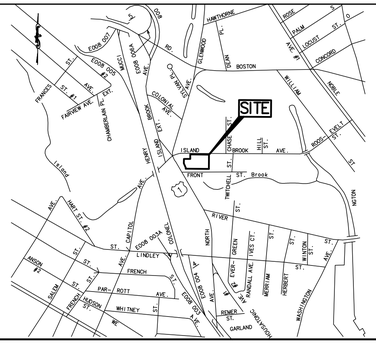
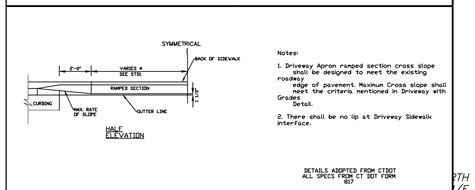


LOCATION MAP

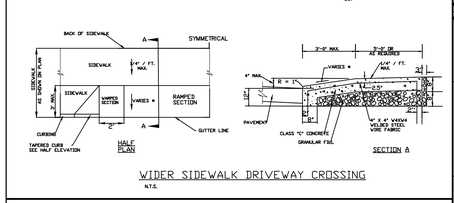
SCALE: 1"=1000'



Notes:

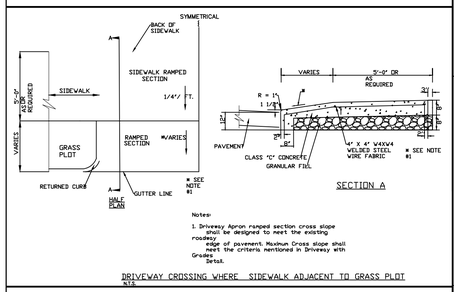
1. Driveway Apron ramped section cross slope shall be designed to meet the existing roadway edge of pavement. Maximun Cross slope shall meet the criteria mentioned in Driveway with Grades Detail.

2. There shall be no lip at Driveway Sidewalk interface.



WIDER SIDEWALK DRIVEWAY CROSSING

N.T.S.

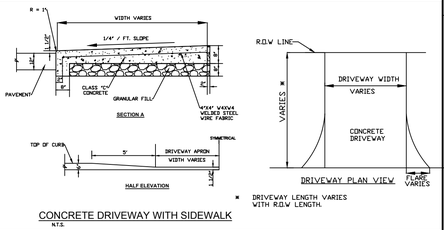


Notes:

1. Driveway Apron ramped section cross slope shall be designed to meet the existing roadway edge of pavement. Maximun Cross slope shall meet the criteria mentioned in Driveway with Grades Detail.

DRIVEWAY CROSSING WHERE SIDEWALK ADJACENT TO GRASS PLOT

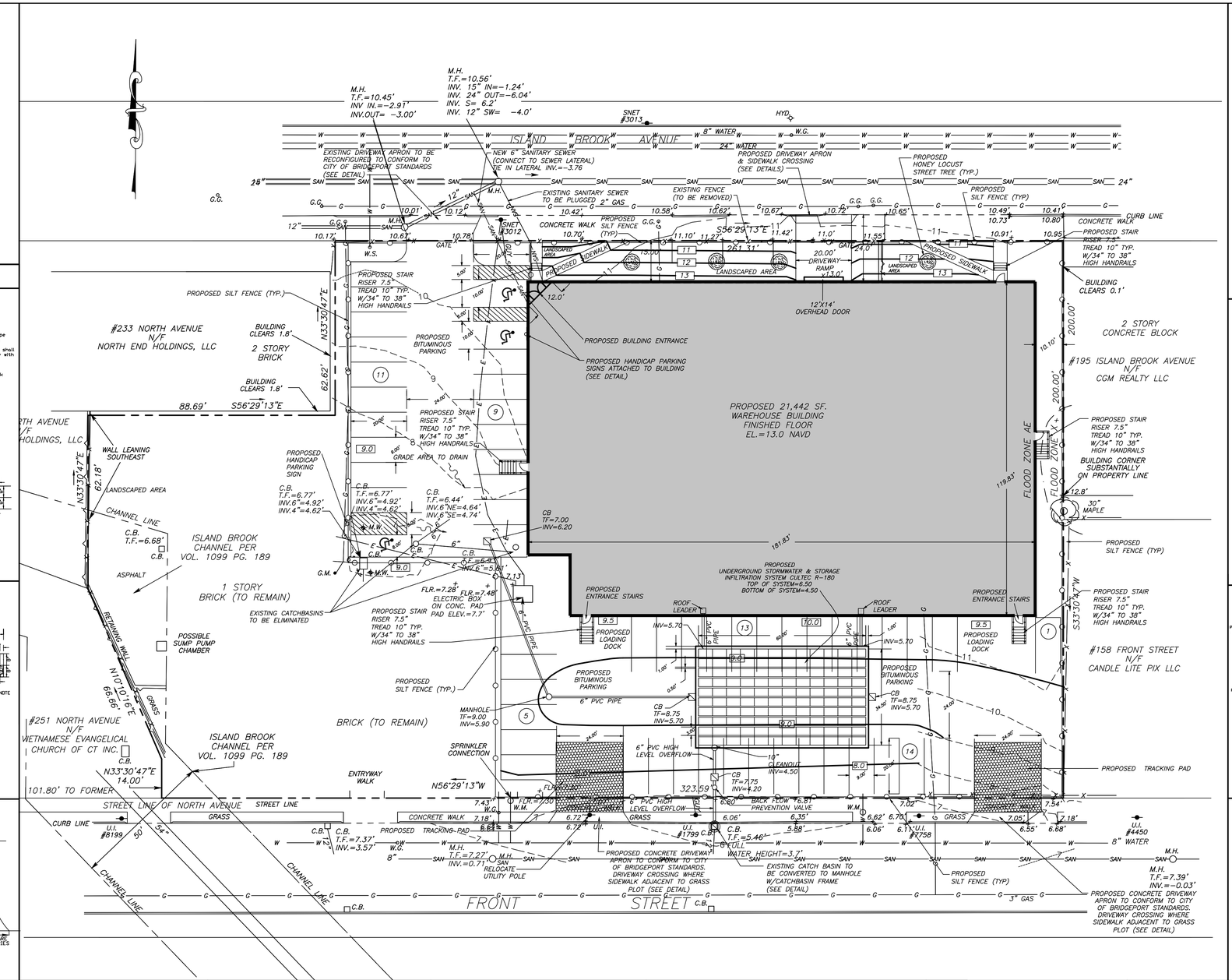
N.T.S.

