

March 1, 2024

Mike Conklin, Director
Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

**RE: 131 Danbury Road – Application #2904(S)
Response to Cardinal Correspondence of February 8, 2024**

Dear Mr. Conklin,

On behalf of our client, we are pleased to submit updated documents in support of the pending application in response to Cardinal Engineering's comments regarding the 131 Danbury Road outlined in a letter dated February 8, 2024. Provided below are our responses keyed to the same numbering of the originating letter.

Redniss & Mead 1/31/24 Public Comment Response Letter

Development in Floodplains in the Town of Wilton falls under the jurisdiction of the Planning & Zoning Commission vis-à-vis Section 29-9.F. of the Wilton Zoning Regulations "Development in Floodplains" and is not within the purview of the Inland Wetland Commission. The updates below are provided for information only and to demonstrate our continue commitment to share information and be responsive to comments.

1. A third driveway exit from the parking level was added outside of the floodplain and about sixty additional spaces were elevated above the floodplain. Suggested public parking options were removed from the plan. Parking below the Base Flood Elevation is permitted by both the local zoning regulations and National Flood Insurance Program regulations. Vehicle owners will need to be attentive and proactive to avoid damage to their vehicles during a significant flood event.
2. The Flood Analysis (revised through 2/13/24) was updated in response to the comments and resubmitted on February 16, 2024.
3. Emergency services have dry access to the front of the building. There are at least three pull off areas indicated in the front of the building that would allow continued through access by other vehicles and both the inbound and outbound driveway area wide enough to allow for staging and bypass. The applicant is working directly with the Fire Marshall to confirm and satisfy their access requirements.

4. Parking in a floodplain is permitted by both the local zoning regulations and National Flood Insurance Program regulations. Vehicles owners will need to be attentive and proactive to avoid damage to their vehicles during a significant flood event. Irene (3.17" of rain @ NWS KBDR, generating less flow than a 5-year storm in the Norwalk River) and Sandy (0.39" of rain @ NWS KBDR) were primarily coastal flooding events in our area and did not result in flooding of the Norwalk River, and both storms were well advertised ahead of time (rain data and river gauge data attached). The Norwalk River is 20 miles long and has a watershed area of 40,000 acres. Whereas high-intensity, short-duration storms can lead to localized flash-flooding in unpredictable ways, flooding of the Norwalk River, given the size and extent of its watershed, requires storms of significant breadth in duration and geographic spread. Such storms are both easier to predict allowing forecasters and emergency services to forewarn the public; and take longer to result in significant flooding allowing more time for people to take appropriate action. Today's technology allows individuals to register with the Wilton Code Red Emergency Notification System and receive emergency messages directly to their cell phones. Virtually no flooding of the parking lot will occur during and up to a 5-year storm which may be the result of 5.39 inches of rain falling in 24 hours.
5. Signage locations and details will not be provided as a part of the Inland Wetland Application as Development in Floodplains is regulated by the Planning & Zoning Commission.
6. A third driveway exit from the parking level was added outside of the floodplain and about sixty additional spaces were elevated above the floodplain.

Preliminary Construction Management Plan (updated version dated 3/1/24 provided herewith)

1. There are seven phases of construction noted in Construction Management Plan. Durations and areas of disturbance are noted.
2. The Logistics Plan was revised to be consistent with the E&S plans.
3. The plan was revised to reference the specific S&E Controls noted on Sheets SE-1 & SE-2.
4. Phase 1 was revised to reference the installation of post driven chain link fence. The Logistics Plan was revised to show one of the gates offset from the road to allow vehicles entering the site to pull fully out of the road.
5. The narrative was revised to specifically state that the temporary offices will be delivered to the site rather than constructed to avoid confusion.

6. The Logistics Plan was revised to remove the section of fence running parallel to the river. The portions of fence along the northern and southern property line were stopped 25' from the river.
7. Phase 3 was revised to include the construction of site retaining walls.
8. The area of material staging was revised to end 50' from the river. Additionally, the Logistics Plan limits storage in the floodplain to certain, limited durable and non-floatable materials. The construction of the new foundation largely occupies the footprint of the existing building, leaving that space unavailable for material storage.
9. The remaining asphalt along the river may be helpful for daily worker parking until it is removed. The requirement for the pavement near the river to remain during construction has been added to project phasing in the narrative.
10. Section 13 of the narrative was revised to include more information regarding removal, material storage and abatement. The Logistics Plans was revised to show the construction equipment storage area to be used during the removal of the existing building. The specific location of truck removal will depend on the stage of construction and on-site activities at the time of removal. Exact instructions will be communicated to drivers on the day of removal.
11. Section 13: Management of Waste was revised to reference the removal of any building fuel or waste oil tank contents.
12. Specific utilities were added to Phase 2 & 3 of the narrative. A phone number was added for Eversource.
13. Phase 3 was revised to include a reference to the transformer and generator.
14. The Logistics Plans was revised to be consistent with the storage areas on S&E Control plan. Dimensions were added to the storage areas.
16. Phase 7 was revised to indicate that landscaping will be installed during an appropriate plating season.
17. The Logistics Plan was revised to show temporary sanitary facilities.
18. Section 8 was revised to reference the Flood Preparedness Plan for more information in advance of forecasted significant rainfall events.
19. Section 9a was revised to no longer reference a SWPP. The approved Drainage Report will be implemented. A SWPP has not been prepared and is not required since less than 5

acres is disturbed, and a Construction Stormwater General Permit is not required. The E&S plan will suffice.

20. Section 9c was updated to indicate that inspections logs will be available at the site.

Flood Preparedness Plan (updated version dated 3/1/24 provided herewith)

1. The Public Parking Exhibit and all references to public parking have been removed from the report.
2. The orientation map was revised to include a scale and north arrow.
3. The table of contents was revised.
4. The introduction was revised to include note that flooding of the parking lot may occur in storms less frequent than a 5-year storm.
5. A FEMA Flood “FIRMette” was added to the report.
6. A table with the flood elevations and 24-hour rainfall rates for the 2 through 500-year storm was added to the plan. The 6-hour rainfall data was not added as we do not believe it is helpful to communicate the potential for flooding of the Norwalk River. The Norwalk River is 20 miles long and has a watershed area of 40,000 acres. Whereas high-intensity, short-duration storms can lead to localized flash-flooding in unpredictable ways, flooding of the Norwalk River, given the size and extent of its watershed, requires storms of significant breadth in duration and geographic spread. This is evidenced by the river flow recorded during both Elsa (4.15” of rain generating 850cfs of flow) and Ida (5.77” of rain generating 1,900cfs of flow) which correlate with a 2-year storm and a 5-year storm, respectively, which would not result in material flooding of 131 Danbury Road (rain data and river gauge data attached).
7. See Response #6.
8. Residents and building management shall maintain a careful watch on conditions when more than 4” of rain is forecast or has fallen in a storm event. This language has been added to the plan in two places. Similarly, the plan already contains language indicating that a stream gauge depth more than five feet represents a full bank condition. The Town of Wilton Code RED Emergency Notification System is considered a reliable source of information and any notifications regarding flash flooding conditions should be treated as significant as an “absolute value.”
9. The term “should” was replaced with “shall.”

10. The vehicle relocation exhibit was removed.
11. The report was revised to make it clear that other sources of information shall be monitored in addition to the Town of Wilton Code Red notification system.
12. A "Responsibilities" section was added to the plan.
13. Language was added to the plan directing calls for emergency service to 911 and building related issues to building management.
14. WTNH Channel 8 was added to the plan.
15. The USGS stream gauge is in South Wilton. It is located one-half mile downstream of the site. We have determined that a five-foot depth at the stream gauge is equivalent to bank-full conditions at the project site. That is why this depth was noted in the plan. Clarifying language was added to the plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig J. Flaherty", with a stylized flourish at the end.

