

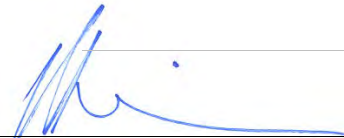
ARCHITECTURAL REVIEW BOARD APPLICATION REVIEW AND RECOMMENDATION

ARB review and recommendation is required prior to Planning and Zoning Commission or Zoning Board of Appeals hearings. This review provides required design review for proposed projects prior to zoning or variance approval. Application should be submitted in accordance with deadline posted on meeting calendar (10 days prior to meeting) to the HDC Office, Room 108. Additional materials may be requested for presentation at the meeting.

- COMMERCIAL BUILDING CONSTRUCTION OR ALTERATIONS**
- SPECIAL PERMIT USE**
- SIGNAGE**

Submission Date: _____

1. Property Address _____
(As listed in the Assessor's records)
2. Property PID# _____ Zoning District: _____
3. Owner's Name: _____ Daytime Tel #: _____
Owner's Address: _____ E-mail: _____
4. Agent's Name *(if different)*: _____ Daytime Tel #: _____
Agent's Address: _____ E-mail: _____
5. Zoning Board of Appeals Case # *(if any)* _____
6. Existing Uses of property: _____
7. Reason for this Request: _____



Applicant's Signature (If different than owner)

Owner's Signature (If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead.)

Architectural Review Board Recommendation:

Chair's Signature: _____ Date: _____

April 8, 2022

Planning and Zoning Commission
c/o Mary Young, AICP, Director of Planning & Zoning
Town of Westport
110 Myrtle Ave, Room 203
Westport CT 06880

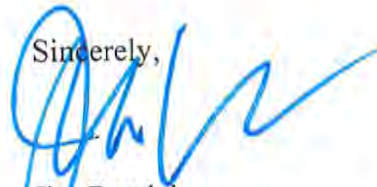
Re: 1595 Post Road E - Westport, CT

Dear Ms. Young:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agents in connection with the preparing, filing, and processing of any and all land use and ARB applications relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,



Jim Randel
CEO, RAND Real Estate Services, Inc.
Manager, WI ACQUISITIONS, LLC
OWNER

Explanatory Statement
1595 Post Road East
Special Permit & Site Plan Application

1. Summary

W I Associates is the owner of the subject property, 1595 Post Road E, commonly known as the Westport Inn fronting on Post Road East. We are proposing to redevelop the 117 room Hotel into 41 hotel rooms and 10 multifamily dwelling units. Site improvements include the addition/expansion of landscaped areas, a new 3-story addition, demolition of the front building, minor additions to the rear building, pool and rear dining terrace, and driveway/parking improvements.

To facilitate the proposed changes, an accompanying Text Change application has been filed to create appropriate standards for the redevelopment and site design.

2. Existing Site/Surrounding Area

The existing site is 3.80 acres split zoned in the GBD and Residence A Districts with frontage on Post Road E. The site is within a primarily office portion of the Post Road with office to the east and west and residential to the east and to its rear.

The property is improved with two connected vacant, 2-story buildings, housing approximately 117 hotel rooms. The building in the front was built in 1960 and the building in the rear was built in 1980. The site currently has 128 parking spaces and associated landscaping and amenities.

The building, while currently vacant, was most recently occupied by the Westport Inn. Westport Inn was originally approved in 2009 (Resolution #09-066) to construct a hotel to serve the community. Because of covid and changes in the marketplace, existing ownership has experienced a lack of demand for the hotel space and is looking to create a unique opportunity for traditional hotel units along with multifamily dwelling units with full kitchens.

3. Proposed Development

The proposed plan will demolish the front building, new addition to the rear, create better parking, circulation, landscape areas, and hotel amenities. The new 3 story addition will be added to the southwest corner of the rear building, housing 10 multifamily dwelling units, and the rear building will be adaptively reused to house 41 hotel units. The 10 multifamily dwelling units will also have access to all the hotel amenities and services including room service, housekeeping, concierge, security, maintenance, pool and fitness center.

A zoning data chart detailing compliance with the regulations is enclosed.

a. *Unit Mix*

The unit mix will consist of up to 5 two-bedroom and 5 three-bedroom multifamily dwelling units and 41 hotel units. Based on the market conditions interest, the multifamily dwelling units may be converted into hotel rooms.

b. *Below Market Rate Housing*

The enabling regulation (pending) requires a minimum of 20% of the proposed multifamily dwelling units (equaling 2 units) to be Below Market Rate Units BMRs affordable to households whose income does not exceed 80% of the CT State Median Income (SMI). In satisfaction of the 20% requirement, we are requesting to coordinate with Richard Freedman's (Garden Homes Management) a 3-bedroom unit at 40% SMI and a 2-bedroom unit at 80% SMI at 122 Wilton Road (application number 15-065). The funding will work to serve more residents at lower income level and generate more moratoria points.

c. *Site/Building Composition and Features*

The transformation of the former 117 room Westport Inn into a luxury boutique hotel including 41 guestrooms, 10 multifamily dwelling units, and a wide array of hotel amenities. The Delamar Westport will feature lobbies, bar, restaurant, and event space. The existing indoor pool will be refurbished, and a new outdoor pool added. The multifamily dwelling units average 1,980 square feet each with its own garage space. The restaurant will seat 100 guests indoor and be oriented to a lushly landscaped exterior garden.

The architecture evokes the spirit of a New England Inn with roof forms, window openings, and materials. A generous landscape buffer separates the building from Post Road. The vehicular arrival is vastly improved with a circular court centered on the front door leading to a cathedralized timber barn like structure that houses reception area, restaurant and meeting rooms. In addition to the 10 parking spaces in private garages, there are 70 parking spaces on grade and basement spaces that can accommodate an additional valet tandem space. The previous off-peak sharing with the office building to the west allows another space if needed.

d. *Parking/Traffic*

Parking is provided consistent with the proposed Text Amendment at a ratio of 2 spaces for every hotel unit. This requirement is satisfied in part through 92 garage spaces and 70 surface spaces (including Valet). Vehicular access will be reduced to one curb cut on the Post Road where two currently exist, thereby increasing circulation safety.

The proposed development reflects a significant reduction in the intensity of use of the site from a traffic perspective and more than adequate sightlines will be provided for the two driveways. Compared to the existing hotel, the property will generate 30 fewer trips during the AM peak hour, 39 fewer trips during the PM peak hour, and 47 fewer trips during the Saturday Midday peak hour. Thus, the proposed development, from a traffic perspective, will generate less than half the amount of traffic that the existing hotel generates during the busiest hours on a weekday and on a Saturday. Based on these findings, it is concluded that the project will not have an adverse impact on traffic operating conditions.

4. Purpose/Benefits

The Special Permit and Site Plan application will benefit the Town of Westport as it implements several of the goals and strategies established in the 2017 Plan of Conservation and Development including:

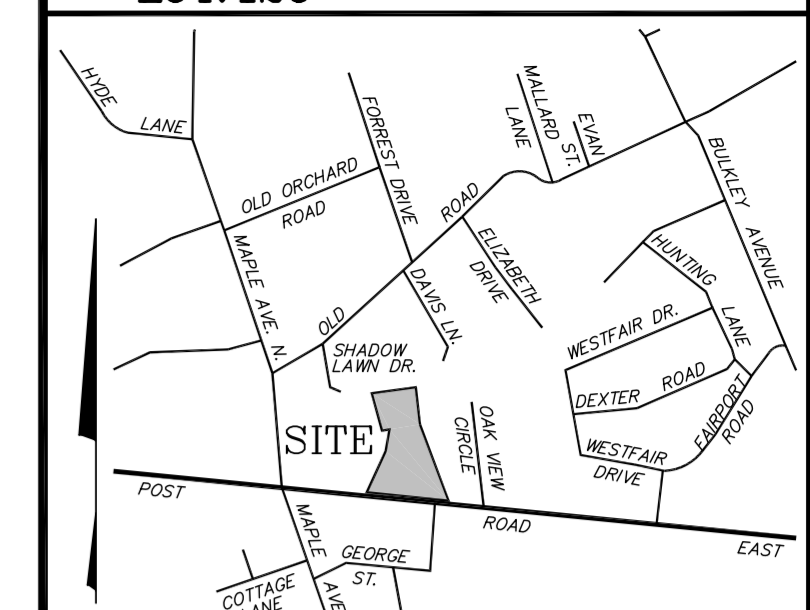
- a) 4.3 Promote Good Design, A Community Design, p. 30
 - Maintain an architectural review process to help preserve and enhance the character of Westport and maintain the overall "sense of place."

- b) 9.4 Improve Business Areas Along Route 1 p.76
 - Require all new or redeveloped sites along the Post Road to install sidewalks and provide landscaping in ways to enhance the Post Road.
 - Seek ways to modify the Zoning Regulations to encourage appropriate improvements and/or redevelopment along the Post Road, p78
 - Consider the potential for some properties on the Post Road to accommodate mixed-use buildings and/or mixed-use developments (containing housing) in order to increase the variety of housing choices in locations with access to shopping and public transportation.
- c) 10.1 Overview (“Westport’s wide variety of housing types from modest homes and historic structures to grand manor homes is one of its strongest features.”), p. 79.
- d) 10.2 Maintain Residential Character, p. 80
 - Protecting residential neighborhoods from encroachment by inappropriate uses, and
 - Managing residential development and redevelopment and other activities on residential properties to ensure they are appropriate for the site and/or given the impacts on neighbors.
- e) 10.4. Monitor Changing Housing Needs, p.85
 - Seek ways to address changing housing needs while maintaining the character and integrity of Westport.
 - Consider ways of integrating affordable and workforce housing in future projects.

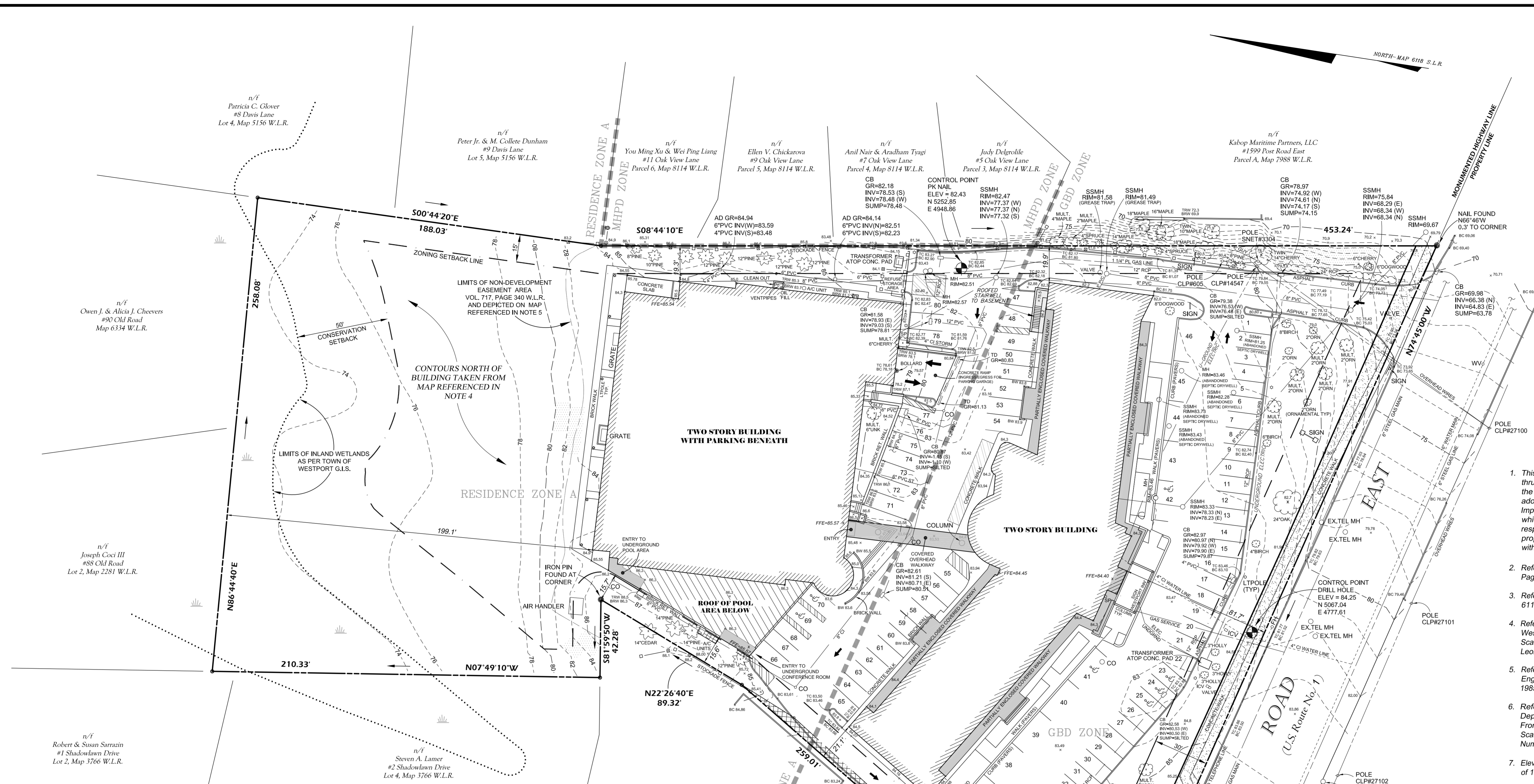
5. Conclusion

The Special Permit and Site Plan applications are accompanied by a Text Change to establish standards for the redevelopment and site design.

The submitted applications seek to realize the above stated goals and strategies established in the 2017 Plan of Conservation and Development by keeping and enhancing the hotel use for the Town of Westport where none currently exist.



WESTPORT, CT 1" = 800'
ORIENTATION



- 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 an Improvement Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
 - Reference is hereby made to the Deed of Record found in Volume 2851, Page 255 of the Westport Land Records.
 - Reference is hereby made to the following maps: 2281, 3129, 3766, 4689, 6118, 6334, 7988, 8114 and 8765 of the W.L.R.
 - Reference is hereby made to map titled "Topographic Survey Prepared for Westport Benenson, LLC 1595 Post Road East, Westport, Connecticut" Scale 1" = 20', Dated October 16, 2007, last revised December 5, 2007 by Leonard Surveyors LLC.
 - Reference is hereby made to map titled "As-Built Map of the Westport New Englander Prepared for Westport Inn" Scale 1" = 20', Dated January 2, 1985, last revised April 11, 1994 by Leo Leonard.
 - Reference is hereby made to map titled "Connecticut State Highway Department Right of Way Map, Town of Westport, Boston Post Road From the Fairfield Town Line Westerly About 9,200 Feet Route U.S. 1" Scale 1" = 40', Dated September 30, 1929, last revised October 19, 1970, Number 527, Sheets 1 & 2 of 4.
 - Elevations depicted hereon are based on National Geodetic Vertical Datum of 1929 (NGVD 29).
 - Parcel does not lie within a FEMA Special Flood Hazard Zone as depicted on FIRMS Map Community Panel No. 090019 0002B. Map Revised December 4, 1984. Reference is hereby made to RM13 found on this map.
 - Reference is hereby made to instruments of record as labeled hereon.
 - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
 - Reference is made to map titled "Town of Westport Map Showing Easement Acquired From 1595 Post Equities, LLC by the State of Connecticut Department of Transportation Post Road East (CT Route 1)" Town No. 158, Project No. 158-000, Serial No. 146, prepared by Redniss & Mead, Inc., dated 3/20/10 and filed on the Westport Land Records as Map #10026.
 - Reference is made to Westport Planning and Zoning Commission Resolution #10-053 dated 01/06/2011, modified 02/03/2011.

BASE LOT CALCULATION
(All entries in square feet)

RESIDENCE ZONE A	FORMULA	#1595 POST ROAD E.
1. GROSS LOT AREA		91,173
2. Aboveground Utility Easement	x +	0 +
3. Streets and Roads	x +	0 +
4. Other Exclusive Surface Easements	x +	168 +
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)	= x	= 168
6. Wetland Area	x +	9,106 +
7. Steep Slopes of 25% or greater	x +	*524 +
8. TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	= x	= 9,630
9. Wetlands/slopes reduction	0.80 x line 8	= 7,704
10. BASE LOT AREA (Lines 1, minus line 5 and line 9)	= x	= 83,301

MINIMUM LOT AREA CALCULATION

11. TOTAL WETLANDS AND STEEP SLOPES (Line 8, above)		9,630
12. Zoning District Maximum	4,356	-
13. Maximum Wetlands and slope (smaller of line 11 or line 12)		4,356
14. Actual Lot Size (Line 1 minus line 5 minus line 9 plus line 13)		85,731
15. District Minimum Lot Size Zone GBD (General District)	21,780	-
16. EXCESS OR SHORTFALL (Line 14 minus line 15)		63,951

IF LINE 16 IS POSITIVE, THE LOT COMPLIES OTHERWISE, THE LOT DOES NOT COMPLY

MAXIMUM LOT AREA COVERAGE CALCULATION

17. BASE LOT AREA (Copied from line 10, above)		83,301
18. Square Feet of Total Coverage		33,398
19. Line 18 divided by line 17 for a %	MAXIMUM 25%	40.11%
20. Square feet of Building coverage		24,565
21. Line 20 divided by line 17 for a %	MAXIMUM 15%	29.51%

BASE LOT CALCULATION
(All entries in square feet)

GEN. BUSINESS DISTRICT	FORMULA	#1595 POST ROAD E.
1. GROSS LOT AREA		74,348
2. Aboveground Utility Easement	x +	0 +
3. Streets and Roads	x +	0 +
4. Other Exclusive Surface Easements	x +	1,428 +
5. TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)	= x	= 1,428
6. Wetland Area	x +	0 +
7. Steep Slopes of 25% or greater	x +	1,167 +
8. TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	= x	= 1,167
9. Wetlands/slopes reduction	0.80 x line 8	= 934
10. BASE LOT AREA (Lines 1, minus line 5 and line 9)	= x	= 71,986

MINIMUM LOT AREA CALCULATION

11. TOTAL WETLANDS AND STEEP SLOPES (Line 8, above)		1,167
12. Zoning District Maximum	n/a	n/a
13. Maximum Wetlands and slope (smaller of line 11 or line 12)		0
14. Actual Lot Size (Line 1 minus line 5 minus line 9 plus line 13)		71,753
15. District Minimum Lot Size Zone GBD (General District)	n/a	n/a
16. EXCESS OR SHORTFALL (Line 14 minus line 15)		71,753

IF LINE 16 IS POSITIVE, THE LOT COMPLIES OTHERWISE, THE LOT DOES NOT COMPLY

MAXIMUM LOT AREA COVERAGE CALCULATION

17. BASE LOT AREA (Copied from line 10, above)		71,986
18. Square Feet of Total Coverage		52,784
19. Line 18 divided by line 17 for a %		73.12%
20. Square feet of Building coverage		19,378
21. Line 20 divided by line 17 for a %	MAXIMUM 25%	26.92%

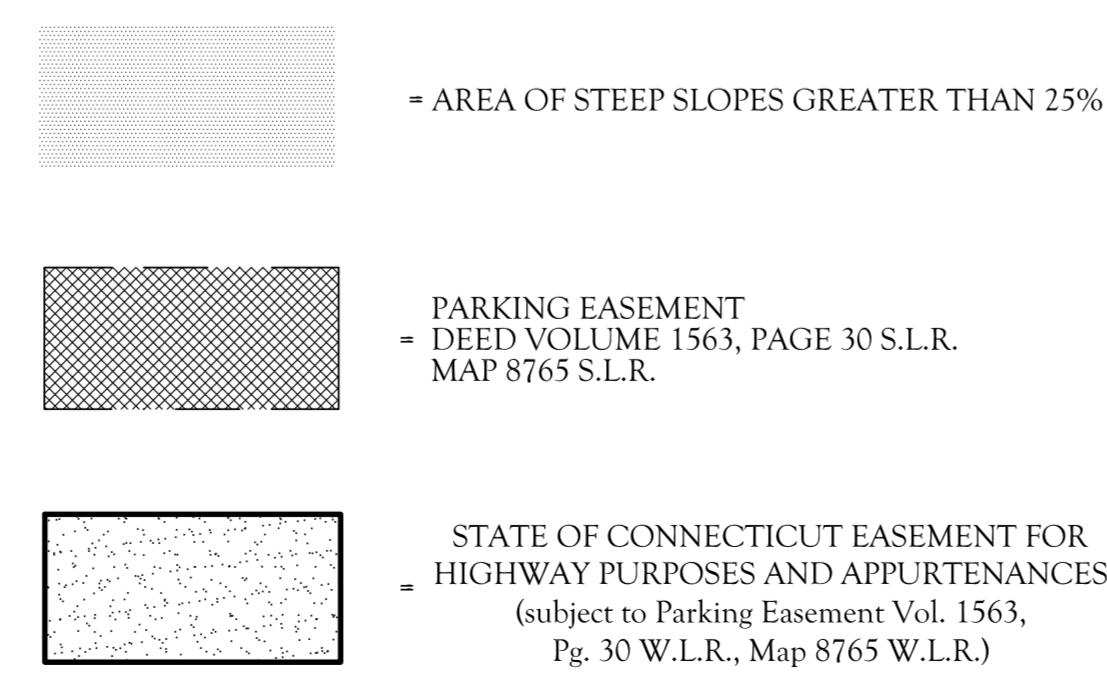
PARKING COUNT

SURFACE
7 ADA SPACES
73 REGULAR SPACES
TOTAL SURFACE PARKING SPACES = 80

PARKING GARAGE
TOTAL GARAGE PARKING SPACES = 48 (including ADA)

(PARKING COUNT NUMBER PER TOWN OF WESTPORT P+Z MEMO DATED 10/11/11)

TOTAL PARKING SPACES (garage & surface)
TOTAL = 128



~AS BUILT~

IMPROVEMENT LOCATION SURVEY
DEPICTING
#1595 POST ROAD EAST
'WESTPORT INN'
WESTPORT, CONNECTICUT
PREPARED FOR
1595 POST EQUITIES, LLC

