
 - 1 TANDEM SPACE
 - 1 UNCOVERED SPACE
 - 1 HANDICAPPED SPACE

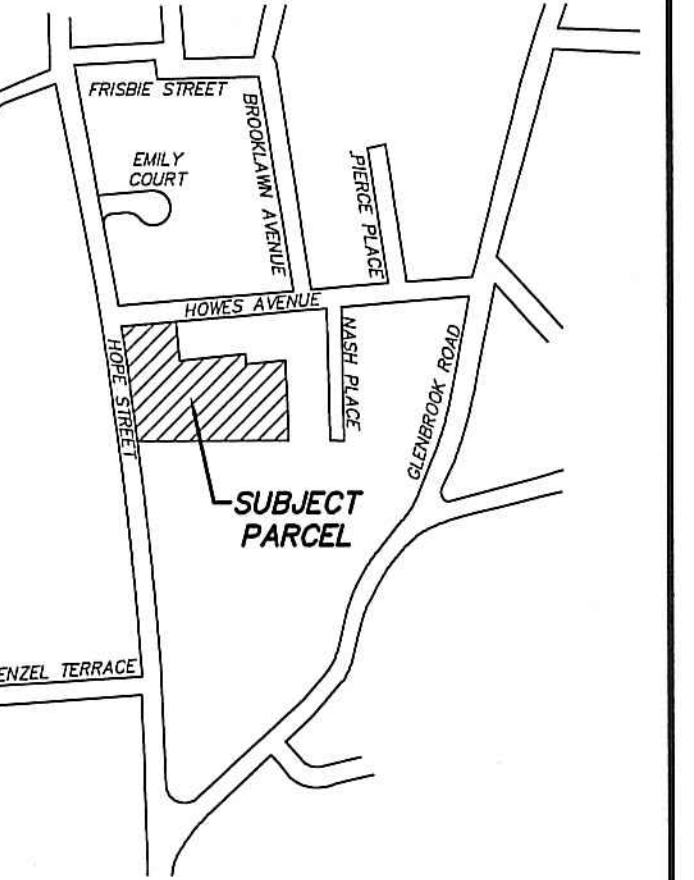
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• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"	
PREPARED FOR	RRIT, LLC	
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT	
2 OF 8	SITE GRADING AND LAYOUT PLAN	

0	12-12-23	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
DEREK E. GAUNALIS, CT PE No. 22861	12-12-23	ENGINEER
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.		

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
20 0 20
IN FEET

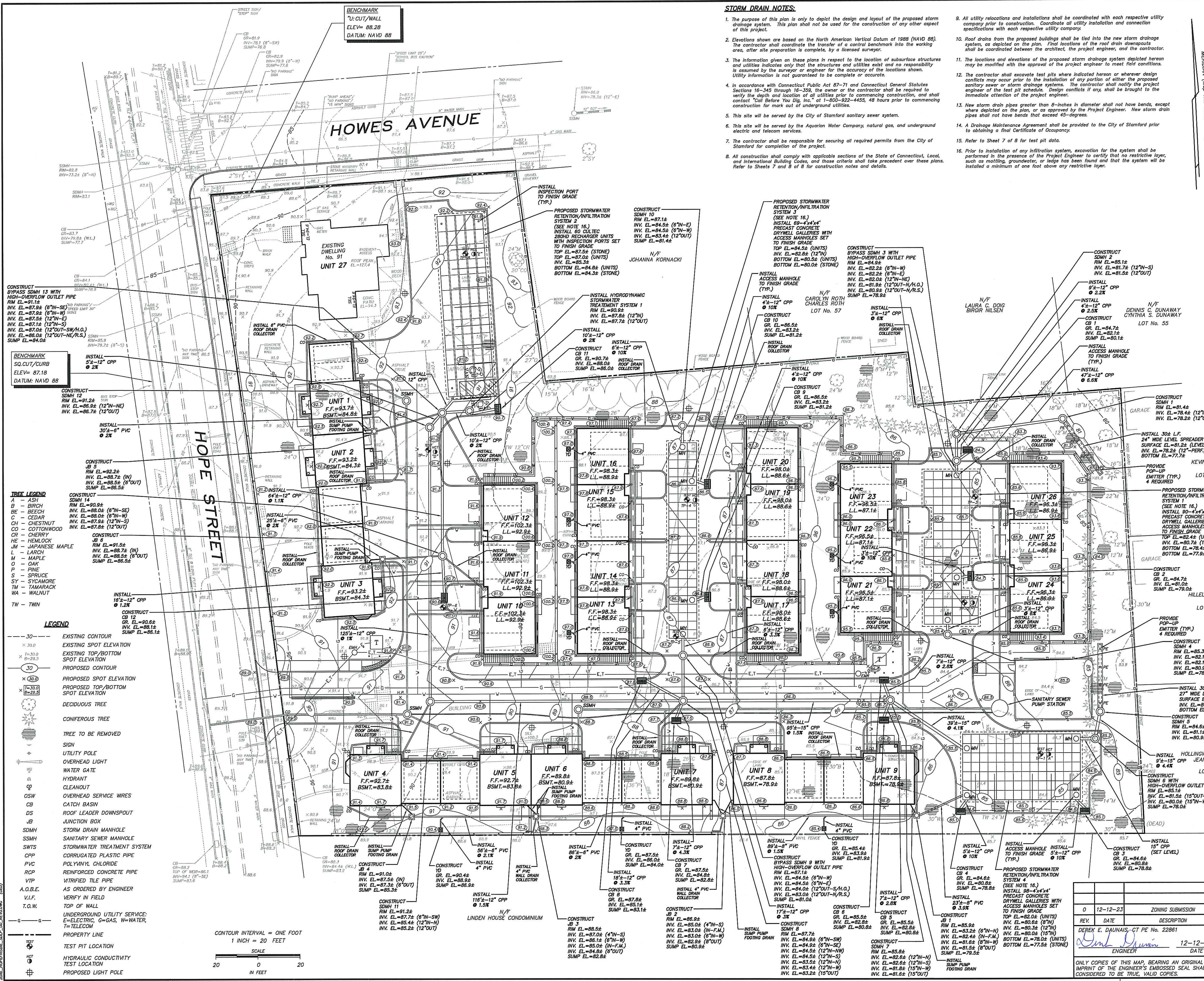
BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'

STORM DRAIN NOTES:

- The purpose of this plan is to depict the design and layout of the proposed storm drainage system. This plan shall not be used for the construction of any other aspect of this project.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
- The information given on these plans in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-922-4455, 48 hours prior to commencing construction for mark out of underground utilities.
- This site will be served by the City of Stamford sanitary sewer system.
- This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and those criteria shall take precedent over these plans. Refer to Sheets 7 and 8 for construction notes and details.
- All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
- Roof drains from the proposed buildings shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated between the architect, the project engineer, and the contractor.
- The locations and elevations of the proposed storm drainage system depicted hereon may be modified with the approval of the project engineer to meet field conditions.
- The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur prior to the installation of any portion of either the proposed sanitary sewer or storm drainage systems. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer.
- New storm drain pipes greater than 8-inches in diameter shall not have bends, except where depicted on the plan, or as approved by the Project Engineer. New storm drain pipes shall not have bends that exceed 45-degrees.
- A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
- Refer to Sheet 7 of 8 for test pit data.
- Prior to installation of any infiltration system, excavation for the system shall be performed in the presence of the Project Engineer to certify that no restrictive layer, such as matting, groundwater, or ledge has been found and that the system will be installed a minimum of one foot above any restrictive layer.



DRAINAGE MAINTENANCE SCHEDULE

- Catch Basins & Drainage Inlets:
 - Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
 - For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
 - Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
 - From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
 - Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
- Storm Drainage Piping and Manholes/Junction Boxes:
 - All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
 - Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
 - Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
 - Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
 - Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
 - Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
 - Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
 - Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter brush can be used to remove leaves and trash.
 - In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
- Roof Gutters - Remove accumulated debris and inspect for damage. Any damage should be repaired as required.
- Disposal of Debris and Sediment - All debris and sediment removed from the stormwater structures and bioretention/infiltration basins shall be disposed of legally. There shall be no dumping of soil or debris into or in proximity to any inland or tidal wetlands.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.
- Drywells and Infiltration Systems:
 - All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
 - For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
 - Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
 - From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the units shall be removed and repairs made as required.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.

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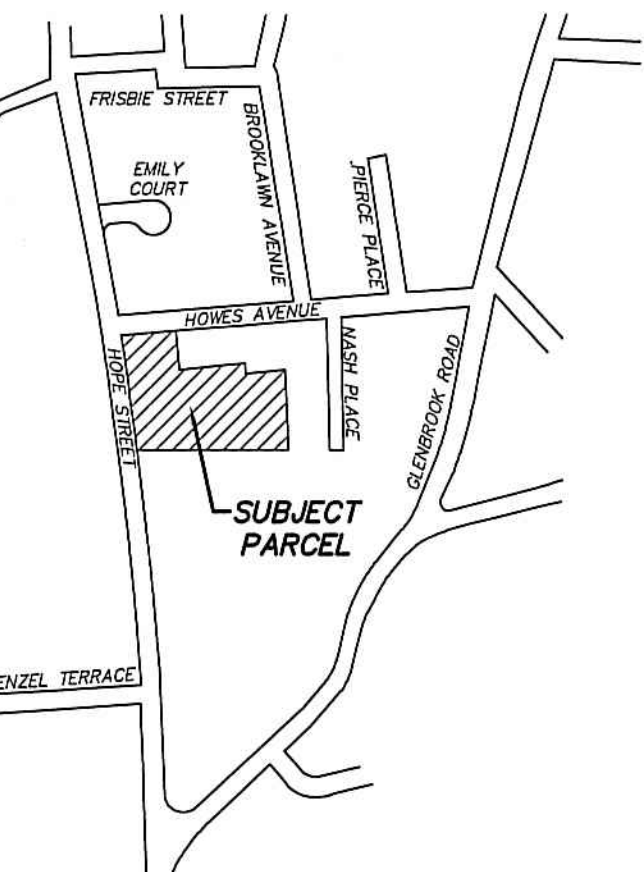
PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
3 OF 8	STORM DRAINAGE LAYOUT PLAN

SANITARY SEWER AND UTILITY NOTES:

- The purpose of this plan is to depict the layout of the proposed sanitary sewer system and proposed underground utilities, water, gas, electric and telecom. This plan shall not be used for the construction of any other aspect of this project.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
- The information shown on these plans in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-922-4455, 48 hours prior to commencing construction for mark out of underground utilities.
- This site will be served by the City of Stamford sanitary sewer system. A sewer permit shall be obtained from the City of Stamford Water Pollution Control Authority.
- This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building Codes, and these codes shall take precedent over these plans. Refer to Sheets 7 and 8 of 8 for construction notes and details.
- All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.

- The locations and elevations of the proposed sanitary sewer system depicted hereon may be modified with the approval of the project engineer to meet field conditions.
- The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur prior to the installation of any portion of either the proposed sanitary sewer or storm drainage systems. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer.
- The Contractor shall provide irrigation to the landscaped areas. The Contractor shall be responsible for the design of the irrigation system and shall coordinate the tap into the water service with the landscaping/irrigation contractor.
- Depicted locations of the proposed gas service, water service, and underground utilities, electric, telephone, and cable are approximate for approval purposes only. Final locations shall be coordinated between each respective utility company and the owner.
- The contractor shall coordinate the final location and installation of all proposed electric transformers, and other necessary utility splice boxes with each respective utility company.
- Coordinate utility service connections to individual units with Owner.
- The existing sanitary sewer lateral, gas service, water service, and utility (electric, telephone, and cable) services to existing dwelling #91 shall be maintained.
- Install protective bollards around new transformers, as required by Eversource.
- New sanitary sewer mains and the common force main shall be air tested prior to final acceptance.

BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'

TREE LEGEND

- A - ASH
- B - BIRCH
- BE - BEECH
- C - CEDAR
- CH - CHESTNUT
- CO - COTTONWOOD
- CR - CHERRY
- HE - HEMLOCK
- JM - JAPANESE MAPLE
- L - LARCH
- M - MAPLE
- O - OAK
- P - PINE
- S - SPRUCE
- SY - SYCAMORE
- TM - TAMARACK
- WA - WALNUT
- TW - TWIN

LEGEND

- 30 --- EXISTING CONTOUR
- X 30.0 EXISTING SPOT ELEVATION
- X 30.0 EXISTING TOP/BOTTOM SPOT ELEVATION
- (30) PROPOSED CONTOUR
- X 30.0 PROPOSED SPOT ELEVATION
- X 30.0 PROPOSED TOP/BOTTOM SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE TO BE REMOVED
- SIGN
- UTILITY POLE
- OVERHEAD LIGHT
- WATER GATE
- HYDRANT
- CLEANOUT
- OSW OVERHEAD SERVICE WIRES
- CB CATCH BASIN
- PS ROOF LEADER DOWNSPOUT
- JB JUNCTION BOX
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SWTS STORMWATER TREATMENT SYSTEM
- CPP CORRUGATED PLASTIC PIPE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- VTP VITRIFIED TILE PIPE
- A.O.B.E. AS ORDERED BY ENGINEER
- V.I.F. VERIFY IN FIELD
- T.O.W. TOP OF WALL
- UNDERGROUND UTILITY SERVICE: E-ELECTRIC, G-GAS, W-WATER, T-TELECOM
- PROPERTY LINE
- TEST PIT LOCATION
- HYDRAULIC CONDUCTIVITY TEST LOCATION
- PROPOSED LIGHT POLE

D'ANDREA SURVEYING & ENGINEERING, P.C.

LAND PLANNERS
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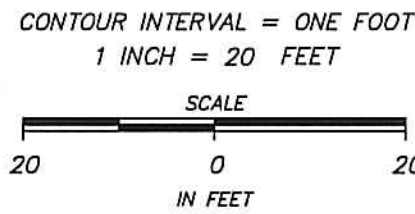
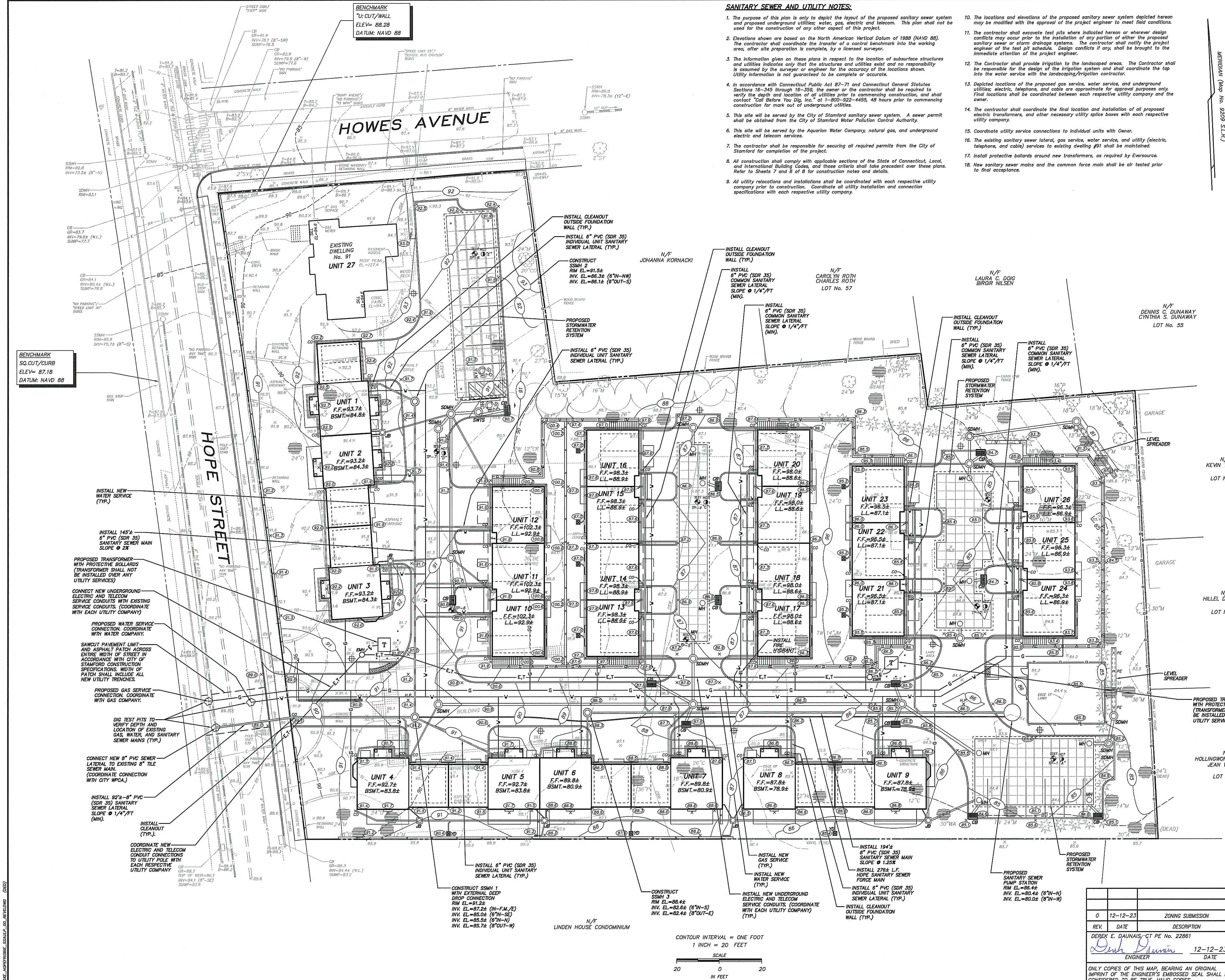
"HOPE STREET TOWNHOUSES"

RRIT, LLC

**91 HOPE STREET
STAMFORD, CONNECTICUT**

**SANITARY SEWER AND
UTILITY LAYOUT PLAN**

4 OF 8



DURING PERIODS OF CONSTRUCTION WITHIN THE SIDEWALK AREA, INSTALL "SIDEWALK CLOSED, USE OTHER SIDE" WARNING SIGN WITH DIRECTIONAL ARROW TOWARD CROSSWALK (SIGNS TO BE INSTALLED AT INTERSECTIONS WITH HOWES AVENUE, TREAT AVENUE, AND WENZEL TERRACE.)

PROVIDE TEMPORARY CONSTRUCTION PORTA-POTTY FACILITIES

BENCHMARK
SQ.CUT/CURB
ELEV= 87.18
DATUM: NAVD 88

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

PROVIDE TEMPORARY CHAIN LINK SECURITY FENCE ALONG PROPERTY LINE

INSTALL AND MAINTAIN ANTI-TRACKING PAD IN THE CONSTRUCTION ENTRANCE

PROVIDE TEMPORARY BITUMINOUS CONCRETE DRIVEWAY APRON IN R.O.W. THROUGHOUT CONSTRUCTION

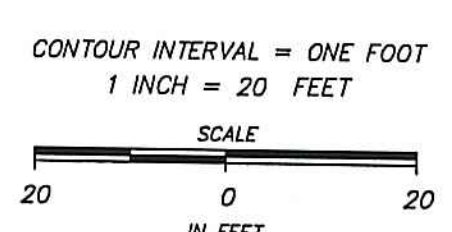
NOTE: THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCE SHALL BE KEPT FREE OF DUST AND SEDIMENT.

PROPOSED ACCESS GATE

PROVIDE CONCRETE SPOOLS STATION (SEE DETAIL ON SHEET 7)

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

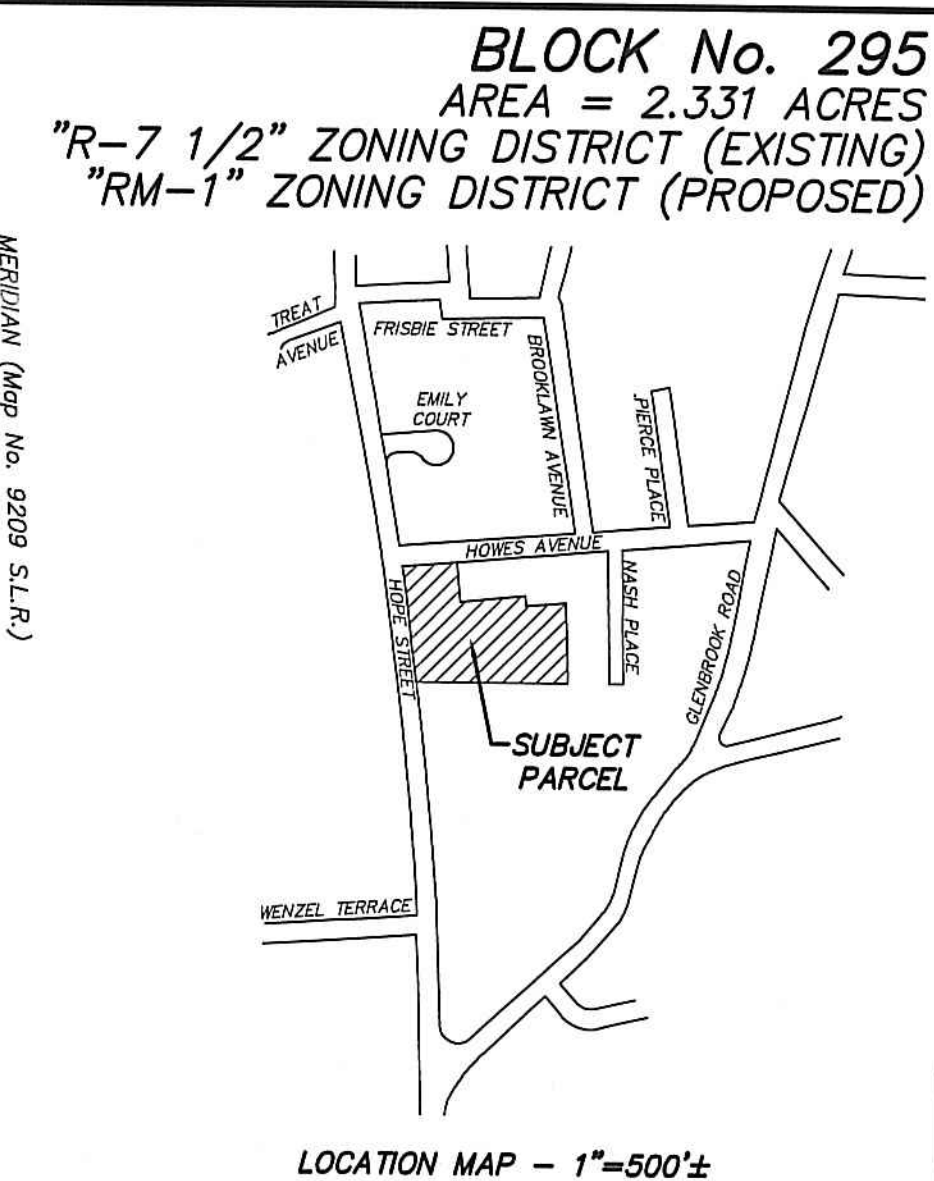
PEDESTRIAN TRAFFIC NOTE:
SAFE PEDESTRIAN TRAVEL SHALL BE MAINTAINED ALONG THE HOPE STREET SIDEWALK FRONTAGE THROUGHOUT CONSTRUCTION. DURING PERIODS OF CONSTRUCTION WITHIN THE SIDEWALK AREA, APPROPRIATE SIGNAGE, AS APPROVED BY THE CITY OF STAMFORD, SHALL BE INSTALLED TO MAKE PEDESTRIAN TRAFFIC AWARE OF HOW THEY SHOULD BE ROUTED AROUND THE CONSTRUCTION AREA AND TO THE WESTERN SIDE OF HOPE STREET. APPROVAL FROM THE CITY OF STAMFORD TRAFFIC ADVISORY COMMITTEE AND A "STREET OPENING PERMIT" ARE REQUIRED FOR CLOSURE OF THE SIDEWALK ALONG HOPE STREET.



