SITE PLAN REVIEW SET

" HOPE STREET TOWNHOUSES"

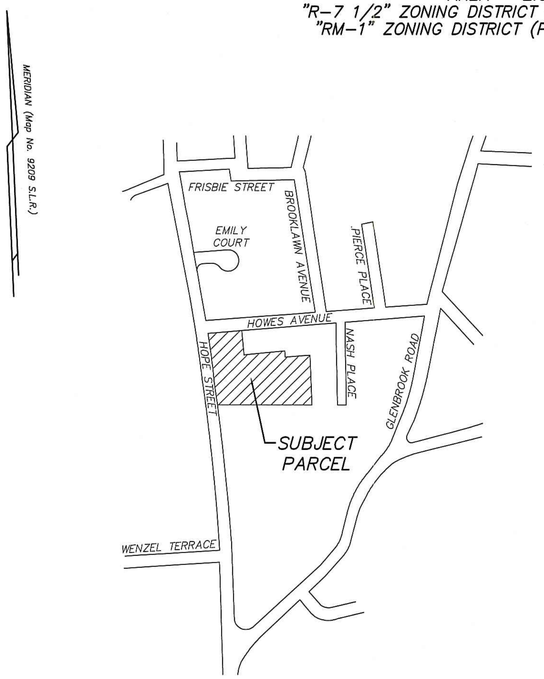
LOCATION

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

STATE OF CONNECTICUT
DEREK E. DAUNAIS
No. 22861
LICENSED
PROFESSIONAL ENGINEER

ENGINEERING PLANS PREPARED BY

Derek Daunais — 12-12-23

D'ANDREA SURVEYING & ENGINEERING, P.C.
DEREK E. DAUNAIS, CT. PE No. 22861 — DATE

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

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
	COVER SHEET

20XE_HOPESTREET_COVER_00_REVISING (DED)

20XE

BLOCK No. 295

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

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

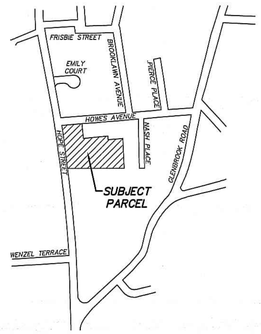
EXISTING BUILDING COVERAGE

LOT AREA = 101,538 S.F.

DWELLING No. 91 = 1,422 S.F.
GARAGE = 560 S.F.
BUILDING = 3,283 S.F.
BUILDING COVERAGE = 5,265 S.F.

PERCENT COVERAGE = 5.2%

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



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
× 30.0	EXISTING SPOT ELEVATION
T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	UTILITY POLE
	OVERHEAD LIGHT
WG	WATER GATE
	HYDRANT
OSW	OVERHEAD SERVICE WIRES
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SDMH	STORM DRAIN MANHOLE
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RCP	REINFORCED CONCRETE PIPE
VTP	VITRIFIED TILE PIPE
G G	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER
	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, SURVEYOR
EDWIN W. RHODES, III CT LS No. 70436
RIVERSIDE, CONNECTICUT DECEMBER 12, 2023

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

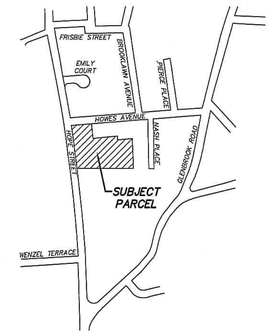
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND ARE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATION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

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

20JE_HOPESTREET_TS_0.DWG (TED)
20JE

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

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



LOCATION MAP - 1"=500'±

DEMOLITION NOTES:

1. This purpose of this plan is for demolition purposes only and shall not be used for other aspects of construction.
2. 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.
3. 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 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 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.
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 legally disposed of off-site.

GENERAL DEMOLITION PHASING:

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.

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

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

HOWES AVENUE

HOPE STREET

DWELLING No. 91 (TO REMAIN)

BUILDING (TO BE REMOVED)

GARAGE (TO BE REMOVED)

PROVIDE TEMPORARY CONSTRUCTION PORTA-POTTY FACILITIES

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

EXISTING RETAINING WALL (TO BE REMOVED)

STAGE DUMPSTERS AS REQUIRED

EXISTING ON-SITE PAVEMENT AND CURBING (TO BE REMOVED)

EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE TO TEMPORARILY REMAIN DURING CONSTRUCTION

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

EXISTING UTILITY POLE (TO BE REMOVED)

EXISTING CONCRETE PAD (TO BE REMOVED)

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

EXISTING UTILITY POLE (TO BE REMOVED)

EXISTING RETAINING WALL (TO BE REMOVED)

INSTALL AND MAINTAIN ANTI-TRACKING PAD IN THE CONSTRUCTION ENTRANCE

EXISTING TREE TO BE REMOVED (TYP.)

CONTRACTOR SHALL NOT DISTURB TREE AND SHALL INSTALL TREE PROTECTION MEASURES, AS NECESSARY. (TYP.)

TEMPORARY STOCKPILE AREA

INSTALL AND MAINTAIN SILT FENCE AROUND STOCKPILE AREA

EXISTING UTILITY POLE (TO BE REMOVED)

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

INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

EXISTING VINYL FENCE (TO REMAIN)

N/F JOHANNA KORNACKI

N/F CAROLYN ROTH CHARLES ROTH LOT No. 57

N/F LAURA C. DOIG BIRGIR NILSEN

N/F DENNIS G. 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

N/F LINDEN HOUSE CONDOMINIUM

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

TREE LEGEND
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LEGEND
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- x T=30.0 B=29.5 EXISTING TOP/BOTTOM SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
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- TREE PROTECTION
- SIGN
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- WG WATER GATE
- HYDRANT
- OSW OVERHEAD SERVICE WIRES
- CB CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- VTP VITRIFIED TILE PIPE
- G - G UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER
- PROPERTY LINE

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

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

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER 12-12-23 DATE

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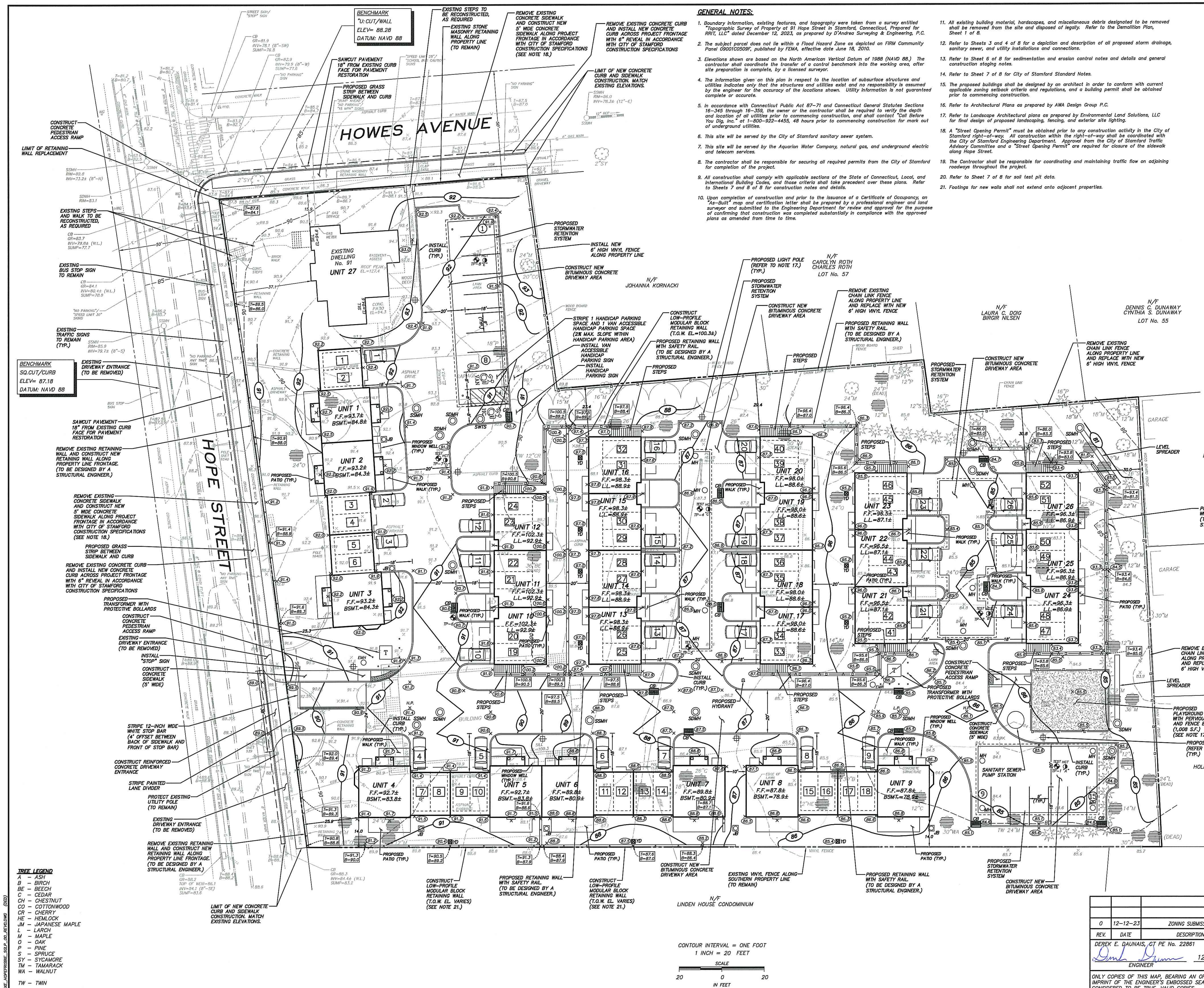
PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 8	DEMOLITION PLAN

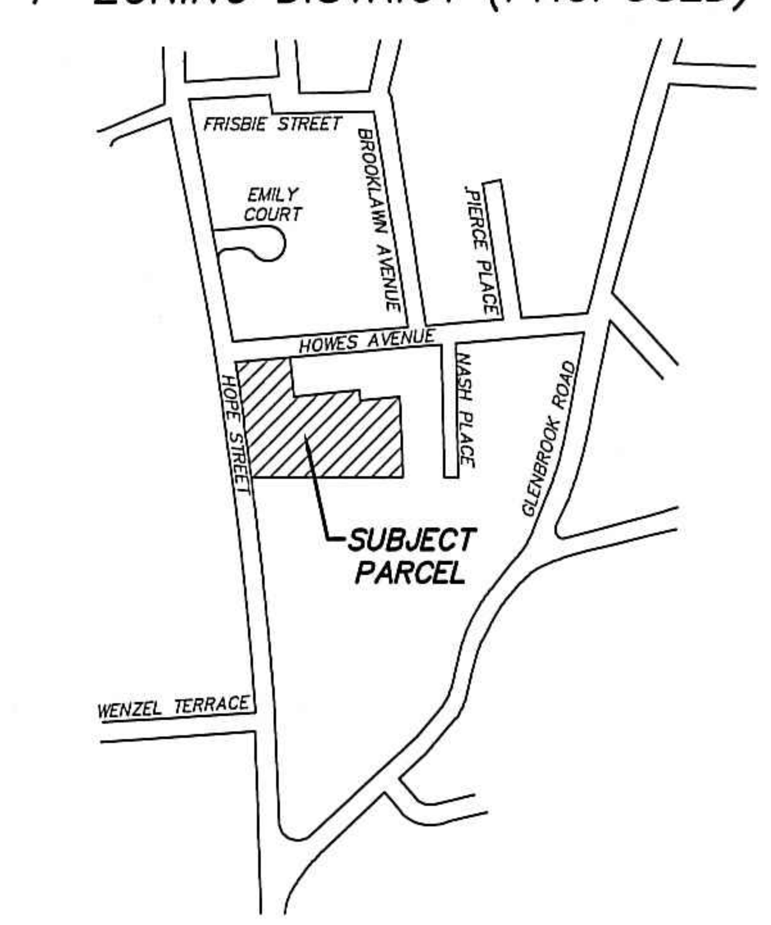
ZONE_HOPERRIBE_DEMO_00_REVISING (NED)
ZONE

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

GENERAL NOTES:

1. Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey of Property at 91 Hope Street in Stamford, Connecticut, Prepared for RRIT, LLC" dated December 12, 2023, as prepared by D'Andrea Surveying & Engineering, P.C.
2. The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0509F, published by FEMA, effective date June 18, 2010.
3. 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.
4. 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.
5. 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.
6. This site will be served by the City of Stamford sanitary sewer system.
7. This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
8. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
9. 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 of 8 for construction notes and details.
10. 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 confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
11. 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.
12. 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.
13. Refer to Sheet 6 of 8 for sedimentation and erosion control notes and details and general construction staging notes.
14. Refer to Sheet 7 of 8 for City of Stamford Standard Notes.
15. 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.
16. Refer to Architectural Plans as prepared by AWA Design Group P.C.
17. Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping, fencing, and exterior site lighting.
18. 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.
19. The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
20. Refer to Sheet 7 of 8 for soil test pit data.
21. Footings for new walls shall not extend onto adjacent properties.





LOCATION MAP - 1"=500'±

LEGEND

--- 30 ---	EXISTING CONTOUR
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
(30)	PROPOSED CONTOUR
× (30.0)	PROPOSED SPOT ELEVATION
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A.O.B.E.	AS ORDERED BY ENGINEER
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T.O.W.	TOP OF WALL
—G—G—	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER, T=TELECOM
	PROPERTY LINE
TEST	TEST PIT LOCATION
HCT	HYDRAULIC CONDUCTIVITY TEST LOCATION
	PROPOSED LIGHT POLE

PARKING LEGEND

[1]	GARAGE SPACE
	TANDEM SPACE
(1)	UNCOVERED SPACE
	HANDICAPPED SPACE

TREE LEGEND

A - ASH
B - BIRCH
BE - BEECH
C - CEDAR
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CONTOUR INTERVAL = ONE FOOT
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IN FEET

REV.	DATE	DESCRIPTION
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DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER — DATE 12-12-23

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

20XE

20XE_HOPEFRISBIE_SGLP_00_REV0.DWG (DED)

STORM DRAIN NOTES:

1. The purpose of this plan is only 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.
2. 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.
3. 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 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 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.
5. This site will be served by the City of Stamford sanitary sewer system.
6. This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
7. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
8. 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 of 8 for construction notes and details.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
15. Refer to Sheet 7 of 8 for test pit data.
16. 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 mottling, groundwater, or ledge has been found and that the system will be installed a minimum of one foot above any restrictive layer.

# BLOCK No. 295
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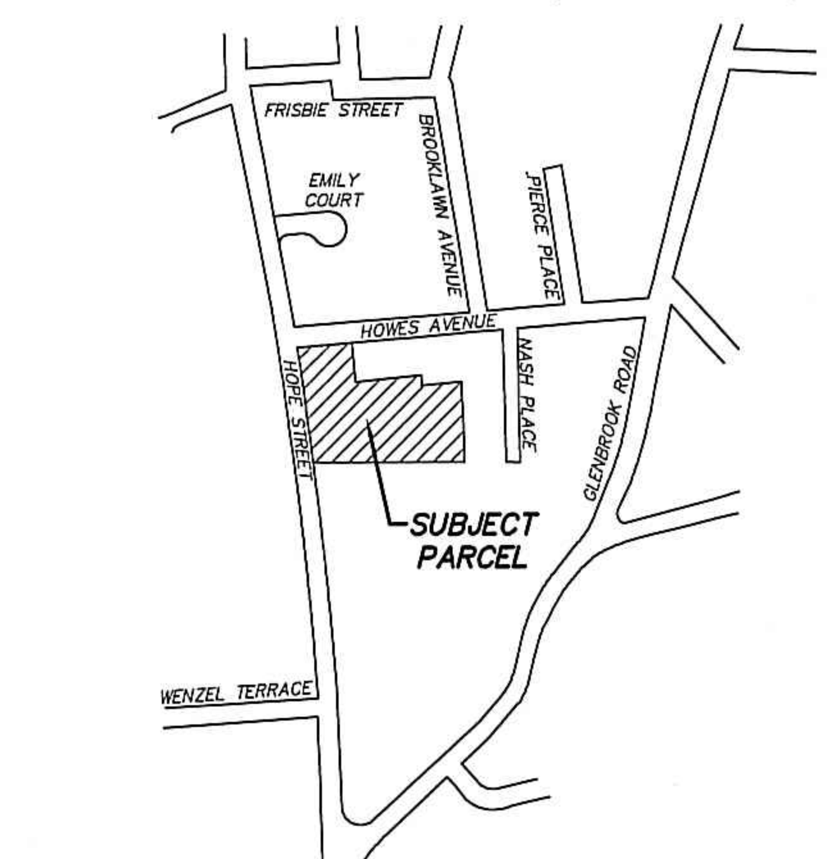
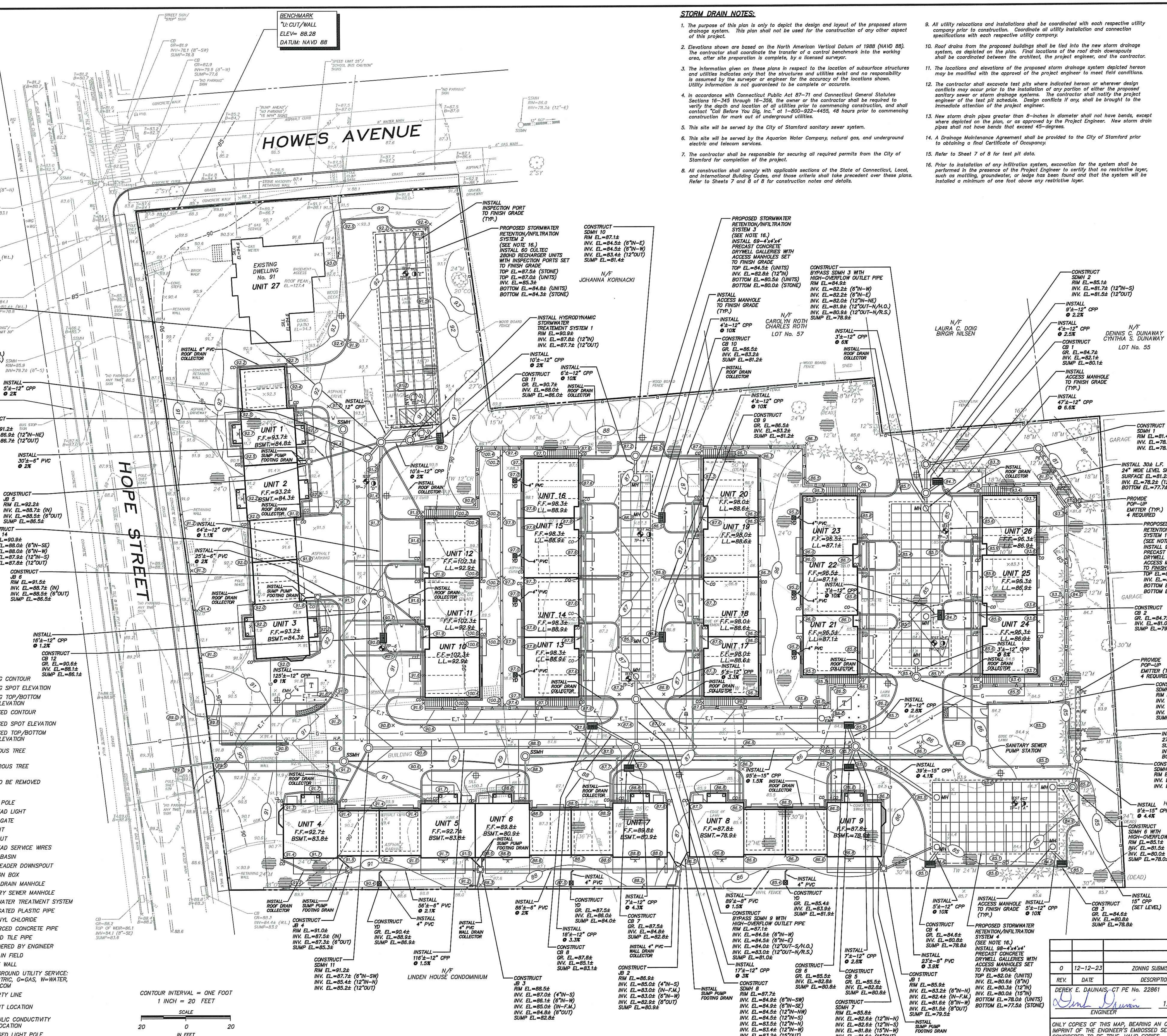
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP – 1"=500'±



