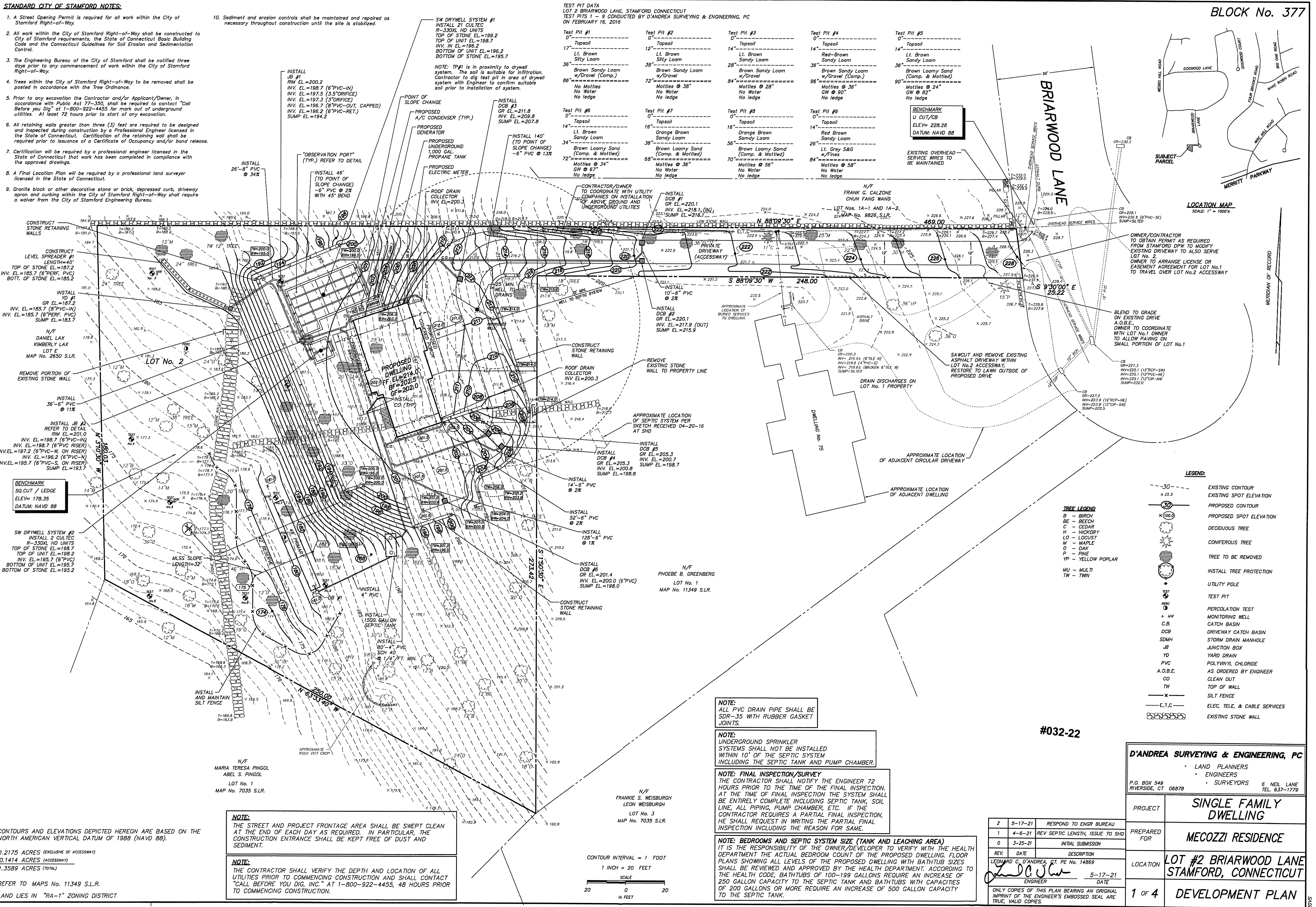


STANDARD CITY OF STAMFORD NOTES:

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 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. At least 72 hours prior to start of any excavation.
6. All retaining walls greater than three (3) feet are required to be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Certification of the retaining wall shall be required prior to issuance of a Certificate of Occupancy and/or bond release.
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 Location Plan will be required by a professional land surveyor licensed in the State of Connecticut.
9. Granite block or other decorative stone or brick, depressed curb, driveway apron and curbing within the City of Stamford Right-of-Way shall require a waiver from the City of Stamford Engineering Bureau.
10. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.