NOTES:

- The purpose of this plan is only to outline the proposed construction staging and management for this project. This plan shall not be used for any other aspect of construction.
- Refer to Sheet 7 of 8 for City of Stamford Standard Notes.
- General parking for construction workers shall be on-site. Hope Street shall not be used for general construction worker parking.
- Delivery of construction material to the site and noise generated by other roadway construction activities or demolition shall not take place before the hour of 7:00 a.m. on Monday through Friday, 8:00 a.m. on Saturday, and 10:00 a.m. on Sunday. Noise generated by all other construction activities, including construction equipment and machinery, shall not take place before the hour of 8:00 a.m. on Monday through Saturday and 10:00 a.m. on Sunday. Deliveries to the site shall be made from Hope Street.
- Construction access to the site shall be from Hope Street.
- Pedestrian traffic shall be routed to the western side of Hope Street during periods of construction within the sidewalk area. Appropriate signage, as approved by the City of Stamford, shall be installed within the sidewalk area at the intersections with Treat Avenue, Howes Avenue, and Wenzel Terrace to make pedestrian traffic aware of how they should be routed around the construction area.
- Construction debris shall be collected in on-site dumpsters and hauled away on a regular basis in order to keep the site clean throughout the duration of the project.
- Hope Street and the project frontage area shall be swept clean at the end of each day as required, in order to keep Hope Street free of dust and sediment.

- Water and/or calcium chloride shall be applied to unpaved construction areas to prevent wind generated sediments and dust.
- Construction staging shall be contained on-site within the construction area. Excavated material shall either be temporarily stockpiled on-site or removed and disposed of in an appropriate off-site area in order to allow room for construction and on-site construction staging.
- The Contractor shall arrange for the proper number of temporary sanitary facilities throughout the construction phase. Such facilities shall be located on the subject property and shall be properly maintained and sanitized throughout the construction phase.



GENERAL CONSTRUCTION PHASING:

- PHASE 1: DEMOLITION
- Access site using existing driveway entrance from Hope Street.
 - Contractor parking and stockpiling to be on-site.
 - Install sedimentation and erosion controls.
 - Remove vegetation.
 - Remove existing structures, hardscapes, and site features, designated to be removed.
- PHASE 2: SITE GRADING/FOUNDATION CONSTRUCTION
- Rough in proposed driveway and construction access.
 - Rough grade site.
 - Excavate for proposed building foundations.
 - Construct proposed building foundations.
 - Backfill and rough grade around building foundations.
- PHASE 3: SITE UTILITIES
- Install storm drainage structures and piping.
 - Install utilities and sewer lateral connections.
- PHASE 4: BUILDING CONSTRUCTION
- Construct proposed buildings.
- PHASE 5: SITE FEATURES
- Construct retaining walls.
 - Construct curbing and hardscapes.
 - Construct driveway.
 - Install perimeter fencing.
 - Fine grade and stabilize all slopes.
 - Landscape as required.
 - Remove sedimentation and erosion controls.

D'ANDREA SURVEYING & ENGINEERING, P.C.	
• LAND PLANNERS • ENGINEERS • SURVEYORS	
P.O. BOX 549 RIVERSIDE, CT 06878	
6 NEIL LANE TEL. 637-1779	
PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
5 OF 8	CONSTRUCTION STAGING AND MANAGEMENT PLAN

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION
1	12-12-23	DEREK E. DAUNIAIS, CT PE No. 22861 ENGINEER

CONSTRUCTION NOTES:

- The contractor shall obtain all appropriate permits prior to commencing construction.
- The contractor shall be solely responsible to coordinate his work with the work being done by others. The contractor shall likewise bear the responsibility for delays or other factors related to the work by others. No claims shall be allowed due to the contractor's failure to adequately coordinate such work.
- All construction shall be inspected by a professional engineer prior to backfill and as the work progresses.
- The project engineer shall be notified a minimum of three working days prior to the commencement of each phase of construction.
- Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
- All specimen trees shall be protected during the construction period, except those specifically designated to be removed, in accordance with generally accepted standards.
- There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any inland or tidal wetland areas. All excavated material shall be stockpiled and contained on-site within silt fencing. The contractor shall be responsible for the removal of all excess material excavated during construction. All excess material shall be removed in a careful and environmentally sound manner and shall be disposed of legally off-site.
- Existing utilities in conflict through or above this parcel shall be relocated as directed by the appropriate utility company or the owner. The contractor shall excavate test pits to verify the location and depth of utilities where conflicts may exist.
- Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
- Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
- The contractor shall not commence any paving until the grading and shaping of the compacted gravel base has been approved by the project engineer.
- Regrading, filling, and other such alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the plan.
- Existing inverts on storm drains, sanitary sewers, and utility conduits shall be field verified where appropriate, before commencing construction. The contractor shall excavate test pits where indicated herein or wherever design conflicts may occur. The contractor shall notify the project engineer of the test pit schedule. Design conflicts if any, shall be brought to the immediate attention of the project engineer. Plate or backfill and patch test pits as directed by the project engineer.
- Manhole structures shall be precast concrete constructed with gaskets as manufactured by Eastern Precast Co., Inc. or engineer approved equal, unless noted otherwise.
- Precast concrete cone section to be eccentric. Flat slab tops to have eccentric openings. Eccentric cone sections shall be used when the vertical distance between manhole frame and top of highest pipe is six (6) feet or greater; otherwise flat slab tops shall be used. Aluminum manhole steps (drop form type) shall be provided in all manholes at 12 inch intervals. Each step shall be capable of supporting a minimum load of 1,000 pounds. Wall joints to be "O-ring" rubber gasket type with the interior and exterior faces of joints to be sealed with waterproof non-shrink grout.
- Connection between manholes and PVC sanitary sewer or storm drain pipes shall be made with flexible rubber boot type connections sealed water tight with a stainless steel clamp. The contractor shall make sure that all connections of new sanitary sewers to manholes are water tight. Connections to manholes for reinforced concrete storm and sanitary sewer pipe shall be made with concrete brick masonry and non-shrink grout. The Contractor shall make sure that all connections of new sanitary sewers to manholes are water tight.
- All gravity PVC storm drain and sanitary sewer pipes shall conform to ASTM D 3034 "Standard Specification for type PSM Poly Vinyl Chloride (PVC) Sewer Pipe and Fittings" or approved equal (SDR35).
- Corrugated plastic pipe (CPP) shall be HDPE, N-12, smooth interior pipe as manufactured by Advanced Drainage Systems, Inc. or engineer approved equal and shall comply with AASHTO M294-34 Type 3 (smooth inner liner).
- All reinforced concrete pipe (RCP) shall be Class IV.
- Where unsuitable foundation is encountered during construction of storm drains or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the project engineer.
- Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)."
- All drainage and sewer conduits within the City right-of-way shall have 2 foot minimum cover or be encased in concrete if located under a paved or traveled way.
- All storm drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
- The contractor shall provide all equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the storm drains, sanitary sewers, and structures.
- Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
- Roadway pavement shall be 2 course bituminous concrete placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
- All existing manhole frames, catch basin grates, and utility structures shall be adjusted to new finish grade as required. Contractor to coordinate with existing utility companies to ensure their facilities are adjusted to finish grade.
- Curbs and sidewalks in the City right-of-way shall be constructed in accordance with the City of Stamford specifications. The contractor shall pay specific attention to the location of construction joints.
- All traffic control devices including traffic signs and pavement markings shall be installed in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration, Millennium Edition, as amended to date.

NOTE:

CONTRACTOR SHALL PROVIDE SAMPLES AND/OR CUT SHEETS OF ALL MATERIAL TO BE INSTALLED FOR REVIEW BY THE PROJECT ENGINEER PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALLOW THREE DAYS FOR PROJECT ENGINEER TO REVIEW MATERIALS AND/OR CUT SHEETS FOR APPROVAL. ALL MATERIALS AND PRODUCTS MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

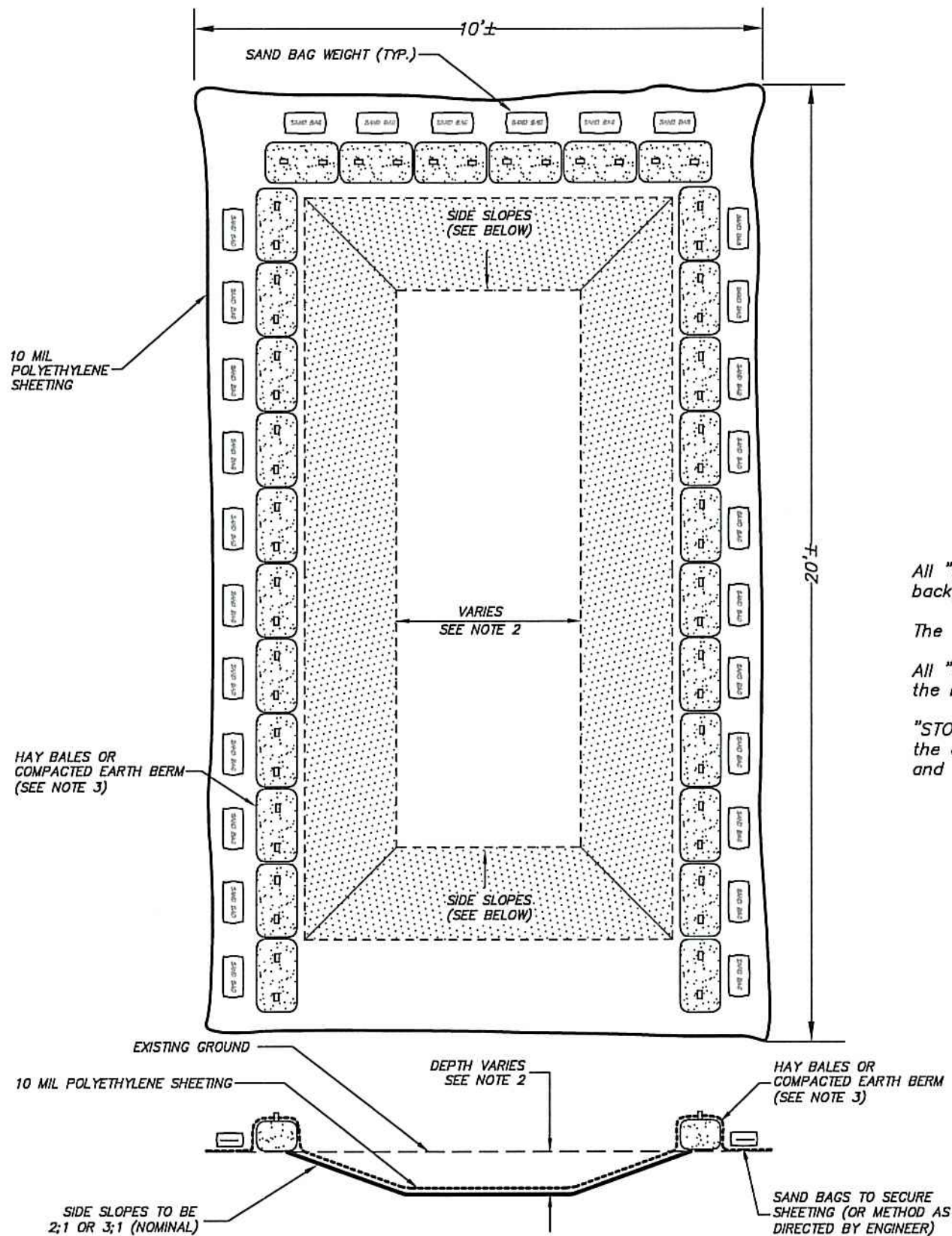
Test Pits

91 Hope Street, Stamford, CT
TP-1 to TP-8 were conducted by D'Andrea Surveying & Engineering, P.C.
on October 26, 2023.

TP-1	TP-2	TP-3	TP-4
0"----- Topsoil	0"----- Topsoil	0"----- Topsoil	0"----- Asphalt Pavement
8"----- Dark Brown Sandy Loam w/ Cobbles	8"----- Dark Brown Sandy Loam	15"----- Dark Brown Sandy Loam	2"----- Sandy Processed Fill w/ Cobbles
26"----- Light Brown Sandy Silt	18"----- Light Brown Sandy Silt	24"----- Brown Sandy Silt	32"----- Dark Brown Sandy Loam
60"----- Tan Silty Sand w/ Cobbles	45"----- Tan Silty Sand w/ Cobbles	62"----- Tan Silty Sand w/ Cobbles	36"----- Tan Sandy Silt
100"----- No Matting No Groundwater No Ledge	100"----- No Matting No Groundwater No Ledge	110"----- No Matting No Groundwater No Ledge	52"----- Light Brown Silty Sand
			104"----- No Matting No Groundwater No Ledge
TP-5	TP-6	TP-7	TP-8
0"----- Asphalt Pavement	0"----- Asphalt Pavement	0"----- Topsoil	0"----- Topsoil
2"----- Processed Aggregate (Fill)	2"----- Processed Aggregate/Construction Debris (Fill)	8"----- Brown Silty Loam	10"----- Brown Silty Loam
12"----- Light Brown Silty Sand	60"----- Light Brown Sandy Silt	100"----- Grey Silty Sand	28"----- Grey Silty Sand
100"----- No Matting No Groundwater No Ledge	84"----- Brown Silty Sand w/ Cobbles	125"----- No Matting No Groundwater No Ledge	125"----- No Matting No Groundwater No Ledge

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 or 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 Sewer 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).



CONCRETE WASHOUT AREA

N.T.S.

NOTES:

- CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
- THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER. LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AWAY FROM THE PROPERTY LINE. FINAL LOCATION TO BE COORDINATED IN THE FIELD. SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
- SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
- SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
- WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. CHECKED AFTER HEAVY RAINS.
- HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.



"RESERVED PARKING PERMIT REQUIRED" and "VAN ACCESSIBLE" signs shall have white lettering against a blue background.

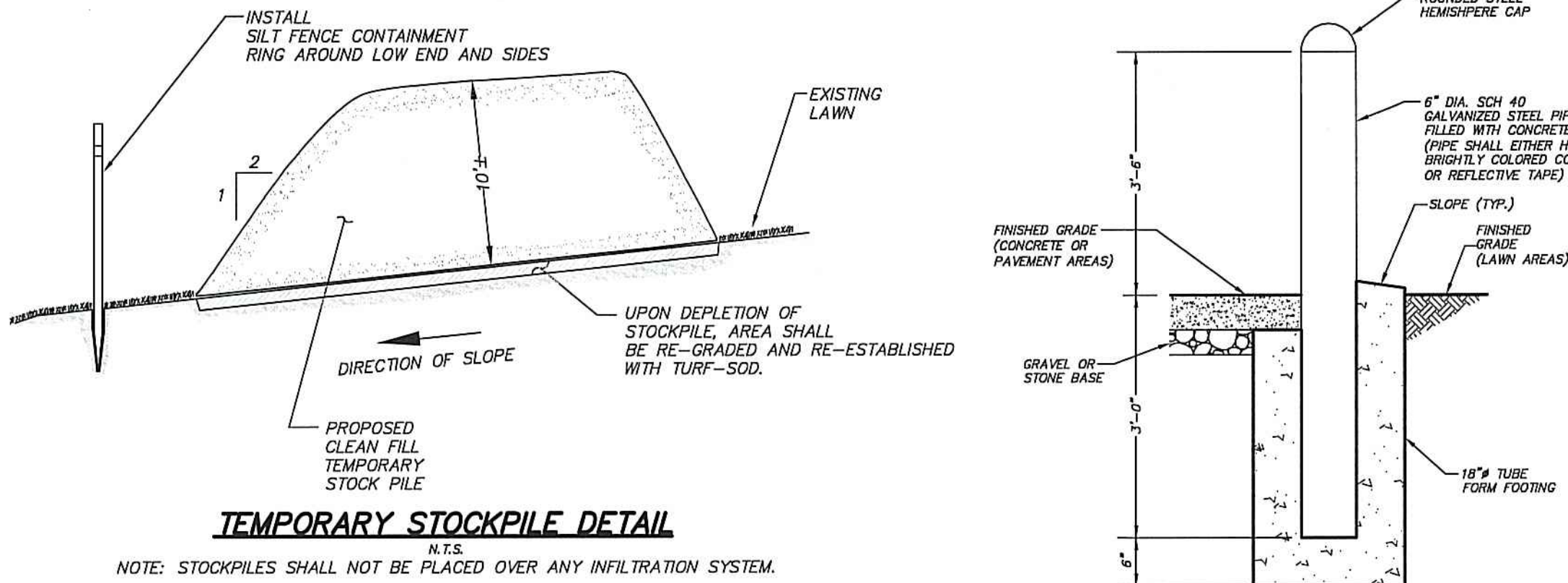
All accessible signage sizes, lettering, and symbols shall comply with federal and state specifications.

All accessible signage shall be installed 60" (minimum) above the floor or ground surface of the parking space, measured to the bottom of the sign.

Confirm fine amount prior to sign fabrication.

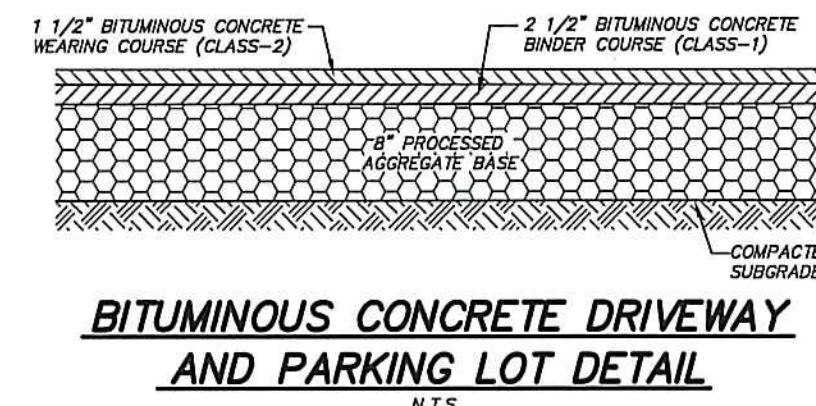
RESERVED PARKING SPACE SIGN DETAIL

N.T.S.



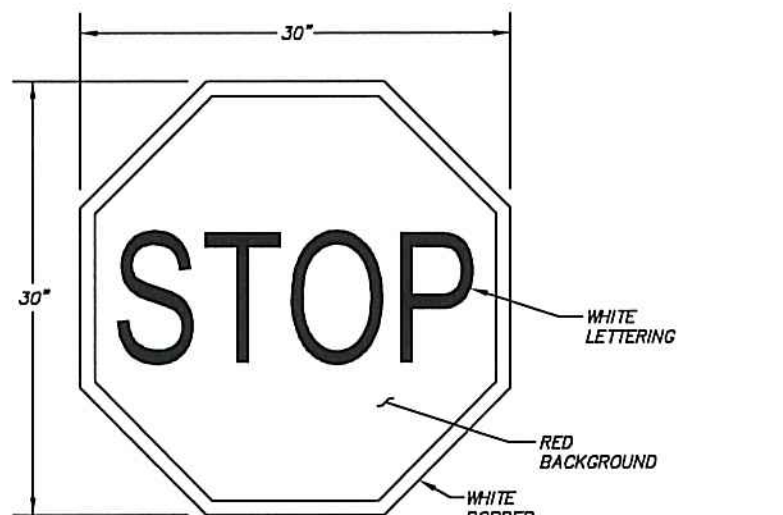
TEMPORARY STOCKPILE DETAIL

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



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT DETAIL

N.T.S.



All "STOP" signs shall be an octagon with a white legend and border on a red background.

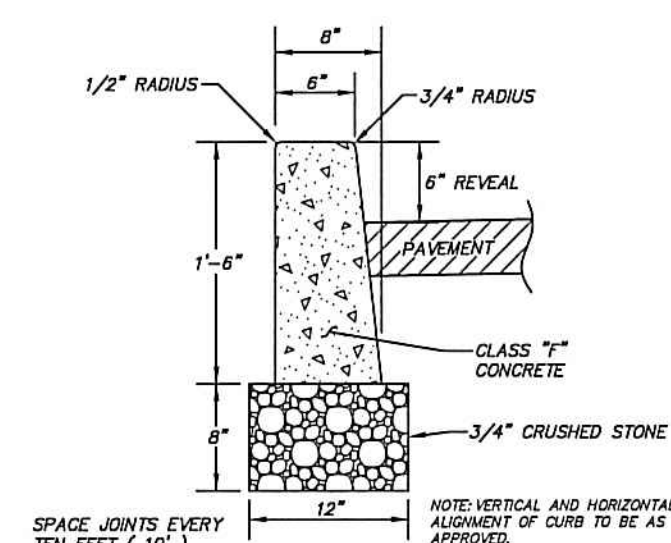
The standard "STOP" sign shall be 30 x 30 inches.

All "STOP" signs shall be installed at a height of at least 7 feet, measured from the bottom of the sign to the near edge of the pavement.

"STOP" sign legend, color, size, and installation shall be in conformance with the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation, Federal Highway Administration.

"STOP" SIGN DETAIL (R1-1)

N.T.S.



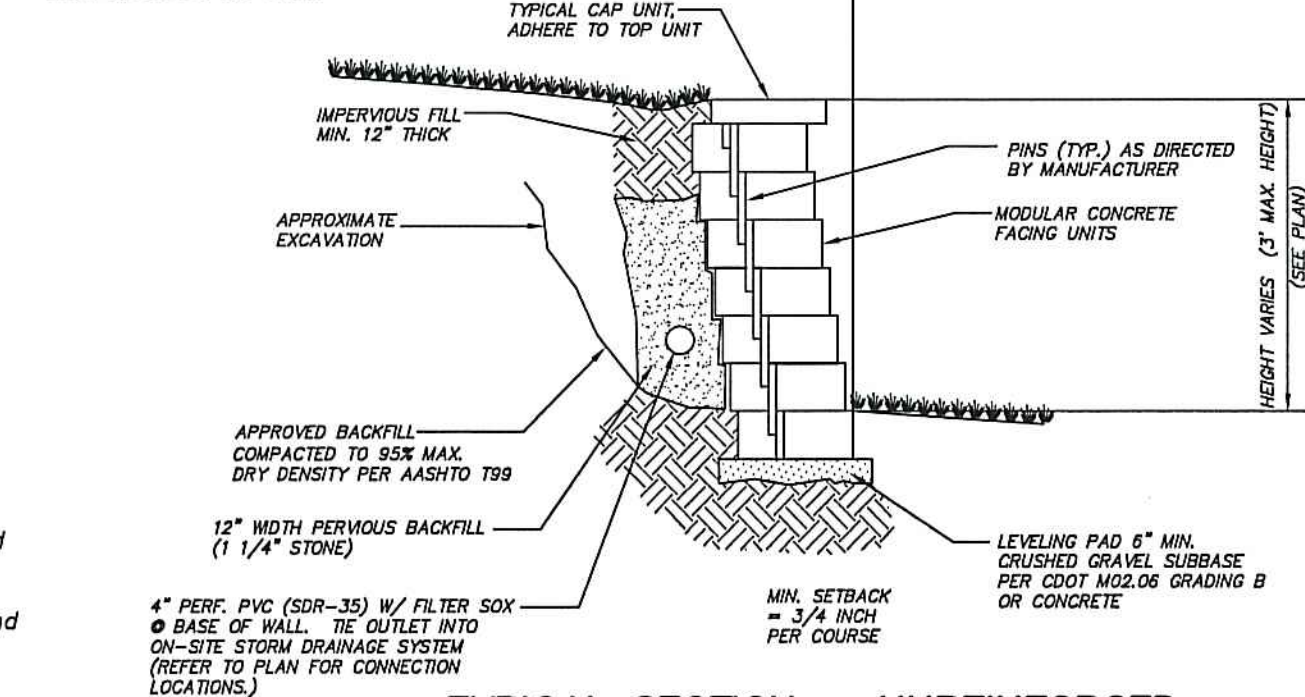
CONCRETE CURB DETAIL

N.T.S.