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LEGEND

Symbol	Description
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1 INCH = 20 FEET
SCALE 20 0 20 IN FEET

20XE_HOPEFRISBIE_SDLP_00_REV0.DWG (DED)

DRAINAGE MAINTENANCE SCHEDULE

1. Catch Basins & Drainage Inlets:

a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
d. 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.
e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.

d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
i. 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.
j. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. 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/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
d. 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.
e. Accumulated debris within the units shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

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

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER — DATE 12-12-23

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

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

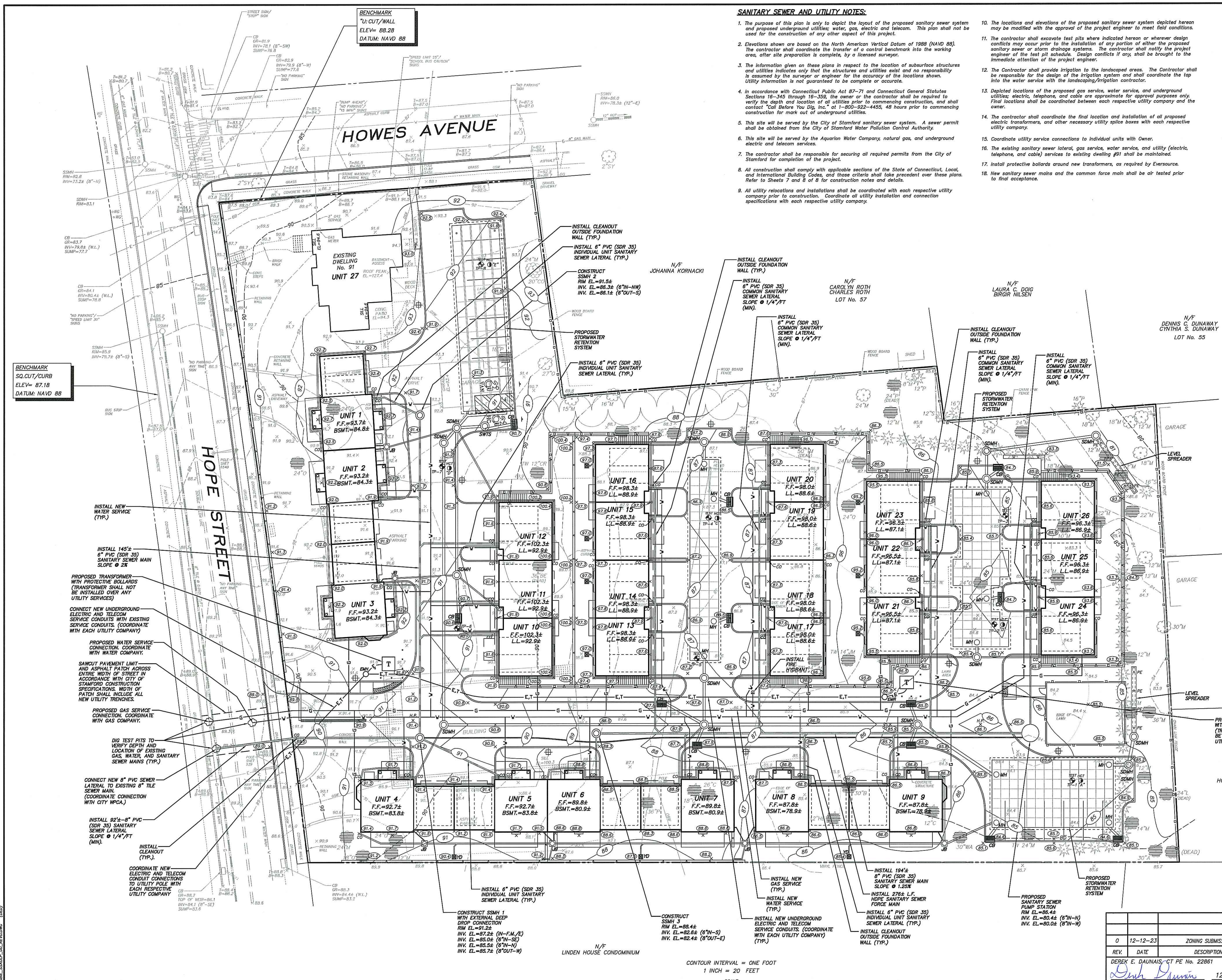
PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
3 OF 8	STORM DRAINAGE LAYOUT PLAN

20XE

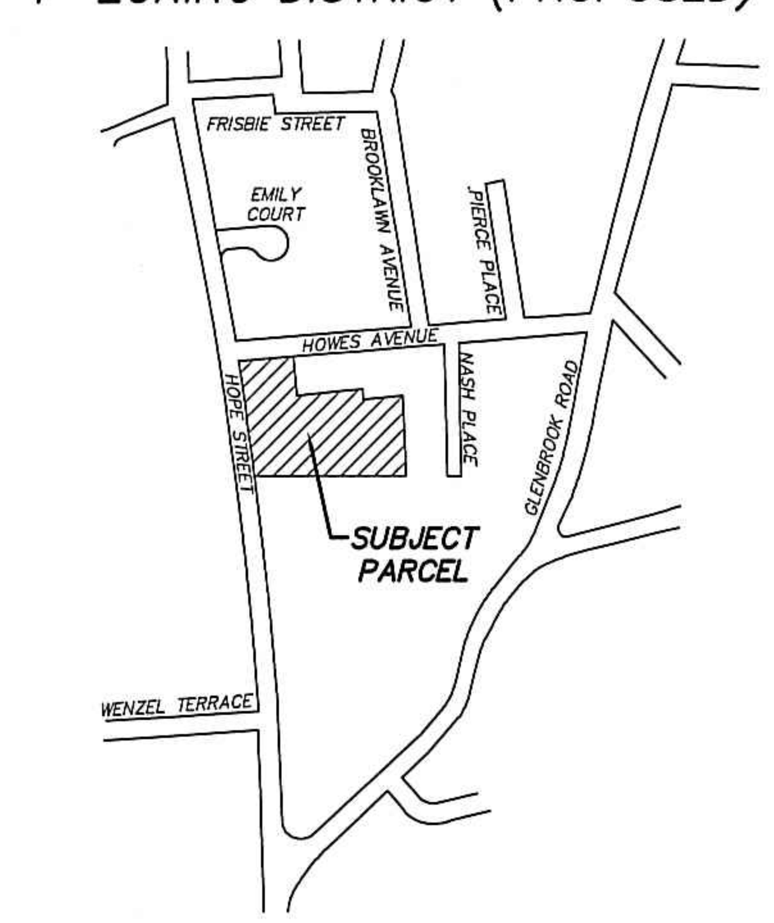
SANITARY SEWER AND UTILITY NOTES:

1. The purpose of this plan is only 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.
2. 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.
3. 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 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 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.
5. 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.
6. This site will be served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
7. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
8. 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 of 8 for construction notes and details.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Coordinate utility service connections to individual units with Owner.
16. The existing sanitary sewer lateral, gas service, water service, and utility (electric, telephone, and cable) services to existing dwelling #91 shall be maintained.
17. Install protective bollards around new transformers, as required by Eversource.
18. 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)



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



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
× 30.0	EXISTING SPOT ELEVATION
× T=30.0 B=29.5	EXISTING TOP/BOTTOM SPOT ELEVATION
—(30)—	PROPOSED CONTOUR
× (30.0)	PROPOSED SPOT ELEVATION
× T=30.0 B=29.5	PROPOSED TOP/BOTTOM SPOT ELEVATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE TO BE REMOVED
	SIGN
	UTILITY POLE
	OVERHEAD LIGHT
WG	WATER GATE
	HYDRANT
CO	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
—G——G—	UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, W=WATER, T=TELECOM
——— – – ———	PROPERTY LINE
TEST	TEST PIT LOCATION
HCT	HYDRAULIC CONDUCTIVITY TEST LOCATION
	PROPOSED LIGHT POLE

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· ENGINEERS
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PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
4 OF 8	SANITARY SEWER AND UTILITY LAYOUT PLAN

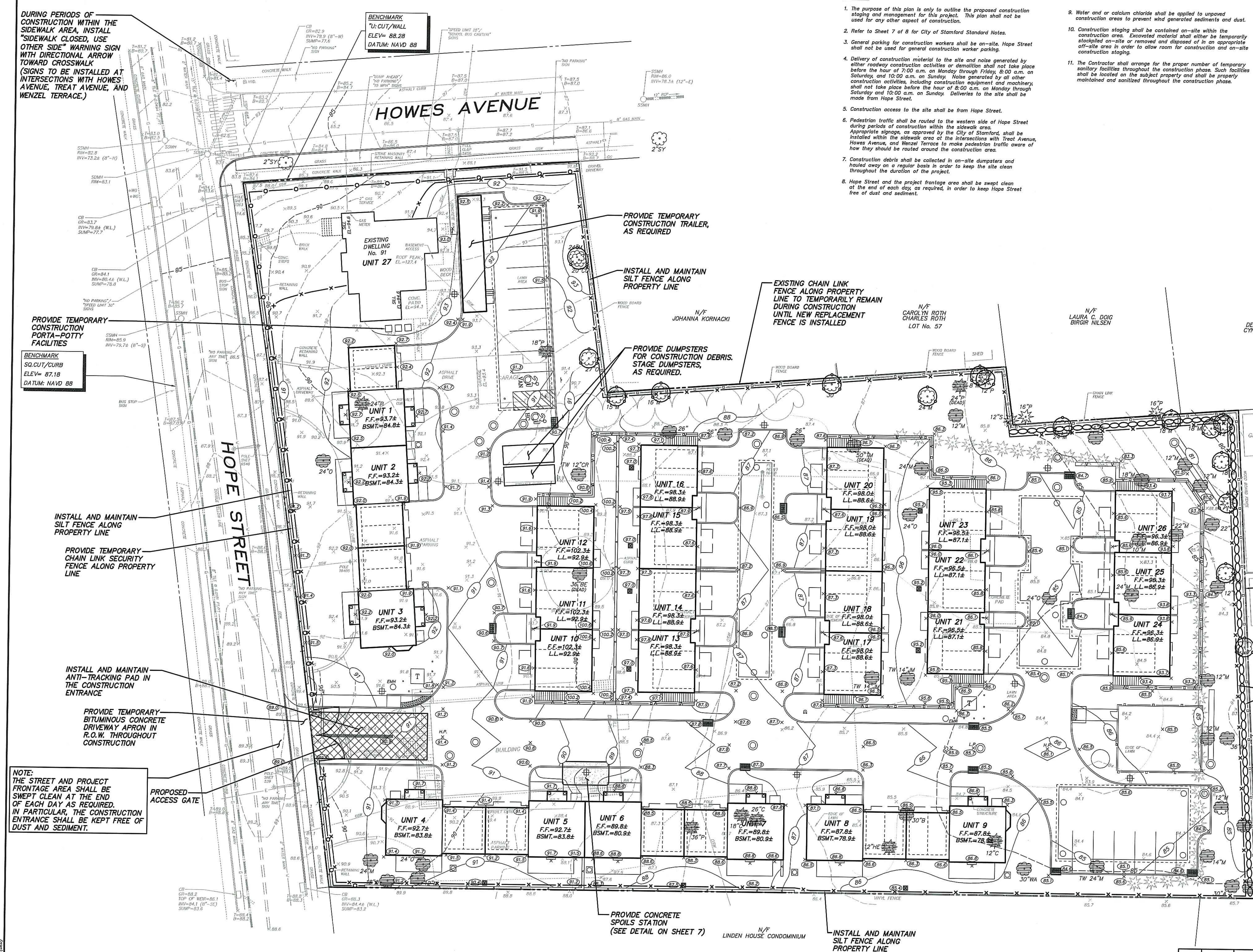
REV.	DATE	DESCRIPTION
0	12–12–23	ZONING SUBMISSION

DEREK E. DAUNAIS, CT PE No. 22861
[illegible] 12–12–23
ENGINEER DATE

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

20XE

20XE_HOPEFRISBIE_SSAULP_00_REV0.DWG (DED)


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.)
BENCHMARK
"U: CUT/WALL
ELEV= 88.28
DATUM: NAVD 88
HOWES AVENUE
HOPE STREET
EXISTING DWELLING No. 91
UNIT 27
PROVIDE TEMPORARY CONSTRUCTION TRAILER, AS REQUIRED
INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE
EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE TO TEMPORARILY REMAIN DURING CONSTRUCTION UNTIL NEW REPLACEMENT FENCE IS INSTALLED
N/F JOHANNA KORNACKI
N/F CAROLYN ROTH CHARLES ROTH
LOT No. 57
N/F LAURA C. DOIG BIRGIR NILSEN
N/F DENNIS C. DUNAWAY CYNTHIA S. DUNAWAY
LOT No. 55
PROVIDE TEMPORARY CONSTRUCTION PORTA-POTTY FACILITIES
BENCHMARK
SQ.CUT/CURB
ELEV= 87.18
DATUM: NAVD 88
PROVIDE DUMPSTERS FOR CONSTRUCTION DEBRIS. STAGE DUMPSTERS, AS REQUIRED.
UNIT 1 F.F.=93.7± BSMT.=84.8±
UNIT 2 F.F.=93.2± BSMT.=84.3±
UNIT 3 F.F.=93.2± BSMT.=84.3±
UNIT 4 F.F.=92.7± BSMT.=83.8±
UNIT 5 F.F.=92.7± BSMT.=83.8±
UNIT 6 F.F.=89.8± BSMT.=80.9±
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UNIT 8 F.F.=87.8± BSMT.=78.9±
UNIT 9 F.F.=87.8± BSMT.=78.9±
UNIT 10 F.F.=102.3± L.L.=92.9±
UNIT 11 F.F.=102.3± L.L.=92.9±
UNIT 12 F.F.=102.3± L.L.=92.9±
UNIT 13 F.F.=98.3± L.L.=88.9±
UNIT 14 F.F.=98.3± L.L.=88.9±
UNIT 15 F.F.=98.3± L.L.=88.9±
UNIT 16 F.F.=98.3± L.L.=88.9±
UNIT 17 F.F.=98.0± L.L.=88.6±
UNIT 18 F.F.=98.0± L.L.=88.6±
UNIT 19 F.F.=98.0± L.L.=88.6±
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UNIT 21 F.F.=96.5± L.L.=87.1±
UNIT 22 F.F.=96.5± L.L.=87.1±
UNIT 23 F.F.=96.5± L.L.=87.1±
UNIT 24 F.F.=96.3± L.L.=86.9±
UNIT 25 F.F.=96.3± L.L.=86.9±
UNIT 26 F.F.=96.3± L.L.=86.9±
N/F KEVIN TWOMEY
LOT No. 58
EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE TO TEMPORARILY REMAIN DURING CONSTRUCTION UNTIL NEW REPLACEMENT FENCE IS INSTALLED
N/F HILLEL DISRAELLY
LOT No. 59
INSTALL AND MAINTAIN HAY BALE REINFORCED SILT FENCE ALONG PROPERTY LINE
N/F HOLLINGWORTH O. BOYKE JEAN W. BOYKE
LOT No. 60
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
PROPOSED ACCESS GATE
PROVIDE CONCRETE SPOILS STATION (SEE DETAIL ON SHEET 7)
N/F LINDEN HOUSE CONDOMINIUM
INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE

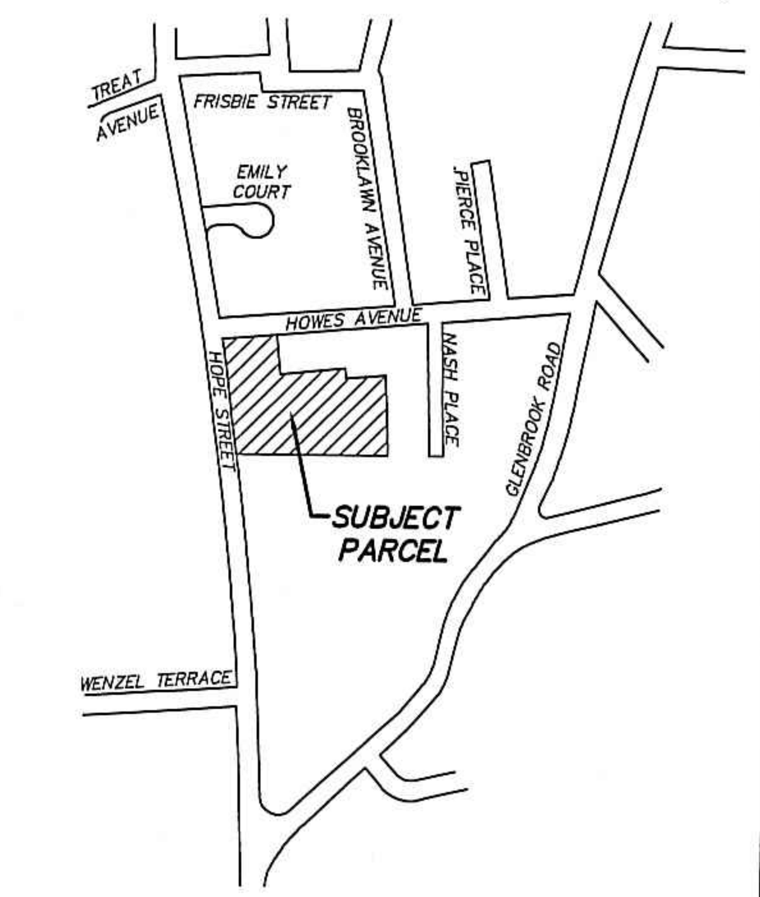
NOTE:
THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEPT CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCE SHALL BE KEPT FREE OF DUST AND SEDIMENT.

