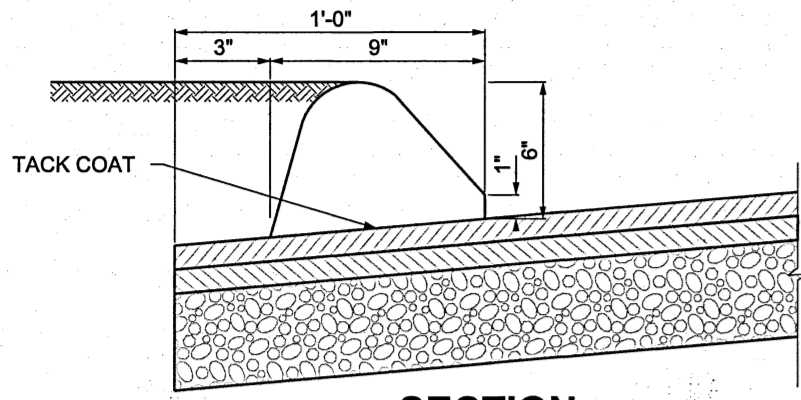


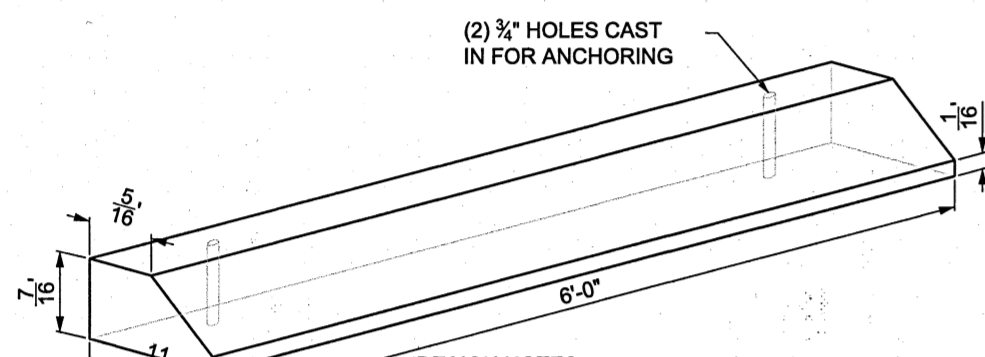
BITUMINOUS PAVEMENT
NOT TO SCALE



BITUMINOUS CONCRETE CURB (BCLC)
NOT TO SCALE

NOTES:
1. CURBING SHALL BE MACHINE EXTRUDED.

BITUMINOUS CONCRETE CURB (BCLC)
NOT TO SCALE

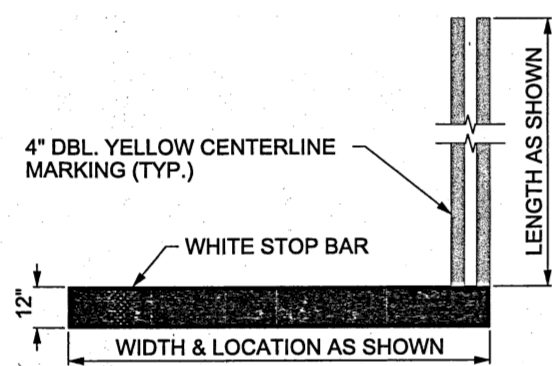


CONCRETE WHEEL STOP
NOT TO SCALE



NOTES:
1. 30" SIGN TO BE INSTALLED PER CONDOT STANDARDS SIGN #31-0552
2. SECURE TO (1) TYPE A GALVANIZED STEEL POST WITH BREAKAWAY

STOP SIGN
NOT TO SCALE

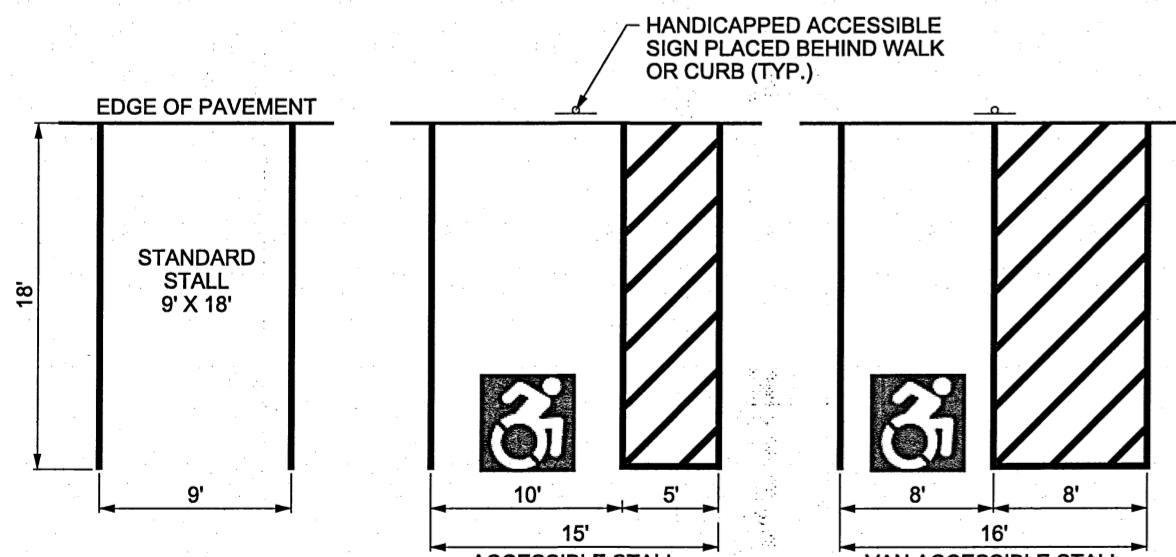


STOP BAR
NOT TO SCALE

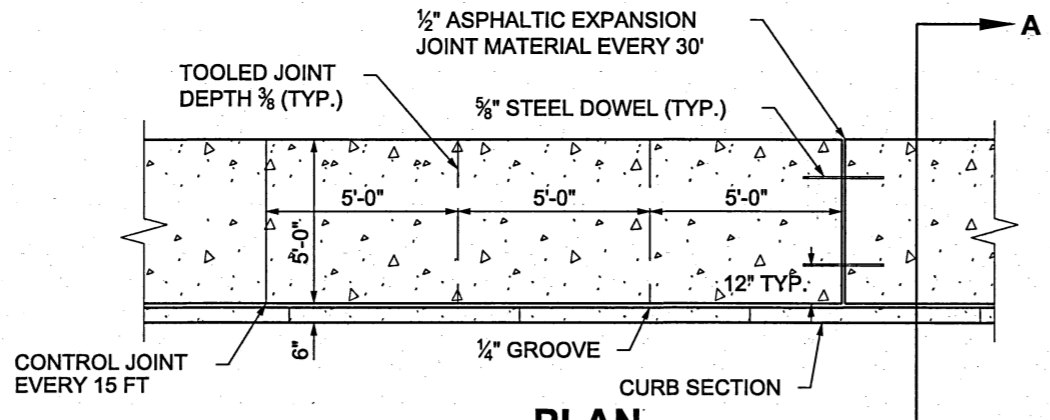


HANDICAPPED PARKING
NOT TO SCALE

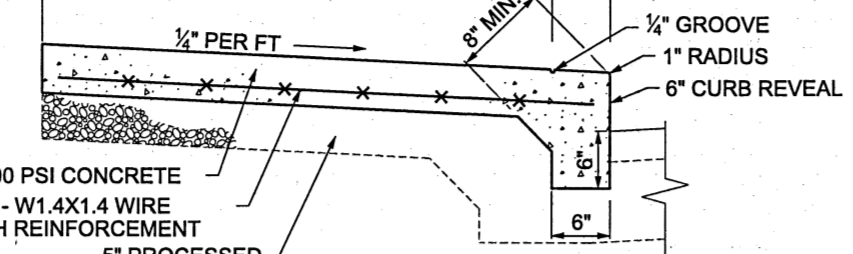
BACKGROUND: BLUE, REFLECTORIZED
LEGEND: SILVER, REFLECTORIZED
NOTES:
1. "VAN ACCESSIBLE" SIGN ONLY INSTALLED AT VAN ACCESSIBLE DESIGNATED PARKING STALL(S).



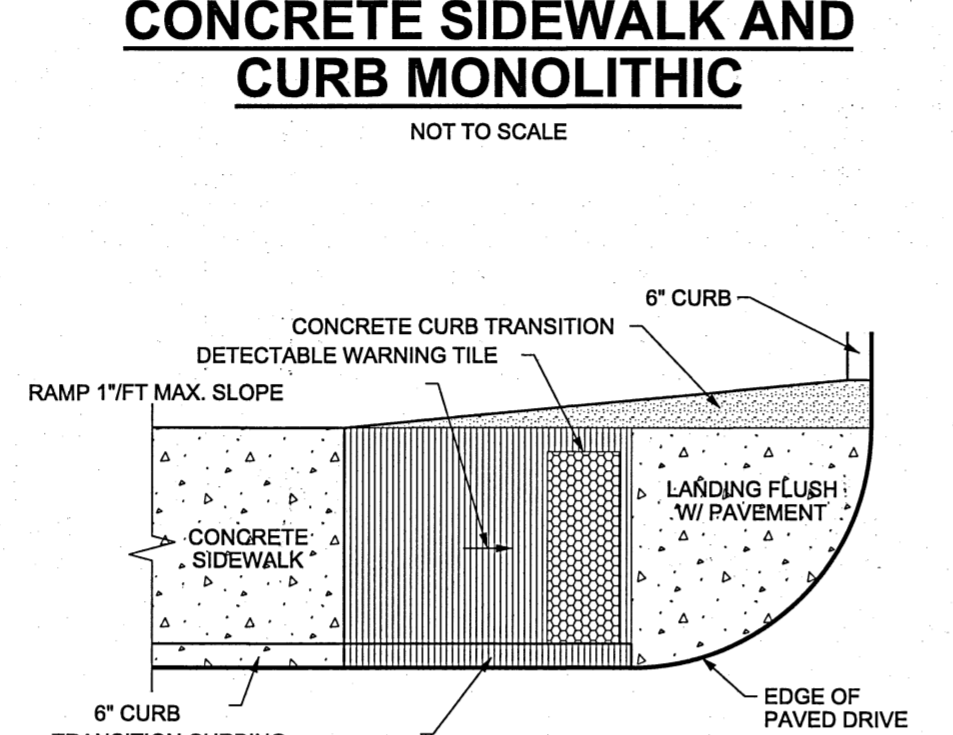
PARKING STALL DETAILS
NOT TO SCALE



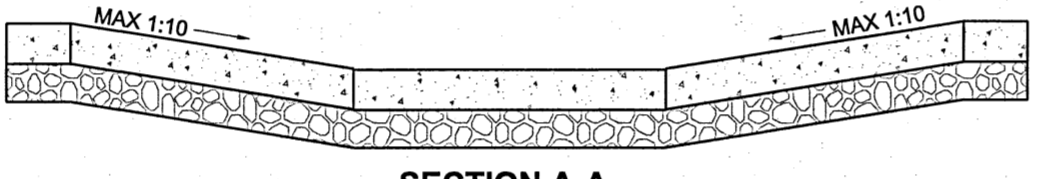
CONCRETE SIDEWALK AND CURB MONOLITHIC
NOT TO SCALE



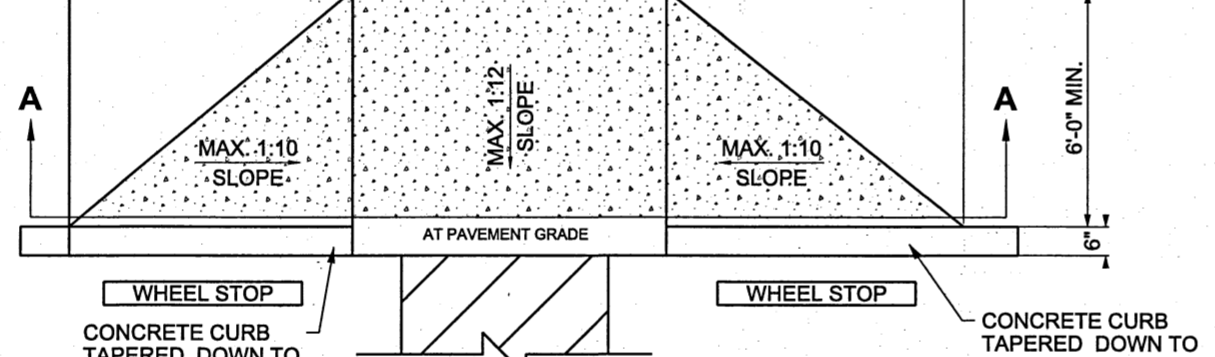
CONCRETE SIDEWALK AND CURB MONOLITHIC
NOT TO SCALE



