SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

February 28, 2024

Michael Conklin
Director of Environmental Affairs
Town of Wilton
238 Danbury Road
Wilton, CT 06897

SLR Project No.: 21543.00001

RE: Wilton Inland Wetlands and Watercourses Agency Review
Application for a Significant Regulated Activity
Application #2904(S) ASML Acquisitions, LLC
131 Danbury Road, Wilton, Connecticut

Dear Mr. Conklin,

SLR International Corporation (SLR) is in receipt of a letter addressed to you from Cardinal Engineering Associates regarding the above-referenced project.

We offer the following responses to the remaining comments as a supplement to our response letter dated February 13, 2024.

Review comments related to the Site Plans and Engineering Reports January 19, 2024

Engineering Plans

R.CC-1: A site demolition plan will be submitted as part of the building permit submission.

R.CC-EX-2: Grading has been revised to create a swale.

R.CC-LA-4: Van and accessible spaces have been dimensioned and revised. Parking space to the right of accessible spaces is a standard parking space.

R.CC-LA-11: Photometric plan has been revised.

R.CC-LA-13: Dry-laid Field Stone Wall detail has been revised.

R.CC-LA-17: Dimension between crosswalk and stop bar has been added to the plan.

R.CC-LA-23: Response noted. SU-15 trucks are adequate enough to service 1-2 bedroom apartments.

R.CC-LA-36: Stair detail has been revised.

R.CC-LA-37: DOT drop ramps have been added to detail sheet SD-8. Additional callouts have been added to sheet LA.

R.CC-LA-40: Construction of walkways outside of property is not part of scope. See note on sheet LA for coordination with adjacent property owner. Vegetation on both sides of walkway acts as barrier beyond either side of the proposed gate, see sheet LS.

R.CC-LS-1: A site demolition plan will be submitted as part of the building permit submission.

R.CC-LS-3: The final limits and level of irrigation will determined at the time when a building permit application will be submitted.

R.CC-LS-7: Sightlines and distances have been reviewed and added to sheet LS. The proposed planting does not interfere with the sight lines.

R.CC-LS-8: Planters have been removed from the plan to decrease the amount of fill in the front of the site.

R.CC-GR-1: Grading has been revised.

R.CC-GR-6: Additional top of wall elevations have been added to the plan.

R.CC-GR-8: Grading has been revised.

R.CC-GR-9: The geotextile associated with the wall will be designed with all site features taken into account and will be engineered by a structural engineer licensed in the State of Connecticut as part of the building permit submission. The fence location has been added to the Modular Block Retaining Wall detail on sheet SD-7.

R.CC-GR-10: Grading has been revised.

R.CC-GR-11: An additional walk has been provided within the road right of way. Spot grades have been added and revised to show drainage.

R.CC-GR-12: Grading has been revised.

R.CC-GR-13: The geotextile associated with the wall will be designed with all site features taken into account and will be engineered by a structural engineer licensed in the State of Connecticut as part of the building permit submission.

R.CC-GR-15: Grading has been revised.

R.CC-GR-16: The generator pad is flush with adjacent concrete pad. A generator pad detail is shown on sheet SD-1 called “Concrete Utility Pad”.

R.CC-UT-1: Preliminary roof drain internal piping has been added to sheet UT.

R.CC-UT-6: A callout has been added to the crossing and a note has been added to sheet NL with minimum separation between water and gas.

R.CC-UT-7: Roof drain internal piping has been added to sheet UT.

R.CC-UT-11: Foundation drain discharge pipe is shown exiting the building footprint and tying into MH 16.

R.CC-UT-17: A wall drain has been added to Wall #4.

R.CC-UT-22: All service sizes, materials, and locations are shown on the plans.

R.CC-UT-23: Will serve letter and fire hydrant test are attached to this letter.

R.CC-UT-27: The location of the gas meter will be determined at the time of the building permit application and upon coordination with the gas company.

R.CC-UT-28: Concrete utility pad detail is provided on sheet SD-1. Screen board fence is called out on sheet LA. Noise mitigation is not required for an emergency generator. The screen board fence is for visual mitigation only.

R.CC-UT-30: Water meter on sheet UT has been coordinated to show the correct size based on the detail.

R.CC-UT-57: A wall drain has been added to Wall #4.