Craig J. Flaherty, P.E.

REMNANTS OF HURRICANE ELSA

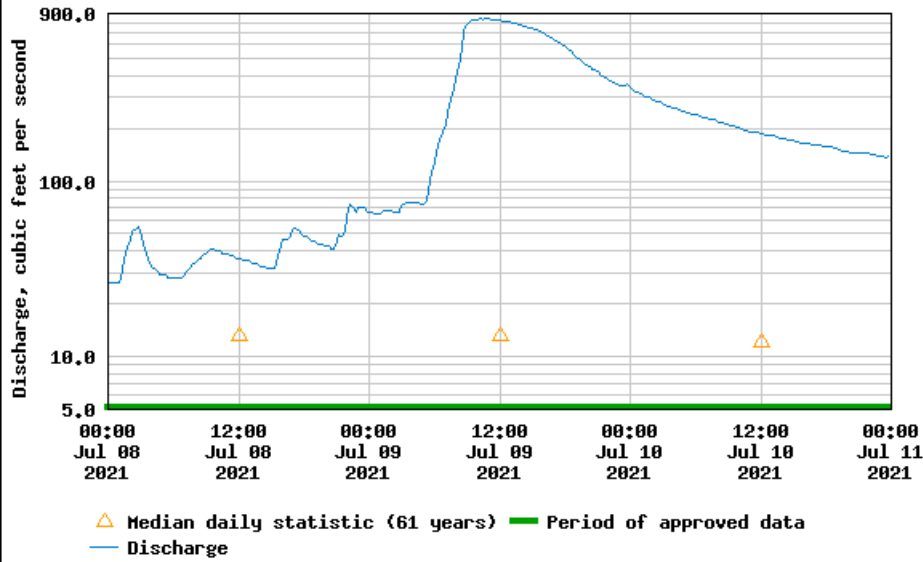
Climatological Data for Bridgeport Area, CT (ThreadEx) - July 2021									
Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2021-07-01	82	70	76.0	1.9	0	11	1.30	0.0	0
2021-07-02	76	60	68.0	-6.3	0	3	0.30	0.0	0
2021-07-03	64	60	62.0	-12.5	3	0	0.50	0.0	0
2021-07-04	73	58	65.5	-9.1	0	1	T	0.0	0
2021-07-05	78	63	70.5	-4.3	0	6	0.00	0.0	0
2021-07-06	89	70	79.5	4.5	0	15	0.31	0.0	0
2021-07-07	92	72	82.0	6.9	0	17	0.00	0.0	0
2021-07-08	77	71	74.0	-1.3	0	9	1.07	0.0	0
2021-07-09	84	69	76.5	1.1	0	12	4.15	0.0	0
2021-07-10	81	71	76.0	0.5	0	11	0.00	0.0	0
2021-07-11	77	71	74.0	-1.6	0	9	0.01	0.0	0
2021-07-12	81	71	76.0	0.3	0	11	0.06	0.0	0
2021-07-13	72	68	70.0	-5.8	0	5	0.03	0.0	0
2021-07-14	83	68	75.5	-0.4	0	11	0.00	0.0	0
2021-07-15	88	72	80.0	4.0	0	15	0.00	0.0	0
2021-07-16	92	74	83.0	7.0	0	18	0.00	0.0	0
2021-07-17	85	75	80.0	3.9	0	15	0.01	0.0	0
2021-07-18	86	75	80.5	4.4	0	16	0.12	0.0	0
2021-07-19	81	71	76.0	-0.1	0	11	0.00	0.0	0
2021-07-20	85	68	76.5	0.3	0	12	0.00	0.0	0
2021-07-21	83	68	75.5	-0.7	0	11	0.30	0.0	0
2021-07-22	84	64	74.0	-2.2	0	9	0.00	0.0	0
2021-07-23	83	66	74.5	-1.7	0	10	0.00	0.0	0
2021-07-24	80	64	72.0	-4.2	0	7	0.00	0.0	0
2021-07-25	80	69	74.5	-1.7	0	10	0.05	0.0	0
2021-07-26	90	69	79.5	3.4	0	15	0.00	0.0	0
2021-07-27	89	66	77.5	1.4	0	13	T	0.0	0
2021-07-28	80	68	74.0	-2.1	0	9	0.11	0.0	0
2021-07-29	79	70	74.5	-1.5	0	10	0.23	0.0	0
2021-07-30	84	64	74.0	-2.0	0	9	0.00	0.0	0
2021-07-31	78	56	67.0	-9.0	0	2	0.00	0.0	0
Sum	2536	2101	-	-	3	313	8.55	0.0	-
Average	81.8	67.8	74.8	-0.9	-	-	-	-	0.0
Normal	83.4	67.9	75.7	-	0	330	3.32	0.0	-



Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight
Snowfall : unknown
Snow Depth : unknown