BLOCK No. 377



TEST PIT DATA
 LOT 2 BRIARWOOD LANE, STAMFORD CONNECTICUT
 TEST PITS 1 - 9 CONDUCTED BY D'ANDREA SURVEYING & ENGINEERING, PC
 ON FEBRUARY 16, 2016

Test Pit #	Soil Description	Test Pit #	Soil Description	Test Pit #	Soil Description
Test Pit #1	0" Topsoil	Test Pit #7	15" Topsoil	Test Pit #13	0" Topsoil
17" Lt. Brown Silty Loam	36" Lt. Brown Silty Loam	14" Lt. Brown Silty Loam	72" Brown Sandy Loam w/Gravel (Comp.)	14" Lt. Brown Silty Loam	86" No Mottles No Water No ledge
36" Brown Sandy Loam w/Gravel (Comp.)	86" No Mottles No Water No ledge	38" Brown Sandy Loam w/Gravel (Comp.)	72" Mottles @ 38" No Water No ledge	28" Brown Sandy Loam w/Gravel (Comp.)	84" Mottles @ 28" No Water No ledge
86" No Mottles No Water No ledge	14" Topsoil	28" Brown Sandy Loam w/Gravel (Comp.)	15" Topsoil	36" Brown Sandy Loam w/Gravel (Comp.)	96" Mottles @ 36" GW @ 90" No ledge
14" Topsoil	15" Topsoil	15" Topsoil	15" Topsoil	14" Red-Brown Sandy Loam	26" Lt. Gray S&G w/Fines
14" Lt. Brown Sandy Loam	36" Lt. Brown Sandy Loam	15" Orange Brown Sandy Loam	56" Brown Loamy Sand (Comp. & Mottled)	26" Lt. Gray S&G w/Fines	84" Mottles @ 58" No Water No ledge
34" Brown Loamy Sand (Comp. & Mottled)	72" Mottles @ 34" GW @ 62" No ledge	68" Brown Loamy Sand (Comp. & Mottled)	70" Mottles @ 56" No Water No ledge	84" Mottles @ 58" No Water No ledge	

LOCATION MAP
 SCALE: 1" = 1000'

OWNER/CONTRACTOR AS REQUIRED FROM STAMFORD DPW TO MODIFY EXISTING DRIVEWAY TO ALSO SERVE LOT No. 2. OWNER TO ARRANGE LICENSE OR EASEMENT AGREEMENT FOR LOT No.1 TO TRAVEL OVER LOT No.2 ACCESSWAY

BLEND TO GRADE ON EXISTING DRIVE. A.S.E. OWNER TO COORDINATE WITH LOT No.1 OWNER TO ALLOW PAVING ON SMALL PORTION OF LOT No.1

SAWCUT AND REMOVE EXISTING ASPHALT DRIVEWAY WITHIN LOT No.2 ACCESSWAY. RESTORE TO LAWN OUTSIDE OF PROPOSED DRIVE

DRAIN DISCHARGES ON LOT No. 1 PROPERTY

APPROXIMATE LOCATION OF ADJACENT DWELLING

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

APPROXIMATE LOCATION OF ADJACENT DRIVEWAY

- LEGEND:**
- 30- EXISTING CONTOUR
 - x 25.3 EXISTING SPOT ELEVATION
 - 30 PROPOSED CONTOUR
 - x (00.0) PROPOSED SPOT ELEVATION
 - (T) DECIDUOUS TREE
 - (C) CONIFEROUS TREE
 - (R) TREE TO BE REMOVED
 - (P) INSTALL TREE PROTECTION
 - (U) UTILITY POLE
 - (T) TEST PIT
 - (P) PERCOLATION TEST
 - (M) MONITORING WELL
 - (C.B.) CATCH BASIN
 - (DCB) DRIVEWAY CATCH BASIN
 - (SDMH) STORM DRAIN MANHOLE
 - (JB) JUNCTION BOX
 - (YD) YARD DRAIN
 - (PVC) POLYVINYL CHLORIDE AS ORDERED BY ENGINEER
 - (A.S.E.) CLEAN OUT
 - (CO) TOP OF WALL
 - (TW) SILT FENCE
 - (E,T,C) ELEC. TELE. & CABLE SERVICES
 - (S) EXISTING STONE WALL

#032-22

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

PROJECT	DATE	DESCRIPTION
2	5-17-21	RESPOND TO ENGR BUREAU
1	4-6-21	REV SEPTIC LENGTH, ISSUE TO SHD
0	3-25-21	INITIAL SUBMISSION

PREPARED FOR: **MECOZZI RESIDENCE**

LOCATION: **LOT #2 BRIARWOOD LANE STAMFORD, CONNECTICUT**

1 OF 4: **DEVELOPMENT PLAN**

NOTE:
 ALL PVC DRAIN PIPE SHALL BE SDR-35 WITH RUBBER GASKET JOINTS.

