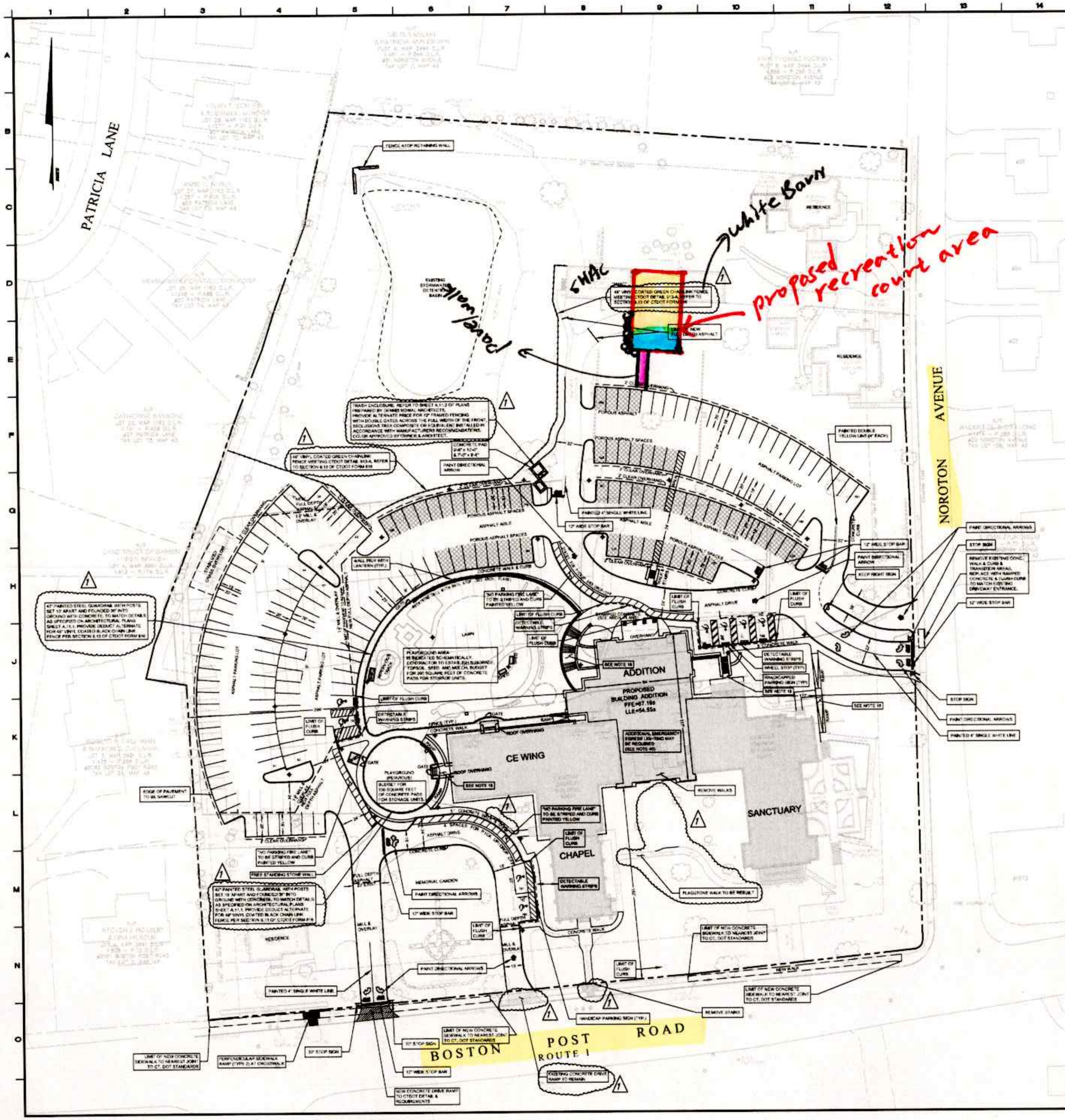

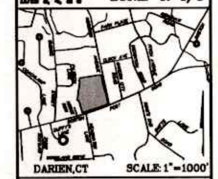

ORIENTATION

GENERAL NOTES:

