

LOCATION MAP - 1" 600'±

MERIDIAN OF RECORD

MEAN HIGH WATER
ELEV= 3.3 NAVD 88
1983-2001 TIDAL EPOCH

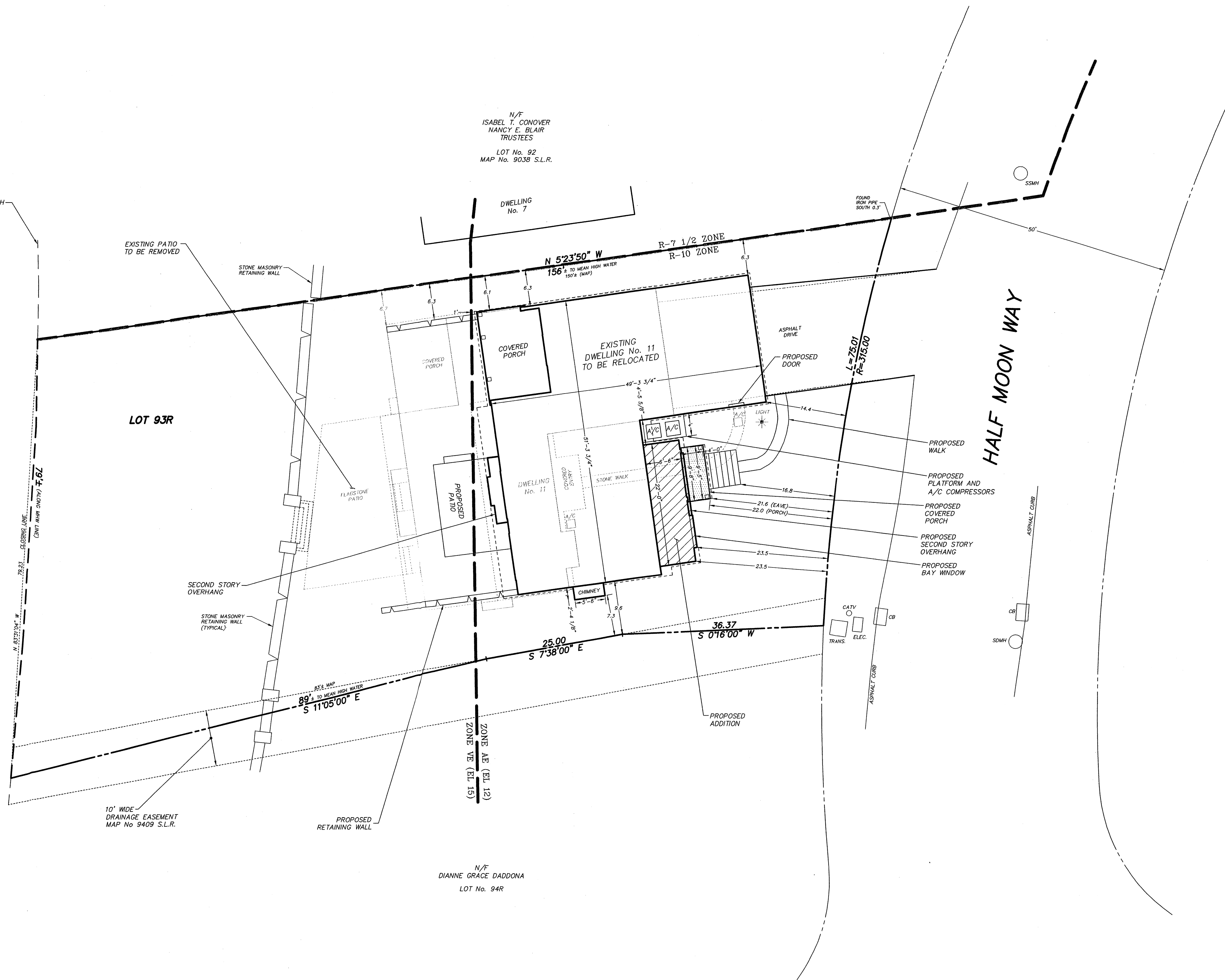
N/F
ISABEL T. CONOVER
NANCY E. BLAIR
TRUSTEES
LOT No. 92
MAP No. 9038 S.L.R.

