

GENERAL CONSTRUCTION NOTES:

- EXISTING UTILITIES, TOPOGRAPHY AND PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM EXISTING RECORDS AND FIELD SURVEY PERFORMED BY R/W LAND SURVEYING, NEW CANAAN, CONNECTICUT, AND MONROE LAND SURVEYING, P.C. LOWVILLE, NEW YORK.
- EXISTING SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS. THESE RECORDS ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. TO AVOID CONFLICT WITH THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL CHECK EXISTING INVENTS AND PERTINENT DATA, EXCAVATE TEST HOLES AND NOTIFY "CALL BEFORE YOU DIG", IF A CONFLICT EXISTS, PROMPTLY NOTIFY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE TOWN OF NEW CANAAN STANDARDS AND SPECIFICATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. IN THE ABSENCE OF TOWN STANDARDS REFER TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 817, LATEST REVISION.
- THE PURPOSE OF THIS PLAN IS TO INDICATE THE PROPOSED SITE LAYOUT AND UTILITIES REQUIRED FOR THE PROPOSED WADSWORTH SENIOR LIVING PROJECT.
- BUILDING WILL BE SERVED BY MUNICIPAL SEWER AND PUBLIC WATER SUPPLY. WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 48" COVER.
- NEW CATCH BASINS SHALL BE REINFORCED CONCRETE WITH 2" SUMP. STORM SEWER PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH WATERTIGHT JOINTS. OUTLET PIPES SHALL BE FITTED WITH OIL HOODS.
- ELECTRIC AND TELEPHONE WILL BE UNDERGROUND AND THE ACTUAL LOCATION WILL BE BASED UPON UTILITY COMPANY CONSTRAINTS.
- A 4" LAYER OF TOPSOIL SHALL BE SPREAD OVER ALL LAWN, LANDSCAPE AND SLOPE AREAS. FINAL SEEDING OF DISTURBED AREAS SHALL BE COMPLETED AS SOON AS PRACTICABLE AND COVERED WITH HAY TO PREVENT EROSION DURING THE GERMINATION PERIOD.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN IF PROPERLY INSTALLED AND MAINTAINED, SHALL CONTROL THE STORMWATER RUNOFF FROM THE SITE IN CONFORMANCE WITH THE NEW CANAAN DRAINAGE POLICY.
- ALL CLEANOUTS SHALL MATCH EXISTING PIPE SIZES, BE CAPPED WITH BRONZE CAPS AND INSTALLED 4" BELOW GRADE UNLESS THEY FALL IN THE SIDEWALKS.

SITE DEMOLITION NOTES:

- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" SO ALL UTILITIES ARE CLEARLY MARKED PRIOR TO ANY EXCAVATION AND DEMOLITION.
- DRAWINGS INDICATE THE APPROXIMATE LIMITS OF DEMOLITION REQUIRED FOR THE PROPOSED CONSTRUCTION OF THE SITE IMPROVEMENTS AND SUPPORTING UTILITIES. COORDINATE ALL DEMOLITION, TEMPORARY CONSTRUCTION FENCING, CONSTRUCTION ACCESS, ANTI-TRACKING APRONS AND EXISTING BUILDING ACCESS WITH THE TOWN STAFF AND THE DESIGN ENGINEER.
- TERMINATE ALL UTILITIES TO ALL BUILDINGS PRIOR TO START OF DEMOLITION. COORDINATE THIS EFFORT WITH EACH RESPECTIVE UTILITY COMPANY.
- COORDINATE DEMOLITION OF SITE UTILITIES WITH THE PROPOSED SITE UTILITY IMPROVEMENTS.
- TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. TREES AND STUMPS TO BE REMOVED SHALL BE CHIPPED OR REMOVED FROM THE SITE. REMOVE ALL SHRUBS AND UNDERBRUSH ADJACENT TO THE EXISTING WALKS AND BUILDINGS.
- MAINTAIN EXISTING PAVEMENT WHERE POSSIBLE DURING CONSTRUCTION TO REDUCE THE AMOUNT OF THE SITE THAT IS DISTURBED AND SUBJECT TO SOIL EROSION.