1. THESE DRAWINGS ARE INTENDED TO ONLY DEPICT THE DESIGN OF SITE GRADING, DRAINAGE, SANITARY, UTILITIES, AND EROSION AND SEDIMENT CONTROL. THIS DRAWING IS FOR APPROVAL PURPOSES ONLY. NO CONSTRUCTION MAY BEGIN PRIOR TO OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. ALL SURVEY DATA, BOUNDARY LINES, TOPOGRAPHY, BUILDING LOCATIONS AND AREA CALCULATIONS ARE FROM A SURVEY PREPARED BY REDNISS & MEAD, INC. ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY" DATED 8/6/2013. 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 DENNIS KOWAL ARCHITECTS FOR INFORMATION REGARDING BUILDING IMPROVEMENTS.
4. REFER TO SOILS REPORT PREPARED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., FOR A DESCRIPTION OF SITE SOILS. THERE ARE WETLAND SOIL TYPES ON THE PROPERTY.
5. PROPERTY LIES IN A R-1/3 ZONE.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF DARIEN REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE, AMERICANS WITH DISABILITIES ACT (ADA), THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL, OSHA, AND CT DOT FORM 816 (LATEST EDITION).
7. ALL DEVELOPMENT ACTIVITIES TO BE UNDERTAKEN WITHIN THE NOROTON AVENUE STREET RIGHT-OF-WAY AND OTHER PUBLIC LANDS SHALL COMPLY FULLY WITH TOWN OF DARIEN STANDARDS UNLESS APPROVED DEVIATION IS SPECIFICALLY SET FORTH AS PART OF THIS APPLICATION.
8. ALL DEVELOPMENT ACTIVITIES TO BE UNDERTAKEN WITHIN THE BOSTON POST ROAD STREET RIGHT-OF-WAY AND OTHER PUBLIC LANDS SHALL COMPLY FULLY WITH THE CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS UNLESS APPROVED DEVIATION IS SPECIFICALLY SET FORTH AS PART OF THIS APPLICATION.
9. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM VARIOUS SOURCES INCLUDING UTILITY COMPANY RECORDS, MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES.
10. THE PROPERTY IS SERVED BY THE EXISTING PUBLIC WATER SERVICE AND PUBLIC SEWERS.
11. 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 MARKOUT OF UNDERGROUND UTILITIES. DIG TEST PIT(S) AT UTILITY CROSSING(S) 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.
12. 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.
13. WHEN PREPARING THE EXISTING SITE FOR THE PROPOSED DEVELOPMENT, ALL MATERIALS REMOVED SHALL BE DISPOSED OF IN CONFORMANCE WITH ALL GOVERNING AGENCIES.
14. REMOVE STUMPS AND BRUSH FROM SITE, OR CHIP AND USE DURING LANDSCAPING. DO NOT BURY STUMPS ON SITE.
15. ALL EXISTING AND PROPOSED CATCH BASINS, MANHOLE RIMS AND UTILITY FACILITIES SHALL BE RAISED OR LOWERED TO BE FLUSH WITH FINISHED GRADE.
16. 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.
17. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS UNLESS CHANGES HAVE BEEN APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO THE WORK BEING DONE.
18. FOR INFORMATION ON WALLS, STAIRS, RAMPS, AND RAILINGS, REFER TO PLANS PREPARED BY DENNIS KOWAL ARCHITECTS.

PAVEMENT AND PAVEMENT MARKINGS:

19. AREAS OF NEW ASPHALT SHALL FOLLOW THE DETAILS ON SHEET SE-4.
20. POROUS ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS ON SHEET SE-?.
21. 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%.
22. 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.
23. BITUMINOUS CURBS DAMAGED BY THE PROJECT SHALL BE REPLACED WITH THE NEW BITUMINOUS CURBING MACHINE LAID CLASS 1 AS DESCRIBED IN SECTIONS 8.15 AND M.04 OF THE CT DOT FORM 816.
24. SAW CUT PERIMETER OF AREA TO BE EXCAVATED. SAW CUT SHALL BE STRAIGHT AND VERTICAL.
25. 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 REQUIRED TESTING AT THE PRECONSTRUCTION MEETING. SITE ENGINEER SHALL APPROVE BASE COURSE PRIOR TO PLACEMENT OF EACH LAYER OF PAVEMENT.
26. 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.
27. 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.
28. 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 816 (LATEST EDITION).
29. COMPACTION SHALL BE CONSTRUCTED AS SPECIFIED IN THE CT DOT FORM 816 (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.
30. 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 3/8" 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 THAT HE MAY BE PRESENT DURING THE TEST.
31. 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.
32. FINISHED PAVING SHALL BE FREE OF "BIRD BATHS" AND BE SMOOTH AT THE SLOPES SPECIFIED ON THE PLANS.
33. FINISHED GRADE SHALL BE WITHIN 1/2 INCH OF THAT NOTED ON THE DRAWINGS.
34. 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, SEARS, 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.
35. THICKNESSES OF ALL LAYERS SHOWN ARE AFTER COMPACTION. COMPACT ALL LAYERS TO 95% PER ASTM D 1557 (MODIFIED PROCTOR METHOD).
36. NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE CT DOT FORM 816 SECTION 12.09 AS REVISED.
37. NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH CT DOT FORM 816 SECTION 12.08 AS REVISED. TYPE I REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUND. TYPE III REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUND EXCEPT FOR SIGNS WITH RED BACKGROUND THAT SHALL BE TYPE II OR III REFLECTIVE SHEETING.
38. 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.
39. ALL PAVEMENT STRIPING AND REPLACEMENT SHALL CONFORM TO THE TOWN OF DARIEN STANDARDS AND THE LATEST EDITION OF AASHTO HIGHWAY DESIGN MANUAL.
40. ALL WORK WITHIN THE STATE RIGHT OF WAY WILL COMPLY WITH THE CT DOT FORM 816 WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS.
41. ADDITIONAL EMERGENCY EGRESS LIGHTING MAY BE REQUIRED BY THE FIRE MARSHAL DURING THE CODE REVIEW/BUILDING PERMIT PROCESS. THE LIGHTING WILL BE WITHIN 50' OF THE BUILDING AND FOCUSED ON PEDESTRIAN EGRESS ROUTES.

ZONING DATA TABLE

	REQUIRED (R-1/3 ZONE)	EXISTING	PROPOSED
LOT AREA	14,520 SF (0.3333 AC)	387,838 SF (8.4467 AC)	no change
LOT WIDTH	80'	592.18'	no change
LOT FRONTAGE	80'	1198.18'	no change
LOT DEPTH	100'	607.60'	no change
FRONT YARD	20'	*17.8'	no change
SIDE YARD	10'	38.1'	no change
SIDE YARD (BOTH)	25'	n/a	n/a
REAR YARD	25'	25.5'	no change
BUILDING HEIGHT (PROVIDED BY DKA)	30' (2-1/2 STORIES)	40.0'	**30.0'
BUILDING COVERAGE	20%	8.8% (33,652 SF)	[illegible] (38,700 SF)
CHURCH PARKING	-	191 SPACES (inc. 4 HC spaces)	191 SPACES [illegible]
RESIDENCE PARKING	-	8 SPACES (Garage)	8 SPACES (Garage)

*EXISTING NON-CONFORMITY
**PROPOSED ADDITION

⚠1 REVISED (6/9/14): BULLETIN #1

SITE DEVELOPMENT PLAN

DEPICTING

2011 BOSTON POST ROAD

DARIEN, CT

PREPARED FOR

NOROTON PRESBYTERIAN CHURCH

CRAIG J. FLAHERTY CT. P.E. 21145

June 9, 2014

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 hereon null & void.

JOB NO.: 7692	DATE: 5/16/14	DRAWING NO.
DRAWN BY: DJS	CHECKED BY:	SE-1
SCALE: 1"=30'		

Redniss & Mead

ENGINEERS · SURVEYORS · PLANNERS · WWW.REDNISSMEAD.COM
22 FIRST STREET · STAMFORD, CONNECTICUT 06905 · 203-327-0500

4/6/2014 3:21 PM H:\JOBFILES21\7600\7692\DWG\7692 MASTER CDS 2014-6-4.DWG