



- NOTES:
- OWNER OF RECORD: TOWN OF RIDGEFIELD.
 - APPLICANT: TOWN OF RIDGEFIELD.
 - BOUNDARY & TOPOGRAPHIC DATA BY RKW LAND SURVEYING.
 - VERTICAL DATUM IS BASED ON NGVD 1929 DATUM.
 - PARCEL IS NOT LOCATED IN A FEMA FLOOD ZONE OR PUBLIC WATER SUPPLY WATERSHED OR AQUIFER PROTECTION DISTRICT.
 - STRICT ADHERENCE TO ALL OSHA, TOWN OF RIDGEFIELD AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
 - CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY.
 - ALL DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE PIPE, WITH SMOOTH INTERIOR OR AS OTHERWISE SPECIFIED.
 - ALL LANDSCAPED AREAS TO BE MULCHED.
 - CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
 - DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS.
 - SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE.
 - ALL DISTURBED AREAS TO BE TOPSOIL AND SEEDED.
 - ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT. LICENSED PROFESSIONAL ENGINEER.
 - NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED.
 - UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 - UNDERGROUND UTILITIES SHOWN AS MARKED IN THE FIELD BY CALL BEFORE YOU DIG. LOCATIONS TO BE VERIFIED BY APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 BEFORE ANY SITE WORK.
 - THE EROSION CONTROL LINE (GSF) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
 - THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE AND THAT REGULAR MAINTENANCE IS CRUCIAL FOR THE SYSTEM TO CONTINUE TO FUNCTION AS INTENDED. THE PROPERTY OWNER WILL HAVE THE LIABILITY AND RESPONSIBILITY TO MAINTAIN SYSTEM.
 - CARE SHOULD BE TAKEN WHEN PAVING TO PROPERLY GRADE THE DRIVEWAY/PARKING AREAS IN ORDER TO AVOID PONDING AND PROVIDE ADEQUATE DRAINAGE PATTERNS.
 - ADEQUATE COMPACTION OF FILL IS TO BE PROVIDED.
 - ALL PORTIONS OF THE PROPOSED STORM DRAINAGE SYSTEM SHALL BE CAPABLE OF HANDLING H-20 LOADINGS.
 - ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER.
 - HOURS OF OPERATION FOR ALL EARTH EXCAVATION/PLACEMENT TO OCCUR IN ACCORDANCE WITH TOWN OF RIDGEFIELD ZONING REGULATIONS.
 - NO LIGHTING IS TO BE DIRECTED OUTSIDE THE PROPERTY LIMITS.
 - CROSS SLOPE ON SIDEWALKS SHALL BE A MIN. 2% FROM BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
 - METHODS OF CONSTRUCTION SHALL MEET TOWN OF RIDGEFIELD AND CONNECTICUT D.O.T. STANDARDS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.

IMPERVIOUS AREA INFORMATION	
EXISTING IMPERVIOUS AREA	4.38± ACRES (14.4%)
PROPOSED IMPERVIOUS AREA	3.05± ACRES (10%)

PARKING SPACE INFORMATION	
THEATRE:	1 SPACE PER 4 SEATS 1704±43 SPACES
FURNITURE SHOP:	15 SPACES
TOTAL SPACES PROVIDED:	142 SPACES
TOTAL HANDICAP SPACES:	6 SPACES

CONTRACTOR SHALL INCLUDE IN THEIR BIDS ALL CONSTRUCTION SURVEYING/STAKEOUT AND FINAL AS-BUILT SURVEY COSTS. FINAL AS-BUILT SHALL INCLUDE UNDERGROUND UTILITY LOCATIONS.

8-22-17 | ADDENDUM #1
7-20-17 | ISSUED FOR BID
7-13-17 | REVISIONS PER CONS. COMM., BID PLANS
DATE | DESCRIPTION

LAYOUT & MATERIALS PLAN
PREPARED FOR
TOWN OF RIDGEFIELD
FORMER SCHLUMBERGER PROPERTY
36 OLD QUARRY ROAD
RIDGEFIELD, CONNECTICUT

0 20' 40' 80'

40' 0 20' 40' 80'

ENVIRONMENTAL - CIVIL - ENGINEERING
SURVEYING
CCA
LLC

Date: 06-5-17
Scale: 1"=40'
Proj. No: 17-711
File No: 3734
Acad No: 17711SP
Sheet: C2
Drawn by: KT/BS

40 Old New Milford Road
Brookfield, CT 06804
(203)775-6207
www.ccaengineering.com

© COPYRIGHT
ALL RIGHTS RESERVED