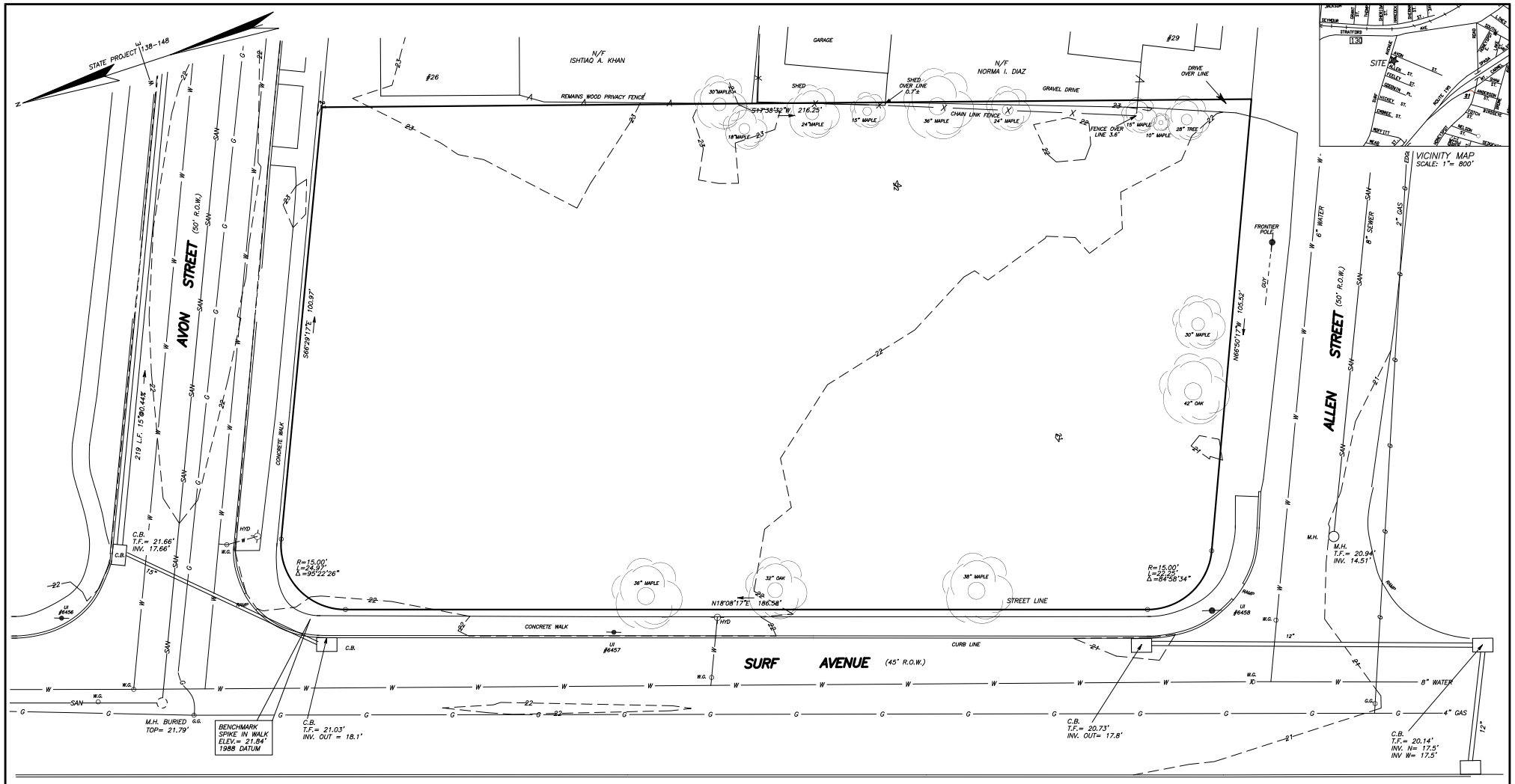
Neighborhood Context Map



MAP REFERENCE:

Property Survey Lots 3 through 7 "Cedarhurst" property located at 24 Surf Avenue, Avon Street and Allen Street, Stratford, Connecticut prepared for 24 Surf Avenue, LLC, scale: 1"= 20' dated 6-30-2020 by Lewis Associates, Stratford Town Clerk Map No. 3968.

NOTES:

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2. The Topographic Accuracy conforms to Class T-1 (1' contours).
2. Municipal Zone Designation is Multi Family Residential District RM-1.
3. Elevations are referenced to North American Vertical Datum of 1988. Benchmark Elevations obtained by Guidance Positioning System (GPS) utilizing the State of Connecticut Acorn System and the Superior Network.

To my knowledge and belief, this map is substantially correct as noted hereon.

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

NOTES CONTINUED:

4. Utilities taken from maps and measurements by others and require field verification by the individual utility companies prior to any construction, all utilities may not be shown. Utilize "CALL BEFORE YOU DIG" in Connecticut 811 or 1-800-922-4455 to mark underground storm sewers, sanitary sewers and utilities prior to any construction or design by other parties.
5. Property does not lie in a flood zone per Flood Insurance Rate Map (FIRM) for Fairfield County Panel 442 of 626 Map No. 09001C0442G, map revised July 8, 2013 by the Federal Emergency Management Agency (FEMA).

LOT AREA:
25,411 S.F.= 0.5834 AC.

REVISIONS		
NO.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN

TOPOGRAPHIC SURVEY

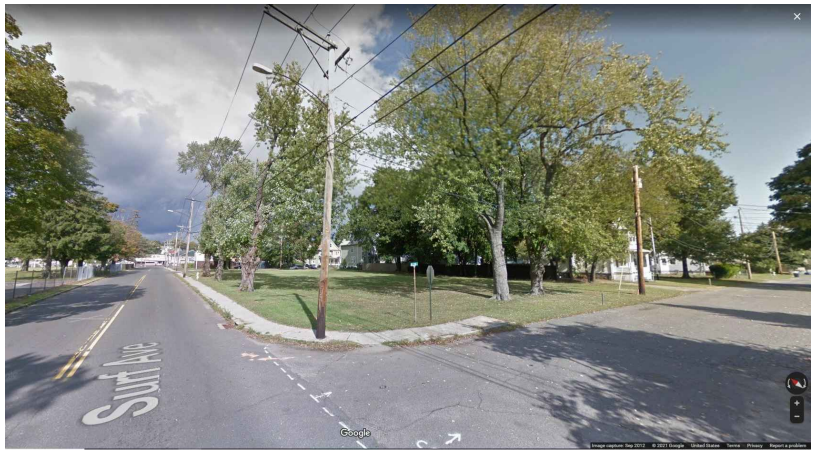
OF PROPERTY LOCATED AT
24 SURF AVENUE
STRATFORD, CONNECTICUT
PREPARED FOR

24 SURF AVENUE, LLC

Lewis Associates
Land Surveying and Civil Engineering
260 Main Street – Monroe, CT 06468
Phone: 203-261-8648 Email: tlewis@lewisassociates.net

DATE: 11-11-2020
SCALE: 1" = 10'
FILE: 2020-063
SHEET NO. 1 of 1

L:_CARLSON PROJECTS\2020-063C-ROSATI 24 SURF\DWGS\EXISTING CONDITIONS 11-9-20.dwg



LOOKING NORTHEAST

LOOKING SOUTHEAST

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Shelton, CT 06484

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED
RESIDENTIAL DEVELOPMENT
"SURF AVENUE APARTMENTS"
24 SURF AVENUE
STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

SITE PHOTOGRAPHS

DESIGNED BY: EFH	SCALE: NOT TO SCALE
DRAWN BY: EFH	DATE: OCTOBER 13, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295-Site Photos.DWG	

SEAL	SHEET NUMBER
	SP-1

REFERENCE: 2016 AERIAL IMAGERY. RETRIEVED FROM HTTP://CTECO.UCONN.EDU/DATA/FLIGHT2016/INDEX.HTM.

