

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER



October 21, 2023

To: Michael Conklin, Director of Environmental Affairs

From: Aleksandra Moch, Environmental Consultant

Re: 0 Mountain Road – access

I am forwarding the copy of the deeds demonstrating, the access to the lot is not owned by the Town of Wilton, but it is a right-of-way the lot had been granted access through. The access is described as running from Danbury Road to Mountain Road (Book 65 page 341). As stated in this deed, the access was improved with a road installed prior to the wetland regulations (year 1951). The road is shown crossing the wetland currently recognized as a vernal pool and the wetland/watercourse corridor (aka swamp) bisecting the site. The granted access is 12-feet wide. Referenced in this deed map (#1147) shows the access. Schedule A of the most recent deed refers to the granted access (Book 65, page 341) and the map describing it (#1147).

The owner met with the Town Attorney to discuss the deeds. They both agreed, the access is a right-of-way which does not belong the Town of Wilton.

The copies of the referenced deeds and the map are attached.

Regards,



Environmental Consultant



SCHEDULE A

The premises situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly shown and delineated on a certain map entitled "Map Of Property belonging To Ronnhohn – Carlson Eckelberry & Moore Georgetown – Wilton, Conn. Scale: 1" = 100' Jan. 31, 1951" which map is on file in the Wilton Town Clerk's Office bearing File No. 1147. Said premises are more particularly bounded and described as follows:

NORTHERLY: by land now or formerly of the State of Connecticut;
EASTERLY: by land now or formerly of the State of Connecticut;
SOUTHERLY: by land now or formerly of the State of Connecticut;
WESTERLY: by land now or formerly of George Jennings and a lane or driftway as
Shown on said map.

Being the same premises conveyed by two certain warranty deeds recorded in Volume 46 at Page 258 and Volume 65 at Page 19 of the Wilton Land Records.

Also shown as a parcel '2.820 ACRES' on Map entitled "PROPERTY SURVEY PREPARED FOR JEROME V. EDWARDS WILTON, CONNECTICUT SCALE 1" = 40' July 8, 1998" filed in the Wilton Town Clerk's Office on September 30, 2016 as map #5879.

TOGETHER WITH a right of way over land conveyed in a Warranty Deed recorded in Volume 65 Page 341, on the common driveway, as constructed, to the highway Mountain Road.

TOGETHER WITH any rights which exist to the old highway identified as Old Driftway, and across it to Mountain Road.

Said premises contain 3.08 acres, more or less.

Said premises are conveyed subject to the following:

1. Limitations of use imposed by governmental authority.
2. Taxes hereafter becoming due and payable with the Grantee herein assumes and agrees to pay as part of the consideration.
3. Notes, facts and conditions as shown on Maps #5879, #2723 and #1147 of the Wilton Land Records.
4. Restrictive covenants, easements, and agreements, if any, which map appear of record.
5. Rights, if any, of others in and to the lane as shown on said map.

Received for Record at Wilton, CT
On 06/22/2021 At 2:49:00 pm

Dani A. Sabank



Doc ID: 002983360003 Type: LAN

BK 2534 Pg 1045-1047

Return to:
James Kelly, Esq.
8 Titus Road
Washington Depot, CT 06794

ADMINISTRATOR'S DEED

Paul T. Edwards, Sr. of New Britain, Connecticut and Eugene T. Edwards, Jr. of Stamford, Connecticut, duly qualified and authorized co-administrators of the Estate of Jerome Edwards a/k/a Jerome Vincent Edwards late of Somers, Connecticut for consideration paid, grant to Old Driftway, LLC a Connecticut limited liability company with ADMINISTRATOR'S COVENANTS a certain piece or parcel of land known as Mountain Road located in the Town of Wilton and State of Connecticut and more particularly described on Schedule A which is attached hereto and made a part hereof.

Signed this 17th day of June, 2021.

Witnessed by:

Dense Goldstein
Dense Goldstein

Lizette Serrano
Lizette Serrano

Dense Goldstein
Dense Goldstein

Lizette Serrano
Lizette Serrano

Estate of Jerome Edwards a/k/a
Jerome Vincent Edwards

By *Paul T. Edwards, Sr.*
Paul T. Edwards, Sr.,
Co-Administrator

Estate of Jerome Edwards a/k/a
Jerome Vincent Edwards

By *Eugene T. Edwards, Jr.*
Eugene T. Edwards, Jr.
Co-Administrator

CONVEYANCE TAX RECEIVED
TOWN: \$187.50 STATE: \$562.50

Lauri A. Sobolek
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT)

ss: Danbury

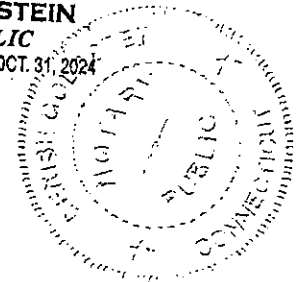
COUNTY OF FAIRFIELD)

On this 17th day of June, 2021, before me, Denise Goldstein, the undersigned, personally appeared Paul T. Edwards, Sr., known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for purposes therein contained.

In witness whereof I hereunto set my hand.


Notary Public

DENISE GOLDSTEIN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2024



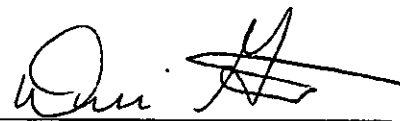
STATE OF CONNECTICUT)

ss: Danbury

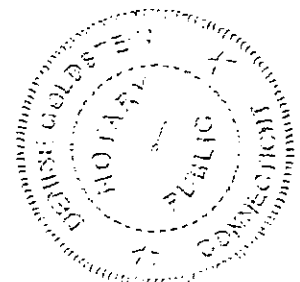
COUNTY OF FAIRFIELD)

On this 17th day of June, 2021, before me, Denise Goldstein, the undersigned, personally appeared Eugene T. Edwards, Jr., known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for purposes therein contained.

In witness whereof I hereunto set my hand.


Notary Public

DENISE GOLDSTEIN
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2024



Latest Address of Grantee:
P.O. Box 712
Wilton, Ct. 06897

WARRANTEE VOL. 65

341

To all People to whom these Presents shall come, — Greeting: .

Know Ye, That I, ALBIN O. PETERSON, of the Town of Wilton, County of Fairfield and State of Connecticut,

for the consideration of One Dollar and other valuable considerations, received to my full satisfaction of VICTOR I. CARLSON and EUNICE B. CARLSON, of said Wilton,

do give, grant, bargain, sell and confirm unto the said VICTOR I. CARLSON and EUNICE B. CARLSON, and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain parcel of land, together with the buildings thereon, situated in said Wilton, containing one (1) acre, or more, and bounded:

Northerly: by land of Joseph Lambert, in part, and in part by land of The Southern New England Telephone Company,

Easterly: by land of The Southern New England Telephone Company in part and in part by the Danbury Road,

Southerly: by other land of the Grantor on a line marked by iron pipes, and

Westerly: by a stone fence and other land of the Grantor.

Said premises are conveyed together with a right of way over said other land of the Grantor on the common driveway, as now constructed, to the highway Mountain Road.

Said premises are conveyed subject to the reservation to the Grantor, his heirs and assigns, of a right of way over said common driveway, as now constructed, over the parcel herein described to and from the Danbury Road; the reservation to the Grantor, his heirs and assigns, of a right of way over a twelve (12) foot strip on the westerly side of the parcel herein described over an old wagon road, as it now exists, from land of the Grantor southerly of the parcel herein described to said other land of the Grantor westerly of the parcel herein described; the reservation to the Grantor, his heirs and assigns, of the right to maintain a water pipe line, as presently located, across the parcel herein described and the right to enter upon said parcel for the purpose of repairing or replacing the pipe; Planning, Zoning and Building Rules and Regulations of the Town of Wilton and Town of Wilton taxes on the list of October 1, 1954, which the Grantees by the acceptance of this deed assume and agree to pay.

To have and to hold the above granted and bargained premises, with the ~~parcels and~~ appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's

heirs and assigns forever, to them and their own proper use and behoof. And also, I, the said grantor, do for myself, my heirs, executors, and administrators, covenant with the said grantees and with the survivor of them, and with such survivor's

heirs and assigns, that at, and until the ensembling of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Further, I, the said Grantor do by these presents bind myself and my heirs forever, to WARRANT and DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of February 1955, in the year of our Lord nineteen hundred and fifty-five.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
Ruth A. Bassett

Albin O. Peterson [L.S.]

Catherine A. Murphy [L.S.]

STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD,

ss. Wilton,

February 11th, A.D. 1955.

Personally appeared ALBIN O. PETERSON,

Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

Catherine A. Murphy

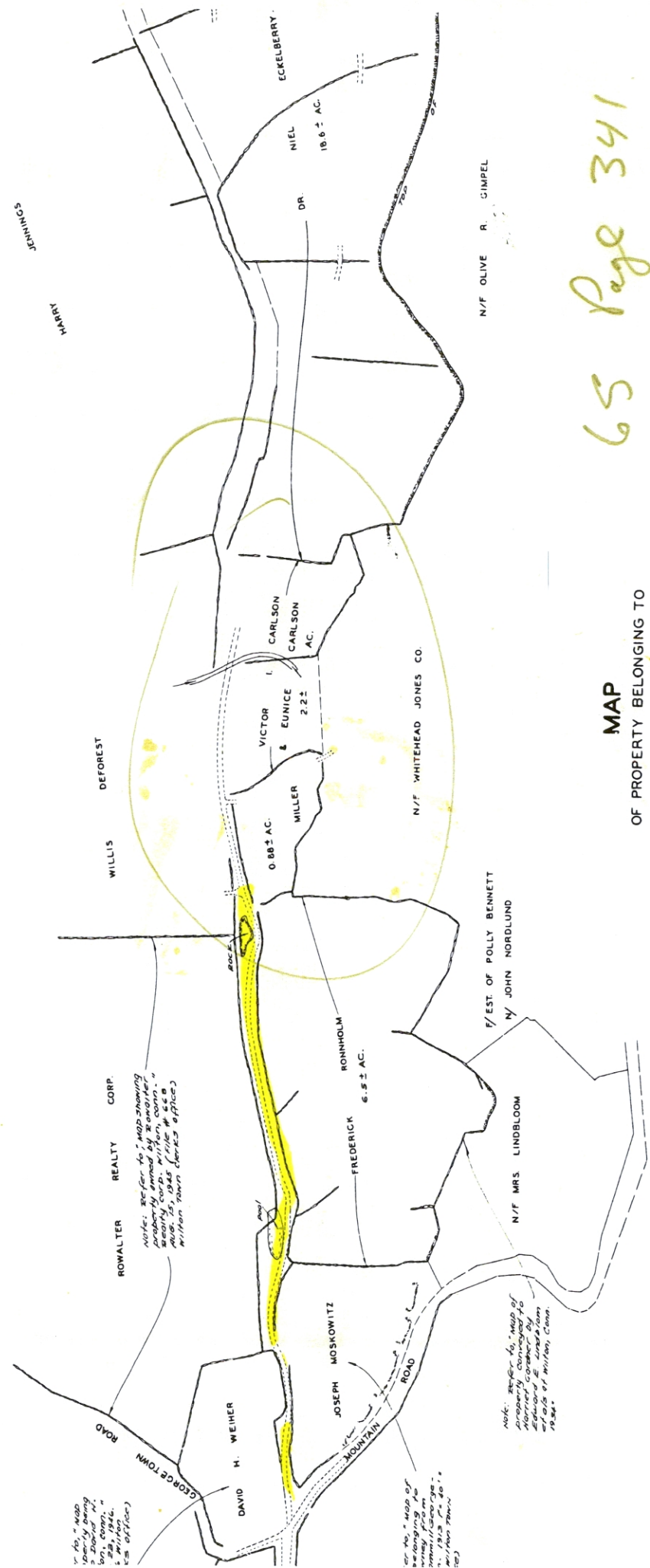
~~Notary Public~~
Notary Public.

Received for Record February 14, 1955, at 12 h. 31 m. P.M. and recorded by me, and I hereby certify that United States Internal Revenue Stamps to the amount of \$11.00 were affixed to the foregoing instrument and duly cancelled.

Edith R. Gregory Town Clerk.

Berchout Moses.
203- 227 345.
Late Geldman

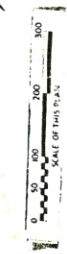
1147B

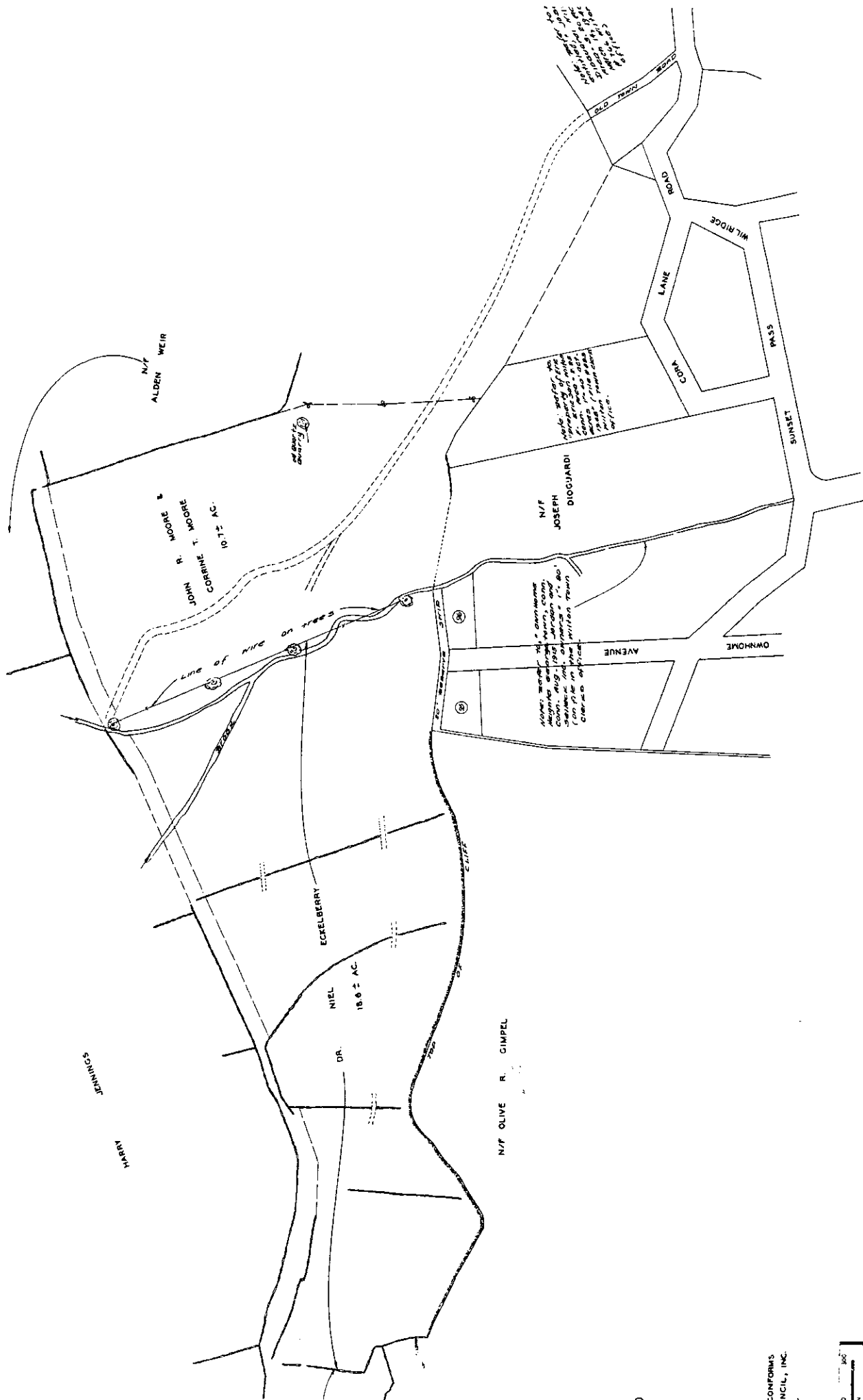


65 Page 341

MAP
OF PROPERTY BELONGING TO
RONNHOLM ~ CARLSON
ECKELBERRY & MOORE
GEORGETOWN ~ WILTON, CONN.
SCALE: 1" = 100' JAN 31, 1951
BY LEO LEONARD, JR. CIVIL ENGINEER &
SURVEYOR NORMAL, CONN.