- ALL CURBING TO BE CAST-IN-PLACE WITHIN CITY RIGHT-OF-WAY.
- APPROVED 1/2\"/>

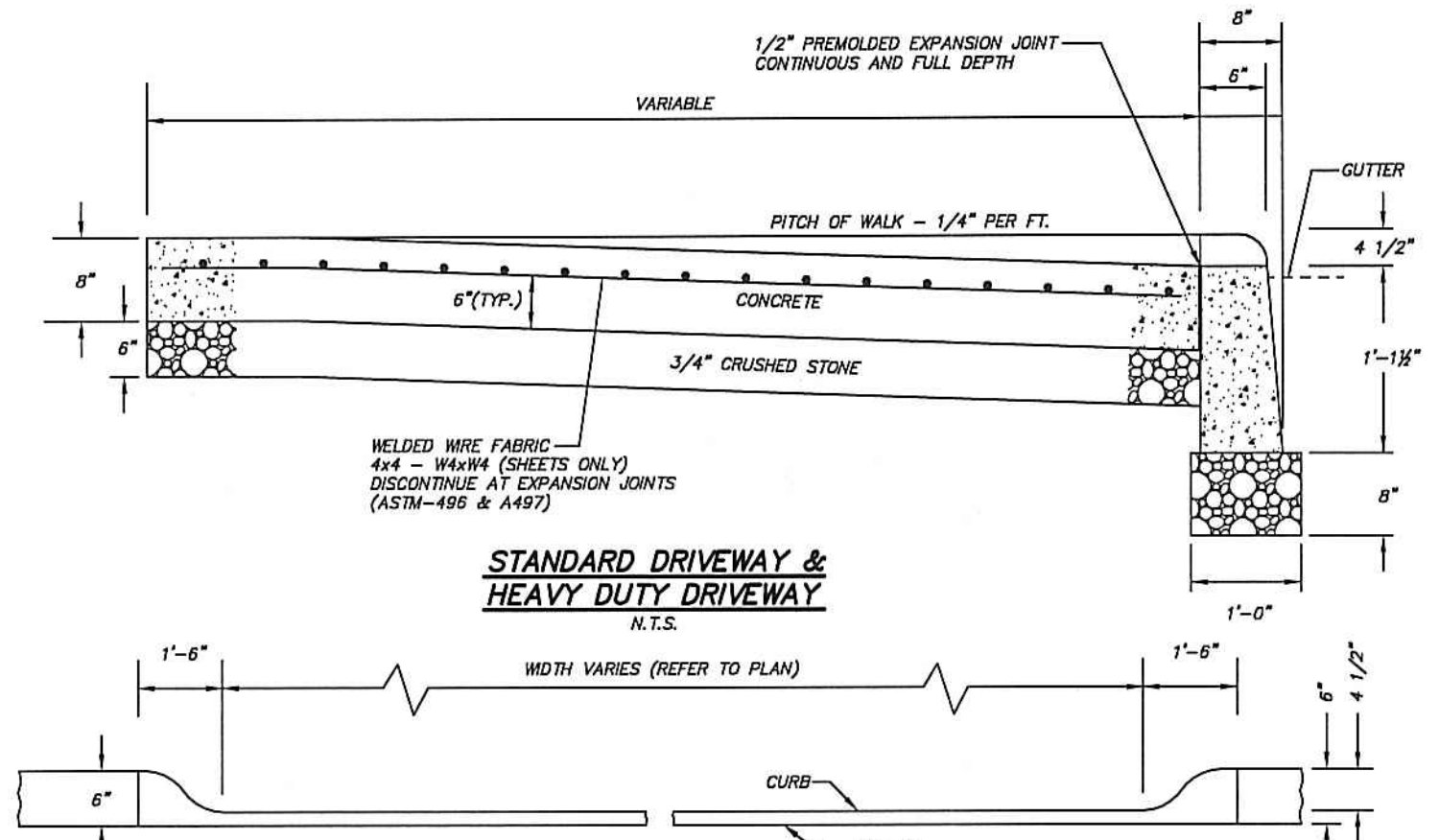
NOTES:

- DETAIL SHOWS TYPICAL MODULAR BLOCK WALL. ACTUAL CONSTRUCTION TECHNIQUES FOR ALL EXISTING AND PROPOSED GRADES. SEE SITE GRADING PLAN.
- COLOR AND TEXTURE OF WALL FACE SHALL BE APPROVED BY THE OWNER.



TYPICAL SECTION - UNREINFORCED LOW-PROFILE MODULAR CONCRETE BLOCK RETAINING WALL

N.T.S.



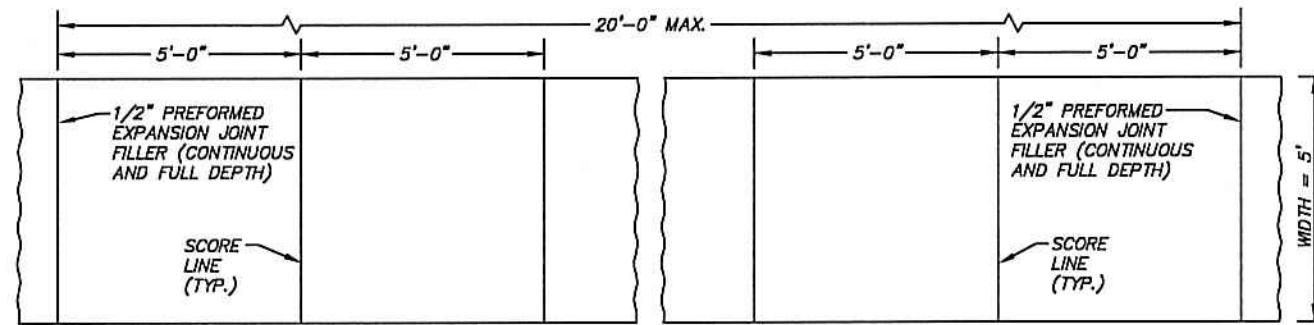
TYPICAL CONSTRUCTION OF CURB AT DRIVEWAY

N.T.S.

- NOTES:
- ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ. FT.
 - CONCRETE SHALL BE CLASS "C", 4400 PSI.
 - AIR ENTRAINMENT SHALL BE BETWEEN 6 - 7%.

REINFORCED CONCRETE DRIVEWAY ENTRANCE

N.T.S.



CONCRETE FOR THE SIDEWALK SHALL BE PLACED TO A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH 3/4\"/>

WELDED WIRE FABRIC (WWF) SHALL BE 6x6 - W2.9xW2.9 (SHEETS ONLY). DISCONTINUE AT EXPANSION JOINTS.

WWF SHALL BE INSTALLED AND DEPTH OF SIDEWALK AND SHALL BE SUPPORTED ON CONCRETE BLOCK OR OTHER APPROVED MATERIAL.

A 1/2\"/>

A 1/2\"/>

A MARKED OR SCORED CONTROL JOINT SHALL BE MADE AT FIVE FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. CONTROL JOINTS SHALL BE 1\"/>

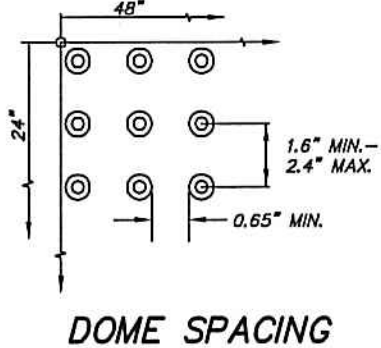
ADDITIONAL CONTROL JOINTS SHALL BE PLACED AS REQUIRED TO ELIMINATE ANY CONDITION WHICH WILL CAUSE STRESS VERTICES (EXAMPLE: AT CORNERS OF STRUCTURES). JOINTS SHALL BE ORIENTED AS DIRECTED BY THE PROJECT ENGINEER.

SURFACE SHALL BE GIVEN A BROOM FINISH ORIENTED PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC FLOW.

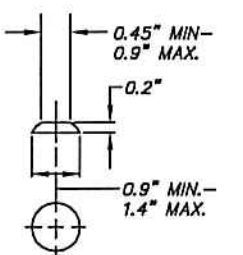
ANY CHANGES REQUIRED BY LOCAL FIELD CONDITIONS SHALL BE MADE ONLY BY ORDER OF THE PROJECT ENGINEER OR THE CITY ENGINEER.

PLAN OF A SECTION OF CONCRETE SIDEWALK

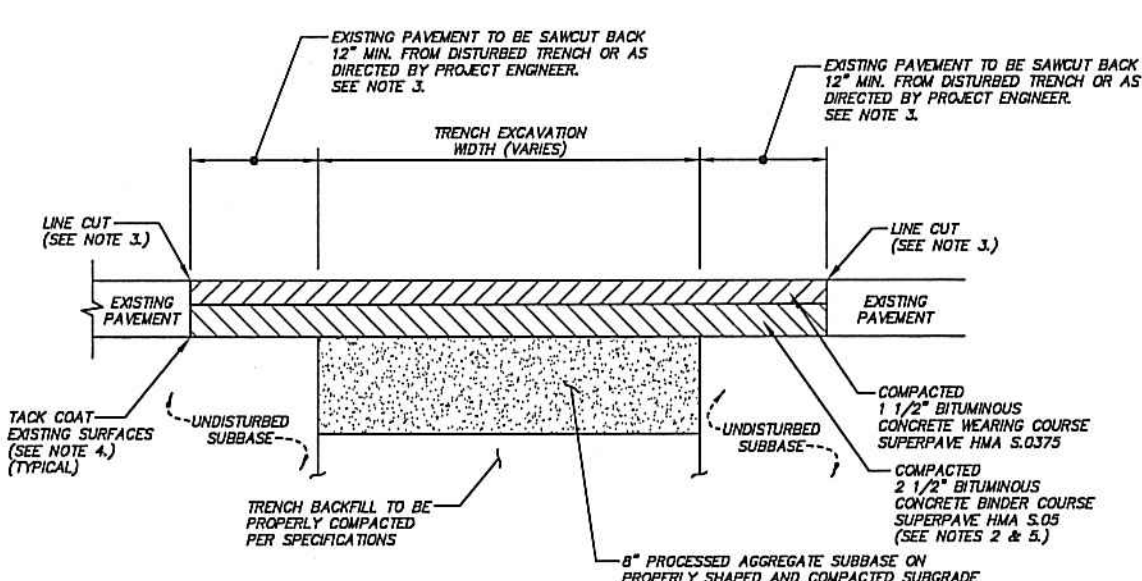
N.T.S.



DOMES SPACING



DOMES SECTION



DETAIL FOR TRENCH REPAIR

N.T.S.

NOTES:

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT
"HOPE STREET TOWNHOUSES"

PREPARED FOR
RRIT, LLC

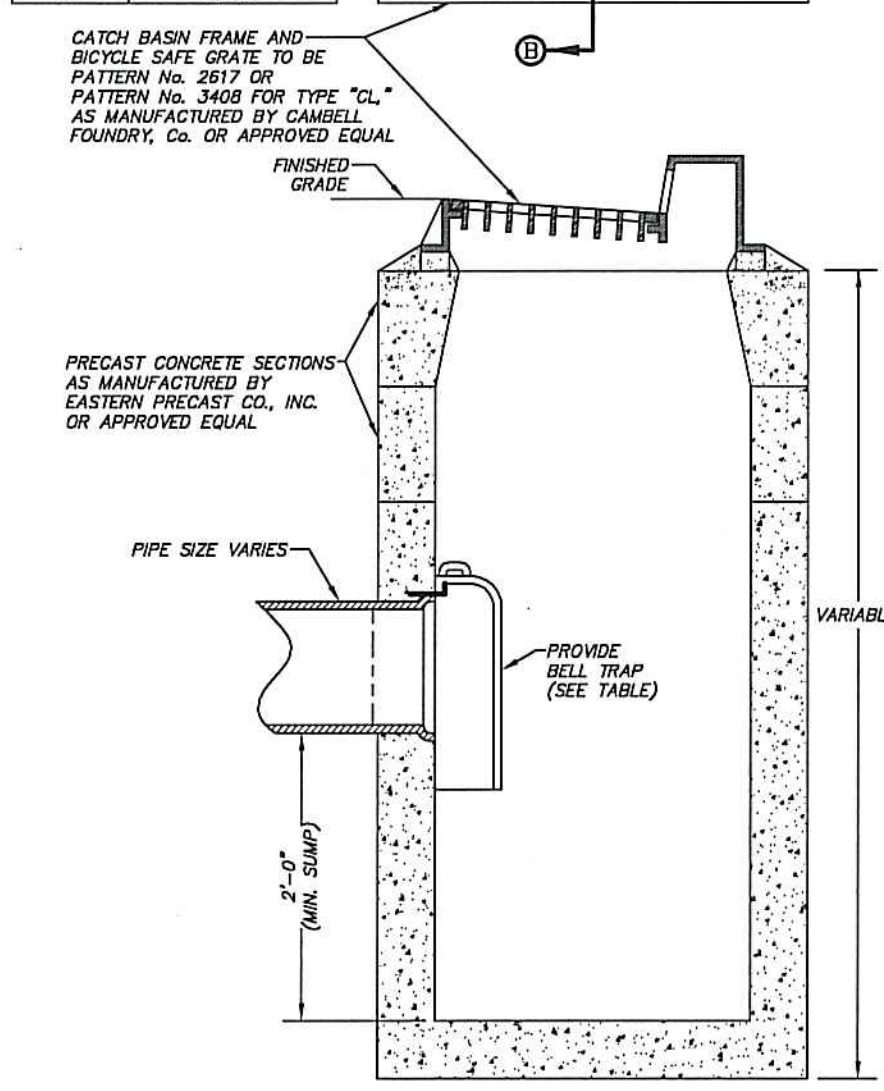
LOCATION
91 HOPE STREET STAMFORD, CONNECTICUT

7 of 8
NOTES AND DETAILS

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION
1	12-12-23	DEREK E. DAUNIA, CT PE No. 22851
2	12-12-23	ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

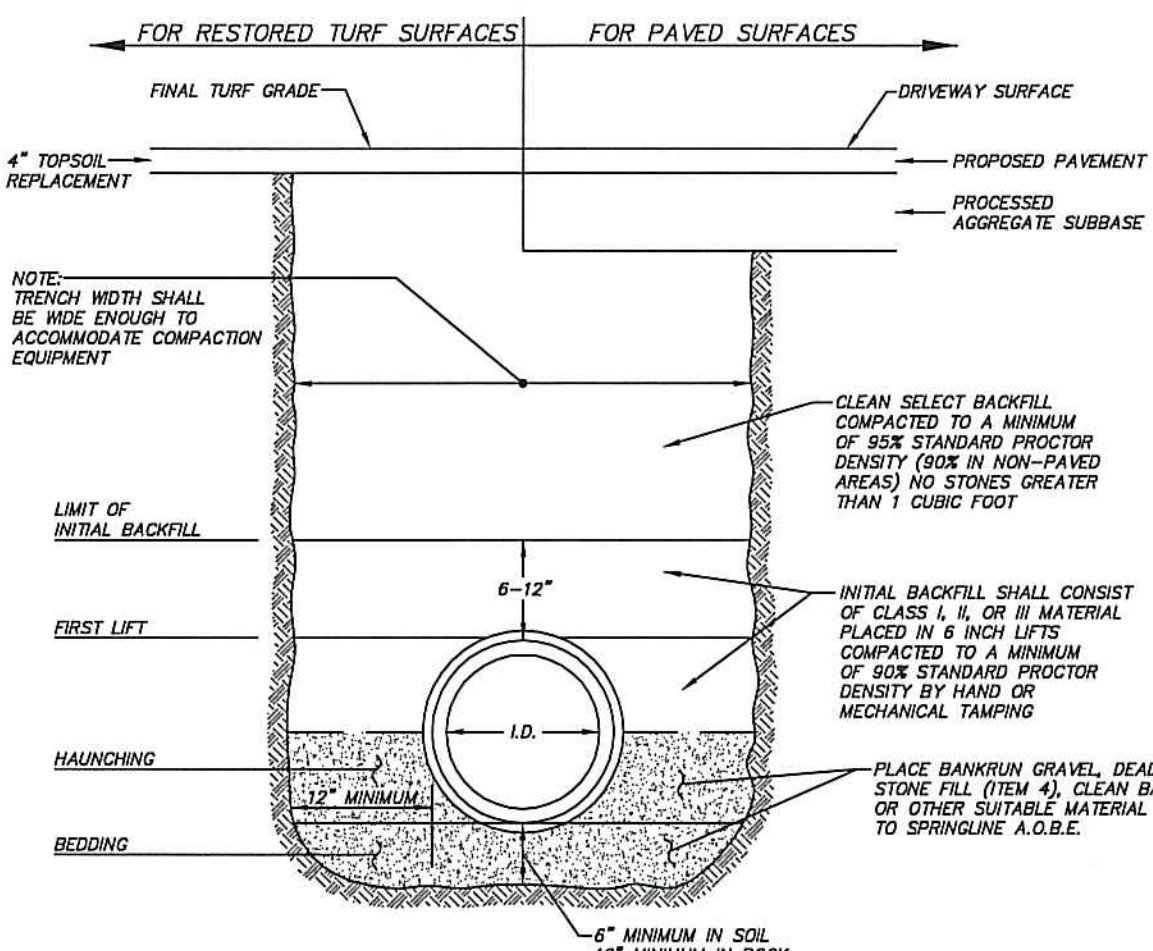
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2553
8"	2553
10"	2553
12"	2553
14"	2554
18"	2555



SECTION "B-B"

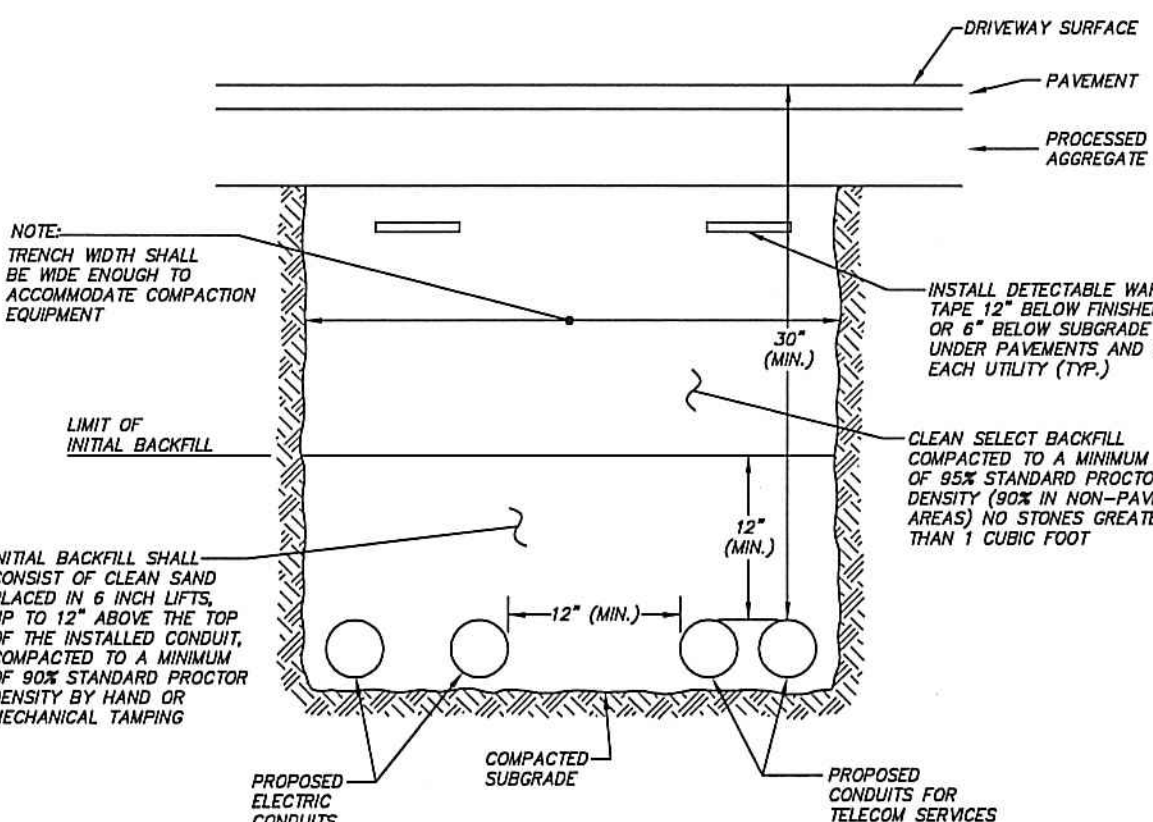
SINGLE CATCH BASIN DETAIL (TYPE "C")

NOTES:
CATCH BASIN SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION, NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



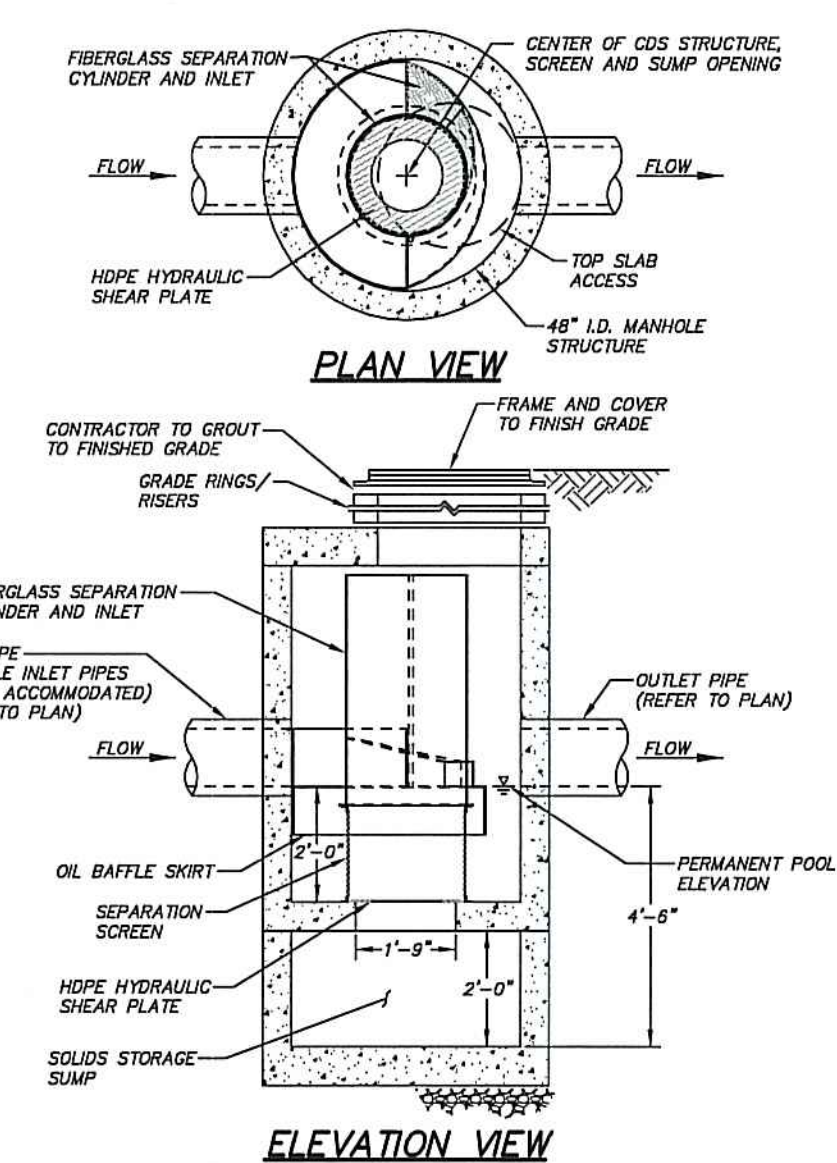
DETAIL FOR PVC SANITARY SEWER AND PVC/CPP STORM DRAIN INSTALLATION

NOTES:
1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS) FOR TRENCHING SPECIFICATIONS.



