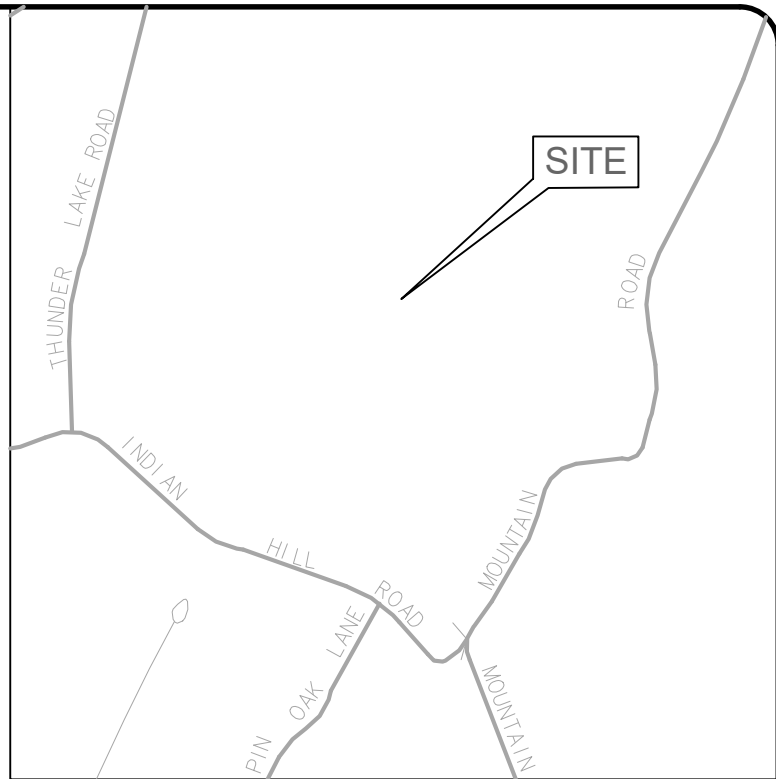


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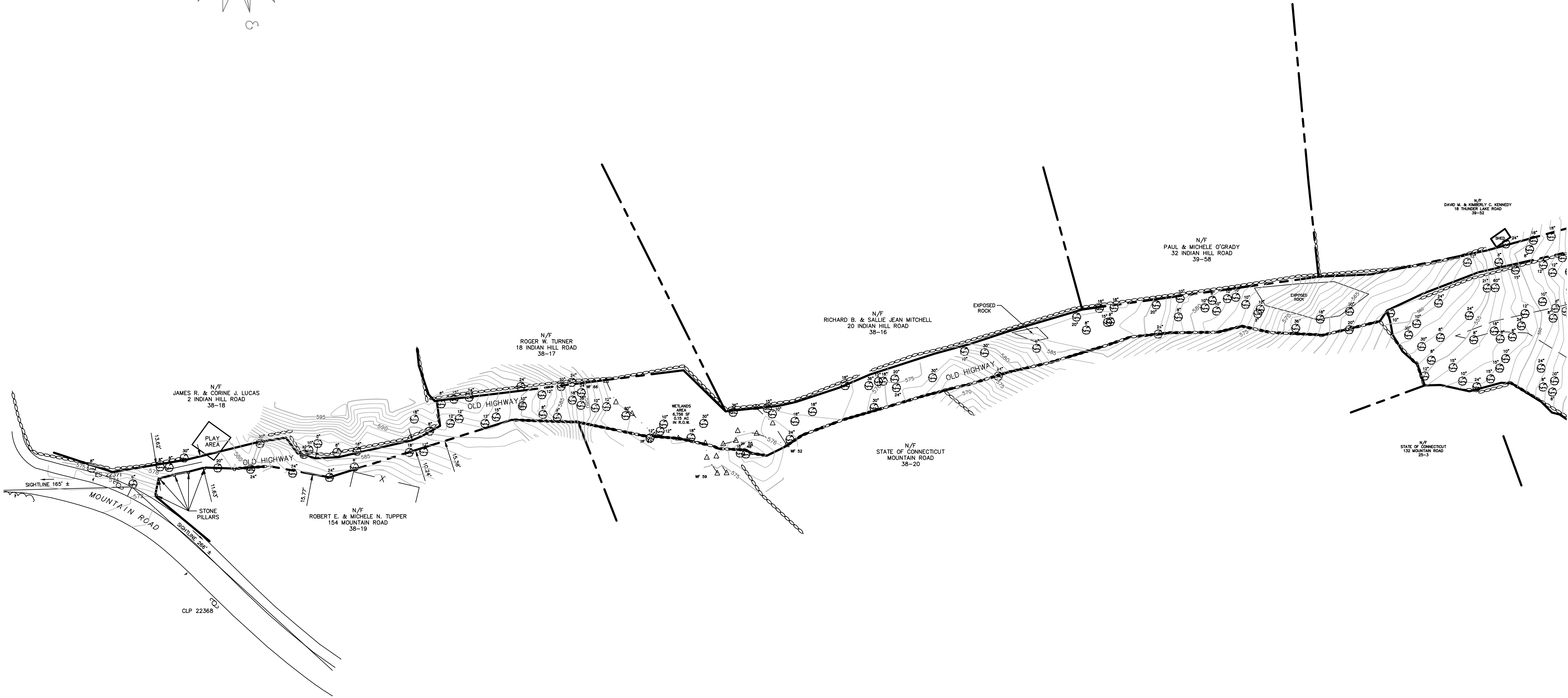
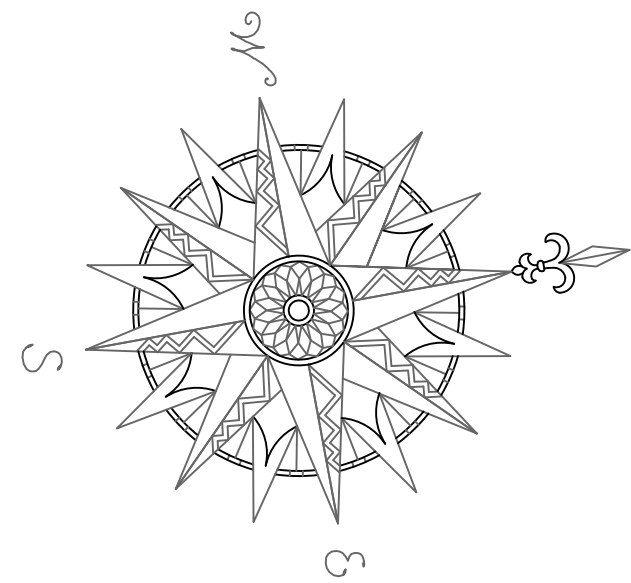
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON REF. MAP #1 BELOW.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THE PURPOSE OF THIS PLAN IS TO SHOW THE RIGHT-OF-WAY FORMERLY KNOWN AS OLD DRIFTWAY.
11. THE RIGHT-OF-WAY LINES AS DEPICTED ARE A BEST FIT RESULT OF FOUND MONUMENTATION BOTH (MANMADE AND NATURAL) AND RECORD DEEDS AND MAPS.

MAP REFERENCES:

- | | | | |
|--|---------------|---------------|--------------|
| 1. "PROPERTY SURVEY PREPARED FOR JEROME V. EDWARDS WILTON, CONNECTICUT" | SCALE:1"=40' | JULY 8, 1998 | W.L.R. #5879 |
| 2. "MAP OF SECTION ONE INDIAN HILLS WILTON, CONN." | SCALE:1"=100' | MAR. 7, 1967 | W.L.R. #2723 |
| 3. "MAP OF PROPERTY PREPARED FOR THOMAS DONAHUE AND JOHN MANNIX WILTON, CONN." | SCALE:1"=60' | FEB. 21, 1964 | W.L.R. #2322 |
| 4. "MAP OF PROPERTY PREPARED FOR ROBERT L. AND ELIZABETH S. BILLINGTON WILTON, CONNECTICUT" | SCALE:1"=30' | MAY 31, 1978 | W.L.R. #3602 |
| 5. "MAP OF PROPERTY BELONGING TO RONNHOLM CARLSON ECKELBERRY & MOORE GEORGETOWN WILTON, CONN." | SCALE:1"=100' | JAN 31, 1951 | W.L.R. #1147 |
| 6. "MAP OF PROPERTY BELONGING TO HELENA DOWNEY FROM HARRIETT HAMMILL GEORGETOWN, CT." | SCALE:1"=40' | 1913 | W.L.R. #39 |