SITE PARKING ANALYSIS:

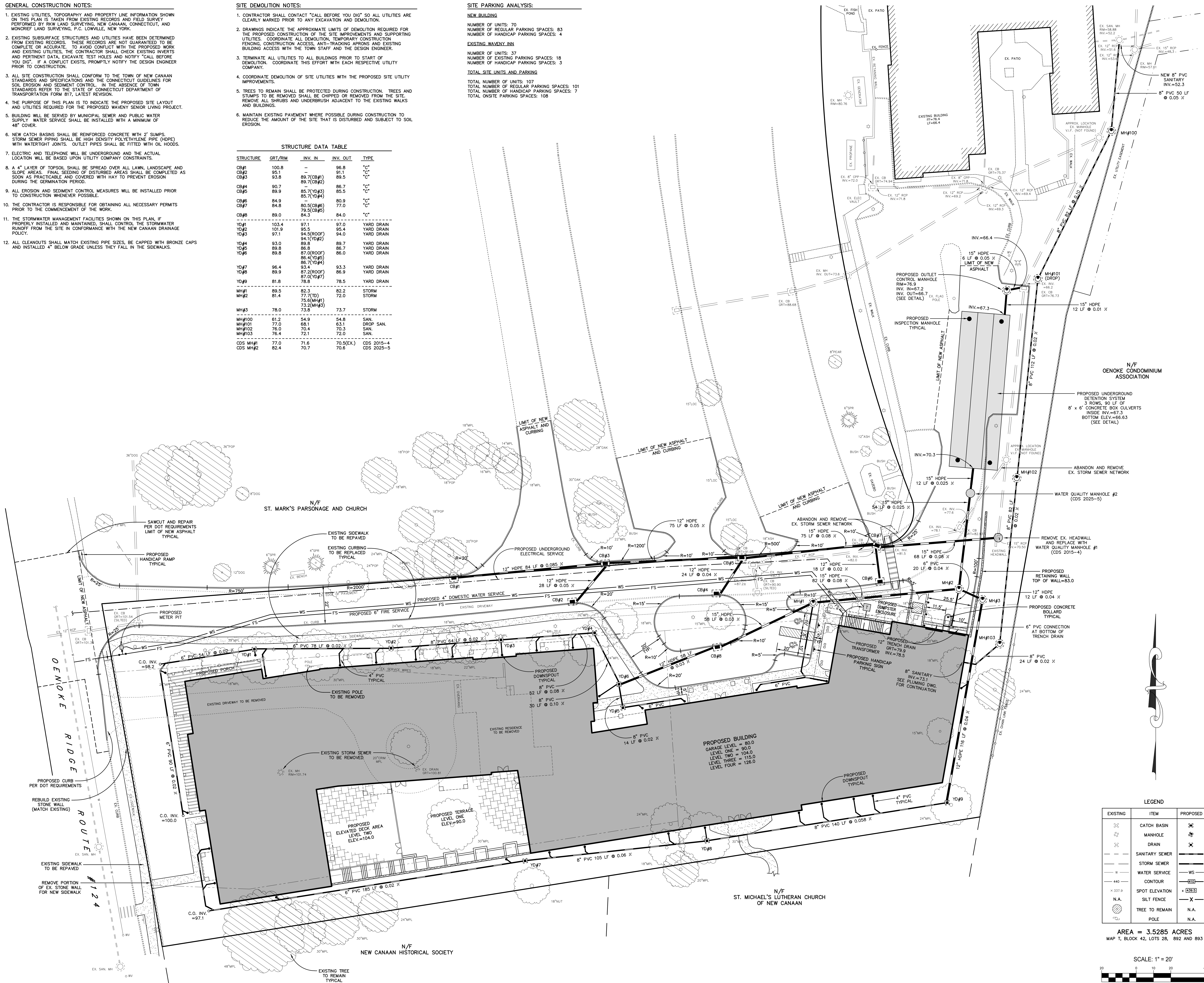
NEW BUILDING
 NUMBER OF UNITS: 70
 NUMBER OF REGULAR PARKING SPACES: 83
 NUMBER OF HANDICAP PARKING SPACES: 4