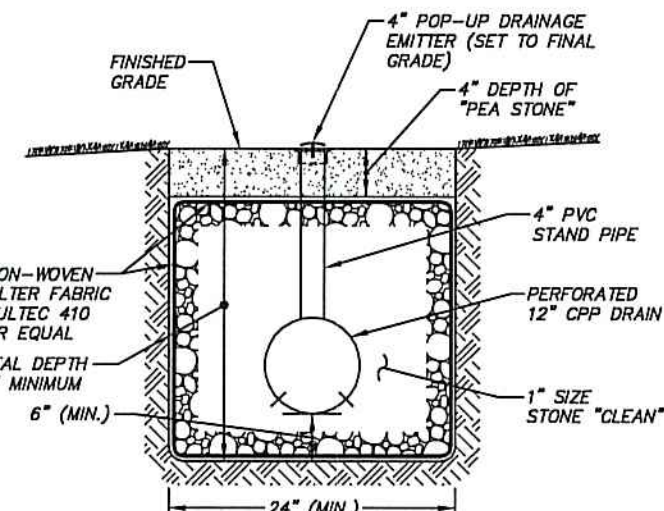
DETAIL FOR UNDERGROUND UTILITY TRENCH

NOTES:
1. COORDINATE INSTALLATION WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND EACH RESPECTIVE UTILITY COMPANY.

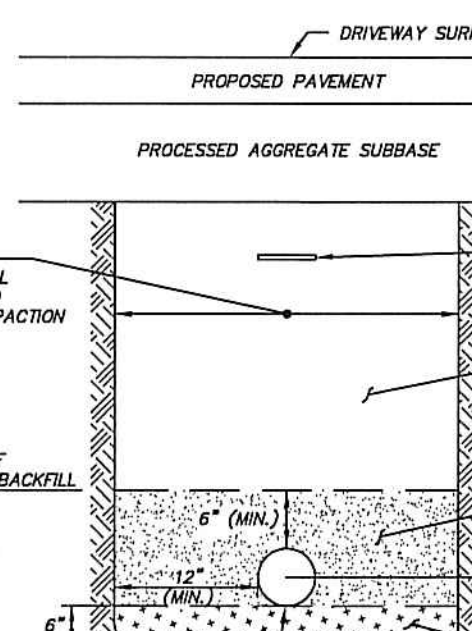


STORMWATER TREATMENT SYSTEM TYPICAL CONTECH CDS2015-4 DETAIL

NOTES:
1. FINAL MODEL SIZE AND DIMENSIONS OF STORMWATER TREATMENT SYSTEM SHALL BE DETERMINED BY THE SYSTEM MANUFACTURER AND APPROVED BY THE SUPERVISING ENGINEER. ALTERNATE STORMWATER TREATMENT SYSTEM STRUCTURES AND DESIGNS SHALL BE APPROVED BY THE SUPERVISING ENGINEER. THE SYSTEM MUST BE SIZED TO ADEQUATELY TREAT A MINIMUM OF THE ONE-INCH WATER QUALITY FLOW RATE AND INTERNALLY BYPASS A MINIMUM OF THE 25-YEAR DESIGN FLOW RATE FROM ITS CONTRIBUTING WATERSHED AREA.
2. STORMWATER TREATMENT SYSTEM CDS2015-4 IS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC, 1-800-338-2042.
3. DESIGN OF INTERNAL PVC PIPING AND BOWLS WILL BE PROVIDED BY CONTECH ENGINEERED SOLUTIONS LLC.
4. LOCATION AND SIZE OF MANHOLE OPENINGS MAY BE ADJUSTED BY LICENSED MANUFACTURER.
5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M306) LOAD RATING.



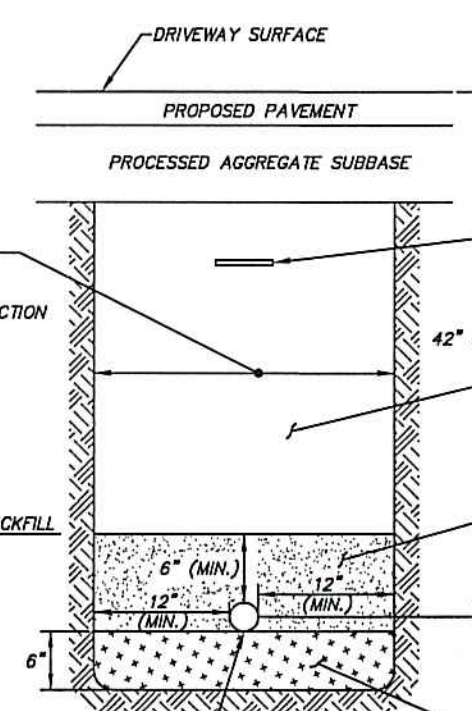
12-INCH STORM WATER LEVEL SPREADER #1 DETAIL



15-INCH STORM WATER LEVEL SPREADER #2 DETAIL

DETAIL FOR WATER SERVICE INSTALLATION

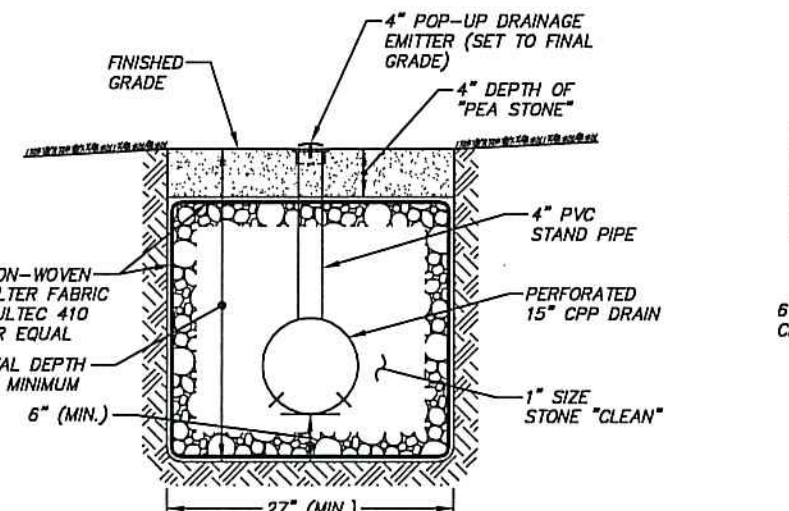
NOTES:
1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE AQUARIAN WATER COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE AQUARIAN WATER COMPANY.



LOW PRESSURE SANITARY SEWER/STORM DRAIN FORCE MAIN INSTALLATION DETAIL

BYPASS STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL

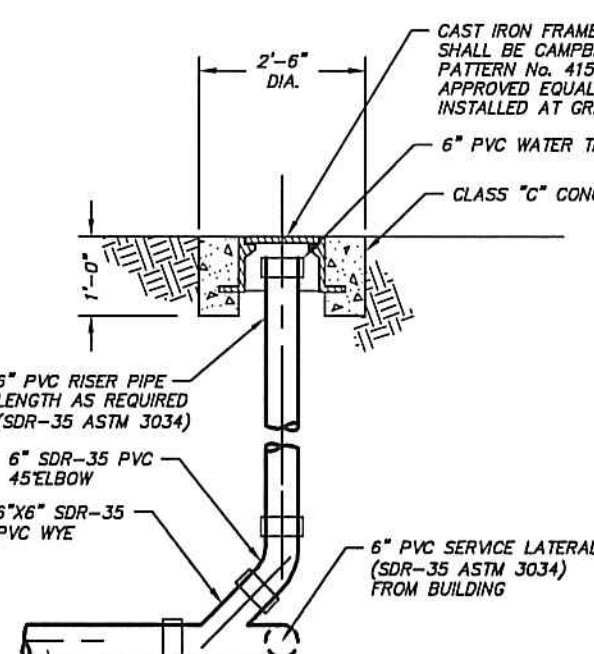
NOTES:
MANHOLE SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



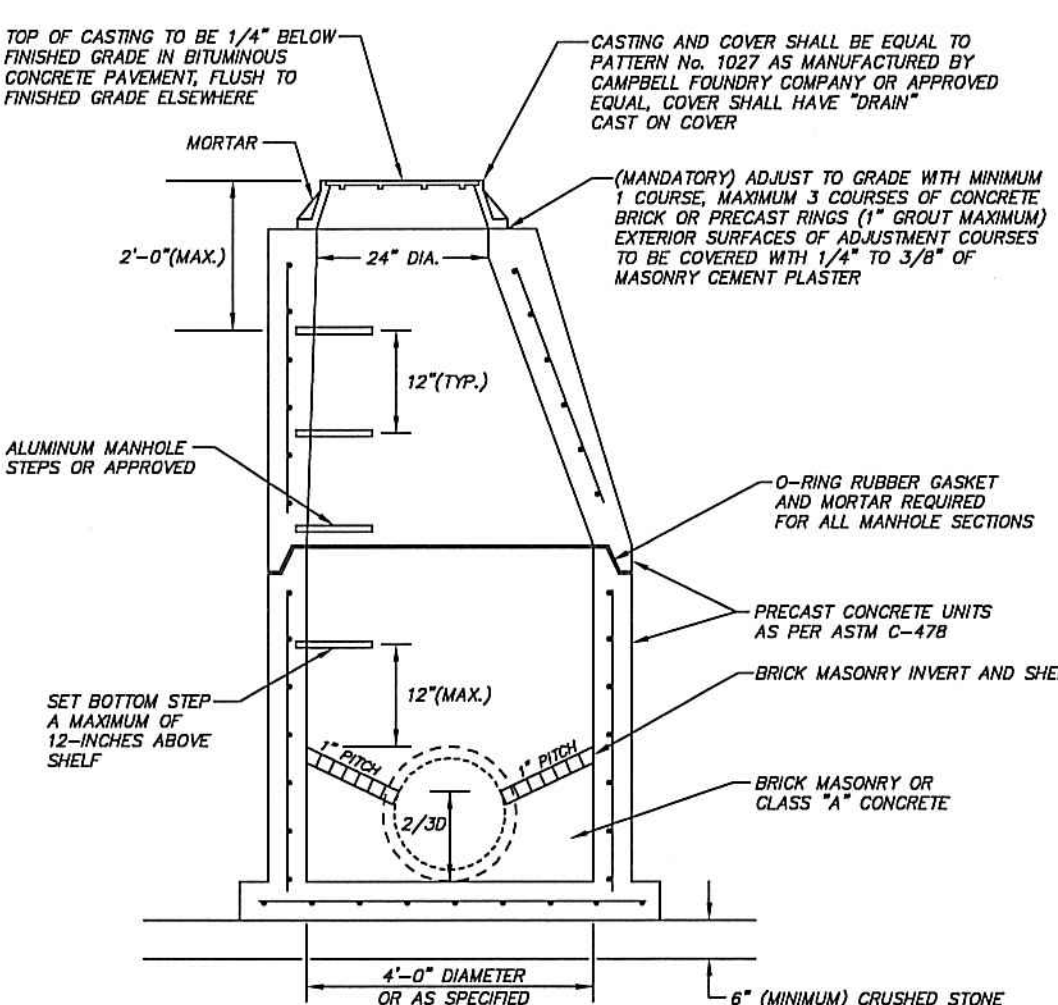
15-INCH STORM WATER LEVEL SPREADER #2 DETAIL

DETAIL FOR GAS SERVICE INSTALLATION

NOTES:
1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE GAS COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE GAS COMPANY.

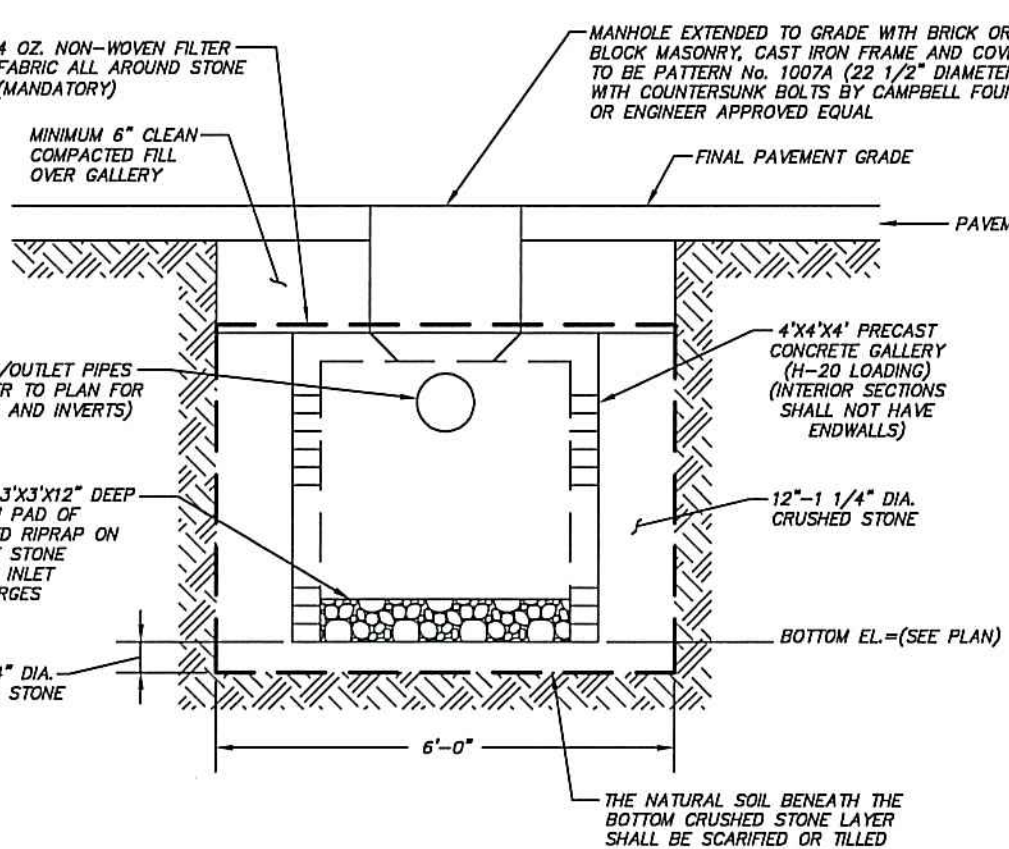


CLEANOUT IN PAVEMENT



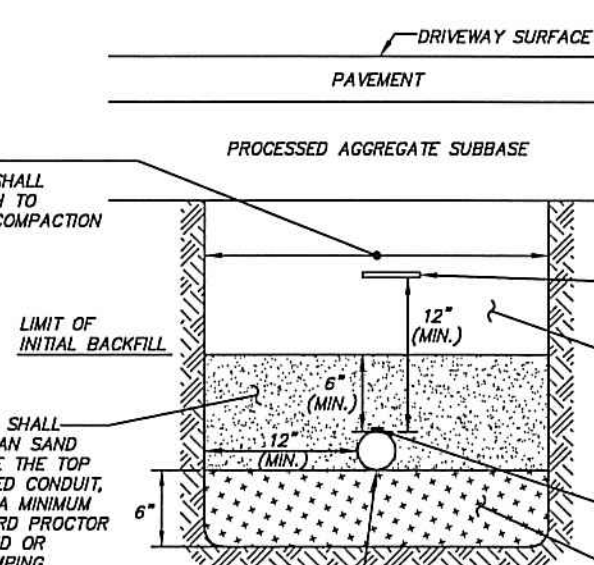
TYPICAL STORM DRAIN MANHOLE DETAIL

NOTE: REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



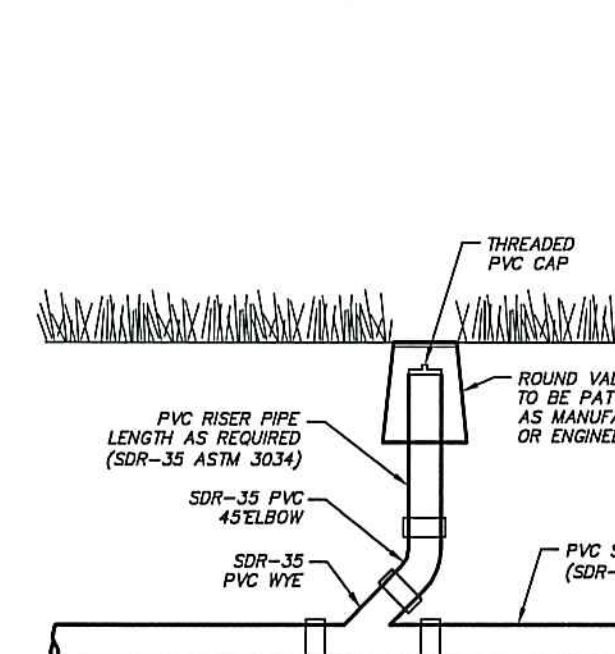
(RETENTION SYSTEMS 1, 3, & 4) 4'X4'X4' PRECAST CONCRETE GALLERY DRYWELL DETAIL

NOTE: DURING CONSTRUCTION MUDDY AND TURBID WATER SHALL BE PREVENTED FROM ENTERING THE DRYWELLS.

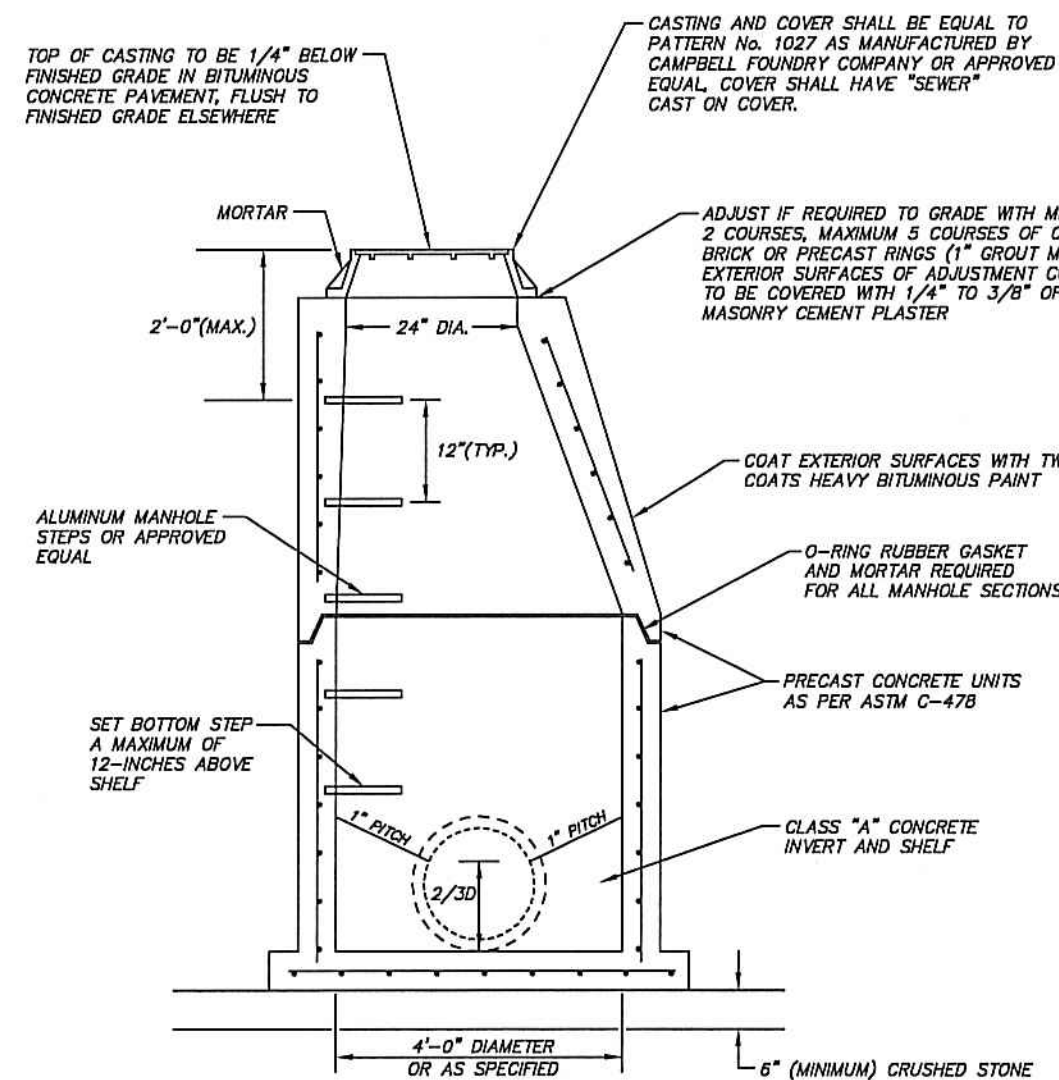


DETAIL FOR GAS SERVICE INSTALLATION

NOTES:
1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE GAS COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE GAS COMPANY.

