

THE LIMIT OF FLAGGED WETLANDS WAS TRANSCRIBED FROM A MAP ENTITLED "PLOT PLAN PREPARED FOR BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP" PREPARED BY EDWARD J. FRATTAROLI, INC DATED NOVEMBER 22, 2006.

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

THIS MAP DEPICTS A ZONING LOCATION SURVEY. PLANIMETRIC LOCATIONS WERE DEVELOPED BY PHOTOGAMMETRY BY GEOMAPS INTERNATIONAL, INC. FROM AERIAL PHOTOGRAPHY DATED JANUARY 24, 2013, WITH GROUND CONTROL BY ROCCO V. D'ANDREA, INC. ESTABLISHED TO HORIZONTAL ACCURACY CLASS "A-2", WITH BOUNDARY INFORMATION BASED ON A RESURVEY MADE IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS SET FORTH IN STATE REGULATIONS SEC. 20-300b-1 THROUGH 20-300b-20.

PORTIONS OF THIS ZONING LOCATION SURVEY IN THE AREAS OF THE SEMINARY RESIDENCE BUILDING AND THE ATHLETIC FIELD WERE DEVELOPED FROM A FIELD SURVEY PREPARED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS SET FORTH IN STATE REGULATIONS SEC. 20-300b-1 THROUGH 20-300b-20.

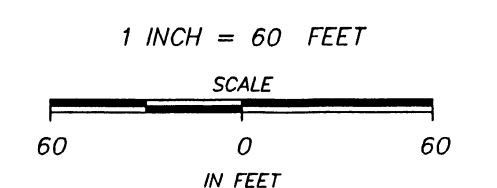
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = TOTAL = 23.3333 ACRES
REFER TO BOOK 735 PAGE 219 S.L.R.

LAND LIES IN "RA-20" AND "RA-1" ZONING DISTRICTS

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

D'ANDREA SURVEYING & ENGINEERING, P.C.
SURVEYOR
ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT
JANUARY 10, 2019 MAY 13, 2021

