

SITE PLAN REVIEW SET

" RESIDENTIAL DEVELOPMENT "

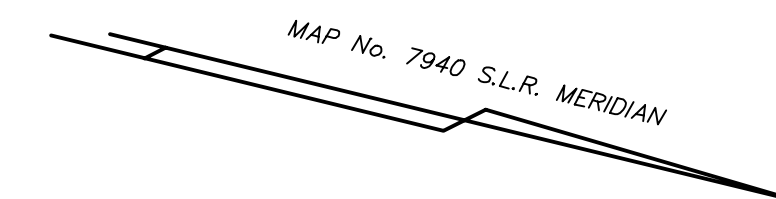
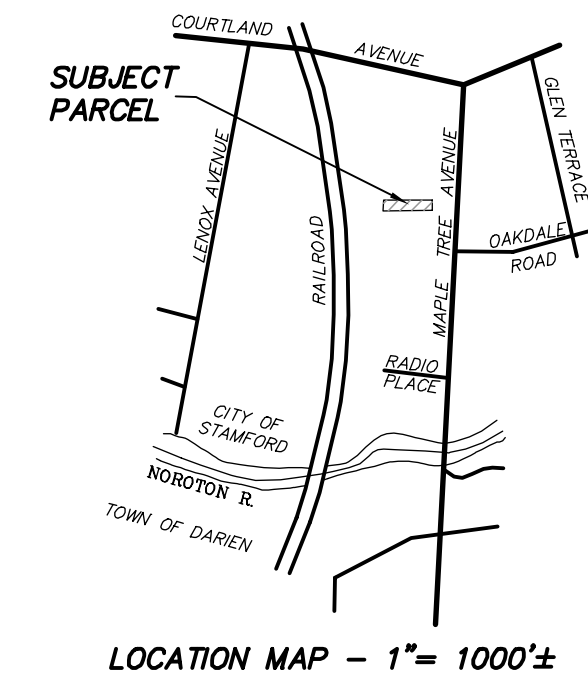
LOCATION

31 MAPLE TREE AVENUE
STAMFORD, CONNECTICUT

PREPARED FOR

31 MAPLE TREE LLC

BLOCK NO. 308
AREA = 14,125 S.F.
"R-5" ZONING DISTRICT
REFER TO MAPS No. 7940 & 9190 S.L.R.
DEED VOL. 12839 PG. 108 S.L.R.



SHEET INDEX

SHEET	TITLE	REVISION	DATE
—	EXISTING CONDITIONS "TOPOGRAPHIC SURVEY"	0	1-26-23
1 OF 4	GRADING PLAN	4	11-11-24
2 OF 4	UTILITY PLAN	4	11-11-24
3 OF 4	SEDIMENTATION & EROSION CONTROL PLAN	4	11-11-24
4 OF 4	NOTES & DETAILS	4	11-11-24

PARCEL ID
000-6827

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
PREPARED FOR	31 MAPLE TREE LLC
LOCATION	31 MAPLE TREE AVENUE STAMFORD, CONNECTICUT

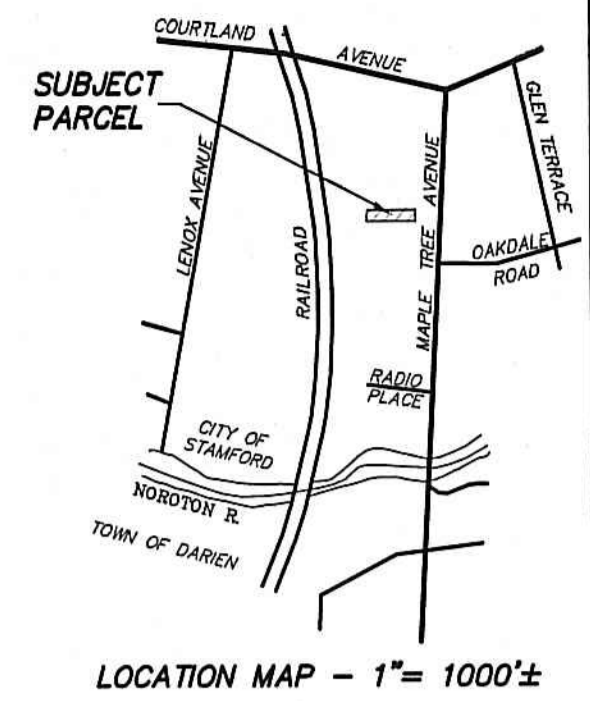
REV.	DATE	DESCRIPTION
4	11-11-24	MINOR SITE PLAN REVISIONS
3	5-20-24	FLIP PROPOSED DEVELOPMENT
2	2-22-24	RESPOND TO MFCA, TPP & ENG COMMENTS
1	11-20-23	MINOR SITE PLAN REVISIONS
0	2-9-23	INITIAL SUBMISSION

PLAN SET PREPARED BY:

D'ANDREA SURVEYING & ENGINEERING, P.C.
MATTHEW M. KIVJARV, CT, PE No. 36982
DATE 11-11-24

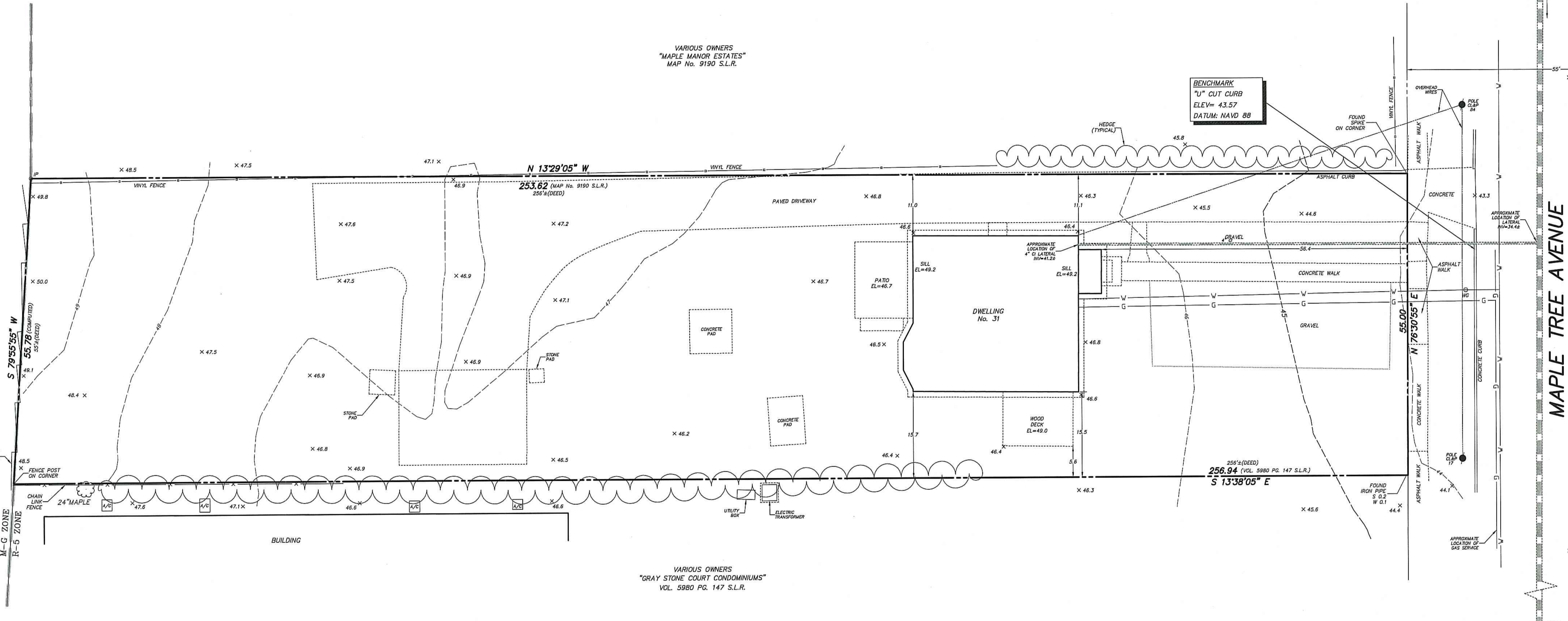
ONLY COPIES OF THIS SET, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

MAP No. 7940 S.L.R. MERIDIAN



VARIOUS OWNERS
"MAPLE MANOR ESTATES"
MAP No. 9190 S.L.R.

BENCHMARK
"U" CUT CURB
ELEV= 43.57
DATUM: NAVD 88



VARIOUS OWNERS
"GRAY STONE COURT CONDOMINIUMS"
VOL. 5980 PG. 147 S.L.R.

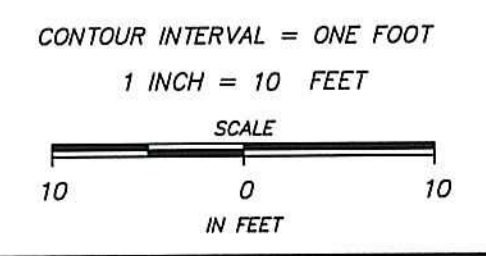
EXISTING BUILDING COVERAGE
LOT AREA = 14,125 S.F.
DWELLING = 882 S.F.
DECK = 128 S.F.
DECK ALONGSIDE (SECTION 3A.15) = (128 S.F.)
TOTAL = 882 S.F.
PERCENT COVERAGE = 6.2%

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.

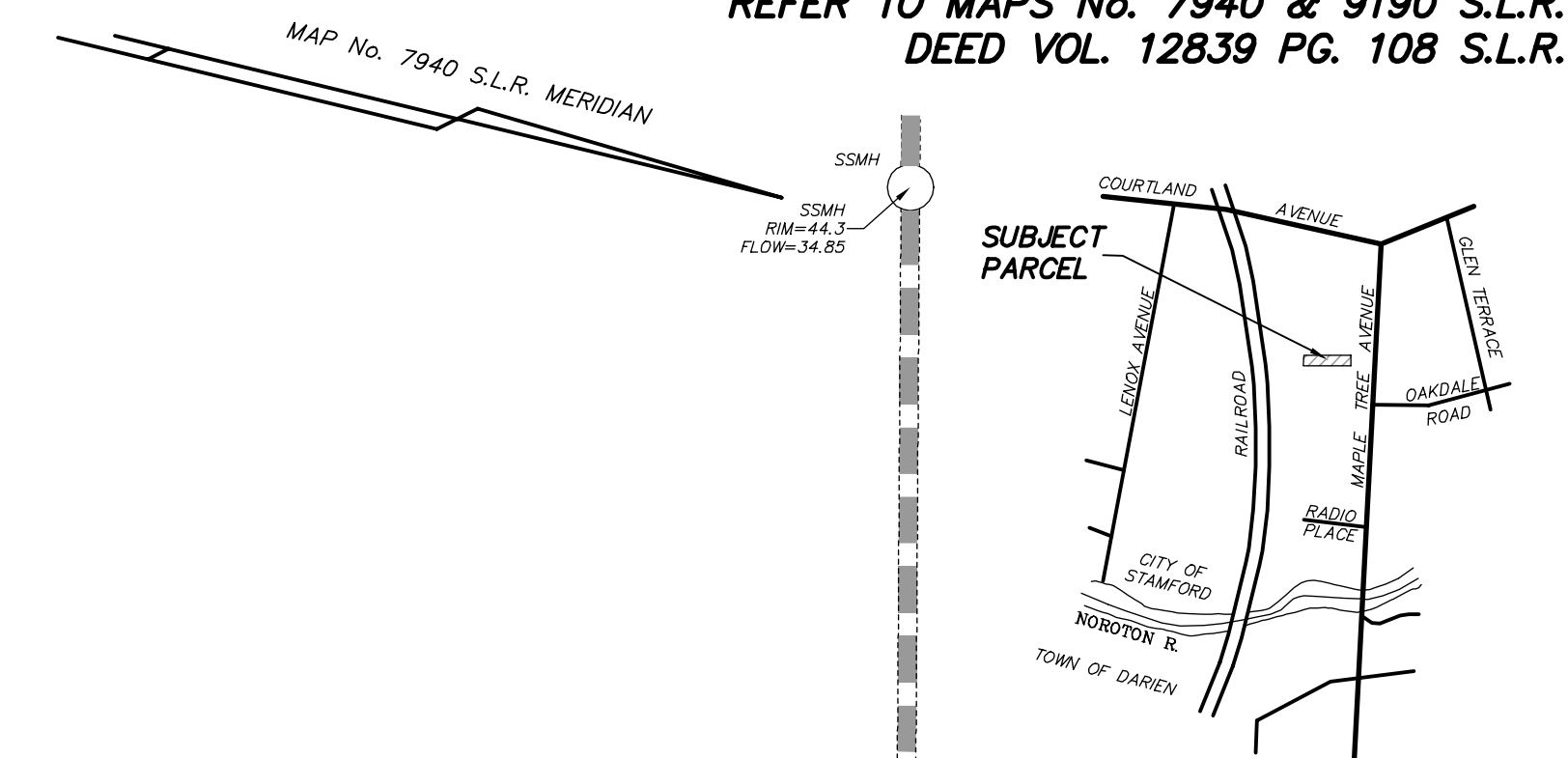
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.
AREA = 14,125 S.F.
REFER TO MAPS No. 7940 & 9190 S.L.R.
DEED VOL. 12839 PG. 108 S.L.R.
LAND LIES IN "R-5" ZONING DISTRICT
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.
SURVEYOR
ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT
JANUARY 26, 2023