R.CC-UT-58: Gate valves have been added to the water lines.

R.CC-UT-59: Light pole locations have been revised.

R.CC-SD-1-1: Integral concrete sidewalk is located adjacent to the accessible parking spaces to the south of the entry drive.

R.CC-SD-2-4: United Concrete Transformer pad detail has been added to sheet SD-1.

R.CC-SD-3-4: Note has been added to plan.

R.CC-SD-3-5: Callout has been revised.

R.CC-SD-5-1: Water meter on sheet UT has been coordinated to show the correct size based on the detail. Final size of water meter will be determined in coordination with Aquarion Water Company.

R.CC-SD-5-2: Standard CTDOT trench repair detail is on sheet SD-6.

R.CC-SD-6-1: Cleanout size shall match pipe size. Steel rebar is set below grade so as to not damage mowers.

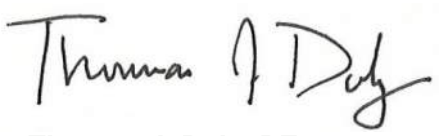
R.CC-SD-6-2: Water meter pit is shown on sheet SD-6. Final size of water meter will be determined in coordination with Aquarion Water Company.

R.CC-SD-7-1: Detail has been added to sheet SD-7.

Please feel free to contact us if you have any questions on the above responses.

Regards,

SLR International Corporation



Thomas J. Daly, PE
US Manager of Civil & Structural Engineering
tdaly@slrconsulting.com

Attachments

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AQUARION Water Company
Stewards of the Environment™

203.445.7310 phone
800.732.9678 (toll free)

September 29, 2023

Ryan Sutherland
AMS Acquisitions
One Bridge Plaza North, Suite 840
Fort Lee, NJ 07024

Re: Request for Water Service – 131 Danbury Road, Wilton, Connecticut
Proposed Multi-Family Development

Dear Mr. Sutherland,

This letter confirms that Aquarion Water Company of Connecticut (Aquarion) has sufficient water supply to meet the following estimated residential water demand for the proposed development at the above referenced property.

- Average Day Demand: 50,550 gallons per day
- Maximum Day Demand: 101,100 gallons per day
- Irrigation System Demand: 1,500 gallons per day
- Hydrant Demand: 1,000 gallons per minute at 20 psi
- Fire Sprinkler Demand: 1,000 gallons per minute at 99 psi

In 2023, Aquarion was instituted voluntary conservation measures in Wilton that limit the operation of irrigation systems to two (2) times per week. These measures will become mandatory in 2024. Please visit our website for additional information (www.aquarionwater.com).

Based on our preliminary analysis, the pressures at the project site range from 94 to 100 psi. Therefore, a High Service Agreement will be needed to provide water service to the site. Aquarion recommends evaluating the installation of a pressure reducing valve for the proposed development.

The attached fire flow test report indicates an available fire flow of approximately 7,283 gallons per minute at 20 psi. Please note that fire flow tests are indicative of the available flow at a specific time. Available flow and pressures will vary throughout the day and year based on system demands, which may result in lower available flow and pressure. It is your engineer's responsibility to design accordingly to achieve the required flow and pressure while considering all the building demands and system demands.

This service commitment is valid for 12 months from the date of issuance. If your proposed project is not ready for water service (intended usage) within 12 months of this letter, then Aquarion's ability to serve your project will have to be re-evaluated.

While this letter serves as a service commitment, it is not an approval of how or when you connect (tap) to our water main. You must complete the New Services Process, including obtaining additional approvals that are required, payment of required fees, etc. If you have any questions regarding this letter, please feel free to contact me at 203.362.3067. If you have questions regarding the new services process and next steps required to connect (tap) to our system, please contact our New Services Team at newservices@aquarionwater.com.