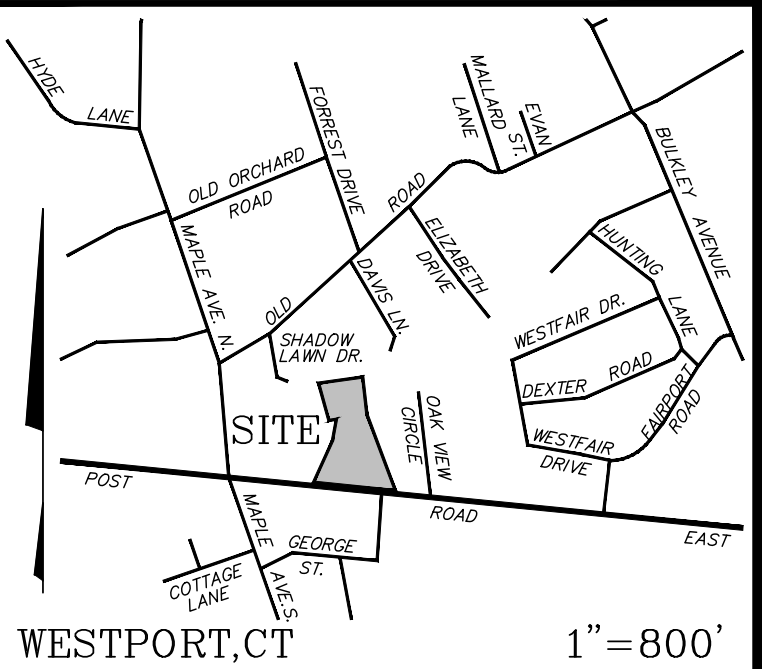
To my knowledge and belief this map is substantially correct as noted hereon

Lawrence W. Posson
LAWRENCE W. POSSON JR., CT.LIC. NO. 18130
10/17/2011
DATE

JOB NO.: 7117-3 DATE: 09/20/2011
DRAWN BY: CJV/LWP CHECKED BY:
SCALE: 0 30 60
1" = 30'

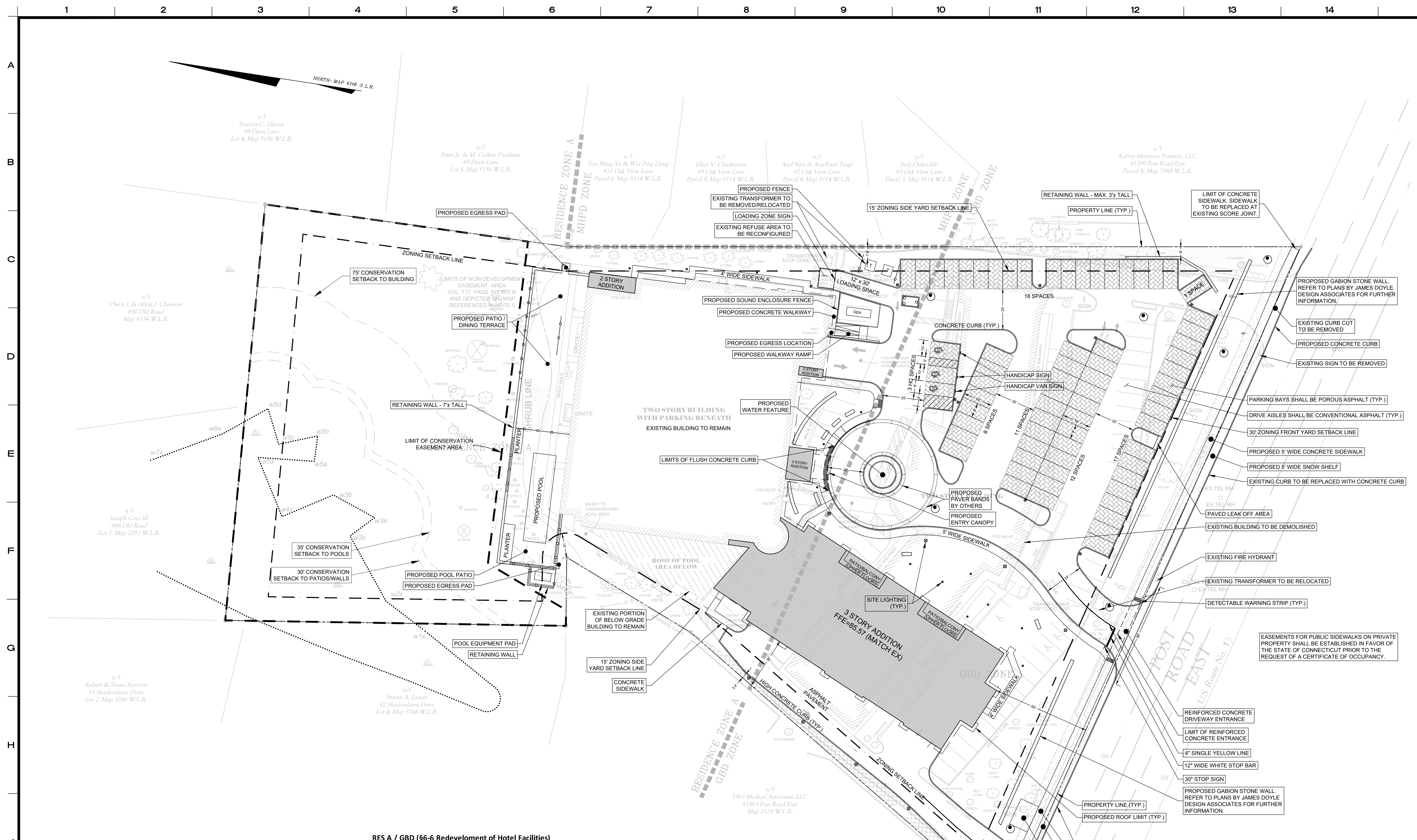
Redniss & Mead
ESTABLISHED 1957
ENGINEERS - SURVEYORS - PLANNERS - WWW.REDNISSMEAD.COM
22 FIRST STREET - STAMFORD, CONNECTICUT 06905 - 203-327-9500

*STEEP SLOPE AREA TAKEN FROM MAP REFERENCED IN NOTE 4



1" = 800'

ORIENTATION



5/6/2022	Residence A District			General Business District			TOTAL			NOTES						
	Req/Allowed	Existing	Proposed	Req/Allowed	Existing	Proposed	Req/Allowed	Existing	Proposed							
Lot Size/Shape	-	91,173 sf	2.09 ac	91,173 sf	2.09 ac	-	74,348 sf	1.71 ac	74,348 sf	1.71 ac	3.00 ac	165,521 sf	3.80 ac	165,521 sf	3.80 ac	Appendix D: Total area within property boundaries; §39A-4.1
Gross Lot Area	-	84,625 sf	1.94 ac	84,625 sf	1.94 ac	-	71,986 sf	1.65 ac	71,986 sf	1.65 ac	-	156,611 sf	3.60 ac	156,611 sf	3.60 ac	§5-2 "Lot Area"; Gross less 80% areas of flagged wetlands/steep slopes
Net Lot Area	-	n/a	n/a	n/a	n/a	-	200'	447'	200'	447'	-	200'	447'	200'	447'	§6-6-1
Arterial Street Frontage	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§24-4 + §35-2.2
Setbacks	-	-	-	30'	81'	60'	30'	81'	60'	30'	81'	60'	30'	81'	60'	§13-4, §24-4 & §6-6.1.2.e
Front	-	-	-	30'	81'	60'	30'	81'	60'	30'	81'	60'	30'	81'	60'	§13-4, §6-6.1.1.a-Internal Residential District Boundary shall not apply
Side	15'	15'	15'	15'	20'	32'	15'	20'	32'	15'	20'	32'	15'	20'	32'	§6-6.1.1.b.iv & §6-6.1.2.e
Side Landscaping Buffer	25'	19'	19'	-	-	-	25'	19'	19'	-	-	-	25'	19'	19'	§6-6.1.1.b.iv & §6-6.1.2.e
Front Landscaping Buffer	15'	0.9'	0.9'	6'	-	-	Ex./5'	0.9'	0.9'	-	-	-	Ex./5'	0.9'	0.9'	§6-6.1.1.b.iv
Building Height	-	-	-	30'	24.7'	30'	30'	24.7'	30'	30'	24.7'	30'	24.7'	30'	24.7'	§6-6.1.1.b.iv
Stories	2.5	2	3	2	2	3	3	-	3	-	-	3	-	3	-	§13-5 & §24-5; §6-6.1.2.d
Feet	35'	30'±	39.1'	25'	25'±	39.1'	40'	-	39.1'	-	-	39.1'	-	39.1'	-	§13-5 & §24-5; §6-6.1.2.d
Coverage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§5-2 Coverage: Based on Net Lot Area
Max. Building Coverage	(15.0%)	12,694 sf (29.5%)	24,949 sf (32.8%)	27,728 sf (32.0%)	(25.0%)	17,997 sf (26.9%)	19,349 sf (13.3%)	9,546 sf (13.3%)	27,728 sf (32.0%)	(28.3%)	44,298 sf (23.8%)	37,274 sf (23.8%)	44,298 sf (23.8%)	37,274 sf (23.8%)	44,298 sf (23.8%)	§13-6 & §24-6; §6-6.1.1.b.ii-Overall Building Coverage is reduced
Max. Total Coverage	(25.0%)	21,156 sf (40.1%)	33,906 sf (44.0%)	37,270 sf (44.0%)	-	(70.1%)	50,458 sf (64.4%)	46,346 sf (64.4%)	37,270 sf (44.0%)	-	(53.9%)	84,364 sf (53.4%)	83,616 sf (53.4%)	84,364 sf (53.4%)	83,616 sf (53.4%)	§13-6 & §24-6; §6-6.1.1.b.iii-Overall Total Coverage is reduced
Floor Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§5-2 "F.A.R.": Based on Gross Lot Area
Max. Total Floor Area	n/a	0.40	36,766	0.52	47,109 sf	0.25	18,587 sf	0.62	46,174 sf	0.35	25,752 sf	0.44	72,861 sf	0.44	72,861 sf	§13-8 & §24-8; §6-6.1.1.b.i-Overall Floor Area is reduced; includes 4,681 sf of 1st floor garage parking
Hotel Amenity Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.f - Area includes lounges, restaurants, bars, dining, and meeting room areas.
Rooms/Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.f - Area includes lounges, restaurants, bars, dining, and meeting room areas.
Hotel	n/a	-	-	-	-	-	n/a	-	n/a	-	n/a	-	-	-	-	§5-2BR units and 5-3BR units
Multi-family Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§5-2BR units and 5-3BR units
Provided Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.f - 2 per room
Required Hotel Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§34-5 - 2.25 per 2-bedroom unit (5 units) and 2.50 per 3+ bedroom units (5 units)
Required Multi-family Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§34-5 - 2.25 per 2-bedroom unit (5 units) and 2.50 per 3+ bedroom units (5 units)
Total Required Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§34-5 - 2.25 per 2-bedroom unit (5 units) and 2.50 per 3+ bedroom units (5 units)
Garage Spaces	-	47	54	-	-	-	0	8	-	-	-	47	62	-	-	Spaces located within both Res A and GBD Zones counted as GBD spaces
Surface Spaces	-	16	3	-	-	-	65	67	-	-	-	81	70	-	-	Spaces located within both Res A and GBD Zones counted as GBD spaces
Total Provided Spaces	-	63	57	-	-	-	65	75	-	-	-	128	132	-	-	§6-6.1.2.f
Valet Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.g. Concealed spaces remain
Concealed Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.g. Concealed spaces remain
Loading Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§6-6.1.2.h

1 05/06/2022 ORIGINAL ISSUE DATE
No. Date Revision

ZONING SITE PLAN

DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
WI ASSOCIATES

SCALE: 0 30 60
1"=30'

DRAWN BY: VJH CHECKED BY: DRG

David R. Ginter
DAVID R. GINTER CT, P.E. 27120
May 6, 2022
DATE

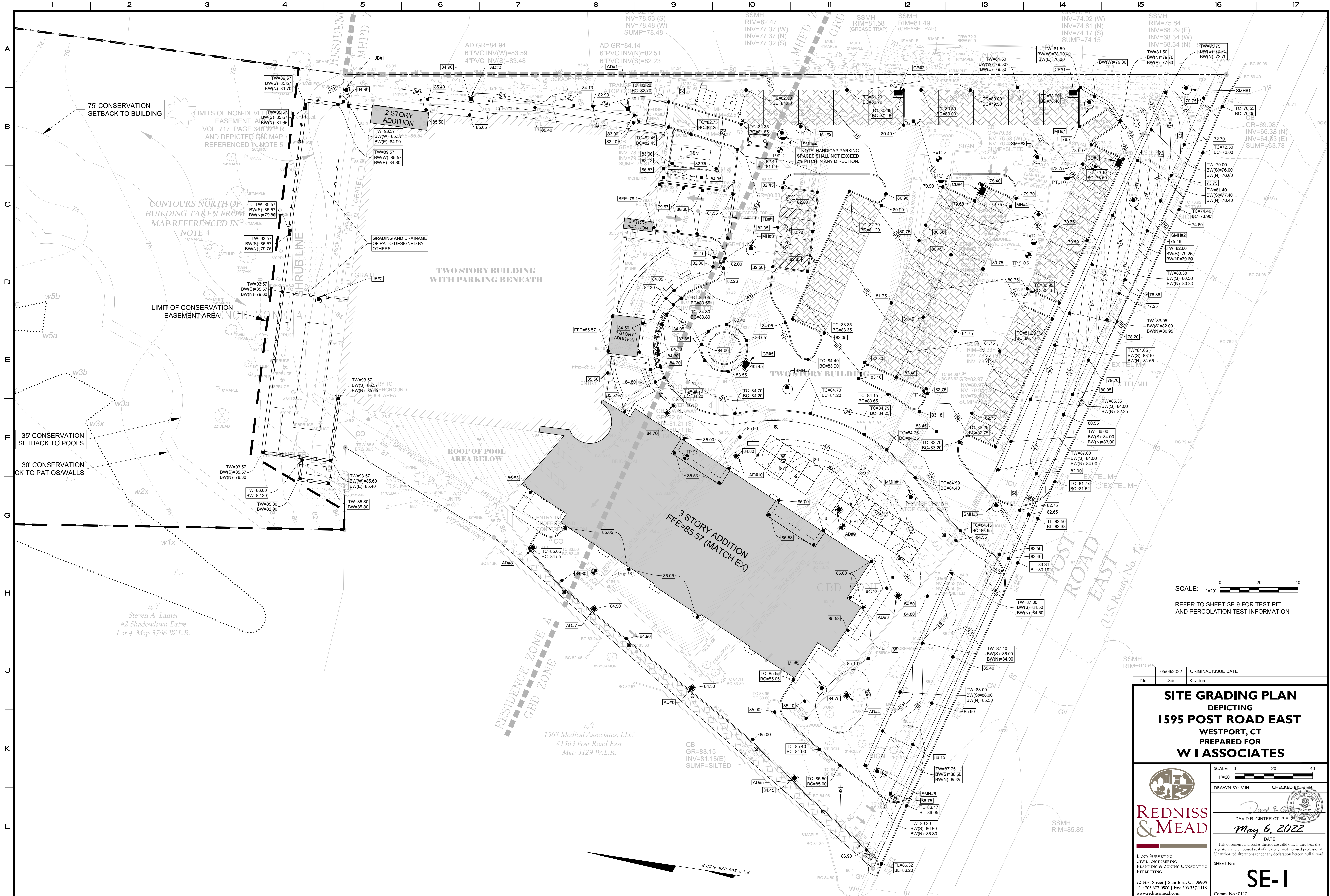
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No: **ZSP-1**

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

Comm. No. 7117

5/6/2022 5:45 AMH:\Lobbies\270007\0007\117_2021 Improvements - West Wing Addition\DWG\117 Master 2.dwg



75' CONSERVATION SETBACK TO BUILDING

CONTOURS NORTH OF BUILDING TAKEN FROM MAP REFERENCED IN NOTE 4

LIMIT OF CONSERVATION EASEMENT AREA

35' CONSERVATION SETBACK TO POOLS

30' CONSERVATION SETBACK TO PATIOS/WALLS

n/f Steven A. Lamer #2 Shadowlawn Drive Lot 4, Map 3766 W.L.R.

n/f 1563 Medical Associates, LLC #1563 Post Road East Map 3129 W.L.R.

SCALE: 1"=20'

REFER TO SHEET SE-9 FOR TEST PIT AND PERCOLATION TEST INFORMATION

No.	Date	Revision
1	05/06/2022	ORIGINAL ISSUE DATE

SITE GRADING PLAN
DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
W I ASSOCIATES

REDNISS & MEAD

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.352.1118
 www.rednissmead.com

DRAWN BY: VJH
 CHECKED BY: DRG

DAVID R. GINTER CT. P.E. 2017
 May 6, 2022

DATE

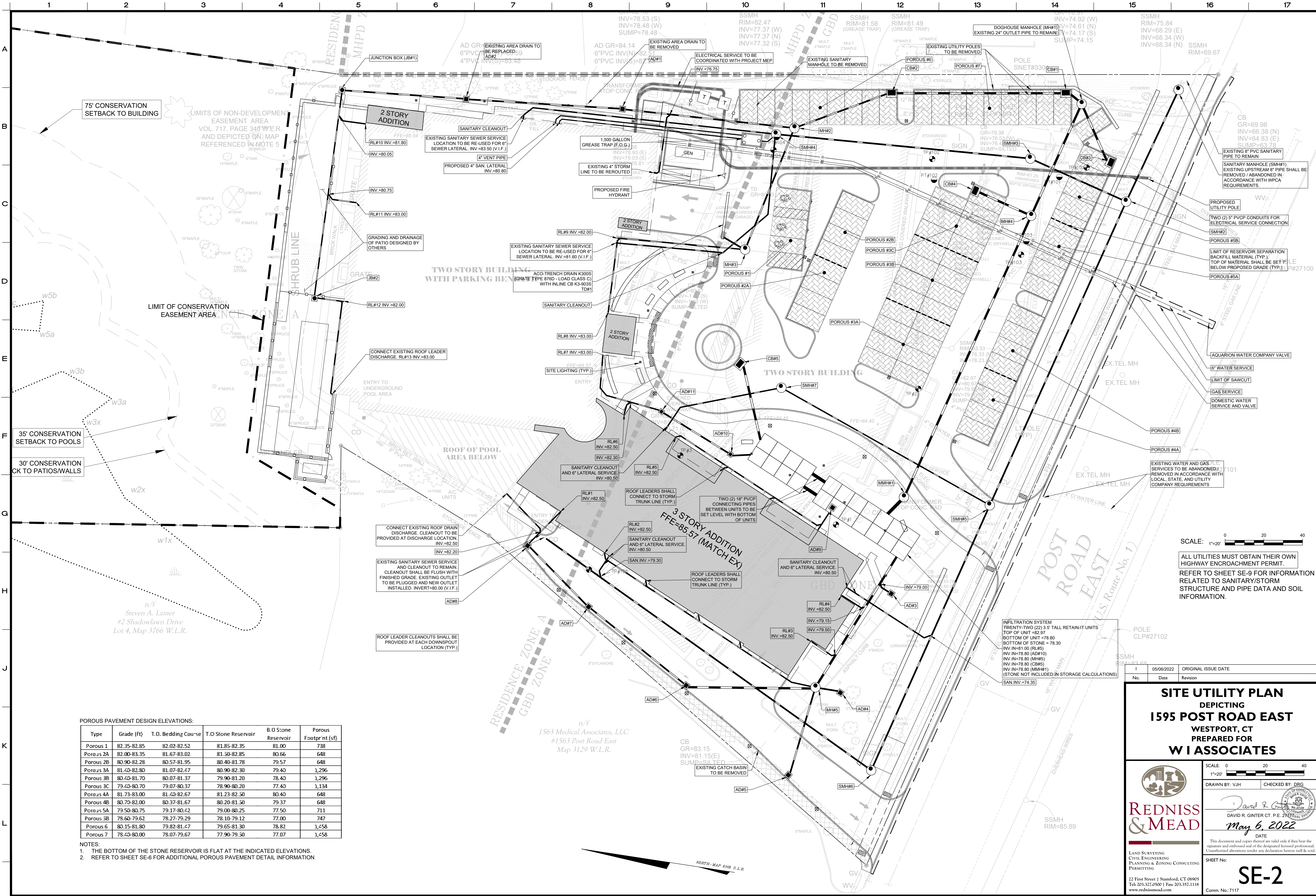
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

SHEET No:

SE-1

Comm. No.: 7117

5/6/2022 12:28 PM R:\Users\jg270007\10071171_2021 Improvements - West Wing Addition\DWG\17_Master 2.dwg



POROUS PAVEMENT DESIGN ELEVATIONS:

Type	Grade (ft)	T.O. Bedding Course	T.O Stone Reservoir	B.O Stone Reservoir	Porous Footprint (sf)
Porous 1	82.35-82.85	82.02-82.52	81.85-82.35	81.00	738
Porous 2A	82.00-83.35	81.67-83.02	81.30-82.85	80.66	648
Porous 2B	80.90-82.28	80.57-81.95	80.40-81.78	79.57	648
Porous 3A	81.40-82.80	81.07-82.47	80.90-82.30	79.40	1,296
Porous 3B	80.40-81.70	80.07-81.37	79.90-81.20	78.40	1,296
Porous 3C	79.40-80.70	79.07-80.37	78.90-80.20	77.40	1,134
Porous 4A	81.73-83.00	81.40-82.67	81.23-82.50	80.40	648
Porous 4B	80.73-82.00	80.37-81.67	80.20-81.50	79.37	648
Porous 5A	79.50-80.75	79.17-80.42	79.00-80.25	77.50	711
Porous 5B	78.60-79.62	78.27-79.29	78.10-79.12	77.00	747
Porous 6	80.15-81.80	79.82-81.47	79.65-81.30	78.82	1,458
Porous 7	78.40-80.00	78.07-79.67	77.90-79.30	77.07	1,458

- NOTES:
 1. THE BOTTOM OF THE STONE RESERVOIR IS FLAT AT THE INDICATED ELEVATIONS.
 2. REFER TO SHEET SE-6 FOR ADDITIONAL POROUS PAVEMENT DETAIL INFORMATION

SITE UTILITY PLAN
 DEPICTING
1595 POST ROAD EAST
 WESTPORT, CT
 PREPARED FOR
W I ASSOCIATES

SCALE: 0 20 40
 1"=20'

DRAWN BY: VJH CHECKED BY: DRG

David R. Ginter
 DAVID R. GINTER, C.T., P.E. 27100
 May 6, 2022
 DATE

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

SHEET No: **SE-2**

22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissandmead.com
 Comm. No.: 7117

