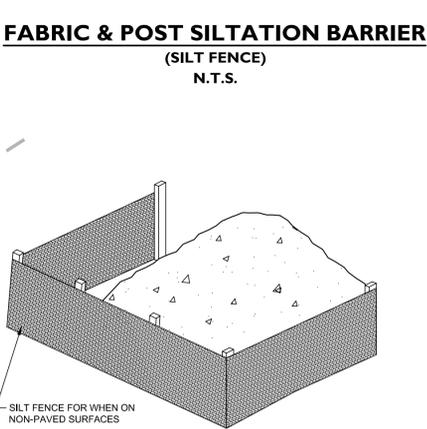
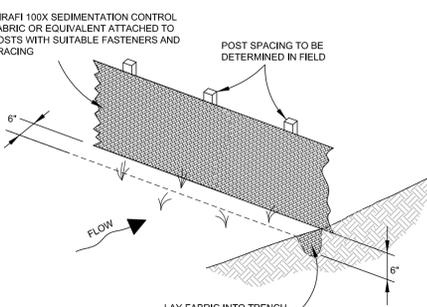
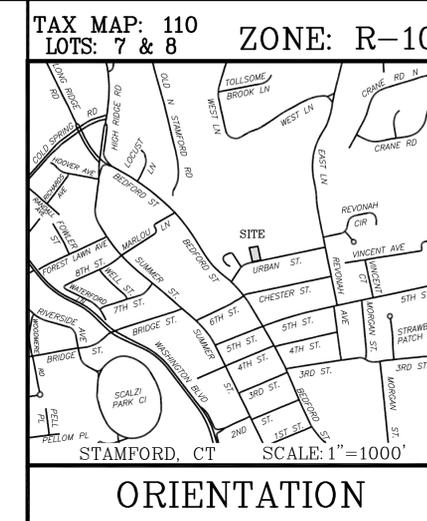
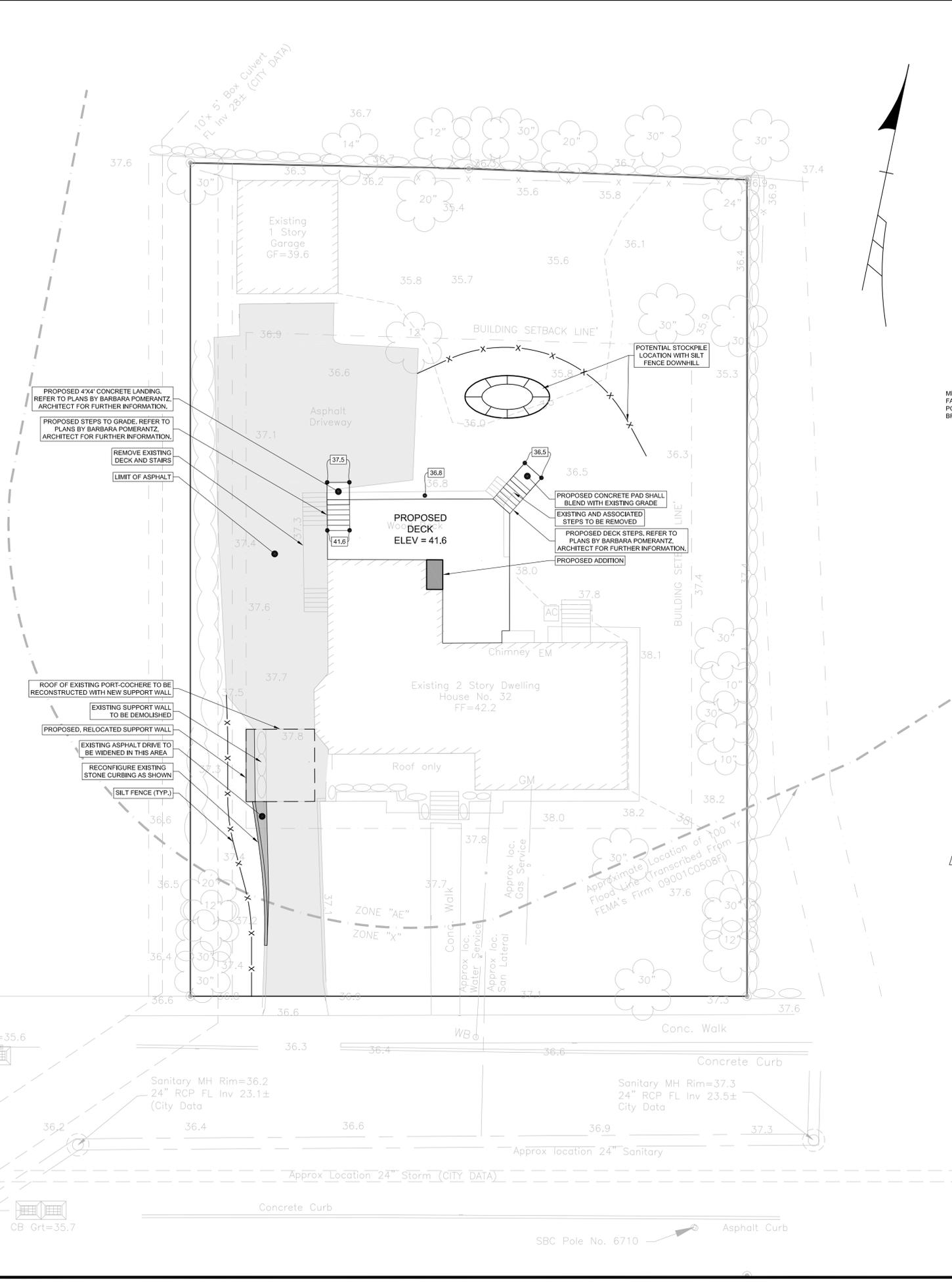