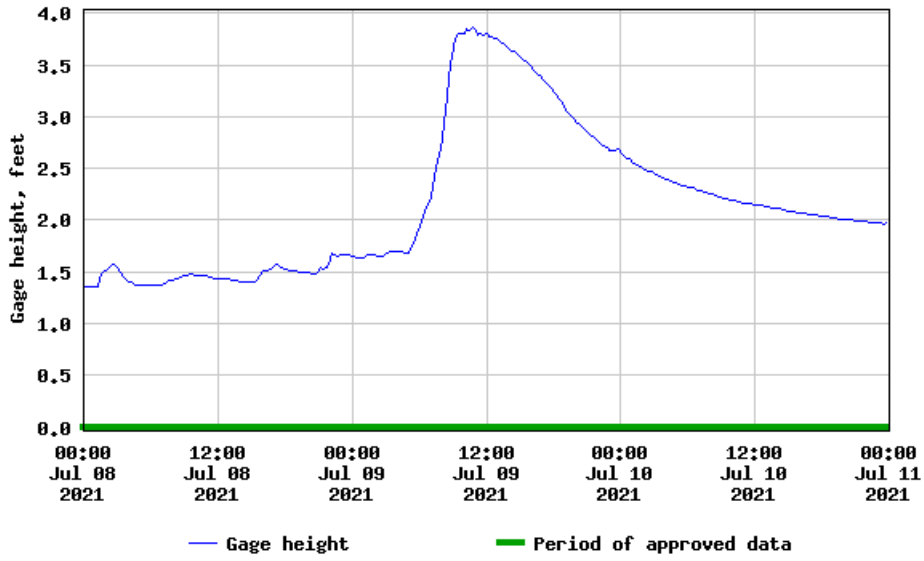


USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT





USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT



REMNANTS OF HURRICANE IDA

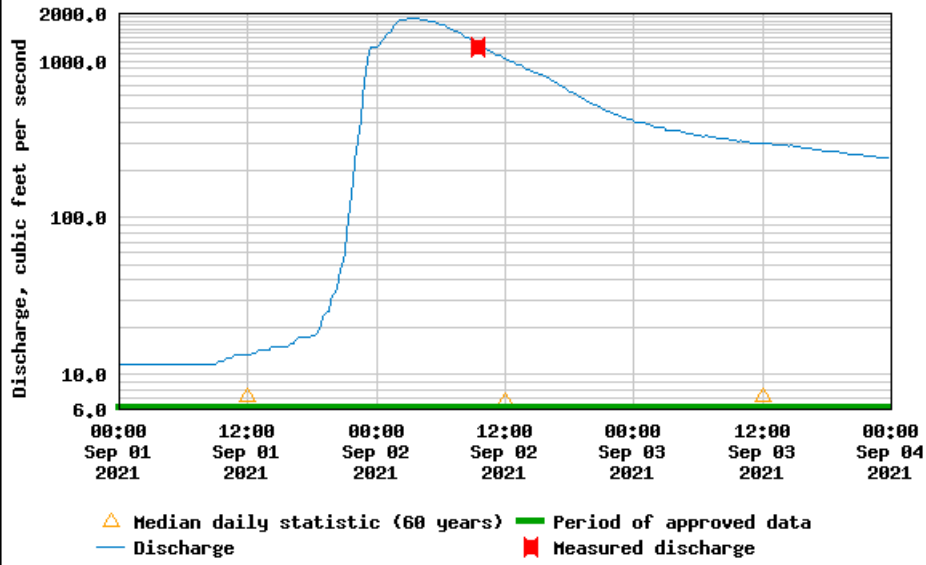
Climatological Data for Bridgeport Area, CT (ThreadEx) - September 2021									
Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2021-09-01	75	63	69.0	-3.0	0	4	5.77	0.0	0
2021-09-02	77	61	69.0	-2.8	0	4	0.17	0.0	0
2021-09-03	76	57	66.5	-5.0	0	2	0.00	0.0	0
2021-09-04	78	60	69.0	-2.3	0	4	0.00	0.0	0
2021-09-05	75	63	69.0	-2.0	0	4	0.06	0.0	0
2021-09-06	84	67	75.5	4.7	0	11	0.00	0.0	0
2021-09-07	80	59	69.5	-1.0	0	5	0.00	0.0	0
2021-09-08	82	67	74.5	4.3	0	10	T	0.0	0
2021-09-09	76	67	71.5	1.6	0	7	0.52	0.0	0
2021-09-10	76	59	67.5	-2.1	0	3	0.00	0.0	0
2021-09-11	79	55	67.0	-2.3	0	2	0.00	0.0	0
2021-09-12	82	70	76.0	7.0	0	11	0.00	0.0	0
2021-09-13	86	69	77.5	8.8	0	13	T	0.0	0
2021-09-14	77	66	71.5	3.2	0	7	0.00	0.0	0
2021-09-15	85	73	79.0	11.0	0	14	0.00	0.0	0
2021-09-16	75	68	71.5	3.8	0	7	0.30	0.0	0
2021-09-17	77	67	72.0	4.7	0	7	0.02	0.0	0
2021-09-18	80	67	73.5	6.5	0	9	0.00	0.0	0
2021-09-19	78	62	70.0	3.4	0	5	0.00	0.0	0
2021-09-20	74	58	66.0	-0.2	0	1	0.00	0.0	0
2021-09-21	75	58	66.5	0.6	0	2	0.00	0.0	0
2021-09-22	80	72	76.0	10.5	0	11	0.02	0.0	0
2021-09-23	82	67	74.5	9.4	0	10	0.33	0.0	0
2021-09-24	75	58	66.5	1.8	0	2	1.00	0.0	0
2021-09-25	74	56	65.0	0.7	0	0	0.00	0.0	0
2021-09-26	75	59	67.0	3.0	0	2	0.00	0.0	0
2021-09-27	79	56	67.5	3.9	0	3	0.00	0.0	0
2021-09-28	75	58	66.5	3.3	0	2	0.19	0.0	0
2021-09-29	69	52	60.5	-2.3	4	0	0.00	0.0	0
2021-09-30	67	52	59.5	-2.9	5	0	0.00	0.0	0
Sum	2323	1866	-	-	9	162	8.38	0.0	-
Average	77.4	62.2	69.8	2.2	-	-	-	-	0.0
Normal	75.4	59.8	67.6	-	45	123	3.96	0.0	-



Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight
Snowfall : unknown
Snow Depth : unknown