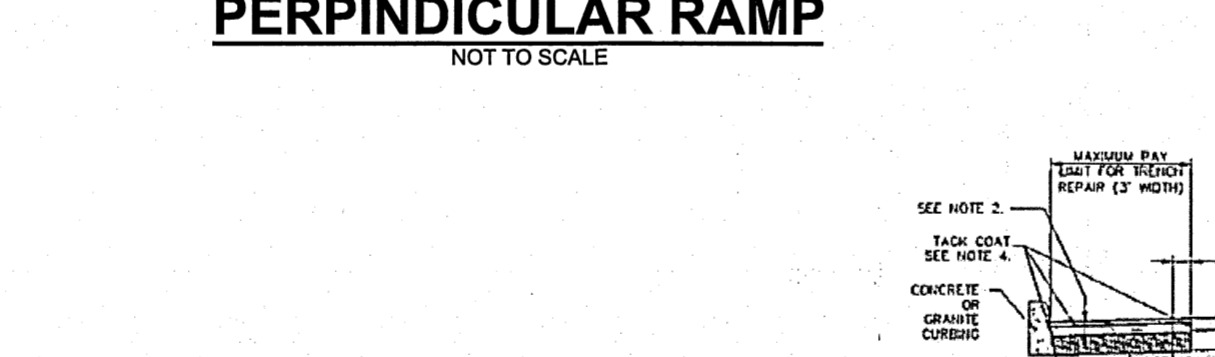
SIDEWALK RAMP
NOT TO SCALE



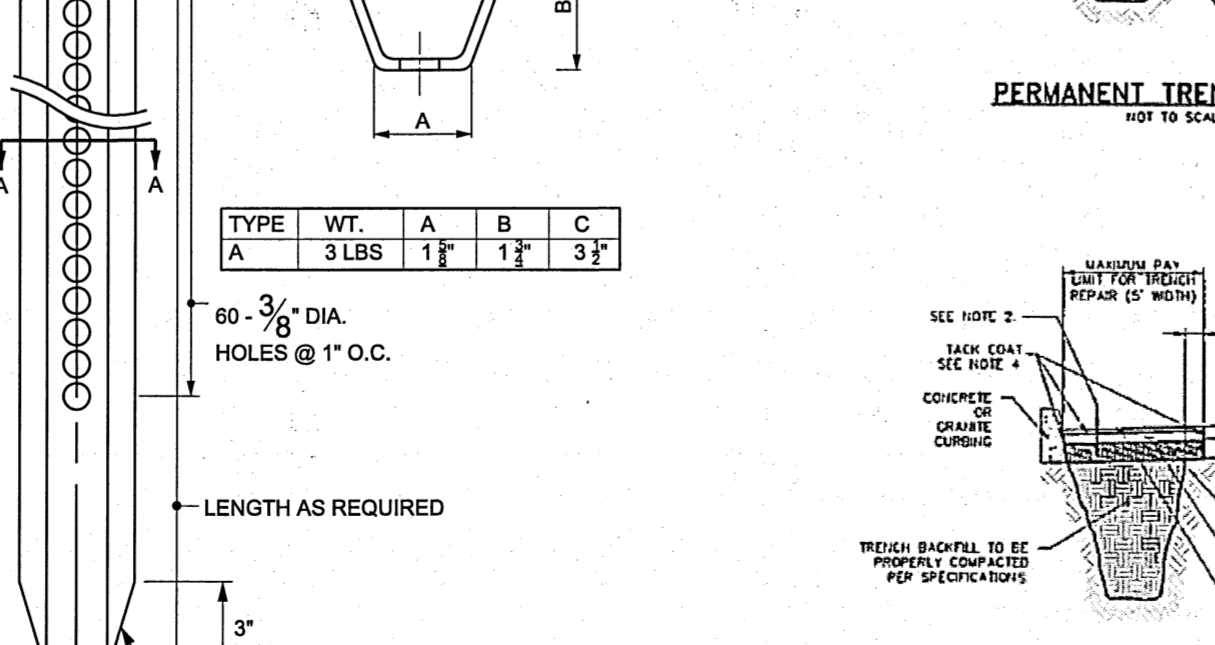
PERPENDICULAR RAMP
NOT TO SCALE



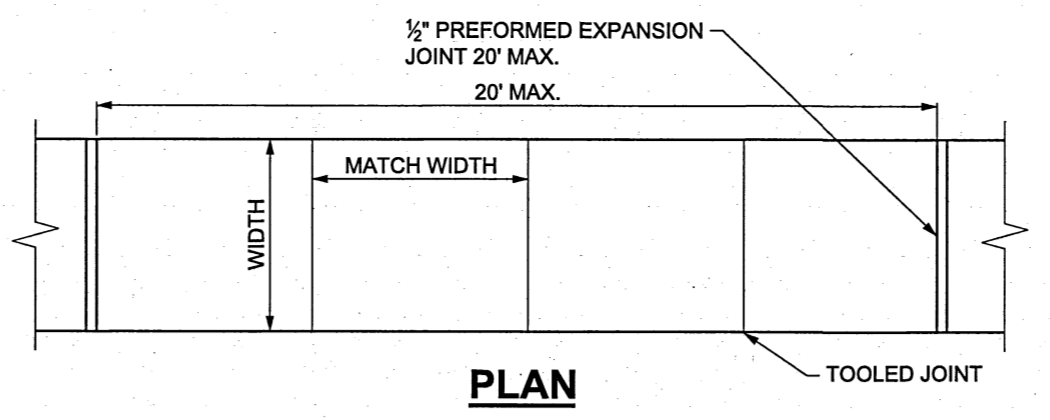
PERPENDICULAR RAMP
NOT TO SCALE



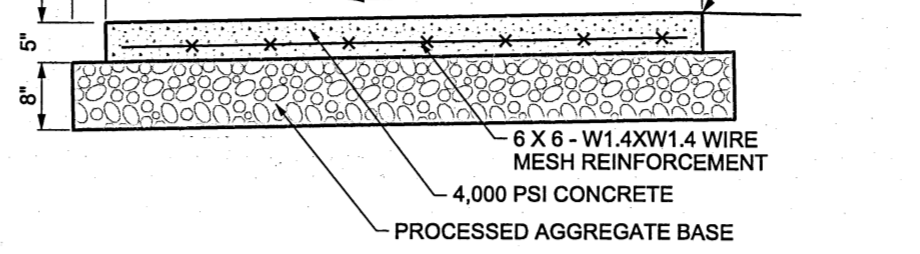
TIMBER GUIDE RAIL
NOT TO SCALE



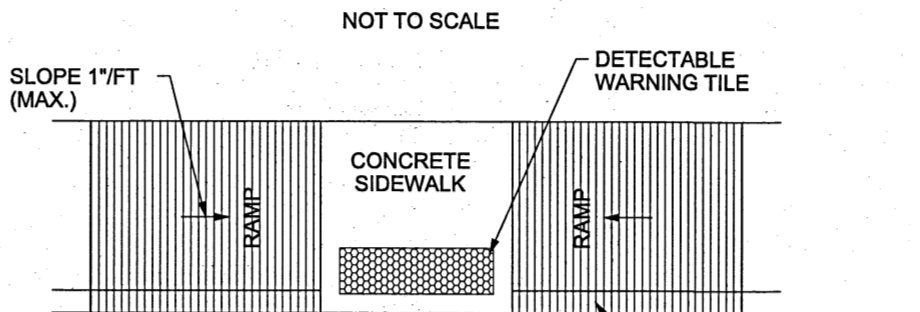
TYPICAL METAL SIGN POST
NOT TO SCALE



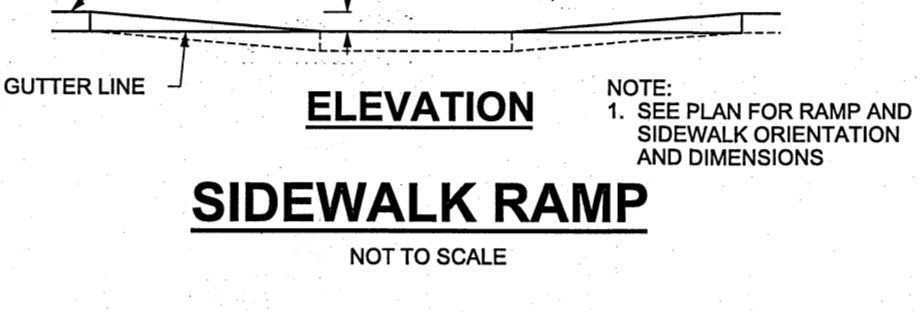
CONCRETE SIDEWALK
NOT TO SCALE



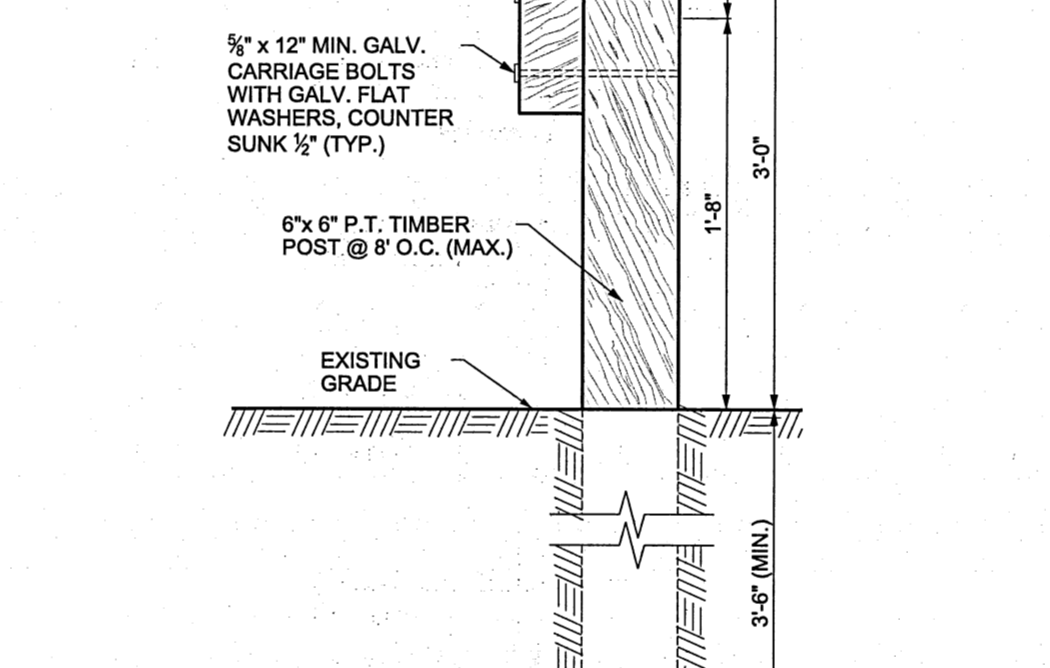
CONCRETE SIDEWALK
NOT TO SCALE



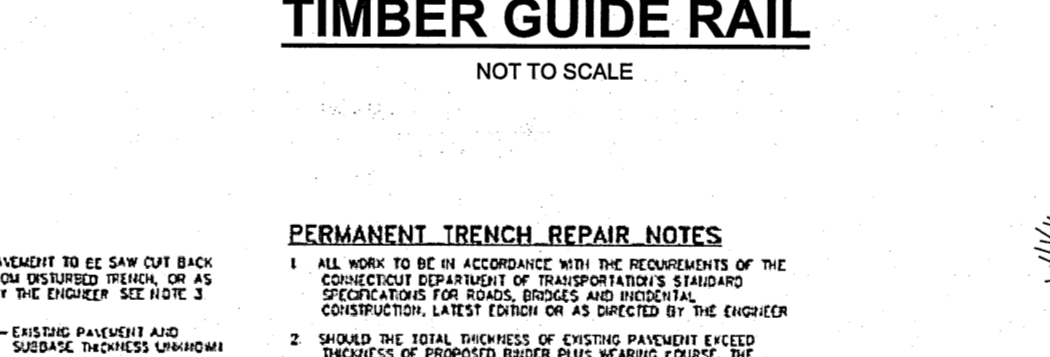
SIDEWALK RAMP
NOT TO SCALE



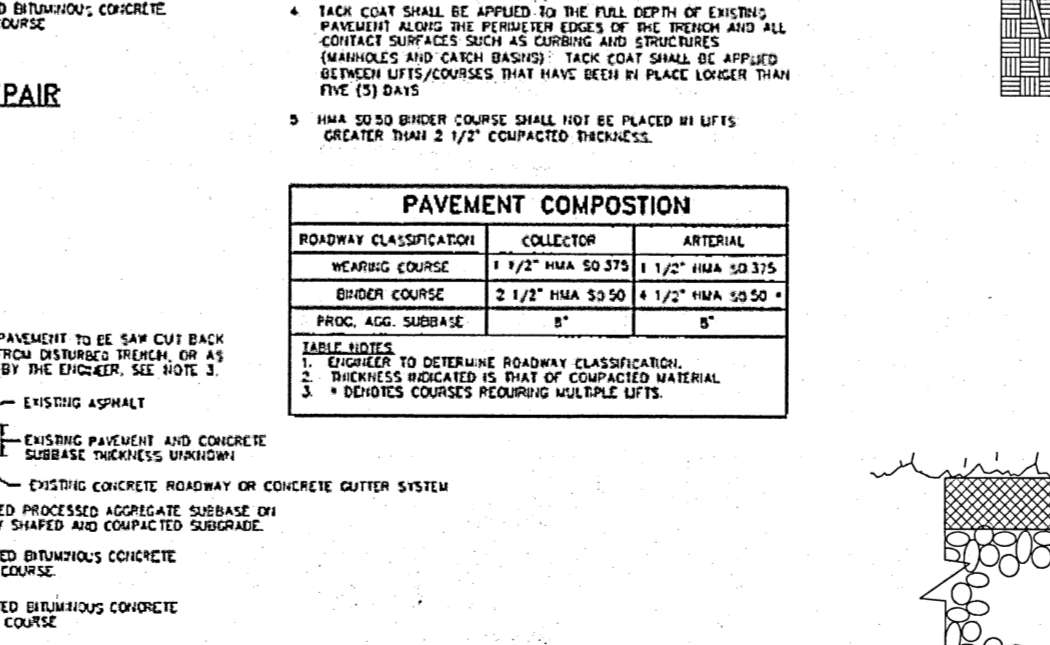
SIDEWALK RAMP
NOT TO SCALE



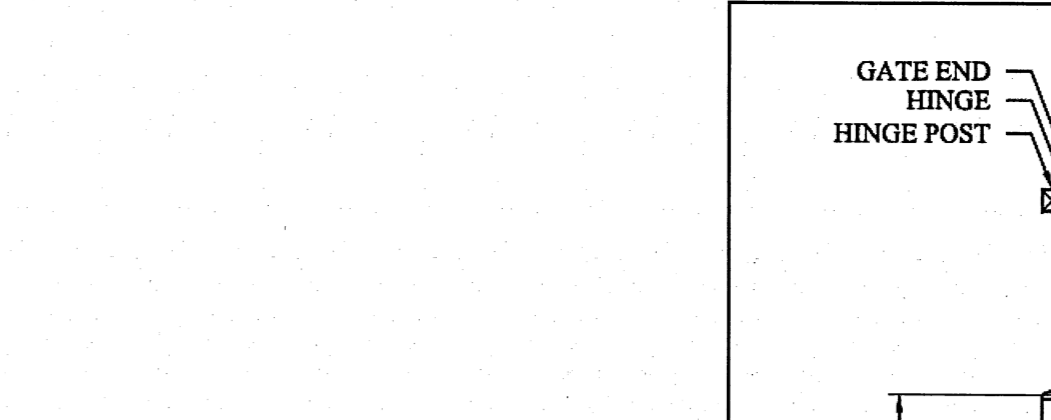
TRENCH REPAIR (CITY OF STAMFORD)
NOT TO SCALE



TRENCH REPAIR (CITY OF STAMFORD)
NOT TO SCALE



TURF ESTABLISHMENT
NOT TO SCALE



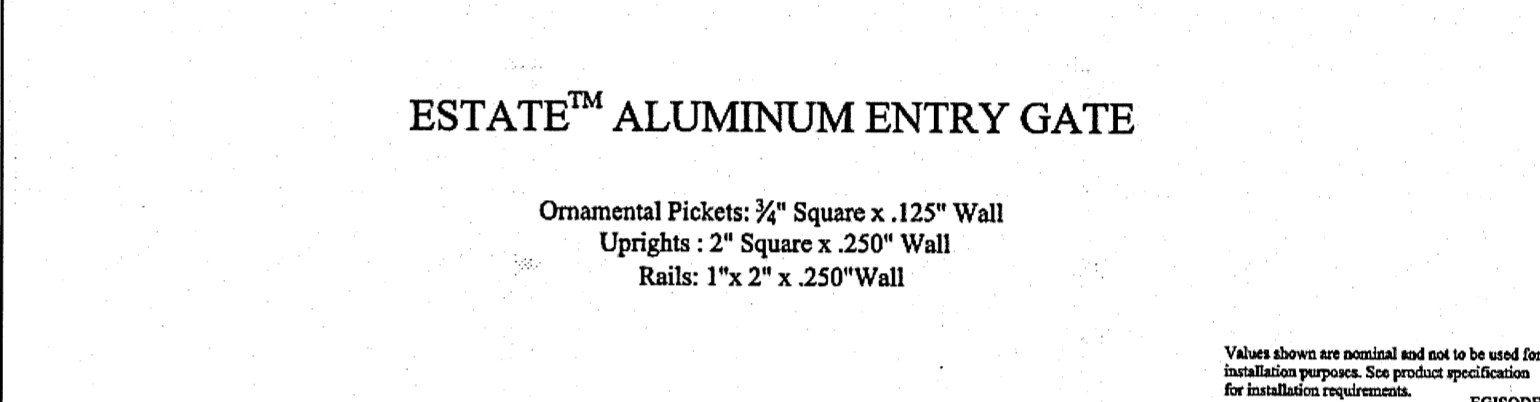
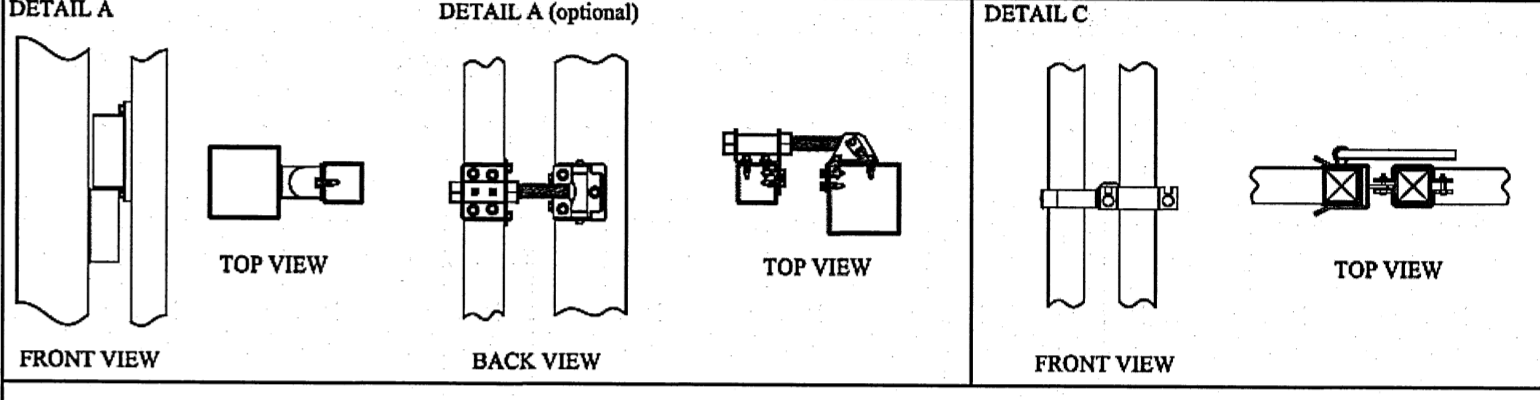
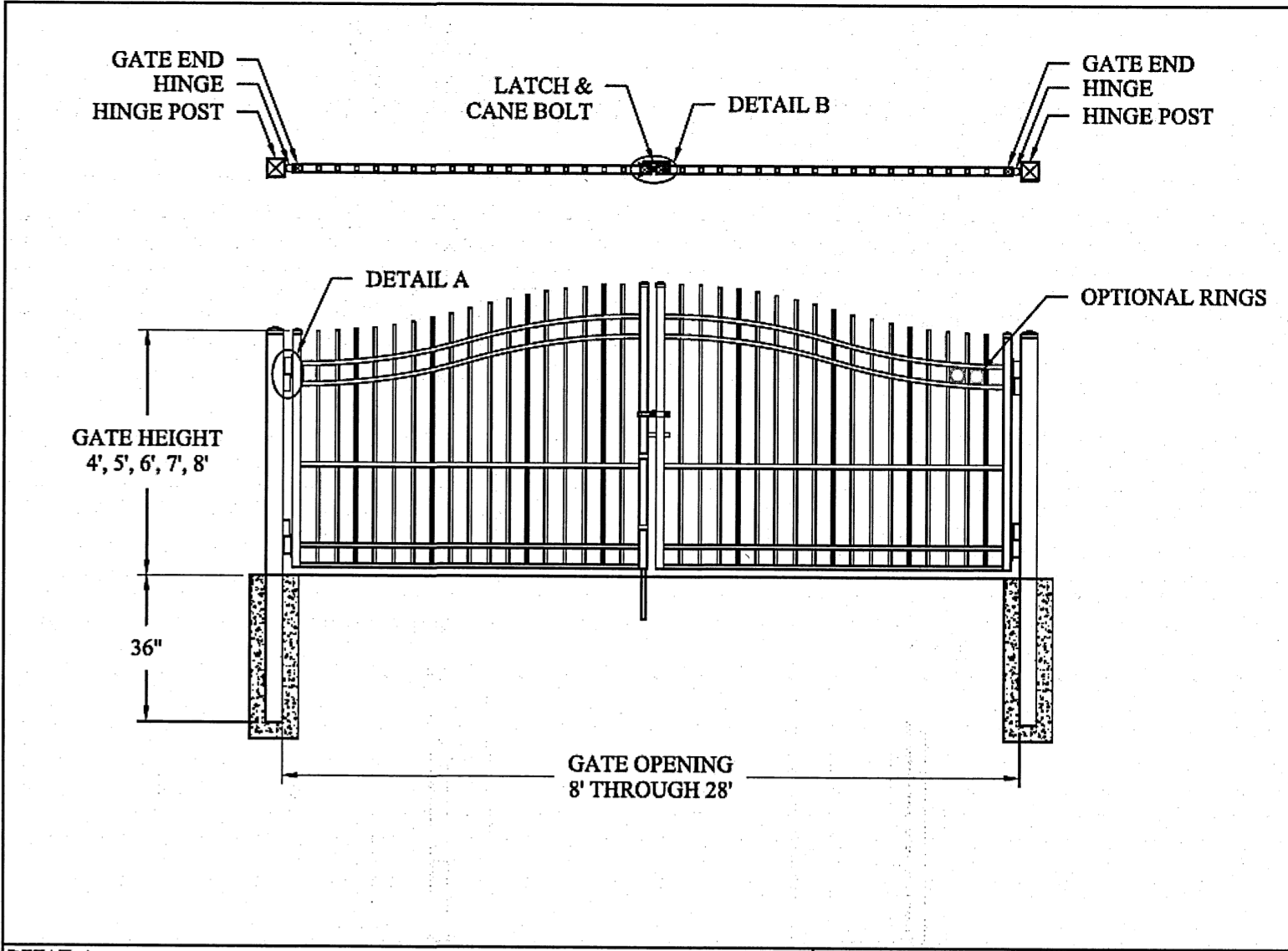
TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