200 0 200 400
SCALE: 1" = 200'

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Shelton, CT 06484

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

AERIAL MAP

DESIGNED BY: EFH	SCALE: 1"=200'
DRAWN BY: EFH	DATE: OCTOBER 13, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295AERIAL.DWG	

SEAL

SHEET NUMBER

AM-1

GENERAL NOTES:

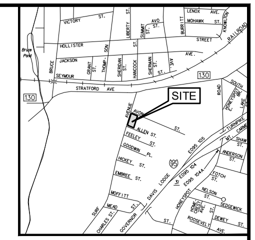
1. ALL WORK SHALL CONFORM TO THE TOWN OF STRATFORD STANDARDS AND SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 818 (OR LATEST EDITION).
2. SURVEY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A MAP ENTITLED "EXISTING CONDITIONS PLAN; TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 24 SURF AVENUE; STRATFORD, CONNECTICUT; PREPARED FOR 24 SURF AVENUE, LLC" DATED: NOVEMBER 11, 2020; SCALE: 1"=10'; PREPARED BY LEWIS ASSOCIATES.
3. ALL ELEVATIONS ON THIS PROJECT ARE BASED ON NAVD 1988 DATUM (SEE MAP REFERENCED IN GENERAL NOTE 6).
4. PROPOSED BUILDING IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWERS.
5. NO STUMPS, BRUSH, BUILDING DEBRIS, OR UNSUITABLE MATERIALS ARE TO BE BURIED ONSITE. CONTRACTOR IS RESPONSIBLE FOR ANY/ALL COSTS ASSOCIATED WITH REMOVING ALL MATERIALS OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
6. ALL RESERVED PARKING SPACES SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
7. RESERVED PARKING SIGN MUST BE ON AN UPRIGHT POST WITH A SEVEN FOOT CLEARANCE AND SIGN SHOULD READ "RESERVED PARKING, STATE PERMIT REQUIRED, VIOLATORS WILL BE FINED BETWEEN $85 AND $160".

GRADING AND UTILITY NOTES:

1. ALL TOPSOIL SHALL BE STRIPPED FROM PROPOSED DISTURBED AREAS AND STOCKPILED FOR USE IN FINAL LANDSCAPING. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY ENGINEER AT NO ADDITIONAL COST TO OWNER. ADDITIONAL (SCREENED) TOPSOIL REQUIRED FOR FINAL LANDSCAPING SHALL BE PROVIDED AT NO ADDITIONAL COST TO OWNER. FINAL TOPSOIL DEPTHS SHALL BE 6-INCHES FOR LAWN AREAS AND 9-INCHES FOR PLANT BEDS.
2. GRADE AWAY FROM BUILDINGS AT 2% MINIMUM. MINIMUM GRADE IN PAVED AREAS AND SIDEWALKS IS 1% (TYPICALLY 2%).
3. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" LOCATING SERVICE AT 1-(800)-922-4455 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO CONSTRUCTION AND VERIFY UNDERGROUND AND OVERHEAD UTILITY LOCATIONS. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING SERVICE (AT HIS OWN EXPENSE) TO VERIFY AND/OR LOCATE ANY/ALL UTILITIES THAT CBYD DOES NOT LOCATE. ANY/ALL REFERENCES ON DRAWINGS TO "UTILITIES" INCLUDES ANY/ALL TYPES OF BUILDING AND/OR SITE "SERVICES" AS WELL.
4. UTILITY CONNECTION DESIGN AS REFLECTED ON THIS PLAN MAY CHANGE SUBJECT TO UTILITY COMPANY REQUIREMENTS.
5. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR TOWN REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO TOWN, STATE, OR OTHER PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE RESPECTIVE TOWN, STATE, OR OTHER AUTHORITY.
7. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH LOCAL SEWER DEPARTMENT AND WPCA STANDARDS.
8. ALL GUTTERS AND ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM AS REQUIRED BY ENGINEER. CONNECT DOWNSPOUTS TO ROOF DRAIN PIPING WITH CAST-IRON DOWNSPOUT SHOES/BOOTS (AT GRADE) AS MANUFACTURED BY NEENAH FOUNDRY COMPANY (MODEL: R-4926-29 SERIES DOWNSPOUT SHOES) OR JAY R. SMITH MFG CO (MODEL: DOWNSPOUT BOOTS). SUBMIT CUT-SHEETS TO ENGINEER PRIOR TO CONSTRUCTION FOR APPROVAL

ABBREVIATIONS

APPROX	APPROXIMATE
BCLC	BITUMINOUS CONCRETE LIP CURB
BF	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS CONCRETE
CONC	CONCRETE
ELEV	ELEVATION
EXIST	EXISTING
FF	FIRST FLOOR ELEVATION
HCC	HANDICAP CURB CUT
INV	INVERT
MIN	MINIMUM
OCS	OUTLET CONTROL STRUCTURE
R	RADIUS
SCH	SCHEDULE
SF	SECOND FLOOR ELEVATION
SMS	STORMWATER MANAGEMENT SYSTEM
T/C	TOP OF CONCRETE
TYP	TYPICAL
VIF	VERIFY IN FIELD



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
650	CONTOURS	650
671.5 ×	SPOT ELEVATION	291.5 ×
	PROPERTY LINE	
	BUILDING SETBACK	
	WATERCOURSE	
	STONE WALL	
	STRUCTURE	
	EDGE OF PAVEMENT	
W	WATER	W
G	GAS	G
SAN	SANITARY	SAN
	GRADE TO DRAIN	

LIST OF SITE DRAWINGS

C-1	NOTES, LEGEND, AND ABBREVIATIONS
C-2	SITE PLAN
C-3	GRADING AND UTILITIES PLAN
C-4	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-5	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-6	DETAILS I
C-7	DETAILS II
L-1	LANDSCAPING PLAN

PE PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312
Shelton, CT 06484
Phone: (203) 944-9944
Fax: (203) 944-9945

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

NOTES, LEGEND, AND ABBREVIATIONS

DESIGNED BY: EFH	SCALE: NOT TO SCALE
DRAWN BY: EFH	DATE: JUNE 17, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295SP01.DWG	

SEAL: STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER 21079

SHEET NUMBER

C-1

ZONING DATA TABLE
SURF AVENUE HOUSING ZONE (SAHZ)

STANDARDS	REQUIRED	PROPOSED
Minimum Lot Area	21,780 sq.ft.	25,411 sq. ft.
Maximum Density	45 units	45 units
Minimum Road Frontage (Avon Street)	100 ft.	125.94 ft.
Minimum Road Frontage (Surf Avenue)	100 ft.	186.58 ft.
Minimum Road Frontage (Allan Street)	100 ft.	127.77 ft.
Maximum Building Height	55 ft.	≤55 ft.
Minimumum Setbacks		
Front (Avon Street)	5 ft.	10.6 ft.
Front (Surf Avenue)	5 ft.	5.6 ft.
Front (Allan Street)	5 ft.	9.5 ft.
Side	5 ft.	47.2 ft.
Rear	10 ft.	–
Maximum Building Coverage	70%	49%
Maximum Impervious Coverage	90%	84%
Minimum Open Space	10%	16%