EXISTING WADSWORTH INN
 NUMBER OF UNITS: 37
 NUMBER OF EXISTING PARKING SPACES: 18
 NUMBER OF HANDICAP PARKING SPACES: 3

TOTAL SITE UNITS AND PARKING
 TOTAL NUMBER OF UNITS: 107
 TOTAL NUMBER OF REGULAR PARKING SPACES: 101
 TOTAL NUMBER OF HANDICAP PARKING SPACES: 7
 TOTAL ONSITE PARKING SPACES: 108

STRUCTURE DATA TABLE

STRUCTURE	GR1/RIM	INV. IN	INV. OUT	TYPE
CB#1	100.8	-	96.8	"C"
CB#2	95.1	89.7(CB#1)	91.1	"C"
CB#3	93.8	89.7(CB#2)	89.5	"C"
CB#4	90.7	85.7(YD#3)	86.7	"C"
CB#5	89.9	85.7(YD#3)	85.5	"C"
CB#6	84.9	85.7(YD#3)	80.9	"C"
CB#7	84.8	80.5(CB#6)	77.0	"C"
CB#8	89.0	79.3(CB#5)	84.0	"C"
YD#1	103.4	97.1	97.0	YARD DRAIN
YD#2	101.9	95.5	95.4	YARD DRAIN
YD#3	97.1	94.5(ROOF)	94.0	YARD DRAIN
YD#4	93.0	89.8	89.7	YARD DRAIN
YD#5	89.8	86.5	86.7	YARD DRAIN
YD#6	89.8	87.0(ROOF)	86.0	YARD DRAIN
YD#7	96.4	93.5	93.3	YARD DRAIN
YD#8	89.9	87.2(ROOF)	86.9	YARD DRAIN
YD#9	81.8	87.0(YD#7)	86.0	YARD DRAIN
YD#10	81.8	78.8	78.5	YARD DRAIN
MH#1	89.5	82.3	82.2	STORM
MH#2	81.4	77.7(TD)	72.0	STORM
MH#3	78.0	75.6(MH#1)	73.2(MH#3)	STORM
MH#100	61.2	54.9	54.6	SDS
MH#101	77.0	68.1	63.1	DROP SAN.
MH#102	76.0	70.4	70.3	SAN.
MH#103	76.4	72.1	72.0	SAN.
SDS MH#1	77.0	71.6	70.5(EX)	SDS 2015-4
SDS MH#2	82.4	70.7	70.6	SDS 2025-5



LEGEND

EXISTING	ITEM	PROPOSED
	CATCH BASIN	
	MANHOLE	
	DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	WATER SERVICE	
	CONTOUR	
	SPOT ELEVATION	
	SILT FENCE	
	TREE TO REMAIN	
	POLE	

AREA = 3.5285 ACRES
 MAP T, BLOCK 42, LOTS 28, 892 AND 893



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OENOKE RIDGE
 65 OENOKE RIDGE
 NEW CANAAN, CT

Revisions:

Item No.	Date	Description

Project Status:

Issue / Status	Date

Current Project Status
 DD - Design Development
 SD - Schematic Design
 ISSUED TO P&Z 8-28-19

Project Info:
 LBA Project # 2019.05
 Date: 28 Aug. 2019
 Drawn by: DRIS
 Checked by: HWM

NOT FOR CONSTRUCTION
 SITE LAYOUT AND
 UTILITY PLAN

Sheet Name:
 Sheet Number:

C-100

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