LOCATION MAP
NTS

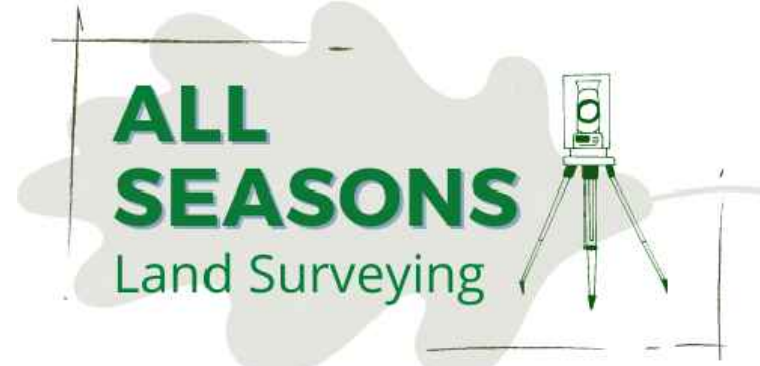


LEGEND

- | | |
|-----|-----------------------|
| --- | PROPERTY LINE |
| --- | BUILDING SETBACK LINE |
| --- | EXISTING CONTOUR |
| --- | WETLAND LINE |
| --- | EXISTING STONE WALL |
| X X | EXISTING FENCE |
| ○ | UTILITY POLE |
| ○ | IRON PIN |

TOPOGRAPHIC SURVEY
PREPARED FOR
OLD DRIFTWAY, LLC
OLD DRIFTWAY (RIGHT-OF-WAY)
WILTON, CONNECTICUT

COPYRIGHT © 2023
SCALE: 1" = 60' MARCH 30, 2023
REVISED: OCTOBER 1, 2023 - ADD TREES, SIGHTLINE
JANUARY 8, 2024 - ADD 1' CONTOURS
PROJ. NO.: 0665



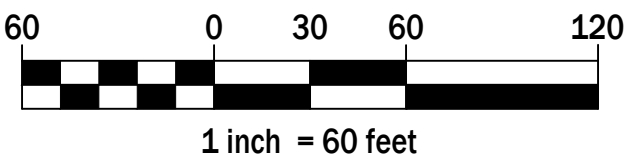
LAND SURVEYING - LAND PLANNING

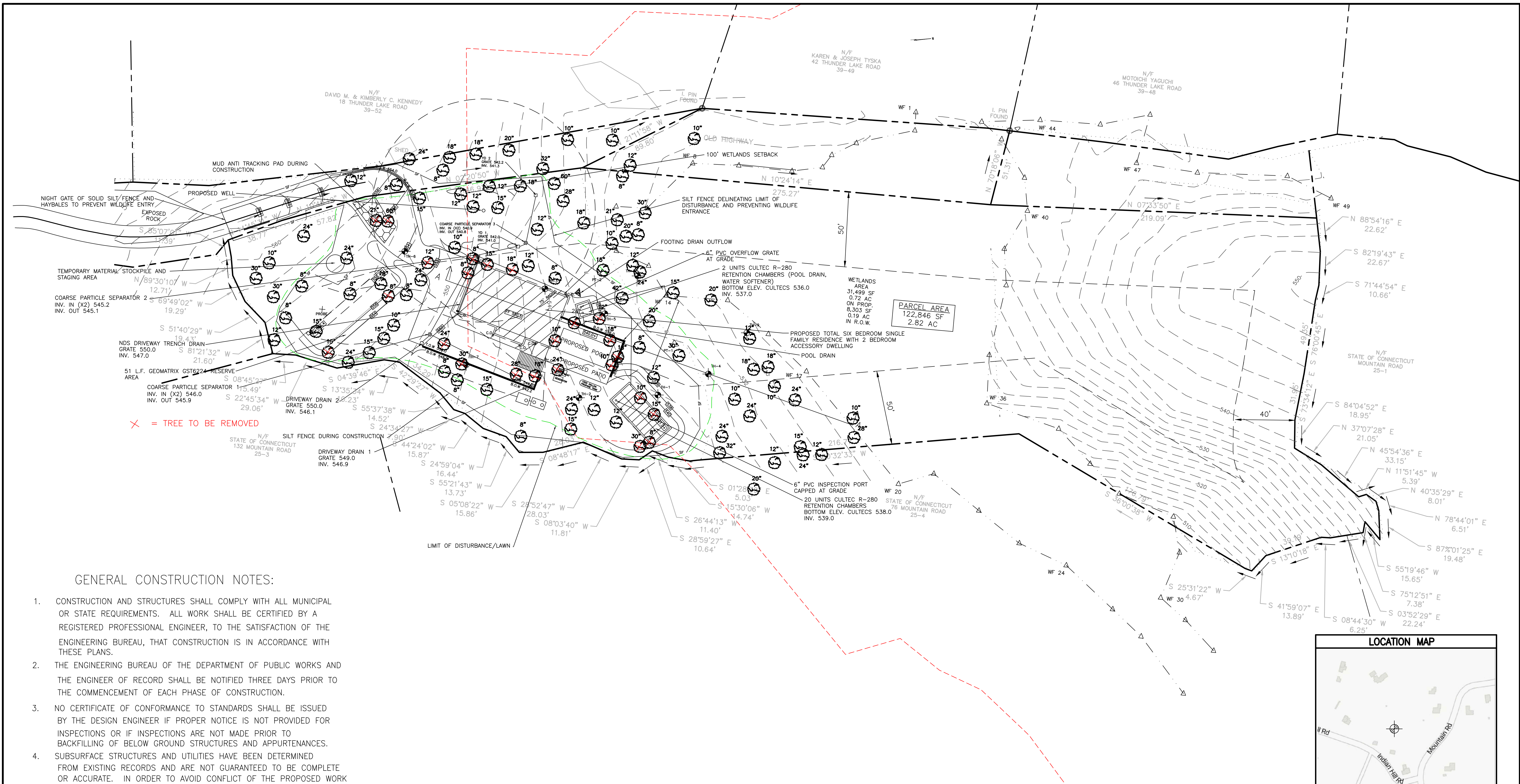
31 West Dayton Hill Road	Phone: (203) 213-1871
Wallingford, CT 06492	dan@allseasonslandsurveying.com
1 John Street	allseasonslandsurveying.com
Millerton, NY 12546	