PARKING SUMMARY

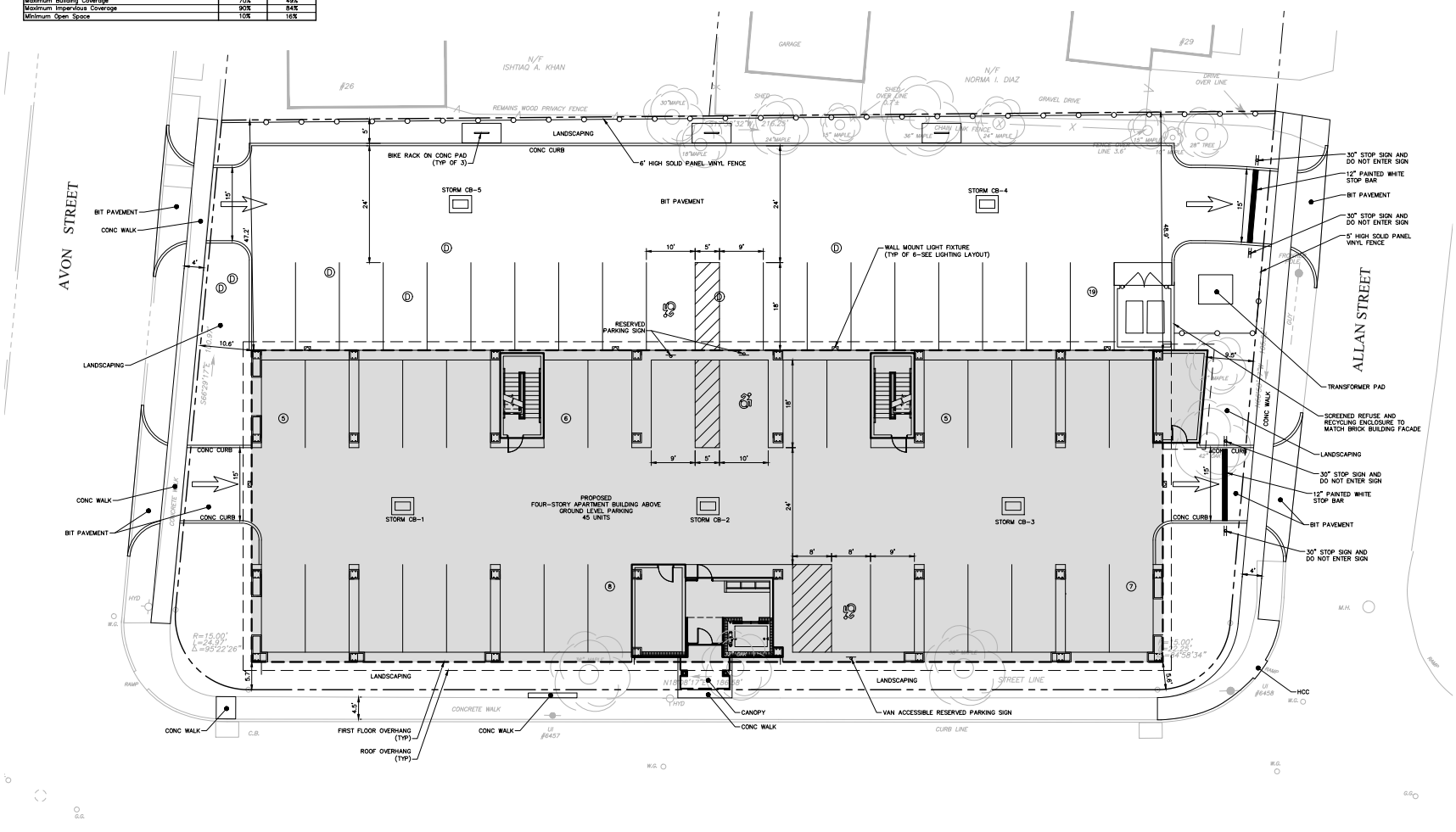
PARKING REQUIRED:

EFFICIENCY: 29 UNITS
1.0 SPACE PER UNIT
29 UNITS X 1.0 SPACE = 29 SPACES

ONE BEDROOM: 16 UNITS
1.3 SPACES PER UNIT
16 UNITS X 1.3 SPACES = 21 SPACES

TOTAL PARKING REQUIRED = 50 SPACES

TOTAL PARKING PROVIDED = 50 SPACES



PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Stratford, CT 06614

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	EFH	10/13/21	STAFF COMMENTS

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

SITE PLAN

DESIGNED BY: EFH	SCALE: 1"=10'
DRAWN BY: EFH	DATE: JUNE 17, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295SP02.DWG	

SEAL

SHEET NUMBER

C-2

TEST PIT LOGS
DATE: SEPTEMBER 30, 2021

TEST PIT #1
00 – 12" TOPSOIL
12 – 23" BROWN SILTY LOAM
23 – 50" MISCELLANEOUS FILL (ASPHALT, BRICK, BLOCK)
50 – 68" ORANGE BROWN SILTY SAND
68 – 88" GREY FINE SILTY SAND
*NO GROUND WATER
*NO MOTTLING
*ROOTS @ 88"
*LEDGE AT 88"

TEST PIT #2
00 – 12" TOPSOIL
12 – 28" BROWN SILTY LOAM
28 – 64" ORANGE BROWN SILTY SAND
64 – 106" GREY FINE SILTY SAND
*NO GROUND WATER
*NO MOTTLING
*ROOTS @ 88"
*NO LEDGE

TEST PIT #3
00 – 12" TOPSOIL
12 – 25" BROWN SILTY LOAM
25 – 38" ORANGE BROWN SILTY SAND
*NO GROUND WATER
*NO MOTTLING
*ROOTS @ 38"
*LEDGE @ 38"

PERCOLATION TEST RESULTS
DATE: SEPTEMBER 30, 2021

PERC HOLE No. P-1
HOLE DIAMETER: 8"
HOLE DEPTH: 16" (TOTAL=60")

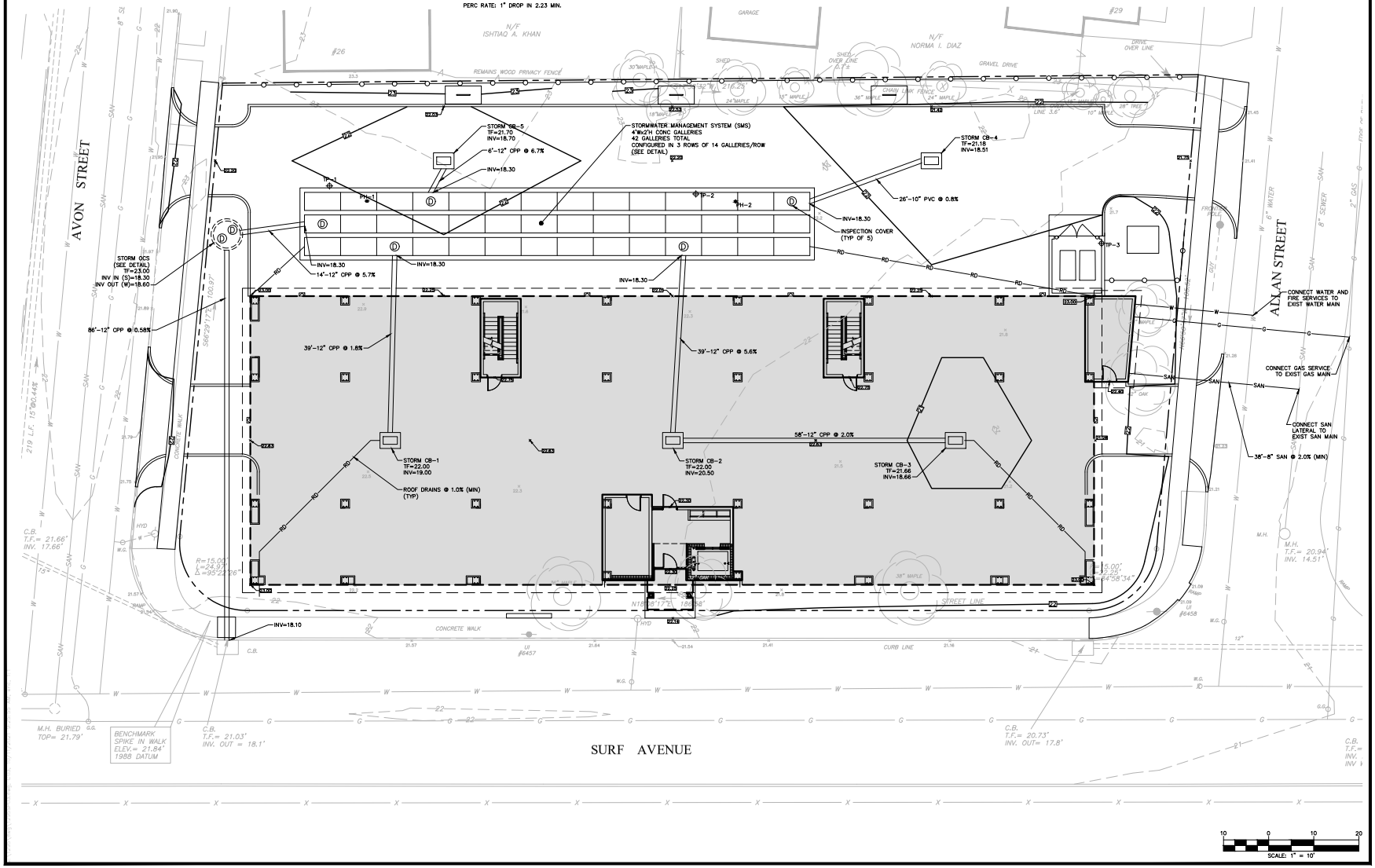
TIME	TIME INCREMENT	DEPTH TO WATER	DROP
	PRESOAK	–	–
	EMPTY	–	–
1:46	REFILL	3.50"	–
1:51	5 MIN.	10.50"	7.00"
1:56	REFILL	3.00"	–
2:01	5 MIN.	9.25"	6.25"
2:06	5 MIN.	11.50"	2.25"
2:11	REFILL	2.50"	–
2:16	5 MIN.	7.50"	5.00"
2:21	5 MIN.	10.00"	2.50"
2:26	5 MIN.	12.50"	2.50"

PERC RATE: 1" DROP IN 2.23 MIN.

