

**D'ANDREA SURVEYING &
ENGINEERING, P.C.**

LAND PLANNERS • ENGINEERS • SURVEYORS

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RIVERSIDE, CONNECTICUT 06878
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June 11, 2021

Ms. Susan Kisken, P.E.
Engineering Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06901

Re: "Commercial Development"
Hope Street, LLC
523 & 535 Hope Street
Stamford, CT
Zoning Application No. 221-17

Dear Ms. Kisken,

We have reviewed the comments listed in your Engineering Bureau review memo. The plans have been revised in accordance with some of these comments and in response to preliminary Zoning Commission comments.

The following revisions to the plan set were made in response to preliminary Zoning Commission comments:

- A proposed pedestrian plaza area with connecting walk to the building has now been added to the southwest corner of the property.
- The connecting walk from the proposed pedestrian plaza area to where it meets the proposed parking lot resulted in the relocation of a previously proposed parking space in this area to the northeast corner of the property.
- The addition of the proposed pedestrian plaza and connecting sidewalk increases the previously proposed amount of impervious surfaces on the site by approximately 850 square feet (S.F.). However, the previously proposed site layout resulted in a net reduction of overall impervious surfaces on the site by approximately 17,408 S.F. The inclusion of the proposed pedestrian plaza and connecting walk will now result in an overall decrease in impervious surfaces on the site by approximately 16,558 S.F., as compared to existing conditions. Therefore, the proposed drainage concept will remain similar to what was previously proposed and submitted. Final drainage calculations and modeling and a revised Drainage Summary Report will be submitted to your office for review prior to the issuance of a Building Permit. An updated/final Low-Impact Development Plan will also be submitted to your office for review prior to the issuance of a Building Permit.

The following responses correspond respectively to the comments listed in your review memorandum to Vineeta Mathur, dated May 3, 2021.

1. The proposed grading contour labels in the southwest corner of the property have been corrected. Refer to Sheet 2 of 6.
2. The proposed grading along the southerly property line has been reviewed and found to be acceptable.
3. A detailed logistics plan for the relocation of the culvert, which will include any proposed pumping or dewatering measures, will be prepared and submitted to the Engineering Bureau for review prior to installation.
4. There is no basement proposed for the building and therefore there are currently no underdrains being proposed for this project.
5. The existing catch basin along the southerly property line has been called out on Sheet 3 of 6 to be replaced with a standard 2' sump and bell trap basin.
6. Hydrodynamic/cyclonic oil/grit separators to treat stormwater runoff prior to discharging into the proposed retention/infiltration systems will be incorporated into the final set of design plans to be submitted to you for review prior to Building Permit.
7. A lot consolidation map will be filed on the Stamford Land Records prior to the issuance of a Building Permit.
8. The proposed security gate near the southwest corner of the building has been shifted to the west, so that its southerly base structure will now be outside of the proposed drainage easement. Refer to Sheet 2 of 6.
9. Wall drain outlet connections to nearby catch basin structures have been added to Sheet 3 of 6.
10. The existing building structure has prohibited test borings to be performed in some areas. However, additional deep test borings have been conducted on the property in the vicinity of all proposed subsurface retention/infiltration systems. Refer to Sheet 3 of 6 for additional deep test boring locations.
11. Data for the deep test borings conducted in the vicinity of the proposed retention/infiltration systems have been added to Sheet 6 of 6.
12. Refer to the enclosed signed Checklists.
13. The entire concrete curb and sidewalk along Hope Street north of the existing driveway entrance to remain up to the northern property line has now been called out to be replaced. Refer to Sheet 2 of 6. Refer to Sheet 5 of 6 for concrete curb and sidewalk details.
14. We have inquired with the current owner of the site, who has been operating their business at this property for decades, to see if they have ever experienced any drainage or flooding issues. They have responded stating that there has never been any drainage or flooding problems on their site, since they have been in operation. Therefore, we feel the existing culvert size is most likely adequate and no additional improvements are warranted.
15. The Geotechnical Engineer on the project will be consulted to verify what type of supporting base material is recommended for beneath the new culvert. The recommended base support will be included in the Culvert Relocated Logistics plan and submitted to your office for review prior to installation.
16. We have been informed that an environmental assessment has been performed on the site and that no further remediation will be required regarding excavation and site work.

17. The existing 72" culvert running through the site is approximately 333-feet long with an approximate slope of 1.15%. The proposed culvert location will be a more direct path across the site and will only be approximately 295-feet long with an approximate slope of 1.25%. This proposed increase in slope will allow for greater flow capacity within the culvert.
18. General Note #23 on Sheet 2 of 6, states that an easement map and document will be filed on City Land Records prior to issuance of a Certificate of Occupancy.
19. The Owner is aware that all costs associated with the relocation of the 72" culvert shall be at their own expense

Please find enclosed the following information in support of this project:

- One (1) copy of the signed Checklists, revised June 11, 2021.
- One (1) copy of the Site Plan Review Set, revised through June 11, 2021.

Please contact our office if you have any questions or require any additional information in support of the Zoning application for this project. Thank you very much.

Sincerely,

**D'ANDREA SURVEYING &
ENGINEERING, P.C.**



Derek E. Daunais, P.E.

20MB_SK01
Enclosures

cc: Vineeta Mathur – Associate Planner
Hope Street, LLC

D'Andrea Surveying & Engineering, P.C.



CHECKLISTS

Project Name: Commercial Development
 Project Address: 535 + 523 Hope Street
 Property ^{Applicant} ~~Owner(s)~~: Hope Street, LLC
 Tax Account Number(s): 001-7917/000-6010
 Engineer's Signature: Paul Dorman Date: ~~4/15/2021~~ ^{Rev.} 6/11/2021

All checklists must be completed and submitted. Provide a brief explanation for any items not provided. Check boxes as completed or N/A as not applicable.

✓	Existing Conditions Plan
✓	Stormwater Management Report
✓	Stormwater Management Plan / Construction Plan
	Certificate of Occupancy

Checklist for Existing Conditions Plan

I. General Information

✓	Site address
✓	Orientation, block, zone, City, street name
✓	<u>Applicant name</u> and legal address
✓	<u>Surveyor name</u> address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	24" x 36" sheet size unless otherwise approved
✓	Existing conditions survey shall be prepared in accordance with the Minimum Standards for Surveys and Maps in the State of Connecticut. The class of survey shall be A-2 and T-2 and shall be represented as such on the map. The base map shall be sealed and signed by a Professional Land Surveyor licensed in the State of Connecticut.
✓	Drawing scale shall be set at 1" = 20' or 1" = 40' when possible



II. Existing Conditions Plan Elements

✓	Show and label all property boundaries with linear bearing / distances and curve information
	Required zoning setbacks
	Show and label monument information
✓	Show and label at least one permanent benchmark on the parcel with northing, easting and elevation
✓	Label adjacent property ownership information
✓	Existing contours based on NAVD 88 (no exceptions) at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent at a minimum of 20 ft. beyond the property boundaries of the subject parcel
✓	Show spot elevations at low points, high points, and where topography is flatter than 2 percent
✓	All buildings and structures (label current use and finished floor elevations)
✓	All pavement, parking, driveways, property access points
✓	All roadways, streets, and rights-of-way. Label streets as public or private with street name
✓	All patios, decks, walkways, sidewalks, curb ramps (both adjacent to and opposite and existing roadways or intersections)
✓	Show and label (size, material, inverts) all existing utilities (overhead and underground) within the right-of-way and the project site (label ownership) including but not limited to water, gas and electrical services, wells, storm sewers, sanitary sewers and subsurface sewerage disposal systems.
✓	Show and label existing conveyance systems (swales, ditches, storm drains) including dimensions, elevations, sizes, slopes, and direction of flow
✓	Show and label boundaries of all easements, both public and private, with type, owner, and width
✓	Show and label all other existing features and improvements (e.g. light poles, mature trees of 8" (dbh) diameter or greater, vegetation, walls with top and bottom elevations, fences, pavement markings)

III. Resource Areas

N/A	Show and label limits of inland wetlands, tidal wetlands and any associated setbacks.
N/A	Show and label existing natural site features including tree canopy, outcroppings, permanent and intermittent watercourses, waterbodies, streams
N/A	Show and label limits of floodplain and floodway along with FIRM references (Community Number, Panel, Suffix, and Date) including any effective Letters of Map Revision/Amendment, zone designation and elevation.
N/A	Show and label any Conservation Easement Areas
N/A	Show and label Connecticut Coastal Jurisdiction Line (CJL)
N/A	Show and label existing steep slopes (25% and greater)



Checklist for Stormwater Management Report

I. Project Report

A. Applicant / Site Information

✓	Applicant name, legal address, contact information (email & phone)
✓	Engineers name, legal address, contact information (email & phone)
✓	Site address and legal description
✓	Current / proposed zoning and land use
✓	Site vicinity map (8.5" x 11")

B. Project Description and Purpose

✓	Project description including proposed project elements and anticipated construction schedule
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C. Existing Conditions Description

✓	Site area, ground cover, vegetation, features (roads, buildings, utilities, etc.)
✓	Site topography, slopes, drainage patterns, conveyances systems (swales, storm drains, etc.), stormwater discharge locations
N/A	Receiving waterbody information including stormwater impairments and TMDL information (See the most recent <u>State of Connecticut Integrated Water Quality Report</u>)
✓	Site soils information including soil types, hydrologic soil group, bedrock / outcroppings, groundwater elevation, significant geologic features
✓	Provide NRCS Soils Mapping
N/A	Resource protection areas (wetlands, streams, lakes, etc.), buffers, floodplains, floodways

D. Summary of Applicable General Design Criteria

✓	Methodology, design storm frequency
✓	Hydrologic design criteria
N/A	Hydraulic design criteria
N/A	Flood hazard areas

Applying under "Lite" Stormwater Management: Skip to Section I (Refer to Flow Chart on page vii of the City of Stamford Stormwater Drainage Manual)

E. Project Type in Accordance with Standard 1 Definitions

✓	Area of disturbance, receiving waterbody classification (High Quality, Tidal Wetlands, Direct Waterfront)
✓	Project type (development, <u>redevelopment</u> , linear development)
✓	Pollutant reduction standard per flowchart Section 2.4



F. Summary of LID Site Constraints

N/A	Description of sensitive areas for protection
✓	Mature tree inventory, which shall include 8-inch (dbh) diameter trees or greater
N/A	Steep slopes
✓	Ledge and bedrock depth
✓	Seasonal high groundwater elevation
N/A	Pollutant hotspots
	Summary of infiltration rates

G. Summary of Proposed Stormwater Treatment Practices

✓	Proposed LID controls (i.e. minimize impervious, minimize DCIA, minimize disturbance, increase time of concentrations, other LID controls and strategies)
✓	Location, size, types
✓	Design criteria and references
✓	Stormwater treatment practice, drainage area characteristics / details

H. Summary of Compliance with Standards 1

✓	Required pollutant reduction criteria
✓	Provided pollutant reduction (WQV) by stormwater treatment practice
✓	Summary of compliance with Standard 1

I. Summary of Compliance with Standards 2, 3, and 4

✓	Description of proposed stormwater management system
✓	Pre-development site hydrology with delineation of each watershed area and sub-basin
✓	Post-development site hydrology with delineation of each watershed area and sub-basin
✓	Comparison table of pre- and post-development hydrology, peak flow, volume, and percent difference
✓	Summary table of watershed areas and sub-basin areas, time of concentration and runoff coefficients
N/A	Summary table demonstrating the 2-year, 24-hour post development peak flow rate is less than or equal to the lowest of either: - The pre-development 1-year, 24-hour storm peak flow rate - 50 percent of the pre-development 2-year, 24-hour storm peak flow rate
N/A	Conveyance protection, emergency outlet sizing
N/A	Hydraulic grade line summary and tail water elevation used in analysis
✓	Construction erosion and sediment control description, Standard 3
✓	Operation and Maintenance, maintenance tasks and schedule on construction plans per Standard 4



J. Summary of Compliance with Applicable Drainage Facility Design Requirements

✓	Description of applicable design requirements and compliance
✓	Description of proposed drainage facilities and compliance

K. Stormwater Management Report

✓	Signed and stamped by professional engineer licensed in the State of Connecticut
✓	Drainage impact statement in accordance with Standard 5B.

II. **Supporting Calculations** (as appendix to Project Report)

Applying under "Lite" Stormwater Management: Skip to Section N	
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L. Water Quality Volume / Water Quality Flow Calculations

✓	Calculations demonstrating the total Water Quality Volume generated by the post-development site and the required retention/treatment volume per Standard 1 in cubic feet.
✓	Calculations demonstrating the total Water Quality Volume retained/treated by each stormwater treatment practice and the total Water Quality Volume generated by the post-development contributing drainage area to each stormwater treatment practice

M. Stormwater Treatment Practice Sizing Calculations

✓	Calculations demonstrating how each stormwater treatment practice has been designed and sized in accordance with the Structural Stormwater BMP Design references in Appendix B. Calculations will vary by stormwater treatment practice, but a minimum, applicants shall provide calculations in accordance with design criteria from the Connecticut Stormwater Quality Manual.
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N. Hydrologic and Hydraulic Design Calculations

N/A	Stream channel protection, Standard 2A
	Conveyance protection, Standard 2B <i>(will submit prior to Building Permit)</i>
✓	Peak flow control (1-year, 2-year, 5-year, 10-year, 25-year, and 50-year storms), Standard 2C
N/A	Inlet analysis
N/A	Gutter flow (Site by site basis as requested by Engineering Bureau)
	Storm sewers and culverts (velocities, capacity, hydraulics) <i>(will submit prior to Building Permit)</i>
N/A	Hydraulic grade line required when pipe is flowing at full capacity <ul style="list-style-type: none"> o Provide existing and proposed summary table o Provide existing and proposed mapping, label structures
✓	Detention facilities (outlet structure, stage/storage, freeboard)
N/A	Emergency outlet sizing, safely pass the 100 year storm, Standard 2D
N/A	Outlet protection calculations, based on conveyance protection (i.e. riprap, energy dissipater)



O. Hydrologic and Hydraulic Model, Existing and Proposed

✓	Drainage routing diagram
✓	Summary
✓	Storage pond input

P. Downstream analysis (Site by site basis as required by the Engineering Bureau)

N/A	Downstream analysis, Standard 2E
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III. Supporting Mapping (as appendix to Project Report)

Q. Pre-Development Drainage Basin Area Mapping

✓	11" x 17" or 8.5" x 11" sheet size
✓	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✓	Locations of existing stormwater discharges
N/A	Perennial and intermittent streams, wetlands, and floodplain / floodways
	NRCS soil types, locations, boring locations, infiltration testing locations
✓	Vegetation and groundcover
✓	Existing roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✓	Location, size, type of existing structural stormwater controls, facilities and conveyance systems

R. Post-Development Drainage Basin Area Mapping

✓	11" x 17" or 8.5" x 11" sheet size
✓	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✓	Locations of proposed stormwater discharges
N/A	Perennial and intermittent streams, wetlands, and floodplain / floodways
✓	NRCS soil types, locations, boring locations, infiltration testing locations
✓	Vegetation, ground cover and proposed limits of clearing/disturbance
✓	Proposed, roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✓	Location, size, type of proposed structural stormwater controls, facilities and conveyance systems

IV. DCIA Tracking Worksheet (as appendix to Project Report)

✓	DCIA Tracking Worksheet (Use form found in Appendix E)
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V. Proposed LID Review Map

Applying under "Lite" Stormwater Management - Proposed LID Review Map <u>NOT</u> required.

A. General

✓	Site address
✓	Applicant name, legal address, contact information
✓	Engineers name, address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✓	Signed and stamped by a Licensed Professional Engineer in the State of Connecticut
✓	11" x 17" or 24" x 36" sheet size unless otherwise approved
✓	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
	Locations of existing stormwater discharges
✓	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✓	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.)