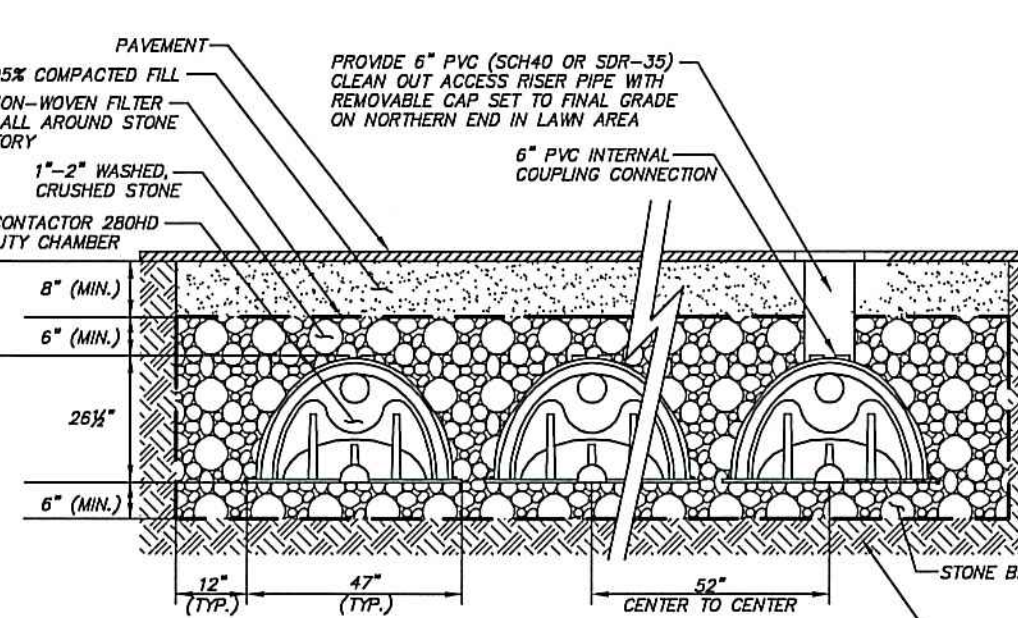


SEWER LATERAL CLEANOUT TO GRADE DETAIL



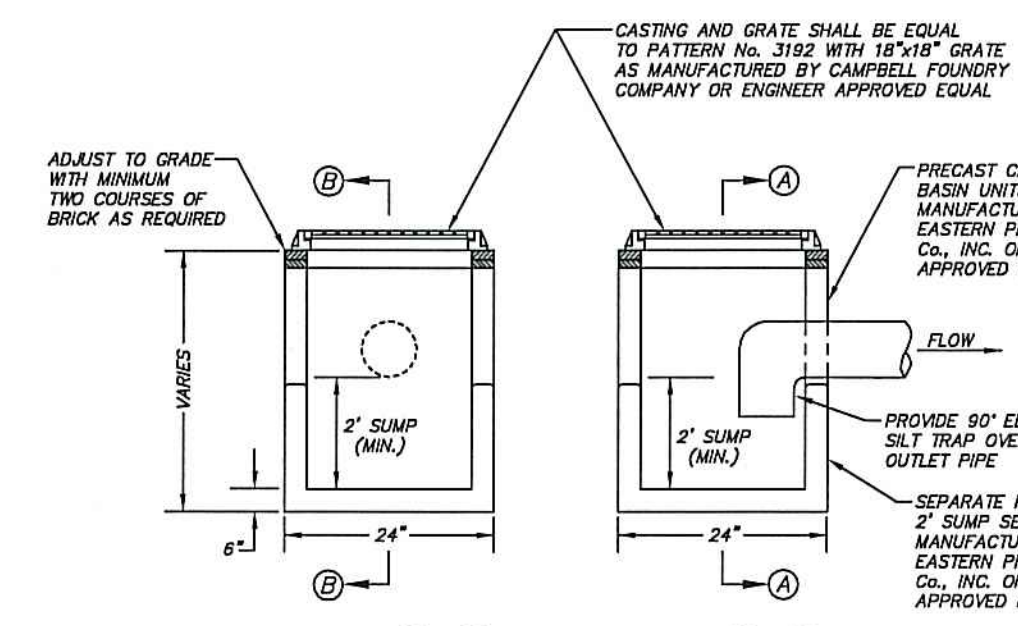
SANITARY SEWER MANHOLE DETAIL

NOTE: REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



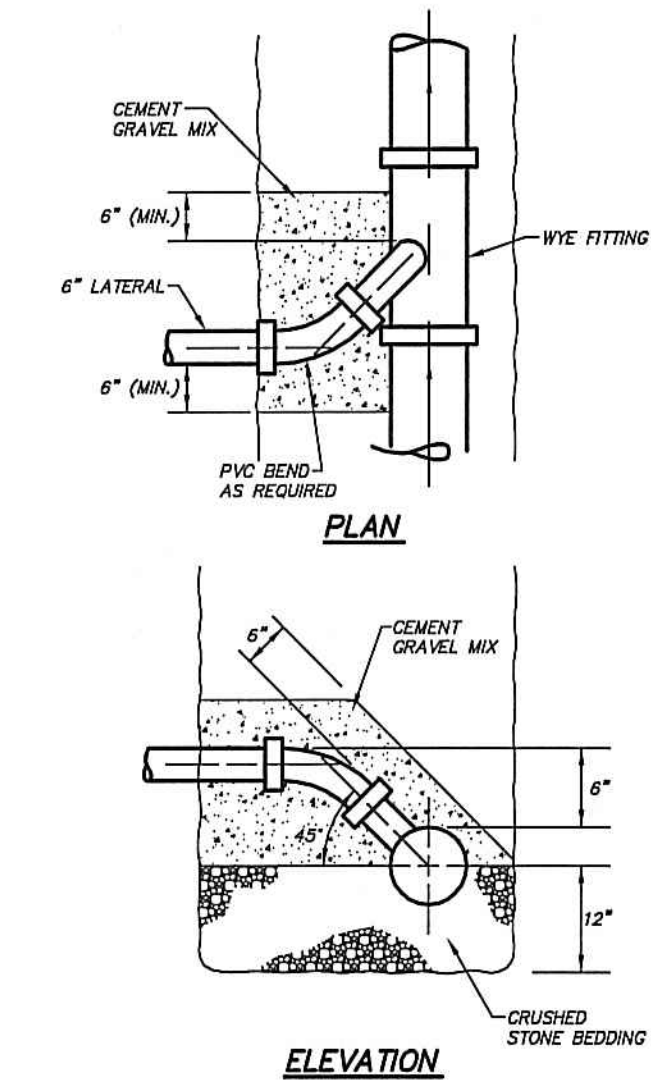
(RETENTION SYSTEM 2) TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM RECHARGER 280HD PAVED (H-20) LOADING

NOTES:
1. STORMWATER CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. (800) 428-5832 OR ENGINEER APPROVED EQUAL.
2. ALL CHAMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
3. THE SOILS BENEATH THE INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.

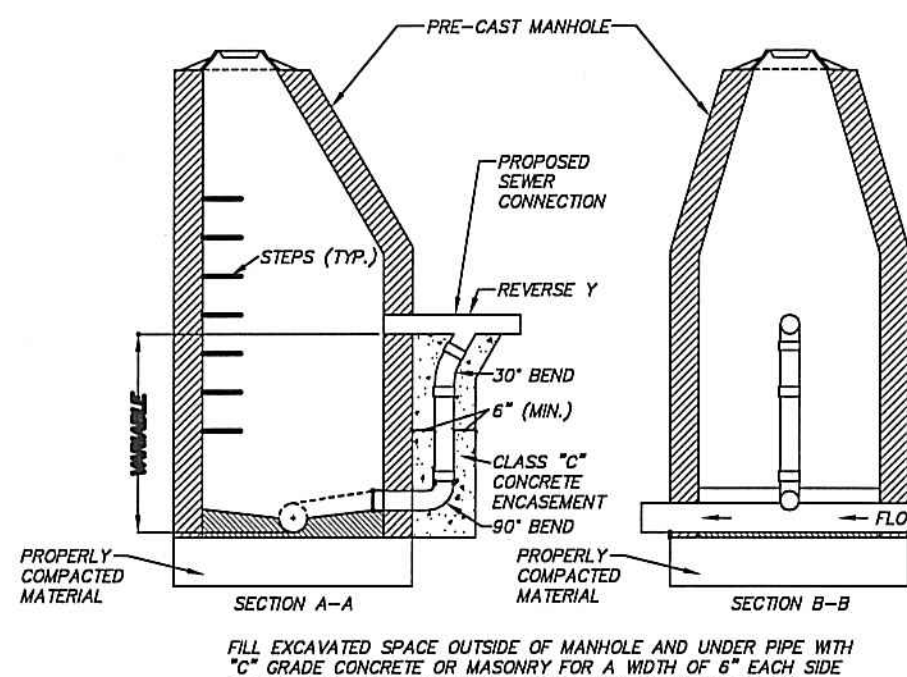


18"X18" YD/CB DETAIL TYPE "CL"

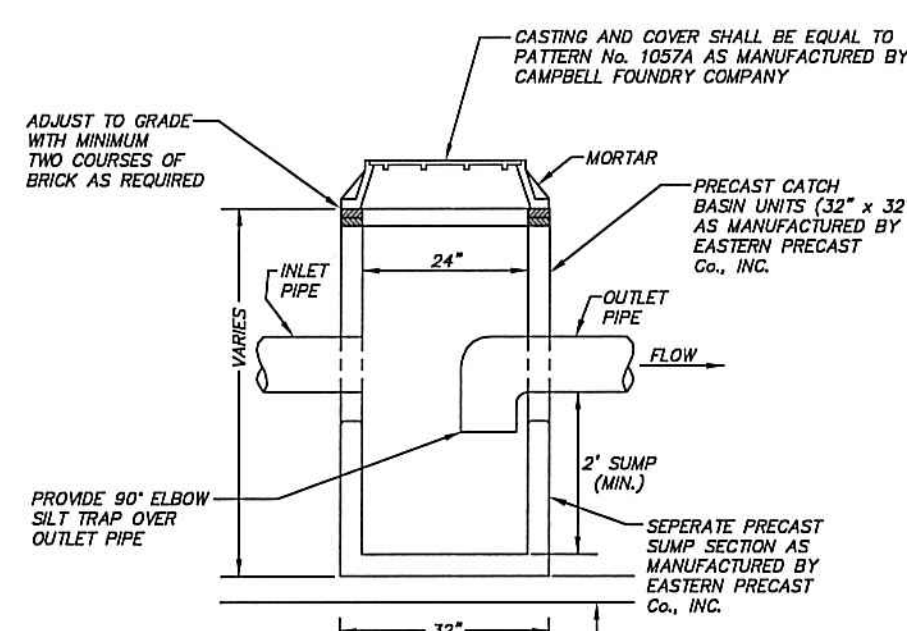
NOTES:
CATCH BASIN SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION, NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



PVC PIPE LATERAL CONNECTION



DEEP DROP SANITARY SEWER MANHOLE CONNECTION



JUNCTION BOX DETAIL

NOTES:
JUNCTION BOX SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
CONTRACTOR SHALL PURCHASE AND INSTALL A SEPARATE SUMP SECTION, NO OUTLET OR INLET PIPES SHALL PENETRATE THE BOTTOM SUMP SECTION.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.

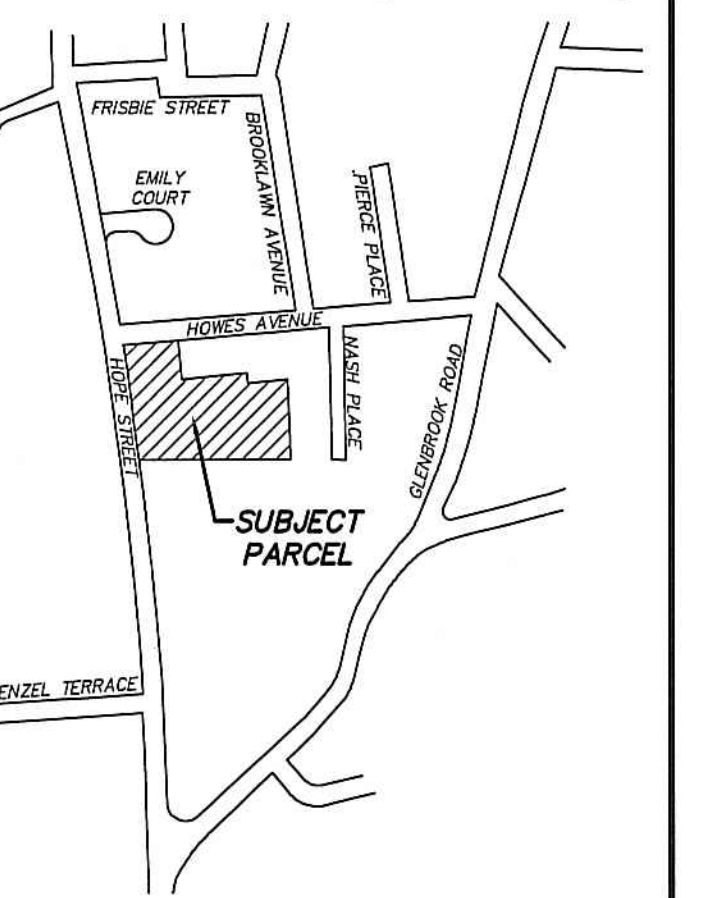
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• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	0	12-12-23	ZONING SUBMISSION	RRIT, LLC
PREPARED FOR	0	12-12-23	DATE	91 HOPE STREET STAMFORD, CONNECTICUT
LOCATION	0	12-12-23	DATE	DETAILS
8 OF 8	0	12-12-23	DATE	

REV.	DATE	DESCRIPTION
DEREK E. DAUNAS, GT PE No. 22861	12-12-23	ENGINEER
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.		

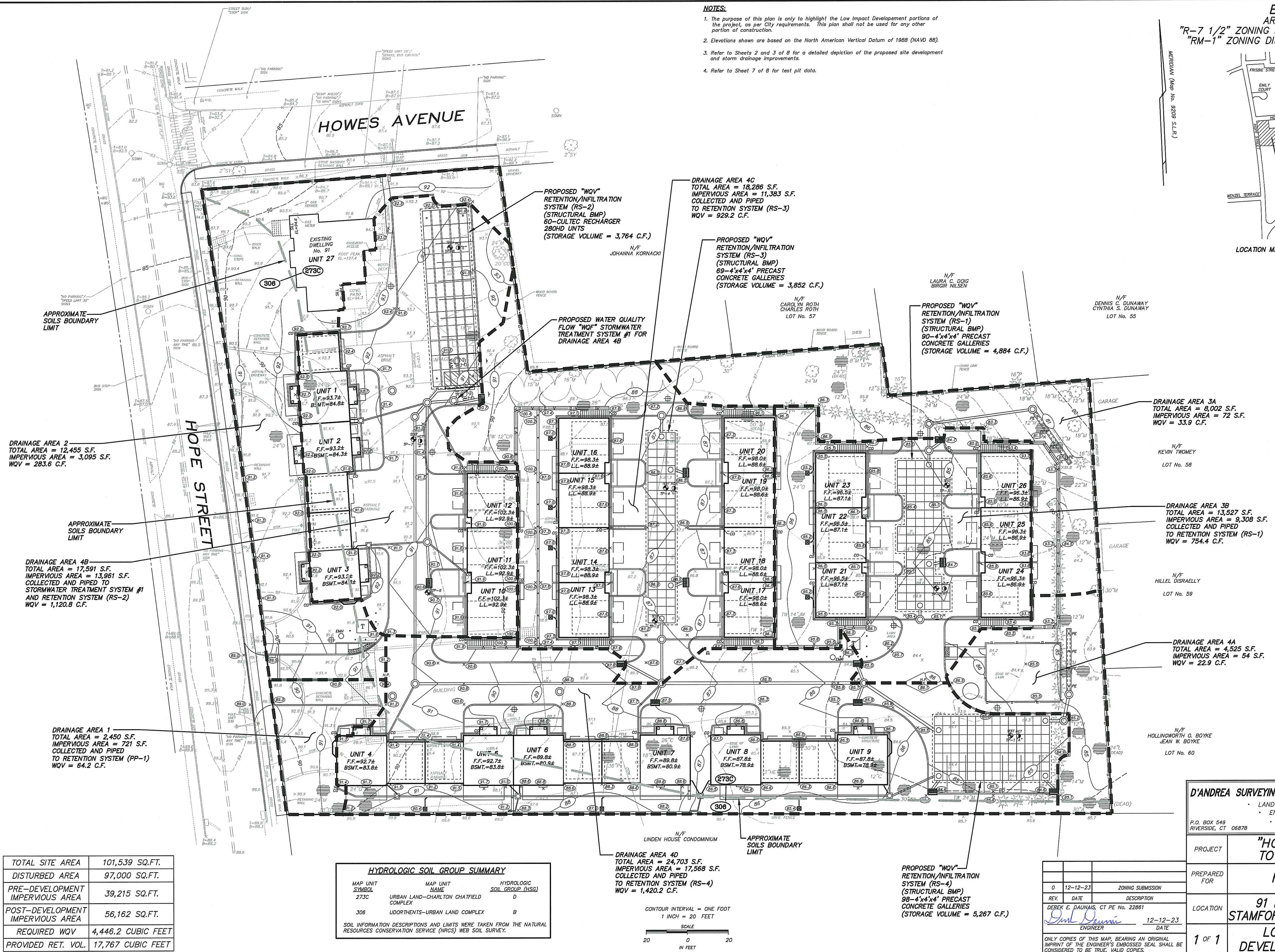
BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'±

NOTES:

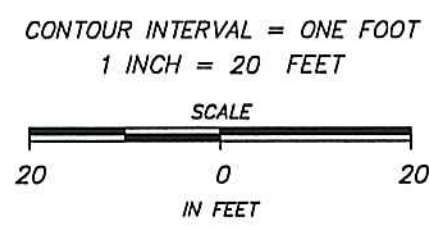
1. The purpose of this plan is only to highlight the Low Impact Development portions of the project, as per City requirements. This plan shall not be used for any other portion of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).
3. Refer to Sheets 2 and 3 of B for a detailed depiction of the proposed site development and storm drainage improvements.
4. Refer to Sheet 7 of B for test pit data.



TOTAL SITE AREA	101,539 SQ.FT.
DISTURBED AREA	97,000 SQ.FT.
PRE-DEVELOPMENT IMPERVIOUS AREA	39,215 SQ.FT.
POST-DEVELOPMENT IMPERVIOUS AREA	56,162 SQ.FT.
REQUIRED WQV	4,446.2 CUBIC FEET
PROVIDED RET. VOL.	17,767 CUBIC FEET

HYDROLOGIC SOIL GROUP SUMMARY		
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP (HSG)
273C	URBAN LAND-CHARLTON CHATFIELD COMPLEX	D
306	UDORTMENTS-URBAN LAND COMPLEX	B

SOIL INFORMATION DESCRIPTIONS AND LIMITS WERE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.



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TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	LOW IMPACT DEVELOPMENT PLAN

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION
1	12-12-23	DEREK E. DAUNAS, CT PE No. 22861 ENGINEER

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PROPOSED "WQV"
RETENTION/INFILTRATION
SYSTEM (RS-4)
(STRUCTURAL BMP)
98-4'x4'x4' PRECAST
CONCRETE GALLERIES
(STORAGE VOLUME = 5,267 C.F.)

DRAINAGE AREA 4D
TOTAL AREA = 24,703 S.F.
IMPERVIOUS AREA = 17,568 S.F.
COLLECTED AND PIPED
TO RETENTION SYSTEM (RS-4)
WQV = 1,420.2 C.F.

DRAINAGE AREA 3A
TOTAL AREA = 8,002 S.F.
IMPERVIOUS AREA = 72 S.F.
WQV = 33.9 C.F.

DRAINAGE AREA 3B
TOTAL AREA = 13,527 S.F.
IMPERVIOUS AREA = 9,308 S.F.
COLLECTED AND PIPED
TO RETENTION SYSTEM (RS-1)
WQV = 754.4 C.F.

DRAINAGE AREA 4A
TOTAL AREA = 4,525 S.F.
IMPERVIOUS AREA = 54 S.F.
WQV = 22.9 C.F.

DRAINAGE AREA 2
TOTAL AREA = 12,455 S.F.
IMPERVIOUS AREA = 3,095 S.F.
WQV = 283.6 C.F.

DRAINAGE AREA 4B
TOTAL AREA = 17,591 S.F.
IMPERVIOUS AREA = 13,961 S.F.
COLLECTED AND PIPED TO
STORMWATER TREATMENT SYSTEM #1
AND RETENTION SYSTEM (RS-2)
WQV = 1,120.8 C.F.

DRAINAGE AREA 1
TOTAL AREA = 2,450 S.F.
IMPERVIOUS AREA = 721 S.F.
COLLECTED AND PIPED
TO RETENTION SYSTEM (PP-1)
WQV = 64.2 C.F.

PROPOSED "WQV"
RETENTION/INFILTRATION
SYSTEM (RS-2)
(STRUCTURAL BMP)
60-CULTEC RECHARGER
280HD UNITS
(STORAGE VOLUME = 3,764 C.F.)

PROPOSED "WQV"
RETENTION/INFILTRATION
SYSTEM (RS-3)
(STRUCTURAL BMP)
69-4'x4'x4' PRECAST
CONCRETE GALLERIES
(STORAGE VOLUME = 3,852 C.F.)

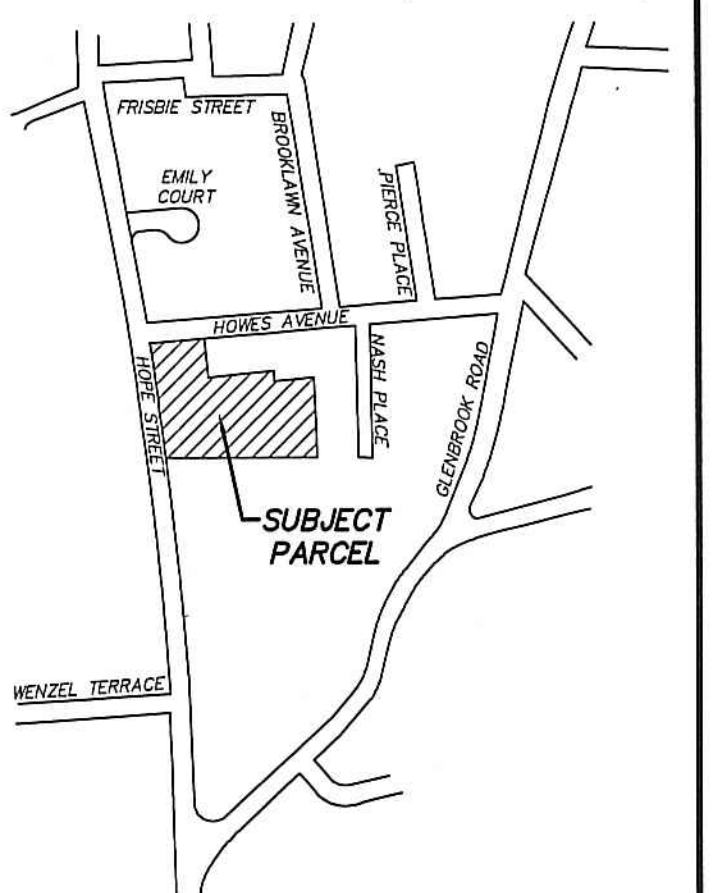
PROPOSED "WQV"
RETENTION/INFILTRATION
SYSTEM (RS-1)
(STRUCTURAL BMP)
90-4'x4'x4' PRECAST
CONCRETE GALLERIES
(STORAGE VOLUME = 4,884 C.F.)