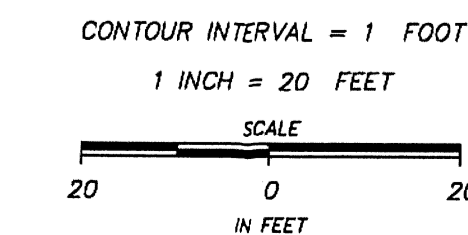
NOTE:
 UNDERGROUND SPRINKLER SYSTEMS SHALL NOT BE INSTALLED WITHIN 10' OF THE SEPTIC SYSTEM INCLUDING THE SEPTIC TANK AND PUMP CHAMBER.

NOTE: FINAL INSPECTION/SURVEY
 THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO THE TIME OF THE FINAL INSPECTION. AT THE TIME OF FINAL INSPECTION THE SYSTEM SHALL BE ENTIRELY COMPLETE INCLUDING SEPTIC TANK, SOIL LINE, ALL PIPING, PUMP CHAMBER, ETC. IF THE CONTRACTOR REQUESTS A PARTIAL FINAL INSPECTION, HE SHALL REQUEST IN WRITING THE PARTIAL FINAL INSPECTION INCLUDING THE REASON FOR SAME.

NOTE: BEDROOMS AND SEPTIC SYSTEM SIZE (TANK AND LEACHING AREA)
 IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO VERIFY WITH THE HEALTH DEPARTMENT THE ACTUAL BEDROOM COUNT OF THE PROPOSED DWELLING. FLOOR PLANS SHOWING ALL LEVELS OF THE PROPOSED DWELLING WITH BATHTUB SIZES SHALL BE REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT. ACCORDING TO THE HEALTH CODE, BATHTUBS OF 100-199 GALLONS REQUIRE AN INCREASE OF 250 GALLON CAPACITY TO THE SEPTIC TANK AND BATHTUBS WITH CAPACITIES OF 200 GALLONS OR MORE REQUIRE AN INCREASE OF 500 GALLON CAPACITY TO THE SEPTIC TANK.

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.

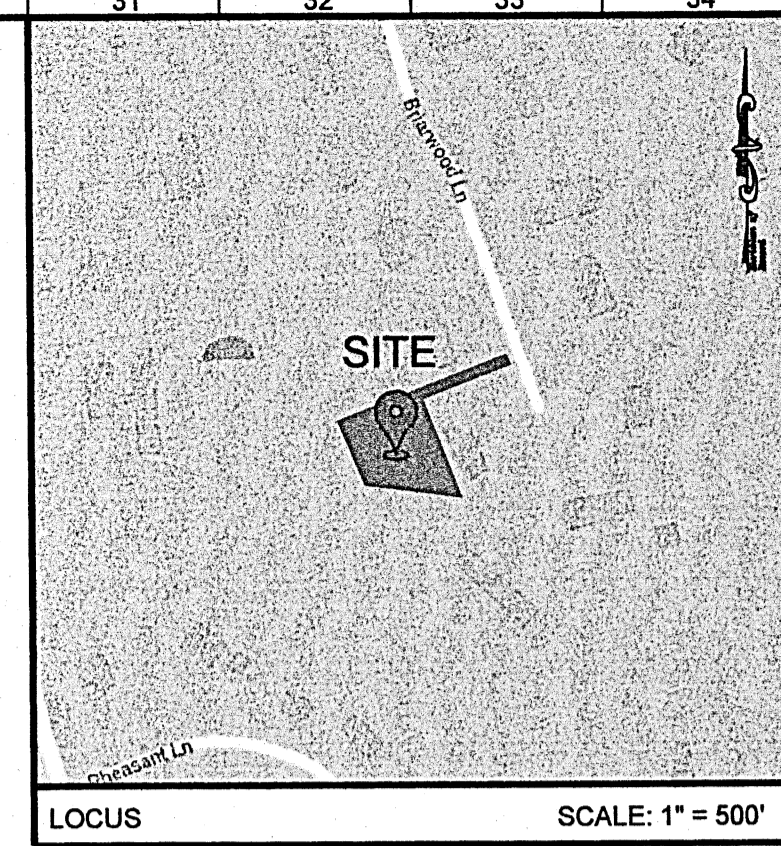
NOTE:
 THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.



CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 1.2175 ACRES (EXCLUSIVE OF ACCESSWAY)
 0.1414 ACRES (ACCESSWAY)
 1.3589 ACRES (TOTAL)
 REFER TO MAPS No. 11349 S.L.R.
 LAND LIES IN "RA-1" ZONING DISTRICT

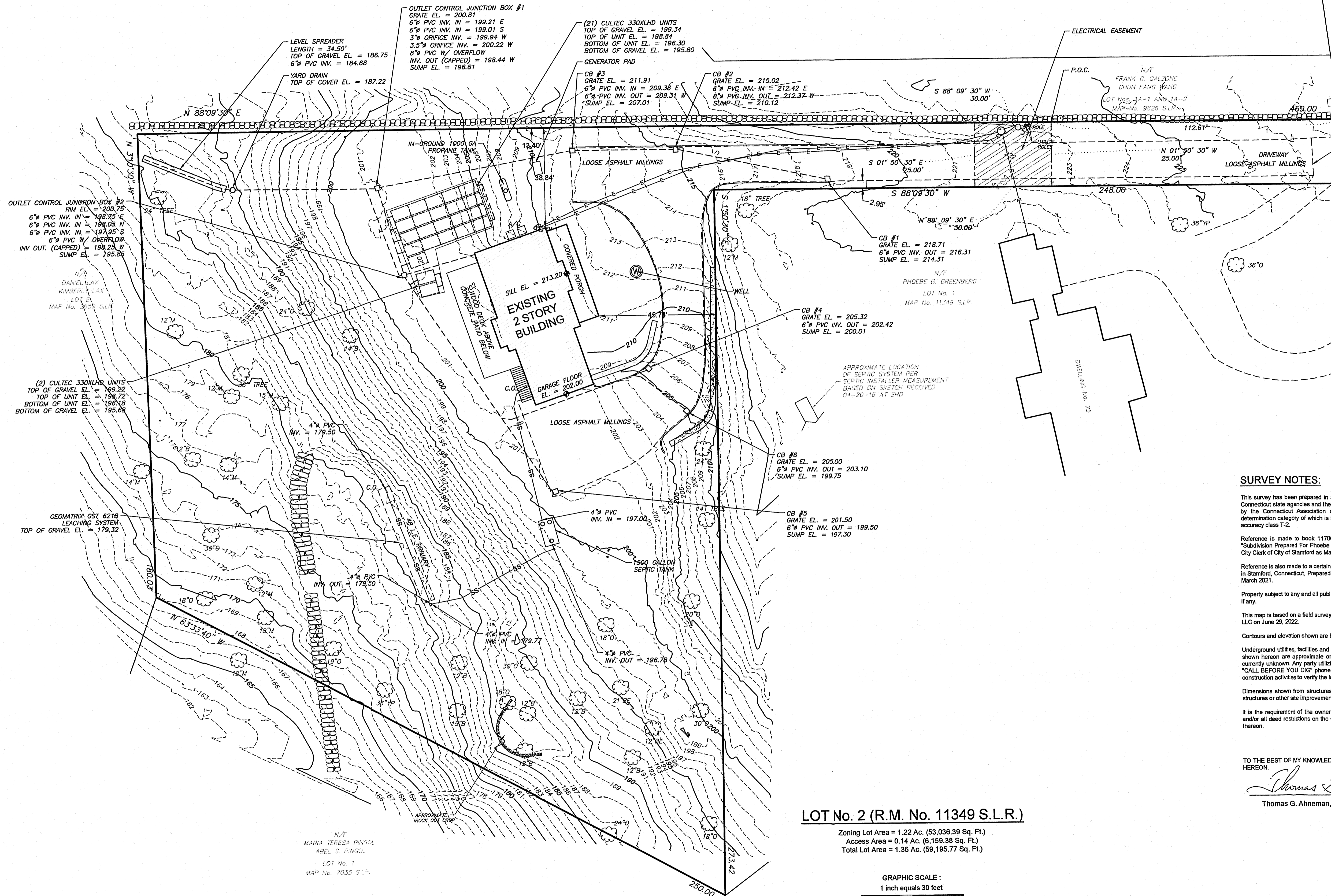


ZONE: RA-1



BRIARWOOD LANE

- LEGEND**
- EXISTING TREES
 - WELL
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - SPOT ELEVATIONS
 - ELECTRICAL LINE
 - EXISTING BUILDING
 - UT. POLE
 - ELECTRIC METER
- ABBREVIATIONS**
- N.F. NOW OR FORMERLY
 - R.O.W. RIGHT OF WAY
 - R.M. RECORD MAP
 - S.L.R. STAMFORD LAND RECORDS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - INV. INVERT
 - EL. ELEVATION



SURVEY NOTES:

This survey has been prepared in accordance with sections 20-300b-1 thru 20-300b-20 of the regulations of Connecticut state agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the boundary determination category of which is a dependent resurvey conforming to horizontal accuracy class A-2, vertical accuracy class T-2.

Reference is made to book 11706 at page 154 and designated as Lot No. 2 on a certain map entitled "Subdivision Prepared For Phoebe B. Greenberg, Stamford, CT, dated February 9, 1985" filed in the office of City Clerk of City of Stamford as Map No. 11349.

Reference is also made to a certain map entitled "Topographic Survey of Property on Lot No. 2 Briarwood Lane in Stamford, Connecticut, Prepared for Christopher B. Mecozzi", dated April 14, 2016 with latest revision dated March 2021.

Property subject to any and all public or private restrictive covenants, declarations and/or easements of record, if any.

This map is based on a field survey conducted by Rocco V. D'Andrea on 2016 and updated by Ahnemankirby, LLC on June 29, 2022.