MULCH SURFACE TREATMENT
NOT TO SCALE



ESTATE™ ALUMINUM ENTRY GATE
Ornamental Pickets: 1/4" Square x .125" Wall
Uprights: 2" Square x .250" Wall
Rails: 1" x 2" x .250" Wall

ESTATE ALUMINUM GENESIS ENTRY DOUBLE GATE		AMERISTAR®		1555 N. Mingo
DR: NJB	SH: 1 of 1	SCALE: DO NOT SCALE		Tulsa, OK 74116
CK: BS	Date: 3/25/13	REV: A		1-888-333-3422
				www.ameristarfence.com

SCALE: AS SHOWN
PROJECT NUMBER: 00160 - 001

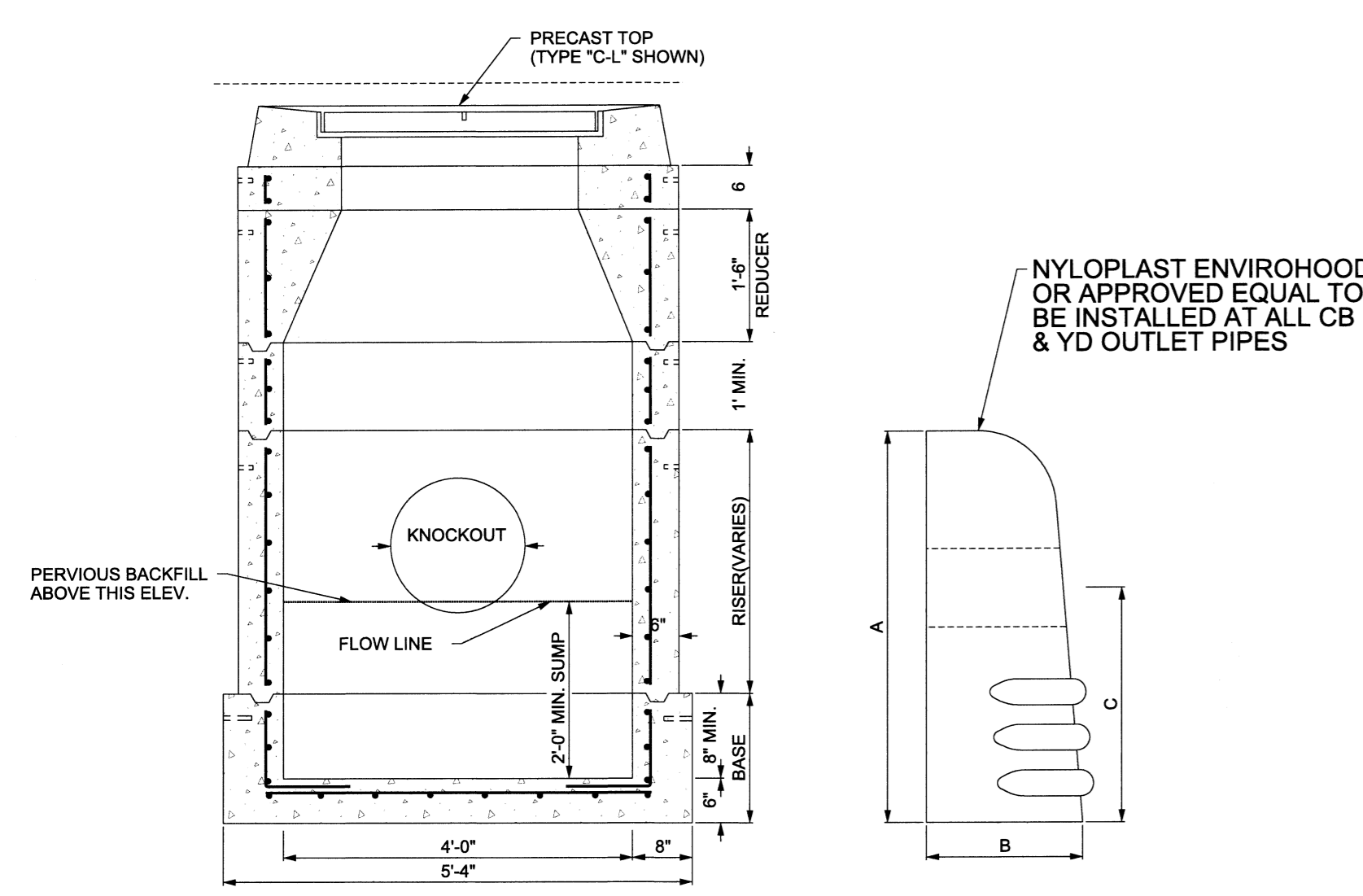
YRC
YANTIC RIVER CONSULTANTS, LLC
CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

STAMFORD MEETING HALL SITE REDEVELOPMENT PLANS
PREPARED FOR STAMFORD MEETING HALL, INC.
DETAILS SITE
2517 LONG RIDGE ROAD
STAMFORD, CT

REVISION SUMMARY	
DATE	DESCRIPTION
1/25/13	PER CITY COMMENTS (EPB)
2/23/13	ZBA SUBMISSION

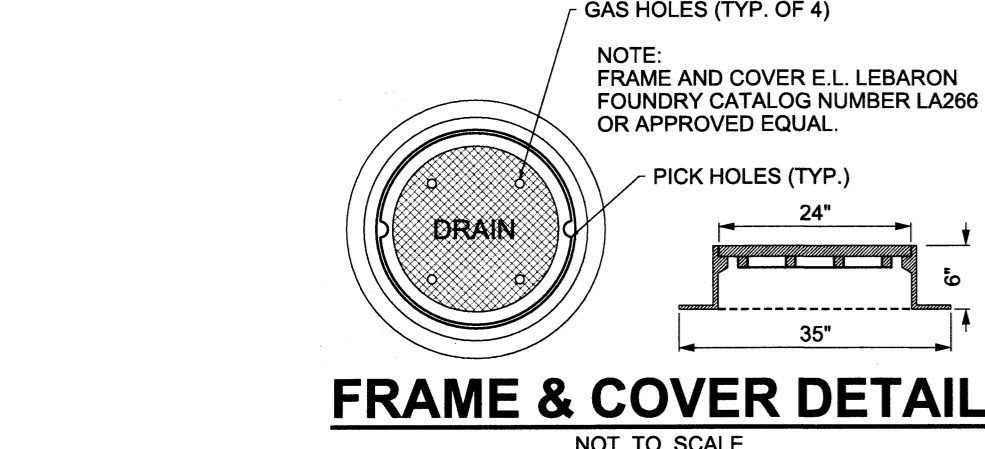
SHEET 9 OF 11
DATE 12/13/24
REVISED 2/25/25



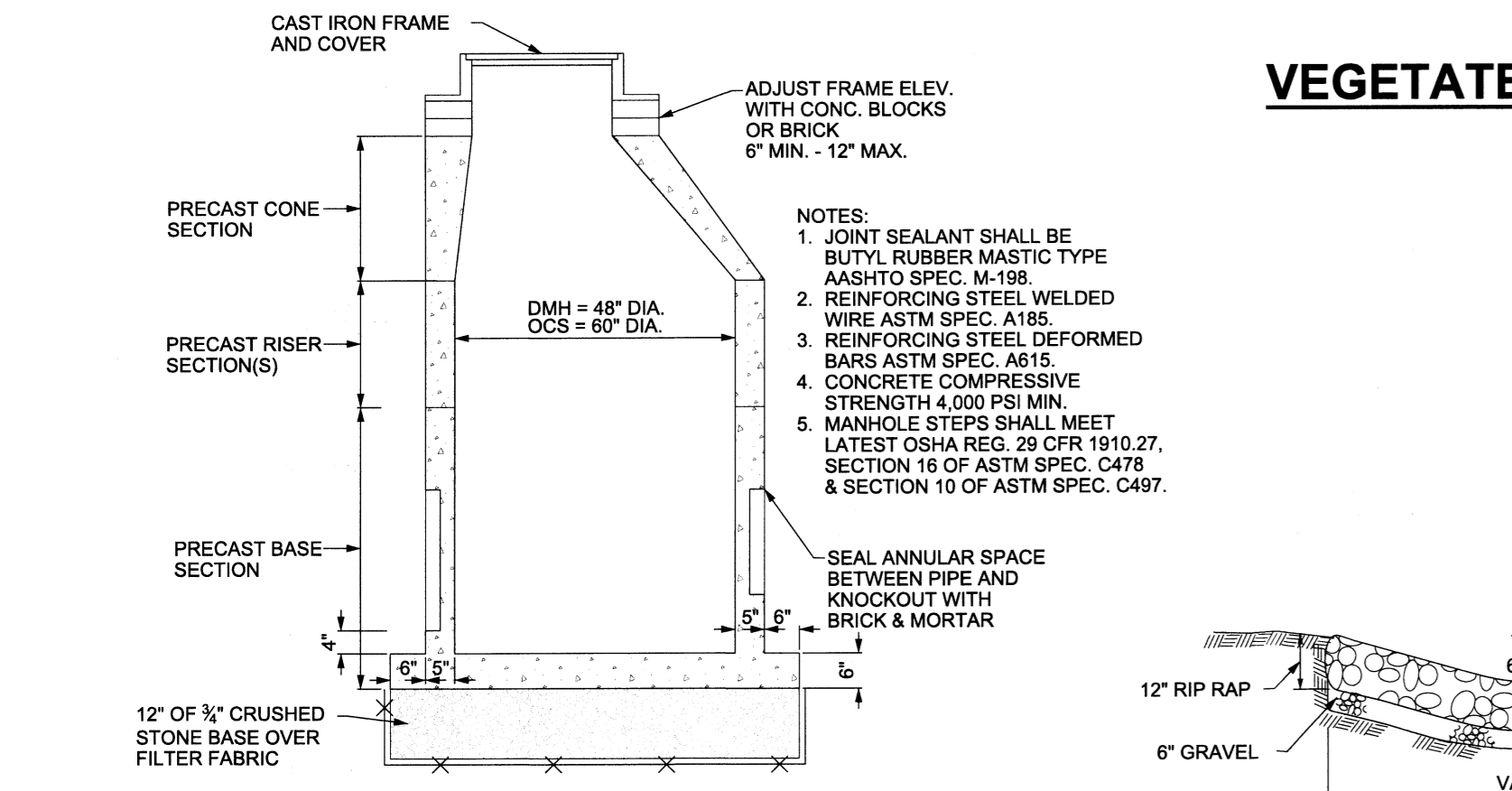
TYPE "C", "CL" OR "CG" STANDARD CATCH BASIN
NOT TO SCALE