NOTE: THE DEGREE OF ACCURACY OF THIS MAP CONFORMS
TO CLASS A-3 OF THE CONN. TECH. COUNCIL, INC.
CERTIFIED SUBSTANTIALLY CORRECT
Leo Leonard





DRAINAGE REPORT
PREPARED FOR
EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

0 MOUNTAIN ROAD RIGHT OF WAY

FCE #2168



WILTON, CONNECTICUT

October 14, 2023

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

**60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005
FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com**



NARRATIVE:

The subject of this report is the 1.644 acre accessway to the parcel located at 0 Mountain Road in Wilton. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is an accessway to the rear lot located at the northwest side of Mountain Road, approximately 200 feet from its intersection with Indian Hill Road. The accessway is currently vacant. The land slopes moderately to steeply generally down from the rear to the road, with dips along the way.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky, which has a Hydrologic classification of 'B'.

The proposed driveway contains three local watershed basins; one that drains to the road, one that drains to the vernal pool/wetlands in the central section, and one that drains to the rear (north)

The existing runoff from a 25-Year rainfall event in the road basin is 0.43 c.f.s.
The existing runoff from a 25-Year rainfall event in the wetlands basin is 2.80 c.f.s.
The existing runoff from a 25-Year rainfall event in the north basin is 1.26 c.f.s.

PROPOSED CONDITIONS:

The proposal for this site is to construct a driveway to serve the proposed single family residence.

The proposed runoff (un-mitigated) from a 25-Year rainfall in the road basin event is 0.85 c.f.s.

The proposed runoff (un-mitigated) from a 25-Year rainfall in the wetlands basin event is 3.69 c.f.s.

The proposed runoff (un-mitigated) from a 25-Year rainfall in the north basin event is 1.94 c.f.s.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 25-year storm event, which has a 4% chance of occurring in any given 12 month period.

Existing Conditions (Road Basin):

Woods	6,862 s.f.	CN 61
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Total -	6,862 s.f.
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Weighted CN - **61**

Proposed Conditions (Road Basin):

Driveway	4,017 s.f.	CN 98
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Woods	2,845 s.f.	CN 61
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Total -	6,862 s.f.
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Weighted CN - **83**

Water Quality Volume

$$I = (58.5 \times 0.009) + 0.05 = 0.5765$$

$$WQV = (0.5765 (0.158 \text{ acres})/12) = 0.007590 \text{ ac-ft} = 330.6 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 330.6 \times 0.25 = 82.7 \text{ ft}^3.$$

Existing Conditions (Wetlands Basin):

Woods	44,736 s.f.	CN 61
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Total -	44,736 s.f.
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Weighted CN - **61**

Proposed Conditions (Wetlands Basin):

Driveway	8,204 s.f.	CN 98
Woods	36,532 s.f.	CN 61
Total -	44,736 s.f.	

Weighted CN - **68**

Water Quality Volume

$$I = (18.3 \times 0.009) + 0.05 = 0.2147$$

$$WQV = (0.2147 (1.027 \text{ acres})/12) = 0.0183747 \text{ ac-ft} = 800.4 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 800.4 \times 0.25 = 200.1 \text{ ft}^3.$$

Existing Conditions (North Basin):

Woods	20,044 s.f.	CN 61
Total -	20,044 s.f.	

Weighted CN - **61**

Proposed Conditions (North Basin):

Driveway	6,462 s.f.	CN 98
Woods	13,582 s.f.	CN 61
Total -	20,044 s.f.	

Weighted CN - **73**

Water Quality Volume

$$I = (32.2 \times 0.009) + 0.05 = 0.3398$$

$$WQV = (0.3398 (0.460 \text{ acres})/12) = 0.01302566 \text{ ac-ft} = 567.4 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 567.4 \times 0.25 = 141.8 \text{ ft}^3.$$

SUMMARY (ROAD BASIN)

Existing Runoff (25 Year): 0.43 c.f.s.

Proposed Runoff (25 Year): 0.85 c.f.s.

Proposed Impervious Run-off
Retained (25 Year): 0.60 c.f.s

Proposed Run-off from Areas
Bypassing Retention plus overflow (25 Year): 0.33 c.f.s.

SUMMARY (WETLANDS BASIN)

Existing Runoff (25 Year): 2.80 c.f.s.

Proposed Runoff (25 Year): 3.69 c.f.s.

Proposed Impervious Run-off
Retained (25 Year): 1.23 c.f.s

Proposed Run-off from Areas
Bypassing Retention plus overflow (25 Year): 2.29 c.f.s.

SUMMARY (NORTH BASIN)

Existing Runoff (25 Year): 1.26 c.f.s.

Proposed Runoff (25 Year): 1.94 c.f.s.

Proposed Impervious Run-off
Retained (25 Year): 0.96 c.f.s

Proposed Run-off from Areas 1.06 c.f.s.

CONCLUSIONS:

The increased runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from the driveway will be routed to the aggregate under the porous asphalt that comprises the driveway.

The runoff will be routed to the aggregate two ways. One is directly via percolation through the porous asphalt. Secondly, any other surface water will be collected by a system of catchbasins. Under grade, the runoff will be routed through perforated distribution pipes from the drains into the aggregate.

The aggregate is to be 12" thick in the road basin, and 15" thick in the wetlands basin and north basin.

The model conservatively calculates a 9 foot width of the driveway for retention capacity, although its entire width will have aggregate under it. The driveway is a minimum of 10 feet wide, widening to 15 feet in areas.

The system in the road basin will decrease the net peak runoff during a 25 Year storm in the road basin from its current peak of 0.43 c.f.s. to 0.33 c.f.s.

The proposed retention system in the road basin provides 1,368 ft³ of storage, which will accommodate the runoff from a 25 Year rainfall event routed to the system, meets the Water Quality Volume and provides groundwater recharge.

The system in the watershed basin will decrease the net peak runoff during a 25 Year storm in the road basin from its current peak of 2.80 c.f.s. to 2.29 c.f.s.

The proposed retention system in the wetlands basin provides 2,687 ft³ of storage, which will accommodate the runoff from a 25 Year rainfall event routed to the system, meets the Water Quality Volume and provides groundwater recharge.

The system in the north basin will decrease the net peak runoff during a 25 Year storm in the road basin from its current peak of 1.26 c.f.s. to 1.06 c.f.s.

The proposed retention system in the north basin provides 1,926 ft³ of storage, which will accommodate the runoff from a 25 Year rainfall event routed to the system, meets the Water Quality Volume and provides groundwater recharge.

The proposed improvements will have no adverse impact on the road or surrounding properties.

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 ASSIST IN BUILDING THE SIDE STONE CURB, AND FILL BETWEEN CULVERTS, WORKING TO THE SOUTH, AS THE SOUTH MACHINE DOES THE SAME WORKING TO THE NORTH. THE CURB ON EITHER SIDE WILL EXTEND A FOOT ABOVE THE TOPS OF THE CULVERTS. THE PROCESS BASE FOR THE PERMEABLE DRIVEWAY WILL BE PLACED ACROSS THE AREA. THE PERMEABLE PAVEMENT WILL BE PLACED.

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.

JAMES R. & CORINE J. LUCAS
2 INDIAN HILL ROAD
38-18

ROBERT E. & N/F MICHELE N. T...

SILT FENCING TO BE INSTALLED DURING CONSTRUCTION ALONG BOTH SIDES OF R.O.W. OMITTED IN SOME AREAS FOR CLARITY.

MUD ANTI TRACKING PAD TO BE
INSTALLED AT ENTRY OF R.O.W. DURING
CONSTRUCTION. OMITTED FOR CLARITY.

STORAGE COURSE OF PERMEABLE ASPHALT BED TO BE MINIMUM 2 FEET THICK.

DRIVEWAY DRAINS TO HAVE NO SUMPS.
CHECK VALVES TO BE INSTALLED
DOWNFLOW FROM COARSE PARTICLE
SEPARATORS.

NO CURBING IN DRIVEWAY AREA
BETWEEN DRIVEWAY DRAINS.

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

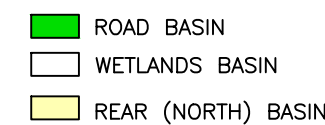
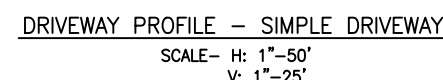
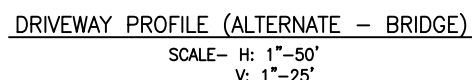
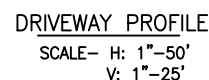
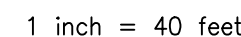
ASPHALT. ALL CATCHBASINS TO HAVE
6" PERFORATED PVC DISTRIBUTION
PIPES PLACED AT BOTTOM ELEVATION
OF AGGREGATE, EXTENDING MINIMUM
20' DOWNGRADE ON DRIVEWAY.

AGGREGATE UNDER POROUS ASPHALT
TO BE A MINIMUM OF 12" THICK, WITH
THE BOTTOM ELEVATION BEING A
MINIMUM OF .2' ABOVE ANY LEDGE. ALL
LEDGE AND ROCK TO THOSE LEVELS
TO BE REMOVED AS NECESSARY.

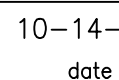
BOX CULVERTS DESIGNED FOR HL 93
LOADING.

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 DEPARTMENT 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 BEGINNING OF CONSTRUCTION OF ANY PROJECT.
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. EXISTING UTILITIES AND STRUCTURES HAVE BEEN IDENTIFIED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK WITH UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL BE RESPONSIBLE FOR REVISIONS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "TOPOGRAPHIC SURVEY PREPARED FOR THE CITY OF CHICAGO" DATED 11/11/2010.
6. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL. NOT FOR CONSTRUCTION.
7. NO SCALE SHALL HAVE A SLOPE OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-425-4445, 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. UNWARRANTED MISTAKES ARE DEEMED PUNISHABLE.
10. THE DESIGN CONTAINS NO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSLY IMPLIED.

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE AFTER THE COMPLETION OF CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE FINISHED GRASS AND SEEDS WITH AN APPROVED SEED MIXTURE. COVER MUST MEET OR EXCEED THAT WHICH WOULD OCCUR IN NATURAL SETBACK.
3. EROSION CONTROL MEASURES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STEADY EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT BARRIERS FORMED FROM FILL BARRIERS SHALL BE PLACED IN FULL AREA OF SPREAD WHERE THERE IS A RISK OF EROSION OR SEDIMENT ESCAPE. SEDIMENT BARRIERS FORMED FROM FILTERING BARRIERS IS REMOVED SHALL BE FINISHED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR THE FOLLOWING: THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN ENGINEER PRIOR TO THE START OF THE PLAN. NOTWITHSTANDING THE PLANNING AND ZONING CODE (AND/OR THE CONSERVATION COMMISSION) OF ANY TOWN, THE TITLE TO THE LANDS TRANSFERRED TO A NEW OWNER.