PERC HOLE No. P-2
HOLE DIAMETER: 8"
HOLE DEPTH: 21" (TOTAL=50")

TIME	TIME INCREMENT	DEPTH TO WATER	DROP
	PRESOAK	–	–
	EMPTY	–	–
2:08	REFILL	9.00"	–
	DRY	–	–
2:13	REFILL	9.00"	–
2:18	5 MIN.	19.00"	10.00"
2:23	REFILL	7.00"	–
2:28	5 MIN.	18.50"	11.50"

PERC RATE: 1" DROP IN 0.50 MIN.



PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
[illegible] Enterprise Drive, Suite 312 Phone: [illegible]
Shelton, CT 06484 Fax: [illegible]

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	EFH	10/13/21	STAFF COMMENTS

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE
GRADING AND UTILITIES PLAN

DESIGNED BY: EFH	SCALE: 1"=10'
DRAWN BY: EFH	DATE: JUNE 17, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295SP03.DWG	

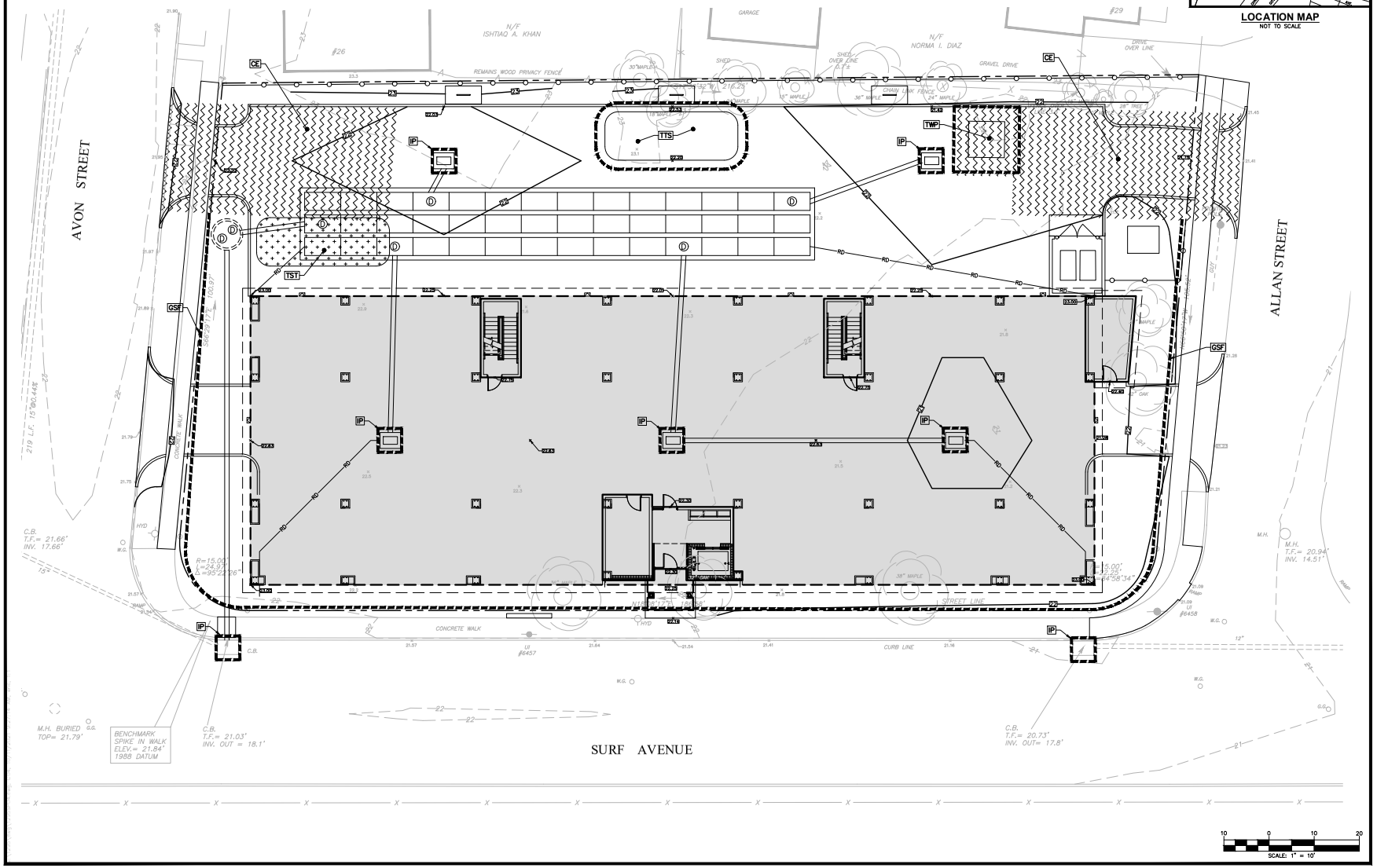
SEAL
STATE OF CONNECTICUT
No. 21079
LICENSED
PROFESSIONAL ENGINEER

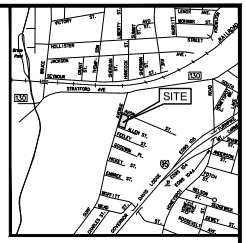
SHEET NUMBER
C-3

SOIL EROSION AND SEDIMENT CONTROL LEGEND

NOTE: REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR ADDITIONAL INFORMATION

SYMBOL	KEY	DESCRIPTION	SYMBOL	KEY	DESCRIPTION
	CE	CONSTRUCTION ENTRANCE		GSF	GEOTEXTILE SILT FENCE
	TWP	TEMPORARY WASH PAD		IP	INLET PROTECTION
	TTS	TEMPORARY TOPSOIL STOCKPILE SURROUNDED WITH GEOTEXTILE SILT FENCE		TST	TEMPORARY SEDIMENT TRAP. PROVIDE 134 CY OF STORAGE VOLUME PER ACRE OF DRAINAGE AREA; HALF OF THE STORAGE VOLUME TO BE WET STORAGE





LOCATION MAP
NOT TO SCALE

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Stratford, CT 06614

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	EFH	10/13/21	STAFF COMMENTS

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

SOIL EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY:	SCALE: 1"=10'
DRAWN BY:	DATE: JUNE 17, 2021
CHECKED BY:	PROJECT NUMBER: PE1295
CAD FILE: 1295SP04.DWG	