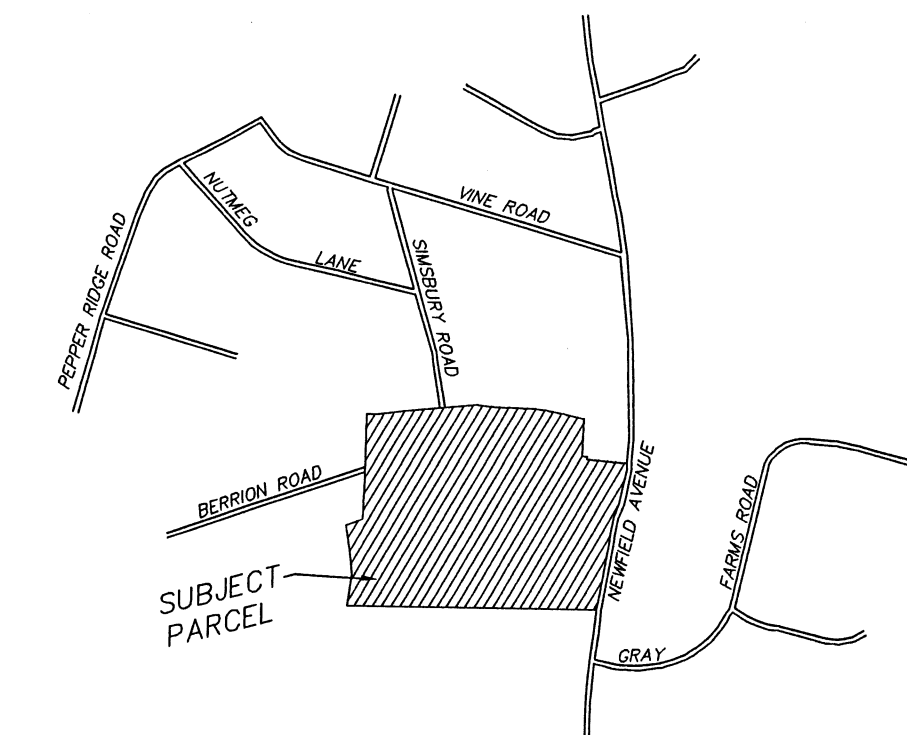


#024-21

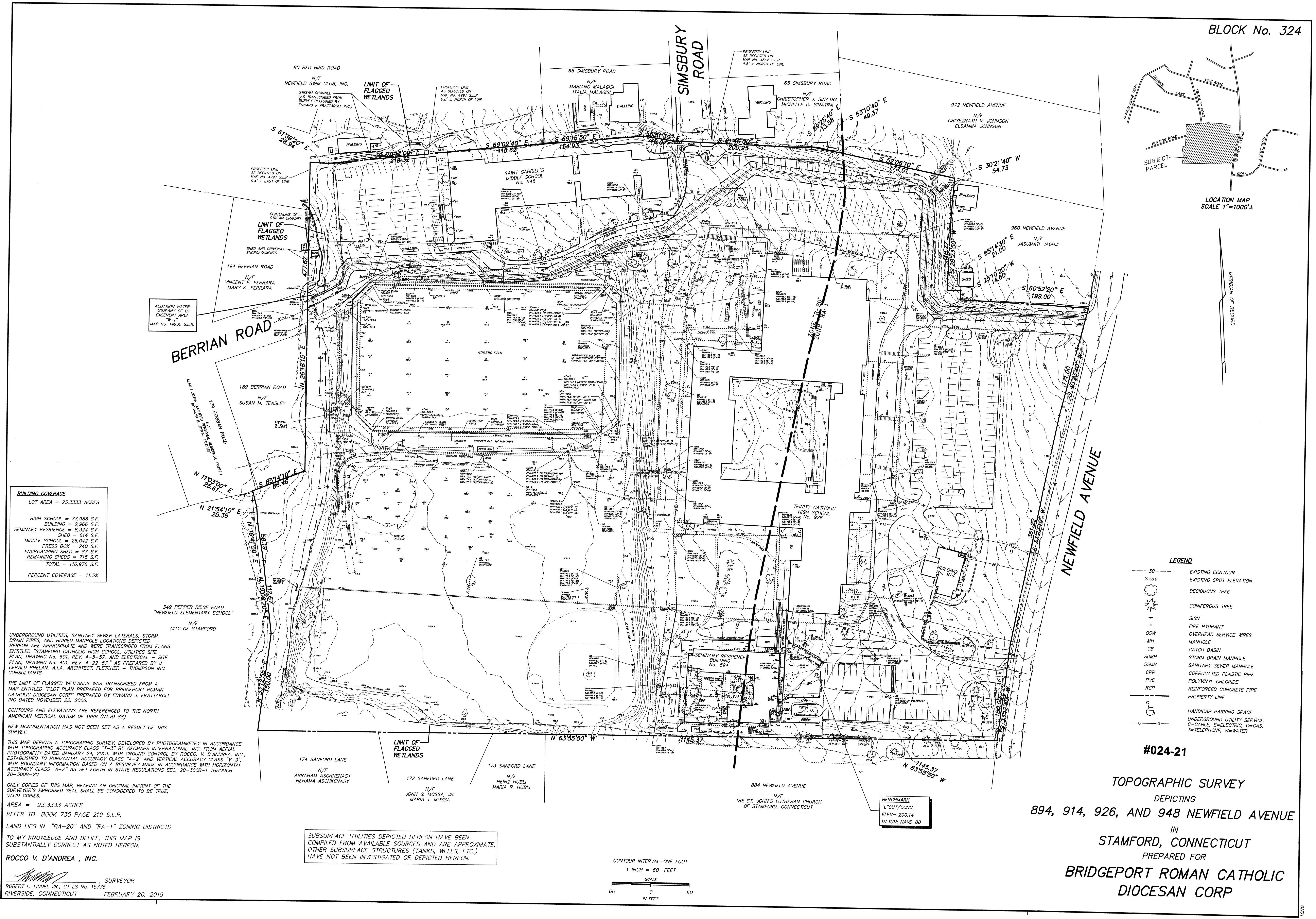
ZONING LOCATION SURVEY
OF PROPERTY AT
926 NEWFIELD AVENUE
IN
STAMFORD, CONNECTICUT
PREPARED FOR