Contours and elevation shown are based on North American Vertical Datum of 1988 (NAVD88).

Underground utilities, facilities and structures are not shown hereon. The locations of any underground utilities shown hereon are approximate only. Additionally there are underground utilities the locations of which are currently unknown. Any party utilizing the utility information and data depicted on this survey shall contact the "CALL BEFORE YOU DIG" phone number at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of any and all underground utilities.

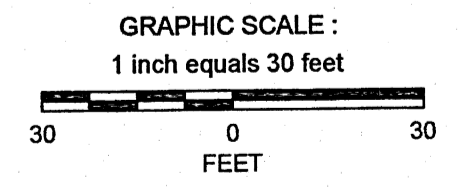
Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other site improvements.

It is the requirement of the owner and/or his/her legal representative to advise Ahnemankirby, LLC of any and/or all deed restrictions on the subject property that may preclude further development and/or construction thereon.

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

Thomas G. Ahnemankirby
 Thomas G. Ahnemankirby, P.E., L.S. #14634
 8/10/2022
 DATE

LOT No. 2 (R.M. No. 11349 S.L.R.)
 Zoning Lot Area = 1.22 Ac. (53,036.39 Sq. Ft.)
 Access Area = 0.14 Ac. (6,159.38 Sq. Ft.)
 Total Lot Area = 1.36 Ac. (59,195.77 Sq. Ft.)



PRINT INVALID WITHOUT SEAL AND ORIGINAL SIGNATURE



REV. #	REV. DESCRIPTION	DATE
1	PIPE INVERT, CATCH BASIN	08/10/2022

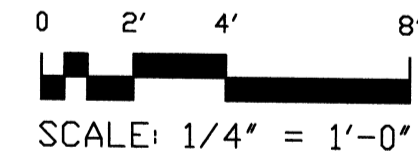
AK **AHNEMANKIRBY**
 ENGINEERS•SURVEYORS•PLANNERS
 SINCE 1871
 1171 East Putnam Avenue, Riverside, CT 06878
 Tel: 203.869.7707 • Fax: 203.869.4606
 www.ahnemankirby.com

PREPARED FOR:
CHRISTOPHER MECOZZI
 71 Briarwood Lane, Stamford, CT 06905
 (Tax ID: 00247892)
IMPROVEMENT LOCATION
SURVEY
 RM-1