DWELLING
No. 7

HALF MOON BAY
LONG ISLAND
SOUND

LOT 93R

HALF MOON WAY



PROPOSED BUILDING COVERAGE

LOT AREA = 10,723± S.F.
DWELLING = 1,906 S.F.
PROPOSED ADDITION = 152 S.F.
PROPOSED EAVES > 2' = 12 S.F.
PROPOSED PATIO (>8" ABOVE GRADE) = 173 S.F.
PATIO ALLOWANCE (SECTION 3A.15) = (173 S.F.)
TOTAL = 2,070 S.F.
PERCENT COVERAGE = 19.3%

EXISTING BUILDING COVERAGE

LOT AREA = 10,723± S.F.
DWELLING = 1,906 S.F.
PERCENT COVERAGE = 17.8%

PROPERTY LIES WITHIN FLOOD HAZARD ZONES VE (EL. 15),
AND AE (EL. 12) AS DEPICTED ON FIRM COMMUNITY PANEL
09001C05196, DATED JULY 8, 2013, PUBLISHED BY FEMA.

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

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

AREA = 10,723 S.F.± TO M.H.W.

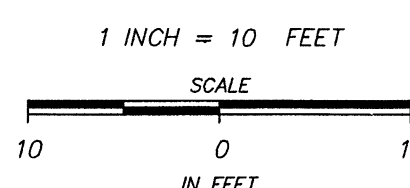
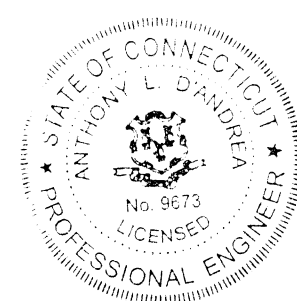
REFER TO MAP No. 9409 S.L.R.