THE BRIDGEPORT ROMAN CATHOLIC
DIOCESAN, CORPORATION

PROPOSED IMPROVEMENTS APPROVED BY THE ZONING BOARD OF APPEALS UNDER APPLICATION 031-19 ON JUNE 12, 2019



LOCATION MAP SCALE 1"=1000'±



BUILDING COVERAGE
 LOT AREA = 23.3333 ACRES

HIGH SCHOOL	= 77,988 S.F.
BUILDING	= 2,966 S.F.
SEMINARY RESIDENCE	= 8,324 S.F.
SHED	= 614 S.F.
MIDDLE SCHOOL	= 26,042 S.F.
PRESS BOY	= 240 S.F.
ENCROACHING SHED	= 87 S.F.
REMAINING SHEDS	= 715 S.F.
TOTAL	= 116,976 S.F.

PERCENT COVERAGE = 11.5%

LEGEND

--- 30 ---	EXISTING CONTOUR
x 30.0	EXISTING SPOT ELEVATION
(circle with cross)	DECIDUOUS TREE
(circle with star)	CONIFEROUS TREE
(square with cross)	SIGN
(square with dot)	FIRE HYDRANT
(square with lines)	OVERHEAD SERVICE WIRES
(circle with dot)	MANHOLE
(square with cross)	CATCH BASIN
(square with dot)	STORM DRAIN MANHOLE
(square with cross)	SANITARY SEWER MANHOLE
(square with lines)	CORRUGATED PLASTIC PIPE
(square with lines)	POLYVINYL CHLORIDE
(square with lines)	REINFORCED CONCRETE PIPE
(dashed line)	PROPERTY LINE
(square with circle)	HANDICAP PARKING SPACE
(square with lines)	UNDERGROUND UTILITY SERVICE:
(square with lines)	C=CABLE, E=ELECTRIC, G=GAS,
(square with lines)	T=TELEPHONE, W=WATER

UNDERGROUND UTILITIES, SANITARY SEWER LATERALS, STORM DRAIN PIPES, AND BURIED MANHOLE LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND WERE TRANSCRIBED FROM PLANS ENTITLED "STAMFORD CATHOLIC HIGH SCHOOL, UTILITIES SITE PLAN, DRAWING No. 601, REV. 4-5-57, AND ELECTRICAL - SITE PLAN, DRAWING No. 401, REV. 4-22-57," AS PREPARED BY GERALD PHELAN, A.I.A. ARCHITECT, FLETCHER - THOMPSON INC. CONSULTANTS.

THE LIMIT OF FLAGGED WETLANDS WAS TRANSCRIBED FROM A MAP ENTITLED "PLOT PLAN PREPARED FOR BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP" PREPARED BY EDWARD J. FRATTAROLI, INC DATED NOVEMBER 22, 2006.

CONTOURS AND ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

THIS MAP DEPICTS A TOPOGRAPHIC SURVEY, DEVELOPED BY PHOTOGRAMMETRY IN ACCORDANCE WITH TOPOGRAPHIC ACCURACY CLASS "T-3" BY GEOMAPS INTERNATIONAL, INC. FROM AERIAL PHOTOGRAPHY DATED JANUARY 24, 2013, WITH GROUND CONTROL BY ROCCO V. D'ANDREA, INC., ESTABLISHED TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "V-3", WITH BOUNDARY INFORMATION BASED ON A RESURVEY MADE IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS SET FORTH IN STATE REGULATIONS SEC. 20-300B-1 THROUGH 20-300B-20.