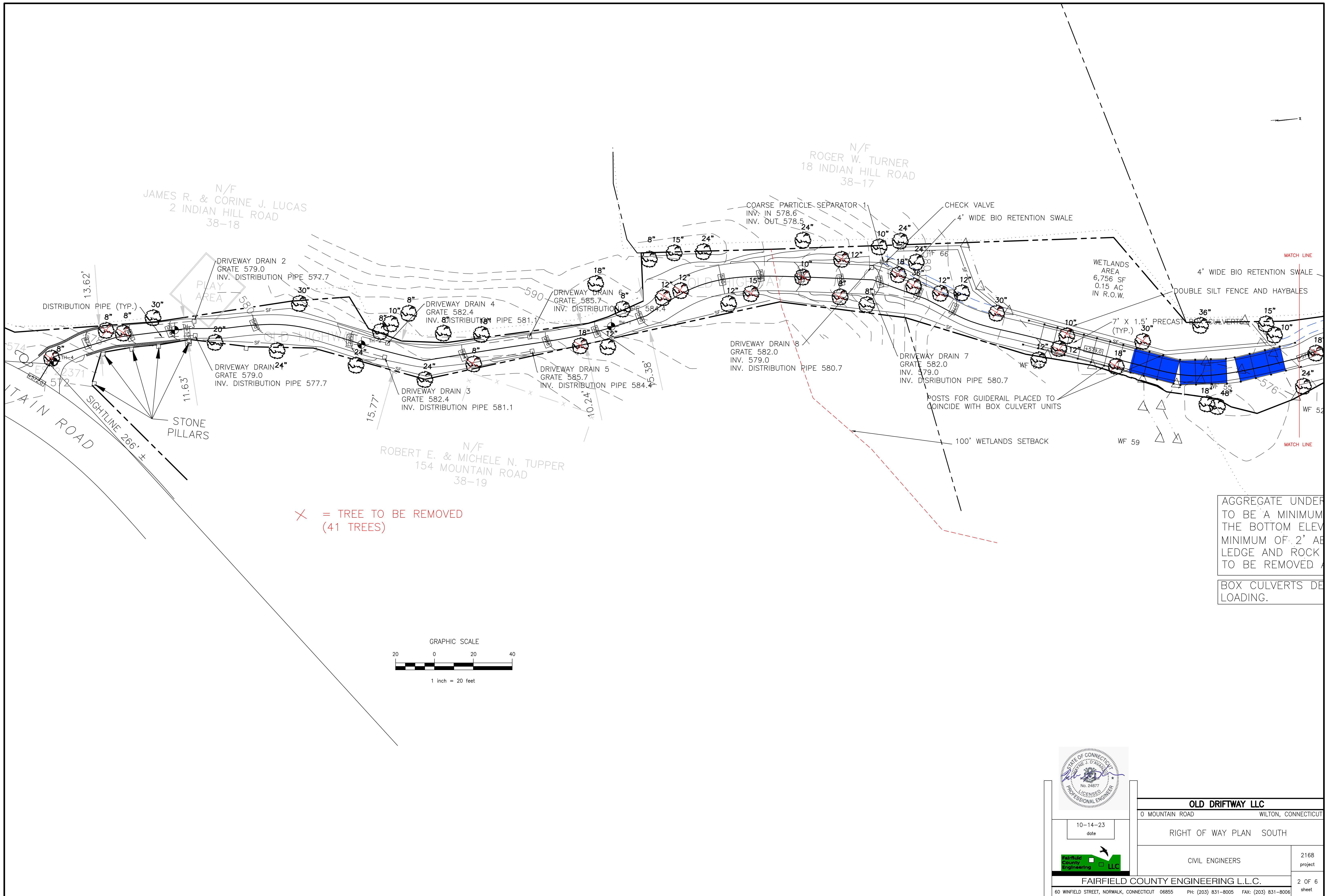
WATERSHED BASIN MAP


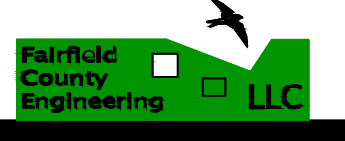


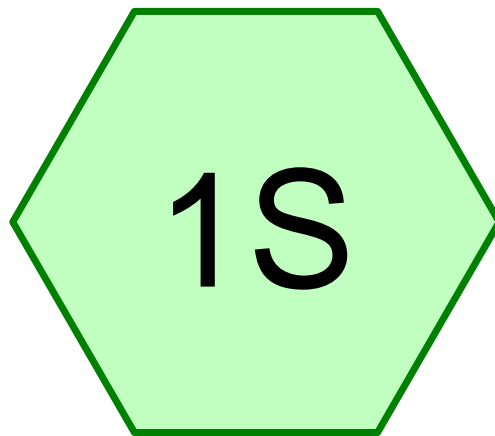
FAIRFIELD COUNTY ENGINEERING L.L.C.

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

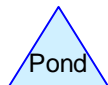
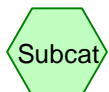
OLD DRIFTWAY LLC		
0 MOUNTAIN ROAD	WILTON, CONNECTICUT	
RIGHT OF WAY PLAN		
CIVIL ENGINEERS		2168 project
COUNTY ENGINEERING L.L.C.		1 OF 6 sheet
PROJECT/UT 06855	PH: (203) 831-8005	FAX: (203) 831-8006



 	10-14-23 date		OLD DRIFTWAY LLC	
			0 MOUNTAIN ROAD WILTON, CONNECTICUT	
			RIGHT OF WAY PLAN SOUTH	
			CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.				2 OF 6 sheet
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006				



Existing Conditions



Routing Diagram for 2168ROWExisting

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Summary for Subcatchment 1S: Existing Conditions

Runoff = 0.43 cfs @ 12.08 hrs, Volume= 0.031 af, Depth> 2.34"

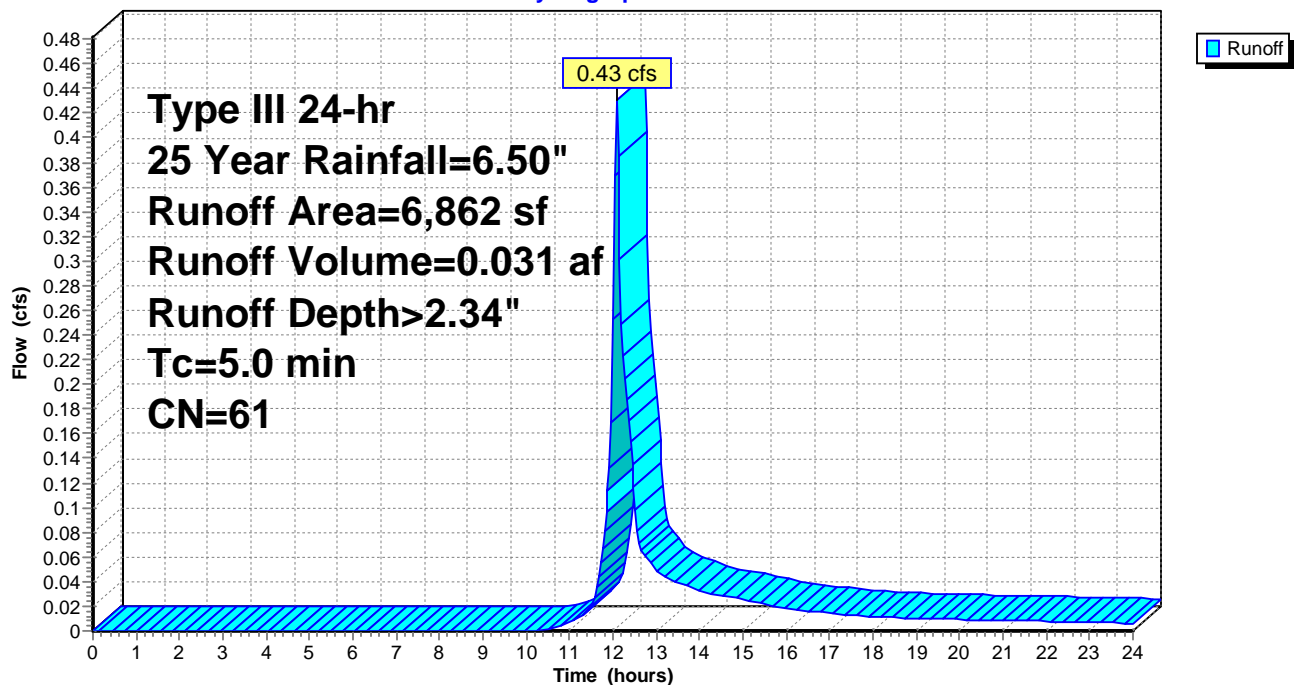
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

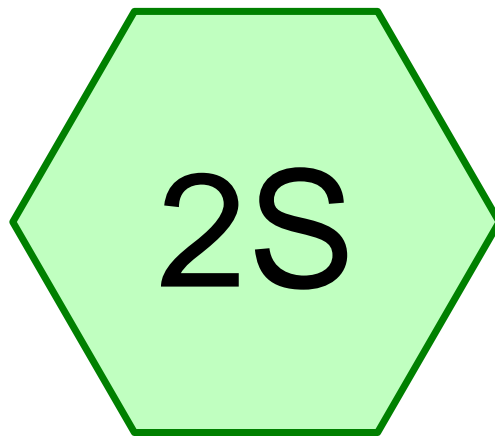
Area (sf)	CN	Description
* 6,862	61	Woods, Fair, HSG B
6,862		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

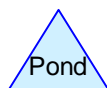
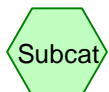
Subcatchment 1S: Existing Conditions

Hydrograph





Proposed Conditions



Routing Diagram for 2168ROWProposed

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Summary for Subcatchment 2S: Proposed Conditions

Runoff = 0.85 cfs @ 12.08 hrs, Volume= 0.060 af, Depth> 4.55"

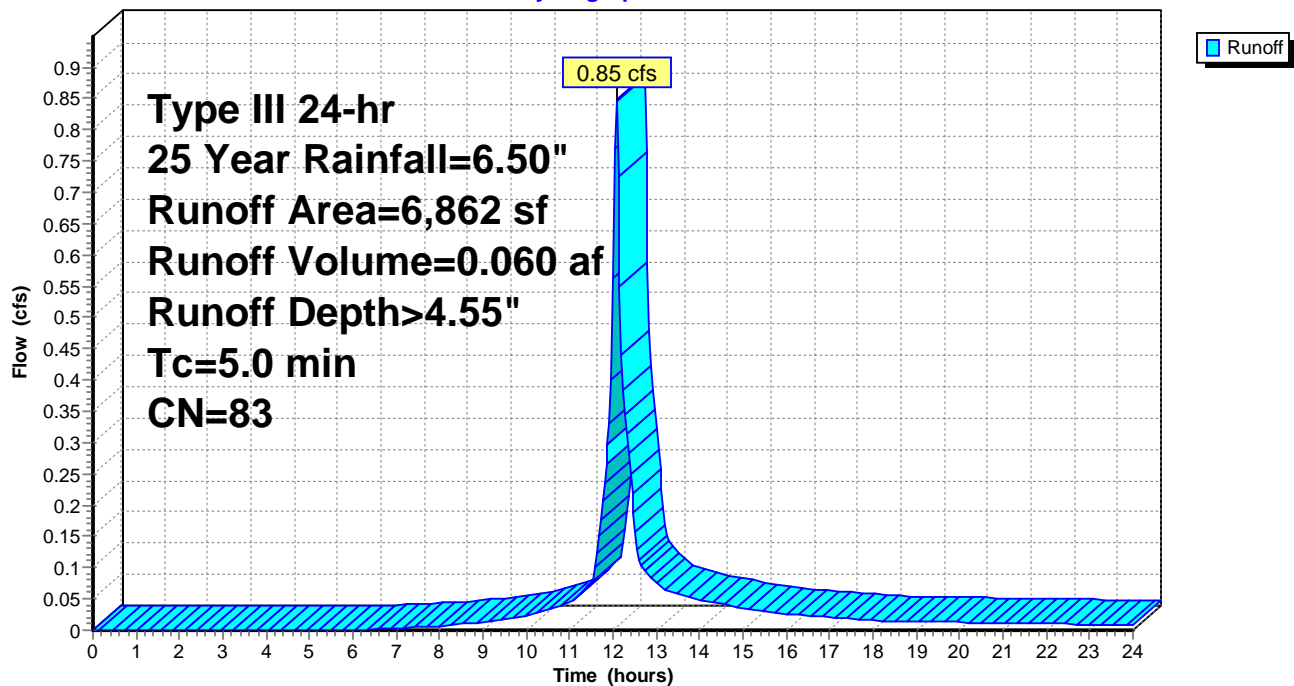
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

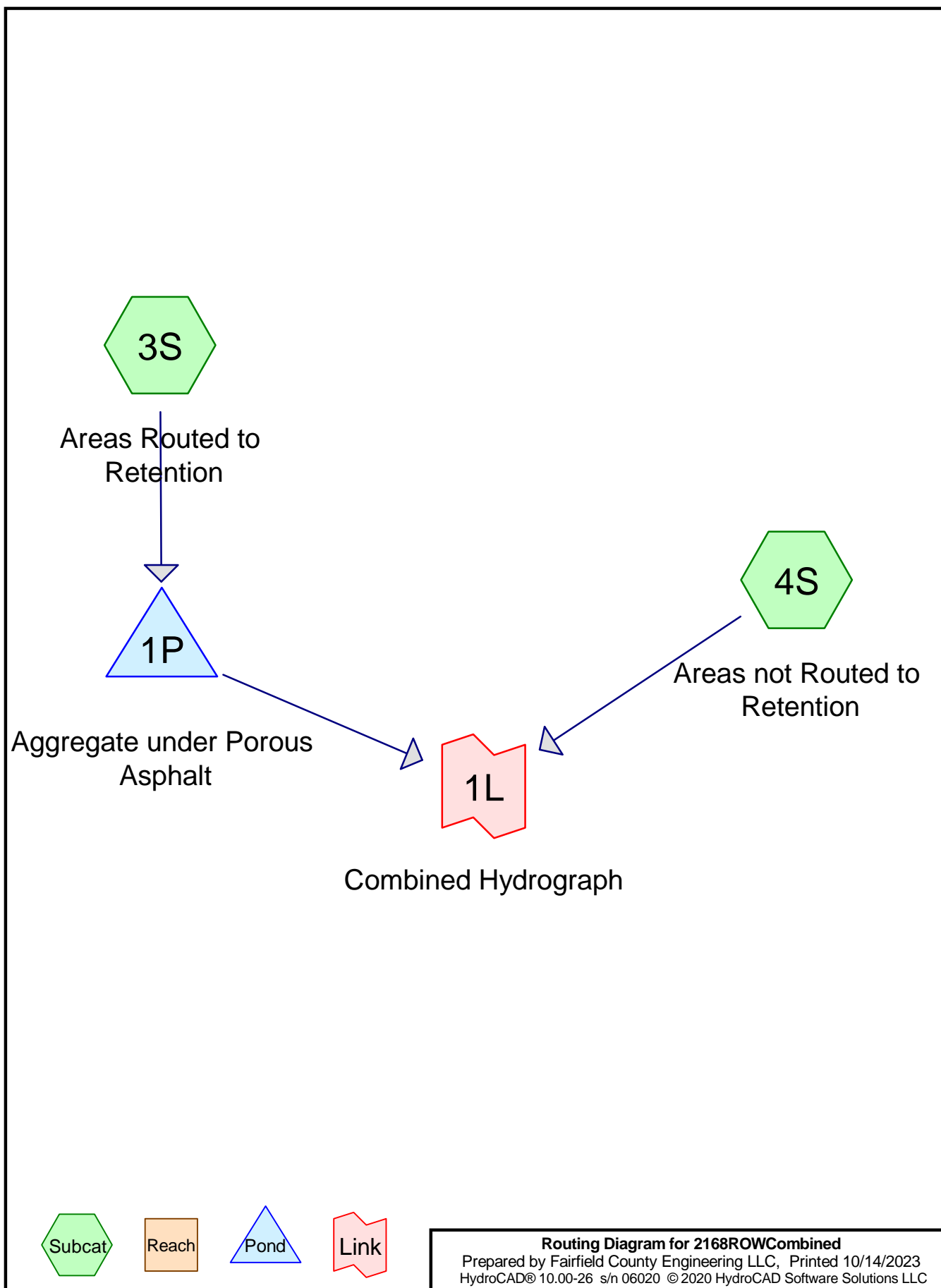
	Area (sf)	CN	Description
*	4,017	98	Driveway
*	2,845	61	Woods, Fair, HSG B
	6,862	83	Weighted Average
	2,845		41.46% Pervious Area
	4,017		58.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2S: Proposed Conditions

