

SITE INFORMATION

N/F: FGI WILTON LLC  
131 DANBURY ROAD, WILTON, CT 06897  
APU 70-1  
206,985 ± SQUARE FEET, OR 4.752 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NUMBER CTF-110433, DATED JULY 12, 2023 AT 5:00 P.M.

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being the same premises known as Number 131 Danbury Road, situated on the westerly side of the Norwalk-Danbury Road, Route 7, and designated as "Parcel A-1, Area = 4.74 Ac." on a map entitled, "Revised Map of Property Prepared for Robert O. Banks and Ernest Rau at Wilton, Conn., Scale 1" = 40', dated June 15, 1967", prepared and certified substantially correct by Leo Leonard, Civil Engineer & Surveyor, Norwalk, Connecticut, which map is on file in the Office of the Wilton Town Clerk as Map No. 3609; said premises being bounded and described as follows in accordance with said map:

BEGINNING at a point where a stone wall intersects the westerly side of the public highway, Norwalk Danbury Road (Route U.S. #7), so-called, said point making the southeasterly corner of the premises hereby conveyed and the northeasterly corner of land now or formerly of Wilton Supply Company, Inc.; and proceeding THENCE along land now or formerly of said Wilton Supply Company, Inc. and land now or formerly of Earl R. Jayne and Fred W. Jayne, each in part, the following courses and distances: North 79°51' West 35.37 feet, North 83° 12' West 46.39 feet, North 79° 18' West 150.07 feet all along a stone wall; North 73° 39' West 12.58 feet, North 87° 56' West 36.93 feet, North 78° 53' West 40.74 feet, North 83° 02' 40" West 100.07 feet, North 80° 06' 40" West 100.01 feet, North 84° 00' West 5.47 feet, North 67° 58' 30" West 65.00 feet more or less to a point and the center line of the Norwalk River; THENCE along said center line of the Norwalk River and land now or formerly of Earl R. Jayne and Fred W. Jayne the following courses and distances, all as shown on said map: North 4° 28' 00" East 5 100.08 feet, more or less, North 15° 17' 30" East 132.70 feet, more or less, North 1° 02' 00" West 75.20 feet, more or less, North 8° 48' West 56.47 feet, more or less, North 14° 22' 00" West 5.47 feet, more or less to a pirt still at the center of said Norwalk River; THENCE along land now or formerly of Robert O. Banks and Ernest R. Rau, designated as Parcel B-1, South 73° 14' 40" East 670.51 feet, to a point and the westerly side of said public highway, Norwalk-Danbury Road (Route U.S. #7); THENCE along said public highway South 16° 52' 00" West 212.62 feet to a Connecticut Highway Department monument and THENCE South 19° 13' 20" West 79.93 feet to the point or place of beginning.

TOGETHER WITH an easement for the purpose of running overhead or underground utility wires, as shown on the map, as set forth in a deed dated January 12, 1981 and recorded in Volume 362 at Page 81 of the Wilton Land Records.

FURTHER TOGETHER WITH a right to use existing water and sprinkler mains and lines, in common with others, as set forth in said deed recorded in Volume 362 at Page 81 of the Wilton Land Records.

LESS AND EXCEPTING THEREFROM all that certain piece or parcel of land set forth in a Certificate of Taking dated April 19, 1972 and recorded in Volume 172 at Page 180 of the Wilton Land Records.

FOR INFORMATION ONLY:

Commonly known as: 131 Danbury Road, Wilton, Connecticut

NOTES CORRESPONDING TO SCHEDULE B

- 1

— Grant in favor of The Connecticut Light and Power Company dated March 27, 1924 and recorded in Volume 35 at Page 310 of the Wilton Land Records.  
(UNABLE TO DETERMINE IF AFFECTS, DOCUMENT RELIES UPON ADJOINING OWNERS FROM 1924, WARRANTY DEED OF SAID ADJOINERS WERE NOT PROVIDED)
- 2

— Finding and Order of the State of Connecticut Water Resources Commission dated October 18, 1965 and recorded in Volume 115 at Page 634 of the Wilton Land Records.  
(AFFECTS, BLANKET IN NATURE)
- 3

— Easement and conditions as set forth in a deed dated January 12, 1981 and recorded in Volume 362 at Page 81 of the Wilton Land Records.  
(AFFECTS, PLOTTED AS SHOWN)
- 4

— Special Permit granted by the Town of Wilton, Planning & Zoning Commission recorded in Volume 913 at Page 312 of the Wilton Land Records.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 5

— Notice of Lease between Tracy Locke Partnership, L.P., as Tenant, and 131 Danbury Group, L.L.C., as Landlord dated October 28, 2002 and recorded in Volume 1456 at Page 330 of the Wilton Land Records.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 6

— Notice of Lease between ELRAC, LLC dba Enterprise Rent-A-Car, as Tenant, and GHP Wilton, LLC, as Landlord, dated May 20, 2013 and recorded in Volume 2326 at Page 47 of the Wilton Land Records.  
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 8