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

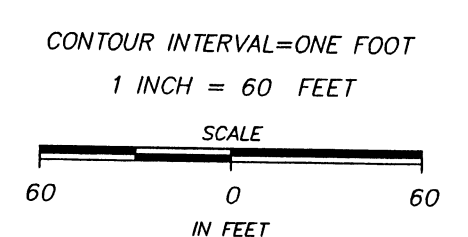
AREA = 23.3333 ACRES
 REFER TO BOOK 735 PAGE 219 S.L.R.

LAND LIES IN "RA-20" AND "RA-1" ZONING DISTRICTS
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROCCO V. D'ANDREA, INC.

ROBERT L. LIDDEL JR., CT LS No. 15775
 RIVERSIDE, CONNECTICUT
 FEBRUARY 20, 2019

SUBSURFACE UTILITIES DEPICTED HEREON HAVE BEEN COMPILED FROM AVAILABLE SOURCES AND ARE APPROXIMATE. OTHER SUBSURFACE STRUCTURES (TANKS, WELLS, ETC.) HAVE NOT BEEN INVESTIGATED OR DEPICTED HEREON.



#024-21
TOPOGRAPHIC SURVEY
 DEPICTING
894, 914, 926, AND 948 NEWFIELD AVENUE
 IN
STAMFORD, CONNECTICUT
 PREPARED FOR
BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP

GENERAL NOTES:

- Existing features and topography were taken from a map entitled, "Topographic Survey Depicting 894, 914, 926, and 948 Newfield Avenue in Stamford, Connecticut, prepared for Bridgeport Roman Catholic Diocesan Corp" as prepared by Rocco V. D'Andrea Inc. and dated February 20, 2019.
- Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD88).
- The locations of subsurface structures and utilities as depicted hereon indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-359, the contractor shall 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.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- All construction shall comply with applicable sections of the State of Connecticut, Local, and International Building codes, and those criteria shall take precedent over these plans.
- 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 Location Plan, prepared by a licensed Land Surveyor in the State of Connecticut, will be required for submission.
- The project engineer shall be notified a minimum of three working days prior to the commencement of construction.
- Appropriate measures shall be taken to control any sedimentation and erosion which may result during construction.
- All material excavated during construction must be disposed of legally off site.
- Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
- Existing inverts on storm drains and utility conduits shall be field verified where appropriate, before commencing construction. The contractor shall excavate test pits 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. Pile or backfill and patch test pits as directed by the project engineer.
- Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.

SEDIMENT AND EROSION CONTROL NOTES:

- Temporary soil and erosion control measures, inclusive of filter barriers and anti-tracking areas, shall remain in place for as long as necessary to permanently stabilize developed areas.
- Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the erosion control devices for that area, as shown on the plan, are in place and functional.
- Natural vegetation shall be maintained and protected where practical.
- No changes of this soil erosion and sediment control plan may be made without prior approval of the supervising engineer.
- Land disturbance is to be kept to a minimum. Re-establishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
- 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 by that contractor.
- 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.
- The contractor may provide alternate means of sediment control, but may not eliminate placement of protection in the areas indicated hereon.
- Sediment fencing shall be installed where required prior to commencing construction. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
- The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
- All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards. (Refer to the Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for details and specifications).
- Copies of proposed 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 at or before the on-site meeting with staff.
- Additional protection measures shall be implemented should site conditions warrant them.
- Refer to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for additional details and specifications.