- SYMBOL LEGEND**
- 45--- ELEVATION CONTOURS
- X 46.1 EXISTING SPOT ELEVATION
- DECIDUOUS TREE
- UTILITY POLE
- UTILITY POLE W/ GUY
- SSMH SANITARY SEWER MANHOLE
- FIRE HYDRANT
- IRON PIN SET



TOPOGRAPHIC SURVEY
OF PROPERTY AT
31 MAPLE TREE AVENUE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
31 MAPLE TREE LLC



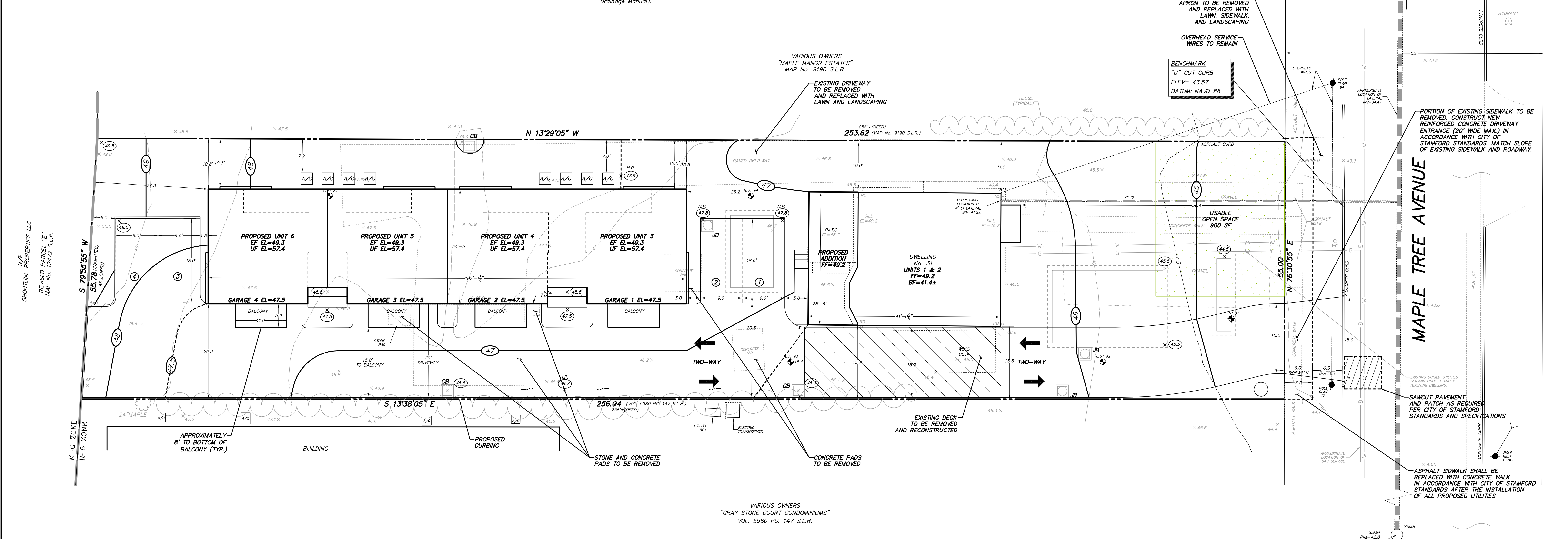
GENERAL NOTES:

- 1. Refer to a map entitled "Topographic Survey" of property at 31 Maple Tree Avenue in Stamford, Connecticut, as prepared by D'Andrea Surveying & Engineering, P.C. Dated January 26, 2023.
2. Contours and elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD 88).
3. 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.
4. 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. All existing utilities shall remain.
5. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
6. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
7. 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.
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.
9. 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.
10. 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.
11. THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AFFECTING THE CITY RIGHT-OF-WAY.
12. The project engineer shall be notified a minimum of three working days prior to the commencement of construction.

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 City of Stamford Engineering Bureau shall be notified three days prior to the commencement of any construction within the City of Stamford Right-of-Way.
4. Trees within the City of Stamford Right-of-Way, designated 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 Survey Map depicting "As-built" site conditions shall be prepared by a professional land surveyor licensed in the State of Connecticut and submitted to the Engineering Bureau.
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. Sedimentation 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).

TEST PIT DATA table with columns for Test Pit #, Depth, Soil Type, and Observations. Includes data for Test Pits TP#1 through TP#5.

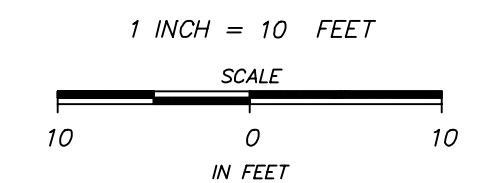


STAMFORD DRAINAGE MAINTENANCE REQUIREMENTS AND SCHEDULE:

NOTE: THE FOLLOWING IS A BEST PRACTICE MAINTENANCE SCHEDULE FOR THE STORMWATER MANAGEMENT STRUCTURES DESIGNED HEREIN ON THIS PLAN SET FOR THE OWNERS OF THE SUBJECT PARCEL TO FOLLOW. IT IS NOT INTENDED TO DESCRIBE OR SUPERSEDE THE MAINTENANCE AGREEMENT COVENANT OF THE SUBJECT PARCEL, AS REQUIRED BY THE CITY OF STAMFORD UPON COMPLETION OF WORK AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. REFER TO THE CITY OF STAMFORD DRAINAGE MAINTENANCE AGREEMENT COVENANT REGARDING LONG-TERM MAINTENANCE REQUIREMENTS, CITY APPROVAL, CITY RIGHTS TO INSPECTION, AND PENALTY AND LEGAL ACTION FOR FAILURE OF COMPLIANCE TO SAID AGREEMENT COVENANT.

Table comparing EXISTING BUILDING COVERAGE and PROPOSED BUILDING COVERAGE, including lot area, dwelling, deck, and unit coverage.

PARKING SUMMARY - PROVIDED table showing 8 GARAGE spaces and 4 UNCOVERED PARKING spaces, totaling 12 SPACES.



LEGEND:

Legend table defining symbols for existing contour, proposed contour, spot elevations, trees, stone walls, catch basins, clean outs, junction boxes, yard drains, driveway catch basins, PVC, CPP, TW, RCP, EF, UF, and utility symbols like fire hydrant, water gate, sanitary sewer manhole, catch basin, test pit, and underground utility services.

D'ANDREA SURVEYING & ENGINEERING, PC
LAND PLANNERS
ENGINEERS
SURVEYORS
P.O. BOX 549 RIVERSIDE, CT 06878

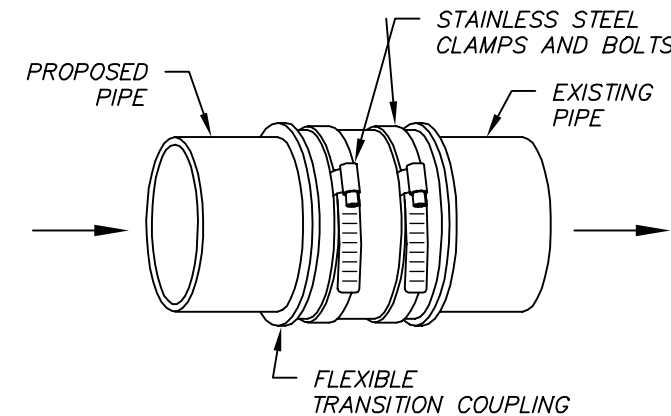
Project information table including PROJECT (RESIDENTIAL DEVELOPMENT), PREPARED FOR (31 MAPLE TREE LLC), LOCATION (31 MAPLE TREE AVENUE STAMFORD, CONNECTICUT), and DRAWING TITLE (GRADING PLAN).

Revision table with columns for REV. DATE, DESCRIPTION, and DATE, listing minor site plan revisions and initial submission.

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NOTE:

- Before connecting to the existing lateral, the owner/permit applicant must videotape the existing lateral to the public sanitary sewer line, to ensure there are no obstructions and the lateral is in good operational condition. A copy of this video must be provided to SWPCA for review and approval. Upon receipt of SWPCA's approval, the owner/permit applicant must coordinate and schedule the connection activity with the city plumber inspector.
- 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. Please contact Robert Pudek, Plant Supervisor at 203-977-5780 or by e-mail at rpudeka@stamfordct.gov for the necessary forms and requirements.
- 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. No later than the 15th of each calendar month, please forward to SWPCA, copies of the previous month report showing the daily discharge generated by the dewatering activity. Copies of the report shall be mailed to Stamford Water Pollution Control Authority, Attn: Rhudean Bull, 111 Harbor View Avenue, Building 6A, Stamford, CT 06902.



SHIELDED FERRO CONCRETE COUPLING CONNECTION

N.T.S.

AS MANUFACTURED BY FERRO INC. OR APPROVED EQUAL

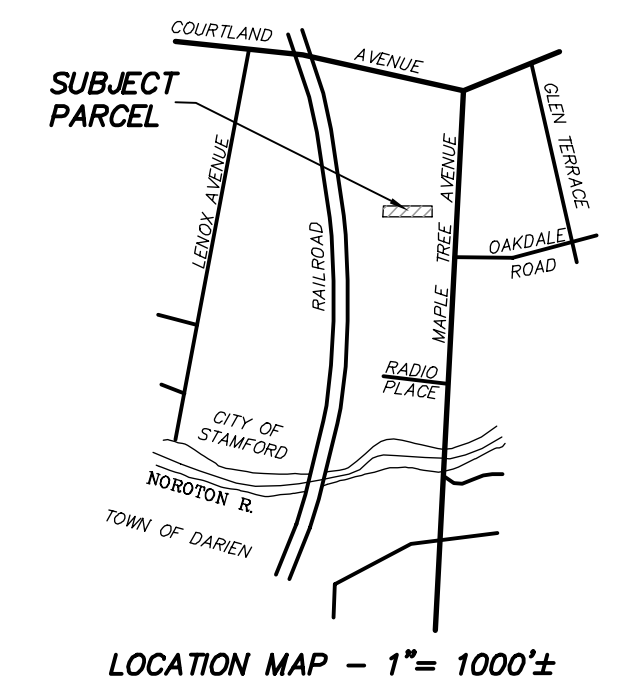
TEST PIT DATA
37 Maple Tree Avenue, Stamford, Connecticut
Test Pits TP#1-5 by D'Andrea Surveying & Engineering, P.C., on November 18, 2022

Test Pit: TP#1	Test Pit: TP#3	Test Pit: TP#5
0" Topsoil	0" Topsoil	0" Topsoil
17" Brown Sandy Loam	8" Light Brown Loam	10" Light Brown Loam
32" Sandy Gravel w/ cobbles	30" Sandy Gravel w/ cobbles	37" Sandy Silty w/ cobbles
95" No Mottles No Water No Ledge	93" No Mottles No Water No Ledge	94" No Mottles No Water No Ledge

Test Pit: TP#2	Test Pit: TP#4
0" Topsoil	0" Topsoil
11" Dark Brown Sandy Loam	5" Light Brown Loam
33" Tan Sandy Gravel	32" Sandy Gravel w/ cobbles
60" No Mottles No Water No Ledge	95" No Mottles No Water No Ledge

MAP No. 7940 S.L.R. MERIDIAN

BLOCK NO. 308
AREA = 14,125 S.F.
"R-5" ZONING DISTRICT
REFER TO MAPS No. 7940 & 9190 S.L.R.
DEED VOL. 12839 PG. 108 S.L.R.