Very truly yours,
Aquarion Water Company

Hannah P. Swearsky
Planning Engineer

cc: New Services, File
Attachment: Fire flow test at hydrant 0005 dated 8/14/2023
Will Serve Letter Application dated 9/15/2023

Reference Page _____

Aquarion Water Company Fire Flow Test

Test Location: WILTON, CT

Test Date: 08/14/2023 Test Time: 08:00 PM

Flow Hydrant: 0005 Location:Danbury Rd Opp #129 @ Wilton Acres

Flow Hydrant Parameters:

Main Size:	12"
Pipe/Nozzle Diameter:	4.0 Diffuser inches
Pito Pressure:	32 psi
PSI Before:	104 psi

Residual Hydrant: 0004 Location: Danbury Rd Opp #141

Residual Hydrant Parameters:

PSI Before:	104 psi
Residual During Flow:	93 psi
PSI After:	104 psi
PSI Drop:	11 psi

Test Results:

GPM Available:	2,430
GPM @20 psi:	7,283

Test Performed By: JP&WILLB

NOTE: Static Pressure readings are actual, and test results are not corrected for elevation differential.

Test Method: Calibrated Orifice

Disclaimer: This data represents system conditions on the date and time that the test was performed. System conditions may vary significantly throughout the year. The design of new water service installations and the identification and gathering of all necessary data is the sole responsibility of the Developer or his representative. In all instances, the water service designer should apply engineering judgment to ensure proper design. Aquarion Water Company does not guarantee the accuracy of this data.

AQUARION Water Company

DEMAND FORM AND WILL SERVE LETTER APPLICATION

General Information:

Today's Date: 9/15/2023

Applicant Name: Ryan Sutherland Company Name: AMS Aquisitions

Email Address: rsutherland@amsaquisitions.com Phone Number: 212-695-7585

Mailing Address: One Bridge Plaza North, Suite 840 Fort Lee, NJ 07024

Property Owner Name: FGI Wilton LLC

Email Address: fgirealtycorp@gmail.com Phone Number: 516-459-3000

Project Name: Proposed Multi-Family Development

Building Address: 131 Danbury Road

City: Wilton State: CT Zip Code: 06897

Type of Project to be supplied by this connection (check all that apply):

☑ Residential ☐ Commercial ☐ Industrial ☐ Public Authority

Site Elevations:

High: 149 ft. Low: 137 ft. Datum Elevation (USGS): NAVD 88

Service Information:

Fire Demand:

Size: 6" Peak Flow: 1000 GPM at Residual (PSI) at street connection: 99

Length of Proposed Fire Service Line: 188.9'

Fire Hydrant Demand (Only if hydrant is required): Quantity: 1 Flow: 1000 GPM

Domestic Demand:

Size: 4" Peak Flow: 350 GPM at Residual (PSI) at street connection: 102

Length of Proposed Domestic Service Line: 189.0'

Irrigation Demand: 1500 GPD Peak Flow: 1 GPM

Continue to Next Page

Plumbing and Fire Sprinkler (MEP or Sprinkler/Fire Designer must complete form & sign):

Printed Name: Joseph Merlino License # 34825

Title: Associate, Plumbing & Fire Protection Engineer Phone Number: 914-329-6501

Signature: [signature] Date: 09/21/2023

DOMESTIC DEMAND WORKSHEET

☐ Check here if the existing domestic service is adequate for the proposed project, if not, fill in information below.

Commercial/Industrial/Public Authority Use:

Commercial Building Size: 0 SF

Average Day Demand: 0 gal/day

Maximum Day Demand: 0 gal/day

Maximum Day Demand = Average Day Demand x

and/or

Residential Use:

Number of Units: 208

Number of Studios: 0 One Bedroom: 87 Two Bedrooms: 113

3 Bedrooms: 8 Total Number of Bedrooms: 337

Average Day Demand: 50,550 gal/day

Maximum Day Demand: 101,100 gal/day

Maximum Day Demand = Average Day Demand x

By signing below, you are acknowledging that all above information is accurate, up to date, and if there is an existing tap not being severed at the time of the new tap, a $4,000 deposit will be provided to Aquarion until a tap shutoff is completed.

Applicant's Signature: [signature] Date: 9/25/2023

This application will not be processed unless it is completely filled out, signed, and a copy of utility site plans including elevation contours is provided. If you are requesting a fire service, a fire flow test may be required.

This application will be processed upon receipt of this information to verify the proper size of your service. It is the responsibility of the fire sprinkler designer to assure the adequate flow and pressure is available to meet the proposed fire demand. Please provide the information requested above and return the completed form to the attention of Aquarion Water Company, New Services Department, 600 Lindley Street, Mail-Stop 800, Bridgeport, CT 06606-5991 or can be emailed to New Services at newservices@aquarionwater.com. Thank you!