LAND LIES IN "R-10" ZONING DISTRICT

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

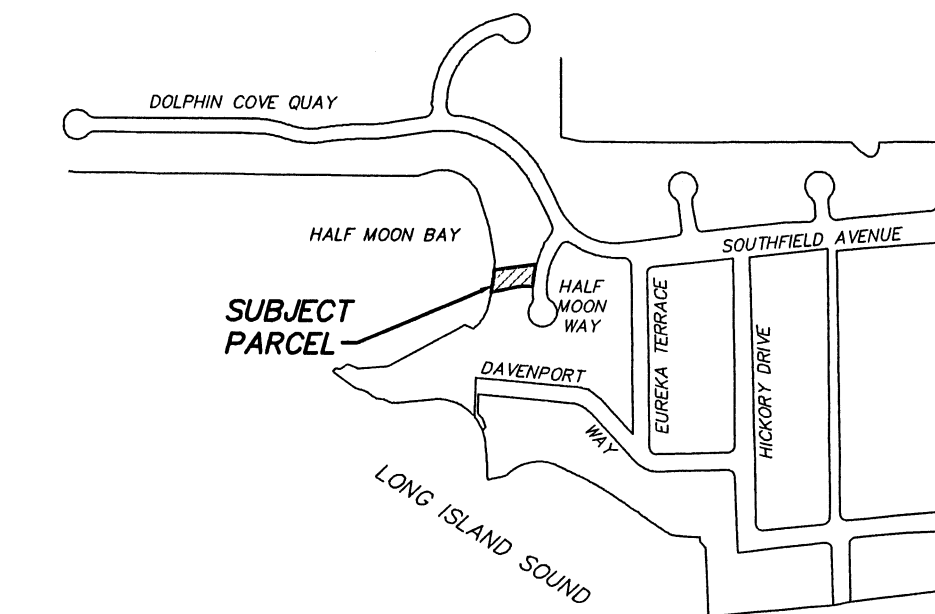
D'ANDREA SURVEYING & ENGINEERING, PC

Anthony L. D'Andrea
SURVEYOR
ANTHONY L. D'ANDREA, CT PE LS No. 9673
6 NEIL LANE,
RIVERSIDE, CONNECTICUT
MAY 3, 2021



#026-21

ZONING LOCATION SURVEY
DEPICTING
11 HALF MOON WAY
IN
STAMFORD, CONNECTICUT
PREPARED FOR
RICHARD G. RICCARDI

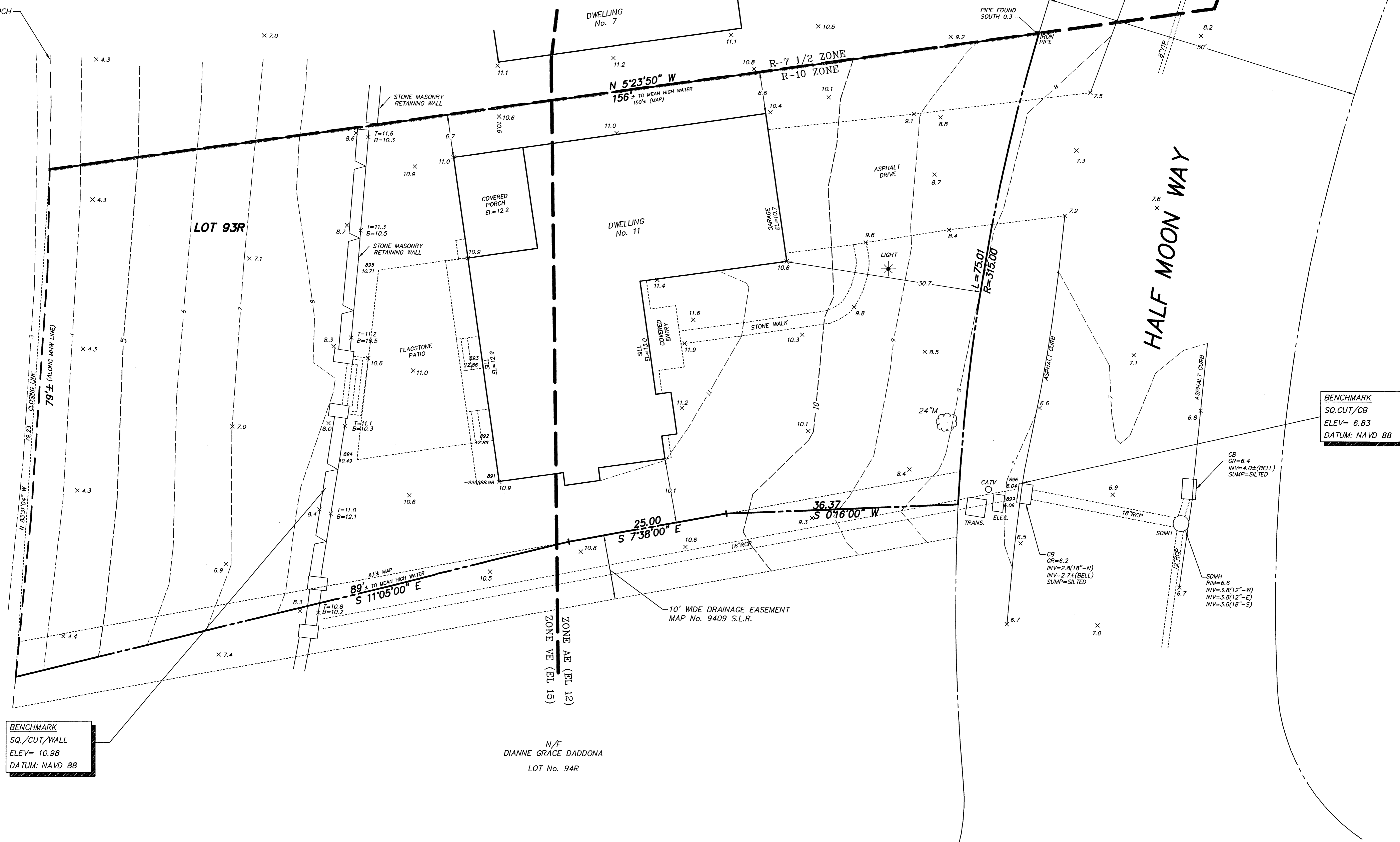


LOCATION MAP - 1" 600'±

MERIDIAN OF RECORD

N/F ISABEL F. CONOVER NANCY E. BLAIR TRUSTEES LOT No. 92 MAP No. 9038 S.L.R.