SEAL

STATE OF CONNECTICUT
No. 21079
LICENSED
PROFESSIONAL ENGINEER

SHEET NUMBER

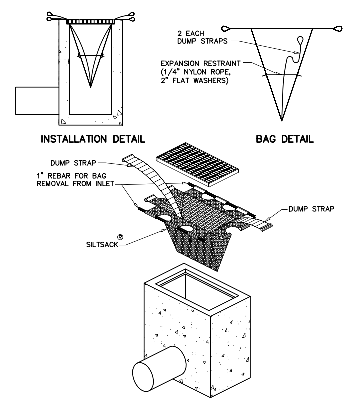
C-4

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (LATEST EDITION).
2. ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION OF ANY DISTURBED AREAS SHALL BE SCHEDULED AS SOON AS PRACTICAL.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SILT FENCES, HAYBALE FILTERS, CONSTRUCTION ENTRANCES, RIPRAP, AND EROSION CONTROL BLANKETS SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
6. ALL CONTROL STRUCTURES SHALL BE INSPECTED AND CLEANED PERIODICALLY. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
7. FOR EROSION AND SILTATION CONTROL, SILT FENCES AND/OR HAYBALE FILTERS SHALL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS; OR AS DIRECTED BY THE LOCAL AUTHORITY. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
8. IF DISTURBED AREAS CANNOT BE SEEDED IMMEDIATELY DUE TO TIME OF YEAR, THEN MULCH AREA UNTIL SEEDING CAN OCCUR. REMOVE MULCH AND SEED AND REMULCH WHEN SEASON PERMITS.
9. CATCH BASINS SHALL BE PROTECTED BY SILT SACK FILTERS AND AS SHOWN ON THE DRAWINGS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
10. HAYBALE FILTERS AND/OR SILT FENCES WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
11. STORMWATER DISCHARGE AREAS WILL BE PROTECTED WITH RIPRAP CHANNELS AND ENERGY DISSIPATORS AS REQUIRED AND/OR NECESSARY.
12. ALL DEWATERING PUMPING MUST HAVE SEDIMENT AND EROSION CONTROL PROVISIONS TO MAINTAIN CLEAR WATER DISCHARGE (NOT MUDDY). EACH DEWATERING PUMP SHALL DISCHARGE INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEM IN A MANNER THAT WILL NOT CAUSE EROSION, SEDIMENTATION, NUISANCE, OR SAFETY HAZARDS. EACH DEWATERING PUMP INTAKE SHALL BE PLACED IN A CLEAN, PERFORATED 55-GALLON DRUM, SURROUNDED BY AT LEAST 18 INCHES OF 3/4" CLEAN, CRUSHED STONE. THE ENTIRE SURFACE OF THE DRUM (SIDES, TOP, AND BOTTOM) SHALL BE PROTECTED FROM SILTY WATER ENTERING THE DRUM. IF NECESSARY, THE PUMP DISCHARGE SHALL PASS THROUGH A SETTLEMENT BASIN OF ADEQUATE SIZE TO FURTHER CLARIFY THE PUMP DISCHARGE PRIOR TO ENTERING THE STORM DRAINAGE SYSTEM. SUCH BASIN COULD BE MADE FROM AN EXCAVATED PIT OR BY USING A SEALED TRASH DUMPSTER. THE BASIN WOULD HAVE A PIPED OVERFLOW LEADING INTO THE STORM DRAINAGE SYSTEM. ALTERNATIVE METHODS MAY BE USED, SUCH AS WELL POINTS, OTHER TYPES OF PUMP INTAKE FILTERS, AND SETTLEMENT BASINS, IF APPROVED BY THE ENGINEER AND GOVERNING AGENCIES. ALL PUMP DISCHARGE FROM DEWATERING SHALL BE CLEAR AT THE POINT WHERE IT FLOWS OFF THE PROPERTY.
13. THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE LOCAL AUTHORITY. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) 12" DEEP WHERE SHOWN ON PLAN OR AS DIRECTED BY THE LOCAL AUTHORITY.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY/ALL PERMITS REQUIRED AS RELATED TO SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, DEP PERMITS.
15. THE CONTRACTOR IS DESIGNATED AS SITE MONITOR AND IS RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE INLAND WETLANDS COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

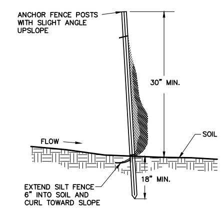
SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

1. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW RESIDENTIAL APARTMENT BUILDING AND ASSOCIATED PARKING AREA. THE BUILDING WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWERS. THE TOTAL SITE AREA IS APPROXIMATELY 0.58 ACRES.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS TO BE HELD WITH THE DESIGN ENGINEER, OWNER, GENERAL CONTRACTOR, AND REPRESENTATIVES FROM THE TOWN OF STRATFORD (INCLUDING THE TOWN ENGINEER, AND/OR ZONING ENFORCEMENT OFFICER).
3. CONSTRUCTION WILL BEGIN SHORTLY AFTER NECESSARY APPROVALS ARE OBTAINED. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED WITHIN ONE YEAR FROM THE TIME OF COMMENCEMENT.
4. MAINTENANCE OF THE EROSION CONTROLS SHALL CONSIST OF INSPECTION AT THE START OF EACH WORK DAY WITH SPECIAL ATTENTION AFFORDED FOLLOWING STORM EVENTS. NOTED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. BUILT UP SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL DEVICES AND DISPOSED OF IN A MANNER CONSISTENT WITH THIS PLAN. ADDITIONAL SEEDING OR MULCHING SHALL BE EMPLOYED AS REQUIRED. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS WHICH REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING AND/OR MULCHING IN ACCORDANCE WITH THE SOIL EROSION GUIDELINES.
5. SEQUENCE OF CONSTRUCTION (PHASING):
   - 5.1 CONDUCT PRE-CONSTRUCTION MEETING.
   - 5.2 FIELD STAKE LIMITS OF ALL DISTURBANCE AND PROPOSED CONSTRUCTION.
   - 5.3 INSTALL SILT FENCE AND HAY BALE BARRIERS BETWEEN WORK AREAS AND ADJACENT RESOURCE AREAS AND AT TOE OF SLOPES AT LOCATIONS SHOWN ON THE PLANS.
   - 5.4 INSTALL CONSTRUCTION ENTRANCE AT THE POINT OF CONSTRUCTION VEHICLE ACCESS TO THE SITE.
   - 5.5 ALL TREES AND BRUSH IN THE AREA OF THE NEW GRADING SHALL BE CUT. BRUSH AND TREES UNDER 6" IN DIAMETER MAY BE CHIPPED FOR USE AS MULCH. DEMOLISH EXISTING BUILDING & UTILITIES.
   - 5.6 CLEAR AND GRUB CONSTRUCTION AREA.
   - 5.7 THE LOAM SHALL BE STRIPPED AND STOCKPILED IN AREAS WHERE SHOWN ON THE DRAWINGS. STUMPS SHALL BE REMOVED AND DISPOSED OF AT A LEGAL LANDFILL OFF-SITE.
   - 5.8 THE LOAM STOCKPILES SHALL BE RINGED WITH SILT FENCE. THESE RINGS SHALL BE MAINTAINED DURING THE PERIOD THAT MATERIALS ARE STORED. STOCKPILES STORED FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH TEMPORARY COVER TO PREVENT EROSION.
   - 5.9 EXCAVATE FOR PROPOSED BUILDING FOUNDATION. CONSTRUCT WALLS AND SLAB.
   - 5.10 INSTALL STORM DRAINAGE SYSTEM. IF WATER IS ENCOUNTERED, DURING INSTALLATION, CONTRACTOR TO PUMP WATER TO SETTLING BASIN. DEWATERING BASIN IS TO BE INSPECTED AT LEAST EVERY TWO HOURS DURING PERIODS OF USE. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENTS WHEN THE SEDIMENT EQUALS ONE HALF THE REQUIRED STORAGE VOLUME. THE ACCUMULATED SEDIMENT WHICH IS REMOVED SHALL BE DISPOSED OF PROPERLY.
   - 5.11 INSTALL GRAVEL BASE WITHIN PARKING AREA.
   - 5.12 INSTALL UNDERGROUND UTILITIES AND SANITARY SEWER CONNECTION.
   - 5.13 CONSTRUCT NEW ACCESS DRIVEWAY. EXCAVATE AND/OR FILL WORK SITE TO SUB-GRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
   - 5.14 INSTALL FIRST COURSE OF PAVEMENT AND CURBING.
   - 5.15 ALL DISTURBED AREAS NOT COVERED BY PARKING, SIDEWALKS, LANDSCAPING, ETC. SHALL BE GRADED AND STABILIZED AS FOLLOWS:
     - A. PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
     - B. APPLY RECOMMENDED SEE MIXTURE AT RECOMMENDED RATE.
     - C. APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS.
     - D. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 THROUGH JUNE 15 AND AUGUST 15 AND SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OR 90 POUNDS PER 1,000 SQUARE FEET.
   - 5.20 SILT FENCE AND HAYBALES SHOULD REMAIN AND BE MAINTAINED UNTIL TRIBUTARY AREAS ARE STABILIZED.
   - 5.21 ON PAVED AREAS THAT ARE SUBJECT TO TRACKING OF SOIL MATERIALS OR THAT RECEIVE SEDIMENT-LADEN RUNOFF FROM SURFACES YET TO BE STABILIZED, HAYBALE BARRIERS SHALL REMAIN AROUND THE CATCH BASINS AFTER PAVING.