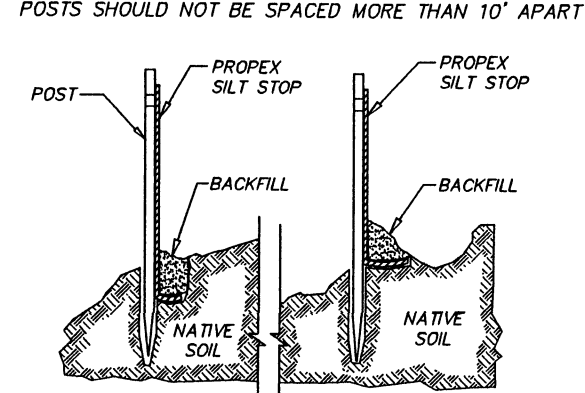
STANDARD CITY OF STAMFORD NOTES:

- 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.
- The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of 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. At least 72 hours prior to start of any excavation.
- All retaining walls greater than three (3) feet are required to be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Certification of the retaining wall shall be required prior to issuance of a Certificate of Occupancy and/or bond release.
- 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 Location Plan will be required by a professional land surveyor licensed in the State of Connecticut.
- Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require a waiver from the City of Stamford Engineering Bureau.
- Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.

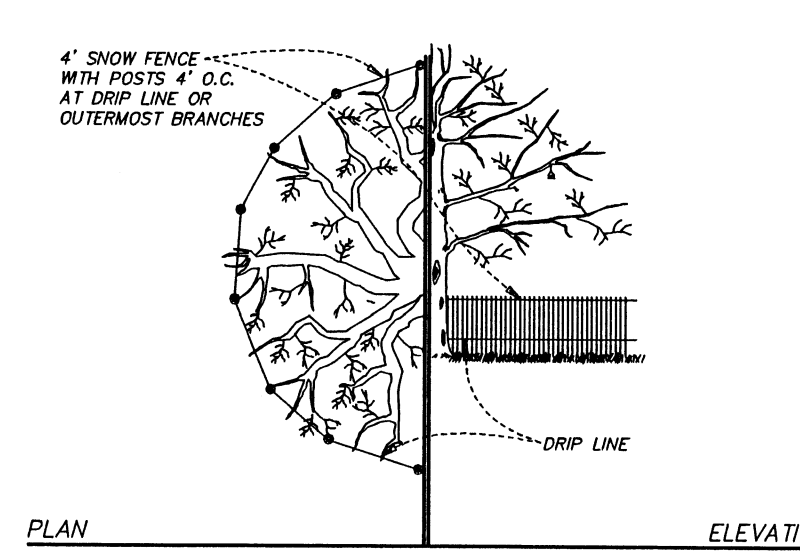
SEDIMENTATION AND EROSION CONTROLS CONSTRUCTION STAGING

- Install sedimentation and erosion controls.
- Strip topsoil and stockpile with appropriate sedimentation controls.
- Excavate area of playground to required depth and grades.
- Construct playground surface section as specified.
- Install playground equipment.
- Fine grade, place topsoil (4") and stabilize with grass seed and hay mulch.
- Once area is fully stabilized, remove sedimentation and erosion controls.

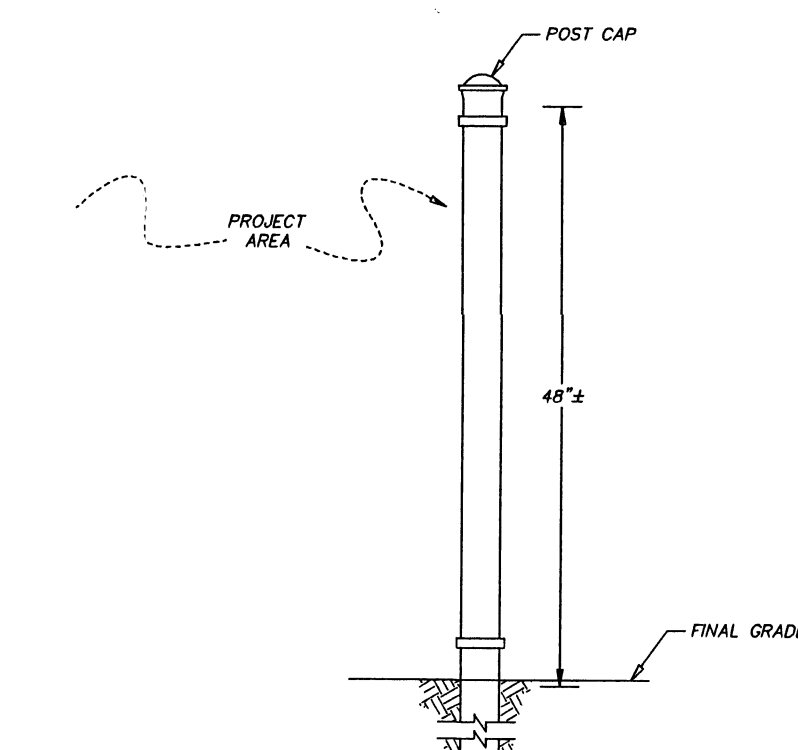
NOTE: POSTS SHOULD NOT BE SPACED MORE THAN 10' APART



