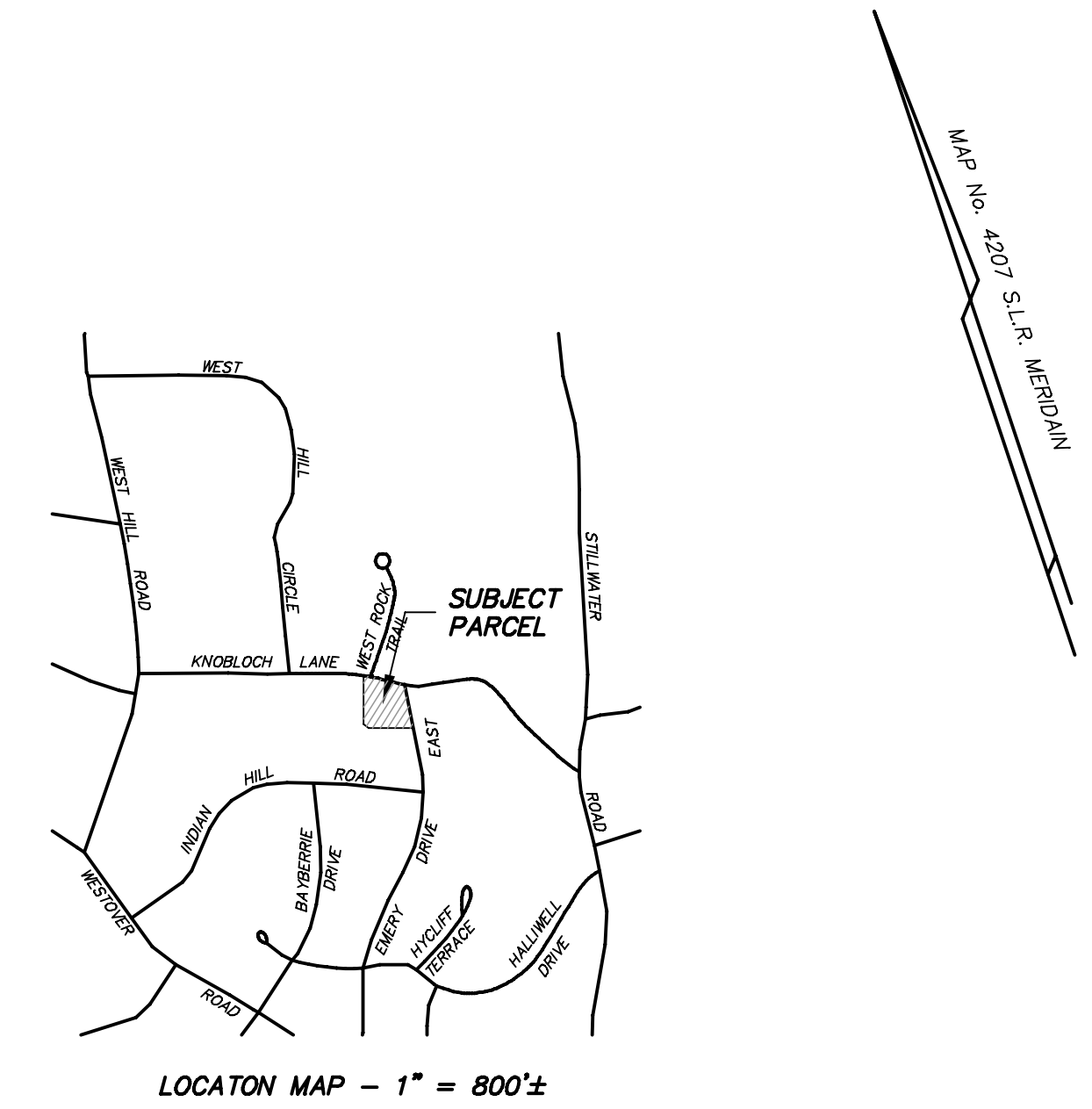


CONCEPTUAL DEVELOPMENT

LOCATION

188 EMERY DRIVE EAST
 STAMFORD, CONNECTICUT

PREPARED FOR
**MARK LINNAN &
 JANICE LINNAN**



SHEET INDEX

SHEET	TITLE	REVISION	DATE
-	TOPOGRAPHIC SURVEY		8-14-25
1 OF 3	DEVELOPMENT PLAN	0	8-14-25
2 OF 3	SEDIMENTATION & EROSION CONTROL PLAN	0	8-14-25
3 OF 3	NOTES & DETAILS	0	8-14-25
1 OF 1	SIGHT DISTANCE PLAN	0	8-14-25

THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT

STILLSHEER_24EF_COVER_REV.DWG (002)

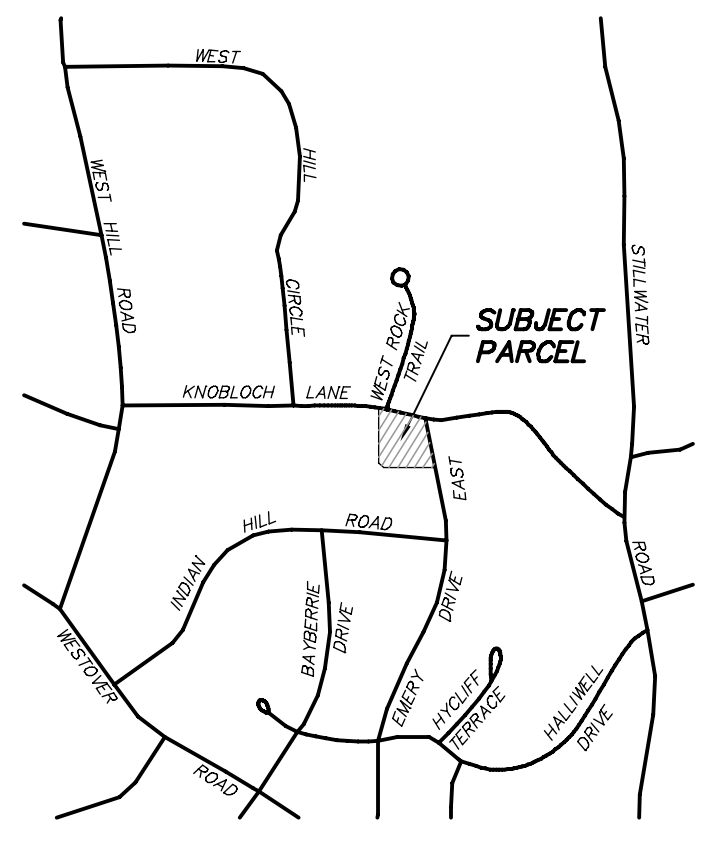


PLAN SET PREPARED BY:
Leonard C. D'Andrea
 D'ANDREA SURVEYING & ENGINEERING, P.C. 8-14-25
 LEONARD C. D'ANDREA, CT PE No. 14869 DATE

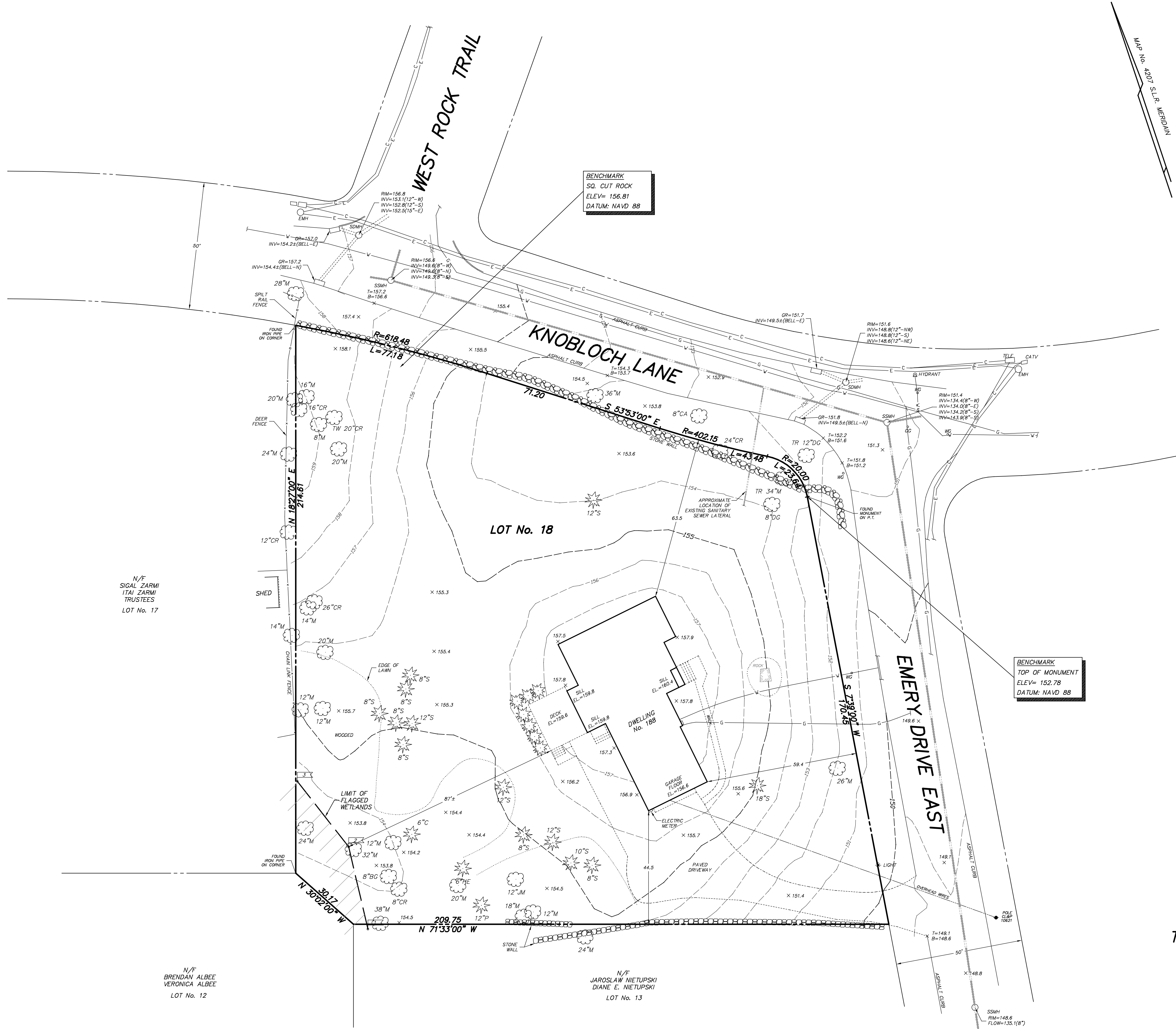
ONLY COPIES OF THIS SET, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