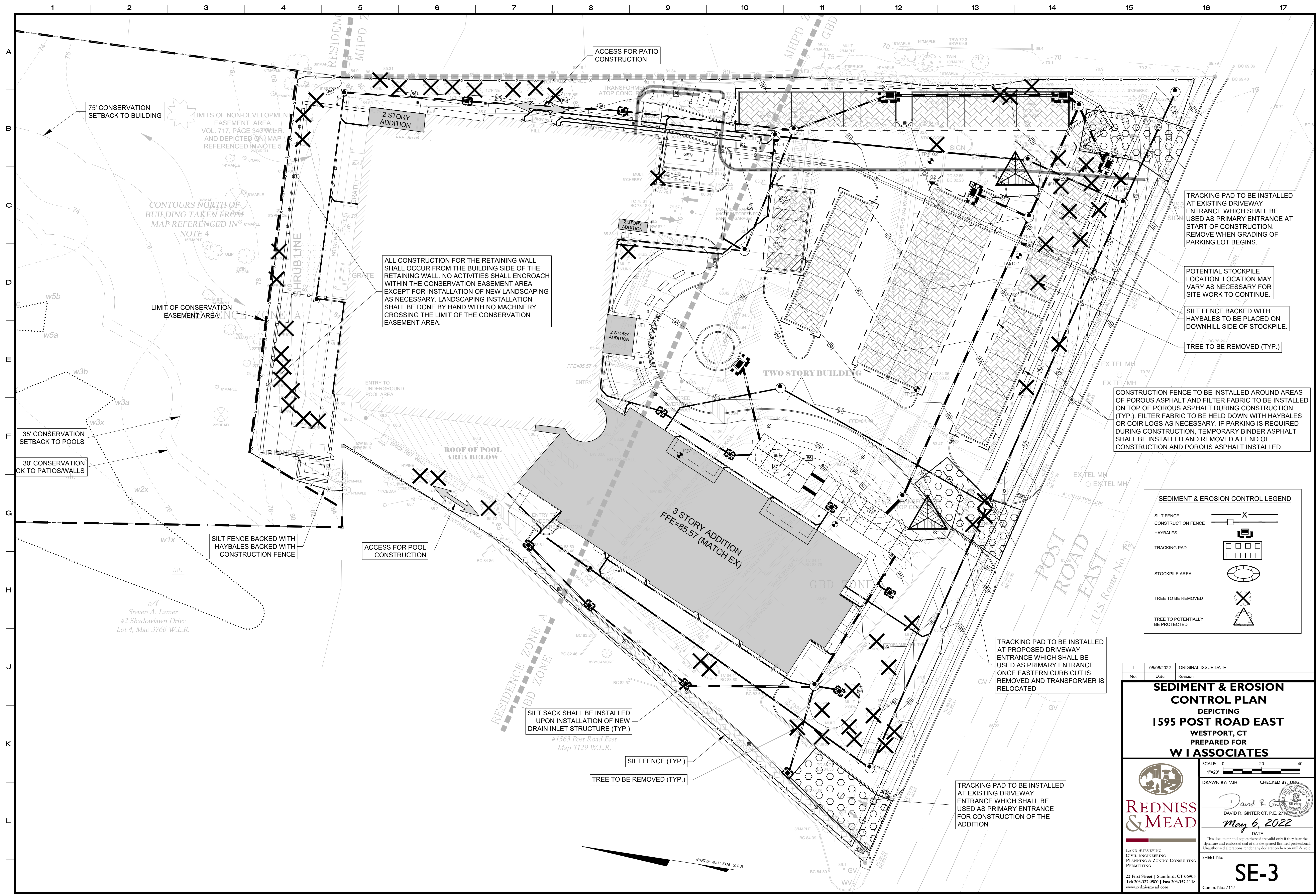
SCALE: 1"=20'

ALL UTILITIES MUST OBTAIN THEIR OWN HIGHWAY ENCROACHMENT PERMIT. REFER TO SHEET SE-9 FOR INFORMATION RELATED TO SANITARY/STORM STRUCTURE AND PIPE DATA AND SOIL INFORMATION.

INFILTRATION SYSTEM
 TWENTY-TWO (22) 3.5' TALL RETAIN-IT UNITS
 TOP OF UNIT = 82.97
 BOTTOM OF UNIT = 78.90
 BOTTOM OF STONE = 78.30
 INV IN=81.00 (RL#5)
 INV IN=78.80 (AD#10)
 INV IN=78.80 (MH#5)
 INV IN=78.80 (CB#5)
 INV IN=78.80 (MMH#1)
 (STONE NOT INCLUDED IN STORAGE CALCULATIONS)
 SAN INV=74.35

n/f
 1563 Medical Associates, LLC
 #1563 Post Road East
 Map 3129 W.L.R.

n/f
 Steven A. Lamer
 #2 Shadowlawn Drive
 Lot 4, Map 3766 W.L.R.



75' CONSERVATION SETBACK TO BUILDING

LIMITS OF NON-DEVELOPMENT EASEMENT AREA VOL. 717, PAGE 340 W.L.R. AND DEPICTED ON MAP REFERENCED IN NOTE 5

CONTOURS NORTH OF BUILDING TAKEN FROM MAP REFERENCED IN NOTE 4

LIMIT OF CONSERVATION EASEMENT AREA

35' CONSERVATION SETBACK TO POOLS

30' CONSERVATION CK TO PATIOS/WALLS

SILT FENCE BACKED WITH HAYBALES BACKED WITH CONSTRUCTION FENCE

ACCESS FOR POOL CONSTRUCTION

ALL CONSTRUCTION FOR THE RETAINING WALL SHALL OCCUR FROM THE BUILDING SIDE OF THE RETAINING WALL. NO ACTIVITIES SHALL ENCROACH WITHIN THE CONSERVATION EASEMENT AREA EXCEPT FOR INSTALLATION OF NEW LANDSCAPING AS NECESSARY. LANDSCAPING INSTALLATION SHALL BE DONE BY HAND WITH NO MACHINERY CROSSING THE LIMIT OF THE CONSERVATION EASEMENT AREA.

SILT SACK SHALL BE INSTALLED UPON INSTALLATION OF NEW DRAIN INLET STRUCTURE (TYP.) #1563 Post Road East Map 3129 W.L.R.

SILT FENCE (TYP.)
TREE TO BE REMOVED (TYP.)

ACCESS FOR PATIO CONSTRUCTION

TRACKING PAD TO BE INSTALLED AT EXISTING DRIVEWAY ENTRANCE WHICH SHALL BE USED AS PRIMARY ENTRANCE AT START OF CONSTRUCTION. REMOVE WHEN GRADING OF PARKING LOT BEGINS.

POTENTIAL STOCKPILE LOCATION. LOCATION MAY VARY AS NECESSARY FOR SITE WORK TO CONTINUE.

SILT FENCE BACKED WITH HAYBALES TO BE PLACED ON DOWNHILL SIDE OF STOCKPILE.

TREE TO BE REMOVED (TYP.)

CONSTRUCTION FENCE TO BE INSTALLED AROUND AREAS OF POROUS ASPHALT AND FILTER FABRIC TO BE INSTALLED ON TOP OF POROUS ASPHALT DURING CONSTRUCTION (TYP.). FILTER FABRIC TO BE HELD DOWN WITH HAYBALES OR COIR LOGS AS NECESSARY. IF PARKING IS REQUIRED DURING CONSTRUCTION, TEMPORARY BINDER ASPHALT SHALL BE INSTALLED AND REMOVED AT END OF CONSTRUCTION AND POROUS ASPHALT INSTALLED.

SEDIMENT & EROSION CONTROL LEGEND

- SILT FENCE
- CONSTRUCTION FENCE
- HAYBALES
- TRACKING PAD
- STOCKPILE AREA
- TREE TO BE REMOVED
- TREE TO POTENTIALLY BE PROTECTED

TRACKING PAD TO BE INSTALLED AT PROPOSED DRIVEWAY ENTRANCE WHICH SHALL BE USED AS PRIMARY ENTRANCE ONCE EASTERN CURB CUT IS REMOVED AND TRANSFORMER IS RELOCATED

TRACKING PAD TO BE INSTALLED AT EXISTING DRIVEWAY ENTRANCE WHICH SHALL BE USED AS PRIMARY ENTRANCE FOR CONSTRUCTION OF THE ADDITION

No.	Date	Revision
1	05/06/2022	ORIGINAL ISSUE DATE

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
W I ASSOCIATES

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

SCALE: 0 20 40
1"=20'

DRAWN BY: VJH CHECKED BY: DRG

David R. Ginter
DAVID R. GINTER CT. P.E. 27177
DATE
May 6, 2022

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

SHEET No: **SE-3**

Comm. No.: 7117

5/6/2022 12:30 PM\\redniss\200071007117_2021 Improvements - West Wing Addition\DWG\1717_Master.dwg

GENERAL NOTES:

- 1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building footprints and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property and Topographic Survey dated 05/06/22. Elevations depicted or labeled are based on NGVD-29. A datum conversion factor of -1.1 shall be used to convert from datum NGVD-29 to NAVD-88.
3. Refer to drawings by James Doyle Design Associates for information regarding landscape design.
4. Refer to plans prepared by for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Beinfeld Architecture received on March 16, 2022.
5. Wetland flags were set and field verified by Milone & Macbroom, Inc. in November 2014 based on a concurrence of the wetland boundary which was reached by Conservation Staff and certified Professional Soil Scientists William A. Root and Tom Pietras.
6. Property lies in the GBD and A zone.
7. All construction shall comply with the Town of Westport requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with Town standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property shall be served by public water and sewers.
12. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (6" at utility crossings) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
16. Building elevations are subject to change and shall be finalized prior to building permit.
17. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
18. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
19. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
20. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
21. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
22. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
23. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
EARTHWORK & GRADING:
24. Grade away from building walls at 2% minimum (typical).
25. Earth slopes shall be no steeper than 5:1 (horz:vert.) unless otherwise states on the plans and approved by the Town of Westport.
26. Grading within handicap parking spaces shall not exceed 2% in any direction.
27. No work shall commence until erosion controls have been inspected and approved by the Conservation Department or their designee(s).
28. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compaction, the fill shall be 4" below the required grade as shown on the plan.
29. General fill may be silt, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
30. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
31. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control," published by The Connecticut Council on Soil and Water Conservation, May 2002.
32. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
33. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 15 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
34. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
35. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut depending according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut, design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
36. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.
RETAINING WALLS:
37. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer registered in the State of Connecticut. A Retaining Wall Certification Sign-Off and Retaining Wall Field Inspection Record form shall be submitted prior to issuance of a Certificate of Occupancy.
38. Retaining walls with a grade difference equal to or greater than 2.5 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.
39. Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the Town of Westport requirements.
40. Refer to plans prepared by the structural engineer for information regarding the design any retaining walls.
41. Retaining walls adjacent to parking and drive aisles require a vehicular guardrail to be designed by others.
42. Wall and fence/guard rail combinations installed within zoning setbacks shall not exceed 8' in height.

STORM AND SANITARY SEWER SYSTEMS:

- 43. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
44. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
45. All storm pipe specified as Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
46. All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.
47. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVC) and shall be Schedule 40 with solvent weld joints or SDR 35 with rubber gasketed joints.
48. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
49. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
50. Manhole diameters listed are minimum sizes and are assumed to be 4" inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
51. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
52. Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
53. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
54. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
55. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
56. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
57. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
58. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor. Testing to be in accordance with recommended procedure in "Labels" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral pipes shall be brought to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
59. At the end of construction, after the site has been fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.
UTILITIES:
60. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits at the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
61. Easements may be required in favor of the various utility companies.
62. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
63. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
64. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
65. Where necessary, existing utilities shall be reinstated to meet all minimum coverage requirements.
66. Utility connections at building face shall be coordinated with the building contractors.
67. The contractor must supply and install drag lines with all conduits.
68. Assume one 2" PVC conduit for all site lighting. Service location to be determined.
69. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
70. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
71. Gas service to the meter room shall be installed by the utility company.
72. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.
Electric Telephone & Control Gas Water Systems Fire Protection Systems IS & S Communication Conduit
Red Orange Yellow Blue Blue Conc. N/A
Caution Electric Line Buried Below Caution Telephone Line Buried Below Natural Caution Gas Line Buried Below Caution Water Line Buried Below Caution Fire Line Buried Below Caution Sprinkler Line Buried Below Sewer Caution Sewer Line Buried Below
PAVEMENT AND PAVEMENT MARKINGS:
73. Undergroup-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.
74. Areas of new asphalt shall follow the details on Sheet SE-6.
75. Porous asphalt shall be installed in accordance with the details on Sheet SE-6.
76. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
77. Driveway entrance to be reinforced concrete conforming to all Town of Westport and State of Connecticut requirements.
78. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
79. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections B.15 and M.04 of the CT DOT Form 818.
80. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
81. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the results of the testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
82. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
83. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
84. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
85. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

- 86. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so they may be present during the test.
87. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
88. Contractor and design engineer shall perform a field water test of the areas of porous asphalt upon installation to confirm installation requirements are met. Contact the design engineer 3 days prior to coordinate.
89. Once porous asphalt is installed it shall be protected from vehicular traffic of any kind for a minimum of 14 days. Contractor shall check with site engineer prior to opening the porous asphalt areas for parking.
90. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
91. Finished grade shall be within 1/2 inch of that noted on the drawings.
92. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, scars, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
93. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
94. Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
95. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.
96. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
97. All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
98. All pavement striping and replacement shall conform to the Town of Westport standards and the latest edition of AASHTO Highway Design Manual.
SEDIMENT AND EROSION CONTROL NARRATIVE:
The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:
a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.
SEDIMENT AND EROSION CONTROL NOTES:
1. Sheet SE-3 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion 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 Zoning Department of any transfer of this responsibility, and Conservation Department that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the site fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. Where existing trees are to be saved, trees shall be protected with trunk armor where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.
7. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Site fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi Envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100s or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
10. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8' wide by 18" long, or approved equal.
11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to rates below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.
Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac. (1 lb/1000 sq ft)
Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping Red Fescue 20 lbs/ac.
Perennial Ryegrass 5 lbs/ac.
45 lbs/ac. (1 lb/1000 sq ft)
Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

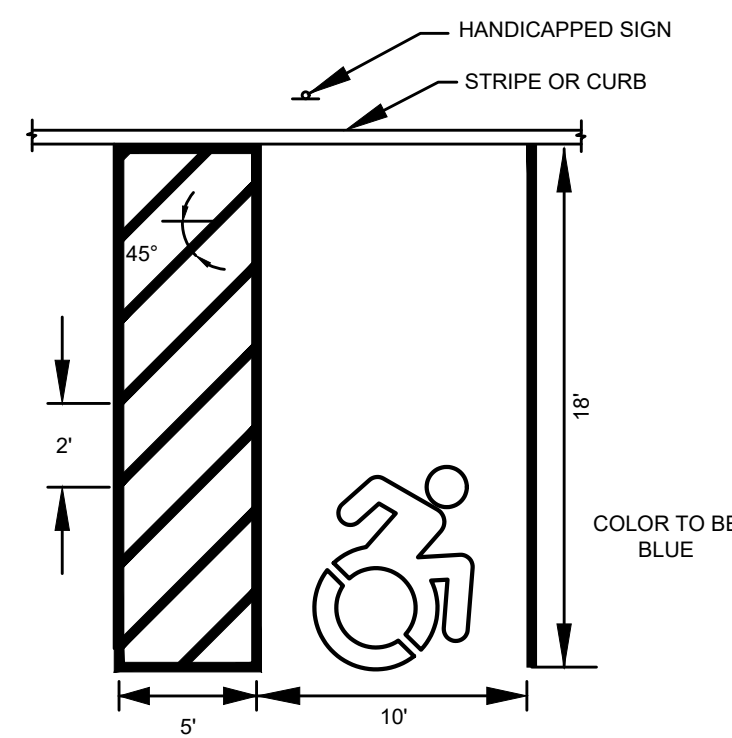
- 19. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silt water be allowed to enter the infiltration system.
20. Pavement and curbing should be placed as soon as possible after drainage is installed.
21. Loaded trucks shall be covered as required to keep down dust.
22. Affected portions of off site roads and sidewalks shall be swept clean when required to keep down dust and prevent siltation hazards or at least once a week during construction and as directed by Site Engineer.
23. Dust control to be achieved with watering down disturbed areas as required.
24. Once weekly or after each storm event of 0.5 inches or greater, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer and must be remediated within twenty-four hours of request. It is the Owner's responsibility to retain such consultant.
25. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
26. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
27. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.
28. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
29. Any material, man-made or natural which is in any way disturbed and/or utilized during the work shall not be deposited in any wetlands or watercourse unless authorized by permit.
30. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.
CONSTRUCTION PHASING:
The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.
PHASE I: PREPARATION
A. AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (S&E PLAN), DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S&E PLAN AND TO REVIEW CONTRACTORS LOGISTICS PLAN.
B. ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.
C. INSTALL TRACKING PADS FOR CONSTRUCTION ACCESS.
D. INSTALL SILT FENCE, CONSTRUCTION FENCE AND PERIMETER FENCE AS SHOWN ON THE PLANS.
E. INSTALL TREE PROTECTION.
F. CUT TREES TO BE REMOVED AND GRUB AREAS TO BE CLEARED.
G. REMOVE/DEMOLISH EXISTING BUILDING. REMOVE EXISTING PAVEMENT ONLY AS NECESSARY TO PROCEED WITH EACH PHASE OF CONSTRUCTION.
PHASE II: CONSTRUCTION
A. ROUGH GRADE SITE. GENERAL EARTHWORK. EXCAVATE FOR BUILDING FOUNDATION. INSTALL CONSTRUCTION DEWATERING AND TEMPORARY FILTERING SYSTEM AS NECESSARY. COORDINATE DEWATERING CONSTRUCTION WITH SITE GEOTECHNICAL AND STRUCTURAL ENGINEERS. (NOTE: MANAGEMENT OF EXCAVATED MATERIALS DURING THIS PROCESS SHALL BE ACHIEVED BY TEMPORARILY STOCKPILING ON SITE TO THE EXTENT CONSTRUCTION STAGING WILL ALLOW AND BY HAULING MATERIAL OFFSITE AS EXCAVATED).
B. CONSTRUCT FOUNDATION AND BACKFILL AS SOON AS POSSIBLE.
C. INSTALL STORM WATER SYSTEM. THE DRAINAGE UTILITIES WILL BE INSTALLED AND READY TO RECEIVE STORM WATER PRIOR TO THE INSTALLATION OF PAVING.
D. INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
E. INSTALL SANITARY, WATER, GAS, CABLE, ELECTRIC, AND TELEPHONE UTILITIES.
F. EXCAVATE AND INSTALL RETAINING WALLS.
G. FINAL GRADING AND PAVING.
H. SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
I. MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.
PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED
A. CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
B. REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
C. REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
D. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL AND TREE PROTECTION.
E. MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.
7. **Roof Gutters:**
a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.
Disposal of Debris and Sediment:
The Owner(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

OPERATIONS AND MAINTENANCE NOTES:

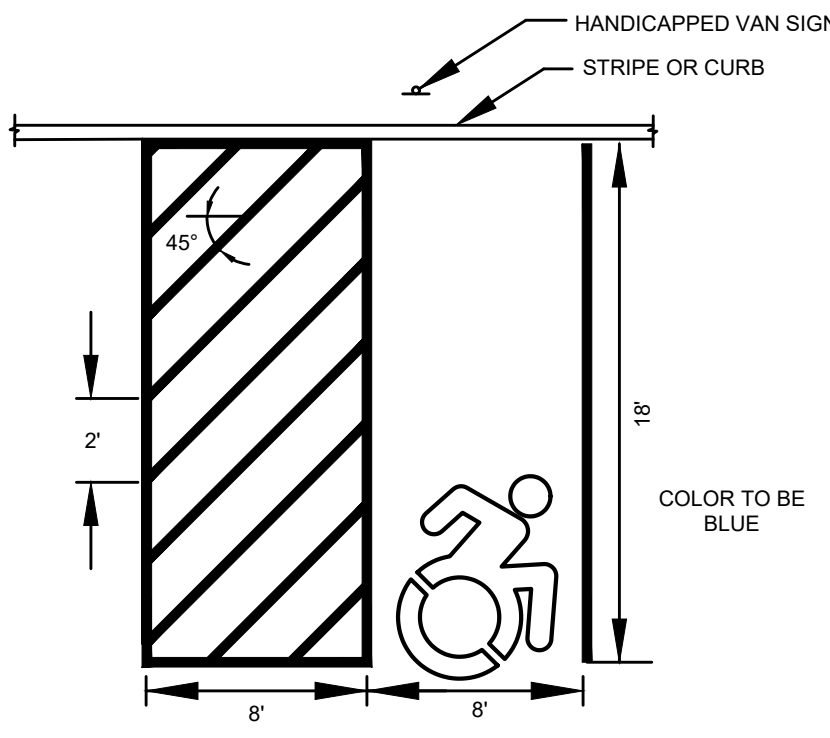
- Scope:**
The purpose of the Operations and Maintenance Plan is to ensure that the proposed stormwater components installed at 1141 Post Road East are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.
Recommended Frequency of Service:
As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.
Qualified Inspector:
The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.
Service Procedures:
1. **Catch Basins & Drainage Inlets:**
a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction. Oil absorbent pillows shall be removed and replaced as needed.
b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
d. 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.
e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
g. Any additional maintenance required per the manufacturer's specifications shall also be completed.
2. **Storm Drainage Piping and Manholes:**
a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
b. Manholes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer's specifications shall also be completed.
3. **Stormwater Control Structures:**
a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
d. 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.
e. Accumulated debris shall be removed and repairs made as required.
f. Any additional maintenance required per the manufacturer's specifications shall also be completed.
5. **Infiltration System:**
a. All infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
e. For the first year, the infiltrators shall be inspected on a quarterly basis.
f. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
g. 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.
h. Accumulated debris within the units shall be removed and repairs made as required.
i. Any additional maintenance required per the manufacturer's specifications shall also be completed.
6. **Porous Pavement Asphalt:**
a. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
b. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
c. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
d. Pavement sweeping should occur during spring cleanup following the latest snow event to remove accumulated debris, at a minimum.
e. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
f. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
g. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter brush can be used to remove leaves and trash.
h. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
i. Any additional maintenance required per the manufacturer's specifications shall also be completed.
7. **Roof Gutters:**
a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.
Maintenance Records:
The Owner(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Table with columns: I, 05/06/2022, ORIGINAL ISSUE DATE. Includes notes for 1595 POST ROAD EAST WESTPORT, CT PREPARED FOR W.I ASSOCIATES. Includes logo for REDNISS & MEAD and signature of David R. Ginter, P.E. dated May 6, 2022. Includes title SE-5 and sheet number SE-5.