MEAN HIGH WATER ELEV= 3.3 NAVD 88 1983-2001 TIDAL EPOCH



BENCHMARK SQ./CUT/WALL ELEV= 10.98 DATUM: NAVD 88

BENCHMARK SQ./CUT/CB ELEV= 6.83 DATUM: NAVD 88

BUILDING COVERAGE LOT AREA = 10,723± S.F. DWELLING = 1,906 S.F. PERCENT COVERAGE = 17.8 %

PROPERTY LIES WITHIN FLOOD HAZARD ZONES VE (EL. 15), AND AE (EL. 12) AS DEPICTED ON FIRM COMMUNITY PANEL 090100519G, DATED JULY 9, 2013, PUBLISHED BY FEMA.

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 "1-2" 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.

AREA = 10,723 S.F.± TO M.H.W.

REFER TO MAP No. 9409 S.L.R.

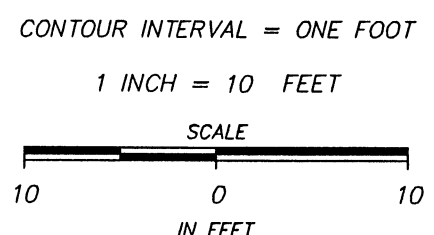
LAND LIES IN "R-10" ZONING DISTRICT

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

D'ANDREA SURVEYING & ENGINEERING, PC

Anthony L. D'Andrea, SURVEYOR

ANTHONY L. D'ANDREA CT. PE & LS No. 9673 RIVERSIDE, CONNECTICUT MARCH 26, 2014 AUGUST 17, 2020 MAY 3, 2021(NAME CHANGE)



#026-21

TOPOGRAPHIC SURVEY DEPICTING 11 HALF MOON WAY IN STAMFORD, CONNECTICUT PREPARED FOR RICHARD G. RICCARDI

CITY OF STAMFORD:

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 II, III or IV-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 control 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).

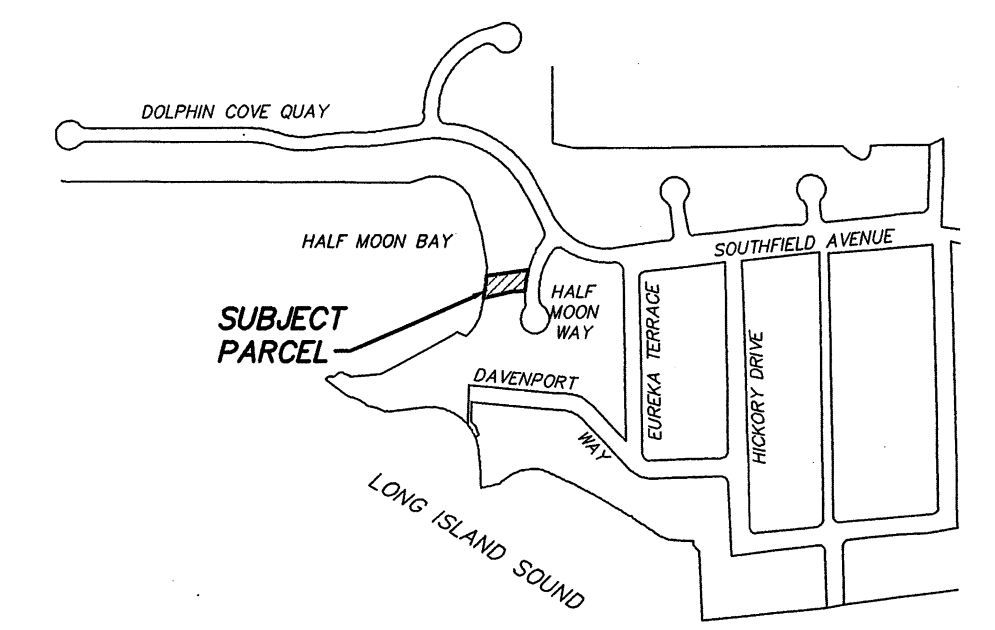
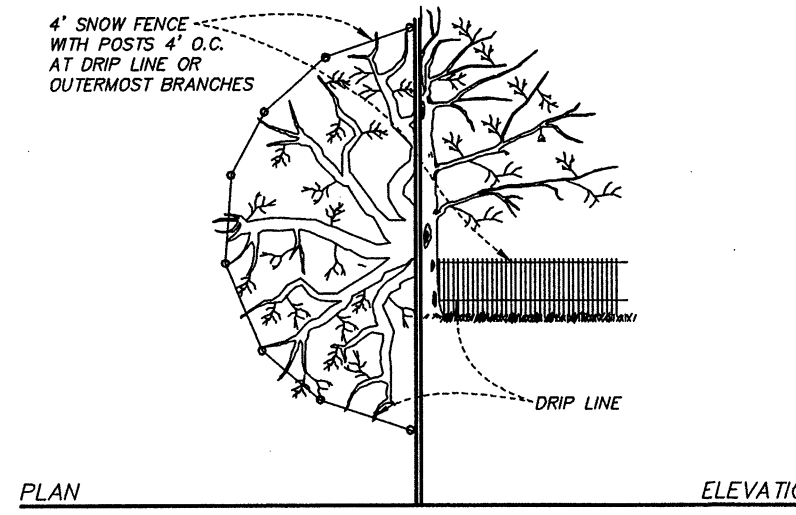
GENERAL NOTES:

1. Existing features and topography were taken from a survey entitled "Zoning Location Survey depicting 11 Half Moon Way in Stamford, Connecticut" prepared for Richard G. Riccardi prepared by D'Andrea Surveying and Engineering, P.C. dated May 5, 2021.
2. Contractor shall secure all required demolition permits prior to the start of construction.
3. Contractor shall coordinate disconnection of all services with each respective utility company before demolition of the dwelling.
4. 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.
5. All demolition shall comply with applicable sections of the State of Connecticut, Local, and International Building codes, and those criteria shall take precedent over these plans.
6. Contours and elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD 88).
7. 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.
8. All excavation shall be with hand equipment only. Excess material shall be removed by wheel barrows to the street loaded into small dump trucks for removal.
9. Refer to Architectural Plans prepared.
10. The proposed landscape retaining wall shall be designed in accordance with section 15-B, flood prone area regulation of the Stamford zoning regulation; by a Connecticut Professional Engineer.

SEDIMENTATION AND EROSION CONTROL NOTES:

1. Temporary silt and erosion control measures inclusive of silt fence, 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 practicable.
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 Proplex 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 shall 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. Water and/or calcium chloride shall be applied to unpaved construction areas, as necessary, to prevent wind generated sediments and dust.

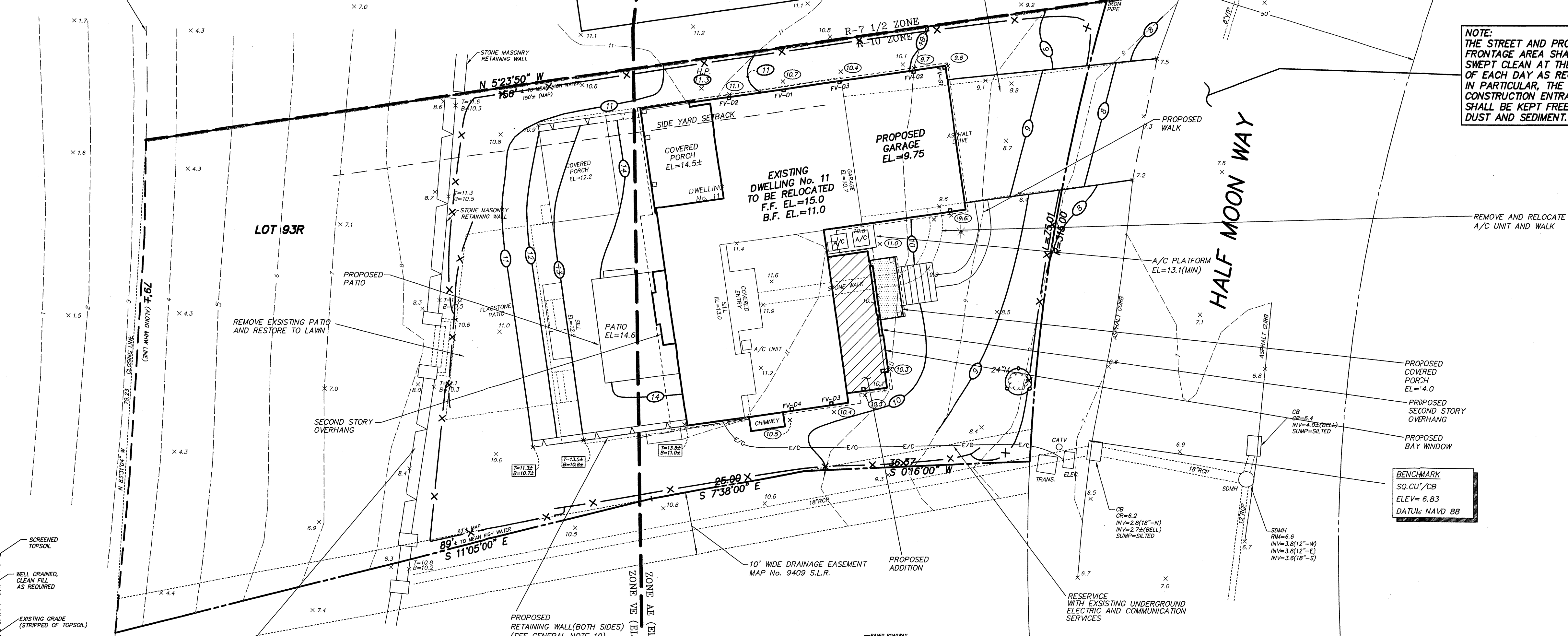
AREA=10,723 S.F. (TO MHW) BLOCK No. 150
"R-10" ZONING DISTRICT