REV.	DATE	DESCRIPTION
0	8-14-25	CONCEPTUAL PLAN

D'ANDREA SURVEYING & ENGINEERING, P.C. LAND PLANNERS ENGINEERS SURVEYORS P.O. BOX 549 RIVERSIDE, CT 06878		6 NEIL LANE TEL. 837-1779
PROJECT	CONCEPTUAL DEVELOPMENT	
PREPARED FOR	MARK LINNAN JANICE LINNAN	
LOCATION	188 EMERY DRIVE EAST STAMFORD, CONNECTICUT	



LOCATION MAP - 1" = 800'±



BUILDING COVERAGE

LOT AREA = 1.0098 ACRES
DWELLING = 2,526 S.F.
DECK = 320 S.F.
DECK ALLOWANCE (SECTION 30) = (200 S.F.)
TOTAL = 2,646 S.F.
PERCENT COVERAGE = 6.0%

TREE LEGEND

- BG - BLACKGUM
- C - CEDAR
- CA - CRABAPPLE
- CR - CHERRY
- DG - DOGWOOD
- HE - HEMLOCK
- JM - JAPANESE MAPLE
- M - MAPLE
- P - PINE
- S - SPRUCE
- TR - TRIPLE
- TW - TWIN

SYMBOL LEGEND

- 155- ELEVATION CONTOURS
- x 160.1 EXISTING SPOT ELEVATION
- ☁ DECIDUOUS TREE
- ☎ CONIFEROUS TREE
- UTILITY POLE
- ⊕ WATER GATE
- ⊕ GAS GATE
- SSMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- ▭ WETLANDS FLAG

THE LIMIT OF FLAGGED WETLANDS DEPICTED HEREON WAS DELINEATED IN THE FIELD BY WILLIAM KENNY ASSOCIATES, WILLIAM L. KENNY, SOIL SCIENTIST ON APRIL 8, 2024.

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 AS A RESULT OF 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 = 1.0098 ACRES
REFER TO MAP No. 4207 S.L.R.

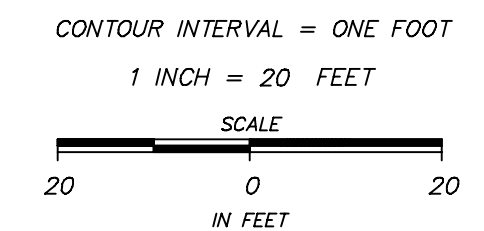
LAND LIES IN "R-20" ZONING DISTRICT

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

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

APRIL 24, 2024 AUGUST 14, 2025



TOPOGRAPHIC SURVEY
OF PROPERTY AT
188 EMERY DRIVE EAST
AND
KNOBLOCH LANE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
MARK LINNAN
JANICE LINNAN

STILBENR-2462-15-01.DWG

2462

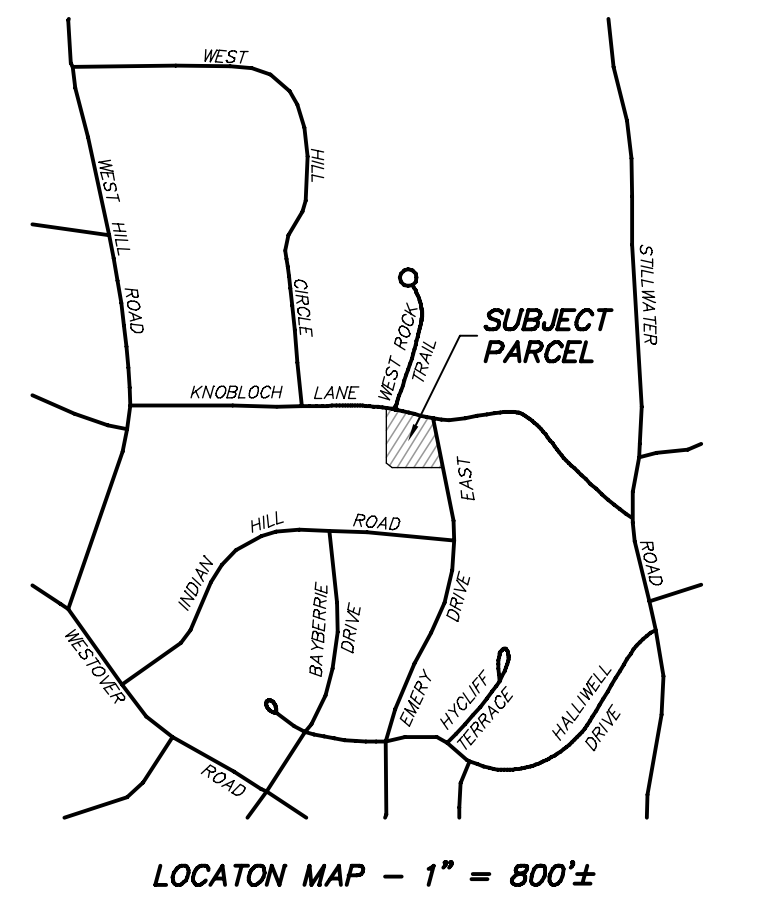
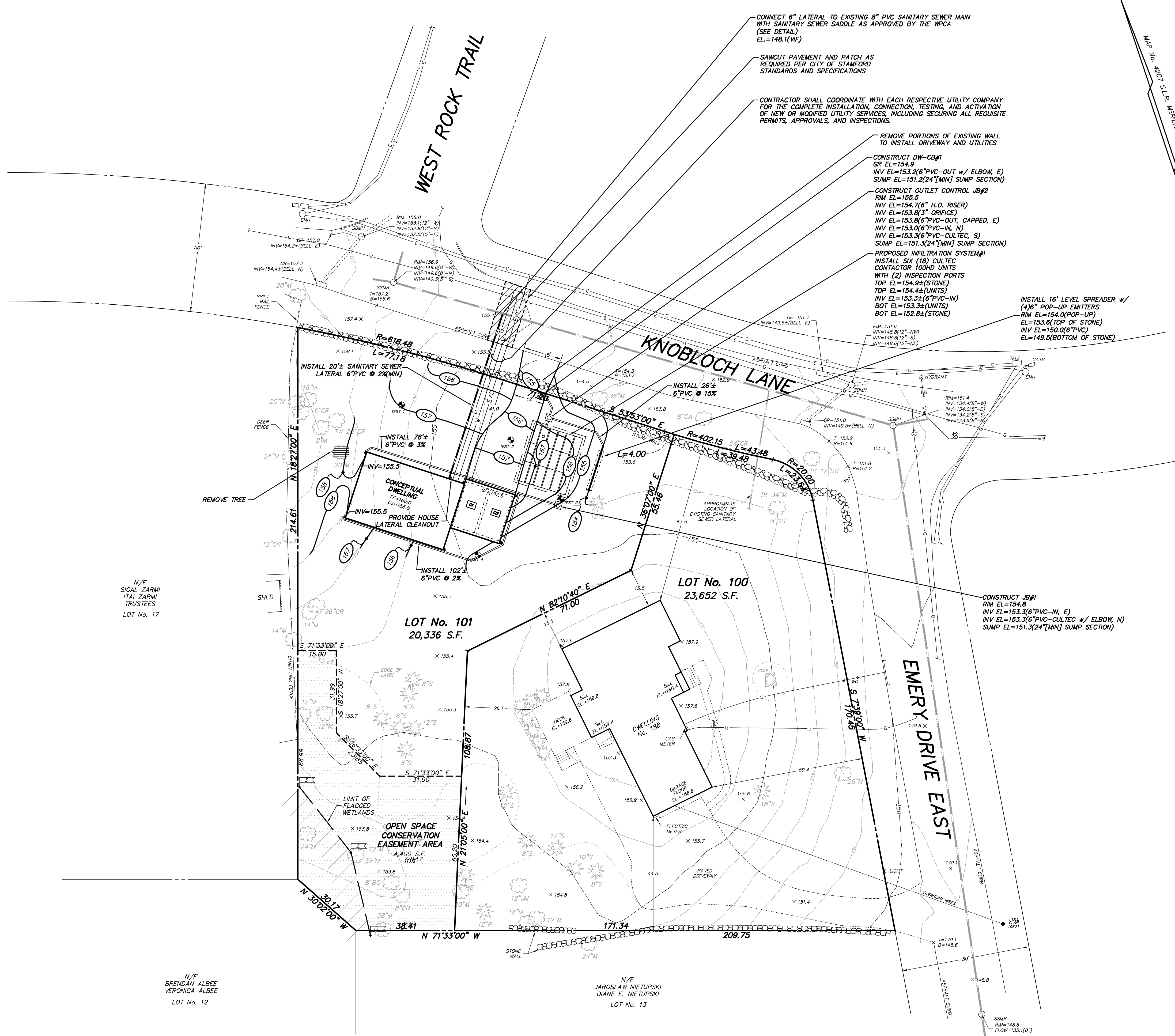
GENERAL NOTES:

1. Refer to a survey entitled "Topographic Survey of property at 188 Emery Drive East, Stamford, Connecticut, Prepared for Mark Linnan Janice Linnan" as prepared by D'Andrea Surveying & Engineering, P.C., and dated August 14, 2025.
2. Contours and elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD88).
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 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. Existing inverts of utility services 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, should be brought to the immediate attention of the project engineer. Patch or backfill and patch test pits as directed by the project engineer.
6. 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.
7. Upon completion of construction and prior to the issuance of a Certificate of Occupancy, a letter of certification prepared by a Professional Engineer registered in the State of Connecticut and an "Improvement Location Survey" map that depicts as-built conditions prepared by a Licensed Land Survey registered in the State of Connecticut, shall be submitted for the purpose of confirming that construction was completed substantially in accordance with the approved plans.
8. The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
9. The contractor shall be responsible for coordinating and maintain traffic flow on all surrounding streets throughout the project.
10. 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.
11. All material excavated during construction must be disposed of legally off site.
12. Significantly sized trees shall be preserved to the greatest extent feasible.
13. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
14. Pavement replacement shall be bituminous concrete, placed in accordance with the City of Stamford standards and/or Connecticut State Highway specifications.
15. Shoulders and disturbed areas shall receive four inches of topsoil; fine graded and seeded as soon as practical to prevent erosion.
16. All PVC pipe shall conform to ASTM D-3034 "standard specification for type PSM-Poly Vinyl Chloride (PVC) sewer pipe and fitting", or engineer approved equivalent (SDR-35).
17. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)".
18. The contractor shall provide all the equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the designated drains and manholes.
19. A 6" layer of crushed stone shall be placed under any exterior decks and/or open stairways.
20. Refer to Sheet 2 of 3 for appropriate sedimentation and erosion control measures.

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.

1. OWNER shall clean the drainage facilities or cause such facilities to be cleaned by periodic removal of accumulated sediment and debris in a good and workmanlike manner, at least two (2) times during every twelve (12) month period, which times shall be in the period between April and June and between October and December and more often as the City may determine to be necessary.
2. OWNER shall sweep, or cause to be swept, garage facilities, driveways and roadway surfaces located on the Property at least once per calendar quarter.
3. OWNER shall file as-built drainage plans with the EPB immediately upon the completion of work. Said plans shall be prepared by a professional engineer/surveyor registered in the State of Connecticut.



LEGEND:

--- 10' ---	EXISTING CONTOUR
x 7.5	EXISTING SPOT ELEVATION
x 15.0	TOP/BOTTOM OF WALL OR CURB
x 15.0	WATER GATE
○ 30	PROPOSED CONTOUR
○ 28.3	PROPOSED SPOT ELEVATION
—	RETAINING WALL
x x	SILT FENCE
TEST PIT	TEST PIT
●	UTILITY POLE
○	CATCH BASIN
SMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
RCP	REINFORCED CONCRETE PIPE
T	TOP OF WALL/CURB
B	BOTTOM OF WALL/CURB
GR	GRATE ELEVATION
RIM	RIM ELEVATION
INV	INVERT ELEVATION
VF	VERIFY IN FIELD
HP	HIGH POINT
RD	PROPOSED ROOF LEADER DOWNSPOUT
—	PROPOSED STORMWATER RUNOFF DIRECTION
— G —	UNDERGROUND UTILITY SERVICE: W=WATER, G=GAS, E=ELECTRIC, C=CABLE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY RECORDS. DEPICED 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 CONSTRUCTION ACTIVITIES. "CALL BEFORE YOU DIG," 1-800-922-4455.

Test Pit Data:
TP #1-4 were inspected by D'Andrea Surveying & Engineering, P.C. on August 6, 2025.

TP #1	TP #2	TP #3	TP #4
0" Topsoil	0" Topsoil	0" Topsoil	0" Topsoil
5" Sandy Silty Loom	3" Sandy Brown Loom	5" Sandy Silty Loom	3" Sandy Silty Loom
16" Silt	12" Light Brown Loamy Silt	22" Silt	12" Rocky Loamy Silt
46" No Ledge No Groundwater Mottling @ 18" Roots @ 26"	22" Silt No Ledge No Groundwater Mottling @ 22" Roots @ 22"	68" No Ledge No Groundwater Mottling @ 22"	44" No Ledge No Groundwater Mottling @ 15" Roots @ 34"

N/F
BRENDAN ALBEE
VERONICA ALBEE
LOT No. 12

N/F
JAROSLAW NIETUPSKI
DIANE E. NIETUPSKI
LOT No. 13

MAP No. 4623 S.L.R.

D'ANDREA SURVEYING & ENGINEERING, P.C.
 LAND PLANNERS
 ENGINEERS
 SURVEYORS

P.O. BOX 549
 RIVERSIDE, CT 06878

6 NEIL LANE
 TEL. 637-1779

PROJECT	CONCEPTUAL DEVELOPMENT
PREPARED FOR	WILLIAM MARK LINNAN JANICE LINNAN
LOCATION	188 EMERY DRIVE EAST STAMFORD, CONNECTICUT
1 OF 3	CONCEPTUAL DEVELOPMENT PLAN

REV.	DATE	DESCRIPTION
0	8-14-25	CONCEPTUAL PLAN
1	8-14-25	DATE

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

STILLSERWER_24ET_DP_SANDE_DSR_01_REV(0).DWG (10K)

NOTES:

- The purpose of this plan is only to highlight the Sedimentation and Erosion Control portions of the project, as per Town requirements. This plan shall not be used for any other portion of construction.
- For additional notes, details, and specification, see sheet 3 of 3.

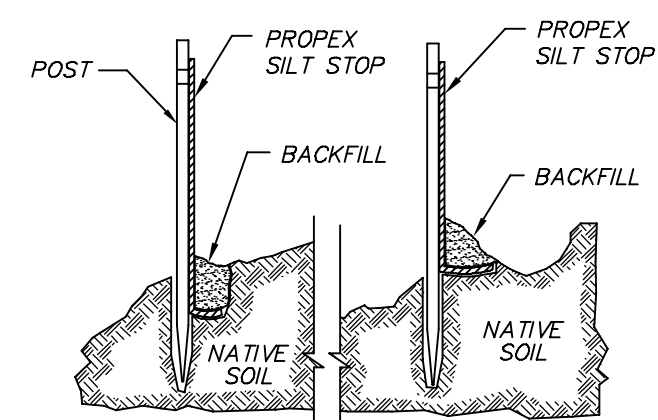
SEDIMENTATION AND EROSION CONTROL NOTES:

- 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.
- 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.
- All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
- 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 he 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 the EPB permit and 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 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 (2024) for additional details and specifications.