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

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

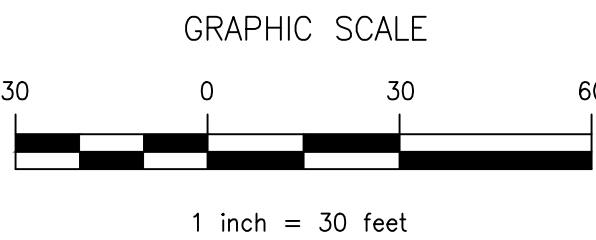
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492





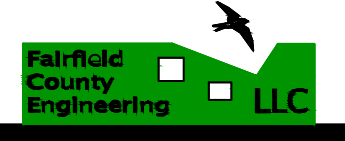
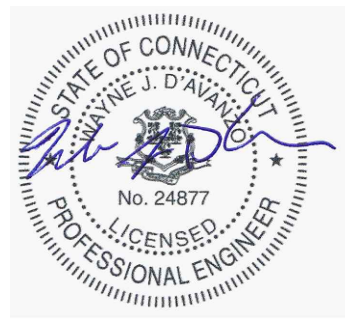
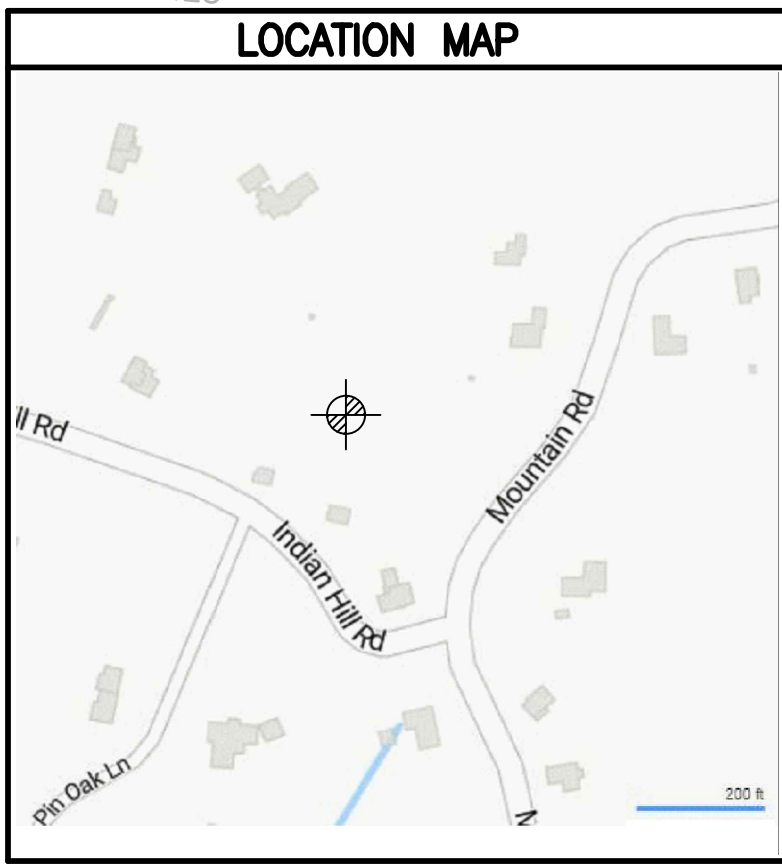
GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR OLD DRIFTWAY LLC", DATED MARCH 31, 2023.
6. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
7. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
9. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
10. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
11. TOTAL SITE AREA = 2.82 ACRES



SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

REV. 1/2/24: RETENTION RELOCATED. REV. 12/16/23: PER WETLANDS.	
OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD WILTON, CONNECTICUT	
DRAINAGE PLAN	
CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
1 OF 2 sheet	

CONSTRUCTION SEQUENCE

ANY NECESSARY ROCK REMOVAL SHALL BE BY MEANS OF CHIPPING. REMOVED MATERIAL SHALL BE REMOVED FROM SITE IMMEDIATELY AND NOT STOCKPILED. HOURS OF OPERATION SHALL BE LIMITED TO 8 AM TO 6 PM, MONDAYS THROUGH FRIDAY, SUBJECT TO ANY FURTHER REGULATION FROM THE TOWN OF WILTON.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED AS-BUILT DRAWING AND CERTIFIED LETTER SIGNED BY A PROFESSIONAL ENGINEER INDICATING THAT ALL WORK WAS COMPLETED IN ACCORDANCE WITH THE DESIGN PLANS SHALL BE SUBMITTED TO THE TOWN OF WILTON.

CROSSING TO BE CONSTRUCTED DURING DRY SEASON (AUGUST-SEPTEMBER) AND OUTSIDE OF THE AMPHIBIAN BREEDING SEASON

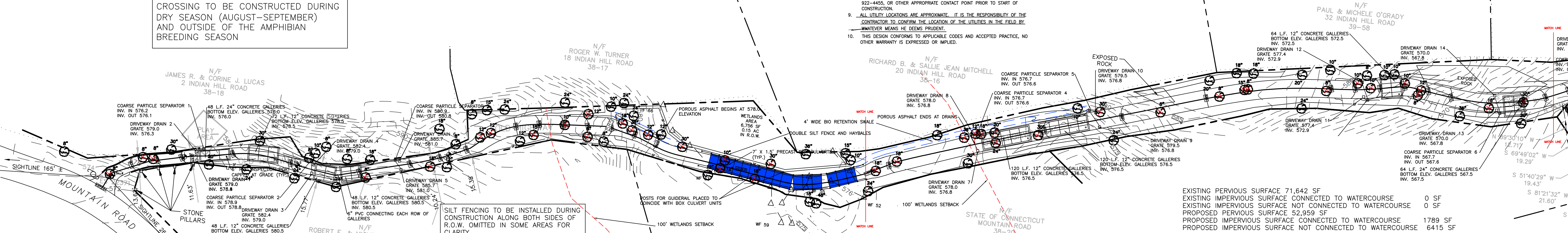
INSTALL SILT FENCING AND HAYBALES AS SHOWN ON PLAN. SECURE CROSSING WITH PLYWOOD. FILL AND STONE WILL BE BROUGHT TO THE NORTH END OF THE CROSSING. TWO EXCAVATORS WILL BE BROUGHT TO THE NORTH END. ONE WILL POSITION THE CULVERTS AS SHOWN ON THE PLAN AS IT RETURNS TO THE SOUTH END. THE EXCAVATOR ON THE NORTH WILL FILL BETWEEN CULVERTS, WORKING TO THE SOUTH, AS THE SOUTH MACHINE DOES THE SAME WORKING TO THE NORTH. THE POSTS FOR THE GUIDE RAILS WILL BE INSTALLED TO COINCIDE WITH THE SOLID PORTION OF EACH CULVERT. THE PROCESS BASE FOR THE POROUS DRIVEWAY WILL BE PLACED ACROSS THE AREA. THE POROUS PAVEMENT WILL BE PLACED.

GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
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- NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START-OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WATERWER MEANS HE DEEMS PRUDENT.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.

SEDIMENTATION AND EROSION CONTROL NOTES

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS PINK GRASSES ARE ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDING WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDING AREAS WITH MULCH HAY OR SALT HAY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
- SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
- THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, REPORTING ALL CHANGES ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND PROVIDING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LANDS TRANSFERRED TO A NEW OWNER.