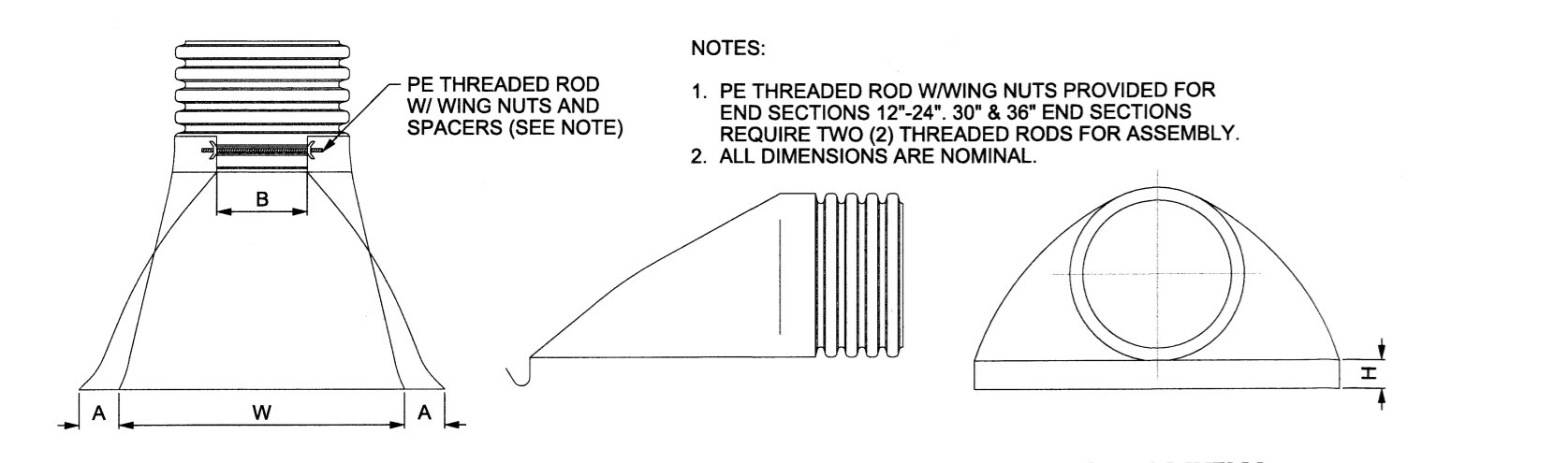
HDPE PIPE HOOD
NOT TO SCALE



FRAME & COVER DETAIL
NOT TO SCALE

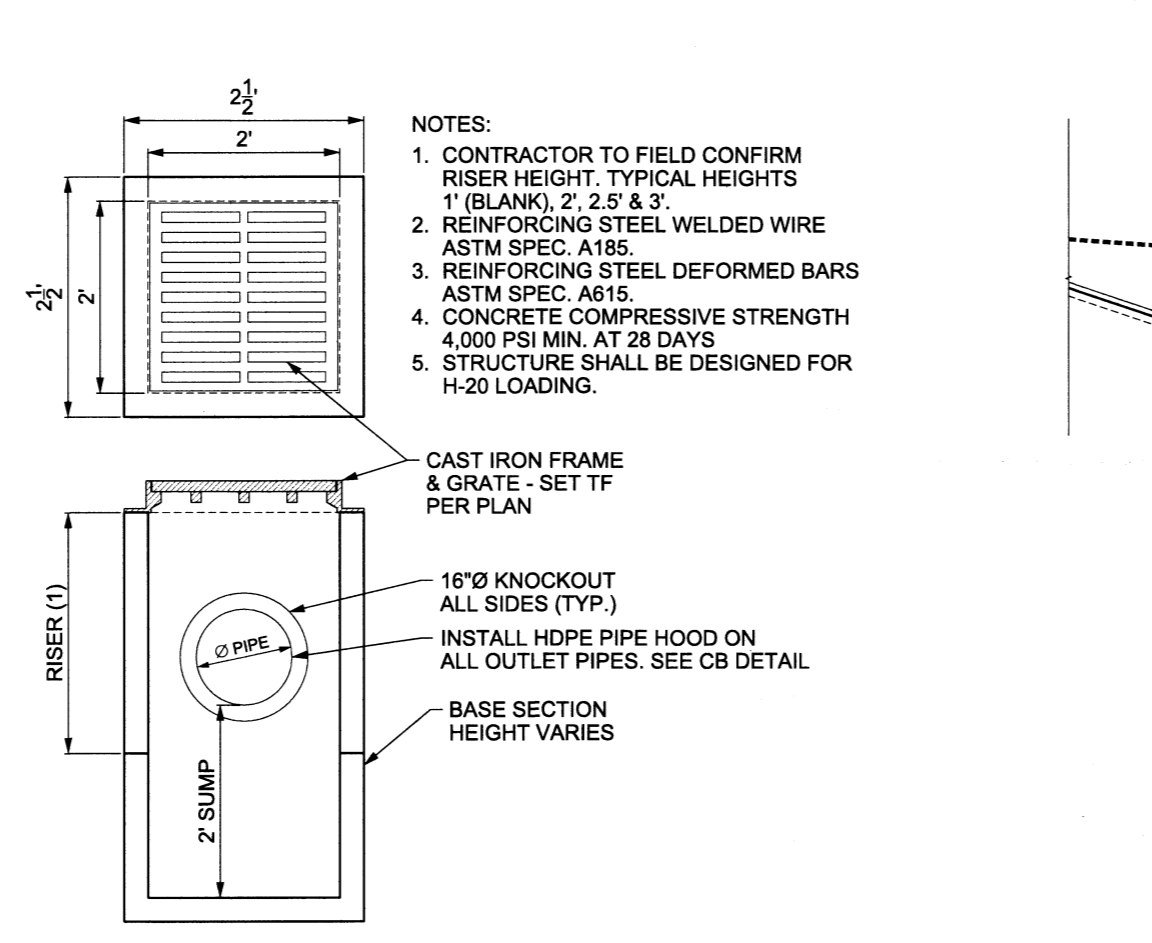


PRECAST STORM DRAIN MANHOLE
NOT TO SCALE

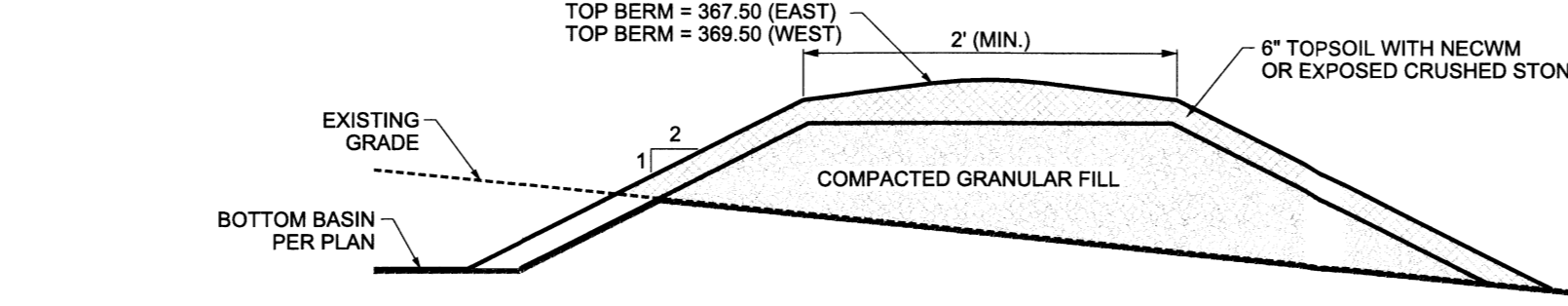


FLARED END DETAIL
NOT TO SCALE

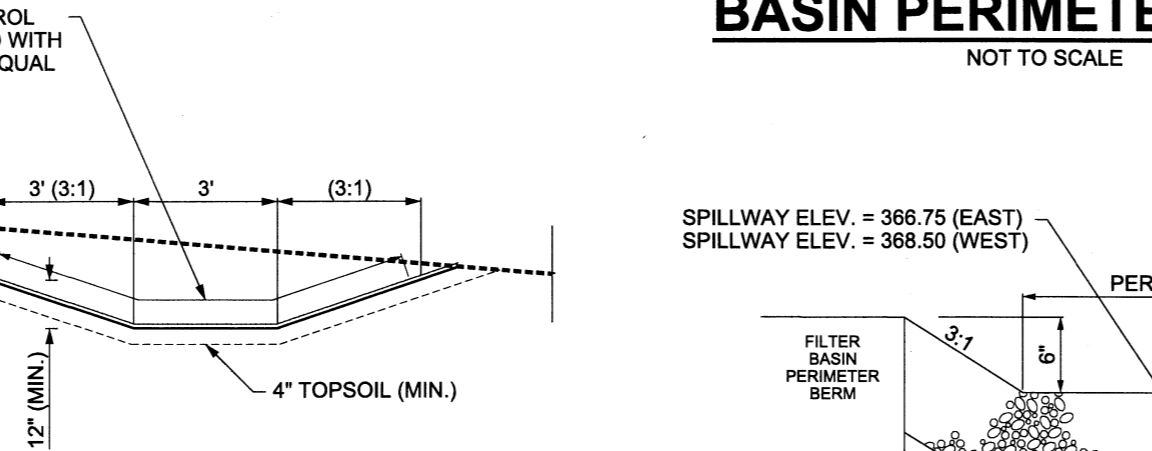
PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12" (300 mm)	6.5"	10.00"	6.5"	25.00"	29.00"
1510NP	15" (375 mm)	6.5"	10.00"	6.5"	25.00"	29.00"
1810NP	18" (450 mm)	7.5"	15.00"	6.5"	32.00"	35.00"
2410NP	24" (600 mm)	7.5"	18.00"	6.5"	36.00"	45.00"
3015NP	30" (750 mm)	7.5"	19.1 mm	6.5"	38.00"	45.00"
3615NP	36" (900 mm)	7.5"	25.00"	6.5"	58.00"	63.00"



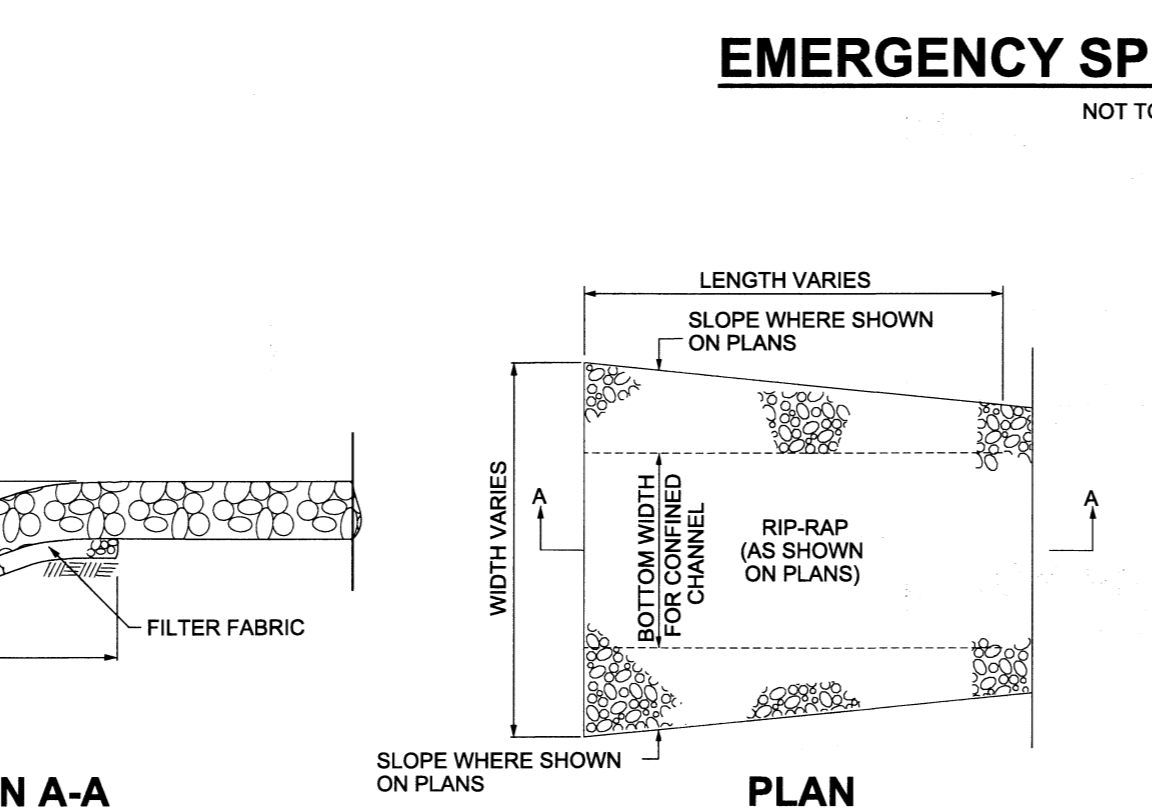
YARD DRAIN
NOT TO SCALE



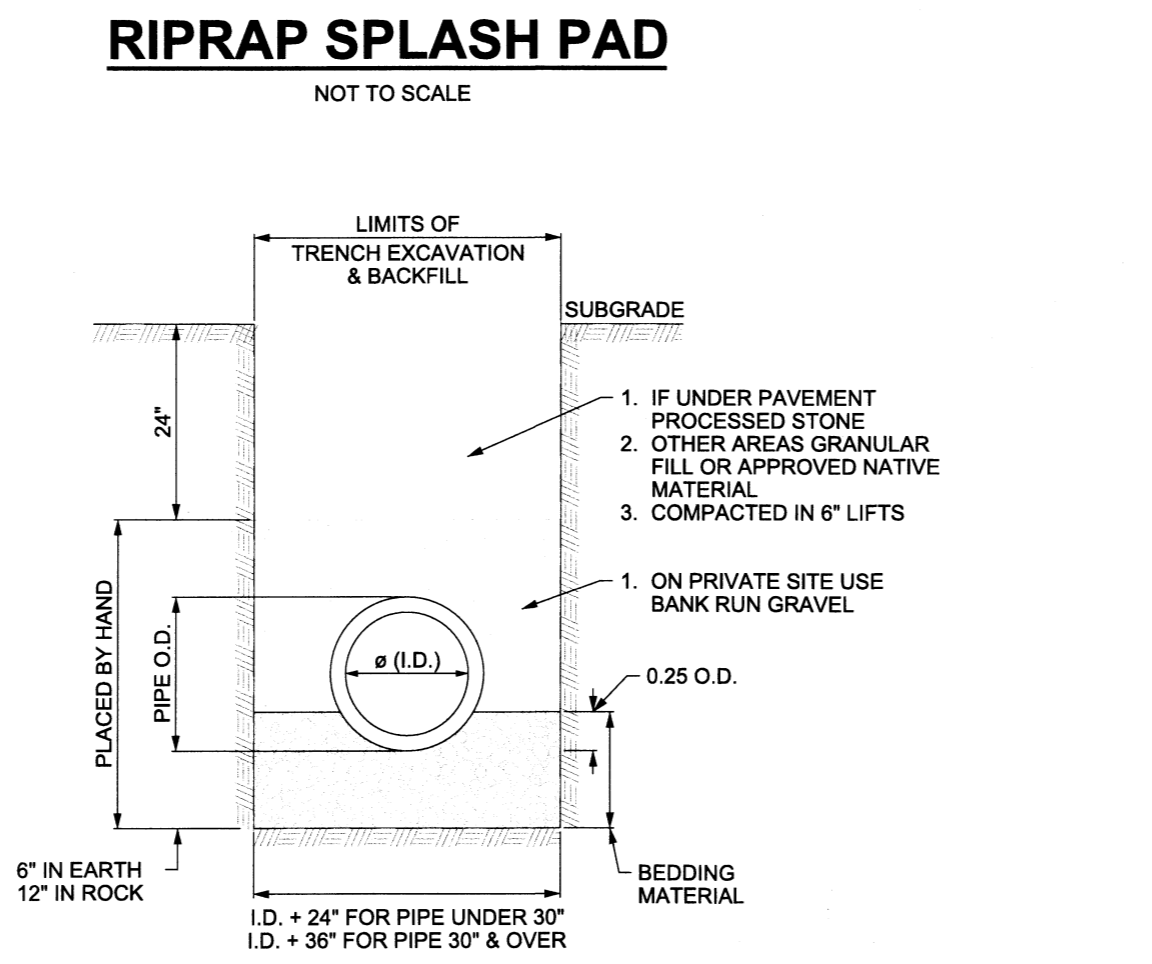
Basin Perimeter Berm
NOT TO SCALE



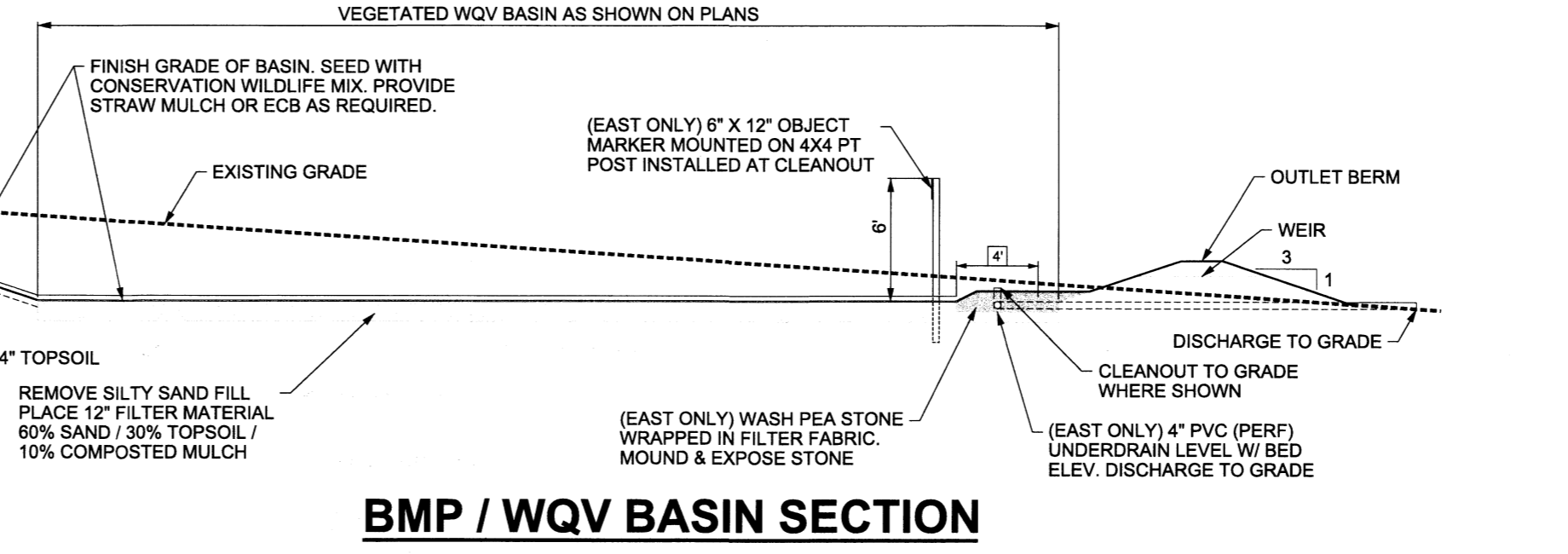
VEGETATED SWALE SECTION
NOT TO SCALE



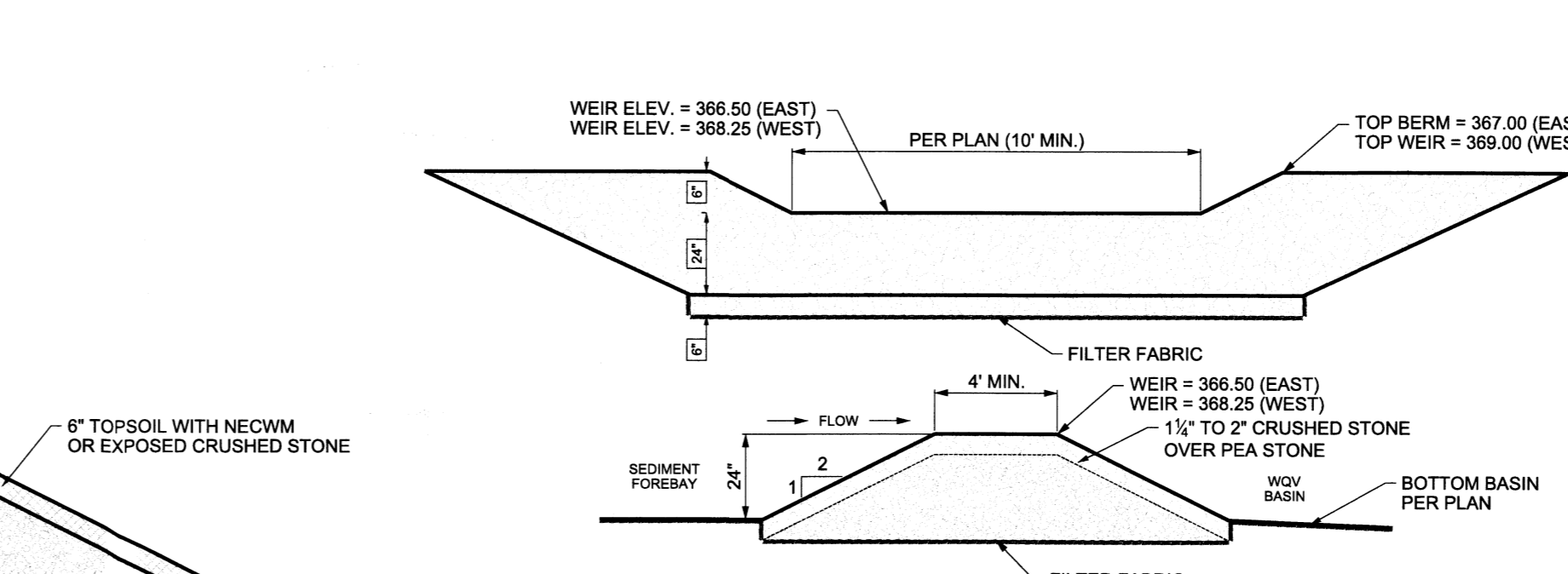
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