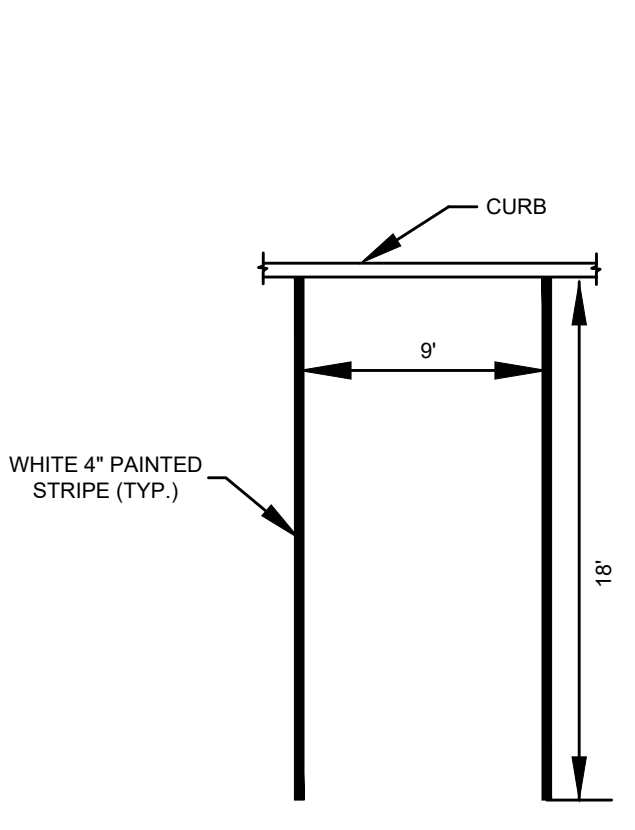
05/06/2022 11:00 AM\RJ\050622\700071001\117_3021 Improvements - West Wing Addition\DWG\7117 Details (1)dwg.dwg



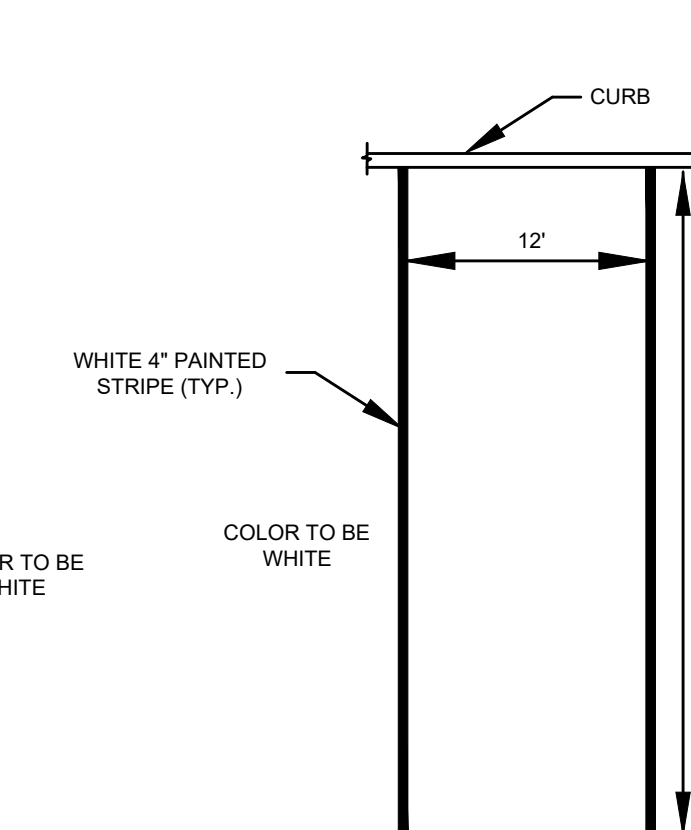
HANDICAPPED PARKING
N.T.S.



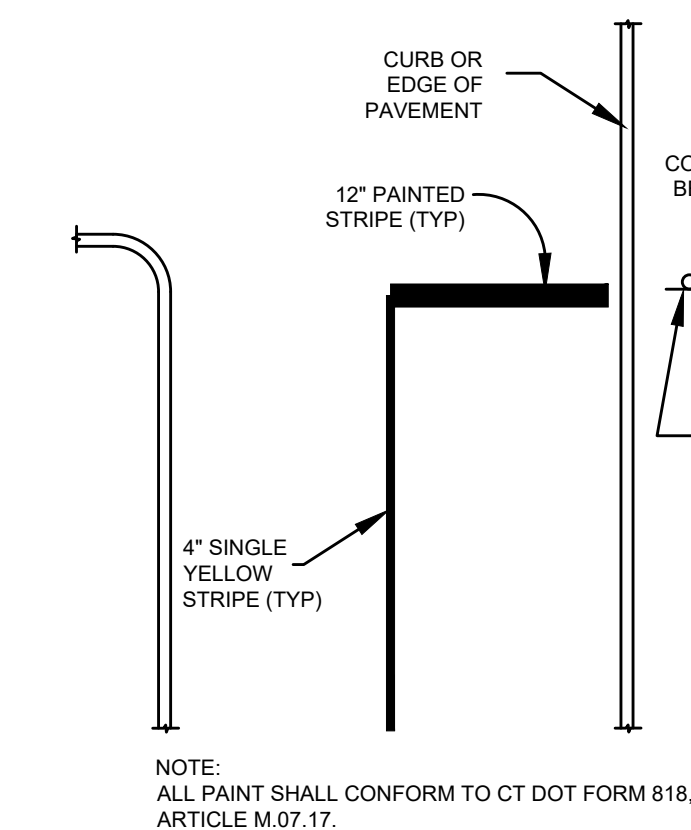
HANDICAPPED VAN PARKING
N.T.S.



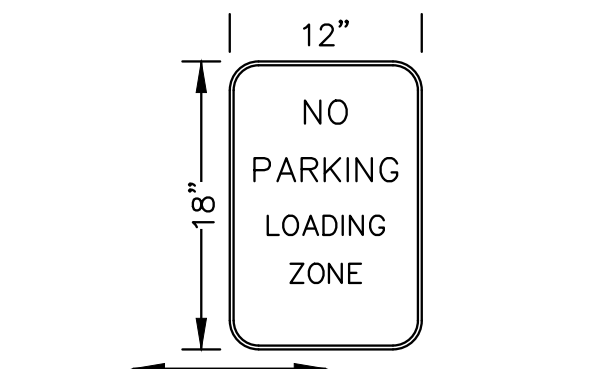
REGULAR PARKING SPACE
N.T.S.



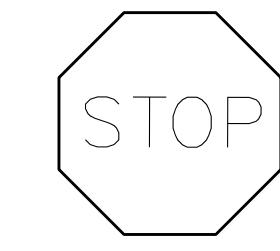
LOADING SPACE
N.T.S.



STOP BAR STRIPING
N.T.S.



LOADING ZONE SIGN
N.T.S.



30" STOP SIGN DETAIL
N.T.S.



CONN. D.O.T. SERIES 30 #31-0629



CONN. D.O.T. SERIES 30 #31-0648

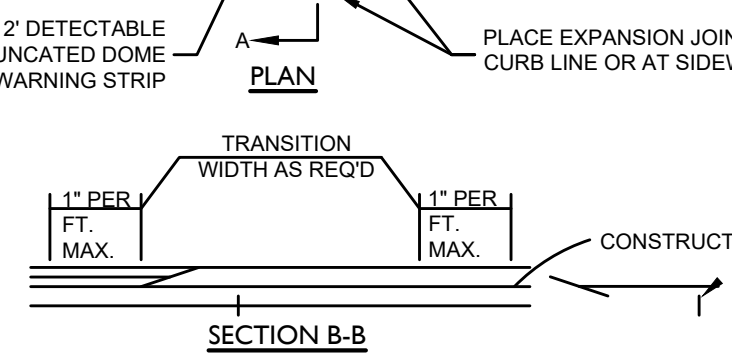
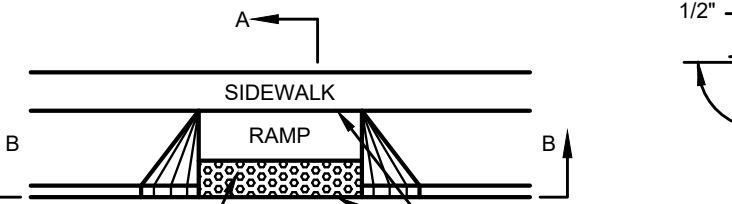
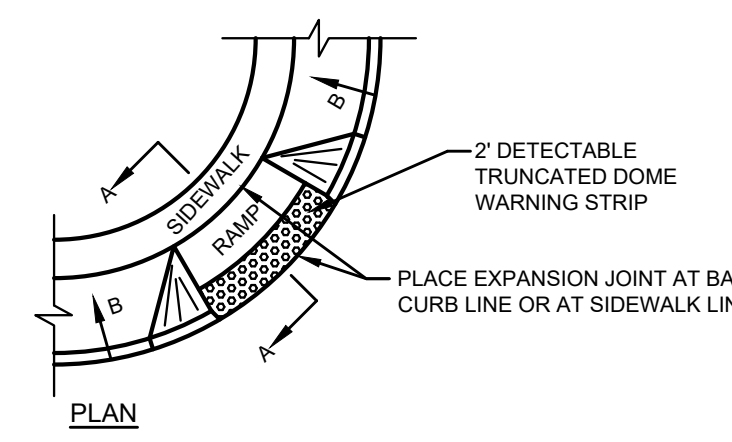
HANDICAPPED PARKING SIGN DETAIL
N.T.S.

NOTE: HANDICAPPED PARKING SHALL BE GRADED NO GREATER THAN 2% IN ANY DIRECTION.

NOTE: HANDICAPPED PARKING SHALL BE GRADED NO GREATER THAN 2% IN ANY DIRECTION.

NOTE: ALL PAINT SHALL CONFORM TO CT DOT FORM 818, ARTICLE M.07.17.

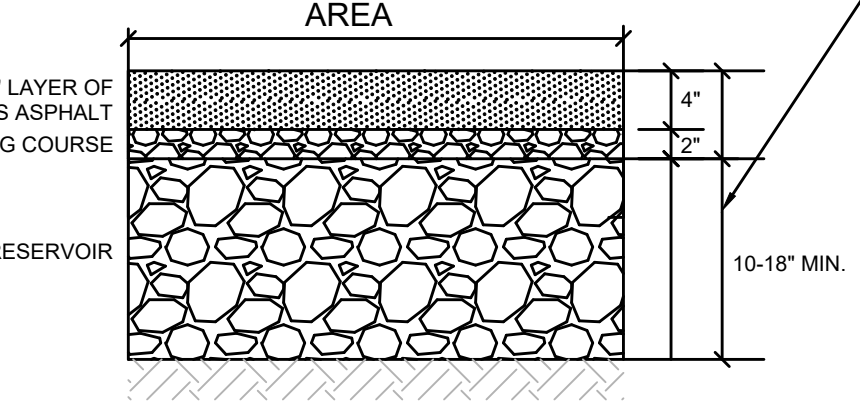
CONN. D.O.T. SERIES R1-1
NOTE: SIGNAGE TO BE COORDINATED WITH THE TOWN OF WESTPORT DEPARTMENT OF PUBLIC WORKS



PEDESTRIAN RAMP
N.T.S.

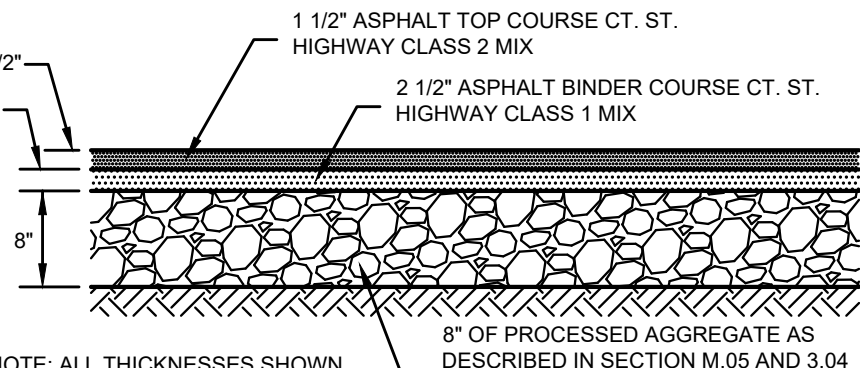
- NOTES:**
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AT ALL PEDESTRIAN CROSSWALK IN ALL NEW DESIGNS AND AT PEDESTRIAN CROSSWALK LOCATIONS WHERE AN EXISTING CURB OR WALL IS TO BE DISTURBED BY CONSTRUCTION.
 - DRAINAGE DESIGN IN THE VICINITY OF SIDEWALK RAMPS SHALL BE CONSIDERED AN INTEGRAL PART OF THE DESIGN OF THESE RAMPS. NO DRAINAGE STRUCTURES SHALL BE PLACED WITHIN THE LIMITS OF A SIDEWALK RAMP ON NEW DESIGNS.
 - REGARDLESS OF THE TYPE OF PAVEMENT OF ADJACENT SIDEWALK, ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
 - ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS FOR 5' CONCRETE SIDEWALK EXCEPT THAT THE FINAL TEXTURE OF THE CONCRETE SURFACE BE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
 - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
 - MINIMUM WIDTH OF SIDEWALK RAMP SHALL BE 4 FEET.
 - THE BOTTOM OF THE RAMP (GUTTER LINE) SHALL BE BEVELED.
 - RAMP SHALL INCLUDE DETECTABLE WARNINGS AS PER AMERICANS WITH DISABILITIES ACT (ADA) SECTION 4.29.2, CONSISTING OF RAISED TRUNCATED DOMES WITH NOMINAL DIAMETER 0.9", NOMINAL HEIGHT 0.2", AND NOMINAL SPACING 2.35" ON-CENTER, AND PROVIDING A VISUAL CONTRAST WITH ADJOINING SURFACES.

Type	Grade (ft)	T.O. Bedding Course	T.O. Stone Reservoir	B.O Stone Reservoir	Porous Footprint (sf)
Porous 1	82.35-82.85	82.02-82.52	81.85-82.35	81.00	738
Porous 2A	82.00-83.35	81.67-83.02	81.50-82.85	80.66	648
Porous 2B	80.90-82.28	80.57-81.95	80.40-81.78	79.57	648
Porous 3A	81.40-82.80	81.07-82.47	80.90-82.30	79.40	1,296
Porous 3B	80.40-81.70	80.07-81.37	79.90-81.20	78.40	1,296
Porous 3C	79.40-80.70	79.07-80.37	78.90-80.20	77.40	1,134
Porous 4A	81.73-83.00	81.40-82.67	81.23-82.50	80.40	648
Porous 4B	80.70-82.00	80.37-81.67	80.20-81.50	79.37	648
Porous 5A	79.50-80.75	79.17-80.42	79.00-80.25	77.50	711
Porous 5B	78.60-79.62	78.27-79.29	78.10-79.12	77.00	747
Porous 6	80.15-81.80	79.82-81.47	79.65-81.30	78.82	1,458
Porous 7	78.40-80.00	78.07-79.67	77.90-79.50	77.07	1,458



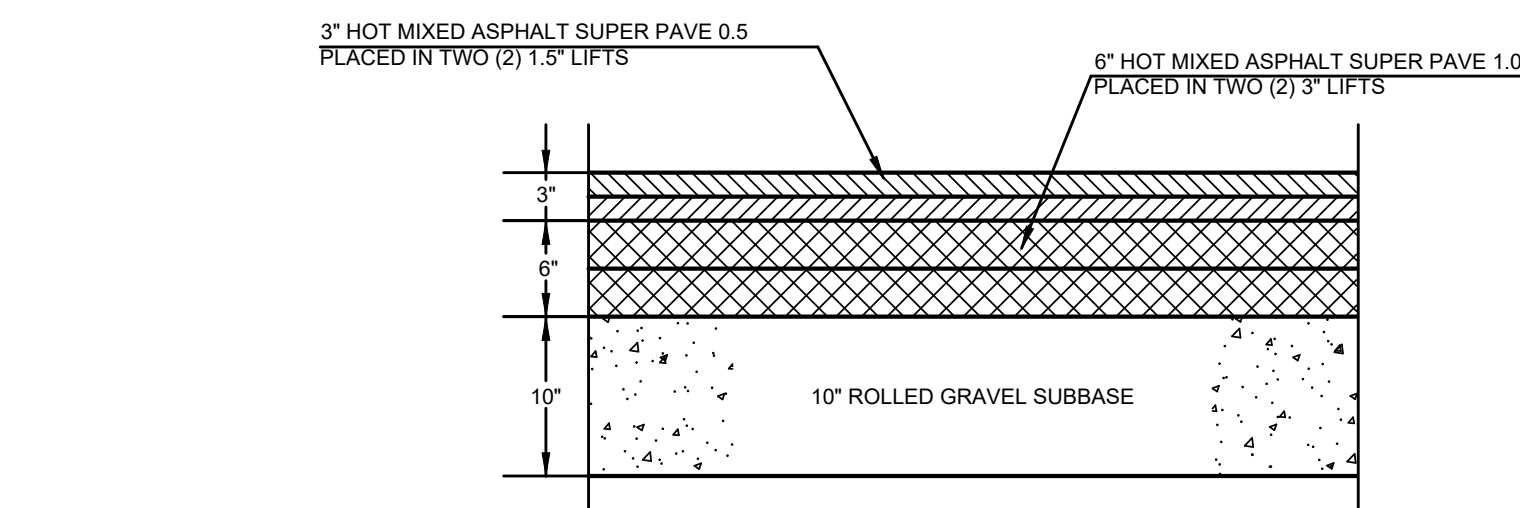
Sieve size	Range % passing	Target % passing
200	2-4	3
40	0-3	6
#8	5-10	10
#4	10-25	25
3/8"	55-75	72
1/2"	85-100	95
1"	100	100
PG 76-22 Liquid	4.0-4.5	4.25
Forta Ft HMA Fibers	(1 LBS per ton)	
Plant	0.375 Anti Strip	
	Air Voids 16-22%	18%

POROUS ASPHALT DETAIL
N.T.S.



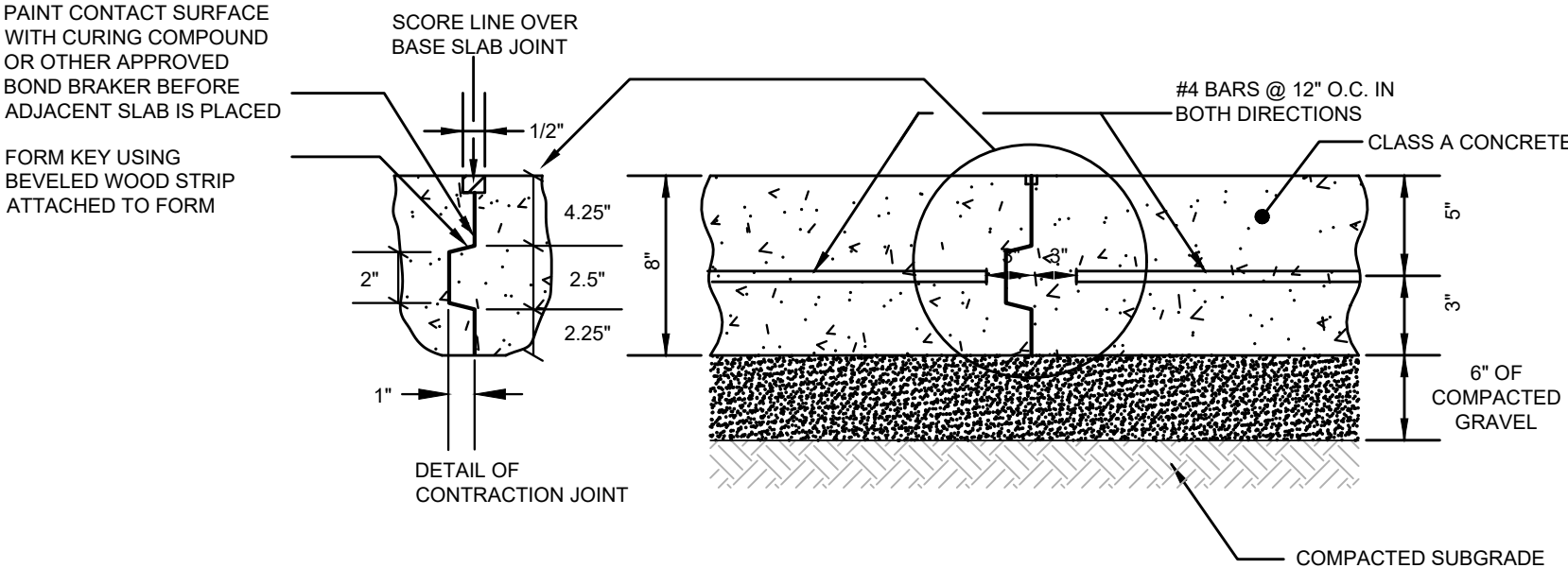
NOTE: ALL THICKNESSES SHOWN ARE AFTER COMPACTION.

ASPHALT PAVEMENT DETAIL
N.T.S.



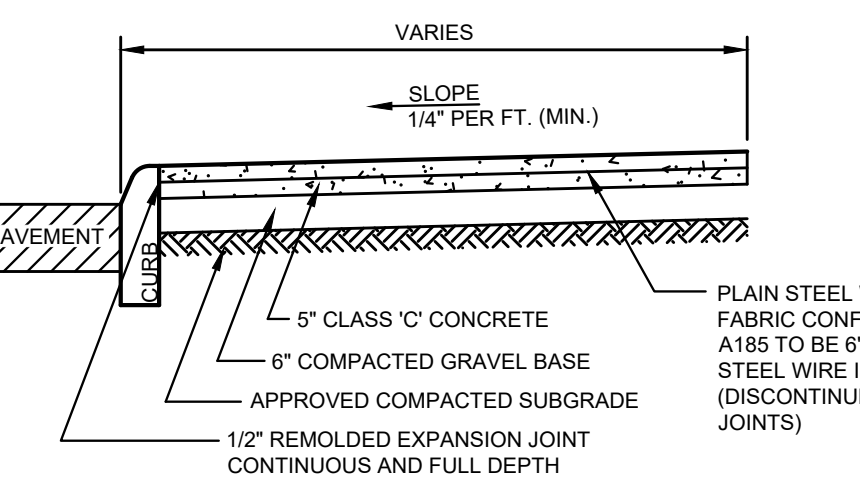
REFER TO STATE OF CONNECTICUT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION - FORM 816-2004, SECTION 4.06 AND CT DOT HIGHWAY DESIGN MANUAL.