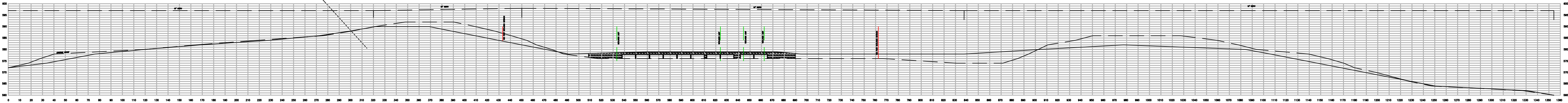


EXISTING PERVIOUS SURFACE 71,642 SF	0 SF
EXISTING IMPERVIOUS SURFACE CONNECTED TO WATERCOURSE	0 SF
EXISTING IMPERVIOUS SURFACE NOT CONNECTED TO WATERCOURSE	0 SF
PROPOSED PERVIOUS SURFACE 52,959 SF	
PROPOSED IMPERVIOUS SURFACE CONNECTED TO WATERCOURSE	1789 SF
PROPOSED IMPERVIOUS SURFACE NOT CONNECTED TO WATERCOURSE	6415 SF

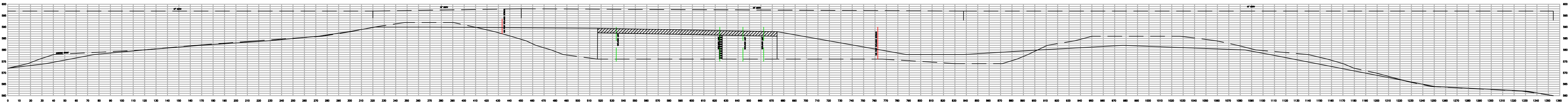
GRAPHIC SCALE



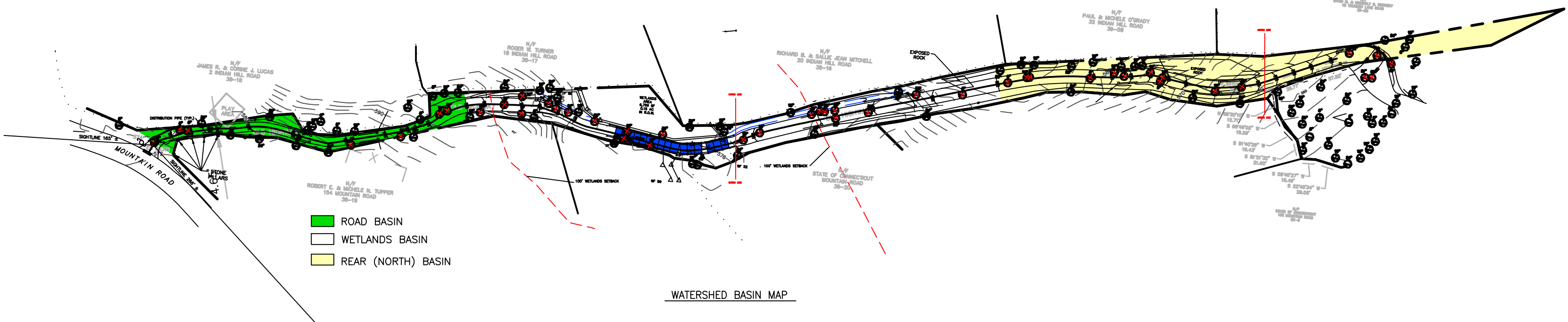
1 inch = 40 feet



DRIVEWAY PROFILE
SCALE- H: 1"=50'
V: 1"=25'

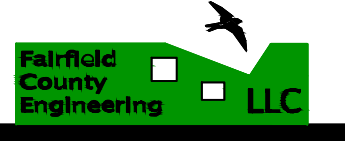
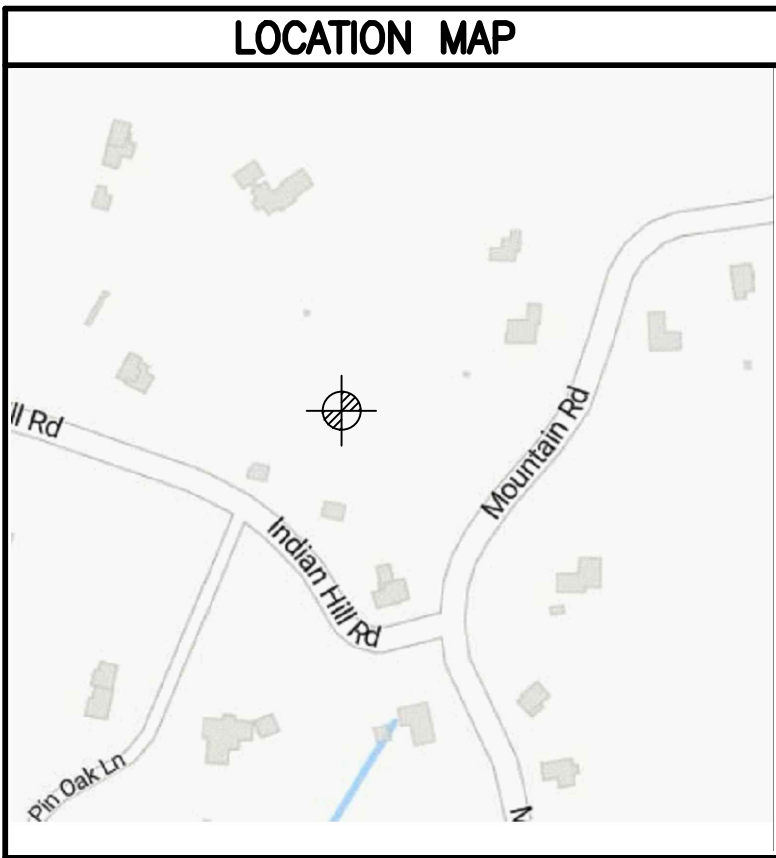