PROPOSED WATER QUALITY
FLOW "WQF" STORMWATER
TREATMENT SYSTEM #1 FOR
DRAINAGE AREA 4B

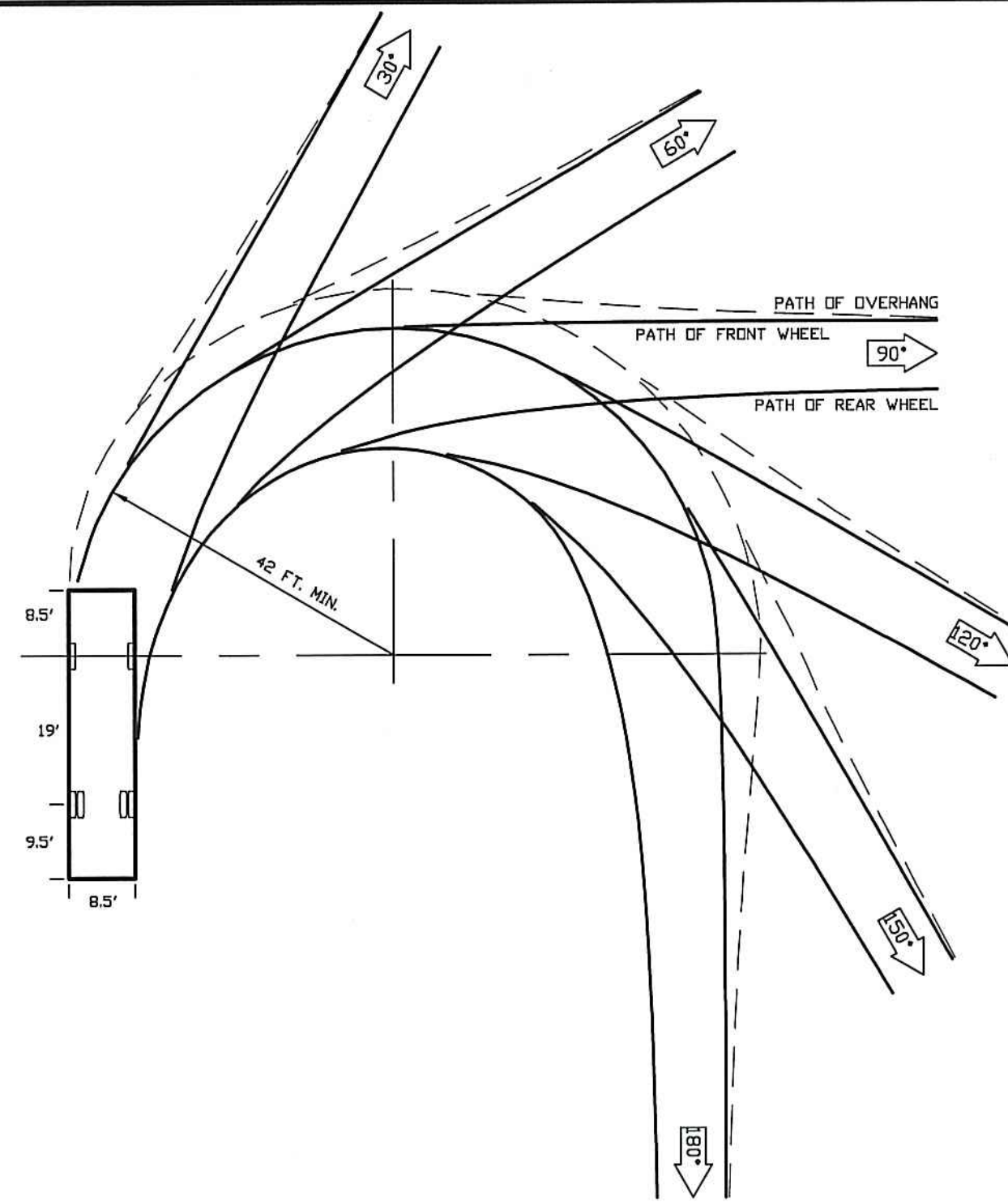
NOTES:

1. The purpose of this plan is only to depict the feasibility that a fire truck can access the property.
This plan shall not be used for construction purposes.

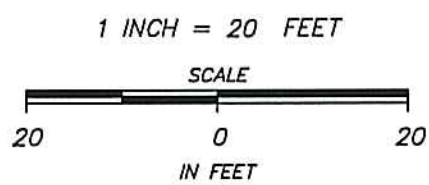
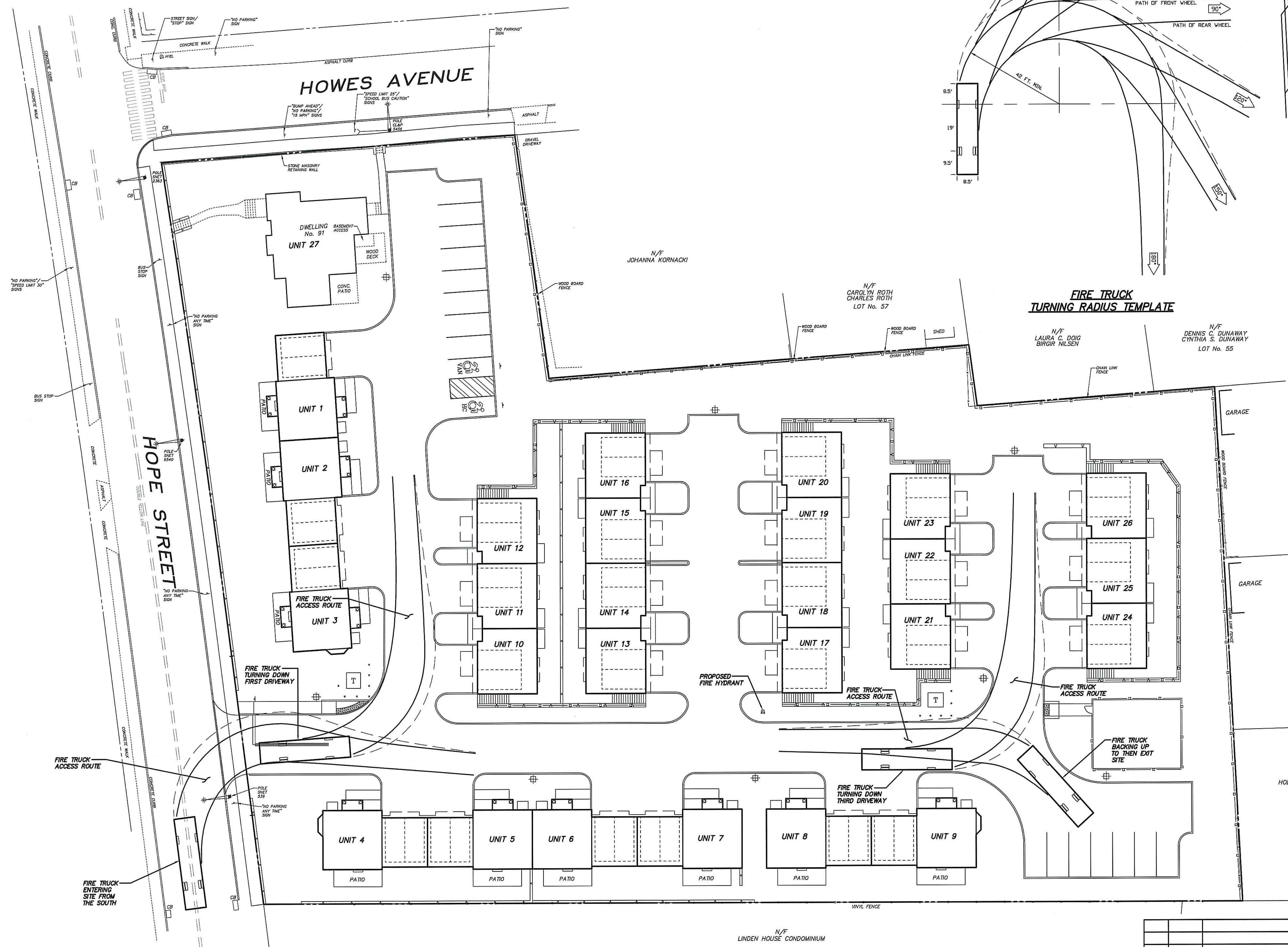
BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'±



FIRE TRUCK
TURNING RADIUS TEMPLATE



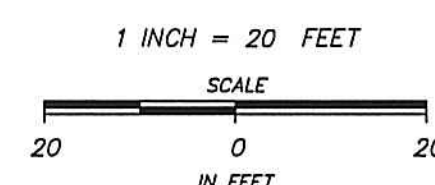
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• ENGINEERS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	FIRE TRUCK TURNING RADIUS PLAN

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION
DEREK E. DAUNAS	CT PE No. 22861	
Derek E. Daunas	12-12-23	ENGINEER DATE

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1. The purpose of this plan is only to demonstrate the sight distance lines from the new driveway entrance proposed along Hope Street. This plan shall not be used for any other aspect of construction.



0	12-12-23	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
DEREK E. DAUNAI, CT PE No. 22861		
<i>Derek Daunai</i>		12-12-23
ENGINEER		DATE

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PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	SIGHT DISTANCE PLAN



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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

PROPOSED RESIDENTIAL DEVELOPMENT 91 HOPE STREET, STAMFORD, CT FOR RRIT, LLC

DRAWING LIST

- A.00 TITLE SHEET
- A.01 ZONING DATA
- A.02 SITE PLAN
- A.03 BUILDING PLANS
- A.04 BUILDING PLANS
- A.05 BUILDING ELEVATIONS
- A.06 BUILDING ELEVATIONS
- A.07 BUILDING PLANS
- A.08 BUILDING PLANS
- A.09 BUILDING ELEVATIONS
- A.10 BUILDING ELEVATIONS
- A.11 BUILDING PLANS
- A.12 BUILDING PLANS
- A.13 BUILDING ELEVATIONS
- A.14 BUILDING ELEVATIONS

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.	2142	A.00
DRAWN BY:	SS	
ISSUED:	05.01.23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
TITLE SHEET

DEVELOPER	LAND USE ATTORNEY	SITE ENGINEER	LANDSCAPE ARCHITECT
RRIT, LLC 10 SASCO HILL ROAD FAIRFIELD, CT 06824 203.255.9928	JOSEPH J. CAPALBO, II 1100 SUMMER STREET STAMFORD, CT 06905 203.348.5600	ROCCO V. D'ANDREA, INC. 6 NEIL LANE LANE RIVERSIDE, CT 06878 203.637.1779	ENVIRONMENTAL LAND SOLUTIONS, LLC 8 KNIGHT STREET NORWALK, CT 06851 203.855.7879



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2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:	
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PROJECT NO.	2142	A.02
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
SITE PLAN

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1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:	
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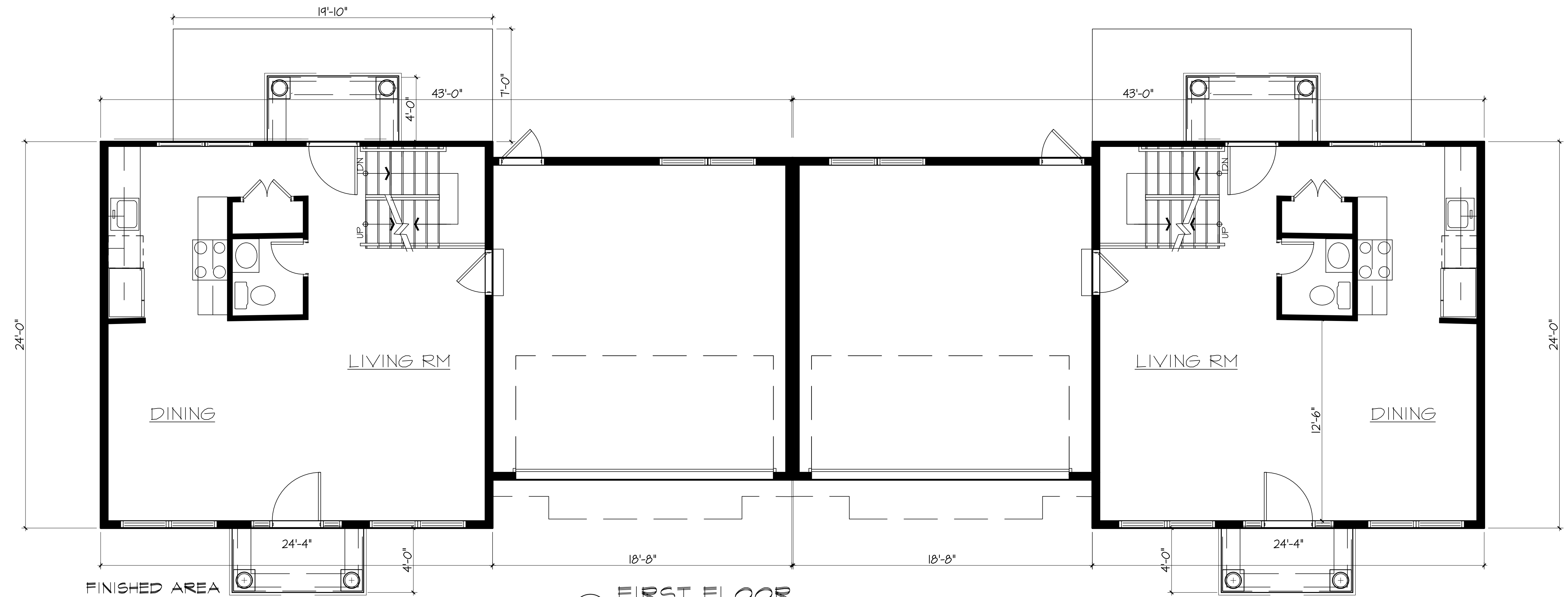
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PROJECT NO.	2142	A.03
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

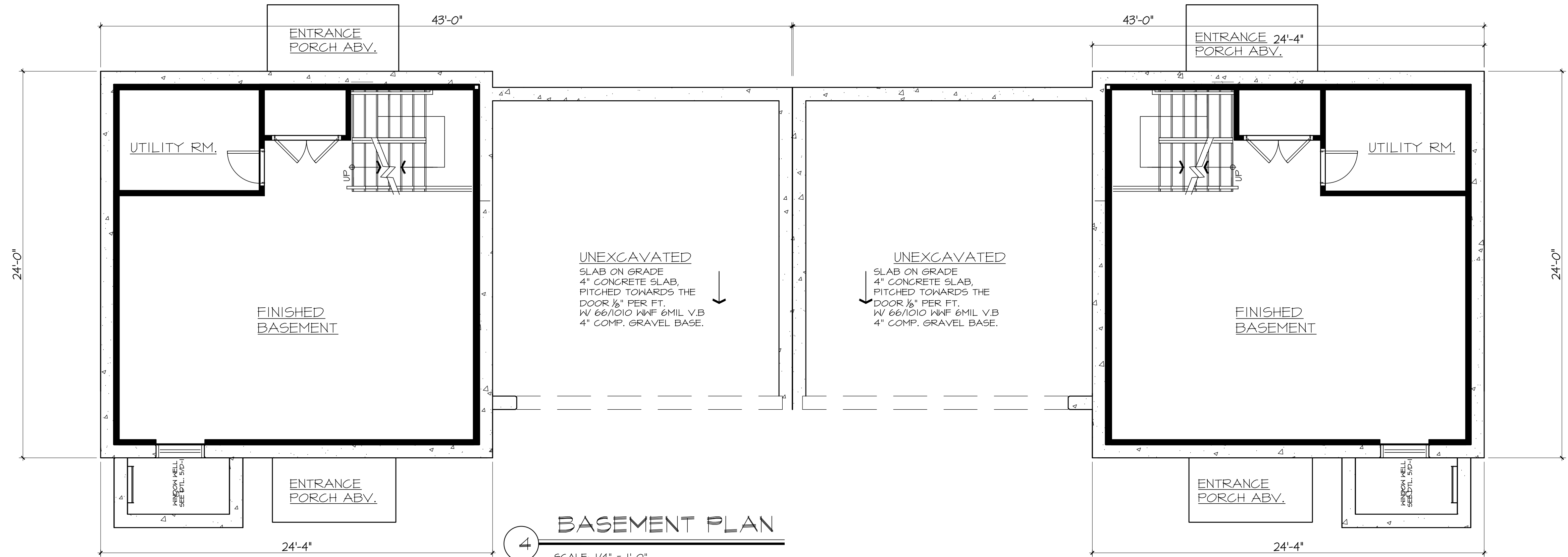
DRAWING TITLE:
BUILDING PLANS



FINISHED AREA

BASEMENT	447 SF
FIRST FLOOR	584 SF
SECOND FLOOR	992 SF
ATTIC FLOOR	446 SF
TOTAL	2,469 SF

1 FIRST FLOOR
1/4" = 1'-0"



4 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:	
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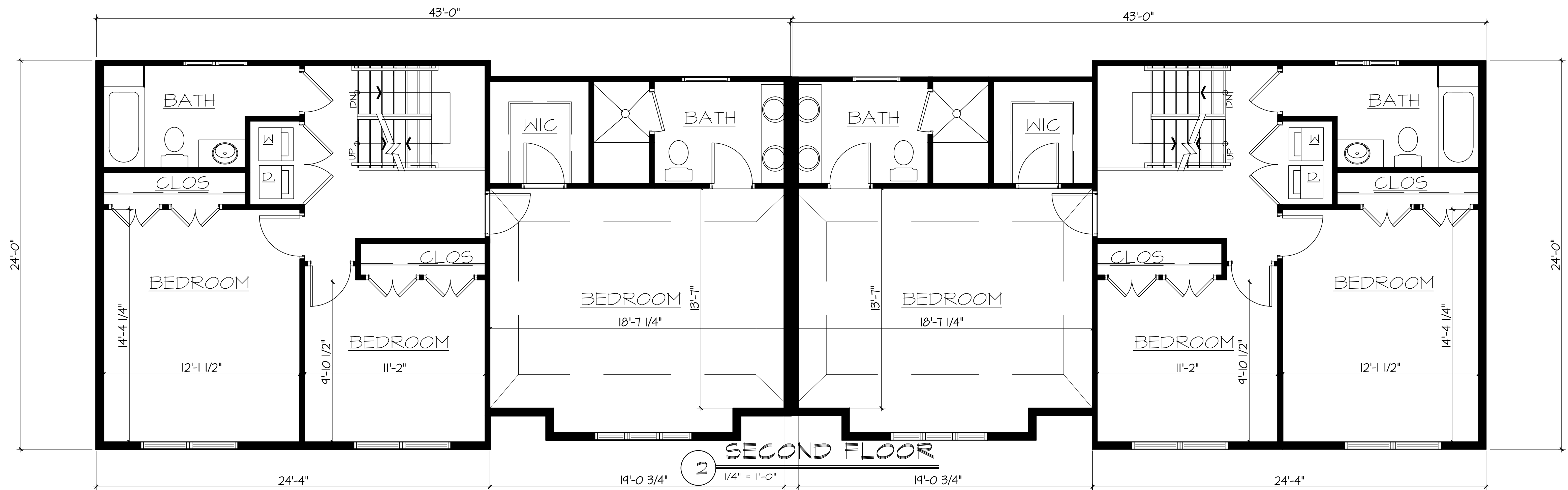
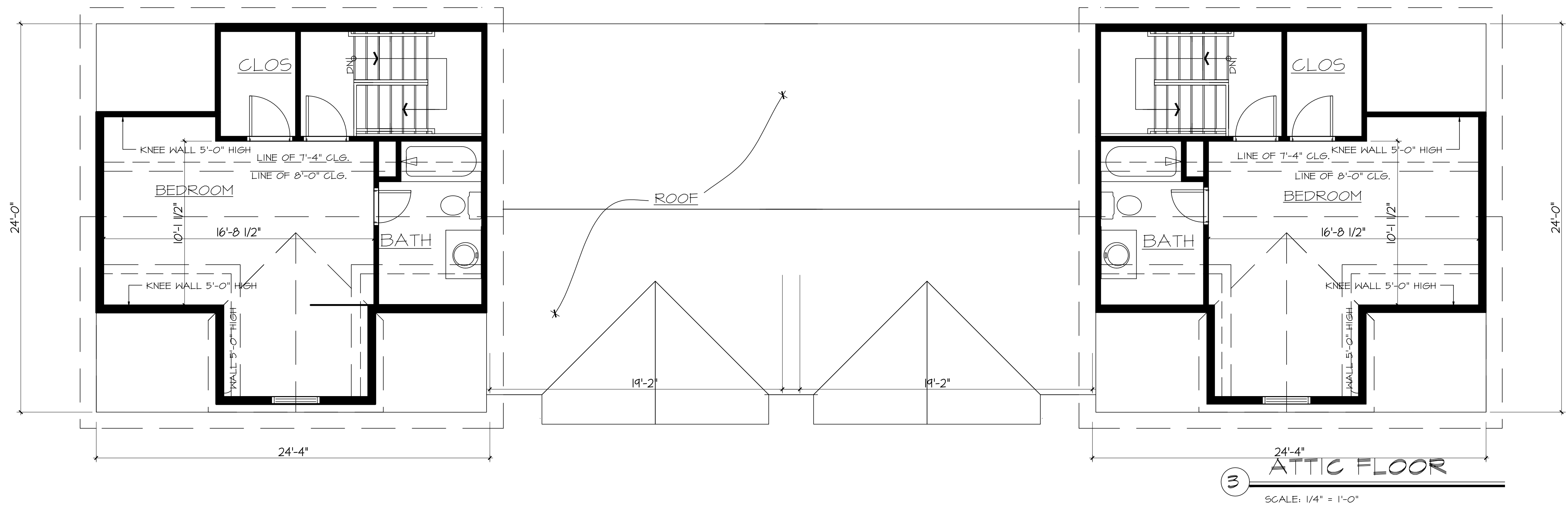
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PROJECT NO.	2142	A.04
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING PLANS





FRONT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:

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PROJECT NO.	2142	A.05 DWG. NO.
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		

DRAWING TITLE:
BUILDING ELEVATIONS



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2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