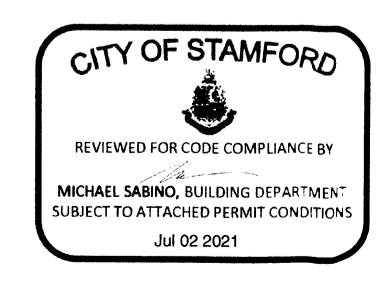
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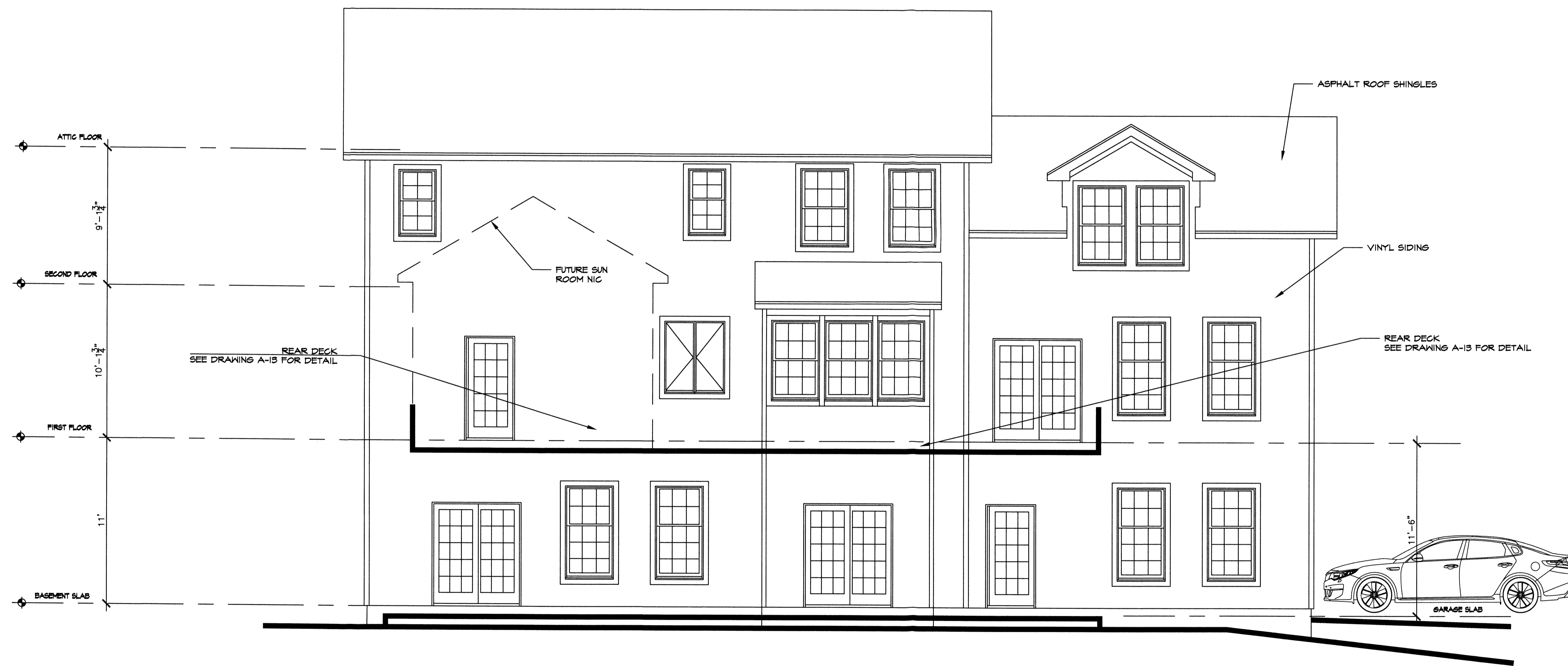


EAST-FRONT ELEVATION

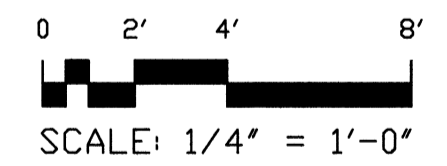


REVISIONS		
MARK	DATE	DESCRIPTION
PROJECT NO: 100235-A CAD DWG FILE: DRAWN BY: V.A. CHK'D BY: P.F. LOT-2 BRIARWOOD LANE STAMFORD, CT SHEET TITLE PROPOSED SINGLE FAMILY HOME ELEVATIONS A-4		