CT DOT SUPER-PAVE TRENCH REPAIR
N.T.S.



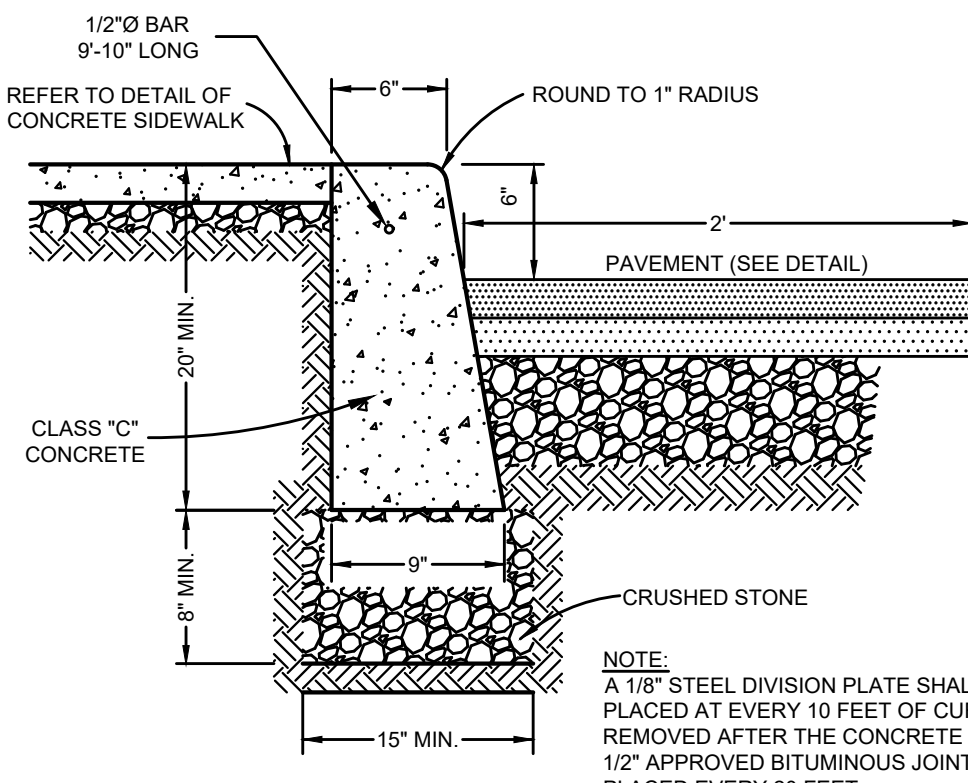
- NOTES:**
- CONCRETE TO BE CLASS 'A' CONFORMING TO CONDOT FORM 816 SECTION M.03.01.
 - GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONDOT FORM 816 SECTION M.02.01.
 - INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
 - THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO T180, METHOD D, EVERY 10'.
 - CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 10'.
 - EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
 - SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

CONCRETE PAD DETAIL
N.T.S.

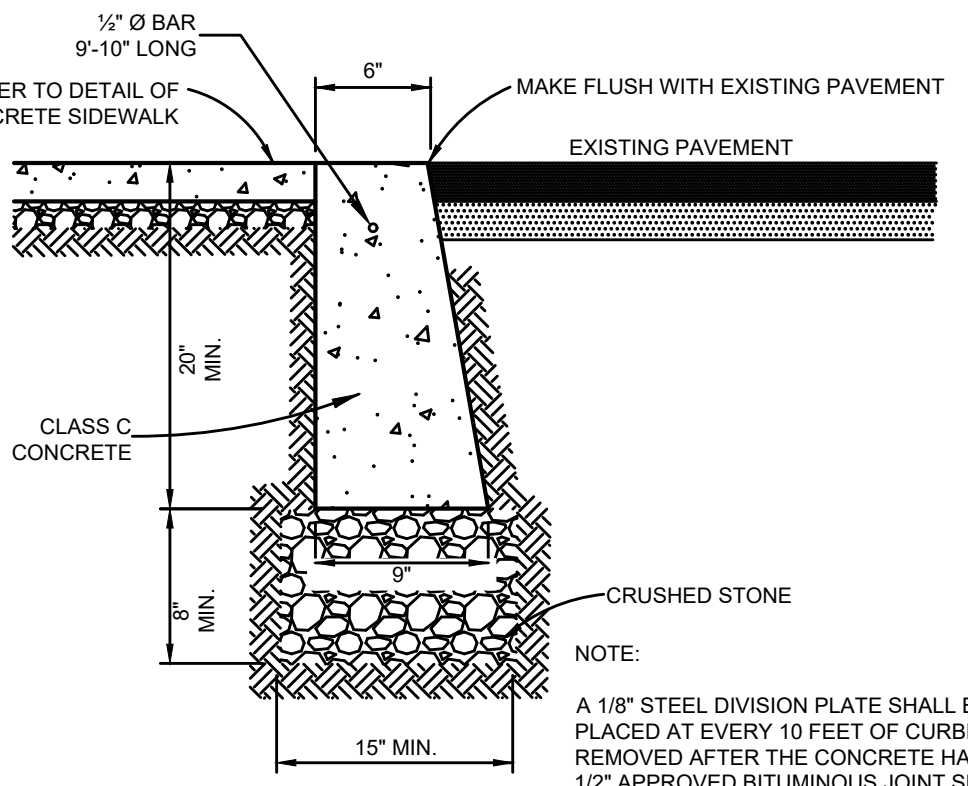


- NOTES:**
- CONCRETE TO BE CLASS 'C' CONFORMING TO CT DOT FORM 816 SECTION M.03.01.
 - GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONDOT FORM 816 SECTION M.02.01 INSTALLED AS PER SECTION 3.02.
 - INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
 - THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
 - CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
 - DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.

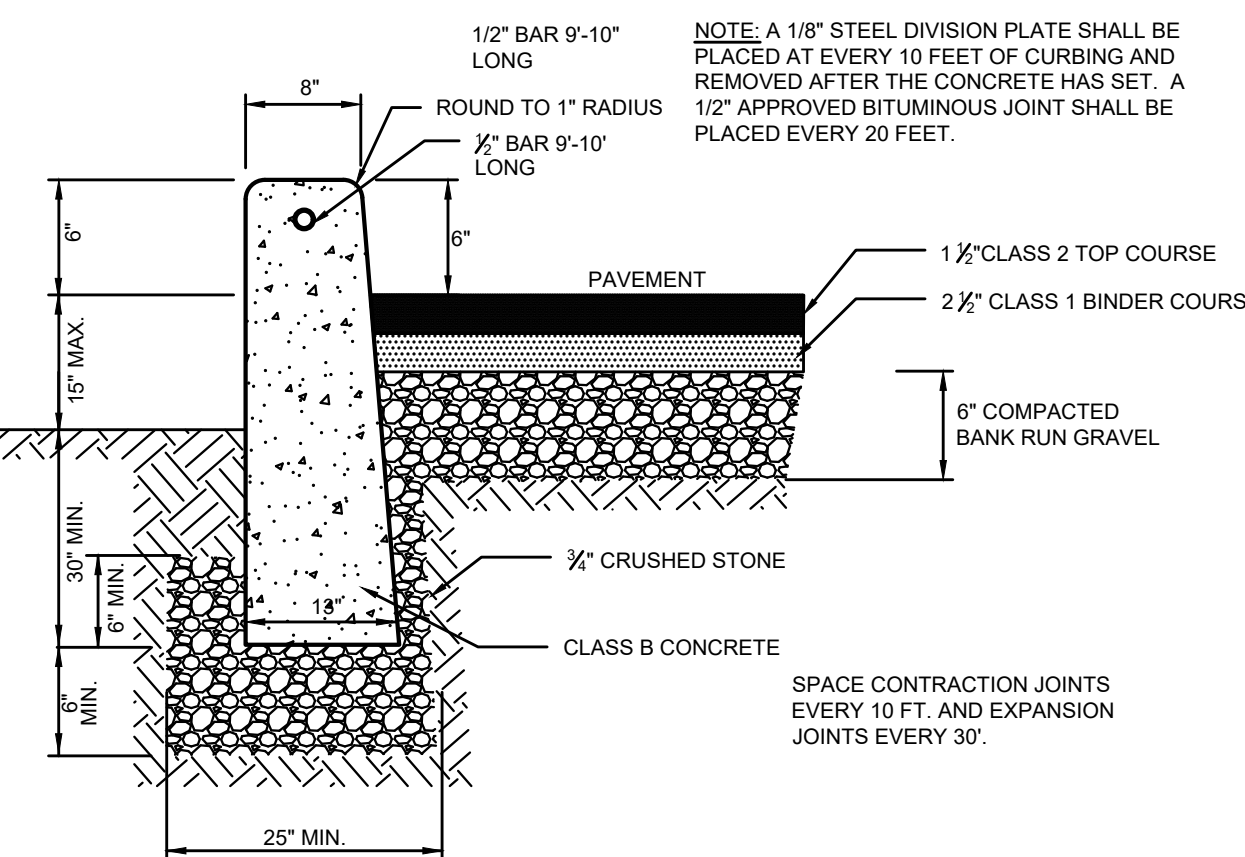
CONCRETE SIDEWALK (ON-SITE)
N.T.S.



CONCRETE CURB
N.T.S.



FLUSH CONCRETE CURB
N.T.S.



HIGH CONCRETE CURB
N.T.S.

No.	Date	Revision
1	05/06/2022	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
W I ASSOCIATES

SCALE: N.T.S.
DRAWN BY: VJH | CHECKED BY: DRG
REDNISS & MEAD
LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissandmead.com

DATE: May 6, 2022
SHEET No: SE-6
Comm. No.: 7117

5/6/2022 12:44 PM:UGRRes27/0007/117_2021 Improvements - West Wing Addition/DWG/117 Details - 16wg.dwg

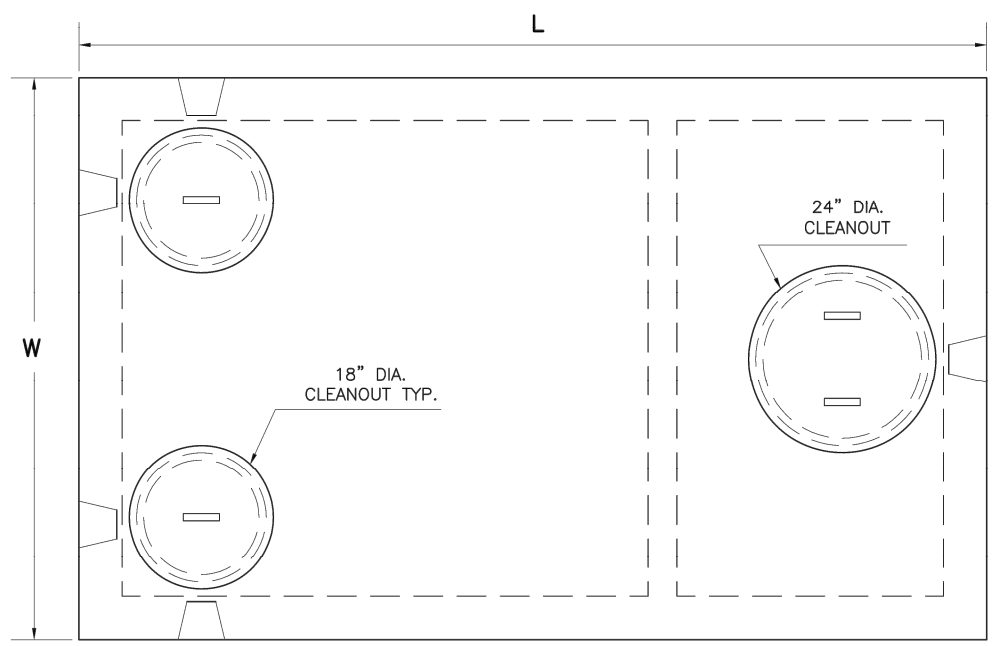
A
B
C
D
E
F
G
H
J
K
L

MODEL NO.	LIQUID CAPACITY	LENGTH L	WIDTH W	INVERT	HEIGHT H	WEIGHT (LBS.)
T1500H20	1500	10'-6"	6'-6"	See Below	6'-0"	21900

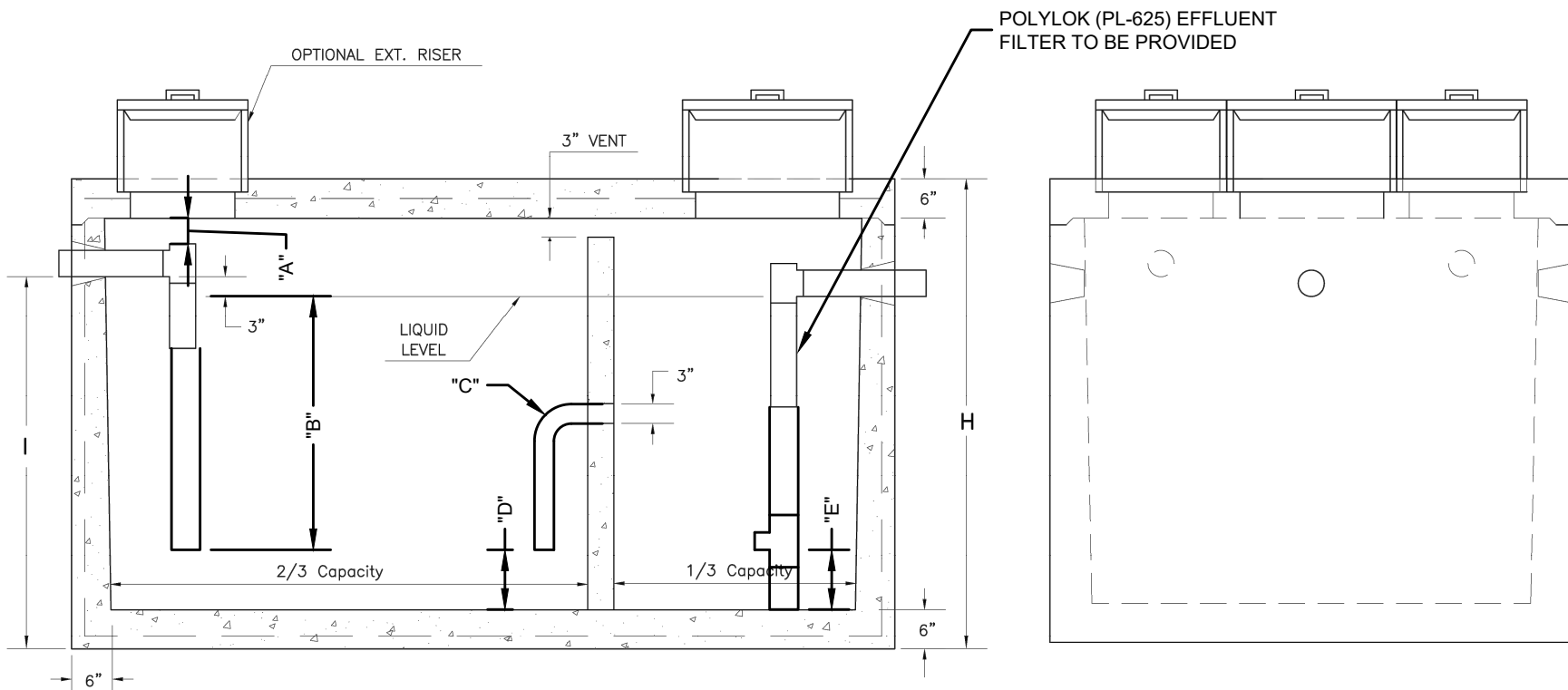
Invert (I) for #4" PVC is 4'-10"
Invert (I) for #6" PVC is 4'-9"

**PRECAST CONCRETE
1500 Gallon Capacity
H-20 Loading**

- NOTES:**
- Concrete - 4,000 PSI @ 28 DAYS.
 - Meets or exceeds state and local requirements.
 - All shiplap joints sealed with Butyl Rubber.
 - Design loading: AASHTO HS-20.
 - Two compartment tank. Monolithic Design.
 - Side inlet pipes shall extend to cleanout cover thru cast in pipe support.
 - Maximum fill over top of tank - 3 feet.
 - Tank shall be supplied with tees and biofilter.
 - Tank shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.

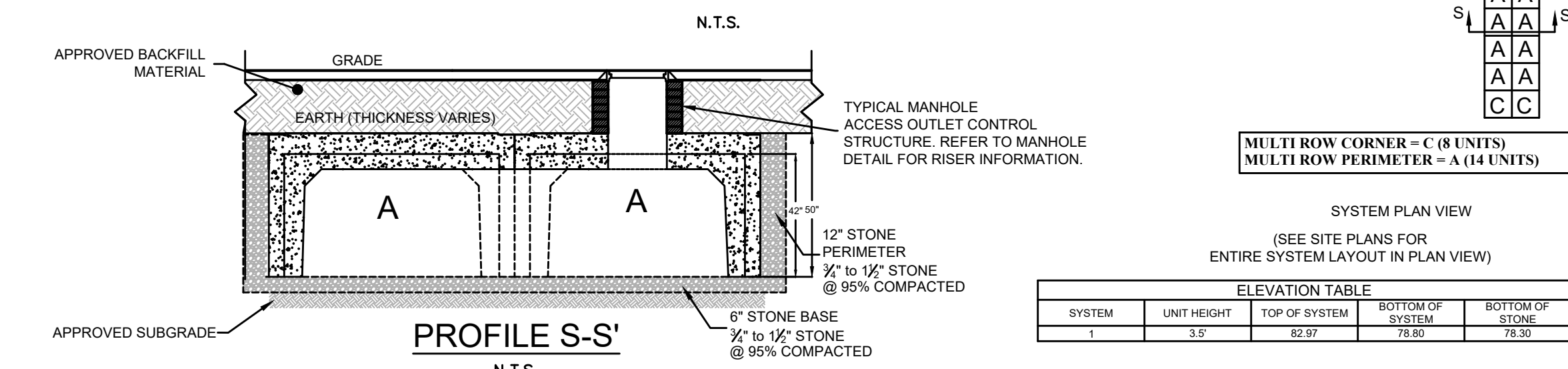
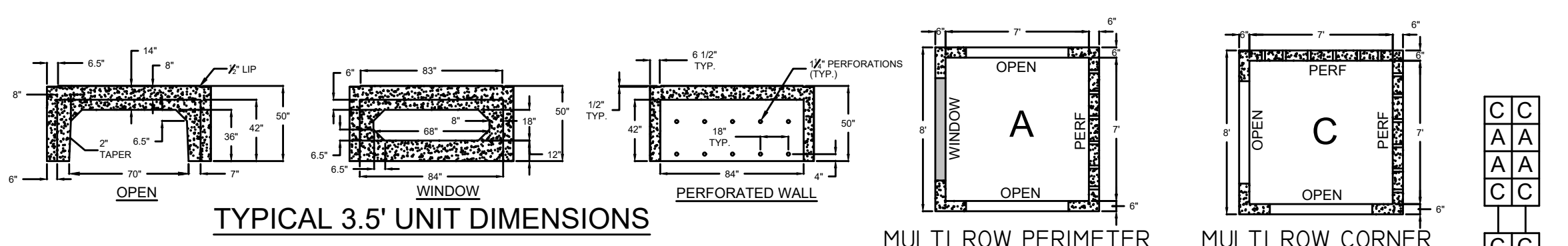


- NOTES:**
- 4" VENT PIPE TO BE ROUTED TO BUILDING. REFER TO PLANS BY PROJECT MEP FOR FURTHER INFORMATION ON VENT PIPE ROUTING.
 - LIQUID LEVEL - MINIMUM DEPTH = 42"
 - 7" x 7" MINIMUM, BUT NOT LESS THAN PIPE DIAMETER
 - "B" - INLET PIPE TO TERMINATE 2/3 DEPTH OF WATER LEVEL
 - "C" - 90° SWEEP, MINIMUM SIZE 6"
 - "D" - 12" FROM FLOOR TO END OF SWEEP
 - "E" - 12" FROM FLOOR TO INLET OF TEE

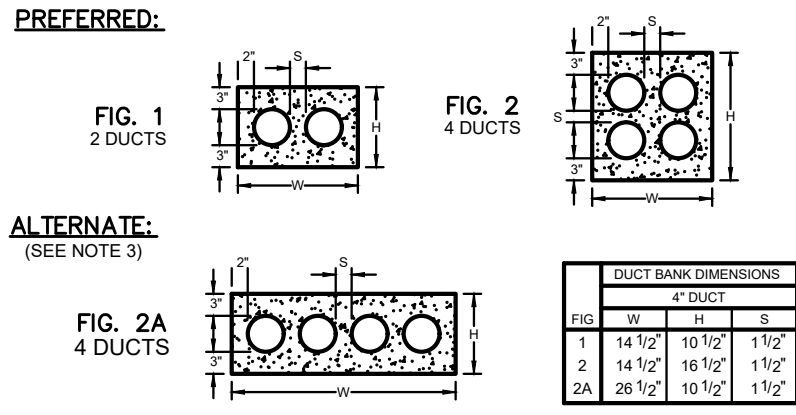


**1,500 GALLON CAPACITY GREASE TRAP
(PRECAST CONCRETE - 126" x 78" x 72")
N.T.S.**

- DESIGN NOTES:**
- SYSTEM SHALL BE A 2-BAY TANK SYSTEM MANUFACTURED BY ARROW CONCRETE.
 - CONCRETE - 5,000 PSI, 28 DAYS
 - REINFORCING STEEL CONFORMS TO LATEST ASTM A615 AND A82 OR A85 SPECS.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44.
 - ALL DIMENSIONS ARE TYPICAL.
 - A MINIMUM OF 6" OF 3/4" CLEAN WASHED CRUSHED STONE BASE PLACED IN A 95% COMPACTED LEVEL, GRADE SHALL BE INSTALLED.
 - REFER TO MANUFACTURER (ARROW CONCRETE) SPECIFICATION FOR ADDITIONAL INSTALLATION DETAILS.
 - MINIMUM DEPTH OF CRUSHED STONE BENEATH UNITS SHALL BE 6".
 - CONCRETE PAD (OR INVERTED ROOF SLAB) SHALL BE PLACED IN UNITS WHERE INLET PIPES ARE TO BE INSTALLED.
 - ACCESS COVERS TO BE PROVIDED FOR INSPECTION OF SYSTEM AT UNITS SPECIFIED ON PLANS.
 - ACCESS COVERS TO BE LOCATED AGAINST SIDE OR END WALLS OF UNITS.
 - CONTACT THE DESIGN ENGINEER THREE (3) DAYS PRIOR TO EXCAVATION FOR THE SYSTEM. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE SYSTEM IF FIELD CONDITIONS DICTATE.
 - MAINTENANCE OF ALL ON-SITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