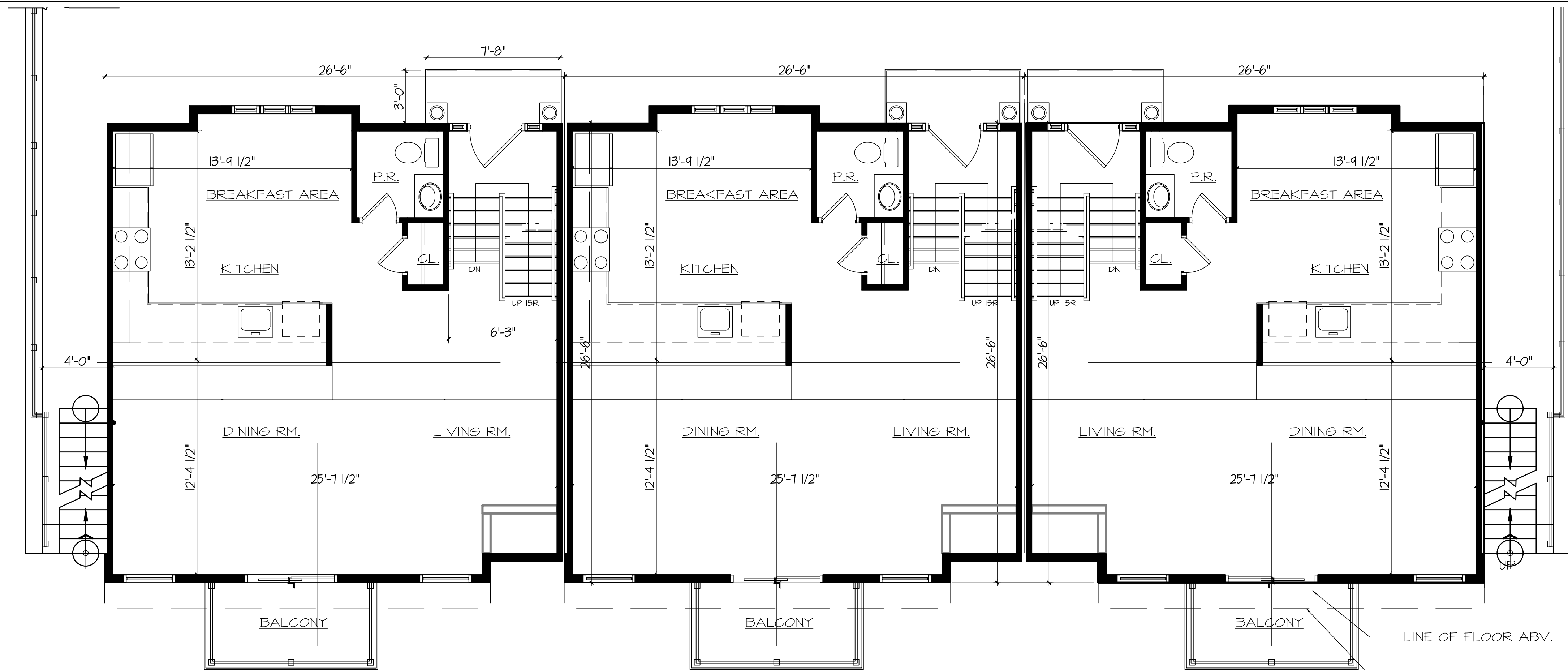
Consultant:

SEAL:	
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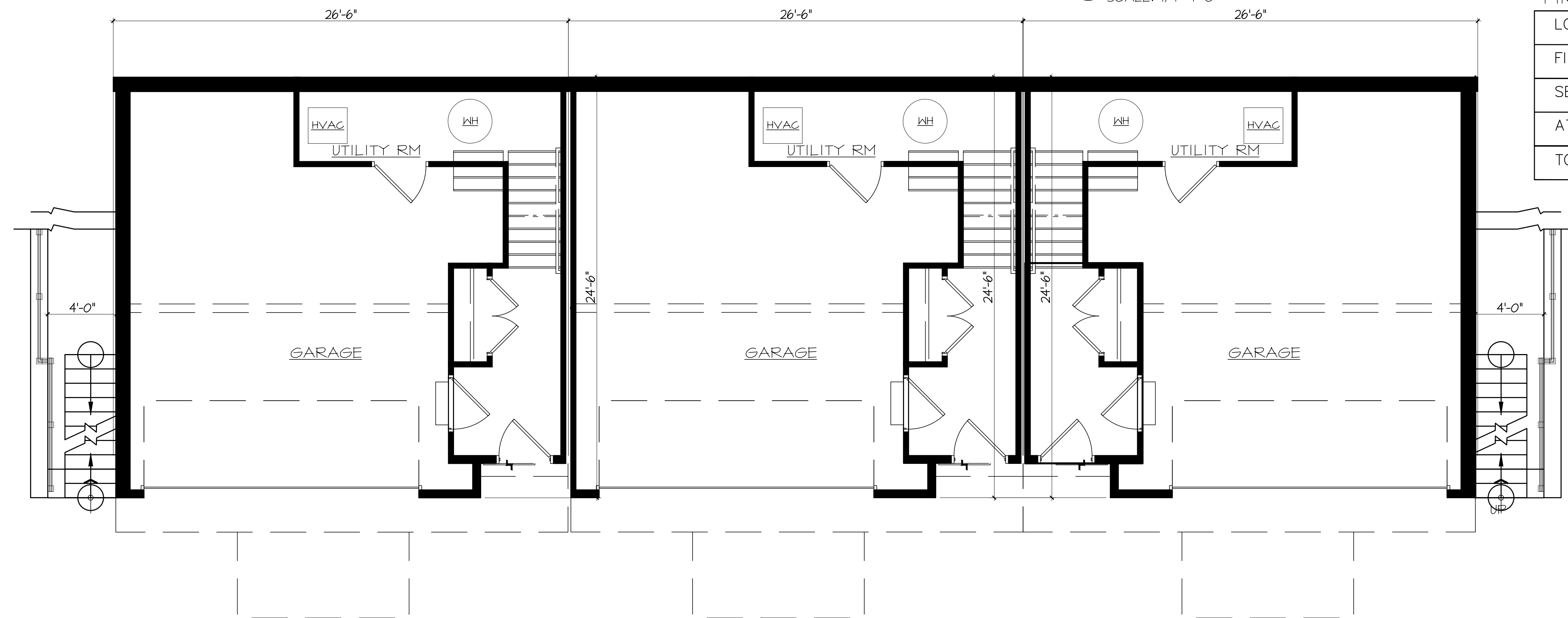
PROJECT NO.	2142	A.06
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING ELEVATIONS



1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



1 LOWER LEVEL PLAN

SCALE: 1/4"=1'-0"

FINISHED AREA

LOWER LEVEL	80 SF
FIRST FLOOR	703 SF
SECOND FLOOR	695 SF
ATTIC FLOOR	527 SF
TOTAL	2,005 SF

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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:

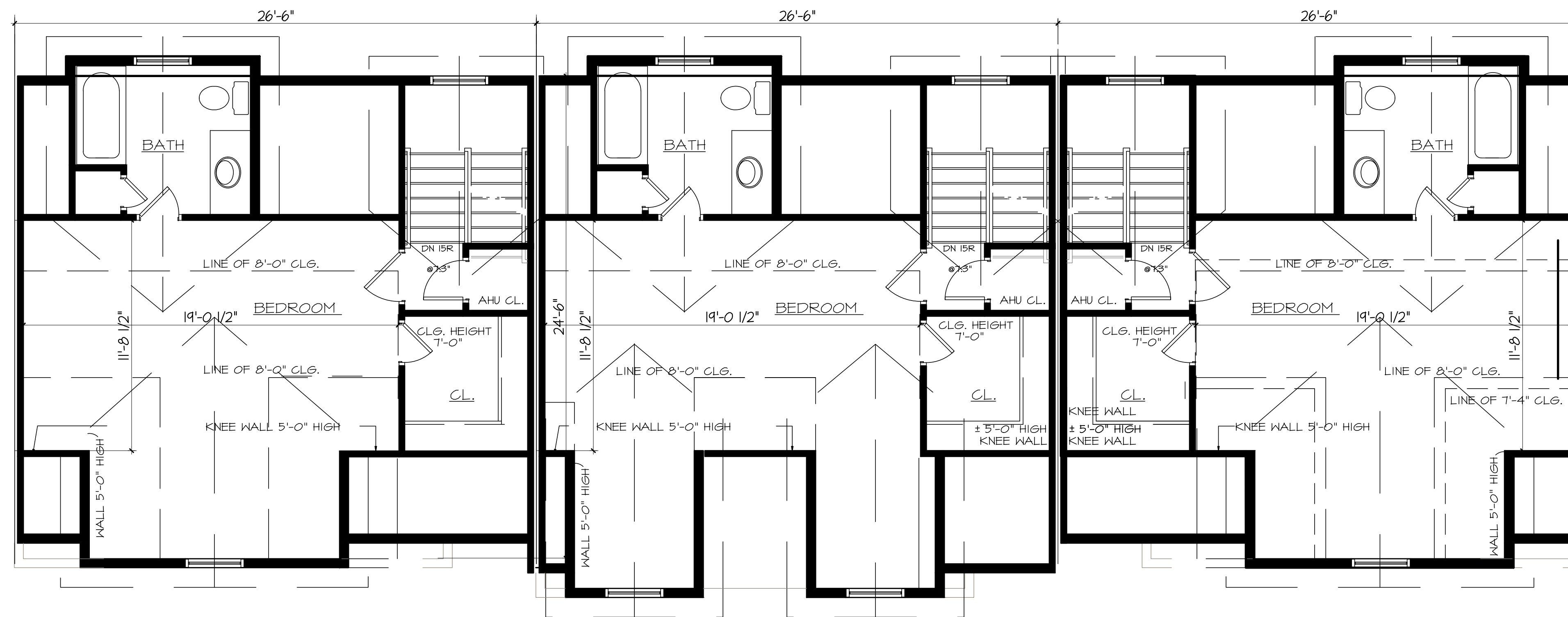
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AWA DESIGN GROUP P.C.
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401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2142
DRAWN BY:	SS
ISSUED:	05-01-23
SCALE AS NOTED	

A.07

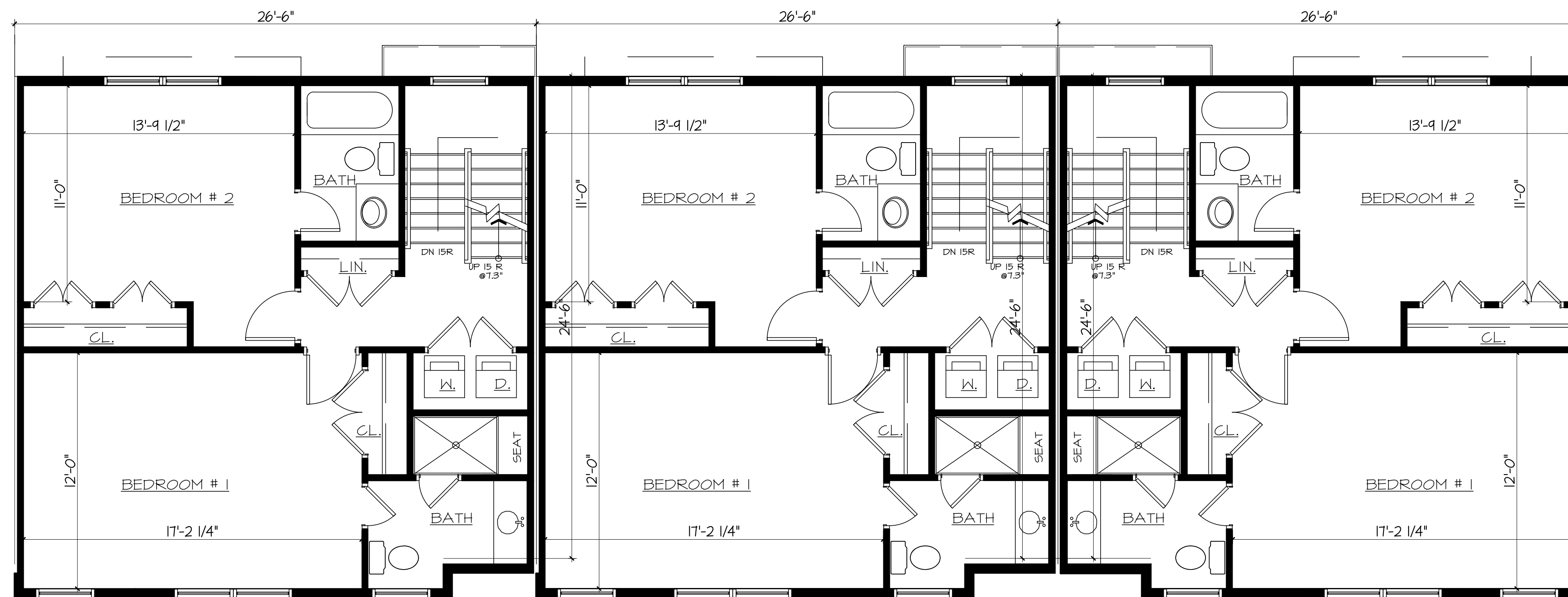
DWG. NO.

DRAWING TITLE:
BUILDING PLANS



ATTIC AREA IS LESS THAN
1/3RD OF THE SECOND FLR.
AREA @ 7'-4" CLG. HGT.

1 ATTIC PLAN
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

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.	2142	A.08
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING PLANS

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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:	
-------	--

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PROJECT NO.	2142	A.09
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING ELEVATIONS



FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

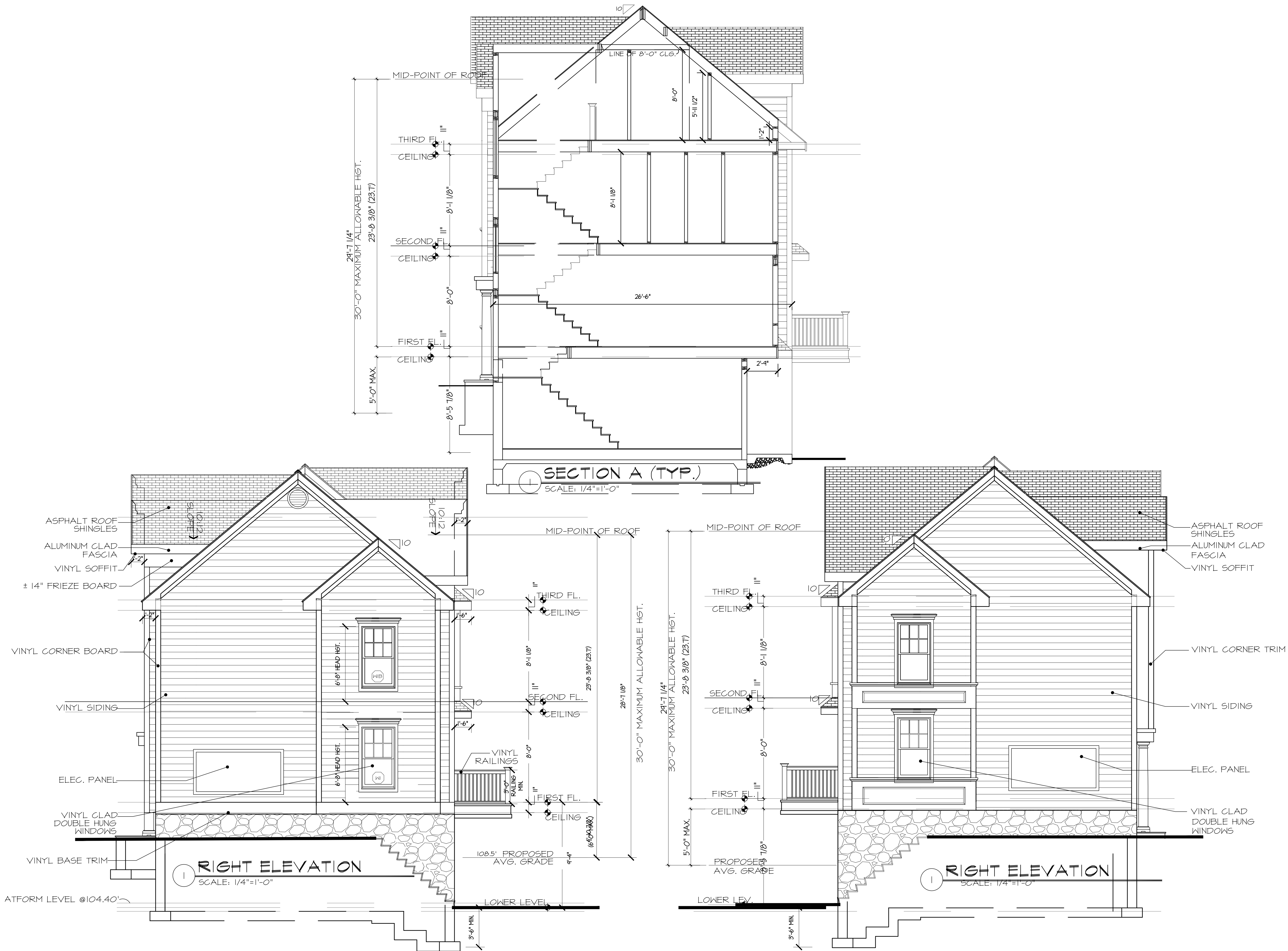
Consultant:

SEAL:	
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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
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PROJECT NO.	2142	A.10 DWG. NO.
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		

DRAWING TITLE:
BUILDING ELEVATIONS



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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

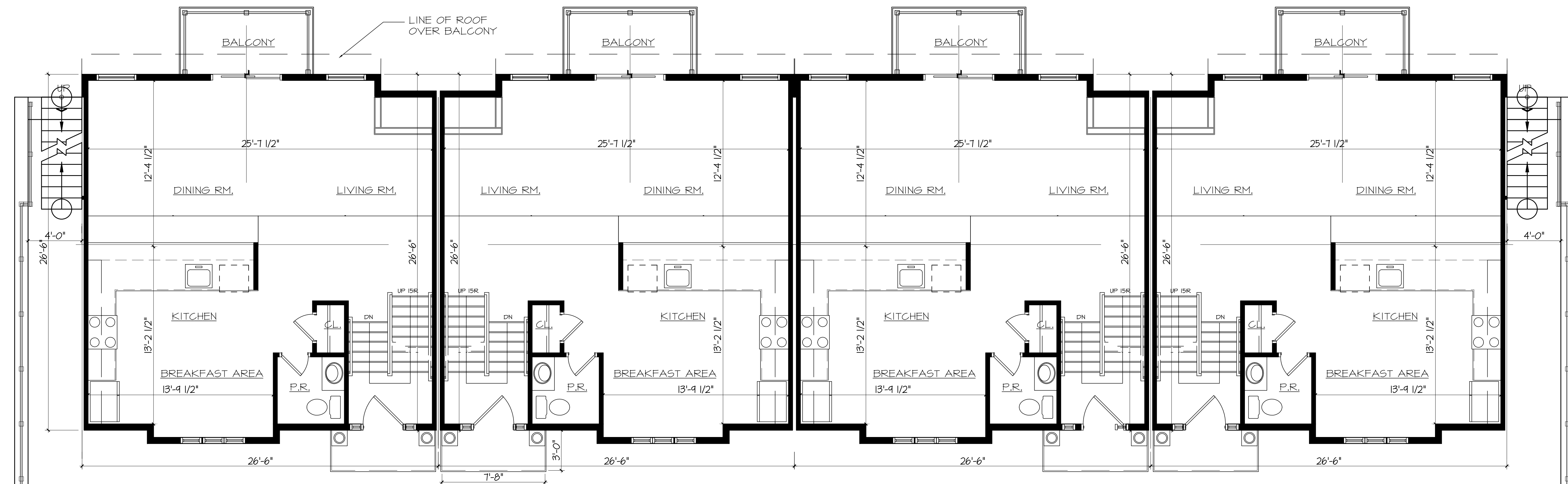
Consultant:

SEAL:

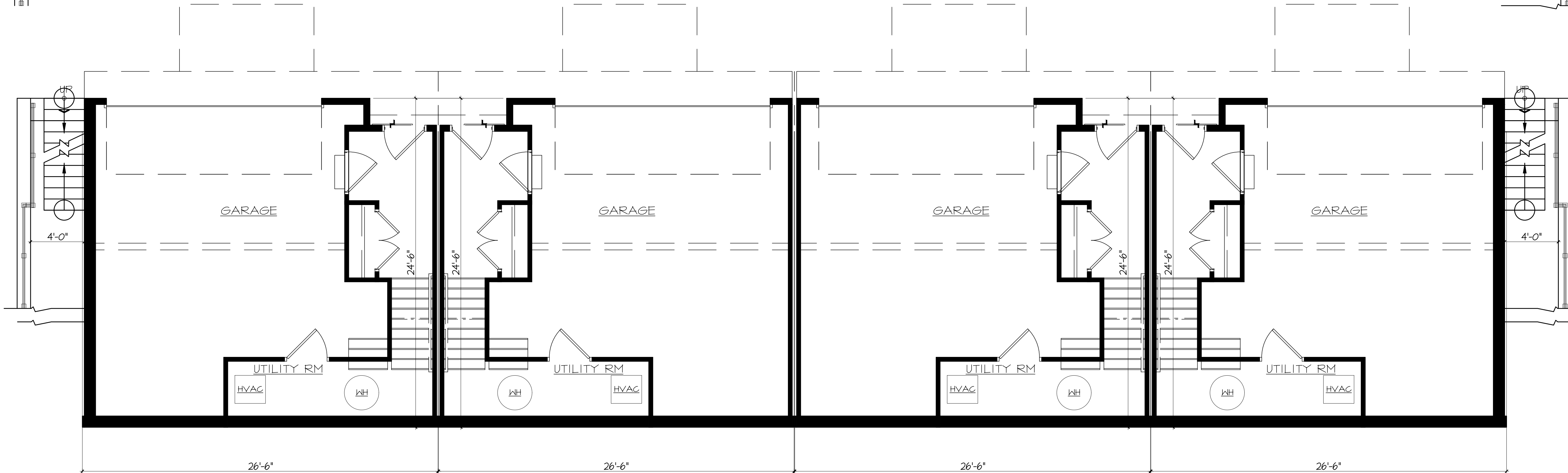
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AWA DESIGN GROUP P.C.
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401 Shippan Ave., Suite-202 Stamford, CT 06902
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PROJECT NO.	2142	A.11 DWS. NO.
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		

DRAWING TITLE:
BUILDING PLANS



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

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NO	DATE	ISSUE/REVISION
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2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

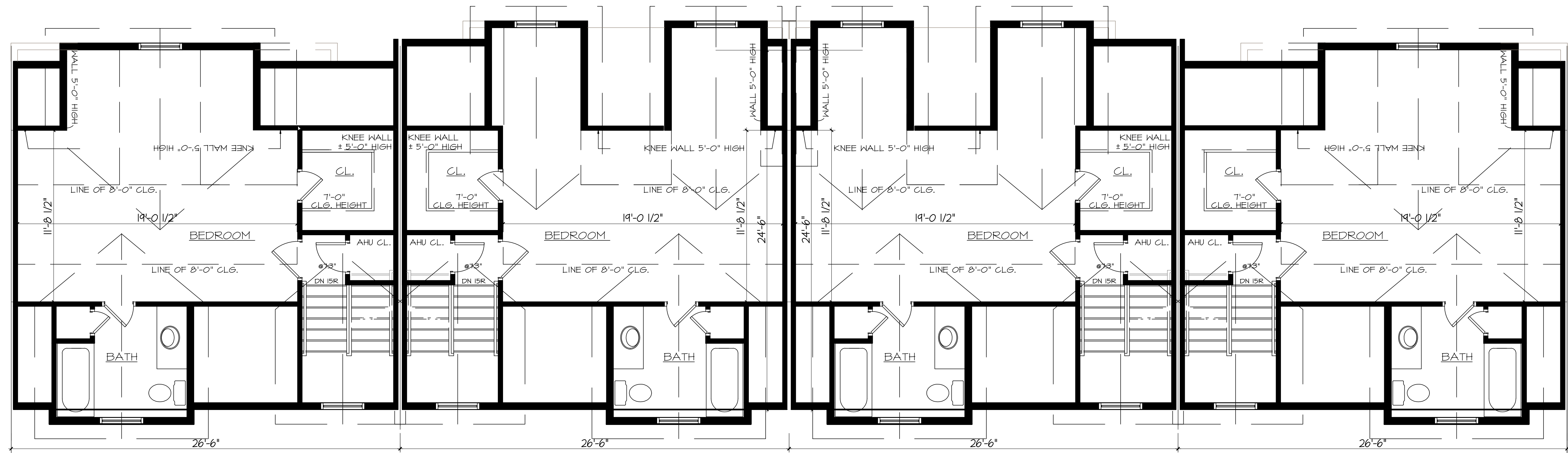
Consultant:

SEAL:	
-------	--

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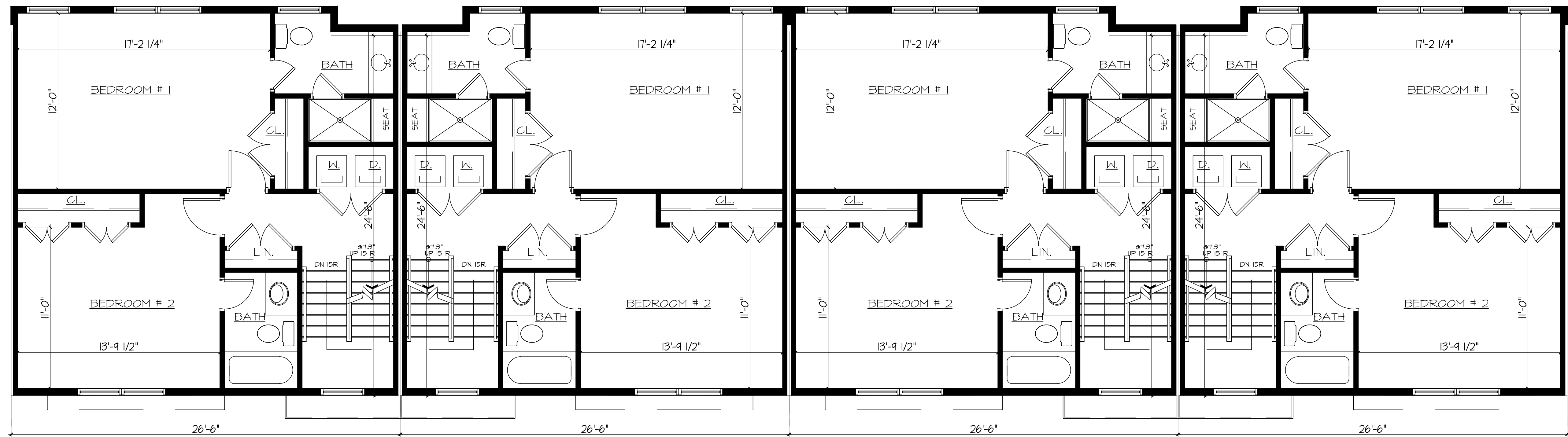
PROJECT NO.	2142	A.12
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING PLANS



ATTIC AREA IS LESS THAN
1/3RD OF THE SECOND FLR.
AREA @ 7'-4" CLG. HGT.