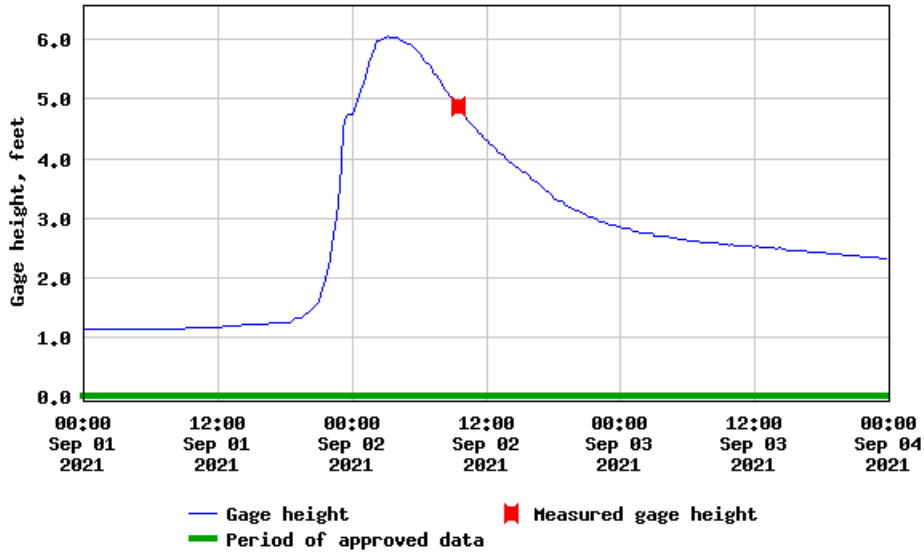


USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT





USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT



HURRICANE IRENE

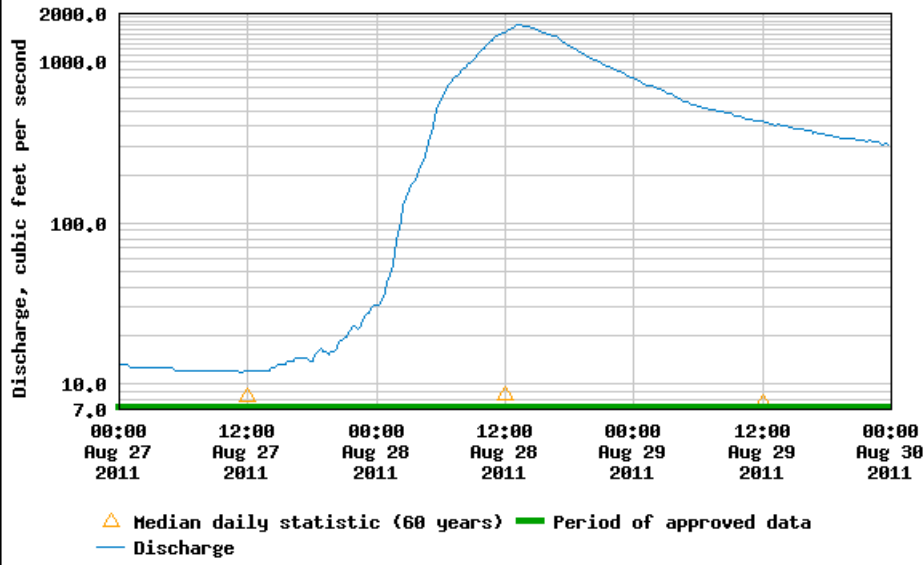
Climatological Data for Bridgeport Area, CT (ThreadEx) - August 2011									
Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2011-08-01	86	72	79.0	3.1	0	14	0.02	0.0	0
2011-08-02	92	70	81.0	5.2	0	16	T	0.0	0
2011-08-03	80	68	74.0	-1.8	0	9	0.08	0.0	0
2011-08-04	80	68	74.0	-1.7	0	9	0.00	0.0	0
2011-08-05	83	71	77.0	1.3	0	12	0.00	0.0	0
2011-08-06	82	74	78.0	2.4	0	13	0.22	0.0	0
2011-08-07	88	75	81.5	6.0	0	17	1.04	0.0	0
2011-08-08	90	73	81.5	6.1	0	17	0.00	0.0	0
2011-08-09	79	71	75.0	-0.4	0	10	1.20	0.0	0
2011-08-10	88	71	79.5	4.2	0	15	0.00	0.0	0
2011-08-11	83	66	74.5	-0.7	0	10	0.00	0.0	0
2011-08-12	83	61	72.0	-3.1	0	7	0.00	0.0	0
2011-08-13	85	63	74.0	-1.0	0	9	T	0.0	0
2011-08-14	75	68	71.5	-3.4	0	7	2.75	0.0	0
2011-08-15	76	67	71.5	-3.3	0	7	0.42	0.0	0
2011-08-16	78	65	71.5	-3.2	0	7	T	0.0	0
2011-08-17	86	64	75.0	0.5	0	10	0.00	0.0	0
2011-08-18	81	70	75.5	1.1	0	11	0.00	0.0	0
2011-08-19	82	70	76.0	1.7	0	11	T	0.0	0
2011-08-20	84	67	75.5	1.3	0	11	0.00	0.0	0
2011-08-21	84	70	77.0	3.0	0	12	0.14	0.0	0
2011-08-22	79	64	71.5	-2.4	0	7	0.00	0.0	0
2011-08-23	79	60	69.5	-4.2	0	5	0.00	0.0	0
2011-08-24	81	62	71.5	-2.1	0	7	0.00	0.0	0
2011-08-25	81	74	77.5	4.1	0	13	0.34	0.0	0
2011-08-26	84	71	77.5	4.3	0	13	0.01	0.0	0
2011-08-27	76	72	74.0	1.0	0	9	0.85	0.0	0
2011-08-28	76	66	71.0	-1.8	0	6	2.50	0.0	0
2011-08-29	78	59	68.5	-4.1	0	4	0.00	0.0	0
2011-08-30	79	60	69.5	-2.9	0	5	0.00	0.0	0
2011-08-31	83	62	72.5	0.3	0	8	0.00	0.0	0
Sum	2541	2094	-	-	0	311	9.57	0.0	-
Average	82.0	67.5	74.8	0.3	-	-	-	-	0.0
Normal	81.9	67.0	74.5	-	1	294	3.98	0.0	-



Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight
Snowfall : unknown
Snow Depth : unknown

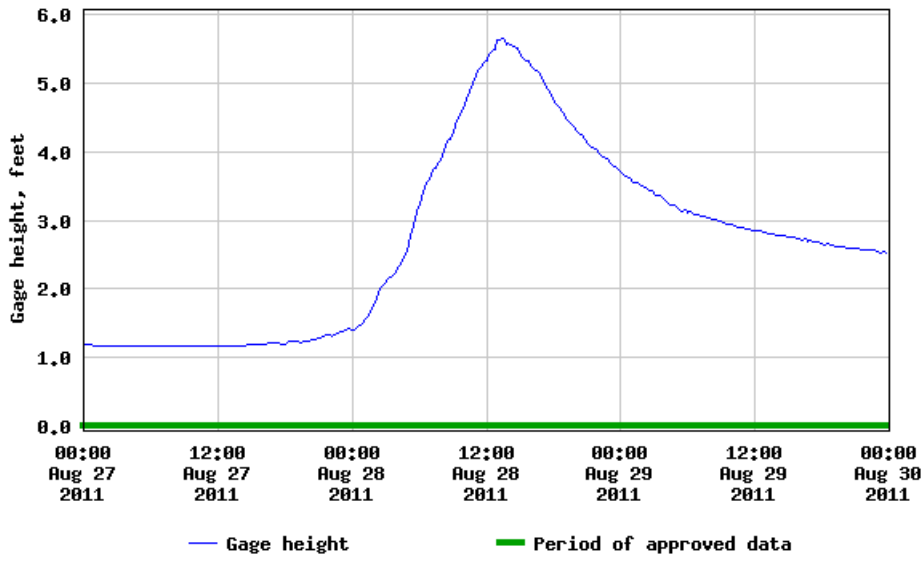


USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT





USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT



SUPERSTORM SANDY

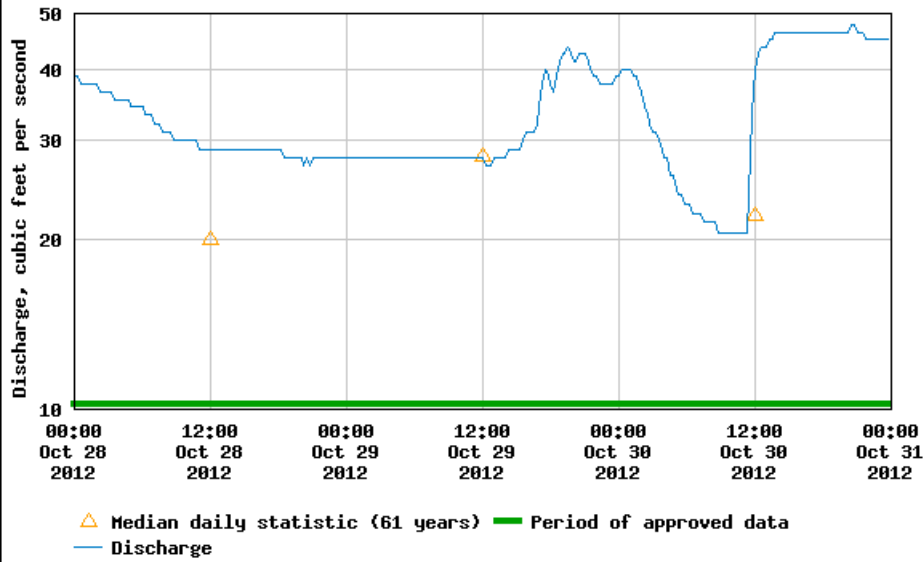
Climatological Data for Bridgeport Area, CT (ThreadEx) - October 2012									
Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2012-10-01	72	53	62.5	0.5	2	0	0.00	0.0	0
2012-10-02	69	58	63.5	1.9	1	0	0.64	0.0	0
2012-10-03	69	62	65.5	4.3	0	1	0.01	0.0	0
2012-10-04	69	65	67.0	6.2	0	2	0.45	0.0	0
2012-10-05	76	61	68.5	8.1	0	4	0.00	0.0	0
2012-10-06	78	52	65.0	5.0	0	0	0.00	0.0	0
2012-10-07	55	45	50.0	-9.7	15	0	0.15	0.0	0
2012-10-08	57	41	49.0	-10.3	16	0	0.00	0.0	0
2012-10-09	59	51	55.0	-3.9	10	0	0.01	0.0	0
2012-10-10	68	52	60.0	1.5	5	0	0.22	0.0	0
2012-10-11	61	47	54.0	-4.1	11	0	0.00	0.0	0
2012-10-12	56	38	47.0	-10.7	18	0	T	0.0	0
2012-10-13	56	33	44.5	-12.9	20	0	0.00	0.0	0
2012-10-14	69	56	62.5	5.5	2	0	T	0.0	0
2012-10-15	73	61	67.0	10.4	0	2	0.38	0.0	0
2012-10-16	62	46	54.0	-2.3	11	0	T	0.0	0
2012-10-17	61	39	50.0	-5.9	15	0	0.00	0.0	0
2012-10-18	67	45	56.0	0.5	9	0	0.00	0.0	0
2012-10-19	68	62	65.0	9.8	0	0	0.81	0.0	0
2012-10-20	72	53	62.5	7.7	2	0	0.00	0.0	0
2012-10-21	68	49	58.5	4.0	6	0	0.00	0.0	0
2012-10-22	69	45	57.0	2.9	8	0	0.00	0.0	0
2012-10-23	65	48	56.5	2.8	8	0	0.10	0.0	0
2012-10-24	58	54	56.0	2.6	9	0	0.03	0.0	0
2012-10-25	61	54	57.5	4.4	7	0	0.00	0.0	0
2012-10-26	67	56	61.5	8.8	3	0	0.00	0.0	0
2012-10-27	64	58	61.0	8.6	4	0	0.00	0.0	0
2012-10-28	60	53	56.5	4.5	8	0	T	0.0	0
2012-10-29	66	52	59.0	7.3	6	0	0.39	0.0	0
2012-10-30	61	55	58.0	6.6	7	0	0.04	0.0	0
2012-10-31	55	48	51.5	0.5	13	0	0.01	0.0	0
Sum	2011	1592	-	-	216	9	3.24	0.0	-
Average	64.9	51.4	58.1	1.7	-	-	-	-	0.0
Normal	64.4	48.3	56.4	-	282	14	3.84	0.1	-



Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight
Snowfall : unknown
Snow Depth : unknown

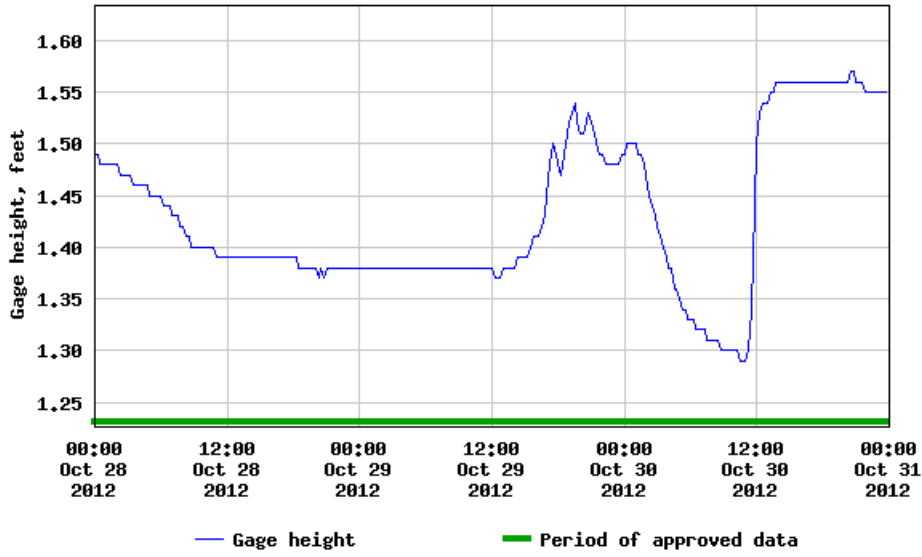


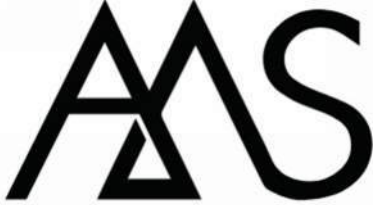
USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT





USGS 01209700 NORWALK RIVER AT SOUTH WILTON, CT





AMS CONSTRUCTION MANAGEMENT LLC

**Preliminary Construction Management Plan
131 Danbury Road, Wilton, CT**

DRAFT DATE: March 1, 2024

Construction Narrative

1. INTRODUCTION

a. STATEMENT OF PURPOSE

This Construction Narrative has been prepared for review and comment by the Town of Wilton. The construction management plan has been arranged to avoid, minimize, or mitigate adverse impacts from construction activities.

b. PROJECT DESCRIPTION

The proposal includes the removal of the existing office building and construction of a new 4 ½ - story residential building. Covered parking is proposed under the elevated building with additional surface parking to the north and south. New amenity areas are located in the building's central courtyard and along the Norwalk River. The landscaped amenity area around the river consists of walks, seating areas, and a patio.

c. PROJECT PHASING

See Phase descriptions below. The anticipated construction duration is approximately 30 months from the start of demolition.

d. CONSTRUCTION LOGISTICS

- Site fencing and gates
- Designated storage and staging areas
- Anti-tracking pads for soils control.
- Construction entrances and exits.
- Building footprints.
- Truck Logistics
- The project will consist of roughly seven (7) stages of activity as follows.

Phase 1: Site Setup, Mobilization, Perimeter fence (6+/- weeks)

During this stage, the project perimeter is established. Sedimentation and Erosion Controls (e.g. sediment traps, straw wattles, silt fence, stone check dams, etc.) are installed per Sheets SE-1 and SE-2 of the Civil Set. The 6' tall post drive chain link fence is installed, and temporary offices delivered to the site. Temporary parking and traffic arrangements are set for the site. Upon completion of the site setup, demolition of the existing building will commence. Site disturbance during this phase shall be limited to the building demolition and surrounding area and utility disconnects and abandonments (1.5 – 2.0 acres). The area of existing pavement within 50 feet of the river should be marked to remain to the extent practical (e.g. sediment traps) to keep the buffer stabilized.

Phase 2: Rough Earthwork and Begin Site Utilities (12+/- weeks)

During this stage additional erosion control and stormwater management measures will be put in place and earthwork (e.g. cut/fill, rough grading, etc) will commence. Site utilities such as sanitary sewer infrastructure, storm water management systems, and water service connections (Aquarion) will begin. The stormwater outfall into the Norwalk River shall be constructed during low flow conditions in the river (when the stream gauge depth in the Norwalk River at South Wilton is less than 1.5 feet) and rainfall is not in the forecast for that week. To establish rough grades for the site and to begin the installation of the stormwater management system, much of the site will be disturbed (4.0+/- acres). The area of existing pavement within 50 feet of the river shall remain to the extent practical

(e.g. storm outfall) during this phase to keep the buffer stabilized.

Phase 3: Foundations and Site Utilities (12+/- weeks)

Once the building pad rough grade is established, stabilized, and approved by third party soils inspector, concrete foundations and site retaining wall construction will begin. Site utilities will also continue during this phase along with water services and underground electrical and communications conduit to building main service rooms (Eversource: 888-544-4826; Altice/Frontier). The transformer and generator will be installed.

Phase 4: Building Superstructure and Site Stabilization (3+/- months)

Cast in place concrete podium structure will commence. Provided all necessary underground utilities are in place, site curbing and base asphalt paving will be installed. Minor rough grading and disturbance will be necessary in the affected areas left intact during Phase 2. Once the asphalt binder course is installed north and south of the building the area of disturbance will be reduced (3.5+/- acres).

Phase 5: Building Framing and MEP Rough-In (8+/- months)

Cast In Place Concrete will begin from the rear of the site garage level and continue to the slab on grade section towards Danbury Road. As soon as a large enough section of slab is ready, wood framing will commence. Exterior façade work, windows and doors will be installed once the first section roof is completed and sheathed. Electrical, plumbing, and mechanical rough ins will follow the weathertight enclosure of each section. Once the podium is installed, the area of disturbance will be reduced (2+/- acres).