B. LID Constraints:

✓	Boring / test pit locations
	Infiltration testing locations and results (<i>Refer to Boring Logs in Drainage Report</i>)
✓	Vegetation and proposed limits of clearing / disturbance
✓	NRCS soils mapping
N/A	Steep slopes
N/A	Surface waters / Perennial and intermittent streams
N/A	Resource protection areas and buffers, wetlands, floodplain / floodways
✓	Existing vegetation and mature trees, which shall include 8-inch (dbh) diameter trees or greater
✓	Poor soils (HSG C & D)
N/A	Shallow bedrock / ledge
N/A	Seasonal high groundwater elevation
N/A	Other site constraints (e.g. brownfield caps)

C. Proposed Stormwater Treatment Measures:

✓	Location, size, type, limits, and WQV provided by each proposed stormwater treatment practices
✓	Drainage area to each proposed stormwater treatment practice (total area, impervious area, WQV)

D. Site Summary Table:

✓	Total site area, disturbed area, pre- and post-development impervious areas
✓	Required pollutant reduction volume (retention or detention)
✓	Provided pollutant reduction volume (retention or detention)



Checklist for Stormwater Management Plan / Construction Plans

A. General

✓	Site orientation, address and legal description
✓	Applicant name, legal address, contact information
✓	Engineers name, address, contact information
✓	North arrow, bar scale, horizontal and vertical datum
✓	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✓	Stamped by a Licensed Professional Engineer in the State of Connecticut
✓	24" x 36" sheet size unless otherwise approved

B. Site Development Plans

✓	City of Stamford Standard Notes
✓	As required by the Drainage Maintenance Agreement, provide a written narrative describing the nature of the proposed development activity and the program for operation and maintenance of drainage facilities and control measures throughout the life of the project.
✓	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
✓	All required spot elevations to clearly depict positive pitch
✓	Top and bottom elevation of all walls
✓	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✓	All utilities and easements
✓	Location, size, maintenance access, type of proposed structural stormwater controls and facilities with elevations and inverts
N/A	Location, size, maintenance access, type of proposed non-structural stormwater controls and facilities with elevations and inverts
✓	Location, size, type of proposed stormwater infrastructure, inlets, manholes, infiltration and detentions systems, control structures with elevations and inverts
✓	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.) with elevations and inverts
✓	Identify roof leaders, curtain drains and foundation drains with elevations and inverts
✓	Proposed water quality treatment systems, size and model type
✓	Final stabilization measures which may include slope stabilization

C. Erosion and Sedimentation Control Plan

✓	Phasing and schedule
✓	Construction access and staging and stock pile areas
✓	Operation and maintenance of erosion and sedimentation controls
✓	Tree protection
✓	Downstream protection such as location of silt fencing
✓	Limit of disturbance
✓	Construction fencing



City of Stamford
 Engineering Bureau
 888 Washington Boulevard, 7th Floor Stamford, CT 06901
 Phone 203-977-4189

D. Construction Details

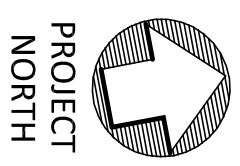
✓	Standard City of Stamford details
✓	Infiltration system details
✓	Control structure details
✓	Water quality treatment details
	Infiltration testing results <i>(Refer to Boring logs in Drainage Summary Report)</i>

Checklist for Certificate of Occupancy

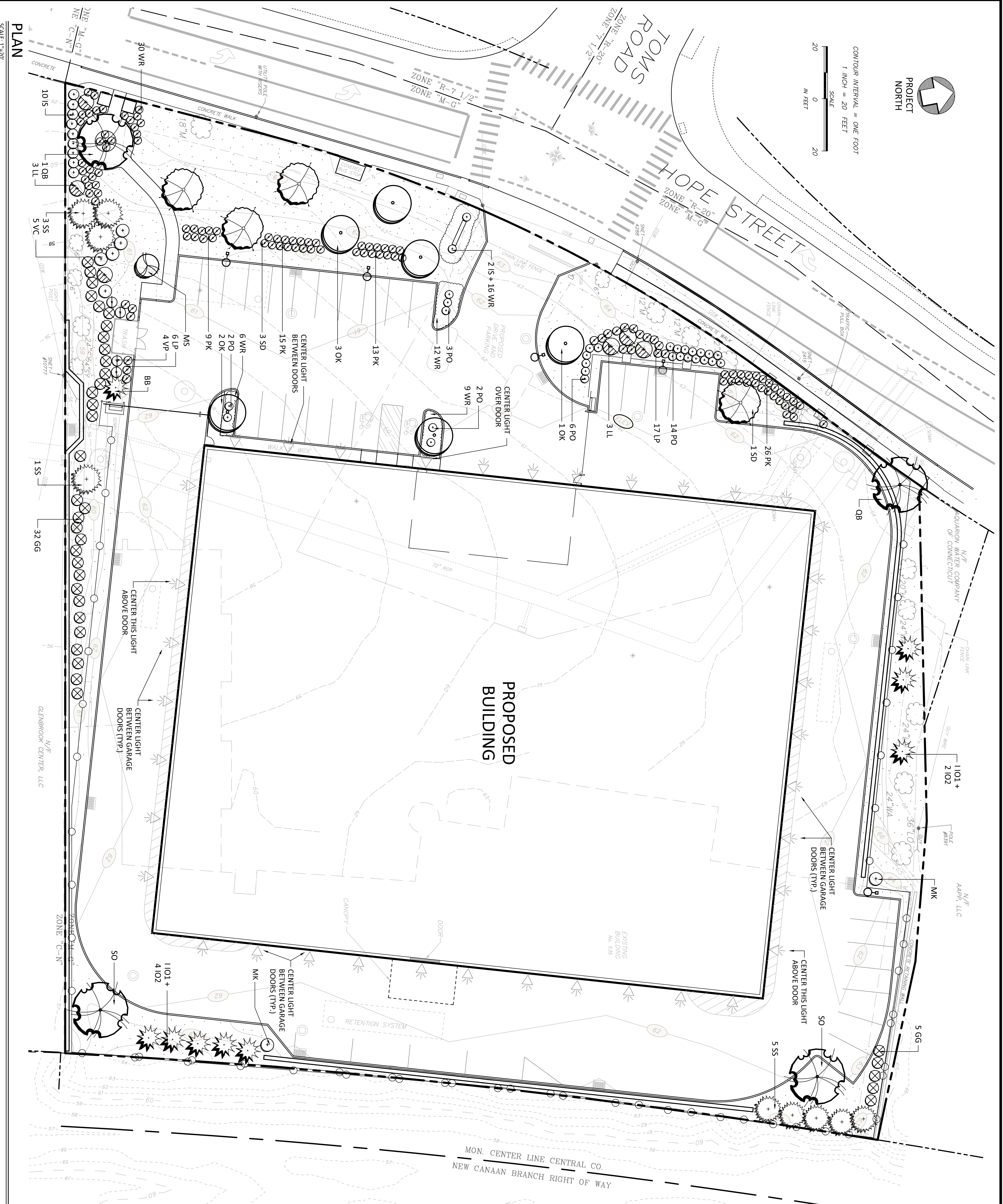
	Final Improvement Location Survey
	Stormwater Management Certification Form
	Final DCIA Tracking Worksheet
	Standard City of Stamford Drainage Maintenance Agreement (Agreement Covenant)

Other Certifications at the discretion of the Engineering Bureau and/or EPB

	Wall Certification
	Landscape Certification
	Landscape Maintenance Agreement
	Waiver Covering Storm Sewer Connection
	Waiver Covering Granite Block, Depressed Curb, and Driveway Aprons
	Flood Certification



CANTOUR INTERVAL = ONE FOOT
1 INCH = 20 FEET
SCALE

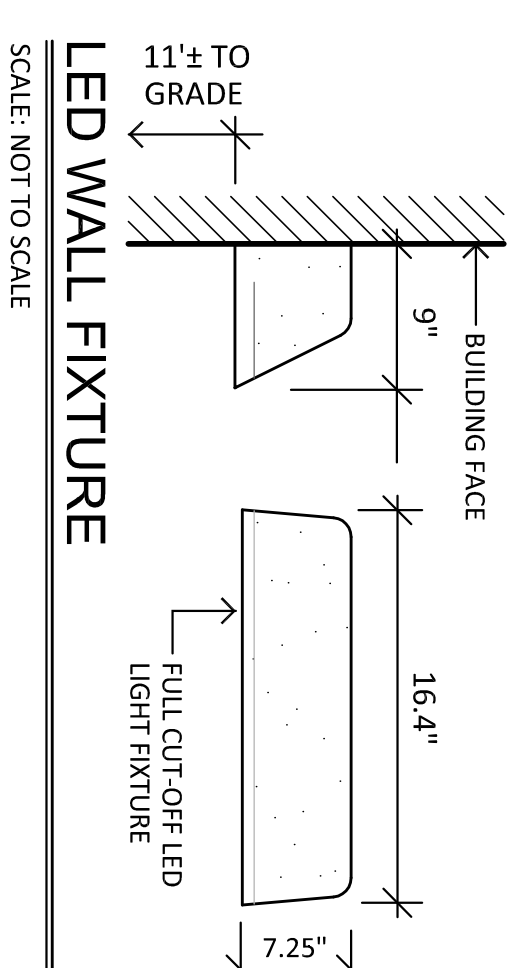


GENERAL NOTES:

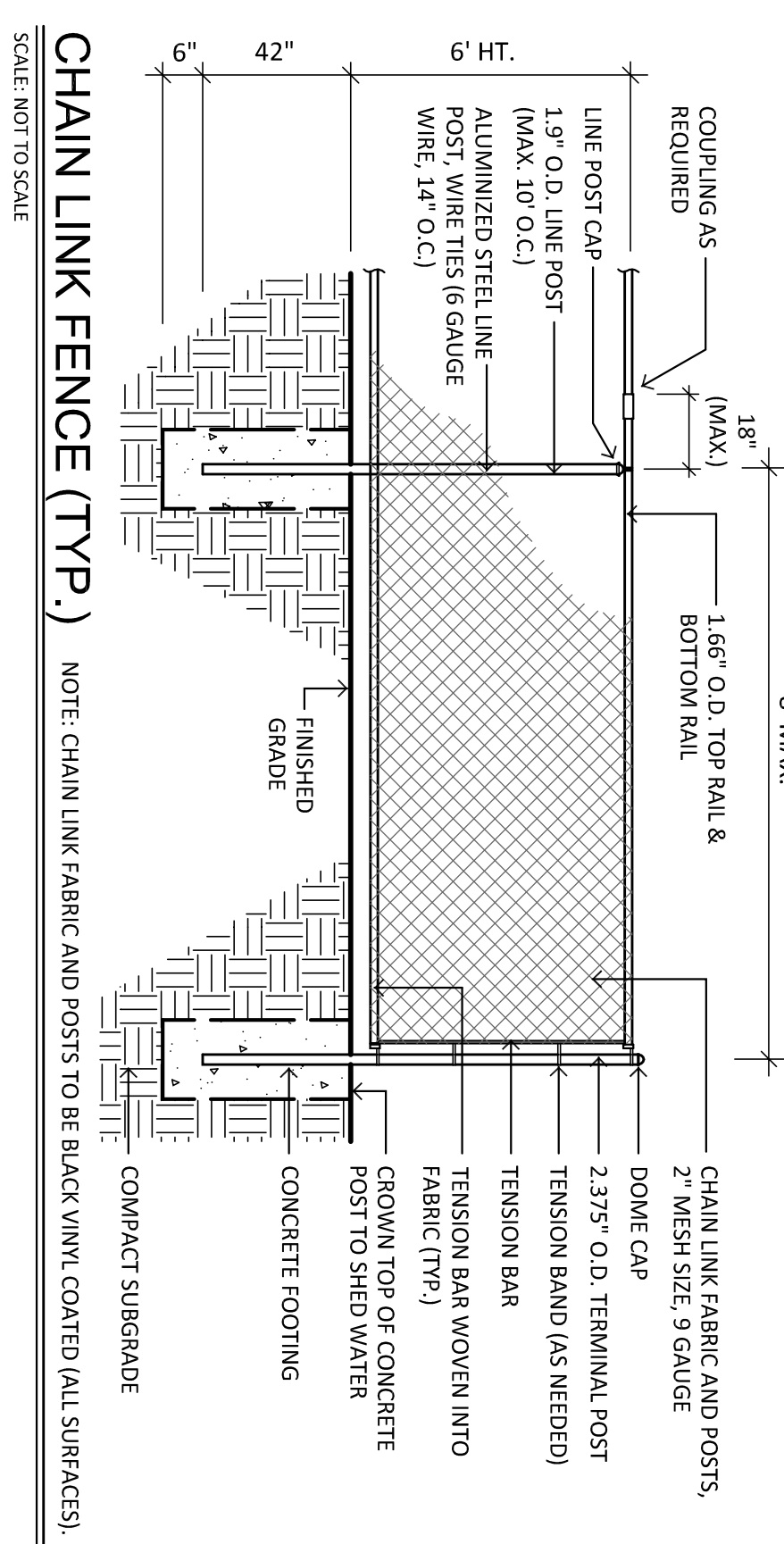
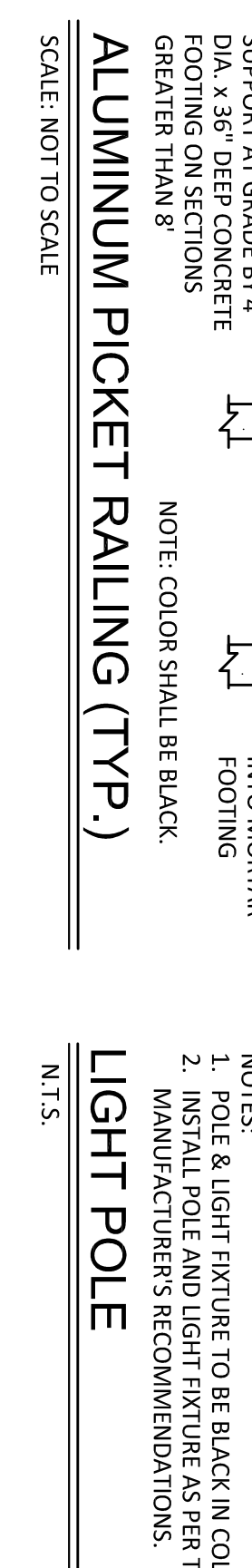
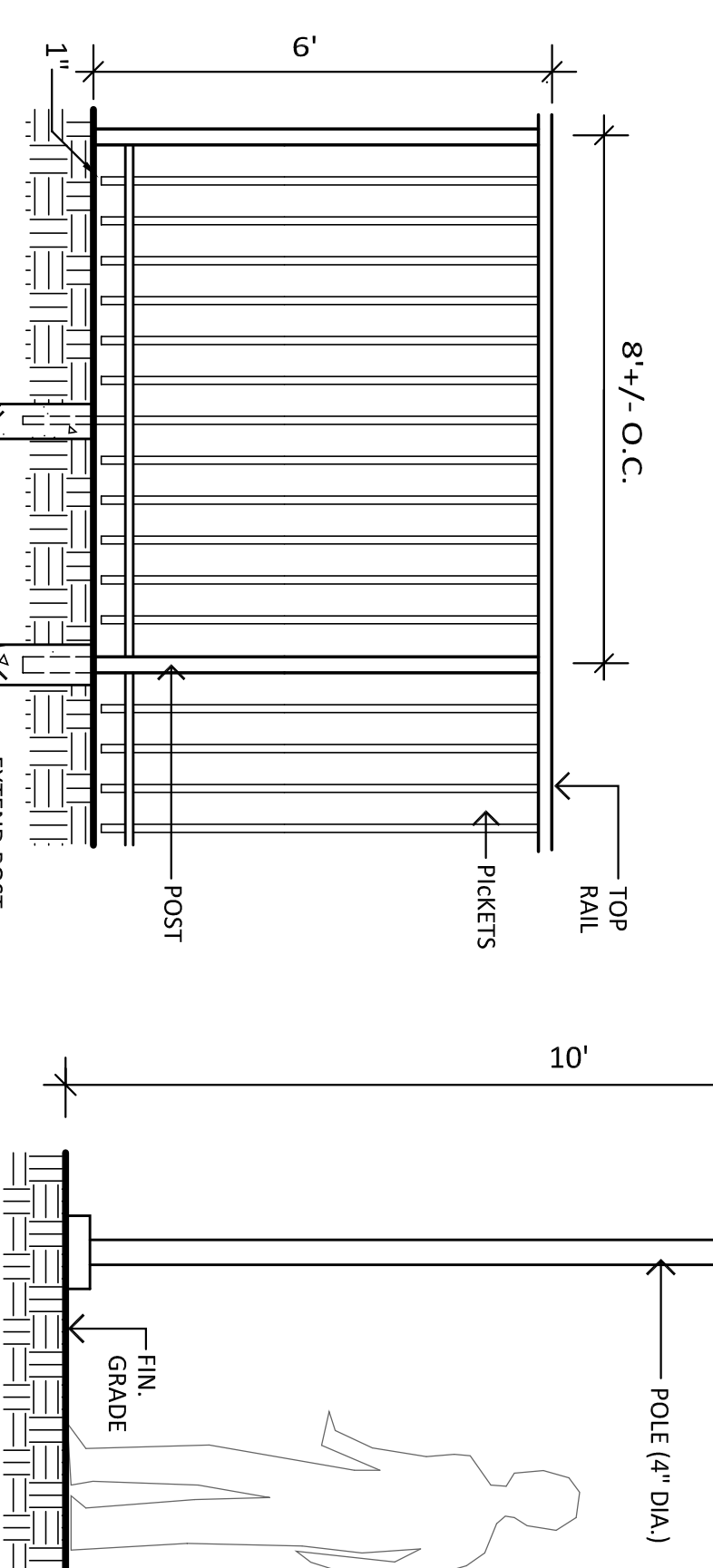
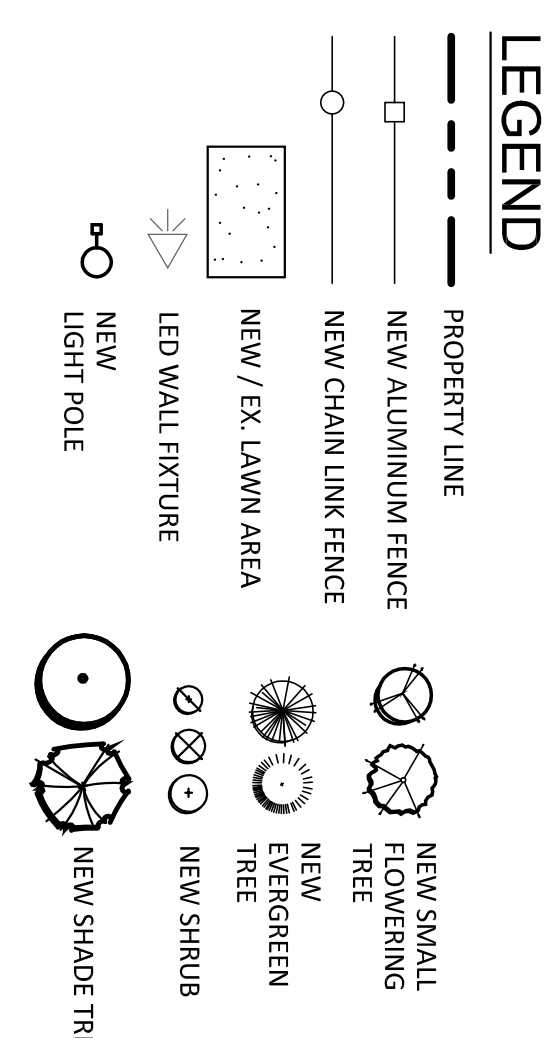
- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SITE PLAN SUPPLIED BY RACCIO V. ANDREIA, INC.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

LANDSCAPE LIGHTING NOTES:

- LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE ILLUMINATION. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS. SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).