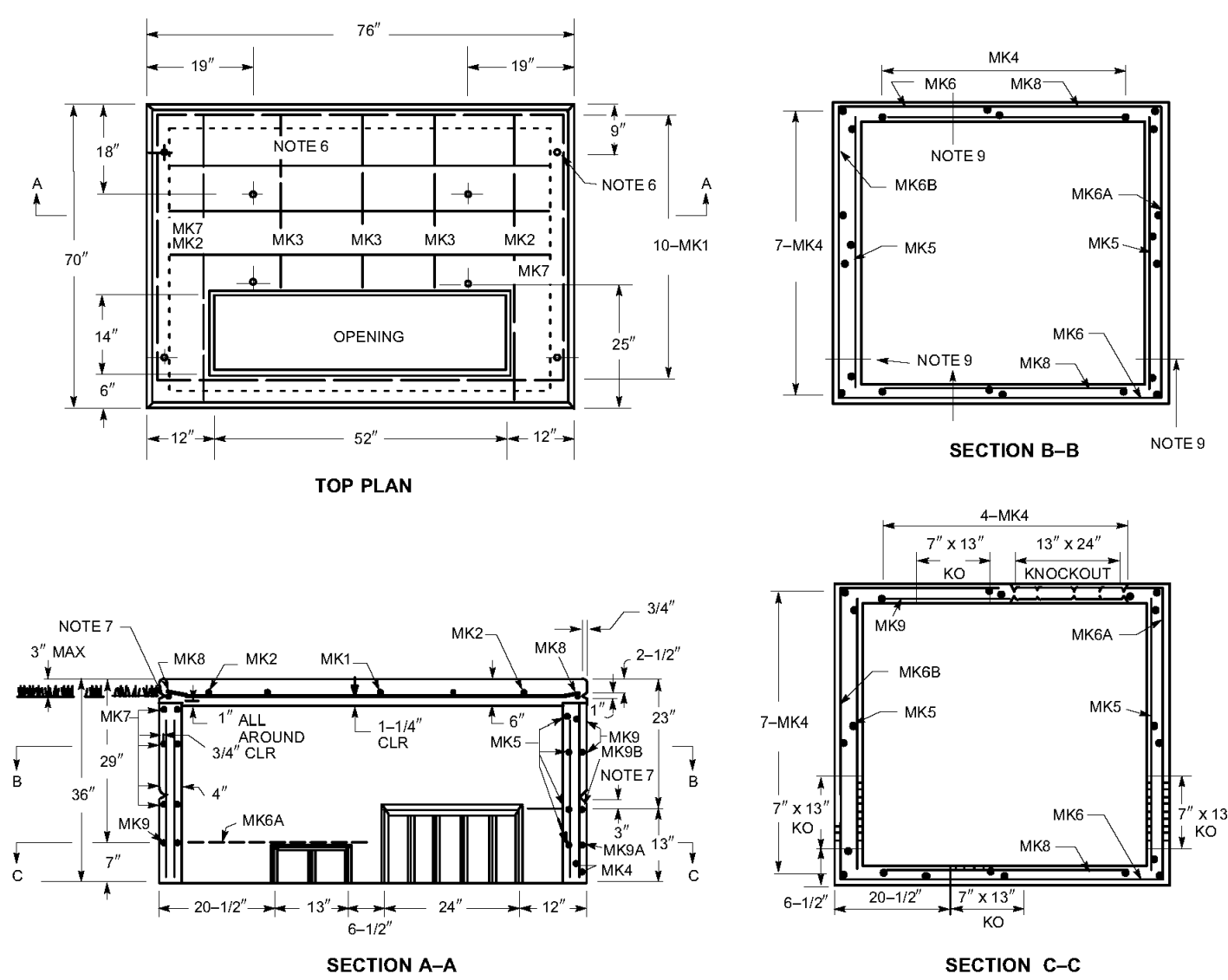


**RETAIN-IT SYSTEM DETAIL
(INFILTRATION SYSTEM)
N.T.S.**

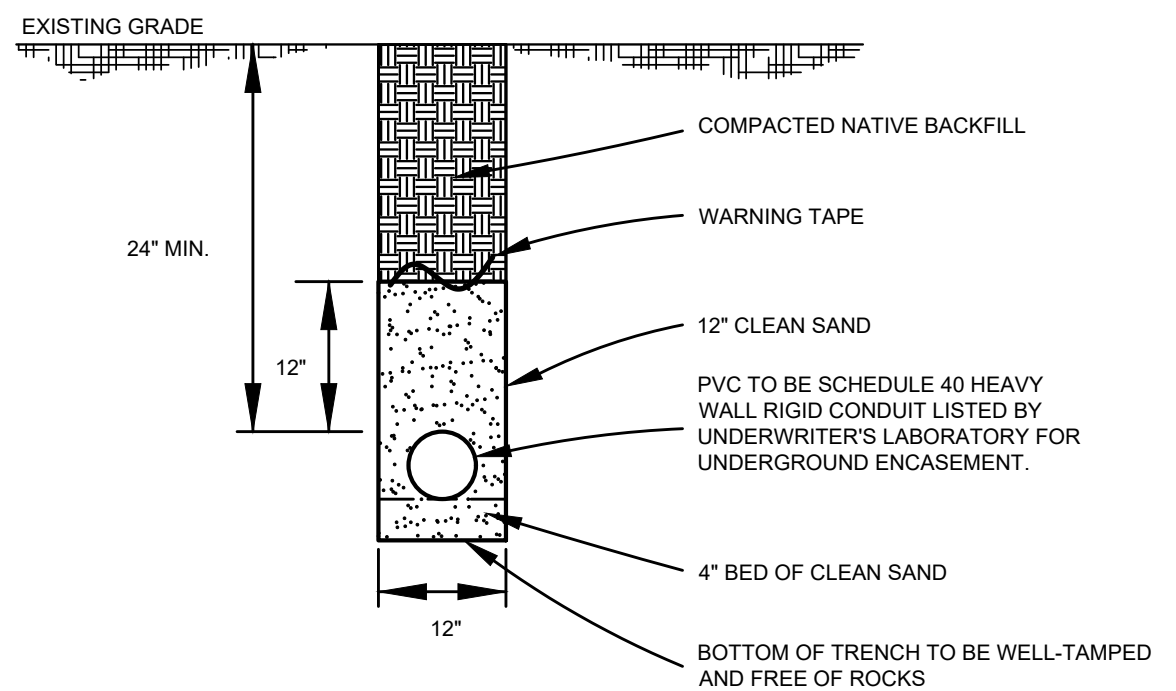


- NOTES:**
- AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1 OR 2
 - MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
 - a) STATE HIGHWAYS - 36"
 - b) RAILROAD TRACKS - 60"
 - c) ALL OTHER AREAS - 24"
 - IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIG. 2A IS PERMISSIBLE.
 - CONCRETE SHALL BE 2500 P.S.I., 10" MAXIMUM STONE, 6" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
 - DUCTS SHALL BE SCHEDULE 40 PVC.

**EVERSOURCE CONDUIT BANK
N.T.S.**

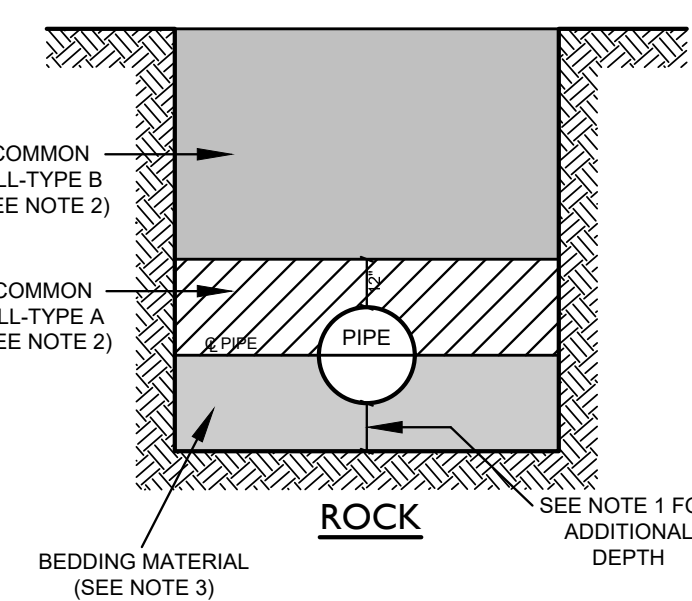
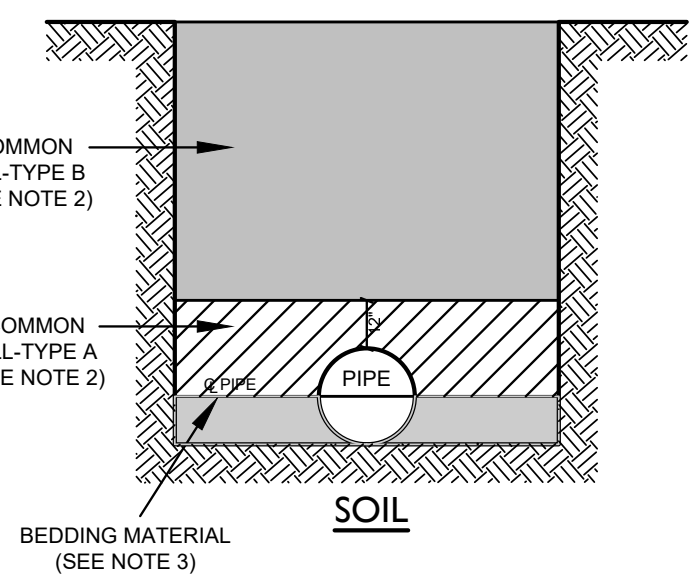


**THREE-PHASE TRANSFORMER PAD
(PRECAST CONCRETE - 76" x 70" x 36")
N.T.S.**



**CONDUIT TRENCH DETAIL
(SAND BEDDING)
N.T.S.**

- NOTES:**
- IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
 - ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.



- NOTES:**
- THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 10' NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING FACILE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.
 - MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL.

COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"

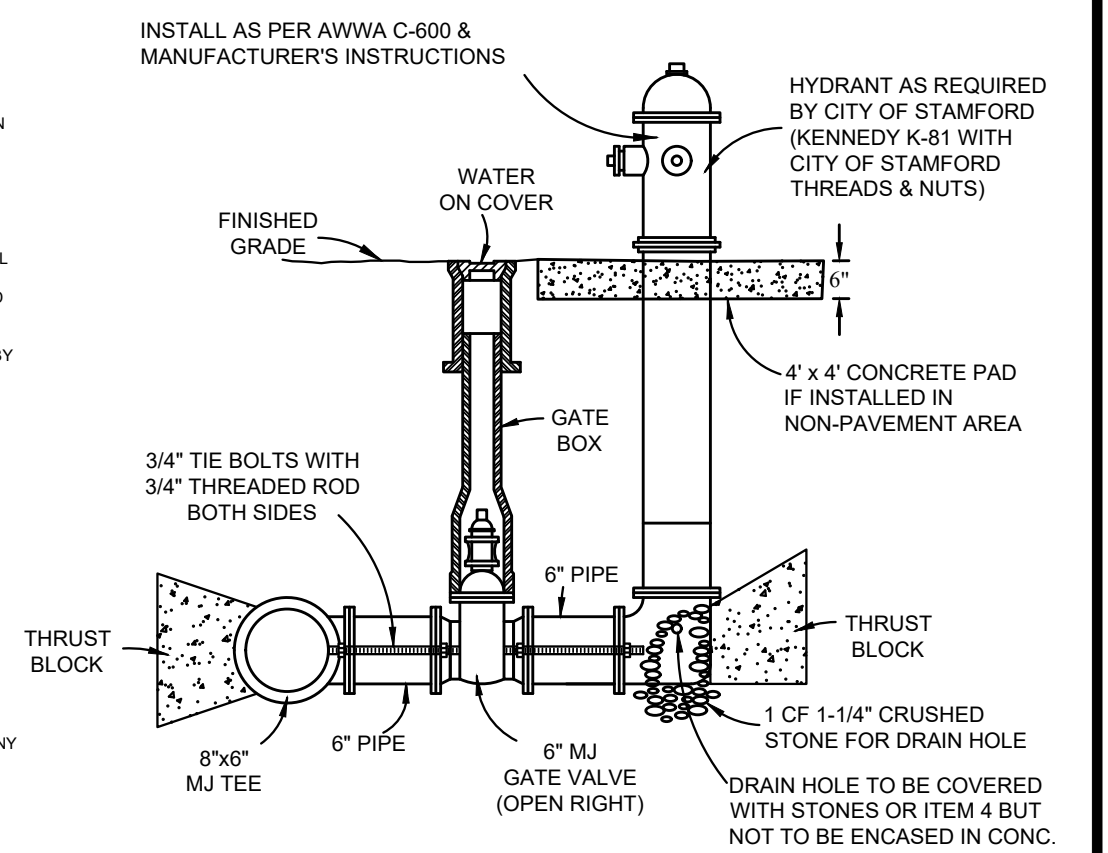
- COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
 - SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.

THE MATERIAL SHALL MEET A CLASS II DESIGNATION. SOIL TYPES GW, GP, SW AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOID, FINER GRADED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.

- REFER TO SECTION 2110 OF THE CONNECTICUT-AMERICAN WATER COMPANY SPECIFICATIONS.



**HYDRANT INSTALLATION
N.T.S.**

**TRENCH BACKFILL MATERIALS
N.T.S.**

SPECIFICATION CLAUSE

**K300 KLASSIKDRAIN 'QUICKLOK'
LOAD CLASS C**

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K300 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

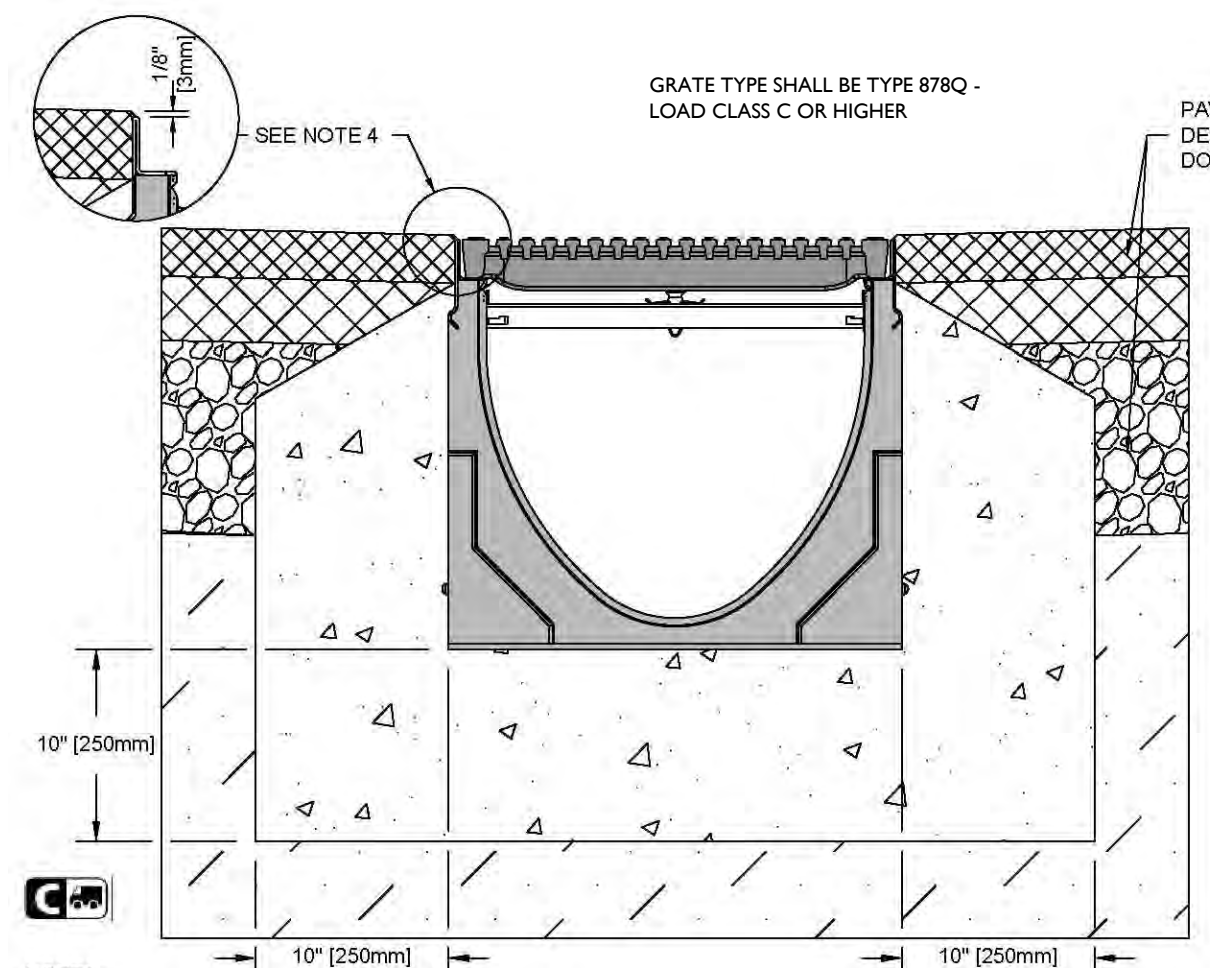
COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF:	YES
DILUTE ACID AND ALKALI RESISTANT:	YES
B17 SALT SPRAY TEST COMPLIANT:	YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (360mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

- TRENCH LAYOUT:**
- TD#1: SEVEN (7) SECTIONS K3-14 TO K3-20 AND ONE (1) INLINE CB, K3-30S.
- USE KNOCKOUT "G" (6" DIA. PIPE) OF THE INLINE CB FOR OUTLET.



- NOTES:**
- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
 - MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" (3mm) ABOVE THE TOP OF THE CHANNEL EDGE.
 - CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
 - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SYSTEM	UNIT HEIGHT	TOP OF SYSTEM	BOTTOM OF SYSTEM	BOTTOM OF STONE
1	3.5'	62.97'	78.80'	78.30'

**ACO K300 TRENCH DRAIN DETAIL
N.T.S.**

No.	Date	Revision
1	05/06/2022	ORIGINAL ISSUE DATE

**DETAILS
DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
WI ASSOCIATES**

SCALE: N.T.S.