CONSTRUCTION STAGING:

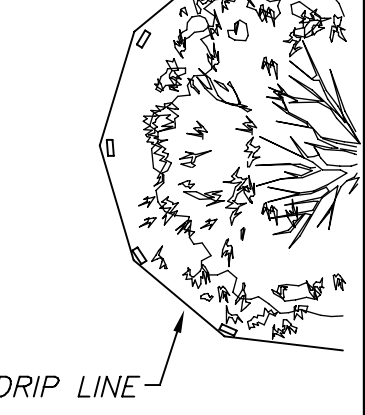
- Install sedimentation and erosion controls.
- Rough in proposed driveway and construction access.
- Strip topsoil and stockpile it with appropriate sedimentation and erosion control measures.
- Remove existing site features as noted on plan.
- Excavate for proposed dwelling foundations.
- Construct proposed dwelling foundations.
- Install storm drainage system, septic system, and underground utilities.
- Backfill and rough grade around dwelling foundations, stabilize all slopes.
- Construct proposed dwelling.
- Construct driveway and curbing.
- Construct steps and walkways.
- Fine grade and stabilize all slopes.
- Landscape as required.
- Remove sedimentation and erosion controls.

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

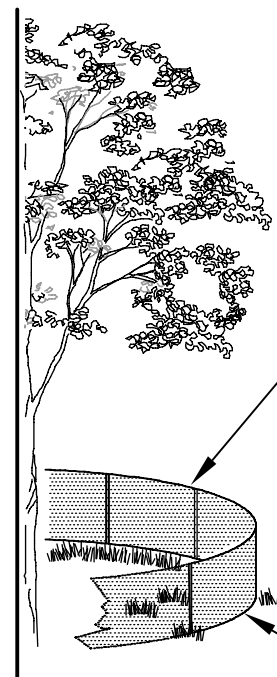


**INSTALLATION DETAIL
SEDIMENT CONTROL FABRIC**
N.T.S.

4" SNOW FENCE WITH POSTS 4' O.C. AT DRIP LINE OR OUTERMOST BRANCHES

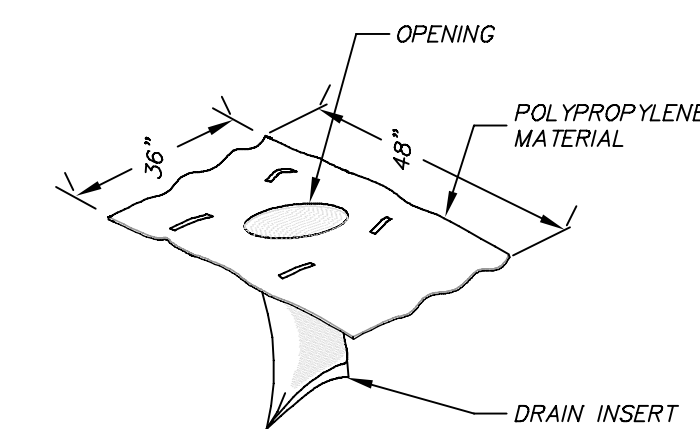


PLAN VIEW

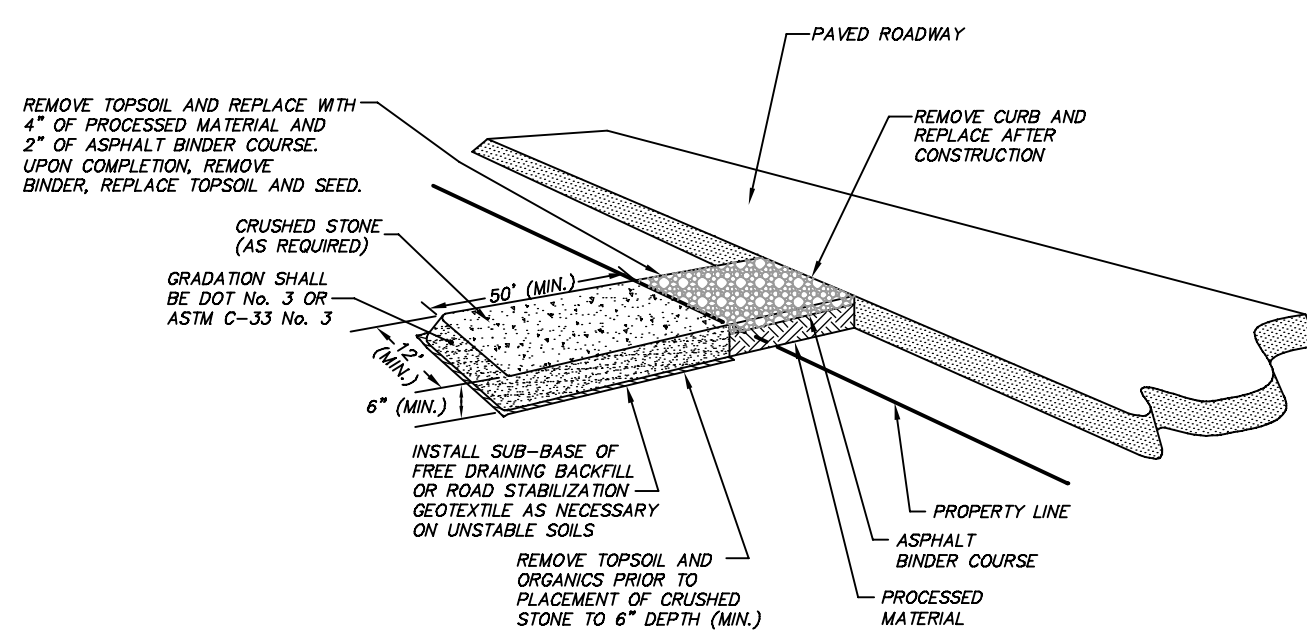


ELEVATION VIEW

TREE PROTECTION
N.T.S.

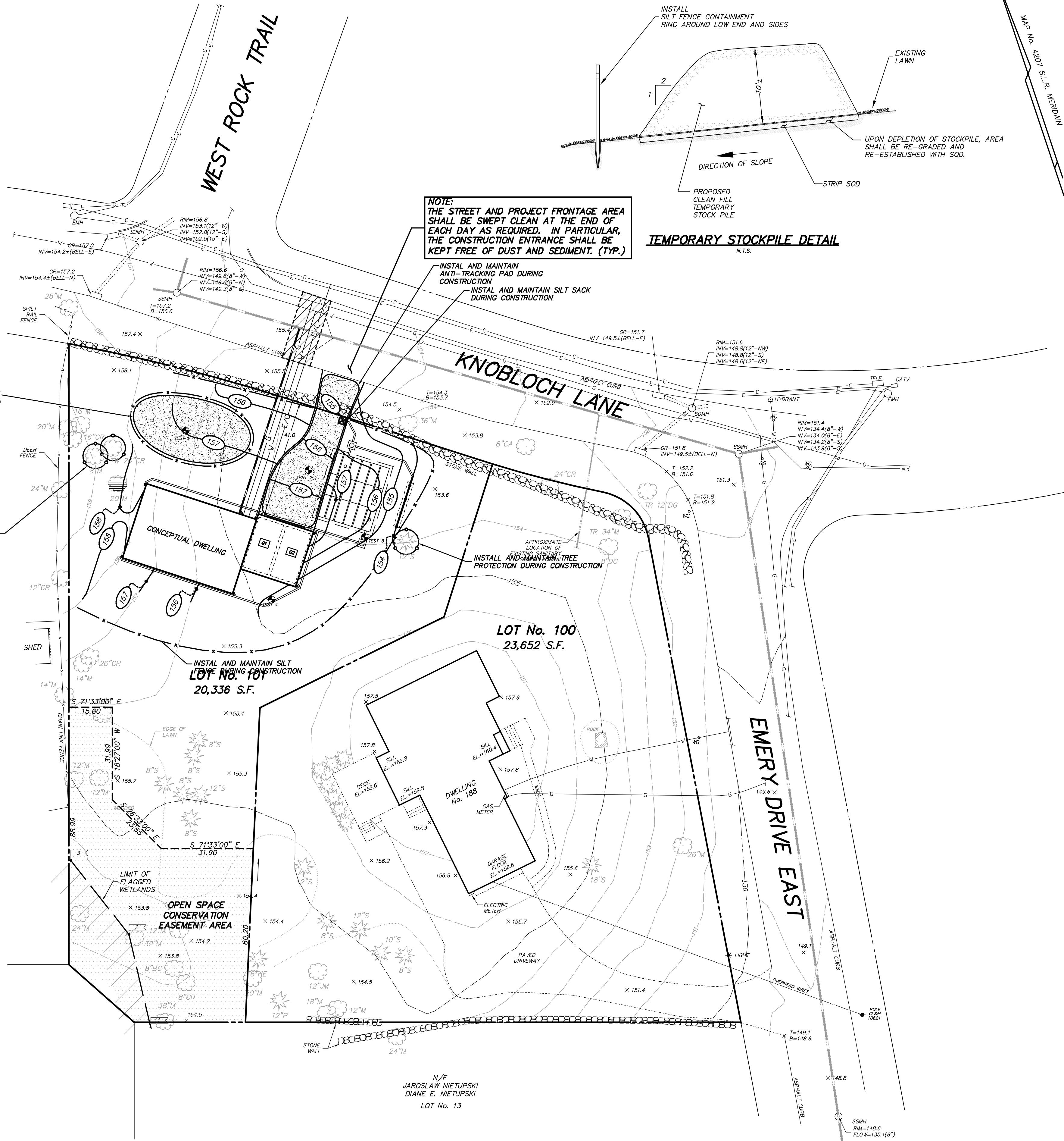


PIG™ - ROUND DRAIN INSERT DETAIL
N.T.S.