- NOTE:
- LIGHT FIXTURE (GARCOLO LED WALL SCENE 1011) BY PHILIPS. INSTALL LIGHT FIXTURE PER MANUFACTURER'S RECOMMENDATIONS. LED COLOR SHALL BE 4000K.
 - BUILDING COLOR.
 - ALIGN FIXTURE LOCATIONS WITH BUILDING ARCHITECTURE.



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
2	QB	QUERCUS BRICOLOR	SWAMP WHITE OAK	2 1/2" CAL	BBB	FULL
2	SO	QUERCUS IBERICANA	SHINGO OAK	2-2 1/2" CAL	BBB	FULL
1	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7 HT.	BBB	FULL
1	MS	MAGNOLIA STEUDERIANA 'CENTENNIAL'	STAR MAGNOLIA	4-5 HT.	BBB	FULL
4	SD	MALUS SNOWDRIFT	SNOWDRIFT CRABAPPLE	2-2 1/2" CAL	BBB	MATCHING
6	OK	PRUNUS 'OKAME'	OKAME CHERRY	2-2 1/2" CAL	BBB	MALE
2	IO1	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT HOLLY	4-5 HT.	BBB	FEMALE
6	IO2	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS HOLLY	4-5 HT.	BBB	FULL
1	MG	MAGNOLIA SOULANGIANA 'BROZZONI'	BROZZONI SAUCER MAGNOLIA	6-7 HT.	BBB	FULL
9	PC	PIEAIA OMORICA	SERBIAN SPRUCE	7-8 HT.	BBB	FULL
37	LL	THUJA GREEN GIANT	GREEN GIANT ARBORVITAE	5-6 HT.	BBB	FULL
6	LG	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA	3-4 HT.	BBB	FULL
12	IS	ILEX CRENATA 'STEEDES'	KATHERINE DYKES CINQUEFOIL	3-4 HT.	BBB	FULL
12	IS	POTENTILLA 'WATHERME DWKES'	WATERME DWKES POTENTILLA	2-3 HT.	BBB	FULL
73	WR	ROSA 'WHITE MEIDLAND'	WHITE MEIDLAND ROSE	2-3 HT.	BBB	FULL
63	PK	ROSA 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	2-3 HT.	BBB	FULL
23	LP	SPRINGE 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	2-3 HT.	BBB	FULL
2	MK	SPRINGE 'MISS KIM'	MISS KIM LILAC	3-4 HT.	BBB	FULL
5	VC	VIBURNUM CARLESI	MAYTOWER VIBURNUM	3-4 HT.	BBB	FULL
4	VP	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	3-4 HT.	BBB	FULL

REVISIONS:

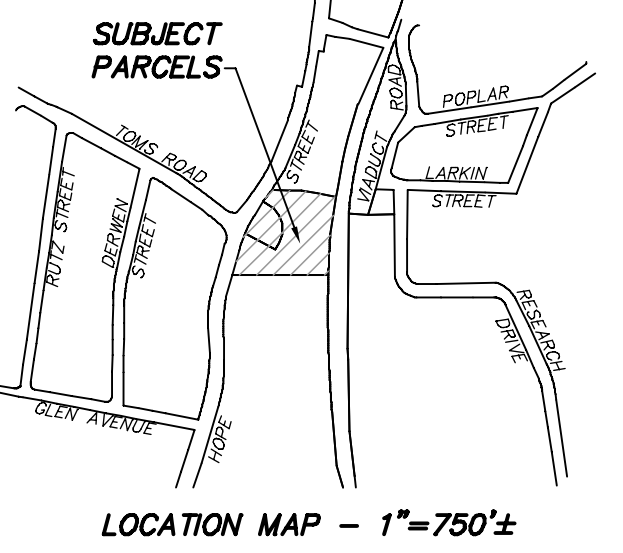
NO.	DATE	DESCRIPTION
1	6.14.21	PER REV. SITE PLAN
2	4.25.21	ADD 5 LIGHT POLES

DRAWING TITLE: **LANDSCAPE PLAN**

PROJECT: **HOPE STREET, LLC**
523-535 HOPE STREET
STAMFORD, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-8799 Fax: (203) 855-7836
info@elsl.com www.elsl.com

DATE: 4.15.21
SCALE: AS SHOWN
DRAWING NO.: LP.1



- LEGEND**
- SIGN
 - UTILITY POLE
 - LIGHT POST
 - ⊙ PROPOSED PARKING SPACE

PROPOSED PARKING SUMMARY
 REGULAR PARKING SPACES = 32
 HANDICAP PARKING SPACES = 2
 TOTAL PARKING SPACES = 34

EXISTING BUILDING COVERAGE
 LOT AREA = 2.435 ACRES
 BUILDING = 36,667 S.F.
 TOTAL = 36,667 S.F.
 PERCENT COVERAGE = 34.5%

PROPOSED BUILDING COVERAGE
 LOT AREA = 2.435 ACRES
 PROPOSED BUILDING = 44,133 S.F.
 TOTAL = 44,133 S.F.
 PERCENT COVERAGE = 41.6%

REFER TO A CERTAIN MAP TO BE FILED IN THE STAMFORD LAND RECORDS ENTITLED "ZONING LOCATION DEPICTING CONSOLIDATION OF PROPERTIES AT 535 AND 523 HOPE STREET IN STAMFORD, CONNECTICUT PREPARED FOR HOPE STREET, LLC" AS PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C. AND DATED APRIL 15, 2021.

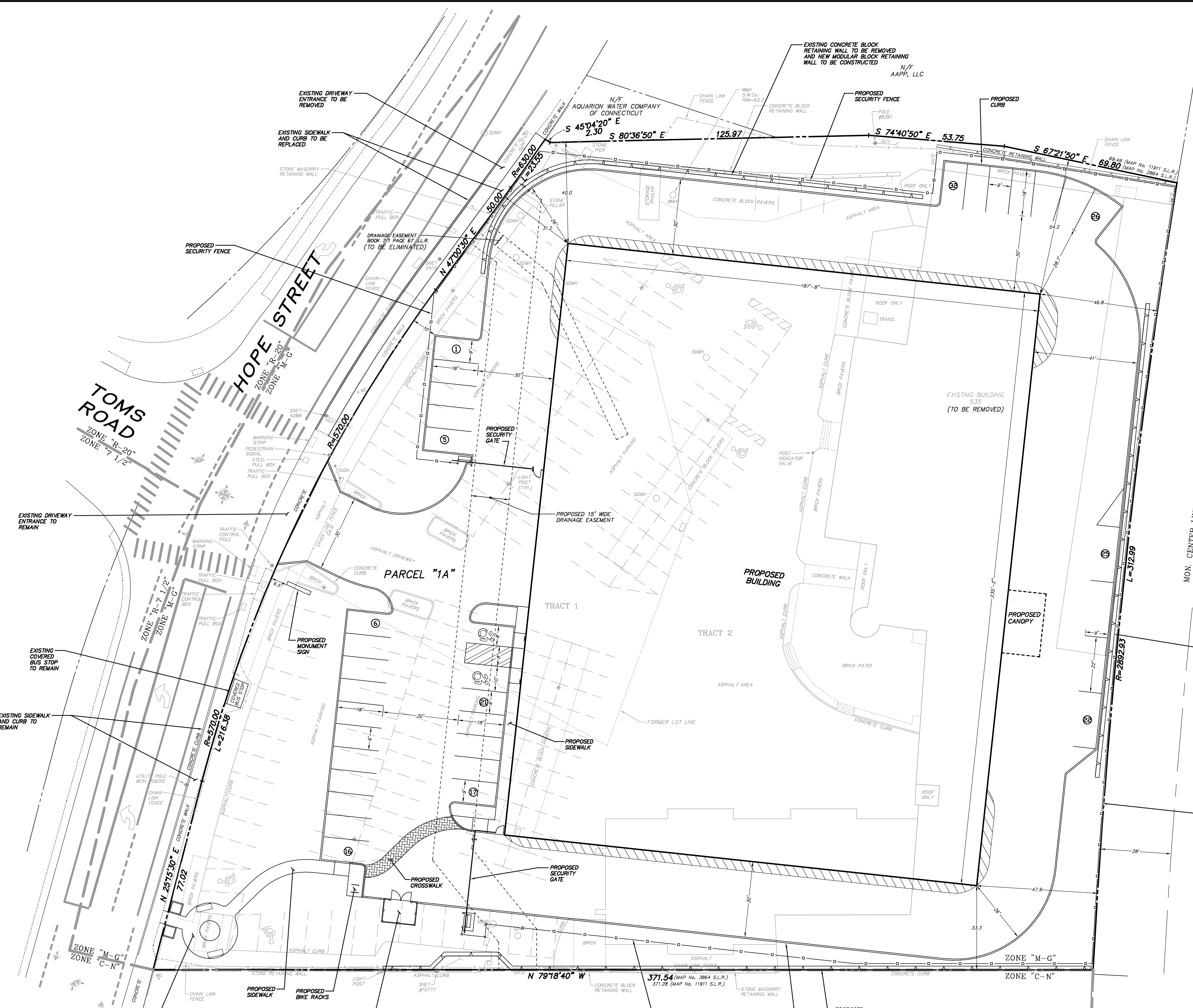
THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.

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

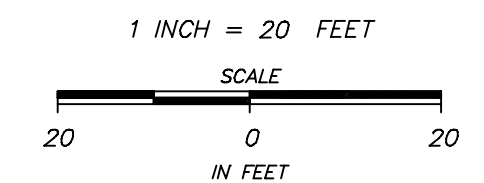
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 2.435 ACES
 REFER TO MAPS 2864, 11911 S.L.R.
 LAND LIES IN "M-G" ZONING DISTRICT
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
D'ANDREA SURVEYING & ENGINEERING, P.C.

EDWIN W. RHODES, III SURVEYOR
 CT LS No. 70436
 RIVERSIDE, CONNECTICUT
 APRIL 15, 2021 JUNE 11, 2021



ZONING LOCATION SURVEY
 DEPICTING
 535 AND 523 HOPE STREET
 IN
 STAMFORD, CONNECTICUT
 PREPARED FOR
HOPE STREET, LLC



TOMSHOPE_2020_215_LJMG (REV)

Z0408

SITE PLAN REVIEW SET

" COMMERCIAL DEVELOPMENT "

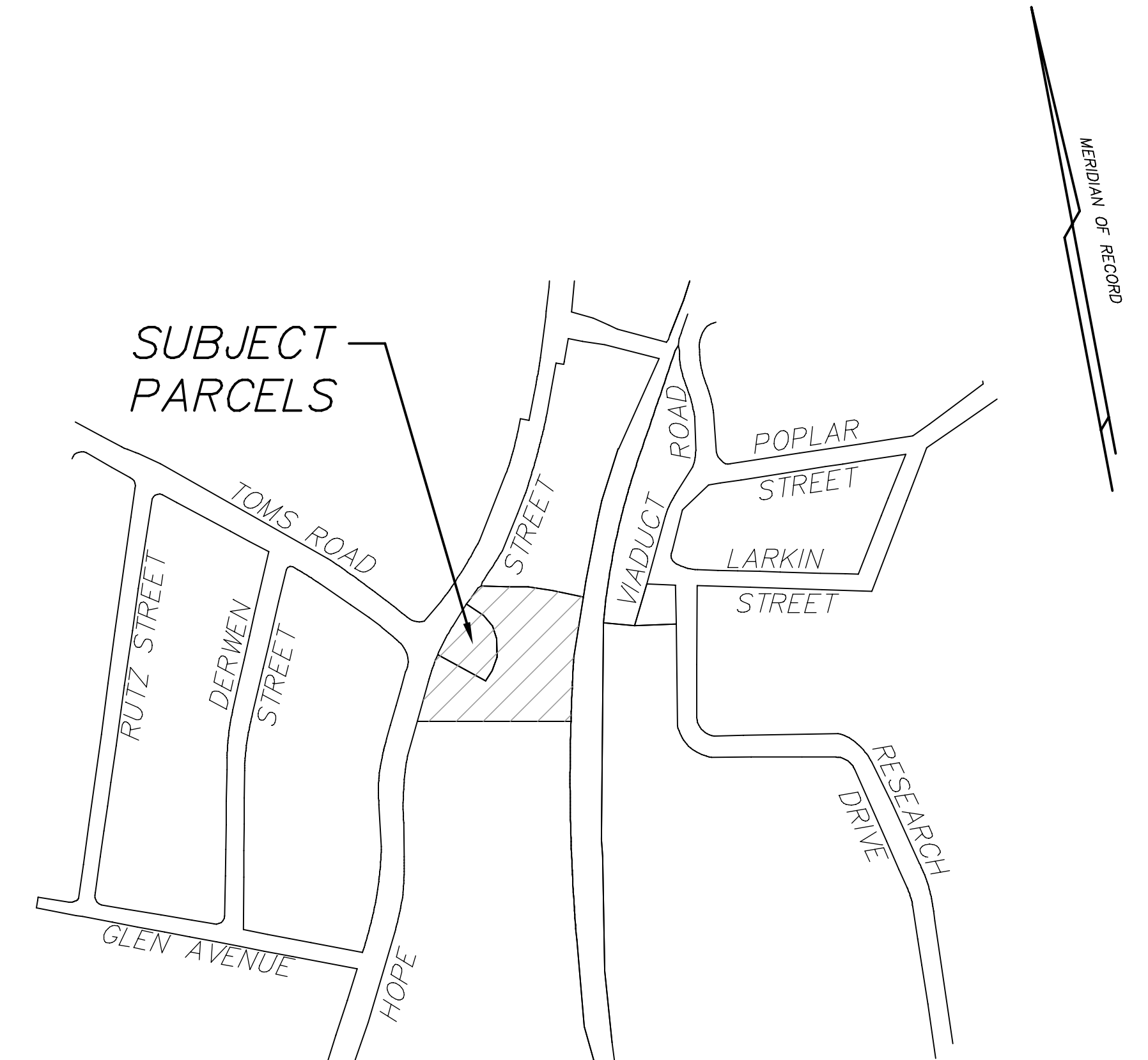
LOCATION

535 & 523 HOPE STREET STAMFORD, CONNECTICUT

PREPARED FOR

HOPE STREET, LLC

BLOCK No. 319
TOTAL AREA = 2.435 ACRES
"M-G" ZONING DISTRICT



LOCATION MAP - 1"=300'±

SHEET INDEX

<u>SHEET</u>	<u>TITLE</u>	<u>REVISION</u>	<u>DATE</u>
	TOPOGRAPHIC SURVEY - "EXISTING CONDITIONS"		4-15-21
1 OF 6	DEMOLITION PLAN	0	4-15-21
2 OF 6	SITE GRADING AND LAYOUT PLAN	1	6-11-21
3 OF 6	STORM DRAINAGE AND UTILITY LAYOUT PLAN	1	6-11-21
4 OF 6	SEDIMENTATION AND EROSION CONTROL PLAN	1	6-11-21
5 OF 6	NOTES AND DETAILS	1	6-11-21
6 OF 6	DETAILS	0	4-15-21
1 OF 1	LOW-IMPACT DEVELOPMENT PLAN	0	4-15-21

ENGINEERING PLANS PREPARED BY

D'ANDREA SURVEYING & ENGINEERING, P.C. 6-11-21
DEREK E. DAUNAI, CT. PE No. 22861 DATE

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

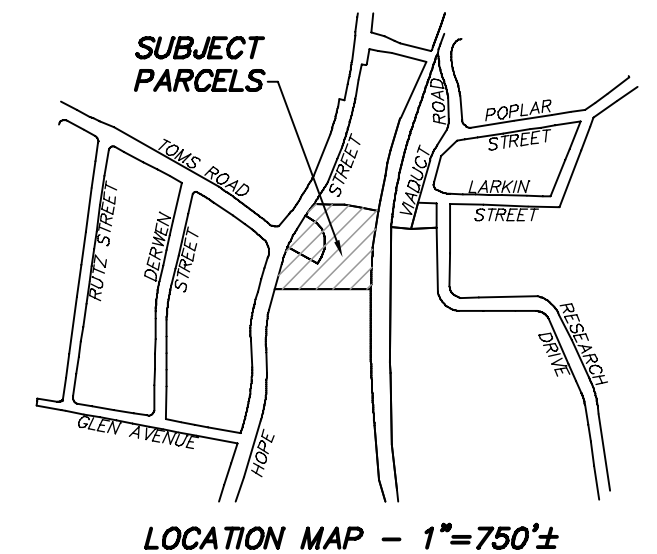
D'ANDREA SURVEYING & ENGINEERING, P.C.
LAND PLANNERS
ENGINEERS
P.O. BOX 549 6 NEIL LANE
RIVERSIDE, CT 06878 SURVEYORS TEL. 637-1779

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
	COVER SHEET

REV.	DATE	DESCRIPTION
1	6-11-21	ZONING RESUBMISSION
0	4-15-21	ZONING SUBMISSION

D:\WORK\2016\COMMERCE\SP_REV1.DWG (201)

2016



- LEGEND**
- 30' --- EXISTING CONTOUR
 - x 30.0 EXISTING SPOT ELEVATION
 - x 29.5 EXISTING TOP/BOTTOM SPOT ELEVATION
 - (Tree symbol) DECIDUOUS TREE
 - (Star symbol) SIGN
 - (Circle with cross) UTILITY POLE
 - (Circle with dot) GAS GATE
 - (Circle with horizontal lines) WATER GATE
 - (Circle with vertical lines) LIGHT POST
 - (Circle with diagonal lines) OVERHEAD SERVICE WIRES
 - (Circle with 'C') CATCH BASIN
 - (Circle with 'S') STORM DRAIN MANHOLE
 - (Circle with 'W') WATER MANHOLE
 - (Circle with 'P') POLYVINYL CHLORIDE
 - (Circle with 'R') REINFORCED CONCRETE PIPE
 - (Circle with 'U') UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
 - (Dashed line) PROPERTY LINE

- TREE LEGEND**
- H - HICKORY
 - LO - LOCUST
 - M - MAPLE
 - O - OAK
 - SY - SYCAMORE
 - WA - WALNUT

BUILDING COVERAGE

LOT AREA = 1.997 ACRES
 TRACT 2 (535 HOPE STREET) ONLY
 BUILDING = 36,667 S.F.
 TOTAL = 36,667 S.F.
 PERCENT COVERAGE = 42.2%

BENCHMARK
 "L" CUT/CONC BASE
 ELEV = 64.11
 DATUM: NAVD 88

CONTOURS AND ELEVATIONS DEPICTED HEREON ARE REFERENCED TO 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 IN THE COURSE OF MAKING 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.