Hydrograph





Summary for Subcatchment 3S: Areas Routed to Retention

Runoff = 0.60 cfs @ 12.07 hrs, Volume= 0.048 af, Depth> 6.26"

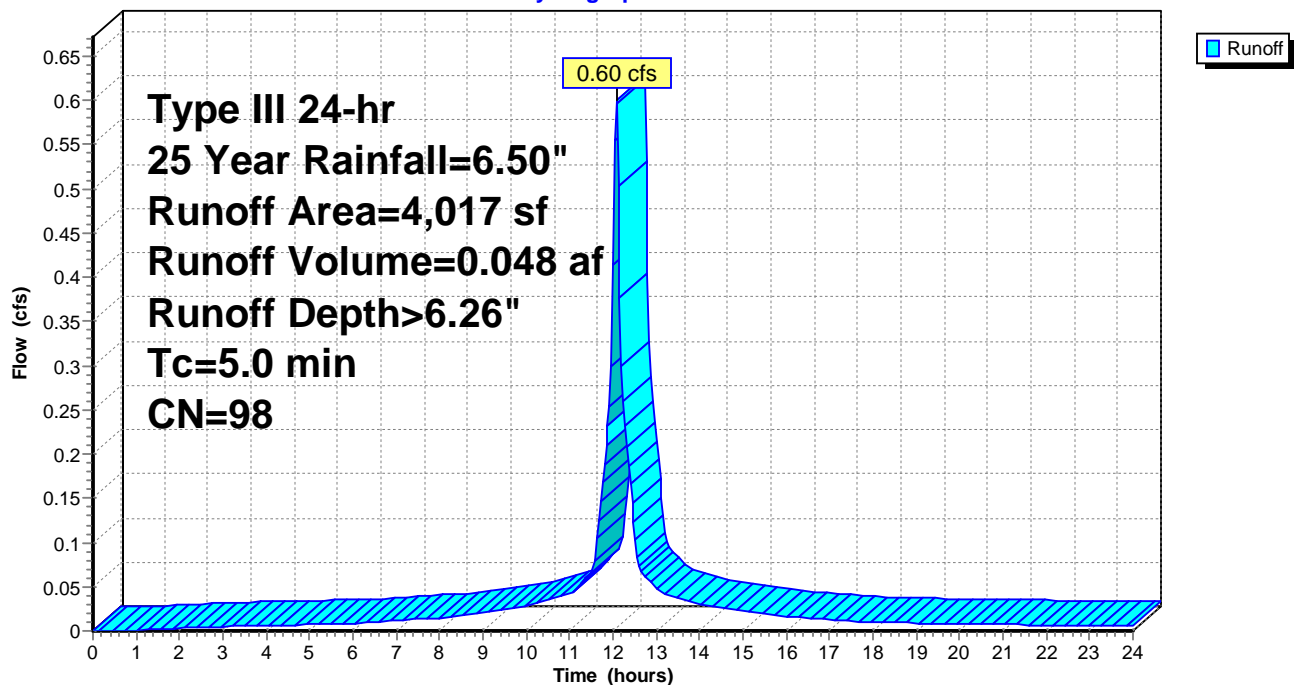
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 4,017	98	Driveway
4,017		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 3S: Areas Routed to Retention

Hydrograph



Summary for Subcatchment 4S: Areas not Routed to Retention

Runoff = 0.18 cfs @ 12.08 hrs, Volume= 0.013 af, Depth> 2.34"

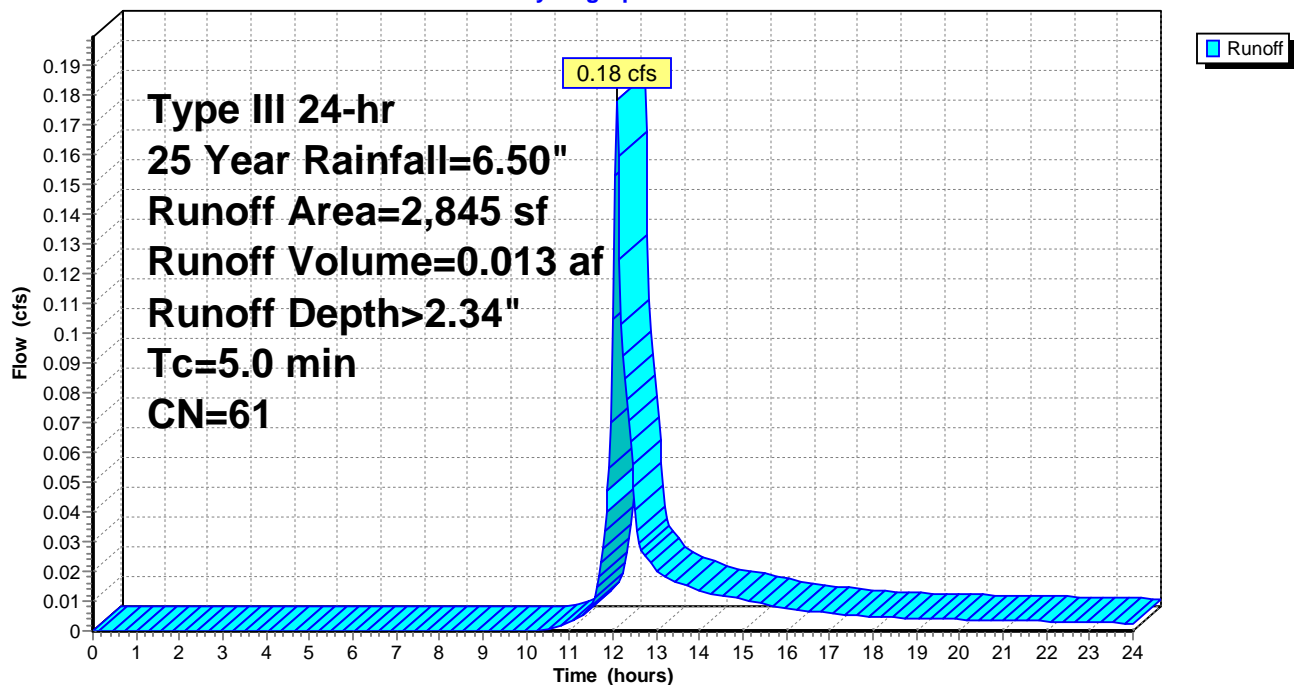
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 2,845	61	Woods, Fair, HSG B
2,845		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 4S: Areas not Routed to Retention

Hydrograph



Summary for Pond 1P: Aggregate under Porous Asphalt

Inflow Area = 0.092 ac, 100.00% Impervious, Inflow Depth > 6.26" for 25 Year event
 Inflow = 0.60 cfs @ 12.07 hrs, Volume= 0.048 af
 Outflow = 0.27 cfs @ 12.44 hrs, Volume= 0.017 af, Atten= 55%, Lag= 22.0 min
 Primary = 0.27 cfs @ 12.44 hrs, Volume= 0.017 af

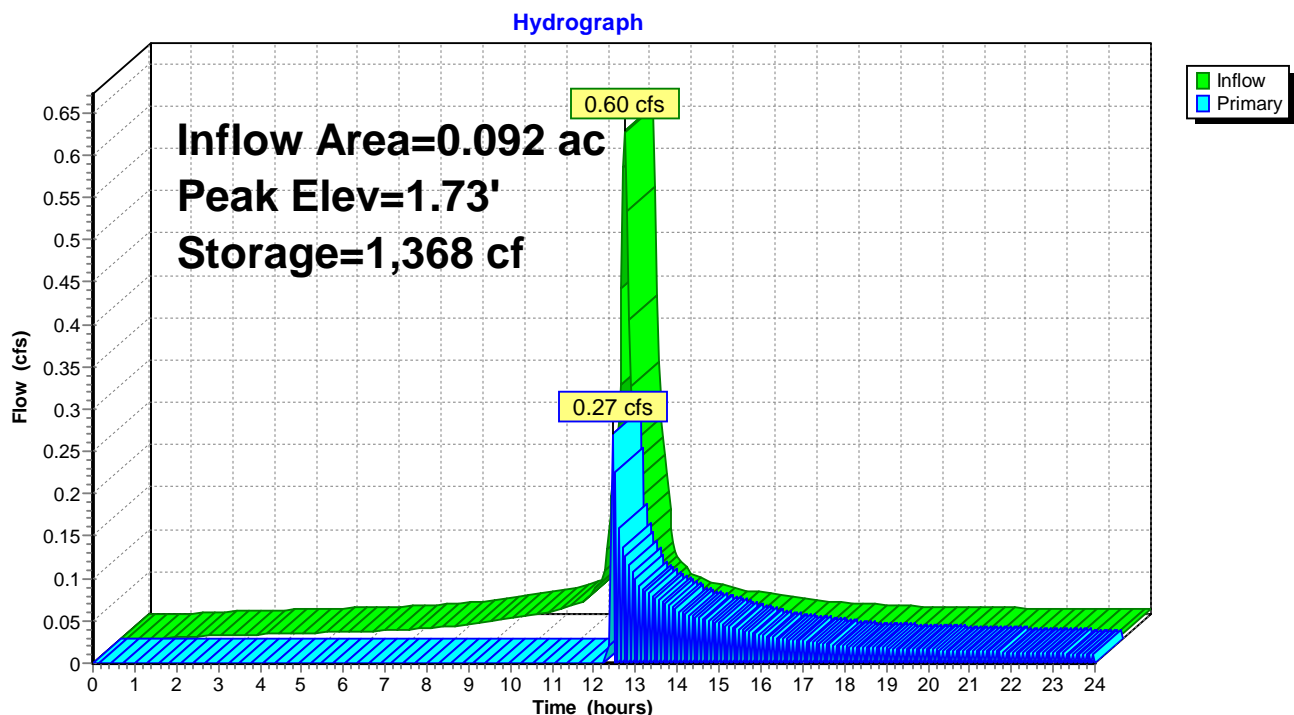
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 1.73' @ 12.44 hrs Surf.Area= 3,420 sf Storage= 1,368 cf

Plug-Flow detention time= 369.7 min calculated for 0.017 af (35% of inflow)
 Center-of-Mass det. time= 192.6 min (935.3 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,368 cf	9.00'W x 380.00'L x 1.00'H Aggregate 3,420 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.50'	1.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.26 cfs @ 12.44 hrs HW=1.72' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.26 cfs @ 1.17 fps)

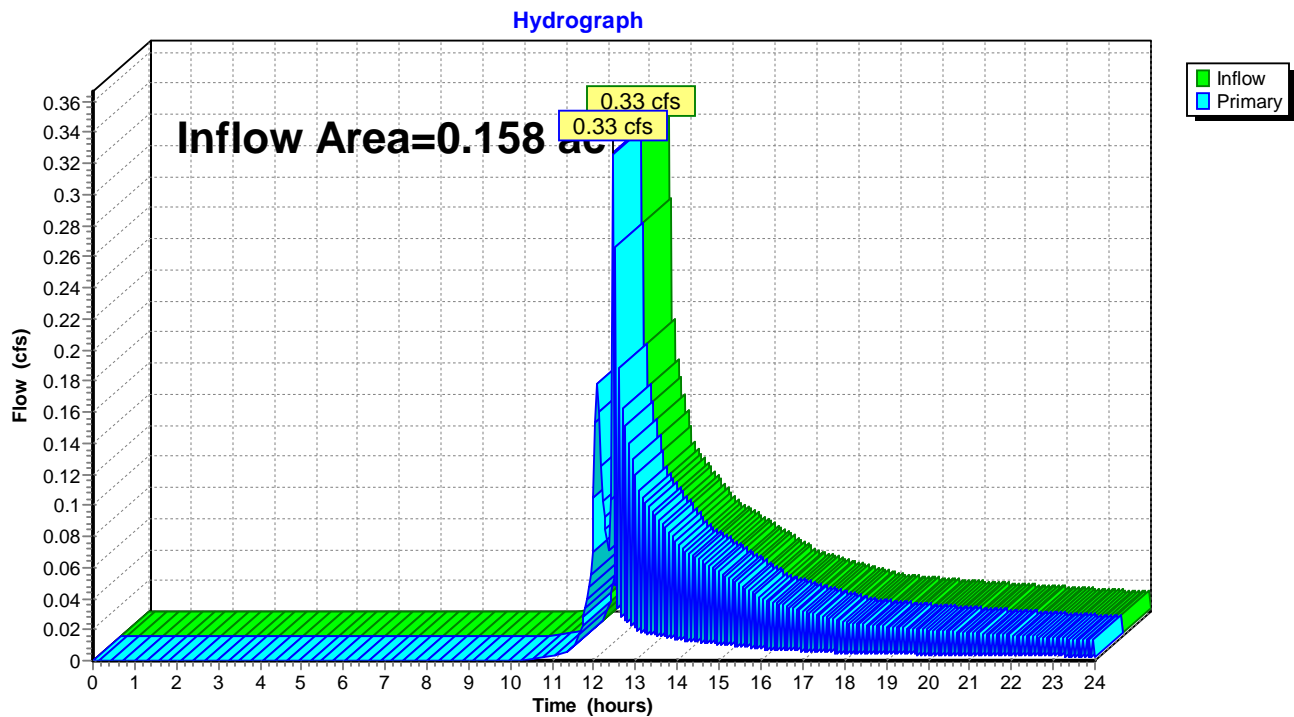
Pond 1P: Aggregate under Porous Asphalt

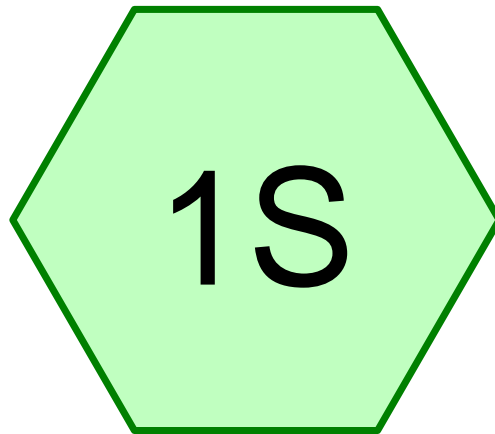
Summary for Link 1L: Combined Hydrograph