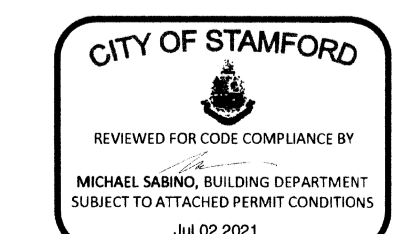


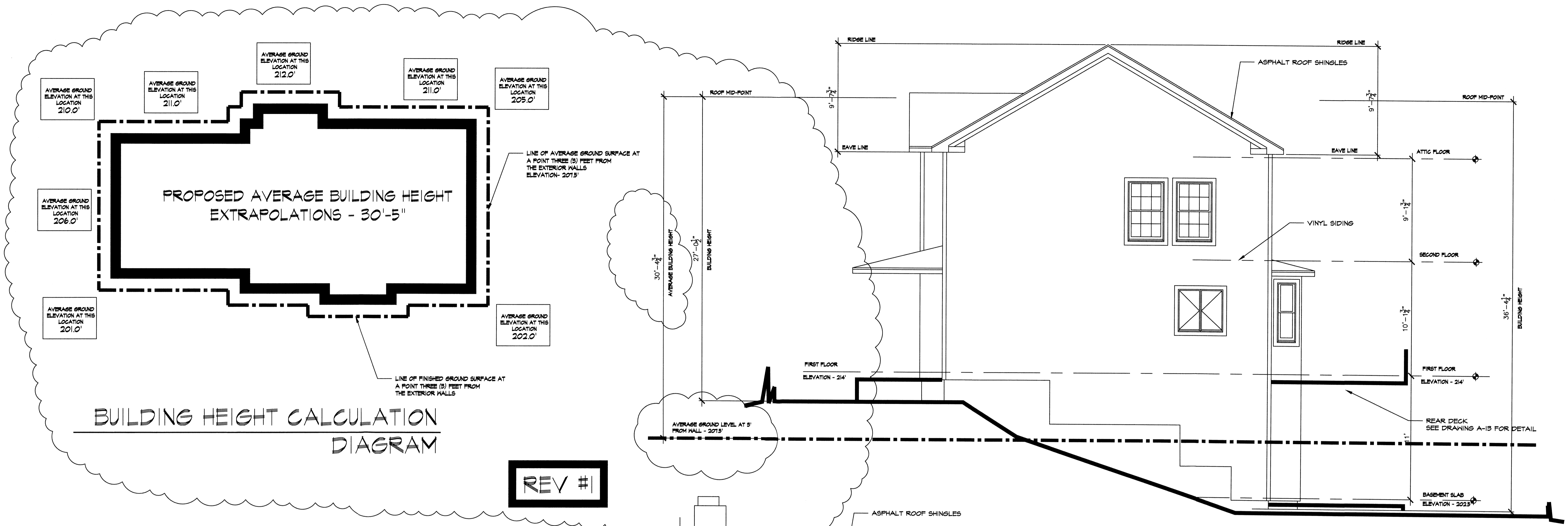


EAST-FRONT ELEVATION



REVISIONS		
MARK	DATE	DESCRIPTION
PROJECT NO: 100235-A		
CAD DWG FILE:		
DRAWN BY: V.A.		
CHK'D BY: P.F.		
LOT-2 BRIARWOOD LANE STAMFORD, CT		
SHEET TITLE		
PROPOSED SINGLE FAMILY HOME		
ELEVATIONS		
A-5		