1 ATTIC PLAN
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

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NO	DATE	ISSUE/REVISION
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2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRT, LLC

Consultant:

SEAL:

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PROJECT NO.	2142	A.13
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED	DWG. NO.	

DRAWING TITLE:
BUILDING ELEVATIONS



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NO	DATE	ISSUE/REVISION
1	11.21.23	
2	12.19.23	ZONING SUBMISSION
3		

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
91 HOPE STREET
STAMFORD, CT
FOR
RRIT, LLC

Consultant:

SEAL:	
-------	--

RAVI AHUJA, ARCHITECT
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PROJECT NO.	2142	A.14 DWG. NO.
DRAWN BY:	SS	
ISSUED:	05-01-23	
SCALE AS NOTED		

DRAWING TITLE:
BUILDING ELEVATIONS

GENERAL NOTES:

1. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
2. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
4. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREES FROM DEER RUBBING AS NEEDED TO MAINTAIN HEALTHY TREES.
5. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS SEED MIXTURE. APPLY SOIL AMENDMENTS AND SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER.

STREET TREE CHART

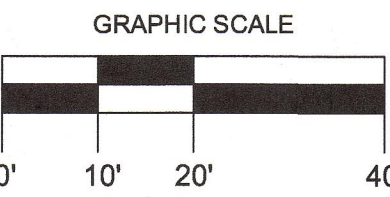
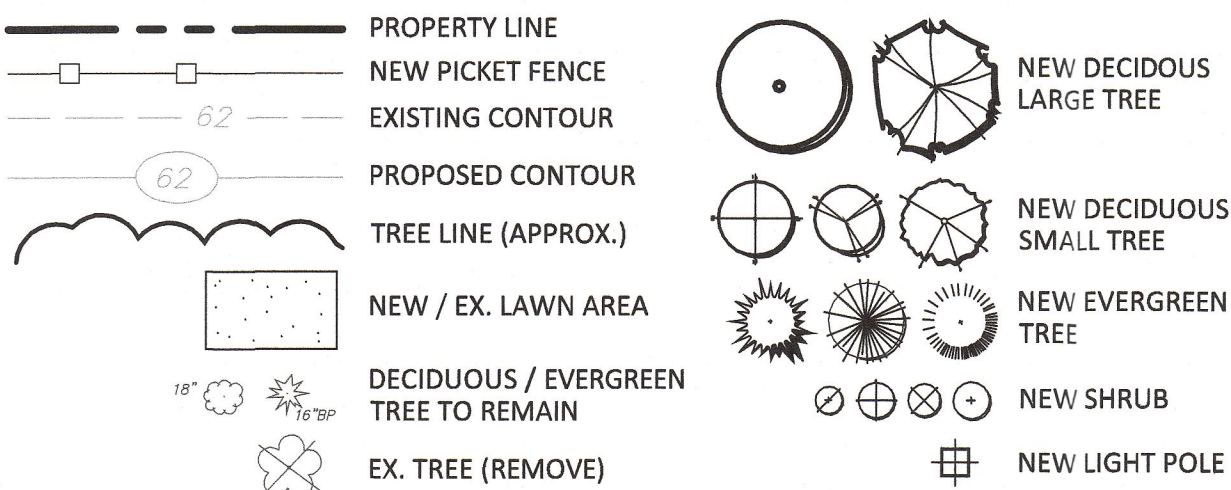
(FOR STREET TREES ON CITY LAND OR WITHIN 10' OF STREETScape PROPERTY LINE)

STREETScape ROAD AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FRONTAGE/25)	STREET TREES EXISTING	STREET TREES PROPOSED	TREES SUBJECT TO FEE PAYMENT (STREET TREES REQUIRED - STREET TREES EXISTING - STREET TREES PROPOSED)	FEE IN LIEU REQUIRED (\$2500 PER TREE SUBJECT TO FEE PAYMENT)
HOPE STREET	304'±	13	0	13	0 (13 - 0 - 13 = 0)	\$0
HOWES AVENUE	145'±	6	1	5	0 (6 - 1 - 5 = 0)	\$0
SUBTOTAL:						\$0

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE	TREE SIZE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
4	AR	ACER RUBRUM	RED MAPLE	3-3 1/2" CAL.	B&B	0	LARGE	NATIVE, RED FALL COLOR	14-15' HT.	50-60' HT.
13	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2 1/2-3" CAL.	B&B	0	MEDIUM	COLUMNAR	13-14' HT.	45-50' HT.
20	DH	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	8-10" HT.	B&B	0	SMALL	EXFOLIATING BARK, MULTISTEM	8-10' HT.	30-35' HT.
6	HL	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2 1/2-3" CAL.	B&B	0	LARGE	NATIVE, SHADE, WILDLIFE	13-14' HT.	45-50' HT.
3	QP	QUERCUS PALUSTRIS	PIN OAK	3-3 1/2" CAL.	B&B	0	SMALL	NATIVE, SHADE, WILDLIFE	14-15' HT.	60-70' HT.
3	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	5-6" HT.	B&B	0	SMALL	MULTISTEM, WILDLIFE	5-6' HT.	15-20' HT.
10	WK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B&B	6	SMALL	NATIVE, RED BERRIES	12-13' HT.	20-25' HT.
3	MG	MAGNOLIA SOULANGIANA 'BROZZONI'	BROZZONI SAUCER MAGNOLIA	7-8" HT.	B&B	0	MEDIUM	PINK FLOWERS	7-8' HT.	20-25' HT.
4	WL	MAGNOLIA STELLATA 'WATERLILY'	WATERLILY STAR MAGNOLIA	6-7" HT.	B&B	0	SMALL	PINK, FRAGRANT	6-7' HT.	12-15' HT.
13	YC	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2-2 1/2" CAL.	B&B	12	SMALL	LIGHT PINK FLOWERS	9-10' HT.	15-20' HT.
18	IO	ILEX OPACA	AMERICAN HOLLY	5-6" HT.	B&B	0	MEDIUM	NATIVE, EVERGREEN, BERRIES	5-6' HT.	25-30' HT.
7	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7" HT.	B&B	0	SMALL	EVERGREEN TREE	6-7' HT.	20-25' HT.
10	PA	PICEA ABIES	NORWAY SPRUCE	8-9" HT.	B&B	0	LARGE	EVERGREEN TREE	9-10' HT.	60-70' HT.
16	SS	PICEA OMORIKA	SERBIAN SPRUCE	7-8" HT.	B&B	0	MEDIUM	EVERGREEN	7-8' HTH.	50-60' HT.
98	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7" HT.	B&B	0	MEDIUM	EVERGREEN, FAST GROWTH	6-7' HT.	30-35' HT.
24	GG2	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-9" HT.	B&B	0	MEDIUM	EVERGREEN, FAST GROWTH	8-9' HT.	30-35' HT.
69	TO	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	6-7" HT.	B&B	0	MEDIUM	EVERGREEN, NARROW	6-7' HT.	18-22' HT.
43	GM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	2-3" HT.	CONT.	N/A	EVERGREEN		2-3" HT.	3-4" HT.
62	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3" HT.	CONT.	N/A	BLUE FLOWER		2.5' HT.	4' HT.
1	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3" HT.	CONT.	N/A	WHITE FLOWER		2-3" HT.	4' HT.
8	LM	HYDRANGEA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	3-4" HT.	CONT.	N/A	WHITE FLOWER		3' HT.	4' HT.
34	HO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3" HT.	CONT.	N/A	EVERGREEN		2' HT.	3' HT.
34	IS	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	3-4" HT.	CONT.	N/A	EVERGREEN		3-4" HT.	6-7' HT.
9	RH	RHODODENDRON 'ALBUM ELEGANS'	ALBUM ELEGANS RHODO.	3-4" HT.	B&B	N/A	EVERGREEN		3-4" HT.	6-8' HT.
20	RC	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON	3-4" HT.	B&B	N/A	EVERGREEN, WHITE FLOWER		3' HT.	5' HT.
14	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	3-4" HT.	B&B	N/A	EVERGREEN, NATIVE		3-4" HT.	8' HT.
12	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	2-3" HT	CONT.	N/A	PINK FLOWERS		2' HT.	4' HT.
48	SB	SPRIAEA 'SHIROBANA'	SHIROBANA SPIREA	18-24" HT.	CONT.	N/A	WHITE AND PINK FLOWERS		18" HT.	3' HT.
6	VM	VIBURNUM BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	3-4" HT.	B&B	N/A	FRAGRANT		3' HT.	8' HT.
10	VT	VIBURNUM TRILOBUM 'WENTWORTH'	AMERICAN CRANBERRYBUSH	3-4" HT.	B&B	N/A	NATIVE		3-4" HT.	6-7' HT.
240	LR	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIRIOPE	1 GAL.	N/A	N/A	FRONT BED (10 PER UNIT)		8-12" HT.	15-18" HT.
70	PH	PENNISETUM ALOPECUROIDES 'HAAMEL'	DWARF HAAMEL GRASS	1 GAL.	N/A	N/A	ORNAMENTAL GRASS		12-15" HT.	18-24" HT.
30	LB	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	1 GAL.	N/A	N/A	NATIVE ORNAMENTAL GRASS		15-18" HT.	3' HT.

LEGEND



PLANT LIST - POLLINATOR PATHWAY

QTY	BOTANICAL NAME	COMMON NAME	SIZE
25	ASCLEPIAS TUBEROSA	BUTTERFLYWEED	1 GAL.
25	ECINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
50	MONARDA 'MARSHALL'S DELIGHT'	MONADRA	1 GAL.
25	PYCNANTHEMUM MUTICUM	MOUNTAIN MINT	1 GAL.
50	RUDBECKIA HIRTA	BLACK-EYE SUSAN	1 GAL.

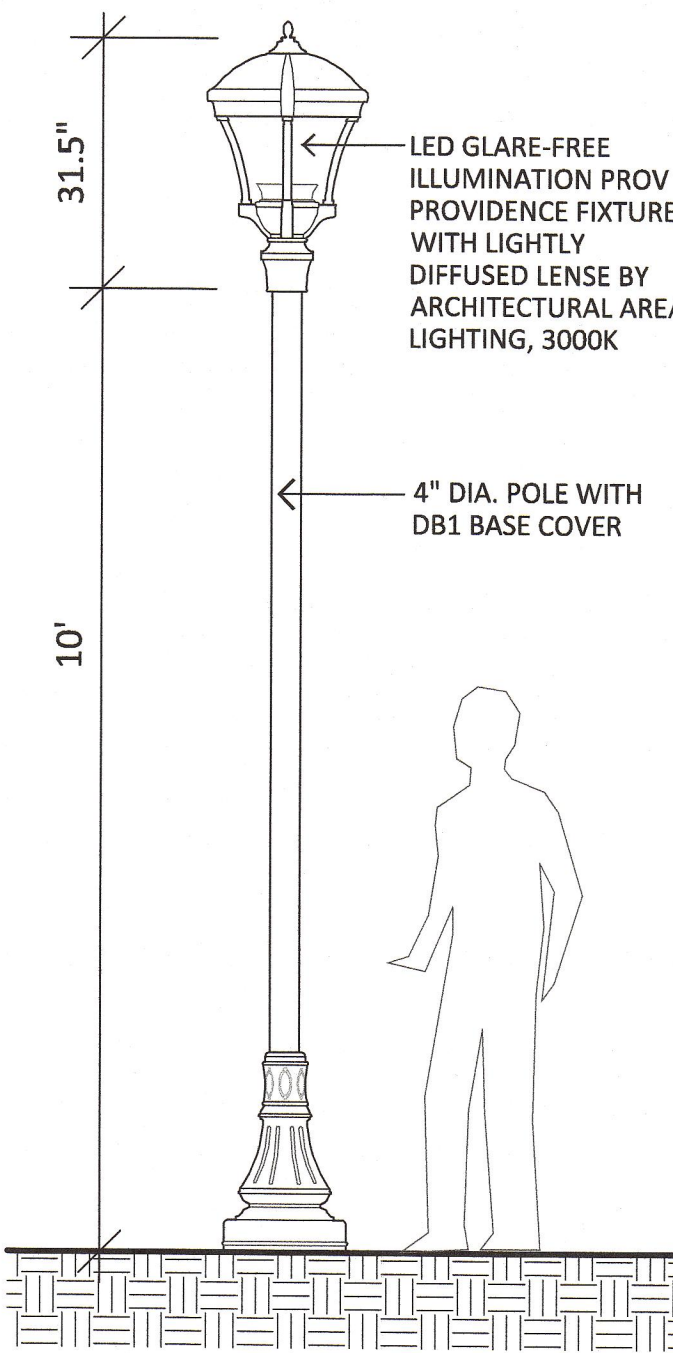
NOTE: LANDSCAPE ARCHITECT SHALL FIELD LOCATE PLANTING LOCATIONS IN THE FIELD.

GENERAL LIGHTING NOTES (TYP.):

1. SITE LIGHTING INFORMATION ON PLAN WAS PREPARED BY OTHERS AND IS SHOWN ONLY FOR GENERAL REFERENCE PURPOSES.
2. SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
3. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
4. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).

LIGHT POLE (TYP.)

SCALE: NOT TO SCALE



- NOTES:
1. POLE AND LIGHT FIXTURE COLOR TO BE BRONZE.

PLAN

SCALE: 1" = 20'



ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning

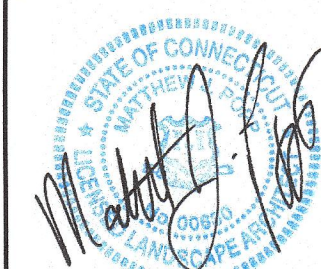
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT:
HOPE STREET TOWNHOUSES
91 HOPE STREET
STAMFORD, CONNECTICUT

SEAL:



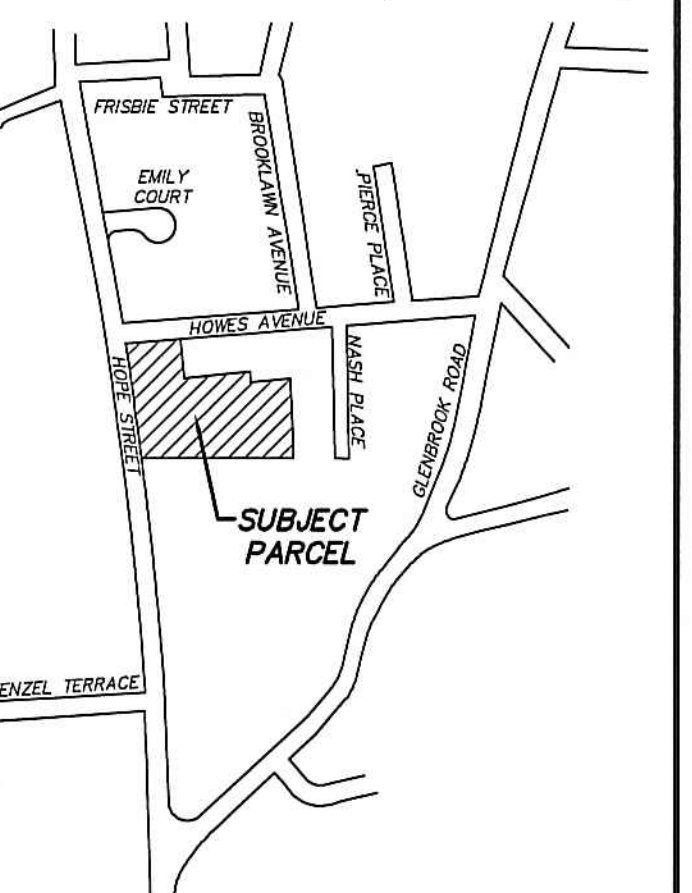
DATE:
12.9.23

SCALE:
AS SHOWN

DRAWING NO.:

LP.1

BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'

AVERAGE GRADE ANALYSIS UNIT 1		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	92.4	
2	92.7	
3	93.2	
4	92.5	
5	92.2	
6	92.4	
TOTAL	555.4	
Avg=Σ/6	92.6	
BSMT CEILING - AVG GRADE: 92.6 - 92.6 = 0.0'		

AVERAGE GRADE ANALYSIS UNITS 2-3		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	92.4	
2	91.9	
3	92.2	
4	92.0	
5	92.1	
6	92.0	
7	92.1	
8	91.7	
TOTAL	738.2	
Avg=Σ/8	92.3	
BSMT CEILING - AVG GRADE: 92.3 - 92.3 = 0.0'		

AVERAGE GRADE ANALYSIS UNITS 4-5		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	89.8	
2	91.7	
3	91.0	
4	91.7	
5	91.2	
6	91.3	
7	91.4	
8	91.1	
TOTAL	728.2	
Avg=Σ/8	91.0	
BSMT CEILING - AVG GRADE: 91.0 - 91.0 = 0.0'		

AVERAGE GRADE ANALYSIS UNITS 6-7		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	87.0	
2	88.8	
3	88.2	
4	88.8	
5	92.7	
6	88.9	
7	88.5	
8	88.8	
TOTAL	711.7	
Avg=Σ/8	89.0	
BSMT CEILING - AVG GRADE: 88.9 - 89.0 = -0.1'		

AVERAGE GRADE ANALYSIS UNITS 8-9		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	86.1	
2	86.8	
3	86.1	
4	86.8	
5	86.8	
6	86.8	
7	86.5	
8	86.8	
TOTAL	692.7	
Avg=Σ/8	86.6	
BSMT CEILING - AVG GRADE: 86.6 - 86.6 = 0.0'		

AVERAGE GRADE ANALYSIS UNITS 10-12		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	100.2	
2	100.2	
3	100.2	
4	100.2	
5	91.6	
6	91.6	
7	91.6	
8	100.2	
TOTAL	775.8	
Avg=Σ/8	97.0	
LL CEILING - AVG GRADE: 101.4 - 97.0 = 4.4'		

AVERAGE GRADE ANALYSIS UNITS 13-16		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	87.5	
2	87.5	
3	87.9	
4	87.5	
5	97.1	
6	97.0	
7	97.0	
8	97.0	
9	97.0	
10	97.1	
TOTAL	932.6	
Avg=Σ/10	93.3	
LL CEILING - AVG GRADE: 97.4 - 93.3 = 4.1'		

AVERAGE GRADE ANALYSIS UNITS 17-20		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	96.2	
2	96.2	
3	96.2	
4	96.2	
5	96.1	
6	97.2	
7	97.2	
8	97.2	
9	97.2	
10	96.1	
TOTAL	925.8	
Avg=Σ/10	92.6	
LL CEILING - AVG GRADE: 97.1 - 92.6 = 4.5'		

AVERAGE GRADE ANALYSIS UNITS 21-23		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	96.2	
2	95.7	
3	96.2	
4	95.3	
5	95.2	
6	95.2	
7	95.2	
8	95.3	
TOTAL	733.3	
Avg=Σ/8	91.7	
LL CEILING - AVG GRADE: 95.6 - 91.7 = 3.9'		

AVERAGE GRADE ANALYSIS UNITS 24-26		
3 Ft Envelope O/S Line		
Station	Proposed Elevation (ft)	
1	93.6	
2	93.6	
3	93.6	
4	93.4	
5	95.5	
6	95.5	
7	95.5	
8	93.4	
TOTAL	724.1	
Avg=Σ/8	90.5	
LL CEILING - AVG GRADE: 95.4 - 90.5 = 4.9'		

N/F
JOHANNA KORNACKI

N/F
CAROLYN ROTH
CHARLES ROTH
LOT No. 57

N/F
LAURA C. DOIG
BIRGER NILSEN

N/F
DENNIS C. DUNAWAY
CYNTHIA S. DUNAWAY
LOT No. 55

N/F
KEVIN TWOMEY
LOT No. 58

N/F
HILLEL DISRAELLY
LOT No. 59

N/F
HOLLINGWORTH O. BOYKE
JEAN W. BOYKE
LOT No. 60

LEGEND

- 30 --- EXISTING CONTOUR
- × 30.0 EXISTING SPOT ELEVATION
- × 30.0 EXISTING TOP/BOTTOM SPOT ELEVATION
- 30 --- PROPOSED CONTOUR
- × 30.0 PROPOSED SPOT ELEVATION
- × 30.0 PROPOSED TOP/BOTTOM SPOT ELEVATION
- 30 --- PROPERTY LINE
- ⊕ PROPOSED LIGHT POLE

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• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	AVERAGE GRADE WORKSHEET

REV.	DATE	DESCRIPTION
0	12-12-23	ZONING SUBMISSION
1	12-12-23	DEPREK E. DAUNIAIS, CT PE No. 22861 ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.



CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE
0 20
IN FEET

- NOTES:
- The purpose of this plan is only for the calculation of the average grade for the proposed buildings. It shall not be used for any other aspect of construction.
 - Proposed grades were taken from the Site Grading and Layout Plan, Sheet 2 of 8 of the Civil plan set.
 - Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).