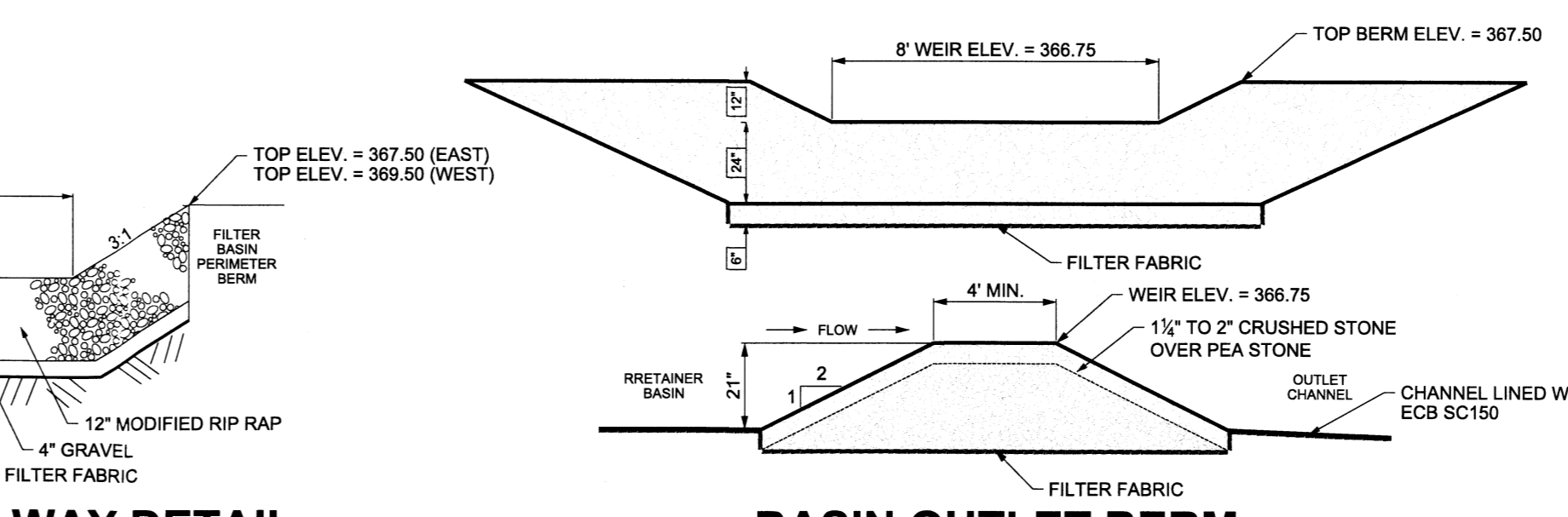
TRENCHING & BACKFILLING
NOT TO SCALE



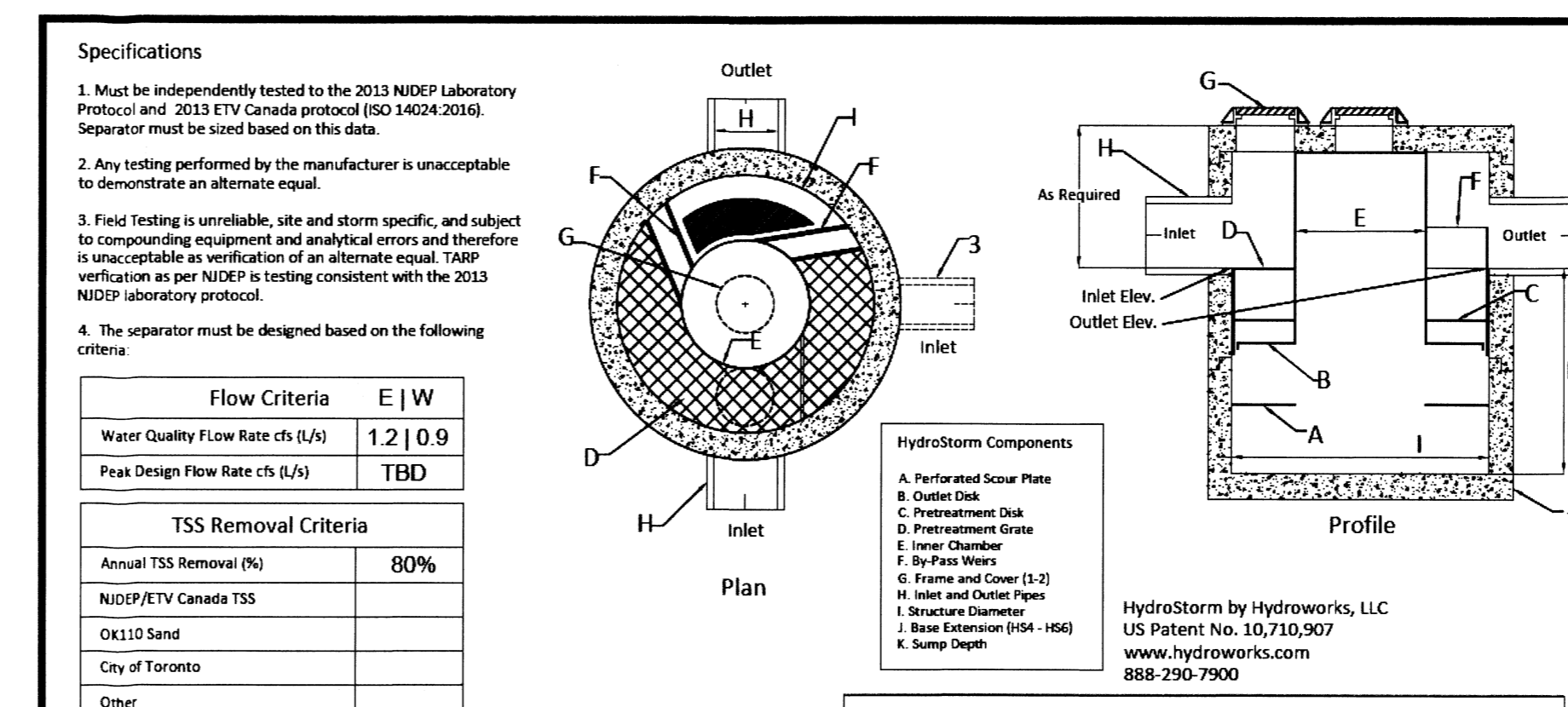
BMP / QV BASIN SECTION



SEDIMENT FOREBAY FILTER BERM
NOT TO SCALE



Basin Outlet Berm
NOT TO SCALE

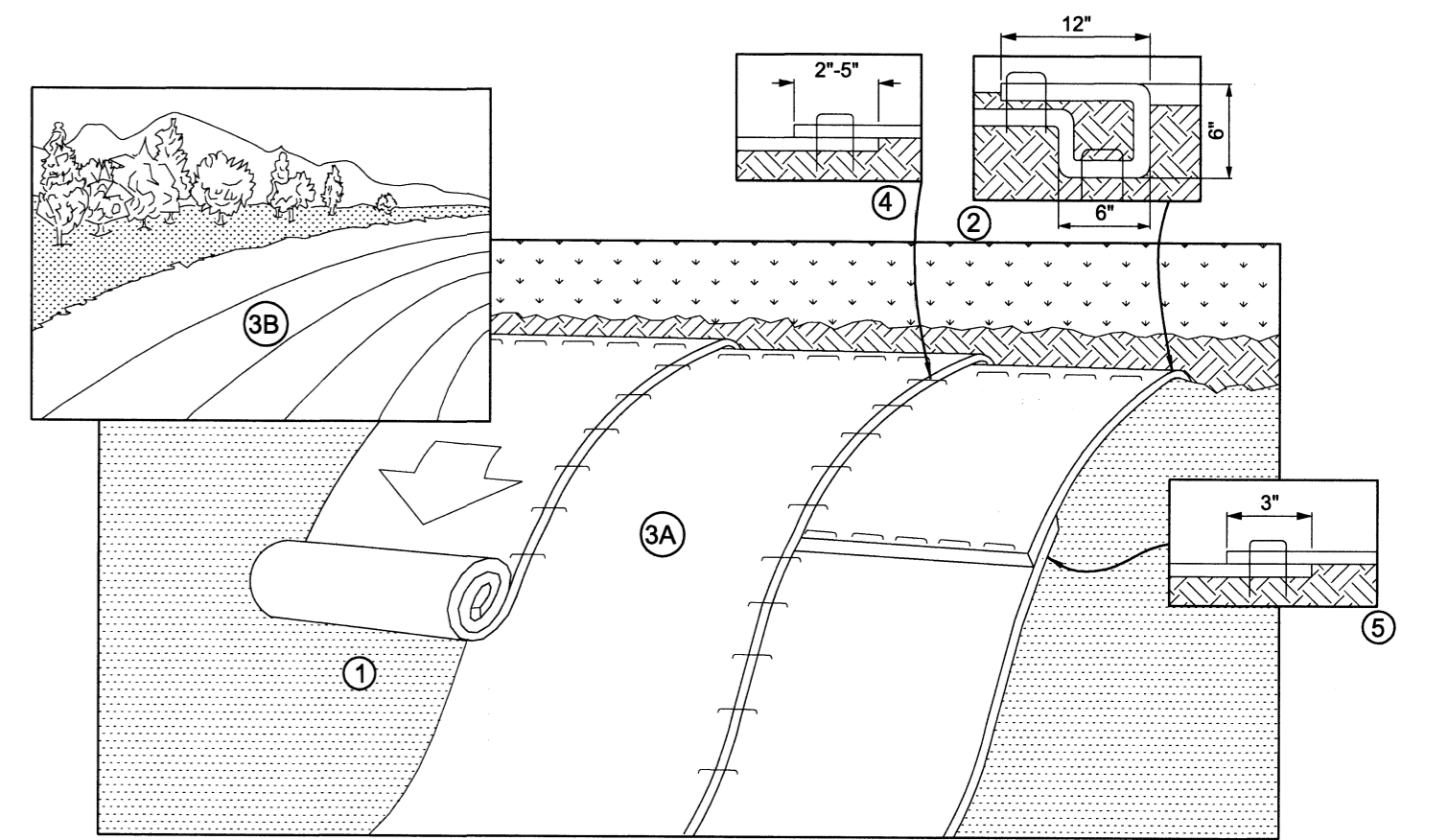


Specifications

- Must be independently tested to the 2013 NIDEP Laboratory Protocol and 2013 ETV Canada protocol (S0 14024.2016). Separator must be sized based on this data.
- Any testing performed by the manufacturer is unacceptable to demonstrate an alternate equal.
- Field testing is unreliable, site and storm specific, and subject to compounding equipment and analytical errors and therefore is unacceptable as verification of an alternate equal. TARP verification as per NIDEP is testing consistent with the 2013 NIDEP laboratory protocol.
- The separator must be designed based on the following criteria:

Hydroworks HydroStorm

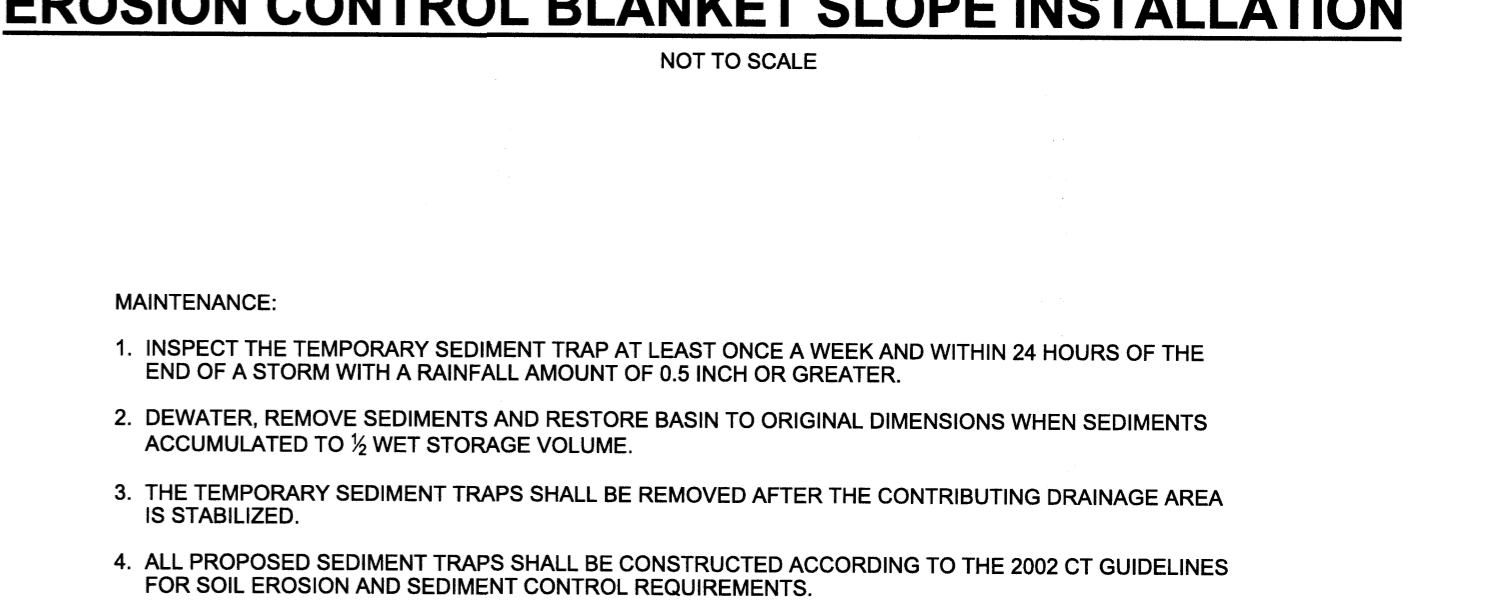
PROJECT: STAMFORD MEETING HALL
LOCATION: 2517 LONG RIDGE RD.
REVISION DATE: 08/07/2020



EROSION CONTROL BLANKET SLOPE INSTALLATION
NOT TO SCALE

MAINTENANCE:

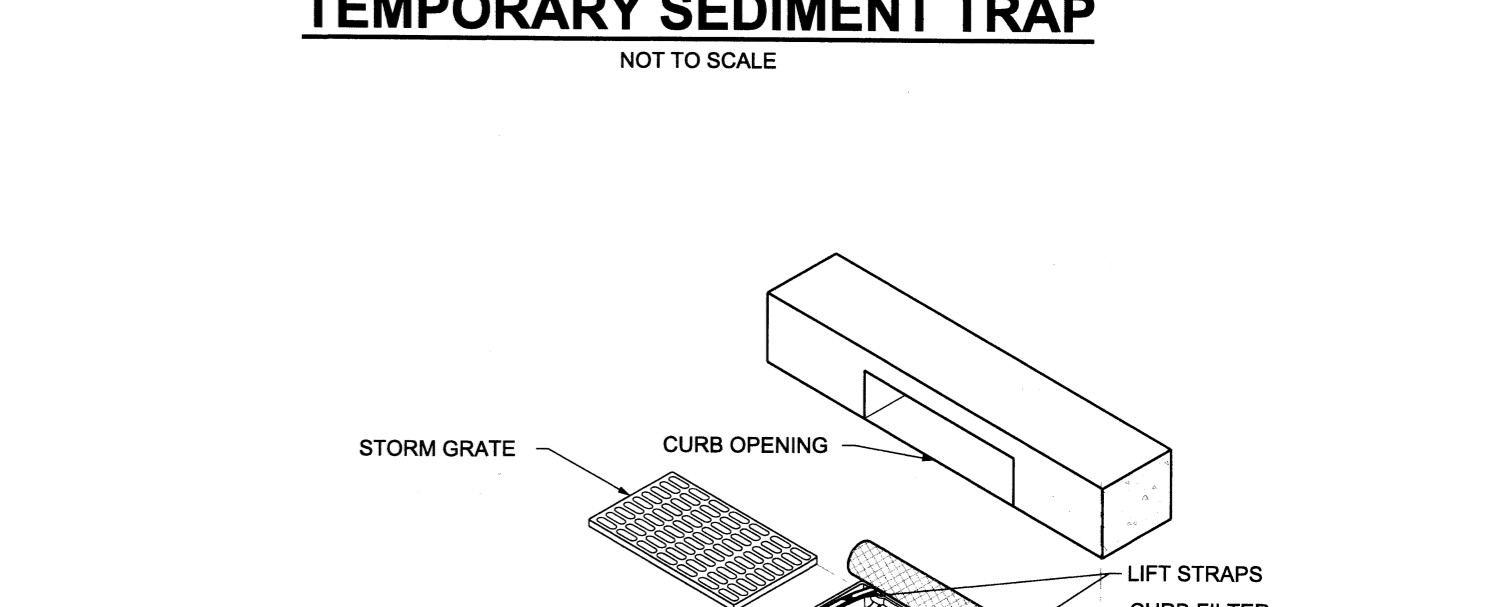
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
- DEWATER, REMOVE SEDIMENTS AND RESTORE BASIN TO ORIGINAL DIMENSIONS WHEN SEDIMENTS ACCUMULATED TO 1/2 WET STORAGE VOLUME.
- THE TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
- ALL PROPOSED SEDIMENT TRAPS SHALL BE CONSTRUCTED ACCORDING TO THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.