DRAWN BY: VJH CHECKED BY: DRG

David R. Ginter, P.E. 27th Year Professional Engineer

DATE: May 6, 2022

REDNISS & MEAD

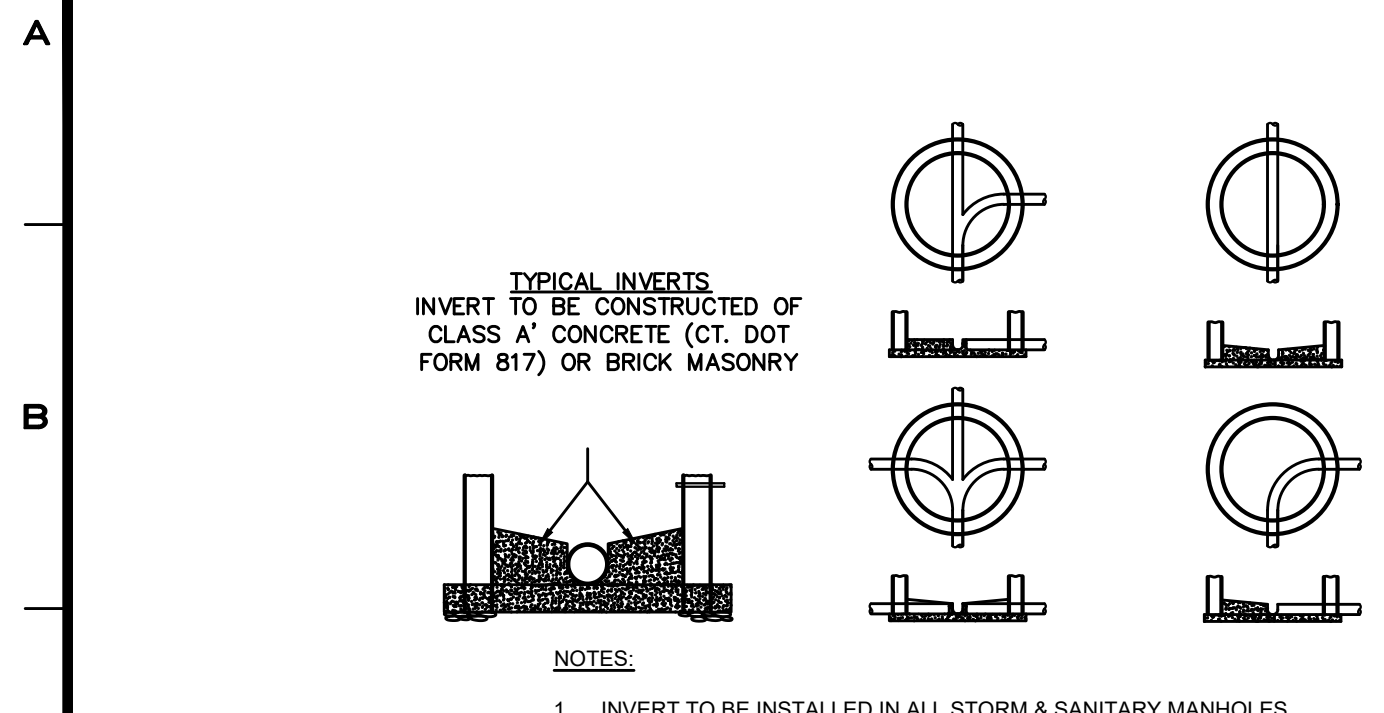
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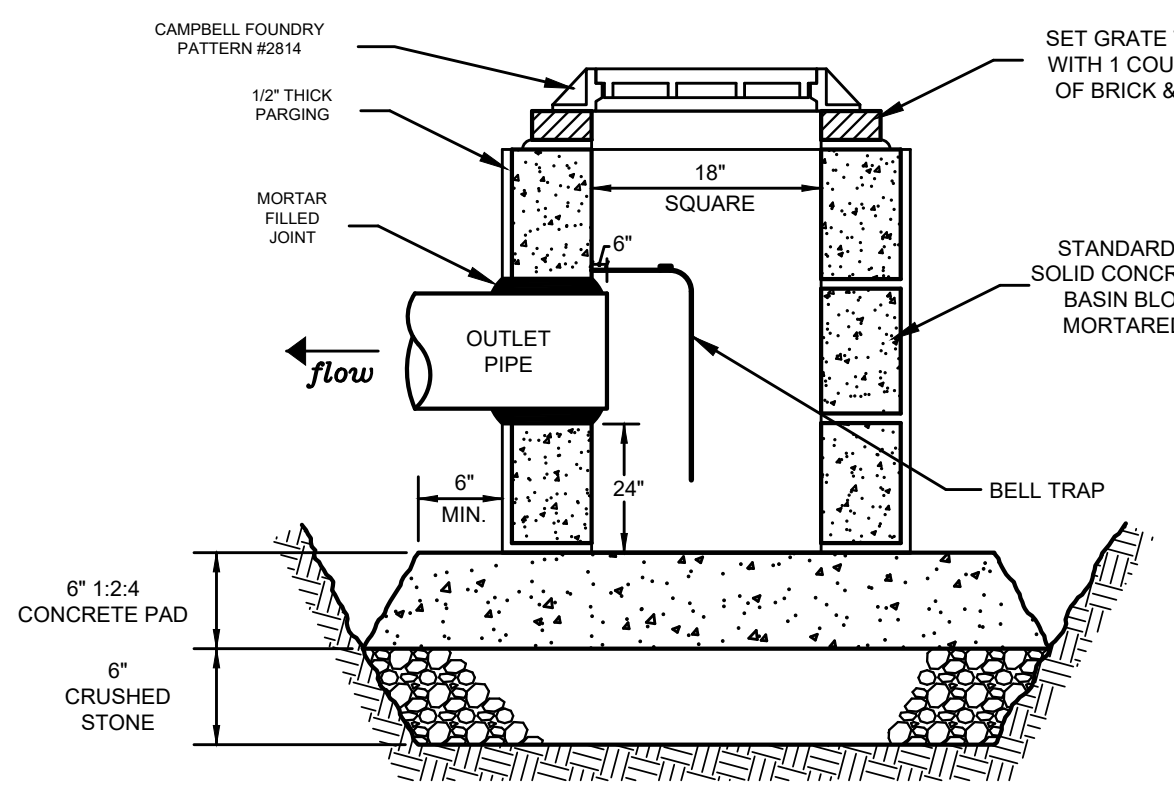
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Comm No.: 7117

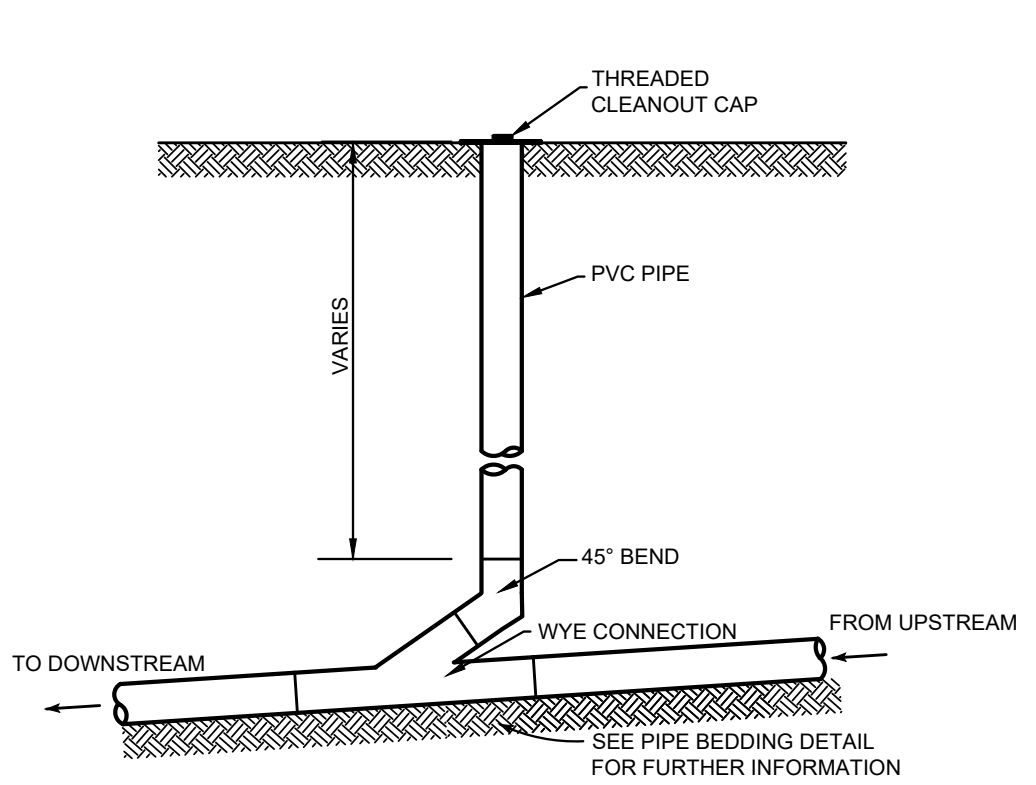
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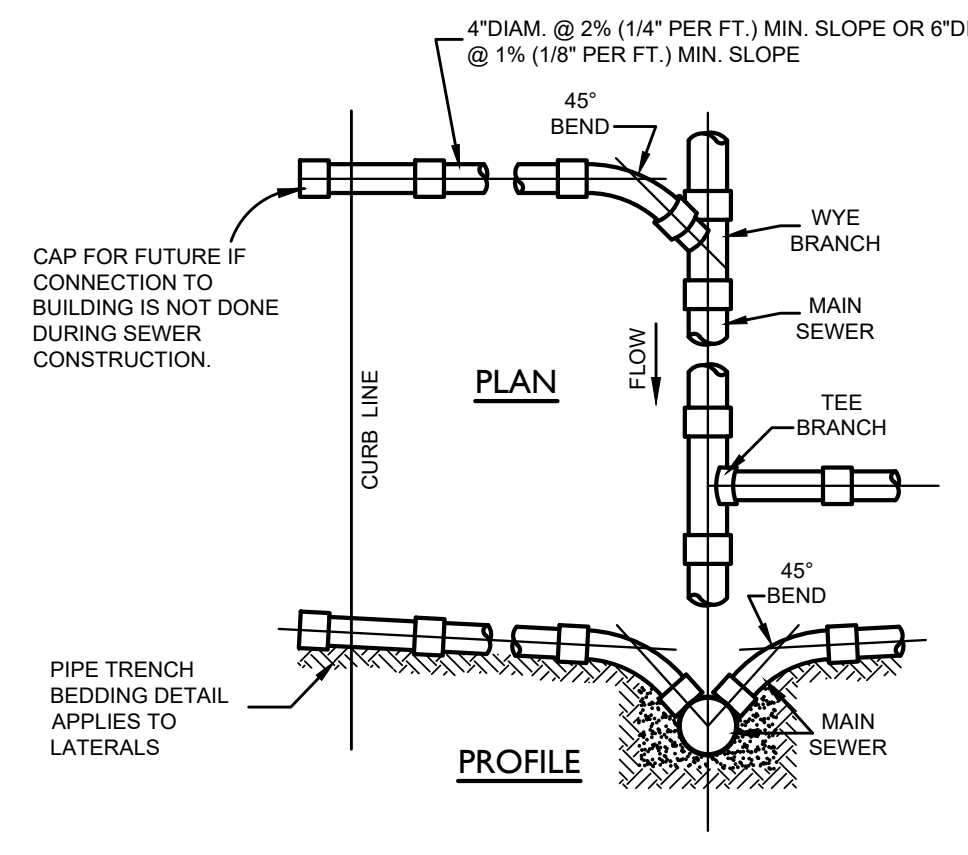
MANHOLE INVERT
N.T.S.



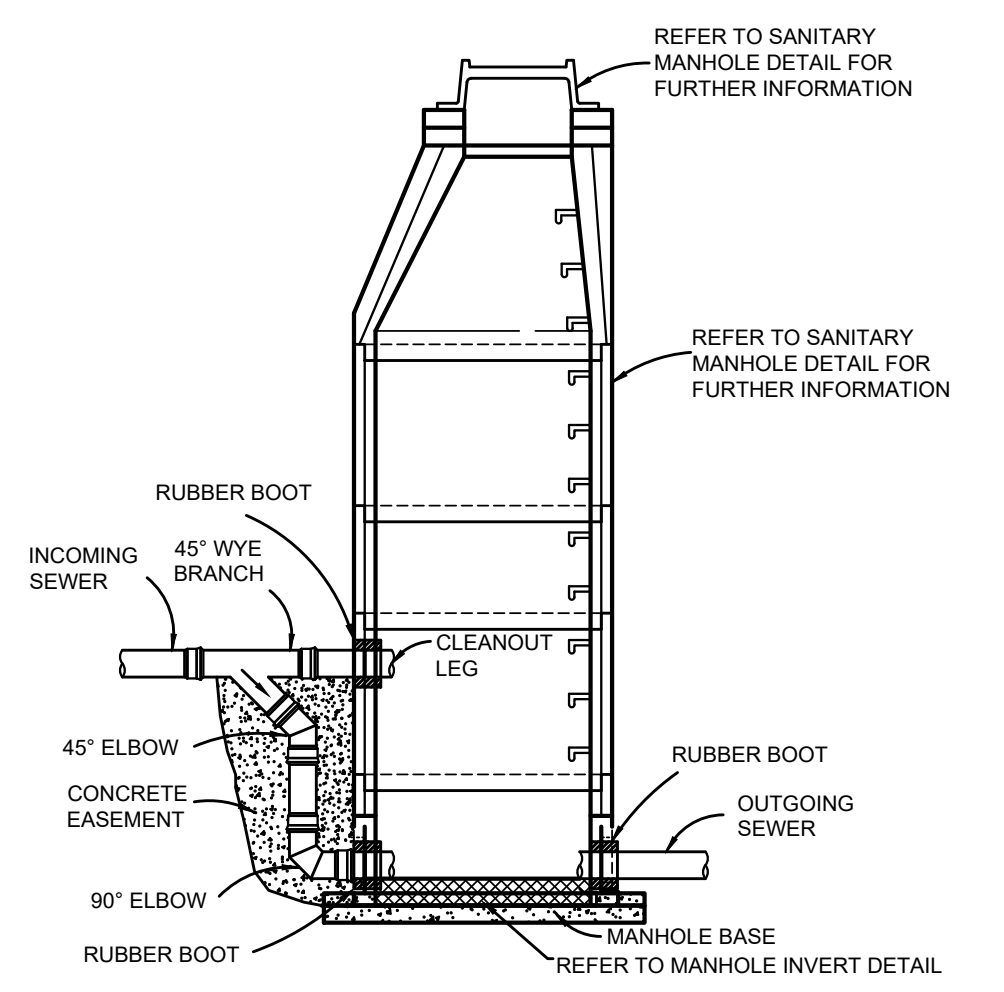
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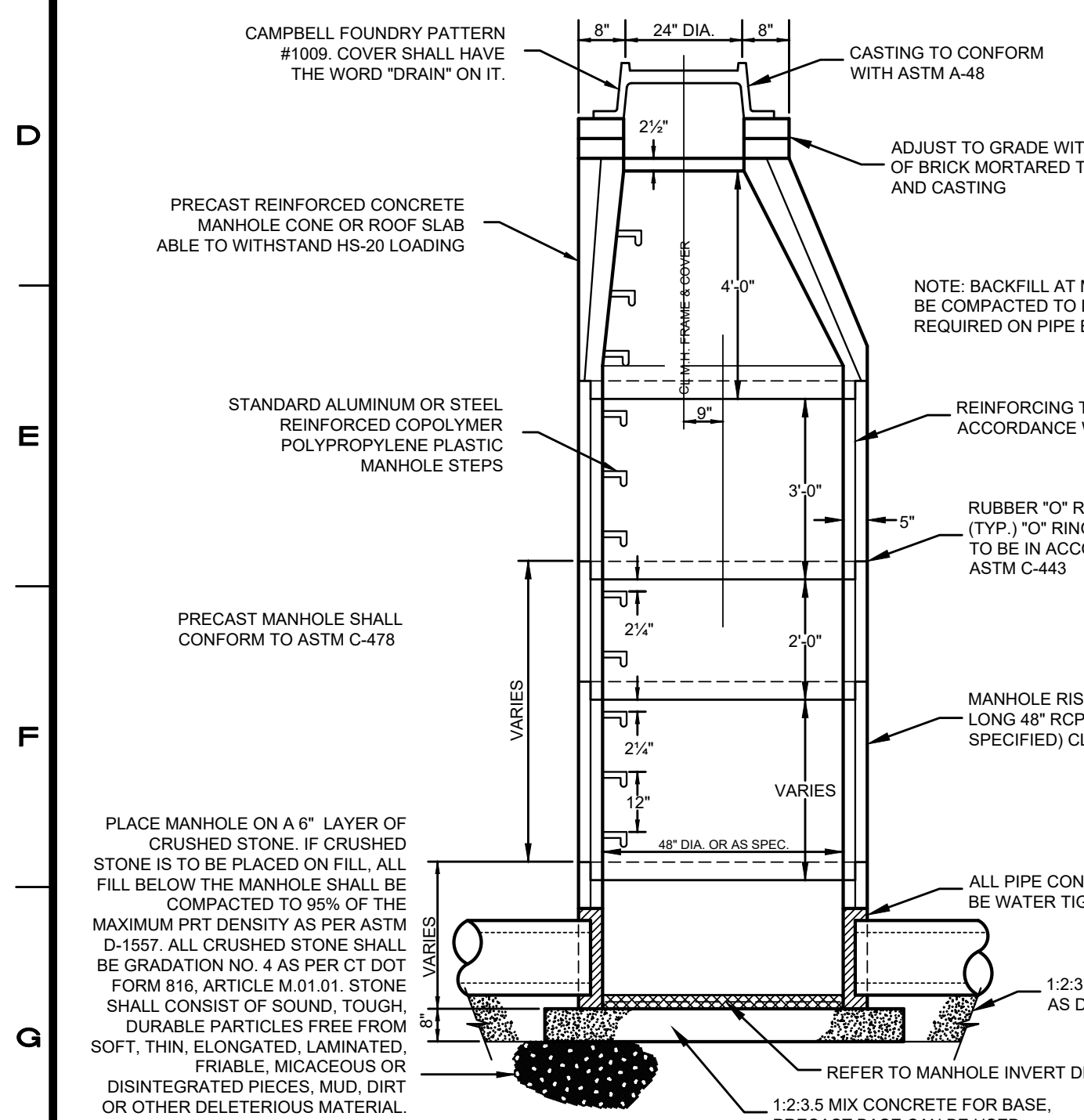
SANITARY CLEANOUT
DETAIL
N.T.S.



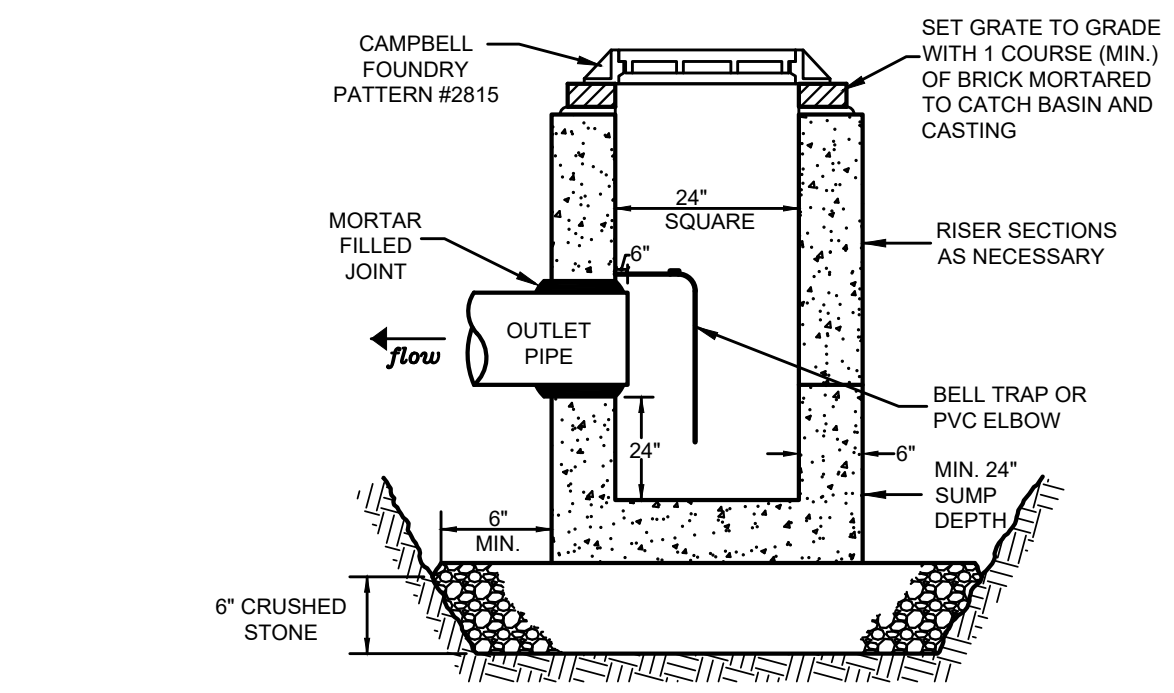
LATERAL CONNECTION TO
SANITARY SEWER
N.T.S.



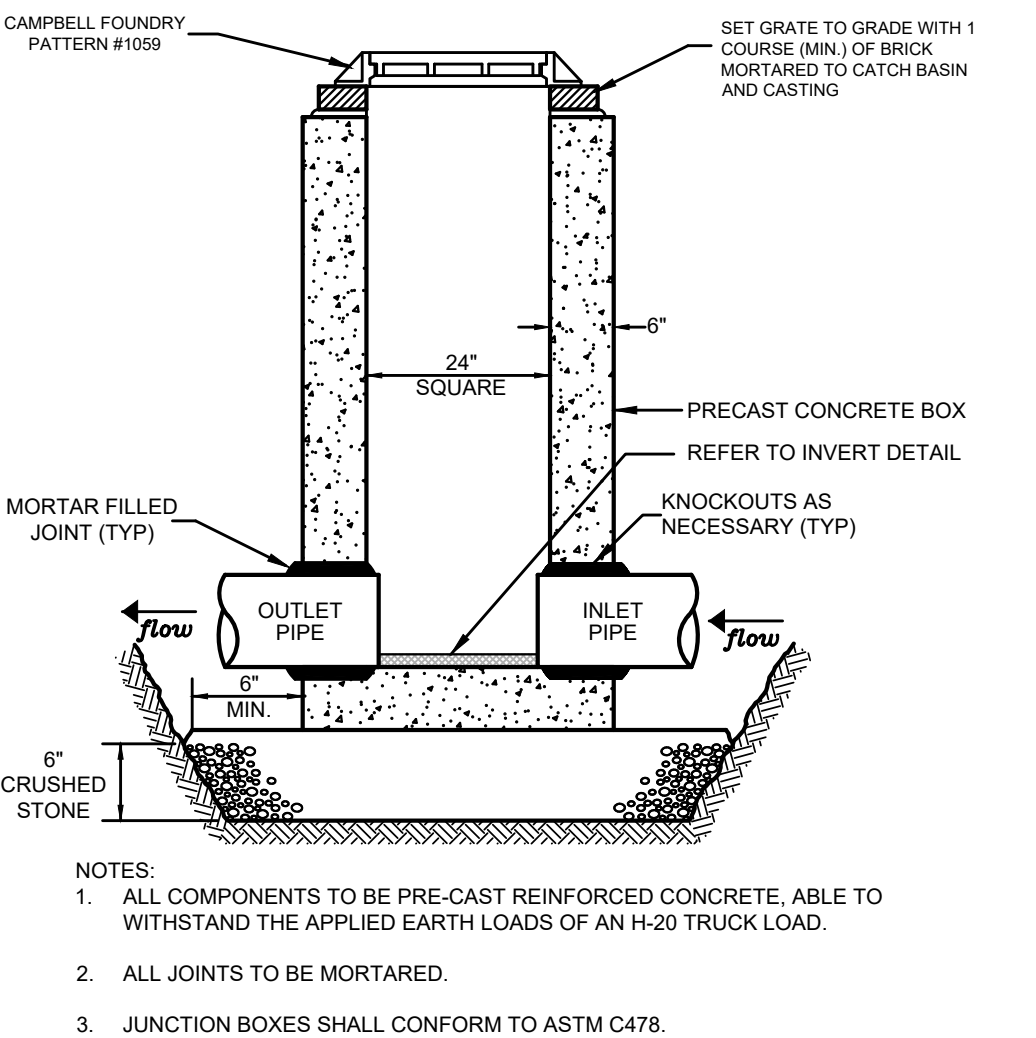
OUTSIDE MANHOLE
DROP CONNECTION
(FOR EX. SMH#1)
N.T.S.