TRACT 1 (523 HOPE STREET) = 0.438 ACRES
 TRACT 2 (535 HOPE STREET) = 1.997 ACRES
 AREA = 2.435 ACRES

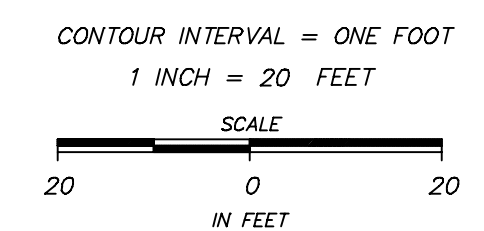
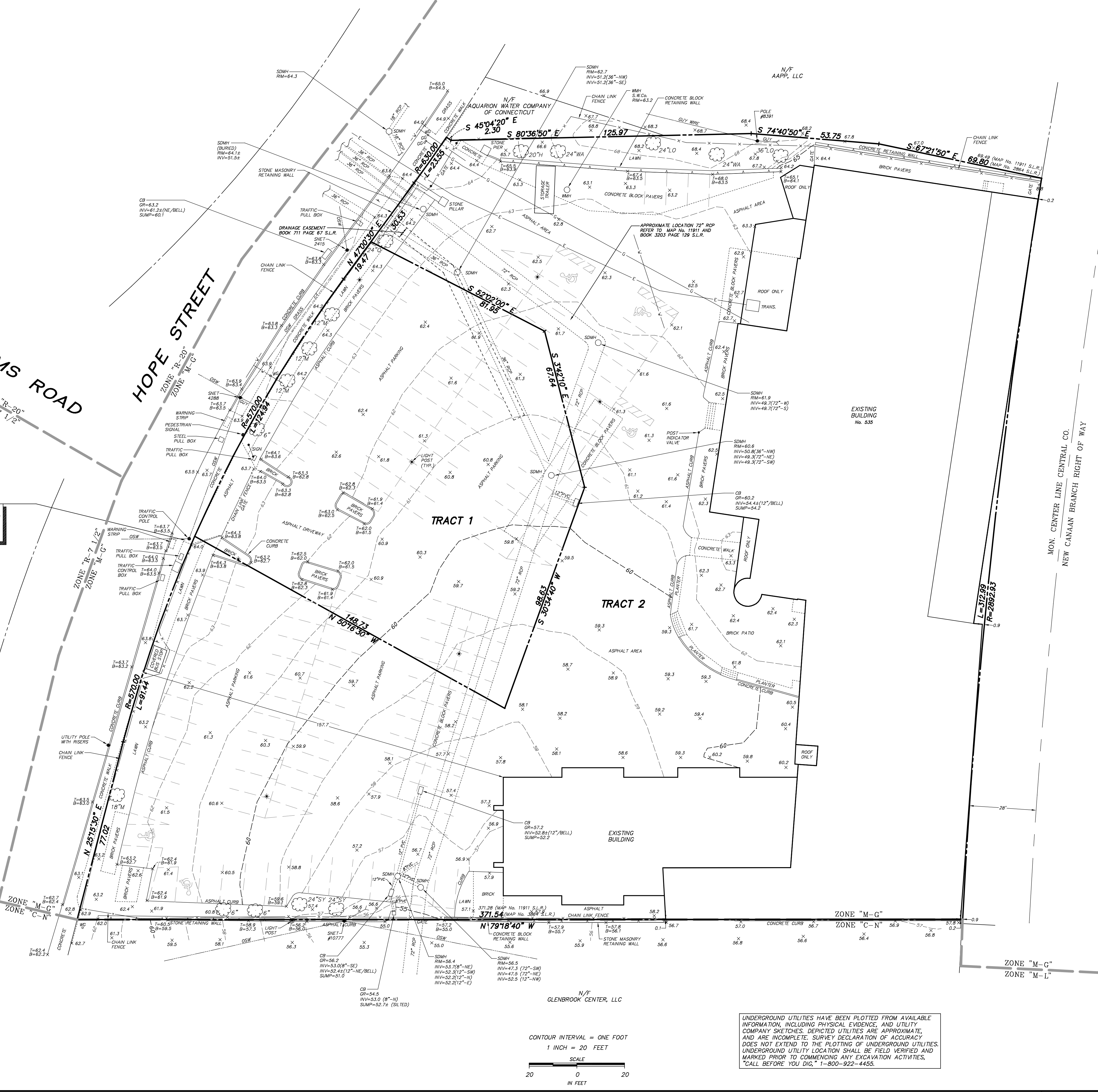
REFER TO MAPS 2864, 11911 S.L.R.

LAND LIES IN "M-G" ZONING DISTRICT

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

EDWIN W. RHODES, III CT LS No. 70436 SURVEYOR
 RIVERSIDE, CONNECTICUT APRIL 15, 2021



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.

TOPOGRAPHIC SURVEY
 DEPICTING
535 AND 523 HOPE STREET
 IN
STAMFORD, CONNECTICUT
 PREPARED FOR
HOPE STREET, LLC

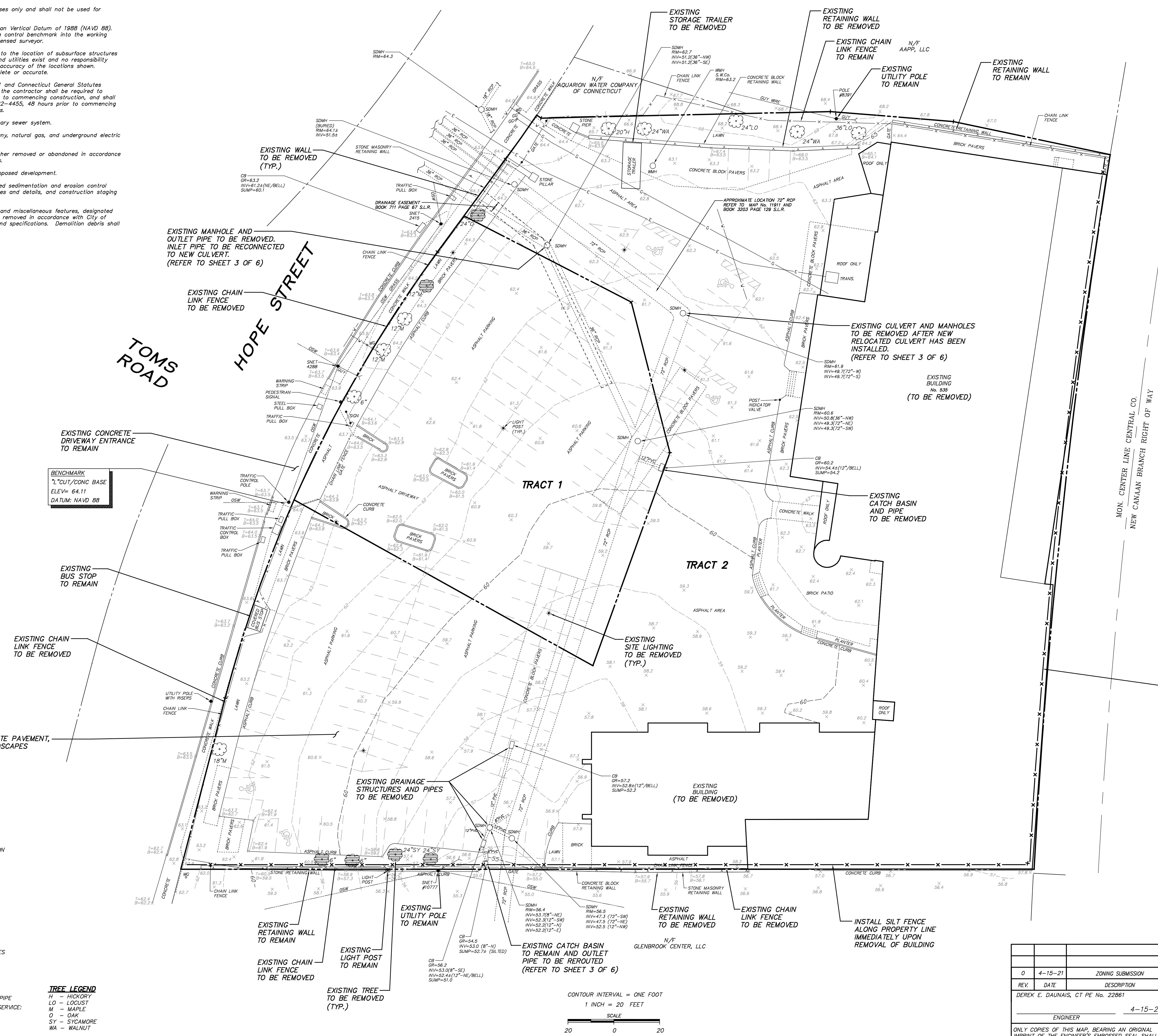
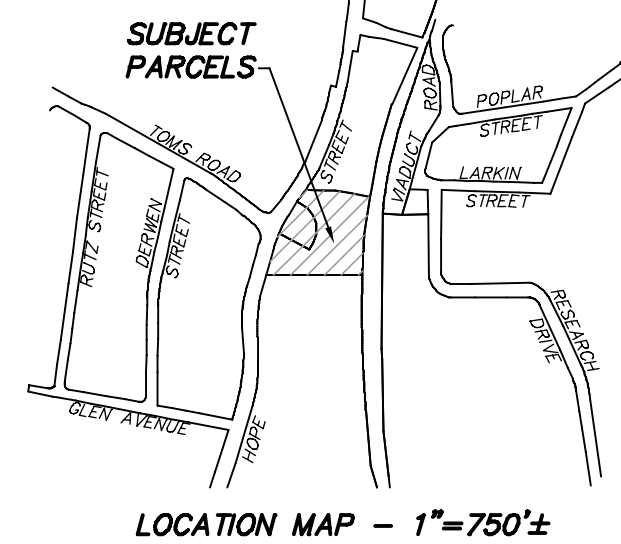
MERIDIAN OF RECORD

MON. CENTER LINE CENTRAL CO.
 NEW CANAAN BRANCH RIGHT OF WAY

DEMOLITION NOTES:

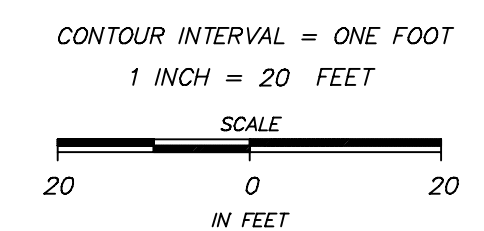
1. This purpose of this plan is for demolition purposes only and shall not be used for other aspects of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
3. The information given on these plans 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 surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
4. In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-359, the owner or the contractor shall be required to 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 for mark out of underground utilities.
5. This site is served by the City of Stamford sanitary sewer system.
6. This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
7. All existing utilities shall be disconnected and either removed or abandoned in accordance with each respective utility company's regulations.
8. Refer to Sheet 2 of 6 for a depiction of the proposed development.
9. Refer to Sheet 4 of 6 for a depiction of proposed sedimentation and erosion control measures, sedimentation and erosion control notes and details, and construction staging notes.
10. All existing on-site structures, paved surfaces, and miscellaneous features, designated to be removed within the project area, shall be removed in accordance with City of Stamford and State of Connecticut standards and specifications. Demolition debris shall be legally disposed of off-site.

BLOCK No. 319
TOTAL AREA = 2.435 ACRES
"M-G" ZONING DISTRICT



BENCHMARK
"L" CUT/CONC BASE
ELEV= 64.11
DATUM: NAVD 88

- LEGEND**
- 30 --- EXISTING CONTOUR
 - x 30.0 EXISTING SPOT ELEVATION
 - x 30.0 EXISTING TOP/BOTTOM SPOT ELEVATION
 - o DECIDUOUS TREE
 - o TREE TO BE REMOVED
 - o SIGN
 - o UTILITY POLE
 - o GAS GATE
 - o WATER GATE
 - o LIGHT POST
 - o OSW OVERHEAD SERVICE WIRES
 - o CB CATCH BASIN
 - o SDMH STORM DRAIN MANHOLE
 - o WMH WATER MANHOLE
 - o PVC POLYVINYL CHLORIDE
 - o RCP REINFORCED CONCRETE PIPE
 - o UNDERGROUND UTILITY SERVICE: E=ELECTRIC, G=GAS, T=TELECOM, W=WATER
 - o PROPERTY LINE
- TREE LEGEND**
- H - HICKORY
 - LO - LOCUST
 - M - MAPLE
 - O - OAK
 - SY - SYCAMORE
 - WA - WALNUT

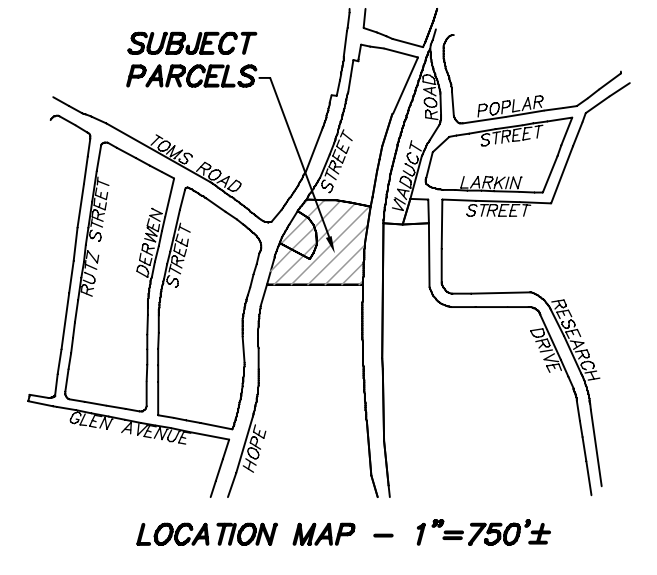


D'ANDREA SURVEYING & ENGINEERING, P.C.
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SURVEYORS
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6 NEIL LANE TEL. 637-1779

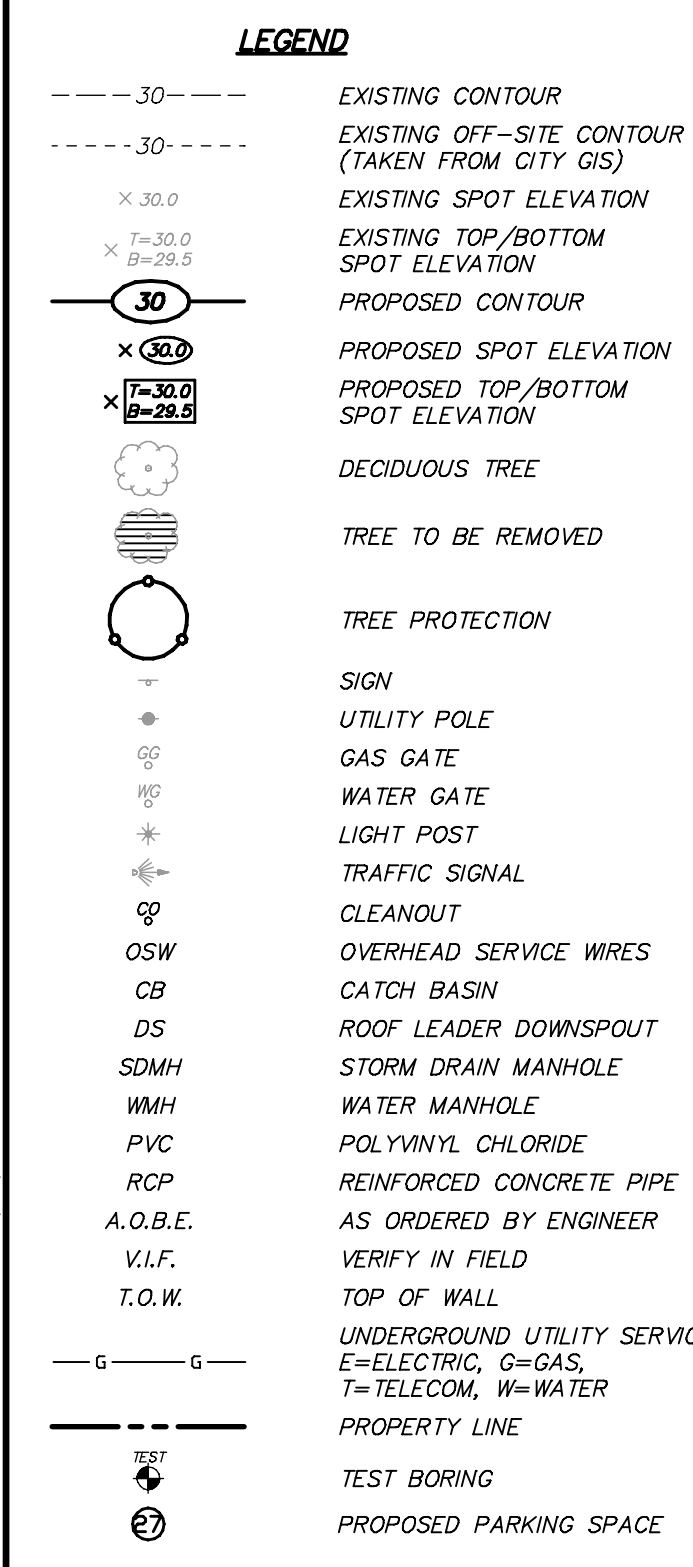
PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
1 OF 6	DEMOLITION PLAN