Inflow Area = 0.158 ac, 58.54% Impervious, Inflow Depth > 2.26" for 25 Year event
Inflow = 0.33 cfs @ 12.44 hrs, Volume= 0.030 af
Primary = 0.33 cfs @ 12.44 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

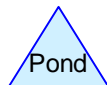
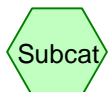
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





Existing Conditions Wetlands Basin



Routing Diagram for 2168ROWWetlandsExisting

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Summary for Subcatchment 1S: Existing Conditions Wetlands Basin

Runoff = 2.80 cfs @ 12.08 hrs, Volume= 0.201 af, Depth> 2.34"

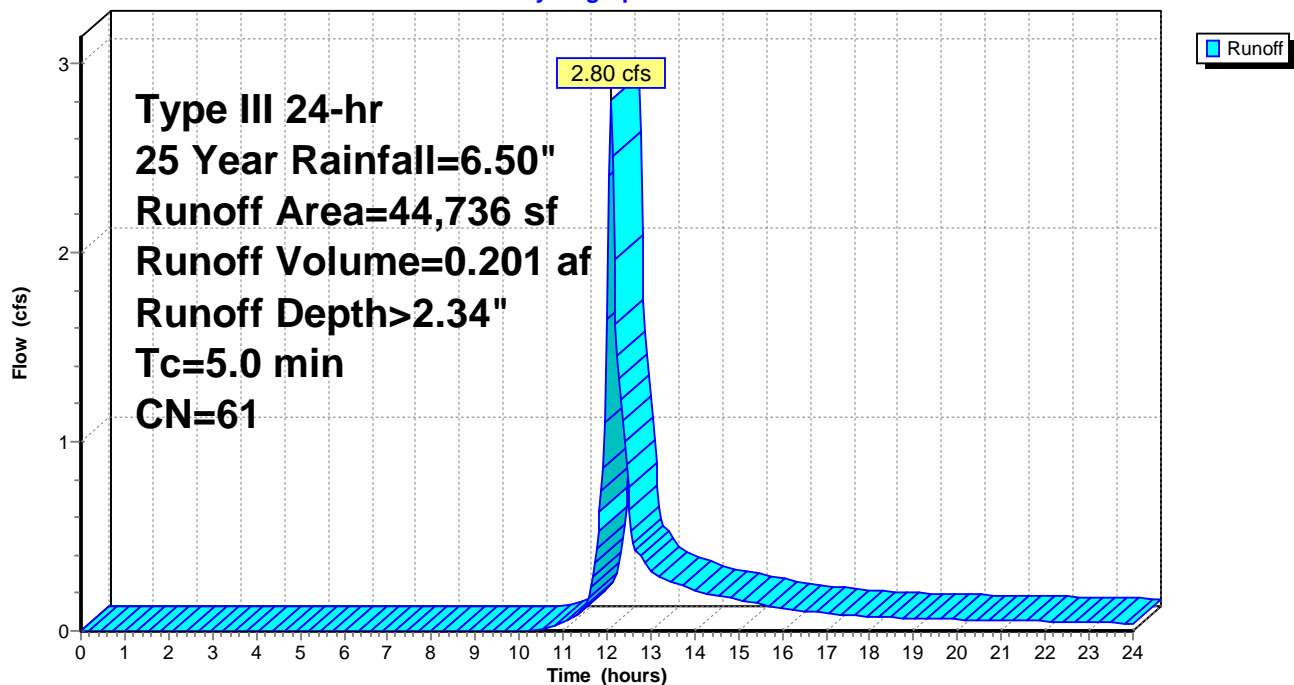
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

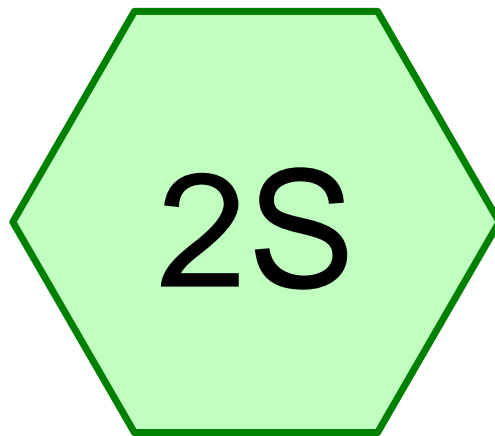
Area (sf)	CN	Description
* 44,736	61	Woods, Fair, HSG B
44,736		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

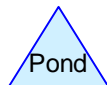
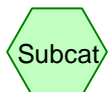
Subcatchment 1S: Existing Conditions Wetlands Basin

Hydrograph





Proposed Conditions Wetlands Basin



Routing Diagram for 2168ROWWetlandsProposed
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2168ROWWetlandsProposed

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Type III 24-hr 25 Year Rainfall=6.50"

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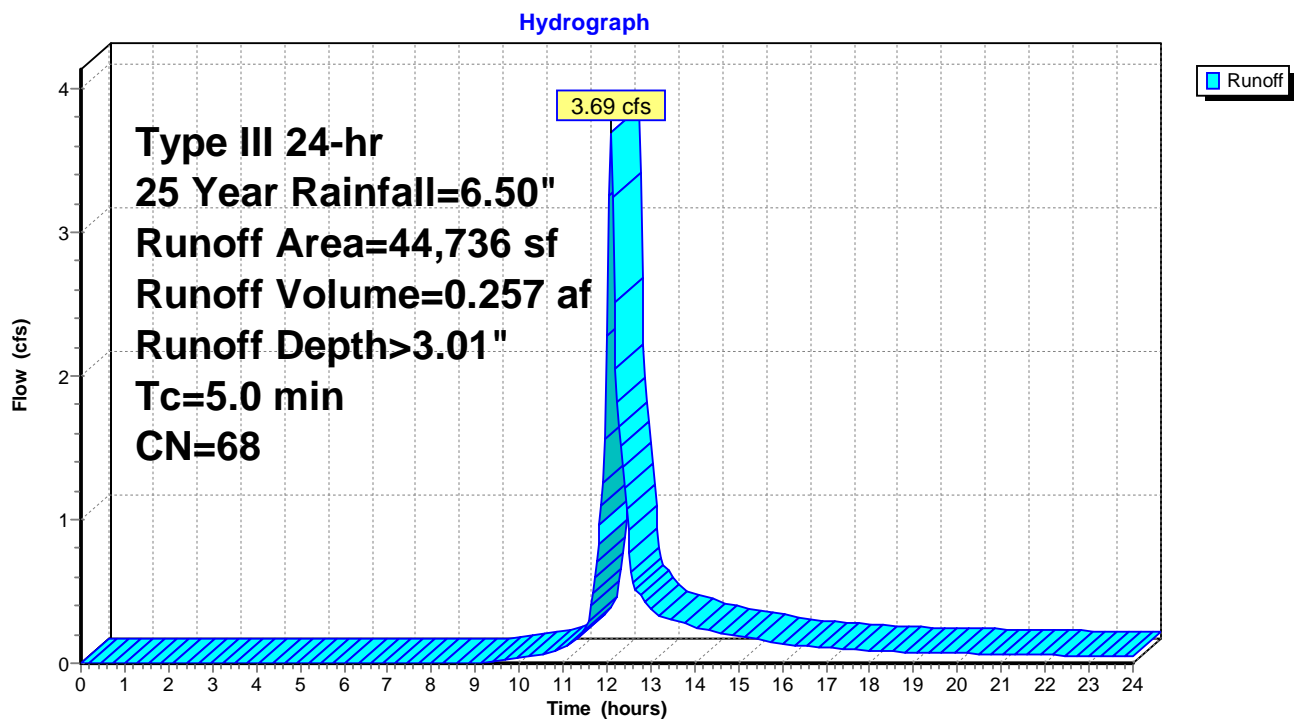
Summary for Subcatchment 2S: Proposed Conditions Wetlands Basin

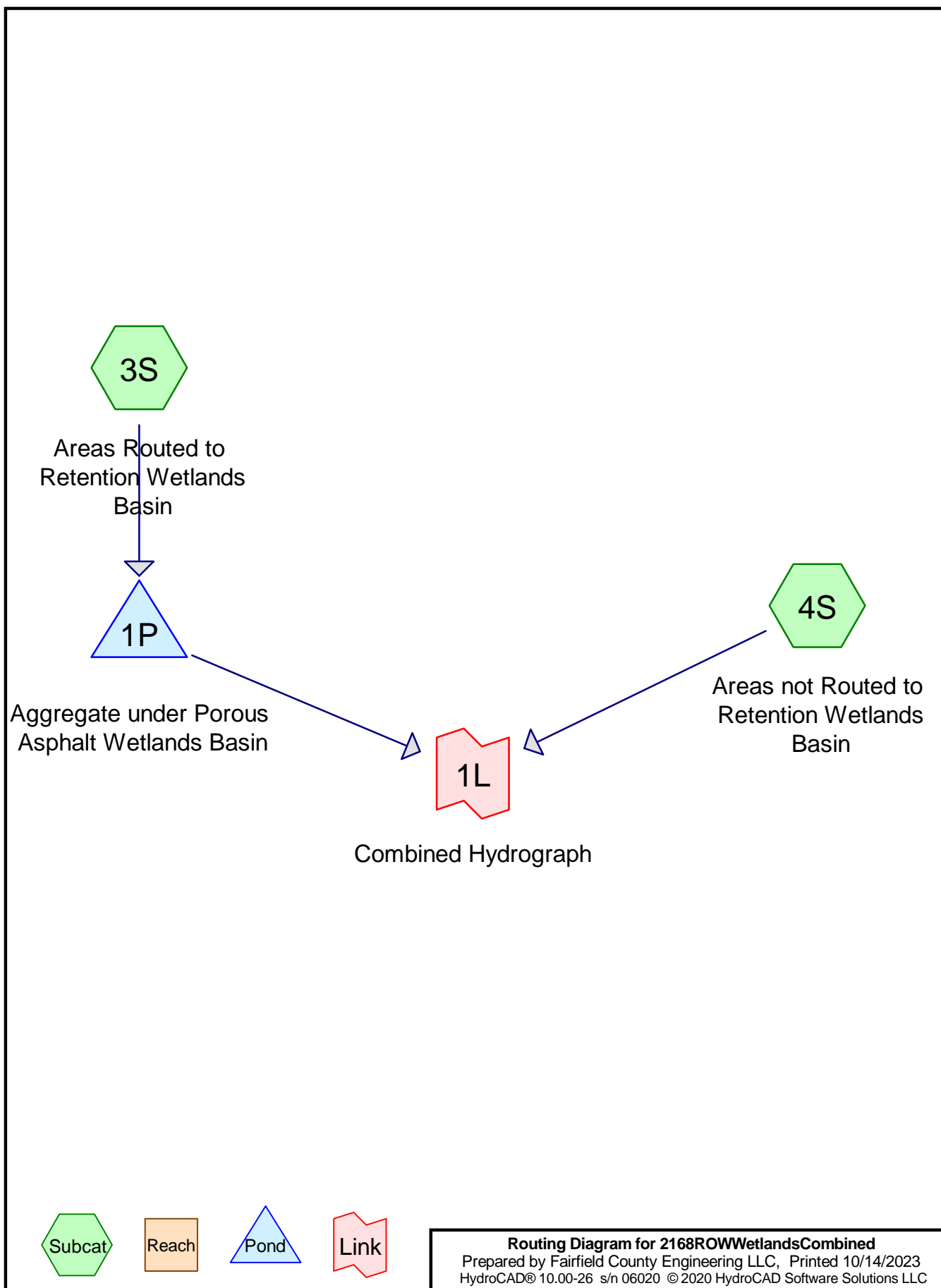
Runoff = 3.69 cfs @ 12.08 hrs, Volume= 0.257 af, Depth> 3.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	Area (sf)	CN	Description
*	8,204	98	Driveway
*	36,532	61	Woods, Fair, HSG B
	44,736	68	Weighted Average
	36,532		81.66% Pervious Area
	8,204		18.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2S: Proposed Conditions Wetlands Basin



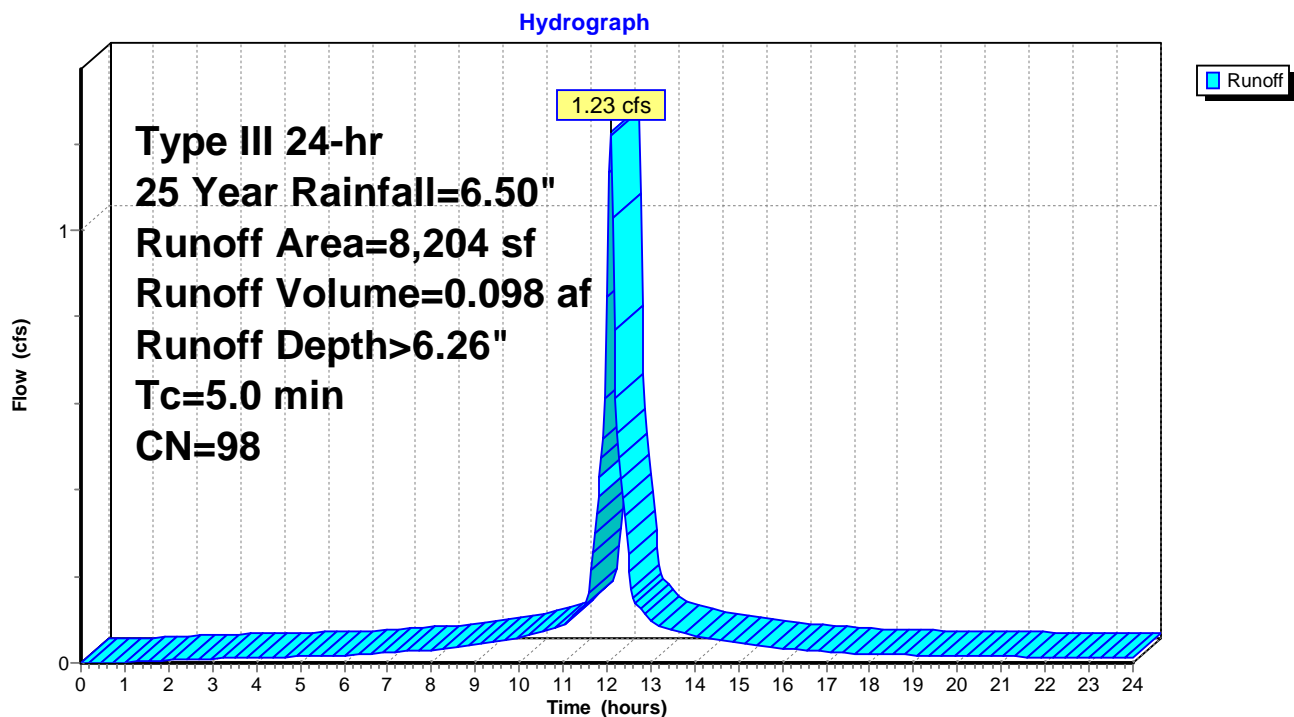
Summary for Subcatchment 3S: Areas Routed to Retention Wetlands Basin