LOCATION MAP - 1" 600'±

MERIDIAN OF RECORD

MEAN HIGH WATER
ELEV= 3.3 NAVD 88
1983-2001 TIDAL EPOCH

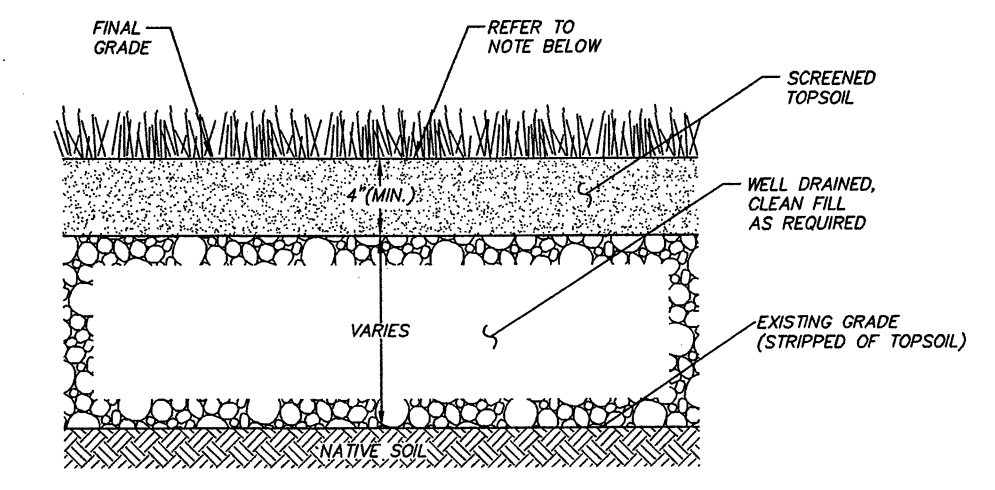


NOTE:
THE STREET AND PROJECT FRONTAGE AREA SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY AS REQUIRED. IN PARTICULAR, THE CONSTRUCTION ENTRANCE SHALL BE KEPT FREE OF DUST AND SEDIMENT.

#026-21

LEGEND

- - - - - EXISTING CONTOUR
- x 8.6 EXISTING SPOT ELEVATION
- (75) PROPOSED CONTOUR
- H.P. HIGH POINT
- x 68.8 PROPOSED SPOT GRADE
- (108.8) PROPOSED WALL/CURB SPOT GRADE
- (T) TREE PROTECTION
- x x x SILT FENCE
- (T) DECIDUOUS TREE
- (C) CONIFEROUS TREE
- (X) TREE TO BE REMOVED
- (U) UTILITY POLE
- (G) GUY WIRE WITH ANCHOR
- (S) SIGN
- (O) OVERHEAD SERVICE WIRES
- (D) DEPRESSED CURB
- (R) RETAINING WALL
- (P) PROPERTY LINE
- A.O.B.E. AS ORDERED BY ENGINEER