— Facts and condions shown on Map No. 3609 on file in the Office of the Wilton Town Clerk.  
(AFFECTS, PLOTTED AS SHOWN)

PARKING INFORMATION

REGULAR= 221  
HANDICAP= 0  
LOADING BAY= 3  
TOTAL= 224

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "X-SHADED", "A" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06010391F, WHICH BEARS AN EFFECTIVE DATE OF 06/16/2010 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

ZONE "A" - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF DANBURY ROAD. THE BEARING IS DENOTED AS S 07°39'28" W PER GPS COORDINATE OBSERVATIONS CONNECTICUT STATE PLANE, NAD83.  
LATITUDE = 41°10'42.9707"  
LONGITUDE = -72°23'04.7880"  
CONVERGENCE ANGLE = -00°26'34.5181"

SIGNIFICANT OBSERVATIONS

- 🏠

— ROCK WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.1'.
- 🏠

— ROCK WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 0.6'.
- 🏠

— ROCK WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.7'.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS. PRIVATE UTILITY LOCATE PERFORMED BY BLOODHOUND AND CONNECTICUT 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION.

COMPANY:  
AQUARIUM WATER  
EVERSOURCE ELECTRIC  
EVERSOURCE GAS  
FRONTIER COMMUNICATIONS  
TOWN OF WILTON

CONTACT:  
203-337-5853  
203-915-2555  
860-665-6820  
203-694-4183  
203-563-0153

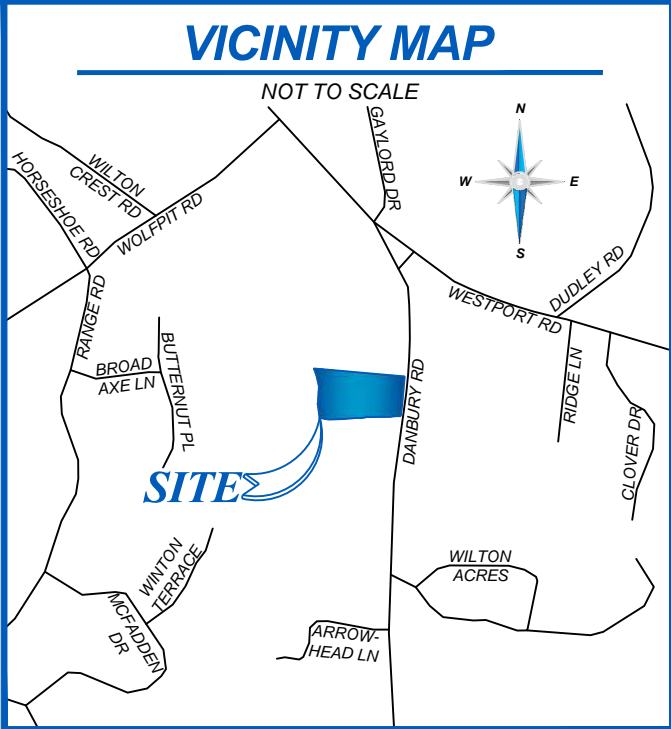
ALTA/NSPS LAND TITLE SURVEY

131 DANBURY ROAD

FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARDS TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARDS TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTANSPPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS JUNE 14, 2023.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DANBURY ROAD AND WESTPORT ROAD, WHICH IS APPROXIMATELY 790' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DANBURY ROAD, BEING AN OBSERVED PUBLIC RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED CONNECTICUT ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM FAIRFIELD COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARDS TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
17. THE TYPE OF SURVEY IS A PROPERTY/ALTA SURVEY. THE HORIZONTAL ACCURACY IS CLASS A-2.
18. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY OF THE FOLLOWING DEED(S) AND/OR MAP(S):  
MAP NO. 3609
19. ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING SMARTNET NETWORK WITH ORIGINATING BENCHMARK PID "LX1885", VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVDS88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS  
BENCHMARK ID: PID "LX1885"  
PUBLISHED ELEVATION: 139.61'  
MONUMENT DESCRIPTION: SURVEY DISK SIT IN THE ABUTMENT OR PIER OF A LARGE BRIDGE, INSCRIBED "J 54 1984"
20. WETLAND AREA AS SHOWN HEREON WAS PROVIDED BY CLIENT AND IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A PART OF THE CERTIFICATION CONTAINED HEREON.
21. THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP AND/OR RIGHTS OF POSSESSION.



SEE SHEET 2 OF 2 FOR TOPOGRAPHIC DEPICTION

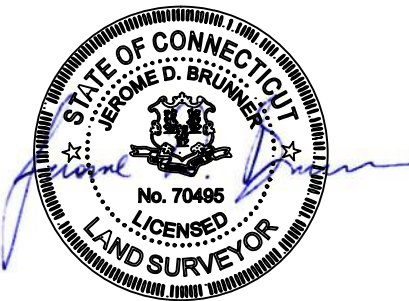
SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/14/2023.