LOCATION MAP - 1" = 1000'

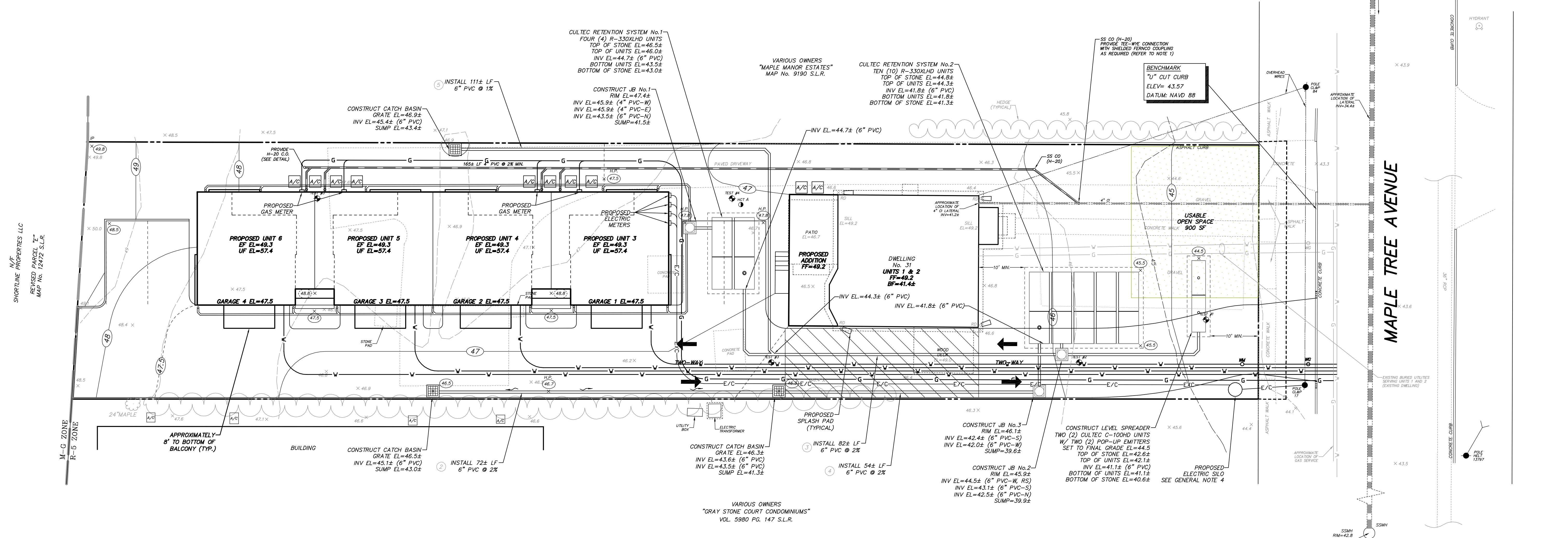


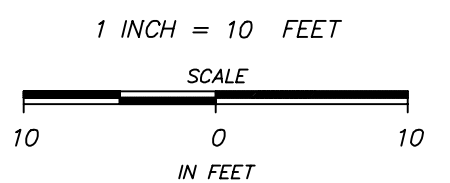
PHOTO RECORD (CONTRACTOR TAKE NOTICE)

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE SITE PICTURES OF ALL THE FOLLOWING MILESTONES AND TO NOTIFY THE PROJECT ENGINEER OF EACH MILESTONE BEING REACHED. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER WITH A DIGITAL LIBRARY OF THE PHOTOGRAPHY AS THE PROJECT PROGRESSES WITH A COMPLETE LIBRARY AT THE END OF THE SITE WORK PHASE.

PROJECT MILESTONES	
1	E & S Controls at start of construction
2	Protection and/or installation of each non-structural LID BMP
3	Soils verification for each detention/retention/structural LID BMP
4	Amended soils verification for each BMP
5	Each detention/retention/structural LID BMP during construction
6	Each detention/retention/structural LID BMP prior to backfilling/completion
7	Each detention/retention/structural LID BMP at completion
8	Final site inspection throughout site

LEGEND:

- - - 30 - - -	EXISTING CONTOUR	V.I.F.	VERIFY IN FIELD
x 25.3	EXISTING SPOT ELEVATION	H.P.	HIGH POINT
- - - 30 - - -	PROPOSED CONTOUR	RD	ROOF DRAIN
x (25.3)	PROPOSED SPOT ELEVATION	RS	RETENTION SYSTEM
(tree symbol)	TREE TO REMAIN	FD	FIRE HYDRANT
(star symbol)	CONIFEROUS TREE	UP	UTILITY POLE
(wall symbol)	STONE WALL	SIGN	SIGN
CB	CATCH BASIN	CO	CLEAN OUT
C.O.	CLEAN OUT	WG	WATER GATE
JB	JUNCTION BOX	SSMH	SANITARY SEWER MANHOLE
YD	YARD DRAIN	CB	CATCH BASIN
DCB	DRIVEWAY CATCH BASIN	TEST PIT	TEST PIT
PVC	POLYVINYL CHLORIDE	PERC/HC TEST	PERC/HC TEST
CPP	CORRUGATED PLASTIC PIPE	W=	WATER
TW	TOP OF WALL	G=	GAS
RCP	REINFORCED CONCRETE PIPE		
A.O.B.E.	AS ORDERED BY ENGINEER		



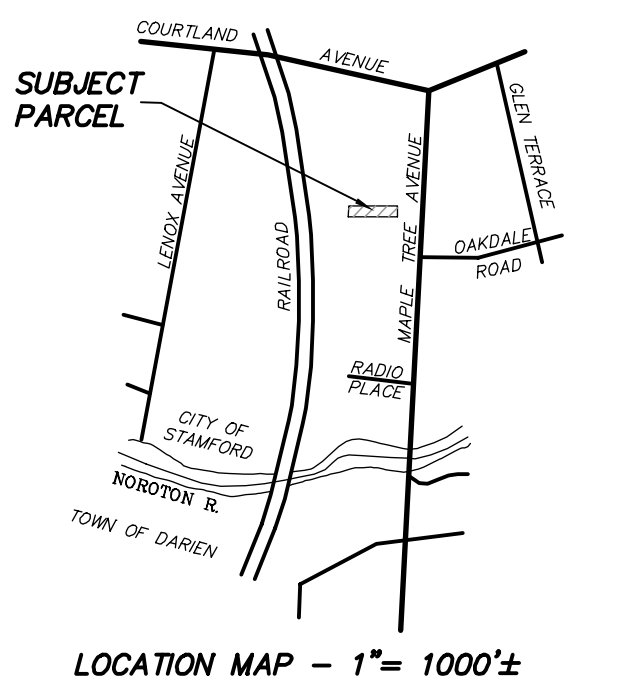
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TEL. 637-1779

REV.	DATE	DESCRIPTION
4	11-11-24	MINOR SITE PLAN REVISIONS
3	5-20-24	FLIP PROPOSED DEVELOPMENT
2	2-22-24	RESPOND TO NPCA, TPP & ENG COMMENTS
1	11-20-23	MINOR SITE PLAN REVISIONS
0	2-9-23	INITIAL SUBMISSION

PROJECT	RESIDENTIAL DEVELOPMENT
PREPARED FOR	31 MAPLE TREE LLC
LOCATION	31 MAPLE TREE AVENUE STAMFORD, CONNECTICUT
DATE	11-11-24
ENGINEER	MATTHEW M. KIVIJARV, CT. PE No. 36982

2 OF 4
UTILITY PLAN

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

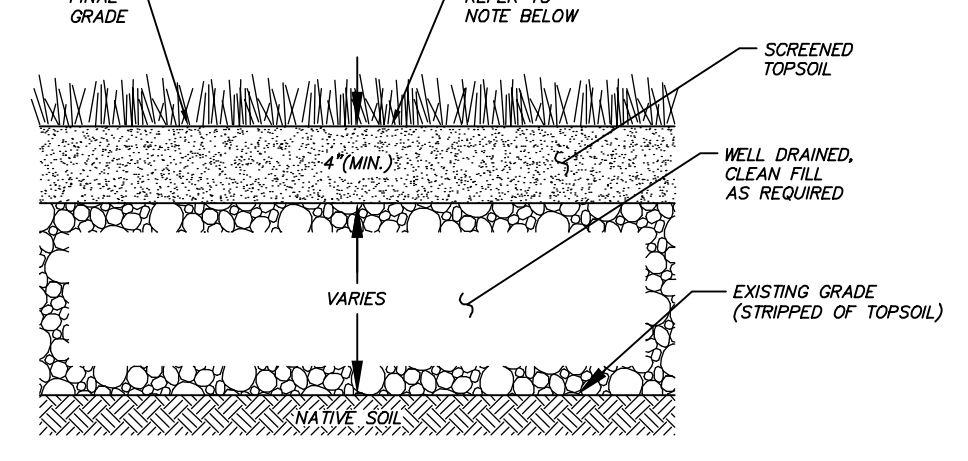


SEDIMENTATION AND EROSION CONTROL NOTES

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 erosion control devices for that area, as shown on the plan, are in place and functional.
3. Natural vegetation shall be maintained and protected where 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 prior approval of the supervising engineer.
6. Land disturbance is to be kept to a minimum. 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 by that contractor.
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. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated herein.
10. 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 engineer approved equivalent.
11. The contractor shall re-grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
12. Refer to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for additional details and specifications.
13. Additional protection measures shall be implemented should site conditions warrant them.
14. 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).

CONSTRUCTION STAGING:

1. Install sedimentation and erosion controls.
2. Rough in proposed driveway and construction access.
3. Strip topsoil and stockpile it with appropriate sedimentation and erosion control measures.
4. Remove existing site features as indicated on plan.
5. Excavate for proposed multi-family foundation.
6. Construct proposed multi-family foundation.
7. Install storm drainage system, sanitary sewer system, and underground utilities.
8. Backfill and rough grade around dwelling foundations, stabilize all slopes.
9. Construct proposed multi-family units.
10. Construct driveway and curbing.
11. Construct steps and walkways.
12. Fine grade and stabilize all slopes.
13. Landscape as required.
14. Remove sedimentation and erosion controls.



LAWN RESTORATION DETAIL
N.T.S.

NOTE:

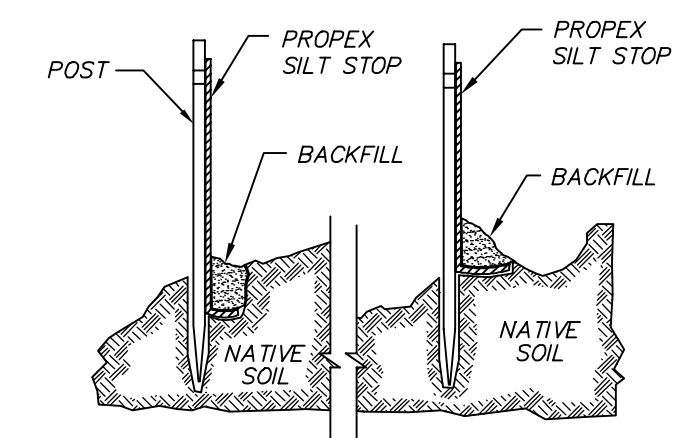
1. Land disturbance shall be kept to a minimum. All disturbed areas shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) 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.