- GENERAL NOTES:**
- This drawing is intended to depict the design of site grading and erosion controls only. It is for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Edward J. Frattoni, Inc. entitled Plot Plan Prepared for Benhur Masfin et al dated April 9, 2024. Elevations depicted or labeled are based on NAVD-88.
 - Refer to plans prepared by Barbara Pomerantz Architect dated April 6, 2024 for information and design of the proposed buildings.
 - Property lies in a R-10 zone.
 - The property lies within the FEMA Zone AE NAVD-88. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C0508F Panel 508 Subfile F, effective date June 18, 2010. Base flood elevation on the site varies from 37.0 to 39.8 (NAVD-88).
 - All construction shall comply with City of Stamford requirements, the State of Connecticut Basic Building Code, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 818 (latest edition).
 - Development activities, if any, to be undertaken within the street right-of-way and other public lands shall comply fully with Stamford standards unless approved deviation is specifically set forth as part of this application.
 - The property is served by public water and municipal sewer.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test (DTS) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau will require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" Improvement Location Survey shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" Improvement Location Survey. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The Engineering Bureau and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
 - Earth slopes shall be no steeper than 3:1 (horz:vert).
 - No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).
 - Disturbed areas shall be top seeded, silted with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.
 - During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
- SEDIMENT AND EROSION CONTROL NOTES:**
- All sediment and erosion controls shall be implemented in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
 - The contractor is assigned the responsibility of implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the City of any transfer of this responsibility, and EPB that construction is to begin three (3) days prior to commencing work.
 - Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
 - Silt fence shall be Mirafi envelope, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100X or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
 - Disturbed areas shall be restored to the preconstruction condition. Where necessary, existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
 - Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
 - After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
 - Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
 - All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
 - Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
 - Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

- STANDARD CITY OF STAMFORD NOTES:**
- A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
 - All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
 - The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction work within the City of Stamford Right-of-Way.
 - Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
 - Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
 - All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
 - Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.
 - A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
 - Connection to a city-owned storm sewer shall require the Waiver Covering Storm Connection to be filed with the City of Stamford Engineering Bureau.
 - Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
 - Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
 - To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).



I	04/12/2024	ISSUED FOR EPB PERMIT APPROVAL
No.	Date	Revision

SITE DEVELOPMENT PLAN
 DEPICTING
32 URBAN STREET
 STAMFORD, CT
 PREPARED FOR
BENHUR AND NAHOKO MESFIN

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

SCALE: 0 10 20
 1"=10'

DRAWN BY: [Signature]
 CHECKED BY: [Signature]

BRUCE P. MCKINNON, P.E., 08037
 April 12, 2024
 DATE

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

SHEET No: **SE-1**

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

Comm. No: 10881