DATE OF PLAT OR MAP: 06/19/2023

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



JEROME D. BRUNNER  
LAND SURVEYOR NO. 70495  
STATE OF CONNECTICUT  
CONNECTICUT C.O.A.: LSC 0000112  
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

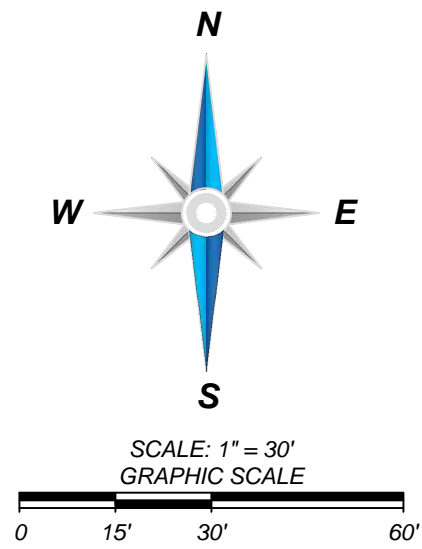
DATE	REVISION HISTORY	BY
07/10/23	CLIENT COMMENTS	W.R.G.
07/14/23	UPDATED TITLE	W.R.G.
07/28/23	CLIENT COMMENTS	W.R.G.
10/18/23	WETLAND AREA	W.R.G.

SURVEYOR JOB NUMBER: 23-3117.01	SURVEY DRAWN BY: W.R.G. - 06/19/2023
SURVEY REVIEWED BY: L.T.	SHEET: 1 OF 2



# ALTA/NSPS LAND TITLE SURVEY

131 DANBURY ROAD  
FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897



## INVERT LIST

DW1  
DRAINAGE INLET  
RIM ELEVATION: 149.95'  
INVERT E (18" RCP): 145.0'  
INVERT S (18" RCP): 144.2'  
INVERT N (18" RCP): 145.0'

DW2  
DRAINAGE INLET  
RIM ELEVATION: 150.27'  
INVERT W (18" RCP): 145.5'  
INVERT E (18" RCP): 146.1'

DW3  
DRAINAGE INLET  
RIM ELEVATION: 148.51'  
INVERT N (18" RCP): 143.4'  
INVERT W (18" RCP): 143.0'  
INVERT E (18" RCP): 145.3'  
INVERT S (18" RCP): 143.6'

DW4  
DRAINAGE INLET  
RIM ELEVATION: 148.18'  
INVERT W (18" RCP): 145.0'

DW5  
DRAINAGE INLET  
RIM ELEVATION: 144.85'  
INVERT NE (12" RCP): 141.3'  
INVERT SW (12" RCP): 141.2'

## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ TEMPORARY BENCHMARK
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ LIGHT
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ MONITORING WELL
- ⊕ WATER VALVE
- ⊕ DRAIN GRATE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ UTILITY VAULT
- ⊕ SANITARY MANHOLE
- ⊕ MAILBOX
- ⊕ OVERHANG
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- B.H.L. BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- NG NATURAL GROUND
- CC CONCRETE
- DA DUMPSTER AREA
- PS PARKING SPACE(S)
- BOC BACK OF CURB
- FL FLOWLINE
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- NG NATURAL GROUND
- RCP REINFORCED CONCRETE PIPE
- OHW # WETLAND MARKER (PROVIDED BY CLIENT)
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EDGE OF WATER
- FENCE LINE
- OVERHEAD POWER LINE
- DRIP LINE
- FLOOD ZONE LINE
- WETLAND AREA
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND WATER LINE
- MAJOR CONTOUR
- MINOR CONTOUR

## TEMPORARY BENCHMARK INFORMATION

TBM#1  
DRILL HOLE IN TOP OF  
LIGHT POLE CONCRETE BASE  
NORTHING: 626454.43  
EASTING: 816101.09  
ELEVATION: 145.71'

TBM#2  
DRILL HOLE IN TOP OF  
LIGHT POLE CONCRETE BASE  
NORTHING: 626640.74  
EASTING: 816117.12  
ELEVATION: 146.68'

## LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S 88°08'15" W	35.39'	L1(R)	N 79°51' W	35.37'
L2(M)	S 85°52'25" W	46.39'	L2(R)	N 83°12' W	46.39'
L3(M)	N 83°21'35" W	12.58'	L3(R)	N 73°39' W	12.58'
L4(M)	S 80°21'25" W	36.93'	L4(R)	N 87°56' W	36.93'
L5(M)	S 89°24'25" W	40.74'	L5(R)	N 78°53' W	40.74'
L6(M)	S 84°17'25" W	9.47'	L6(R)	N 84°00' W	9.47'
L7(M)	N 26°04'35" W	5.47'	L7(R)	N 14°22'00" W	5.47'