Phase 6: Interior Finishes (8+/- months)

Overlapping partially with Phase 5, the completion of the MEP rough-ins on an area-by-area and floor-by-floor basis. Installation of insulation, drywall, and other materials and equipment will follow the MEP roughs. Painting, interior finishes, cabinetry, and installation of electrical and plumbing fixtures and appliances will complete the interior construction.

Phase 7: Site Work, Landscaping and Occupancy (4+/- months)

Simultaneous with the completion of the building interior, site work including landscaping, paving, and site lighting will be completed. The completion of landscaping is weather dependent and will be installed during an appropriate planting season. Additionally, completion of the podium courtyard amenities and the surrounding landscape will take place during this phase of the project. The rough grading and disturbance of the remaining undisturbed area west of the building will occur in this stage. The construction of the project will conclude with building commissioning and occupancy.

2. PARKING

- a. All workers will park on site within the construction fencing. Parking along Danbury Road is prohibited.

3. HOURS OF CONSTRUCTION ACTIVITIES

- a. Construction activities and deliveries will be conducted in compliance with the Town of Wilton.
- b. It is expected that the typical work week will be from 7:00 AM to 7:00 PM Monday through Friday, and Saturdays from 8:00 AM to 6:00 PM.
- c. Workers will be arriving and departing shortly before and after construction starts and construction end times.

4. MATERIAL STORAGE & REMOVAL

- a. Materials will be in designated staging areas on-site as shown in the attached Construction Logistics Plan. (See Appendix 1 attached)

- b. Material storage and laydown areas shall be located away from public rights-of-way.
- c. Protective netting or other barriers shall be employed where necessary to prevent off-site migration of materials.
- d. The location of truck loading for removal of materials will vary depending on the stage of construction, material being removed and current construction activity. Specific instructions will be communicated to drivers at the time of removal.

5. ACCESS TO CONSTRUCTION SITE

- a. Delivery and driving directions will be distributed to all contractors and delivery trucks accessing the site.
- b. Every effort will be made to ensure public access to all surrounding streets and properties. The property frontage along Danbury Road will be maintained during construction.
- c. Police may be required on a short-term basis during any required street closures of Danbury Road. Street closures would occur during utility street work and/or certain road work operations, if any. Traffic would be rerouted with detour signs, placed in consultation with the Town and Police Department.

6. MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS

- a. Sidewalk closings and pedestrian diversions will be used throughout all stages of construction. In the event sidewalk closings are required, the plan would be reviewed and approved by the Town of Wilton prior to implementation and all applicable permits will be filed.
- b. For public safety, the entire perimeter of the project sites will be fenced and posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.

7. PRE-CONSTRUCTION SURVEYS

- a. If necessary, prior to any ground disturbance, pre-construction surveys would be performed when sensitive receptors are in proximity to the construction site. Pre-construction surveys would be conducted for adjacent structures or utilities within close proximity to the property.

8. SOIL EROSION AND SEDIMENTATION CONTROLS

- a. During the Demolition of the existing building, dust mitigation measures will be put in place.
- b. An approved Soil Erosion and Sediment Control Plan for the project site would be implemented at the outset of construction. Erosion, sediment control and dust mitigation measures include the following:
 - Minimizing the area of soil that is disturbed at any one time;
 - Minimizing the amount of time during which soils are exposed;
Spraying water on dusty surfaces;
 - Stabilizing soils with temporary grass seed mixtures, seeding or using erosion control blankets to stabilize soil stockpiles;
 - Using drainage diversion methods (silt fences, hay bales) to minimize soil erosion during site grading;
 - Covering stored materials with a tarp to reduce windborne dust;
 - Limiting on-site construction vehicle speed to 5 mph; and,
 - Using truck covers/tarp rollers that cover fully loaded trucks and keep debris and dust from being expelled from the truck along its haul route.
 - Prepare the site in advance of forecasted significant rainfall events. Refer to the Flood Preparedness Plan for additional information.

9. STORMWATER MANAGEMENT

- a. Stormwater pollution prevention measures include the use of silt fence, hay bales, interceptor swales, stabilized construction entrance, temporary seeding, mulching, inlet protection (silt sacks), erosion control matting, sediment traps, stone check dams, and concrete washout stations.
- b. Periodic inspections and maintenance will be implemented to properly manage sediment transport and erosion control during the construction. The Construction Manager will also conduct inspections and maintain a log of the control devices during and/or immediately after any adverse weather events, and any necessary repairs or replacement of the erosion and sediment control practices will be addressed following each storm event. Inspection logs will be available at the site.

10. CONTROLS ON OFF-SITE TRACKING OF MUD

- a. Soil management is the most important step in preventing mud tracking onto public streets. All construction roads that disturb earth will be capped with stone, process or pavement, to minimize mud pick-up by truck or vehicle tires. Soil stabilization will be implemented. Anti-tracking pads will be installed and maintained at all construction exits to dislodge any mud from the truck tires before they exit the site.
- b. Street sweeping of the paved access drives and public road frontage on either side of all construction entrance/exits will be performed as needed for the duration of the project, and more frequently if material is tracked off site.
- c. Street sweeping will be accomplished with vehicle mounted sweeping equipment, such as a box broom sweeper attachment on a skid steer, or mechanical sweeper as manufactured by Bob Cat, or others.

11. NOISE MITIGATION

- a. All construction activities will be conducted in full compliance with existing regulations, including the municipal time restrictions for construction work.
- b. Property owners within 200 feet of the Property will receive prior notice of any extraordinary noise (e.g. rock hammering, chipping) that might occur for more than one day.
- c. Back-up alarms will be provided for all on-site vehicles.

12. SITE SECURITY

- a. A 6-foot-high construction fence will be installed as shown on the attached plan. The gates will be locked, except during designated working hours.
- b. Signage will be posted on the gates requiring all visitors to report to Contractor's Construction Manager's trailer before proceeding onto the site.
- c. For public safety, the entire perimeter of the project site will be posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.
- d. Stealth Monitoring Security Company will be engaged to setup and remotely monitor perimeter cameras during non-working hours.

13. MANAGEMENT OF WASTE

- a. Waste and recycling containers will be positioned throughout the site.
- b. Concrete washout stations will be used to contain concrete and liquids when the chutes of mixers and hoppers of concrete pumps are rinsed out after deliveries.
- c. Any abatement related to the removal of hazardous materials from the building shall follow State and Federal regulations and be performed by licensed contractors and overseen by licensed professionals as may be required.
- d. Material generated from the demolition of the building and its foundations will be removed from the site and disposed of legally. Trucks shall be covered.
- e. Dust control mitigation may be required during building demolition (material wetting and spray down).
- f. Existing fuel or waste oil tanks (including the aboveground storage tank south of the building) shall be pumped out and the contents brought to an approved disposal area by a licensed waste hauler, prior to removal of the tank.