Runoff = 1.23 cfs @ 12.07 hrs, Volume= 0.098 af, Depth> 6.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 8,204	98	Driveway
8,204		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 3S: Areas Routed to Retention Wetlands Basin

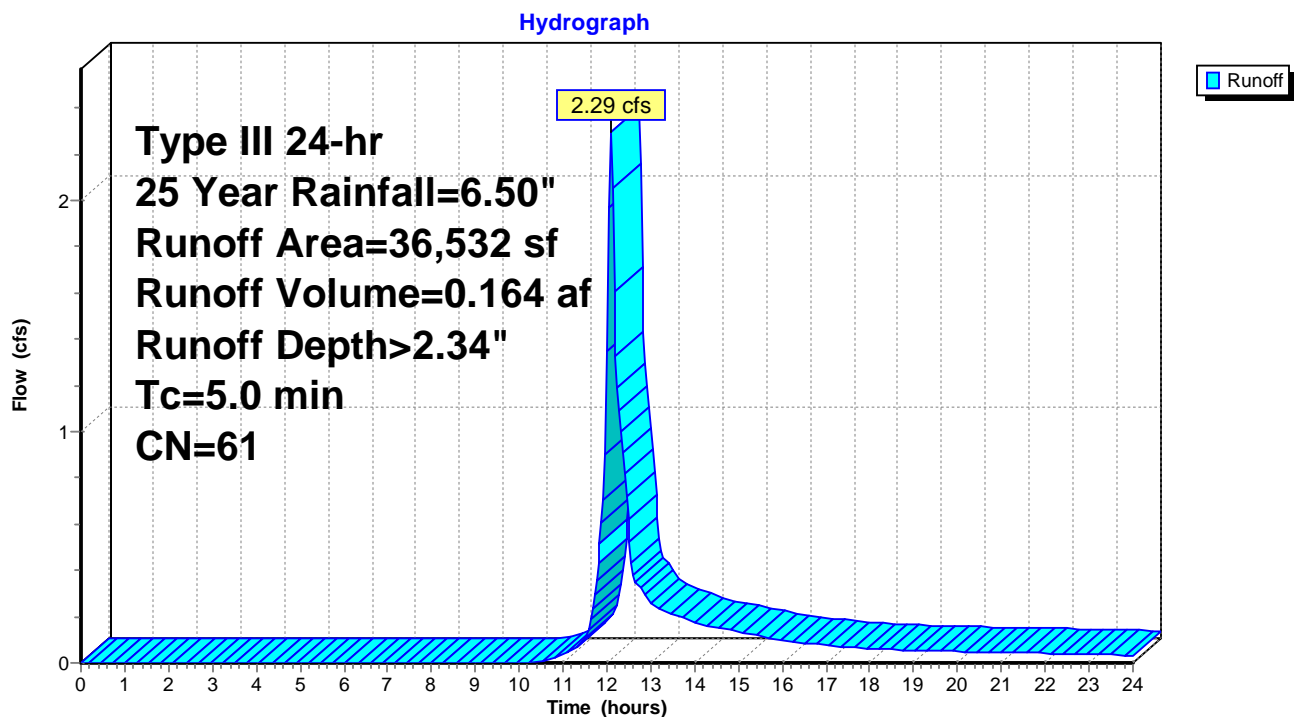
Summary for Subcatchment 4S: Areas not Routed to Retention Wetlands Basin

Runoff = 2.29 cfs @ 12.08 hrs, Volume= 0.164 af, Depth> 2.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 36,532	61	Woods, Fair, HSG B
36,532		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 4S: Areas not Routed to Retention Wetlands Basin

Summary for Pond 1P: Aggregate under Porous Asphalt Wetlands Basin

Inflow Area = 0.188 ac, 100.00% Impervious, Inflow Depth > 6.26" for 25 Year event
 Inflow = 1.23 cfs @ 12.07 hrs, Volume= 0.098 af
 Outflow = 0.76 cfs @ 12.36 hrs, Volume= 0.037 af, Atten= 38%, Lag= 17.2 min
 Primary = 0.76 cfs @ 12.36 hrs, Volume= 0.037 af

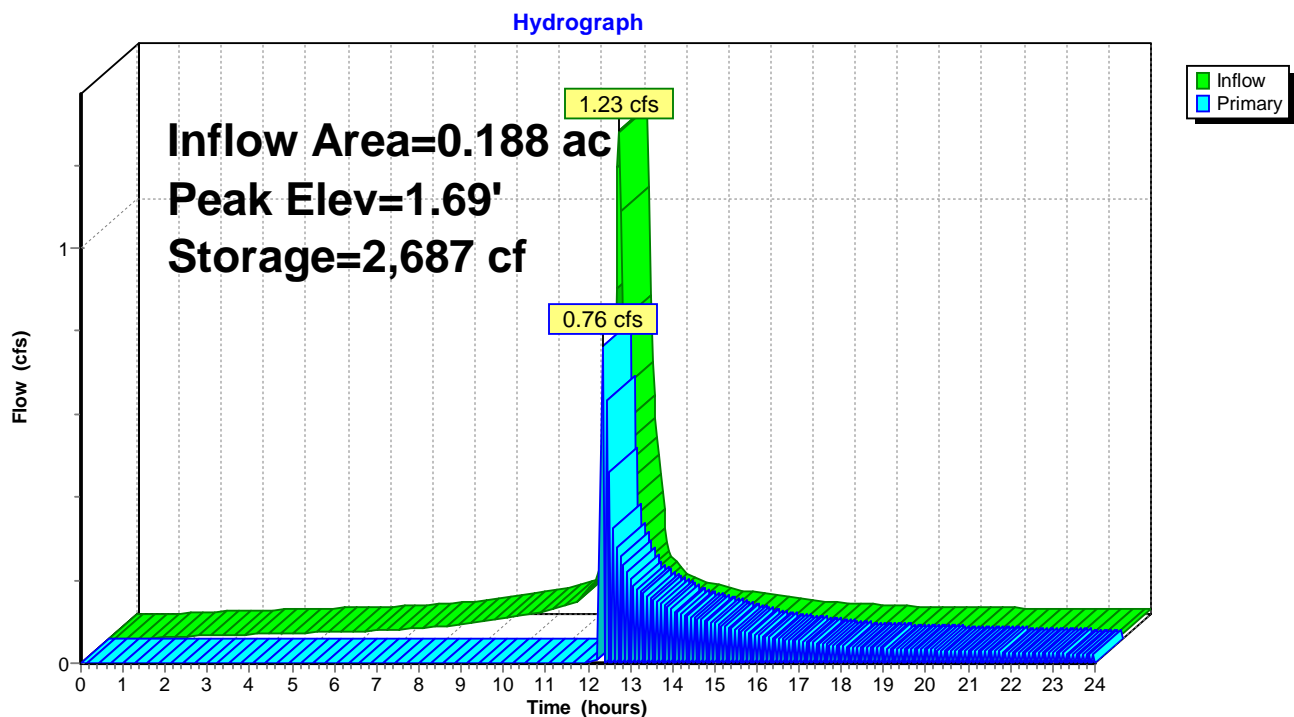
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 1.69' @ 12.36 hrs Surf.Area= 5,373 sf Storage= 2,687 cf

Plug-Flow detention time= 345.5 min calculated for 0.037 af (38% of inflow)
 Center-of-Mass det. time= 178.6 min (921.3 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	2,687 cf	9.00'W x 597.00'L x 1.25'H Aggregate 6,716 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.25'	1.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.75 cfs @ 12.36 hrs HW=1.69' (Free Discharge)
 ←1=Broad-Crested Rectangular Weir (Weir Controls 0.75 cfs @ 1.71 fps)

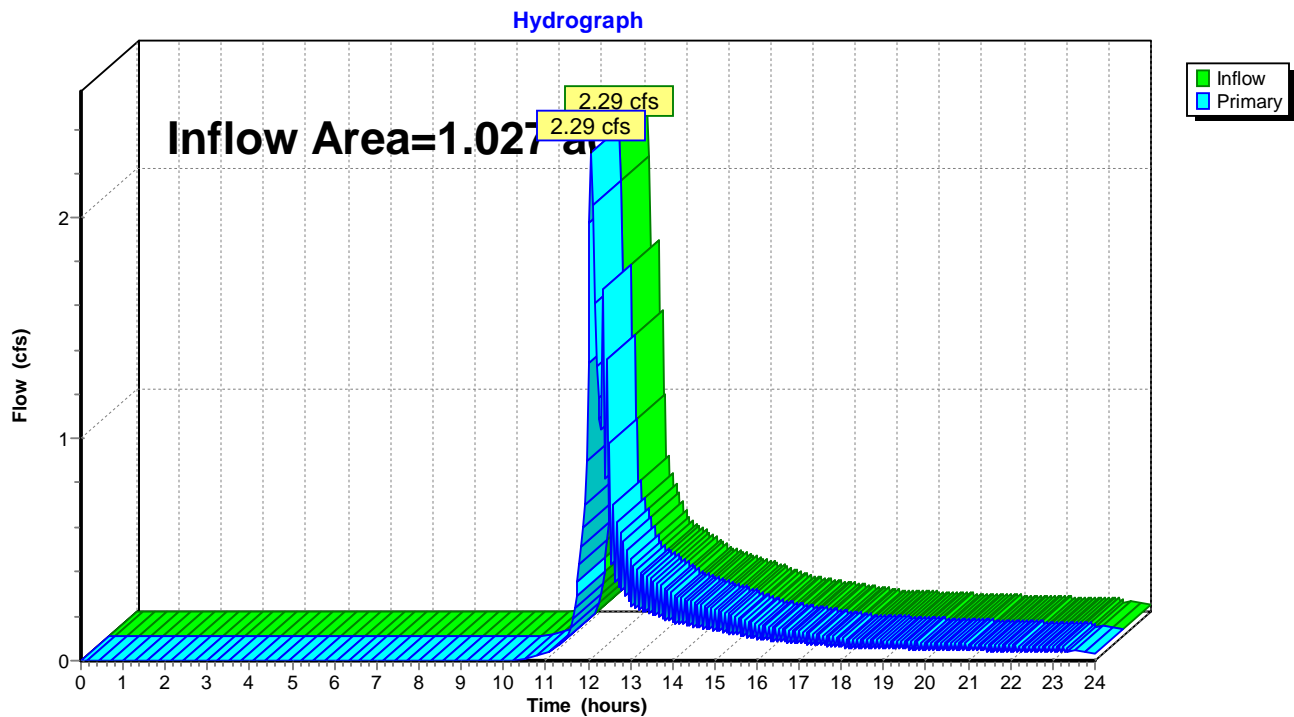
Pond 1P: Aggregate under Porous Asphalt Wetlands Basin

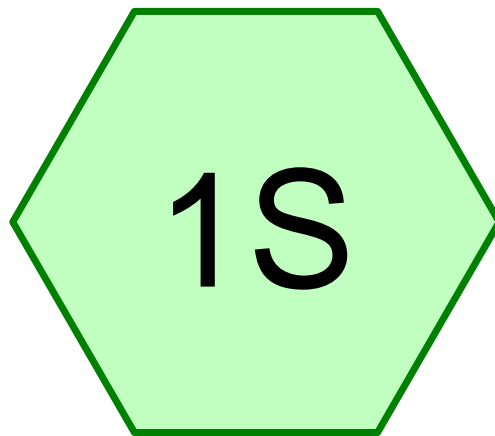
Summary for Link 1L: Combined Hydrograph

Inflow Area = 1.027 ac, 18.34% Impervious, Inflow Depth > 2.35" for 25 Year event
Inflow = 2.29 cfs @ 12.08 hrs, Volume= 0.201 af
Primary = 2.29 cfs @ 12.08 hrs, Volume= 0.201 af, Atten= 0%, Lag= 0.0 min

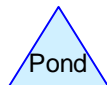
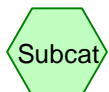
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





Existing Conditions North Basin



Routing Diagram for 2168ROWNorthExisting

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Summary for Subcatchment 1S: Existing Conditions North Basin

Runoff = 1.26 cfs @ 12.08 hrs, Volume= 0.090 af, Depth> 2.34"