NOTES:

1. 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.
2. Refer to Sheet 7 of 8 for City of Stamford Standard Notes.
3. General parking for construction workers shall be on-site. Hope Street shall not be used for general construction worker parking.
4. Delivery of construction material to the site and noise generated by either 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.
5. Construction access to the site shall be from Hope Street.
6. 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.
7. 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.
8. 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.
9. Water and or calcium chloride shall be applied to unpaved construction areas to prevent wind generated sediments and dust.
10. 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.
11. 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.

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

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



LOCATION MAP – 1"=500'±

GENERAL CONSTRUCTION PHASING:

PHASE 1: DEMOLITION
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.

PHASE 2: SITE GRADING/FOUNDATION CONSTRUCTION
1. Rough in proposed driveway and construction access.
2. Rough grade site.
3. Excavate for proposed building foundations.
4. Construct proposed building foundations.
5. Backfill and rough grade around building foundations.

PHASE 3: SITE UTILITIES
1. Install storm drainage structures and piping.
2. Install utilities and sewer lateral connections.

PHASE 4: BUILDING CONSTRUCTION
1. Construct proposed buildings.

PHASE 5: SITE FEATURES
1. Construct retaining walls.
2. Construct curbing and hardscapes.
3. Construct driveway.
4. Install perimeter fencing.
4. Fine grade and stabilize all slopes.
5. Landscape as required.
6. Remove sedimentation and erosion controls.

LEGEND

—o—o—	SECURITY FENCE
—x—x—	SILT FENCE
▤	TREE TO BE REMOVED
◯	TREE PROTECTION

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

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.

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

DEREK E. DAUNAIS, CT PE No. 22861
[illegible]
ENGINEER
12-12-23
DATE

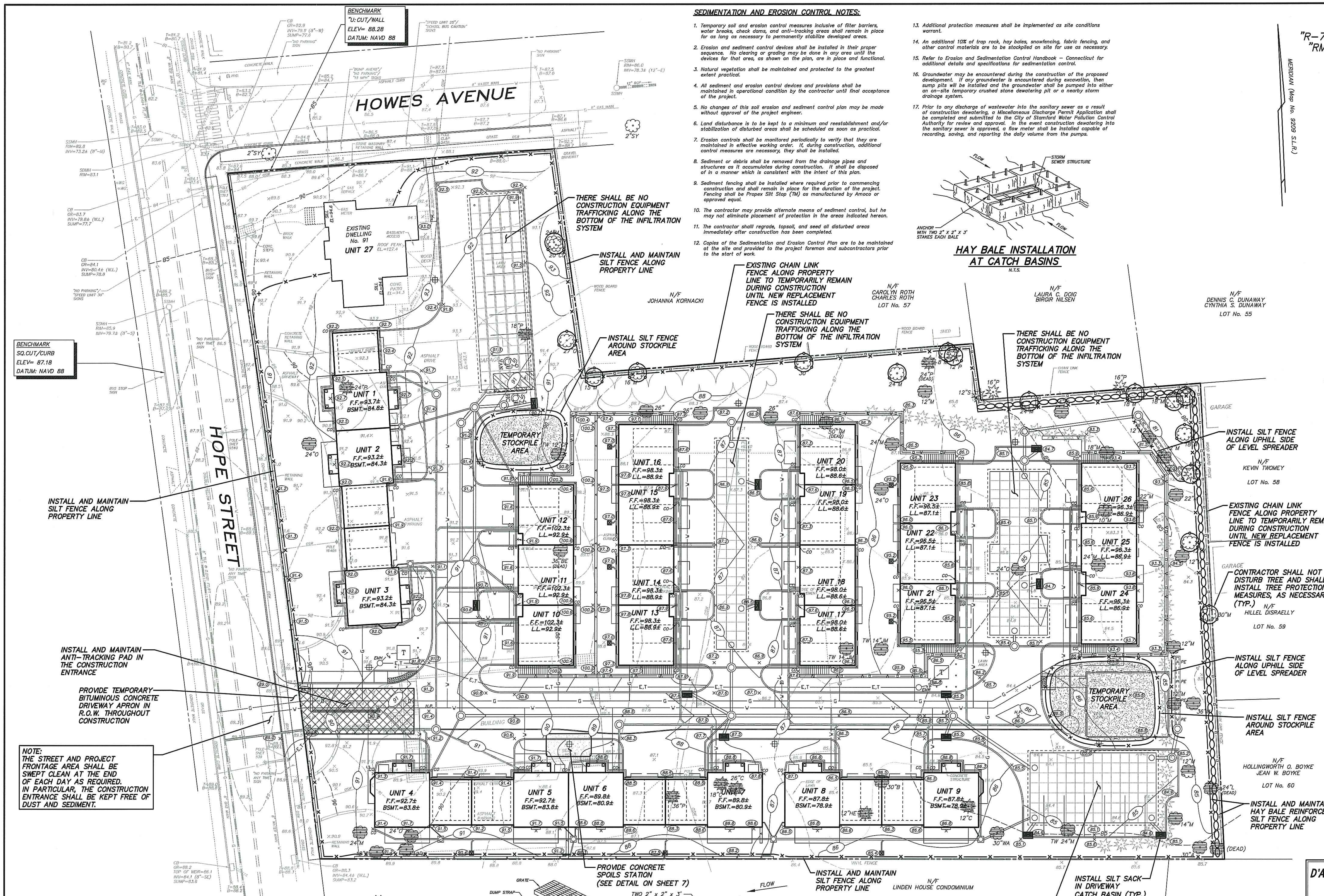
D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
5 OF 8	CONSTRUCTION STAGING AND MANAGEMENT PLAN

20XE

20XE_HOPEFRISBIE_CSAMP_00_REV0.DWG (DED)

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



HOWES AVENUE
HOPE STREET
BENCHMARK
"U: CUT/WALL
ELEV= 88.28
DATUM: NAVD 88
BENCHMARK
SQ.CUT/CURB
ELEV= 87.18
DATUM: NAVD 88
EXISTING DWELLING No. 91 UNIT 27
MERIDIAN (Map No. 9209 S.L.R.)
THERE SHALL BE NO CONSTRUCTION EQUIPMENT TRAFFICKING ALONG THE BOTTOM OF THE INFILTRATION SYSTEM
INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE
INSTALL SILT FENCE AROUND STOCKPILE AREA
EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE TO TEMPORARILY REMAIN DURING CONSTRUCTION UNTIL NEW REPLACEMENT FENCE IS INSTALLED
N/F JOHANNA KORNACKI
N/F CAROLYN ROTH CHARLES ROTH LOT No. 57
N/F LAURA C. DOIG BIRGIR 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
N/F LINDEN HOUSE CONDOMINIUM
INSTALL SILT FENCE ALONG UPHILL SIDE OF LEVEL SPREADER
CONTRACTOR SHALL NOT DISTURB TREE AND SHALL INSTALL TREE PROTECTION MEASURES, AS NECESSARY. (TYP.)
INSTALL AND MAINTAIN HAY BALE REINFORCED SILT FENCE ALONG PROPERTY LINE
INSTALL SILT SACK IN DRIVEWAY CATCH BASIN (TYP.)
PROVIDE CONCRETE SPOILS STATION (SEE DETAIL ON SHEET 7)
INSTALL AND MAINTAIN ANTI-TRACKING PAD IN THE CONSTRUCTION ENTRANCE
PROVIDE TEMPORARY BITUMINOUS CONCRETE DRIVEWAY APRON IN R.O.W. THROUGHOUT CONSTRUCTION
TEMPORARY STOCKPILE AREA
UNIT 1 F.F.=93.7± BSMT.=84.8±
UNIT 2 F.F.=93.2± BSMT.=84.3±
UNIT 3 F.F.=93.2± BSMT.=84.3±
UNIT 4 F.F.=92.7± BSMT.=83.8±
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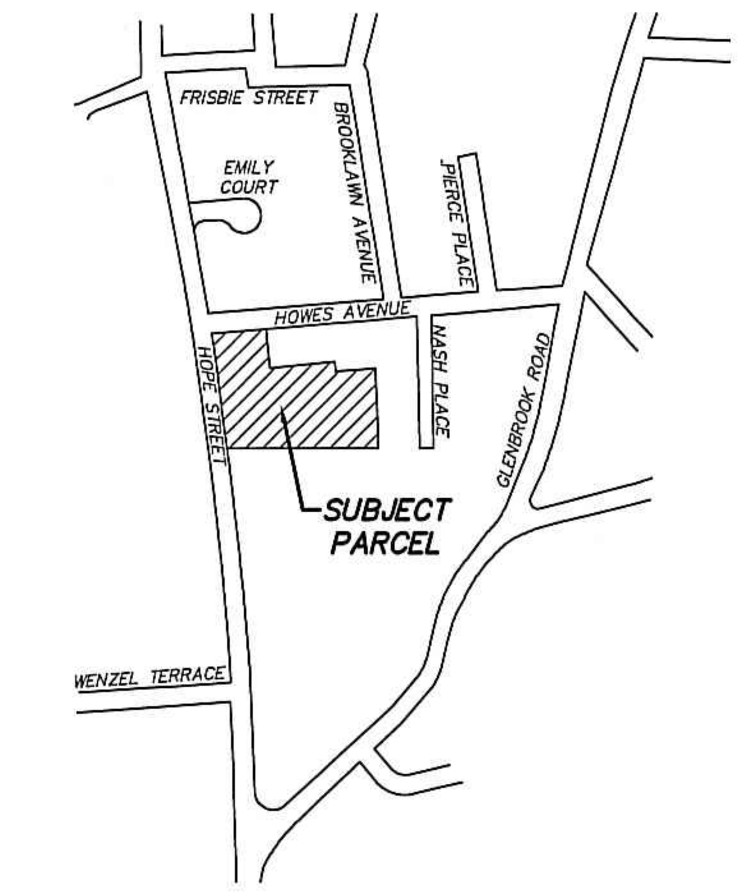
UNIT 25 F.F.=96.3± L.L.=86.9±
UNIT 26 F.F.=96.3± L.L.=86.9±

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

SEDIMENTATION AND EROSION CONTROL NOTES:

1. Temporary soil and erosion control measures inclusive of filter barriers, water breaks, check dams, and anti-tracking areas shall remain in place for as long as necessary to permanently stabilize developed areas.
2. Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the devices for that area, as shown on the plan, are in place and functional.
3. Natural vegetation shall be maintained and protected to the greatest extent practical.
4. All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
5. No changes of this soil erosion and sediment control plan may be made without approval of the project engineer.
6. Land disturbance is to be kept to a minimum and reestablishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
7. Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed.
8. Sediment or debris shall be removed from the drainage pipes and structures as it accumulates during construction. It shall be disposed of in a manner which is consistent with the intent of this plan.
9. Sediment fencing shall be installed where required prior to commencing construction and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco or approved equal.
10. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
11. The contractor shalll regrade, topsoil, and seed all disturbed areas immediately after construction has been completed.
12. Copies of the Sedimentation and Erosion Control Plan are to be maintained at the site and provided to the project foreman and subcontractors prior to the start of work.
13. Additional protection measures shall be implemented as site conditions warrant.
14. An additional 10% of trap rock, hay bales, snowfencing, fabric fencing, and other control materials are to be stockpiled on site for use as necessary.
15. Refer to Erosion and Sedimentation Control Handbook – Connecticut for additional details and specifications for sedimentation control.
16. Groundwater may be encountered during the construction of the proposed development. If any groundwater is encountered during excavation, then sump pits will be installed and the groundwater shall be pumped into either an on-site temporary crushed stone dewatering pit or a nearby storm drainage system.
17. Prior to any discharge of wastewater into the sanitary sewer as a result of construction dewatering, a Miscellaneous Discharge Permit Application shall be completed and submitted to the City of Stamford Water Pollution Control Authority for review and approval. In the event construction dewatering into the sanitary sewer is approved, a flow meter shall be installed capable of recording, saving, and reporting the daily volume from the pumps.

HAY BALE INSTALLATION AT CATCH BASINS
N.T.S.



LOCATION MAP – 1"=500'±

GENERAL CONSTRUCTION PHASING:

PHASE 1: DEMOLITION
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.

PHASE 2: SITE GRADING/FOUNDATION CONSTRUCTION
1. Rough in proposed driveway and construction access.
2. Rough grade site.
3. Excavate for proposed building foundations.
4. Construct proposed building foundations.
5. Backfill and rough grade around building foundations.

PHASE 3: SITE UTILITIES
1. Install storm drainage structures and piping.
2. Install utilities and sewer lateral connections.

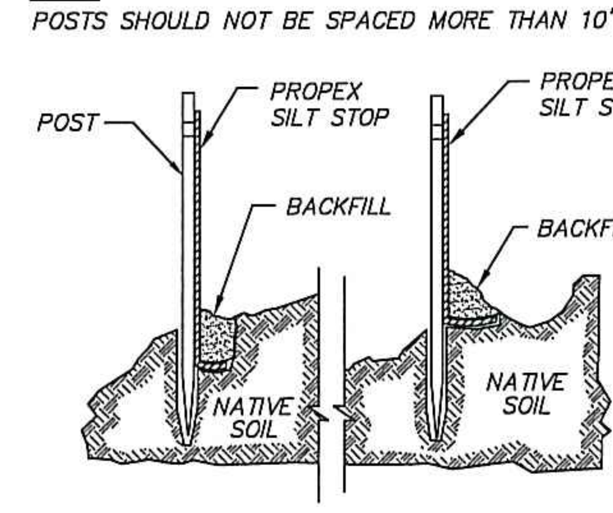
PHASE 4: BUILDING CONSTRUCTION
1. Construct proposed buildings.

PHASE 5: SITE FEATURES
1. Construct retaining walls.
2. Construct curbing and hardscapes.
3. Construct driveway.
4. Install perimeter fencing.
4. Fine grade and stabilize all slopes.
5. Landscape as required.
6. Remove sedimentation and erosion controls.

TREE LEGEND
A – ASH
B – BIRCH
BE – BEECH
C – CEDAR
CH – CHESTNUT
CR – CHERRY
HE – HEMLOCK
JM – JAPANESE MAPLE
L – LARCH
M – MAPLE
O – OAK
P – PINE
WA – WALNUT
TW – TWIN

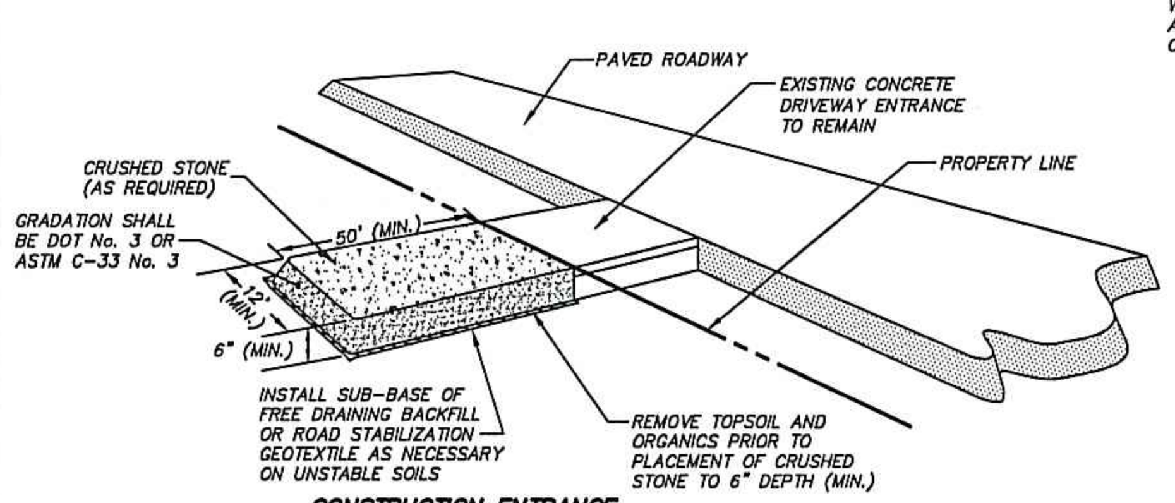
LEGEND
–×–×– SILT FENCE
TREE TO BE REMOVED
TREE PROTECTION
HAYBALES
⊠ SILT SACK

NOTE:
POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



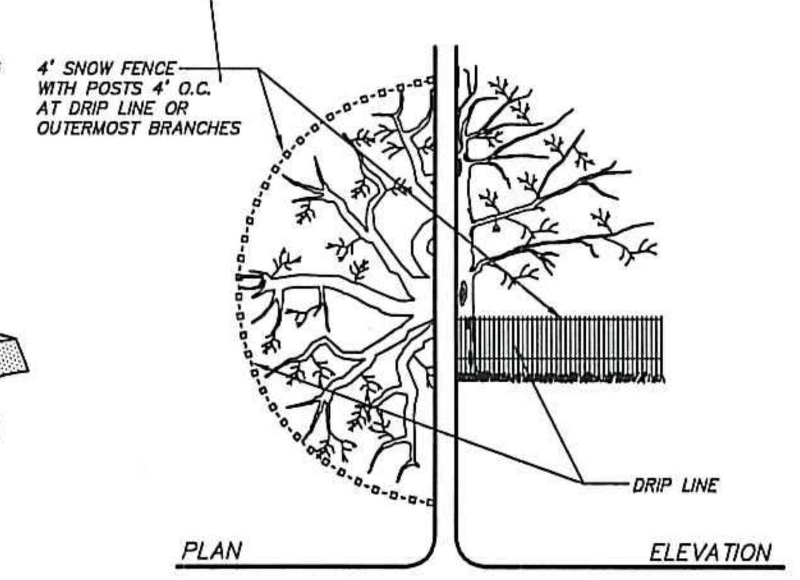
INSTALLATION DETAIL
SEDIMENT CONTROL FABRIC
N.T.S.