14. COORDINATION WITH POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES DEPARTMENTS

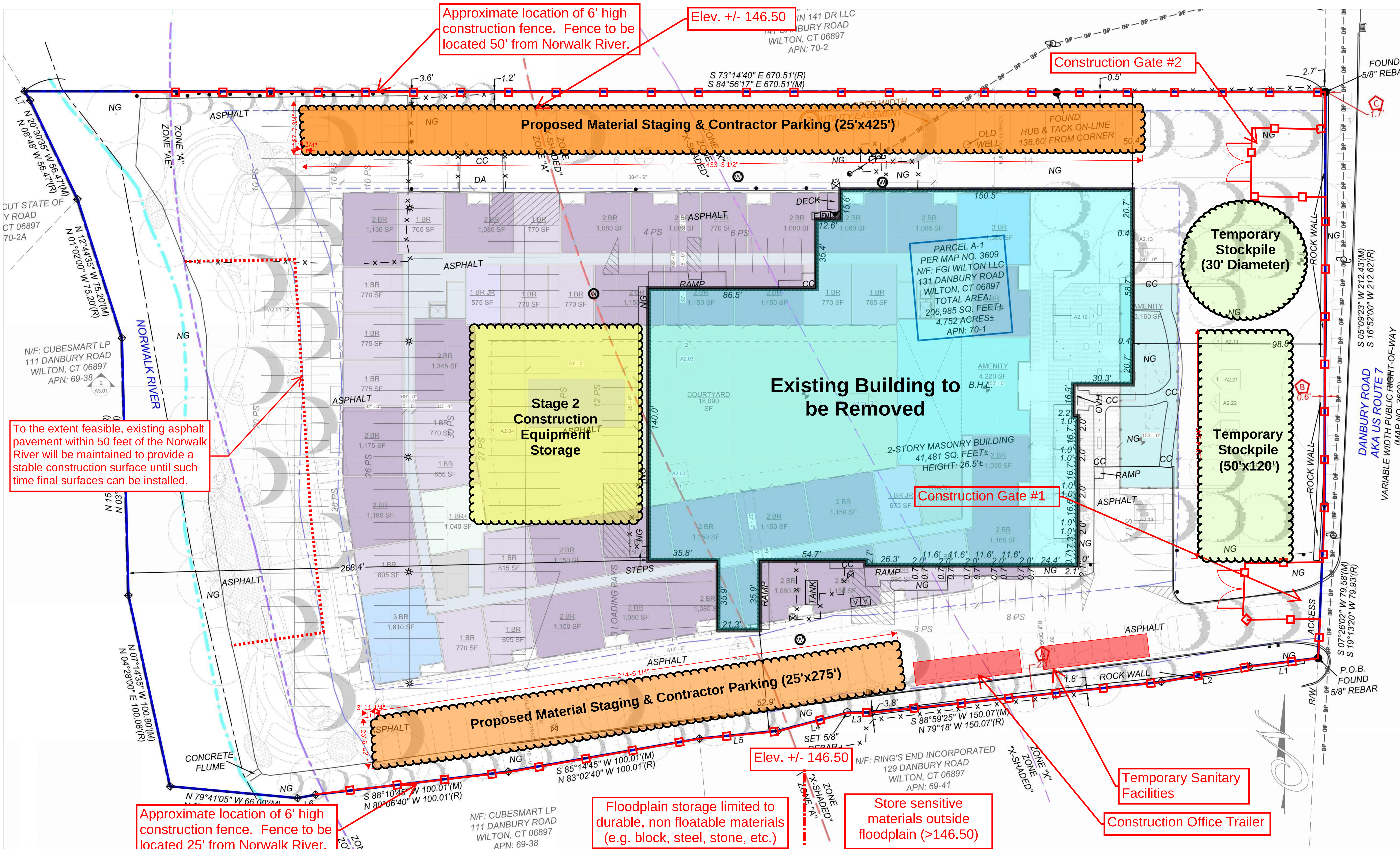
- a. During Site Plan review, this plan and associated drawings will be coordinated with the Wilton emergency services.
- b. A task plan for deliveries and closures will be forwarded to the Wilton Building Department and other Town departments as directed based on a final site plan approval with an approved construction management plan and more definitive construction schedule with updates provided as they become available during the construction process.
- c. Upon obtaining permits for any required street closures, we are given a set of requirements for the closure which may include a Police Officer to be present during the working hours of the closure. An account would be set up for payment of the Police which are scheduled several days in advance of the closure. Flag men and barricades may also be required during a closure.

15. COMMUNICATIONS

- a. Phone numbers for responsible ownership and contractor contacts will be provided to the Town prior to construction start and site mobilization.
- b. The AMS team shall meet with the appropriately designated Town staff along with any professionals retained by the Town to assist in the monitoring of construction activities, to review ensure that all responsible parties understand their responsibilities for each specific construction phase. This will include, but not be limited to, the Director of Environmental Affairs.

16. ENFORCEMENT

- a. The measures contained within this Construction Management Plan will be enforced through inspections and monitoring to be conducted by the third-party inspectors and the Town of



Approximate location of 6' high construction fence. Fence to be located 50' from Norwalk River.

Elev. +/- 146.50

Construction Gate #2

To the extent feasible, existing asphalt pavement within 50 feet of the Norwalk River will be maintained to provide a stable construction surface until such time final surfaces can be installed.

Approximate location of 6' high construction fence. Fence to be located 25' from Norwalk River.

Floodplain storage limited to durable, non floatable materials (e.g. block, steel, stone, etc.)

Store sensitive materials outside floodplain (>146.50)

Temporary Sanitary Facilities

Construction Office Trailer

Proposed Material Staging & Contractor Parking (25'x275')

Stage 2 Construction Equipment Storage

Existing Building to be Removed

PARCEL A-1
PER MAP NO. 3609
N/F: FGI WILTON LLC
131 DANBURY ROAD
WILTON, CT 06897
TOTAL AREA:
206,985 SQ. FEET±
4.752 ACRES±
APN: 70-1

Temporary Stockpile (30' Diameter)

Temporary Stockpile (50'x120')

Construction Gate #1

Elev. +/- 146.50

DANBURY ROAD
AKA US ROUTE 7
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(MAP NO. 3600)

DRAFT

Flood Preparedness Plan

for

131 Danbury Road, Wilton, CT

prepared for

131 Danbury Wilton Dev AMS LLC

issued on

January 31, 2024

revised on

March 1, 2024

Prepared by Redniss & Mead, Inc.

Table of Contents

	Orientation Map	1
I.	<u>INTRODUCTION</u>	
	<i>Property Description</i>	2
	<i>Nature of Flooding</i>	2
II.	<u>FLOOD PREPAREDNESS</u>	
	<i>Awareness and Preparedness</i>	3
	<i>Flood Warning Procedure</i>	3
III.	<u>LIMITATIONS</u>	4

FIGURES

Figure 1 FEMA Firmette

Figure 2 Flood Inundation Exhibit depicting the 10-year and 100-year flood

Orientation Map



I. INTRODUCTION

Property Description

131 Danbury Road is located on the west side of Danbury Road, south of its intersection with Westport Road. The property abuts the Norwalk River along its western property line. The proposed improvements include removing the existing office building and replacing it with a new 4 ½ - story residential building.