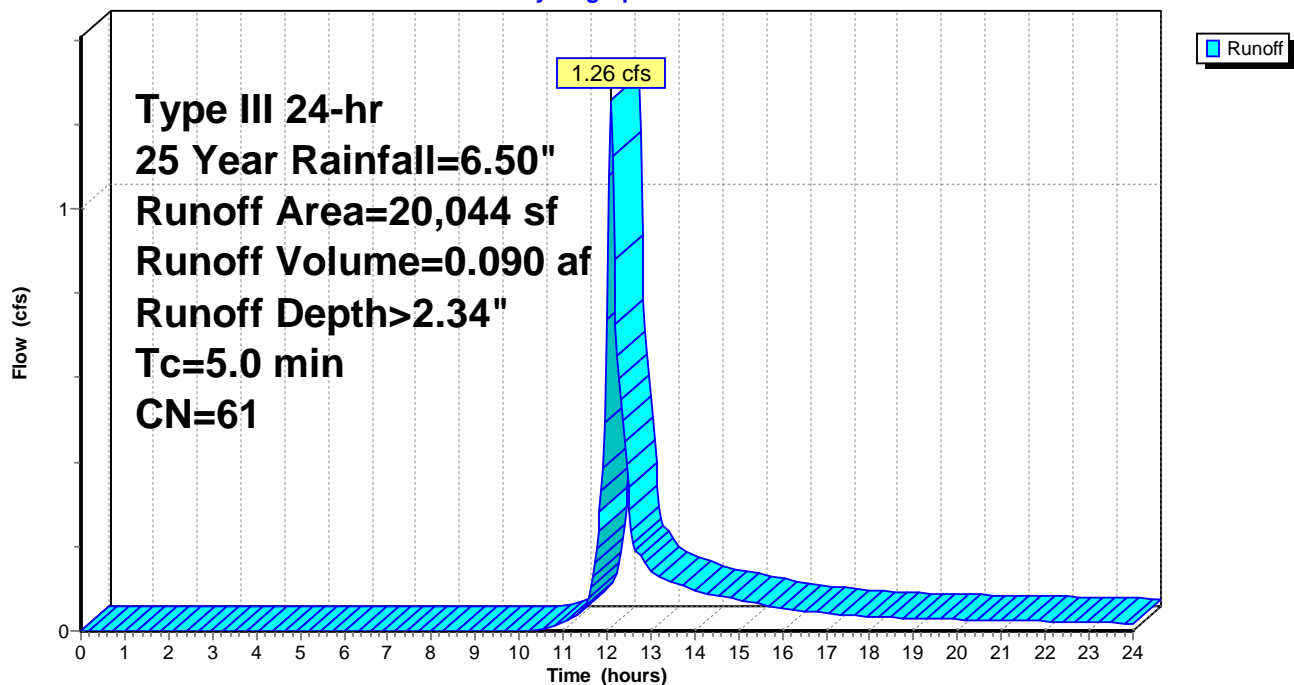
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

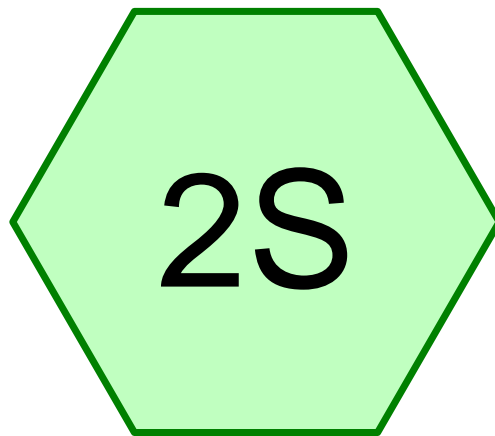
Area (sf)	CN	Description
* 20,044	61	Woods, Fair, HSG B
20,044		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

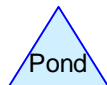
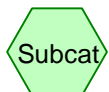
Subcatchment 1S: Existing Conditions North Basin

Hydrograph





Proposed Conditions North Basin



Routing Diagram for 2168ROWNorthProposed

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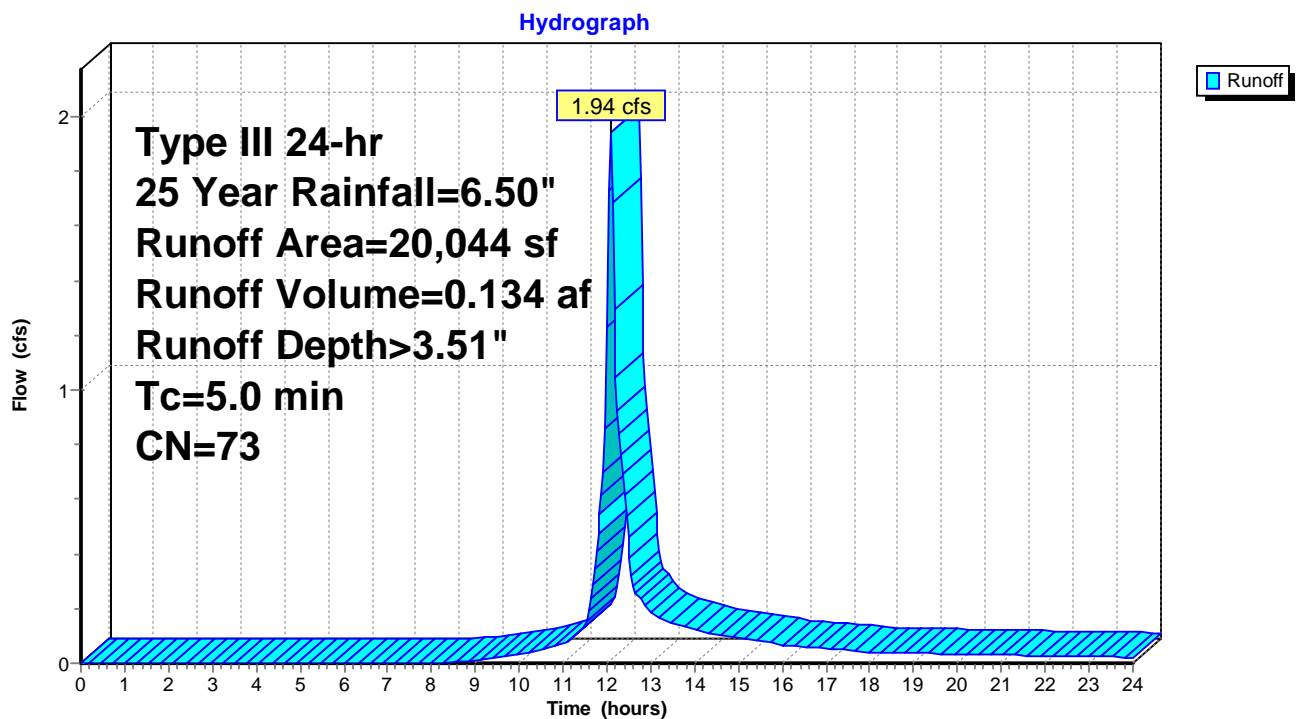
Summary for Subcatchment 2S: Proposed Conditions North Basin

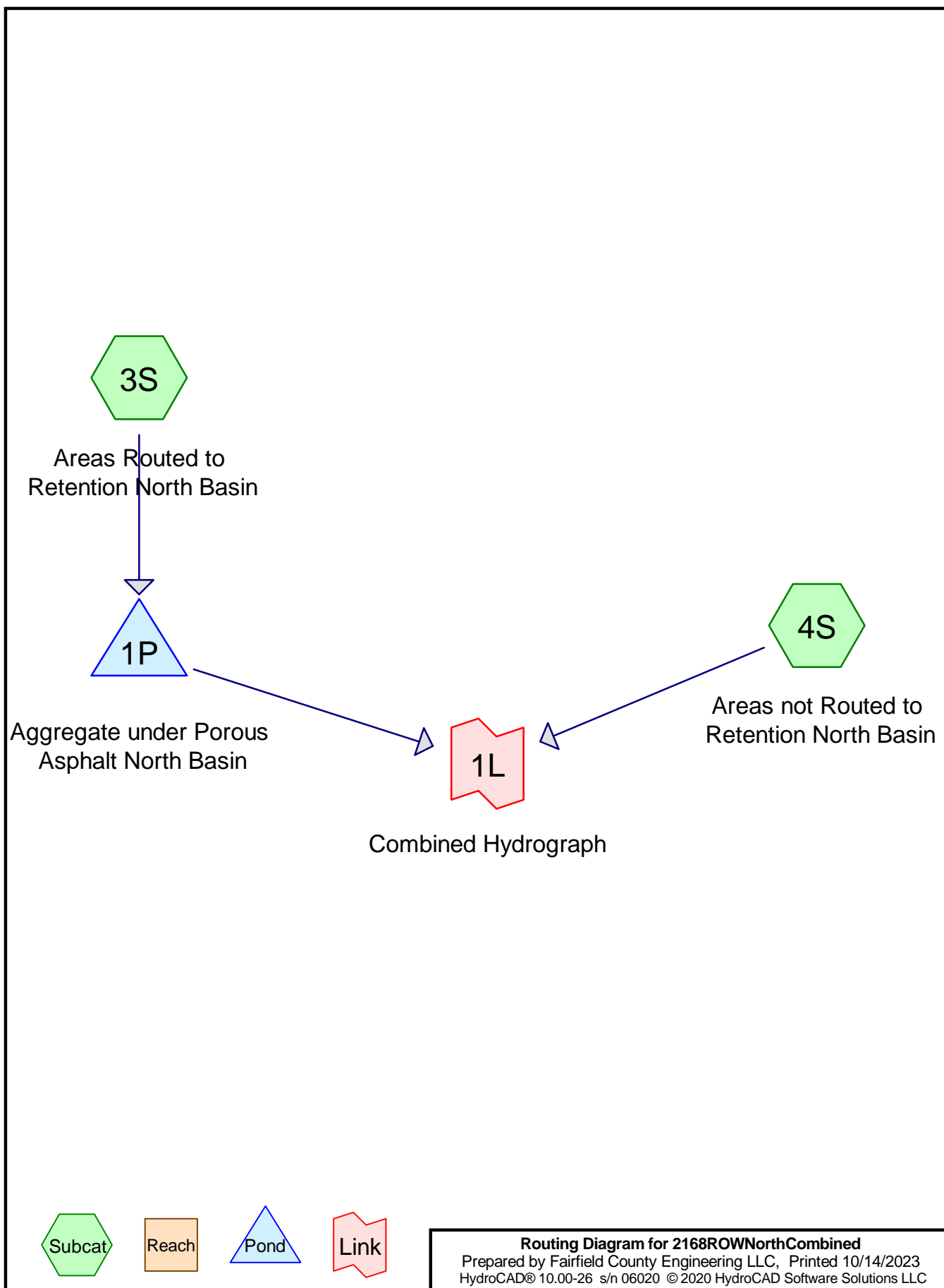
Runoff = 1.94 cfs @ 12.08 hrs, Volume= 0.134 af, Depth> 3.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

	Area (sf)	CN	Description
*	6,462	98	Driveway
*	13,582	61	Woods, Fair, HSG B
	20,044	73	Weighted Average
	13,582		67.76% Pervious Area
	6,462		32.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 2S: Proposed Conditions North Basin



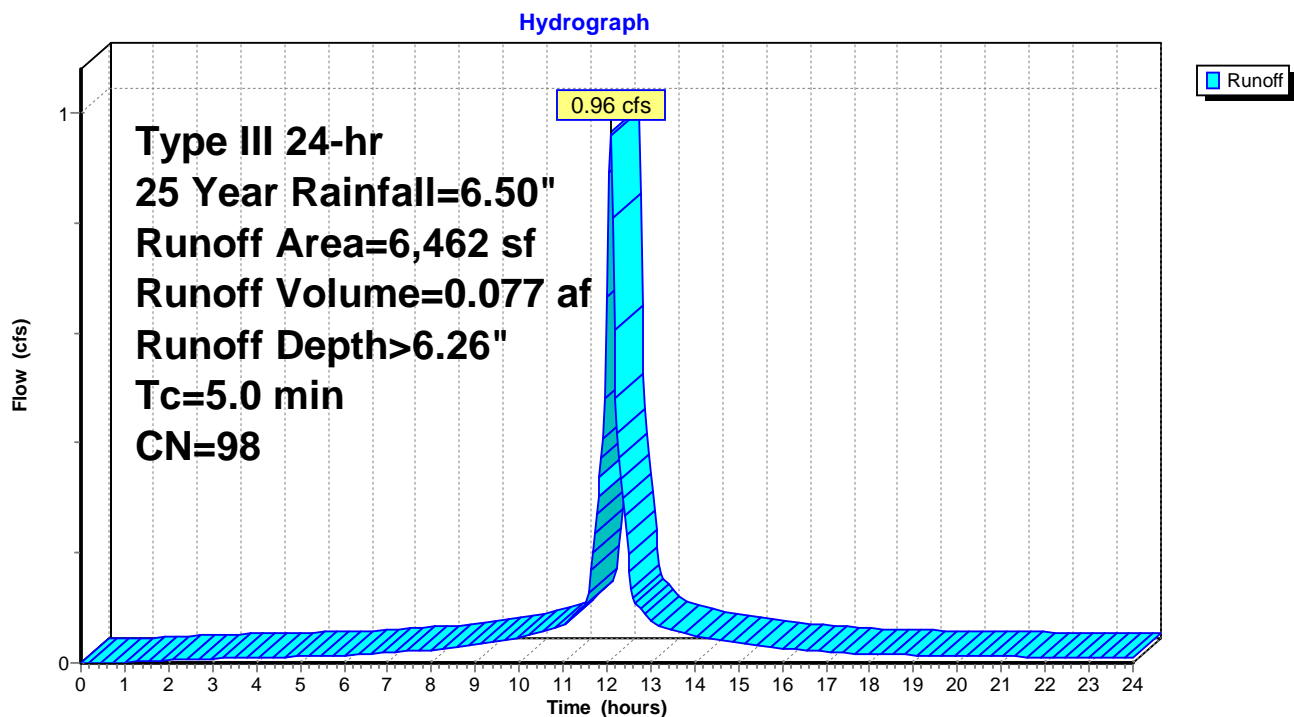
Summary for Subcatchment 3S: Areas Routed to Retention North Basin

Runoff = 0.96 cfs @ 12.07 hrs, Volume= 0.077 af, Depth> 6.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 6,462	98	Driveway
6,462		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 3S: Areas Routed to Retention North Basin

Summary for Subcatchment 4S: Areas not Routed to Retention North Basin

Runoff = 0.85 cfs @ 12.08 hrs, Volume= 0.061 af, Depth> 2.34"