INSTALLATION DETAIL SEDIMENT CONTROL FABRIC
N.T.S.

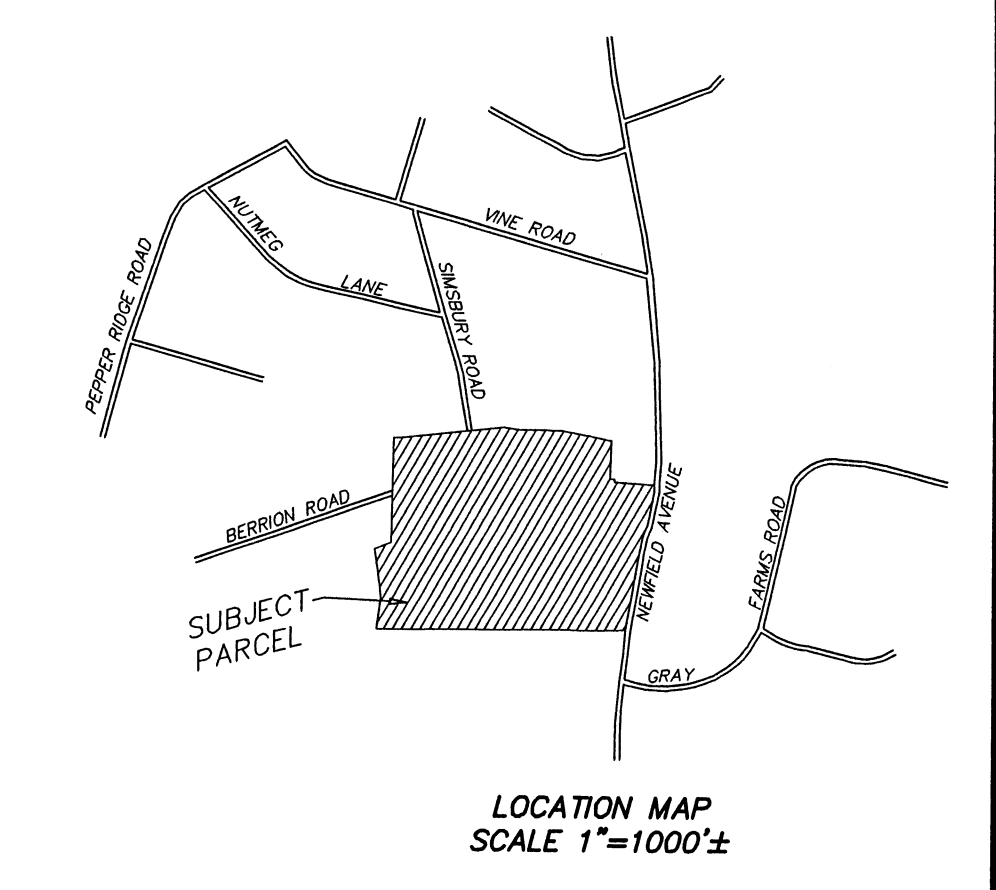