REV.	DATE	DESCRIPTION
0	4-15-21	ZONING SUBMISSION
		DEREK E. DAUNAIS, CT PE No. 22861
	4-15-21	ENGINEER

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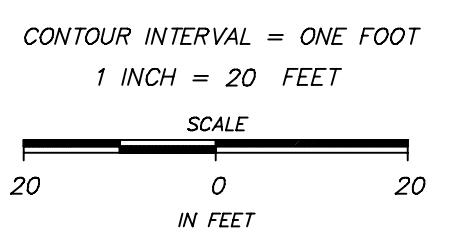
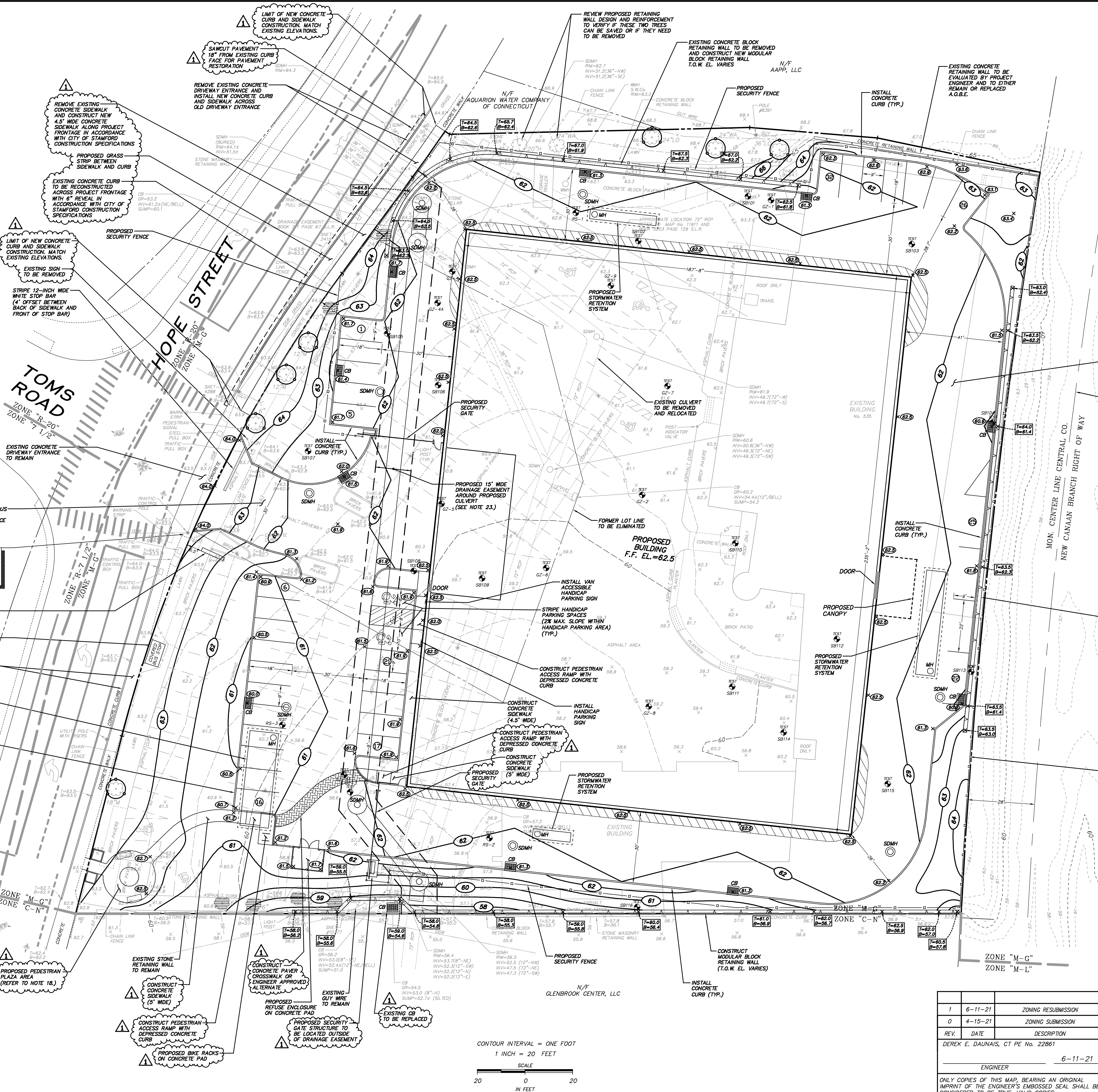


- GENERAL NOTES:**
- Boundary information, existing features, and topography were taken from a survey entitled "Topographic Survey, Disting 535 and 523 Hope Street in Stamford, Connecticut, Prepared for Hope Street, LLC" dated March 31, 2021, as prepared by D'Andrea Surveying & Engineering, P.C.
 - The subject parcel does not lie within a Flood Hazard Zone as depicted on FIRM Community Panel 09001C0509F, published by FEMA, effective date June 18, 2010.
 - Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88.) The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
 - 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.
 - In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-356, the owner or the contractor shall be required to 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 for mark out of underground utilities.
 - This site is served by the City of Stamford sanitary sewer system.
 - This site is served by the Aquarion Water Company, natural gas, and underground electric and telecom services.
 - The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
 - 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. Refer to Sheets 5 and 6 of 6 for construction notes and details.
 - Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" map and certification letter shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Bureau for review and approval for the purpose of confirming that construction was completed substantially in compliance with the approved plans as amended from time to time.
 - Roof drains from the proposed building shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated between the architect, the project engineer, and the contractor.
 - All existing buildings, driveways, and miscellaneous details shall be removed from the site and disposed of legally. Refer to Sheet 2 of 6 for general demolition notes.
 - Refer to Sheet 3 of 6 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installations and connections.
 - Refer to Sheet 4 of 6 for sedimentation and erosion control notes and details and general construction staging notes.
 - Refer to Sheet 5 of 6 for City of Stamford Standard Notes.
 - The proposed building shall be designed by an architect in order to conform with current applicable zoning setback criteria and regulations, and a building permit shall be obtained prior to commencing construction.
 - Refer to Architectural Plans as prepared by Sullivan, Goulette & Wilson Ltd.
 - Refer to Landscape Architectural plans as prepared by Environmental Land Solutions, LLC for final design of proposed landscaping and exterior site lighting.
 - All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
 - A "Street Opening Permit" must be obtained prior to any construction activity in the City of Stamford right-of-way. All construction within the right-of-way shall be coordinated with the City of Stamford Engineering Bureau.
 - The Contractor shall be responsible for coordinating and maintaining traffic flow on adjoining roadways throughout the project.
 - Depicted locations of lane markings, crosswalks, and traffic lights within Hope Street and edge of road and sidewalks along the opposite side of the road area were taken from aerial photography and are for informational purposes only.
 - Easement map and document shall be filed on the Stamford land records prior to final Certificate of Occupancy. The easement document shall include language on access, maintenance, and repair.



BENCHMARK
 "L" CUT/CONC BASE
 ELEV= 64.11
 DATUM: NAVD 88

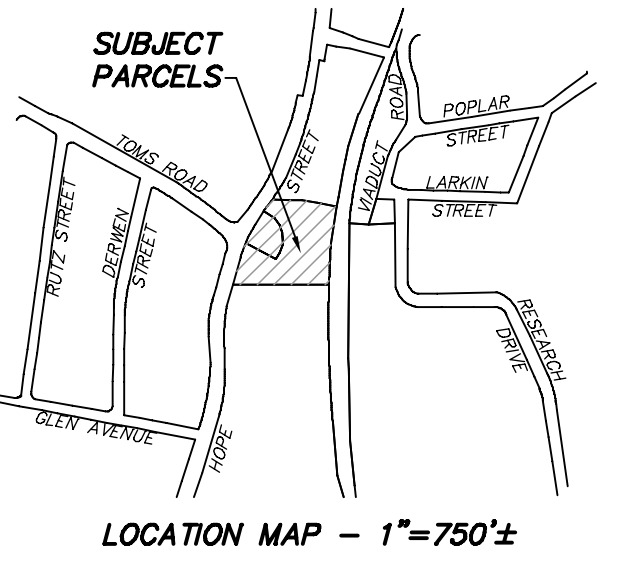
TREE LEGEND
 H - HICKORY
 LO - LOCUST
 M - MAPLE
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D'ANDREA SURVEYING & ENGINEERING, P.C.
 LAND PLANNERS
 ENGINEERS
 SURVEYORS
 P.O. BOX 549
 RIVERSIDE, CT 06878
 6 NEIL LANE
 TEL. 637-1779

PROJECT	COMMERCIAL DEVELOPMENT									
PREPARED FOR	HOPE STREET, LLC									
REVISIONS	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6-11-21</td> <td>ZONING RESUBMISSION</td> </tr> <tr> <td>0</td> <td>4-15-21</td> <td>ZONING SUBMISSION</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	6-11-21	ZONING RESUBMISSION	0	4-15-21	ZONING SUBMISSION
REV.	DATE	DESCRIPTION								
1	6-11-21	ZONING RESUBMISSION								
0	4-15-21	ZONING SUBMISSION								
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT									
2 OF 6	SITE GRADING AND LAYOUT PLAN									

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



STORM DRAIN AND UTILITY NOTES:

- The purpose of this plan is only to depict the layout of the proposed storm drainage, sanitary sewer, and utilities; water, propane, electric, telephone, and cable. This plan shall not be used for the construction of any other aspect of this project.
- Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
- The information given on these plans 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 surveyor or engineer for the accuracy of the locations shown. Utility information is not guaranteed to be complete or accurate.
- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-145 through 16-159, the owner of the roof drain downspouts shall be required to 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 for marking of underground utilities.
- This site is served by the City of Stamford sanitary sewer system.
- This site is served by the Aquarion Water Company, natural gas, and underground electric, and telecom services.
- The contractor shall be responsible for securing all required permits from the City of Stamford for completion of the project.
- 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. Refer to Sheets 5 and 6 of 6 for construction notes and details.
- All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
- Roof drains from the proposed building shall be tied into the new storm drainage system, as depicted on the plan. Final locations of the roof drain downspouts shall be coordinated between the architect, the project engineer, and the contractor.
- 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.
- The contractor shall excavate test pits where indicated hereon or wherever design conflicts may occur prior to the installation of any portion of either the proposed sanitary sewer or storm drainage systems. The contractor shall notify the project engineer of the test pit schedule. Design conflicts, if any, shall be brought to the immediate attention of the project engineer.
- New storm drain pipes greater than 8-inches in diameter shall not have bends. New storm drain pipes of diameter 8-inches or less shall not have bends that exceed 45-degrees.
- Depicted locations of the proposed propane service, water service, and underground utilities; electric, telephone, and cable are approximate for approval purposes only. Final locations shall be coordinated between each respective utility company and the owner.
- The contractor shall coordinate the final location and installation of all proposed electric transformers, and other necessary utility splice boxes with each respective utility company.
- A Drainage Maintenance Agreement shall be provided to the City of Stamford prior to obtaining a final Certificate of Occupancy.
- Coordinate utility service connections to building with MEP plans.

DRAINAGE MAINTENANCE SCHEDULE

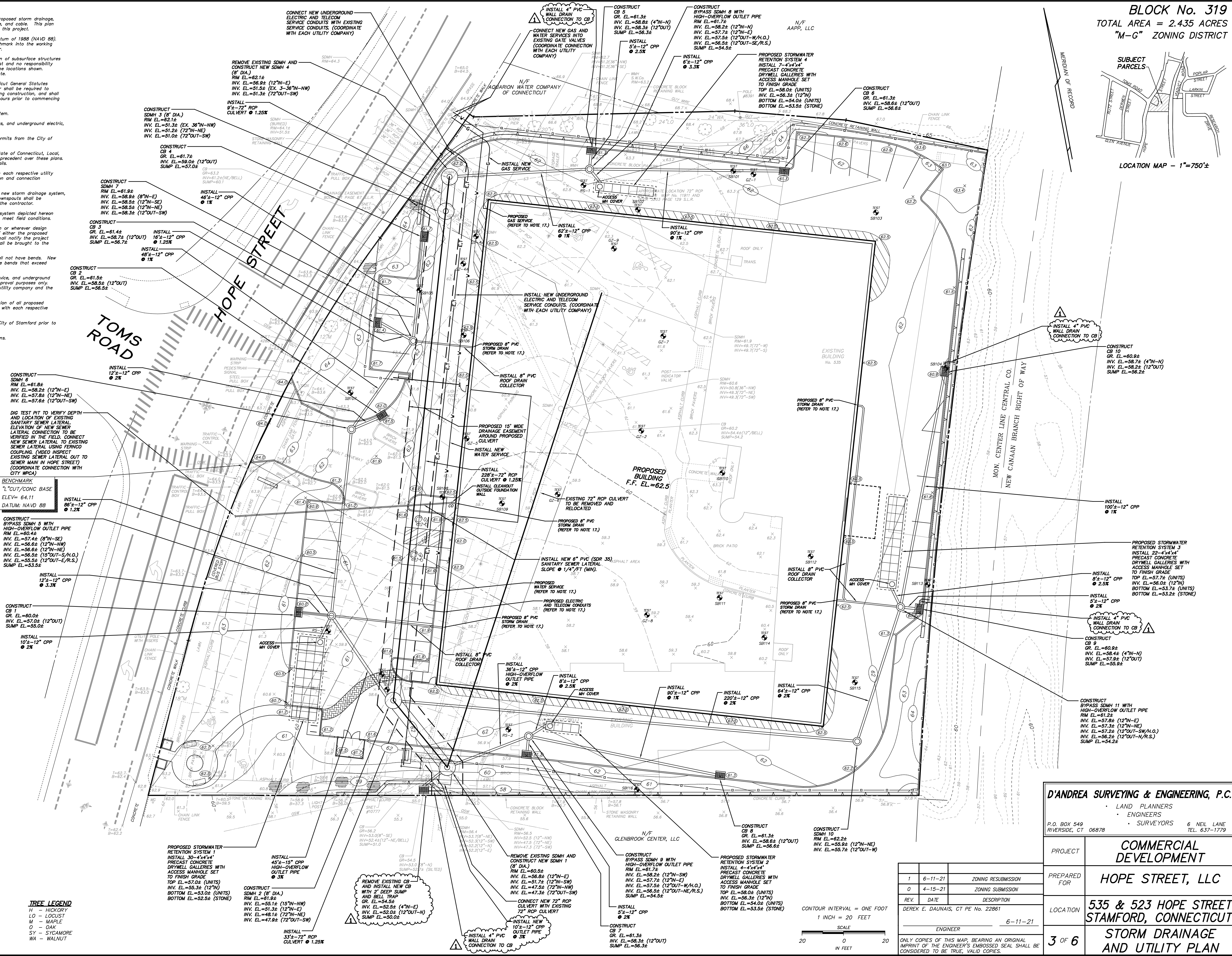
- Catch Basins & Drainage Inlets:
 - Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
 - For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
 - Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
 - From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
 - Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
 - Storm Drainage Piping and Manholes/Junction Boxes:
 - All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
 - Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
 - Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
 - Drywells and Infiltration Systems:
 - All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
 - For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
 - Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
 - From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the units shall be removed and repairs made as required.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
 - Roof Gutters - Remove accumulated debris and inspect for damage. Any damage should be repaired as required.
- Disposal of Debris and Sediment - All debris and sediment removed from the stormwater structures and bio-retention/infiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

LEGEND

- 30- EXISTING CONTOUR
- 30- EXISTING OFF-SITE CONTOUR (TAKEN FROM CITY GIS)
- x=30.0 EXISTING SPOT ELEVATION
- x=29.5 EXISTING TOP/BOTTOM SPOT ELEVATION
- 30- PROPOSED CONTOUR
- x=30.0 PROPOSED SPOT ELEVATION
- DECIDUOUS TREE
- TREE TO BE REMOVED
- SIGN
- UTILITY POLE
- GAS GATE
- WATER GATE
- LIGHT POST
- TRAFFIC SIGNAL
- CLEANOUT
- OVERHEAD SERVICE WIRES
- CB CATCH BASIN
- DS ROOF LEADER DOWNSPOUT
- SDMH STORM DRAIN MANHOLE
- WMH WATER MANHOLE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- A.O.B.E. AS ORDERED BY ENGINEER
- V.I.F. VERIFY IN FIELD
- T.O.W. TOP OF WALL
- UNDERGROUND UTILITY SERVICE:
 - E-ELECTRIC, G-GAS,
 - T-TELECOM, W-WATER
- PROPERTY LINE
- TEST BORING

TREE LEGEND

- H - HICKORY
- LO - LOCUST
- M - MAPLE
- O - OAK
- SY - SYCAMORE
- WA - WALNUT

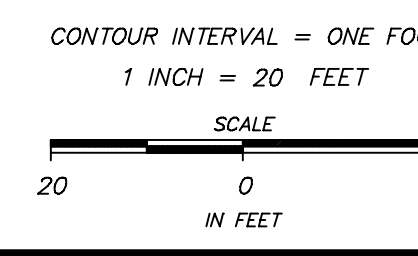


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LAND PLANNERS
ENGINEERS
SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
3 OF 6	STORM DRAINAGE AND UTILITY PLAN

REV.	DATE	DESCRIPTION
1	6-11-21	ZONING RESUBMISSION
0	4-15-21	ZONING SUBMISSION
REV.	DATE	DESCRIPTION
	DEREK E. DAUNAIS, CT PE No. 22861	
	ENGINEER	6-11-21

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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 devices for that area, as shown on the plan, are in place and functional.
- Natural vegetation shall be maintained and protected to the greatest extent 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 to this soil erosion and sediment control plan may be made without approval of the project engineer.
- Land disturbance is to be kept to a minimum and reestablishment 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.
- 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.
- 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 Proper Silt Stop (TM) as manufactured by Amso or approved equal.
- The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated herein.
- The contractor shall grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
- Copies of the Sedimentation and Erosion Control Plan are to be maintained at the site and provided to the project foreman and subcontractors prior to the start of work.
- Additional protection measures shall be implemented as site conditions warrant.
- An additional 10% of trap rock, hay bales, snowfencing, fabric fencing, and other control materials are to be stockpiled on site for use as necessary.
- Refer to Erosion and Sedimentation Control Handbook - Connecticut for additional details and specifications for sedimentation control.