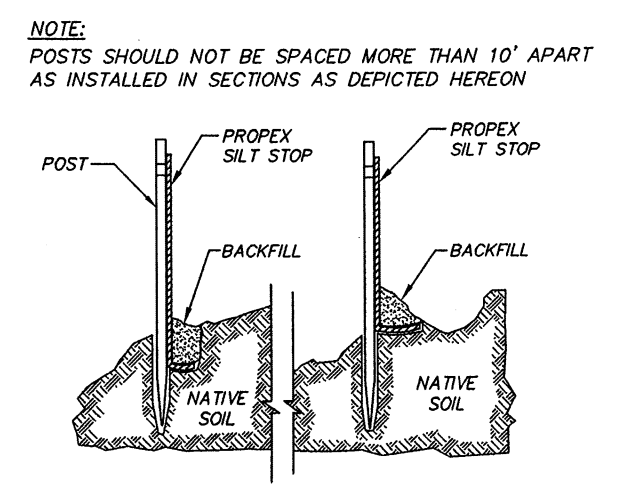


LAWN RESTORATION DETAIL
N.T.S.

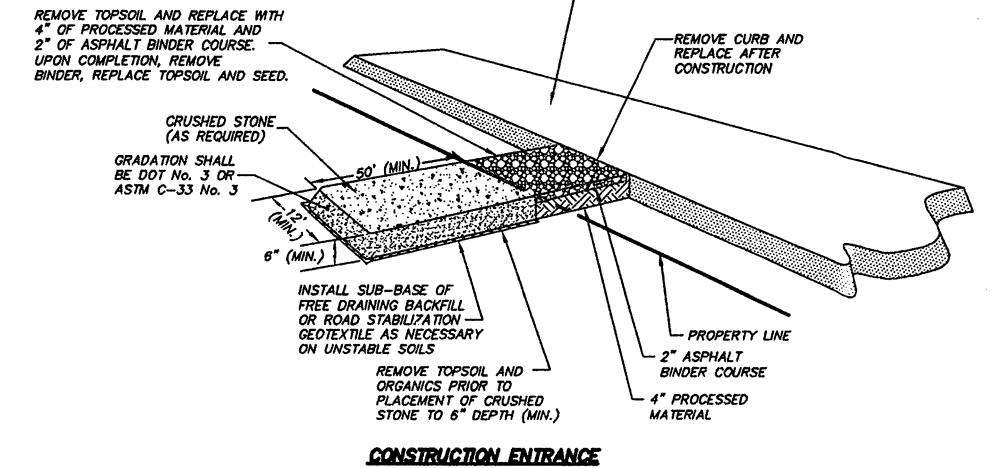
NOTE:
1. Land disturbance shall be kept to a minimum. All disturbed areas shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:
Perennial ryegrass 40 lbs./ac.
Permanent Lawns:
Kentucky Bluegrass 20 lbs./ac.
Creeping red fescue 20 lbs./ac.
Perennial ryegrass 5 lbs./ac.
(1 lb./1000 sq. ft.)
Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1 45 lbs./ac.
(1 lb./1000 sq. ft.)

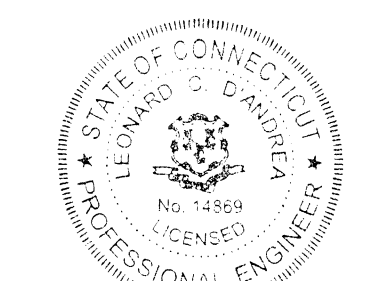
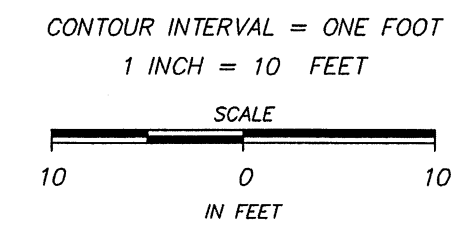
BENCHMARK
SQ./CUT/WALL
ELEV= 10.98
DATUM: NAVD 88



**INSTALLATION DETAIL
SEDIMENT CONTROL FABRIC**
N.T.S.



ANTI-TRACKING PAD DETAIL
N.T.S.