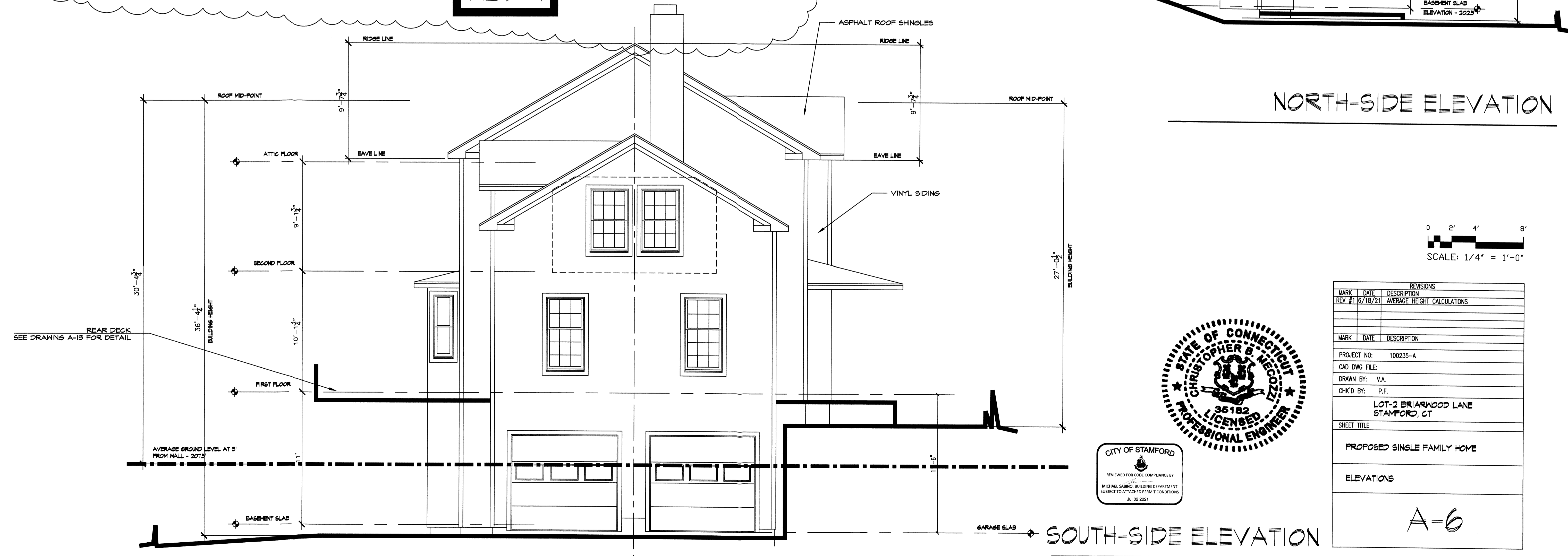
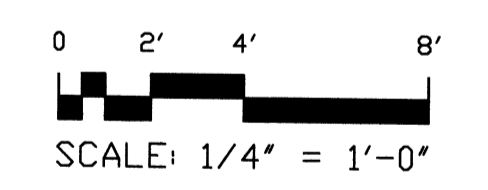




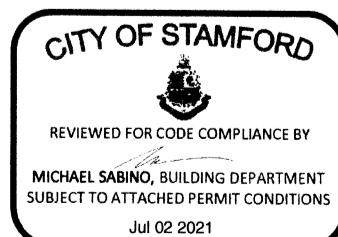
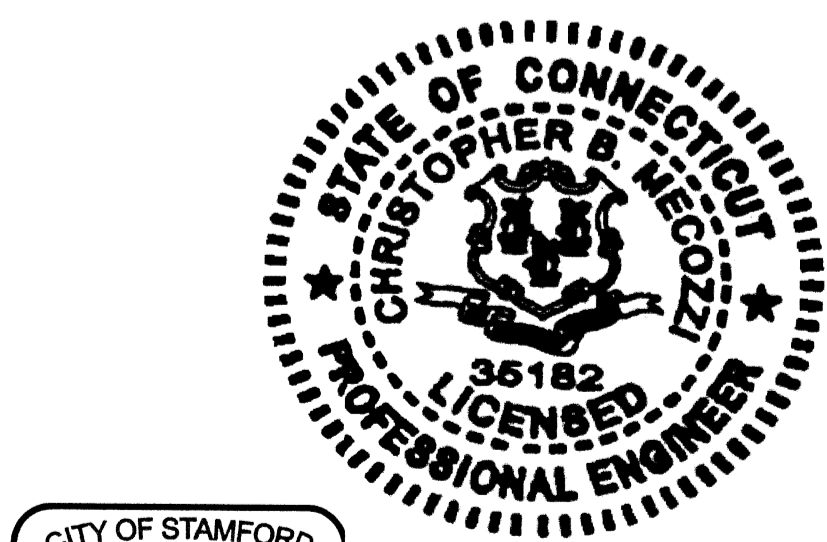
**BUILDING HEIGHT CALCULATION
DIAGRAM**

REV #1

NORTH-SIDE ELEVATION



SOUTH-SIDE ELEVATION



REVISIONS		
MARK	DATE	DESCRIPTION
REV #1	16/18/21	AVERAGE HEIGHT CALCULATIONS
SHEET TITLE		
PROPOSED SINGLE FAMILY HOME		
ELEVATIONS		
A-6		