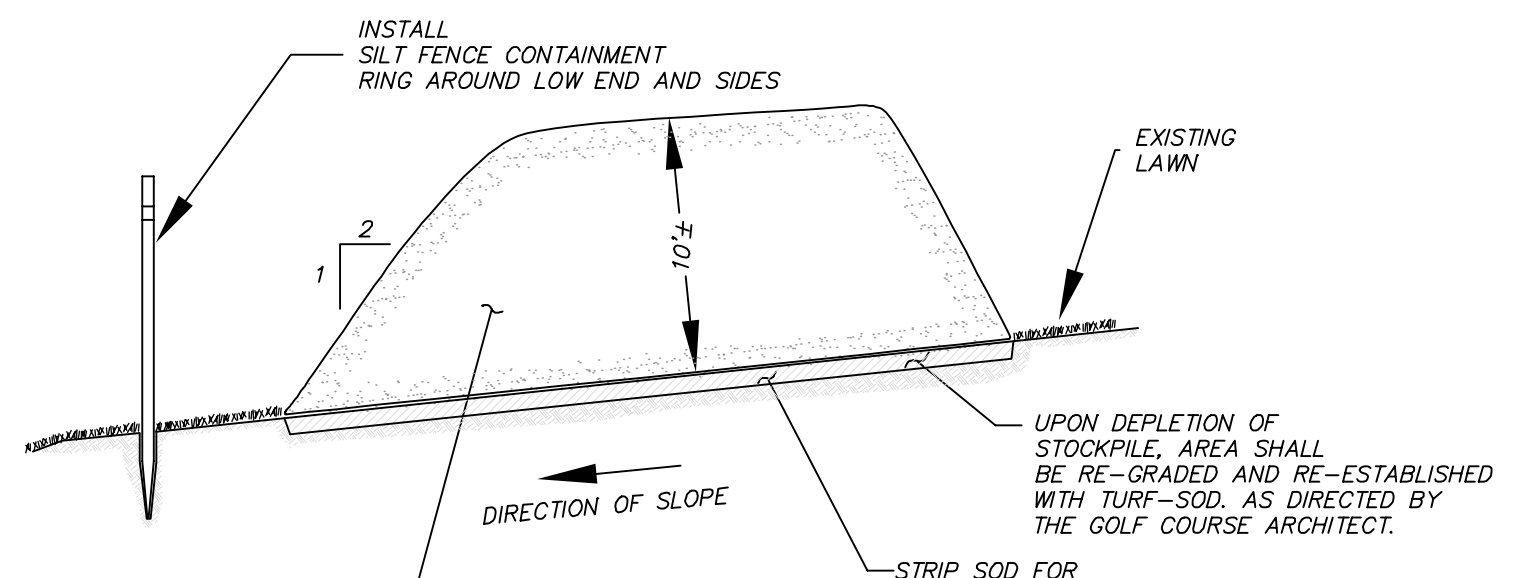
Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping red fescue 20 lbs/ac.
Perennial ryegrass 5 lbs/ac.
(1 lb./1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1 45 lbs/ac.
(1 lb./1000 sf.)

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

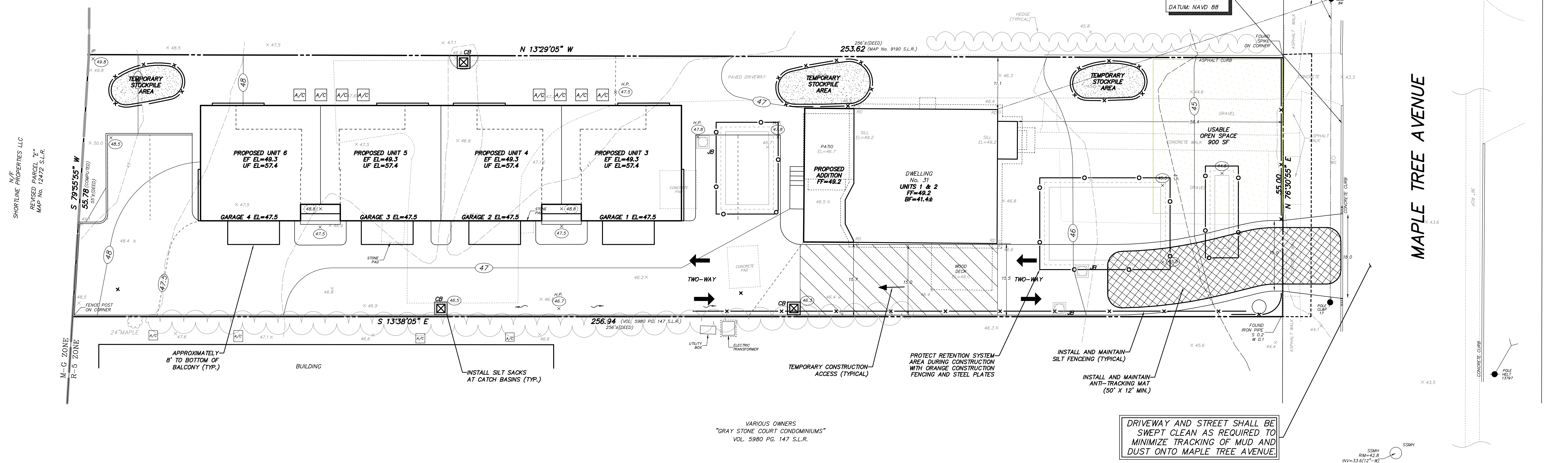


**INSTALLATION DETAIL
SEDIMENT CONTROL FABRIC**
N.T.S.



TEMPORARY STOCKPILE DETAIL
N.T.S.

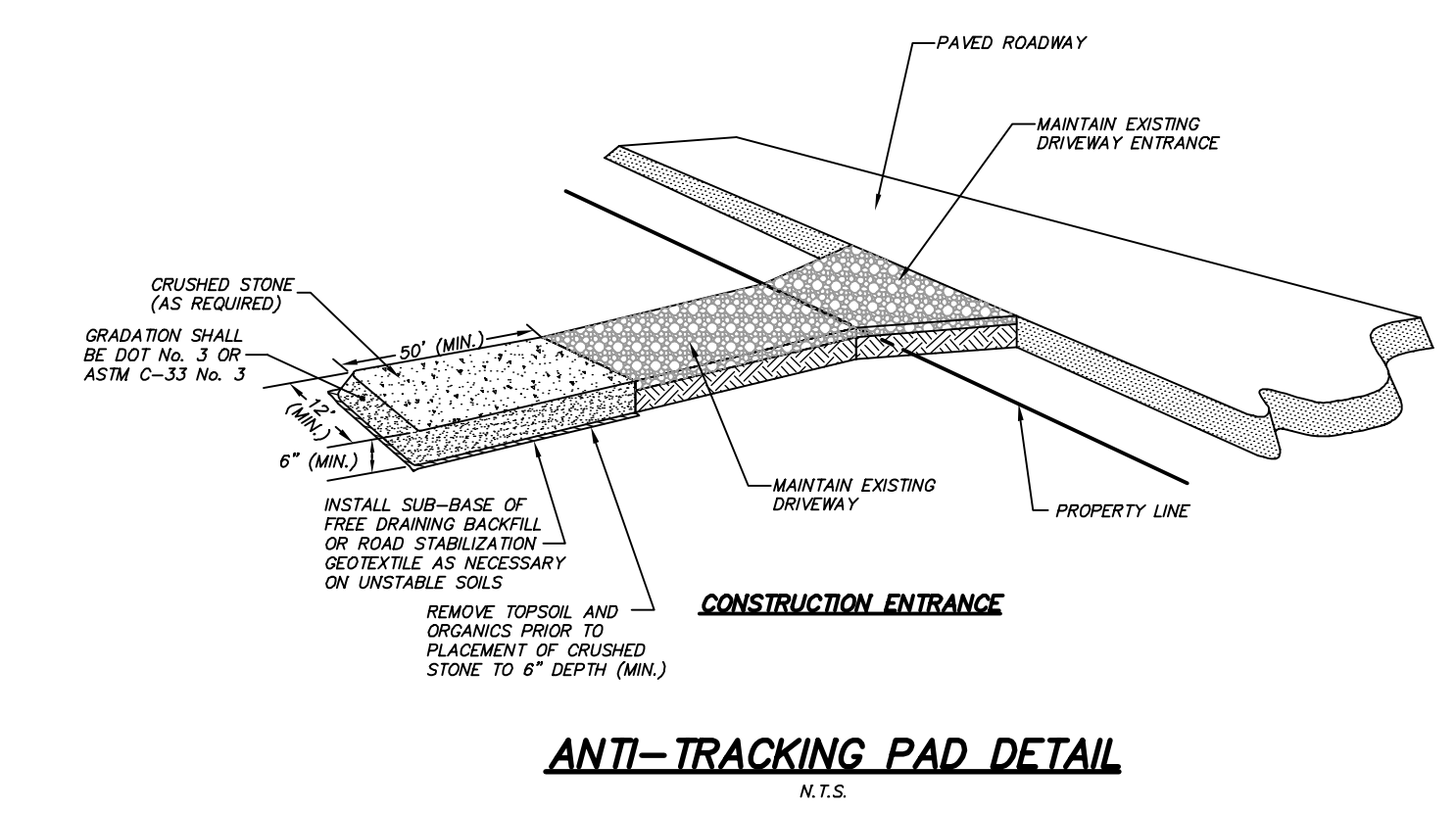
NOTE: STOCKPILES SHALL NOT BE PLACED OVER ANY INFILTRATION SYSTEM.



SHORTLINE PROPERTIES LLC
REVISED PARCEL "E"
MAP No. 12422 S.L.R.

VARIOUS OWNERS
"GRAY STONE COURT CONDOMINIUMS"
VOL. 5980 PG. 147 S.L.R.

DRIVEWAY AND STREET SHALL BE SWEEPED CLEAN AS REQUIRED TO MINIMIZE TRACKING OF MUD AND DUST ONTO MAPLE TREE AVENUE.



ANTI-TRACKING PAD DETAIL
N.T.S.

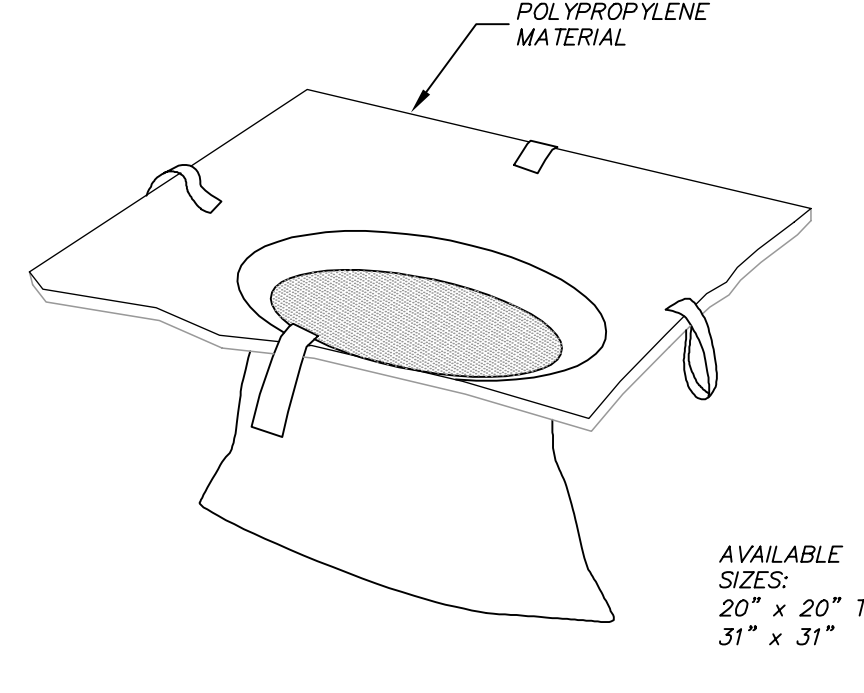
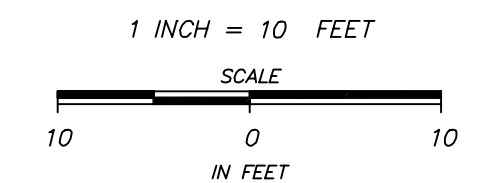


FIG 11 - STORM DRAIN FILTER DETAIL
N.T.S.