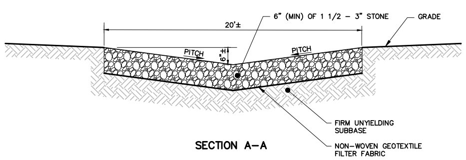
SILTSACK DETAIL

NOT TO SCALE

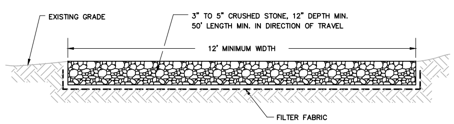


GEOTEXTILE SILT FENCE

NOT TO SCALE



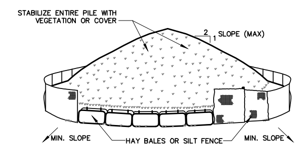
SECTION A–A



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE

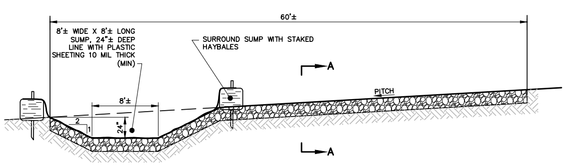
NOT TO SCALE



INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY STOCKPILE

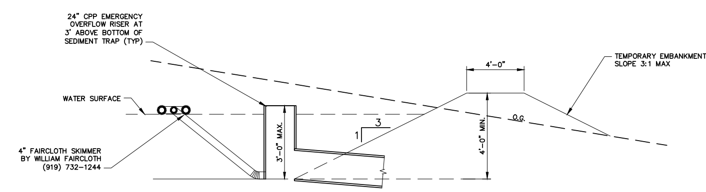
NOT TO SCALE



NOTES:
1. DO NOT PLACE TEMPORARY WASH PAD WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR WATER BODIES.
2. CHECK TEMPORARY WASH PAD DAILY TO DETERMINE IF IT HAS BEEN FILLED TO 75% CAPACITY.
3. IF NECESSARY, VACUUM AND DISPOSE OF THE LIQUID WASTE MATERIAL IN AN APPROVED MANNER. DO NOT DISCHARGE LIQUIDS TO WATERWAYS, STORM DRAINS OR DIRECTLY ONTO GROUND. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL. REMOVE LIQUIDS OR COVER THE STRUCTURES BEFORE PREDICTED STORMS TO PREVENT OVERFLOWS.
4. REMOVE HARDENED CONCRETE FROM TEMPORARY WASH PAD AND DISPOSE OF IN AN APPROVED MANNER.

TEMPORARY WASH PAD

NOT TO SCALE



TEMPORARY SEDIMENT TRAP

NOT TO SCALE

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312 Shelton, CT 06484
Phone: (203) 944-9944
Fax: (203) 944-9945

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

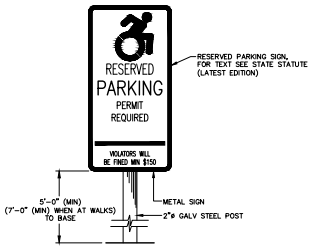
24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

DESIGNED BY:	SCALE: AS NOTED
DRAWN BY:	DATE: JUNE 17, 2021
CHECKED BY:	PROJECT NUMBER: PE1295
CAD FILE: 1295DT01.DWG	

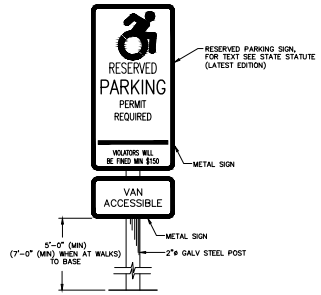
SEAL: STATE OF CONNECTICUT ★ 21079 ★ LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER
C-5



NOTES:
1. CONTRACTOR SHALL PREPARE SURFACE OF POSTS IN ACCORDANCE WITH RECOMMENDATIONS BY SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711). PREPARATION INCLUDES REMOVAL OF GREASE AND CONTAMINANTS WITH A SOLVENT CLEANER OR WITH AN AQUEOUS CLEANER SUCH AS 'HURRISAFE (S910)'.
2. PAINT WITH ONE COAT OF 2-PART EPOXY PRIMER (SHERWIN WILLIAMS MACROPOXY 646) AND TWO COATS OF 2-PART EURETHANE (SHERWIN WILLIAMS ACROLON 218HS), COLOR: BLACK.

TYPICAL SIGN DETAIL
NOT TO SCALE



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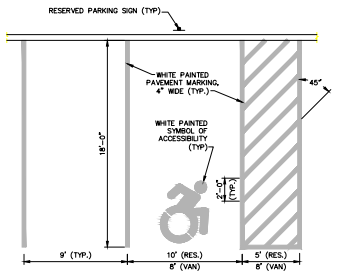
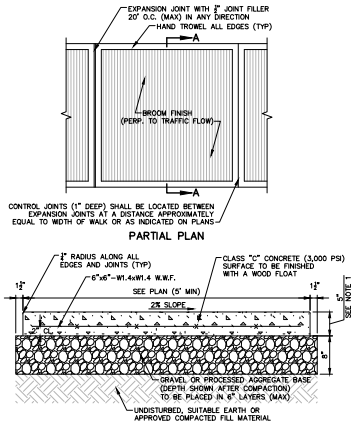
TYPICAL SIGN DETAIL
NOT TO SCALE



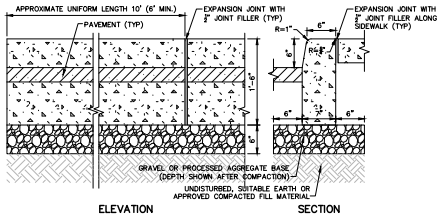
NOTE:
RES = RESERVED SPACE
VAN = VAN ACCESSIBLE SPACE

TYPICAL PARKING STALL LAYOUT
NOT TO SCALE



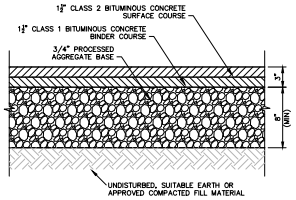
NOTES:
1. CONCRETE SIDEWALK (WALK) SHALL BE 6" THICK AT DRIVEWAYS.
2. BASE SHALL BE KEPT THOROUGHLY WET DURING COMPACTION AND SHALL BE DAMP WHEN CONCRETE IS POURED (NO POOLS ALLOWED).
3. ADDITIONAL EXPANSION JOINTS TO BE PROVIDED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURES INCLUDING, BUT NOT LIMITED TO, CURBS, BUILDINGS, WALLS, APRONS, PADS, OTHER SIDEWALKS, ETC.
4. EXPANSION JOINT FILLER SHALL BE PREFORMED BITUMINOUS CELLULAR (FIBER) TYPE PER AASHTO M 213 REQUIREMENTS.
5. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH FILL MATERIAL APPROVED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. CONCRETE FOR CAST-IN-PLACE CURB (CURBING) SHALL BE CLASS "C" CONCRETE (3,000 PSI). CONCRETE FOR PRECAST CURBING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI WITH 5-7% ENTRAINED AIR.
2. BASE SHALL BE KEPT THOROUGHLY WET DURING COMPACTION AND SHALL BE DAMP WHEN CONCRETE IS POURED (NO POOLS ALLOWED).
3. ADDITIONAL EXPANSION JOINTS TO BE PROVIDED WHERE THE CURBING JOINS ANY RIGID STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, WALLS, WALKS, APRONS, PADS, OTHER CURBING, ETC.
4. EXPANSION JOINT FILLER SHALL BE PREFORMED BITUMINOUS CELLULAR (FIBER) TYPE PER AASHTO M 213 REQUIREMENTS.
5. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH FILL MATERIAL APPROVED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

CONCRETE CURBING
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

CIRCLE BIKE RACK

Clean, minimalist design for metro areas.

- 2 contact points for locking frame and wheel.
- 10-gauge, galvanized steel or attractive powder coating.
- Mounting hardware included.

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-6572	Circle	35 x 2 1/2 x 33"	2	32

NOTE:
1. BIKE RACK TO BE MODEL NO H-6572 AS PROVIED BY ULINE 1-800-295-5510 (OR EQUAL).
2. COLOR TO BE APPROVED BY OWNER.