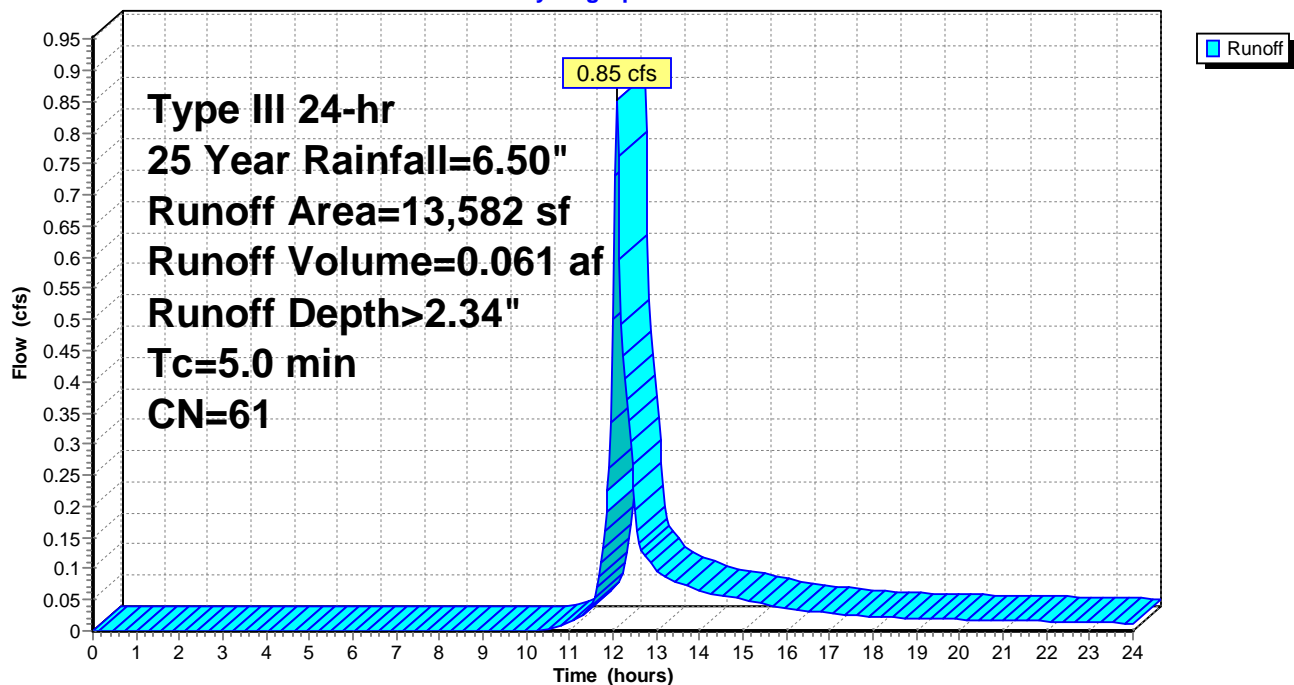
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.50"

Area (sf)	CN	Description
* 13,582	61	Woods, Fair, HSG B
13,582		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment 4S: Areas not Routed to Retention North Basin

Hydrograph



Summary for Pond 1P: Aggregate under Porous Asphalt North Basin

Inflow Area = 0.148 ac, 100.00% Impervious, Inflow Depth > 6.26" for 25 Year event
 Inflow = 0.96 cfs @ 12.07 hrs, Volume= 0.077 af
 Outflow = 0.62 cfs @ 12.24 hrs, Volume= 0.033 af, Atten= 36%, Lag= 9.9 min
 Primary = 0.62 cfs @ 12.24 hrs, Volume= 0.033 af

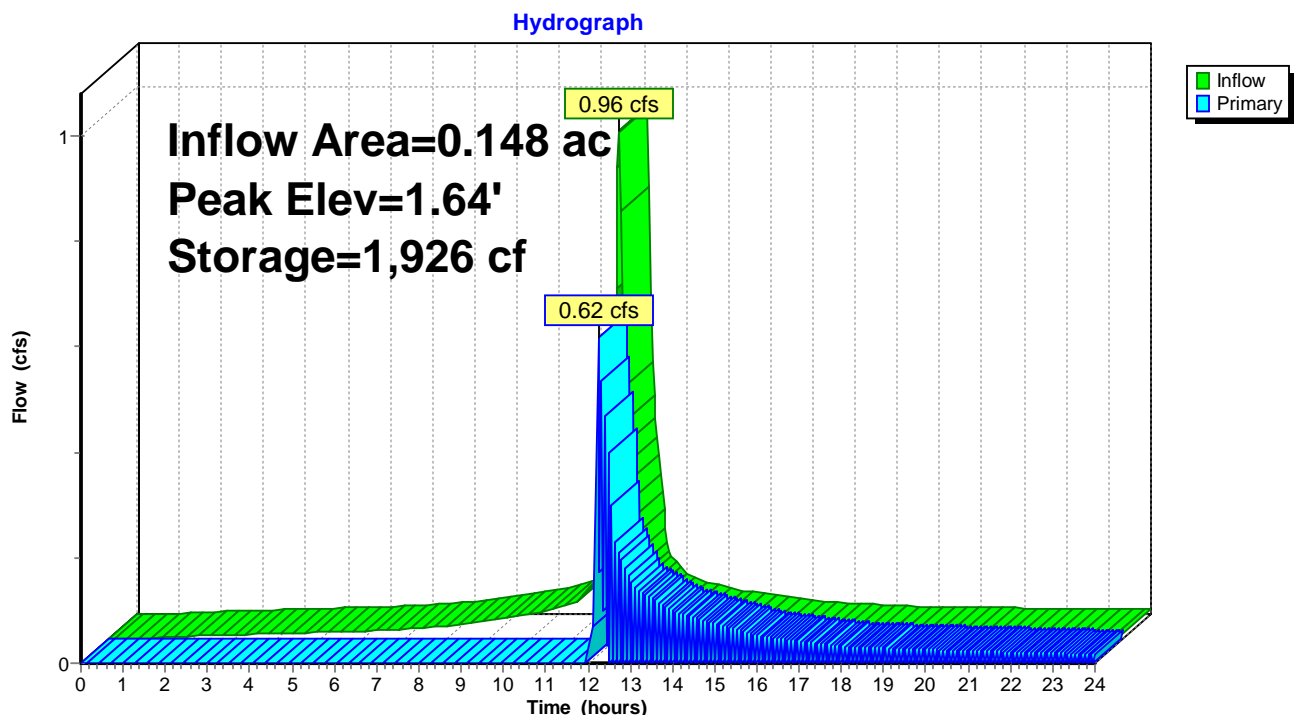
Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 1.64' @ 12.24 hrs Surf.Area= 3,852 sf Storage= 1,926 cf

Plug-Flow detention time= 304.4 min calculated for 0.033 af (43% of inflow)
 Center-of-Mass det. time= 155.6 min (898.3 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,926 cf	9.00'W x 428.00'L x 1.25'H Aggregate 4,815 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.25'	1.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

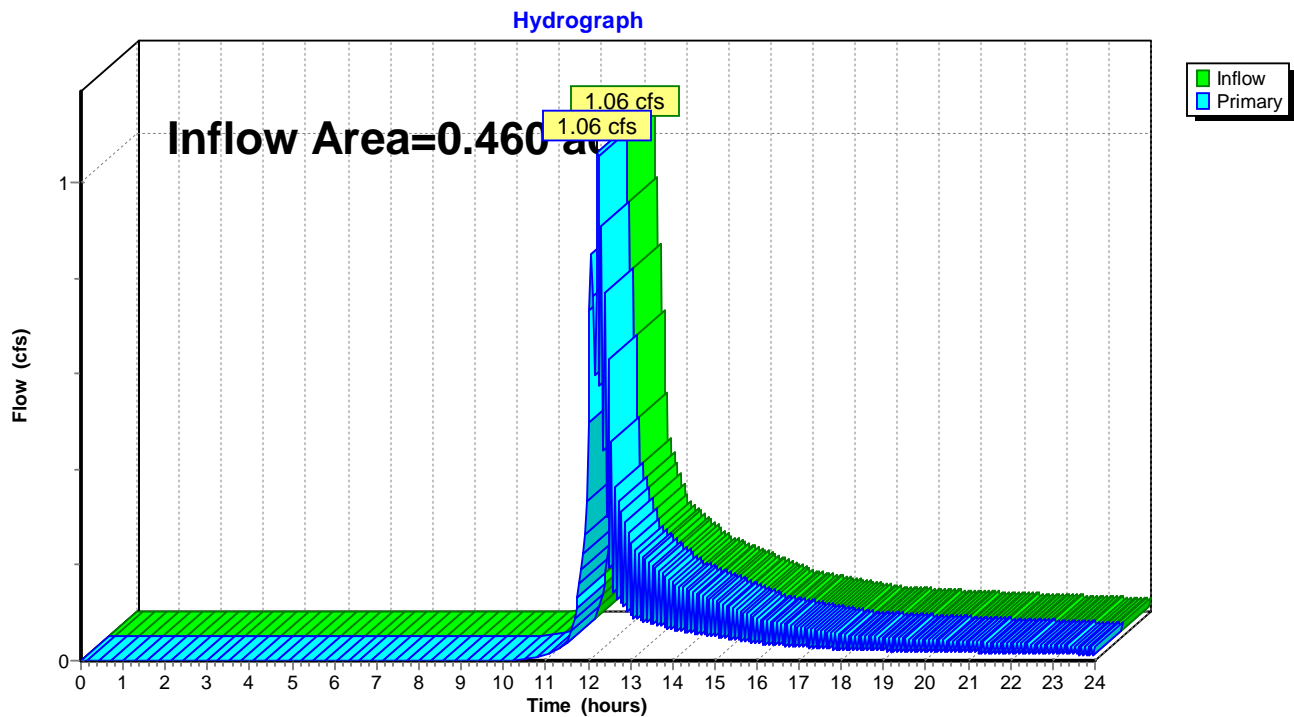
Primary OutFlow Max=0.59 cfs @ 12.24 hrs HW=1.63' (Free Discharge)
 ←1=Broad-Crested Rectangular Weir (Weir Controls 0.59 cfs @ 1.57 fps)

Pond 1P: Aggregate under Porous Asphalt North Basin

Summary for Link 1L: Combined Hydrograph

Inflow Area = 0.460 ac, 32.24% Impervious, Inflow Depth > 2.46" for 25 Year event
Inflow = 1.06 cfs @ 12.23 hrs, Volume= 0.094 af
Primary = 1.06 cfs @ 12.23 hrs, Volume= 0.094 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph

Operations and Maintenance Plan

0 Mountain Road

October 6, 2023

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the porous pavement installed at 0 Mountain Road is maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Service Procedures:

Porous Pavement (Pervious Concrete, Porous Asphalt):

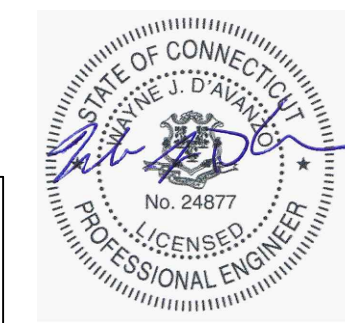
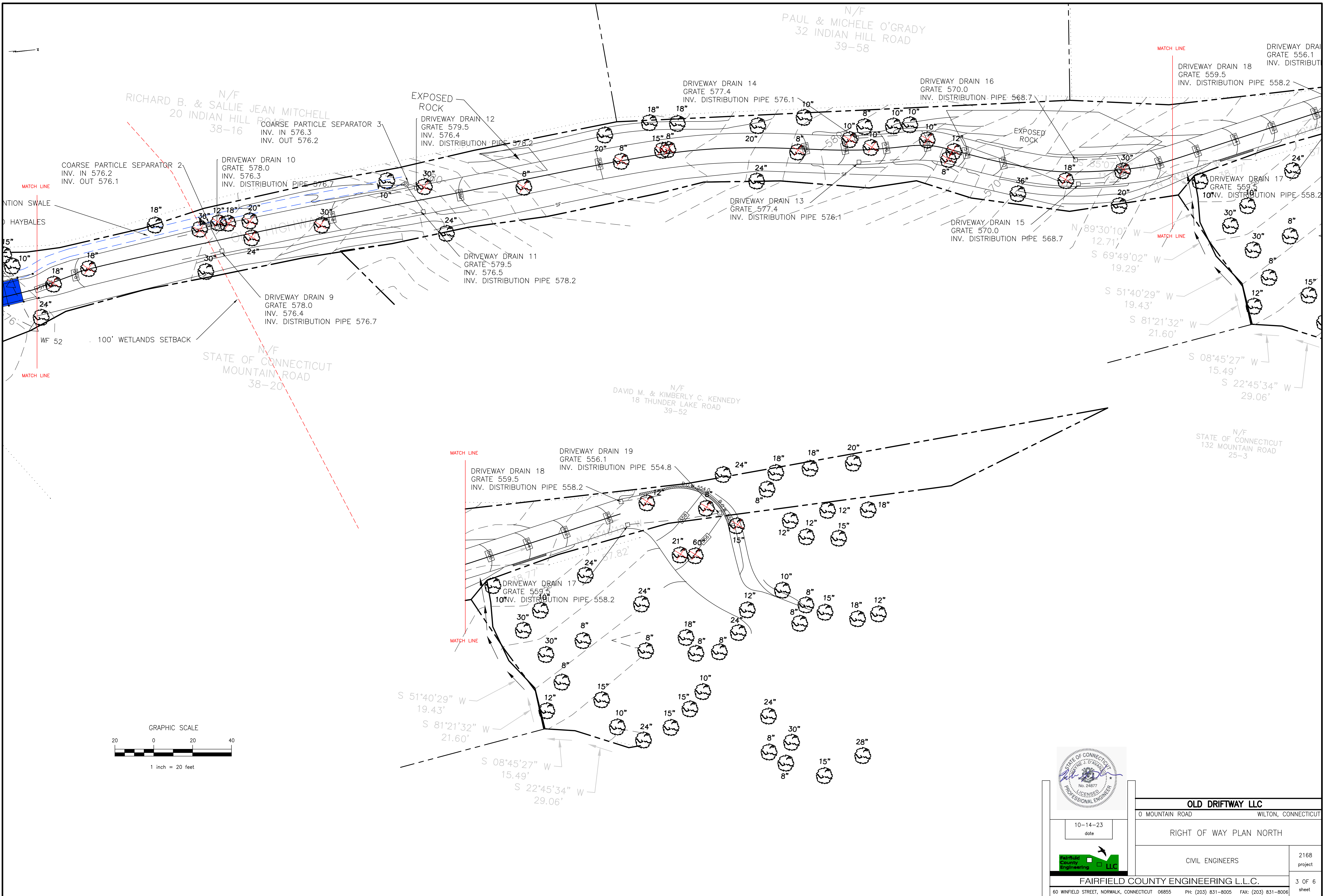
- a. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
- b. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
- c. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
- d. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
- e. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
- f. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
- g. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
- h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.



10-14-23
date



OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD	WILTON, CONNECTICUT
RIGHT OF WAY PLAN NORTH	
CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855	PH: (203) 831-8005 FAX: (203) 831-8006
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