AVAILABLE SIZES:
20" x 20" TO
31" x 31"



LEGEND:

--- 30 ---	EXISTING CONTOUR	A.O.B.E.	AS ORDERED BY ENGINEER
× 25.3	EXISTING SPOT ELEVATION	V.I.F.	VERIFY IN FIELD
○ 30	PROPOSED CONTOUR	H.P.	HIGH POINT
× (25.3)	PROPOSED SPOT ELEVATION	RD	ROOF DRAIN
☼	TREE TO REMAIN	RS	RETENTION SYSTEM
☼	CONIFEROUS TREE	●	FIRE HYDRANT
CB	CATCH BASIN	○	UTILITY POLE
C.O.	CLEAN OUT	○ CD	CLEAN OUT
JB	JUNCTION BOX	○ WD	WATER GATE
YD	YARD DRAIN	○ SSMH	SANITARY SEWER MANHOLE
DCB	DRIVEWAY CATCH BASIN	CB	CATCH BASIN
PVC	POLYVINYL CHLORIDE	W	TEST PIT
CPP	CORRUGATED PLASTIC PIPE	W	UNDERGROUND UTILITY SERVICE: W=WATER, G=GAS
TW	TOP OF WALL		
RCP	REINFORCED CONCRETE PIPE		

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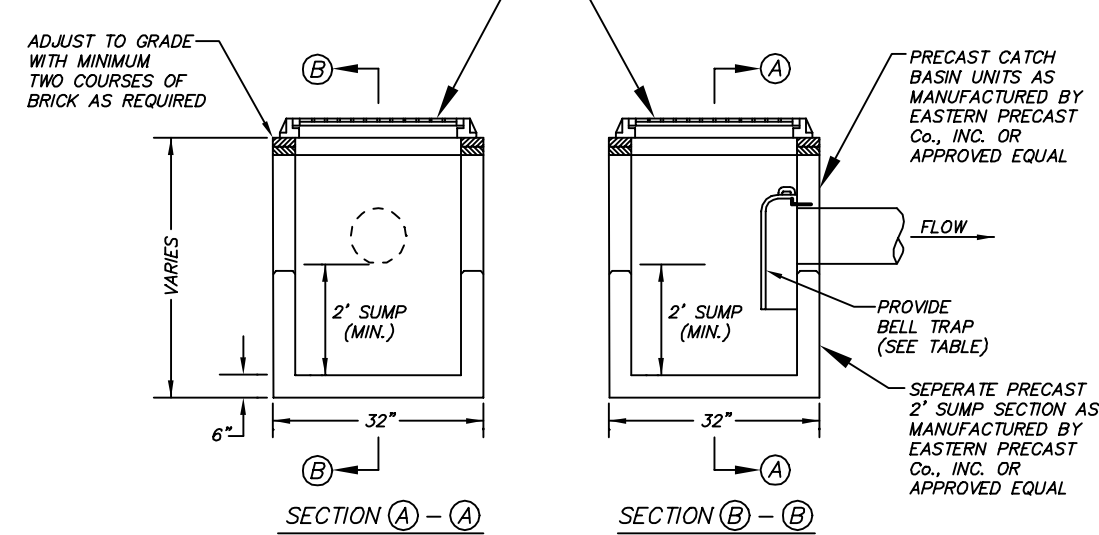
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4	11-11-24	MINOR SITE PLAN REVISIONS
3	5-20-24	FLIP PROPOSED DEVELOPMENT
2	2-22-24	RESPOND TO WPCA, TPP & ENG COMMENTS
1	11-20-23	MINOR SITE PLAN REVISIONS
0	2-9-23	INITIAL SUBMISSION

REV. DATE DESCRIPTION
MATTHEW M. KIVIAJAV, CT. PE No. 36982
11-11-24
ENGINEER DATE

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

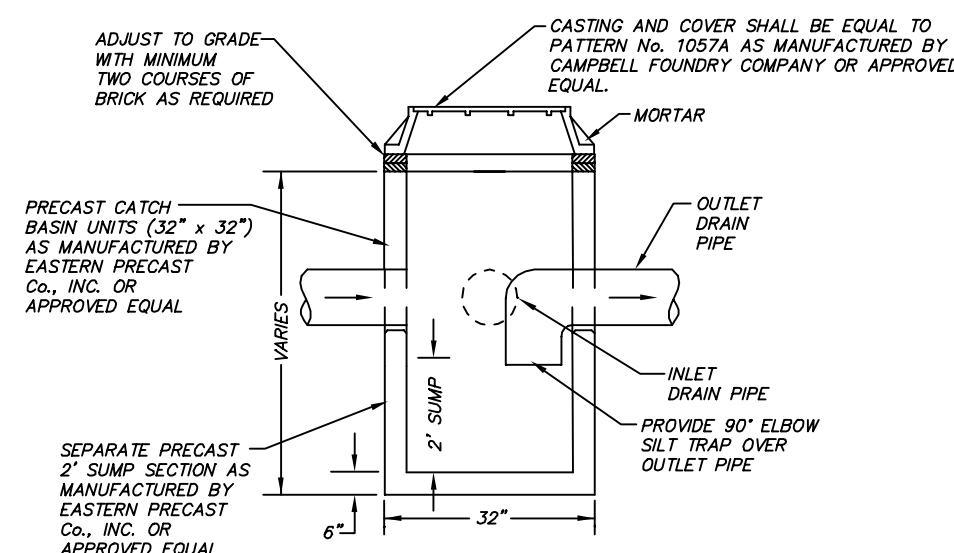
PROJECT	RESIDENTIAL DEVELOPMENT
PREPARED FOR	31 MAPLE TREE LLC
LOCATION	31 MAPLE TREE AVENUE STAMFORD, CONNECTICUT
3 OF 4	SEDIMENTATION & EROSION CONTROL PLAN

PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2560
8"	2561
10"	2562
12"	2563



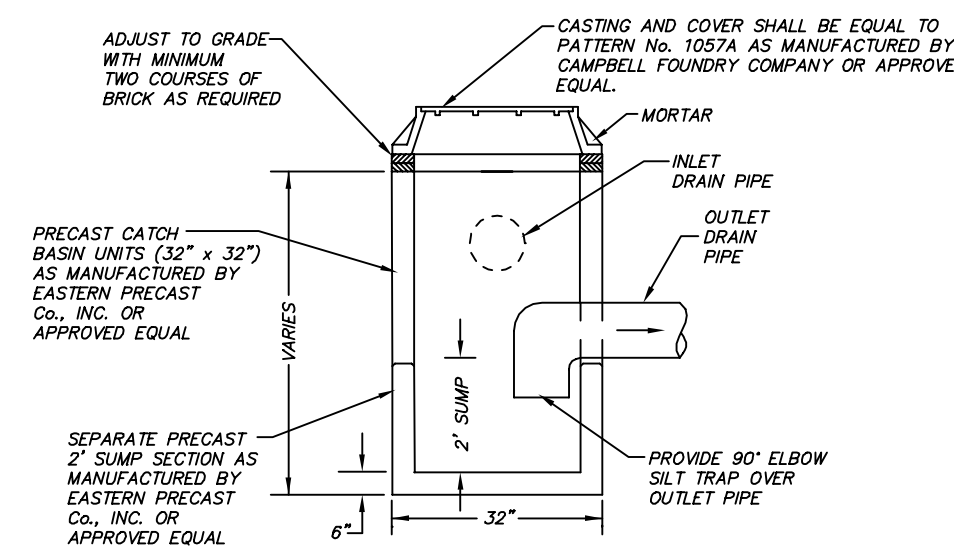
DRIVEWAY CATCH BASIN DETAIL TYPE "CL" PAVED (H-20) LOADING
N.T.S.

SUMP NOTE:
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.



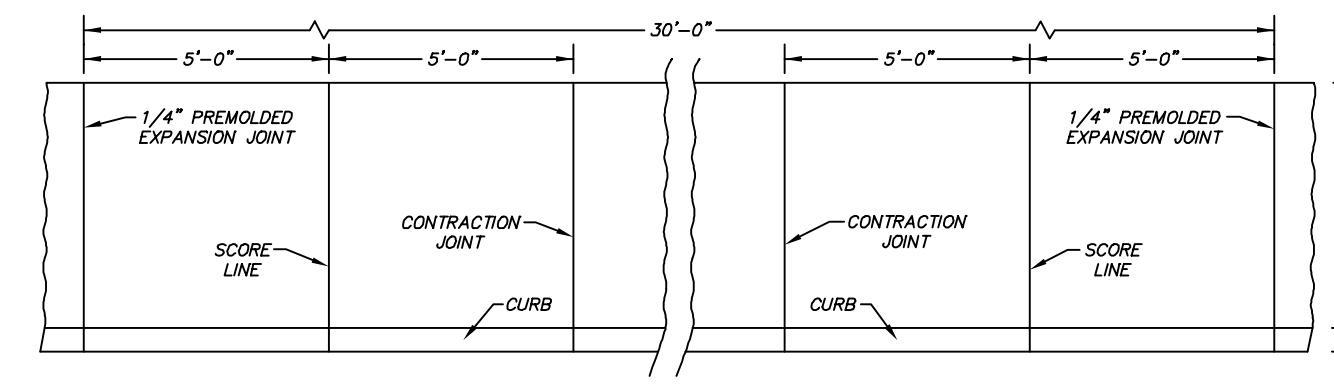
JUNCTION BOX #1 AND #3 DETAIL PAVED (H-20) LOADING
N.T.S.

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.



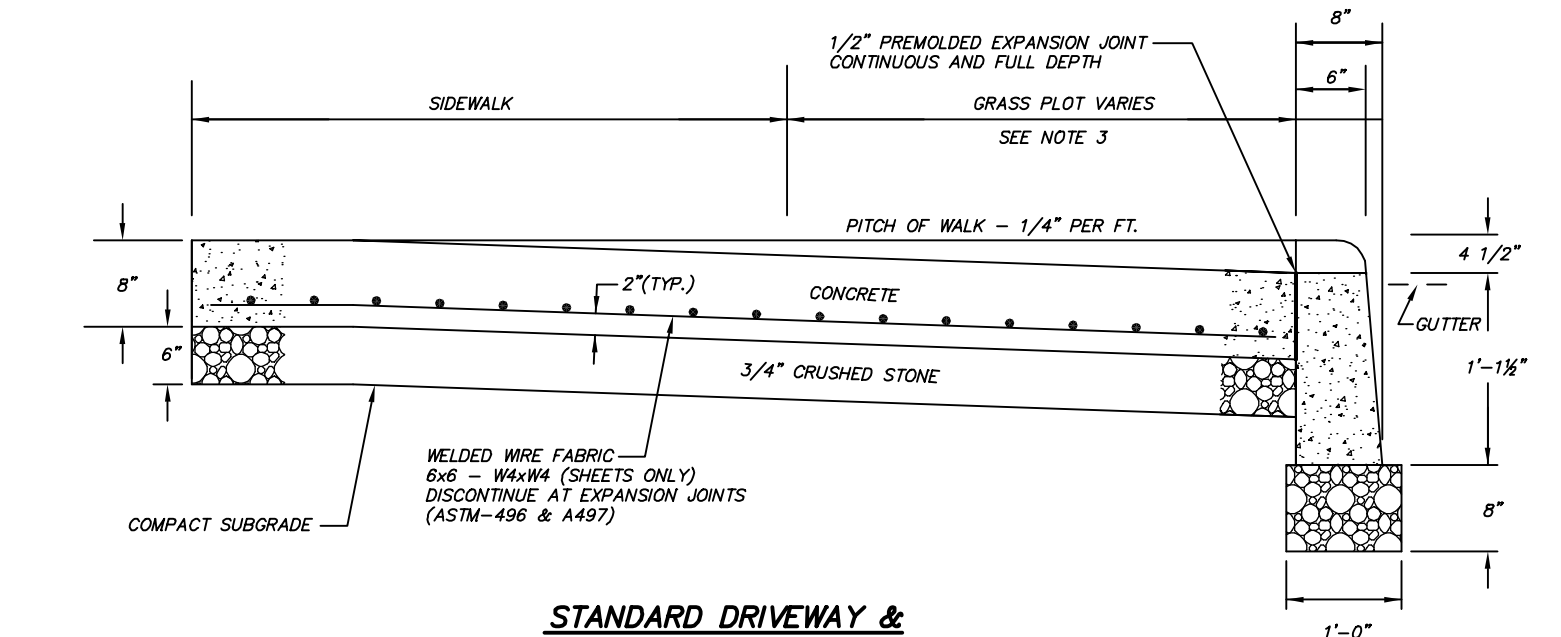
JUNCTION BOX #2 DETAIL PAVED (H-20) LOADING
N.T.S.