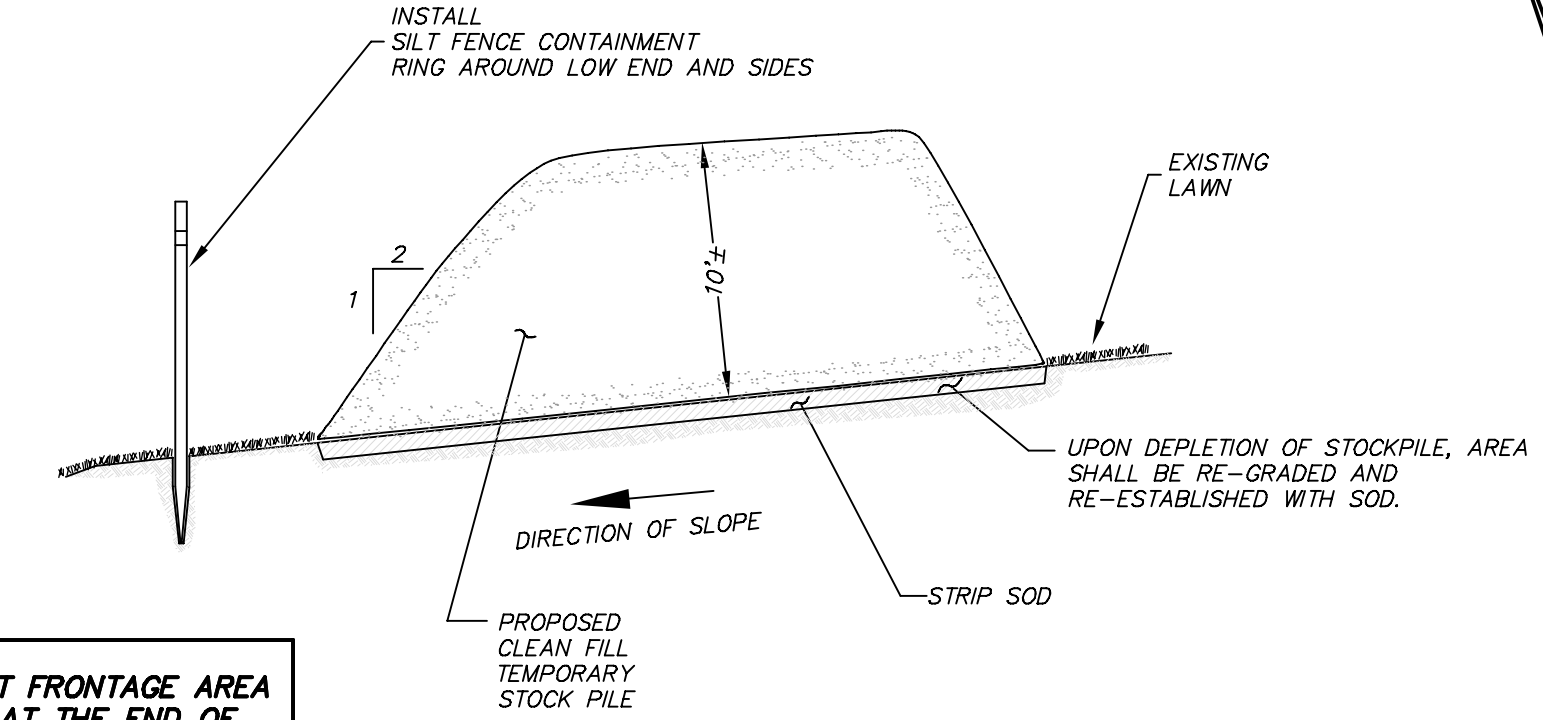
CONSTRUCTION ENTRANCE

ANTI-TRACKING PAD DETAIL
N.T.S.



MAP No. 4623 S.L.R.

N/F
JAROSLAW NIETUPSKI
DIANE E. NIETUPSKI
LOT No. 13



TEMPORARY STOCKPILE DETAIL
N.T.S.

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. (TYP.)

INSTALL AND MAINTAIN ANTI-TRACKING PAD DURING CONSTRUCTION
INSTALL AND MAINTAIN SILT SACK DURING CONSTRUCTION

INSTALL AND MAINTAIN TREE PROTECTION DURING CONSTRUCTION

INSTALL AND MAINTAIN SILT SACK DURING CONSTRUCTION

INSTALL AND MAINTAIN TREE PROTECTION DURING CONSTRUCTION

PROPOSED STOCKPILE LOCATION (SEE DETAIL)

LEGEND:

- 10' --- EXISTING CONTOUR
- x 7.5 EXISTING SPOT ELEVATION
- x 12.9 TOP/BOTTOM OF WALL OR CURB
- x 7.9 B=7.9
- o WG WATER GATE
- 30 --- PROPOSED CONTOUR
- (28.3) PROPOSED SPOT ELEVATION
- --- RETAINING WALL
- x x SILT FENCE
- TEST PIT
- CB CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- T TOP OF WALL/CURB
- B BOTTOM OF WALL/CURB
- GR GRATE ELEVATION
- RM RIM ELEVATION
- INV INVERT ELEVATION
- VF VERIFY IN FIELD
- HP HIGH POINT
- o RD PROPOSED ROOF LEADER DOWNSPOUT
- --- PROPOSED STORMWATER RUNOFF DIRECTION
- G --- UNDERGROUND UTILITY SERVICE:
W=WATER, G=GAS, E=ELECTRIC, C=CABLE

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.

D'ANDREA SURVEYING & ENGINEERING, P.C.

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

PROJECT	CONCEPTUAL DEVELOPMENT	
PREPARED FOR	WILLIAM MARK LINNAN JANICE LINNAN	
LOCATION	188 EMERY DRIVE EAST STAMFORD, CONNECTICUT	
DATE	8-14-25	DATE
ENGINEER	DATE	
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.	2 OF 3	
	SEDIMENTATION & EROSION CONTROL PLAN	

REV.	DATE	DESCRIPTION
0	8-14-25	CONCEPTUAL PLAN

STANDARD CITY OF STAMFORD NOTES:

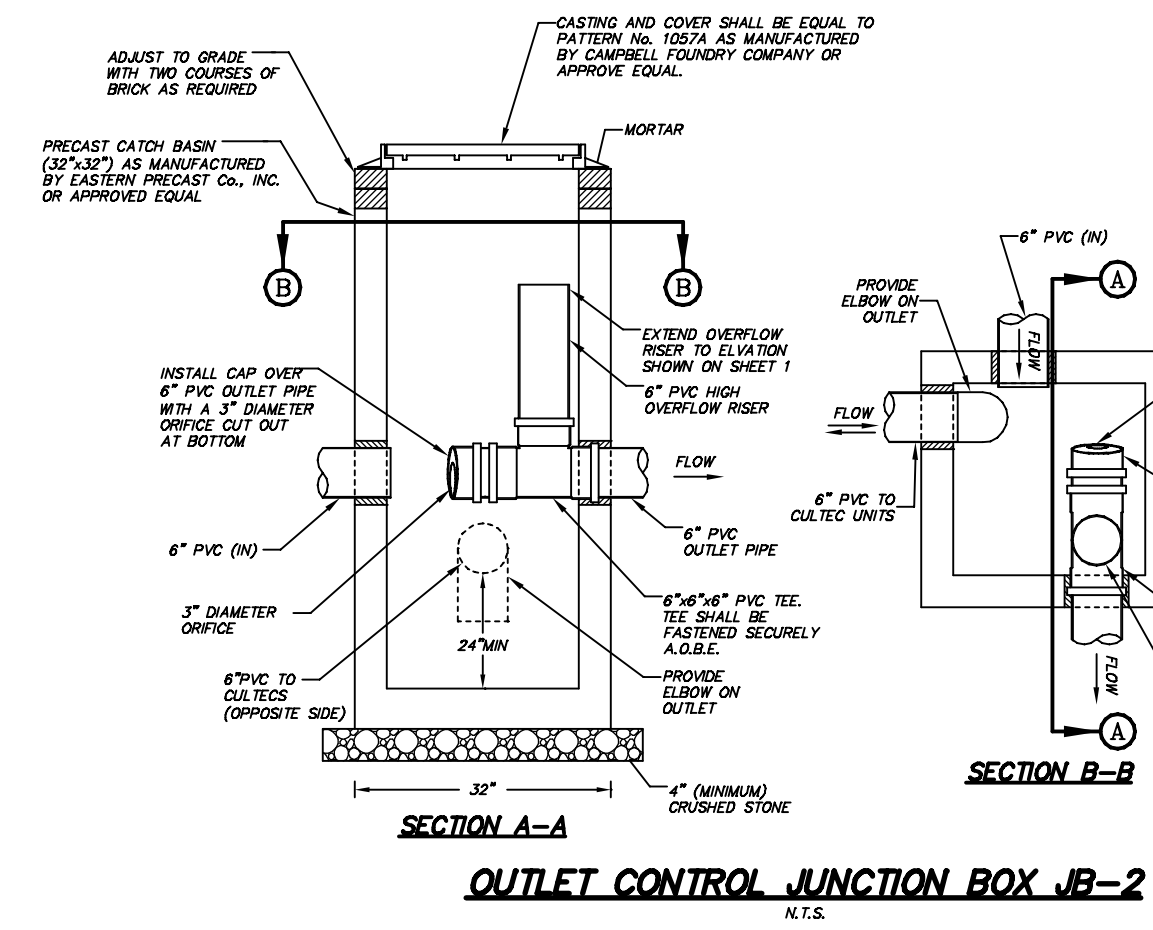
1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
2. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation 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).

