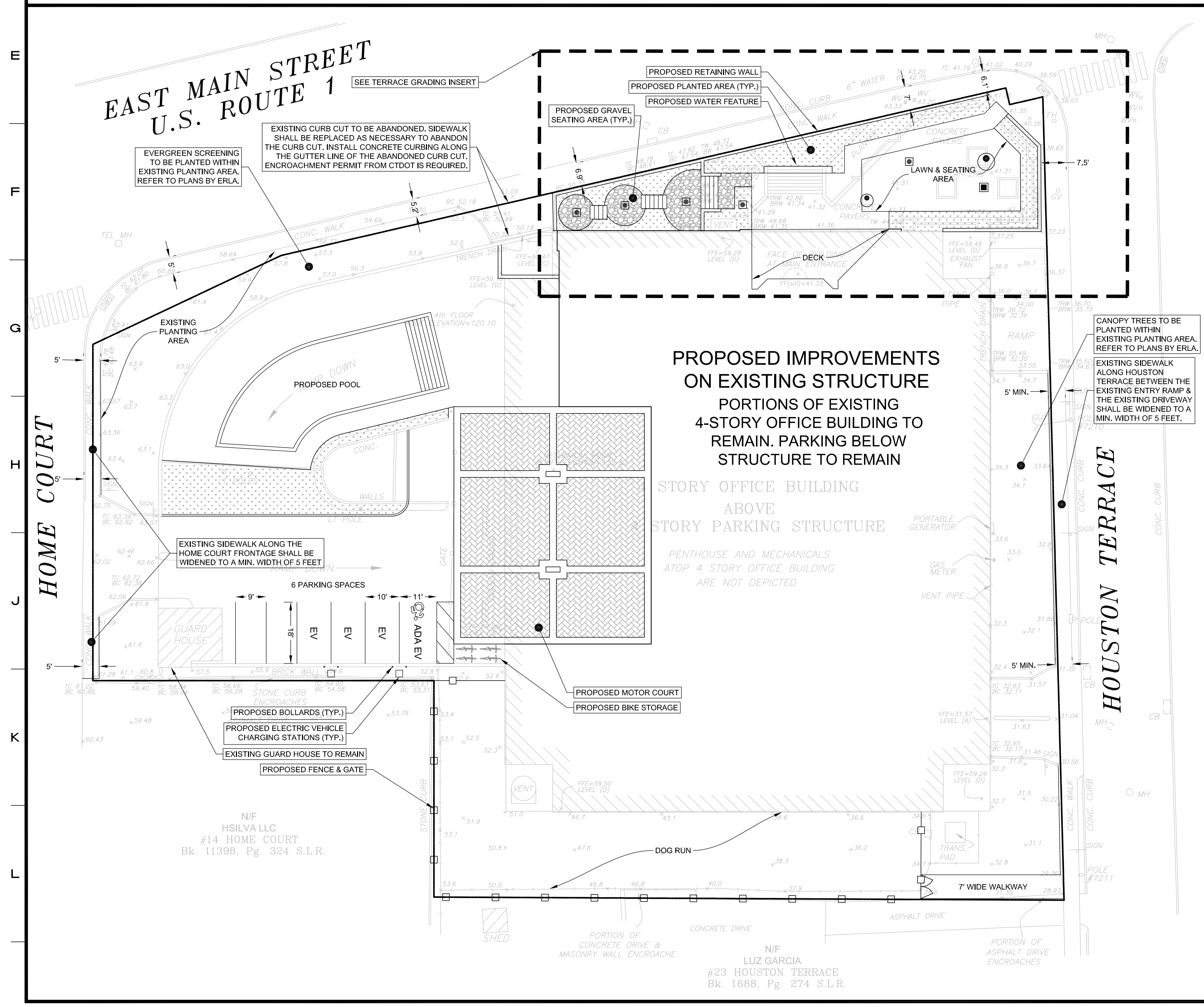


TERRACE INSET (SCALE: 1"=10')



- GENERAL NOTES:**
- These drawings are intended only to depict the design of site grading, drainage, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated May 15, 2025. Elevations depicted or labeled are based on NAVD-88.
 - Refer to drawings by Eric Rains Landscape Architecture, LLC. for information regarding landscape & amenity designs.
 - Refer to plans prepared by Beinfield Associates for information and design of the proposed buildings modifications.
 - Property lies in a CN zone.
 - All construction shall comply with City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, & CT DOT Form 819 (latest edition).
 - All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical State Standard Details.
 - Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property is served by public water and sewers.
 - Prior to any excavation the Contractor and/or Applicant, 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. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc. for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed in conformance with all governing agencies.
 - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
 - Building elevations are subject to change and shall be finalized prior to building permit.
 - Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The Environmental Protection Board and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
- EARTHWORK & GRADING:**
- Grade away from building walls at 2% minimum (typical).
 - Earth slopes shall be no steeper than 2:1 (horz:vert).
 - No work shall commence until erosion controls have been inspected and approved by the EPB or their designee(s).
 - During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
- STORM AND SANITARY SEWER SYSTEMS:**
- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
 - Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
 - All storm pipe specified as Poly Vinyl Chloride Pipe (PVC/P) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
 - All drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
 - Manhole diameters listed are minimum sizes and are assumed to be 4" inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
 - All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
 - When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
 - All crushed stone shall be Gradation No. 4 as per CT DOT Form 819, Article M01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
 - At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

STANDARD CITY OF STAMFORD NOTES:

- A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
- All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.
- The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction work within the City of Stamford Right-of-Way.
- Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
- Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark out of underground utilities.
- 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.
- 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 Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
- Connection to a city-owned storm sewer shall require the Waiver Covering Storm Connection to be filed with the City of Stamford Engineering Bureau.
- 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.
- Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
- 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).
- Reference EPB Permit #, Zoning Permit #, Zoning Board of Appeals #, (if applicable).

3	12/05/2025	SIDEWALK DIMENSIONS
2	11/26/2025	MODIFY TO ABANDON EXISTING CURB CUT ON EAST MAIN ST
1	09/12/2025	ISSUED FOR ZONING BOARD APPROVAL
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING
1241 EAST MAIN STREET
STAMFORD, CT
PREPARED FOR
1241 E MAIN STREET
ASSOCIATES, LLC

SCALE: 0 1"=20' 40'

DRAWN BY: HJC CHECKED BY: BPM

BRIGGS MANNION ENGINEERING

December 5, 2025

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No: **SE-1**

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Comm. No: 1652