DRIVEWAY PROFILE (ALTERNATE - BRIDGE)
SCALE- H: 1"=50'
V: 1"=25'



WATERSHED BASIN MAP

LOCATION MAP



REV. 1/8/24: 1" TOPOGRAPHY ADDED.
REV. 12/13/23: PER ENGINEERING COMMENTS.
REV. 11/10/23: PER ENGINEERING COMMENTS.

OLD DRIFTWAY LLC

0 MOUNTAIN ROAD WILTON, CONNECTICUT

RIGHT OF WAY PLAN

CIVIL ENGINEERS

2168
project

FAIRFIELD COUNTY ENGINEERING L.L.C.

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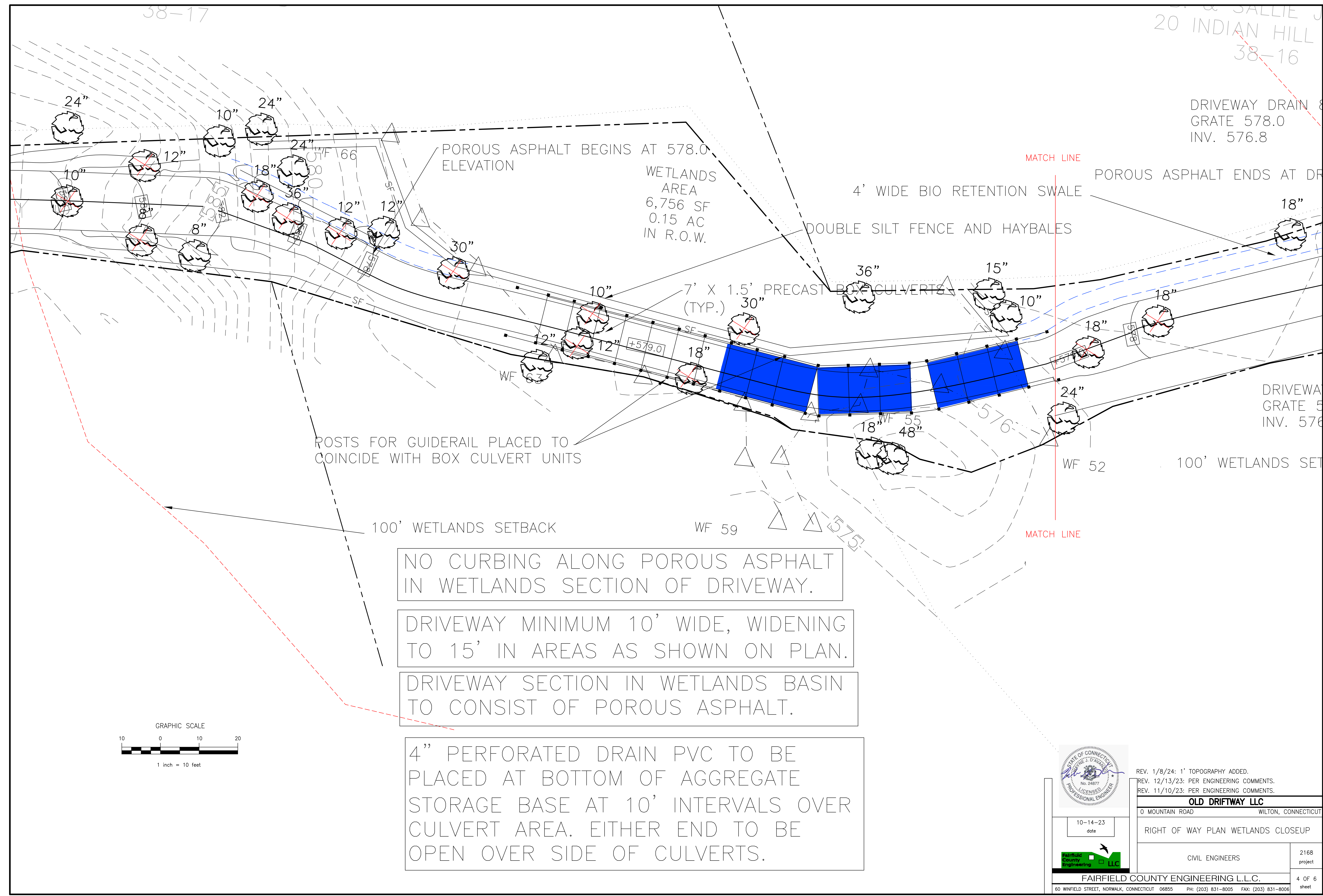
1 OF 6
sheet