**BLEW**  
& ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
23-317.01  
SURVEY REVIEWED BY:  
L.T.

SURVEY DRAWN BY:  
W.R.G. - 06/19/2023  
SHEET:  
2 OF 2

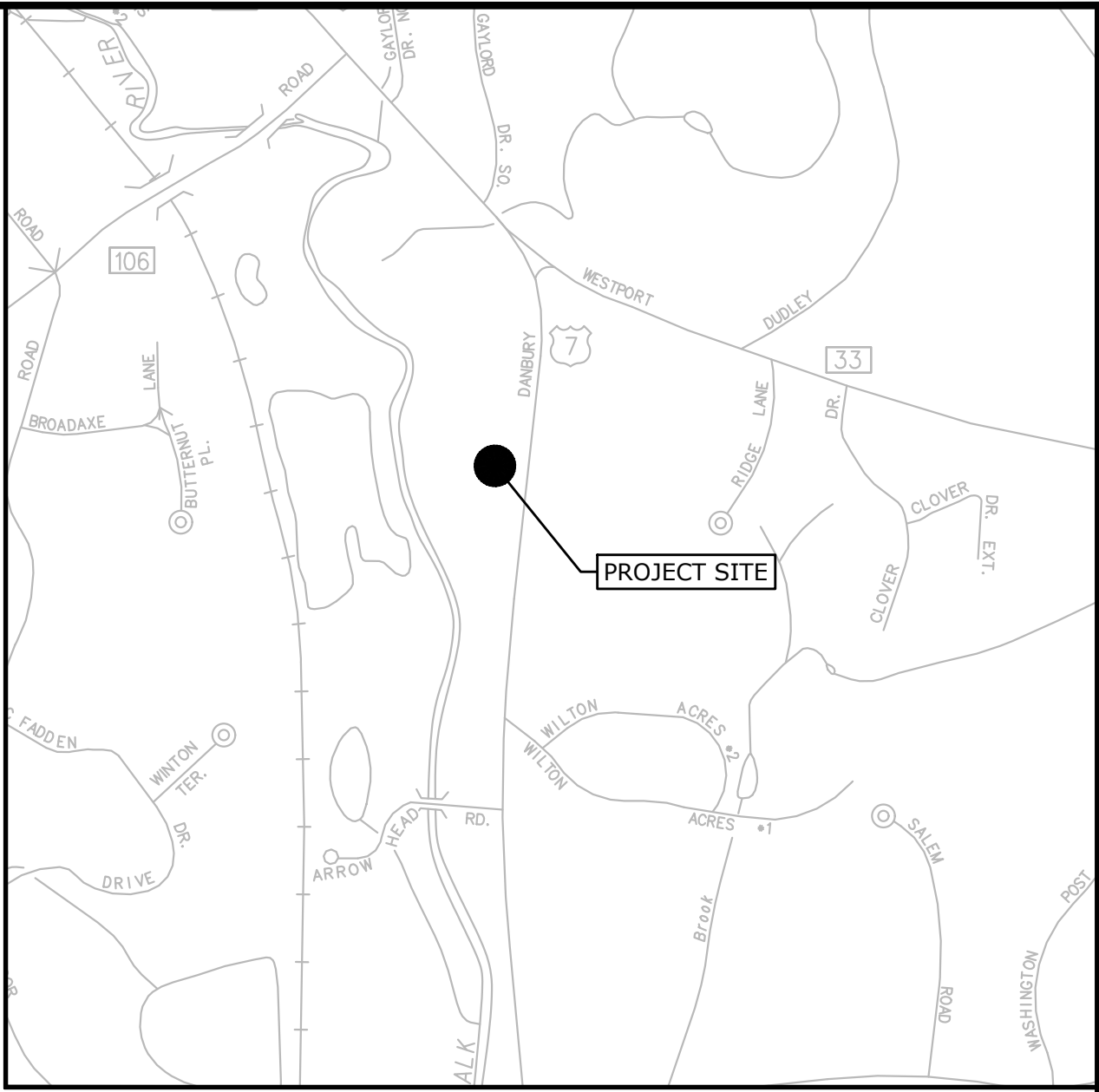


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# PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD  
WILTON, CONNECTICUT