TEMPORARY SEDIMENT TRAP
NOT TO SCALE

TEMPORARY SEDIMENT TRAP (TST) SIZING

TST AREA (AC)	REQUIRED VOL. (CY)	WET VOL. (CY)	DRY VOL. (CY)
EAST 2.0	268	134	134
WEST 2.0	268	134	134



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

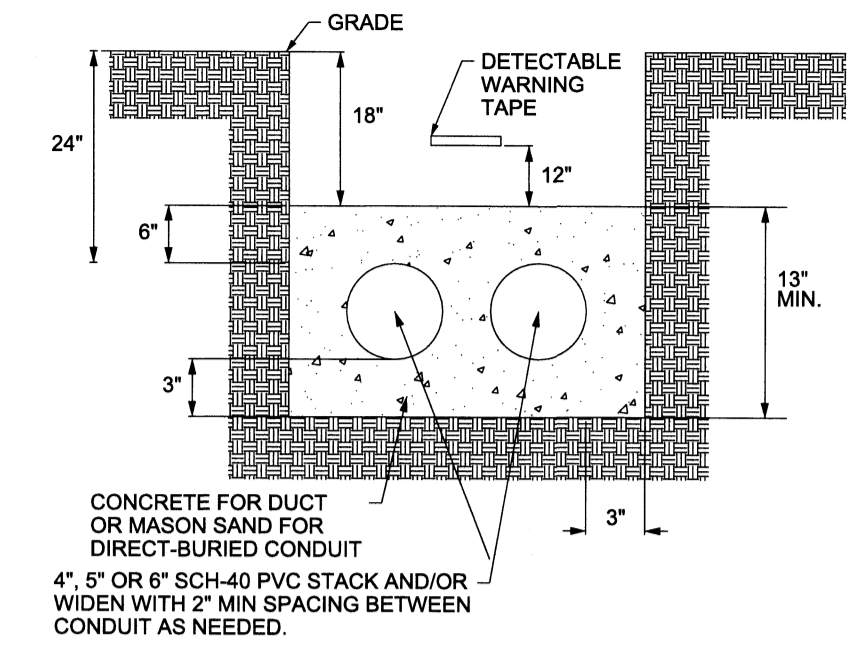
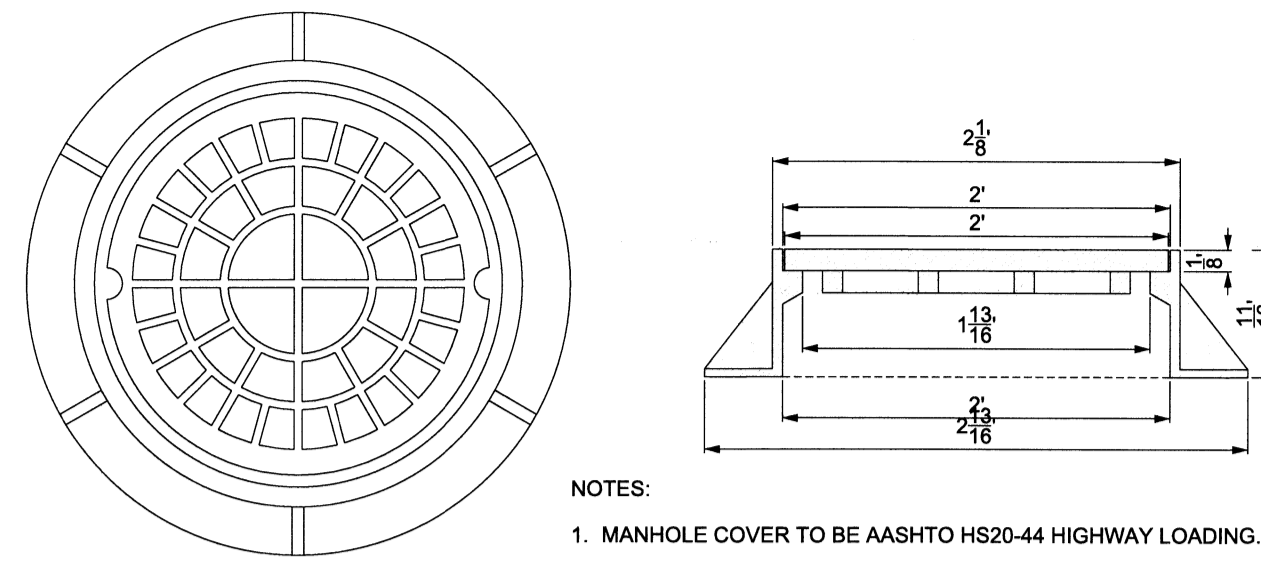
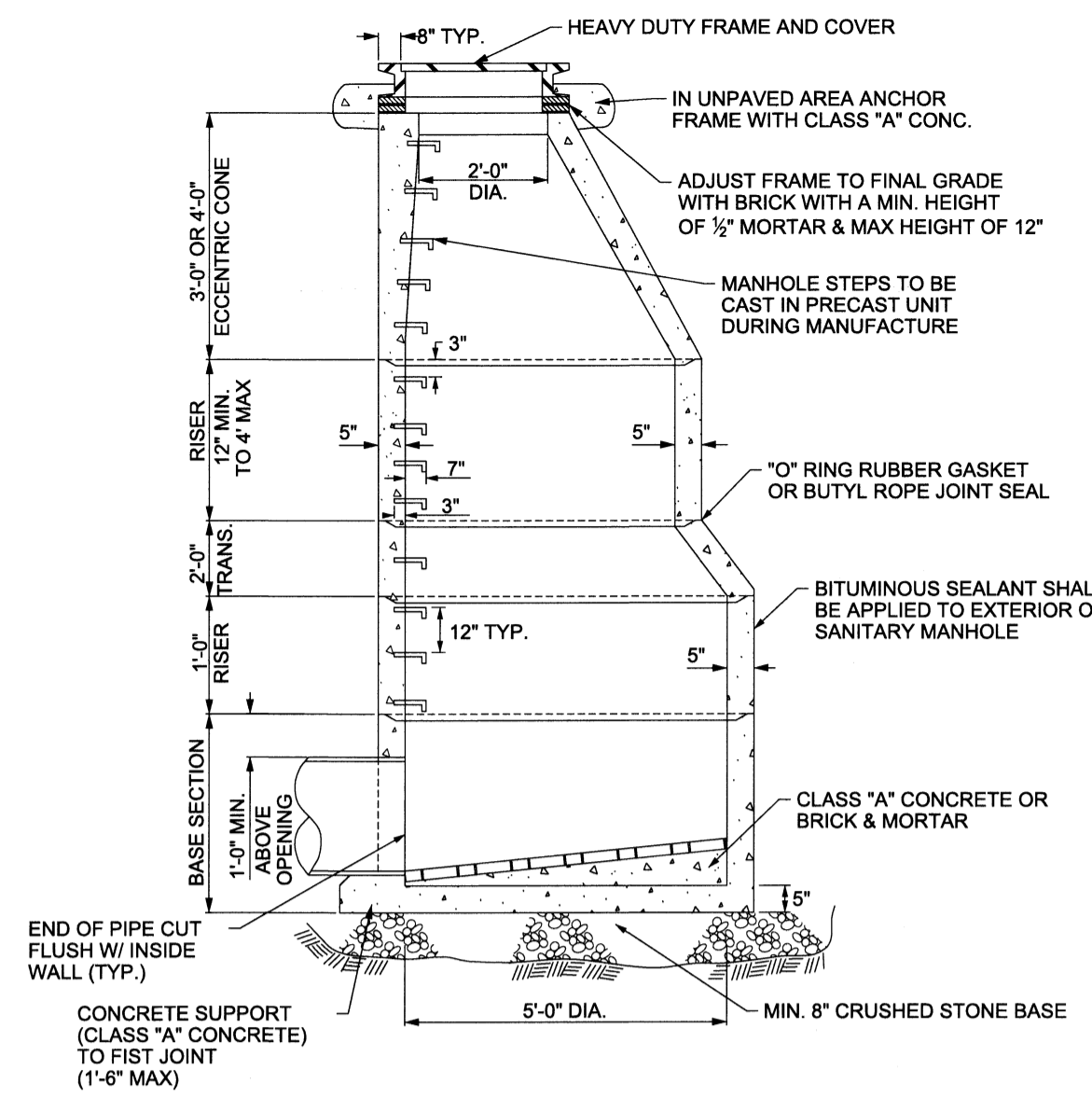
STAMFORD MEETING HALL SITE REDEVELOPMENT PLANS

PREPARED FOR STAMFORD MEETING HALL, INC.
DETAILS DRAINAGE

2517 LONG RIDGE ROAD STAMFORD, CT

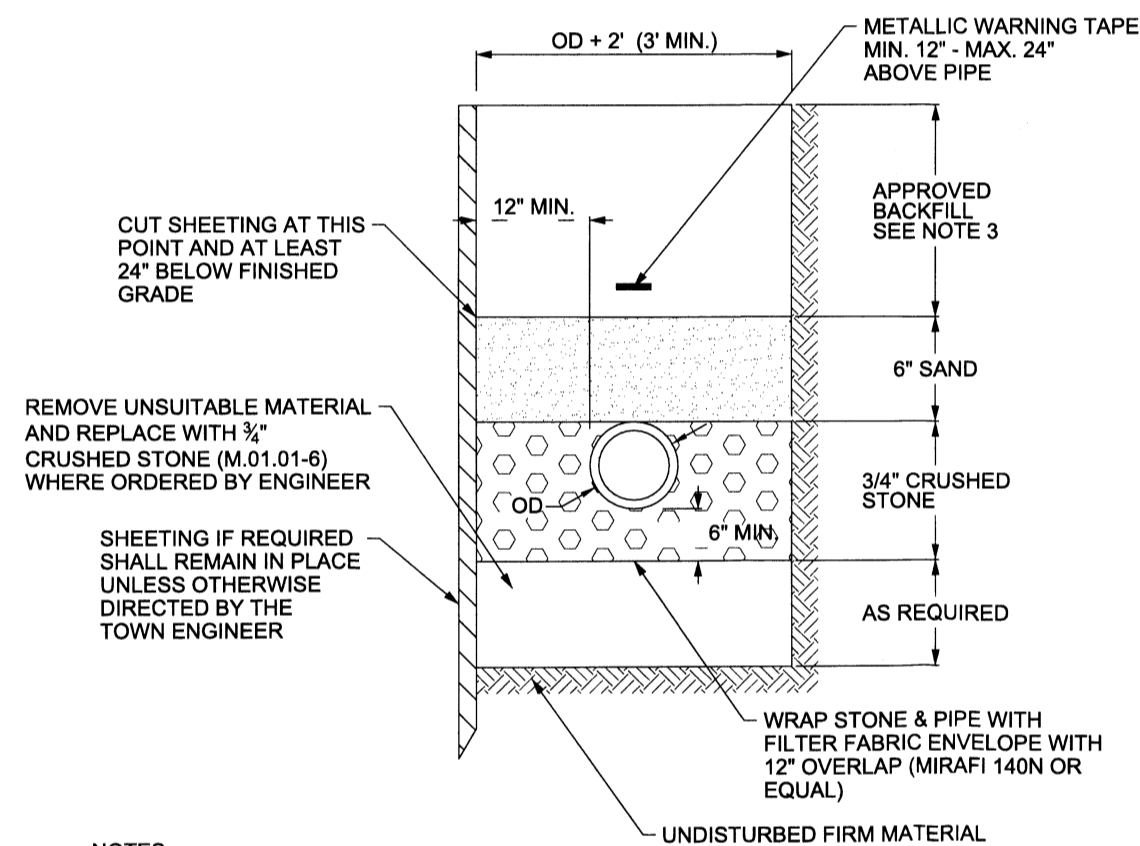
REVISION SUMMARY	DATE	DESCRIPTION
1/2025	PER CITY COMMENTS (EPB)	
2/2025	ZBA SUBMISSION	

SHEET 10 OF 11
DATE 12/13/24
REVISED 2/25/25



PRECAST SANITARY MANHOLE

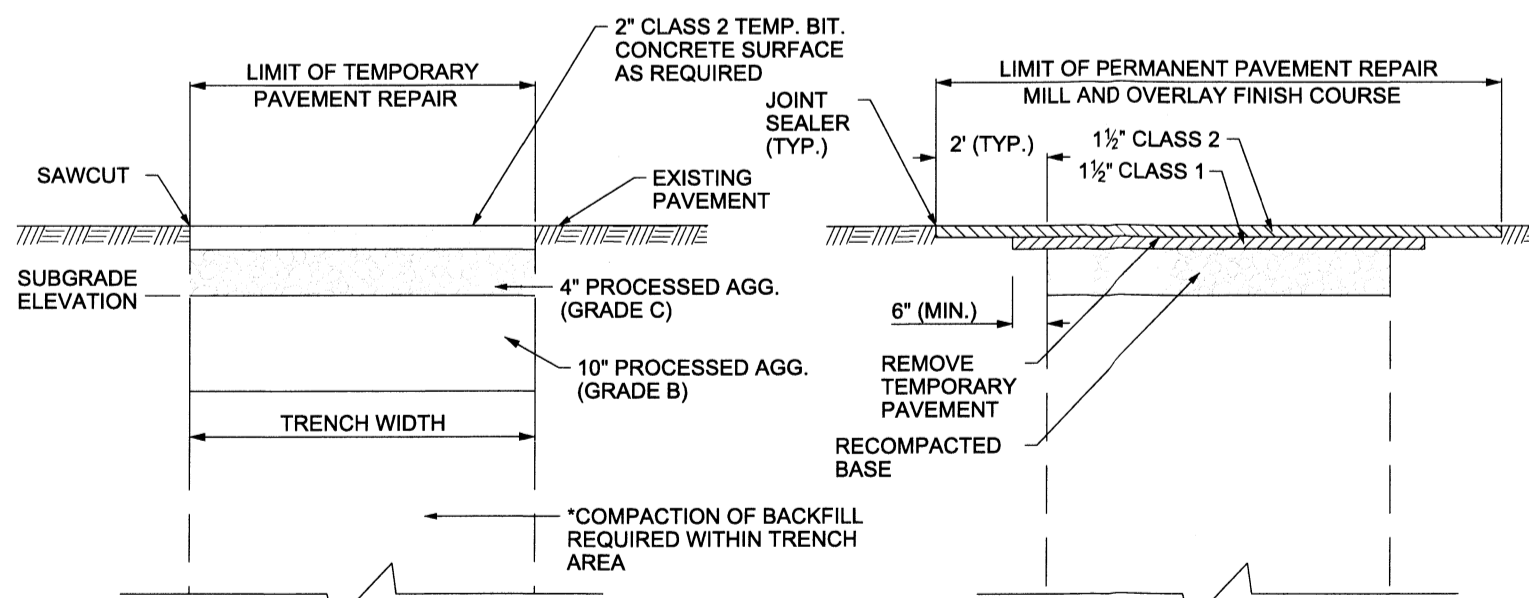
NOT TO SCALE



- NOTES:**
1. PROVIDE SINGLE LAYER OF FILTER FABRIC BETWEEN STONE AND SAND BLANKET WHEN INSTALLING PIPE UNDER UNPAVED AREAS.
 2. ALL MATERIALS ARE TO MEET CONN. DOT SPECIFICATIONS FORM 818 AS AMENDED.
 3. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE ENGINEER AND GRANULAR FILL M:02.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
 4. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.

SANITARY TRENCH SECTION (PRIVATE)

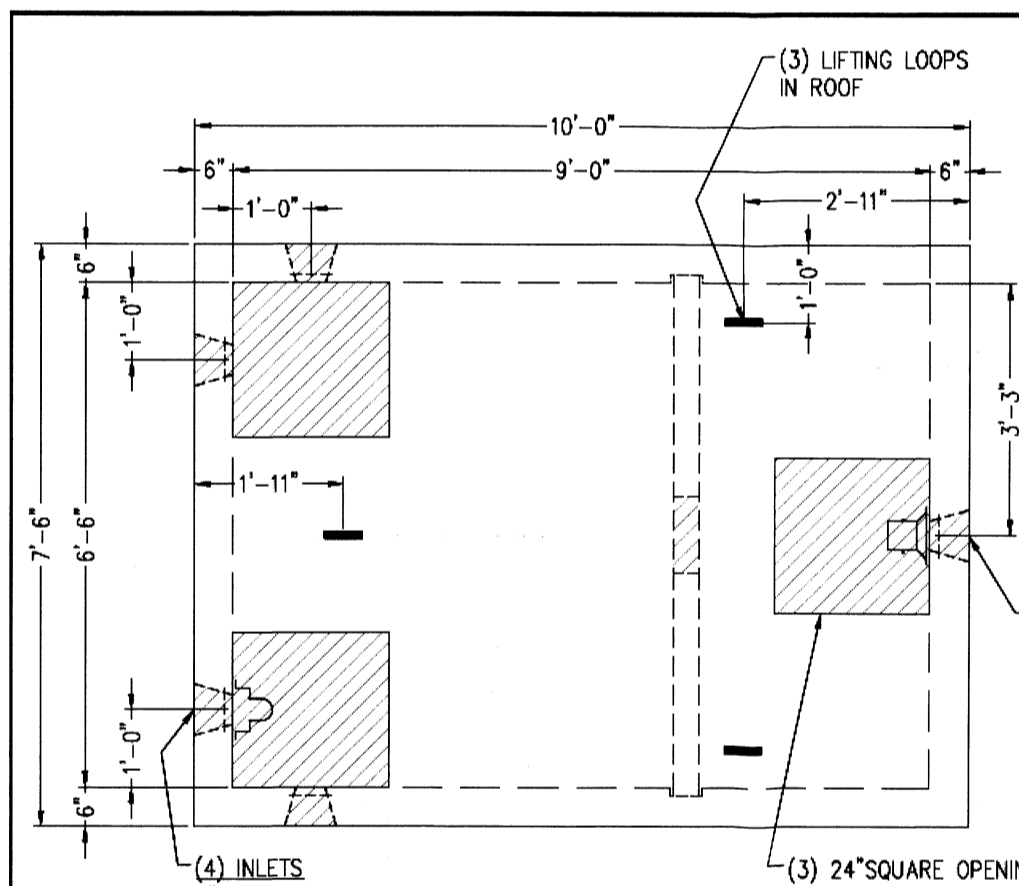
NOT TO SCALE



- NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF WATERFORD STANDARDS OR AS OTHERWISE DETERMINED IN THE FIELD BY THE ENGINEER.