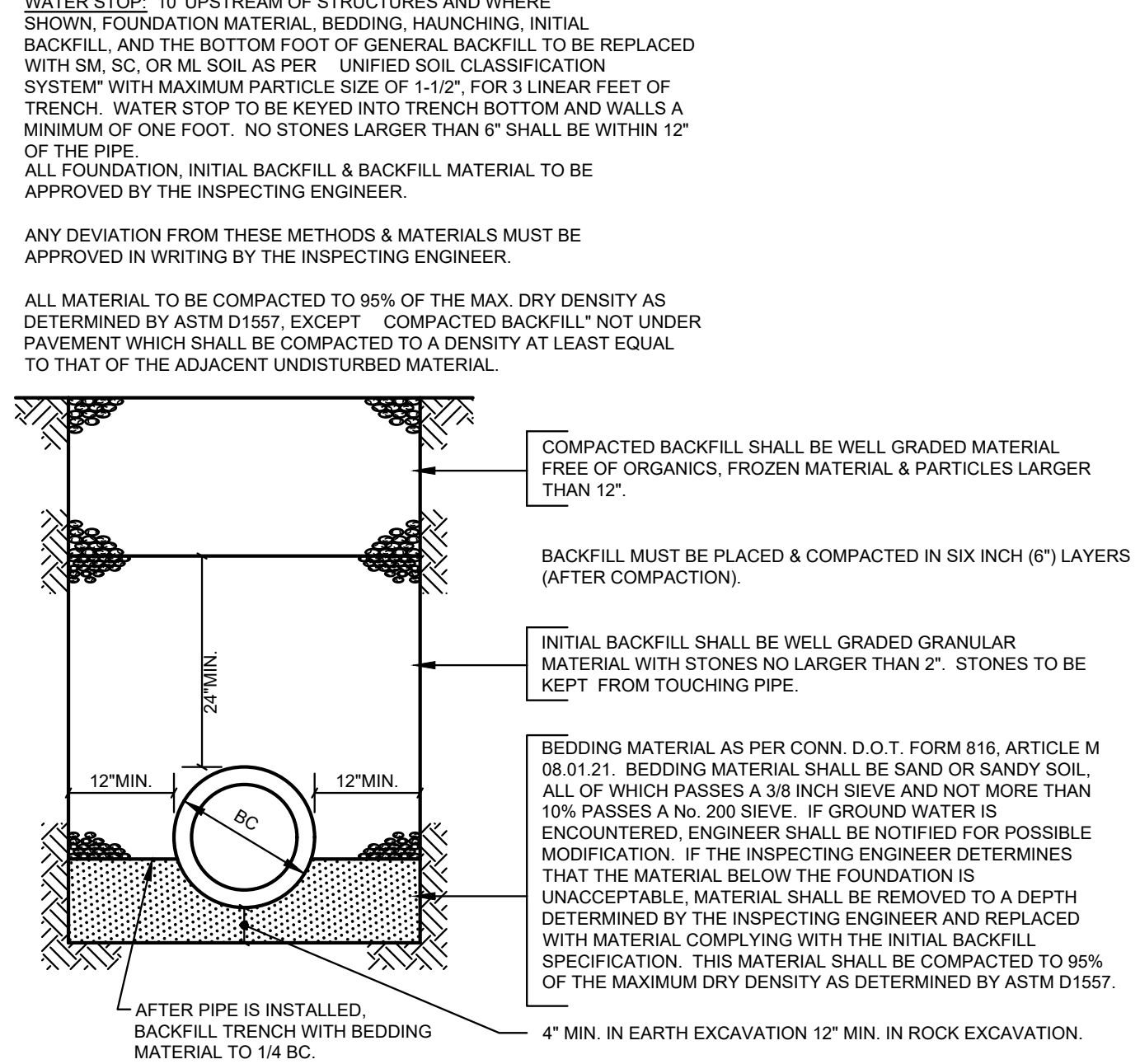
STORM MANHOLE DETAIL
N.T.S.



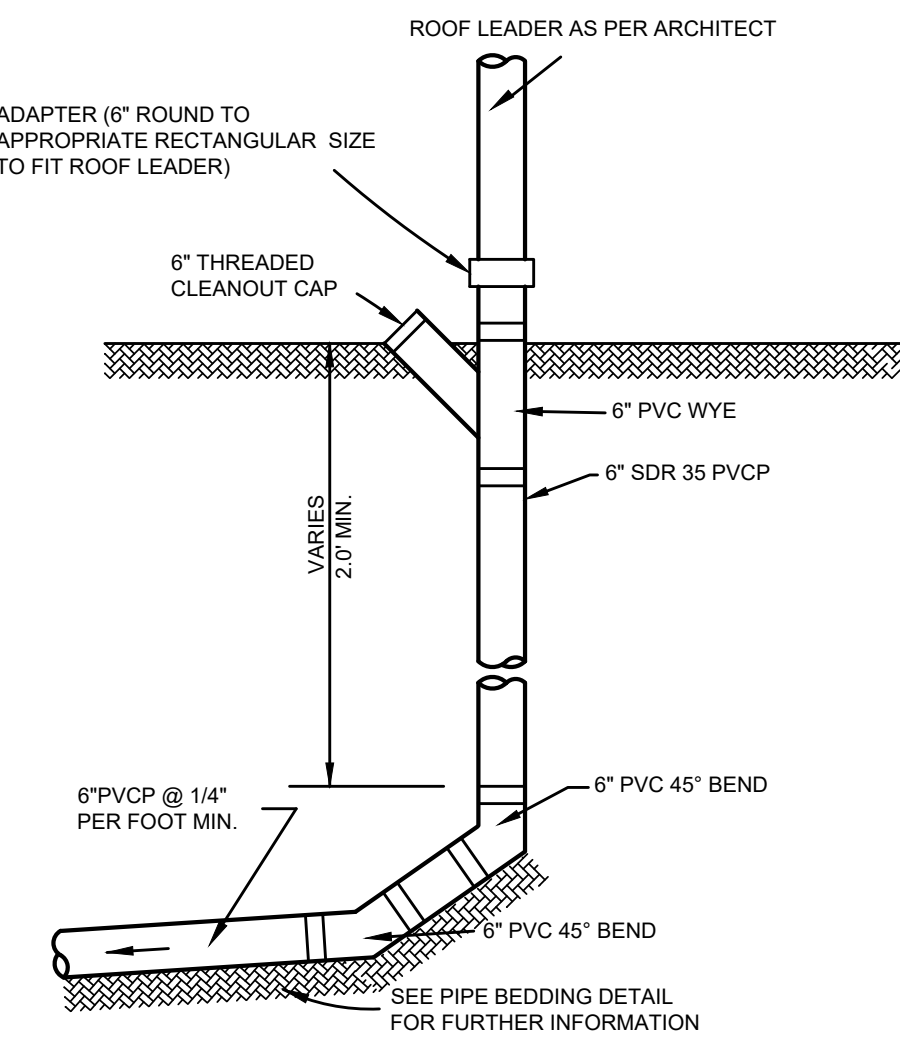
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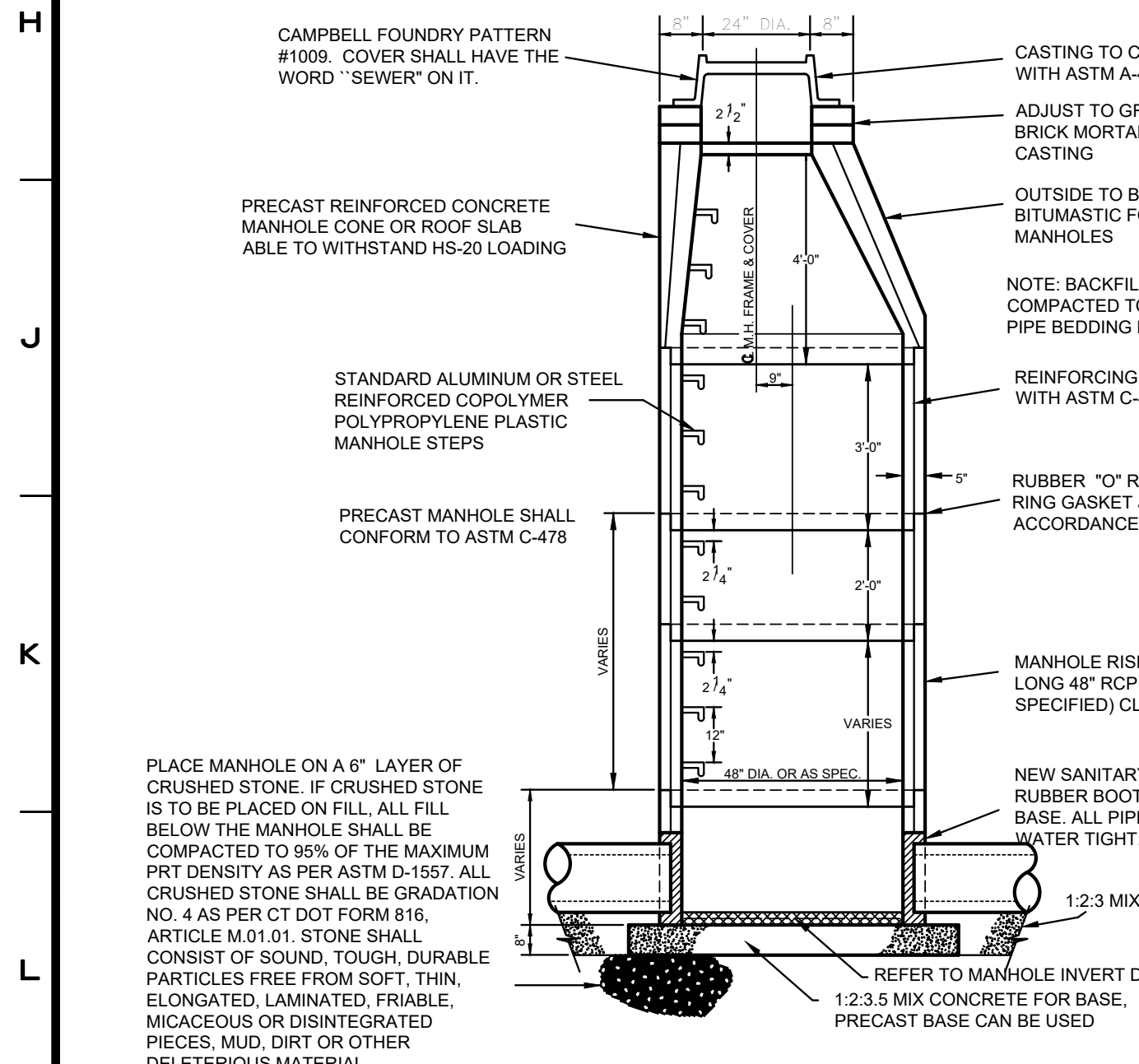
JUNCTION BOX
N.T.S.



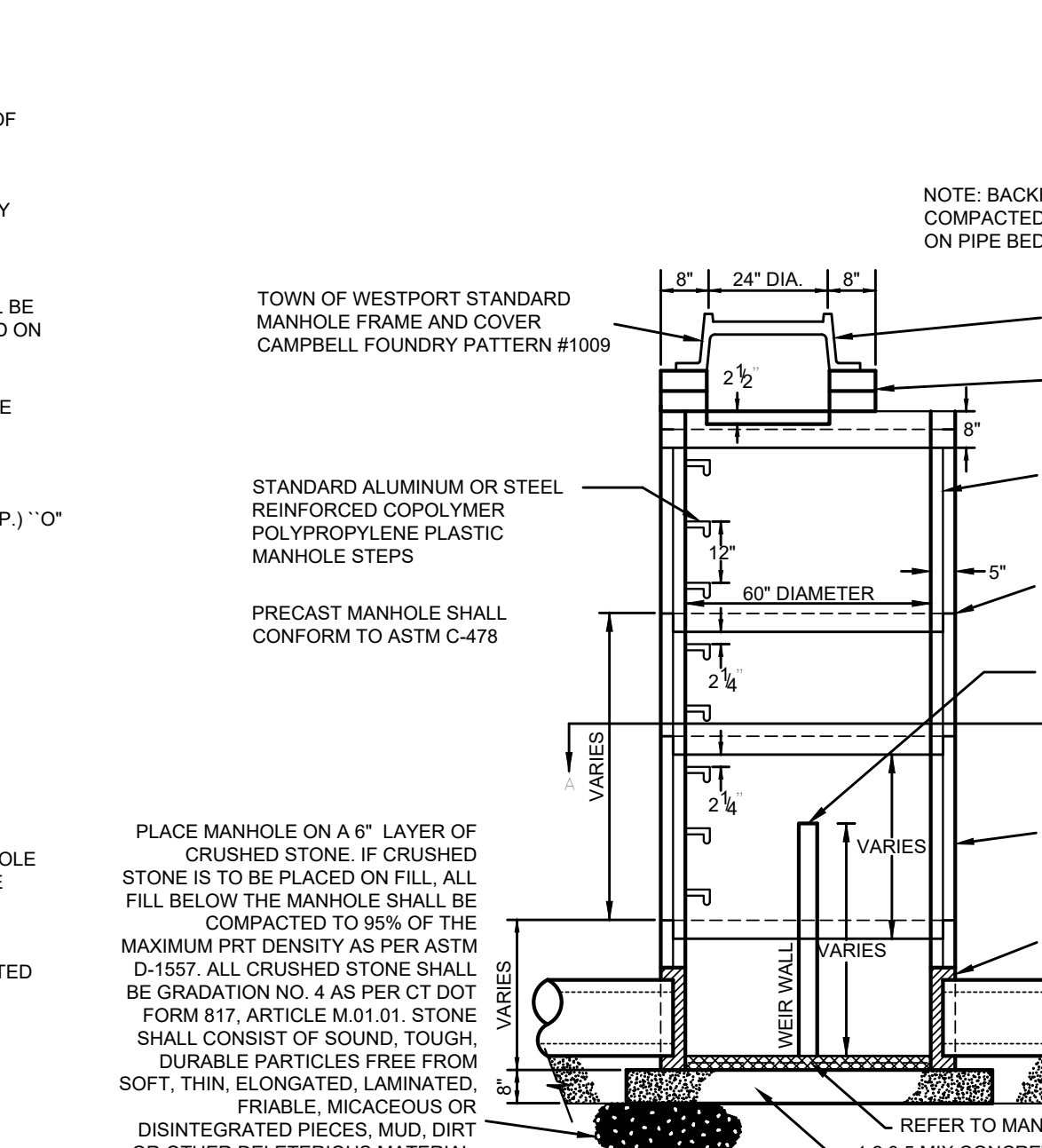
PVC PIPE TRENCH BEDDING DETAIL
(48\"/>



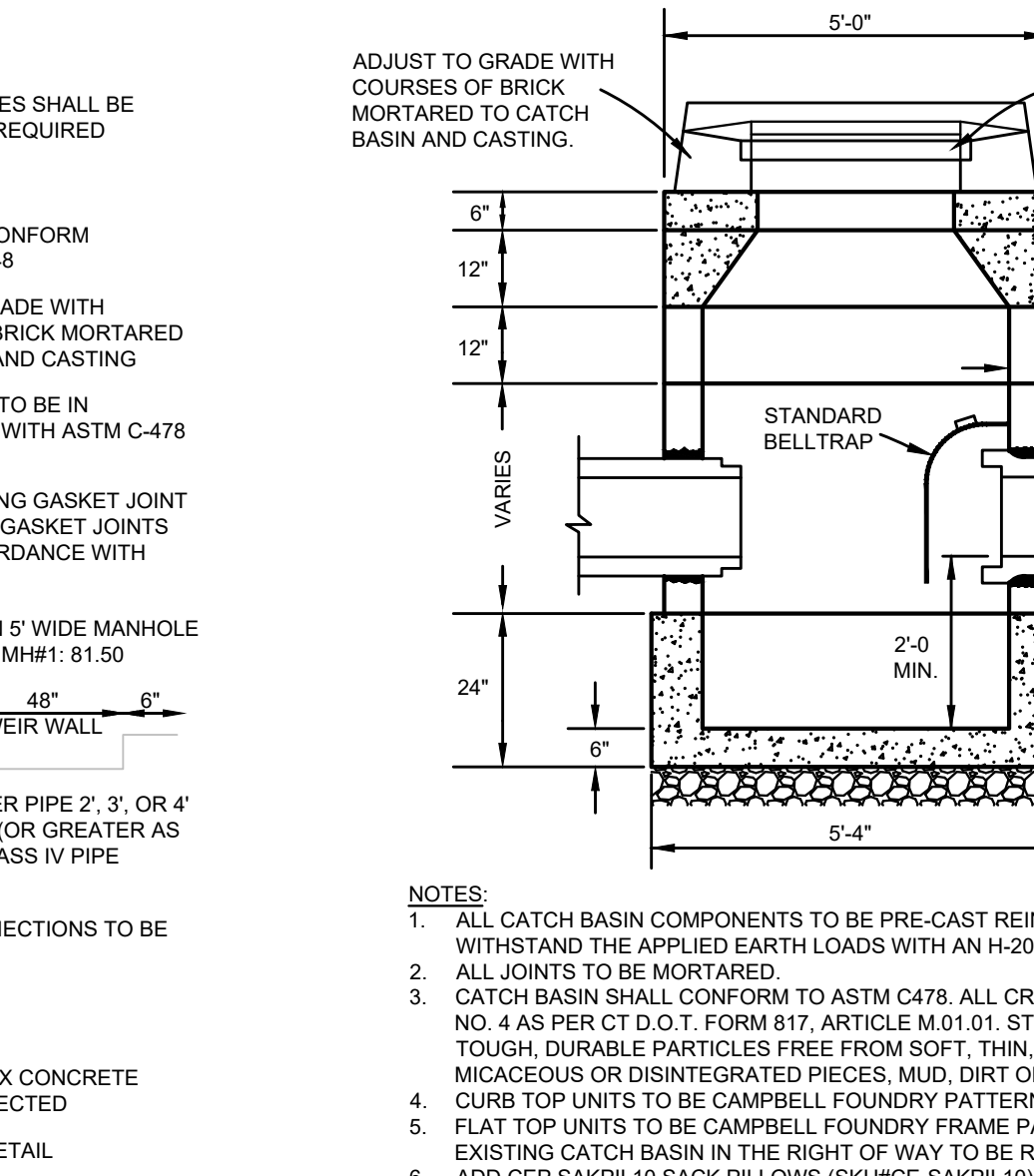
ROOF LEADER CLEANOUT DETAIL
N.T.S.



SANITARY MANHOLE DETAIL
N.T.S.



METER MANHOLE DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.

PIPE SIZE	CAMPBELL FOUNDRY NO.
12"	2553
18"	2564
24"	2566
30"	2569A

05/06/2022	ORIGINAL ISSUE DATE
No.	Date
	Revision

DETAILS
DEPICTING
1595 POST ROAD EAST
WESTPORT, CT
PREPARED FOR
WI ASSOCIATES

SCALE: N.T.S.
DRAWN BY: VJH
CHECKED BY: DRG

David R. Ginter
DAVID R. GINTER CT. P.E. 2710
May 6, 2022

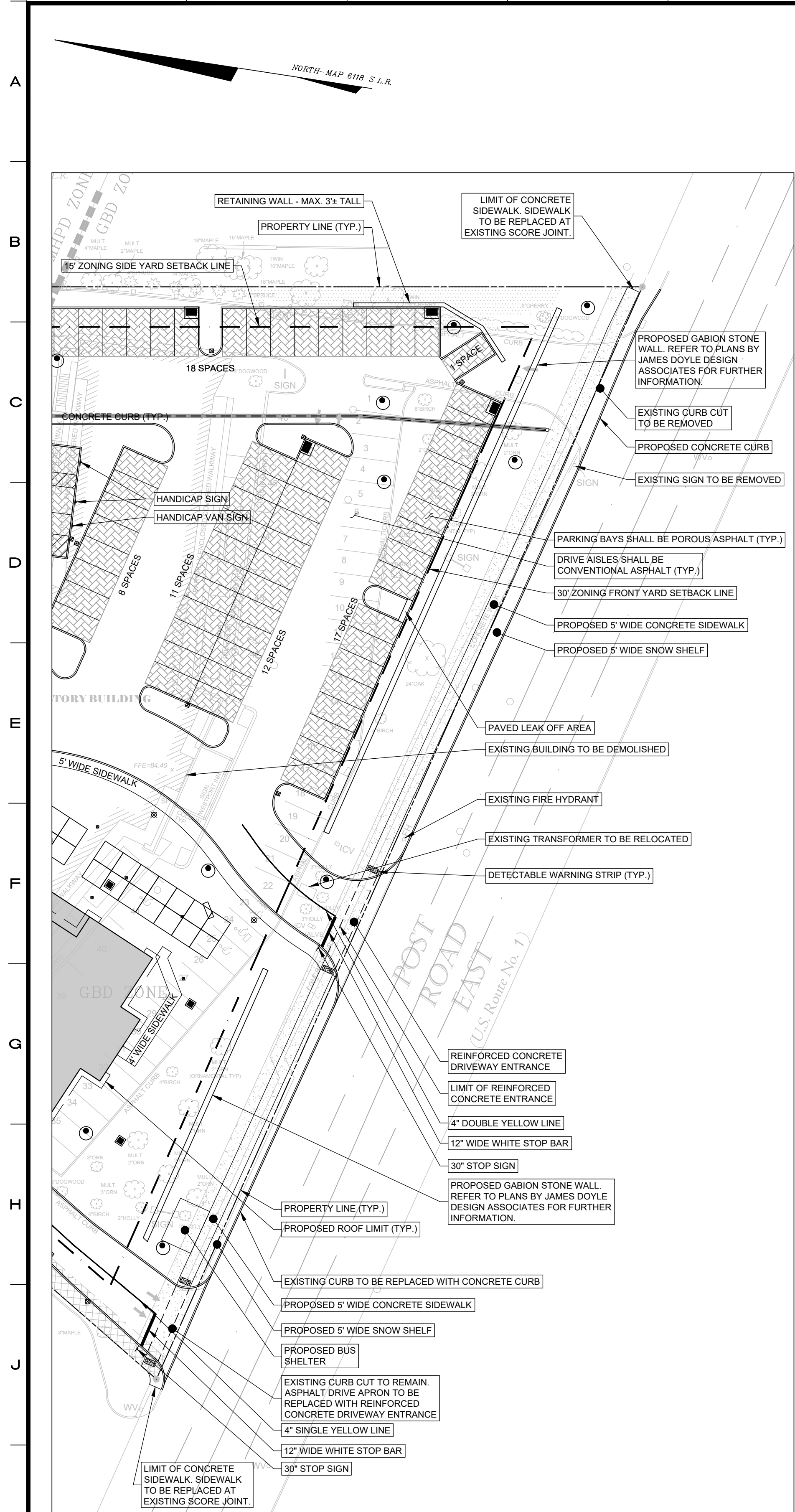
DATE
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SITE PLAN EXHIBIT