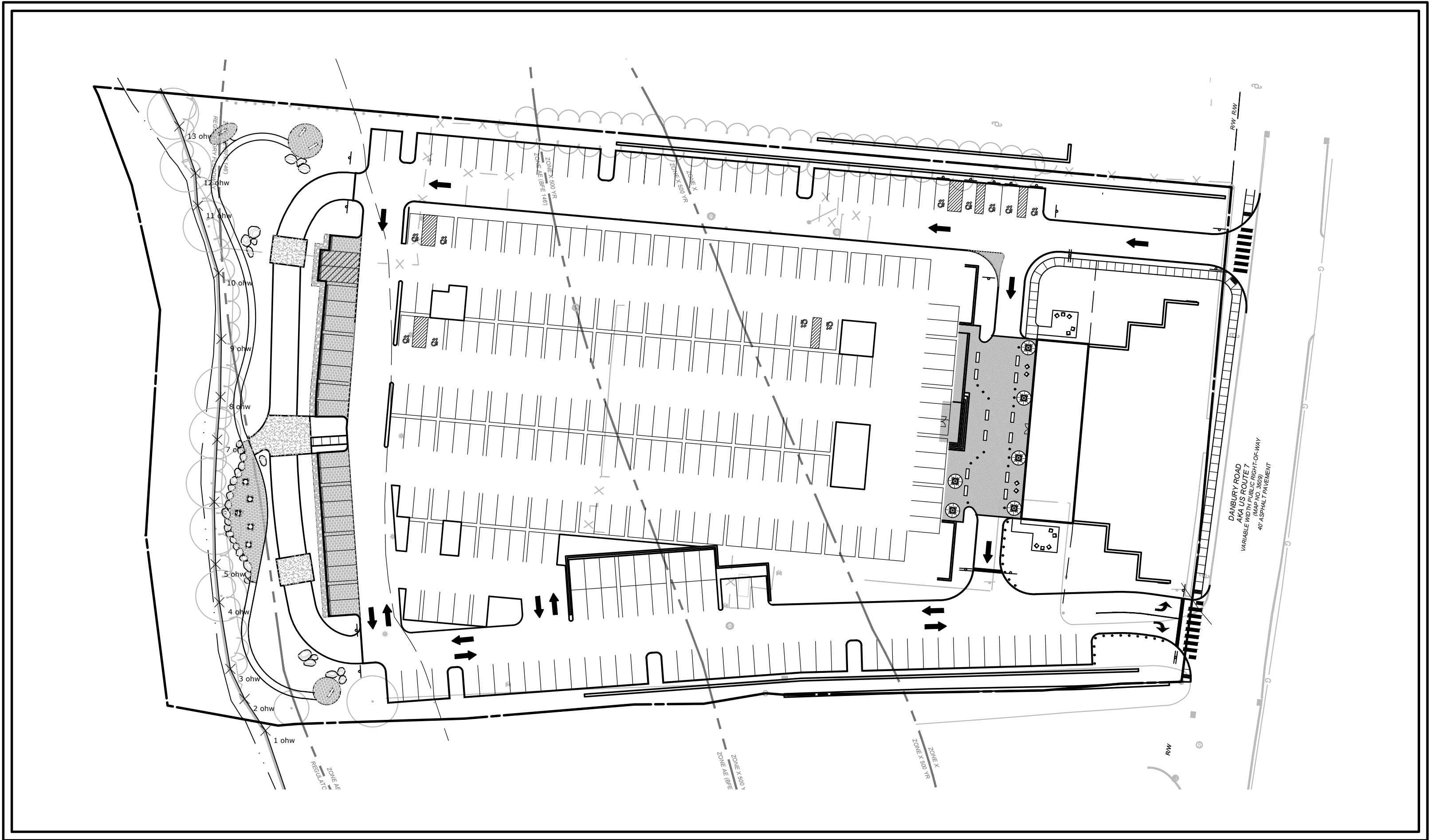
21543.00001  
OCTOBER 23, 2023  
IWC SUBMISSION



LOCATION MAP:

## GENERAL NOTES

- PROPERTY AND TOPOGRAPHIC INFORMATION COMPILED FROM A MAP ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, 131 DANBURY ROAD, FAIRFIELD COUNTY, WILTON, CONNECTICUT 06897", PREPARED BY: BLEW & ASSOCIATES, P.A., SCALE: 1"=30'.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988).
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WILTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 618 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.



PROJECT SITE VICINITY MAP:

## LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	NL	NOTES AND LEGEND
03	EX	EXISTING CONDITIONS
04	SP	SITE VICINITY PLAN
05	LA	SITE PLAN - LAYOUT
06	LS	SITE PLAN - LANDSCAPING
07	GR	SITE PLAN - GRADING
08	UT	SIRE PLAN - UTILITIES
09	SE-1	SEDIMENT AND EROSION CONTROL PLAN
10	SE-2	SEDIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS
11	SD-1	SITE DETAILS
12	SD-2	SITE DETAILS
13	SD-3	SITE DETAILS
14	SD-4	SITE DETAILS
15	SD-5	SITE DETAILS



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PREPARED FOR:

AMS ACQUISITIONS  
ONE BRIDGE PLAZA NORTH, SUITE 840  
FORT LEE, NJ 07024

## LAYOUT NOTES

1. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A CONNECTICUT LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT OR THEIR CONSULTANT.
2. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING CONDITIONS.

## PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. WATER AS NECESSARY TO ESTABLISH TURF.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE SUBSTITUTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND TOWN STAFF.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. PLACEMENT OF PLANTS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT IN THE FIELD BY THE OWNER.
12. TREES CALLED TO REMAIN TO BE EVALUATED BY AN ARBORIST TO CONFIRM THEY ARE HEALTHY.