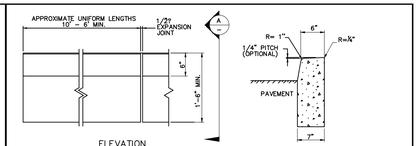


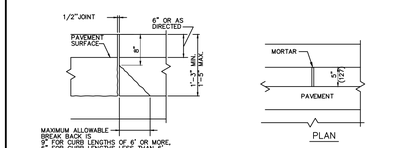
* DRIVEWAY LENGTH VARIES WITH R.O.W LENGTH.

CONCRETE DRIVEWAY WITH SIDEWALK

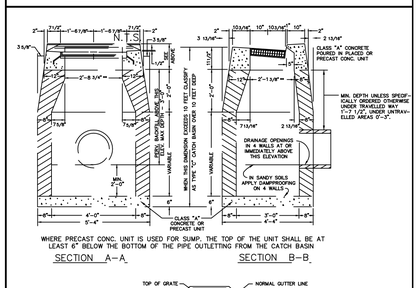
N.T.S.







CONCRETE CURB DETAIL



BRICK, CLASS "A" CONC. MASONRY CONC. MASONRY CONC. SATISFACTORY CONC ARE USED, CORBELLING WILL BE PERMITTED MAX. CORBEL TO BE 3/4 NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED B1**.

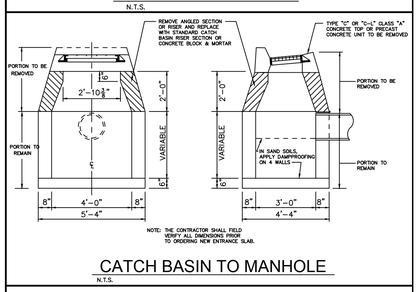
FOR CATCH BASIN AND DROP INLETS WHERE NO CURB OF ANY TYPE EXISTS OR IS PROPOSED.

TOP OF GRATE — NORMAL GUTTER LINE

TOP OF GRATE — NORMAL GUTTER LINE

TYPE "C" CATCH BASIN

N.T.S.



CATCH BASIN TO MANHOLE

N.T.S.

SOIL EROSION AND SEDIMENT CONTROL PLAN INSTALLATION PROCEDURES

1. INSTALL EASTERN CONSTRUCTION ENTRANCE ALONG FRONT STREET TO PROVIDE ACCESS TO SITE FOR BUILDING DEMOLITION.

2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL (SILT FENCE) AS SHOWN ON SITE PLAN.

3. REMOVE ANY TREES LOCATED IN THE AREA OF PROPOSED BUILDING FOOTPRINT. REMOVE TOPSOIL AND STOCKPILE IN OPEN AREA EAST OF EXISTING BUILDING. REMOVE FROM SITE.

4. COMPLETE BUILDING DEMOLITION. REMOVE DEBRIS FROM SITE AND DISPOSE.

5. INSTALL SECOND TRACKING PAD ON FRONT STREET AFTER BUILDING SLAB IS REMOVED.

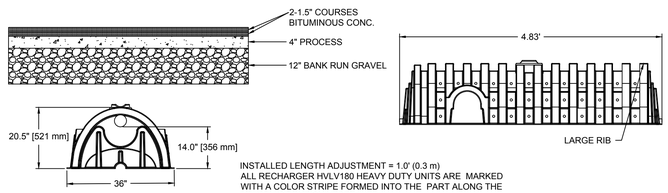
6. PERFORM SITE GRADING.