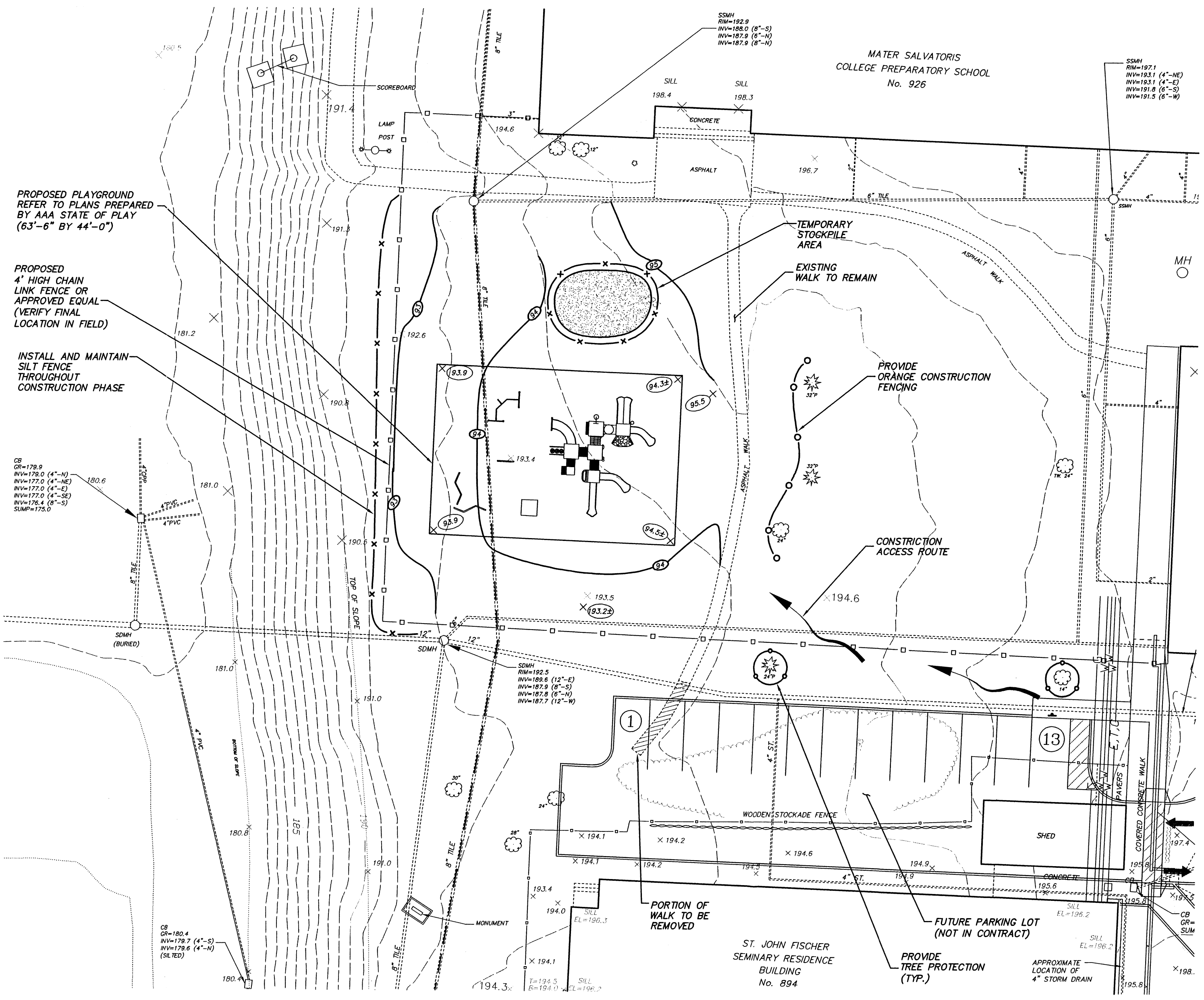
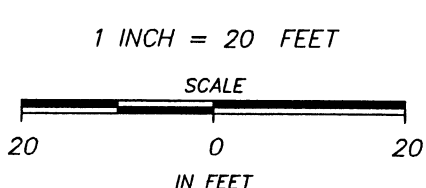


TREE PROTECTION
N.T.S.