## UTILITY NOTES

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE LATERALS.
3. INSTALLATION OF WATER AND SANITARY SEWER SHALL CONFORM TO THE TOWN OF WILTON WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALL CLEANOUT 5' FROM FACE OF BUILDING
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.

## EROSION CONTROL NOTES, CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

## **STORMWATER MAINTENANCE PROGRAM**

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND BE AVAILABLE FOR REVIEW.

#### A. CATCH BASINS/YARD DRAINS

CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.

SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS. PAVEMENT SWEEPING

THE PARKING AREA AND ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.

### B. PROPRIETARY HYDRODYNAMIC SEPARATOR

BEFORE BEING DISCHARGED TO THE UNDERGROUND GALLERIES, STORMWATER RUNOFF FROM THE ROADWAY AND BUILDING WILL BE DIRECTED TO A HYDRODYNAMIC SEPARATOR. THIS STRUCTURE WILL REMOVE SUSPENDED SOLIDS, DEBRIS AND FLOATABLE CONSTITUENTS FROM STORMWATER. OIL, SCUM, AND SEDIMENT WILL EVENTUALLY ACCUMULATE AND CAN BE REMOVED THROUGH A MANHOLE LOCATED AT THE TOP OF THE SEPARATOR. THIS STRUCTURE WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. THE UNIT SHOULD BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF THE SITE.

### C. UNDERGROUND DETENTION SYSTEMS

UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

ISOLATOR ROW

THE ISOLATOR ROWS INTEGRATED TO THE STORMWATER CHAMBERS SYSTEMS SHOULD BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. A COPY OF THE STORMTECH "ISOLATOR ROW O&M MANUAL" IS INCLUDED IN THE ENGINEERING REPORT. AT A MINIMUM, THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING:

- 1) THE ISOLATOR ROW UNIT SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION.
- 2) THE ISOLATOR ROW SHALL BE INSPECTED EVERY 6 MONTHS FOR THE FIRST YEAR OF OPERATION.
- 3) FOR SUBSEQUENT YEARS, THE INSPECTION SHOULD BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION. AT A MINIMUM, THE ISOLATOR ROW SHALL BE INSPECTED ANNUALLY.
- 4) IF UPON VISUAL INSPECTION THE SEDIMENT DEPOSIT ALONG THE LENGTH OF THE ISOLATOR ROW EXCEEDS 3 INCHES, CLEANOUT SHALL BE PERFORMED.
- 5) MAINTENANCE IS ACCOMPLISHED WITH THE JETVAC PROCESS.