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.



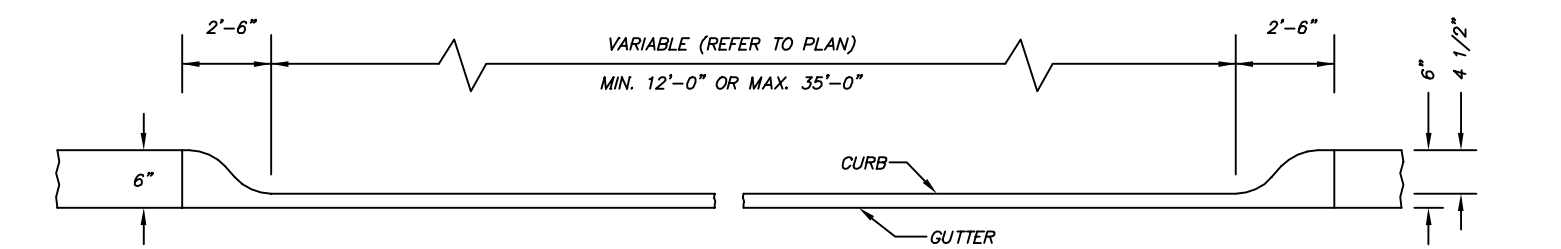
CONCRETE FOR THE SIDEWALK SHALL BE PLACED TO A UNIFORM DEPTH OF FIVE (5) INCHES UPON A SIX (6) INCH 3/4" CRUSHED STONE BASE. THE SURFACE EDGES OF EACH PANEL SHALL BE ROUNDED TO A RADIUS OF 3/32 INCH.
AIR ENTRAINMENT SHALL BE BETWEEN 6-7%
A 1/2" THICK APPROVED PREMOULDED BITUMINOUS EXPANSION JOINT SHALL BE PLACED TRANSVERSELY EVERY 20 FT. MAX. AND BETWEEN NEW CONCRETE CURBING AND SIDEWALKS.
A 1/2" THICK APPROVED PREMOULDED BITUMINOUS EXPANSION JOINT 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 1/4" DEEP.
ADDITIONAL CONTROL JOINTS SHALL BE PLACED AS REQUIRED TO ELIMINATE ANY CONDITION WHICH WILL CAUSE STRESS VERTICES. (EXAMPLE AT CORNERS OF STRUCTURES)
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 IN CITY RIGHT-OF-WAY
N.T.S.



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

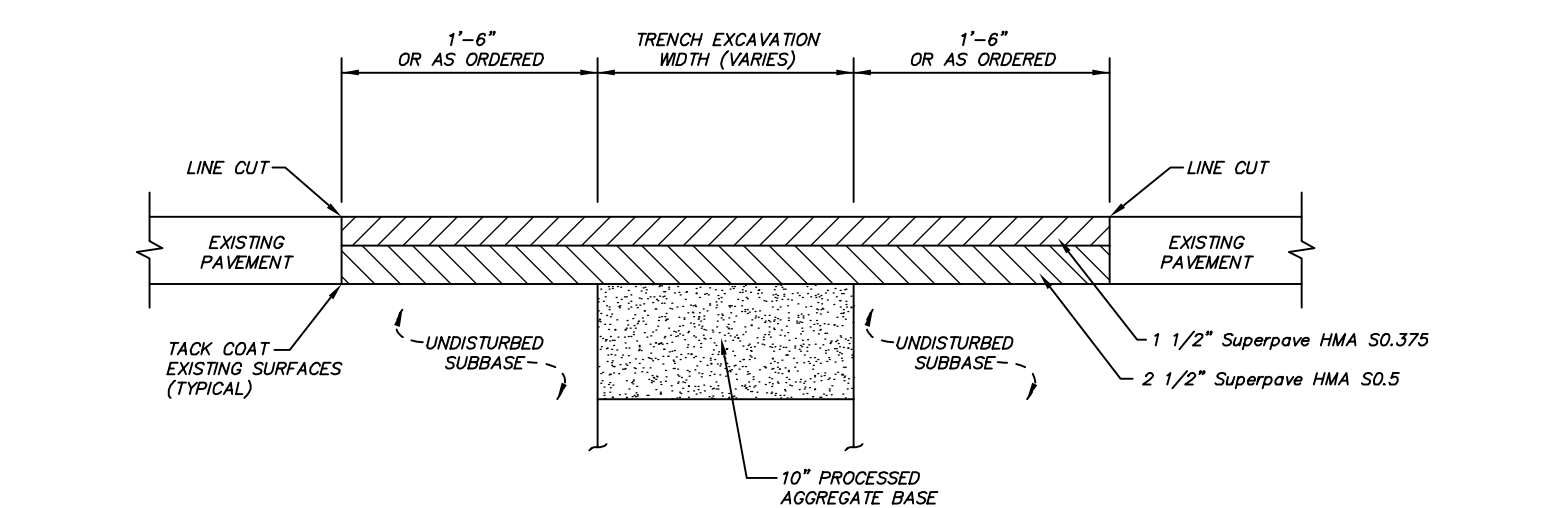
NOTE:
1. IN AREAS WITH NO SIDEWALKS, DRIVEWAY RAMPS SHALL EXTEND A MINIMUM OF 4'-0" FROM BACK OF CURB.
2. WELDED WIRE FABRIC SHALL BE INSTALLED MID DEPTH OF RAMP AND SHALL BE SUPPORTED ON CONCRETE BLOCK OR OTHER APPROVED MATERIAL.
3. WHERE GRASS PLOT IS LESS THAN 4'-0" WIDE, RAMP CONSTRUCTION IS TO BE AS DIRECTED BY THE ENGINEER.



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

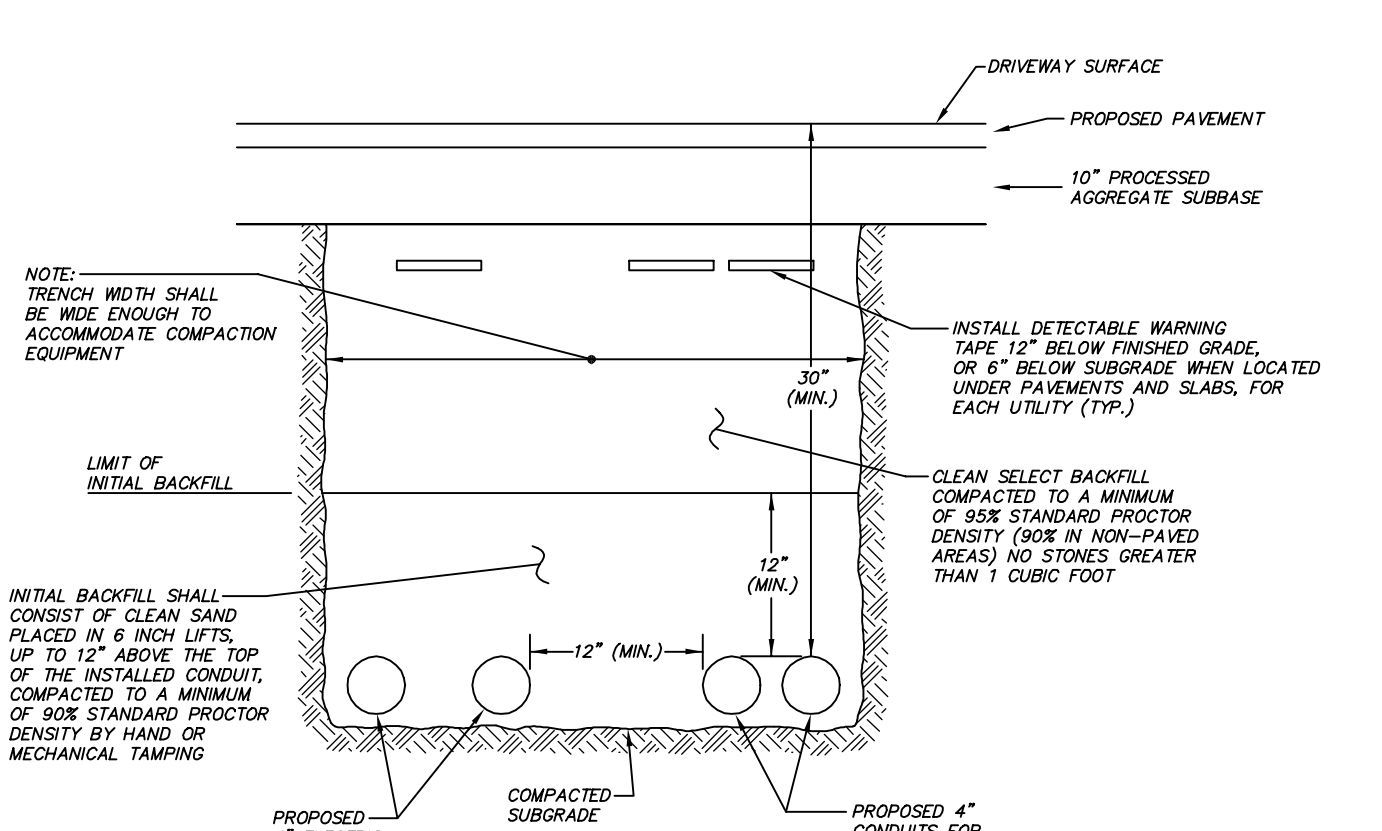
NOTE:
1. ALL REINFORCING SHALL BE SUPPORTED ON CHAIRS OR OTHER POSITIVE TYPE SUPPORTS APPROXIMATELY ONE PER 25 SQ. FT.
2. CONCRETE SHALL BE CLASS "C" CEMENT, 4000 PSI
3. AIR ENTRAINMENT SHALL BE BETWEEN 6-7%
4. ALL CURBING TO BE CAST-IN-PLACE.
5. APPROVED 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED AT A MAX. SPACING OF 10 FEET COINCIDING WITH EXPANSION JOINTS IN SIDEWALK.

REINFORCED CONCRETE DRIVEWAY ENTRANCE
N.T.S.



