

GENERAL NOTES

1. THESE PROPERTIES ARE IDENTIFIED BY THE TOWN OF RIDGEFIELD AS LOT 15056, E14-0971 AND E14-0116.
2. ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, BUILDING LOCATIONS, AND SPOT ELEVATIONS WERE TAKEN FROM A MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR 66 GROVE RIDGEFIELD LLC" DATED JANUARY 23, 2009. ADDITIONAL TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED "SURVEY OF PROPERTY 'TOMBRIDGE GROVE' PREPARED FOR 66 GROVE, LLC" DATED MAY 19, 2005. BOTH MAPS PREPARED BY PREPARED BY CONTRACTORS' LINE & GRADE SOUTH L.L.C., 9 NORTH GARDEN AVENUE, SUITE #3, ELMSFORD, NEW YORK.
3. PROPERTY OWNERS RHYM OF GROVE, LLC
9 DANIELS PLACE
WHITE PLAINS, NEW YORK 10604
LYDIA LI TRUST PROPS LLC, USA ENG PROPS LLC, & KRIS ENG PROPS LLC
9 DANIELS PLACE
WHITE PLAINS, NEW YORK 10604
4. PROPERTY AREA = 5.1644 ACRES OR 224,933.2 S.F.
5. LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-327-4358.
6. LOCATIONS NOTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
7. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
8. ANY OBSCURE STRUCTURES, DITCHES, UTILITIES, CRASSES AREAS, CONCRETE, PAVEMENT OR CURBS OBTAINED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
9. ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY PLANTED AS SOON AS PRACTICAL AS AN EROSION AND SEDIMENT CONTROL MEASURE.
10. THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL, AND LOCAL LAWS.
11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
12. THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY CITY ENGINEERS ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
13. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJACENT PROPERTY OWNERS.
14. IT IS THE RESPONSIBILITY OF EACH ENGINEER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
15. THE LIMIT OF DISTURBANCE SHALL BE THE LIMIT OF GRADING AS SHOWN ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
16. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
17. THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
18. CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES.
20. ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE TOWN OF RIDGEFIELD HIGHWAY DEPARTMENT.

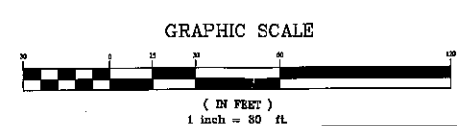
GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.5% MIN. SLOPE AGAINST ALL CUTS TO PREVENT FLOODING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER OF RECORD.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS CROSSING WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM. TEST 0-10% MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED LICENSED SOILS ENGINEER CERTIFYING THAT THE SUBGRADE WITHIN THE AREAS TO BE SILT UNDO AND/OR PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

FUTURE PLAY AREA INSET
SCALE: 1" = 30'

LEGEND

---	PROPERTY LINE
---	EXISTING COMMON AREA BOUNDARY LINE
---	EXISTING GAS EASEMENT
---	EXISTING SANITARY SEWER EASEMENT
---	EXISTING UTILITY EASEMENT
---	EXISTING CATCH BASIN
---	EXISTING DRAINAGE MANHOLE
---	EXISTING GAS VALVE
---	EXISTING HYDRANT
---	EXISTING LIGHT POLE
---	EXISTING MONITORING WELL
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STONEWALL
---	EXISTING UTILITY POLE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION



IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4458) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION ON THIS SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

NO.	REVISION	DATE	BY	COMMENT
1	ISSUE FOR PERMIT			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

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304 FEDERAL ROAD - SUITE 308
BROOKFIELD, CONNECTICUT 06804
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• CIVIL ENGINEERS • PROJECT MANAGERS •
• ENVIRONMENTAL ENGINEERS • SITE PLANNERS •
• MUNICIPAL ENGINEERS • PERMIT EXPEDITORS •

PROPOSED CHILDRENS DAYCARE CENTER GRADING, UTILITY, SEDIMENT, AND EROSION CONTROL PLAN	DRAWN BY: BH
66 GROVE RIDGEFIELD LLC 66 GROVE STREET RIDGEFIELD, CONNECTICUT	CHECKED BY: DV
	DATE: 1/5/28
	SCALE: 1" = 30'
	DRAWING No: DP28076
	PROJECT No: DP28075
	SHEET: 3