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

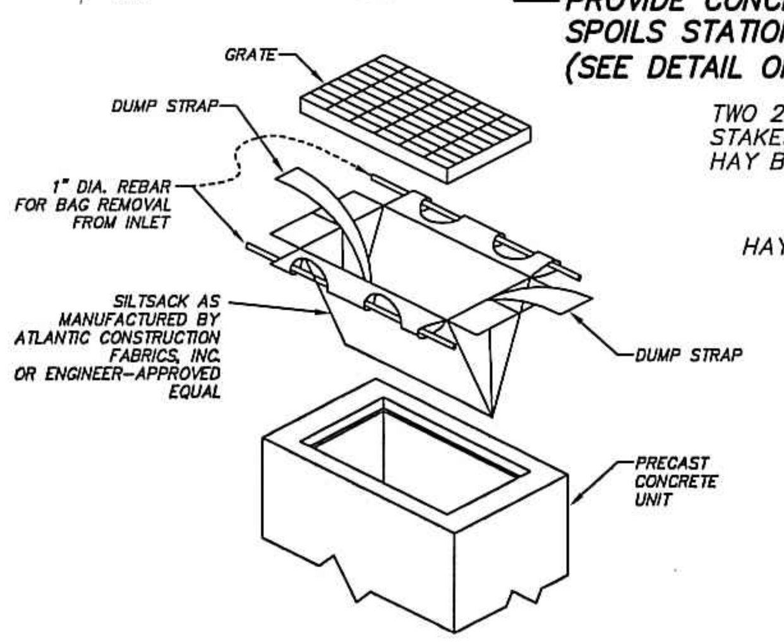


PAVED ROADWAY
EXISTING CONCRETE DRIVEWAY ENTRANCE TO REMAIN
PROPERTY LINE
CRUSHED STONE (AS REQUIRED)
GRADATION SHALL BE DOT No. 3 OR ASTM C-33 No. 3
50' (MIN.)
12' (MIN.)
6" (MIN.)
INSTALL SUB-BASE OF FREE DRAINING BACKFILL OR ROAD STABILIZATION GEOTEXTILE AS NECESSARY ON UNSTABLE SOILS
REMOVE TOPSOIL AND ORGANICS PRIOR TO PLACEMENT OF CRUSHED STONE TO 6" DEPTH (MIN.)
CONSTRUCTION ENTRANCE

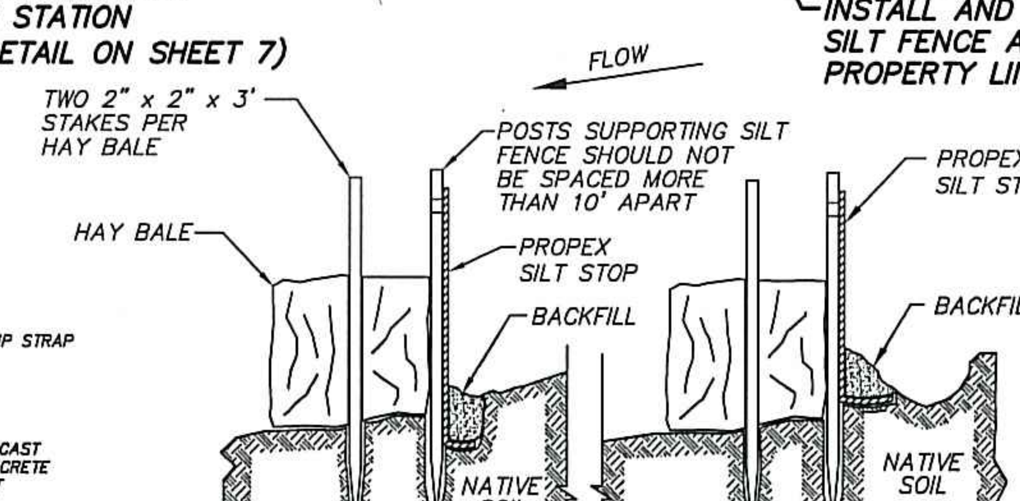
ANTI-TRACKING PAD DETAIL
N.T.S.



TREE PROTECTION
N.T.S.



CATCH BASIN SILTSACK DETAIL
N.T.S.
TO BE USED WHERE APPLICABLE.



INSTALLATION DETAIL
SEDIMENT CONTROL FABRIC
AND HAY BALES
N.T.S.

THERE SHALL BE NO CONSTRUCTION EQUIPMENT TRAFFICKING ALONG THE BOTTOM OF THE INFILTRATION SYSTEM

NOTE:
REFER TO SHEET 7 OF 8 FOR ADDITIONAL SEDIMENTATION AND EROSION CONTROL DETAILS.

NOTE:
THIS PLAN SHALL BE USED EXPRESSLY FOR THE IMPLEMENTATION OF SEDIMENTATION AND EROSION CONTROL MEASURES. IN NO WAY IS THIS PLAN INTENDED FOR PURPOSES OTHER THAN SEDIMENTATION AND EROSION CONTROL MEASURES.

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

DEREK E. DAUNAIS, CT PE No. 22861
[illegible] 12-12-23
ENGINEER DATE

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
6 OF 8	SEDIMENTATION AND EROSION CONTROL PLAN

20XE

20XE_HOPEFRISBIE_SANDE_00_REV0.DWG (DED)

CONSTRUCTION NOTES:

1. The contractor shall obtain all appropriate permits prior to commencing construction.
2. 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.
3. All construction shall be inspected by a professional engineer prior to backfill and as the work progresses.
4. The project engineer shall be notified a minimum of three working days prior to the commencement of each phase of construction.
5. Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
6. All specimen trees shall be protected during the construction period, except those specifically designated to be removed, in accordance with generally accepted standards.
7. 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 environmetally sound manner and shall be disposed of legally off-site.
8. 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.
9. Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
10. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
11. The contractor shall not commence any paving until the grading and shaping of the compacted gravel base has been approved by the project engineer.
12. 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.
13. 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 hereon 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.
14. Manhole structures shall be precast concrete with gaskets as manufactured by Eastern Precast Co., Inc. or engineer approved equal, unless noted otherwise.
15. 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.
16. 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.
17. 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).
18. 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 M294-94 Type S (smooth inner liner).
19. All reinforced concrete pipe (RCP) shall be Class IV.
20. 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.
21. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)."
22. 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.
23. All storm drainage and sewer connections shall be sloped at 2% (minimum) or as otherwise noted.
24. 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.
25. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
26. Roadway pavement shall be 2 course bituminous concrete placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
27. 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.
28. 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.
29. 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, Millenium 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
0"–Topsoil
8"–Dark Brown Sandy Loam w/ Cobbles
26"–Light Brown Sandy Silt
60"–Tan Silty Sand w/ Cobbles
100"
No Mottling
No Groundwater
No Ledge

TP-2
0"–Topsoil
8"–Dark Brown Sandy Loam
18"–Light Brown Sandy Silt
45"–Tan Silty Sand w/ Cobbles
100"
No Mottling
No Groundwater
No Ledge

TP-3
0"–Topsoil
15"–Dark Brown Sandy Loam
24"–Brown Sandy Silt
62"–Tan Silt/Fine Sand
110"
No Mottling
No Groundwater
No Ledge

TP-4
0"–Asphalt Pavement
2"–Sandy Processed Fill w/ Cobbles
32"–Dark Brown Sandy Loam
36"–Tan Sandy Silt
52"–Light Brown Silty Sand
104"
No Mottling
No Groundwater
No Ledge

TP-5
0"–Asphalt Pavement
2"–Processed Aggregate (Fill)
12"–Light Brown Silty Sand
100"
No Mottling
No Groundwater
No Ledge

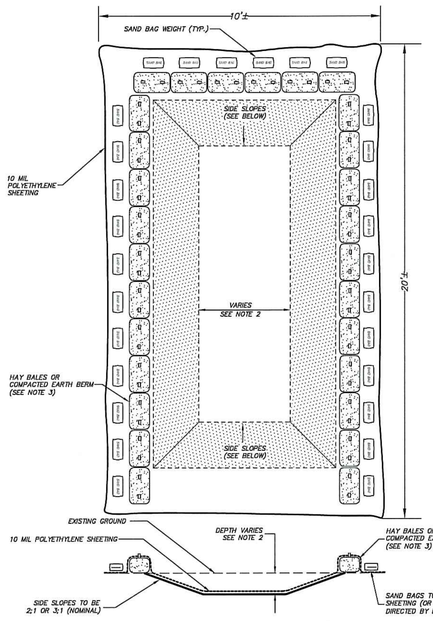
TP-6
0"–Asphalt Pavement
2"–Processed Aggregate/ Construction Debris (Fill)
60"–Light Brown Sandy Silt
84"–Brown Silty Sand w/ Cobbles
115"
No Mottling
No Groundwater
No Ledge

TP-7
0"–Topsoil
8"–Brown Silty Loam
44"–Grey Silty Sand
100"
No Mottling
No Groundwater
No Ledge

TP-8
0"–Topsoil
10"–Brown Silty Loam
28"–Grey Silty Sand w/ Cobbles
125"
No Mottling
No Groundwater
No Ledge

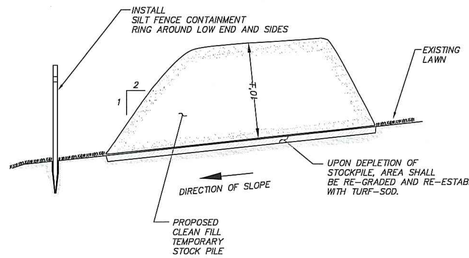
STANDARD CITY OF STAMFORD NOTES:

1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
2. 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.
3. 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.
4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
5. 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.
6. 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.
7. 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.
8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
9. 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.
10. 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.
11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
12. 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).

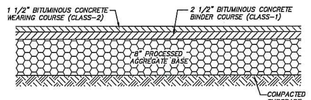


CONCRETE WASHOUT AREA
N.T.S.

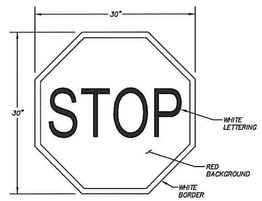
NOTES:
1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN 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.
3. 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.
4. 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 RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTREGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. CHECKED AFTER HEAVY RAINS.
6. 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.



TEMPORARY STOCKPILE DETAIL
N.T.S.
NOTE: STOCKPILES SHALL NOT BE PLACED OVER ANY INFILTRATION SYSTEM.



BITUMINOUS CONCRETE DRIVEWAY AND PARKING LOT DETAIL
N.T.S.



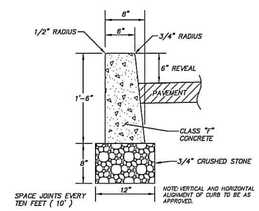
All "STOP" signs shall be an octagon with a white legend and border on a red background.

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.

NOTES:
1. ALL CURBING TO BE CAST-IN-PLACE WITHIN CITY RIGHT-OF-WAY.
2. APPROVED 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED AT A MAXIMUM SPACING OF 10 FEET COINCIDING WITH EXPANSION JOINTS IN SIDEWALK.

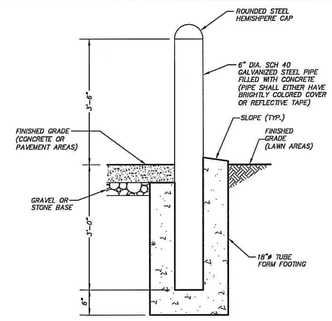
"RESERVED PARKING PERMIT REQUIRED" & "VAN ACCESSIBLE" signs shall have white lettering against a blue background.

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

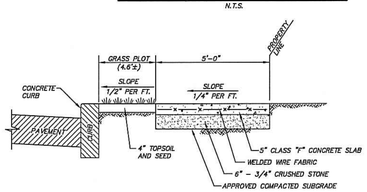
All accessible signage shall be installed 60" (minimum) above the floor or ground surface of the parking space, measured to the bottom of the sign.

Confirm fine amount prior to sign fabrication.

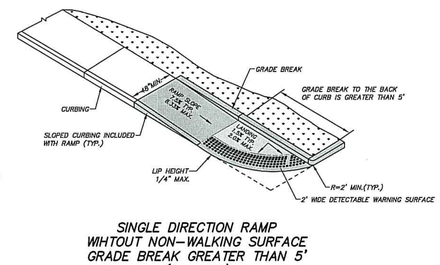
RESERVED PARKING SPACE SIGN DETAIL
N.T.S.



BOLLARD/PIPE GUARD DETAIL
N.T.S.



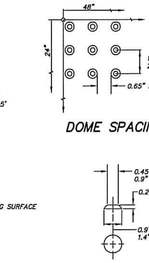
CONCRETE SIDEWALK WITH PLANTING STRIP IN CITY R.O.W.
N.T.S.



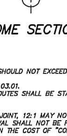
SINGLE DIRECTION RAMP WIHTOUT NON-WALKING SURFACE GRADE BREAK GREATER THAN 5' (TYPE 14)

NOTES:
1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
2. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "F" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.03.01.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT, 12:1 MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15" FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK."
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
8. RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CANNOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK" INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
10. CURBING WITHIN THE LIMITS OF NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 817 SECTIONS 8.11 AND 8.13.
11. HANDICAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-110A, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
12. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
13. INSTALL THE EDGE OF THE DETECTABLE WARNING 6" FROM THE EDGE OF ROAD.
14. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.

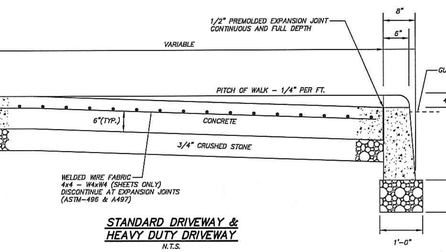
DETAILS FOR PEDESTRIAN ACCESS RAMPS
N.T.S.



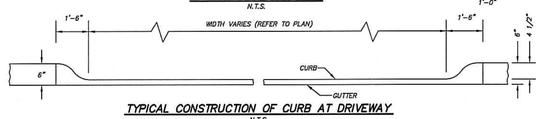
DOME SPACING



DOME SECTION



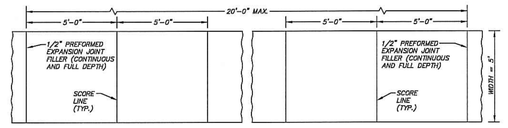
STANDARD DRIVEWAY & HEAVY DUTY DRIVEWAY
N.T.S.



TYPICAL CONSTRUCTION OF CURB AT DRIVEWAY
N.T.S.

NOTES:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ. FT.
2. CONCRETE SHALL BE CLASS "F", 4400 PSI.
3. 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" CRUSHED STONE BASE. THE SURFACE EDGES OF EACH PANEL SHALL BE ROUNDED TO A RADIUS OF 1/4 INCH.

CONCRETE SHALL BE ConnDOT CLASS "F" CEMENT TYPE II (4,400 PSI MIN.) AND SHALL HAVE BETWEEN 6-7% AIR ENTRAINMENT.

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

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

A 1/2" THICK APPROVED PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAX. AND BETWEEN NEW CONCRETE CURBING AND SIDEWALKS.

A 1/2" THICK APPROVED PREFORMED EXPANSION JOINT FILLER SHALL BE UTILIZED BETWEEN ALL RIGID STRUCTURES (INCLUDING WALLS) AND NEW SIDEWALK WORK.

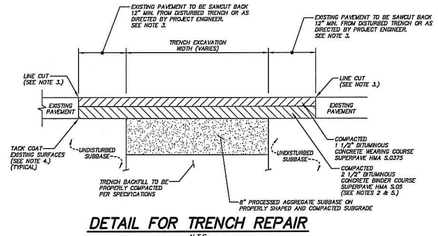
A MARKED OR SCORED CONTROL JOINT SHALL BE MADE AT FIVE FOOT INTERVALS BETWEEN BITUMINOUS JOINTS. CONTROL JOINTS SHALL BE 1" DEEP.

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.

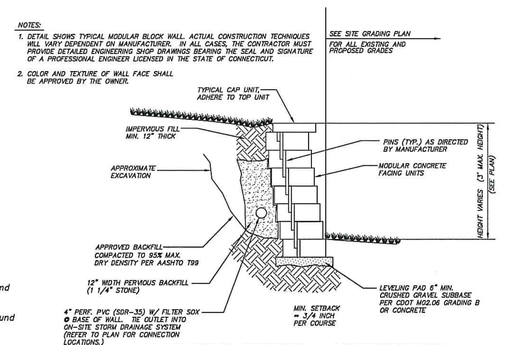
PLAN OF A SECTION OF CONCRETE SIDEWALK
N.T.S.



DETAIL FOR TRENCH REPAIR
N.T.S.

NOTES:
1. 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.
2. SHOULD THE TOTAL THICKNESS OF EXISTING PAVEMENT EXCEED THICKNESS OF PROPOSED BINDER PLUS WEARING COURSE, THE THICKNESS OF BINDER COURSE SHALL BE INCREASED SUCH THAT THE TOTAL THICKNESS OF REPAIR BITUMINOUS PAVEMENT MATCHES EXISTING.
3. 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.
4. 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.
5. HMA 9.5 BINDER COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 2 1/2" COMPACTED THICKNESS.

NOTES:
1. DETAIL SHOWS TYPICAL MODULAR BLOCK WALL. ACTUAL CONSTRUCTION TECHNIQUES WILL VARY DEPENDENT ON MANUFACTURER. IN ALL CASES, THE CONTRACTOR MUST PROVIDE DETAILED ENGINEERING SHOP DRAWINGS BEARING THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
2. 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.

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

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER — DATE 12-12-23

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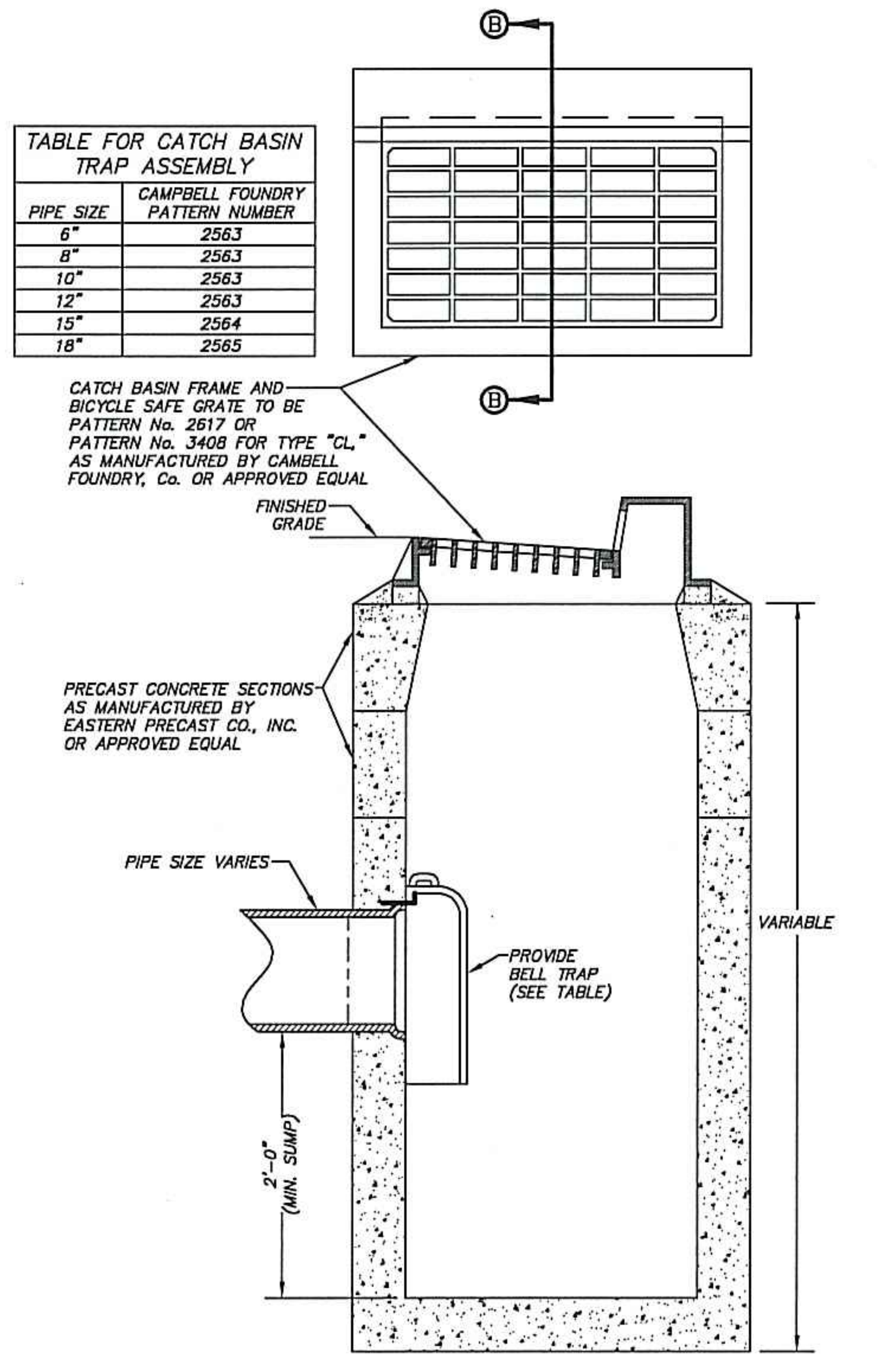
D'ANDREA SURVEYING & ENGINEERING, P.C.
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
P.O. BOX 549, RIVERSIDE, CT 06878
6 NEIL LANE, TEL. 637-1779

PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
7 OF 8	NOTES AND DETAILS

TABLE FOR CATCH BASIN TRAP ASSEMBLY	
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2563
8"	2563
10"	2563
12"	2563
15"	2564
18"	2565



SECTION "B-B"

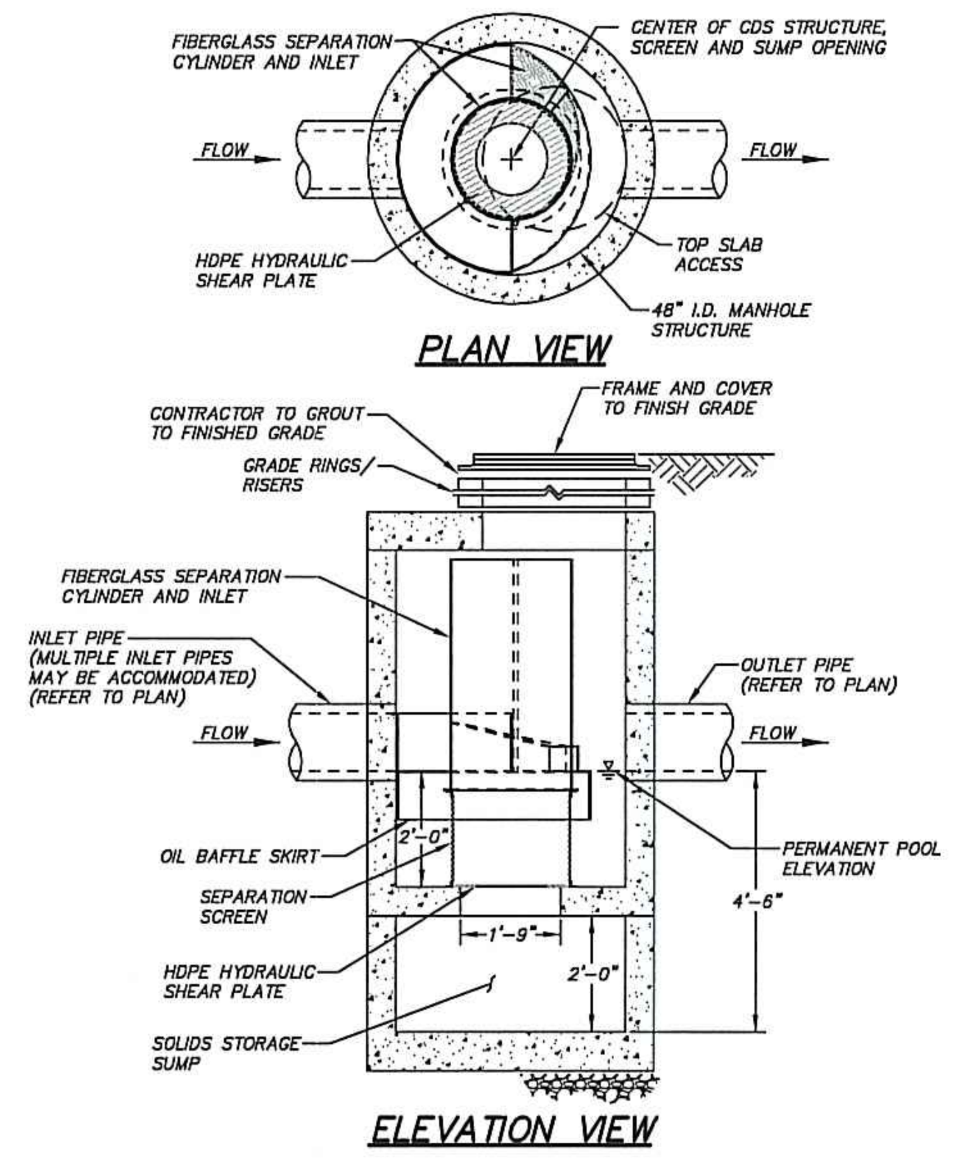
SINGLE CATCH BASIN DETAIL (TYPE "C")

N.T.S.

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.

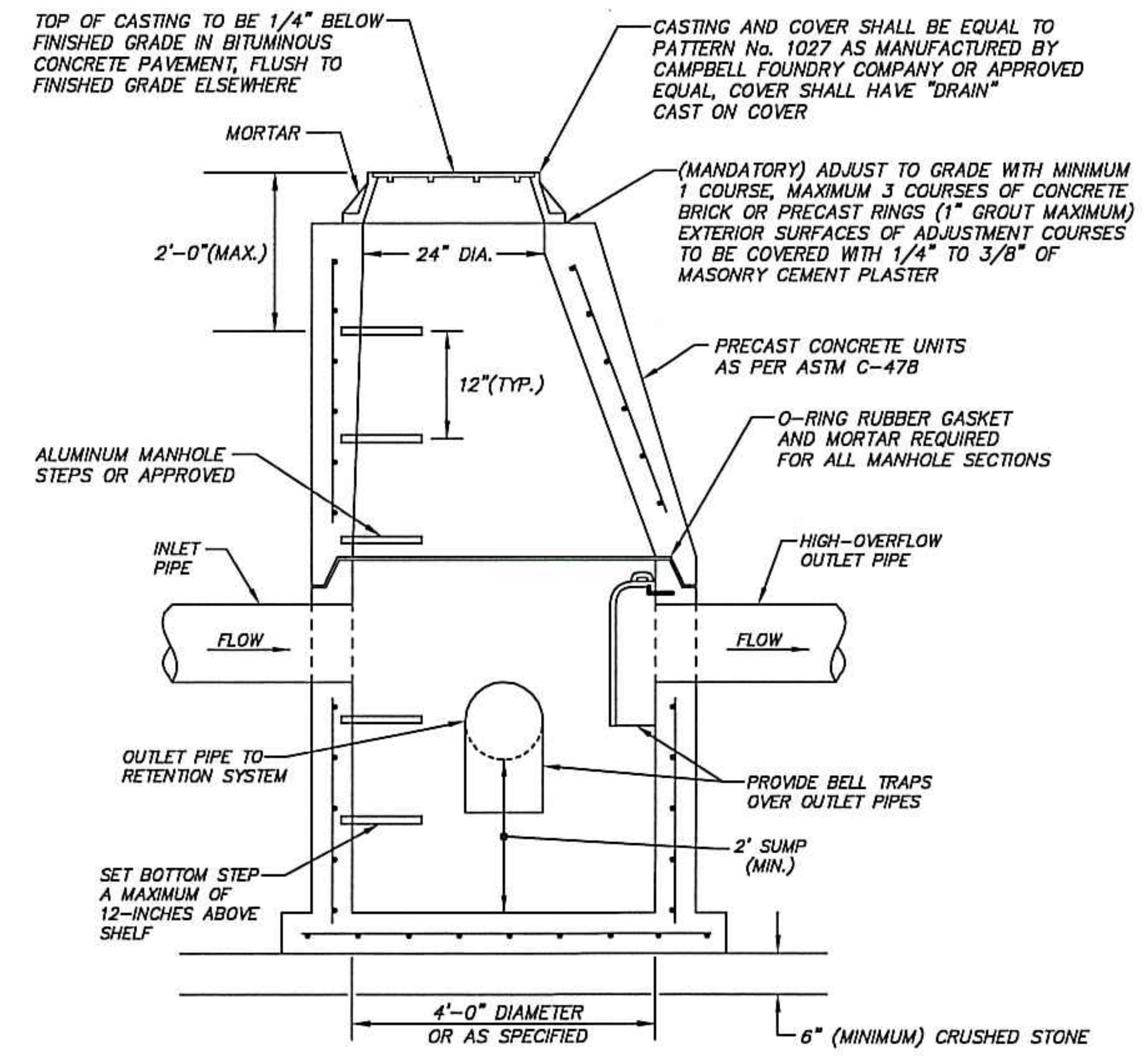


STORMWATER TREATMENT SYSTEM TYPICAL CONTECH CDS2015-4 DETAIL

N.T.S.

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 PEAK DESIGN FLOW RATE FROM ITS CONTRIBUTING WATERSHED AREA.
2. STORMWATER TREATMENT SYSTEM CDS2015-4 IS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC, 1-800-328-2047.
3. DESIGN OF INTERNAL PVC PIPING AND BAFFLES 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 HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M306) LOAD RATING.

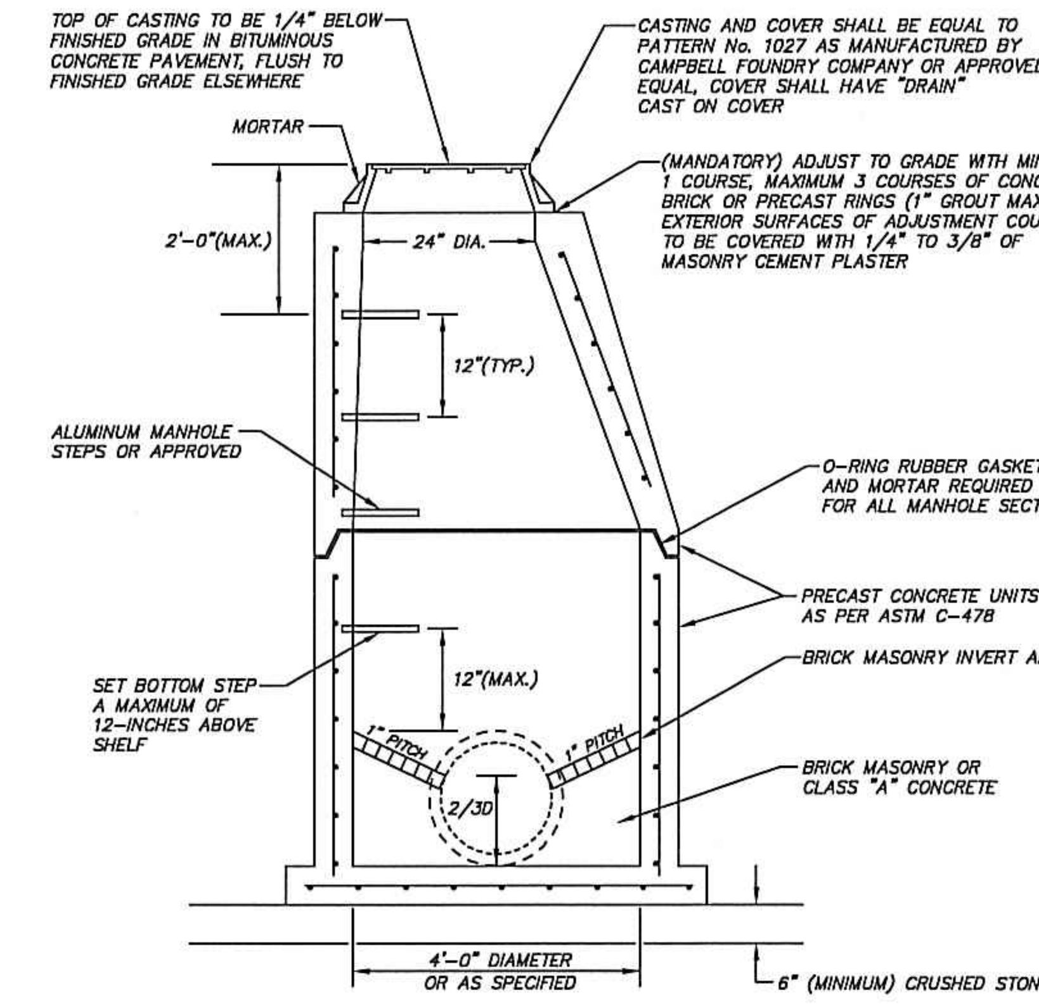


BYPASS STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL

N.T.S.

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.

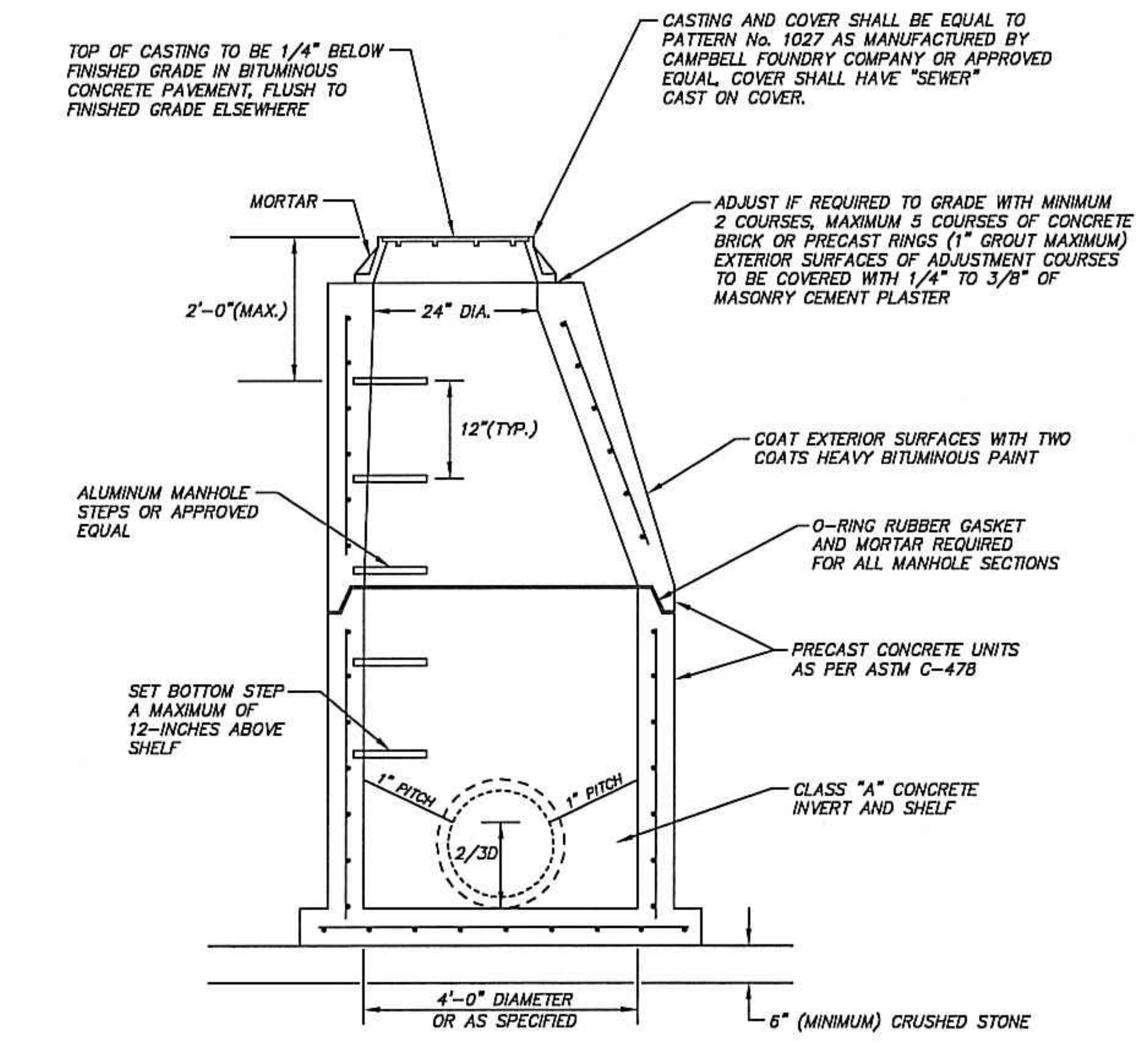
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATION OF ALL PIPES.



TYPICAL STORM DRAIN MANHOLE DETAIL

N.T.S.

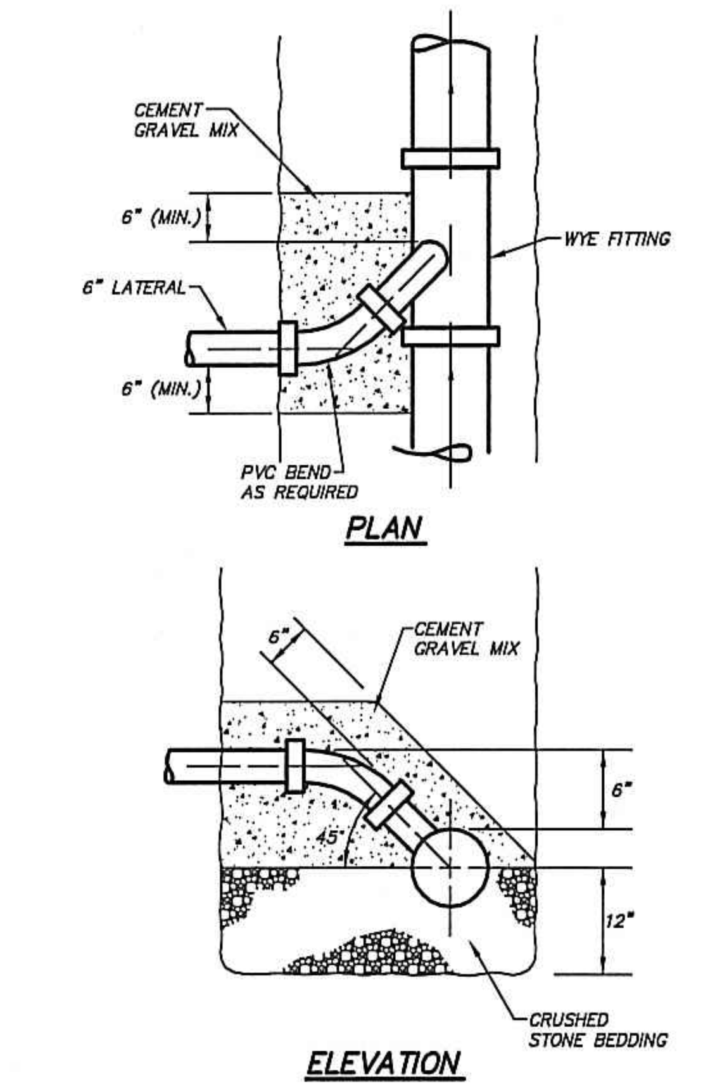
NOTE:
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



SANITARY SEWER MANHOLE DETAIL

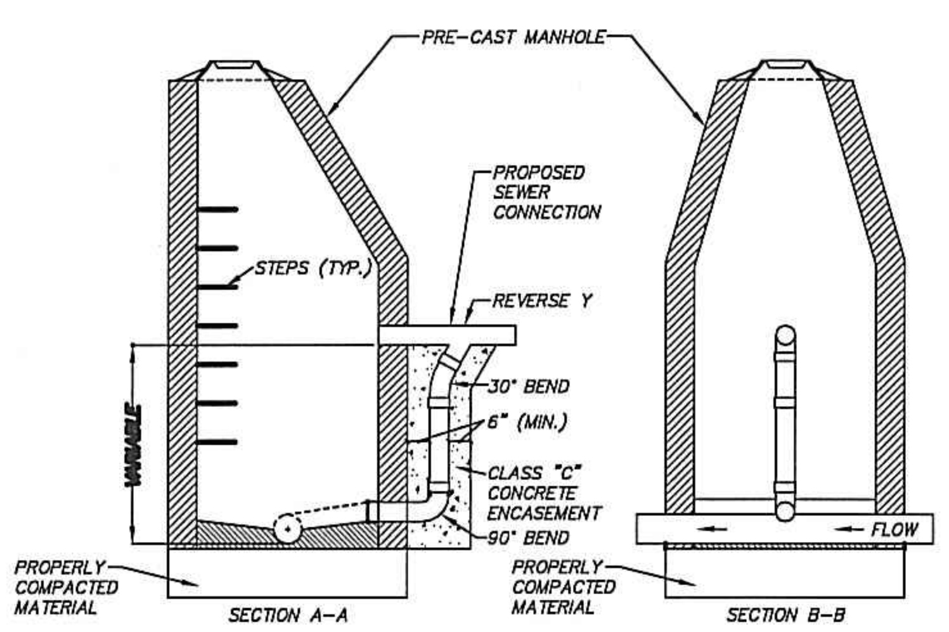
N.T.S.