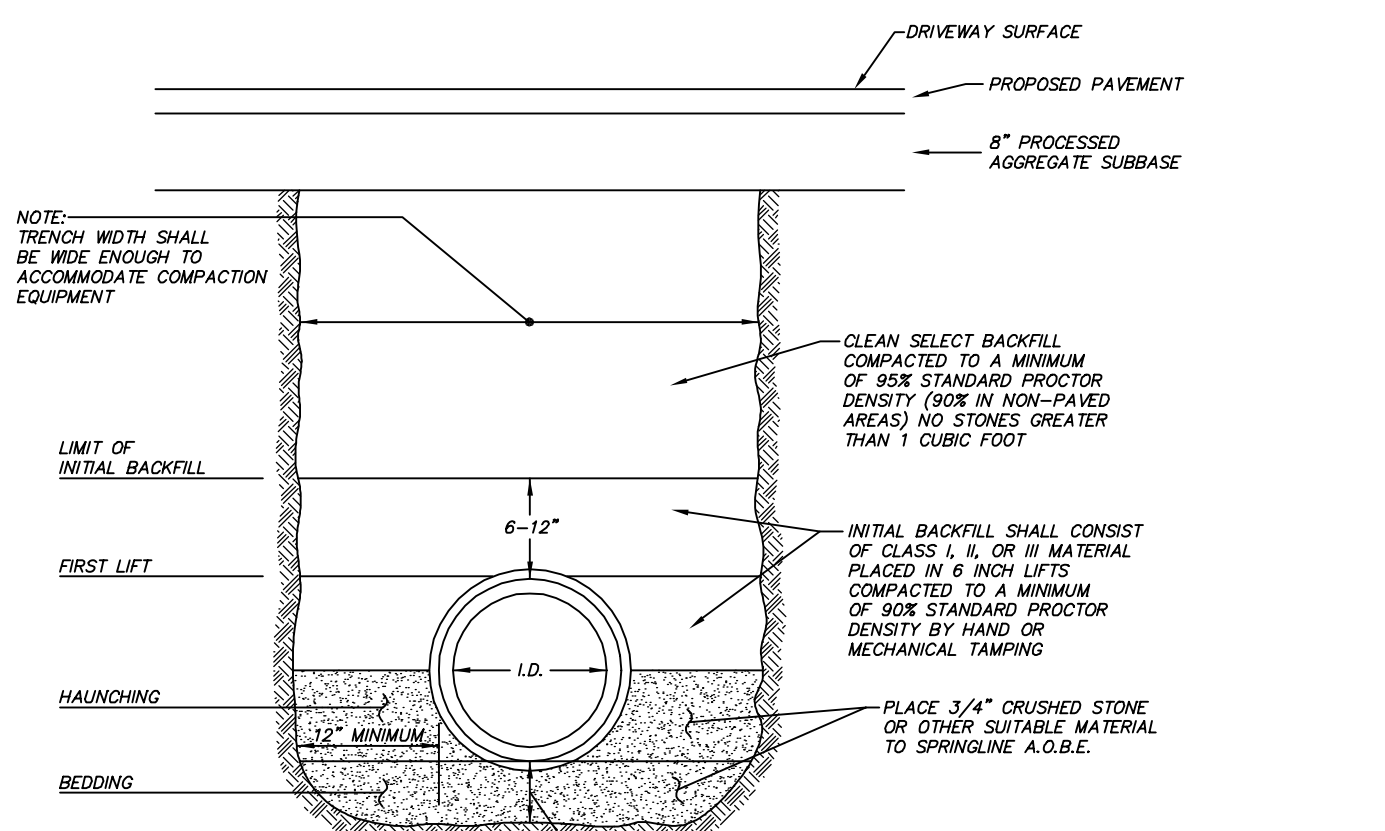
NOTES:
1. IF ANY EXISTING ASPHALT IS THICKER THAN 4" THEN MATCH EXISTING ASPHALT THICKNESS.
2. ANY CONCRETE ROADWAY BASE THAT IS REMOVED SHALL BE REPLACED IN KIND.

DETAIL FOR TRENCH REPAIR
N.T.S.



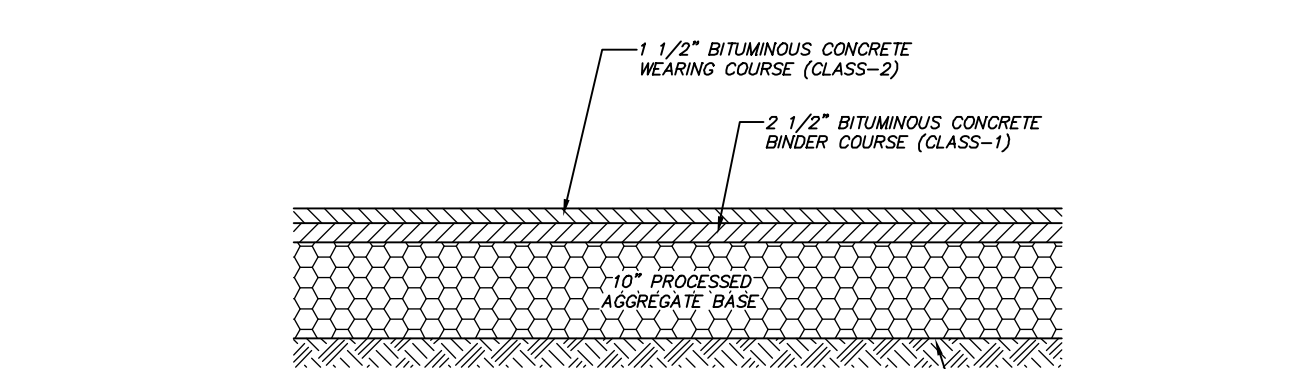
DETAIL FOR UNDERGROUND UTILITY TRENCH
N.T.S.

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.
3. THIS SECTION IS DESIGNED TO RESIST UPLIFT FLOOD FORCES ASSOCIATED WITH THE MINIMUM ELEVATION STANDARD AS SPECIFIED IN THE ZONING REGULATIONS.

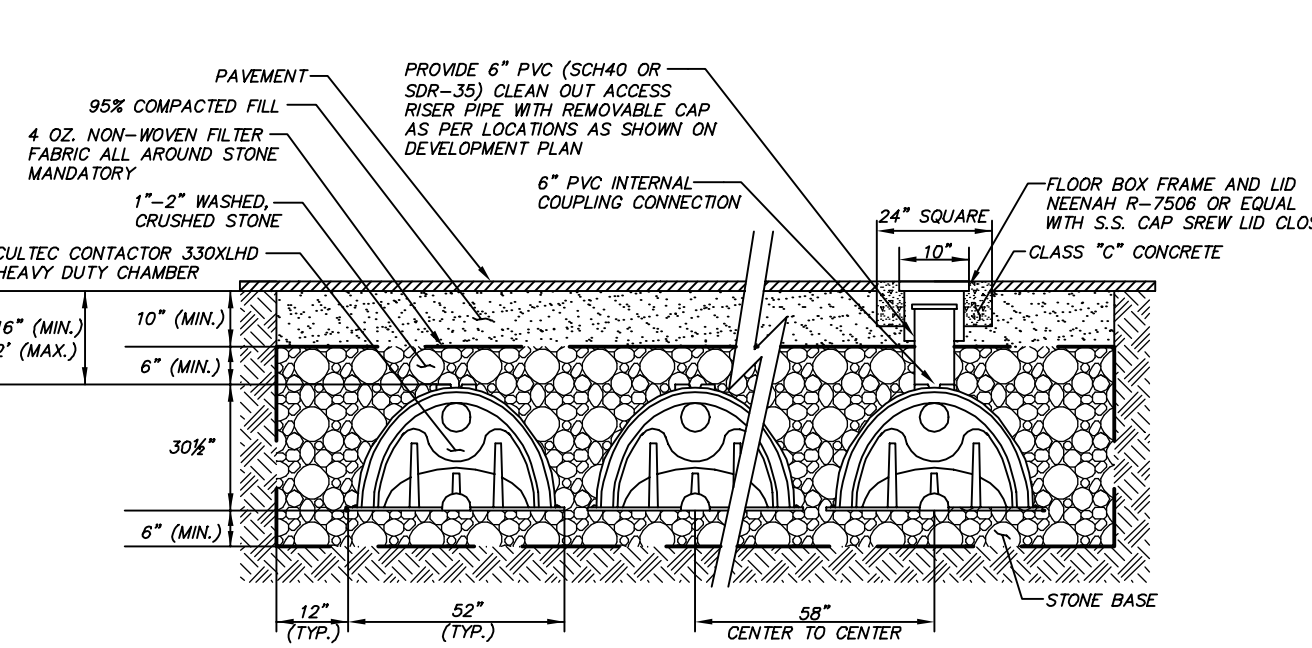


DETAIL FOR PVC SANITARY SEWER AND STORM DRAIN INSTALLATION
N.T.S.

NOTES:
1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS) FOR TRENCHING SPECIFICATIONS.
2. THIS SECTION IS DESIGNED TO RESIST UPLIFT FLOOD FORCES ASSOCIATED WITH THE MINIMUM ELEVATION STANDARD AS SPECIFIED IN THE ZONING REGULATIONS.

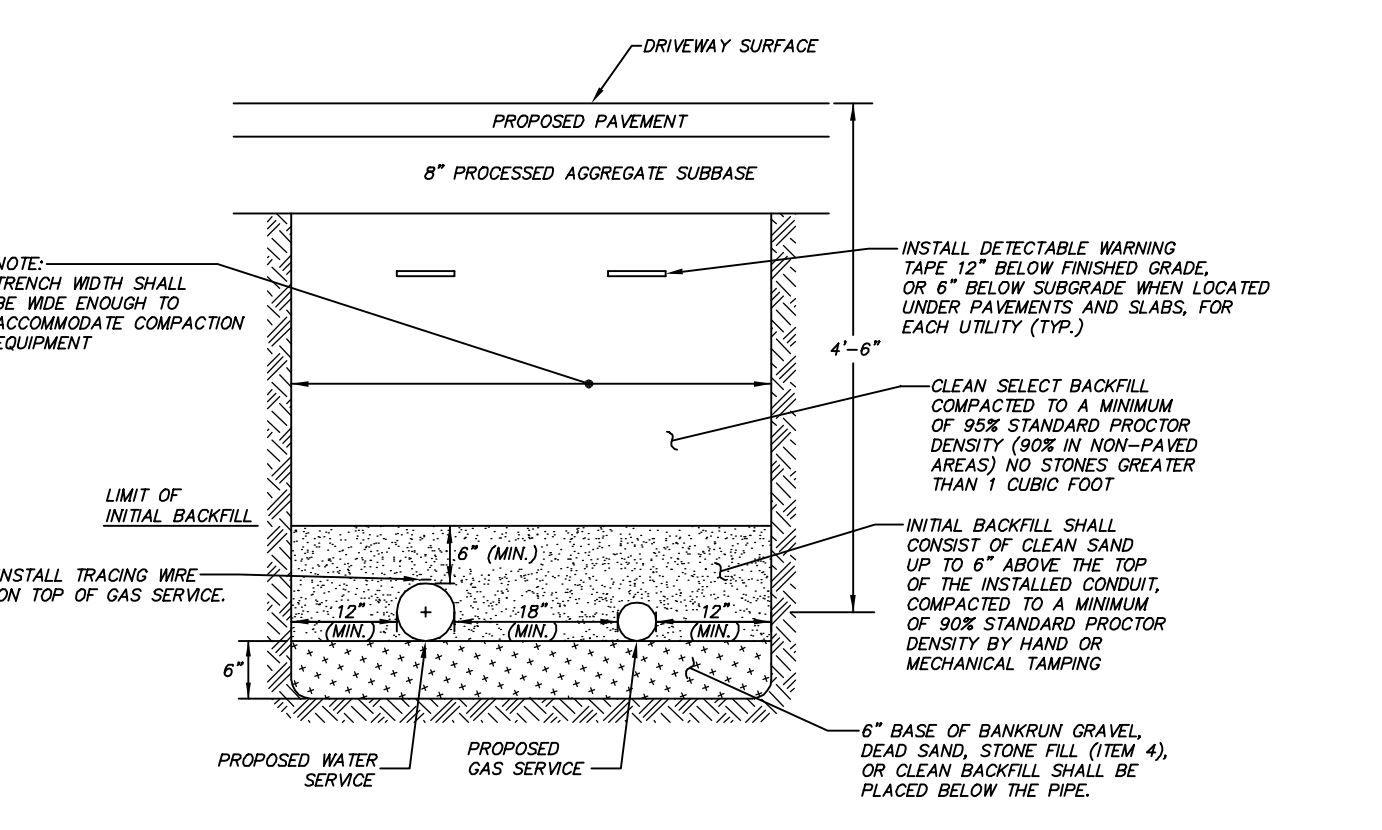


ASPHALT DRIVEWAY PATCH DETAIL
N.T.S.