#### E. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.

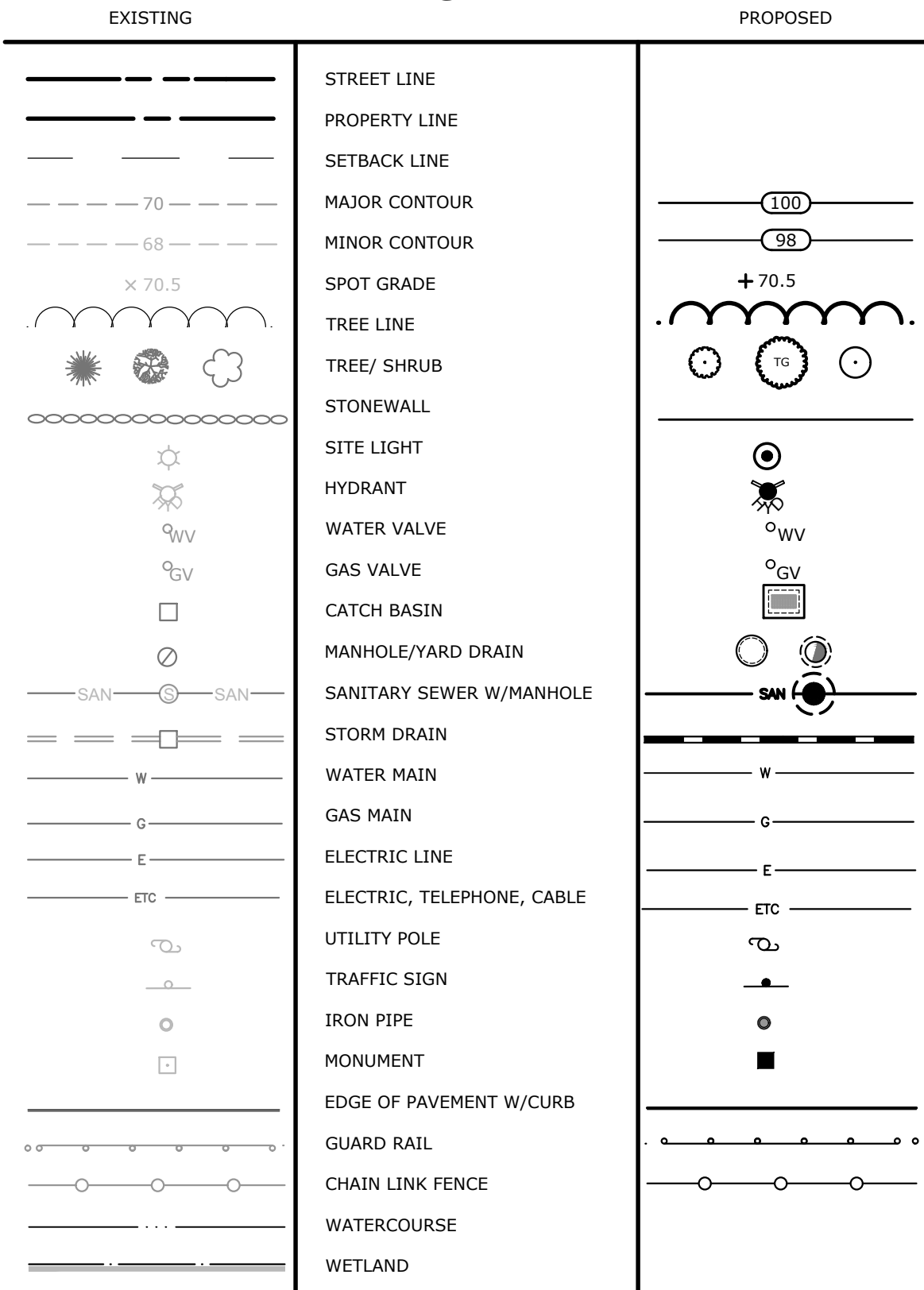
#### F. ROOF GUTTERS

REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.

## CONSTRUCTION SEQUENCE

4. PRIOR TO COMMENCEMENT OF WORK A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
5. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
6. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS AROUND THE PERIMETER, AND INSTALL STABILIZED CONSTRUCTION ENTRANCES, AS SHOWN ON THE PLANS.
7. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAY BALES AROUND STOCKPILES.
8. CONTRACTOR TO INSTALL DIVERSION BERMS AND TEMPORARY SEDIMENT TRAP PER THE SEDIMENT AND EROSION CONTROL PLAN.
9. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & HAY BALES ARE INSTALLED.
10. TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED AND MODIFIED AS NECESSARY TO FUNCTION.
11. COMMENCE BUILDING FOUNDATION WORK.
12. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
13. INSTALL RETAINING WALLS, UTILITIES, CURBS AND ROADS.
14. CLEAN TEMPORARY SEDIMENT BASINS AS NECESSARY.
15. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND DESIGNATED TOWN REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
16. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
17. A COPY OF ALL PLANS AND REVISIONS, THE SEDIMENT AND EROSION CONTROL PLAN, AND A COPY OF THE STORM WATER GENERAL PERMIT (IF REQUIRED), SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
18. ESTABLISH LAWN AND PLANTINGS.
19. ONCE SITE HAS PERMANENTLY BEEN STABILIZED, ALL SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