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



PVC PIPE LATERAL CONNECTION

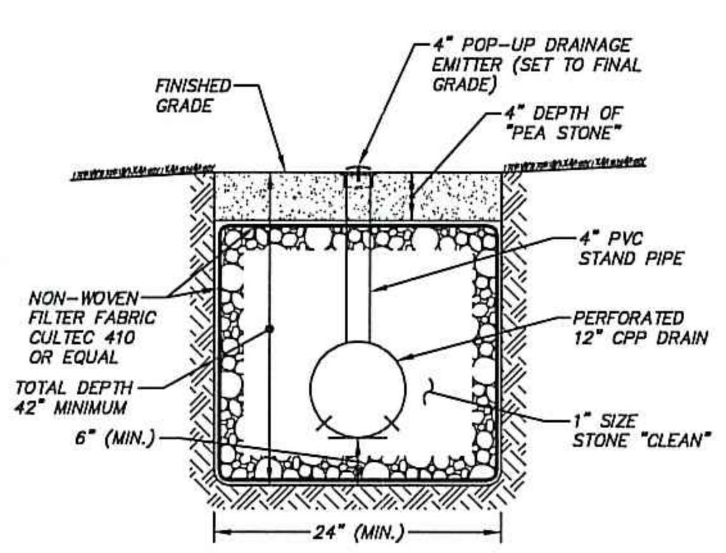
N.T.S.



FILL EXCAVATED SPACE OUTSIDE OF MANHOLE AND UNDER PIPE WITH "C" GRADE CONCRETE OR MASONRY FOR A WIDTH OF 6" EACH SIDE OF PIPE BUT NOT LESS THAN A TOTAL MINIMUM WIDTH OF 22".

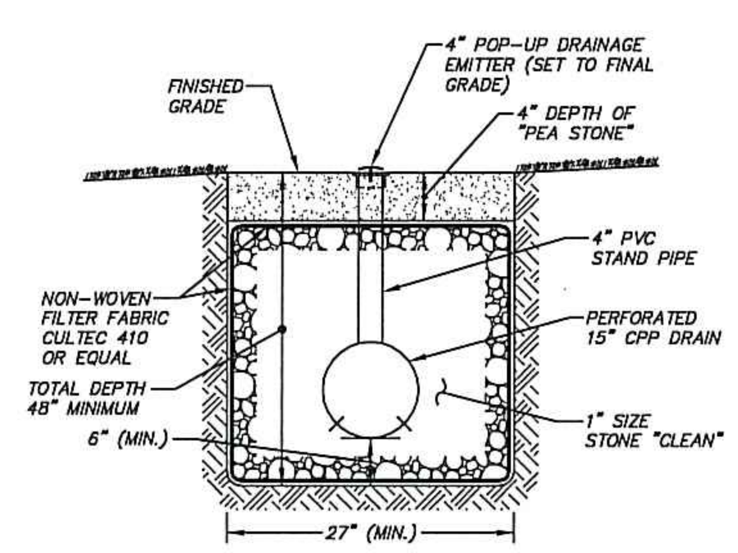
DEEP DROP SANITARY SEWER MANHOLE CONNECTION

N.T.S.



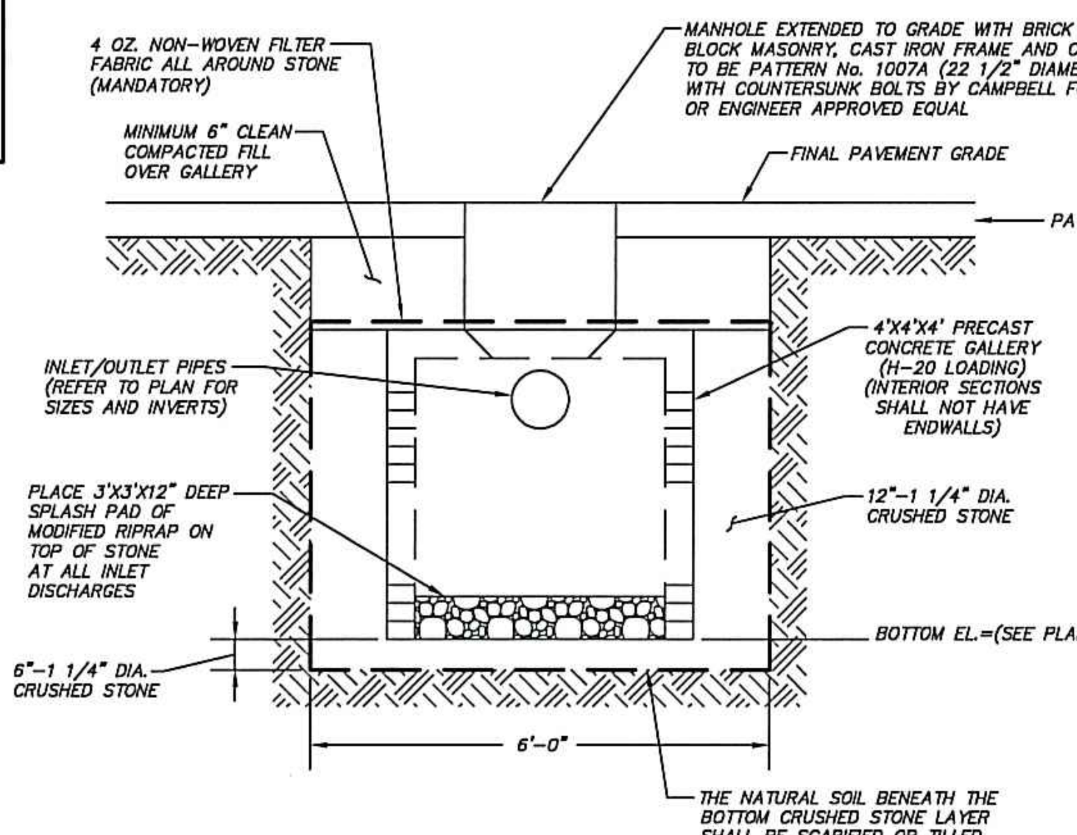
12-INCH STORM WATER LEVEL SPREADER #1 DETAIL

N.T.S.



15-INCH STORM WATER LEVEL SPREADER #2 DETAIL

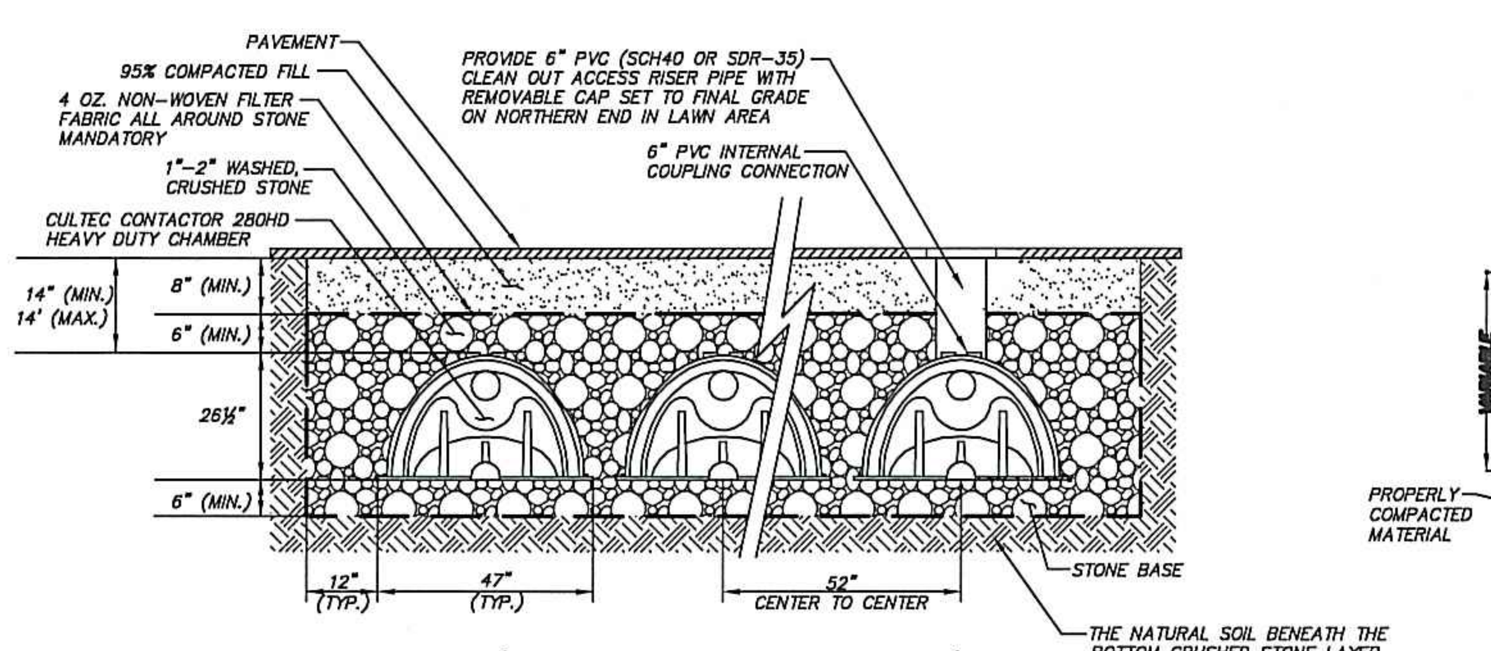
N.T.S.



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

N.T.S.

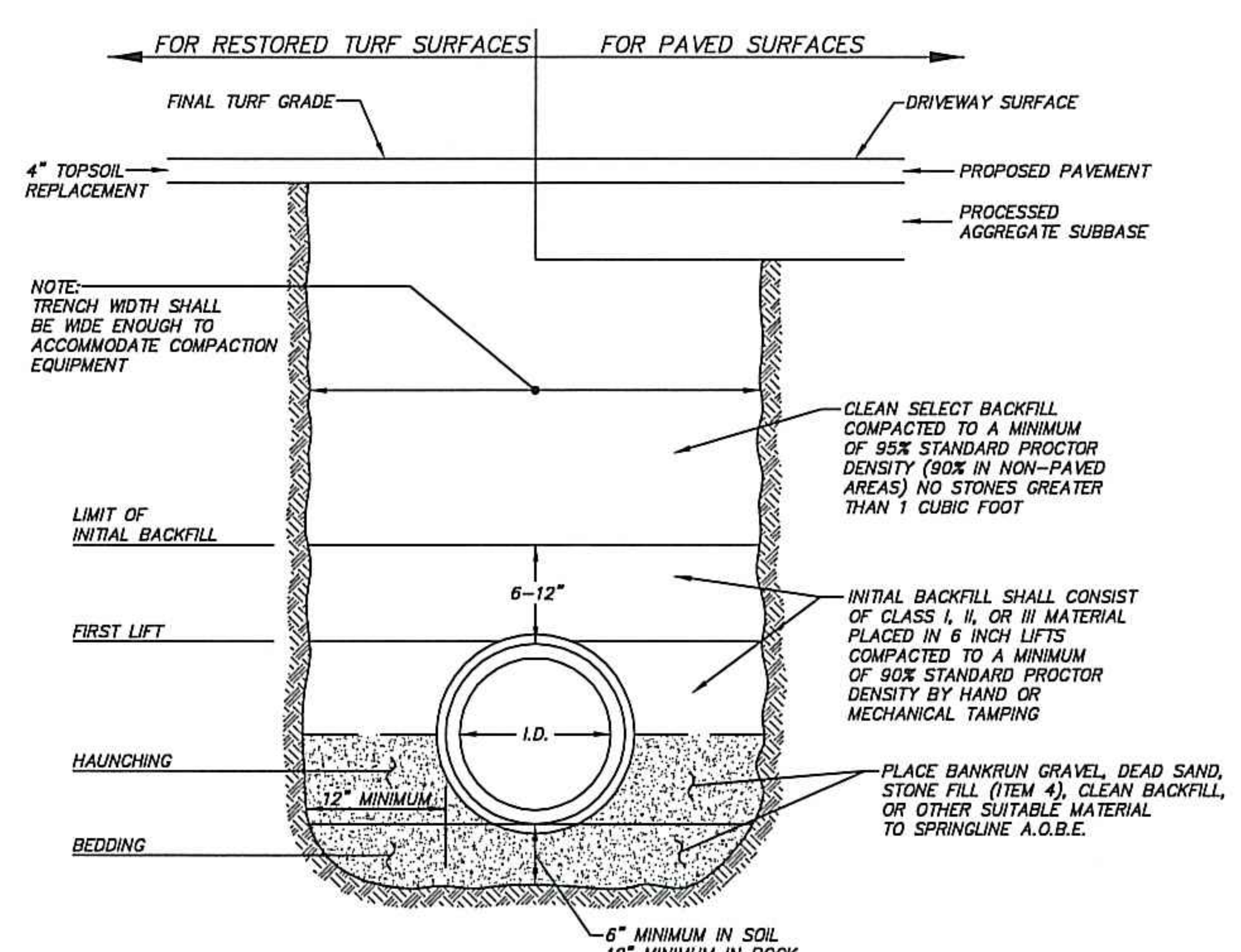
NOTE: DURING CONSTRUCTION MUDDY AND TURBID WATER SHALL BE PREVENTED FROM ENTERING THE DRYWELLS.



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

N.T.S.

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.

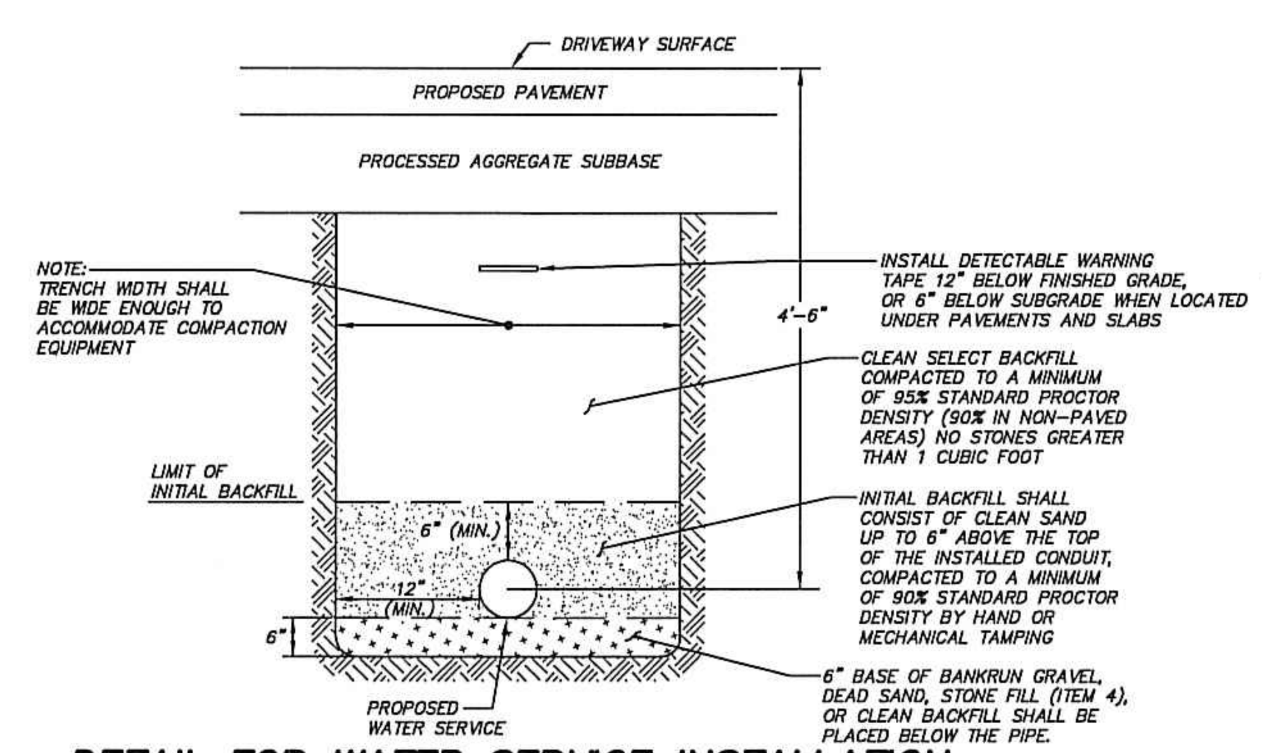


DETAIL FOR PVC SANITARY SEWER AND PVC/CPP STORM DRAIN INSTALLATION

N.T.S.