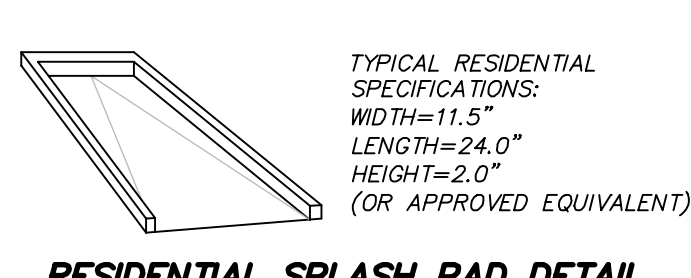
TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM RECHARGER 330XLHD PAVED (H-20) LOADING
N.T.S.

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.

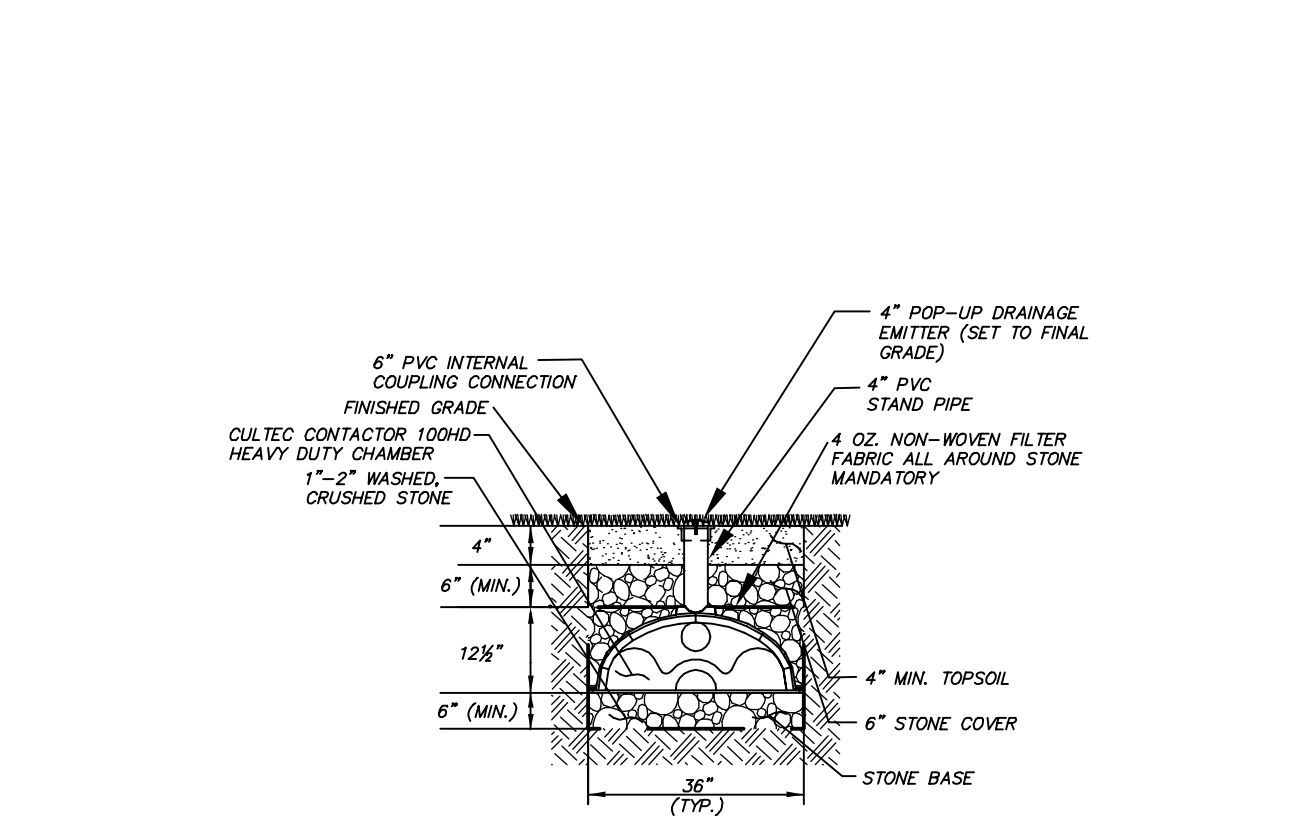


RESIDENTIAL WATER AND GAS SERVICE INSTALLATION DETAIL
N.T.S.

NOTES:
1. COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY PRIOR TO INSTALLATION.
2. THIS SECTION IS DESIGNED TO RESIST UPLIFT FLOOD FORCES ASSOCIATED WITH THE MINIMUM ELEVATION STANDARD AS SPECIFIED IN THE ZONING REGULATIONS.

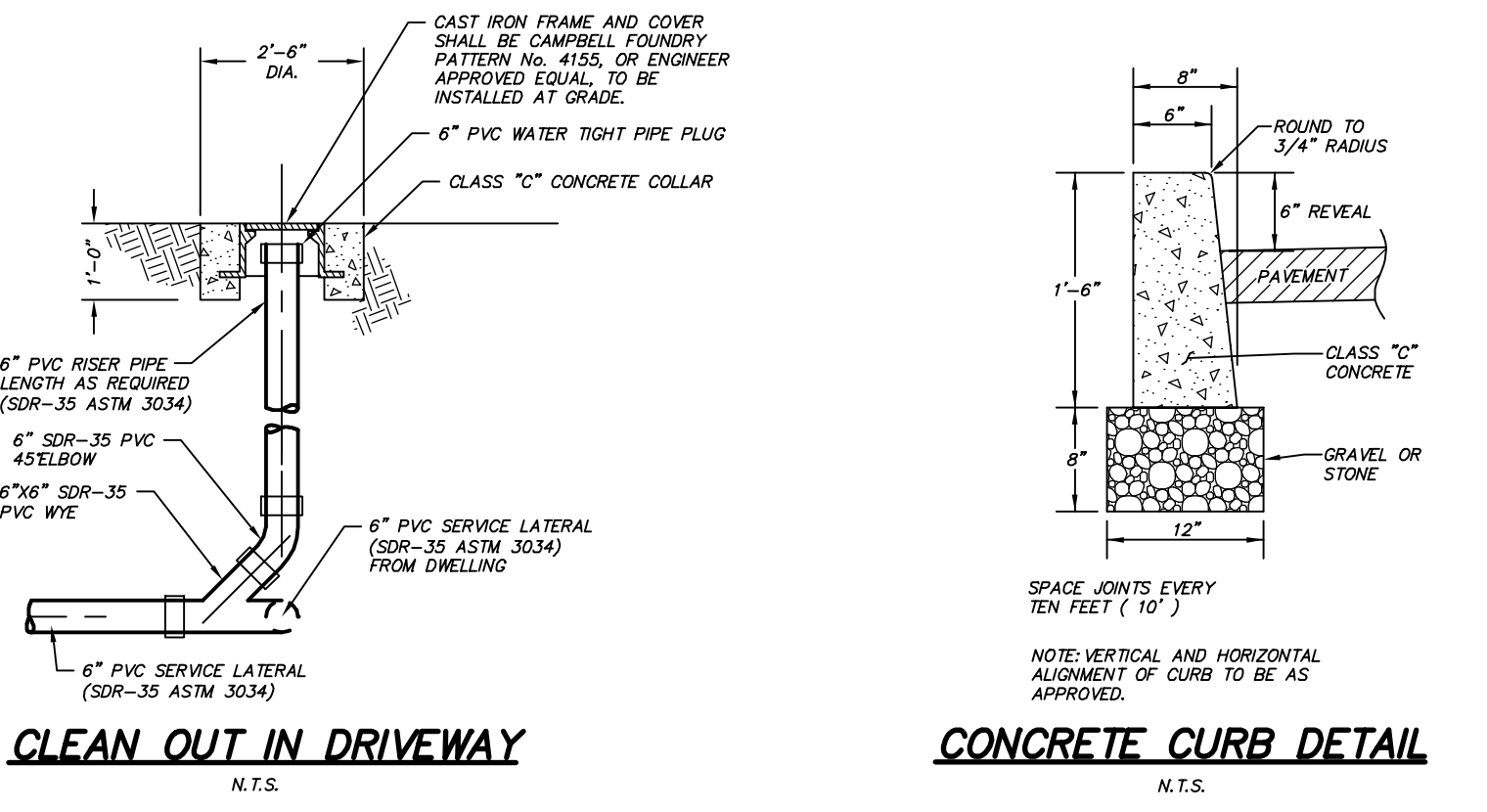


RESIDENTIAL SPLASH PAD DETAIL
N.T.S.

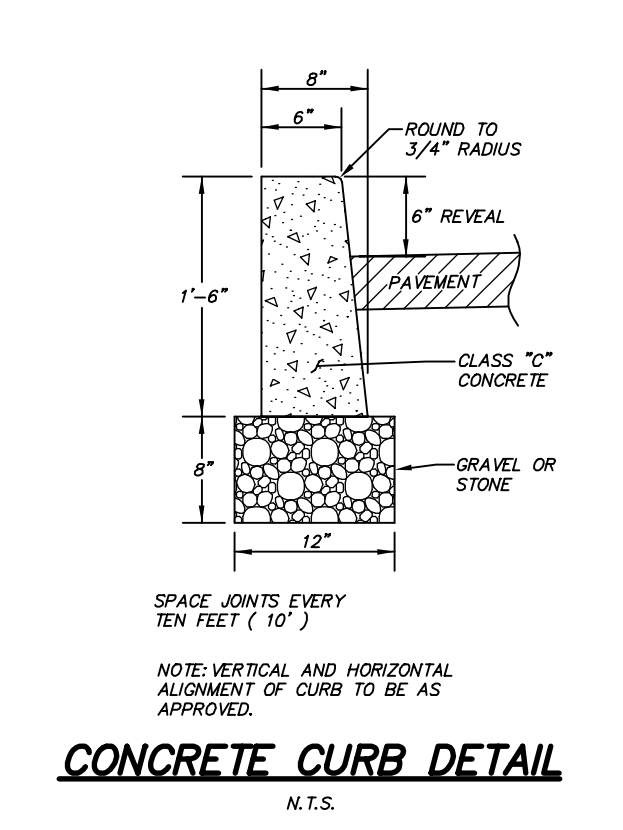


TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM (LEVEL SPREADER) CONTACTOR 100HD UNPAVED (H-10) LOADING
N.T.S.

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.



CLEAN OUT IN DRIVEWAY
N.T.S.



CONCRETE CURB DETAIL
N.T.S.

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

NO.	DATE	DESCRIPTION	PROJECT
4	11-11-24	MINOR SITE PLAN REVISIONS	RESIDENTIAL DEVELOPMENT
3	5-20-24	FLIP PROPOSED DEVELOPMENT	
2	2-22-24	RESPOND TO MPFA, TFP & ENG COMMENTS	
1	11-20-23	MINOR SITE PLAN REVISIONS	
0	2-9-23	INITIAL SUBMISSION	PREPARED FOR
REV.	DATE	DESCRIPTION	LOCATION
		MATTHEW M. KIVIJARVI, CT PE No. 36982	31 MAPLE TREE AVENUE STAMFORD, CONNECTICUT
	11-11-24	DATE	
		ENGINEER	4 OF 4
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S AND/OR SURVEYOR'S EMBOSSED SEAL ARE TRUE, VALID COPIES.			NOTES & DETAILS

ROADPLAN_210C_ED_05_REV.DWG (MMK)