SANITARY SEWER NOTES:

1. The contractor shall excavate and expose the existing lateral at the point of connection to confirm the invert elevation and size of the existing lateral.
2. The diameter of the new lateral pipe shall be 6".
3. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
4. Minimum cover on all pipes shall be two feet (2') under driveways unless otherwise specified.
5. All Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
6. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
7. Sanitary sewer shall comply with all state and municipal codes.

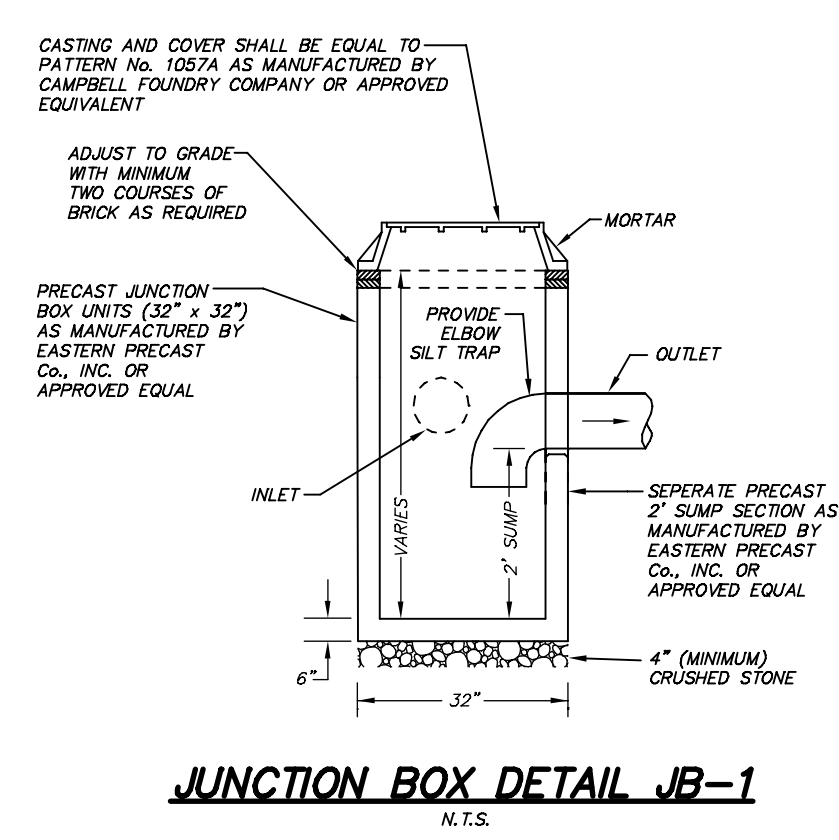
CONSTRUCTION NOTES:

1. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes (CGS) Sections 16-345 through 16-349, 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.
2. 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.
3. 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.
4. Construction shall be inspected by a professional engineer as the work progresses.
5. Any changes to the plan without their prior approval of the design engineer is not permitted.
6. All excavated material shall be stockpiled and contained on-site within silt fencing.
7. There shall be no dumping of construction debris and/or excavated material into or in proximity to any wetland areas. The contractor is responsible for the removal and legal off-site disposal of all construction debris and excess material.
8. The proposed dwelling shall be also served by public water and sewer utilities, with the new lateral connecting to the existing lateral stub in the street. The proposed water service and sanitary sewer connections shall be coordinated with the City of Stamford WPCA and the Aquarion Water Company respectively.
9. The contractor shall dig test pits to verify the depth and location of existing utilities, sewers, and storm drains prior to installation. Any potential conflicts shall be brought to the attention of the design engineer.
10. Proposed services such as water, and electric are shown schematically only. Final design for all utilities, other than sewer and drainage shall be provided by each respective utility company.
11. All PVC pipe shall conform to ASTM D-3034 "standard specification for type PSM-Poly Vinyl Chloride (PVC) sewer pipe and fitting", or engineer approved equivalent (SDR-35).
12. All proposed drainage and sewer conduits located in the City of Stamford Right-of-Way shall have 2'-1/2" minimum cover or be encased in concrete.
13. Bedding and backfill material shall conform to ASTM D2321 specification "standard recommended practice for underground installations of flexible thermoplastic sewer pipe (PVC)".
14. Where a soft foundation is encountered during construction of storm or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the engineer.
15. The certifying engineer may direct a change in the location of the drainage and sanitary sewer structures to meet field conditions.
16. Catch basins and junction boxes shall be constructed with 32" x 32" precast units with sump bases as manufactured by Eastern Precast Co., or engineer approved equivalent. Frames and rims shall be pattern no. 1057A as manufactured by Campbell Foundry Co., Inc. or engineer approved equivalent. Elbow silt traps shall be provided for all outlets exiting catch basins and junction boxes.
17. The contractor shall provide all the equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the designated sewers and drains.
18. Processed aggregate shall be in accordance with the City of Stamford standards and/or Connecticut State Highway Specifications.
19. Re-grading, filling, and other alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the approved plans.



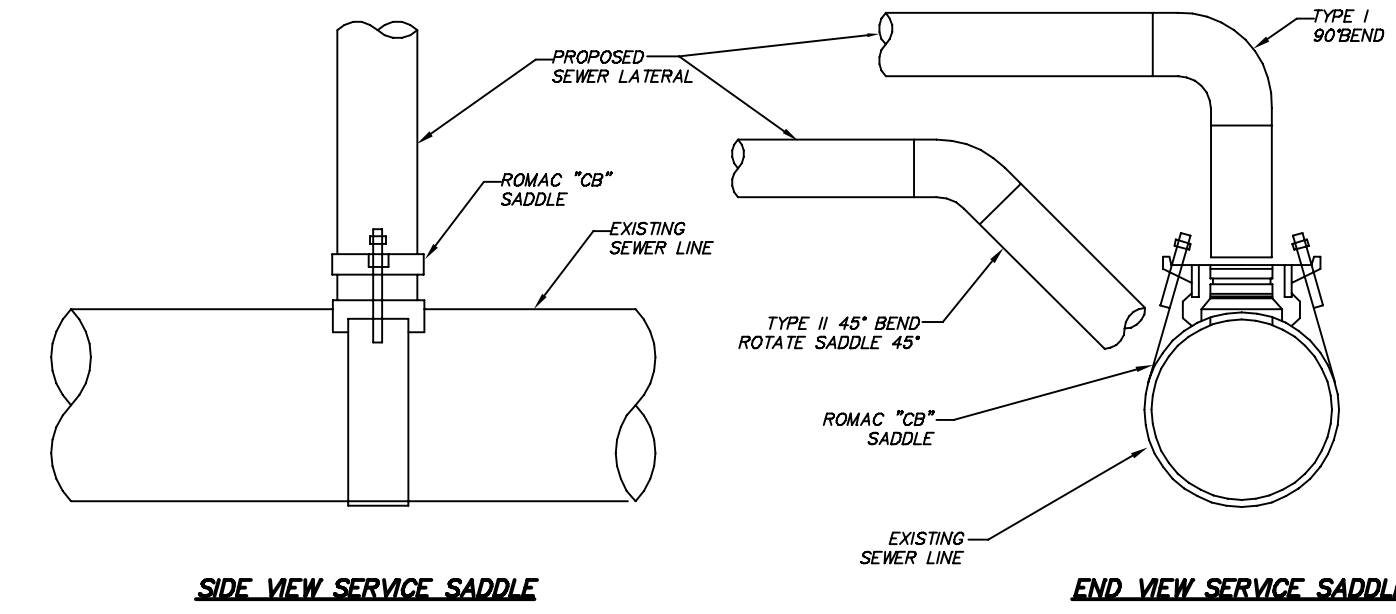
OUTLET CONTROL JUNCTION BOX JB-2
N.T.S.