## LEGEND



## NOTES AND LEGEND

## PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD  
WILTON, CONNECTICUT

<b>AWG</b>	<b>AWG</b>	<b>TD</b>
DESIGNED	DRAWN	CHECKED

NOT TO SCALE

OCTOBER 23, 2023

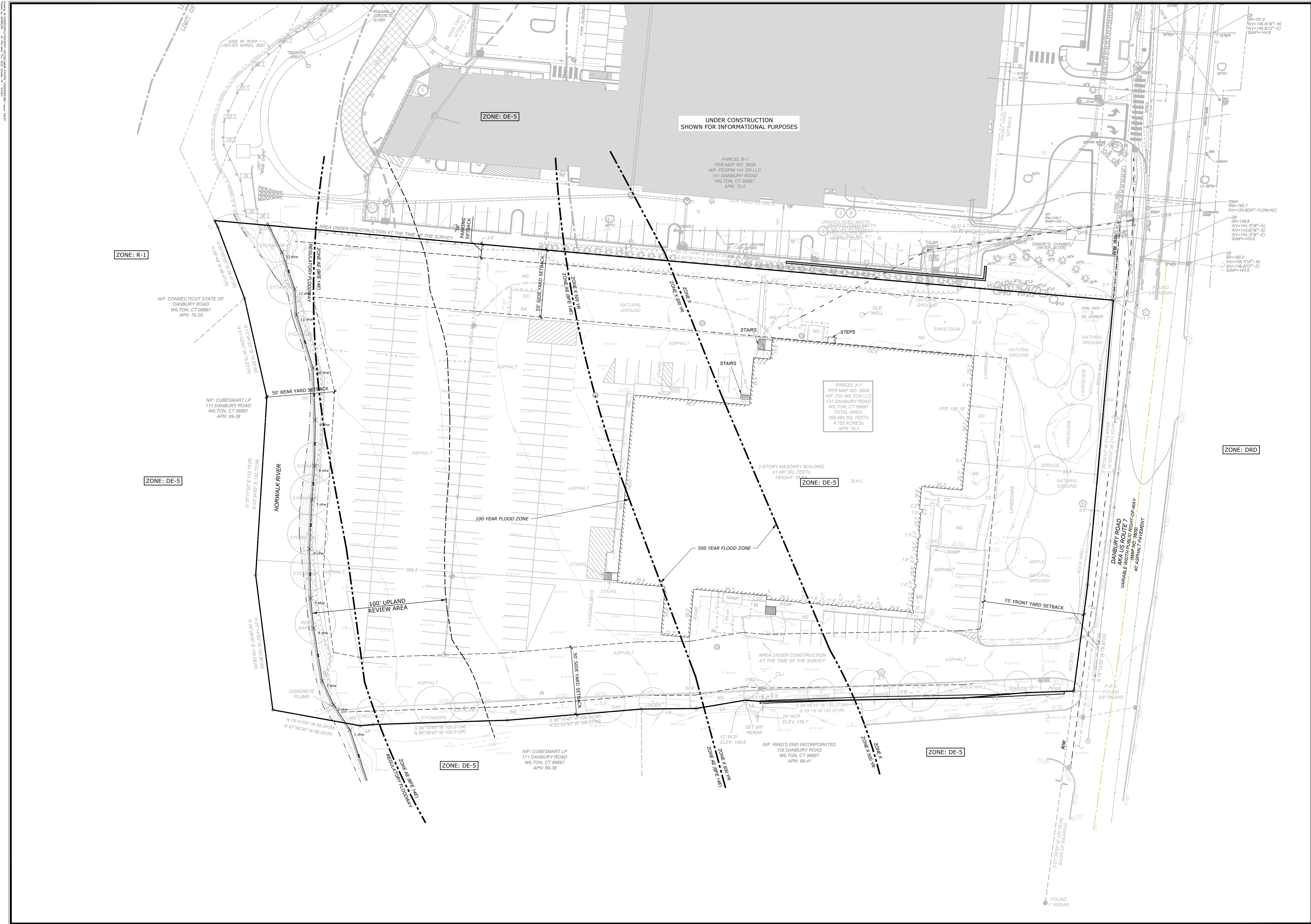
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PROJECT NO.

03 OF 15

NL

SHEET NAME





SLR

99 REALTY DRIVE  
SUITE 100  
283.271.1773  
SLRCONSULTING.COM

AWG  
DESIGNED

AWG  
DRAWN

TD  
CHECKED

1"=30'

OCTOBER 23, 2023

DATE

21543.00001

PROJECT NO.

03 OF 15

SHEET NO.

EX

SHEET NAME

EXISTING CONDITIONS

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD  
WILTON, CONNECTICUT

DESCRIPTION

DATE

BY

























NOTE:  
AFTER BUILDING IS DEMOLISHED, ALL  
DISTURBED AREAS TO BE SPRAYED WITH  
BONDED FIBER MATRIX IF TO REMAIN  
EXPOSED FOR MORE THAN 2 WEEKS

TEMPORARY SEDIMENT TRAP SIZING SUMMARY					
TRAP NO.	ACRES	VOLUME STORAGE REQUIRED	DEPTH STORAGE REQUIRED	LENGTH X WIDTH	VOLUME PROVIDED
#1	1.47	197 CY	4.5 FT.	1285 SQ. FT.	214 CY
#2	1.43	192 CY	5.0 FT.	1104 SQ. FT.	204 CY
*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST					

EROSION CONTROL LEGEND

	CE	CONSTRUCTION ENTRANCE (50 L.F. MIN.)		DB	TEMPORARY DIVERSION BERM/SWALE WITH CHECK DAMS
	SW	STRAW WATTLES		ECB	EROSION CONTROL BLANKET
	GSF	SEDIMENT FILTER FENCE		STK	SOIL STOCKPILE AREA
	TST	TEMPORARY SEDIMENT TRAP			
	IP	INLET PROTECTION			

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF WILTON STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- PURPOSE AND DESCRIPTION OF PROJECT  
A.) CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL BUILDING.  
B.) DISTURBED AREA: ± 4.4 ACRES
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS  
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.  
B.) PROTECTION OF NORWALK RIVER.
- IDENTIFICATION OF OTHER POSSIBLE PERMITS  
THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS AND PLANNING AND ZONING PERMITS.
- RESPONSIBLE PARTY  
RYAN SUTHERLAND  
AMS ACQUISITIONS  
212-695-7585

0 10' 20'

99 REALTY DRIVE  
SUITE 100  
283.271.1773  
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SEDIMENT AND EROSION CONTROL PLAN

131 DANBURY ROAD  
WILTON, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=20'

DATE: OCTOBER 23, 2023

PROJECT NO.: 21543.00001

SHEET NO.: 09 OF 15

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