PAVEMENT RESTORATION OVER TRENCH

NOT TO SCALE

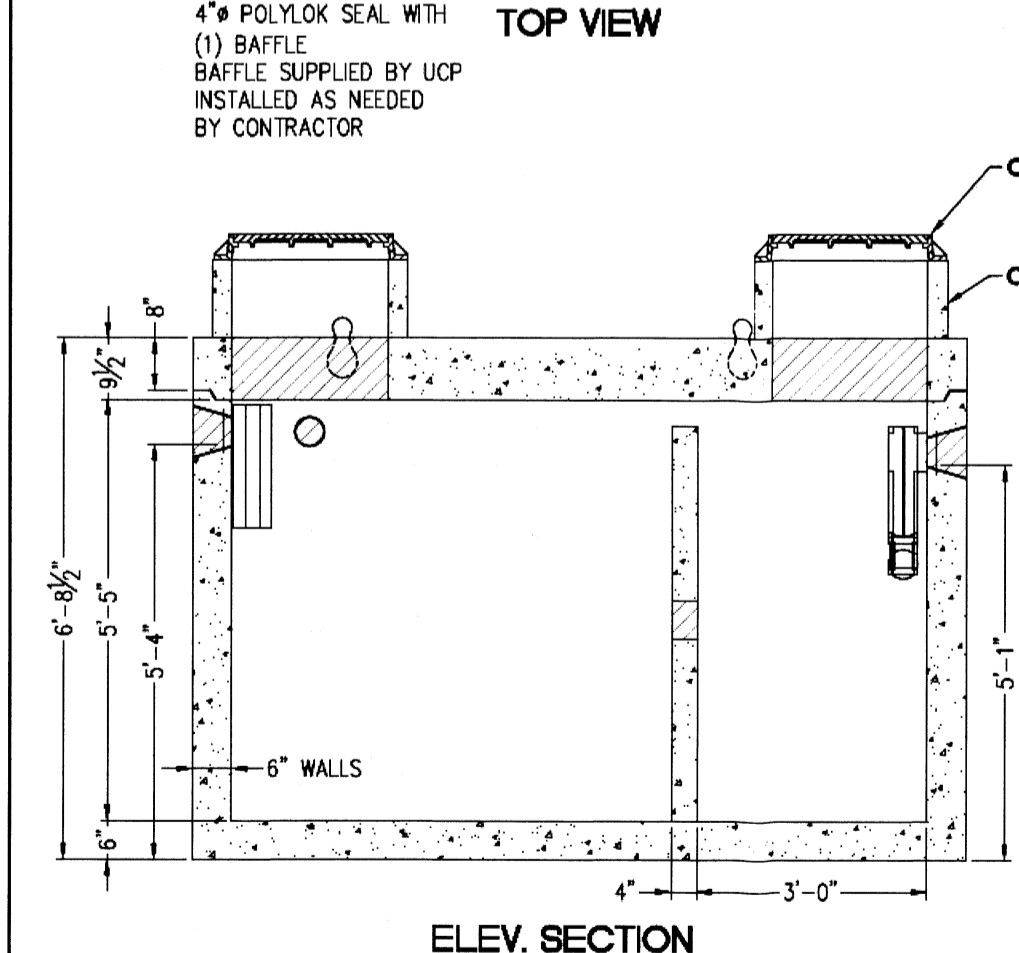


2,000 GALLON HS-20 SEPTIC TANK

TANK DESIGN SPECIFICATIONS CONFORMS TO LATEST: ASTM DESIGNATION C1227

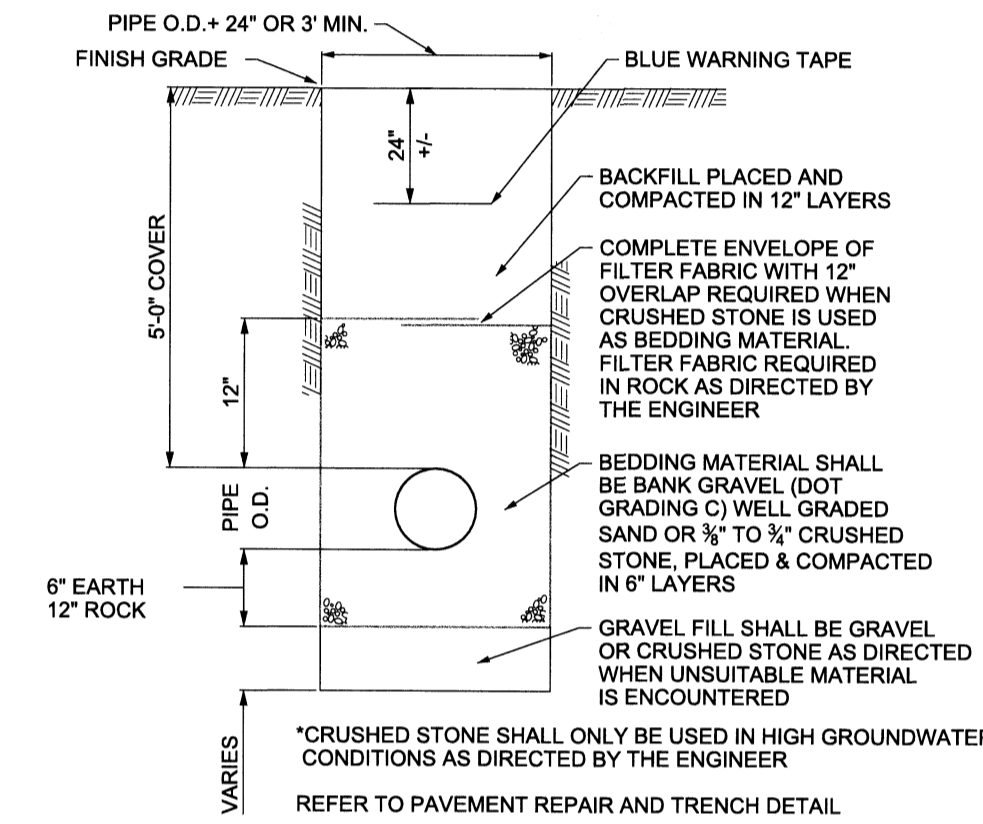
- NOTES:**
1. JOINT SEALANT IS BUTYL RUBBER MASTIC TYPE SEAL THAT CONFORMS TO LATEST AASHTO SPEC. M-198.
 2. REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPEC. A706, GRADE 60, COVER 1 1/2", UNLESS NOTED.
 3. CONCRETE COMPRESSIVE STRENGTH-5,000 PSI AT 28 DAYS SELF CONSOLIDATING CONCRETE.
 4. METHOD OF MANUFACTURE: WET CAST.
 5. BOTTOM SECTION IS MONOLITHIC.
 6. DESIGNED FOR AASHTO HS-20 LOADING WITH 6" TO 48" OF SOIL COVER.
 7. ALL PIPING PROVIDED AND INSTALLED BY CONTRACTOR.
 8. LIFTING - LIFTING LOOPS IN ROOF SLING LIFTING NOTCHED IN BASE SECTION.

WEIGHT CHART	
PRODUCT	APPROX. WEIGHT
TANK W/BAFFLE	30,500 LBS.



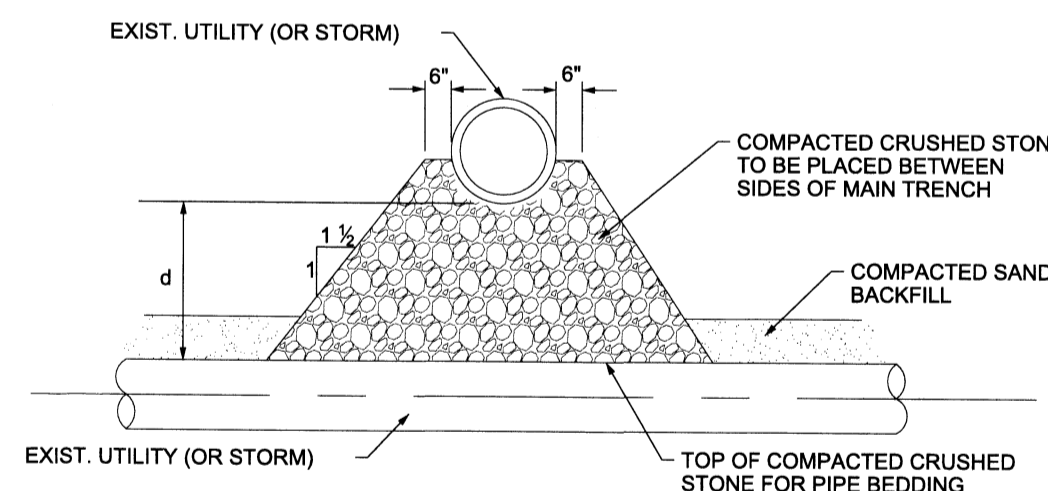
- OPTIONAL**
CAST IRON FRAME & COVER AVAILABLE FROM UCP
- OPTIONAL**
CONCRETE RISER TO GRADE AVAILABLE FROM UCP

UNITED CONCRETE PRODUCTS INC.
173 CHURCH STREET TEL. (800) 234-3119 FAX. (203) 265-4941
YALESVILLE, CT 06492 TEL. (203) 269-3119 WWW.UNITEDCONCRETE.COM

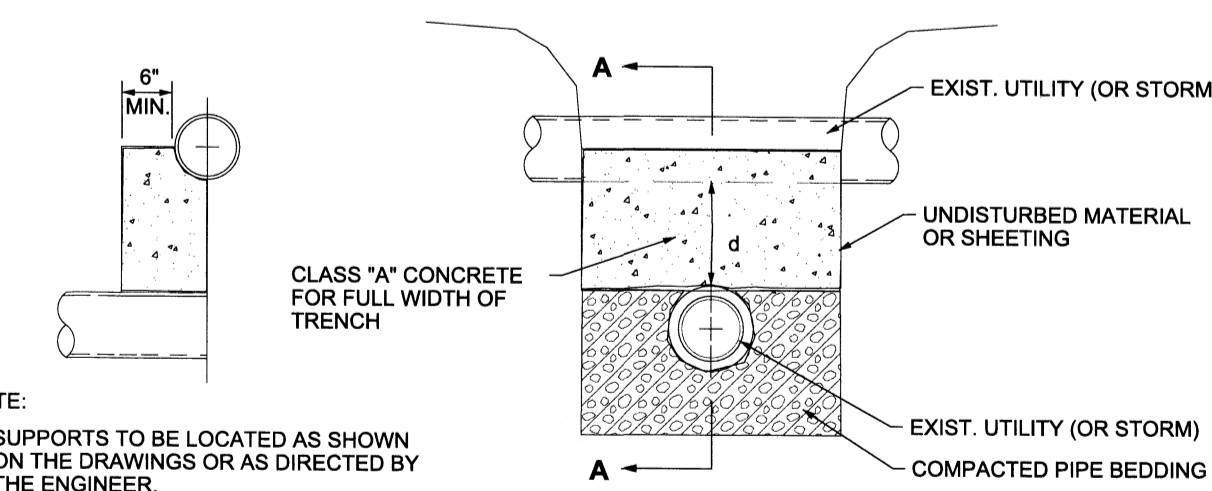


TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE



TYPE A (D ≥ 12")



HALF SECTION A-A **TYPE B (D < 12")**

- NOTE:**
1. SUPPORTS TO BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
 2. SUPPORTS TO BE LOCATED AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.