SUMP NOTE:
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.



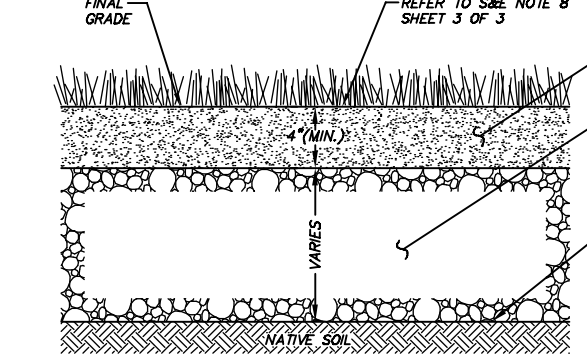
JUNCTION BOX DETAIL JB-1
N.T.S.

SUMP NOTE:
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.



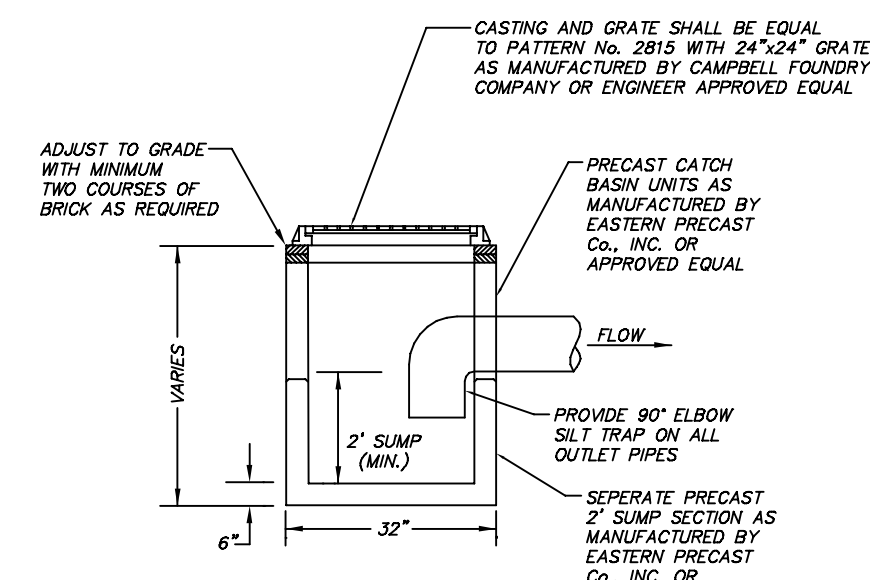
PVC PIPE LATERAL CONNECTION SANITARY SEWER
N.T.S.

- NOTES:**
1. COORDINATE INSTALLATION WITH CITY OF STAMFORD WPCA FOR SANITARY SEWER LATERAL.
 2. A ROMAC CB SEWER SADDLE MUST BE USED FOR CONNECTING TO THE PUBLIC SANITARY SEWER LINE AS REQUIRED BY STAMFORD WPCA.
 3. INSTALLATION SHALL CONFORM WITH THE MANUFACTURER'S INSTALLATION STANDARDS.
 4. SADDLE CONNECTION MUST BE ENCASED IN CONCRETE.



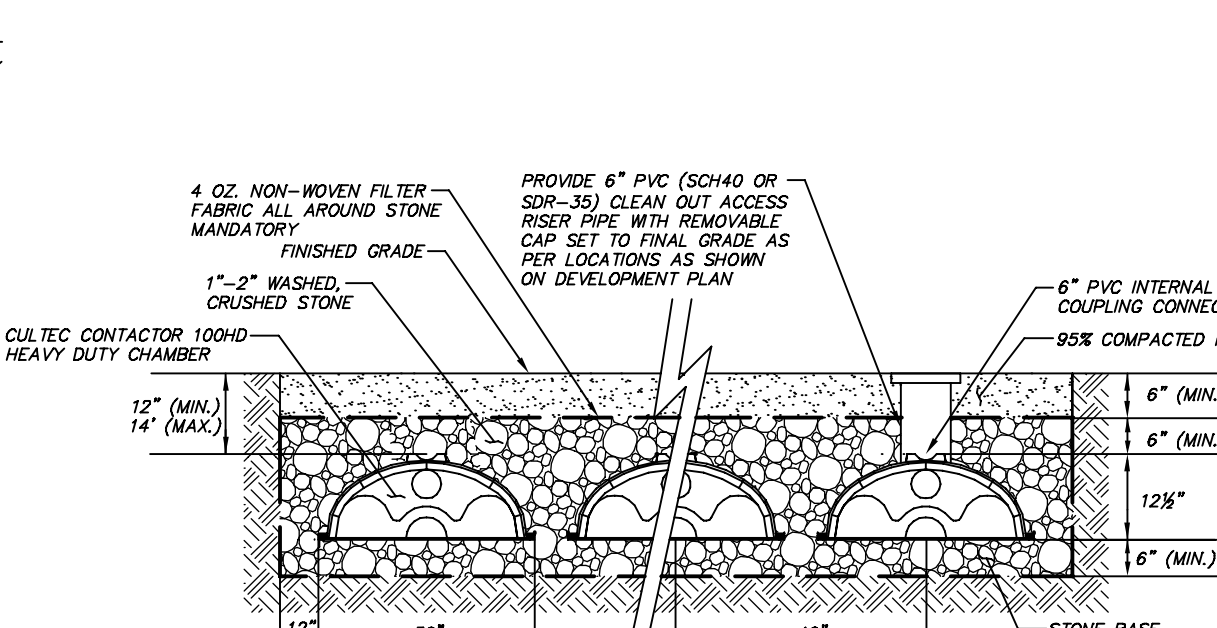
LAWN RESTORATION DETAIL
N.T.S.

- NOTES:**
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 seeded (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 soil hay. Maintain mulch and watering until grass is 3" high with 85% cover. Fertilize or overseed if necessary.
- Temporary Seed Mix:
Perennial ryegrass 40 lbs./ac.
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.)



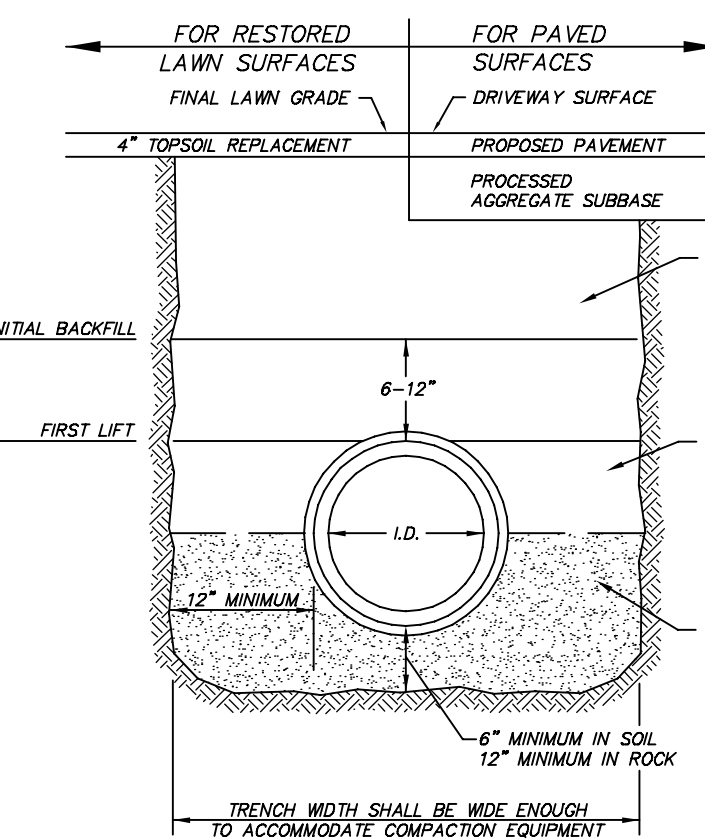
CATCH BASIN DETAIL (H-20 LOADING) TYPE "CL"
N.T.S.

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.