BIKE RACK
NOT TO SCALE

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Shelton, CT 06484

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	EFH	10/13/21	BIKE RACK

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

DETAILS I

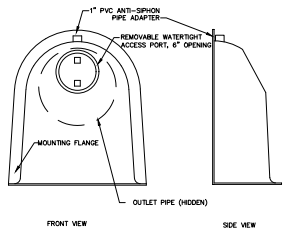
DESIGNED BY:	SCALE: AS NOTED
DRAWN BY:	DATE: JUNE 17, 2021
CHECKED BY:	PROJECT NUMBER: PE1295
CAD FILE: 1295DT02.DWG	

SEAL

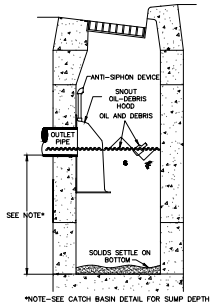
STATE OF CONNECTICUT
PE-21079
LICENSED
PROFESSIONAL ENGINEER

SHEET NUMBER

C-6



SNOUT OIL-WATER-DEBRIS SEPARATOR



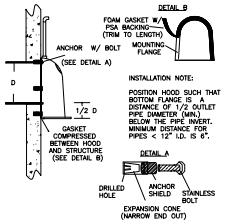
*NOTE-SEE CATCH BASIN DETAIL FOR SUMP DEPTH

TYPICAL INSTALLATION

NOTES:

CONFIGURATION DETAIL

1. ALL NEW CATCH BASINS SHAL BE PROVIDED WITH HOODS AND TRAPS AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. (PHONE: (860) 434-0277) OR APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



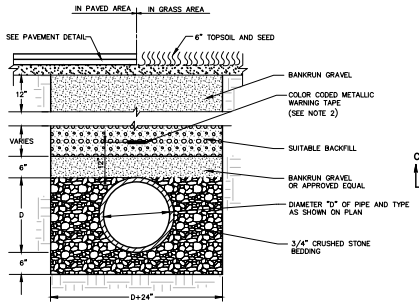
INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

INSTALLATION DETAIL

HOODED OUTLET COVER DETAIL

NOT TO SCALE

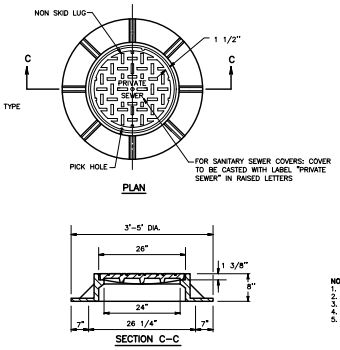


NOTES:

1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
2. COLOR OF METALLIC WARNING TAPE SHALL CONFORM TO:
   BLUE – WATER
   GREEN – STORM & SANITARY
   RED – ELECTRICAL
   ORANGE – COMMUNICATIONS
   YELLOW – GAS
3. TRENCH WIDTH SHALL BE D+2' WHEN D IS LESS THAN 30" AND SHALL BE D+3' WHEN D=30" OR LARGER (D=NOMINAL PIPE DIAMETER). (UNLESS OTHERWISE SPECIFIED)

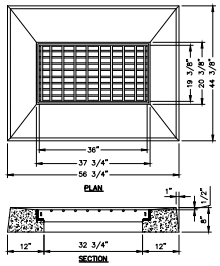
TYPICAL UTILITY TRENCH

NOT TO SCALE



MANHOLE FRAME & COVER

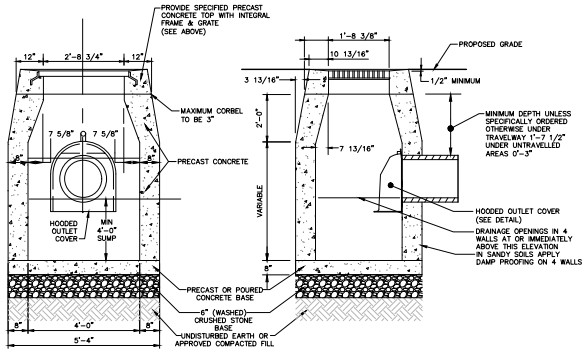
NOT TO SCALE



NOTES:
1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 5,000 PSI @ 28 DAYS
2. DESIGN LOADING: AASHTO HS-20
3. CONFORMS TO CTDOT STANDARD SPECIFICATIONS
4. STEEL REINFORCED WITH #4 BARS
5. AS MANUFACTURED BY CONNECTICUT PRECAST CORP – MONROE, CT OR APPROVED EQUAL

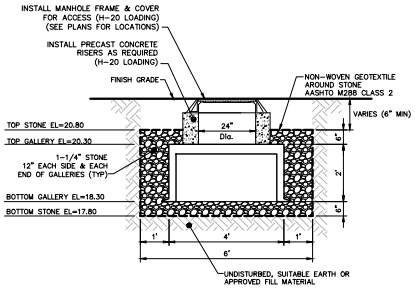
TYPICAL CATCH BASIN GRATE DETAIL TYPE "CL"

NOT TO SCALE



CATCH BASIN

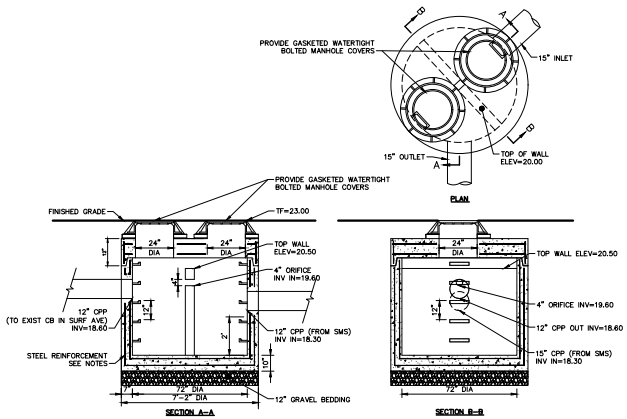
NOT TO SCALE



NOTES:
1. GALLERIES SHALL SUPPORT H-20 WHEEL LOADING.
2. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH SELECT FILL OR GRAVEL (12" MIN DEPTH BELOW GALLERIES) AT NO ADDITIONAL COST TO THE OWNER.
3. PROVIDE 6" (MIN) COVER CONSISTING OF WELL COMPACTED GRANULAR FILL OVER GALLERIES.
4. GALLERIES SHALL BE PROVIDED AS MANUFACTURED BY CONNECTICUT PRECAST CORP.-MONROE, CT OR APPROVED EQUAL.

STORMWATER MANAGEMENT SYSTEM (SMS) 24" HIGH CONCRETE GALLERY

NOT TO SCALE



NOTES:
1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 4,000PSI @ 28 DAYS.
2. DESIGN LOADING: AASHTO HS-20.
3. MEETS OR EXCEEDS ASTM C478, AASHTO M-199, AND CTDOT SPECIFICATIONS.
4. STEEL REINFORCEMENT CONFORMS TO ASTM A-185 AREA 0.18 SQ.IN./VERT. FT.
5. TYPE II AIR-ENTRAINED CONCRETE.
6. JOINTS SHALL BE SEALED WITH A BUTYL RUBBER SEALANT CONFORMING TO ASTM C443 AND C990, AASHTO M-198 TYPE B AND/OR FEDERAL SPECIFICATION SS-S-00210 (201-A).
7. STEPS SHALL BE 1/2" DIA. STEEL REINFORCED COPOLYMER STEPS CONFORMING TO ASTM C478, AASHTO M-199, AND OSHA REGULATION 29 CFR 1910.27. STEPS SHALL BE CAST IN VERTICAL ALIGNMENT.
8. BASE SECTION IS MONOLITHIC.
9. AS MANUFACTURED BY CONNECTICUT PRECAST CORP. – MONROE, CT. OR APPROVED EQUAL.