TYPICAL SUPPORT FOR UTILITIES

NOT TO SCALE

SCALE: AS SHOWN

PROJECT NUMBER:
00160 - 001

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

STAMFORD MEETING HALL SITE REDEVELOPMENT PLANS
PREPARED FOR
STAMFORD MEETING HALL, INC.
DETAILS UTILITY

2517 LONG RIDGE ROAD STAMFORD, CT

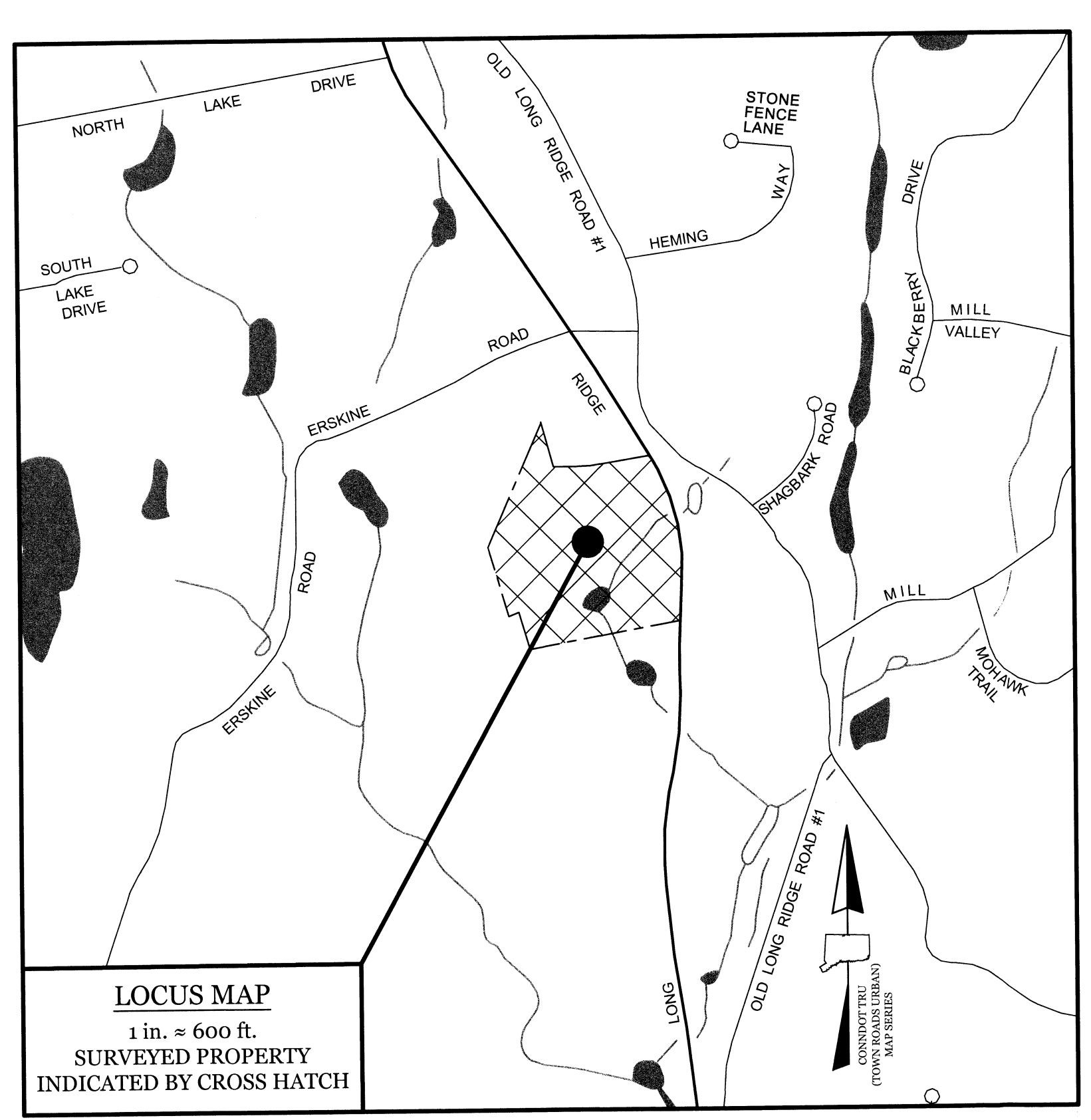
REVISION SUMMARY

DATE	DESCRIPTION
1/9/25	PER CITY COMMENTS (EPB)
2/25/25	ZBA SUBMISSION

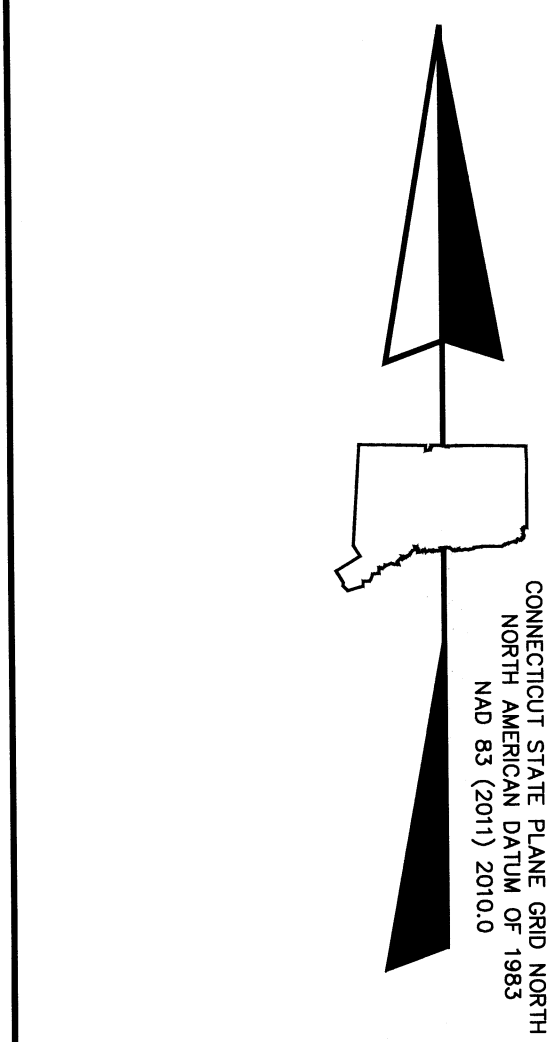
SHEET
11 OF 11

DATE
12/13/24

REVISED
2/25/25



LOCUS MAP
1 in. = 600 ft.
SURVEYED PROPERTY
INDICATED BY CROSS HATCH



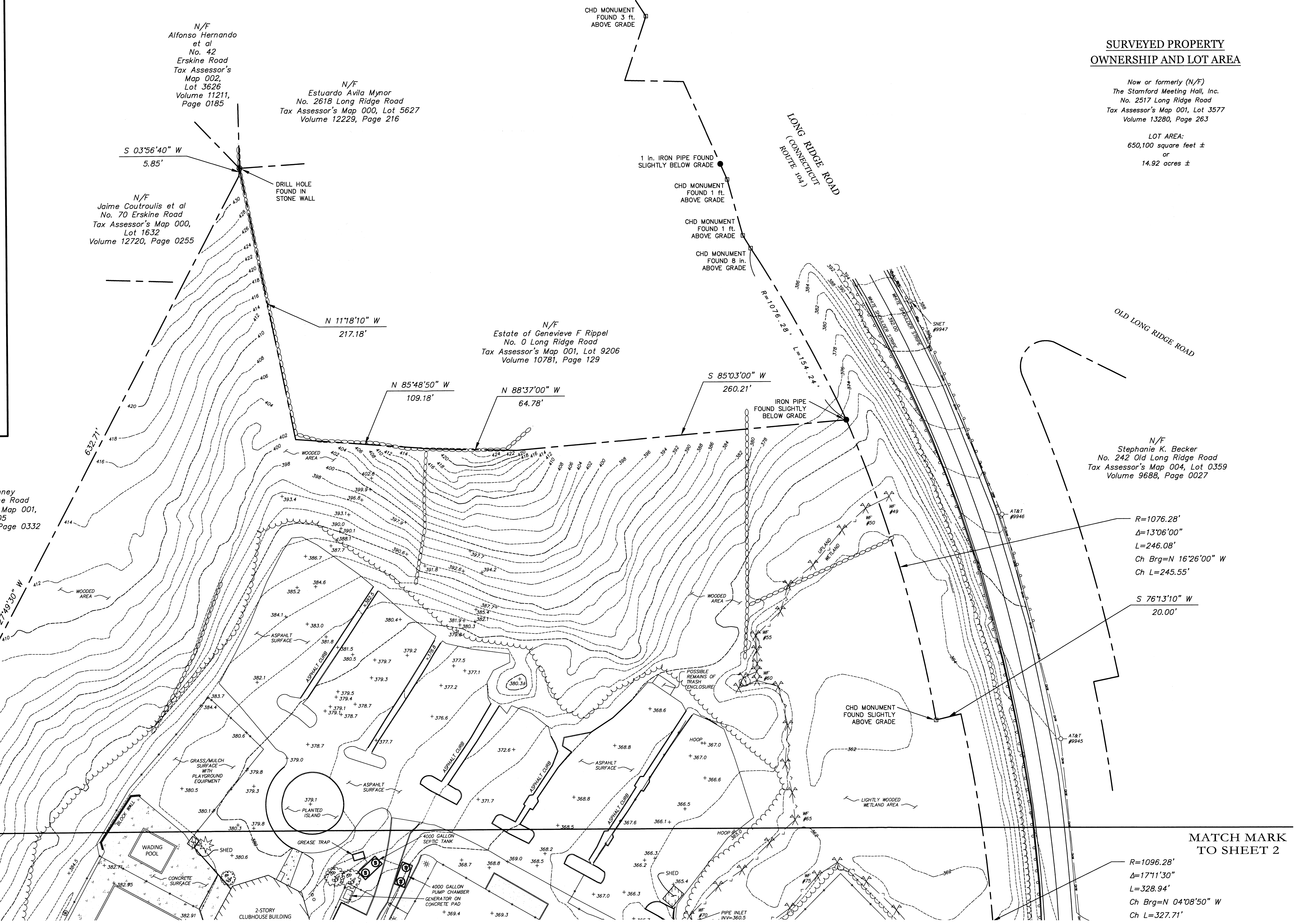
MATCH MARK
TO SHEET 2

**SURVEYED PROPERTY
OWNERSHIP AND LOT AREA**

Now or formerly (N/F)
The Stamford Meeting Hall, Inc.
No. 2517 Long Ridge Road
Tax Assessor's Map 001, Lot 3577
Volume 13280, Page 263

LOT AREA:
650,100 square feet ±
or
14.92 acres ±

N/F
Stephanie K. Becker
No. 242 Old Long Ridge Road
Tax Assessor's Map 004, Lot 0359
Volume 9688, Page 0027



SURVEYOR'S NOTES

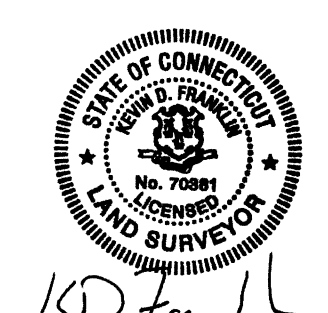
- This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. It is a Property Survey and a Topographic Survey, intended to support the design of site improvements.

BOUNDARY DETERMINATION CATEGORY:	DEPENDENT RESURVEY
HORIZONTAL ACCURACY CLASS:	A-2
TOPOGRAPHIC ACCURACY CLASS:	T-2
- Reference has been made to the following maps and plans:
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF STAMFORD - LONG RIDGE ROAD FROM DEN ROAD NORTHERLY TO THE NEW YORK STATE LINE, ROUTE No. 104", dated Jan. 31, 1934, revised through May 26, 1953, scale: 1" = 40', sheets 4 and 5 of 6, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys.
 - "MAP SHOWING SUBDIVISION OF PROPERTY OF SWIM-TEN DEVELOPERS, INC., STAMFORD, CONN.", dated March 30, 1964, scale: graphic only, prepared by Edward J. Frattaroli, Surveyor, on file on the City of Stamford land records as Map #7846.
 - "MAP SHOWING A REVISION OF PROPERTIES OF D & R ENTERPRISES AND DAN M. REBACK, ET AL, STAMFORD, CONNECTICUT", dated Feb. 10, 1971, scale: graphic only, prepared by Edward J. Frattaroli, on file on the City of Stamford land records as Map #9031.
 - "SUBDIVISION PLAN PREPARED FOR LOUISE M. DUNN & HILDRETH M. DUNN, STAMFORD, CONNECTICUT", dated October 10, 2008, scale: graphic only, prepared by Edward J. Frattaroli, Inc., on file on the City of Stamford land records as Map #14192.
 - "CONSOLIDATION MAP OF PROPERTIES OF LOUISE M. DUNN & HILDRETH M. DUNN, STAMFORD, CONNECTICUT", dated May 1, 2012, scale: graphic only, prepared by Edward J. Frattaroli, Inc., on file on the City of Stamford land records as Map #14469.
 - Site Survey prepared by Edward J. Frattaroli, Inc., dated May 31, 2012, scale: 1" = 50'.

- "MAP SHOWING SUBDIVISION OF PROPERTY IN STAMFORD, CONNECTICUT PREPARED FOR EVERETT P. SHERWOOD AND PATRICIA M. SHERWOOD", dated July 6, 1979, scale: 1" = 50', on file on the City of Stamford land records as Map #10401.
- "PROPERTY IN STAMFORD, CONN. SURVEYED FOR JOSHUA L. LOGAN AND NEDDA HARRIGAN LOGAN", dated May 1, 1957, scale: 1" = 60', on file on the City of Stamford land records as Map #6267.
 - "As-Built Subsurface Sewage Disposal System Repair Plan", dated Jan 5, 2010, revised through June 14, 2010, scale: 1" = 20', prepared by Peak Engineers, LLC, on file with the Stamford Department of Health & Social Services.
- This map is based upon a field survey conducted by Franklin Surveys in May of 2024. The north arrow and bearings depicted hereon refer to the Connecticut State Plane Coordinate System, North American Datum of 1983 (NAD 83) epoch 2011 (2010.0) as determined by multiple Global Navigation Satellite System (GNSS) observations utilizing the State of Connecticut's Advanced Continuously Operating Reference Network (ACORN). Elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88) as determined by said GNSS observations and transformed from ellipsoid height to orthometric height utilizing Geoid 12B. Contours are depicted hereon at a 2-foot interval.
- The surveyed area is located within Flood Zone Designation X (Areas determined to be outside the 0.2% annual chance floodplain) as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Fairfield County, Connecticut, Panels 363 and 364, City of Stamford, Community Panel Numbers 0900C0363F and 0900C0364F, effective date June 18, 2010.
- Underground utility, structure, and facility locations depicted and noted hereon have been compiled, in part from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and/or from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Franklin Surveys. The size, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. Call Before You Dig (cbuyd.com)
- Inland wetland areas depicted hereon were delineated on the ground by Dr. Steven Danzer, Soil Scientist, Senior Professional Wetland Scientist, on May 3, 2024.

SURVEYOR'S CERTIFICATION

To my knowledge and belief, this map is substantially correct as noted hereon. Reproductions of this map are not valid without the live seal and signature of the undersigned professional.



Kevin D. Franklin, PLS License No. 70381

MATCH MARK
TO SHEET 2

R=1076.28'
Δ=13°06'00"
L=246.08'
Ch Brg=N 16°26'00" W
Ch L=245.55'

S 76°13'10" W
20.00'

R=1096.28'
Δ=17°11'30"
L=328.94'
Ch Brg=N 04°08'50" W
Ch L=327.71'

FRANKLIN SURVEYS		PROPERTY AND TOPOGRAPHIC SURVEY	
115 Popple Bridge Rd. Griswold, CT 06351		(860) 748-6183 www.franklinsurveys.com	
SCALE			
1" = 40' 0 20 40 80 FEET			
REVISIONS:		DATE	
DATE		NOTE	
PATH: VP01306Drawings\Long Ridge Road, Stamford Survey.dwg			
PREPARED FOR:			
Yantic River Consultants, LLC 191 Norwich Avenue Lebanon, CT 06249			
STAMFORD, CONNECTICUT		MAY 21, 2024	
SHEET No. 1 OF 2			

MATCH MARK
TO SHEET 1

MATCH MARK
TO SHEET 1

N/F
Daniel McCarthy et al
No. 82 Erskine Road
Tax Assessor's Map 000,
Lot 6450
Volume 12929, Page 0333

N/F
William M. Karchere et al
No. 1 Old Wagon Road
Tax Assessor's Map 000, Lot 7528
Volume 13016, Page 0289

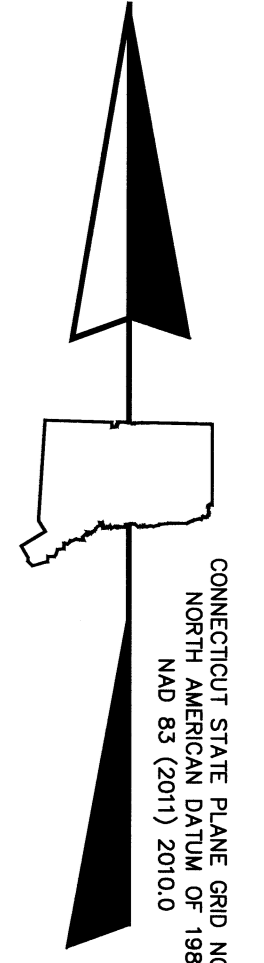
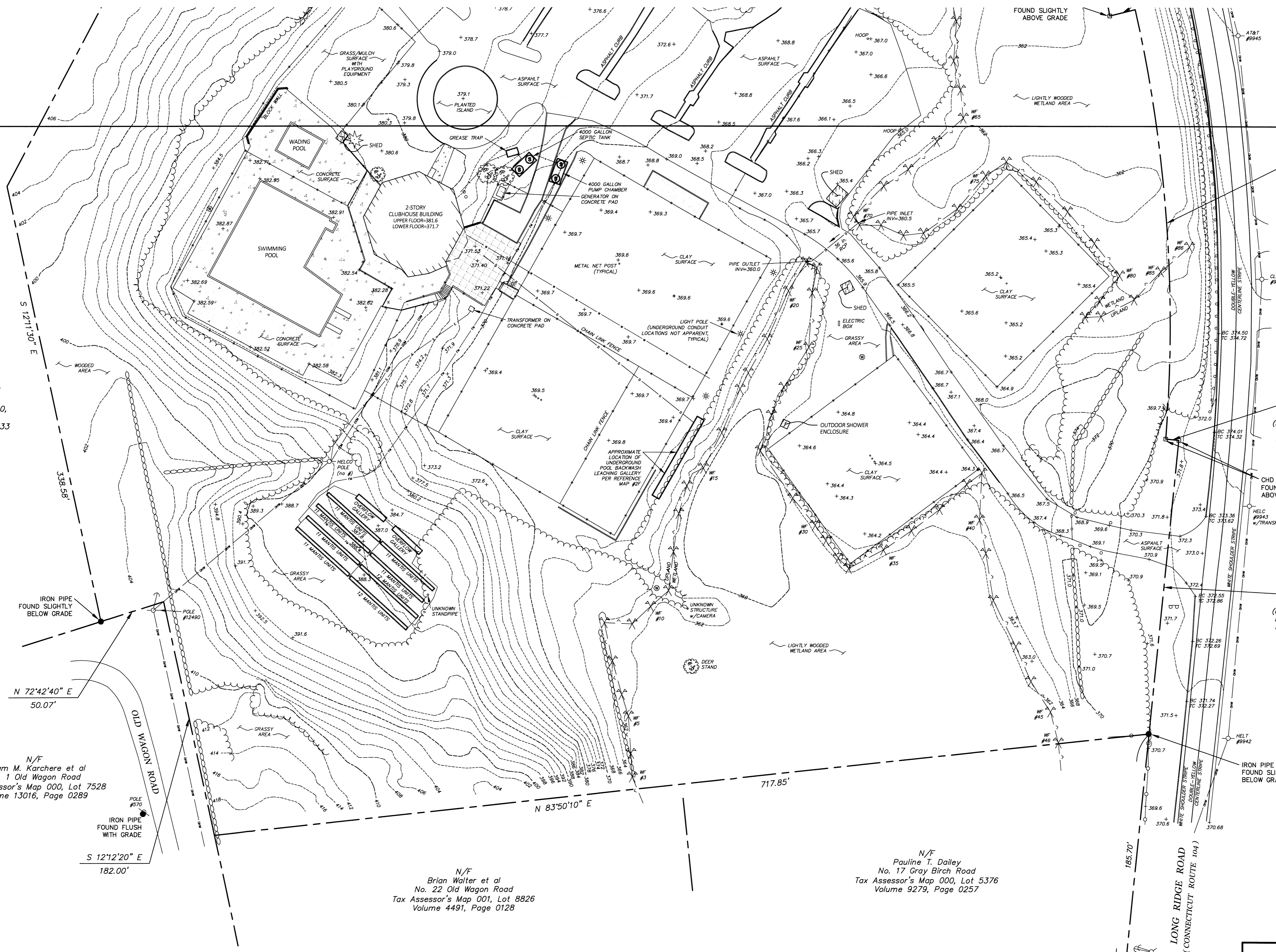
N/F
Brian Walter et al
No. 22 Old Wagon Road
Tax Assessor's Map 001, Lot 8826
Volume 4491, Page 0128

N/F
Pauline T. Dailey
No. 17 Gray Birch Road
Tax Assessor's Map 000, Lot 5376
Volume 9279, Page 0257

$R=1096.28'$
 $\Delta=17'11.30''$
 $L=328.94'$
Ch Brg=N 04°08'50" W
Ch L=327.71'

N 84°27'00" W
10.04'
(MEASURED MARKER TO
MARKER; 10.00' PER
REFERENCE MAP #28)

N 05°41'30" E
224.75'
(MEASURED MARKER TO
MARKER; 225.00' PER
REFERENCE MAP #28)



CONNECTICUT STATE PLANE GRID NORTH
NAD 83 (2011) 2010.0

SYMBOL LEGEND

- Concrete monument
- Iron marker
- ⊙ Drill hole marker
- + Spot elevation
- ⊙ Deciduous tree (not all are depicted)
- ⊙ Coniferous tree (not all are depicted)
- ⊙ Sanitary access cover
- ⊙ Hydrant
- ⊙ Water valve
- Post
- ⊙ Basketball hoop
- ⊙ Sign
- ⊙ Utility pole
- ⊙ Guy wire
- ⊙ Light pole
- ⊙ Electric or other underground access panel
- ⊙ Well
- ⊙ Wetlands flag (see surveyor's note #6)

SHADING LEGEND

- Gravel surface
- Concrete surface
- Paver surface
- Retaining wall
- Face of building

LINETYPE LEGEND

- Property line
- Edge of pavement
- Building overhang line
- Chain link fence
- Vinyl gate
- Wood post & rail fence
- Metal guardrail
- Limits of clearing
- Underground sanitary line
- Underground sanitary structure
- Underground force main
- Underground water line
- Underground electric line
- Underground communications line
- Underground drainage line
- Underground drainage structure
- Overhead wires
- Major contour (10 foot interval)
- Minor contour (2 foot interval)
- Inland wetlands delineation
- Fieldstone wall

FRANKLIN SURVEYS

115 Popple Bridge Rd. (560) 748-6183
Griswold, CT 06351 www.franklinsurveys.com

SCALE
1" = 40' 0 20 40 80
FEET

REVISIONS:
DATE NOTE

PATH: V:\P01306\Drawings\Long Ridge Road, Stamford Survey.dwg

PREPARED FOR:
Yantic River Consultants, LLC
191 Norwich Avenue
Lebanon, CT 06249

PROPERTY AND TOPOGRAPHIC SURVEY
OF
No. 2517 LONG RIDGE ROAD
(CONNECTICUT ROUTE 104)

STAMFORD, CONNECTICUT
MAY 21, 2024

SHEET No. 2 OF 2