GENERAL CONSTRUCTION PHASING:

PHASE 1: CULVERT RELOCATION

- Existing 72" RCP culvert to be maintained and operational.
- Excavate for and install new 72" RCP culvert.
- During a period of no rain in the forecast and little to no flow in the existing culvert, disconnect the existing culvert and replace the upstream and downstream manhole structures.
- Remove the existing culvert after the new culvert is fully connected and functioning.

PHASE 2: DEMOLITION

- Access site using existing driveway entrance along Hope Street. Contractor parking and stockpiling to be on-site.
- Remove vegetation.
- Remove existing structures, hardscapes, and site features.
- Install sedimentation and erosion controls.

PHASE 3: FOUNDATION CONSTRUCTION

- Rough in proposed driveway and construction access along Hope Street.
- Rough grade site.
- Excavate for proposed building foundation.
- Construct proposed building foundation.
- Backfill and rough grade around building foundation.

PHASE 3: SITE UTILITIES

- Install storm drainage system.
- Install utilities and sewer lateral connection.

PHASE 4: BUILDING CONSTRUCTION

- Construct proposed building.

PHASE 5: SITE FEATURES

- Construct retaining walls.
- Construct curbing and hardscapes.
- Construct driveways.
- Final grade and stabilize all slopes.
- Landscape as required.
- Remove sedimentation and erosion controls.

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.

BENCHMARK
"L" CUT/CONC BASE
ELEV= 64.11
DATUM: NAVD 88

EXISTING CHAIN LINK SECURITY FENCE TO TEMPORARILY REMAIN DURING CONSTRUCTION

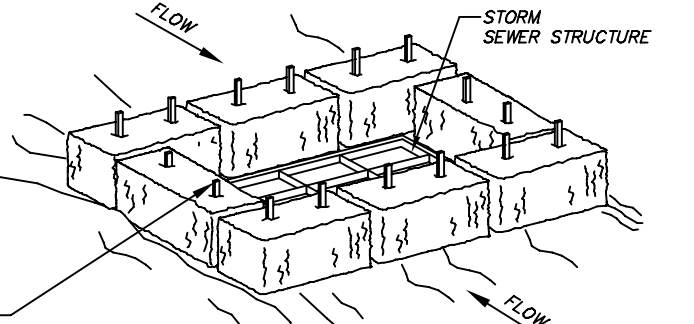
TREE PROTECTION N.T.S.

EXISTING CHAIN LINK SECURITY FENCE TO TEMPORARILY REMAIN DURING CONSTRUCTION

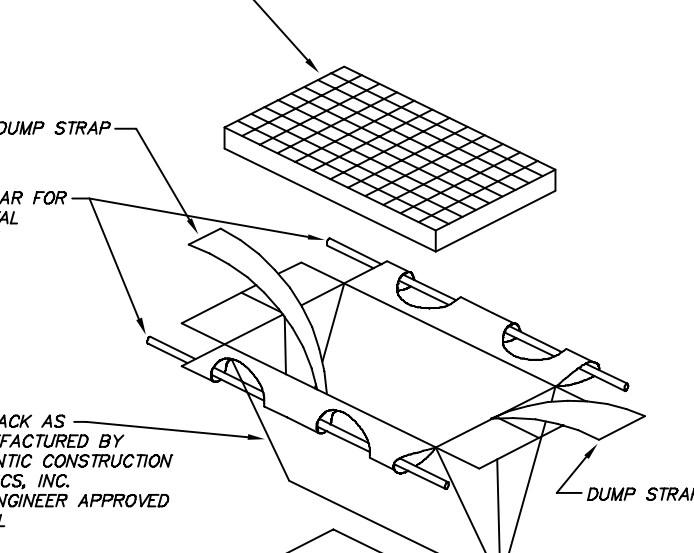
INSTALL AND MAINTAIN ANTI-TRACKING PAD IN THE CONSTRUCTION ENTRANCE

MAINTAIN CONCRETE DRIVEWAY APRON IN R.O.W. THROUGHOUT CONSTRUCTION

HAY BALE INSTALLATION AT CATCH BASINS
N.T.S.



CATCH BASIN SILTSACK DETAIL
N.T.S.



ANTI-TRACKING PAD DETAIL
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.



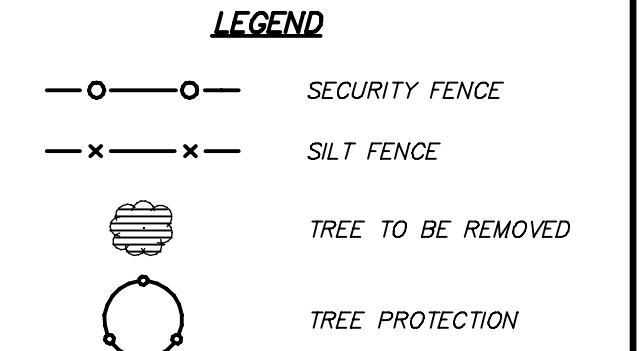
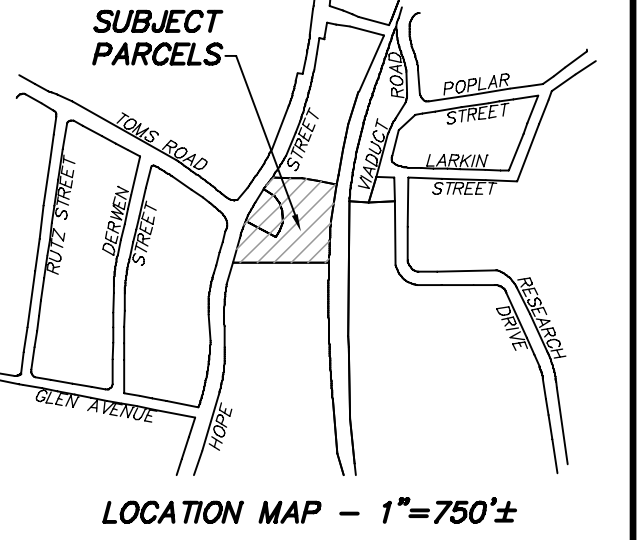
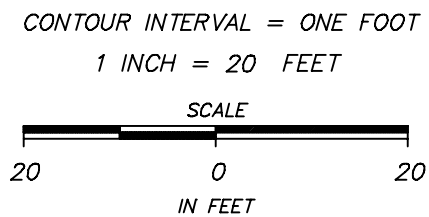
INSTALL AND MAINTAIN SILT FENCE

EXISTING CHAIN LINK SECURITY FENCE TO TEMPORARILY REMAIN DURING CONSTRUCTION

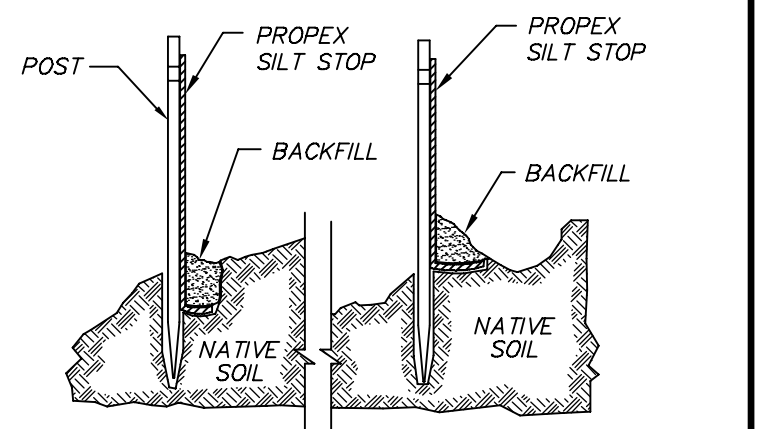
INSTALL AND MAINTAIN SILT FENCE ALONG PROPERTY LINE. REINSTALL ON TOP OF RETAINING WALL AFTER WALL CONSTRUCTION IS COMPLETE.

PEDESTRIAN TRAFFIC NOTE:
SAFE PEDESTRIAN TRAVEL SHALL BE MAINTAINED ALONG THE HOPE STREET SIDEWALK FRONTAGE THROUGHOUT CONSTRUCTION. DURING PERIODS OF CONSTRUCTION WITHIN THE SIDEWALK AREA, APPROPRIATE SIGNAGE, AS APPROVED BY THE CITY OF STAMFORD, SHALL BE INSTALLED TO MAKE PEDESTRIAN TRAFFIC AWARE OF HOW THEY SHOULD BE ROUTED AROUND THE CONSTRUCTION AREA.

NOTE:
THIS PLAN SHALL BE USED EXPRESSLY FOR THE IMPLEMENTATION OF SEDIMENTATION AND EROSION CONTROL MEASURES. IN NO WAY IS THIS PLAN INTENDED FOR PURPOSES OTHER THAN SEDIMENTATION AND EROSION CONTROL MEASURES.



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

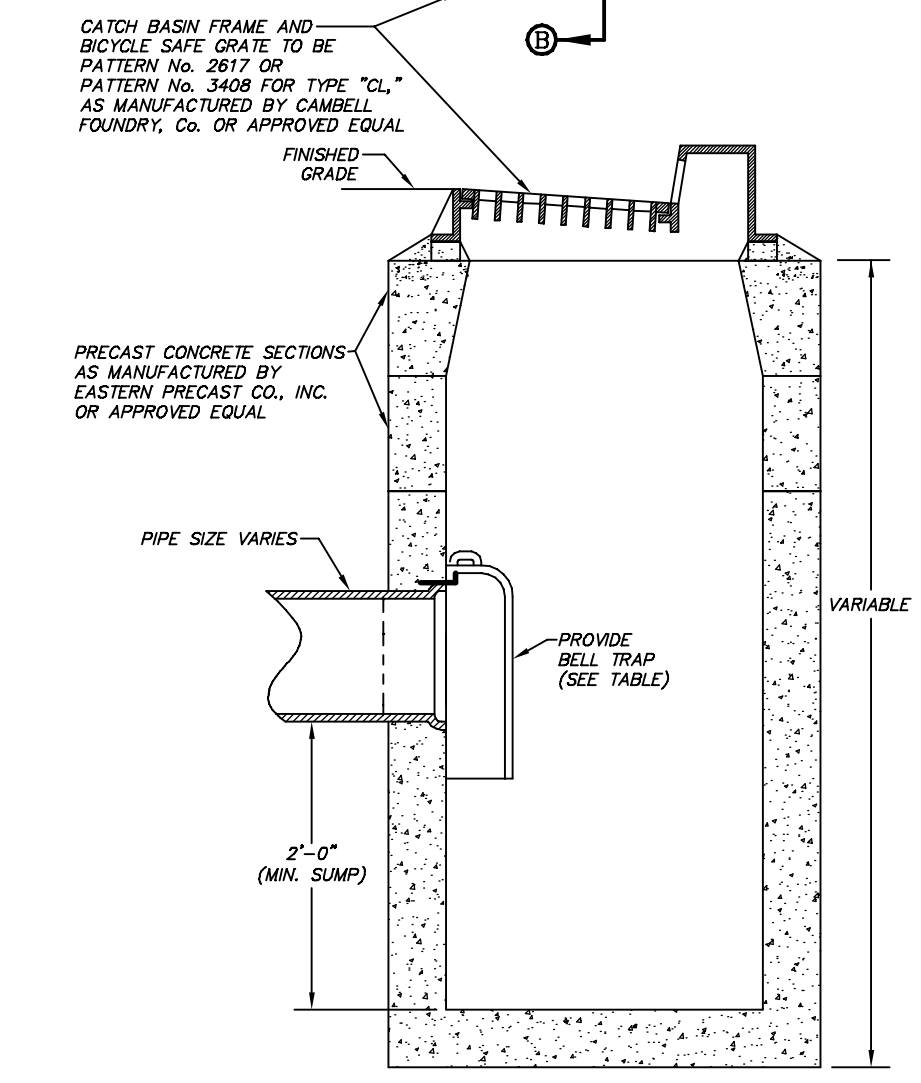


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PROJECT	COMMERCIAL DEVELOPMENT		
PREPARED FOR	HOPE STREET, LLC		
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT		
4 OF 6	SEDIMENTATION AND EROSION CONTROL PLAN		
REV.	DATE	DESCRIPTION	
1	6-11-21	ZONING RESUBMISSION	
0	4-15-21	ZONING SUBMISSION	
DEREK E. DAUNIAIS, CT PE No. 22861			
ENGINEER			6-11-21

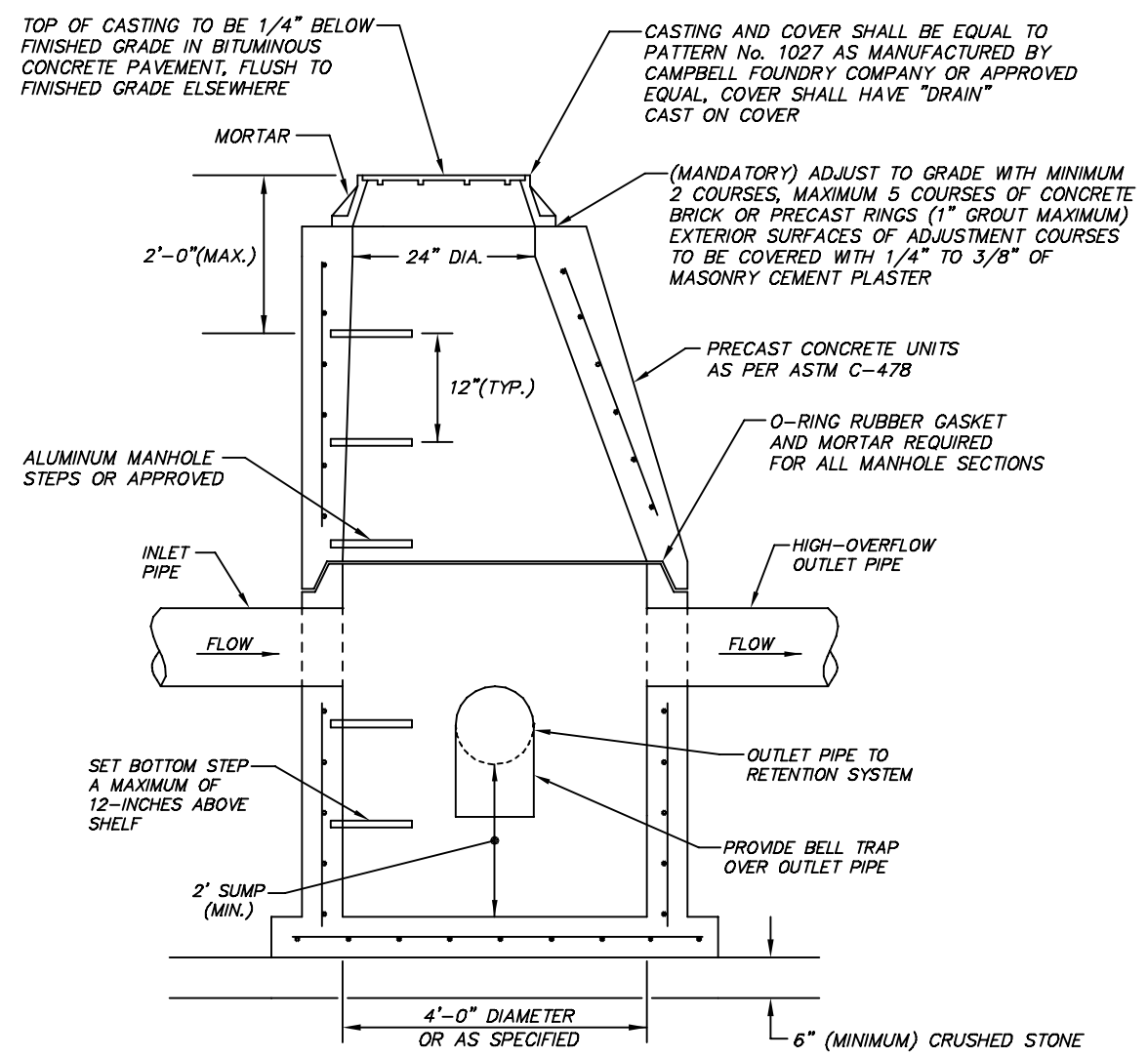
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PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
6"	2563
8"	2563
10"	2563
12"	2563
15"	2564
18"	2565