NOTES:

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

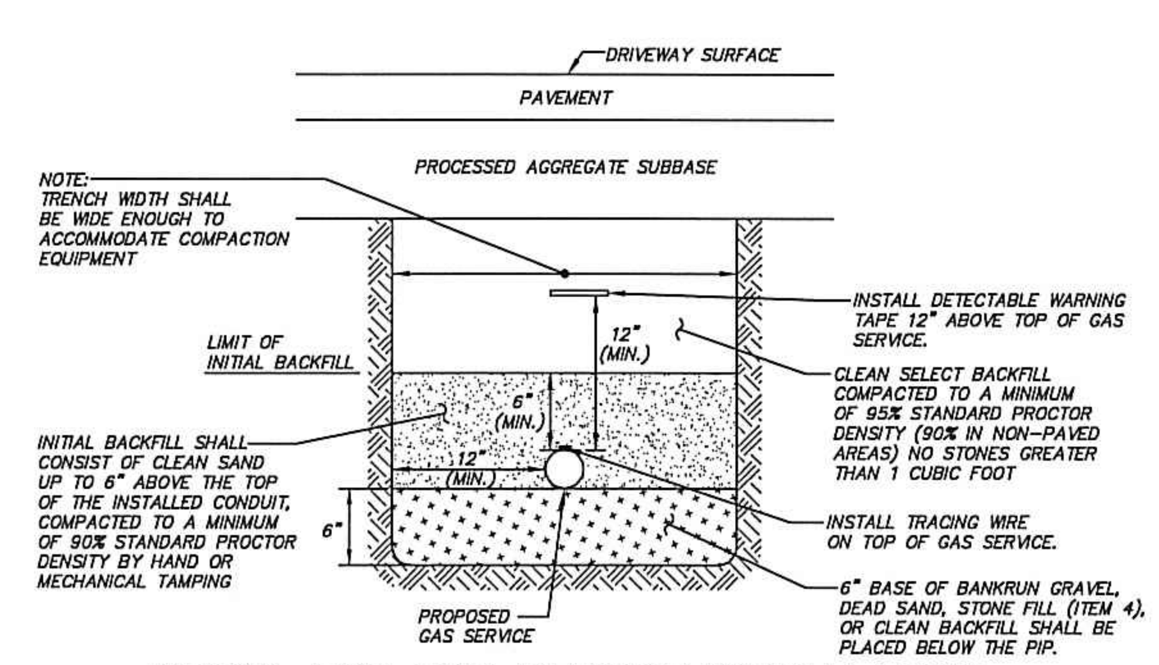


DETAIL FOR WATER SERVICE INSTALLATION

N.T.S.

NOTES:

1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE AQUARION 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 AQUARION WATER COMPANY.

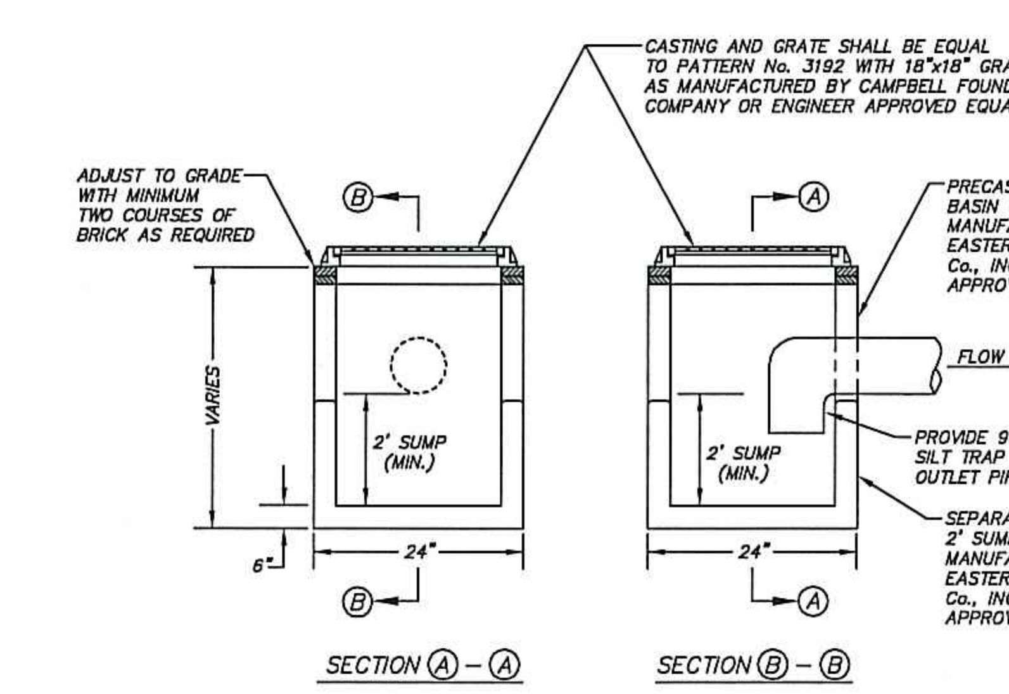


DETAIL FOR GAS SERVICE INSTALLATION

N.T.S.

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.



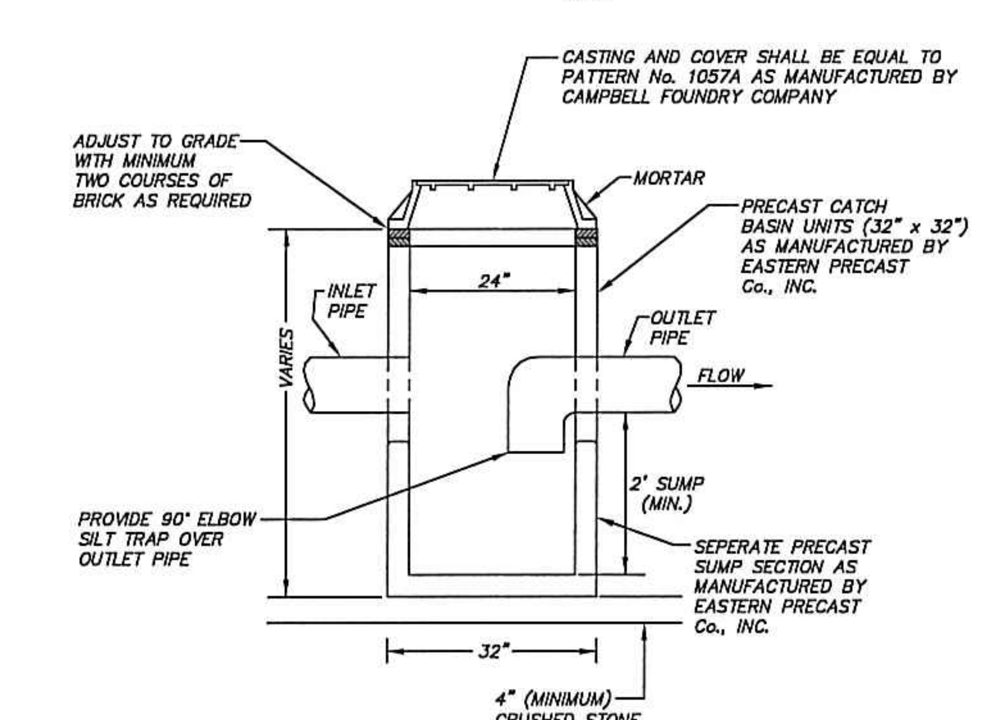
18"x18" YD/CB DETAIL TYPE "CL"

N.T.S.

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.



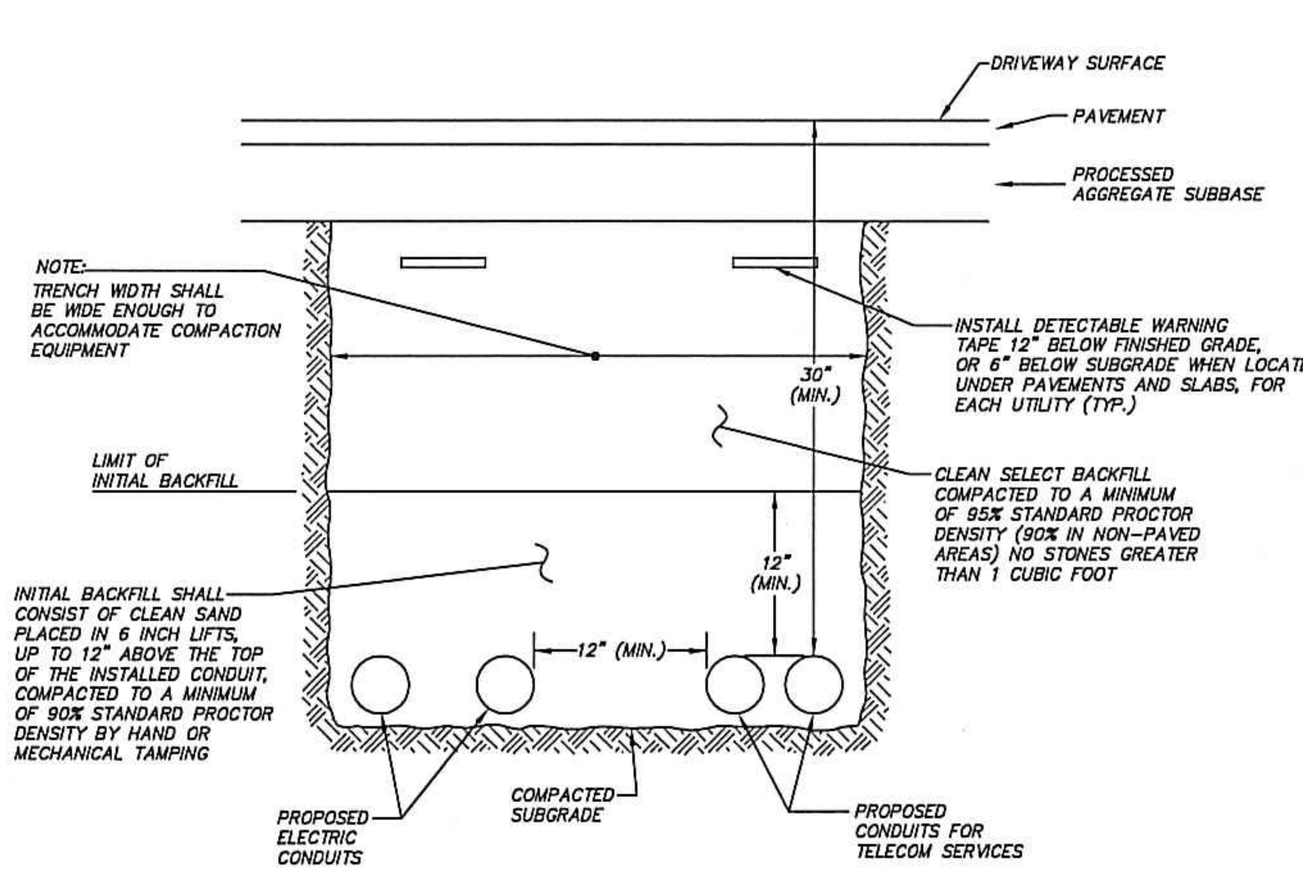
JUNCTION BOX DETAIL

N.T.S.

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 ELEVATION OF ALL PIPES.

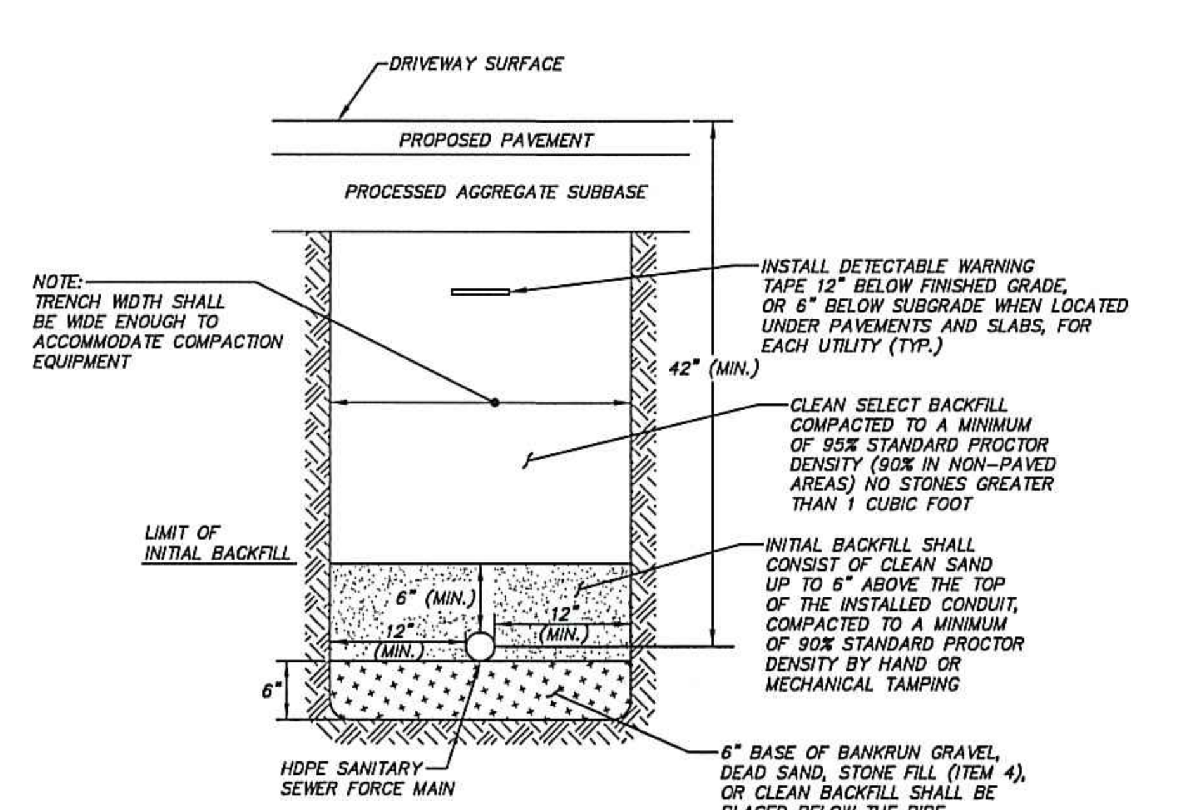


DETAIL FOR UNDERGROUND UTILITY TRENCH

N.T.S.

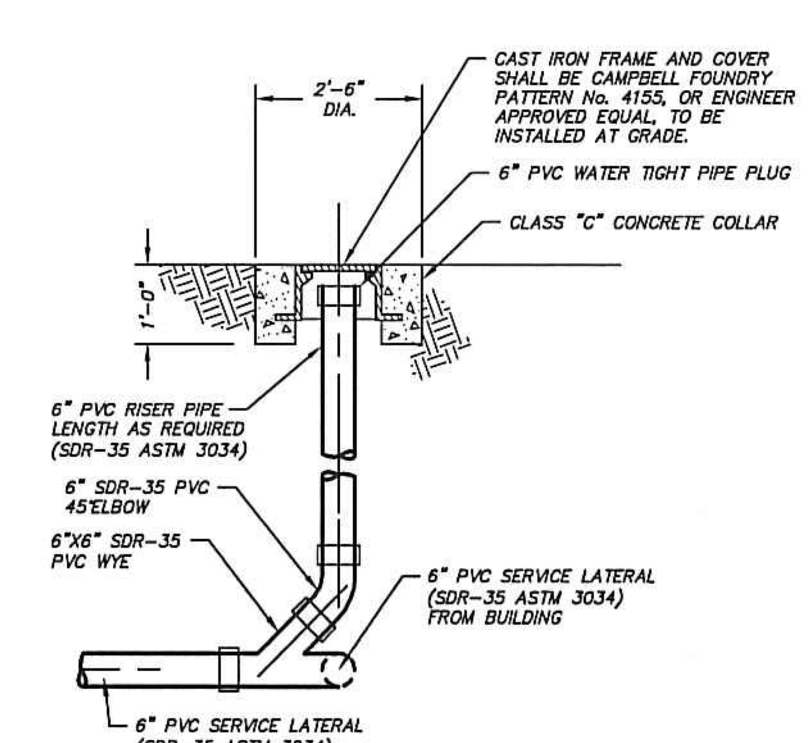
NOTES:

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



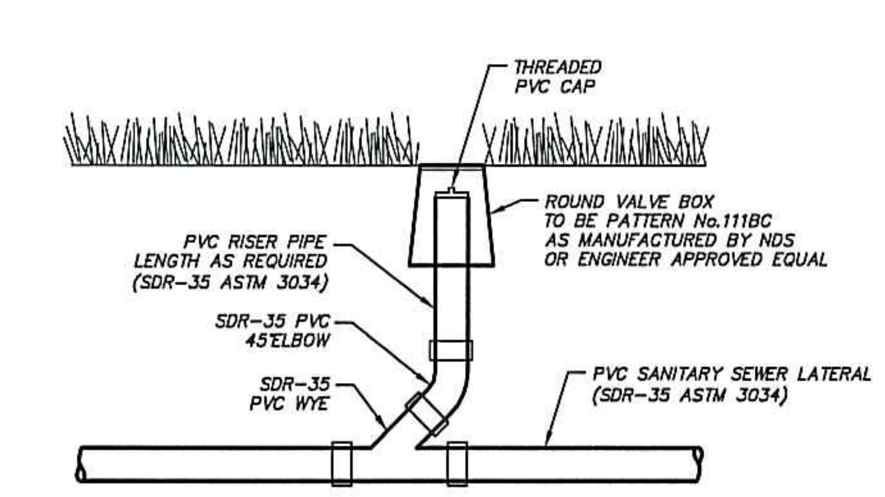
LOW PRESSURE SANITARY SEWER/STORM DRAIN FORCE MAIN INSTALLATION DETAIL

N.T.S.



CLEANOUT IN PAVEMENT

N.T.S.



SEWER LATERAL CLEAN OUT TO GRADE DETAIL

N.T.S.