2168_240108ROW

38-17

20 INDIAN HILL
38-16

DRIVEWAY DRAIN 8
GRATE 578.0
INV. 576.8



POROUS ASPHALT BEGINS AT 578.0
ELEVATION

WETLANDS
AREA
6,756 SF
0.15 AC
IN R.O.W.

4' WIDE BIO RETENTION SWALE

DOUBLE SILT FENCE AND HAYBALES

POROUS ASPHALT ENDS AT DR

7' X 1.5' PRECAST BOX CULVERTS
(TYP.)

ROSTERS FOR GUIDERAIL PLACED TO
COINCIDE WITH BOX CULVERT UNITS

100' WETLANDS SETBACK

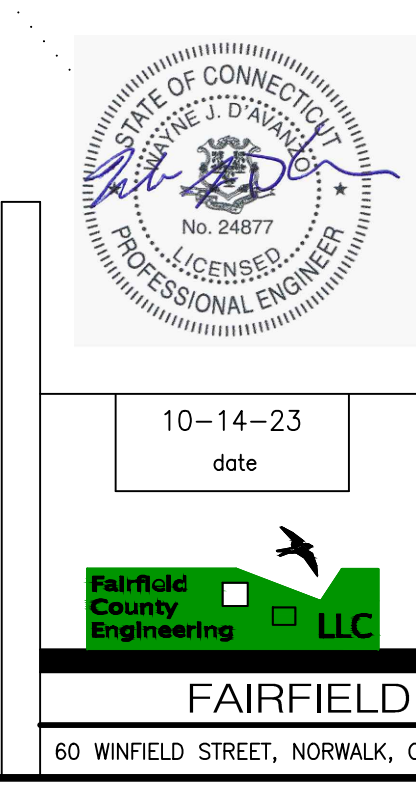
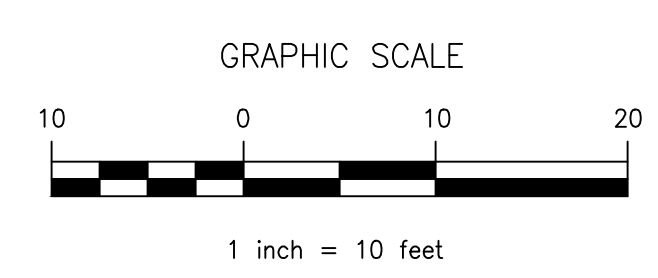
100' WETLANDS SET

NO CURBING ALONG POROUS ASPHALT
IN WETLANDS SECTION OF DRIVEWAY.

DRIVEWAY MINIMUM 10' WIDE, WIDENING
TO 15' IN AREAS AS SHOWN ON PLAN.

DRIVEWAY SECTION IN WETLANDS BASIN
TO CONSIST OF POROUS ASPHALT.

4" PERFORATED DRAIN PVC TO BE
PLACED AT BOTTOM OF AGGREGATE
STORAGE BASE AT 10' INTERVALS OVER
CULVERT AREA. EITHER END TO BE
OPEN OVER SIDE OF CULVERTS.



REV. 1/8/24: 1' TOPOGRAPHY ADDED. REV. 12/13/23: PER ENGINEERING COMMENTS. REV. 11/10/23: PER ENGINEERING COMMENTS.	
OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD WILTON, CONNECTICUT	
RIGHT OF WAY PLAN WETLANDS CLOSEUP	
CIVIL ENGINEERS	2168 project
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4 OF 6 sheet	