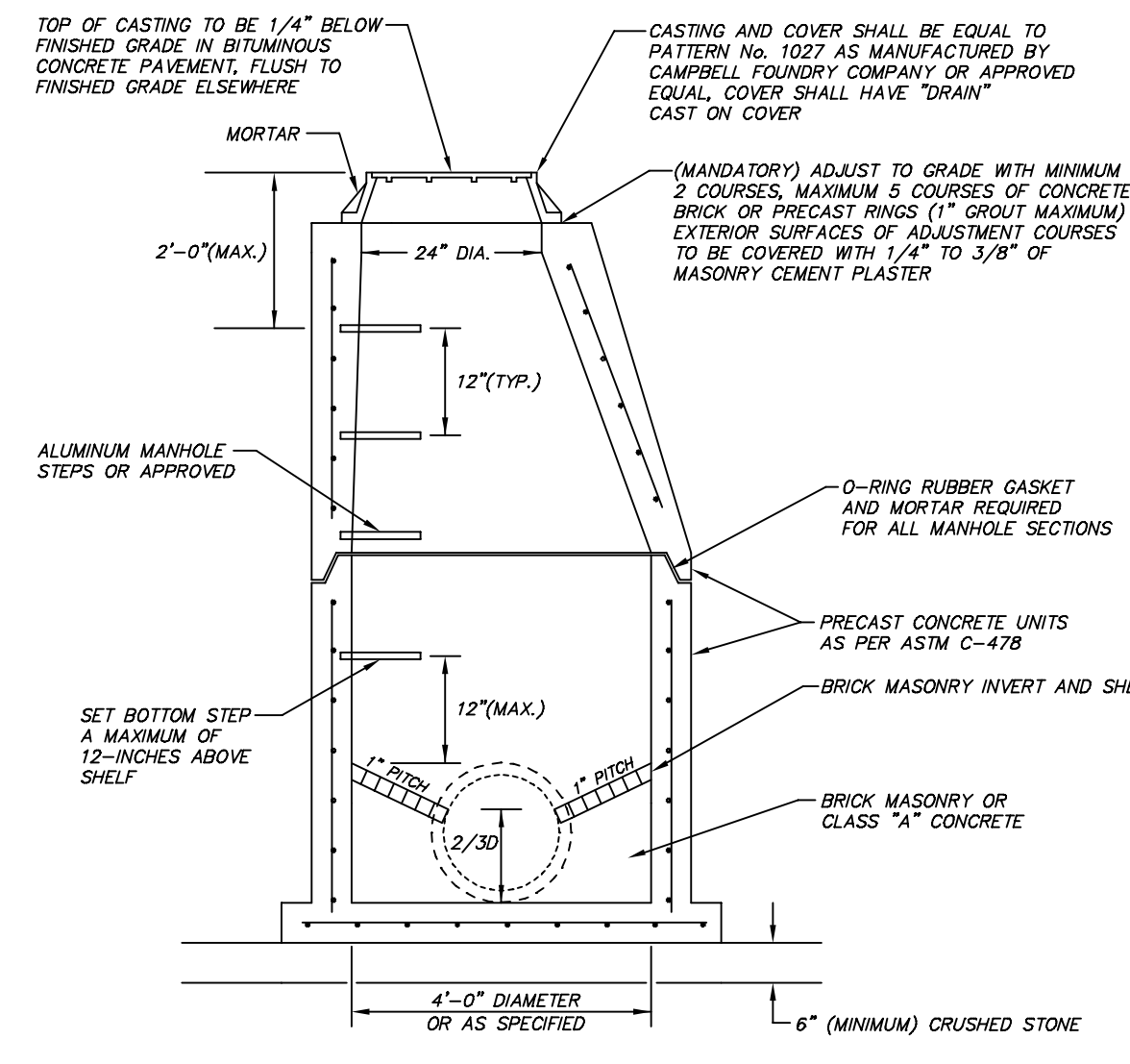
SINGLE CATCH BASIN DETAIL (TYPE "C")
N.T.S.

NOTES:
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.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



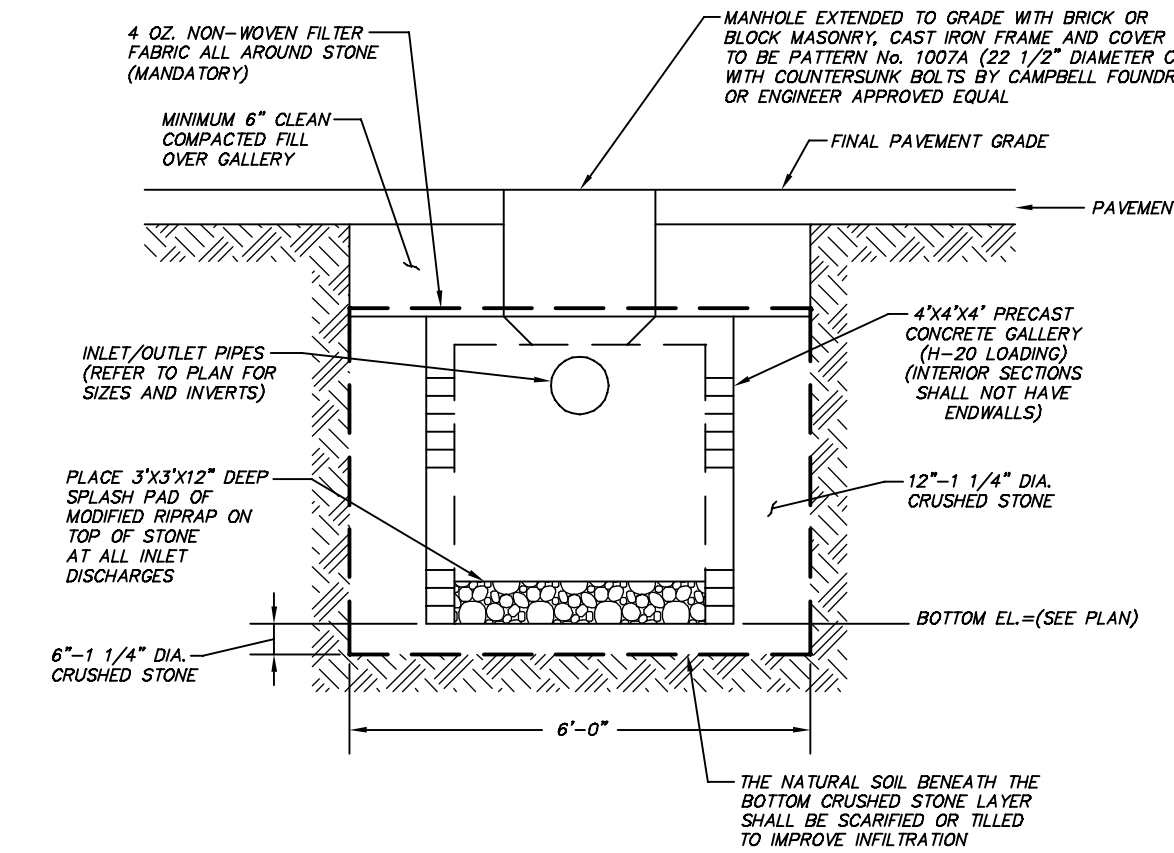
STORM DRAIN MANHOLE WITH HIGH-OVERFLOW OUTLET DETAIL
N.T.S.

NOTES:
MANHOLE SHALL HAVE A MINIMUM SUMP OF 2 FEET AS MEASURED FROM THE LOWEST PIPE INVERT ELEVATION TO THE INTERIOR BOTTOM OF THE STRUCTURE.
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.



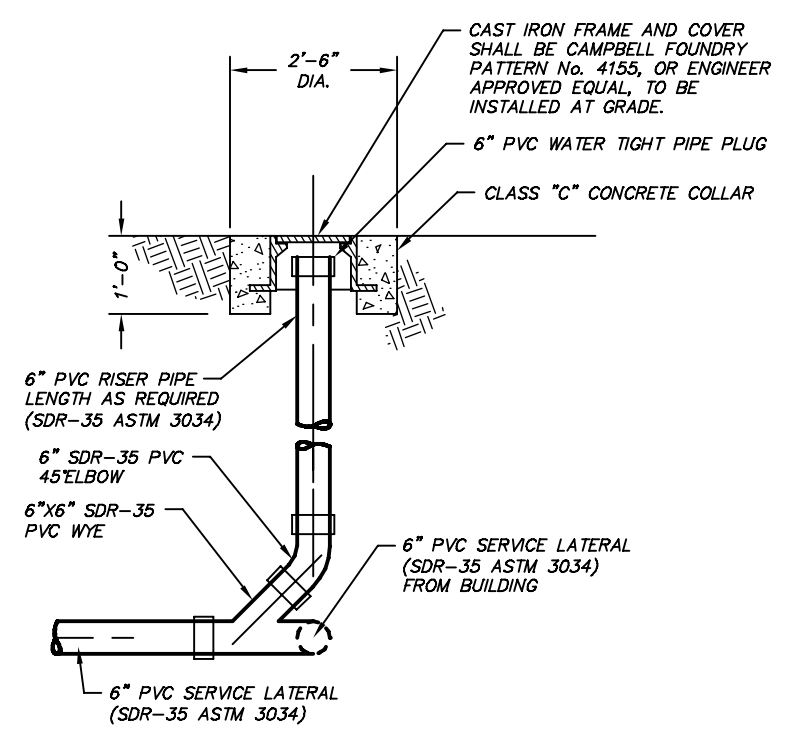
TYPICAL STORM DRAIN MANHOLE DETAIL
N.T.S.

NOTE:
REFER TO DEVELOPMENT PLAN FOR SIZES, LOCATIONS, AND INVERT ELEVATIONS OF ALL PIPES.

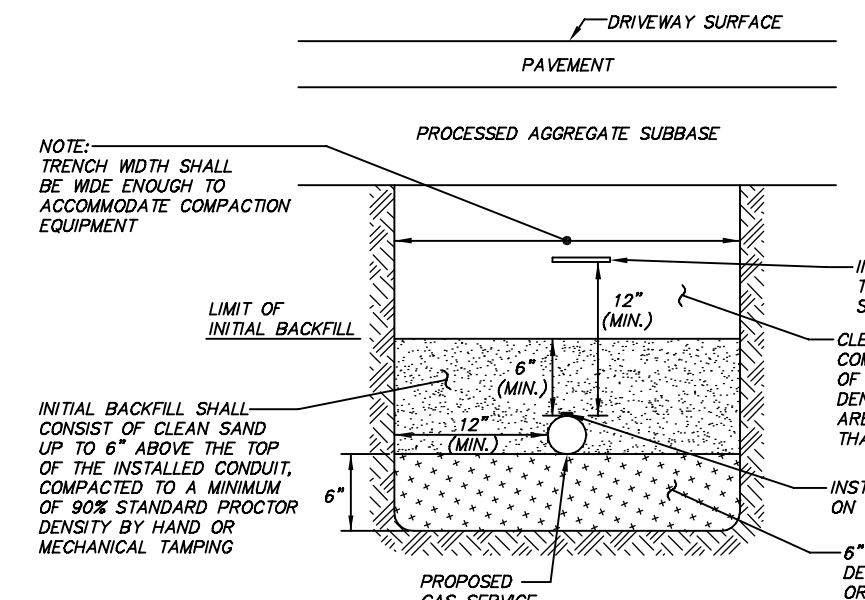


4'x4' PRECAST CONCRETE GALLERY DRYWELL DETAIL
N.T.S.

NOTE:
DURING CONSTRUCTION MUDDY AND TURBID WATER SHALL BE PREVENTED FROM ENTERING THE DRYWELLS.

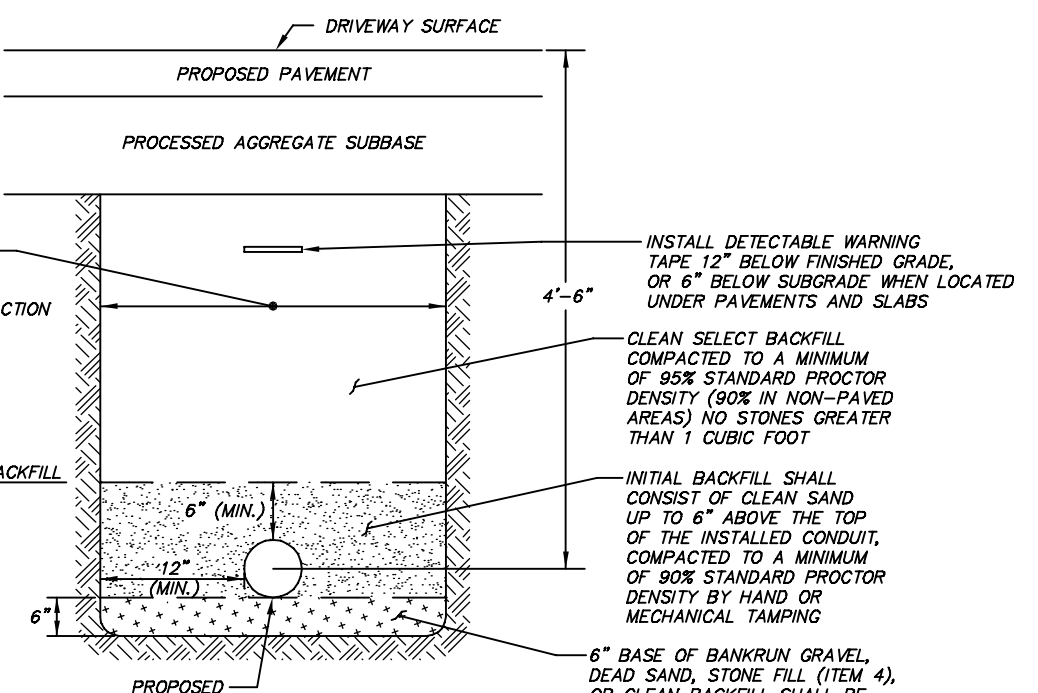


CLEAN OUT IN PAVEMENT
N.T.S.



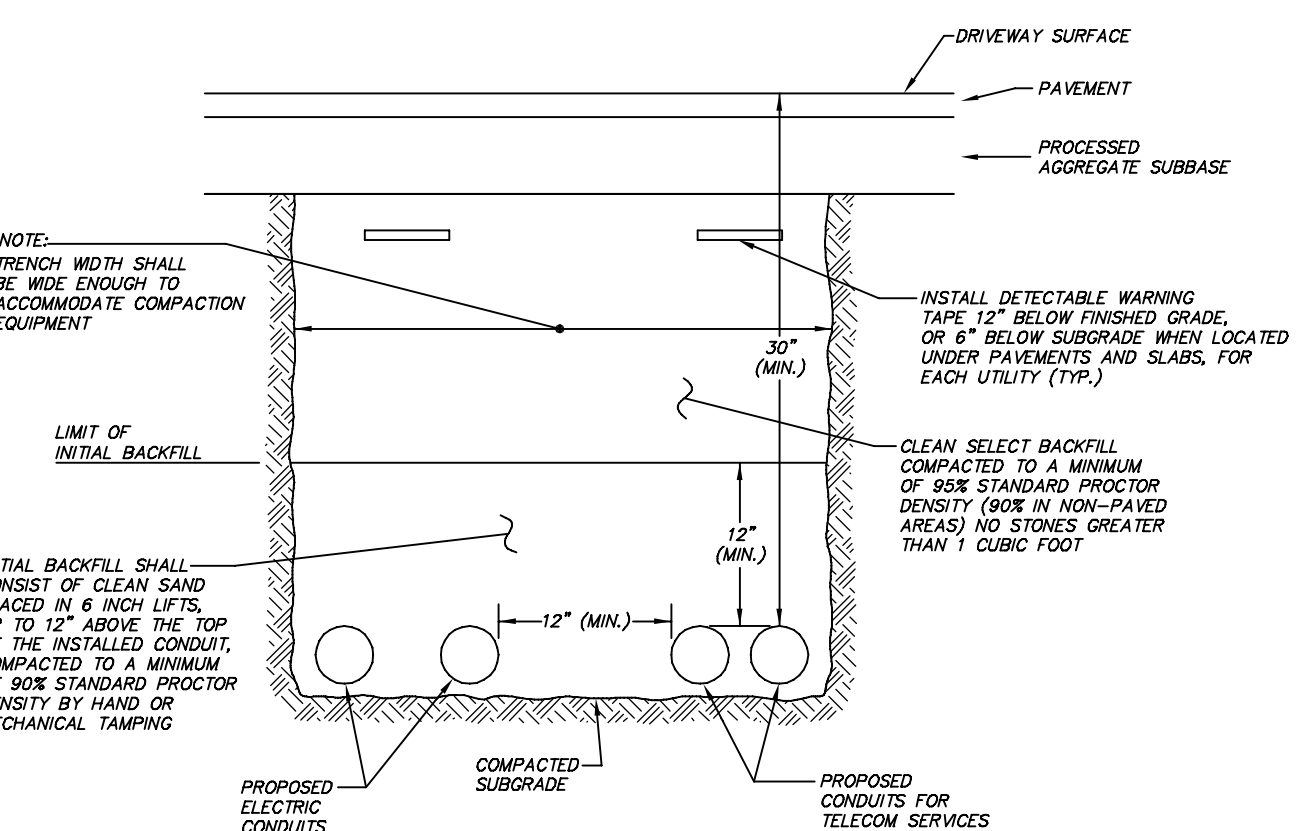
DETAIL FOR GAS SERVICE INSTALLATION
N.T.S.

NOTES:
1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE GAS COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE GAS COMPANY.