This Flood Preparedness Plan is provided to alert the owners, management personnel, and residents of 131 Danbury Road as to the nature of potential flooding on and around the property, to provide information to facilitate awareness and preparedness, and to outline a plan so that people can safely relocate their vehicles before a severe flood. During a 5-year storm (less than 20% chance of occurring in any given year), flooding is limited to areas between the parking lot and the Norwalk River. During less frequent and more severe rainfall events, flooding is predicted to encroach onto the parking lot starting from the westerly edge (see Inundation Exhibit)

Nature of Flooding

The westerly half of the site falls within AE Regulatory Flood Zone as depicted on the Federal Emergency Management Agency – Flood Insurance Map Community No. 090020 Panel 391 Suffix F, effective date June 18, 2010. The dry weather water surface of the Norwalk River bordering the site is elevation 137, based on the NAVD-88 Datum. The Base Flood Elevation is 146.50 pursuant to “Engineering Report – Floodplain Analysis”, prepared by SLR Consulting and dated February 13, 2024. The Base Flood Elevation refers to the water surface elevation of the Norwalk River during the 100-year storm as related to the referenced datum (roughly sea level). This event, which is severe and infrequent, is defined as having a 1% chance of occurring in any given year and generally corresponds to a rain event in which 8.35 inches of rain falls within a 24-hour period. The water surface elevation of the Norwalk River is modeled to be 144.90 in the 10-year storm. The 10-year storm has a 10% chance of occurring in any given year and generally corresponds to a rain event in which 5.39 inches of rain falls within a 24-hour period. The nature and severity of flooding can vary depending on several factors, so the above information is provided as a general guide. Below is a table summarizing the flood elevations and associated 24-hour rainfalls for various rainfall events:

	Flood Elevation	24-Hour Rainfall (in.)
2-year	140.10	3.53
5-year	142.20	4.55
10-year	144.90	5.39
50-year	145.75	7.42
100-year	146.50	8.35
500-year	147.36	11.1

The proposed building is elevated above surface parking, ensuring all living areas and critical mechanical and electrical systems are well above the predicted Base Flood Elevation. The first-floor elevation is 157.5, which is 11 feet above the Base Flood Elevation. Portions of the surface parking

north and south of the building and the parking underneath the building are below the Base Flood Elevation and are likely to experience flooding during a 100-year storm. Refer to the Flood Inundation Exhibit for a depiction of the portions of the site that will be subject to flooding during the 10-year flood and the 100-year Base Flood Event including corresponding flood depths.

During a 10-year flood event, flooding occurs up to elevation 144.90. This impacts 133 parking spaces with flood depths of 33.6" at the western edge of the parking lot. The 100-year Base Flood reaches an elevation of 146.50 and impacts 210 parking spaces. Flood depths are 52.8" along the western edge of the surface parking. The eastern portion of the site and Danbury Road are not impacted by river flooding during the 100-year Base Flood Event. Residents can enter and leave the building through the front entrance, and emergency service personnel and vehicles are able to access the site.

II. FLOOD PREPAREDNESS

Awareness and Preparedness

The key to effectively reducing threats to public health and safety in flood prone areas is public awareness. Accordingly, the following is a list of suggestions to be best prepared in the event a flood emergency occurs:

- Residents shall be made aware of the potential for flooding and impacted parking spaces and be provided with a copy of this Flood Preparedness Plan.
- Residents and management personnel shall periodically review the guidelines outlined in this Flood Preparedness Plan.
- Permanent signage shall be maintained in the elevators and stairwells accessing the parking level and affected parking areas noting the flood risk and depicting potentially impacted parking spaces.
- Residents shall consider parking their cars in unaffected parking areas if they are planning to be away.

Responsibilities

It is the responsibility of both the residents and building management to monitor weather conditions and prepare for flooding if more than four inches (4") of rain is predicted. It is the responsibility of residents and building management personnel to register with the Wilton Code Red Emergency Notification System (see next section). When information related to flood warnings or observations is received, building management shall disseminate such information to residents promptly. It is the responsibility of residents to take action to relocate their vehicle(s).

Flood Warning Procedure

Residents and building management shall maintain a careful watch on conditions when more than four inches (4”) of rain is forecast or has fallen in a storm event. Emergency information is distributed through the Town of Wilton Code RED Emergency Notification System. Residents can sign up for code red at the following website: <https://public.coderedweb.com/CNE/en-US/BFB7CC4C6C0A>. Per the Town’s website “messages are generally distributed when emergency conditions exist or to update residents regarding important information after significant storms.” To receive additional information residents can visit the town website, call the Wilton Hot Line at 203-563-0256 or follow the Town of Wilton on X. Any of the above-mentioned resources shall be used in while also checking other local news sources and monitoring other emergency communications (see list below).

Conditions shall be monitored by building management and information disseminated by management via email, text or posted notices.

Flood and River Flood Watches and Warnings, Flash Flood Warnings, and Storm Warnings are issued by the National Weather Service. These warnings shall be heeded by residents. Residents can monitor weather conditions via weather websites like weather.com, accuweather.com, and the National Weather Service.

Another helpful source of information is the USGS Water Data website which actively posts the Norwalk River depth measured at a stream gauge just downstream of the site (website link below). Bank full flows at 131 Danbury Road roughly correlate with a gauge depth of five feet at the stream gauge. Stream gauge measurements are intended to determine the relative water surface elevation. Since the gauge is further downstream, the measured elevations do not directly represent the elevation of the river at the site.

The following broadcast and internet-based sources shall be monitored during severe rainfall events for information regarding current flooding conditions:

Radio:	WSTC	(1400 AM)
	WGCH	(1490 AM)
	Fox Radio	(95.9 FM)
	WNLK	(1350 AM)
Television:	News 12 Connecticut	(Channel 12)
	WTNH Channel 8	(Channel 8)
Website:	Town of Wilton	https://www.wiltonct.org
	The Weather Channel	https://weather.com
	AccuWeather	https://www.accuweather.com
	National Weather Service	https://www.weather.gov/
	Norwalk River at South Wilton Gauge	https://waterdata.usgs.gov/monitoring-location/01209700/#parameterCode=00065&period=P7D&showMedian=false

If conditions continue to worsen during a flood event, residents of the building may be advised to take certain action which may include the following:

- Make sure there are no vehicles in front of the building or within the access drive that may impede emergency access or residents relocating their vehicles.
- Move cars parked from the western portions of the site to higher ground.

In the event of a flood, residents and management are reminded to:

- Follow instructions given by public safety officials.
- Do not walk through flowing water. Most drownings occur during flash floods. Six inches of swiftly moving water can knock you off of your feet.
- Remember the phrase “Turn Around, Don’t Drown!” Don’t drive through flooded roads. Cars can be swept away in only two feet of moving water. If your vehicle is trapped in rapidly moving water, stay in the vehicle. If the water is rising inside the vehicle, seek refuge on the roof.
- Do not drive around road barriers. Roads and bridges may be washed out or structurally unsound.
- If flood conditions obstruct the routes to available public parking, drive towards higher ground and find a safe location to stop.
- Stay away from downed utility wires. Always assume a downed power line is live. Electrocution is also a serious danger in floods as electrical currents can travel through water.

In the event of a flooding emergency, residents and management are encouraged to call 911 to receive assistance from Town of Wilton Emergency Services. For building related issues during a flood emergency, residents are encouraged to call building management or maintenance.

III. LIMITATIONS:

There are limitations to any flood warning system. These shall be understood by those operating the system and people relying on them. Some of those limitations are described below:

- Rain and thunderstorms can produce intermittent and localized rainfalls with varying intensities. Therefore, it is often difficult to predict the time and height of flood crests. There is the possibility that more than one flood crest will occur during a flood event.

- Flood flow quantities and flood flow paths are unpredictable. Bridges or other natural stream constrictions may become blocked with debris and divert flows. New channels and directions of flow may develop, especially at stream meanders.
- An important limitation to consider is flood preparedness planning and enactment depends on adequate forewarning and notice and the actions of individuals. Forewarning may not be available or provided in every case.
- Proper education of owners, management personnel, and residents along with proper planning, can reduce the potential for flood damage and unsafe actions.
- Vehicle evacuation procedures carried out for a storm for which there is no significant flooding to warrant the evacuation may result in lax attentiveness during subsequent flood warnings. Continued education can mitigate this response.

National Flood Hazard Layer FIRMette - FIG. 1



73°25'21"W 41°10'57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/14/2023 at 11:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