0 5-3-21 ZBA SUBMISSION
REV. DATE DESCRIPTION
LEONARD G. D'ANDREA, CT PE No. 14869
5-3-21
ENGINEER
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE

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

PROJECT	RESIDENTIAL DEVELOPMENT ZBA APPLICATION
PREPARED FOR	RICHARD G. RICCARDI
LOCATION	11 HALF MOON WAY STAMFORD, CONNECTICUT
1 OF 1	GRADING PLAN

GENERAL NOTES

1. THE BOTTOM OF ALL OPENING SHALL BE (NO HIGHER THAN ONE FOOT ABOVE GRADE) LOCATED AT, OR NO HIGHER THAN ONE FOOT ABOVE, THE EXTERIOR OR INTERIOR GRADE IMMEDIATELY BELOW THE OPENING, WHICH EVER IS HIGHER.
- FLOOD VENTS ARE PROVIDED BASED ON THE SMART VENTS FLOOD COVERAGE REQUIREMENTS: (1) FLOOD VENT SIZE (8" X 16") MODEL #1540-520 HAS FLOOD COVERAGE OF 200 S.F. OF FLOOR AREA - APPROVED BY (ICC - ES)
- TOTAL GARAGE SPACE AREA = 568 S.F.
 TOTAL FLOOD VENTS COVERAGE AREA = (3) X 200 = 600 S.F.
- TOTAL AREA OF CRAWLSPACE BASEMENT = 1182 S.F.
 TOTAL FLOOD VENTS COVERAGE AREA = (6) X 200 = 1200 S.F.
- TOTAL FLOOD VENTS REQUIRED = 9

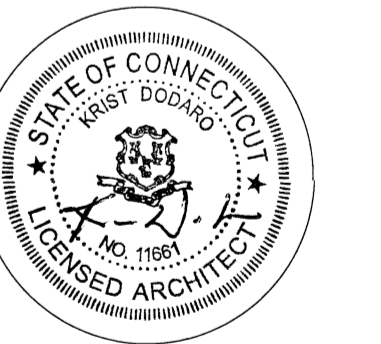


1 NORTH (FRONT) ELEVATION



2 SOUTH (REAR) ELEVATION

RICCARDI RESIDENCE
 11 HALF MOON WAY
 STAMFORD, CONNECTICUT
 Dodaro Architects, LLC
 1 PARK AVENUE, OLD GREENWICH, CONNECTICUT 06870.1722 TEL 203.637.75.30 FAX 203.297.61.91



ISSUE DATES

05.21.21 ZBA FILING ISSUE

TITLE

ELEVATIONS

#026-21

JOB NO. 15141	FILE 141A100	DRAWN BY JR	APPROVED BY KD
DATE 00.00.00		SHEET NO. A201	
SCALE 1/4" = 1'-0"			

GENERAL NOTES

1. THE BOTTOM OF ALL OPENING SHALL BE (NO HIGHER THAN ONE FOOT ABOVE GRADE) LOCATED AT, OR NO HIGHER THAN ONE FOOT ABOVE, THE EXTERIOR OR INTERIOR GRADE IMMEDIATELY BELOW THE OPENING, WHICHEVER IS HIGHER.

FLOOD VENTS ARE PROVIDED BASED ON THE SMART VENTS FLOOD COVERAGE REQUIREMENTS: (1) FLOOD VENT SIZE (8" X 16" MODEL #1540-520 HAS FLOOD COVERAGE OF 200 S.F. OF FLOOR AREA - APPROVED BY ICC - ES)

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TOTAL AREA OF CRAWLSPACE BASEMENT = 1182 S.F.
TOTAL FLOOD VENTS COVERAGE AREA = (6) X 200 = 1200 S.F.

TOTAL FLOOD VENTS REQUIRED = 9



1 EAST (SIDE) ELEVATION



2 WEST (SIDE) ELEVATION

RICCARDI RESIDENCE

11 HALF MOON WAY
STAMFORD, CONNECTICUT

Dodaro Architects, LLC

1 PARK AVENUE, OLD GREENWICH, CONNECTICUT 06870-1722
TEL 203.637.75.30
FAX 203.297.61.91



ISSUE DATES

05.21.21 ZBA FILING ISSUE

TITLE

ELEVATIONS

#026-21

JOB NO. 15141	FILE 141A100	DRAWN BY JR	APPROVED BY KD
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DATE
00.00.00

SCALE
1/4" = 1'-0"

SHEET NO.
A202