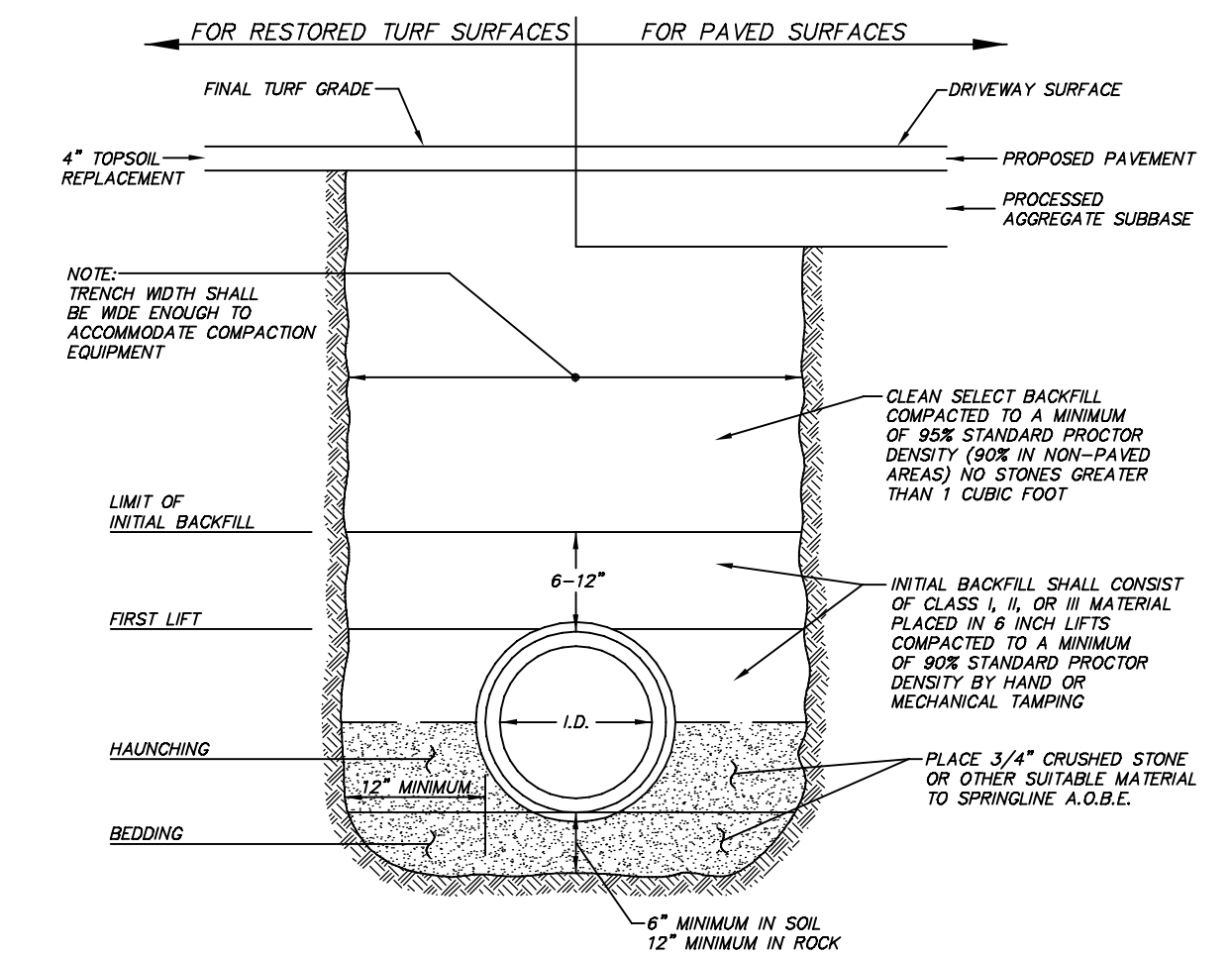
DETAIL FOR WATER SERVICE INSTALLATION
N.T.S.

NOTES:
1. THE CONTRACTOR SHALL HAVE ALL MATERIAL SELECTION AND INSTALLATION SPECIFICATIONS APPROVED BY THE AQUARIUM WATER COMPANY PRIOR TO INSTALLATION.
2. ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED MAY VARY. CONTRACTOR SHALL COORDINATE ACTUAL NUMBER AND SIZE OF SERVICES TO BE INSTALLED WITH BOTH THE OWNER AND THE AQUARIUM WATER COMPANY.



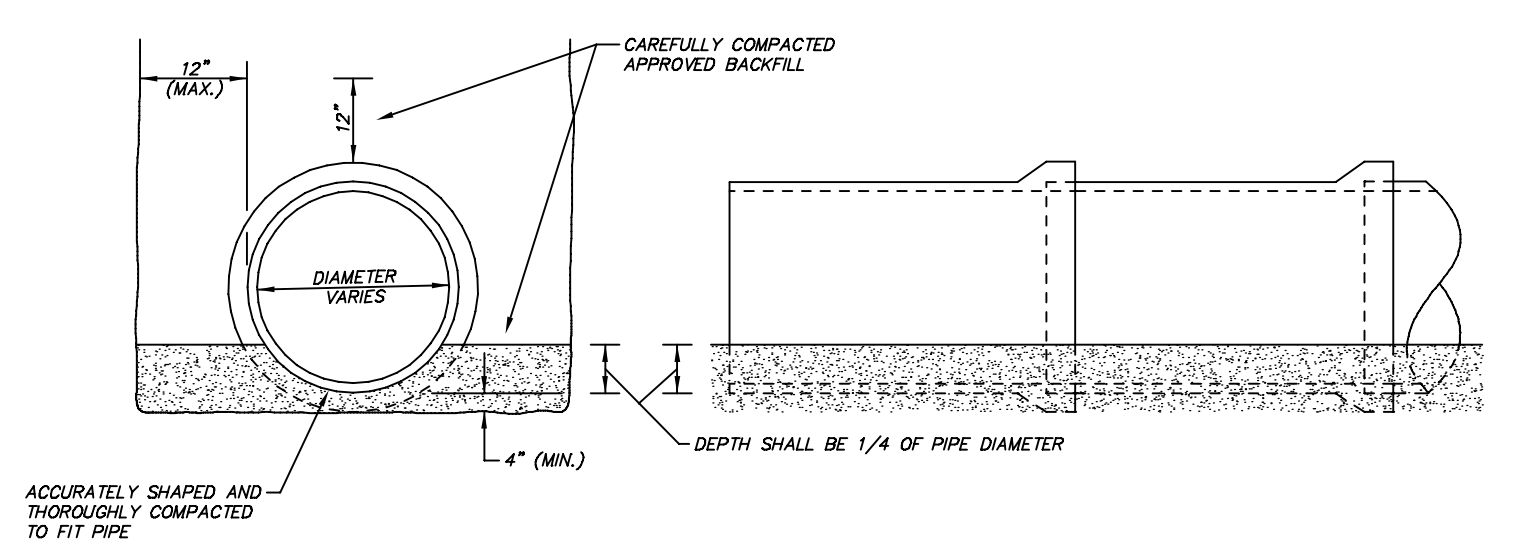
DETAIL FOR UNDERGROUND UTILITY TRENCH
N.T.S.

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.



DETAIL FOR PVC SANITARY SEWER AND PVC/CPPE 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.



TYPICAL METHOD OF LAYING PIPE (R.C.P.)
N.T.S.

Soil Boring Data:
Soil borings SB 102, SB 112, SB 113, and SB 116 performed by Ransom Consulting, LLC on December 14, 2020.

SB 102	SB 112	SB 113	SB 116
0.0' Asphalt	0.0' Concrete	0.0' Concrete	0.0' Asphalt
0.3' Sand and Crushed Rock	0.5' Sand, some fine to coarse gravel, brick and crushed rock	0.5' Sand, some fine to coarse gravel, trace crushed rock, coal clinkers and coal ash	0.4' Sand, some fine to medium gravel and crushed rock
5.0' Sand and Crushed Rock	6" medium to coarse Gravel, some fine to coarse gravel over 23" tan fine to medium Sand, some fine to coarse gravel and crushed rock	23" brown fine to medium Sand and Crushed Rock, some fine to medium gravel	5.0' Sand, some fine to medium gravel and crushed rock
10.0' Sand and Crushed Rock	31" tan fine to medium Sand and Crushed Rock	10.0' No Groundwater	10.0' Sand, some fine to medium gravel and crushed rock, over 4" Organic Silt, over 20" gray Silty Clay, some fine to medium gravel, over 8" gray fine to medium Sand, 10.0' trace fine gravel
15.0' Sand and Crushed Rock	24" tan fine to medium Sand, some fine to coarse gravel and crushed rock	End boring @ 10.0' (refusal)	15.0' Groundwater @ 15.0' (refusal)
18.5' Groundwater @ 18.5'	15.0' Groundwater @ 17.0'		15.0' End boring @ 15.0' (refusal)
End boring @ 18.5' (refusal)			

Soil Boring Data:
Soil boring GZ-3A performed by GZA GeoEnvironmental, Inc. on February 23, 2021.

GZ-3A
0.0' Asphalt Pavement
5.0' Loose, dark brown, fine to coarse Sand, some fine Gravel, little Silt (Fll)
7.0' Top 5": Dark brown, fine to coarse Sand, some fine Gravel, little Silt, trace Glass
9.0' Bottom 8": Grey, tan, fine to medium Sand, some Silt (Fll)
12.0' Dense, brown, fine to coarse Sand and fine to coarse Gravel, trace Silt
15.0' Top 9": Brown, fine to coarse Sand and fine to coarse Gravel, trace Silt
17.0' Bottom 9": Grey, fine to coarse Gravel (Weathered Rock)
17.0' Groundwater @ 12'
End of Exploration @ 17'

Soil Boring Data:
Soil borings GZ-9 and RS-1 performed by GZA GeoEnvironmental, Inc. on April 20, 2021.

GZ-9	RS-1
0.0' Asphalt Pavement	0.0' Asphalt
0.2' Very dense, brown, fine to coarse Sand, little fine to coarse Gravel, little Silt (Fll)	0.2' Very dense, brown, fine to coarse Sand, trace fine Gravel, little Silt (Fll)
2.0' Dense, brown, fine to coarse Sand, little fine Gravel, little Silt (Fll)	2.0' Brown, fine to coarse Sand, trace fine Gravel, trace silt (Fll)
4.0' No Groundwater	2.4' No Groundwater
5.0' Medium dense, brown, fine to medium Sand, little fine to coarse Gravel, some Silt, trace Asphalt (Fll)	End of Exploration @ 5' (due to obstruction)
7.0' Dense, brown, fine to medium Sand and fine to coarse Gravel, trace Silt	
9.0' Very dense, brown, fine to coarse Sand, little fine to coarse Gravel, trace Silt	
11.0' No Groundwater	
17.0' End of Exploration @ 11'	

Soil Boring Data:
Soil borings RS-2 and RS-3 performed by GZA GeoEnvironmental, Inc. on April 20, 2021.

RS-2	RS-3
0.0' Asphalt	0.0' Asphalt
0.2' Medium dense, brown, black fine to coarse Sand, trace fine Gravel, trace Silt, trace Ash (Fll)	0.2' Very dense, brown to dark brown, fine to coarse Sand, little fine to coarse Gravel, trace Silt, trace Ash (Fll)
2.0' Medium dense, brown to black, fine to coarse Sand trace Silt, trace Brick, trace Ash (Fll)	2.0' Dense, dark brown, fine to coarse Sand, trace fine to coarse Gravel, trace Silt, trace Ash (Fll)
4.0' Loose, black, fine to coarse Sand, trace Silt (Fll)	4.0' Medium dense, brown, fine to medium Sand, little Silt, trace fine to coarse Gravel, trace Brick, trace Ash (Fll)
5.0' Dense, brown, black, fine to coarse Sand, trace Silt (Fll)	7.0' Medium dense, brown, fine to coarse Sand, trace fine to coarse Gravel, trace Silt, trace Ash (Fll)
9.0' Top 10": Black, fine to medium Sand and Silt	9.0' Very dense, brown, fine to coarse Sand, some fine to coarse Gravel, trace Silt, trace fine Gravel
10.0' Bottom 8": Grey, fine to medium Sand and Silt, trace fine Gravel	12.0' Very dense, brown, fine to coarse Sand, some fine to coarse Gravel, trace Silt
12.0' Groundwater @ 10'	No Groundwater
End of Exploration @ 12'	End of Exploration @ 12'

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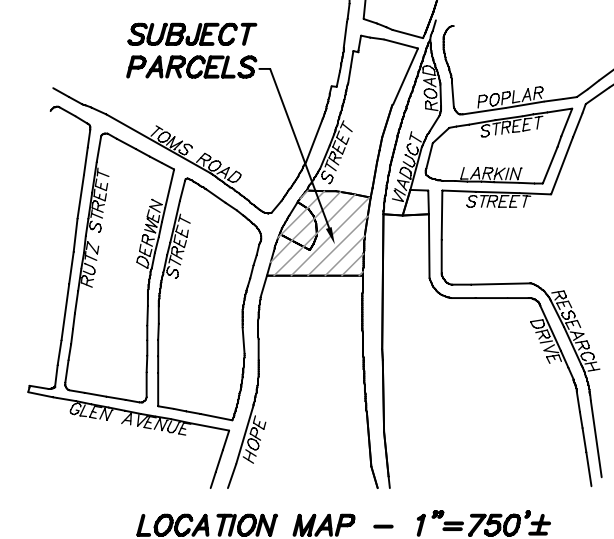
PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
DATE	6-11-21
ENGINEER	6-11-21
REV. DATE DESCRIPTION	
1 6-11-21 ZONING RESUBMISSION	
0 4-15-21 ZONING SUBMISSION	
DEREK E. DAUNAIS, CT PE No. 22861	
6 OF 6	DETAILS

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NOTES:

1. The purpose of this plan is only to highlight the Low Impact Development portions of the project, as per City requirements. This plan shall not be used for any other portion of construction.
2. Elevations shown are based on the North American Vertical Datum of 1988 (NAVD 88).
3. Refer to Sheets 2 and 3 of 6 for a detailed depiction of the proposed site development and storm drainage improvements.

BLOCK No. 319
 TOTAL AREA = 2.435 ACRES
 "M-G" ZONING DISTRICT



DRAINAGE AREA 3A
 TOTAL AREA = 46,716 S.F.
 IMPERVIOUS AREA = 38,304 S.F.
 COLLECTED AND PIPED TO RETENTION SYSTEM #1
 1/2 WQV = 1,603.9 C.F.

PROPOSED "1/2 WQV" RETENTION/INFILTRATION SYSTEM #1
 (STRUCTURAL BMP)
 30'-4"x4"x4' PRECAST CONCRETE GALLERIES
 (STORAGE VOLUME = 1,702 C.F.)

PROPOSED "1/2 WQV" RETENTION/INFILTRATION SYSTEM #4
 (STRUCTURAL BMP)
 7'-4"x4"x4' PRECAST CONCRETE GALLERIES
 (STORAGE VOLUME = 466 C.F.)

DRAINAGE AREA 3D
 TOTAL AREA = 10,866 S.F.
 IMPERVIOUS AREA = 7,149 S.F.
 COLLECTED AND PIPED TO RETENTION SYSTEM #4
 1/2 WQV = 453.5 C.F.

DRAINAGE AREA 3C
 TOTAL AREA = 33,801 S.F.
 IMPERVIOUS AREA = 31,892 S.F.
 COLLECTED AND PIPED TO RETENTION SYSTEM #3
 1/2 WQV = 1,278.8 C.F.

PROPOSED "1/2 WQV" RETENTION/INFILTRATION SYSTEM #3
 (STRUCTURAL BMP)
 22'-4"x4"x4' PRECAST CONCRETE GALLERIES
 (STORAGE VOLUME = 1,294 C.F.)

DRAINAGE AREA 3B
 TOTAL AREA = 6,128 S.F.
 IMPERVIOUS AREA = 6,082 S.F.
 COLLECTED AND PIPED TO RETENTION SYSTEM #2
 1/2 WQV = 240.8 C.F.

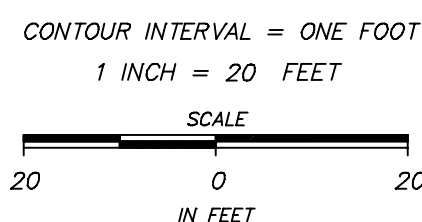
PROPOSED "1/2 WQV" RETENTION/INFILTRATION SYSTEM #2
 (STRUCTURAL BMP)
 4'-4"x4"x4' PRECAST CONCRETE GALLERIES
 (STORAGE VOLUME = 275 C.F.)

HYDROLOGIC SOIL GROUP SUMMARY
 THE PROPERTY IS COMPOSED OF URBAN LAND (HSG-D)

SOIL INFORMATION TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

TOTAL SITE AREA	106,171 SQ.FT.
DISTURBED AREA	104,460 SQ.FT.
PRE-DEVELOPMENT IMPERVIOUS AREA	100,835 SQ.FT.
POST-DEVELOPMENT IMPERVIOUS AREA	83,427
REQUIRED 1/2 WQV	3,577 CUBIC FEET
PROVIDED RET. VOL.	3,737 CUBIC FEET

N/F
 GLENBROOK CENTER, LLC



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

PROJECT	COMMERCIAL DEVELOPMENT
PREPARED FOR	HOPE STREET, LLC
LOCATION	535 & 523 HOPE STREET STAMFORD, CONNECTICUT
1 OF 1	LOW IMPACT DEVELOPMENT PLAN

REV.	DATE	DESCRIPTION
0	4-15-21	ZONING SUBMISSION
		DEREK E. DAUNIAIS, CT PE No. 22861
	4-15-21	ENGINEER

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