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE

PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
Shelton, CT 06484

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	EFH	10/13/21	SMS & OCS DETAILS

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
3241 MAIN STREET
STRATFORD, CT 06614

SHEET TITLE

DETAILS II

DESIGNED BY:	SCALE: AS NOTED
DRAWN BY:	DATE: JUNE 17, 2021
CHECKED BY:	PROJECT NUMBER: PE1295
CAD FILE: 1295DT02.DWG	

SEAL

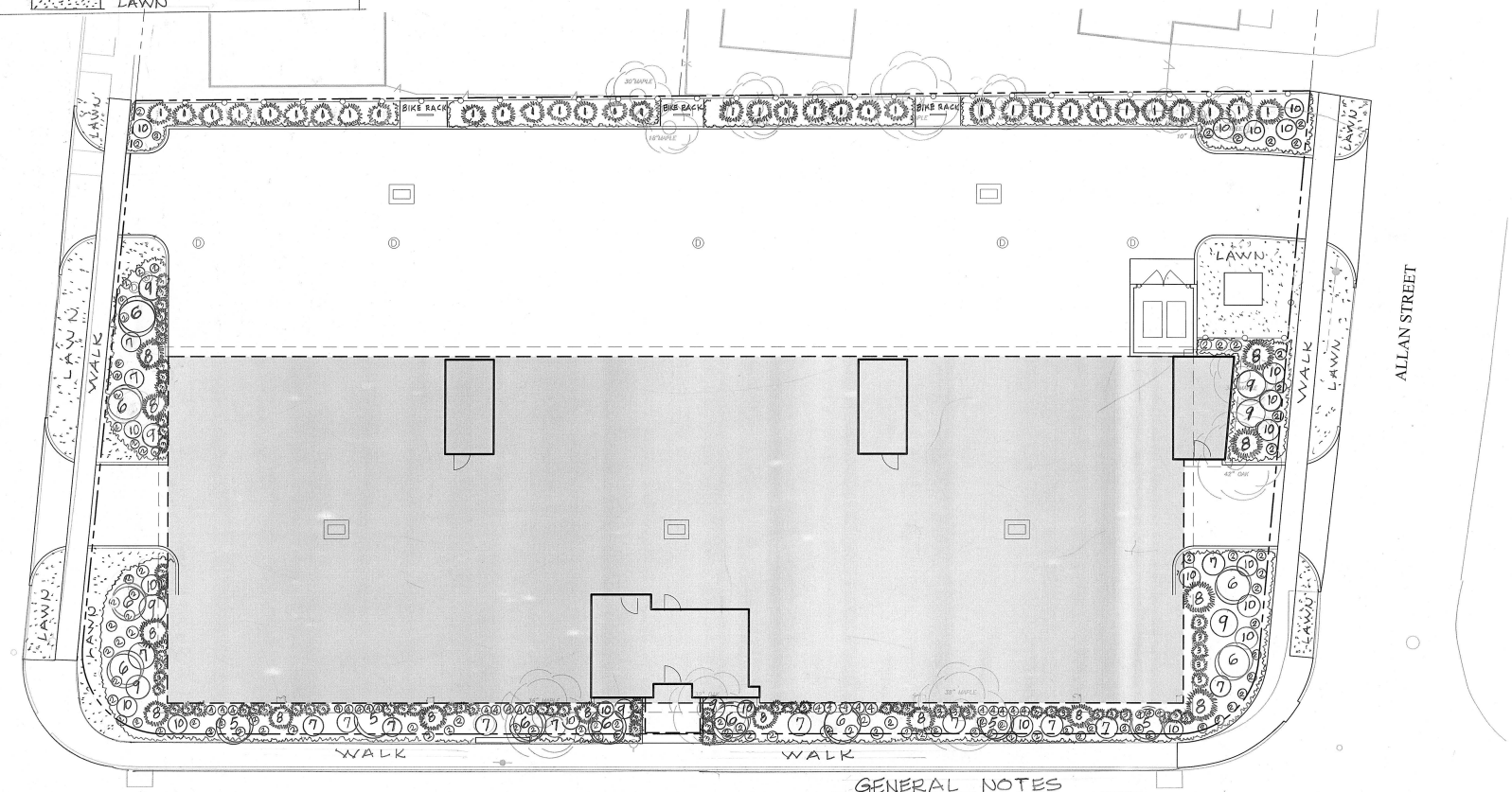
STATE OF CONNECTICUT
PE-19679
LICENSED
PROFESSIONAL ENGINEER

SHEET NUMBER

C-7

PLANTING LEGEND

- DECIDUOUS TREE
- TALL EVERGREEN SHRUB
- SHORT EVERGREEN SHRUB
- MISC. INDIVIDUAL SHRUB
- PLANT BED AREA MULCHED
- LAWN



PLANT LIST

KEY	QTY.	PLANT NAME	SIZE
1	34	EMERALD GREEN ARBORVITAE-THUJA OCCIDENTALIS-EMERALD GREEN	5'-6' HT.
2	90	BLUE STAR JUNIPER - JUNIPERUS SQUAMATA	3 GAL.
3	48	HICKS YEW - TAXUS MEDIA HICKSII	3½-4' HT.
4	44	SKY PENCIL HOLLY- ILEX CRENATA "SKY PENCIL"	4' HT.
5	4	PRINCETON SENTRY GINKO - GINKO BILOBA	3" CAL. 6' MIN. BRANCH HT.
6	10	ARMSTRONG MAPLE - ACER FREEMANII "ARMSTRONG"	3" CAL. 6' MIN. BRANCH HT.
7	14	DOUBLE PINK KNOCKOUT ROSE - ROSA RADTKOPINK"	3 GAL.
8	14	MOONGLOW JUNIPER - JUNIPERUS SCOPULARUM "MOON GLOW"	4½-5' HT.
9	9	DONALD WYMAN LILAC - SYRINGA PRESTONIAE "DONALD WYMAN"	10 GAL. BUSHY
10	26	WINE AND ROSES WEIGELA - WEIGELA FLORIDA "ALEXANDRA"	3 GAL.

GENERAL NOTES

1. REMOVE ALL EXISTING ROOTS & DEBRIS TO ACHEIVE A 3 FT DEEP FRESH SOIL PLANT BED SUITABLE FOR NEW PLANTING.
2. TOPSOIL THE TOP 8" FOR NEW PLANTS AND LAWN AREAS. SCREEN. NO STONES.
3. NO PLANT SUBSTITUTIONS WITHOUT PRIOR LANDSCAPE ARCHITECT OK IN WRITING, FOR SPECIES, SIZES, AND QUANTITIES.
4. APPLY WATER POLYMERS FOR MOISTURE RETENSION IE:"TERRASORB" AS WELL AS A ROOT GROWTH STIMULATOR. SUBMIT CUTS, FOLLOW MANUF. GUIDELINES
5. PROVIDE ONE YEAR GUARANTEE. REPLACE UNHEALTHY PLANTS WITH SAME SIZES.
6. MULCH ALL PLANT BEDS WITH 3" SHREDDED BARK. NO DYES, SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALL.
7. LANDSCAPE ARCHITECT SHALL SUPERVISE PLACEMENT OF PLANT MATERIAL AND SHALL BE GIVEN REPRESENTATIVE SAMPLES FOR APPROVAL PRIOR TO PLANTING.
8. LAWN SEED SHALL BE SUN MIX OF 50% BLUEGRASS 50% PERENNIAL RYE. SUBMIT SEED MIX TAGS FOR PRIOR APPROVAL.

10 0 10 20
SCALE: 1" = 10'

SITESCAPES, P.C.
LANDSCAPE ARCHITECT
CT LIC. NO. 346
622 GULF STREET
MILFORD, CT 06460
PHONE: (203) 671-3299

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED
RESIDENTIAL DEVELOPMENT
"SURF AVENUE APARTMENTS"
24 SURF AVENUE
STRATFORD, CT

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STRATFORD, CT 06614

SHEET TITLE

LANDSCAPING PLAN

DESIGNED BY:	SCALE: 1"=10'
DRAWN BY:	DATE: OCT.13,2021
CHECKED BY:	PROJECT NUMBER: PE1295
CAD FILE: 1295LP01.DWG	

SEAL: STATE OF CONNECTICUT — DWINE G. LAFERRIERE — LICENSED LANDSCAPE ARCHITECT

SHEET NUMBER: L-1

PEREIRA ENGINEERING, LLC

Civil • Environmental • Land Surveying

Shelton, CT 06484

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT "SURF AVENUE APARTMENTS" 24 SURF AVENUE STRATFORD, CT

24 SURF AVENUE, LLC
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STRATFORD, CT 06614

SHEET TITLE

SITE RENDERING

DESIGNED BY: EFH	SCALE: 1"=10'
DRAWN BY: EFH	DATE: OCTOBER 13, 2021
CHECKED BY: JCP	PROJECT NUMBER: PE1295
CAD FILE: 1295RE01.DWG	

SEAL

SHEET NUMBER

RE-1