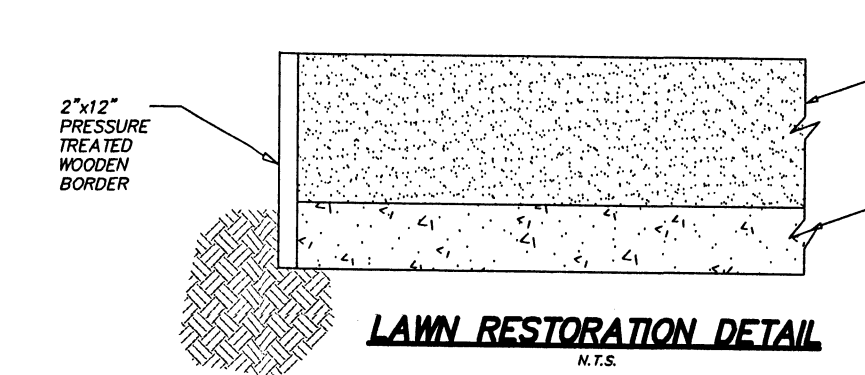
CHAIN LINK FENCE DETAIL
N.T.S.

- NOTES:
- Final material selection by owner
 - Installation per manufacturer's specification



LEGEND

- - - - - 30' - - - - - EXISTING CONTOUR
- x 30.0 - - - - - EXISTING SPOT ELEVATION
- (Tree symbol) - - - - - DECIDUOUS TREE
- (Tree symbol) - - - - - CONIFEROUS TREE
- (Symbol) - - - - - SIGN
- (Symbol) - - - - - FIRE HYDRANT
- (Symbol) - - - - - OVERHEAD SERVICE WRES
- (Symbol) - - - - - MANHOLE
- (Symbol) - - - - - CATCH BASIN
- (Symbol) - - - - - STORM DRAIN MANHOLE
- (Symbol) - - - - - SANITARY SEWER MANHOLE
- (Symbol) - - - - - CORRUGATED PLASTIC PIPE
- (Symbol) - - - - - POLYVINYL CHLORIDE
- (Symbol) - - - - - REINFORCED CONCRETE PIPE
- (Symbol) - - - - - PROPERTY LINE
- (Symbol) - - - - - HANDICAP PARKING SPACE
- (Symbol) - - - - - UNDERGROUND UTILITY SERVICE:
C=CABLE, E=ELECTRIC, G=GAS,
T=TELEPHONE, W=WATER



- NOTES:
- Final specifications shall be by the playground supplier.

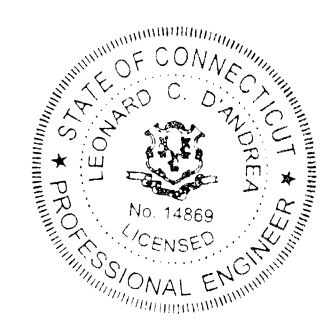
#024-21

ROCCO V. D'ANDREA, INC.
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878

PROJECT	PROPOSED PLAYGROUND	
PREPARED FOR	THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN, CORPORATION	
LOCATION	926 NEWFIELD AVENUE STAMFORD, CONNECTICUT	
1 OF 1	SITE PLAN	

REV	DATE	DESCRIPTION
0	5-13-21	ZBA FILING
1	5-13-21	LEONARD C. D'ANDREA CT. PE No. 14869

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



NEPTUNITY_20MA_DP_PLA_VISOROUND_GA_RECTO.DWG (DWG)

20MA