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

DEREK E. DAUNAIS, CT PE No. 22861
[illegible] 12-12-23
ENGINEER DATE

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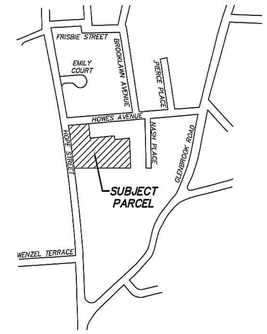
· LAND PLANNERS
· ENGINEERS
· SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

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

20XE_HOPEFRISBIE_ED_00_REV0.DWG (DED)

20XE

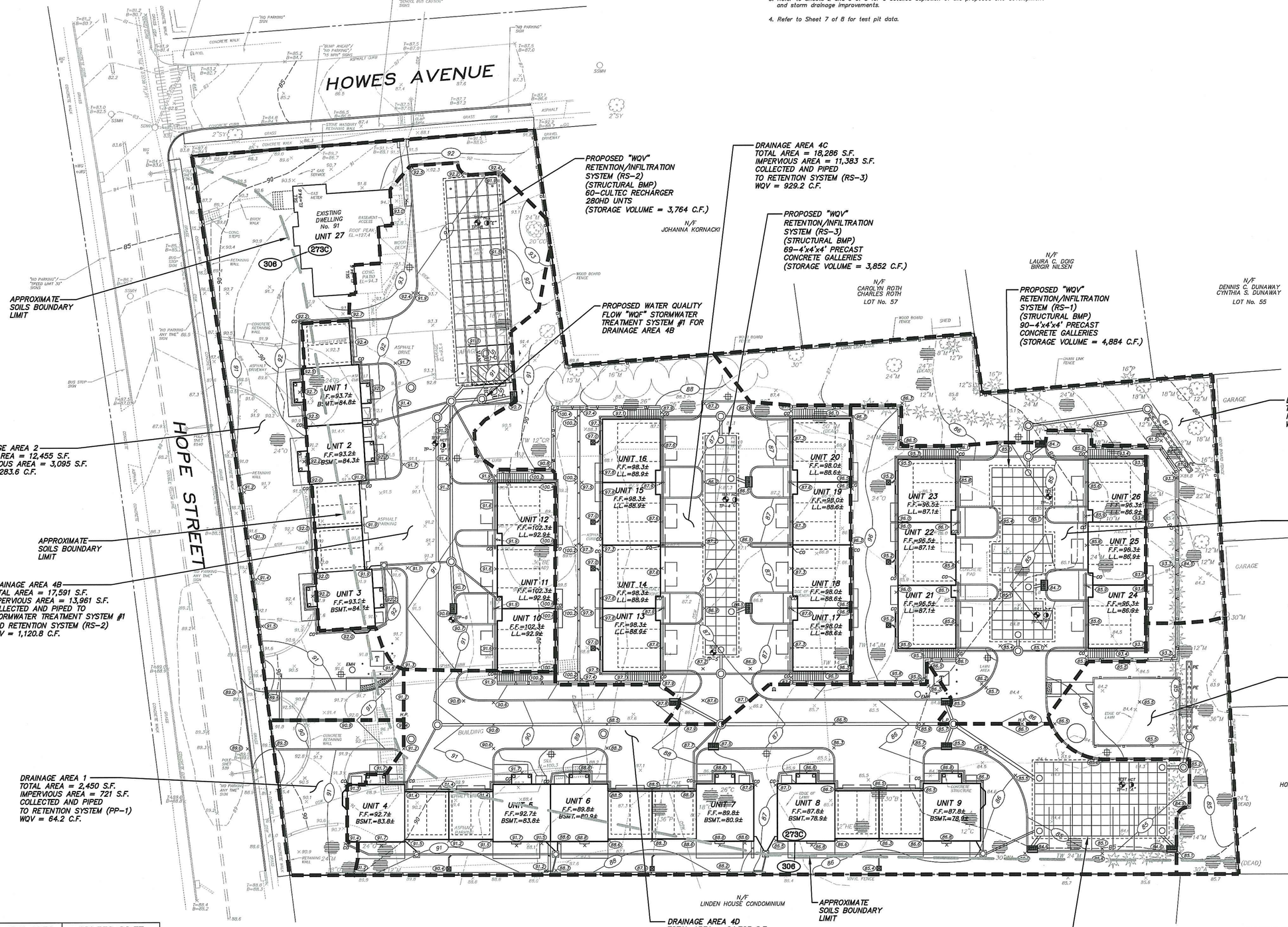
# BLOCK No. 295
AREA = 2.331 ACRES
"R-7 1/2" ZONING DISTRICT (EXISTING)
"RM-1" ZONING DISTRICT (PROPOSED)



LOCATION MAP - 1"=500'±

NOTES:

1. The purpose of this plan is only to highlight the Low Impact Developement 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 8 for a detailed depiction of the proposed site development and storm drainage improvements.
4. Refer to Sheet 7 of 8 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	UDORTHENTS-URBAN LAND COMPLEX	B

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

CONTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET

SCALE
20 0 20
IN FEET

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

DEREK E. DAUNAIS, CT PE No. 22861
ENGINEER — 12-12-23 DATE

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

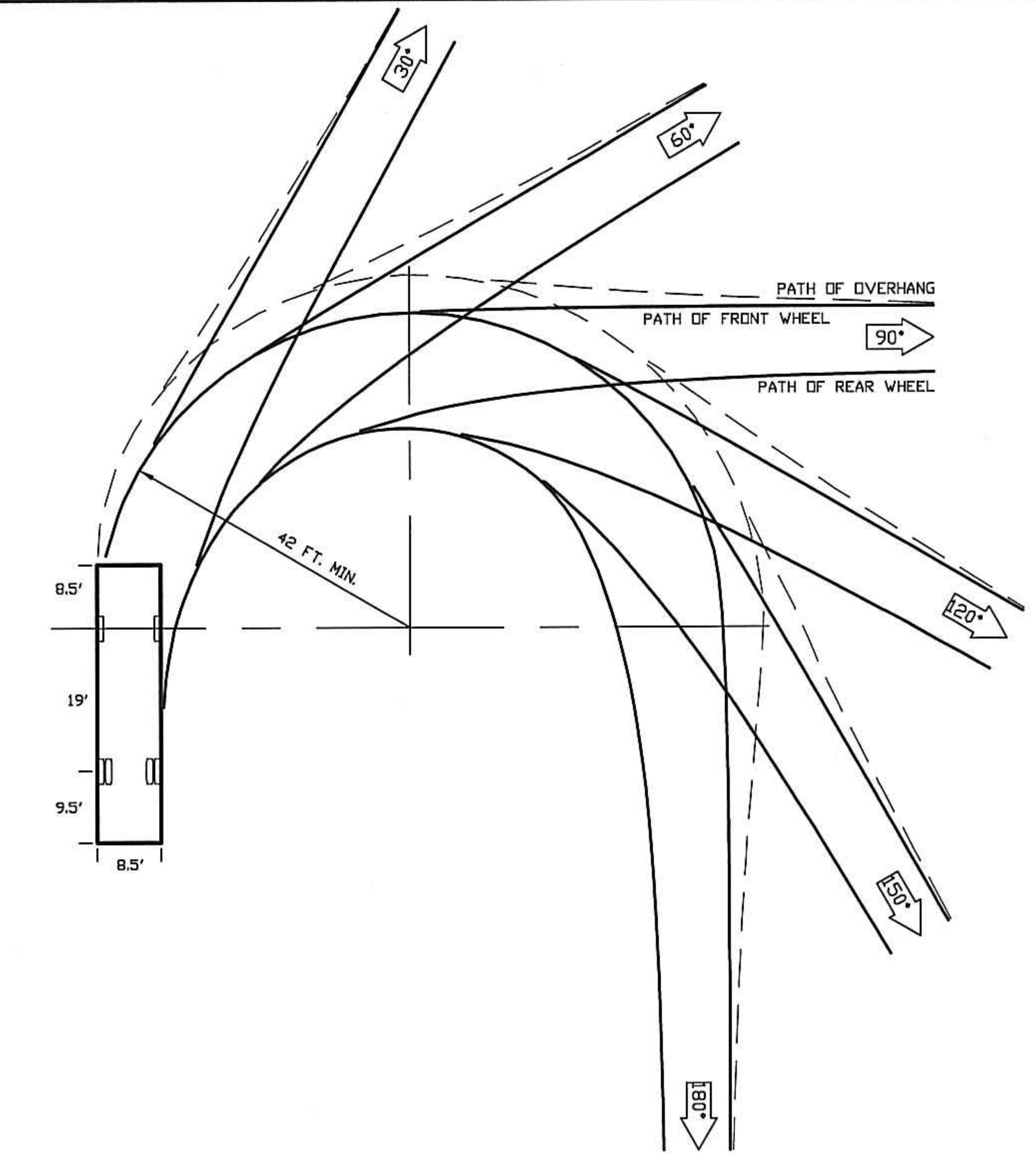
PROJECT	"HOPE STREET TOWNHOUSES"
PREPARED FOR	RRIT, LLC
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	LOW IMPACT DEVELOPMENT PLAN

NOTES:

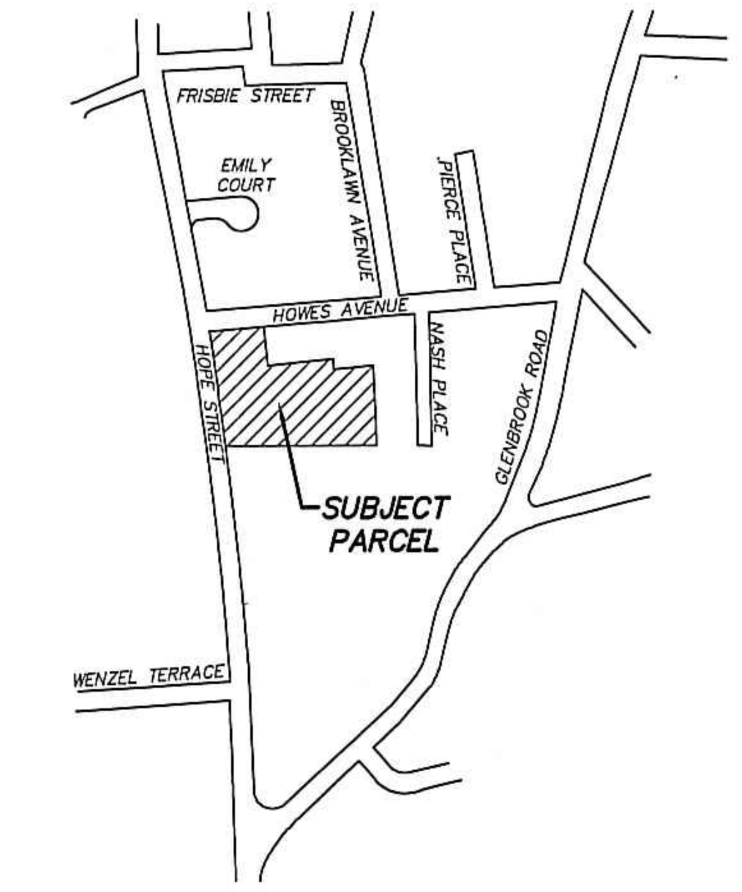
1. The purpose of this plan is only to depict the feasibility that a fire truck can access the property. This plan shall not be used for construction purposes.

BLOCK No. 295

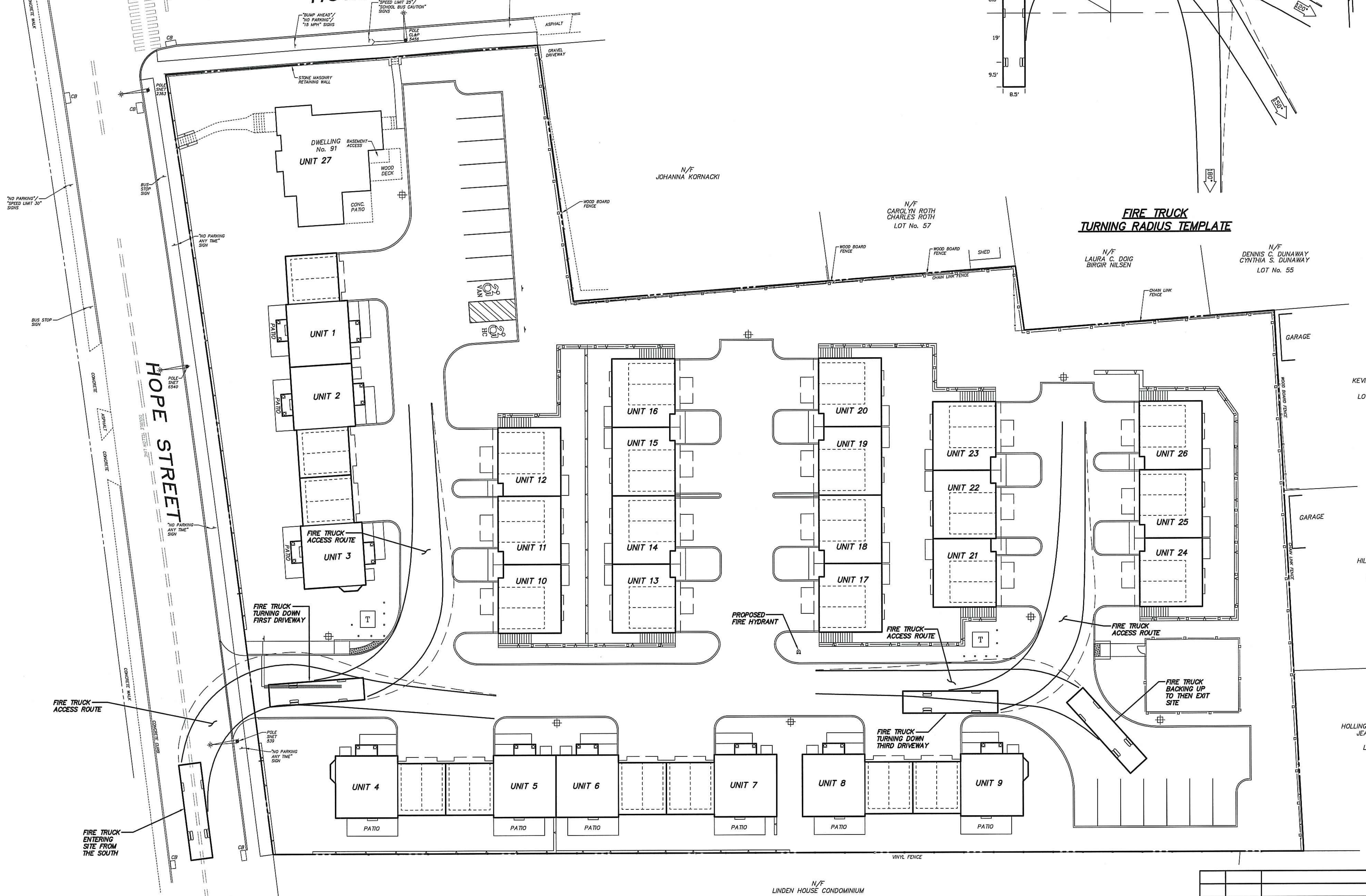
AREA = 2.331 ACRES
"R–7 1/2" ZONING DISTRICT (EXISTING)
"RM–1" ZONING DISTRICT (PROPOSED)



FIRE TRUCK TURNING RADIUS TEMPLATE



LOCATION MAP – 1"=500'±



1 INCH = 20 FEET

SCALE

20 0 20

IN FEET

20XE_HOPEFRISBIE_FTTRP_00_REV0.DWG (DED)

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

DEREK E. DAUNAIS, CT PE No. 22861

[illegible] 12–12–23

ENGINEER DATE

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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
1 OF 1	FIRE TRUCK TURNING RADIUS PLAN

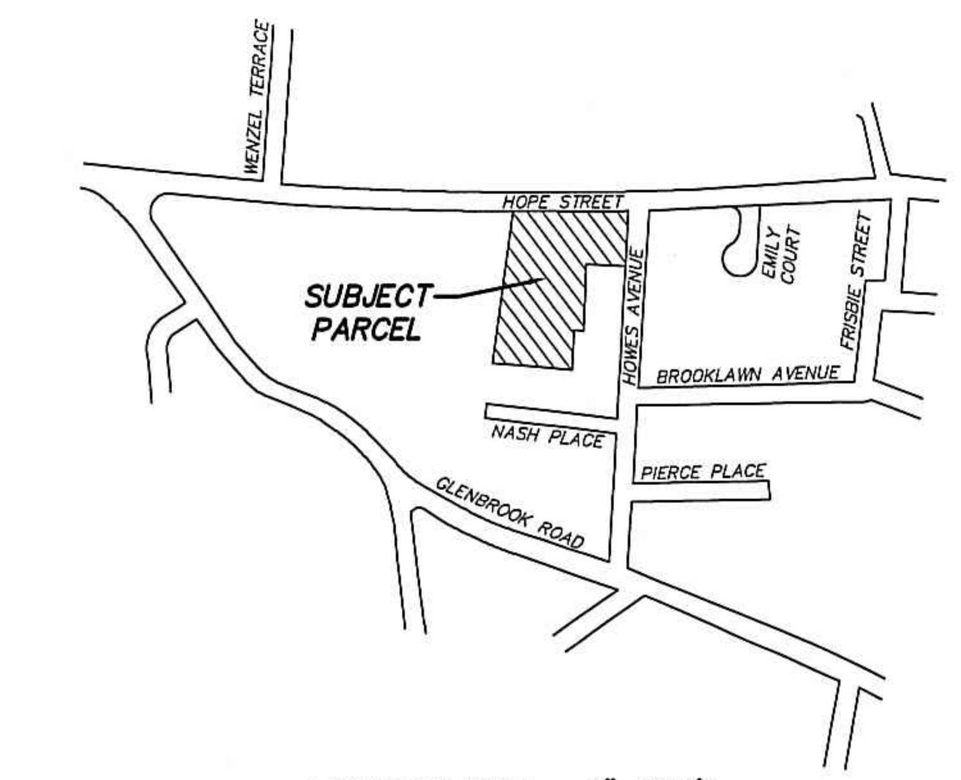
20XE

NOTES:

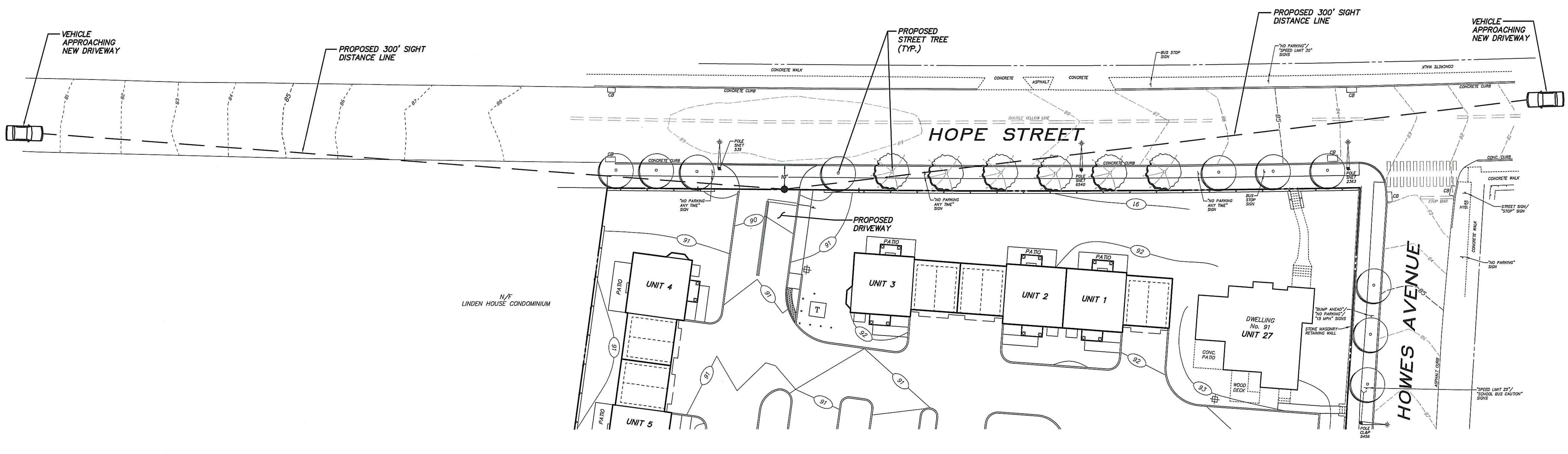
1. The purpose of this plan is only to demonostrate the sight distance lines from the new driveway entrance proposed along Hope Street. This plan shall not be used for any other aspect of construction.

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

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



LOCATION MAP – 1"=500'±



1 INCH = 20 FEET

SCALE

20 0 20

IN FEET

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

DEREK E. DAUNAIS, CT PE No. 22861

[illegible] 12–12–23

ENGINEER DATE

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- LAND PLANNERS
- ENGINEERS
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TEL. 637–1779

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

20XE_HOPEFRISBIE_SDP_00_REV0.DWG (DED)

20XE