7. INSTALL STORMWATER SYSTEM. PREPARE FOUNDATION FOR CONSTRUCTION.

8. COMPLETE BUILDING CONSTRUCTION.

9. PAVE PARKING AREA.

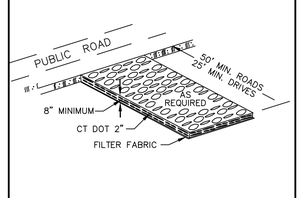
10. REMOVE PERIMETER SILT FENCE.



INSTALLED LENGTH ADJUSTMENT = 1.0' (0.3 m)
ALL RECHARGER HVLV180 HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
HD-20 WHEEL LOADING

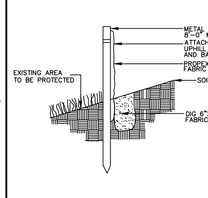
CULTEC MODEL # HVLV180, DETAIL

N.T.S.



ANTI-TRACKING PAD

N.T.S.



SILT FENCE DETAIL

N.T.S.

NOTE:
LOT LOCATED IN MUNICIPAL ZONE DESIGNATED AS INDUSTRIAL LIGHT ZONE (I-L)

REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

1. "TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 255 ISLAND BROOK AVENUE AND FRONT STREET BRIDGEPORT, CONNECTICUT" PREPARED FOR 255 ISLAND BROOK, LLC. PREPARED BY: LEWIS ASSOCIATES, SCALE: 1"=20' DATED 11/18/2015. HORIZONTAL ACCURACY A-2, VERTICAL ACCURACY V-2, TOPOGRAPHIC ACCURACY T-1.

2. "SITE PLAN, NEW BUILDING 196 FRONT STREET BRIDGEPORT, CT. DWG.# ST-1 , PREPARED BY: GUEDES-KHAN INC. SCALE: 1"=20', DATED: 11/3/2014.

EXISTING OR REQUIRED:		PROPOSED:
PARCEL AREA	= 63,269 SF.	63,269 SF.
BDG COVERAGE	= 53,779 SF.	53,645 SF – 84.79%
15% LANDSCAPED AREA	= 9,490 SF.	9,951 SF – 15.73%
EXISTING BUILDING TO REMAIN	=12,500 SF.	12,250 SF.
EXISTING BUILDING (TO BE DEMOLISHED)	=22,925 SF.	
NEW WAREHOUSE BUILDING	=	21,643 SF.

PARKING INFORMATION:
PARKING SPACES PROVIDED.....50
HANDICAP SPACES PROVIDED.....3

TOTAL SPACES PROVIDED.....53

HANDICAPPED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED MIN $150

(12"x24") CAR AND VAN

VAN ACCESSIBLE

(12"x6") VAN ONLY

HANDICAPPED SIGN DETAIL

N.T.S.

NOTE:
AS PER ADAAG SECT. 502.6
SIGN SHALL BE 60" MINIMUM ABOVE THE FINISHED FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN

NOTE:

1. ELEVATIONS BASED ON NGVD DATUM OF 1988. ADD 14.60' TO OBTAIN CITY OF BRIDGEPORT DATUM. TOPOGRAPHY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-1.

2. PROPERTY LIES PARTIALLY IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION RANGE OF 12.6' TO 12.8' AND PARTIALLY IN FLOOD ZONE X (NO BASE FLOOD ELEVATION) PER FLOOD INSURANCE RATE MAP (F.I.R.M.) OF CITY OD BRIDGEPORT, FAIRFIELD COUNTY, CONNECTICUT MAP NUMBER 09001C0429G REVISED JULY 8, 2013.

Date: 12/1/2016

Revised:
1/24/2017 ADDED NOTES, DETAILS, REVISED STORMWATER SYSTEM
1/31/2017 REVISED STORMWATER SYSTEM
2/2/2017 REVISED ADDED DRIVEWAY & DETAILS
2/14/2017 REMOVED TRUCK TURNING MOVEMENTS
2/17/17 DRAINAGE REVISIONS & SEWER LATERAL (WPCA)
3/24/17
ADDED CB REVISED (WPCA)
3/8/17
REVISED HANDICAP SPACES & ADDED SIGN DETAIL
11/28/17 REVISED BUILDING LOCATION & AREA, ADJUSTED PARKING & REVISED OPEN SPACE
12/29/17 RELOCATED STAIRS & RELOCATED ENTRANCE, REVISED FINISHED FLOOR ELEVATION, ADJUSTED PARKING
2/2/18 MOVED STAIRS, ADDED ENTRANCE.
2/21/18 REVISED BUILDING DIMENSIONS & LOCATION.
2/5/18 REVISED BUILDING DIMENSIONS & LOCATION
4/5/18 ADDED SILT FENCE & REVISED STORM SYSTEM
5/8/18 ADDED HANDICAP ACCESS SIDEWALK, ADDED DOOR LOCATIONS REVISED HC. SIGN DETAIL, DIMENSIONED STAIRS.

SITE PLAN

255 ISLAND BROOK AVENUE & FRONT STREET BRIDGEPORT, CONNECTICUT

WALDO & ASSOC. LLC
89 STATE STREET
GUILFORD, CONNECTICUT (203)453-4386

Scale: Horz. 1"=20'	Field Book	Drawn by: WJK	Checked by: RES	Job # 4182