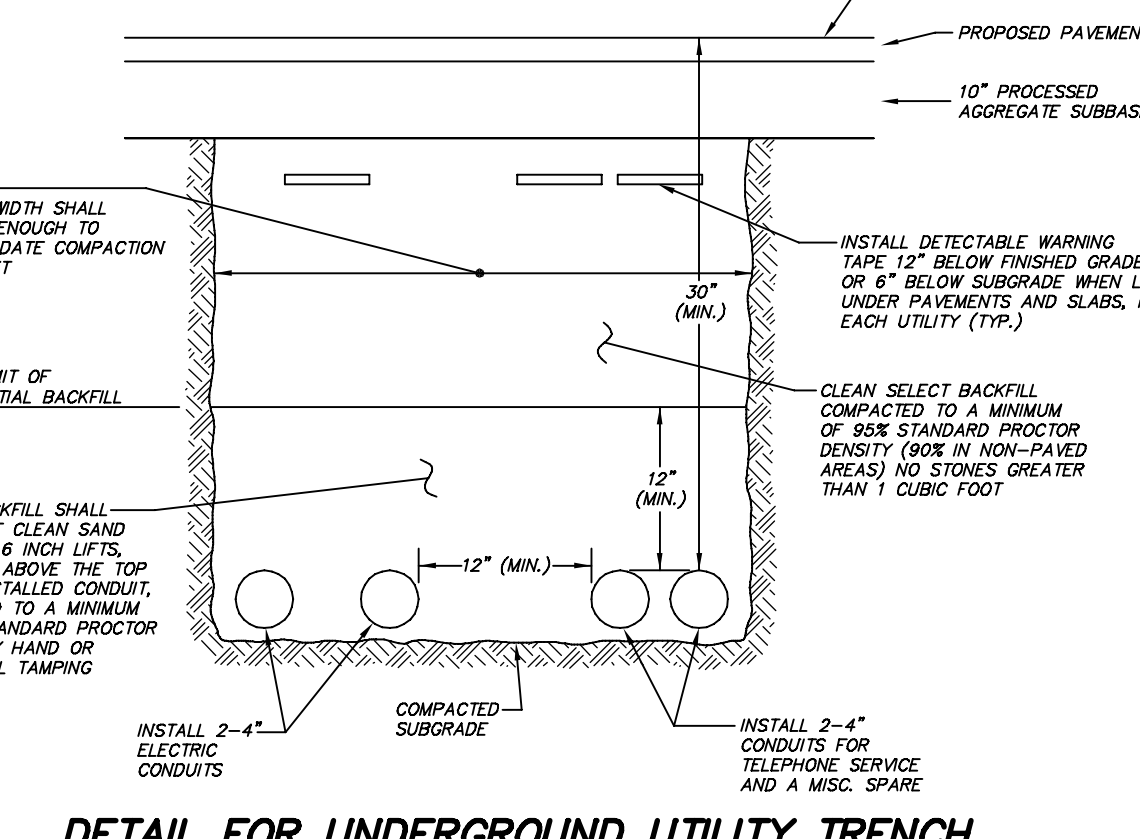
TYPICAL CROSS SECTION DETAIL CULTEC CHAMBER SYSTEM CONTACTOR 100HD UNPAVED (H-20) LOADING
N.T.S.

- 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 CULTEC INFILTRATION SYSTEM SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.



DETAIL FOR P.V.C. SANITARY SEWER AND P.V.C. STORM DRAIN INSTALLATION
N.T.S.

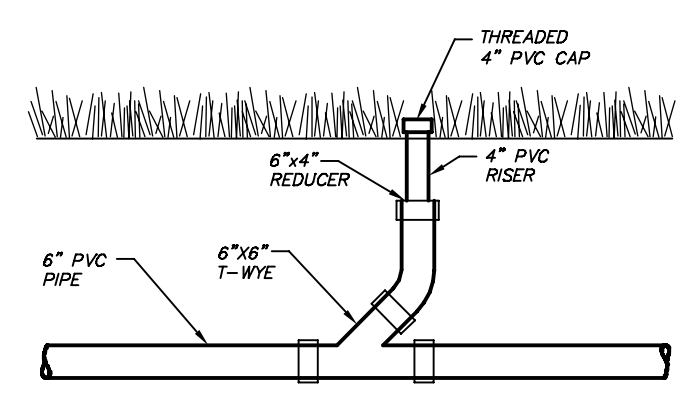
- NOTES:**
1. REFER TO ASTM D2321 (STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS) FOR TRENCH SPECIFICATIONS.
 2. THIS SECTION IS DESIGNED TO RESIST UPLIFT FLOOD FORCES ASSOCIATED WITH THE MINIMUM ELEVATION STANDARD AS SPECIFIED IN THE ZONING REGULATIONS SECTION 15.8-FLOOD PRONE AREA REGULATIONS.



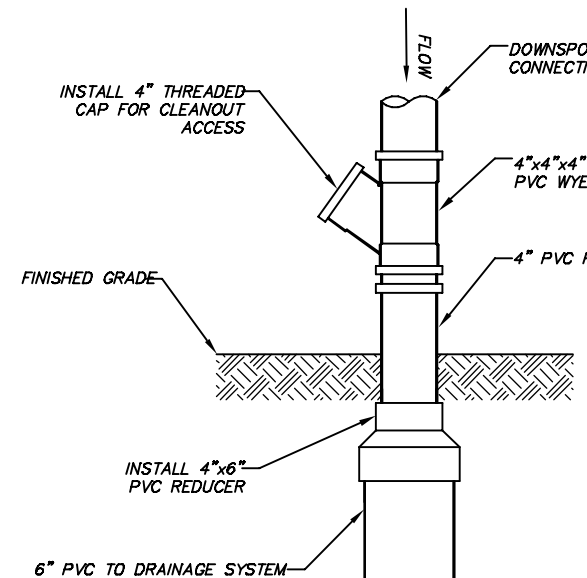
DETAIL FOR UNDERGROUND UTILITY TRENCH
N.T.S.

- NOTES:**
1. COORDINATE NUMBER AND SIZE OF CONDUIT 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 SECTION 15.8-FLOOD PRONE AREA REGULATIONS.

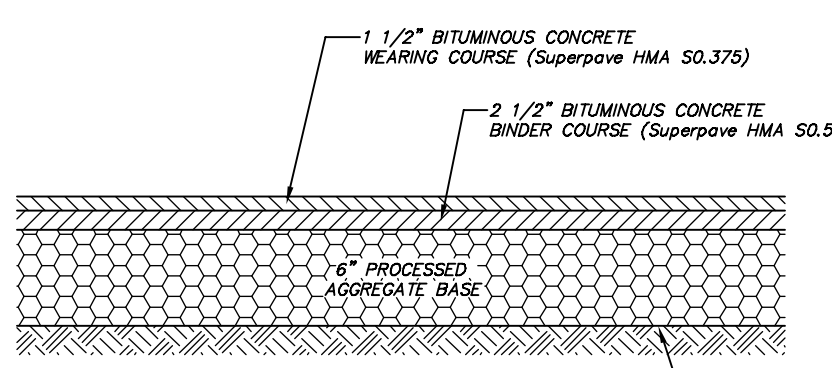
the structure. Therefore, in accordance with the Stamford Zoning Regulations Section 15.8-Flood prone area regulations, the minimum elevation standard (MES) = 1'3" NAVD88.



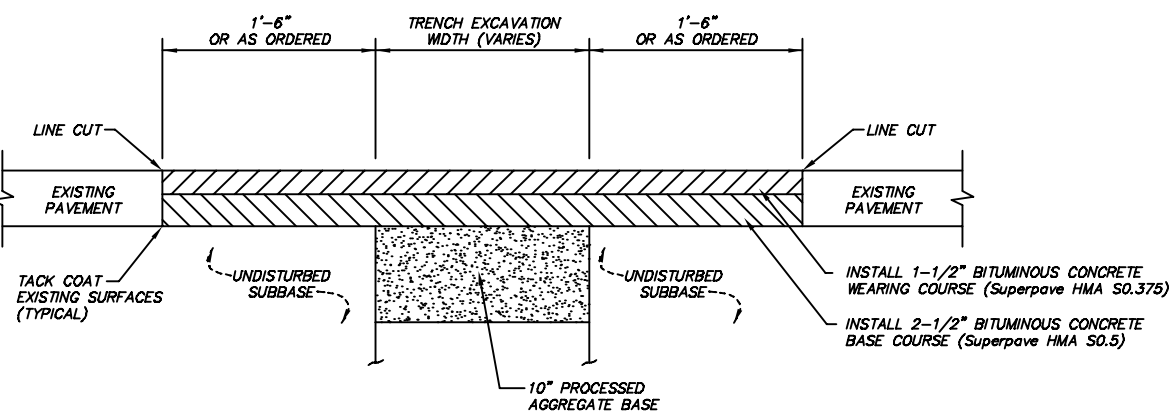
CLEAN OUT TO GRADE DETAIL
N.T.S.



DOWNSPOUT CLEANOUT DETAIL
N.T.S.



ASPHALT DRIVEWAY DETAIL
N.T.S.



DETAIL FOR TRENCH REPAIR
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.

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 SECTION 15.8-FLOOD PRONE AREA REGULATIONS.

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	MARK LINNAN JANICE LINNAN	
LOCATION	188 EMERY DRIVE EAST STAMFORD, CONNECTICUT	
DATE	8-14-25	DATE
ENGINEER	G. D'Andrea	

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

3 of 3

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